

ORDINANCE NO. 74-32

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY, AS HERETOFORE AMENDED, SO AS TO GIVE THE FOLLOWING-DESCRIBED TRACTS OF LAND THE FOLLOWING ZONING CLASSIFICATIONS: 1) TRACT 1 TO BE "LI" LIGHT INDUSTRIAL DISTRICT CLASSIFICATION; 2) TRACTS 2, 3 AND 7 TO BE "C" COMMERCIAL DISTRICT CLASSIFICATION; 3) TRACTS 5, 9, 14 AND 16 TO BE "GR" GENERAL RETAIL DISTRICT CLASSIFICATION; 4) TRACTS 4, 6 AND 10 TO BE "PD" PLANNED DEVELOPMENT DISTRICT CLASSIFICATION FOR "MF-1" MULTIPLE-FAMILY DWELLING DISTRICT-1 USES ONLY WITH LIMITED DENSITY AND SUBJECT TO SITE PLAN APPROVAL; 5) TRACT 8 TO BE "SF-2" ONE-FAMILY DWELLING DISTRICT CLASSIFICATION; 6) TRACTS 11 AND 15 TO BE "PD" PLANNED DEVELOPMENT DISTRICT CLASSIFICATION FOR TOWNHOUSE AND CLUSTER HOME USES ONLY, WITH LIMITED DENSITY AND SUBJECT TO SITE PLAN APPROVAL, AND, TOGETHER WITH TRACTS 4, 6 AND 10, TO BE KNOWN AS PLANNED DEVELOPMENT DISTRICT NO. 10; 7) TRACT 12 TO BE GRANTED SPECIFIC USE PERMIT FOR A RECREATIONAL AREA, INCLUDING CLUBHOUSE, TENNIS COURTS, SWIMMING POOL AND RELATED RECREATIONAL FACILITIES; 8) TRACT 13 TO BE "O" OFFICE DISTRICT CLASSIFICATION; SAID TRACTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT NO. 1

BEING a tract or parcel of land situated in the J. Lockhart Survey, Abst. No. 134, Rockwall County, Texas, being a part of a 58.422 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 111, Pg. 40, Deed Records Rockwall County Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Northeast corner of said 58.422 acre tract, said point being on the North line of the J. Lockhart Survey and being North 0°56'01" East 1719.42 feet from the Northwest right-of-way line of I.H. No. 30;

THENCE: South 0°56'01" West along the East line of said 58.422 acre tract a distance of 963.78 feet to a point for a corner;

THENCE: South 74°12'26" West a distance of 1390.28 feet to a point for a corner on the West line of said 58.422 acre tract;

THENCE: North 0°33'43" East along said West line 1360.20 feet to a point for a corner on the North line of the J. Lockhart Survey;

THENCE: South 89°42'05" East along said survey line a distance of 524.03 feet to a point for a corner;

THENCE: South 88°55'15" East continuing with said survey line a distance of 816.29 feet to the Point of Beginning and containing 35.72 acres of land.

TRACT NO. 2

BEING a tract or parcel of land situated in the J. Lockhart Survey, Abst. No. 134, Rockwall County, Texas, being a part of a 58.422 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 111, Pg. 40, Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Southwest corner of said 58.422 acre tract and on the Northwest right-of-way line of I.H. No. 30;

THENCE: North 0°17'39" West along the West line of said 58.422 acre tract a distance of 420.26 feet to a point for a corner;
THENCE: North 0°33'43" East continuing with said West line a distance of 315.71 feet to a point for a corner;
THENCE: North 74°12'26" East a distance of 1390.28 feet to a point for a corner on the East line of said 58.422 acre tract;
THENCE: South 0°56'01" West along said East line a distance of 755.64 feet to a point for a corner on the Northwest line of I.H. No. 30;
THENCE: Along the Northwest line of said Hwy. as follows:
 South 72°38'54" West a distance of 416.59 feet;
 South 80°25'53" West a distance of 202.89 feet;
 South 73°54'08" West a distance of 724.26 feet to the Point of Beginning and containing 22.70 acres of land.

TRACT NO. 3

BEING a tract or parcel of land situated in the J. Lockhart Survey Abst. No. 134 and the J.M. Allen Survey, Abst. 2, Rockwall County, Texas, being all of a 12.4438 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 101, Pg. 795, all of a 10.08 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 108, Pg. 337, part of a tract conveyed as 123.4 acres by deed recorded in Vol. 99, Pg. 1022, all being recorded in the Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Southeast right-of-way line of I.H. No. 30 and on the Northeast corner of the above described 10.08 acre tract;

THENCE: South 1°20'24" West along the East line of said 10.08 acre tract a distance of 844.12 feet to a point for a corner on the North line of the J.M. Allen Survey;
THENCE: South 73°20'52" West a distance of 2083.01 feet to a point for a corner on the West line of the above described 123.4 acre tract;
THENCE: North 0°53'32" East with said West line a distance of 626.67 feet to a point for a corner;
THENCE: North 89°09'16" West a distance of 21.85 feet to a point for a corner on the Southwest corner of the above described 12.4438 acre tract;

THENCE: North 0°04'13" West along the West line of said 12.4438 acre tract, a distance of 212.86 feet to a point for a corner on the Southeast right-of-way line of I.H. No. 30;

THENCE: Along the Southeast right-of-way line of said Hwy. as follows:

North 73°20'52" East a distance of 832.57 feet;

North 66°16'30" East a distance of 201.60 feet;

North 79°59'00" East a distance of 357.32 feet;

THENCE: South 0°41'33" West leaving said Hwy. a distance of 231.57 feet to a point for a corner;

THENCE: South 89°08'38" East a distance of 171 feet to a point for a corner;

THENCE: North 0°41'33" East a distance of 302.72 feet to a point for a corner on the Southeast right-of-way line of I.H. No. 30;

THENCE: North 73°54'08" East along said right-of-way line a distance of 543.11 feet to the Point of Beginning and containing 37.799 acres of land.

TRACT NO. 4

BEING a tract or parcel of land situated in the J.M. Allen Survey, Abst. No. 2 and the W.H. Baird Survey, Abst. No. 25, being a part of tract conveyed as 123.4 acres by deed recorded in Vol. 99, Pg. 1022, of the Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the North right-of-way line of State Hwy. No. 276 and on the Southeast corner of the above described 123.4 acres tract;

THENCE: North 89°38'00" West along the North right-of-way line of said Hwy. a distance of 1339.65 feet to a point for a corner;

THENCE: North 0°53'32" East a distance of 670 feet to a point for a corner;

THENCE: North 89°38'00" West a distance of 646.46 feet to a point for a corner on the West line of the J.M. Allen Survey, Abst. No. 2;

THENCE: North 0°53'32" East along said survey line a distance of 1380.77 feet to a point for a corner;

THENCE: North 73°20'52" East a distance of 2083.01 feet to a point for a corner on the Northeast corner of said 123.4 acre tract;

THENCE: South 0°53'39" West along the East line of said tract a distance of 2660.47 feet to the Point of Beginning and containing 97.42 acres of land.

TRACT NO. 5

BEING a tract or parcel of land situated in the J.M. Allen Survey, Abst. No. 2 and the W.H. Baird Survey, Abst. No. 25, being a part of a tract conveyed as 123.4 acres by deed recorded in Vol. 99, Pg. 1022, of the Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the North right-of-way line of State Hwy. No. 276 and on the West line of the J.M. Allen Survey, Abst. No. 2 extended South;

THENCE: North 0°53'32" East along said survey line a distance of 670 feet to a point for a corner;

THENCE: South 89°38'00" East a distance of 646.46 feet to a point for a corner;

THENCE: South 0°53'32" West a distance of 670 feet to a point for a corner on the North right-of-way line of State Hwy. No. 276;

THENCE: North 89°38'00" West along said North right-of-way line a distance of 646.46 feet to the Point of Beginning and containing 10 acres of land.

TRACT NO. 6

BEING a tract or parcel of land situated in the Joseph Cadle Survey, Abst. No. 65, Rockwall County, Texas, being part of tract No. 1 described in a deed conveyed to Cambridge Co., recorded in Vol. 105, Pg. 505, of the Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Southwest line of the Rockwall-Chisholm Road situated South 42°11'22" East 409.60 feet from the most Northerly corner of the above described tract No. 1;

THENCE: South 42°11'22" East along the Southwest line of said road a distance of 1040 feet to a point for a corner;

THENCE: South 42°14'52" East continuing along the Southwest line of said road a distance of 854.42 feet to a point for a corner on the point of curvature of a circular curve to the right having a central angle of 48°19'34" and a radius of 231.61 feet;

THENCE: Around said curve continuing with said Southwest line in a Southeasterly direction a distance of 195.35 feet to a point for a corner;

THENCE: South 6°05'22" West continuing with said Southwest line a distance of 81.09 feet to a point for a corner;

THENCE: South 44°01'56" West continuing with said Southwest line a distance of 70.56 feet to a point for a corner on the North right-of-way line of State Hwy. No. 276;

THENCE: South 89°20'56" West along said North right-of-way line a distance of 3.19 feet to a point for a corner on the point of curvature of a circular curve to the right having a central angle of 4°12' and a radius of 5669.65 feet;

THENCE: Around said curve in a Northwesterly direction along said North right-of-way line a distance of 415.61 feet to a point for a corner on the point of curvature of a circular curve to the left having a radius of 3337.28 feet and a total central angle of 33°23'33";

THENCE: Around said curve in a Southwesterly direction along the North right-of-way line of the proposed relocation of State Hwy. No. 276 a distance of 859.82 feet to a point for a corner;

THENCE: North a distance of 1761.48 feet to the Point of Beginning and containing 29.868 acres of land.

TRACT NO. 7

BEING a tract or parcel of land situated in the Joseph Cadle Survey, Abst. 65, Rockwall County, Texas, being part of tract No. 1 and part of tract No. 2 described in a deed conveyed to Cambridge Co., recorded in Vol. 105, Pg. 505, of the Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Southwest line of the Rockwall-Chisholm Road and on the most Northerly corner of the above described tract No. 1;

THENCE: South $42^{\circ}11'22''$ East along the southwest line of said road a distance of 409.60 feet to a point for a corner;
THENCE: South a distance of 1761.48 feet to a point for a corner on the Northwest right-of-way line of the proposed relocation of State Hwy. No. 276, said point being on a circular curve to the left having a total central angle of $33^{\circ}23'33''$ and a radius of 3337.28 feet;
THENCE: Around said curve along said proposed right-of-way line in a Southwesterly direction a distance of 1085.18 feet to a point for a corner on the point of tangency of said curve;
THENCE: South $59^{\circ}57'24''$ West continuing with said proposed right-of-way line a distance of 347.51 feet to a point for a corner on the Northeast right-of-way line of State Hwy. No. 205;
THENCE: North $29^{\circ}50'37''$ West along said Northeast right-of-way line a distance of 236.31 feet to a point for a corner;
THENCE: North $24^{\circ}00'21''$ West continuing with said Northeast right-of-way line a distance of 581.98 feet to a point for a corner;
THENCE: North $44^{\circ}27'52''$ East a distance of 488.11 feet to a point for a corner;
THENCE: North $34^{\circ}19'14''$ East a distance of 1458.53 feet to a point for a corner;
THENCE: North $34^{\circ}44'31''$ East a distance of 399.46 feet to the Point of Beginning and containing 54.72 acres of land.

TRACT NO. 8

BEING a tract or parcel of land situated in the W.H. Baird Survey, Abst. No. 25, the W.H. Barnes Survey, Abst. No. 26, the J.R. Johnson Survey, Abst. No. 128 and the A. Johnson Survey, Abst. No. 123, said tract being part of a 99.626 acre tract conveyed to Charles J. Wilson by deed, recorded in Vol. 96, Pg. 564, part of a 167.5 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 102, Pg. 18, part of a 26.75 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 112, Pg. 325 and part of tract No. 2 described in a deed conveyed to Cambridge Co., recorded in Vol. 105, Pg. 505, all being recorded in the Deed Records of Rockwall County, Texas and being more particularly described as follows;

BEGINNING at a point for a corner on the South right-of-way line of State Hwy. No 276 and the Northeast corner of the above described 99.626 acre tract;

THENCE: South 0°13'00" West along the East line of said tract a distance of 1915.15 feet to a point for a corner on the Southeast corner of said 99.626 acre tract;
THENCE: North 89°45'00" West along the South line of said tract a distance of 246.8 feet to a point for a corner on the North-east corner of the above described 167.5 acre tract;
THENCE: South 0°25'00" West along the East line of said 167.5 acre tract a distance of 2240.63 feet to a point for a corner;
THENCE: West a distance of 1983.68 feet to a point for a corner on the centerline of the Rockwall-Chisholm Road;
THENCE: North 53°42'17" West a distance of 1016.41 feet to a point for a corner;
THENCE: North 48°27'37" East a distance of 1094.46 feet to a point for a corner on the centerline of the Rockwall-Chisholm Road;
THENCE: East a distance of 1255.35 feet to a point for a corner;
THENCE: North 14°19'08" East a distance of 2919.66 feet to a point for a corner on the South right-of-way line of State Hwy. No. 276;
THENCE: South 89°38'00" East along said South right-of-way line a distance of 276.59 feet to the Point of Beginning and containing 108.934 acres of land.

TRACT NO. 9

BEING a tract or parcel of land situated in the Joseph Cadle Survey, Abst. No. 65 and the W.H. Baird Survey, Abst. No. 25, Rockwall County, Texas, being part of a 99.626 acre tract conveyed to Charles J. Wilson by deed recorded in Vol. 96, Pg. 564, of the Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the South right-of-way line of State Hwy. No. 276 and on the centerline of the Rockwall-Chisholm Road;

THENCE: North 88°00' East along the south right-of-way line of State Hwy. No. 276 a distance of 530.85 feet to a point for a corner on the point of curvature of a circular curve to the right having a central angle of 2°22' and a radius of 5774.58 feet;
THENCE: Around said curve along said right-of-way line a distance of 238.53 feet to a point for a corner on the point of tangency of said curve;
THENCE: South 89°38' East continuing with said right-of-way line a distance of 525 feet to a point for a corner;
THENCE: South a distance of 385 feet to a point for a corner;
THENCE: North 89°38'00" West a distance of 1294.07 feet to a point for a corner on the centerline of the Rockwall-Chisholm Road;
THENCE: North along the centerline of said road a distance of 356.15 feet to the Point of Beginning and containing 11.348 acres of land.

TRACT NO. 10

BEING a tract or parcel of land situated in the Joseph Cadle Survey, Abst. No. 65, the W.H. Baird Survey, Abst. No. 25, and the W.H. Barnes Survey Abst. No. 26, being part of a 99.626 acre tract conveyed to Charles J. Wilson by deed recorded in Vol. 96, Pg. 564, and part of tract No. 2 described in a deed conveyed to Cambridge Co., recorded in Vol. 105, Pg. 505 both being recorded in the Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the South right-of-way line of State Hwy. No. 276 and the centerline of the Rockwall-Chisholm Road;

THENCE: South along the centerline of the Rockwall-Chisholm Road a distance of 356.15 feet to a point for a corner;
THENCE: South 89°38'00" East a distance of 1294.07 feet to a point for a corner;
THENCE: North a distance of 385 feet to a point for a corner on the South right-of-way line of State Hwy. No. 276;
THENCE: South 89°38'00" East along said right-of-way line a distance of 683.41 feet to a point for a corner;
THENCE: South 14°19'08" West a distance of 1249.66 feet to a point for a corner;
THENCE: West a distance of 1668.37 feet to a point for a corner on the centerline of the Rockwall-Chisholm Road;
THENCE: North 38°27'02" West a distance of 1535.93 feet to a point for a corner on the South right-of-way line of the proposed relocation of State Hwy. No. 276, said point being on a circular curve to the right having a total central angle of 33°23'33" and a radius of 3217.28 feet;
THENCE: Around said curve in a Northeasterly direction along said right-of-way line a distance of 450 feet to the point of tangency of said curve on the South right-of-way line of the existing State Hwy. No. 276, said point being the point of curvature of a circular curve to the left having a central angle of 4°12' and a radius of 5789.65 feet;
THENCE: Around said curve in a Southeasterly direction along said right-of-way line a distance of 424.21 feet to the point of tangency of said curve;
THENCE: North 89°20'57" East along said right-of-way line a distance of 81.33 feet to the Point of Beginning and containing 52.67 acres of land.

TRACT NO. 11

BEING a tract or parcel of land situated in the W.H. Baird Survey, Abst. No. 25, the Joseph Cadle Survey, Abst. No. 65, the J.D. McFarland Survey, Abst. No. 145, and the W.H. Barnes Survey, Abst. No. 26, being part of a 99.626 acre tract conveyed to Charles J. Wilson, by deed recorded in Vol. 96, Pg. 564, part of a 167.5 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 102, Pg. 18, and part of tract No. 2 described in a deed conveyed to Cambridge Co., recorded in Vol. 105, Pg. 505a all being recorded in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the centerline of the Rockwall-Chisholm Road situated South 1194.64 feet from the South right-of-way line of State Hwy. No. 276;

THENCE: East a distance of 1668.37 feet to a point for a corner;
THENCE: South 14°19'08" West a distance of 635 feet to a point for a corner;
THENCE: West a distance of 691.60 feet to a point for a corner;

THENCE: South 74°59'40" West a distance of 848.66 feet to a point for a corner on the centerline of the Rockwall-Chisholm Road;
THENCE: South along said centerline a distance of 640.00 feet to a point for a corner;
THENCE: East a distance of 339 feet to a point for a corner;
THENCE: North 47°56'34" East a distance of 372.52 feet to a point for a corner;
THENCE: South 75°40'52" East a distance of 717.0 feet to a point for a corner;
THENCE: South 14°19'08" West a distance of 222.24 feet to a point for a corner;
THENCE: West a distance of 1255.35 feet to a point for a corner on the centerline of the Rockwall-Chisholm;
THENCE: South 48°27'37" West a distance of 1144.46 feet to a point for a corner on the Northeast right-of-way line of State Hwy. No. 205;
THENCE: Along said right-of-way line as follows:
North 29°50'37" West a distance of 210.64 feet to a point for a corner;
South 60°09'23" West a distance of 10 feet to a point for a corner;
North 29°50'37" West a distance of 815.60 feet to a point for a corner;
THENCE: North 45°34'33" East a distance of 1050 feet to a point for a corner;
THENCE: North 44°25'27" West a distance of 232.27 feet to a point for a corner;
THENCE: South 45°34'33" West a distance of 838.35 feet to a point for a corner;
THENCE: North 47°00'16" West a distance of 564.84 feet to a point for a corner on the Northeast right-of-way line of State Hwy. No. 205;
THENCE: North 55°11'00" East along said right-of-way line a distance of 25 feet to a point for a corner;
THENCE: North 29°50'37" West continuing along said right-of-way line a distance of 920 feet to a point for a corner;
THENCE: North 47°18'37" East a distance of 1745.14 feet to a point for a corner;
THENCE: South 38°27'02" East a distance of 1535.93 feet to the Point of Beginning and containing 135.17 acres of land.

