

CITY OF ROCKWALL

ORDINANCE NO. 23-53

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 3 (PD-3) 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 639.264-ACRE TRACT OF LAND SITUATED WITHIN THE T. DEAN SURVEY, ABSTRACT NO. 69; S. KING SURVEY, ABSTRACT NO. 131; N. BUTLER SURVEY, ABSTRACT NO. 21; AND, A. HANNA SURVEY, ABSTRACT NO. 98, 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 3 (PD-3) for the purpose of consolidating the regulating ordinances [*Ordinance No.'s 72-02, 77-19A, 80-33, 84-59, 86-23, 86-39, 86-61, 89-04, 94-35, & 96-23*].

WHEREAS, Planned Development District 3 (PD-3) is a 639.264-acre tract of land situated within the T. Dean Survey, Abstract No. 69; S. King Survey, Abstract No. 131; N. Butler Survey, Abstract No. 21; and, A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas and which is 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 Planned Development District 3 (PD-3) [*Ordinance No.'s 72-02, 77-19A, 80-33, 84-59, 86-23, 86-39, 86-61, 89-04, 94-35, 96-23 & 11-44*] 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, 77-19A, 80-33, 84-59, 86-23, 86-39, 86-61, 89-04, 94-35, & 96-23*;

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. The Homeowner's Association (HOA) shall be responsible for the maintenance of all common areas, screening walls and features, landscape areas, deed restriction enforcement, and all other functions required to maintain the quality of the development.

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;

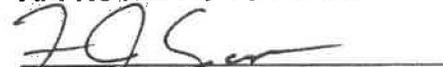
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF OCTOBER, 2023.


Trace Johannesen, Mayor

ATTEST:


Kristy Teague, City Secretary

APPROVED AS TO FORM:


Frank J. Garza, City Attorney



1st Reading: September 18, 2023

2nd Reading: October 2, 2023

Exhibit 'A':
Legal Description

BEING 639.264 acres of land situated in Abstract 69, T. Dean Survey; Abstract 131, S. King Survey; Abstract 21, N. Butler Survey; and Abstract 98, A. Hanna Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the North Right of Way of North Lakeshore Dr. at the City of Rockwall Geodetic Control Monument #13. (NAD83 Texas State Plane GPS Coordinate (Grid): E 2,590,432.919, N 7,032,885.954 Feet) bearing North 10°-01'-31" East, a distance of 4,838.978 feet to the POINT OF BEGINNING;

BEGINNING at a Southwestern corner of Abstract 71, W. T. Deweese Survey, Tract 5, also known as 3051 North Goliad Street, (NAD83 Texas State Plane GPS Coordinate (Grid): E 2,591,205.473, N 7,037,644.958 Feet);

- 1 **THENCE** South 88°-09'-30" East, a distance of 174.421 feet to a point;
- 2 **THENCE** South 89°-18'-00" East, along the Northern boundary of the Creekside Village Phase 2 Addition, a distance of 807.443 feet to a point;
- 3 **THENCE** North 89°-50'-27" East, a distance of 574.25 feet to a point in the Right of Way of State Highway 205 (North Goliad Street) also being a beginning of a curve;
- 4 **THENCE** along said curve to the left having an angle of 07°-09'-14" and a radius of 8,822.954 feet with a chord distance of 1,100.909 feet and a chord bearing of South 11°-10'-59" East, for a corner;
- 5 **THENCE** South 78°-44'-38" West, along the Southeastern boundary of the Random Oaks Addition, a distance of 131.806 feet to a point;
- 6 **THENCE** South 77°-32'-26" West, continuing along said boundary a distance of 104.85 feet for a corner;
- 7 **THENCE** South 02°-01'-44" West, a distance of 199.631 feet to a point;
- 8 **THENCE** South 03°-01'-38" West, a distance of 549.228 feet to a point;
- 9 **THENCE** South 09°-42'-57" East, a distance of 234.514 for a corner;
- 10 **THENCE** North 80°-11'-17" West, along the Southern boundary of the Random Oaks Addition, a distance of 730.471 feet to a point;
- 11 **THENCE** North 82°-37'-24" West, a distance of 185.747 feet to the beginning of a curve;
- 12 **THENCE** along said curve to the left having an angle of 04°-07'-30" and a radius of 2,056.937 feet with a chord distance of 148.058 feet and a chord bearing of North 84°-08'-37" West, to the beginning of a reverse curve;
- 13 **THENCE** along said curve to the right having an angle of 19°-31'-59" and a radius of 513.44 feet with a chord distance of 174.193 feet and a chord bearing of North 72°-20'-57" West, a point;
- 14 **THENCE** North 62°-41'-51" West, a distance of 96.467 feet to a point;
- 15 **THENCE** North 23°-56'-24" East, a distance of 10.376 feet to the beginning of a curve;
- 16 **THENCE** along said curve to the right having an angle of 04°-10'-41" and a radius of 4,343.413 feet with a chord distance of 316.73 feet and a chord bearing of North 62°-52'-52" West, to the beginning of a curve;
- 17 **THENCE** along said curve to the right having an angle of 00°-26'-05" and a radius of 32,477.593 feet with a chord distance of 246.45 feet and a chord bearing of North 54°-34'-4" West, to the beginning of a curve;
- 18 **THENCE** along said curve to the left having an angle of 06°-44'-13" and a radius of 5,575.459 feet with a chord distance of 655.568 feet and a chord bearing of North 79°-07'-52" West, a point;
- 19 **THENCE** North 87°-52'-21" West, a distance of 39.207 feet for a corner;
- 20 **THENCE** South 00°-40'-53" East, along the Eastern boundary of The Shores Addition, a distance of 342.584 feet to a point;
- 21 **THENCE** South 00°-59'-46" West, a distance of 254.457 feet to a point;
- 22 **THENCE** South 00°-03'-57" West, a distance of 9.989 feet for a corner;
- 23 **THENCE** South 45°-28'-05" West, a distance of 202.51 feet for a corner;
- 24 **THENCE** South 04°-46'-24" West, a distance of 519.313 feet for a corner;
- 25 **THENCE** North 89°-44'-36" East, a distance of 96.721 feet for a corner;
- 26 **THENCE** South 01°-21'-55" East, along the Eastern boundary of The Shores Phase 3 Addition, a distance of 433.694 feet to a point;
- 27 **THENCE** South 00°-53'-02" West, a distance of 1,723.961 feet to a point;

