

ORDINANCE NO. 99-21

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND ORDINANCE NO, 87-23 AS HERETOFORE AMENDED SO AS TO APPROVE A CHANGE IN ZONING FROM GENERAL RETAIL TO A GENERAL RETAIL PLANNED DEVELOPMENT AND A CONCEPT PLAN FOR PD- 48 ATTACHING THE CONCEPT PLAN; 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; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request for the change in zoning from General Retail to a General Retail Planned Development and the creation of PD - 48, as described in Exhibit "A" has been submitted by K.P.A. Consulting; 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 the approval of the zoning for PD 48 for those areas identified in Exhibit "A".

SECTION 2. That the tracts identified in Exhibit "A" shall be used only in the manner and for the purposes and with the conditions provided for herein and the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting this zoning for PD 47 shall affect only the property described in Exhibit "A" and said property shall be limited to the uses, density, area, setback and other requirements set forth herein.

SECTION 3. The tract shown in Exhibit "A" shall comply with the area, use and all other requirements of the General Retail zoning district requirements of the Comprehensive Zoning Ordinance as currently adopted or as may hereafter amended.

SECTION 4. Any development of the areas as shown in Exhibit "A" will require approval of a Concept Plan by the Planning and Zoning Commission and City Council prior to any development of the site. The following items will be considered as part of the approval of the Concept Plan at the time of development.

1. Approval of the building elevations and building layout
2. Approval of the building materials
3. Approval of a site plan and landscape plan

SECTION 5. In the event that a Gas/Convenience store is built on tract shown in Exhibit "B", the following requirements will be part of this Planned Development:

1. All exterior walls shall be 90% brick or glass.
2. All brick color and architecture elements shall be consistent throughout the entire development, including the canopy structure.
3. All roofs to be designed and constructed in residential character consisting of composition shingles.
4. Maximum building height to be one (1) story on all structures.
5. 20' maximum height for light poles including base.
6. No car wash will be allowed.
7. Trees (minimum 3" caliper) planted every 30' along S.H. 66 and North Lakeshore Dr.
8. All parking areas adjacent to S.H. 66 and N. Lakeshore will be screened with a hedge with a minimum of 5 gallon plant material.
9. Monument signage with a maximum height of 5" and maximum area of 60 square feet.
10. Architectural monument will be required on the site identifying entry into Rockwall at the time of any development of phase II. Design and location of the sign must be approved by the City Council.
11. A minimum 6' masonry wall will be constructed along the existing day care site along the common property line.
12. A minimum 8' masonry wall will be constructed along North Shore Estates as shown on the concept plan.
13. A maximum number of 6 pump islands will be allowed for the proposed convenience store.
14. That the Concept Plan shown as Exhibit "B" are attached hereto and made apart hereof for all purposes.

SECTION 6. Items not specifically addressed in this ordinance shall comply with the Zoning Ordinance No. 83.23, Subdivision Ordinance, Engineering Standards of Design, Code of Ordinances,

as amended or as may be amended in the future and any other development related ordinances as currently approved or as may be amended or approved in the future.

SECTION 7. 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 8. 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 9. 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 10. 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 6th day of July, 1999

ATTEST:

APPROVED:

BY Cindy Kindred
Cindy Kindred,
City Secretary

Scott L. Self
Mayor, Scott Self

1st reading 6/21/99

2nd reading 7/6/99



THE PINNACLE
PHASE II
4684

NORTHSHORES
PH I
4560

HIGHLAND HILLS
3890

BARKER ADDN
LOTS 12A &
1.018 AC
307C

HIGHWOOD SUBD.
3950

B.F. BOYDS

Northshore PH. A
4581

THE LIGHT-HOUSE
2.2138 AC
4313

Northshore Plaza
4586

5035
244.83

S. SPARKS ADDN.
353.95

87A

9.2277 Acs

85

LOWE AND
ALLEN

SUBD.
4180

NORTHSHORE
PLAZA PH. 3
4588

4587

83

CITY OF DALLAS
NORTHSHORE
PLAZA PH. 2
4587

Stonebridge
CTR. PH. I
5119

5100
STONE
BRIDGE
CTR.
PH. II

86B

393.34

86C
0.347 AC.