TRACT NO. 12

BEING a tract or parcel of land situated in the W.H. Baird Survey, Abst. No. 25, Rockwall County, Texas, being part of a 99.626 acre tract conveyed to Charles J. Wilson by deed, recorded in Vol. 96, Pg. 564 and part of a 167.5 acre tract conveyed to Cambridge Co., by deed, recorded in Vol. 102, Pg. 18, both recorded in the Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the centerline of the Rockwall-Chisholm Road situated South 2029.64 feet from the South right-of-way line of State Hwy. No. 276;

THENCE: North 74°59'40" East a distance of 848.66 feet to a point for a corner;
THENCE: East a distance of 691.60 feet to a point for a corner;
THENCE: South 14°19'08" West a distance of 812.76 feet to a point for a corner;
THENCE: North 75°40'52" West a distance of 717.0 feet to a point for a corner;
THENCE: South 47°56'34" West a distance of 372.52 feet to a point for a corner;
THENCE: West a distance of 339 feet to a point for a corner on the centerline of the Rockwall-Chisholm Road;
THENCE: North along the centerline of said road a distance of 640 feet to the Point of Beginning and containing 22.25 acres of land.

TRACT NO. 13

BEING a tract or parcel of land situated in the Joseph Cadle Survey, Abst. No. 65, the J.D. McFarland Survey, Abst. No. 145, being part of tract No. 2 described in a deed conveyed to Cambridge Co., recorded in Vol. 105, Pg. 505, of the Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Northeast right-of-way line of State Hwy. No. 205 situated South 24°00'21" East 548.05 feet and South 29°50'37" East 356.31 feet from the intersection of the Northeast right-of-way line of State Hwy. No. 205 and the centerline of State Hwy. No. 276, said point being on the South right-of-way line of the proposed relocation of State Hwy. No. 276;

THENCE: North 59°57'24" East along the South right-of-way line of said proposed Hwy. relocation a distance of 347.51 feet to a point for a corner on the point of curvature of a circular curve to the right having a total central angle of 33°23'33" and a radius of 3217.28 feet;
THENCE: Around said curve in a Northeasterly direction continuing along said South right-of-way line a distance of 1425.06 feet to a point for a corner;
THENCE: South 47°18'37" West a distance of 1745.14 feet to a point for a corner on the Northeast right-of-way line of State Hwy. No. 205;
THENCE: Along the Northeast right-of-way line of State Hwy. No. 205 as follows:
North 29°50'37" West a distance of 447.36 feet to a point for a corner;
South 57°08'22" West a distance of 25 feet to a point for a corner;
North 29°50'37" West a distance of 251.23 feet to the Point of Beginning and containing 16.562 acres of land.

TRACT NO. 14

BEING a tract or parcel of land situated in the W.H. Barnes Survey, Abst. No. 26, Rockwall County, Texas, being part of a 26.75 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 112, Pg. 325 and part of tract No. 2 described in a deed conveyed to Cambridge Co., recorded in Vol. 105, Pg. 505, both being recorded in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Northeast right-of-way line of State Hwy. No. 205 and the Northwest corner of the above described 26.75 acre tract;

THENCE: North 45°34'33" East a distance of 989.58 feet to a point for a corner;
THENCE: South 44°25'27" East a distance of 232.27 feet to a point for a corner;
THENCE: South 45°34'33" West a distance of 1050 feet to a point for a corner on the Northeast right-of-way line of State Hwy. No. 205;
THENCE: North 29°50'37" West along said right-of-way line a distance of 240 feet to the Point of Beginning and containing 5.44 acres of land.

TRACT NO. 15

BEING a tract or parcel of land situated in the W.H. Barnes Survey, Abst. No. 26, the J.R. Johnson Survey, Abst. No. 128 and the A. Johnson Survey, Abst. No. 123, said tract being part of a 167.5 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 102, Pg. 18, part of a 26.75 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 112, Pg. 325, both being recorded in the Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Northeast right-of-way line of State Hwy. No. 205 situated South 39°33'17" East 158 feet from the centerline of the Rockwall-Chisholm Road, said point being the point of curvature of a circular curve to the right having a central angle of 12°12'40" and a radius of 5679.6 feet;

THENCE: Around said curve along said right-of-way line in a Northwesterly direction a distance of 1210.46 feet to a point for a corner;

THENCE: Continuing with the Northeast right-of-way line of State Hwy. No. 205 as follows:

North 29°50'37" West a distance of 448.36 feet to a point for a corner;

North 60°09'23" East a distance of 10 feet to a point for a corner;

North 29°50'37" West a distance of 90 feet to a point for a corner;

THENCE: North 48°27'37" East leaving said Hwy. a distance of 50 feet to a point for a corner;

THENCE: South 53°42'17" East a distance of 1016.41 feet to a point for a corner on the centerline of the Rockwall-Chisholm Road;

THENCE: East a distance of 1983.68 feet to a point for a corner on the East line of the above described 167.5 acre tract;

THENCE: South 0°25'00" West along said East line a distance of 947.37 feet to a point for a corner;

THENCE: South 35°30'00" West a distance of 550 feet to a point for a corner;

THENCE: North 38°09'00" West a distance of 621.56 feet to a point for a corner;

THENCE: North 75°40'52" West a distance of 570 feet to a point for a corner;

THENCE: South 14°19'08" West a distance of 636.75 feet to a point for a corner on the Northeast right-of-way line of State Hwy. No. 205;

THENCE: North 42°03'17" West along said right-of-way line a distance of 674.50 feet to the Point of Beginning and containing 56.24 acres of land.

TRACT NO. 16

BEING a tract or parcel of land situated in the A. Johnson Survey, Abst. No. 123, the J.R. Johnson Survey, Abst. No. 128, being part of a 167.5 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 102, Pg. 18, of the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Northeast right-of-way line of State Hwy. No. 205 situated South $39^{\circ}33'17''$ East 158 feet and South $42^{\circ}03'17''$ East 674.50 feet from the centerline of the Rockwall-Chisholm Road;

THENCE: North $14^{\circ}19'08''$ East leaving said right-of-way line a distance of 636.75 feet to a point for a corner;

THENCE: South $75^{\circ}40'52''$ East a distance of 570 feet to a point for a corner;

THENCE: South $38^{\circ}09'00''$ East a distance of 621.56 feet to a point for a corner;

THENCE: South $35^{\circ}30'00''$ West a distance of 492 feet to a point for a corner;

THENCE: North $89^{\circ}43'02''$ West a distance of 434.53 feet to a point for a corner on the Northeast right-of-way line of State Hwy. No. 205;

THENCE: North $42^{\circ}22'47''$ West along said right-of-way line a distance of 332.50 feet to a point for a corner;

THENCE: North $42^{\circ}03'17''$ West continuing with said right-of-way line a distance of 223.0 feet to the Point of Beginning and containing 17.36 acres of land.

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 & 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 a joint public hearing and afforded a full and fair hearing to all property owners generally and to all person 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 district classification changes as follow: 1) Tract 1 to "LI" Light Industrial District Classification; 2) Tracts 2, 3 and 7 to "C" Commercial District Classification; 3) Tracts 5, 9, 14 and 16 to "GR" General Retail District Classification; 4) Tracts 4, 6 and 10 to "PD" Planned Development District Classification, subject to "MF-1" Multiple-Family Dwelling District-1 Classification, and subject to special conditions; 5) Tract 8 to "SF-2" One-Family Dwelling District Classification; 6) Tracts 11 and 15 to "PD" Planned Development District Classification, subject to Townhouse and Cluster Home uses only, subject to special conditions, and, together with Tracts 4, 6 and 10, to be designated as Planned Development District No. 10 of the City of Rockwall; 7) Tract 12 to have Specific Use Permit for Recreational Area with Clubhouse, Tennis Courts, Swimming Pool and related recreational facilities;

8) Tract 13 to "O" Office District Classification, each of said zoning classifications being granted under the conditions of this ordinance, and said tracts of land being more particularly described as follows:

TRACT NO. 1

BEING a tract or parcel of land situated in the J. Lockhart Survey, Abst. No. 134, Rockwall County, Texas, being a part of a 58.422 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 111, Pg. 40, Deed Records Rockwall County Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Northeast corner of said 58.422 acre tract, said point being on the North line of the J. Lockhart Survey and being North 0°56'01" East 1719.42 feet from the Northwest right-of-way line of I.H. No. 30;

THENCE: South 0°56'01" West along the East line of said 58.422 acre tract a distance of 963.78 feet to a point for a corner;

THENCE: South 74°12'26" West a distance of 1390.28 feet to a point for a corner on the West line of said 58.422 acre tract;

THENCE: North 0°33'43" East along said West line 1360.20 feet to a point for a corner on the North line of the J. Lockhart Survey;

THENCE: South 89°42'05" East along said survey line a distance of 524.03 feet to a point for a corner;

THENCE: South 88°55'15" East continuing with said survey line a distance of 816.29 feet to the Point of Beginning and containing 35.72 acres of land.

TRACT NO. 2

BEING a tract or parcel of land situated in the J. Lockhart Survey, Abst. No. 134, Rockwall County, Texas, being a part of a 58.422 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 111, Pg. 40, Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Southwest corner of said 58.422 acre tract and on the Northwest right-of-way line of I.H. No. 30;

THENCE: North 0°17'39" West along the West line of said 58.422 acre tract a distance of 420.26 feet to a point for a corner;

THENCE: North 0°33'43" East continuing with said West line a distance of 315.71 feet to a point for a corner;

THENCE: North 74°12'26" East a distance of 1390.28 feet to a point for a corner on the East line of said 58.422 acre tract;

THENCE: South 0°56'01" West along said East line a distance of 755.64 feet to a point for a corner on the Northwest line of I.H. No. 30;

THENCE: Along the Northwest line of said Hwy. as follows:

South 72°38'54" West a distance of 416.59 feet;

South 80°25'53" West a distance of 202.89 feet;

South 73°54'08" West a distance of 724.26 feet to the Point of Beginning and containing 22.70 acres of land.

TRACT NO. 3

BEING a tract or parcel of land situated in the J. Lockhart Survey Abst. No. 134 and the J.M. Allen Survey, Abst. 2, Rockwall County, Texas, being all of a 12.4438 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 101, Pg. 795, all of a 10.08 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 108, Pg. 337, part of a tract conveyed as 123.4 acres by deed recorded in Vol. 99, Pg. 1022, all being recorded in the Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Southeast right-of-way line of I.H. No. 30 and on the Northeast corner of the above described 10.08 acre tract;

THENCE: South 1°20'24" West along the East line of said 10.08 acre tract a distance of 844.12 feet to a point for a corner on the North line of the J.M. Allen Survey;

THENCE: South 73°20'52" West a distance of 2083.01 feet to a point for a corner on the West line of the above described 123.4 acre tract;

THENCE: North 0°53'32" East with said West line a distance of 626.67 feet to a point for a corner;

THENCE: North 89°09'16" West a distance of 21.85 feet to a point for a corner on the Southwest corner of the above described 12.4438 acre tract;

THENCE: North 0°04'13" West along the West line of said 12.4438 acre tract, a distance of 212.86 feet to a point for a corner on the Southeast right-of-way line of I.H. No. 30;

THENCE: Along the Southeast right-of-way line of said Hwy. as follows:

North 73°20'52" East a distance of 832.57 feet;

North 66°16'30" East a distance of 201.60 feet;

North 79°59'00" East a distance of 357.32 feet;

THENCE: South 0°41'33" West leaving said Hwy. a distance of 231.57 feet to a point for a corner;

THENCE: South 89°08'38" East a distance of 171 feet to a point for a corner;

THENCE: North 0°41'33" East a distance of 302.72 feet to a point for a corner on the Southeast right-of-way line of I.H. No. 30;

THENCE: North 73°54'08" East along said right-of-way line a distance of 543.11 feet to the Point of Beginning and containing 37.799 acres of land.

TRACT NO. 4

BEING a tract or parcel of land situated in the J.M. Allen Survey, Abst. No. 2 and the W.H. Baird Survey, Abst. No. 25, being a part of tract conveyed as 123.4 acres by deed recorded in Vol. 99, Pg. 1022, of the Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the North right-of-way line of State Hwy. No. 276 and on the Southeast corner of the above described 123.4 acres tract;

THENCE: North 89°38'00" West along the North right-of-way line of said Hwy. a distance of 1339.65 feet to a point for a corner;

THENCE: North 0°53'32" East a distance of 670 feet to a point for a corner;

THENCE: North 89°38'00" West a distance of 646.46 feet to a point for a corner on the West line of the J.M. Allen Survey, Abst. No. 2;

THENCE: North 0°53'32" East along said survey line a distance of 1380.77 feet to a point for a corner;
THENCE: North 73°20'52" East a distance of 2083.01 feet to a point for a corner on the Northeast corner of said 123.4 acre tract;
THENCE: South 0°53'39" West along the East line of said tract a distance of 2660.47 feet to the Point of Beginning and containing 97.42 acres of land.

TRACT NO. 5

BEING a tract or parcel of land situated in the J.M. Allen Survey, Abst. No. 2 and the W.H. Baird Survey, Abst. No. 25, being a part of a tract conveyed as 123.4 acres by deed recorded in Vol. 99, Pg. 1022, of the Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the North right-of-way line of State Hwy. No. 276 and on the West line of the J.M. Allen Survey, Abst. No. 2 extended South;

THENCE: North 0°53'32" East along said survey line a distance of 670 feet to a point for a corner;
THENCE: South 89°38'00" East a distance of 646.46 feet to a point for a corner;
THENCE: South 0°53'32" West a distance of 670 feet to a point for a corner on the North right-of-way line of State Hwy. No. 276;
THENCE: North 89°38'00" West along said North right-of-way line a distance of 646.46 feet to the Point of Beginning and containing 10 acres of land.

TRACT NO. 6

BEING a tract or parcel of land situated in the Joseph Cadle Survey, Abst. No. 65, Rockwall County, Texas, being part of tract No. 1 described in a deed conveyed to Cambridge Co., recorded in Vol. 105, Pg. 505, of the Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Southwest line of the Rockwall-Chisholm Road situated South 42°11'22" East 409.60 feet from the most Northerly corner of the above described tract No. 1;

THENCE: South 42°11'22" East along the Southwest line of said road a distance of 1040 feet to a point for a corner;
THENCE: South 42°14'52" East continuing along the Southwest line of said road a distance of 854.42 feet to a point for a corner on the point of curvature of a circular curve to the right having a central angle of 48°19'34" and a radius of 231.61 feet;
THENCE: Around said curve continuing with said Southwest line in a Southeasterly direction a distance of 195.35 feet to a point for a corner;
THENCE: South 6°05'22" West continuing with said Southwest line a distance of 81.09 feet to a point for a corner;
THENCE: South 44°01'56" West continuing with said Southwest line a distance of 70.56 feet to a point for a corner on the North right-of-way line of State Hwy. No. 276;
THENCE: South 89°20'56" West along said North right-of-way line a distance of 3.19 feet to a point for a corner on the point of curvature of a circular curve to the right having a central angle of 4°12' and a radius of 5669.65 feet;

THENCE: Around said curve in a Northwesterly direction along said North right-of-way line a distance of 415.61 feet to a point for a corner on the point of curvature of a circular curve to the left having a radius of 3337.28 feet and a total central angle of 33°23'33";

THENCE: Around said curve in a Southwesterly direction along the North right-of-way line of the proposed relocation of State Hwy. No. 276 a distance of 859.82 feet to a point for a corner;

THENCE: North a distance of 1761.48 feet to the Point of Beginning and containing 29.868 acres of land.

TRACT NO. 7

BEING a tract or parcel of land situated in the Joseph Cadle Survey, Abst. 65, Rockwall County, Texas, being part of tract No. 1 and part of tract No. 2 described in a deed conveyed to Cambridge Co., recorded in Vol. 105, Pg. 505, of the Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Southwest line of the Rockwall-Chisholm Road and on the most Northerly corner of the above described tract No. 1;

THENCE: South 42°11'22" East along the southwest line of said road a distance of 409.60 feet to a point for a corner;

THENCE: South a distance of 1761.48 feet to a point for a corner on the Northwest right-of-way line of the proposed relocation of State Hwy. No. 276, said point being on a circular curve to the left having a total central angle of 33°23'33" and a radius of 3337.28 feet;

THENCE: Around said curve along said proposed right-of-way line in a Southwesterly direction a distance of 1085.18 feet to a point for a corner on the point of tangency of said curve;

THENCE: South 59°57'24" West continuing with said proposed right-of-way line a distance of 347.51 feet to a point for a corner on the Northeast right-of-way line of State Hwy. No. 205;

THENCE: North 29°50'37" West along said Northeast right-of-way line a distance of 236.31 feet to a point for a corner;

THENCE: North 24°00'21" West continuing with said Northeast right-of-way line a distance of 581.98 feet to a point for a corner;

THENCE: North 44°27'52" East a distance of 488.11 feet to a point for a corner;

THENCE: North 34°19'14" East a distance of 1458.53 feet to a point for a corner;

THENCE: North 34°44'31" East a distance of 399.46 feet to the Point of Beginning and containing 54.72 acres of land.