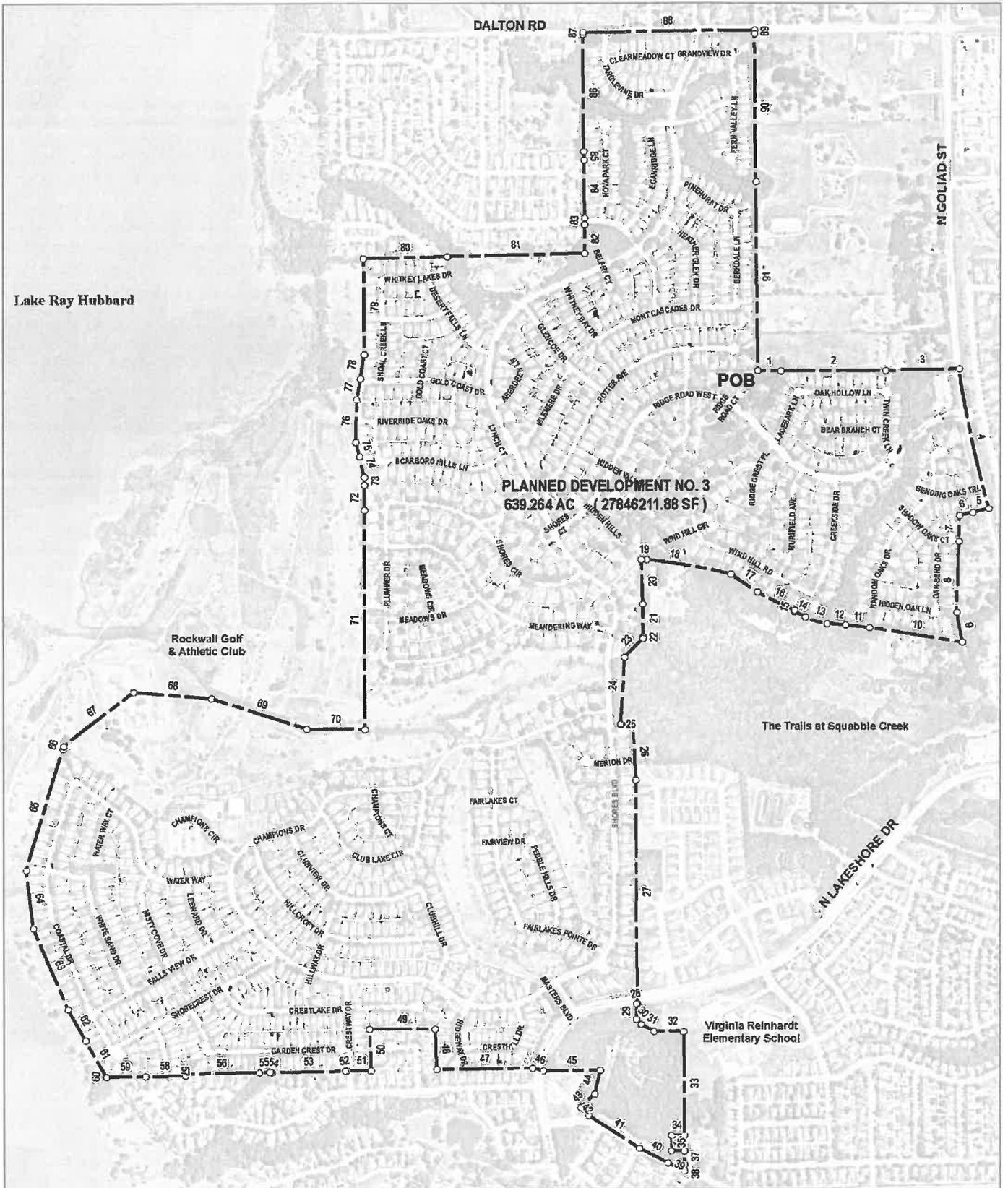
Exhibit 'A':
Legal Description

- 28 **THENCE** South 82°-27'-37" West, a distance of 6.603 feet for a corner;
- 29 **THENCE** South 01°-15'-03" West, a distance of 121.92 feet to a point;
- 30 **THENCE** South 42°-45'-29" East, a distance of 55.379 feet to a point;
- 31 **THENCE** South 60°-28'-27" East, a distance of 110.47 feet to a point;
- 32 **THENCE** South 88°-22'-52" East, a distance of 229.342 feet for a corner;
- 33 **THENCE** South 00°-56'-40" West, continue around the area known as the Blase Family Farm, a distance of 800.823 feet for a corner;
- 34 **THENCE** North 89°-08'-02" West, a distance of 100.012 feet for a corner;
- 35 **THENCE** South 00°-51'-58" West, a distance of 120.015 feet for a corner;
- 36 **THENCE** South 89°-08'-02" East, a distance of 100.012 feet for a corner;
- 37 **THENCE** South 00°-51'-58" West, a distance of 108.014 feet to a point;
- 38 **THENCE** South 00°-51'-58" West, continuing a distance of 45.768 feet to a point in the Right of Way of East Fork Road for a corner;
- 39 **THENCE** North 63°-36'-29" West, a distance of 141.47 feet to a point;
- 40 **THENCE** North 61°-55'-58" West, a distance of 245.277 feet to a point;
- 41 **THENCE** North 55°-50'-09" West, a distance of 465.358 feet to a point;
- 42 **THENCE** North 42°-26'-08" West, a distance of 88.961 feet for a corner;
- 43 **THENCE** North 46°-41'-33" East, a distance of 148.35 feet to a point;
- 44 **THENCE** North 14°-28'-50" East, a distance of 186.703 feet for a corner;
- 45 **THENCE** North 89°-15'-27" West, a distance of 436.763 feet to a point;
- 46 **THENCE** North 74°-56'-00" West, crossing North Lakeshore Drive, a distance of 83.869 feet to a point;
- 47 **THENCE** North 89°-25'-39" West, along the Southern boundary of the Crestview Phase 1 Addition, a distance of 737.795 feet for a corner;
- 48 **THENCE** North 01°-10'-48" West, a distance of 312.433 feet for a corner;
- 49 **THENCE** North 89°-14'-21" West, a distance of 503.944 feet for a corner;
- 50 **THENCE** South 00°-23'-22" East, a distance of 318.21 feet for a corner;
