

CITY OF ROCKWALL

ORDINANCE NO. 24-35

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 13 (PD-13) AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CONSOLIDATE THE REGULATING ORDINANCES OF THE PLANNED DEVELOPMENT DISTRICT, BEING A 149.97-ACRE TRACT OF LAND SITUATED WITHIN THE JAMES SMITH SURVEY, ABSTRACT NO. 200, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall has initiated an amendment to the Planned Development District 13 (PD-13) for the purpose of consolidating the regulating ordinances [*Ordinance No.'s 81-05, 84-43, & 94-41*]; and,

WHEREAS, Planned Development District 13 (PD-13) is a 149.97-acre tract of land situated within the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas and which is more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 13 (PD-13) [*Ordinance No.'s 81-05, 84-43, & 94-41*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 81-05, 84-43, & 94-41*;

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

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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


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

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

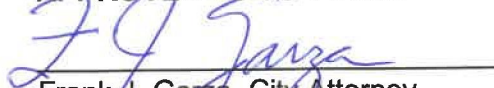
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3RD DAY OF SEPTEMBER, 2024.**


Trace Johannesen, Mayor

ATTEST:


Kristy Teague, City Secretary

APPROVED AS TO FORM:


Frank J. Garza, City Attorney



1st Reading: August 19, 2024

2nd Reading: September 3, 2024

Exhibit 'A':
Legal Description

BEING 149.994 acres of land situated in Abstract 200, J. Smith Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING in the Northern-most corner of Lot 10, Block O, Windmill Ridge Estates Addition, Phase 3B, RCAD # 45325, and the Eastern Right of Way line of West Ralph Hall Parkway (*NAD83 Texas State Plane GPS Coordinate (Grid): E2,593,950.407, N7,014,437.569 Feet*);

- 1 **THENCE** South 45°-32'-31" East, along the Northern boundary line of the Windmill Ridge Estates Addition, Phases 3B and 4B, a distance of 2,491.731 feet for a corner in the Centerline of the old Tubbs Road;
- 2 **THENCE** South 45°-18'-55" West, continuing along said Centerline, a distance of 2,644.100 feet for a corner;
- 3 **THENCE** North 44°-39'-26" West, along the North Right of Way line of Horizon Road (FM 3097) a distance of 2,488.097 feet for a corner;
- 4 **THENCE** North 45°-14'-29" East, along approximately the Centerline of West Ralph Hall Parkway, a distance of 2,605.634 feet to the *POINT OF BEGINNING AND CONTAINING* 149.994 acres of land (*6,533,734.133 square feet*) more or less.

