

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 FOLLOWING DESCRIBED TRACTS TO "PD" PLANNED DEVELOPMENT DISTRICT NO. 20, SUBJECT TO SITE PLAN APPROVAL: SAID TRACTS BEING MORE FULLY DESCRIBED AS FOLLOWS: TRACT I: BEING A PART OF A 14.520 ACRE TRACT OF LAND IN THE E. TEAL SURVEY, ABSTRACT NO. 207, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT THAT IS NORTH 89° 23' WEST 1739.4 FEET FROM THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED AS "THIRD TRACT" IN DEED TO WHILDEN CONSTRUCTION CO., DATED 7/11/49 AND RECORDED IN VOLUME 44, PAGE 618 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS; THENCE: NORTH 88° 02' 05" EAST 636.0 FEET; THENCE: NORTH 06° 16' 25" WEST 690.0 FEET; THENCE: SOUTH 89° 28' 25" EAST 434.0 FEET; THENCE: NORTH 01° 01' 35" EAST 475.0 FEET; THENCE: NORTH 03° 19' 55" WEST 930.6 FEET; THENCE: NORTH 86° 06' 35" EAST 437.23 FEET; THENCE: NORTH 06° 11' 05" EAST 1155.01 FEET; THENCE: NORTH 83° 54' 46" WEST 350.0 FEET; THENCE: NORTH 02° 05' 16" EAST 699.82 FEET; THENCE: NORTH 84° 11' 00" WEST 319.13 FEET; THENCE: NORTH 17° 58' 04" EAST 1189.28 FEET; THENCE: NORTH 45° 26' 03" WEST 661.92 FEET TO THE POINT OF BEGINNING; BEGINNING AT A POINT FOR A CORNER ON THE SOUTHWEST LINE OF A PUBLIC ROAD; THENCE: SOUTH 44° 20' WEST A DISTANCE OF 459.26 FEET TO THE SOUTH LINE OF SAID 14.502 ACRE TRACT, ALSO BEING THE NORTH LINE OF CHANDLERS LANDING; THENCE: NORTH 45° 37' WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 522 FEET TO A POINT FOR A CORNER ON THE TRACT OF LAND PREVIOUSLY CONVEYED TO JERRY W. HEFLIN; THENCE: NORTH 44° 23' EAST ALONG THE EASTERLY LINE OF SAID HEFLIN TRACT PASSING AT 234.83 FEET THE SOUTH CORNER OF A TRACT PREVIOUSLY CONVEYED TO PAUL DAVIS AND CONTINUING ALONG THE EASTERLY LINE OF SAID DAVIS TRACT A TOTAL DISTANCE OF 460.07 FEET TO A POINT FOR A CORNER ON THE SOUTHWEST LINE OF A PUBLIC ROAD; THENCE: SOUTH 45° 37' EAST A DISTANCE OF 223.76 FEET TO A POINT FOR A CORNER; THENCE: CONTINUING ALONG THE SOUTHWEST LINE SOUTH 45° 26' 03" EAST A DISTANCE OF 300.35 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.502 ACRES OF LAND. TRACT II: BEING A TRACT OF LAND SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207, ROCKWALL COUNTY, TEXAS, AND BEING PART OF A TRACT AS CONVEYED TO WHILDEN CONSTRUCTION COMPANY, AS RECORDED IN VOLUME 44, PAGE 618, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND FURTHER BEING PART OF A 14.502 ACRE TRACT AS SURVEYED BY ROBERT H. WEST 2/7/78 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHWEST LINE OF A PUBLIC ROAD, SAID POINT BEING THE MOST SOUTHERLY EAST CORNER OF SAID 14.502 ACRE TRACT, A ½" IRON STAKE FOUND FOR CORNER; THENCE: SOUTH 17° 45' 09" WEST LEAVING THE SAID SOUTHWEST LINE OF A PUBLIC ROAD A DISTANCE OF 384.81 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 116° 34' 51" AND A RADIUS OF 80.00 FEET, A ½" IRON STAKE FOUND FOR CORNER; THENCE: AROUND SAID CURVE A DISTANCE OF 162.78 FEET TO THE END OF SAID CURVE, A ½" IRON STAKE FOUND FOR CORNER; THENCE: NORTH 45° 40' WEST A DISTANCE OF 562.56 FEET TO A ½" IRON STAKE SET FOR CORNER; THENCE: NORTH 44° 20' EAST A DISTANCE OF 459.26 FEET TO A POINT ON THE SOUTHWEST LINE OF A PUBLIC ROAD, A ½" IRON STAKE SET FOR CORNER; THENCE: SOUTH 45° 44' 47" EAST ALONG THE SAID SOUTHWEST LINE OF A PUBLIC ROAD A DISTANCE OF 461.92 FEET TO THE PLACE OF BEGINNING AND CONTAINING 6.00 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 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 further hereby amended by amending the Zoning Map of the City of Rockwall so as to

grant "PD" Planned Development District No. 20 on the following described property:

Tract I

BEING a part of a 14.502 acre tract of land in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a point that is North $89^{\circ} 23'$ West 1739.4 Feet from the Southwest corner of a tract of land described as "Third Tract" in deed to Whilden Construction Co., dated 7/11/49 and recorded in Volume 44, Page 618 of the Deed Records of Rockwall County, Texas;
THENCE: North $88^{\circ} 02' 05''$ East 636.0 feet;
THENCE: North $06^{\circ} 16' 25''$ West 690.0 feet;
THENCE: South $89^{\circ} 28' 25''$ East 434.0 feet;
THENCE: North $01^{\circ} 01' 35''$ East 475.0 feet;
THENCE: North $03^{\circ} 19' 55''$ West 930.6 feet;
THENCE: North $86^{\circ} 06' 35''$ East 437.23 feet;
THENCE: North $06^{\circ} 11' 05''$ East 1155.01 feet;
THENCE: North $83^{\circ} 54' 46''$ West 350.0 feet;
THENCE: North $02^{\circ} 05' 16''$ East 699.82 feet;
THENCE: North $84^{\circ} 11' 00''$ West 319.13 feet;
THENCE: North $17^{\circ} 58' 04''$ East 1189.28 feet;
THENCE: North $45^{\circ} 26' 03''$ West 661.92 feet to the Point of Beginning.

BEGINNING at a point for a corner on the Southwest line of a public road;

THENCE: South $44^{\circ} 20'$ West a distance of 459.26 feet to the South line of said 14.502 acre tract, also being the North line of Chandlers Landing;
THENCE: North $45^{\circ} 37'$ West along said Southerly line a distance of 522 feet to a point for a corner on the tract of land previously conveyed to Jerry W. Heflin;
THENCE: North $44^{\circ} 23'$ East along the Easterly line of said Heflin Tract passing at 234.83 feet the South corner of a tract previously conveyed to Paul Davis and continuing along the Easterly line of said Davis tract a total distance of 460.07 feet to a point for a corner on the Southwest line of a public road;
THENCE: South $45^{\circ} 37'$ East a distance of 223.76 feet to a point for a corner;
THENCE: Continuing along the Southwest line South $45^{\circ} 26' 03''$ East a distance of 300.35 feet to the Place of Beginning and Containing 5.502 Acres of Land.

Tract II

BEING a tract of land situated in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas, and being part of a tract as conveyed to Whilden Construction Co. as recorded in Volume 44, Page 618, Deed Records, Rockwall County, Texas, and further being part of a 14.502 acre tract as surveyed by Robert H. West 2/7/78 and being more particularly described as follows:

BEGINNING at a point on the Southwest line of a public road, said point being the most Southerly East corner of said 14.502 acre tract, a $\frac{1}{2}$ " iron stake found for corner;
THENCE: South $17^{\circ} 45' 09''$ West leaving the said Southwest line of a public road a distance of 384.81 feet to the beginning of a curve to the right having a central angle of $116^{\circ} 34' 51''$ and a radius of 80.00 feet, a $\frac{1}{2}$ " iron stake found for corner;
THENCE: Around said curve a distance of 162.78 feet to the end of said curve, a $\frac{1}{2}$ " iron stake found for corner;
THENCE: North $45^{\circ} 40'$ West a distance of 562.56 feet to a $\frac{1}{2}$ " iron Stake set for corper;
THENCE: North $44^{\circ} 20'$ East a distance of 459.26 feet to a point on the southwest line of a public road, a $\frac{1}{2}$ " iron stake set for corner;
THENCE: South $45^{\circ} 44' 47''$ East along the said Southwest line of a public road a distance of 461.92 feet to the Place of Beginning and Containing 6.00 acres of land.

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 the above described tracts of land 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 herein, provided that the granting of Planned Development District No. 20 to the above described tracts of land are subject to the following special conditions:

(a) The above described tracts shall be used for residential condominium development not to exceed a density of 15 units per acre.