- 51 **THENCE** North 89°-19'-25" West, along the Southern boundary of the Crestview Phase 3 Addition, a distance of 181.831 feet to a point;
- 52 **THENCE** South 80°-24'-05" West, a distance of 15.253 feet to a point;
- 53 **THENCE** North 89°-47'-20" West, a distance of 565.495 feet to a point;
- 54 **THENCE** North 73°-29'-07" West, a distance of 15.698 feet to a point;
- 55 **THENCE** South 87°-34'-56" West, a distance of 80.08 feet to a point;
- 56 **THENCE** North 89°-30'-59" West, a distance of 570.754 feet for a corner;
- 57 **THENCE** South 00°-12'-51" West, a distance of 15.459 feet for a corner;
- 58 **THENCE** North 89°-46'-14" West, a distance of 309.468 feet to a point;
- 59 **THENCE** South 89°-34'-27" West, a distance of 296.789 for a corner;
- 60 **THENCE** North 06°-17'-47" East, along the City of Dallas Take Line of Lake Ray Hubbard and adjacent residential lots, a distance of 2.096 feet to a point;
- 61 **THENCE** North 27°-55'-11" West, continuing along said Take Line, a distance of 322.756 feet to a point;
- 62 **THENCE** North 28°-28'-37" West, a distance of 276.945 feet to a point;
- 63 **THENCE** North 21°-37'-19" West, a distance of 678.581 feet to a point;
- 64 **THENCE** North 05°-55'-34" West, a distance of 449.668 feet to a point;
- 65 **THENCE** North 17°-42'-55" East, a distance of 980.368 feet to a point;
- 66 **THENCE** North 19°-36'-38" East, a distance of 21.013 feet to a point;
- 67 **THENCE** North 53°-26'-39" East, crossing the Rockwall Golf and Athletic Club Golf Course, a distance of 679.516 feet to a point;
- 68 **THENCE** South 84°-07'-20" East, a distance of 603.751 feet to a point;
- 69 **THENCE** South 71°-02'-28" East, a distance of 770.226 feet to a point;
- 70 **THENCE** South 88°-36'-41" East, a distance of 445.095 feet for a corner;
- 71 **THENCE** North 01°-07'-35" East, along the Western boundary of The Shores Addition, a distance of 1,687.816 feet to a point;
- 72 **THENCE** North 01°-41'-23" East, a distance of 195.033 feet to a point;
- 73 **THENCE** North 00°-17'-09" East, a distance of 60.183 feet to a point;
- 74 **THENCE** North 12°-28'-00" West, a distance of 165.262 feet to a point;

