

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO GRANT "PD" PLANNED DEVELOPMENT DISTRICT NUMBER 18 ON THE FOLLOWING DESCRIBED TRACT: A TRACT OR PARCEL OF LAND SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207 CONTAINING APPROXIMATELY 39.559 ACRES AND FURTHER BEING DESCRIBED AS THE LAKE RIDGE ESTATES, A SUBDIVISION IN ROCKWALL COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 10, DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL OF THE LAKE RIDGE ESTATES SUBDIVISION, INCLUDING ALL STREETS AND PUBLIC RIGHT-OF-WAYS, SAVE AND EXCEPT THE FOLLOWING: ALL OF LOT 6, LOT 13, LOT 23, LOT 26, LOT 28 AND THE EASTERN END OF LOT 22; ATTACHING THE APPROVED SITE PLAN AS EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows, NOW, THEREFORE,

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby, amended by amending the Zoning Map of the City of Rockwall so as to grant "PD" Planned Development District Number 18 on the following described property:

A tract or parcel of land situated in the Edward Teal Survey, Abstract No. 207 containing approximately 39.559 acres and further being described as the Lake Ridge Estates, a subdivision in Rockwall County, Texas, recorded in Volume 1, Page 10, Deed Records of Rockwall County, Texas, and more particularly described as follows:

PD-18

and public right-of-ways, save and except the following:

All of Lot 6, Lot 13, Lot 23, Lot 26, Lot 28, and the eastern end of Lot 22

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

SECTION 3. That Planned Development District Number 18 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of Planned Development District No. 18 to the above described tract of land is subject to the following special conditions:

A. Phase I

(1) The site plan attached hereto as Exhibit "A" and made a part hereof shall control the development of Phase I of Planned Development District No. 18 and any and all such development of Phase I shall be in strict accordance with such site plan.

(2) Phase I is approved for those non-residential uses allowed in the Office and General Retail Districts of the Comprehensive Zoning Ordinance.

(3) A six (6) foot solid masonry screening fence shall be erected along the westernmost property line as shown on the site plan "Exhibit A" to screen the commercial development from the existing single family structures.

(4) A drainage plan shall be submitted and approved by City engineers prior to the issuance of a building permit.

B. Balance of property under "PD-18

(1) Prior to the issuance of any building permit in Planned Development District No. 18, a comprehensive site plan of the development shall be filed with the Planning and Zoning Commission, and after appropriate recommendation by the Commission, and after hearing, the City Council shall approve a final site plan, which shall be filed and included as Exhibit "B" and made a

part of this ordinance for all purposes. Such comprehensive site plan shall set forth in detail 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 so as to create a reasonable transition to and protection of the adjacent property.

(2) A list and description of proposed uses shall be submitted as a part of the comprehensive site plan and no building permit shall be issued until such uses are finally approved by the City Council.

(3) No building or other permits shall be issued by an officer, agent or employee of the City of Rockwall for development of the above described tract in "PD-18" unless and until a final comprehensive site plan and list of proposed uses shall have been finally approved by the City Council of the City of Rockwall and attached to and made a part of this ordinance as Exhibit "B".

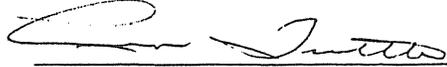
C. All development of property covered by Planned Development District No. 18 shall be in accordance with the provision of this ordinance and the finally approved comprehensive site plan and list of approved uses, and no substantial change in the development shall be permitted, except after obtaining approval of the change of such site plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance.

SECTION 4. Any person firm, or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a penalty of 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.

its passage and the publication of the caption as the law in such cases provides.

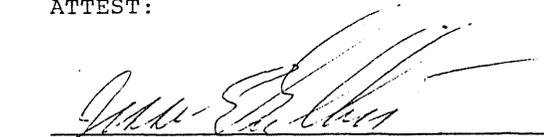
DULY PASSED by the City Council of the City of Rockwall, Texas, on the 6th day of July, 1982.