(b) Prior to the issuance of any building permit in Planned Development District No. 20, a comprehensive site plan of the development shall be filed with the Planning and Zoning Commission and, after appropriate hearing, sent to the City Council of the City of Rockwall with an 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 "A" 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.

(c) No building or other permits shall be issued by any officer, agent or employee of the City of Rockwall for development of the above described tracts in "PD" No. 20 unless and until a final comprehensive site plan 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 "A".

(d) All development of property covered by Planned Development District No. 20 shall be in accordance with the provisions 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.

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

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THE SECOND DAY OF AUGUST, 1982.

APPROVED:



Mayor

ATTEST:



City Secretary

PROGRAM

UNIT TYPES

A1F • 1BR 1BATH • 36 UNITS • 729 SF.

A2F • 1BR 1BATH • 8 UNITS • 729 SF.

B1F • 2BR 2BATH • 12 UNITS • 1023 SF.

B2F • 2BR 2BATH • 26 UNITS • 1020 SF.

E1F • EFFICIENCY • 4 UNITS • 516 SF.

B1S • 2BR 2½ BATH • 4 UNITS • 1006 SF.

TOTALS • 90 UNITS • 180 PARKING SPACES

6 ACRES

SECTION 3. Amending Section 3 (c) to read as follows:

"No building or other permits shall be issued by any officer, agent or employee of the City of Rockwall for development of the above described tracts in "PD" No. 20 unless and until a final comprehensive site plan, including building elevations and masonry coverage requirements, 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 "A"."

SECTION 4. Adding Section 3 (e) to read as follows:

"The final plat for the development shall designate which lot line shall have zero side setback. Deed restrictions shall be submitted to the City Council for approval with the final plat designating the Homeowners' Association as to the entity responsible for maintaining all common areas and courtyards once the project is built out."

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.

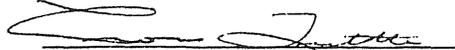
SECTION 6. That the above described tract of land shall be used only in the manner and for the purposes provided in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future.

SECTION 7. That 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, as amended hereby, and as it may be amended in the future and upon conviction shall be punished by a penalty of fine not to exceed the sum of One Thousand Dollars (\$1,000.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 8. WHEREAS, it appears that the above described property requires classification to zero lot line residential development in order to permit its proper development and to protect the public interest and the general welfare of the City of Rockwall, such requirement creates an urgency and an emergency in the preservation of the public welfare and requires that this ordinance take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

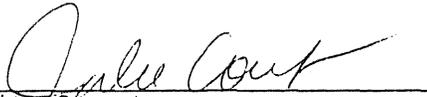
DULY PASSED AND APPROVED the 2nd day of July, 1984.

APPROVED:



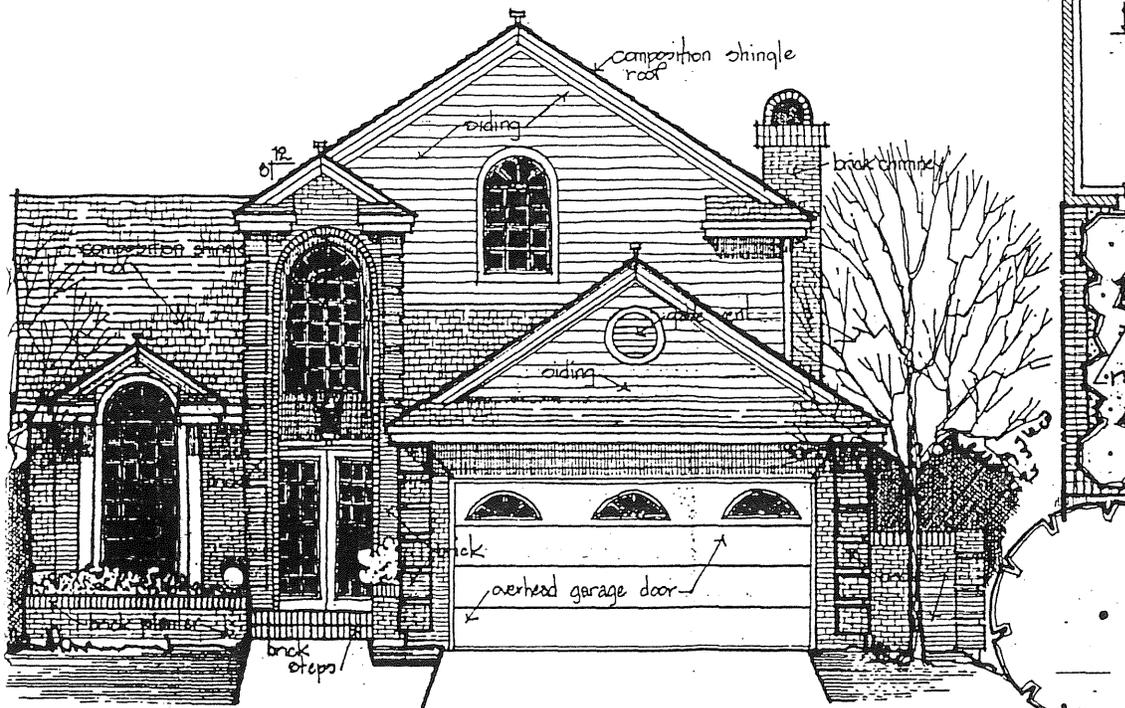
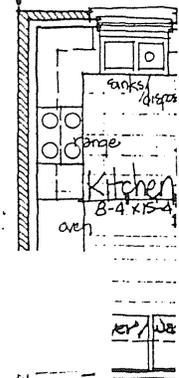
Mayor

