

CITY OF ROCKWALL

ORDINANCE NO. 25-19

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [ORDINANCE NO. 25-07] 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 50 (PD-50) TO INCORPORATE AN ADDITIONAL 1.65-ACRE PARCEL OF LAND INTO THE DISTRICT BEING A 22.19-ACRE TRACT OF LAND SITUATED WITHIN THE S. S. McCURRY SURVEY, ABSTRACT NO. 146 AND B. F. BOYDSTON SURVEY, ABSTRACT NO. 14, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED IN *EXHIBIT 'B'* 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 Price Pointer of TCB Construction, on behalf of Jay Odom, requesting the approval of an amendment to Planned Development District 50 (PD-50) [Ordinance No. 25-07] for the purpose of incorporating an additional 1.65-acre parcel of land into the district being a 22.19-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, 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 50 (PD-50) [Ordinance No. 25-07] 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. 25-07*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this 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 the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in *Exhibit 'C'* of this ordinance, and unless specifically modified within this ordinance the *Subject Property* shall adhere to all development standards stipulated by the Residential Office (RO) District as specified in Subsection 04.02, *Residential-Office (RO) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future;

SECTION 4. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

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;

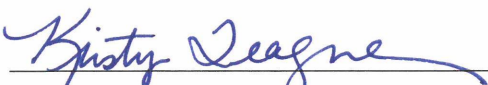
SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance 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 [*Ordinance No. 04-38*], 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 [*Ordinance No. 04-38*] 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. 04-38*] (*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;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF APRIL, 2025.

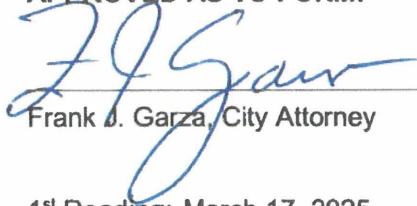

Trace Johannesen, Mayor

ATTEST:


Kristy Teague, City Secretary



APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: March 17, 2025

2nd Reading: April 7, 2025

EXHIBIT 'A':
Legal Description

BEING 22.19 acres of land situated in Abstract 146, S.S. McCurry Survey and Abstract 14, B.F. Boydston Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the northeast corner of Block A, Lot 1 of the Isaac Pena Addition (925 N. Goliad St.), or Texas State Plane Coordinates E 2,594,247.540', N 7,030,896.557' (Grid);