APPROVED:

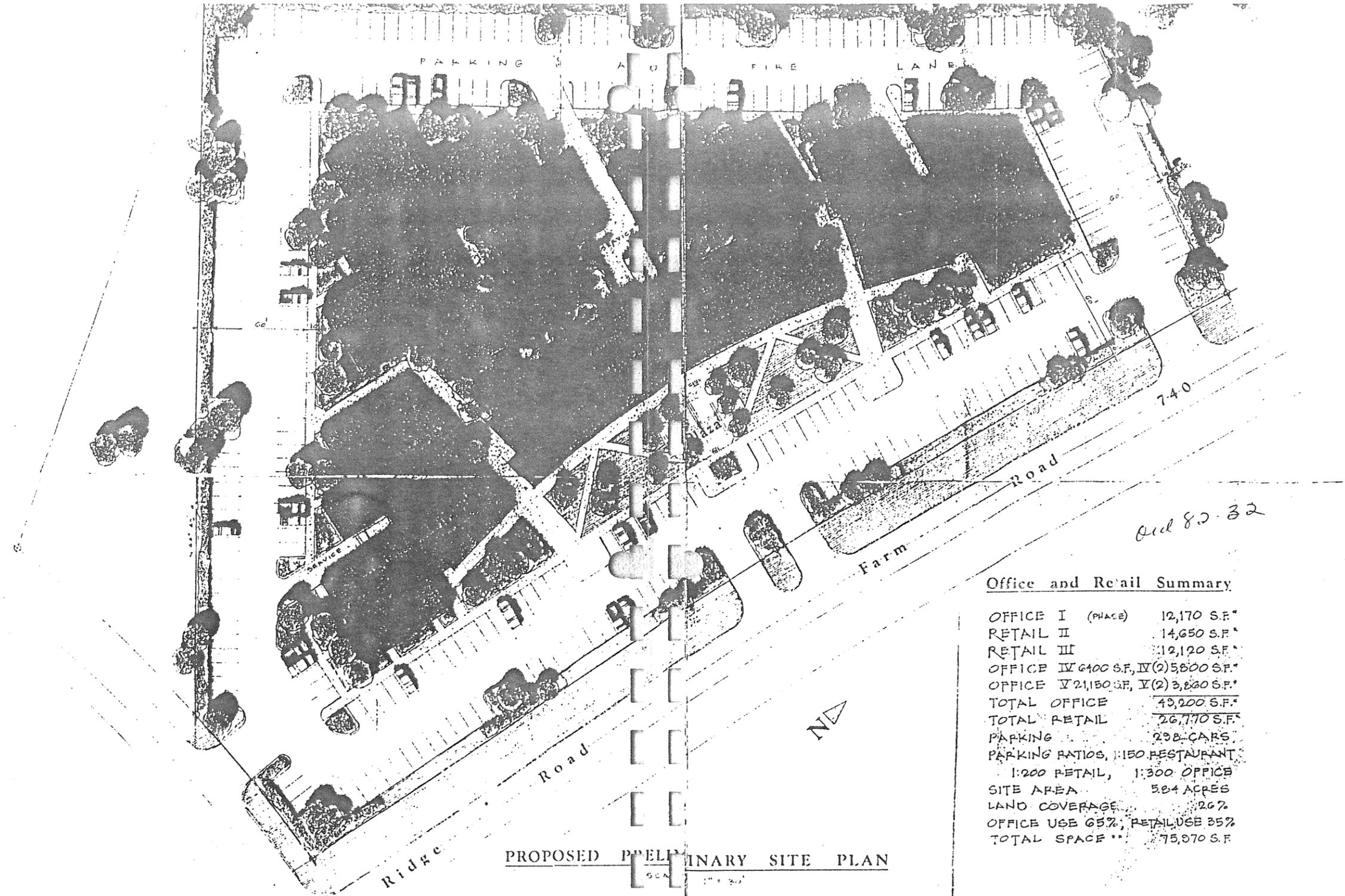


Mayor

ATTEST:



City Secretary



Jul 82-32

Office and Retail Summary

OFFICE I (PHASE)	12,170 S.F.
RETAIL II	14,650 S.F.
RETAIL III	12,120 S.F.
OFFICE IV 6400 S.F., IV(2) 5,600 S.F.	
OFFICE V 21,150 S.F., V(2) 3,820 S.F.	
TOTAL OFFICE	49,200 S.F.
TOTAL RETAIL	26,770 S.F.
PARKING	238 CARS
PARKING RATIOS, 1:150 RESTAURANT	
1:200 RETAIL, 1:300 OFFICE	
SITE AREA	5.84 ACRES
LAND COVERAGE	26%
OFFICE USE 65%, RETAIL USE 35%	
TOTAL SPACE **	75,970 S.F.