TRACT NO. 8

BEING a tract or parcel of land situated in the W.H. Baird Survey, Abst. No. 25, the W.H. Barnes Survey, Abst. No. 26, the J.R. Johnson Survey, Abst. No. 128 and the A. Johnson Survey, Abst. No. 123, said tract being part of a 99.626 acre tract conveyed to Charles J. Wilson by deed, recorded in Vol. 96, Pg. 564, part of a 167.5 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 102, Pg. 18, part of a 26.75 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 112, Pg. 325 and part of tract No. 2 described in a deed conveyed to Cambridge Co., recorded in Vol. 105, Pg. 505, all being recorded in the Deed Records of Rockwall County, Texas and being more particularly described as follows;

BEGINNING at a point for a corner on the South right-of-way line of State Hwy. No 276 and the Northeast corner of the above described 99.626 acre tract;

THENCE: South 0°13'00" West along the East line of said tract a distance of 1915.15 feet to a point for a corner on the Southeast corner of said 99.626 acre tract;
THENCE: North 89°45'00" West along the South line of said tract a distance of 246.8 feet to a point for a corner on the Northeast corner of the above described 167.5 acre tract;
THENCE: South 0°25'00" West along the East line of said 167.5 acre tract a distance of 2240.63 feet to a point for a corner;
THENCE: West a distance of 1983.68 feet to a point for a corner on the centerline of the Rockwall-Chisholm Road;
THENCE: North 53°42'17" West a distance of 1016.41 feet to a point for a corner;
THENCE: North 48°27'37" East a distance of 1094.46 feet to a point for a corner on the centerline of the Rockwall-Chisholm Road;
THENCE: East a distance of 1255.35 feet to a point for a corner;
THENCE: North 14°19'08" East a distance of 2919.66 feet to a point for a corner on the South right-of-way line of State Hwy. No. 276;
THENCE: South 89°38'00" East along said South right-of-way line a distance of 276.59 feet to the Point of Beginning and containing 108.934 acres of land.

TRACT NO. 9

BEING a tract or parcel of land situated in the Joseph Cadle Survey, Abst. No. 65 and the W.H. Baird Survey, Abst. No. 25, Rockwall County, Texas, being part of a 99.626 acre tract conveyed to Charles J. Wilson by deed recorded in Vol. 96, Pg. 564, of the Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the South right-of-way line of State Hwy. No. 276 and on the centerline of the Rockwall-Chisholm Road;

THENCE: North 88°00' East along the south right-of-way line of State Hwy. No. 276 a distance of 530.85 feet to a point for a corner on the point of curvature of a circular curve to the right having a central angle of 2°22' and a radius of 5774.58 feet;
THENCE: Around said curve along said right-of-way line a distance of 238.53 feet to a point for a corner on the point of tangency of said curve;

THENCE: South 89°38' East continuing with said right-of-way line a distance of 525 feet to a point for a corner;
THENCE: South a distance of 385 feet to a point for a corner;
THENCE: North 89°38'00" West a distance of 1294.07 feet to a point for a corner on the centerline of the Rockwall-Chisholm Road;
THENCE: North along the centerline of said road a distance of 356.15 feet to the Point of Beginning and containing 11.348 acres of land.

TRACT NO. 10

BEING a tract or parcel of land situated in the Joseph Cadle Survey, Abst. No. 65, the W.H. Baird Survey, Abst. No. 25, and the W.H. Barnes Survey Abst. No. 26, being part of a 99.626 acre tract conveyed to Charles J. Wilson by deed recorded in Vol. 96, Pg. 564, and part of tract No. 2 described in a deed conveyed to Cambridge Co., recorded in Vol. 105, Pg. 505 both being recorded in the Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the South right-of-way line of State Hwy. No. 276 and the centerline of the Rockwall-Chisholm Road;

THENCE: South along the centerline of the Rockwall-Chisholm Road a distance of 356.15 feet to a point for a corner;
THENCE: South 89°38'00" East a distance of 1294.07 feet to a point for a corner;
THENCE: North a distance of 385 feet to a point for a corner on the South right-of-way line of State Hwy. No. 276;
THENCE: South 89°38'00" East along said right-of-way line a distance of 683.41 feet to a point for a corner;
THENCE: South 14°19'08" West a distance of 1249.66 feet to a point for a corner;
THENCE: West a distance of 1668.37 feet to a point for a corner on the centerline of the Rockwall-Chisholm Road;
THENCE: North 38°27'02" West a distance of 1535.93 feet to a point for a corner on the South right-of-way line of the proposed relocation of State Hwy. No. 276, said point being on a circular curve to the right having a total central angle of 33°23'33" and a radius of 3217.28 feet;
THENCE: Around said curve in a Northeasterly direction along said right-of-way line a distance of 450 feet to the point of tangency of said curve on the South right-of-way line of the existing State Hwy. No. 276, said point being the point of curvature of a circular curve to the left having a central angle of 4°12' and a radius of 5789.65 feet;
THENCE: Around said curve in a Southeasterly direction along said right-of-way line a distance of 424.21 feet to the point of tangency of said curve;
THENCE: North 89°20'57" East along said right-of-way line a distance of 81.33 feet to the Point of Beginning and containing 52.67 acres of land.

TRACT NO. 11

BEING a tract or parcel of land situated in the W.H. Baird Survey, Abst. No. 25, the Joseph Cadle Survey, Abst. No. 65, the J.D. McFarland Survey, Abst. No. 145, and the W.H. Barnes Survey, Abst. No. 26, being part of a 99.626 acre tract conveyed to Charles J. Wilson, by deed recorded in Vol. 96, Pg. 564, part of a 167.5 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 102, Pg. 18, and part of tract No. 2 described in a deed conveyed to Cambridge Co., recorded in Vol. 105, Pg. 505, all being recorded in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the centerline of the Rockwall-Chisholm Road situated South 1194.64 feet from the South right-of-way line of State Hwy. No. 276;

THENCE: East a distance of 1668.37 feet to a point for a corner;
THENCE: South 14°19'08" West a distance of 635 feet to a point for a corner;
THENCE: West a distance of 691.60 feet to a point for a corner;
THENCE: South 74°59'40" West a distance of 848.66 feet to a point for a corner on the centerline of the Rockwall-Chisholm Road;
THENCE: South along said centerline a distance of 640.00 feet to a point for a corner;
THENCE: East a distance of 339 feet to a point for a corner;
THENCE: North 47°56'34" East a distance of 372.52 feet to a point for a corner;
THENCE: South 75°40'52" East a distance of 717.0 feet to a point for a corner;
THENCE: South 14°19'08" West a distance of 222.24 feet to a point for a corner;
THENCE: West a distance of 1255.35 feet to a point for a corner on the centerline of the Rockwall-Chisholm;
THENCE: South 48°27'37" West a distance of 1144.46 feet to a point for a corner on the Northeast right-of-way line of State Hwy. No. 205;
THENCE: Along said right-of-way line as follows:
North 29°50'37" West a distance of 210.64 feet to a point for a corner;
South 60°09'23" West a distance of 10 feet to a point for a corner;
North 29°50'37" West a distance of 815.60 feet to a point for a corner;
THENCE: North 45°34'33" East a distance of 1050 feet to a point for a corner;
THENCE: North 44°25'27" West a distance of 232.27 feet to a point for a corner;
THENCE: South 45°34'33" West a distance of 838.35 feet to a point for a corner;
THENCE: North 47°00'16" West a distance of 564.84 feet to a point for a corner on the Northeast right-of-way line of State Hwy. No. 205;
THENCE: North 55°11'00" East along said right-of-way line a distance of 25 feet to a point for a corner;
THENCE: North 29°50'37" West continuing along said right-of-way line a distance of 920 feet to a point for a corner;
THENCE: North 47°18'37" East a distance of 1745.14 feet to a point for a corner;
THENCE: South 38°27'02" East a distance of 1535.93 feet to the Point of Beginning and containing 135.17 acres of land.

TRACT NO. 12

BEING a tract or parcel of land situated in the W.H. Baird Survey, Abst. No. 25, Rockwall County, Texas, being part of a 99.626 acre tract conveyed to Charles J. Wilson by deed, recorded in Vol. 96, Pg. 564 and part of a 167.5 acre tract conveyed to Cambridge Co., by deed, recorded in Vol. 102, Pg. 18, both recorded in the Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the centerline of the Rockwall-Chisholm Road situated South 2029.64 feet from the South right-of-way line of State Hwy. No. 276;

THENCE: North 74°59'40" East a distance of 848.66 feet to a point for a corner;
THENCE: East a distance of 691.60 feet to a point for a corner;
THENCE: South 14°19'08" West a distance of 812.76 feet to a point for a corner;
THENCE: North 75°40'52" West a distance of 717.0 feet to a point for a corner;
THENCE: South 47°56'34" West a distance of 372.52 feet to a point for a corner;
THENCE: West a distance of 339 feet to a point for a corner on the centerline of the Rockwall-Chisholm Road;
THENCE: North along the centerline of said road a distance of 640 feet to the Point of Beginning and containing 22.25 acres of land.

TRACT NO. 13

BEING a tract or parcel of land situated in the Joseph Cadle Survey, Abst. No. 65, the J.D. McFarland Survey, Abst. No. 145, being part of tract No. 2 described in a deed conveyed to Cambridge Co., recorded in Vol. 105, Pg. 505, of the Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Northeast right-of-way line of State Hwy. No. 205 situated South 24°00'21" East 548.05 feet and South 29°50'37" East 356.31 feet from the intersection of the Northeast right-of-way line of State Hwy. No. 205 and the centerline of State Hwy. No. 276, said point being on the South right-of-way line of the proposed relocation of State Hwy. No. 276;

THENCE: North 59°57'24" East along the South right-of-way line of said proposed Hwy. relocation a distance of 347.51 feet to a point for a corner on the point of curvature of a circular curve to the right having a total central angle of 33°23'33" and a radius of 3217.28 feet;
THENCE: Around said curve in a Northeasterly direction continuing along said South right-of-way line a distance of 1425.06 feet to a point for a corner;
THENCE: South 47°18'37" West a distance of 1745.14 feet to a point for a corner on the Northeast right-of-way line of State Hwy. No. 205;
THENCE: Along the Northeast right-of-way line of State Hwy. No. 205 as follows:
North 29°50'37" West a distance of 447.36 feet to a point for a corner;
South 57°08'22" West a distance of 25 feet to a point for a corner;
North 29°50'37" West a distance of 251.23 feet to the Point of Beginning and containing 16.562 acres of land.

TRACT NO. 14

BEING a tract or parcel of land situated in the W.H. Barnes Survey, Abst. No. 26, Rockwall County, Texas, being part of a 26.75 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 112, Pg. 325 and part of tract No. 2 described in a deed conveyed to Cambridge Co., recorded in Vol. 105, Pg. 505, both being recorded in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Northeast right-of-way line of State Hwy. No. 205 and the Northwest corner of the above described 26.75 acre tract;

THENCE: North 45°34'33" East a distance of 989.58 feet to a point for a corner;
THENCE: South 44°25'27" East a distance of 232.27 feet to a point for a corner;
THENCE: South 45°34'33" West a distance of 1050 feet to a point for a corner on the Northeast right-of-way line of State Hwy. No. 205;
THENCE: North 29°50'37" West along said right-of-way line a distance of 240 feet to the Point of Beginning and containing 5.44 acres of land.

TRACT NO. 15

BEING a tract or parcel of land situated in the W.H. Barnes Survey, Abst. No. 26, the J.R. Johnson Survey, Abst. No. 128 and the A. Johnson Survey, Abst. No. 123, said tract being part of a 167.5 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 102, Pg. 18, part of a 26.75 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 112, Pg. 325, both being recorded in the Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Northeast right-of-way line of State Hwy. No. 205 situated South 39°33'17" East 158 feet from the centerline of the Rockwall-Chisholm Road, said point being the point of curvature of a circular curve to the right having a central angle of 12°12'40" and a radius of 5679.6 feet;

THENCE: Around said curve along said right-of-way line in a Northwesterly direction a distance of 1210.46 feet to a point for a corner;
THENCE: Continuing with the Northeast right-of-way line of State Hwy. No. 205 as follows:
North 29°50'37" West a distance of 448.36 feet to a point for a corner;
North 60°09'23" East a distance of 10 feet to a point for a corner;
North 29°50'37" West a distance of 90 feet to a point for a corner;
THENCE: North 48°27'37" East leaving said Hwy. a distance of 50 feet to a point for a corner;

THENCE: South 53°42'17" East a distance of 1016.41 feet to a point for a corner on the centerline of the Rockwall-Chisholm Road;
THENCE: East a distance of 1983.68 feet to a point for a corner on the East line of the above described 167.5 acre tract;
THENCE: South 0°25'00" West along said East line a distance of 947.37 feet to a point for a corner;
THENCE: South 35°30'00" West a distance of 550 feet to a point for a corner;
THENCE: North 38°09'00" West a distance of 621.56 feet to a point for a corner;
THENCE: North 75°40'52" West a distance of 570 feet to a point for a corner;
THENCE: South 14°19'08" West a distance of 636.75 feet to a point for a corner on the Northeast right-of-way line of State Hwy. No. 205;
THENCE: North 42°03'17" West along said right-of-way line a distance of 674.50 feet to the Point of Beginning and containing 56.24 acres of land.

TRACT NO. 16

BEING a tract or parcel of land situated in the A. Johnson Survey, Abst. No. 123, the J.R. Johnson Survey, Abst. No. 128, being part of a 167.5 acre tract conveyed to Cambridge Co., by deed recorded in Vol. 102, Pg. 18, of the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Northeast right-of-way line of State Hwy. No. 205 situated South 39°33'17" East 158 feet and South 42°03'17" East 674.50 feet from the centerline of the Rockwall-Chisholm Road;

THENCE: North 14°19'08" East leaving said right-of-way line a distance of 636.75 feet to a point for a corner;
THENCE: South 75°40'52" East a distance of 570 feet to a point for a corner;
THENCE: South 38°09'00" East a distance of 621.56 feet to a point for a corner;
THENCE: South 35°30'00" West a distance of 492 feet to a point for a corner;
THENCE: North 89°43'02" West a distance of 434.53 feet to a point for a corner on the Northeast right-of-way line of State Hwy. No. 205;
THENCE: North 42°22'47" West along said right-of-way line a distance of 332.50 feet to a point for a corner;
THENCE: North 42°03'17" West continuing with said right-of-way line a distance of 223.0 feet to the Point of Beginning and containing 17.36 acres of land.

SECTION 2. The granting of the Planned Development District No. 10 to the above-described tracts is subject to the following special conditions:

(1) Tracts 4, 6 and 10 shall be limited to "MF-1" Multiple-Family uses only.

(2) Tracts 4, 6 and 10 shall be limited in density to not more than 16 dwelling units per acre.

(3) Tracts 11 and 15 shall be limited to Town-house and Cluster-Home type uses and development only, and shall be further limited to a density of not more than 8 dwelling units per acre.

(4) Planned Development District No. 10 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".

(5) All development of property covered by this ordinance within Planned Development District No. 10 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.

(6) Prior to the issuance of any building permit in Planned Development District No. 10, a comprehensive site plan of the development shall be filed with the City Council of the City of Rockwall and shall be approved by the Planning and Zoning Commission and the City Council, 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 and required by City Ordinance so as 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.

SECTION 3. The Specific Use Permit granted on Tract 12 herein for use as a recreational area shall be limited to a Clubhouse, Tennis Courts, Swimming Pool and related recreational facilities.

SECTION 4. 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 5. That the above-described tracts 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 6. 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 7. This ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED by the City Council of the City of Rockwall,
Texas, on the 4th day of November, 1974.