Exhibit 'A':
Legal Description

- 75 **THENCE** North 13°-24'-39" West, a distance of 112.025 feet to a point;
- 76 **THENCE** North 02°-20'-39" East, a distance of 330.71 feet to the beginning of a curve;
- 77 **THENCE** along said point being the beginning of a curve to the left having an angle of 05°-05'-40" and a radius of 1,829.031 feet with a chord distance of 162.577 feet and a chord bearing of North 11°-21'-39" East, a point;
- 78 **THENCE** North 10°-06'-17" East, a distance of 190.56 feet to a point;
- 79 **THENCE** North 00°-43'-21" East, a distance of 737.697 feet for a corner;
- 80 **THENCE** North 89°-55'-30" East, along the Northern boundary of the Shores Phase 4B Addition, a distance of 644.247 feet to a point;
- 81 **THENCE** North 89°-42'-06" East, along the Northern boundary of the City of Rockwall Shores Park, a distance of 1,060.108 feet for a corner;
- 82 **THENCE** North 00°-46'-08" East, a distance of 223.527 feet to a point;
- 83 **THENCE** North 03°-16'-35" East, a distance of 50.034 feet to a point;
- 84 **THENCE** North 00°-24'-45" East, along the Western boundary of the Shores Phase 5 Addition, a distance of 443.593 feet to a point;
- 85 **THENCE** North 01°-29'-10" West, continuing along said boundary, a distance of 65.666 feet to a point;
- 86 **THENCE** North 00°-37'-36" East, a distance of 900.321 feet to a point;
- 87 **THENCE** North 03°-37'-13" East, to a point in the Right of Way of Dalton Road, a distance of 16.021 feet for a corner;
- 88 **THENCE** South 89°-40'-13" East, a distance of 1,314.588 feet for a corner;
- 89 **THENCE** South 00°-32'-35" West, a distance of 26.441 feet to a point;
- 90 **THENCE** South 00°-32'-35" West, continuing along the Eastern boundary of the Shores North Phase 6 Addition, a distance of 1,143.321 feet to a point;
- 91 **THENCE** South 00°-28'-51" West, continuing along said boundary, a distance of 1,453.759 feet, to the **POINT OF BEGINNING AND CONTAINING** 639.264 acres of land (27,846,211.88 square feet) more or less.

Exhibit 'B':
Survey



**Exhibit 'C':
Concept Plan**

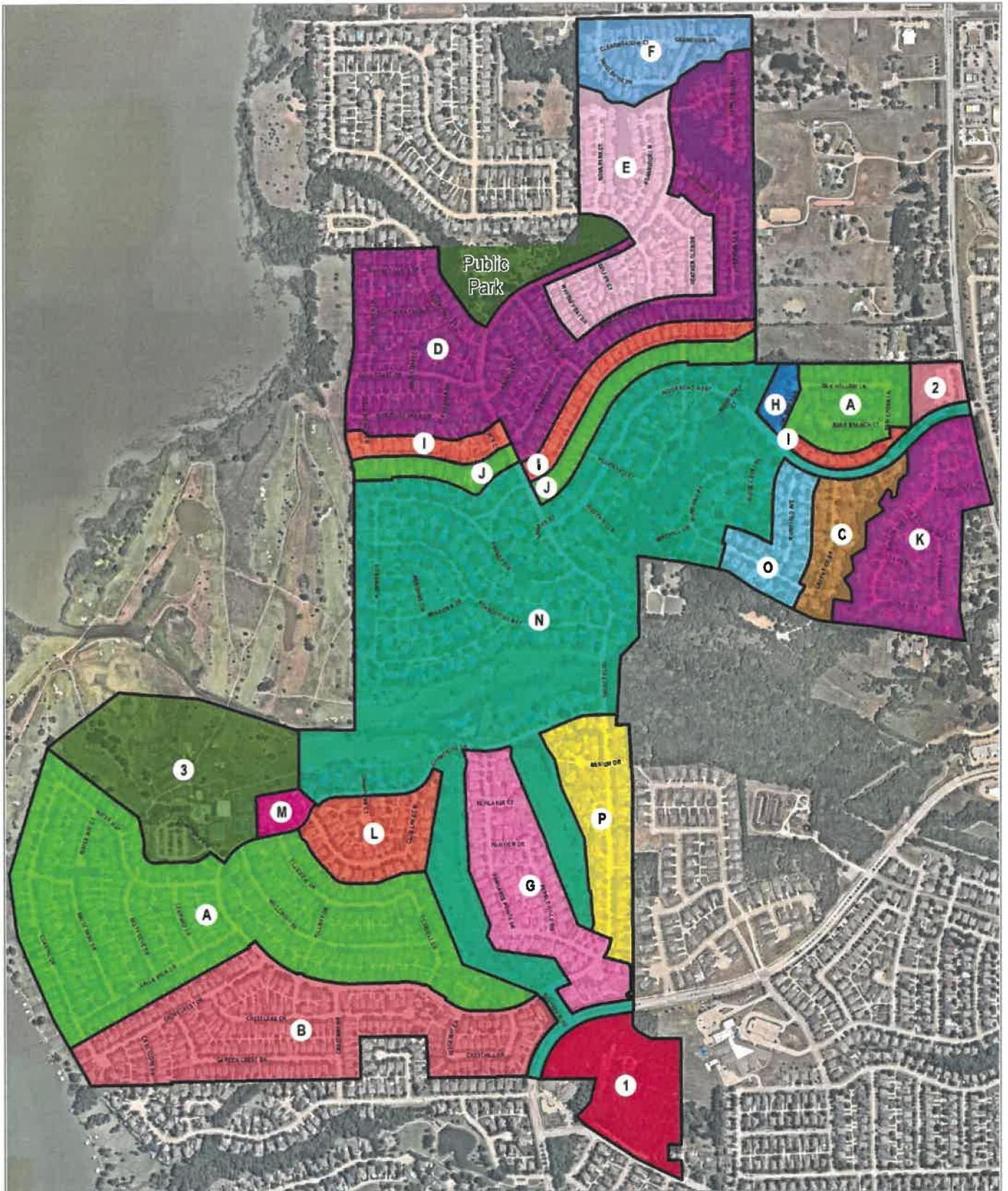


Exhibit 'D':
Density and Development Standards

(1) NON-RESIDENTIAL.