PROPOSED PRELIMINARY SITE PLAN

OFFICE & RETAIL DEVELOPMENT FOR VIRGINIA CLARK
 Adjacent to Chandlers Landing • Smith, Ekblad & Assoc. Inc. Arch./Engrs. • May 12, 1982 • Rockwall, Texas

PD-18

ORDINANCE NO. 85-23

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED SO AS TO GRANT A ZONING CHANGE AND APPROVE A PRELIMINARY PLAN FOR PD-18 ON LOTS 1 - 5, 7 - 11, 14 - 21, AND THE WESTERN END OF LOT 22, LAKE RIDGE ESTATES; PROVIDING SPECIAL CONDITIONS; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND 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 is hereby, amended by amending the Zoning Map of the City of Rockwall so as to approve a zoning change and preliminary plan for "PD" Planned Development District Number 18, Lots 1 - 5, 7 - 11, 14 - 21, and the western end of Lot 22, Lake Ridge Estates.

SECTION 2. That Planned Development District Number 18 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of Planned Development District No. 18 to the above described tract of land is subject to the following special conditions:

- A. Prior to the issuance of any building permit in Planned Development District No. 18 a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after appropriate recommendation by the Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "A" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail 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 so as to create a reasonable transition to and protection of the adjacent property.
- B. All development of property covered by Planned Development District No. 18 shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, 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 changes and amendments to the Comprehensive Zoning Ordinance.
- C. Development of Planned Development Number 18 shall be regulated by the requirements listed in Exhibit "B".

SECTION 3. 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 ONE THOUSAND DOLLARS (\$1,000) for

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

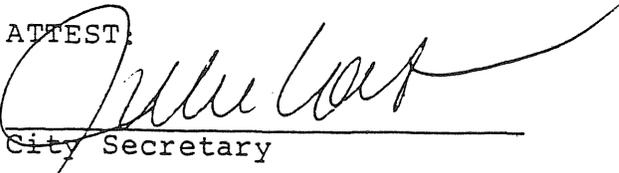
SECTION 4. If any section, subsection, sentence, phrase, paragraph, provision of this ordinance or the application of that section, subsection, sentence, phrase, paragraph, or provision to any person, firm, corporation, situation, circumstance is for any reason judged invalid, the adjudication shall not affect any other section, sentence, phrase, word, paragraph, or provision of this ordinance or the application of any other section, subsection, sentence, phrase, paragraph or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section, subsection, sentence, phrase, paragraph, or provision of the Comprehensive Zoning Ordinance No. 83-23 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 5. 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 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 8th day of April, 1985.

ATTEST:



City Secretary

APPROVED:



Mayor

First reading 4/1/85

Second reading 4/8/85

PRELIMINARY PLAN FOR PD-18

March 4, 1985

<u>Area Requirement</u>	<u>Tract A</u>	<u>Tracts C & D</u>	<u>Tracts E & F</u>
Use Allowed	General Retail	Zero Lot Line Detached	Townhouse
Acreage	3.5	15.8	14.4
Maximum Density	---	5.0	8.0
Minimum Lot Area	6,000 sq. ft.	4,000 sq. ft.	3,000 sq. ft.
No. Units Per Lot	---	1	1
Minimum Floor Area	---	800 sq. ft.	800 sq. ft.
Minimum Frontage	540 ft.	40 ft.	25 ft. & 30 ft.
Minimum Depth	230 ft.	100 ft.	100 ft.
Minimum Front Setback	20 ft.	Front Entry - 20 ft. Side or Rear - 15 ft.	Front Entry - 20 ft. Side or Rear - 15 ft.
Minimum Side Setback	With Fire Wall - 0 ft. Abut Street - 15 ft. Abut Residential - 20 ft.	0 ft. & 10 ft.	0 ft. & 5 ft.
Minimum Rear Setback	20 ft.	7 1/2 ft.	7 1/2 ft.
Minimum Noncombustible	100%	---	---
Minimum Masonry	90%	---	---
Maximum Building Coverage	40%	60%	60%
Minimum Landscaping	10%	10%	10%
Maximum Floor Area Ratio	2 to 1	---	---
Maximum Height	120 ft.	36 ft.	36 ft.
Minimum Separation	---	---	20 ft. every 250 ft.
Minimum Driveway	---	20 ft.	20 ft.
Maximum Number Attached	---	0	8 up to 250 ft.
Maximum Entrances	FM-740 - 1 per 200 ft. Summer Lee - 1 per 100 ft.	---	---
Buffer	6 ft. screen on South & West	---	---