- 1 **THENCE** South 00°-15'-13" West, along the West Right of Way of North Goliad Street, a distance of 212.01 feet for a corner;
- 2 **THENCE** North 89°-29'-21" East, continuing along the West Right of Way of North Goliad Street, a distance of 9.348 feet for a corner;
- 3 **THENCE** South 00°-42'-57" West, a distance of 100.01 feet for a point;
- 4 **THENCE** South 01°-05'-44" West, a distance of 103.776 feet for a point;
- 5 **THENCE** South 00°-53'-50" West, a distance of 106.804 feet for a point;
- 6 **THENCE** South 01°-53'-06" West, a distance of 80.307 feet for a corner;
- 7 **THENCE** North 89°-29'-23" East, crossing North Goliad Street to the Southwestern corner of the North Towne Addition, a distance of 54.443 feet for a point;
- 8 **THENCE** North 88°-39'-12" East, along the North property line of Lot 3 of the Austin Addition, distance of 92.607 feet for a point;
- 9 **THENCE** North 88°-26'-16" East, a distance of 59.875 feet for a point;
- 10 **THENCE** North 88°-40'-43" East, a distance of 67.521 feet for a corner;
- 11 **THENCE** South 00°-44'-24" East, along the East property line of Lot 3 of the Austin Addition, a distance of 37.417 feet for a point;
- 12 **THENCE** South 01°-50'-12" East, a distance of 41.682 feet for a point;
- 13 **THENCE** South 01°-42'-25" East, a distance of 70.308 feet for a point;
- 14 **THENCE** South 01°-25'-05" West, a distance of 16.294 feet for a point;
- 15 **THENCE** South 02°-24'-05" West, a distance of 64.26 feet for a point;
- 16 **THENCE** South 01°-55'-17" West, a distance of 61.135 feet for a point;
- 17 **THENCE** North 86°-53'-45" West, a distance of 2.769 feet for a point;
- 18 **THENCE** South 01°-28'-03" East, a distance of 139.26 feet for a corner;
- 19 **THENCE** South 88°-34'-56" West, a distance of 26.08 feet for a corner;
- 20 **THENCE** South 00°-34'-11" West, crossing Heath Street, a distance of 32.761 feet for a point;
- 21 **THENCE** South 00°-43'-05" West, a distance of 101.948 feet for a point;
- 22 **THENCE** South 00°-23'-39" West, a distance of 88.33 feet for a point;
- 23 **THENCE** South 00°-20'-35" West, a distance of 92.791 feet for a point;
- 24 **THENCE** North 89°-28'-33" East, a distance of 3.192 feet for a point;
- 25 **THENCE** South 00°-27'-32" East, a distance of 82.208 feet for a point;
- 26 **THENCE** South 00°-20'-15" West, a distance of 57.808 feet for a point;
- 27 **THENCE** South 00°-18'-02" East, a distance of 106.852 feet for a corner;
- 28 **THENCE** North 89°-54'-16" East, along the North property line of Block 123, Lot F of the BF Boydston Addition, a distance of 218.38 feet for a corner;
- 29 **THENCE** South 18°-44'-34" West, along the East property line of Block 123, Lot F of the BF Boydston Addition, a distance of 237.657 feet for a corner;
- 30 **THENCE** North 38°-55'-51" East, a distance of 1.766 feet for a point;
- 31 **THENCE** South 79°-50'-00" East, a distance of 81.423 feet for a corner;
- 32 **THENCE** South 12°-54'-58" West, a distance of 200.01 feet for a corner;
- 33 **THENCE** South 80°-26'-27" East, a distance of 85.162 feet for a corner;
- 34 **THENCE** South 12°-49'-45" West, a distance of 100.827 feet for a point;
- 35 **THENCE** South 31°-59'-28" West, a distance of 144.954 feet for a point;
- 36 **THENCE** South 03°-33'-21" East, a distance of 30.835 feet for a point;
- 37 **THENCE** North 80°-23'-28" West, a distance of 6.6 feet for a corner;
- 38 **THENCE** South 07°-38'-23" West, a distance of 155.583 feet for a corner;
- 39 **THENCE** South 89°-15'-33" West, along the North Right of Way of Olive Street, a distance of 49.727 feet for a corner;
- 40 **THENCE** North 04°-15'-36" East, a distance of 190.176 feet for a corner;
- 41 **THENCE** North 84°-16'-51" West, a distance of 89.8 feet for a corner;