(A) TRACT 1. (Unplatted)

- (1) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract 1 -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the land uses permitted within the Commercial (C) 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.
- (2) Density and Development Standards. The development of *Tract 1 -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the density and dimensional standards stipulated for properties in a Commercial (C) District as required by Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of 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.

(B) TRACT 2. (The Shops at Ridge Creek Subdivision)

- (1) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract 2 -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the land uses permitted within the General (GR) 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; however, the following amendments shall apply to *Tract 2*:

(A) The following land uses shall be permitted *by-right*:

- Any retail business, personal services, professional services, or business service conducted within a completely enclosed building, except the following: [1] lumber yards, [2] contractor yards, [3] farm equipment, [4] heavy equipment sales or service, [5] farm products warehousing or storage, [6] stockyards, and/or [7] general warehousing or storage.
- Banks (*with or without drive-through facilities*).
- Planned Shopping Centers of less than ten (10) acres and neighborhood convenience centers.
- Office Buildings.
- Paved Parking Lots (*not including commercial parking lots*).
- Other uses similar to the above.
- Telephone, telegraph, television, radio or similar media stations, centers, studios, but not including public microwave, radio, and television towers.
- Institutional Uses.
- Municipally owned or controlled facilities, utilities, and uses.
- Restaurants, including accessory outdoor seating, without drive-in or drive-through facilities.
- Retail outlets where gasoline products are sold as an accessory use limited to two (2) dispensers which can service no more than four (4) vehicles at a time.
- An accessory use customarily related to a principal use authorized in this zoning district.
- Temporary indoor and outdoor fund-raising events sponsored by nonprofit organizations with permit and approval from the Building Official.
- Temporary on-site construction offices limited to the period of construction upon approval of the Building Official.

Exhibit 'D':
Density and Development Standards

(B) The following land uses shall be permitted by Specific Use Permit (SUP):

- A mobile home on an un-subdivided tract of five (5) acres or more used as a construction office.
- Automotive repair, as an accessory to a retail use, provided all work is conducted wholly within a completely enclosed building.
- Funeral Homes.
- Non-Open Bay Carwash.
- Facilities for railroads or those utilities holding a franchise under the City of Rockwall not allowed as permitted uses.
- Semi-Public Uses.
- Commercial amusements, as defined herein, including amusements parks, circus or carnival grounds, recreation developments, or tents for amusements, in accordance with all other applicable ordinances, and more than 300-feet from residentially zoned land unless such setback is reduced or waived by the Planning and Zoning Commission and City Council. Temporary uses not exceeding 14-days meeting all other requirements of the City may be permitted by the Building Official.
- Drive-through window as an accessory to a restaurant.
- Private club as an accessory to a general restaurant.
- New buildings with over 5,000 SF of floor area, or additions of over 40% of existing floor area or over 5,000 SF with combustible structural construction materials.
- Buildings with less than 90% masonry exterior walls.
- Any structure over 36-feet in height.
- Veterinary clinics for treatment of small animals, with no outdoor pens or runs.
- Temporary concrete batching plant limited to the period of construction, upon approval of location and operation by the Building Official.

(2) *Density and Development Standards*. The development of *Tract 2 -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of 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.

(C) *TRACT 3. (A portion of The Shores Club House Subdivision)*

(1) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract 1 -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the General Retail (GR) 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; however, only the following land uses shall be permitted within *Tract 3*:

(A) Community Center and Golf Course with pertinent accessory land uses (*i.e. swimming pool, restaurant, tennis courts, pickleball courts, pro-shop, etc.*)

(2) *Density and Development Standards*. The development of *Tract 1 -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article

Exhibit 'D':
Density and Development Standards

05, *District Development Standards*, of 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.

(2) RESIDENTIAL.

(A) TRACTS A, B, C, D, E, & F.

(1) Tracts. The tracts in this section correspond with the following phases of the Shores Subdivision:

- (A) Tract A. Hillside at the Shores, Phases 1-5 & a portion of Creekside Village, Phase 2.
- (B) Tract B. Crestview at the Shores, Phases 1-3.
- (C) Tract C. Creekside at the Shores.
- (D) Tract D. The Shores North, Phase 4B and portions of The Shores North, Phases 2A & 4A.
- (E) Tract E. The Shores North, Phases 3A, 3B, & 5.
- (F) Tract F. A portion of The Shores North, Phase 6.

(2) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tracts A, B, C, D, E, & F -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the land uses permitted within the Single-Family 7 (SF-7) 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. The development of *Tracts A, B, C, D, E, & F -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 7 (SF-7) District as required by Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of 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. In addition, all lots in *Tracts A, B, C, D, E, & F* shall conform to the standards depicted in *Table 1*, which are as follows:

TABLE 1: LOT DIMENSIONAL REQUIREMENTS

<i>Lot Type (see Concept Plan) ▶</i>	A	B	C	D	E	F
MINIMUM LOT AREA	7,200 SF	6,000 SF	7,200 SF	7,200 SF	6,000 SF	7,200 SF
AVERAGE LOT AREA FOR TRACT	8,500 SF	7,200 SF	8,500 SF	8,000 SF	7,000 SF	10,000 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1	1	1	1	1	1
MINIMUM FLOOR AREA PER DWELLING UNIT	1,800 SF	1,500 SF	2,000 SF	1,800 SF	1,500 SF	1,600 SF
MINIMUM LOT FRONTAGE ⁽¹⁾	60'	50'	60'	60'	50'	60'
MINIMUM LOT DEPTH	100'	100'	100'	100'	100'	100'
MINIMUM FRONT YARD SETBACK	20'	20'	20'	20'	20'	20'
MINIMUM REAR YARD SETBACK	10'	10'	10'	10'	10'	10'
MINIMUM SIDE YARD SETBACK	5'	5'	5'	5'	5'	5'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	15'	15'	15'	15'	15'	15'
MINIMUM BUILDING SEPERATION	10'	10'	10'	10'	10'	10'
MAXIMUM BUILDING COVERAGE	45%	50%	45%	45%	50%	45%
MAXIMUM BUILDING HEIGHT	35'	35'	35'	35'	35'	35'
MINIMUM OFF-STREET PARKING (SPACES/UNIT) ⁽²⁾	2	2	2	2	2	2
MINIMUM GARAGE SPACE (VEHICLES SPACES)	2	2	2	2	2	2

GENERAL NOTES:

- ¹: Lot frontage shall be measured on a public street.
- ²: Excluding the required garage spaces.

Exhibit 'D':
Density and Development Standards

(B) TRACTS G, H, I, & J.

- (1) Tracts. The tracts in this section correspond with the following phases of the Shores Subdivision:
- (A) Tract G. Fairway Pointe at the Shores, Phases 1 & 2.
 - (B) Tract H. A portion of Creekside Village, Phase 2.
 - (C) Tract I. A portion of Creekside Village, Phase 2 and portions of The Shores North, Phases 2A, 2B, & 4A.
 - (D) Tract J. A portion of The Shores North, Phase 2A, 2B, & 4A.
- (2) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tracts G, H, I, & J -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) 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. The development of *Tracts G, H, I, & J -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of 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. In addition, all lots in *Tracts G, H, I, & J* shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

<i>Lot Type (see Concept Plan) ►</i>	G	H	I	J
MINIMUM LOT AREA	9,000 SF	9,000 SF	8,400 SF	9,000 SF
AVERAGE LOT AREA FOR TRACT	10,000 SF	N/A	N/A	N/A
SINGLE-FAMILY DWELLING UNITS PER LOT	1	1	1	1
MINIMUM FLOOR AREA PER DWELLING UNIT	2,200 SF	2,200 SF	2,000 SF	2,200 SF
MINIMUM LOT FRONTAGE ⁽¹⁾	70'	70'	60'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM FRONT YARD SETBACK	20'	20'	20'	20'
MINIMUM REAR YARD SETBACK	10'	10'	10'	10'
MINIMUM SIDE YARD SETBACK	6'	6'	5'	5'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	15'	15'	15'	15'
MINIMUM BUILDING SEPERATION	10'	10'	10'	10'
MAXIMUM BUILDING COVERAGE	45%	45%	45%	45%
MAXIMUM BUILDING HEIGHT	35'	35'	35'	35'
MINIMUM OFF-STREET PARKING (SPACES/UNIT) ⁽²⁾	2	2	2	2
MINIMUM GARAGE SPACE (VEHICLES SPACES)	2	2	2	2

GENERAL NOTES:

- ¹: Lot frontage shall be measured on a public street.
- ²: Excluding the required garage spaces.

Exhibit 'D':
Density and Development Standards

(C) TRACT K. (*Random Oaks at the Shores Subdivision*)

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

FIGURE 1. CONCEPT PLAN FOR TRACT K



- (2) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract K -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the land uses permitted within the Single-Family 10 (SF-10) 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. The development of *Tract K -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of 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. In addition, all lots in *Tract K* shall conform to the standards depicted in *Table 3*, which are as follows:

Exhibit 'D':
Density and Development Standards

TABLE 3: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ▶	K
MINIMUM LOT AREA ⁽¹⁾	7,800 SF & 10,000 SF
MINIMUM FLOOR AREA PER DWELLING UNIT	1,800 SF
MINIMUM LOT FRONTAGE ⁽²⁾	100'
MINIMUM LOT DEPTH	60'
MINIMUM FRONT YARD SETBACK	25'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK	6'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	15'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM BUILDING HEIGHT	32'

GENERAL NOTES:

- 1: As shown in the concept plan for Tract K above.
- 2: As measured at the front building line.

- (4) Garage Orientation. Front-Entry Garages shall be prohibited.
- (5) Landscaping and Entry Monumentation Signage. The proposed development shall incorporate landscaping and entry monumentation signage that conforms to the *Landscaping and Entry Monumentation Signage* exhibit depicted in Figure 2.