Exhibit 'B':
Survey

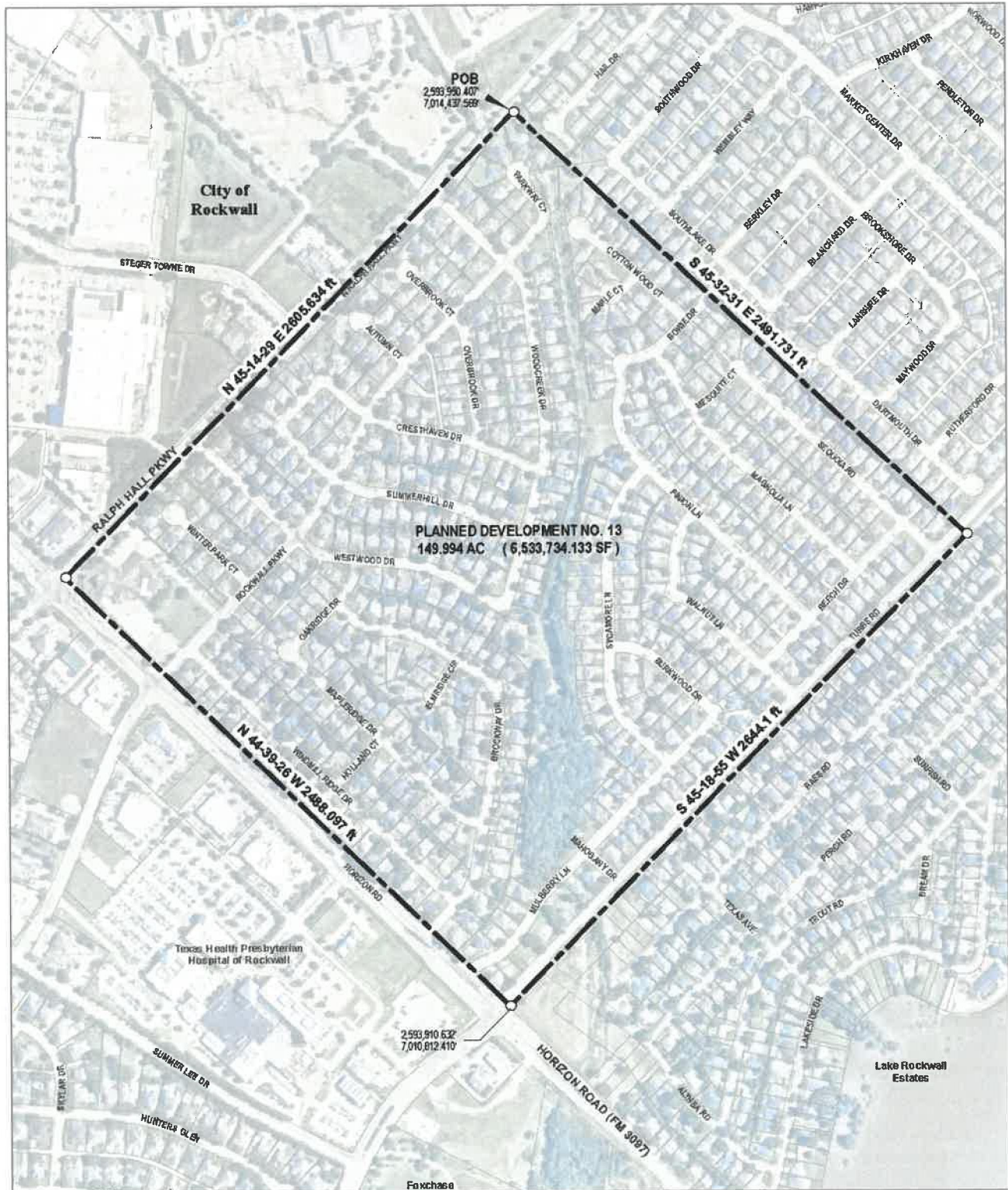


Exhibit 'C':
Concept Plan

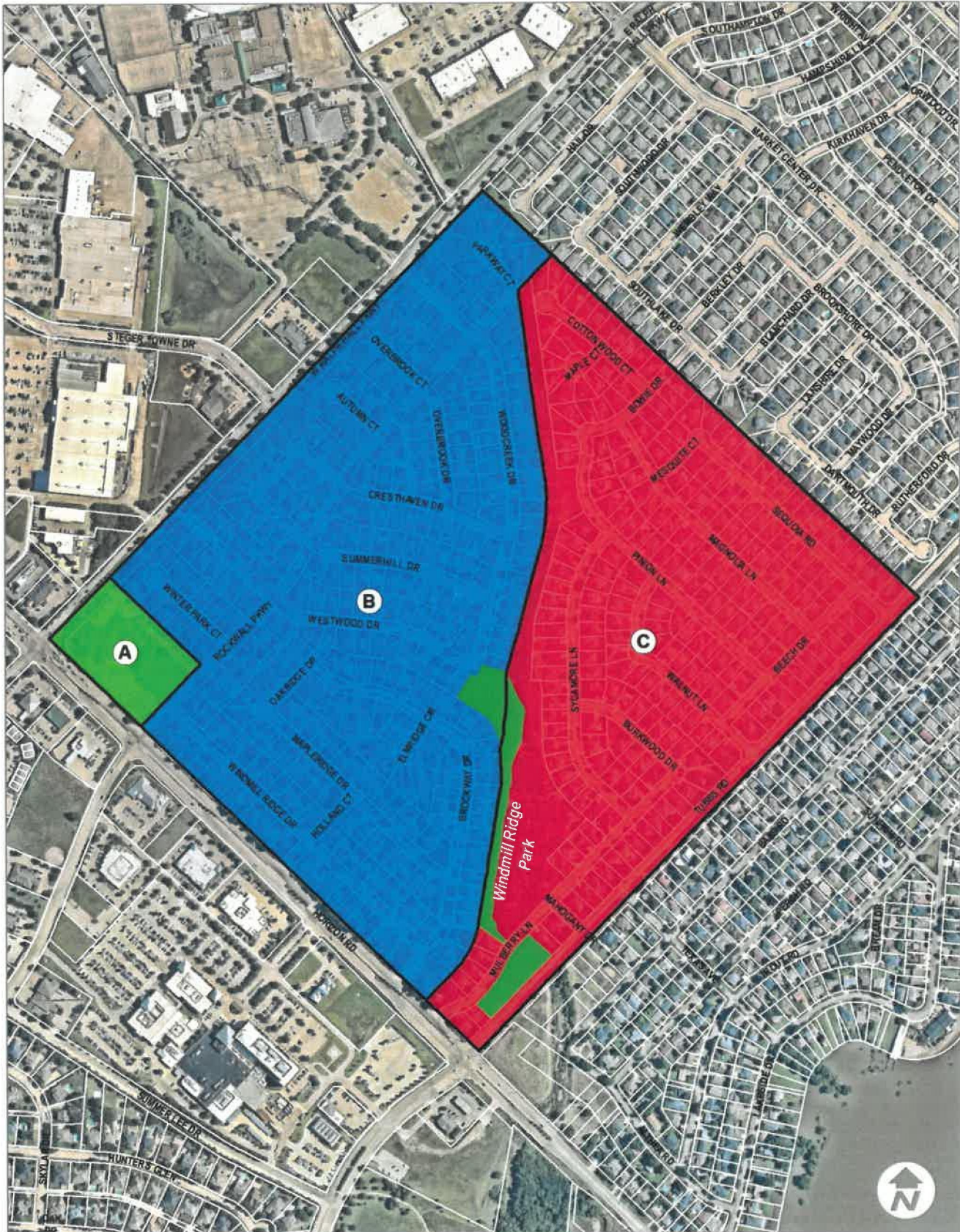


Exhibit 'D':
Density and Development Standards

(A) TRACT A. (*Our Savior Lutheran Church*)

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

FIGURE 1. CONCEPT PLAN FOR TRACT A



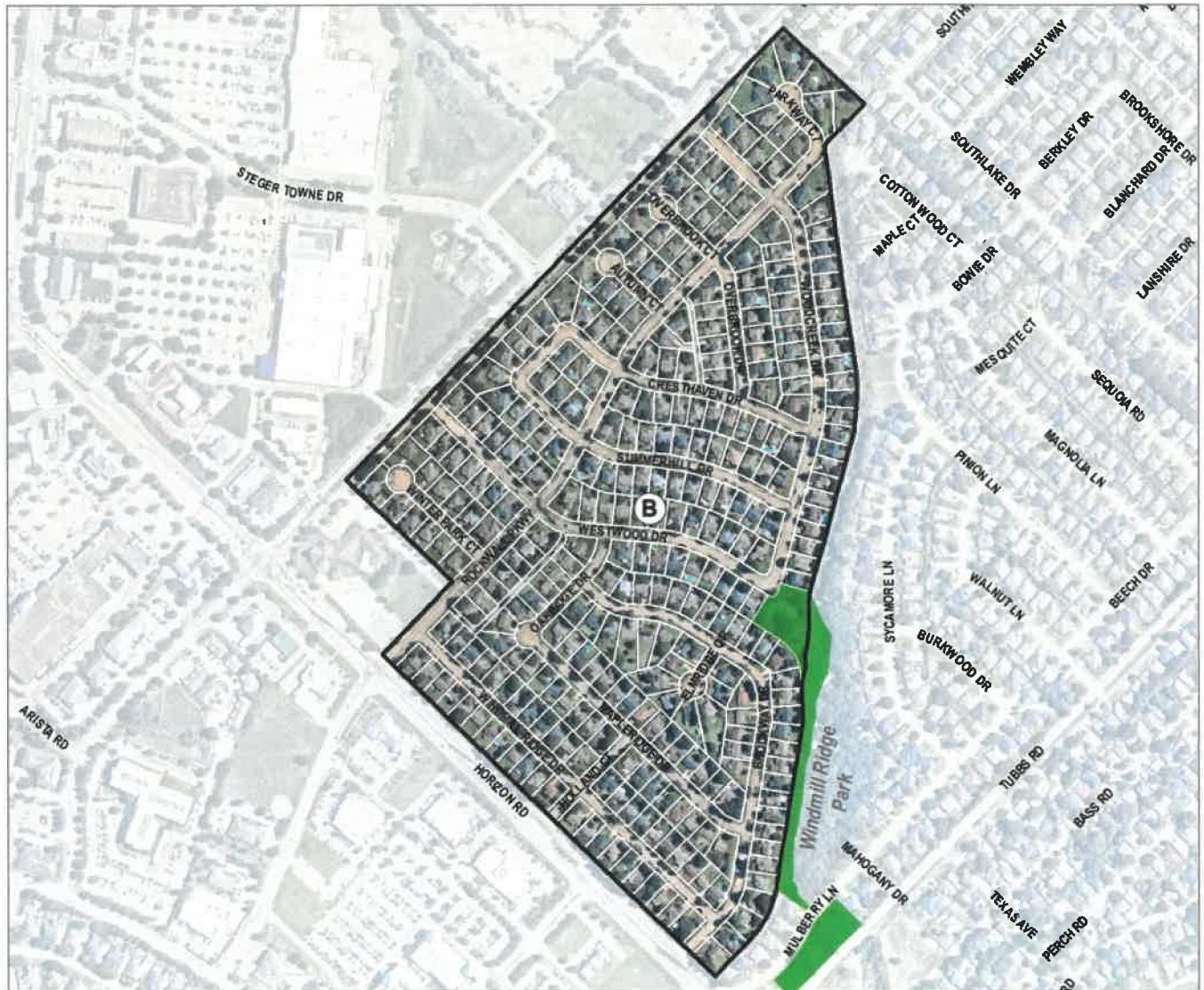
- (2) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract A* -- as depicted in *Exhibit 'C' of this ordinance* -- shall be subject to the land uses stipulated for properties in a Neighborhood Services (NS) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.
- (3) Density and Development Standards. Unless specifically provided by this Planned Development District, the development of *Tract A* -- as depicted in *Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for properties in a Neighborhood Services (NS) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