APPROVED:

Nancy J. Myers
MAYOR

ATTEST:

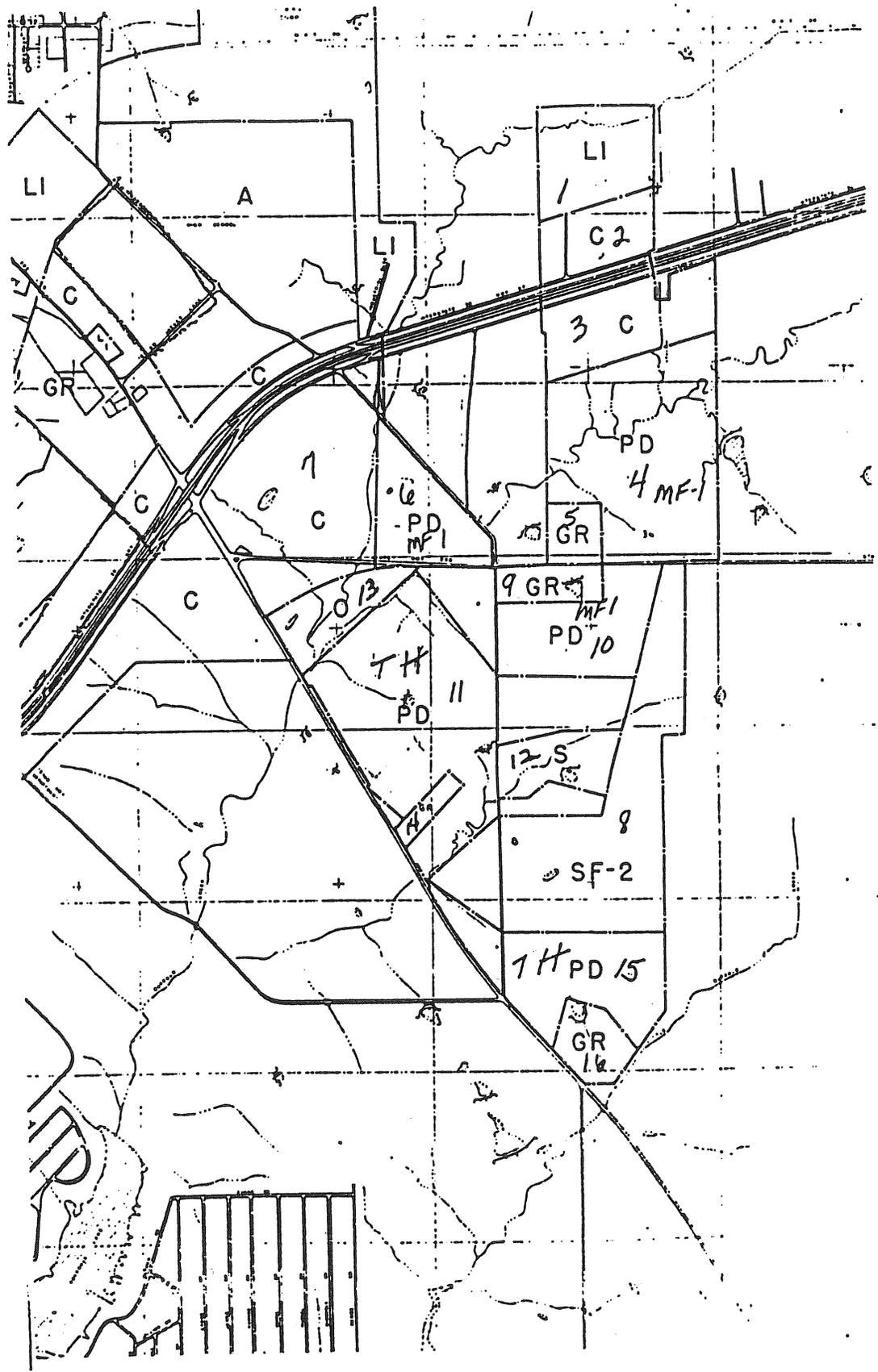
Dan W. Williams
CITY SECRETARY

APPROVED AS TO FORM:

Robert R. Dillard
CITY ATTORNEY

CAMBRIDGE ZONING

<u>TRACT</u>	<u>ZONING</u>	<u>ACREAGE</u>
1	Light Industrial	35.72
2	Commercial	22.70
3	Commercial	37.799
7	Commercial	54.72
	Subtotal	<u>115.219</u>
6	PD (MF-1)	29.868
4	PD (MF-1)	97.42
10	PD (MF-1)	52.67 ✓
	Subtotal	150.09 <u>179.96</u>
5	General Retail	10.00
9	General Retail	11.348
14	General Retail	5.44
16	General Retail	17.36
	Subtotal	<u>44.148</u>
6	PD (Townhouse)	29.868
11	PD (Townhouse)	135.17
15	PD (Townhouse)	56.24
	Subtotal	221.278 <u>191.41</u>
8	Single Family - 2	108.934
12	SUP (Recreation)	22.25
13	Office	<u>16.562</u>
	TOTAL ACREAGE	714.201



ORDINANCE NO. 96-3

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND WHICH IS MORE FULLY DESCRIBED IN EXHIBIT "A" HEREIN FROM A PORTION OF "PD-10", ALLOWING "OFFICE", "TOWNHOUSE", "GENERAL RETAIL", "OPEN SPACE", "MULTI-FAMILY" AND "SINGLE FAMILY-10" TO A PORTION OF PD-10 "SINGLE FAMILY", "COMMERCIAL", AND MUNICIPAL USES MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" AND MORE SPECIFICALLY DESCRIBED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; 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; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in the classification of a zoning district has been requested by The Morten Realty Associates for the property more specifically described in Exhibit "A" attached hereto; 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, 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 a portion of "PD-10" classification to the tract of land described in Exhibit "A".

SECTION 2. That the property described in Exhibit "A" shall be used only in the manner and for the purposes and with the conditions provided for in Exhibits "B", "C" & "D", and the Comprehensive Zoning Ordinance and the Standards of Design of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future. Items not specifically addressed in this PD shall comply with the Zoning Ordinance No. 83.23 as amended, Engineering Standards of Design and Code of Ordinances, as

currently approved or as may be amended in the future.

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance 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 5. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, 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 of this ordinance shall remain in full force and effect.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 19th day of February, 1996

ATTEST:

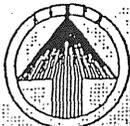
APPROVED:

BY 


Mayor

1st reading 2- 5-96

2nd reading 2-19-96



400 200 0 400 800
 SCALE: 1" = 400'
 DATE: 11/95

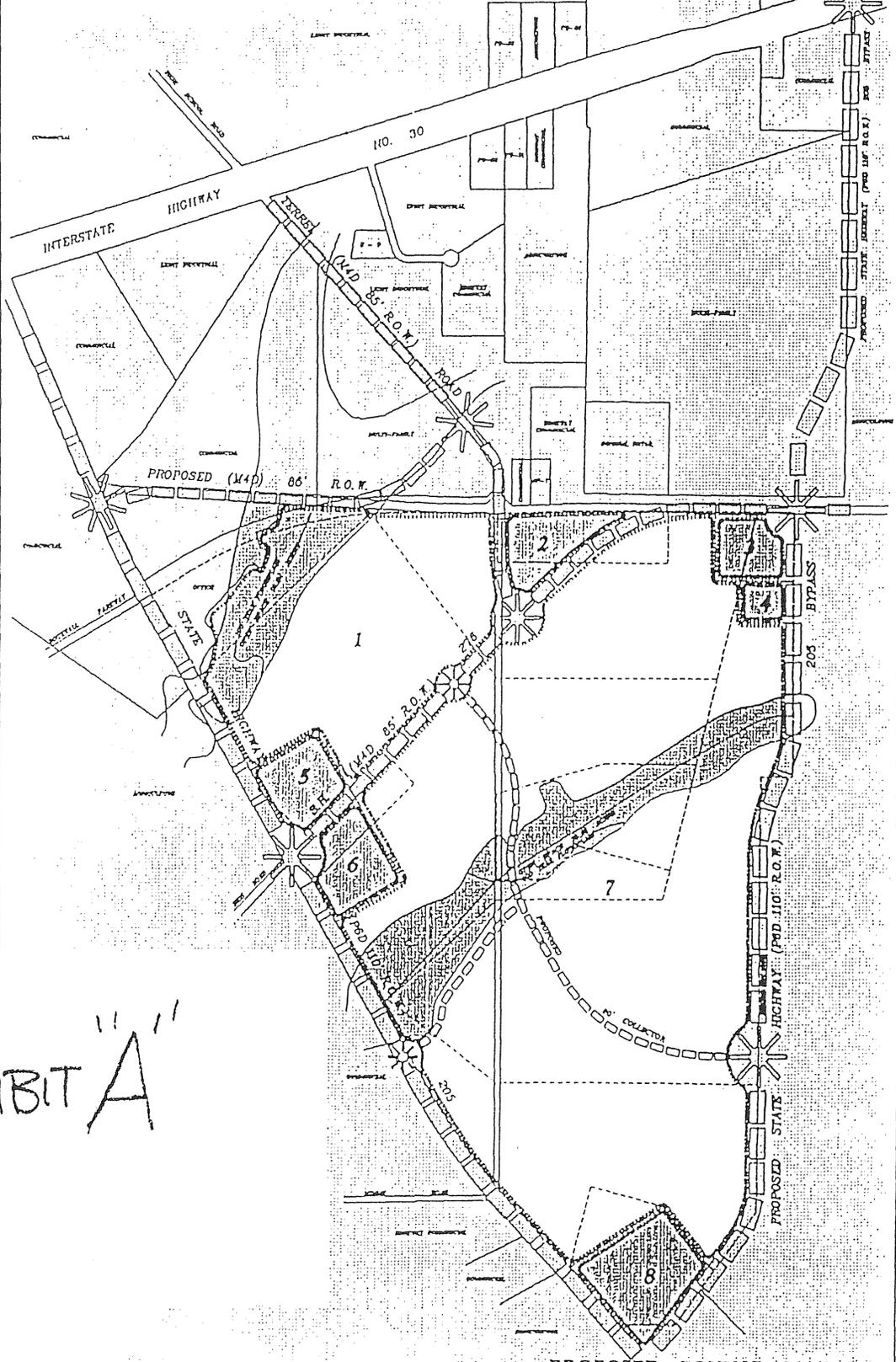
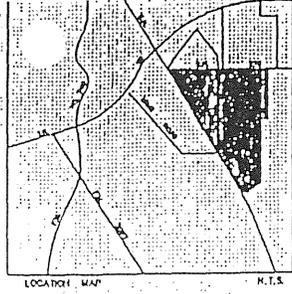


EXHIBIT "A"

— OWNER —
 THE CAMBRIDGE COMPANIES
 1740 Ross Parkway • Suite 101 • Dallas, Texas 75201

— ENGINEER —
 Tipton Engineering, Inc.
 1111 E. 11th Street • Suite 200 • Dallas, Texas 75201

— OWNER —
 MORRIS REalty ASSOCIATES
 1111 E. 11th Street • Suite 200 • Dallas, Texas 75201

PROPOSED ZONING MAP
 MEADOWCREEK ESTATES
 419.605 ACRES
 ROCKWALL, TEXAS

Exhibit "B"

A. Additional Development Conditions

1. Except when adjacent to open space, alley/rear entry will be provided to all residential lots. No front entry lots will have garage doors that face the street.
2. Tracts 1 and 7 must have streets that are curvilinear in design.
3. Prior to the consideration of any preliminary plats in the development, the developer will present to the City for review a set of Homeowner's Association documents and deed restrictions for tracts 1 and 7. These deed restrictions shall include an anti-monotony restriction for all residential development in tracts 1 and 7. The anti-monotony restriction will not allow the same elevation any closer than 5 houses apart. An Architecture Review Committee (ARC) will review and control this requirement. The ARC will be created and procedures established in the deed restrictions. These documents must be filed prior to the approval of any final plat in the development.
4. Tracts 1 and 7 must have a minimum of 75% masonry.
5. Cul de sac, corner and irregular shaped lots in all neighborhoods can be used to meet the minimum square footage requirements.
6. A landscaping/screening/amenities package for the entire development must be presented for approval by the Park Board, Planning and Zoning Commission and City Council simultaneously with consideration of any preliminary plat.
7. The arterial collector system shown in Exhibit "A" shall be reviewed and considered for approval in conjunction with a study of the capacity/alignment/abandonment of Townsend Drive (formerly High School Drive) south of FM 276. The applicant will pay for the traffic study.
8. The exact location and design of the 2.6 acre fire station site to be determined and approved by the developer and the City within 2 years of the approval of this PD.
9. Unless otherwise stated in this ordinance, all tracts commercially zoned tracts (tracts 2,3,4,5,6 & 8) shall meet the requirements for the Commercial zoning classification of the Zoning ordinance, ordinance No. 83.23., currently approved or as may be amended in the future.** (see next page)
10. A concept plan be submitted for approval for each residential neighborhood prior to preliminary plat approval.

** Tracts 5 & 6 shall total 16.41 acres; however, the configuration and size of each tract may vary on either side of FM 276. Exact configuration to be determined at the time of approval of the concept plan.

EXHIBIT "C"

MEADOWCREEK ZONING
ROCKWALL, TEXAS

Tract ONE 81.849 Acres

<u>Single Family</u>	<u>Minimum Lot Size</u>	<u>Acres</u>	<u>Density</u>	<u>Units</u>
SF-6 (Average 7,000)	6,000	63.04	3.8	245
Open Space		8.8		
TOTAL		81.84		

TRACT SEVEN 288.05

<u>Single Family</u>	<u>Minimum Lot Size</u>	<u>Acres</u>	<u>Density</u>	<u>Units</u>
SF-6 31%	6,000	77.96	4.2	327
SF-7 37%	7,000	92.7	3.5	324
SF-8.4 9%	8,400	23.23	3.2	74
SF-10 23%	10,000	57.96	3.0	174
Open Space		36.2		
TOTAL		288.05		899
TOTAL		369.9		1144
GROSS RESIDENTIAL DENSITY				3.0

EXHIBIT "D"

MEADOWCREEK ESTATES
SINGLE FAMILY ZONING

<u>Minimum Lot Size</u>	<u>Side-Yard Set Back</u>	<u>Side-Yard Adj. To Street</u>	<u>Front Yard Set Back</u>	<u>Rear yard Set Back</u>	<u>Minimum Front Footage @ Building Line</u>	<u>Maximum Lot Coverage</u>	<u>Minimum House Size(SF)</u>	<u>Maximum Height</u>
6,000 SF (SF-6)	5'	15'	20'	10' Main/ 20' Garage	55'	50%	1,500	28'
7,000 SF (SF-7)	5'	15'	20'	10' Main/ 20' Garage	60'	35%	1,700	32'
8,400 SF (SF-8.4)	6'	15'	20'	10' Main/ 20' Garage	65'	35%	1,800	32'
10,000 SF (SF-10)	6'	15'	25'	10' Main/ 20' Garage	75'	35%	1,850	36'

Note:

1. With the exception of items addressed above, the 6,000, 7,000 & 8,400 sf lots shall meet requirements for the (SF-7) zoning classification; the 10,000 sf lots shall meet requirements for the (SF-10) zoning classification.
2. Other items not specifically addressed in PD will meet city standards for engineering, design, and all other city ordinances.
3. Minimum 75% masonry requirement
4. Minimum 2 car garage

ORDINANCE NO. 00-08

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS AND AMENDING A PORTION OF THE CONCEPT PLAN SPECIFIED UNDER ORDINANCE 96-3, AS HERETOFORE AMENDED, SO AS TO REVISE A TRACT OF LAND MORE FULLY DESCRIBED HEREIN AS A PORTION OF "PD-10" PLANNED DEVELOPMENT NUMBER 10; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a zoning change to "PD-10" Planned Development 10 has been requested by John Papagolos, Papagolos Development, on the property described in Exhibit "A"; 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 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 are hereby amended so as to approve a zoning change in "PD-10" Planned Development District No. 10, on the property described on Exhibit "A", attached hereto and made a part hereof.

Section 2. That the property described in Exhibit "A" 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, as amended herein by granting this revision to Ordinance 96-3 and the above described planned development, and as may be amended or revised in the future. Items not specifically addressed in this PD shall comply with the Comprehensive Zoning Ordinance No. 83-23, as amended and Engineering Standards of Design and Code of Ordinances, as currently approved or as may be amended in the future. Further, provided that the granting of the revision to the concept plan for Ordinance

96-3 and revision of the portion of land described in Exhibit "A", and further described as a portion of "PD-10" Planned Development 10, is subject to the following special condition:

Comply with and maintain all previously determined development conditions as stipulated by the existing Concept Plan (Ordinance 96-3) and "PD-10" Planned Development 10.

Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance 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 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, 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 of this ordinance shall remain in full force and effect.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed to the extent of that conflict.

Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 3rd day of April, 2000.

APPROVED:

Scott L. Self

Mayor

ATTEST:

Belinda Page
City Secretary

1st reading: 03/20/00

2nd reading: 04/03/00



CITY OF ROCKWALL

ORDINANCE NO. 04-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS PREVIOUSLY AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM (PD-10) PLANNED DEVELOPMENT DISTRICT NO. 10 AND (GR) GENERAL RETAIL DISTRICT TO AMENDED (PD-10) PLANNED DEVELOPMENT DISTRICT NO. 10, ON TRACTS OF LAND TOTALING 137.269-ACRES AND MORE FULLY DESCRIBED HEREIN AS EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the 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 are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning on tracts of land containing 137.269-acres and more fully described herein as Exhibit "A," from (PD-10) Planned Development District No. 10 and (GR) General Retail district to amended (PD-10) Planned Development District No. 10, and;

Section 2. That the property described herein as Exhibit "A" shall be subject to the zoning designations as described in Exhibit "B" and the PD-10 Development Standards as described in Exhibit "C," including building elevations attached as Exhibit "AA" and Exhibit "BB."

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. 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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 5. 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

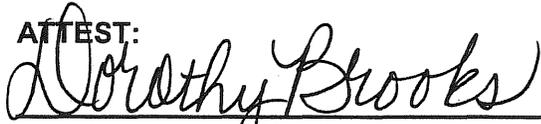
ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Subdivision Regulations of the City of Rockwall, Texas, and the City Council declares that it 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 6. That all ordinances of the City of Rockwall in conflict with the provisions of this 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.

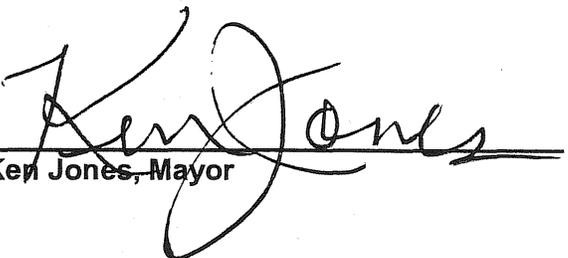
Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 5th day of April, 2004.

ATTEST:



Dorothy Brooks, City Secretary



Ken Jones, Mayor

APPROVED AS TO FORM:



Pete Eckert, City Attorney

First Reading: March 15, 2004

Second Reading: April 5, 2004



Metes and Bounds Description
107.401 Acres
J. M. Allen Survey, Abstract No. 2 and
the W. H. Baird Survey, Abstract No. 25
In the City of Rockwall, Rockwall County, Texas

BEING a tract of land situated in the J.M. Allen Survey, Abstract No. 2, and the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, and being a portion of the same tract of land conveyed to The Cambridge Companies, Inc., by deed recorded in Volume 99, Page 1022, Deed Records, Rockwall County, Texas, same being all of called Tract No. 4 and Tract No. 5 as described in City of Rockwall Ordinance No. 74-32, and being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of said The Cambridge Companies, Inc., tract, said corner being in the north right-of-way line of State Highway No. 276 (120' R.O.W.), said corner also being the southeast corner of said Tract No. 4;

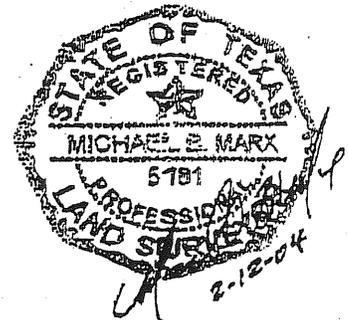
THENCE N89°53'56"W, along the north right-of-way of said State Highway No. 276, the south line of said The Cambridge Companies, Inc., tract and the south line of said Tracts No. 4 and No. 5, a distance of 1986.11 feet to the southwest corner of said The Cambridge Companies, Inc., tract and the southwest corner of said Tract No. 5;

THENCE N00°37'43"E, leaving the north right-of-way line of said State Highway No. 276 and along the west line of said The Cambridge Companies, Inc., tract, the west line of said Tract No. 5 and said Tract No. 4, a distance of 2050.77 feet to the northwest corner of said Tract No. 4;

THENCE N73°04'56"E, leaving the west line of said The Cambridge Companies, Inc., tract and along the north line of said Tract No. 4, a distance of 2083.01 feet to the northeast corner of said Tract No. 4, same being on the east line of said The Cambridge Companies, Inc., tract;

THENCE S00°37'43"W, along the east line of said The Cambridge Companies, Inc., tract and the east line of said Tract no. 4, a distance of 2660.47 feet to the POINT OF BEGINNING and containing 107.401 acres of land.