FIGURE 2. LANDSCAPE AND ENTRY MONUMENTATION SIGNAGE

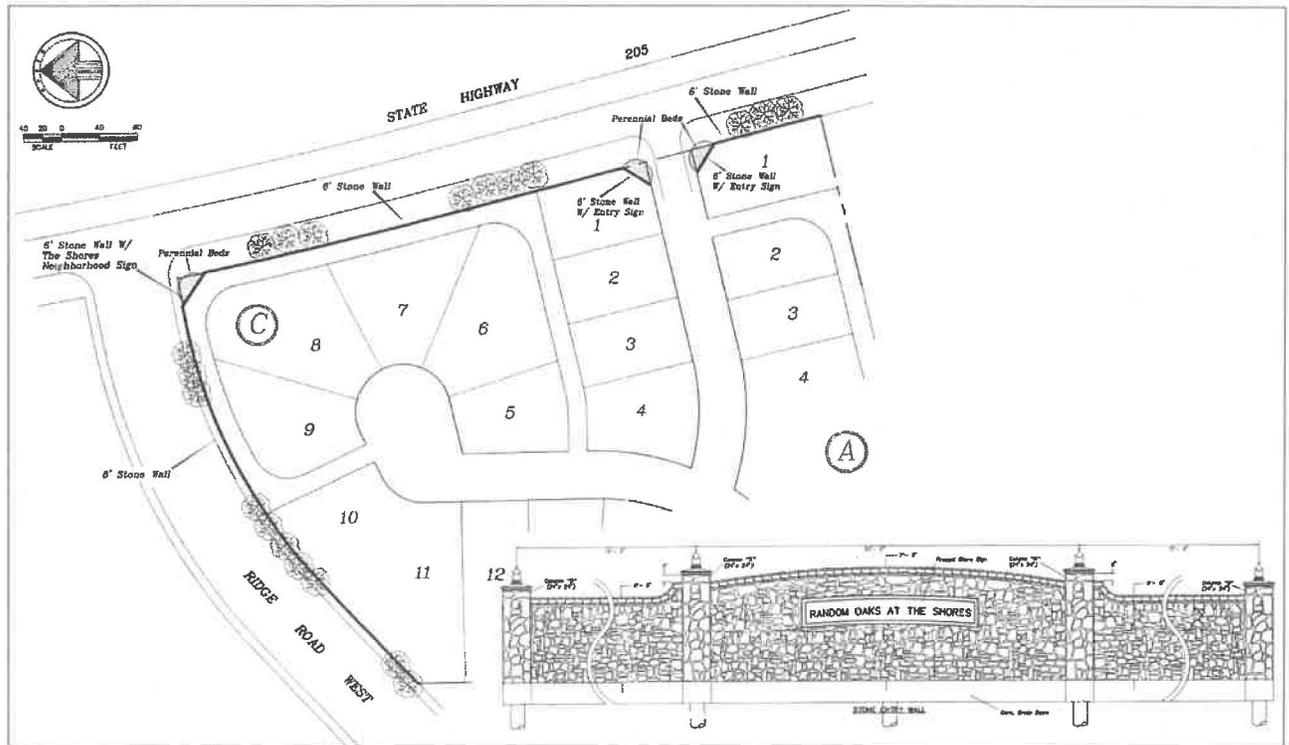


Exhibit 'D':
Density and Development Standards

(D) TRACT L. (Fairway Pointe at the Shores, Phase 3)

- (1) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract L -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the land uses permitted within the Single-Family 10 (SF-10) 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.
- (2) Density and Development Standards. The development of *Tract L -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of 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. In addition, all lots in *Tract L* shall conform to the standards depicted in *Table 4*, which are as follows:

TABLE 4: LOT DIMENSIONAL REQUIREMENTS

	<i>Lot Type (see Concept Plan) ▶</i>	L
MINIMUM LOT AREA	60% OF THE LOTS	8,400 SF
	40% OF THE LOTS	9,000 SF
AVERAGE LOT AREA FOR TRACT		10,000 SF
SINGLE-FAMILY DWELLING UNIT PER LOT		1
MINIMUM FLOOR AREA PER DWELLING UNIT	8,400 SF LOTS	2,000 SF
	9,000 SF LOTS	2,200 SF
MINIMUM LOT FRONTAGE ⁽¹⁾	8,400 SF LOTS	60'
	9,000 SF LOTS	70'
MINIMUM LOT DEPTH		100'
MINIMUM FRONT YARD SETBACK		20'
MINIMUM REAR YARD SETBACK		10'
MINIMUM SIDE YARD SETBACK		5'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET		15'
MINIMUM BUILDING SEPERATION		10'
MAXIMUM BUILDING COVERAGE		45%
MAXIMUM BUILDING HEIGHT		35'
MINIMUM OFF-STREET PARKING (SPACES/UNIT) ⁽²⁾		2
MINIMUM GARAGE SPACE (VEHICLES SPACES)		2

GENERAL NOTES:

- ¹: Lot frontage shall be measured on a public street.
²: Excluding the required garage spaces.

Exhibit 'D':
Density and Development Standards

(E) TRACT M. (A portion of The Shores Club House Subdivision)

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

FIGURE 3. CONCEPT PLAN FOR TRACT M



(2) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract M* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within the Single-Family 7 (SF-7) 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. The development of *Tract M* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 7 (SF-7) District as required by Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of 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. In addition, all lots in *Tract M* shall conform to the standards depicted in *Table 5*, which are as follows:

TABLE 5: LOT DIMENSIONAL REQUIREMENTS

**Exhibit 'D':
Density and Development Standards**

	<i>Lot Type (see Concept Plan) ►</i>	M
MINIMUM LOT AREA ⁽¹⁾		SEE (1) BELOW
SINGLE-FAMILY DWELLING UNITS PER LOT		1
MINIMUM FLOOR AREA PER DWELLING UNIT	LOT 17, BLOCK H	2,200 SF
	LOTS 18-21, BLOCK H	2,000 SF
MINIMUM LOT FRONTAGE ⁽¹⁾		SEE (1) BELOW
MINIMUM LOT DEPTH ⁽¹⁾		SEE (1) BELOW
MINIMUM FRONT YARD SETBACK		30'
MINIMUM REAR YARD SETBACK		25'
MINIMUM SIDE YARD SETBACK		10'
MINIMUM BUILDING SEPERATION		10'
MAXIMUM BUILDING COVERAGE		35%
MAXIMUM BUILDING HEIGHT		30'
MINIMUM OFF-STREET PARKING (SPACES/UNIT) ⁽²⁾		2

GENERAL NOTES:

- ¹: As shown in the concept plan for *Tract J* above.
- ²: Excluding the required garage spaces.

