

ORDINANCE NO. 73-47

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO GIVE THE FOLLOWING-DESCRIBED TRACT OF LAND A "PD" PLANNED DEVELOPMENT DISTRICT CLASSIFICATION ZONING FOR A COMBINATION OF NEIGHBORHOOD SERVICE, WATER RECREATION, SINGLE-FAMILY AND MULTIPLE-FAMILY USES, TO BE DESIGNATED AS PLANNED DEVELOPMENT DISTRICT NUMBER 7, SAID PLANNED DEVELOPMENT DISTRICT BEING DESCRIBED ON THE PLAT ATTACHED HERETO; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

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 due 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, the governing body, in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows: NOW, THEREFORE,

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be, and the same is hereby, amended by amending the Zoning Map of the City of Rockwall so as to give the following-described property the zoning classification hereinafter set out, to-wit:

BEING a tract of land situated in the Edward Teal L & L Survey, Abstract No. 207, and the M. J. Barksdale Survey, Abstract No. 11, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron stake in the Northwest line of the said Teal Survey, 2277.7 feet Southwest of the North corner of said Teal Survey, a point for corner;

THENCE, S. 45° 00' E, a distance of 1006.80 feet to a point for corner;

THENCE, S. 42° 42' W, a distance of 944.90 feet to a point for corner;

THENCE, N. 45° 00' W, a distance of 866.00 feet to a point on the Take Line of Lake Ray Hubbard a point for corner;

THENCE, along the Take Line of Lake Ray Hubbard the following:

N. 10° 52' E, a distance of 502.20 feet to a point for corner;

N. 4° 21' 10" W, a distance of 539.30 feet to a point for corner;

N 7° 35' 29" W, a distance of 124.36 feet to a point for corner;

N. 21° 15' W, a distance of 496.07 feet to a point on the Southeast line of Interstate Highway No. 30, a point for corner;

THENCE, N. 60° 23' 10" E, along the said Southeast line of Interstate Highway No. 30 a distance 209.95 feet to a point for corner;

THENCE S. 44° 30' E, leaving the said Southeast line of Interstate Highway 30 a distance of 250.00 feet to a point for corner;

THENCE, N. 61° 09' E, a distance of 485.96 feet to a point for corner;

THENCE, S. 44° 30' E, a distance of 611.00 feet to a point for corner;

THENCE, S. 44° 00' W, a distance of 760.00 feet to the PLACE OF BEGINNING, and containing 41.2 acres of land.

SECTION 2. The granting of the Planned Development District Number 7 to the above-described property is subject to the following Special Conditions:

(1) Planned Development District Number 7 shall be developed generally in accordance with the site plan for said area, which is attached to and made a part hereof as Exhibit "A."

(2) That all development of property covered by this ordinance shall be in accordance with the approved site plan, and no substantial change in the development shall be permitted except after obtaining approval of the change of such site plan in the manner required for change and amendments to the Comprehensive Zoning Ordinance.

(3) Prior to the issuance of any building permit in Planned Development District Number 7, a Comprehensive Site Plan of the Development shall be filed with the City Council of the City and shall be approved by them and filed as a part of this ordinance. Such required detailed plan shall set forth the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed site plan shall be considered as an amendment to this ordinance and shall be applicable to the property involved.

(4) The area covered by the Planned Development District Number 7 shall be divided into the following uses, with the following number of acres, and limited to the number of dwelling units as hereafter provided, to-wit:

	<u>Acres</u>
Retail uses under Neighborhood Service District Restrictions	4.30
Marina under Water Recreation District Restrictions	5.85
Townhouses and Community Center (maximum density of 8 units per acre)	25.88
Multiple-Family (maximum density of 16 units per acre)	5.17
TOTAL:	<u>41.20</u>

SECTION 3. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. That the above-described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended herein, by the granting of this zoning change.

SECTION 5. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. Whereas, it appears that the above-described property requires classification as a Planned Development District in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, such requirement creates an urgency and an emergency in the preservation of the public welfare and requires that this ordinance take effect immediately from and after its passage and the publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 12<sup>th</sup> day of November, 1973.

APPROVED:

Henry Myers  
MAYOR

APPROVED AS TO FORM:

ATTEST:

James C. Williams  
CITY SECRETARY

\_\_\_\_\_  
CITY ATTORNEY

ORDINANCE NO. 82-36

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND THE APPROVED SITE PLAN ON "PD-7" PLANNED DEVELOPMENT DISTRICT NUMBER 7; ATTACHING THE APPROVED SITE PLAN AS EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

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 the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows, NOW, THEREFORE,

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be, and the same is hereby, amended by amending the approved site plan for "PD-7" Planned Development District Number 7. That said amended site plan is attached hereto as Exhibit "A" and made a part hereof for all purposes.

SECTION 2. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That Planned Development District Number 7 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the amendment of the approved site plan for Planned Development District Number 7 shall effect only the property shown thereon and said property shall be limited to the uses, density,

area, setback and other requirements set forth thereon, subject to the following special conditions:

- (a) That the site plan attached hereto as Exhibit "A" and the development criteria attached hereto as Exhibit "B", and made a part hereof shall control the development of Planned Development District Number 7 and any and all such development shall be in strict accordance with such site plan and development criteria.
- (b) No substantial change in development of "PD-7" shall be permitted except after obtaining approval of the change of such development through amendment of this site plan or other changes in the Comprehensive Zoning Ordinance applicable to Planned Development District No. 7 in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.
- (c) All other area requirements for each use not specifically covered on the site plan attached as Exhibit "A" and the Development Criteria attached as Exhibit "B" shall be as required in the least restrictive zoning district in the Comprehensive Zoning Ordinance in which such use is allowed.
- (d) At the platting stage of any phase of development, a screening and landscaping plan may be required for submission and approval of the Planning and Zoning Commission and the City Council.

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. This ordinance shall become effective from and after its passage and the publication of the caption as the law in such cases provides.