Exhibit 'D':
Density and Development Standards

(B) TRACT B. (*Windmill Ridge Estates, Phases 1A, 2A, 3A & 3B*)

- (1) Concept Plan. All development of *Tract B* shall conform with the *Concept Plan* depicted in *Figure 2*.

FIGURE 2. CONCEPT PLAN FOR TRACT B



- (2) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract B* -- as depicted in *Exhibit 'C' of this ordinance* -- shall be subject to the land uses stipulated for properties in a Single-Family 7 (SF-7) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.
- (3) Density and Development Standards. Unless specifically provided by this Planned Development District, the development of *Tract B* -- as depicted in *Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for properties in a Single-Family 7 (SF-7) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, all lots in *Tract B* shall conform to the standards depicted in *Table 1*, which are as follows:

Exhibit 'D':
Density and Development Standards

TABLE 1: LOT DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY IN TRACT B

	LOT TYPE ►	SINGLE-FAMILY
MINIMUM LOT SIZE		6,600 SF
MINIMUM LOT WIDTH		60'
MINIMUM LOT DEPTH		110'
MINIMUM FRONT YARD SETBACK		25'
MINIMUM SIDE YARD SETBACK		5'
MINIMUM REAR YARD SETBACK		15'
MAXIMUM LOT COVERAGE ⁽¹⁾		35%
MAXIMUM BUILDING HEIGHT		2½-STORIES
MINIMUM NUMBER OF OFF-STREET PARKING SPACES		2

GENERAL NOTES:

¹: Lot coverage is for primary and secondary structures.

Exhibit 'D':
Density and Development Standards

(C) TRACT C. (*Windmill Ridge Estates, Phases 4 & 4B*)

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

FIGURE 3. CONCEPT PLAN FOR TRACT C



- (2) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract C* -- as depicted in Exhibit 'C' of this ordinance -- shall be subject to the land uses stipulated for properties in a Single-Family 7 (SF-7) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.
- (3) Density and Development Standards. Unless specifically provided by this Planned Development District, the development of *Tract C* -- as depicted in Exhibit 'C' of this ordinance -- shall be subject to the density and dimensional requirements stipulated for properties in a Single-Family 7 (SF-7) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, all lots in *Tract C* shall conform to the standards depicted in *Table 2*, which are as follows:

Exhibit 'D':
Density and Development Standards

TABLE 2: LOT DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY IN TRACT C

	LOT TYPE ►	SINGLE-FAMILY
MINIMUM LOT SIZE ⁽¹⁾		6,600 SF
MINIMUM DWELLING UNIT SIZE		1,400 SF
MINIMUM FRONT YARD SETBACK		25'
MINIMUM SIDE YARD SETBACK		5'
MAXIMUM BUILDING HEIGHT		32'

GENERAL NOTES:

¹: With the average of all lots being 7,000 SF in size.