This Document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



Handwritten initials or signature in the bottom right corner of the page.

TRACT NO. 6

BEING a tract or parcel of land situated in the Joseph Cadle Survey, Abst. No. 65, Rockwall County, Texas, being part of tract No. 1 described in a deed conveyed to Cambridge Co., recorded in Vol. 105, Pg. 503, of the Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point for a corner on the Southwest line of the Rockwall-Chisholm Road situated South $42^{\circ}11'22''$ East 409.60 feet from the most Northerly corner of the above described tract No. 1:

THENCE: South $42^{\circ}11'22''$ East along the Southwest line of said road a distance of 1040 feet to a point for a corner;

THENCE: South $42^{\circ}14'52''$ East continuing along the Southwest line of said road a distance of 854.42 feet to a point for a corner on the point of curvature of a circular curve to the right having a central angle of $48^{\circ}19'34''$ and a radius of 231.61 feet;

THENCE: Around said curve continuing with said Southwest line in a Southeasterly direction a distance of 195.35 feet to a point for a corner;

THENCE: South $6^{\circ}05'22''$ West continuing with said Southwest line a distance of 81.09 feet to a point for a corner;

THENCE: South $44^{\circ}01'56''$ West continuing with said Southwest line a distance of 70.56 feet to a point for a corner on the North right-of-way line of State Hwy. No. 276;

THENCE: South $89^{\circ}20'56''$ West along said North right-of-way line a distance of 3.19 feet to a point for a corner on the point of curvature of a circular curve to the right having a central angle of $4^{\circ}12'$ and a radius of 5669.65 feet;

THENCE: Around said curve in a Northwesterly direction along said North right-of-way line a distance of 415.61 feet to a point for a corner on the point of curvature of a circular curve to the left having a radius of 3337.28 feet and a total central angle of $33^{\circ}23'33''$;

THENCE: Around said curve in a Southwesterly direction along the North right-of-way line of the proposed relocation of State Hwy. No. 276 a distance of 859.82 feet to a point for a corner;

THENCE: North a distance of 1761.48 feet to the Point of Beginning and containing 29.868 acres of land.

JA

NOTE: ALL MEASURES ARE APPROXIMATE

SUMMARY:

- TR 4.0 AC.
- TR 35.3 AC.
- COMM 18.5 AC.
- Zoned Commercial 7.0 AC.
- Private OS 107.4 AC.
- Private OS 2.8 AC.

Location Map

Note: All Within City of Rockwall City

PROPOSED TRUCK ROW (ZONED COMMERCIAL)

Zoned Commercial

COMMERCIAL (LOBBED TRACT)

Zoned Commercial C

PRIVATE OPEN SPACE (15.0 AC)

PRIVATE OPEN SPACE (1.0 AC)

PRIVATE OPEN SPACE (2.5 AC)

COMMERCIAL (1.0 AC)

FUTURE PROPOSED TRUCK ROW (125' ROW)

MULTI-FAMILY (APPROXIMATE) (18.0 AC)

TOWNHOUSE (25.3 AC)

TOWNHOUSE (10.0 AC)

PROPOSED 50' ONE WAY EXIT / BUFFER

MULTI-FAMILY (28.0 AC)

COMMERCIAL (7.5 AC)

PRIVATE OPEN SPACE 5.0 AC

COMMERCIAL (7.0 AC)

This Easement is Subject to the Easement in Volume 75, Page 131 D.R.A.C.

UNIT EASEMENT VOL. 103, PG. 24

50' Min. DCL Permanent Easement

EXHIBIT B

Handwritten initials/signature

EXHIBIT "C"

PD 10 DEVELOPMENT STANDARDS

These PD 10 Development Standards apply to the property (the "Property") described on Exhibit "A" attached hereto and made a part hereof for all purposes. The Property encompasses the parcels shown on the PD Preliminary Plan attached hereto as Exhibit "B" and made a part hereof for all purposes, together with Tract 6 described herein as the Town House parcel at the corner of Townsend and S.H. 276.

A. GENERAL REQUIREMENTS FOR PD-10

1. **Flood Plain as Open Space.** The Flood Plain will be developed and maintained as private open space by an HOA or other city-approved body.
2. **Master Development Plan.** A Master Development Plan shall be approved prior to application for platting of any portion of the PD area. Any approved Plat shall be in conformity with the approved Master Development Plan. The Plan will be reviewed for its conformity with the spirit and intent of this ordinance.
3. **Site Plan.** A Site Plan shall be submitted and approved prior to any application for a building permit. The Plan will be reviewed for its conformity with the spirit and intent of this ordinance.
4. **Architectural Review.** All projects within the PD shall receive Architectural Review as part of the approval of Site Plans.
5. **Conformity with Other Ordinances.** Unless in conflict with the standards herein, development shall comply with the standards and procedures established by the City that are in effect at the time. Any planned median openings shall be subject to review and approval by the City. All median openings shall meet design standards of the City.
6. **Streetscape.**
 - a. **205 By-Pass and SH 276 Frontage.**
 - a. **Buffer Strip.** The buffer-strip shall be a minimum of fifteen (15) feet wide for retail/commercial use; twenty-five (25) feet wide for residential use; and fifty (50) feet for office, research-technology and industrial use and include a "built-up" berm and/or shrubbery or a combination of both along the entire length of the subject property's frontage along the 205 Bypass and SH 276 rights-of-way. The minimum required height of the aforementioned berm and/or shrubbery or the combination thereof is thirty (30) inches and shall not exceed a maximum height of forty-eight (48) inches. Sidewalks shall be allowed within the buffer strip as an access easement., as approved by the City.

b. **Buffer-strip Plantings:** Three (3) canopy trees, along with four (4) accent trees shall be required per one hundred (100) feet of the 205 Bypass right-of-way or SH 276 right of way. Canopy trees, accent trees, and shrubs as defined, along with sizes and types are included in Section E - (3) and (4).

c. **Plant Material Sizes.** The following size requirements shall be required:

Canopy Trees: Four (4) inch caliper

Accent Trees: Four (4) feet height

Shrubs: Deciduous: Fifteen (15) inches / 2 gallon minimum

Evergreen: Twelve (12) inches / 2 gallon minimum

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

Canopy Trees: Bur Oak, Red Oak, Live Oak, Cedar Elm, Lacebark Elm, Leyland Cypress

Accent Trees: Tree Yaupon, Red Bud, Eldarica Pine, Wax Myrtle, Ornamental Pear, Mexican Plum, Possumhaw

7. **Street Standards.** All private streets, excluding drives, fire lanes and private parking areas, shall be built to city public street standards unless otherwise permitted in this ordinance or approved by the City Council.
8. **Screening Walls.** No continuous solid screening walls shall be constructed adjacent to SH 205 By-Pass or SH 276. (Corridor Overlay District Requirements shall not apply to Multi-Family, Townhouse or Single Family development for this section) In addition,
- a. at least 50% of the wall shall be constructed of wrought/ornamental iron or similar material, including landscaping and plantings, to allow a measure of transparency;
 - b. no wall may extend more than 300 feet without being offset by a minimum of 4 feet for a length of at least 20 feet;
 - c. the solid portion of the wall shall be constructed of masonry material as defined in this ordinance.
9. **Buried Utilities.** All overhead utilities shall be placed under ground except at the outer perimeter of PD-10 as shown on Exhibit B including Tract 6 as described in the Settlement Agreement and as otherwise approved by the City of Rockwall.
10. **Lighting.** No light poles shall exceed 20 feet in height. All lighting fixtures shall focus light downward and be contained on site.
11. **Parks.** All residential development within PD-10 will include no dedication of public internal streets directly serving the residential properties within PD 10; therefore, the provisions outlined in Section 24-50, Section 24-46, details herein

outlined, and all other applicable requirements of Chapter 24 of the City of Rockwall Code of Ordinances apply to PD-10, however if public streets are to be dedicated, requirements for park land dedication may be reviewed for compliance

- a. The Calculated pro rata share for mandatory parkland dedication and with current or future ordinance requirements development is:
 - i. Ten (10) acres (as defined by Chapter 24 of the Code of Ordinances of the City of Rockwall) of dedication is required
 - ii. \$375,000 in park development fees (as defined in Chapter 24 of the Code of Ordinances of the City of Rockwall) is required
- b. The requirement for mandatory dedication is waived as provided in Section 24-50.2 of the Code of Ordinances and the following constitutes the development providing private amenities which meet or exceed the calculated pro rata share noted above:
 - iii. A total of ten (10) acres of land meeting the requirements of Chapter 24 will be permanently dedication and zoned for use as private parks space serving Neighborhood Park District No. 24.
 - iv. The developer will propose and submit to the City private parkland design for development (to meet all applicable federal, state, local, and generally accepted park design and development standards) of the private park/s described above for review and approval by the City. Such design shall include providing amenities and parkland development and improvements which meet or exceed the pro rata calculated above (\$375,000) for development fees which amount would be divided between the park areas as determined by the City and which would be due to the City if the development included dedication of public streets serving the residential areas of PD-10.
 - v. The two (2) five-acre tracts shown on Tracts D and I, (which includes land not covered by PD-10 but which the owner has agreed to dedicate as private open space) of Exhibit B hereto attached shall be the location of the ten (10) acres of private parkland serving PD 10.
 - vi. The two (2) five-acre tracts are not contiguous and must be accessible by way of a minimum eight foot wide concrete trail for those residents that will be served by the two tracts referenced above.
 - a. In addition to the sidewalks otherwise required by the City, the developer is responsible for the cost of an eight foot wide concrete sidewalk or trail along the public right-of way or access easement for the 205 Bypass and SH 276 and any dedication of additional right-of-way to allow for the construction of this sidewalk or trail.
 - b. No trail is required along the I-30 right-of way.
 - vii. The developer is required to furnish evidence for approval by the City that the maintenance and operation of the private parks for PD 10 has



been secured such that the City will incur no costs associated with their maintenance and operation.

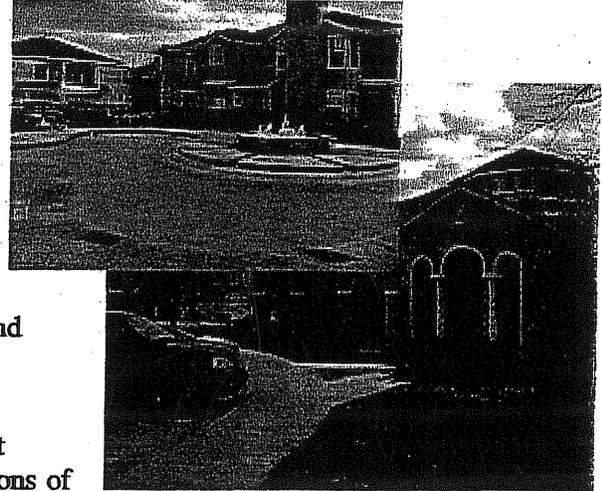
viii. Plat approval of land for residential purposes east of 205 Bypass shall trigger the construction of the private park amenities east of the 205 Bypass. Plat approval of Tract C, West of 205 Bypass shall trigger the construction of private park amenities west of the 205 Bypass.

11. **Trails.** A trail shall be constructed along SH 205-By-Pass and SH 276 adjacent to the PD 10 development. The developer will be responsible for the cost of an additional 3 feet of width to a standard 5-foot sidewalk along the north side of SH 276, Tracts C and E, and on one side of the 205 By-Pass, Tracts C, E, G, & B, as it passes through this PD.
12. **Additional Provisions.** Any additional provisions not covered within these requirements shall refer to the PD-10 Ordinance requirements.

B. TRACT C AND D MULTI-FAMILY

1. **Land Uses.** Multi-Family, Townhouse and Attached Single Family residential (Townhouse and Attached Single Family shall meet density and development standards outlined under Section D herein) and recreational uses such as an exercise club, a pool, tennis courts, centralized dining or other similar amenities which are ancillary to the residential shall be the only uses allowed. However, a temporary on-site Real Estate Sales Office shall be allowed provided that it and all the other uses meet the city's ordinance requirements at the time they are permitted.
2. **Maximum number of units.** The area west of 205 By-Pass and south of the 100-year flood Plain, Tract C, may contain no more than 336 multi-family units.
3. **Open Space.** A minimum of 20% of the site shall be developed as open space (to include the floodplain) in addition to the requirement for park land dedication set out in "General" above and reflected as Tract D. However, the required parkland (reflects as Tract D) may be integrated with Tract C to better distribute parkland and increase its accessibility.
4. **Masonry Requirement.** Buildings shall contain 95% masonry, excluding windows and doors. For the purposes of this ordinance, masonry shall be defined as brick, stone, cultured stone, cementaceous fiber board (Hardy Plank or similar in 9-inch or smaller width boards) and cementaceous stucco. However, the clubhouse facility shall be constructed of a minimum of 20% stone or cast stone, and any screening wall against SH 205 By-Pass and SH 276 shall employ stone, cultured stone or pre-cast concrete caps along the solid portions of the wall.
5. **Building Height.** Building height shall not exceed 42 feet and 2 stories.
6. **Building Design & Articulation.** The buildings shall be highly articulated in a similar manner to the "Samples of Articulation" drawing in Exhibit "AA" illustrating the exterior finishes and treatments.

7. **Unit Sizes.** At least 20% of all units must be 1,500 s.f. or larger, and no more than 35% may be less than 1,000 s.f. In no case may any unit be less than 700 s.f. (interior living space, excluding garages). The average unit size shall not be less than 1,200 s.f.
8. **Garages.** Every unit must have an attached direct-access garage with an average comprising an average of at least 1.3 garage spaces per unit.
9. **Unit Access.** All units shall be accessed directly from ground level. There shall be no exterior stair wells or common entrances.
10. **Common Recreation Amenity.** The Multi-Family area shall have a clubhouse facility and amenities such as an exercise club, a pool, tennis courts, or other amenity.
11. **Site Plan Review.** Site Plans shall be reviewed and include the following information:
 - a. The location of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 feet;
 - b. Landscaping, lighting and/or fencing and/or screening of yards and setback areas;
 - c. Design of ingress and egress;
 - d. Off-street parking and loading facilities;
 - e. Location of Fire Lanes;
 - f. Location of solid waste collection facilities;
 - g. Height of all structures;
 - h. Proposed uses;
 - i. The location and types of all signs, including lighting and heights;
 - j. Elevation drawings citing proposed exterior finish materials;
 - k. Street names on proposed streets;
 - l. Such additional information and detail as the Zoning Administrator deems necessary.
12. **Phasing.** No phasing of multi-family development shall be allowed.



C. TRACT B MULTI-FAMILY AGE-RESTRICTED

1. **Land Uses.** Multi-Family Age Restricted (restricted to an occupant age restriction of a minimum of 55 years of age for at least one resident),

Townhouse and Attached Single Family residential (Townhouse and Attached Single Family shall meet density and development standards outlined under Section D herein) and recreational uses such as an exercise club, a pool, tennis courts, centralized dining or other similar amenities which are ancillary to the residential shall be the only uses allowed. However, a temporary on-site Real Estate Sales Office shall be allowed provided that it and all the other uses meet the city's ordinance requirements at the time they are permitted.

2. **Maximum number of units.** The area west of SH 205 By-Pass and north of the 100-year flood Plain, Tract B, may contain no more than 250 multi-family units, all of which shall be age restricted as aforementioned.
3. **Common Open Space.** A minimum of 20% of the site shall be developed as open space (to include the floodplain) in addition to the requirement for private park land set out in "General" above.
4. **Masonry Requirement.** Buildings shall contain 95% masonry, excluding windows and doors. For the purposes of this ordinance, masonry shall be defined as brick, stone, cultured stone, cementaceous fiber board (Hardy Plank or similar in 9-inch or smaller width boards) and cementaceous stucco. However, the clubhouse facility shall be constructed of a minimum of 20% stone or cast stone, and any screening wall against SH 205 By-Pass and SH 276 shall employ stone, cultured stone or pre cast concrete caps along the solid portions of the wall.
5. **Building Height.** Building height shall not exceed 60 feet and 3 stories. Three story buildings shall be required to provide interior elevators.
6. **Building Articulation.** The buildings shall be highly articulated in a similar manner to the "Samples of Articulation" drawing in Exhibit "BB" illustrating the exterior finishes and treatments.
7. **Unit Sizes.** The average unit size shall not be less than 940 s.f.
8. **Garages.** No less than 1.5 parking spaces shall be provided per unit. Of those, at least 30% shall be located in garages (attached or detached), 30% shall be located in carports and the remainder may be located in surface parking lots.
9. **Common Recreation Amenity.** The Age-Restricted Multi-Family area shall have a clubhouse facility including residence dining areas and a commercial kitchen. In addition, other amenities such as an exercise club, a pool or tennis courts shall be provided.
10. **Site Plan Review.** Site Plans shall be reviewed and include the following information:
 - a. The location of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 feet;
 - b. Landscaping, lighting and/or fencing and/or screening of yards and setback areas;
 - c. Design of ingress and egress;

- d. Off-street parking and loading facilities;
- e. Location of Fire Lanes;
- f. Location of solid waste collection facilities;
- g. Height of all structures;
- h. Proposed uses;
- i. The location and types of all signs, including lighting and heights;
- j. Elevation drawings citing proposed exterior finish materials;
- k. Street names on proposed streets;
- l. Such additional information and detail as the Zoning Administrator deems necessary.

12. **Phasing.** No phasing of multi-family development shall be allowed.