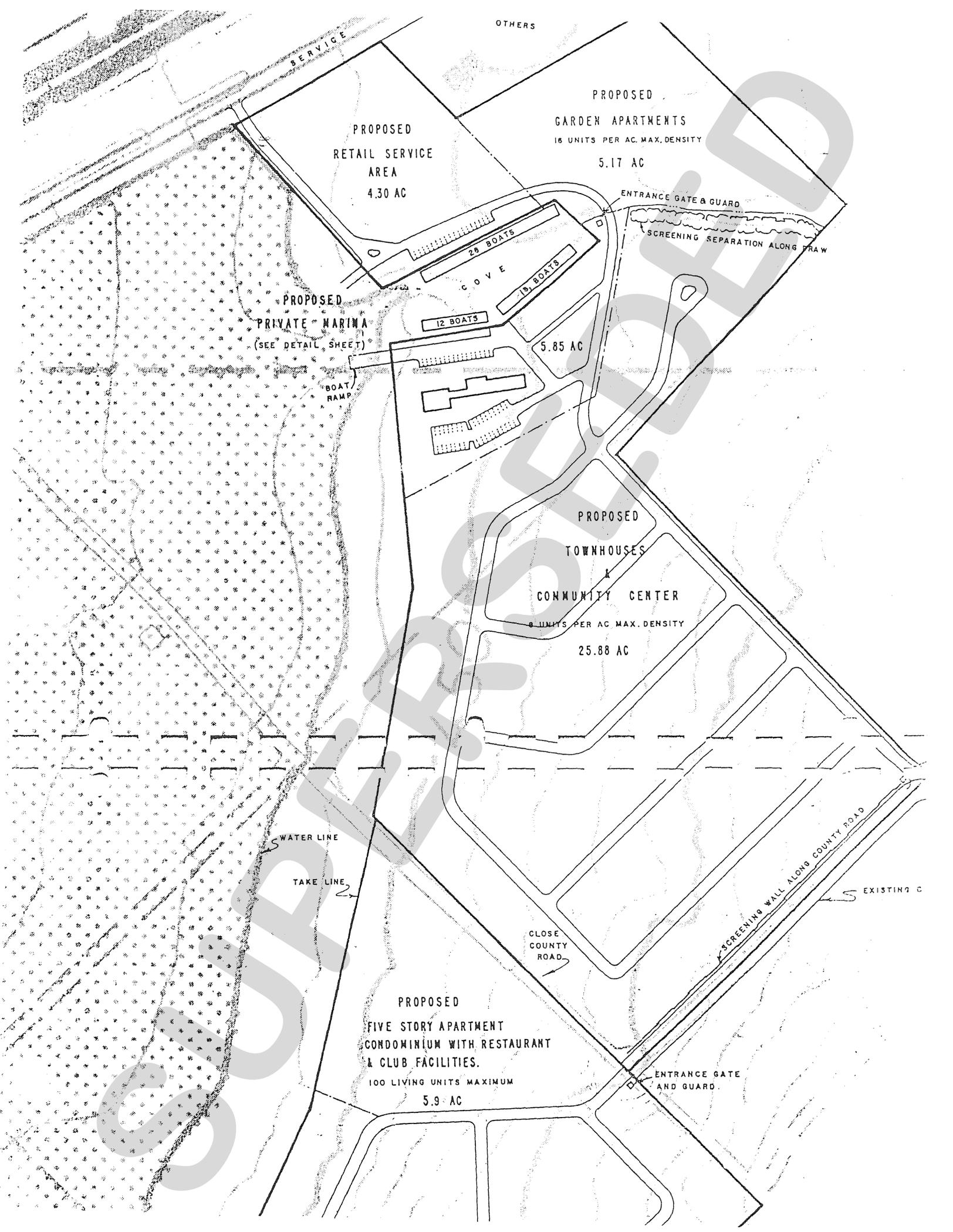
DULY PASSED by the City Council of the City of Rockwall, Texas, on the 2nd day of August, 1982.

APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Secretary



SERVICE

OTHERS

PROPOSED  
RETAIL SERVICE  
AREA  
4.30 AC

PROPOSED  
GARDEN APARTMENTS  
16 UNITS PER AC. MAX. DENSITY  
5.17 AC

PROPOSED  
PRIVATE MARINA  
(SEE DETAIL SHEET)

ENTRANCE GATE & GUARD  
SCREENING SEPARATION ALONG PRAW

COVE  
29 BOATS  
12 BOATS  
18 BOATS

5.85 AC

BOAT RAMP

PROPOSED  
TOWNHOUSES  
&  
COMMUNITY CENTER  
8 UNITS PER AC MAX. DENSITY  
25.88 AC

WATER LINE

TAKE LINE

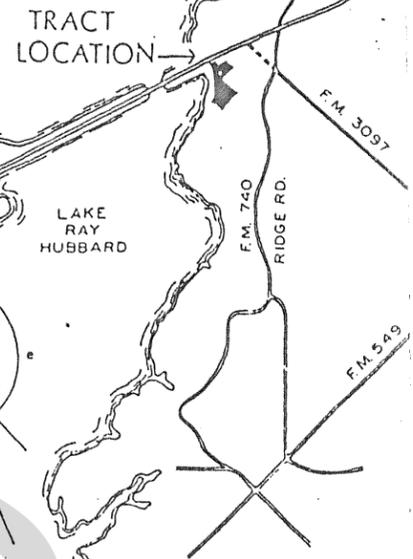
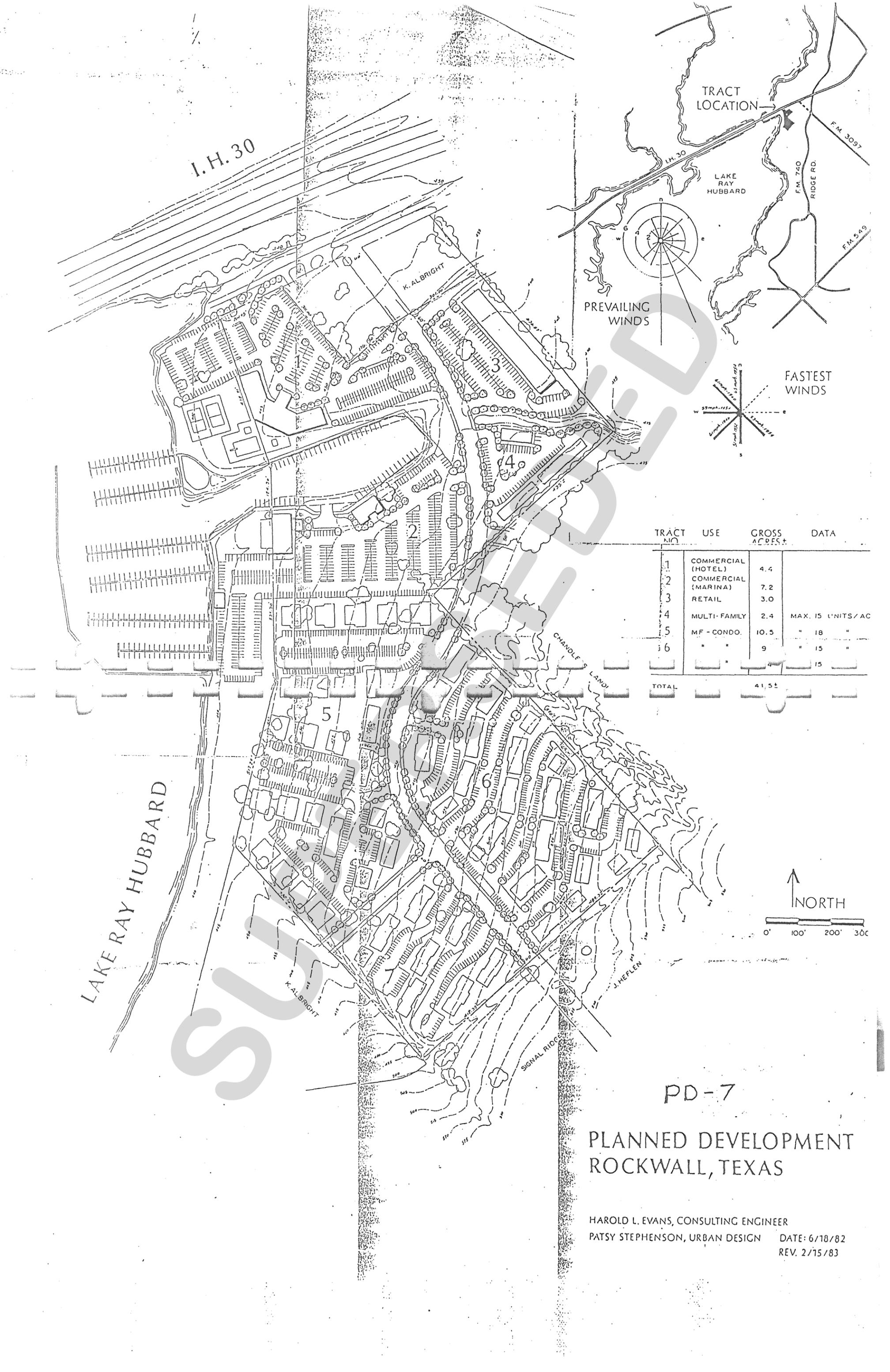
CLOSE  
COUNTY  
ROAD