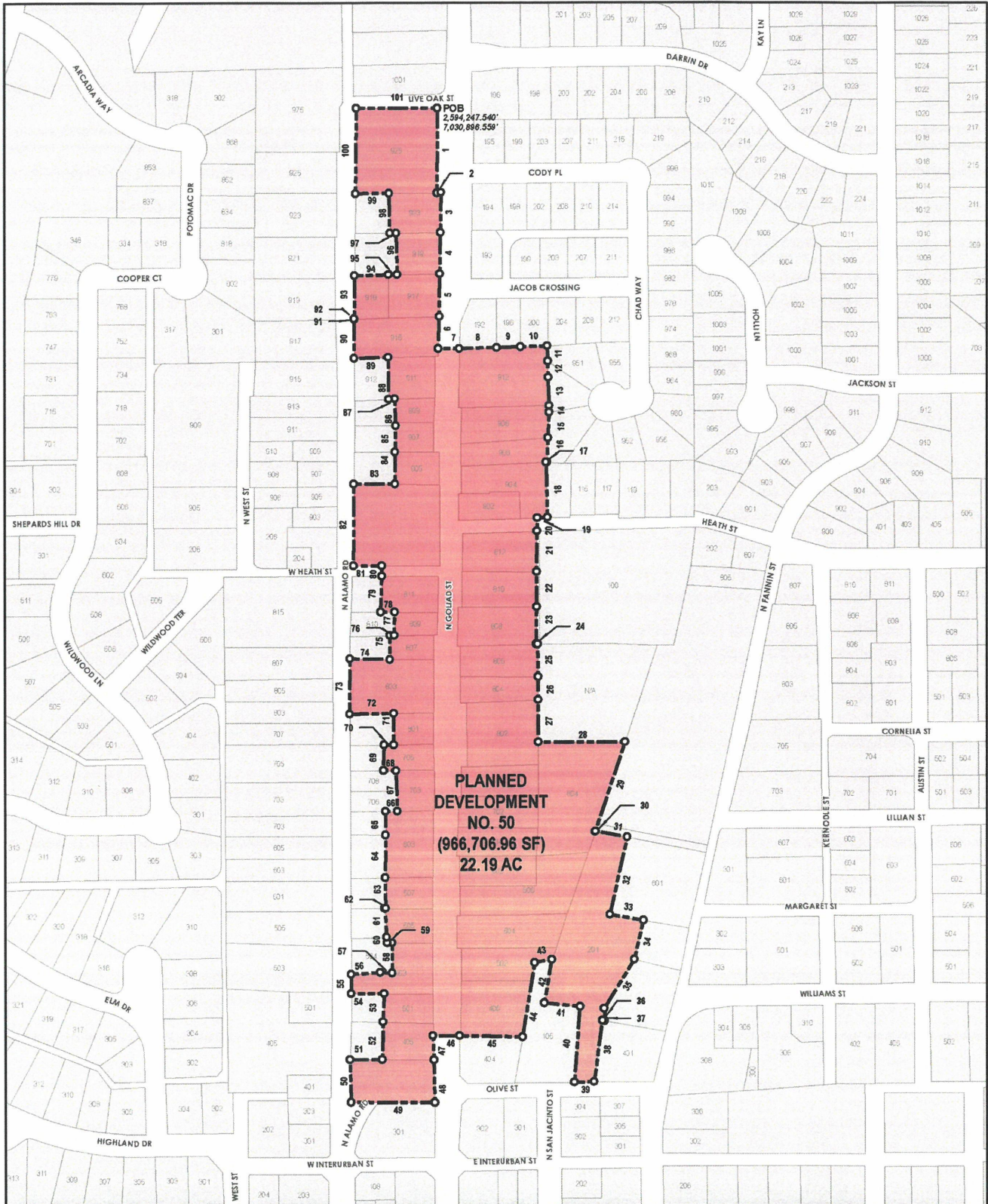
EXHIBIT 'A':
Legal Description

- 42 **THENCE** North 09°-43'-09" East, a distance of 111 feet for a corner;
43 **THENCE** South 79°-25'-20" West, a distance of 42.84 feet for a corner;
44 **THENCE** South 09°-15'-34" West, a distance of 188.846 feet for a corner;
45 **THENCE** North 88°-58'-49" West, a distance of 159.029 feet for a point;
46 **THENCE** North 89°-54'-24" West, crossing North Goliad Street, a distance of 66.081 feet for a corner;
47 **THENCE** South 01°-22'-36" East, along the West Right of Way of North Goliad Street, a distance of 60.108 feet for a point;
48 **THENCE** South 01°-09'-56" East, a distance of 107.267 feet for a corner;
49 **THENCE** North 89°-38'-32" West, along the North property line of Block A, Lot1 of the Dirkse Addition, a distance of 208.802 feet for a corner;
50 **THENCE** North 01°-34'-14" West, along the East Right of Way of North Alamo Road, a distance of 107.015 feet for a corner;
51 **THENCE** South 89°-48'-28" East, a distance of 81.111 feet for a corner;
52 **THENCE** North 01°-01'-35" East, a distance of 94.583 feet for a point;
53 **THENCE** North 02°-11'-56" East, a distance of 70.566 feet for a corner;
54 **THENCE** North 89°-29'-36" West, a distance of 82.39 feet for a corner;
55 **THENCE** North 00°-20'-39" East, a distance of 48.38 feet for a corner;
56 **THENCE** North 86°-48'-58" East, a distance of 73.1 feet for a point;
57 **THENCE** South 88°-56'-56" East, a distance of 30.19 feet for a corner;
58 **THENCE** North 00°-05'-56" West, following along property lines, a distance of 75.328 feet for a corner;
59 **THENCE** South 89°-41'-11" West, a distance of 13.306 feet for a corner;
60 **THENCE** North 01°-43'-14" West, a distance of 14.259 feet for a point;
61 **THENCE** North 03°-42'-44" West, a distance of 72.701 feet for a corner;
62 **THENCE** South 88°-32'-39" East, a distance of 2.44 feet for a corner;
63 **THENCE** North 00°-38'-31" West, a distance of 77.321 feet for a point;
64 **THENCE** North 00°-44'-24" East, a distance of 106.811 feet for a point;
65 **THENCE** North 00°-04'-02" West, a distance of 58.427 feet for a corner;
66 **THENCE** North 88°-36'-34" East, a distance of 29.61 feet for a corner;
67 **THENCE** North 01°-35'-35" West, a distance of 102.087 feet for a corner;
68 **THENCE** North 89°-07'-40" West, a distance of 31.895 feet for a corner;
69 **THENCE** North 01°-15'-26" East, a distance of 64.198 feet for a corner;
70 **THENCE** North 89°-16'-05" East, a distance of 24.602 feet for a corner;
71 **THENCE** North 00°-08'-40" East, a distance of 78.548 feet for a corner;
72 **THENCE** South 89°-15'-57" West, a distance of 110.141 feet for a corner;