D. TRACTS G, H AND I TOWN HOUSE

1. **Land Uses.** Attached Single Family, Detached Single Family residential and recreational uses such as an exercise club, a pool, tennis courts or other similar amenities which are ancillary to the residential shall be allowed. In addition, a temporary on-site Real Estate Sales Office shall be allowed. If Detached Single Family is developed, it shall meet the standards for Detached Single Family below.
2. **Maximum number of units.** Townhouses may be developed up to 8 units per gross acre.
3. **Townhouse Development Standards.** The Town House area shall meet all of the standards in this subsection, except that all units shall face on a public or private street or open space and be accessed by an alley unless the lots back to open space areas in which case the alley requirement may be waived. In addition, each lot shall contain parking for at least 2 cars in a attached garage.
4. **Lot Area.** The minimum lot area shall be 3,500 s.f.
5. **Lot Width.** The minimum lot width shall be 35 feet; and there shall be a minimum separation between attached buildings of 20 feet every 140 feet.
6. **Setbacks.** The front yard setback shall be between 15 and 20 feet on residential streets. Porches, stoops, bay windows, balconies, masonry clad chimneys, colonnades and building overhangs may project up to 10 feet into the setback area. Rear Yard setback shall be 7.5 feet from the alley or laneway edge of pavement. All garages shall be setback a minimum distance of 20 feet.
7. **Common Open Space.** There shall be a minimum of 10% of the gross area of the Tracts developed for open space (to include the floodplain) in addition to the park land requirement referred to in "General" above and



reflected as Tract I. However, the required parkland (reflected as Tract I) may be integrated with Tract H to better distribute parkland and increase its accessibility.

8. **Streets.** Residential streets may be constructed with a 26-foot street section if approved by the City.

9. **Masonry Requirement.** Buildings shall contain 90% masonry, excluding windows and doors. For the purposes of this ordinance, masonry shall be defined as brick, stone, cultured stone, cementaceous fiber board (Hardy Plank or similar in 9-inch or smaller width boards) and cementaceous stucco. However, any clubhouse facility shall be constructed of a minimum of 20% stone or cast stone and any screening wall against 205 By-Pass and SH 276 shall employ stone, cultured stone or pre cast concrete caps along the solid portions of the wall.

10. **HOA/PID.** A Public Improvement District (PID), Home Owners Association (HOA) or other entity approved by the City shall be required in order to ensure maintenance of common areas including parks and streetscapes.

11. **Subdivision Site Plan Review.** Site Plans for the subdivision shall be reviewed and include the following information (individual lot site plans will not be reviewed):

- a. The location of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 feet;
- b. Landscaping, lighting and/or fencing and/or screening of yards and setback areas;
- c. Design of ingress and egress;
- d. Off-street parking and loading facilities;
- e. Location of Fire Lanes;
- f. Location of solid waste collection facilities;
- g. Height of all structures;
- h. Proposed uses;
- i. The location and types of all signs, including lighting and heights;
- j. Elevation drawings citing proposed exterior finish materials;
- k. Street names on proposed streets;
- l. Such additional information and detail as the Zoning Administrator deems necessary.

E. TRACTS G, H AND I DETACHED SINGLE FAMILY

1. **Common Open Space.** There shall be a minimum of 10% of the gross area of the Tracts developed for open space (to include the floodplain) in addition to the park land requirement referred to in "General" above and reflected as Tract I. However, the required parkland (reflected as Tract I) may be integrated with Tract H to better distribute parkland and increase its accessibility.
2. **Land Uses.** Detached Single Family residential, a clubhouse facility with amenities such as an exercise club, a pool, tennis courts, and a temporary sales office.
3. **Density.** Maximum of 5 units per acre.
4. **Minimum Square Footage-** 1,500 square feet per dwelling unit.
5. **Minimum lot frontage** on a public street – 50 feet measured at the front building line
6. **Minimum lot depth** – 100 feet
7. **Minimum depth of front yard setback** – 20 feet
8. **Minimum depth of rear yard setback** – 10 feet
9. **Minimum width of side yard setback** –
 - a. **Internal lot** – 5 feet
 - b. **Abutting street** – 15 feet
 - c. **Abutting an arterial** – 20 feet
10. **Minimum distance between separate buildings** on the same or parcel of land – 10 feet
11. For lots less than 55 feet in width, **Garages** must be located at the rear of the property with alley access. Alleys are required unless lots back to open space areas in which case the lots shall be a minimum 55 feet in width and provide a front, sided loaded "J" swing garage or a garage toward the rear of the lot, as approved by the City. Lots which are 55 feet or more in width and containing a front-loaded garage must set back the face of the garage at least 3 feet from the nearest front corner of the house, or have a "pass-through" drive to a garage toward the rear of the property. A minimum single car attached garage is required for each lot.
12. **Minimum length of driveway pavement** from public right-of-way for rear, front and side yard – 20 feet
13. **Maximum building coverage** as a percentage of lot area – 45 percent
14. **Maximum building height** – 32 feet
15. **Minimum number of paved off-street parking spaces** required for:
 - a. **One single-family dwelling unit** – 2. An enclosed garage shall not be considered in meeting the off-street parking requirements.

- b. For all other uses see the Comprehensive Zoning Ordinance, Article VI Parking and Loading.
- 16. The dwelling must be permanently attached to a concrete foundation.
- 17. **Masonry Requirement.** Buildings shall contain 90% masonry, excluding windows and doors. For the purposes of this ordinance, masonry shall be defined as brick, stone, cultured stone, cementaceous fiber board (Hardy Plank or similar in 9-inch or smaller width boards) and cementaceous stucco. However, any clubhouse facility shall be constructed of a minimum of 20% stone or cast stone and any screening wall against 205 By-Pass and SH 276 shall employ stone, cultured stone or pre cast concrete caps along the solid portions of the wall.
- 18. **Subdivision Site Plan Review.** Site Plans for the subdivision shall be reviewed and include the following information (individual lot site plans will not be reviewed):
 - a. The location of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 feet;
 - b. Landscaping, lighting and/or fencing and/or screening of yards and setback areas;
 - c. Design of ingress and egress;
 - d. Off-street parking and loading facilities;
 - e. Location of Fire Lanes;
 - f. Location of solid waste collection facilities;
 - g. Height of all structures;
 - h. Proposed uses;
 - i. The location and types of all signs, including lighting and heights;
 - j. Elevation drawings citing proposed exterior finish materials;
 - k. Street names on proposed streets;
 - l. Such additional information and detail as the Zoning Administrator deems necessary.

F. TRACT E COMMERCIAL (NW Corner of SH 276 and SH 205 By-Pass)

- 1. **Land Uses.** Only the following uses shall be allowed: (+ denotes special conditions required for use within the existing or any future zoning ordinance of the City) (outside storage allowed only as authorized under the Commercial zoning district)



Animal Clinic for small animals, no outdoor pens +
Antique/Collectible Store
Astrologer, Hypnotist, or Psychic Art and Science
Banquet Facility
Beverage Service Facility, Portable +
Blood Plasma Donor Center
Church/House of Worship +
Day Care (7 or more Children)
Car Wash/Auto Detail +
Catering Service
Christmas Tree Sales Lot & Similar Uses, Temporary +
Copy Center
Cosmetics, Permanent +
Electrical, Watch, Clock, Jewelry & Similar Repair
Financial Institution with Drive-Through
Financial Institution without Drive-Through
Garden Center (CUP of SUP required)
General Personal Service
General Retail Store, 25,000 Sq. Ft. or more (CUP or SUP for any
store greater than 50,000 s.f.)
General Retail Store, Less than 25,000 Sq. Ft.
Hair Salon, Manicurist
Health Club
Laundry, Drop-off/Pickup
Laundry, Self Service
Locksmith
Massage Therapist
Mini-Warehouse +
Municipally Owned or Controlled Facilities, Utilities and Uses
Museum or Art Gallery
Office Building, 5,000 s.f. or more
Office, General
Pet Shop
Private Club, Lodge or Fraternal Organization
Post Office, Local Service
Rental Store, w/o Outside Storage and Display
Restaurant, Less than 2000 Sq. Ft., with Drive-Thru (limited to one
per 1,000 feet measured from property line)
Restaurant, 2000 Sq. Ft. or more, w/o Drive-Thru
Restaurant, Less than 2000 Sq. Ft., w/o Drive-Thru
Restaurant, 2000 Sq. Ft. or more, with Drive-Thru (limited to one per
1,000 feet measured from property line)
Restaurant with accessory Private Club or Brew Pub
Retail store with gasoline product sales limited to 4 dispensers and 8
vehicles
Shoe and Boot Repair and Sales
Studio - Art, Photography or Music
Tailor, Clothing or Apparel Shop

Temporary on site Construction Office

Theater

These uses shall meet the any zoning ordinance standards in effect at the time of permitting.

2. **Materials.** Commercial Tract E shall meet the building material requirements for Multi-Family above.
3. **Site Layout.** The Commercial Area A shall be laid out in a manner that is pedestrian-friendly and provides easy access to the adjacent multi-family development.
4. **Mechanical Equipment.** Rooftop mechanical equipment and other appurtenances must be screened
5. **Roofs.** Buildings with 6,000 s.f. or less must be constructed with a pitched roof.
6. **Shared Parking and Access.** The Commercial development shall include shared parking and access.
7. **Signs.** No free-standing pole signs shall be allowed; only monument-style signs.

G. TRACT F COMMERCIAL (NE Corner of SH 276 and SH 205 By-Pass)

1. **Land Uses.** Only the following uses shall be allowed: (+ denotes special conditions required within the existing or any future zoning ordinance of the City) (outside storage allowed only as authorized under the Commercial zoning district)

Animal Clinic for small animals, no outdoor pens +

Antique/Collectible Store

Astrologer, Hypnotist, or Psychic Art and Science

Banquet Facility

Beverage Service Facility, Portable +

Blood Plasma Donor Center

Church/House of Worship +

Day Care (7 or more Children)

Car Wash/Auto Detail +

Catering Service

Christmas Tree Sales Lot & Similar Uses, Temporary +

Copy Center

Cosmetics, Permanent +

Electrical, Watch, Clock, Jewelry & Similar Repair

Financial Institution with Drive-Through

Financial Institution without Drive-Through

Garden Center (CUP or SUP Required)

General Personal Service

General Retail Store, 25,000 Sq. Ft. or more (CUP or SUP for any store greater than 50,000 s.f.)
General Retail Store, Less than 25,000 Sq. Ft.
Hair Salon, Manicurist
Health Club
Laundry, Drop-off/Pickup
Laundry, Self Service
Locksmith
Massage Therapist
Mini-Warehouse +
Municipally Owned or Controlled Facilities, Utilities and Uses
Museum or Art Gallery
Office Building, 5,000 s.f. or more
Office, General
Pet Shop
Private Club, Lodge or Fraternal Organization
Post Office, Local Service
Rental Store, w/o Outside Storage and Display
Restaurant, Less than 2000 Sq. Ft., with Drive-Thru (limited to one per 1,000 feet measured from property line)

Restaurant, 2000 Sq. Ft. or more, w/o Drive-Thru
Restaurant, Less than 2000 Sq. Ft., w/o Drive-Thru
Restaurant, 2000 Sq. Ft. or more, with Drive-Thru (limited to one per 1,000 feet measured from property line)
Restaurant with accessory Private Club or Brew Pub
Retail store with gasoline product sales limited to 4 dispensers and 8 vehicles
Shoe and Boot Repair and Sales
Studio - Art, Photography or Music
Tailor, Clothing or Apparel Shop
Temporary on site Construction Office
Theater

These uses shall meet the any zoning ordinance standards in effect at the time of permitting.

2. **Materials.** Commercial Tract F shall meet the building material requirements for Multi-Family above.
3. **Site Layout.** If developed as retail, Commercial Area B shall be laid out in a manner that is pedestrian-friendly and provides easy access to the adjacent Townhouse development.
4. **Mechanical Equipment.** Rooftop mechanical equipment and other appurtenances must be screened
5. **Roofs.** Buildings with 6,000 s.f. or less must be constructed with a pitched roof.



6. **Shared Parking and Access.** The Commercial development shall include shared parking and access.
7. **Signs.** No free-standing pole signs shall be allowed; only monument-style signs.

H. TRACT 6 TOWN HOUSE (TOWNSEND & SH276)

1. **Land Uses.** Attached Single Family, Detached Single Family residential and recreational uses such as an exercise club, a pool, tennis courts or other similar amenities which are ancillary to the residential shall be allowed. In addition, a temporary on-site Real Estate Sales Office shall be allowed. If Detached Single Family is developed, it shall meet the standards for Detached Single Family below.
2. **Maximum number of units.** Townhouses may be developed up to 8 units per gross acre.
3. **Townhouse Development Standards.** The Town House area shall meet all of the standards in this subsection, except that all units shall face on a public or private street or open space and be accessed by an alley. In addition, each lot shall contain parking for at least 2 cars in an attached garage.
4. **Lot Area.** The minimum lot area shall be 3,500 s.f.
5. **Lot Width.** The minimum lot width shall be 35 feet; and there shall be a minimum separation between attached buildings of 20 feet every 140 feet.
6. **Setbacks.** The front yard setback shall be between 15 and 20 feet on residential streets. Porches, stoops, bay windows, balconies, masonry clad chimneys, colonnades and building overhangs may project up to 10 feet into the setback area. Rear Yard setback shall be 7.5 feet from the alley or laneway edge of pavement. All garages shall be setback a minimum distance of 20 feet.
7. **Common Open Space.** There shall be a minimum of 10% of the gross area, of the Tract developed for open space (to include the floodplain), which shall satisfy any park land dedication requirements of the City.
8. **Streets.** Residential streets may be constructed with a 26-foot street section if approved by the City.
9. **HOA/PID.** A Public Improvement District (PID), Home Owners Association (HOA) or other entity approved by the City shall be required in order to ensure maintenance of common areas including parks and streetscapes.
10. **Masonry Requirement.** Buildings shall contain 90% masonry, excluding windows and doors. For the purposes of this ordinance, masonry shall be defined as brick, stone, cultured stone, cementaceous fiber board (Hardy Plank or similar in 9-inch or smaller width boards) and cementaceous stucco. However, any clubhouse facility shall be constructed of a minimum of 20%



stone or cast stone and any screening wall against Townsend Drive or SH 276 shall employ stone, cultured stone or pre-cast concrete caps along the solid portions of the wall.

11. **Subdivision Site Plan Review.** Site Plans for the subdivision shall be reviewed and include the following information (individual lot site plans will not be reviewed):
- a. The location of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 feet;
 - b. Landscaping, lighting and/or fencing and/or screening of yards and setback areas;
 - c. Design of ingress and egress;
 - d. Off-street parking and loading facilities;
 - e. Location of Fire Lanes;
 - f. Location of solid waste collection facilities;
 - g. Height of all structures;
 - h. Proposed uses;
 - i. The location and types of all signs, including lighting and heights;
 - j. Elevation drawings citing proposed exterior finish materials;
 - k. Street names on proposed streets;
 - l. Such additional information and detail as the Zoning Administrator deems necessary.

I. TRACT 6 DETACHED SINGLE FAMILY (TOWNSEND & SH 276)

11. **Common Open Space.** There shall be a minimum of 10% of the gross area, of the Tracts developed for open space (to include the floodplain) which shall satisfy any park land dedication requirements of the City.
12. **Land Uses.** Detached Single Family residential, a clubhouse facility with amenities such as an exercise club, a pool, tennis courts, and a temporary sales office.
13. **Density.** Maximum of 5 units per gross acre.
14. **Minimum Square Footage-** 1500 square feet per dwelling unit.
15. **Minimum lot frontage** on a public street – 50 feet measured at front building line
16. **Minimum lot depth** – 100 feet



17. Minimum depth of front yard setback – 20 feet
18. Minimum depth of rear yard setback – 10 feet
19. Minimum width of side yard setback –
 - a. Internal lot – 5 feet
 - b. Abutting street – 15 feet
 - c. Abutting an arterial – 20 feet
20. Minimum distance between separate buildings on the same or parcel of land – 10 feet
21. For lots less than 55 feet in width, Garages must be located at the rear of the property with alley access. Alleys are required unless lots back to open space areas in which case the lots shall be a minimum 55 feet in width and provide a front, sided loaded “J” swing garage or a garage toward the rear of the lot, as approved by the City. Lots which are 55 feet or more in width and containing a front-loaded garage must set back the face of the garage at least 3 feet from the nearest front corner of the house, or have a “pass-through” drive to a garage toward the rear of the property or a front, side loaded “J” swing garage. A minimum single car attached garage is required for each lot.
22. Minimum length of driveway pavement from public right-of-way for rear and side yard – 20 feet
23. Maximum building coverage as a percentage of lot area – 45 percent
24. Maximum building height – 32 feet
25. Minimum number of paved off-street parking spaces required for:
 - a. One single-family dwelling unit – 2. An enclosed garage shall not be considered in meeting the off-street parking requirements.
 - b. For all other uses see the Comprehensive Zoning Ordinance, Article VI Parking and Loading.
26. The dwelling must be permanently attached to a concrete foundation.
27. **Masonry Requirement.** Buildings shall contain 90% masonry, excluding windows and doors. For the purposes of this ordinance, masonry shall be defined as brick, stone, cultured stone, cementaceous fiber board (Hardy Plank or similar in 9-inch or smaller width boards) and cementaceous stucco. However, any clubhouse facility shall be constructed of a minimum of 20% stone or cast stone and any screening wall against Townsend Drive or SH 276 shall employ stone, cultured stone or pre-cast concrete caps along the solid portions of the wall.
28. **Site Plan Review.** Site Plans for the subdivision shall be reviewed and include the following information (individual lot site plans will not be reviewed):



- a. The location of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 feet;
- b. Landscaping, lighting and/or fencing and/or screening of yards and setback areas;
- c. Design of ingress and egress;
- d. Off-street parking and loading facilities;
- e. Location of Fire Lanes;
- f. Location of solid waste collection facilities;
- g. Height of all structures;
- h. Proposed uses;
- a. The location and types of all signs, including lighting and heights;
- b. Elevation drawings citing proposed exterior finish materials;
- c. Street names on proposed streets;
- d. Such additional information and detail as the Zoning Administrator deems necessary.