SCREENING WALL ALONG COUNTY ROAD

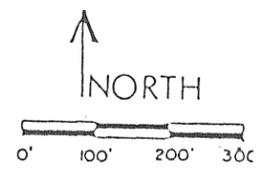
EXISTING C

PROPOSED  
FIVE STORY APARTMENT  
CONDOMINIUM WITH RESTAURANT  
& CLUB FACILITIES.  
100 LIVING UNITS MAXIMUM  
5.9 AC

ENTRANCE GATE  
AND GUARD



TRACT NO.	USE	GROSS ACRES ±	DATA
1	COMMERCIAL (HOTEL)	4.4	
2	COMMERCIAL (MARINA)	7.2	
3	RETAIL	3.0	
4	MULTI-FAMILY	2.4	MAX. 15 UNITS/AC
5	MF - CONDO.	10.5	" 18 "
6	" "	9	" 15 "
TOTAL		41.5 ±	



PD-7  
**PLANNED DEVELOPMENT  
 ROCKWALL, TEXAS**

HAROLD L. EVANS, CONSULTING ENGINEER  
 PATSY STEPHENSON, URBAN DESIGN      DATE: 6/18/82  
 REV. 2/15/83

EXHIBIT "B"

"PD-7" REVISED  
DEVELOPMENT CRITERIA

	Multifamily/ Condominium Tracts	Retail Tract	Commercial Tracts	
			Along I-30	Other Locations
Minimum Unit Size	750 sq. ft.	-0-	-0-	-0-
Minimum Site Area	10,000 Sq. ft.	6,000 Sq. Ft.	1 Acre	10,000 sq. ft.
Minimum Site Frontage	60 ft.	60 ft.	100 ft.	60 ft.
Minimum Site Depth	100 ft.	100 ft.	200 ft.	10 ft.
Minimum Front Setback	25 ft.	20 ft.	½ width of existing or proposed ROW as shown on the adopted Thoroughfare Plan, whichever is greater	
Minimum Side Setback	10 ft., 1 story 15 ft. - all over	Internal - 0 ft., 10 ft. abutting a residential lot, corner lot - 15 ft.	Internal Lot - 0 ft., 10 ft. Abutting a residential lot Corner Lot - 15 ft.	
Minimum Rear Setback	10 ft.	0 ft., 10 ft. abutting a residential use	0 ft., 10 ft. abutting a residential use	
Distance Between Attached Buildings	Main to Main, Windows & Doors 20 ft.; Main to Main, No doors & Windows, 10 ft. Main to Accessory, 10 ft.	12 ft.	12 ft.	
Maximum Floor Area Ratio		2:1	2:1	
Maximum Total Coverage	40%	40%	50%	
Maximum Impervious Coverage	80%	90%	95%	
Maximum Height	2½ stories or 36'	3 stories	10 stories or ½ the distance to residential property, whichever is less	
Parking	1.5 spaces/ea efficiency & 1 bedroom; 2 spaces/ea 2 bedrooms; 2.5 spaces/ea 3 bedrooms & over	Parking requirements shall meet the requirements of the Comprehensive Zoning Ordinance for each use		
	Parking shall be allowed in the required yards			
Landscaping & Buffering	20% of lot area, 30% located in front yard. This can include private patio & entry areas, required yards & walkways	A landscaping plan shall be submitted for approval with an application for a build-permit.		

EXHIBIT B

PLANNED DEVELOPMENT ZONING REQUEST

ROCKWALL, TEXAS

A.P. ROFFINO, DEVELOPER

<u>TRACT NO.</u>	<u>USE</u>	<u>APPROX. ACREAGE</u>	<u>DATA</u>
1.	Commercial	4.4	Hotel, Restaurant, Meeting Rooms, Shops, Offices, and/or Condo or Rental Units
2.	Commercial	7.2	Marina and Related Activities, Shops, Restaurant
3.	Retail	3.0	General Retail Uses
4.	Multi-Family	2.4	Condo or Rental Units 36 Units Maximum (15 Units per Acre)
5.	"	10.5	Condominium 188 Units Maximum (18 Units per Acre)
6.	"	9.6	Condominium 144 Units Maximum (15 Units per Acre)
7.	"	4.4	Condominium 66 Units Maximum (15 Units per Acre)
Total		41.5	