73 **THENCE** North 00°-14'-19" East, a distance of 138.192 feet for a corner;
74 **THENCE** South 89°-14'-11" East, a distance of 100.056 feet for a corner;
75 **THENCE** North 00°-28'-22" East, a distance of 59.629 feet for a corner;
76 **THENCE** North 88°-47'-25" East, a distance of 10.941 feet for a corner;
77 **THENCE** North 00°-27'-45" East, a distance of 58.522 feet for a corner;
78 **THENCE** North 89°-31'-38" West, a distance of 34.39 feet for a corner;
79 **THENCE** North 01°-37'-43" East, a distance of 90.437 feet for a point;
80 **THENCE** North 00°-05'-15" West, a distance of 25.776 feet for a corner;
81 **THENCE** South 89°-58'-13" West, a distance of 70.505 feet for a corner;
82 **THENCE** North 00°-15'-03" East, a distance of 205.322 feet for a corner;
83 **THENCE** South 89°-37'-04" East, a distance of 103.923 feet for a corner;
84 **THENCE** North 00°-06'-55" East, a distance of 80.142 feet for a point;
85 **THENCE** North 01°-05'-13" East, a distance of 66.682 feet for a point;
86 **THENCE** North 01°-43'-52" West, a distance of 66.37 feet for a corner;
87 **THENCE** South 88°-08'-14" West, a distance of 15.221 feet for a corner;
88 **THENCE** North 00°-33'-05" West, a distance of 104.855 feet for a corner;
89 **THENCE** South 88°-38'-25" West, along the South property line of Block 29 of the Garner Addition, a distance of 85.688 feet for a corner;
90 **THENCE** North 00°-20'-01" East, along the East Right of Way of North Alamo Road, a distance of 98.019 feet for a point;
91 **THENCE** North 88°-10'-39" East, a distance of 0.97 feet for a point;

EXHIBIT 'A':
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- 92 **THENCE** North 63°-02'-46" West, a distance of 1.081 feet for a point;
93 **THENCE** North 00°-35'-17" East, a distance of 108.322 feet for a corner;
94 **THENCE** North 88°-52'-14" East, a distance of 84.238 feet for a point;
95 **THENCE** North 88°-29'-31" East, a distance of 22.662 feet for a corner;
96 **THENCE** North 01°-14'-44" West, a distance of 104.349 feet for a corner;
97 **THENCE** South 89°-40'-23" West, a distance of 16.16 feet for a corner;
98 **THENCE** North 01°-12'-30" West, a distance of 99.892 feet for a corner;
99 **THENCE** South 89°-23'-38" West, a distance of 83.627 feet for a corner;
100 **THENCE** North 00°-31'-24" East, along the boundary of the Isaac Pena Addition, a distance of 214.21 feet for a corner;
101 **THENCE** South 89°-59'-26" East, along said boundary and the South Right of Way of Live Oak Street, a distance of 203.05 feet to the **POINT OF BEGINNING** containing approximately **22.19 acres** (966,706.96 sf) of land more or less.