Cemetery

HOLLEY
ADDITION
4001

STONEBRIDGE MEADOWS
PH. IV & V
5100, 5110

ROCA VILLA
4810, 4811

STONEBRIDGE MEADOWS
PH I, II, & III
5080, 5090

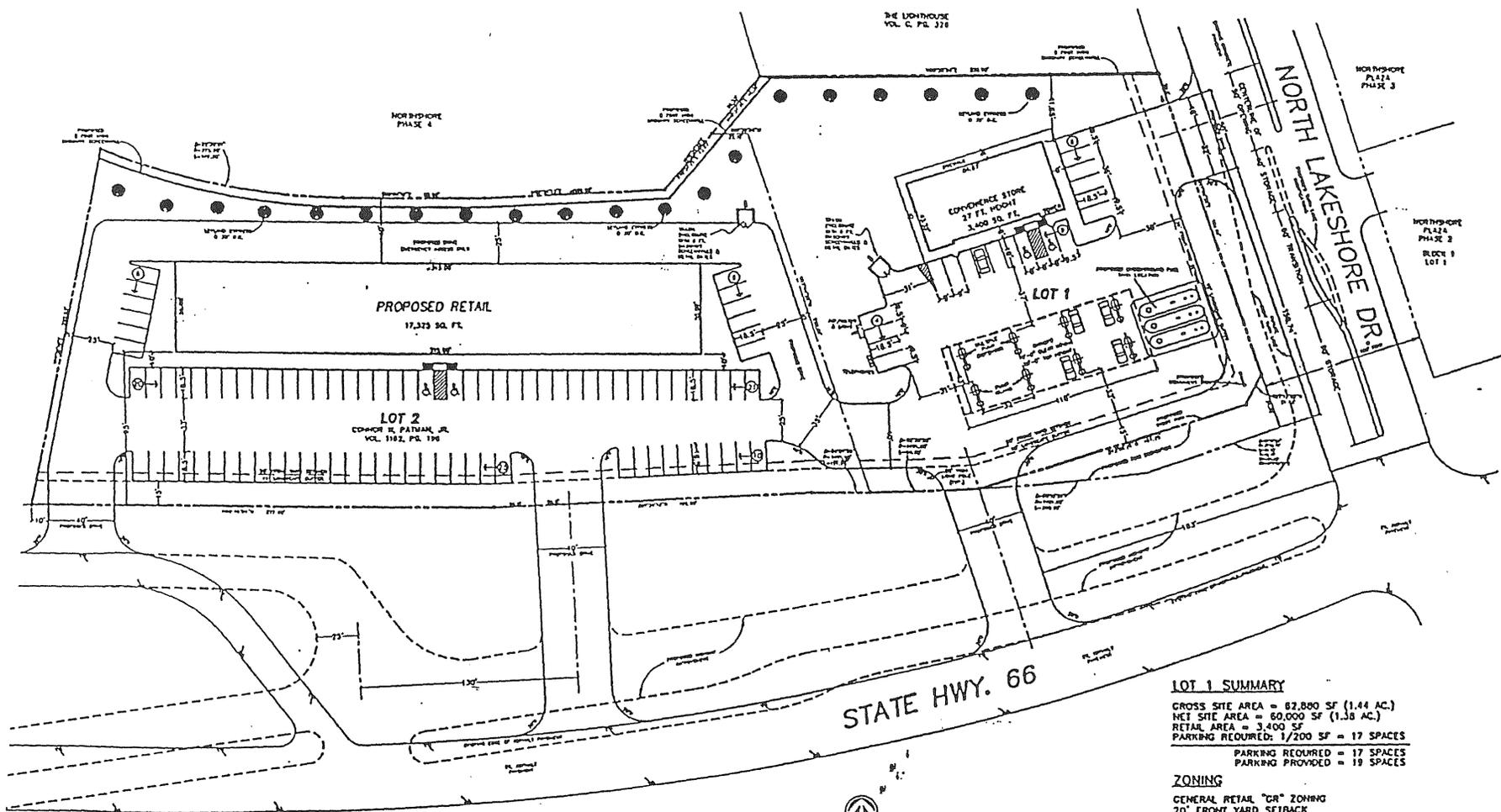
EXHIBIT "A"

RIDGEVIEW 1 & 2 ADDN
4800

SHOREVIEW ESTS
4940

FIRST BAPT.
ADDITION
BLK C
0.1815 AC

EXHIBIT "B"



LOT 2 SUMMARY

GROSS SITE AREA = 89,268 SF (2.04 AC.)
 NET SITE AREA = 89,268 SF (2.04 AC.)
 RETAIL AREA = 17,325 SF
 PARKING REQUIRED: 1/200 SF = 87 SPACES
 PARKING PROVIDED = 87 SPACES

ZONING
 GENERAL RETAIL "CR" ZONING
 20' FRONT YARD SETBACK
 NO SIDE OR REAR SETBACK
 15' LANDSCAPE BUFFER

LOT 1 SUMMARY

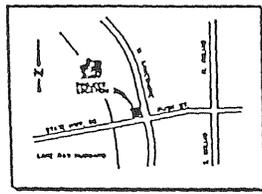
GROSS SITE AREA = 67,800 SF (1.44 AC.)
 NET SITE AREA = 60,000 SF (1.38 AC.)
 RETAIL AREA = 3,400 SF
 PARKING REQUIRED: 1/200 SF = 17 SPACES
 PARKING PROVIDED = 17 SPACES

ZONING
 GENERAL RETAIL "CR" ZONING
 20' FRONT YARD SETBACK
 NO SIDE OR REAR SETBACK
 15' LANDSCAPE BUFFER

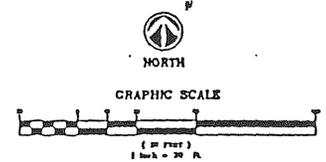
GENERAL NOTES

1. ALL BUILDINGS TO BE CONSTRUCTED WITH 90% BRICK EXTERIOR WALLS.
2. ALL BUILDINGS TO HAVE SLOPED ROOFS WITH COMPOSITION MATERIALS.

REVISED 5/8/99
 REVISED 4/22/99



VICINITY MAP
 NO SCALE



USA PROFESSIONAL SERVICES GROUP, INC.
 CIVIL ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS
 8708 STEWARTS FRUIT, SUITE 400 DALLAS, TEXAS 75247

DATE: 4/1/99	CONCEPT SITE PLAN	PROJECT NO. 981
DRAWN BY: LAG	NORTH LAKESHORE DR	