TRACT NO.	USE	GROSS ACRES±	DATA		
1	COMMERCIAL (HOTEL)	4.4			
2	COMMERCIAL (MARINA)	7.2			
3	RETAIL	3.0			
4	MULTI-FAMILY	2.4	MAX. 15 UNITS/AC.		
5	MF - CONDO.	10.5	"	13	"
6	" "	9.6	"	15	"
7	" "	4.4	"	15	"
TOTAL		41.5±			

ERS LANDING



UPPER MERIDIAN

development notes:

ROFFINO TRACT

4.30 AC

5.85 AC

25.88 AC

—

5.17 AC

41.20 AC

RETAIL

MARINA

TOWNHOUSES

CONDOMINIUM

GARDEN APTS

ALLBRIGHT TRACT

—

—

21.0 AC

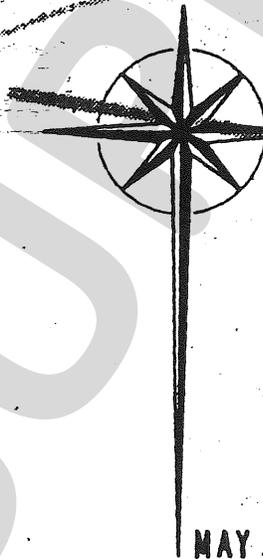
5.90 AC

—

26.90 AC

ROBERT W. HOLLIN

*Land Planning, Inc.*



EAST GRAND POST OFFICE BUILDING  
ROOM 201 Taylor 3-4797  
1106 GRAHAM STREET  
POST OFFICE BOX 11172  
DALLAS 23, TEXAS

MAY 1973

2066

ORDINANCE NO 87-11

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND ORDINANCE 82-36, SO AS TO AMEND THE APPROVED SITE PLAN ON "PD-7" PLANNED DEVELOPMENT DISTRICT NO. 7; ATTACHING THE APPROVED REVISIONS AS EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

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 the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows, NOW, THEREFORE,

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and Ordinance 82-36 as heretofore amended, be, and the same is hereby amended by amending the approved site plan for "PD-7", Planned Development District No. 7, as it relates to approved land uses and approved development criteria. The site plan as approved in Ordinance 82-36 shall remain in effect only as it relates to the general locations of thoroughfares within the tract. That said amended site plan is attached hereto as Exhibit "A" and said amended development criteria is attached hereto as Exhibit "B" and made a part hereof for all purposes.

SECTION 2. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That Planned Development District No. 7 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the amendment of the approved site plan for Planned Development District No. 7 shall affect only the property shown thereon and said property

shall be limited to the uses, density, area, setback and other requirements set forth thereon, subject to the following special conditions:

a. That the amended site plan attached hereto as Exhibit "A" and the development criteria attached hereto as Exhibit "B", and made a part hereof shall control the development of Planned Development District No. 7 and any and all such development shall be in strict accordance with such site plan and development criteria.

b. No substantial change in development of "PD-7" shall be permitted except after obtaining approval of the change of such development through amendment of this site plan or other changes in the Comprehensive Zoning Ordinance applicable to Planned Development District No. 7 in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.

c. All other area requirements for each use not specifically covered on the site plan attached as Exhibit "A" and the Development Criteria attached as Exhibit "B" shall be as required in the least restrictive zoning district in the Comprehensive Zoning Ordinance in which such use is allowed.

d. At the platting stage of any phase of development, a screening and landscaping plan may be required for submission and approval of the Planning and Zoning Commission and the City Council.

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a fine not to exceed the sum of One Thousand Dollars (\$1,000.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. This ordinance shall become effective from and after its passage and the publication of the caption as the law in such cases provides.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 6th day of April, 1987.

ATTEST:

APPROVED

  
\_\_\_\_\_

  
\_\_\_\_\_

1st reading 3/16/87  
2nd reading 4/6/87

EXHIBIT "B"

Tract A 33.65 acres of zoning classification of Planned Development Commercial with the permitted uses of the following:

A. Permitted Uses

1. Office Buildings and Accessory uses
2. Restaurants, including accessory outdoor seating
3. Hotel, motel
4. Paved parking lots, not including commercial parking lots
5. Temporary on site construction offices limited to the period of construction upon approval of location and operation by the Building Official
6. Temporary concrete batching plant limited to the period of construction upon approval of location and operation by the Building Official
7. Marina
8. Private club as an accessory to a general restaurant
9. New buildings with over 5,000 square feet, or additions of over 40% of existing floor area or over 5,000 square feet with combustible structural construction materials
10. Buildings with exterior walls with less than 90% masonry materials excluding overhead doors on walls without street frontage

B. No structure over 36 feet in height may be built unless specifically approved by the Planning and Zoning Commission and City Council. No structure may exceed the maximum height of 120 ft. except as otherwise addressed.

C. All commercial development shall meet the area requirements as set forth in the Commercial zoning district classification of the Comprehensive Zoning Ordinance.

EXHIBIT "B"