J. TRACT A COMMERCIAL

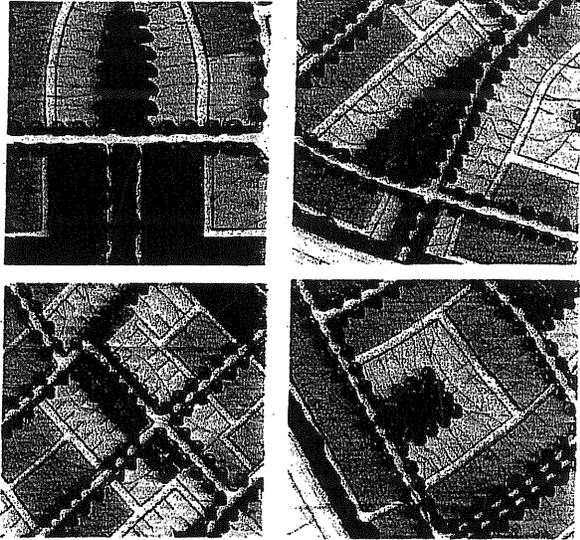
1. **Land Uses.** All land located within Tract A, as indicated on Exhibit B, shall be zoned "C", Commercial and subject to the permitted and conditional uses allowed, required conditions, prohibited uses, and area requirements of Article 2, Section 2.12, (C) Commercial District of the Comprehensive Zoning Ordinance of the City of Rockwall, and as amended.

EXAMPLES OF
USING PUBLIC OPEN SPACE TO
INCREASE RESIDENTIAL PROPERTY VALUE

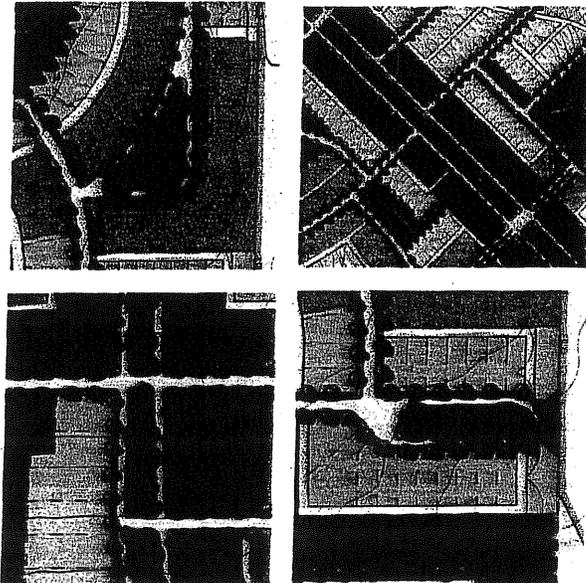
Property which is immediately adjacent to public open space attracts an average premium of 22% over the non-adjacent property value. The premium continues for up to about 800 feet from the open space.

MIT Study of Residential Property Values in the DFW Metroplex

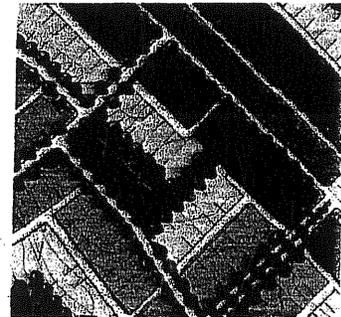
This works where residential properties directly face the open space such as mews, large boulevards and Medians, and trail systems.



CREATING A MEWS



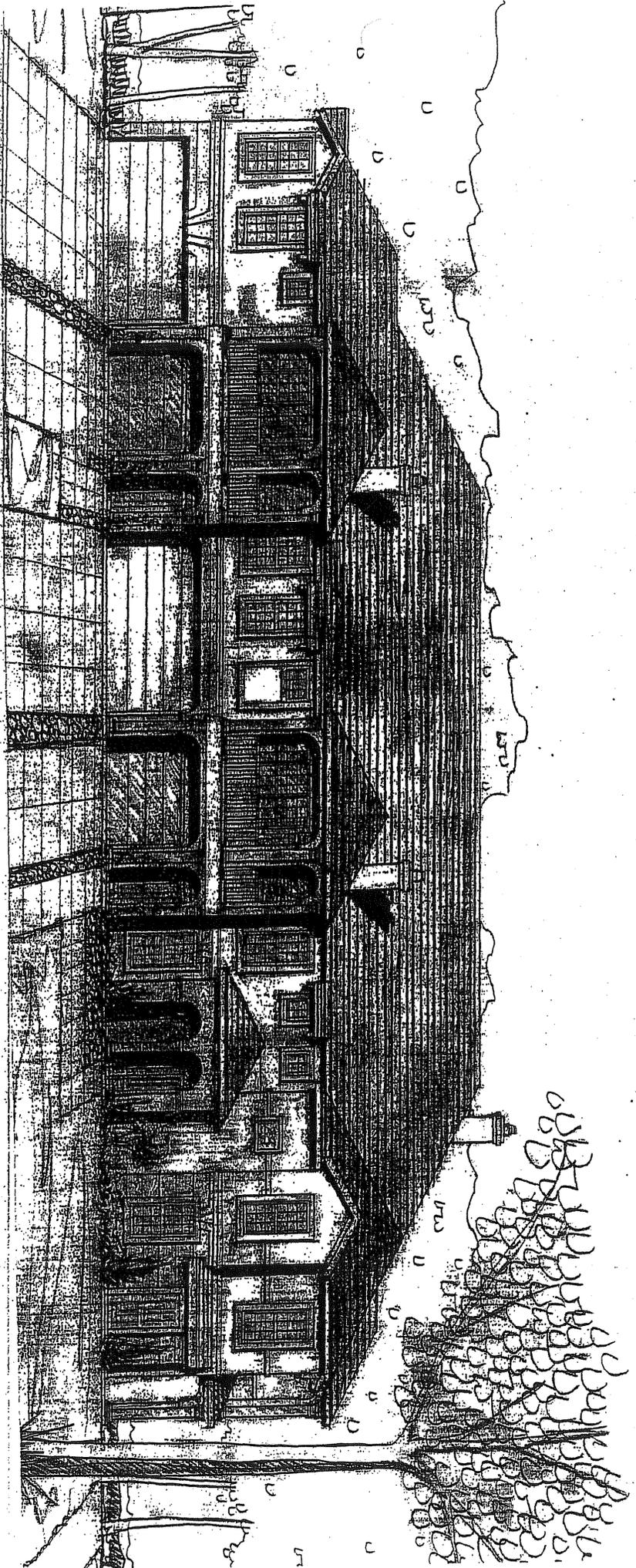
CREATING BOULEVARDS



CREATING PEDESTRIAN CONNECTIONS

Handwritten initials/signature

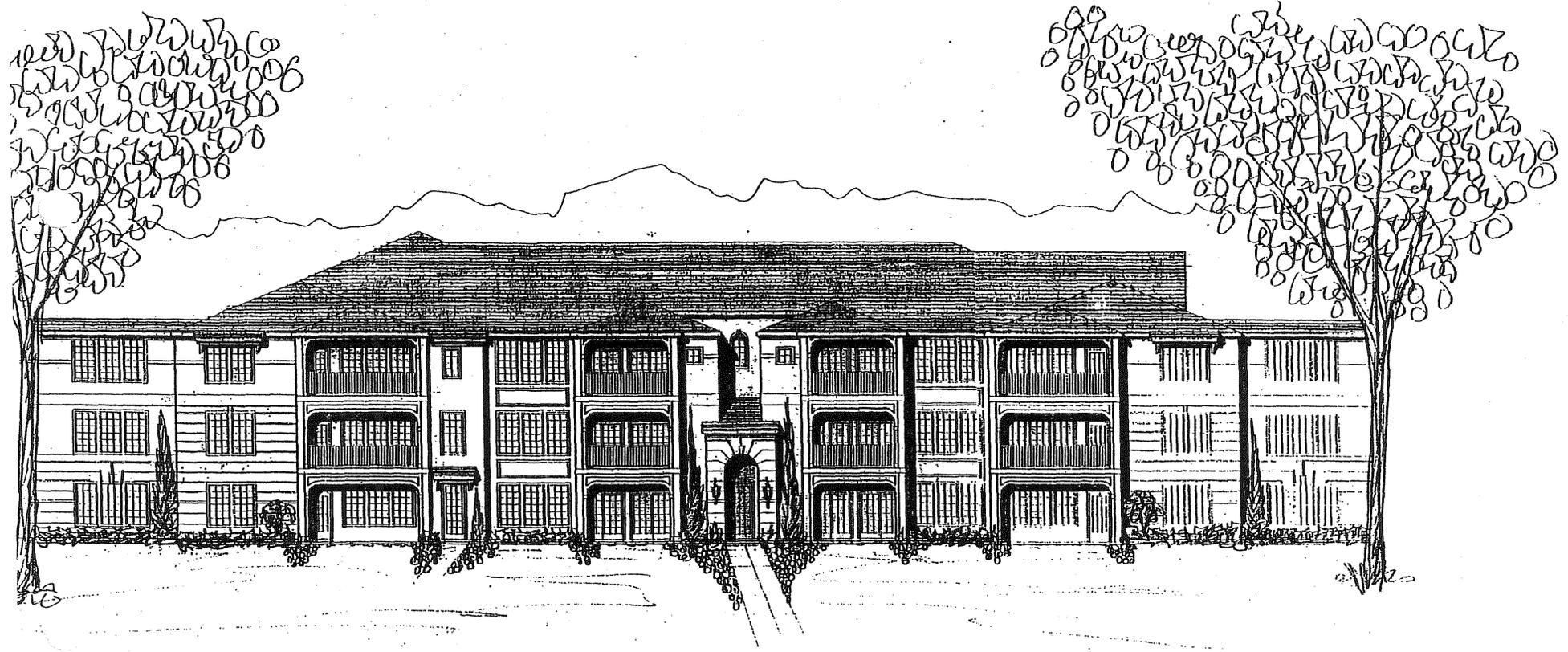
Exhibit "AA"
Samples of Articulation



Handwritten initials or signature

EXHIBIT BB

AK
M



WESTERN RIM

N.T.S. ARCHITECTS & PLANNERS, INC.

Mansions Seniors
Rockwall, TX

401 BUSINESS PARK

RICHARDSON, TX 75081 - 972.669.4116 FAX 972.669.4117
<http://www.ntsarchitects.com>

THIS DOCUMENT IS THE PROPERTY OF N.T.S. ARCHITECTS & PLANNERS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF N.T.S. ARCHITECTS & PLANNERS, INC.

CITY OF ROCKWALL

ORDINANCE NO. 04-40

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AND ORDINANCE NO. 00-08, AS HERETOFORE AMENDED, SO AS TO AMEND "PD-10" PLANNED DEVELOPMENT DISTRICT NO. 10 TO INCREASE THE MAXIMUM BUILDING COVERAGE FROM 35% TO 45% ON AN APPROXIMATE 92.586-ACRE TRACT OF LAND KNOWN AS HICKORY RIDGE PHASE 4 AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR AREA REQUIREMENTS; PROVIDING FOR A DEVELOPMENT PLAN; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE AND EVERY DAY THE OFFENSE CONTINUES SHALL BE DEEMED A SEPARATE OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Frank Carrillo of Fox and Jacobs Homes for an amendment to PD-10, Planned Development District No. 10 for an approximate 92.586-acre tract known as Hickory Ridge Phase 4 and more specifically described in Exhibit "A" attached hereto and made a part hereof for all purposes; 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, 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 (Ord. No. 83-23) and Ordinance No. 00-08 of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended so as to increase the maximum building coverage from 35% to 45% on the property more fully described in Exhibit "A" attached hereto.

Section 2. That the portion of Planned Development District No. 10 as described above shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance (Ord. No. 83-23) and Ordinance No. 00-08 of the City of Rockwall, as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future.

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. Any person, firm or corporation violating any of the provisions of this ordinance 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.

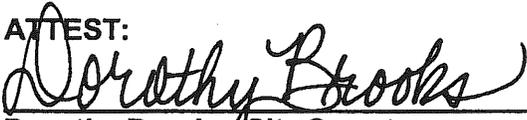
Section 5. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full force and effect.

Section 6. This ordinance shall be cumulative of all other ordinances of the City and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this ordinance.

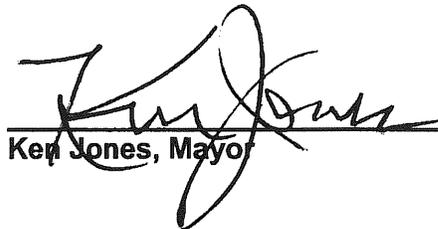
Section 7. That this ordinance shall take effect immediately from and after its passage and approval, and it is so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 21st day of June, 2004.

ATTEST:

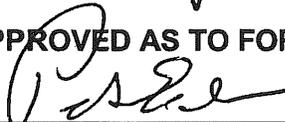


Dorothy Brooks, City Secretary



Ken Jones, Mayor

APPROVED AS TO FORM:



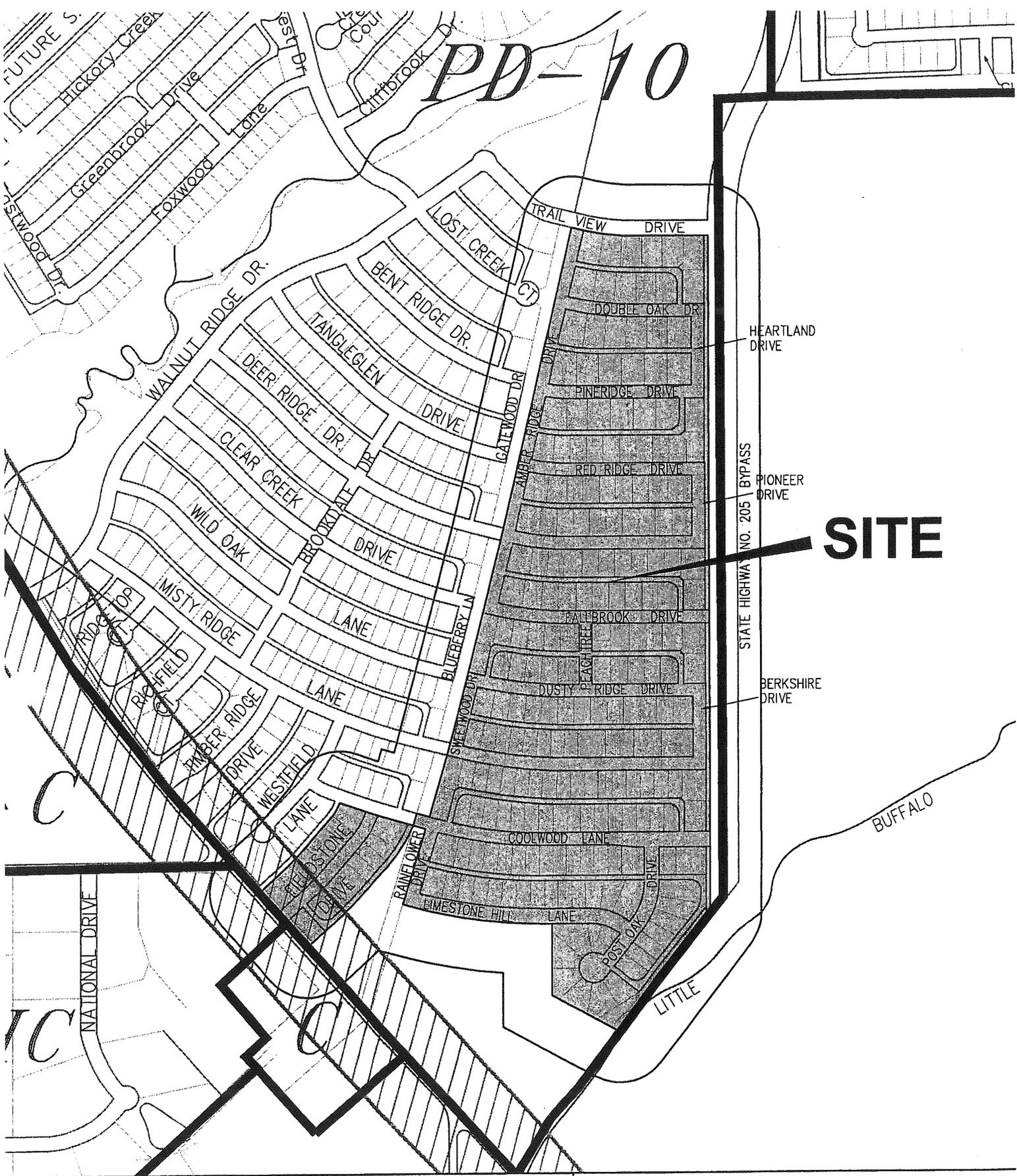
Pete Eckert, City Attorney

1st Reading: June 7, 2004

2nd Reading: June 21, 2004



PD-10



SITE

Z2004-019

Increase Maximum Building Coverage to 45%
PD-10 Amendment (Hickory Ridge Phase 4)



1" = 500'

CITY OF ROCKWALL

ORDINANCE NO. 12-13

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (ORD. NO. 04-38) AND ORDINANCE NO. 04-25, OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED, SO AS TO AMEND PLANNED DEVELOPMENT NO. 10 DISTRICT, FOR A 1.008-ACRE TRACT OF LAND, BEING PART OF TRACT 3, ABSTRACT NO. 2, J. M. ALLEN SURVEY, LOCATED AT THE NORTHEAST CORNER OF JOHN KING BOULEVARD AND STATE HIGHWAY NO. 276; MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETOFORE AND MADE A PART HEREOF; 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, an amendment to (PD-10) Planned Development No. 10 has been requested by Larae Tucker of Harrison French & Associates, for a 1.008-acre tract of land being part of Tract 3, Abstract No. 2, J.M. Allen Survey, located at the Northeast corner of John King Boulevard and State Highway No. 276, and more specifically described in Exhibit "A" attached hereto and made a part hereof; 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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code 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 Unified Development Code of the City of Rockwall, as heretofore amended, be and the same is hereby amended by the approval of an amendment to (PD-10) Planned Development No. 10.