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PRELIMINARY PLAN FOR PD-18

March 4, 1985

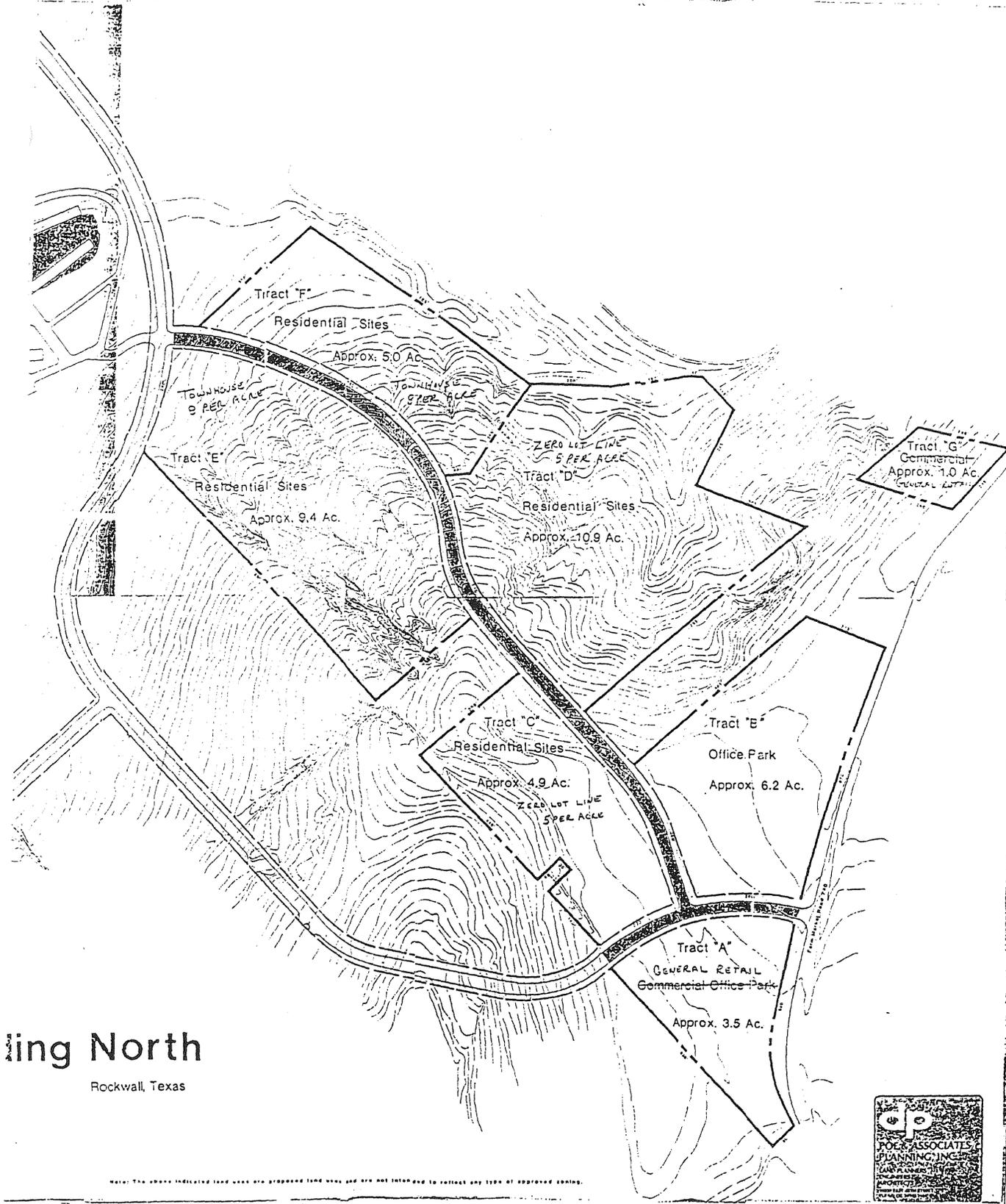
<u>Area Requirement</u>	<u>Tract A</u>	<u>Tracts C & D</u>	<u>Tracts E & F</u>
Use Allowed	General Retail	Zero Lot Line Detached	Townhouse
Acreage	3.5	15.8	14.4
Maximum Density	---	5.0	8.0
Minimum Lot Area	6,000 sq. ft.	4,000 sq. ft.	3,000 sq. ft.
No. Units Per Lot	---	1	1
Minimum Floor Area	---	800	800
Minimum Frontage	540 ft.	40 ft.	25 ft. & 30 ft.
Minimum Depth	230 ft.	100 ft.	100 ft.
Minimum Front Setback	20 ft.	Front Entry - 20 ft. Side or Rear - 15 ft.	Front Entry - 20 ft. Side or Rear - 15 ft.
Minimum Side Setback	With Fire Wall - 0 ft. Abut Street - 15 ft. Abut Residential - 20 ft.	0 ft. & 10 ft.	0 ft. & 5 ft.
Minimum Rear Setback	20 ft.	7 1/2 ft.	7 1/2 ft.
Minimum Noncombustible	100%	---	---
Minimum Masonry	90%	---	---
Maximum Building Coverage	40%	60%	60%
Minimum Landscaping	10%	10%	10%
Maximum Floor Area Ratio	2 to 1	---	---
Maximum Height	120 ft.	36 ft.	36 ft.
Minimum Separation	---	---	20 ft. every 250 ft.
Minimum Driveway	---	20 ft.	20 ft.
Maximum Number Attached	---	0	8 up to 250 ft.
Maximum Entrances	FM-740 - 1 per 200 ft. Summer Lee - 1 per 100 ft.	---	---
Buffer	6 ft. screen on South & West	---	---