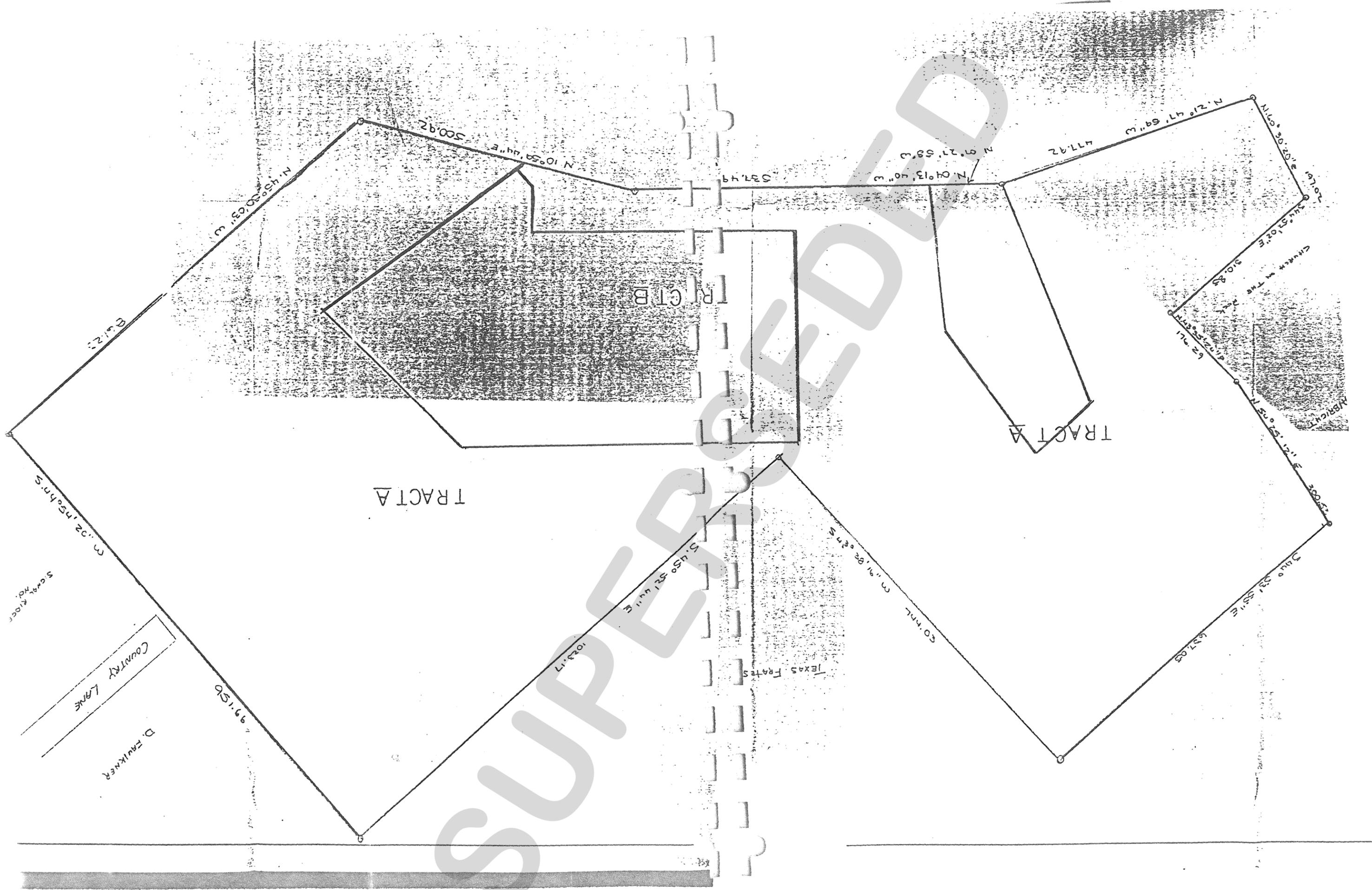
Tract B 8.15 Acres of Zoning classification of Planned Development - Commercial, with the permitted uses of the following:

A. Permitted Uses

1. Office buildings and accessory uses
2. Restaurants, including accessory outdoor seating
3. Hotel, motel
4. Paved parking lots, not including commercial parking lots
5. Temporary on site construction offices limited to the period of construction upon approval of location and operation by the Building Official
6. Temporary concrete batching plant limited to the period of construction upon approval of location and operation by the Building Official
7. Zero Lot Line Residential as outlined in the City of Rockwall Comprehensive Zoning Ordinance under Section 25, not to exceed a total of 30 units
8. Marina
9. Private club as an accessory to a general restaurant
10. New buildings with over 5,000 square feet, or additions of over 40% of existing floor area or over 5,000 square feet with combustible structural construction materials
11. Buildings with exterior walls with less than 90% masonry materials excluding overhead doors on walls without street frontage

B. No structure over 36 feet in height may be built unless specifically approved by the Planning and Zoning Commission and City Council. No structure may exceed the maximum height of 120 feet

C. Except as otherwise addressed, all commercial development shall meet the area requirements as set forth in the Commercial Zoning District classification of the Comprehensive Zoning Ordinance



COUNTRY LANE  
D. FAULKNER

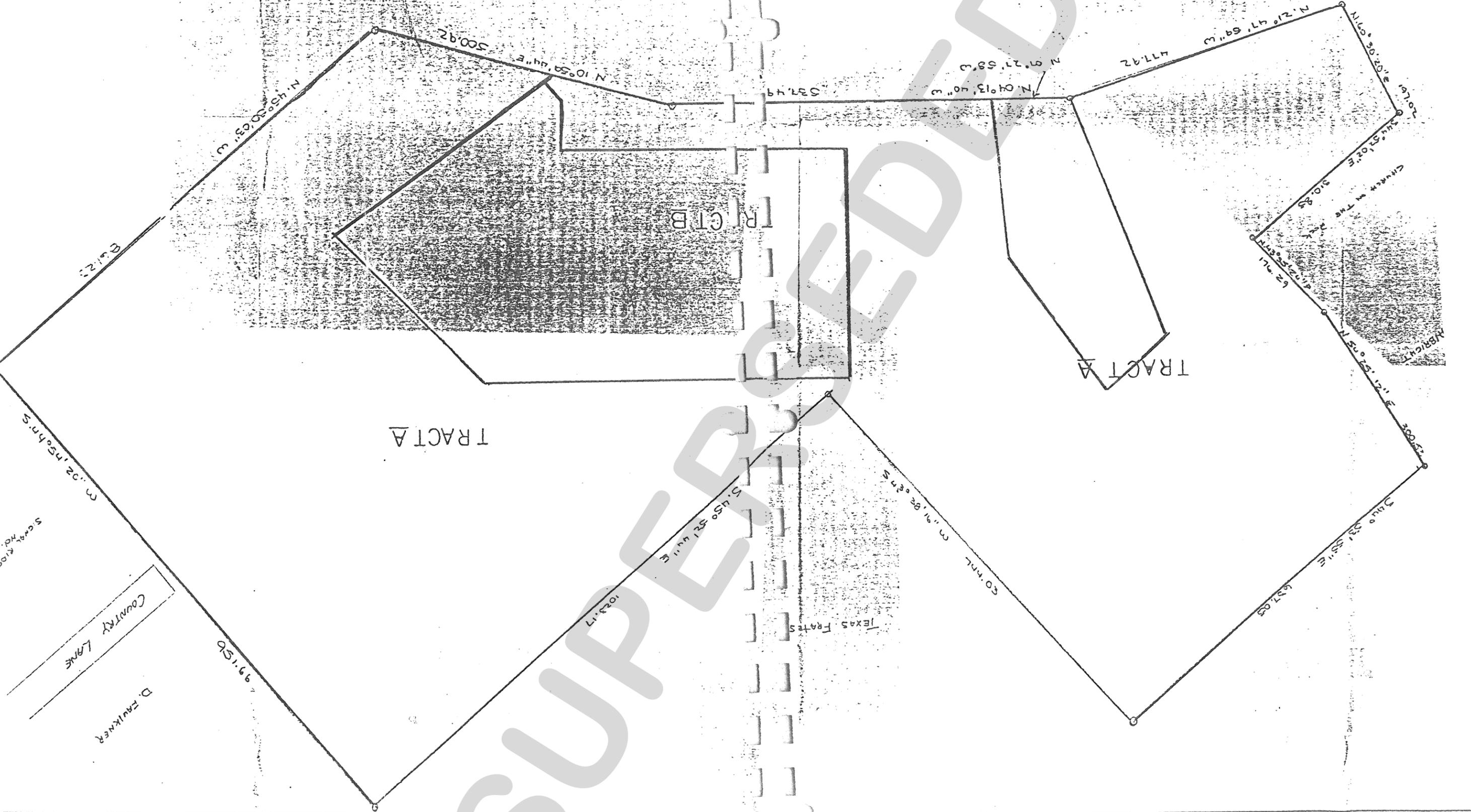
TRACT A

TRACT B

TRACT A

TEXAS TRACTS

CHURCH ON THE ...