ATTEST:



City Secretary

PROGRAM	
TYP. MIN. LOT SIZE	3660 #
BLDG COVERAGE	59%
1ST FLOOR	1299 #
2ND FLOOR	422 #
GARAGE	422 #
PORCH	28 #
<hr/>	
TOTAL	2171 #
PERCENT BRICK SHOWN — 70%	
PROPOSED MIN. (excluding garage)	60%
zero lot line side	10' up to plat line



FRONT ELEVATION

sc: 1/4" = 1'-0"

Finish 4' x 12'

E

ORDINANCE NO. 87-38

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AS HERETOFORE AMENDED, REPEALING ORDINANCE NO. 84-34, AND AMENDING ORDINANCE NO. 82-38 TO CHANGE THE AREA REQUIREMENTS FOR PD-20; PROVIDING FOR A DEVELOPMENT PLAN FOR A PORTION OF PD-20; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING A REPEALER CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; 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 the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance and Ordinance Number 82-38 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 Section 3(a) of Ordinance No. 82-38 be amended to read as follows:

"(a) Tract I described herein shall be used for Zero Lot Line residential development meeting the requirements of the Zero Lot Line classification in the Comprehensive Zoning Ordinance.

Tract II described herein shall be used for Zero Lot Line residential development meeting the area requirements listed below

Total Acreage-----	6
Maximum Density-----	6.9 units/acre
Minimum Lot Depth-----	90 ft.
Minimum Lot Width-----	40 ft.
Minimum Lot Area-----	3,600 sq. ft.
Minimum Front Setback-----	20 ft.
Minimum Rear Setback-----	7 1/2 ft.
Minimum Side Setback-----	0 & 5 ft.
Minimum Dwelling Unit	
Square Footage-----	1,200 sq.ft.
	heated living area

Maximum Building Coverage-----60%
Maximum Height-----36 ft. & two
stories
Minimum Garage Parking-----2
Minimum Number of Off Street
Parking excluding Garage-----2

and that development of Tract II shall be in accordance with the development plan attached as Exhibit "A".

SECTION 2. That Section 3(c) of Ordinance No. 82-38 be amended to read as follows:

"(c) No building or other permits shall be issued by any officer, agent or employee of the City of Rockwall for development of the above described tracts in PD-20 unless and until a final comprehensive site plan, including building elevations and masonry coverage standards, 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 "A".

SECTION 3. That Section 3 of Ordinance No. 82-38 is hereby amended by adding a new subsection (e) to read as follows:

"(e) The final plat for the development shall designate which lot line shall have zero side setback. Deed restrictions shall be submitted to the City Council for approval with the final plat designating the Homeowners' Association as to the entity responsible for maintaining all common areas and courtyards once the project is built out."

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this and Ordinance 84-34 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 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, as amended hereby, and as it may be amended in the future and upon conviction shall be punished by a penalty of fine not to exceed the sum of ONE THOUSAND DOLLARS (\$1,000.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. 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 this 20th day of July, 1987.

APPROVED:


Mayor

ATTEST:

By 

1st reading 7/6/87
2nd reading 7/20/87