<u>Area Requirement</u>	<u>Tract A</u>	<u>Tracts C & D</u>	<u>Tracts E & F</u>
Parking	Zoning Ordinance Requirement Based on Use	Front Entry - 2 1/2 Rear or Side Entry - 2	Front Entry - 2 1/2 Rear or Side Entry - 2
Garage	---	2 car	2 car

<u>Area Requirement</u>	<u>Tract A</u>	<u>Tracts C & D</u>	<u>Tracts E & F</u>
Parking	Zoning Ordinance Requirement Based on Use	Front Entry - 2 1/2 Rear or Side Entry - 2	Front Entry - 2 1/2 Rear or Side Entry - 2
Garage	---	2 car	2 car

ing North

Rockwall, Texas



NOTE: The above indicated road lines are proposed road lines and are not intended to restrict any type of approved zoning.



Ordinance No. 94-18

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 85-23 OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A CHANGE IN LAND USE DESIGNATION FROM AGRICULTURAL, TOWNHOUSE, AND ZERO LOT LINE TO SINGLE FAMILY DETACHED LAND USE DESIGNATION AND AMEND THE PRELIMINARY PLAN FOR A PORTION OF PD-18, MORE FULLY DESCRIBED HEREINAFTER; PROVIDING 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; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request for a change in land use designation under PD-18 and zoning change from agricultural, townhouse, and zero lot line to single family detached residential land use designation was submitted by LENMAR Development on a tract of land; 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 and Ordinance 84-4 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 and Ordinance No. 85-23 of the City of Rockwall, Texas as heretofore amended, be and the same is hereby amended so as to approve a change in the preliminary plan for "PD-18" Planned Development District No. 18, on the property described on Exhibit "A", attached hereto and made a part hereof.

SECTION 2. That Planned Development District Number 18 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby provided that the granting of Planned Development District No. 18 to the above described tract of land is subject to the following special conditions:

- A. All development of property covered by Planned Development District No. 18, shall be in accordance with the provisions of this ordinance and

the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments in accordance with the provisions of the Comprehensive Zoning Ordinance. All development of the property described on Exhibit "A", attached hereto, shall be substantially in accordance with the Concept Plan, attached hereto and made a part hereof as Exhibit "B".

B. The property described on Exhibit "A", attached hereto, shall be used for Single Family Detached residential development and shall be regulated by the area requirements set forth in the SF-10 zoning classification, as currently adopted and as may be amended in the future, except as provided for as follows:

1. Minimum Lot Frontage - 70 feet, as measured at the front building line
2. Minimum Front Setback - 25 feet
3. Minimum Masonry Exterior - Exterior wall construction shall consist of a minimum of 75% masonry, with no single elevation of any residence containing less than 50% of its exposed surface of masonry construction, as herein specified. This construction standard applies to the first floor of the residential structure.

C. All development of this tract shall be in accordance with and regulated by the approved development plan, which shall be attached hereto and made a part hereof upon its final approval by the City Council.

D. The right-of-way shown on Exhibit "B" designated as "Street per PD-7" shall be dedicated to the City generally in the alignment as shown at the time of final plat approval.

E. A minimum of two lanes of access to the IH-30 service road shall be provided by the developer prior to any development of PD-7.

Section 3. 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 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 No. 83-23 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 are declared to be severable.

Section 5. 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 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 2nd day of May, 1994.

APPROVED:

Mayor

ATTEST:

City Secretary

1st reading 4-4-94

2nd reading 5-2-94