N 43° 30' 03\"/>

500.92

N 10° 50' 44\"/>

337.49

N 9° 21' 58\"/>

477.92

N 21° 47' 69\"/>

346.57

62.91

S 12° 57' 03\"/>

380.52

S 14° 33' 51\"/>

631.05

S 11° 02' 27\"/>

103.17

S 45° 31' 41\"/>

991.50

70.02

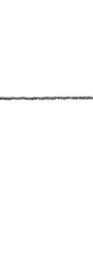
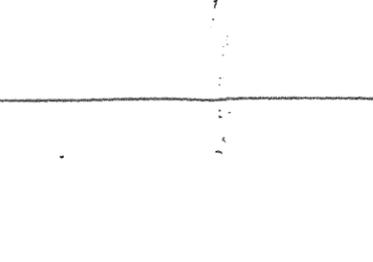
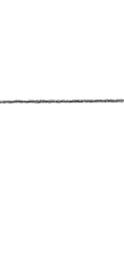
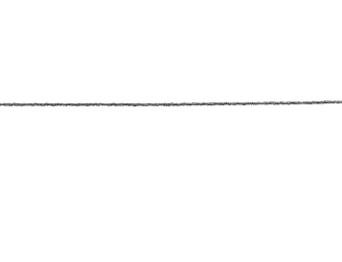
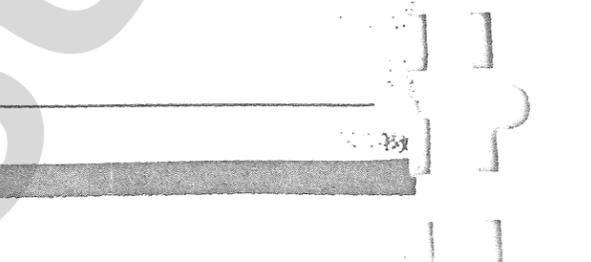
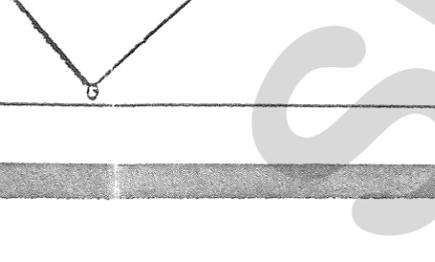
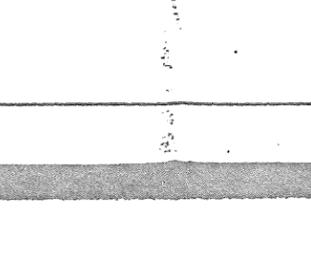
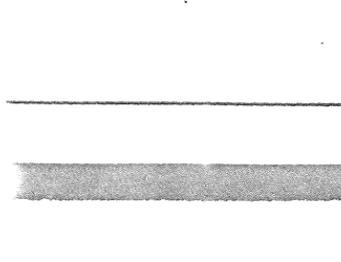
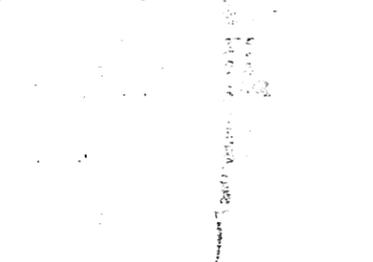
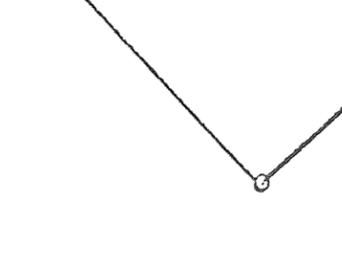
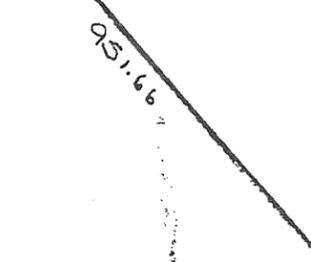
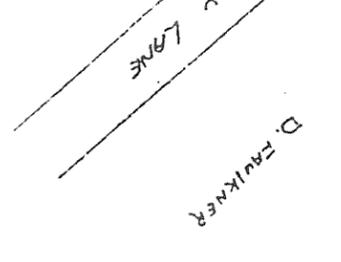
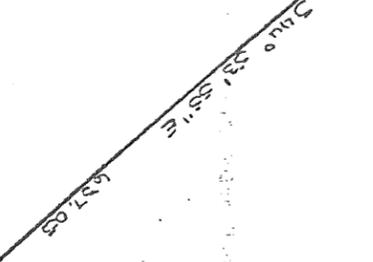
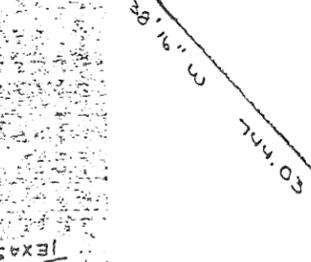
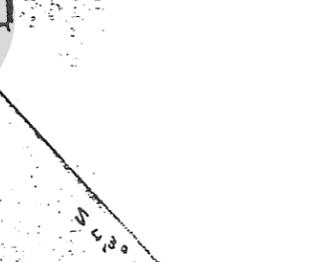
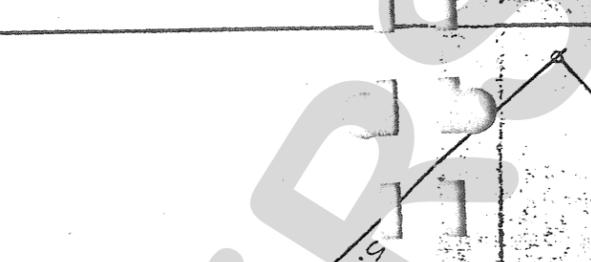
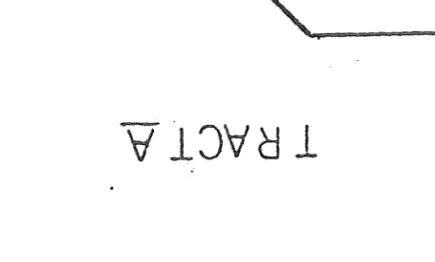
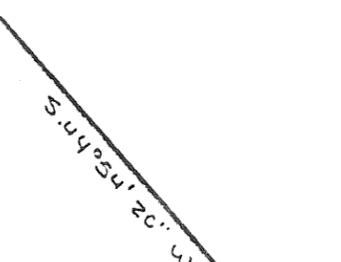
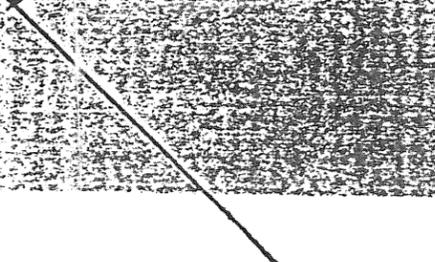
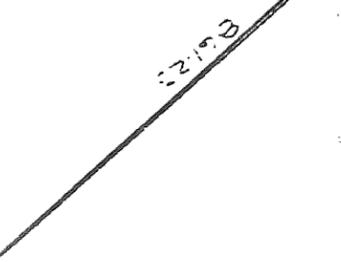
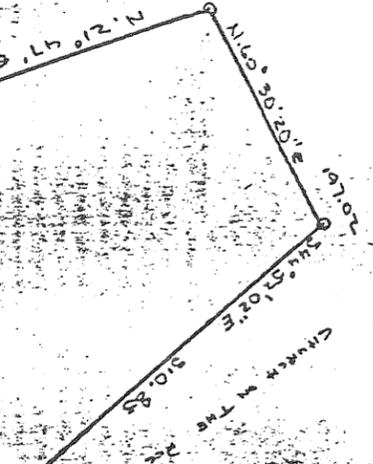
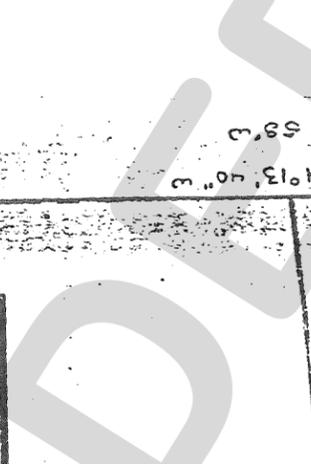
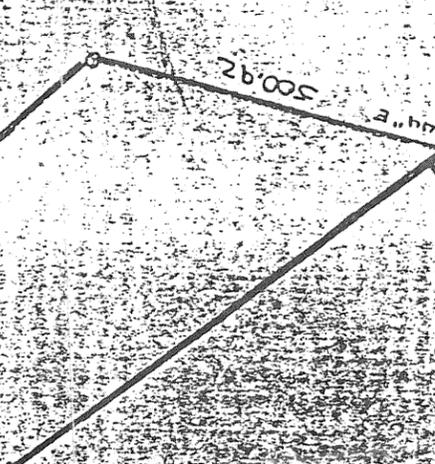
COUNTRY LANE

