

CITY OF ROCKWALL

ORDINANCE NO. 25-38

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 37 (PD-37) [*ORDINANCE NO. 92-44 & 99-44*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 37 (PD-37) BEING A ~7.10-ACRE TRACT OF LAND IDENTIFIED AS LOTS 1 & 2 OF THE DIRKWOOD ESTATES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A 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 Hailee Handy on behalf of John Liu, requesting the approval of an amendment to Planned Development District 37 (PD-37) [*Ordinance No. 92-44 & 99-44*] being a ~7.10-acre tract of land identified as Lots 1 & 2 of the Dirkwood Estates Addition, City of Rockwall, Rockwall County, Texas, more fully described and depicted 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 37 (PD-37) [*Ordinance No. 92-44 & 99-44*] 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 92-44 & 99-44*;

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*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein

by reference as *Exhibit 'B'*, 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 *PD Development Standards*, described 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 5. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

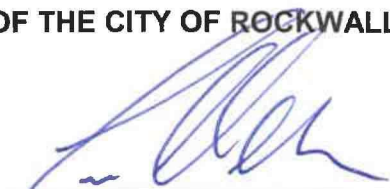
SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. 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 [*Ordinance No. 20-02*], 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 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 20-02*] of 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 [*Ordinance No. 20-02*] (*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 9. 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 7TH DAY OF JULY, 2025.**



Tim McCallum, Mayor

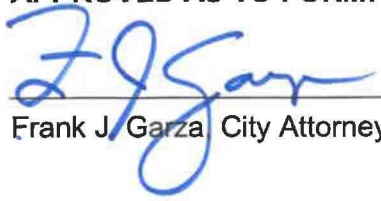
ATTEST:



Kristy Teague, City Secretary



APPROVED AS TO FORM:



Frank J. Garza City Attorney

1st Reading: June 16, 2025

2nd Reading: July 7, 2025

EXHIBIT 'A':
Legal Description and Survey

BEING 6.46 acres of land situated in Abstract 71, W.G. Dewees Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING in the Northwest corner of the Dirkwood Estates Addition, RCAD#33904, 33905, and 82651 (*NAD83 Texas State Plane GPS Coordinate (Grid): E 2,591,914.692, N 7,039,989.875 Feet*);

THENCE South 00°-48'-32" East, along the Western boundary of the Dirkwood Estates Addition, a distance of 401.75 feet for a corner;

THENCE North 88°-55'-30" East, a distance of 700.819 feet for a corner;

THENCE North 00°-58'-01" West, along the Western Right of Way of North Goliad Street, a distance of 401.743 feet for a corner;

THENCE South 88°-55'-31" West, a distance of 699.711 feet to the **POINT OF BEGINNING AND CONTAINING** 6.46 acres of land (*281,300.699 square feet*) more or less.