EXHIBIT 'B':
Location Map



City of
Rockwall



0 200 Feet

Date: 2/18/2025

1 inch = 300 feet

PLANNED DEVELOPMENT NO. 50

EXHIBIT 'C':
District Development Standards

Development Standards.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those land uses permitted within the Residential Office (RO) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code [Ordinance No. 20-02], are allowed on the *Subject Property*; however, the following additions and conditions shall apply:
- (a) Antique/Collectable Sales. The retail sales of antiques and collectables shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:
- (1) Antique Sales is defined as the sale of an object having value because of its age, especially a domestic item or piece of furniture or handicraft esteemed for its artistry, beauty, craftsmanship, or period of origin.
- (2) Collectable Sales is defined as the sale of an object that can be collected, or is suitable or desirable for collecting by hobbyist, or any of a class of old things (*but not antiques*) that people collect as a hobby.
- (3) The sale of new or used clothing and appliances shall be prohibited.
- (4) The maximum floor area permitted for *Antique/Collectable Sales* be limited to 2,000 square feet.
- (5) That individual lease areas within the *Antique/Collectable Sales* use be prohibited.
- (b) Banquet Facility (Event Venue). A banquet facility or event venue shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:
- (1) Banquet Facility or Event Venue is defined as a commercial facility that can be rented out for the purpose of hosting private events (*e.g. birthday parties, wedding receptions, meetings, etc.*). These events shall not be open to the general public.
- (c) Animal Clinic for Small Animals. An animal clinic for small animals shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions.
- (1) An Animal Clinic for Small Animals is defined as a place where animals or pets are given medical or surgical treatments and care.
- (2) The accessory use as a kennel shall be limited to short-term boarding and shall be only incidental to the *Animal Clinic for Small Animals* use.
- (3) No outdoor pens or kennels shall be permitted.
- (d) General Personal Service. A general personal service shall be as defined in Article 13, *Definitions*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and be

EXHIBIT 'C':
District Development Standards

permitted through the approval of a Specific Use Permit (SUP) on a case-by-case basis by the City Council.

- (e) *Church/House of Worship*. A church/house of worship shall be as defined in Article 13, *Definitions*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and be permitted through the approval of a Specific Use Permit (SUP) on a case-by-case basis by the City Council.
- (2) *Cross Access Easements*. Joint or shared access shall be required on all adjoining lots if any property is used for office development or any other non-residential use permitted by this ordinance.
- (3) *Parking*. That all non-residential land uses shall adhere to the following parking requirements:
 - (a) All parking shall be located behind the front façade of the primary structure and parking within the front yard of any property shall be prohibited.
 - (b) The parking requirements for all uses shall be subject to the requirements stipulated by Article VI, *Parking and Loading*, of the Unified Development Code [Ordinance No. 04-38] with the exception of *Professional Offices (excluding medical offices)* and *Banquet Facilities*. *Professional Offices* shall be subject to one (1) parking space per 500 SF of floor area and *Banquet Facilities* shall be subject to one (1) parking space per 100 SF of floor area.
 - (c) All drive aisles and parking areas required for the conversion and/or redevelopment of existing structures within the Planned Development District shall be paved in concrete. An exception for asphalt may be approved by the City Engineer.
- (4) *Site Plan*. All properties within the Planned Development District shall be subject to site plan review prior to changing the use from single-family residential.
- (5) *Variances*. In the event that unique or extraordinary conditions exist on the property such that the applicant cannot comply with the strict interpretation of this ordinance a variance can be requested from the City Council.