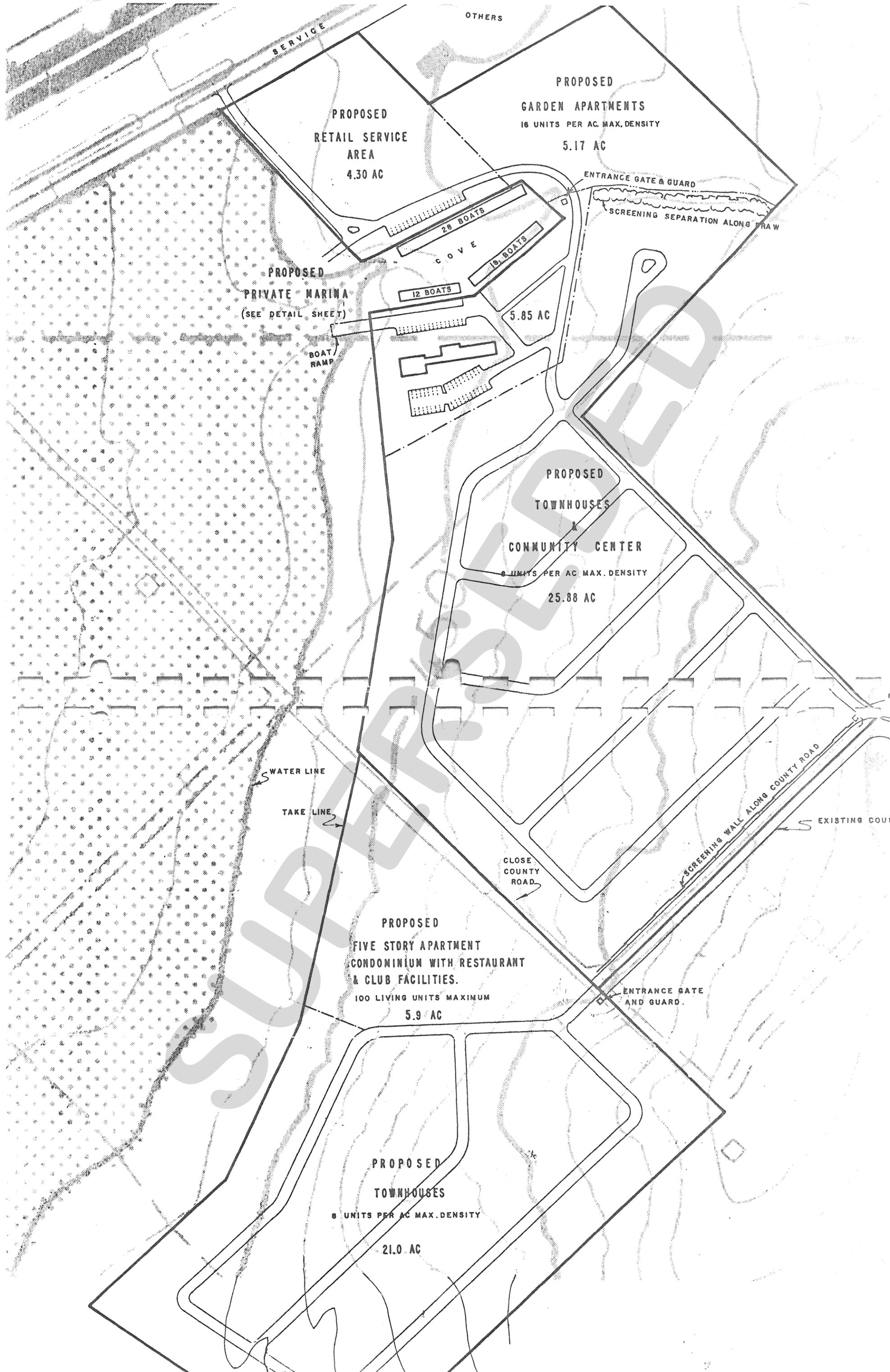
D. FAULKNER

S 64° 11' 00\"/>

70.02

861.23





SERVICE

OTHERS

PROPOSED  
RETAIL SERVICE  
AREA  
4.30 AC

PROPOSED  
GARDEN APARTMENTS  
16 UNITS PER AC. MAX. DENSITY  
5.17 AC

PROPOSED  
PRIVATE MARINA  
(SEE DETAIL SHEET)