(4) Garage Orientation. No *Garage* shall open onto Champions Drive.

Exhibit 'D':
Density and Development Standards

(F) TRACT N. (*The Shores, Phase 1*)

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

FIGURE 4. CONCEPT PLAN FOR TRACT N



(2) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract N* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) 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. The development of *Tract N* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of 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; however, all lots in *Tract N* 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>	N
MINIMUM LOT AREA		9,000 SF
SINGLE-FAMILY DWELLING UNITS PER LOT		1
MINIMUM LOT FRONTAGE ⁽¹⁾		75'
MINIMUM LOT DEPTH		120'
MINIMUM FRONT YARD SETBACK ⁽¹⁾		25'
MINIMUM REAR YARD SETBACK ⁽²⁾		10'
MINIMUM SIDE YARD SETBACK ⁽³⁾		6'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET		SEE (1) BELOW
MAXIMUM BUILDING COVERAGE		35%
MAXIMUM BUILDING HEIGHT ⁽⁴⁾		2½ STORIES

GENERAL NOTES:

- ¹: (OR) As depicted on the approved subdivision plat that was filed with Rockwall County on March 9, 1978.
- ²: Section 9-701 of the 1972 City of Rockwall Zoning Ordinance [*Single-Family 3 (SF-3) District*].
- ³: Section 9-601 of the 1972 City of Rockwall Zoning Ordinance [*Single-Family 3 (SF-3) District*].
- ⁴: Section 11-102 of the 1972 City of Rockwall Zoning Ordinance: In the districts where the height of buildings is restricted to two and one-half (2½) or three (3) stories, cooling towers, roof gables, chimneys and vent stacks may extend for an additional height not to exceed 40-feet above the average grade line of the building. Water stand pipes and tanks, church steeples, domes and spires and school buildings and institutional buildings may be erected to exceed three (3) stories in height, provided that one (1) additional foot shall be added to the width and depth of front, side and rear yards for each foot that such structures exceed three (3) stories.

Exhibit 'D':
Density and Development Standards

(G) TRACT O. (*The Shores, Phase 2*)

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

FIGURE 5. CONCEPT PLAN FOR TRACT O



- (2) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract O* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) 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. The development of *Tract O* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of 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; however, all lots in *Tract O* shall conform to the standards depicted in *Table 7*, which are as follows:

TABLE 7: LOT DIMENSIONAL REQUIREMENTS

Exhibit 'D':
Density and Development Standards

<i>Lot Type (see Concept Plan) ▶</i>	O
MINIMUM LOT AREA ⁽¹⁾	9,000 SF
SINGLE-FAMILY DWELLING UNIT PER LOT	1
MINIMUM FLOOR AREA PER DWELLING UNIT	2,000 SF
MINIMUM LOT FRONTAGE ⁽¹⁾ & ⁽²⁾	75'
MINIMUM LOT DEPTH	120'
MINIMUM FRONT YARD SETBACK ⁽¹⁾	25'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK	6'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET ⁽¹⁾	15'
MINIMUM BUILDING SEPERATION	10'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM BUILDING HEIGHT	2½ STORIES
MINIMUM OFF-STREET PARKING (SPACES/UNIT) ⁽³⁾	2
MINIMUM GARAGE SPACE (VEHICLES SPACES)	2

GENERAL NOTES:

- ¹: (OR) As depicted on the approved subdivision plat that was filed with Rockwall County on February 22, 1991.
- ²: Lot frontage shall be measured on a public street.
- ³: Excluding the required garage spaces.

Exhibit 'D':
Density and Development Standards

(H) TRACT P. (*The Shores, Phase 3*)

- (1) Concept Plan. All development of *Tract P* shall conform with the *Concept Plan* depicted in *Figure 6*.

FIGURE 6. CONCEPT PLAN FOR TRACT P



- (2) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract P* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) 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. The development of *Tract P* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of 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; however, all lots in *Tract P* shall conform to the standards depicted in *Table 8*, which are as follows:

TABLE 8: LOT DIMENSIONAL REQUIREMENTS

Exhibit 'D':
Density and Development Standards

<i>Lot Type (see Concept Plan) ▶</i>	P
MINIMUM LOT AREA ⁽¹⁾	8,400 SF
SINGLE-FAMILY DWELLING UNIT PER LOT	1
MINIMUM FLOOR AREA PER DWELLING UNIT	2,000 SF
MINIMUM LOT FRONTAGE ^{(1) & (2)}	75'
MINIMUM LOT DEPTH	120'
MINIMUM FRONT YARD SETBACK ⁽¹⁾	25'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK	6'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET ⁽¹⁾	15'
MINIMUM BUILDING SEPERATION	10'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM BUILDING HEIGHT	2½ STORIES
MINIMUM OFF-STREET PARKING (SPACES/UNIT) ⁽³⁾	2
MINIMUM GARAGE SPACE (VEHICLES SPACES)	2

GENERAL NOTES:

- ¹: (OR) As depicted on the approved subdivision plat that was filed with Rockwall County on February 22, 1991.
- ²: Lot frontage shall be measured on a public street.
- ³: Excluding the required garage spaces.