EXHIBIT 'A':
Legal Description and Survey

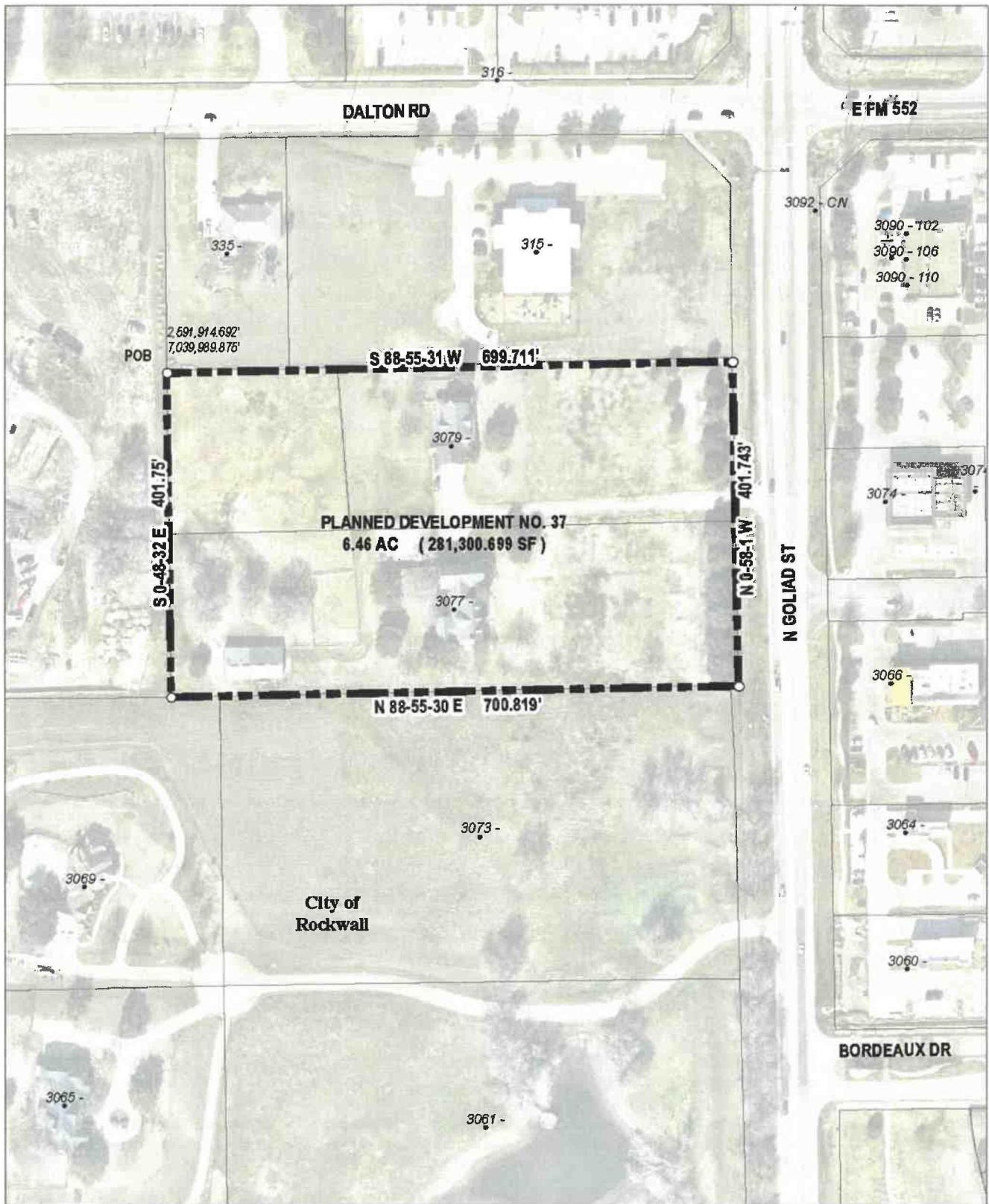


EXHIBIT 'B':
Concept Plan



EXHIBIT 'C':
District Development Standards

Development Standards.

- (1) Purpose. The purpose of this amendment to Planned Development District 37 (PD-37) is to supersede *Ordinance No.'s 92-44 & 99-44*, and add *Medical Office* as a permitted land use within the district; however, this ordinance does not change the intent established by *Ordinance No.'s 92-44 & 99-44*.
- (2) Permitted Uses. Unless specifically provided by this Planned Development District, only those land uses permitted within the Single Family 16 (SF-16) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of 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, are allowed on the *Subject Property*; however, the following land uses and conditional land use standards shall be permitted on the *Subject Property*:

The following land uses shall be permitted *by-right* on the Subject Property:

- ☒ Home Occupation¹

NOTES:

¹: Home Occupation. A *Home Occupation*, as an accessory land use to a single-family home, shall be permitted subject to the following conditions:

- (1) The *Home Occupation* use shall be limited to the following professional services:

- ☒ Attorney
- ☒ Insurance
- ☒ Financial Planning
- ☒ Accounting
- ☒ Medical Office

NOTE: A *Medical Office* allowing *General Personal Services* (e.g. *Aesthetician*) and *Massage Therapist* as ancillary land uses shall be permitted as an accessory land use to a single-family home subject to the *Home Occupation* requirements of this ordinance.

- (2) A *Home Occupation* use shall be accessory to the single-family home, and shall be operated by the resident of the home.
 - (3) No more than three (3) employees, in addition to the home owner, shall occupy the building at any given period.
 - (4) The *Accessory Use* shall be limited to the area within a single-family home as delineated on the *Concept Plan* contained in *Exhibit 'B'* of this ordinance.
 - (5) Any business -- *Home Occupation* or otherwise -- shall require a Certificate of Occupancy (CO) from the City of Rockwall.
- (3) Density and Dimensional Requirements. All properties within the boundaries of this Planned Development District as described and depicted in *Exhibit 'A'* of this ordinance shall be subject to the density and dimensional requirements stipulated for properties in a Single-Family 16

EXHIBIT 'C':
District Development Standards

(SF-16) District as specified in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*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.

- (4) *Grazing Animals*. There shall be no more than four (4) horses housed, boarded, raised, or trained within Planned Development District 37 (PD-37) as described and depicted in *Exhibit 'A'* of this ordinance.