ENTRANCE GATE & GUARD  
SCREENING SEPARATION ALONG DRAW

28 BOATS

COVE

12 BOATS

15 BOATS

5.85 AC

BOAT  
RAMP

PROPOSED  
TOWNHOUSES  
&  
COMMUNITY CENTER  
8 UNITS PER AC MAX. DENSITY  
25.88 AC

WATER LINE

TAKE LINE

CLOSE  
COUNTY  
ROAD

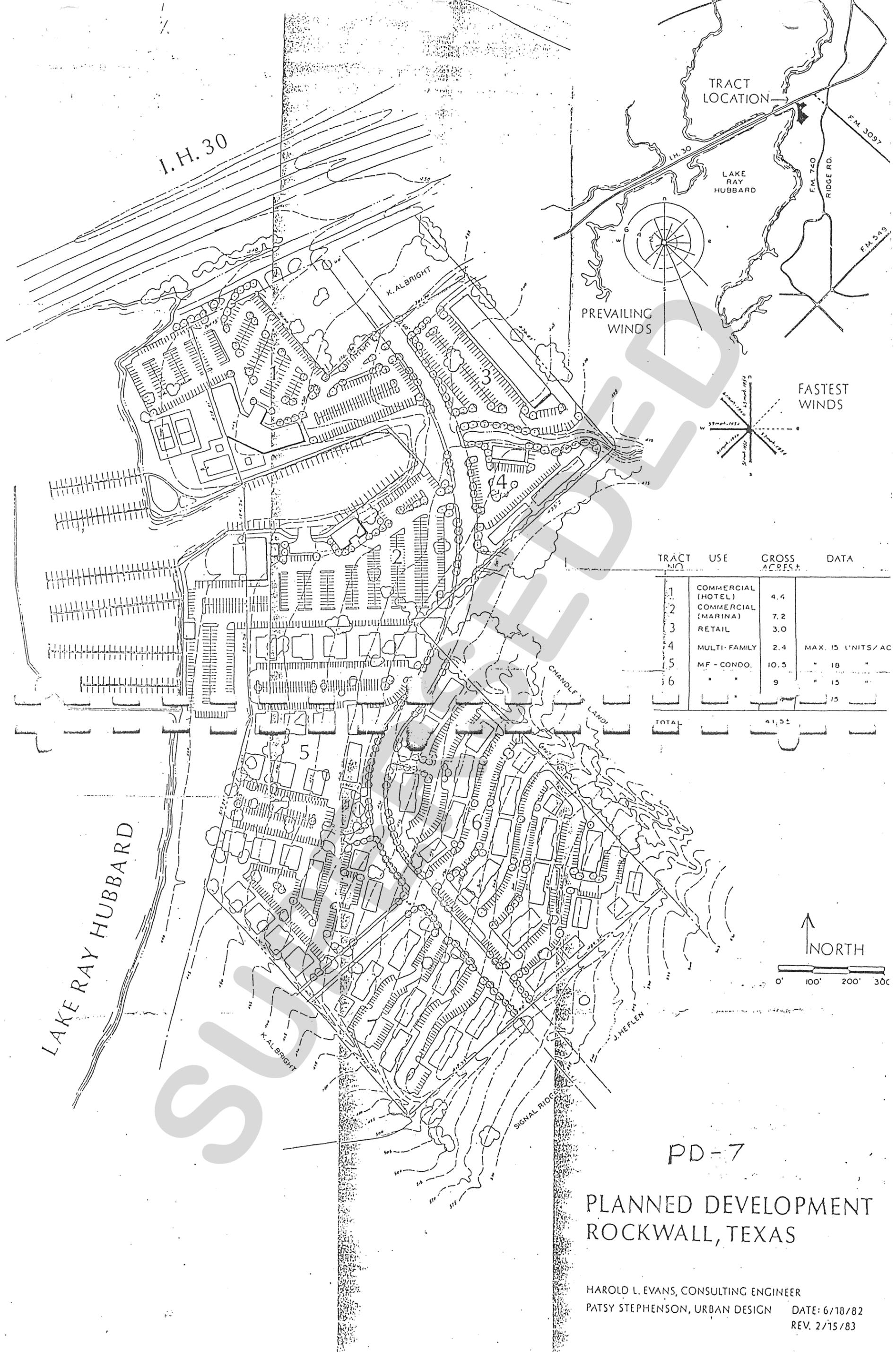
PROPOSED  
FIVE STORY APARTMENT  
CONDOMINIUM WITH RESTAURANT  
& CLUB FACILITIES.  
100 LIVING UNITS MAXIMUM  
5.9 AC

ENTRANCE GATE  
AND GUARD.

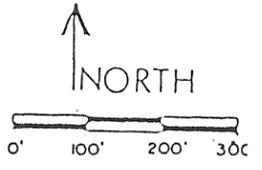
PROPOSED  
TOWNHOUSES  
8 UNITS PER AC MAX. DENSITY  
21.0 AC

SCREENING WALL ALONG COUNTY ROAD

EXISTING COUN



TRACT NO.	USE	GROSS ACRES ±	DATA
1	COMMERCIAL (HOTEL)	4.4	
2	COMMERCIAL (MARINA)	7.2	
3	RETAIL	3.0	
4	MULTI-FAMILY	2.4	MAX. 15 UNITS/AC
5	MF - CONDO.	10.5	" 18 "
6	" "	9	" 15 "
TOTAL		41.52	15



PD-7  
**PLANNED DEVELOPMENT  
 ROCKWALL, TEXAS**

HAROLD L. EVANS, CONSULTING ENGINEER  
 PATSY STEPHENSON, URBAN DESIGN      DATE: 6/18/82  
 REV. 2/15/83