Section 2. That the tract of land described in the attached Exhibit "A" shall be used only in the manner and for the purposes provided for in the Unified Development Code (Ord. No. 04-38) of the City of Rockwall as heretofore amended, as amended herein by granting of this approval shall affect only the property described in the attached Exhibit "A" and said property shall be limited to the uses, density, area, setback and other requirements set forth herein.

Section 3. The development in the area indicated on **Exhibit "A,"** attached hereto, shall be subject to the following conditions and restrictions:

1. Additional Permitted Uses
 - a) Retail/Gas Store with a maximum of Maximum Six (6) Dispensers that could accommodate Twelve (12) Vehicles.
2. That the subject property described in Exhibit "A" shall strictly adhere to the Concept Site Plan attached hereto as Exhibit "B", Concept Landscape Plan attached hereto as Exhibit "C", and the Concept Building Elevations attached hereto as Exhibit "D."

3. Future development of the property will require submittal and approval of a site plan, engineering plans, and final plat.
4. Incidental outside sales, storage and display
 - a) The outside sales storage and display for the subject site shall be limited to only consumer sized propane bottles and shall comply with the requirements for incidental outside sales storage and display outline in the City of Rockwall Unified Development Code.
 - b) No additional outside sales, storage or display of any items shall be allowed.

Section 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 5. 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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. 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 of the City of Rockwall, Texas, 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. That all ordinances of the City of Rockwall in conflict with the provisions of this 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.

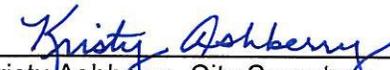
Section 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 2nd day of July, 2012.



 David Sweet, Mayor

ATTEST:



 Kristy Ashberry, City Secretary

APPROVED AS TO FORM:


 Pete Eckert, City Attorney



1st Reading: 06-18-12

2nd Reading: 07-02-12

Exhibit "A"

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS CAMBRIDGE COMPANIES, INC., BEING THE OWNER OF A TRACT of land situated in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 1.008 acre tract of land situated in the J.M. Allen Survey, Abstract No. 2, Rockwall County, Texas and being a part of a tract of land described in deed to The Cambridge Companies, Inc., recorded in Volume 99, Page 1022, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" I.R. with a yellow cap stamped "R.P.L.S. 3963" set for corner in the North line of State Highway No. 276, a 120 foot right-of-way, at the Southeast corner of the Right-of-way Dedication Plat for S.H. No. 205 Bypass, recorded in Cabinet G, Slide 267, Plat Records, Rockwall County, Texas;

THENCE Northwesterly along an East line of said Right-of-way Dedication Plat for S.H. No. 205 Bypass, the following two courses and distances:

North 45°57'32" West, a distance of 71.27 feet to a 1/2" I.R. with a yellow cap stamped "R.P.L.S. 3963" set for corner;

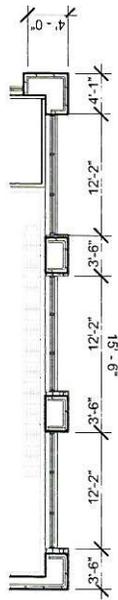
North 01°04'18" West, a distance of 218.70 feet to a 1/2" I.R. with a yellow cap stamped "R.P.L.S. 3963" set for corner;

THENCE North 89°23'42" East, a distance of 169.18 feet to a 1/2" I.R. with a yellow cap stamped "R.P.L.S. 3963" set for corner;

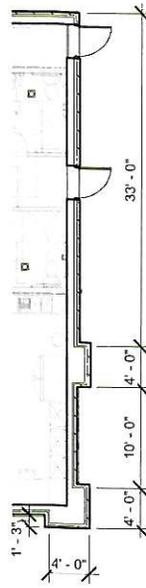
THENCE South 00°36'18" East, a distance of 268.44 feet to a 14/2" I.R. with a yellow cap stamped "R.P.L.S. 3963" set for corner in the North line of said State Highway No. 205;

THENCE South 89°13'51" West, along said North line, a distance of 116.69 feet to the PLACE OF BEGINNING and containing 1.008 acres of land.

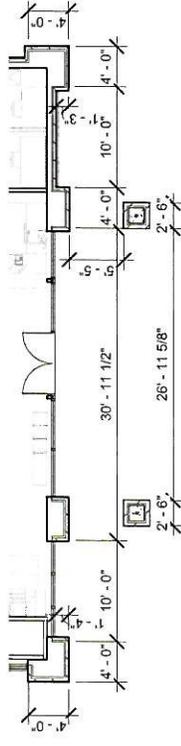
- GOOSENECK LIGHTING FIXTURE
- CORNICE - HIGH-IMPACT EIFS - PAINT SANDY-WHITE
- DECORATIVE HORIZONTAL DETAIL - HIGH-IMPACT EIFS - PAINT SANDY-WHITE
- ACME BRICK - BURGUNDY
- SHADING CANOPY
- WATER TABLE - ADVANCED CAST STONE - SANDSTONE
- MECHANICAL ENCLOSURE
- LIMESTONE BASE



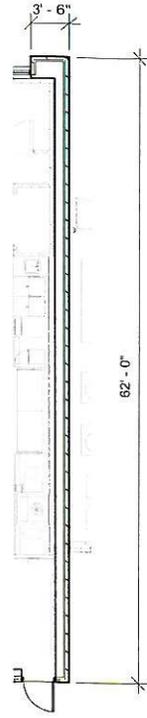
LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



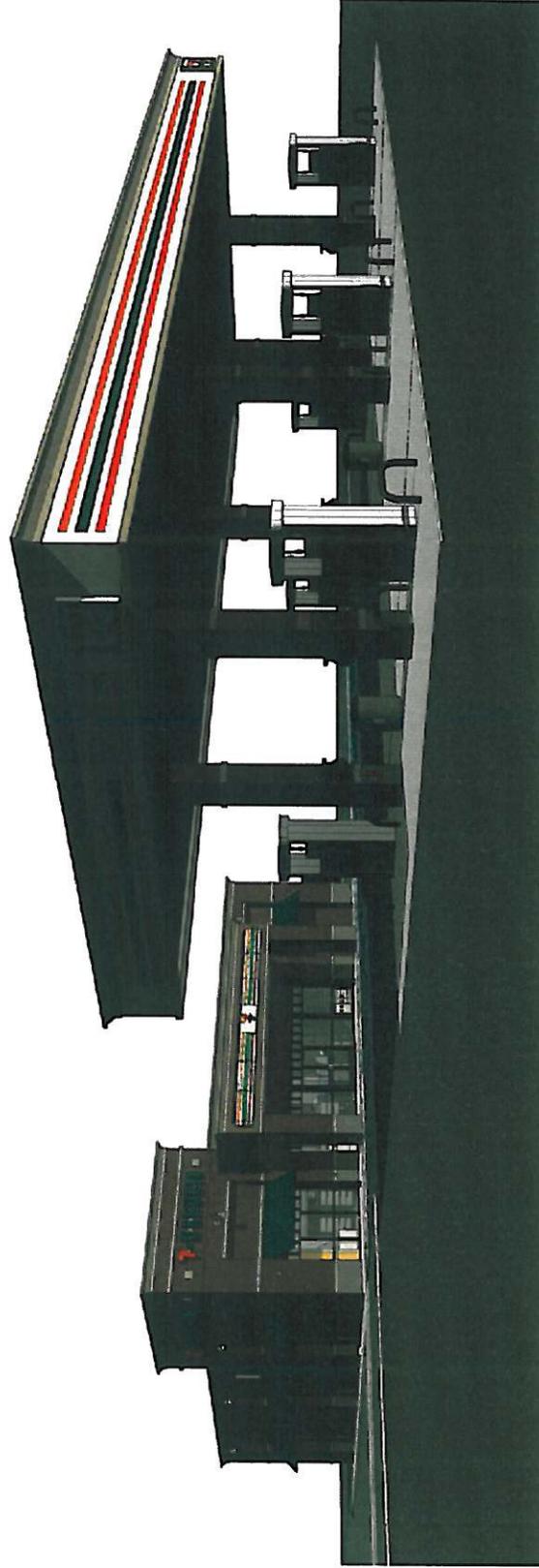
REAR ELEVATION



ROCKWALL, TEXAS
 SITE NO. 1029049
 6/6/2012 12:28:54 PM
 FOR REFERENCE ONLY - NOT FOR CONSTRUCTION



ELEVATIONS



ROCKWALL, TEXAS
SITE NO. 1029049
6/6/2012 12:29:19 PM
FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

PERSPECTIVE



HARRISON FRENCH
& ASSOCIATES, LTD.

CITY OF ROCKWALL

ORDINANCE NO. 13-39

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 10 (PD-10) [ORDINANCE NO. 04-25] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM PLANNED DEVELOPMENT DISTRICT 10 (PD-10) FOR SINGLE FAMILY-DETACHED AND TOWNHOME USES TO PLANNED DEVELOPMENT DISTRICT 10 (PD-10) FOR LIMITED GENERAL RETAIL (GR) DISTRICT USES FOR A 3.816-ACRE TRACT OF LAND SITUATED IN THE J. CADLE SURVEY, ABSTRACT NO. 119, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Shea Kirkman on behalf of CADG Rockwall 41, LLC for an amendment to the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall to adopt a change in zoning from Planned Development District 10 (PD-10) for Single Family-Detached and Townhome uses to Planned Development District 10 (PD-10) for limited General Retail (GR) District uses for a 3.816-acre tract of land situated within the J. Cadle Survey, Abstract No. 119, City of Rockwall, Rockwall County, Texas, and more specifically 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 10 (PD-10) [Ordinance No. 04-25] and the Unified Development Code [Ordinance No. 04-38] should be amended as follows:

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

Section 1. That the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning from Planned Development District 10 (PD-10) for Single Family-Detached and Townhome uses to Planned Development District 10 (PD-10) for limited General Retail (GR) District uses for the *Subject Property*; and

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for in *Section 4.1, "General Commercial District Standards," and Section 4.4, "General Retail (GR) District", Article V, "District Development Standards", of the Unified Development Code* of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

Section 3. That the *Subject Property* shall allow all the uses permitted of right or by Specific Use Permit (SUP) stipulated for the General Retail (GR) District as set forth in *Article IV, "Permissible Land Uses", of the Unified Development Code*, with the exception of the following uses which will be expressly prohibited:

- ✓ *Carnival, Circus or Amusement Ride [Temporary]*
- ✓ *Commercial Amusement/Recreation [Outside]*
- ✓ *Gun Club, Skeet or Target Range [Indoor]*
- ✓ *Theater*
- ✓ *Night Club, Discoteque or Dance Hall*
- ✓ *Restaurant, Less than 2,000 SF with a Drive-Through or Drive-In*
- ✓ *Restaurant, 2,000 SF or more with a Drive-Through or Drive-In*
- ✓ *Retail Store with Gasoline Product Sales Limited to Two (2) Dispensers and Four (4) Vehicles*
- ✓ *Retail Store with more than Two (2) Gasoline Dispensers*
- ✓ *Car Wash/Auto Detail*
- ✓ *Car Wash/Self Service*
- ✓ *Service Station*

Section 4. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein.

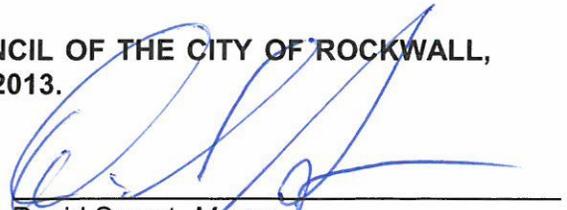
Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offence and each and every day such offense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

Section 6. 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 of the City of Rockwall, Texas, 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. 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.

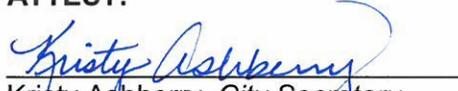
Section 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL,
TEXAS, ON THIS THE 21ST DAY OF OCTOBER, 2013.



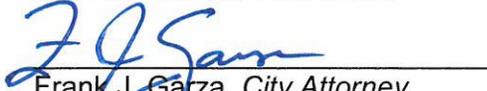
David Sweet, Mayor

ATTEST:



Kristy Ashberry, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



1st Reading: 10-07-13

2nd Reading: 10-21-13

Exhibit 'A':
Legal Description

**DESCRIPTION OF
3.816 ACRES OF LAND**

BEING a tract of land situated in the J. Cadle Survey, Abstract Number 65, and the F. Henderson Survey, Abstract Number 119, City of Rockwall, Rockwall County, Texas, being a portion of that tract of land described by deed to CADG Rockwall 41, LLC as recorded in Instrument Number 2012-478225, Property Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at the southwest corner of said CADG Rockwall 41, LLC tract, being the southeast corner of Lot 1, Block 1, Rockwall Centre Corners Addition, an addition to the City of Rockwall recorded in Cabinet G, Page 299, Plat Records, Rockwall County, Texas, and being in the north right-of-way line of State Highway 126 (a 120 foot right-of-way);

THENCE S 87°43'32"E, 1068.21 feet with the common south line of said CADG Rockwall 41, LLC tract, and said north right-of-way line to the **Point of Beginning**;

THENCE N 55°48'03"E, 712.94 feet departing said common line to the southwest right-of-way line of T.L. Townsend Drive (a variable width right-of-way), the beginning of a non-tangent curve to the right;

THENCE with said southwest right-of-way line and non-tangent curve to the right, an arc distance of 404.94 feet, through a central angle of 29°39'00", having a radius of 782.50 feet, the long chord which bears S 22°54'07"E, 400.43 feet;

THENCE S 41°18'08"W, 59.08 feet with said southwest right-of-way line to the aforementioned north right-of-way line of State Highway 126;

THENCE with said right-of-way line the following courses and distances:

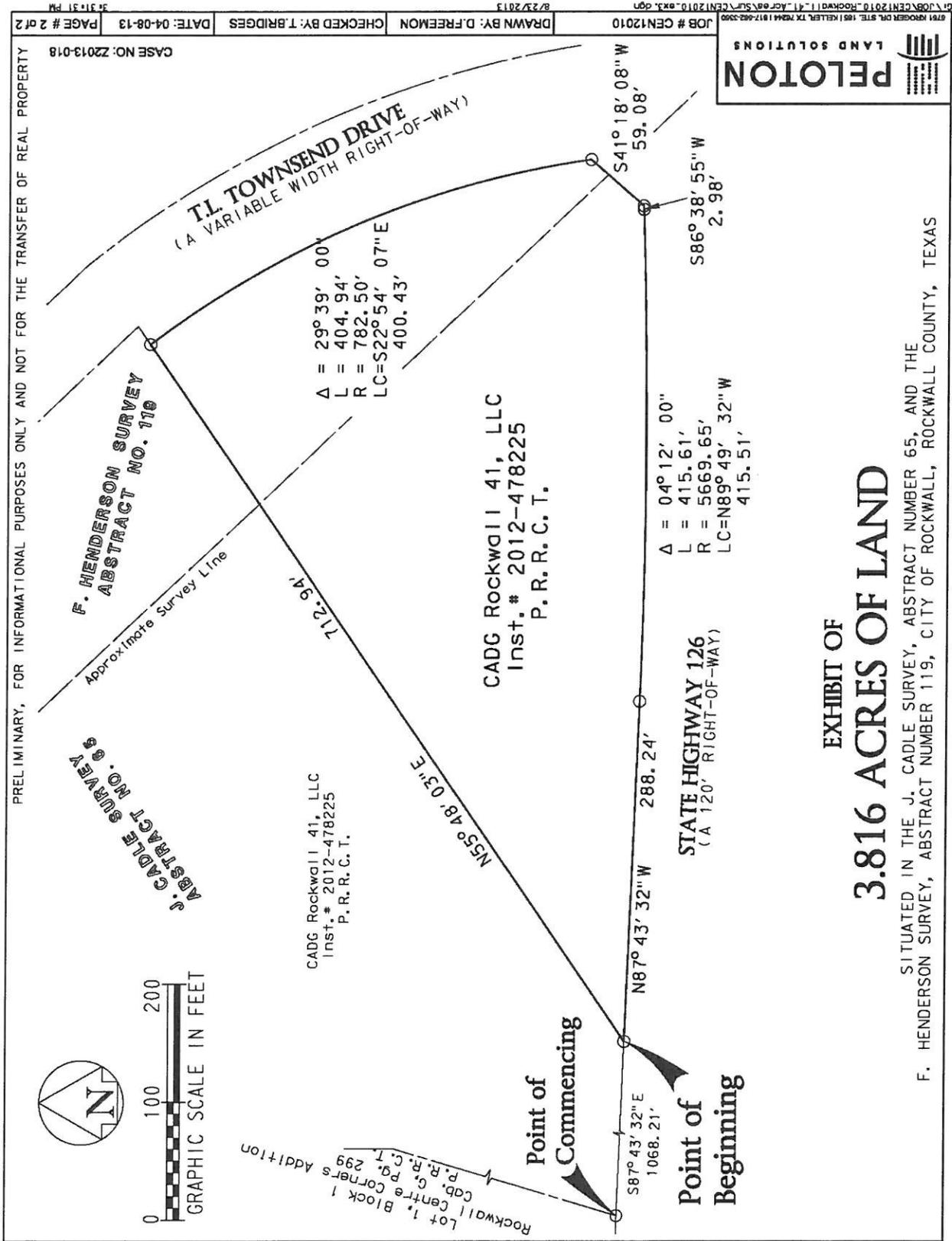
S 86°38'55"W, 2.98 feet to the beginning of a non-tangent curve to the right;

With said non-tangent curve to the right, an arc distance of 415.61 feet, through a central angle of 04°12'00", having a radius of 5669.65 feet, the long chord which bears N 89°49'32"W, 415.51 feet;

N 87°43'32"W, 288.24 feet to the **Point of Beginning** and containing 166,206 square feet or 3.816 acres of land more or less.1

"Preliminary, this legal description is for informational purposes only and not for the transfer of real property."

**Exhibit 'B':
Property Survey**



**Exhibit 'C':
Zoning Exhibit**

