

CITY OF ROCKWALL

ORDINANCE NO. 19-41

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 70 (PD-70) AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING THE DEVELOPMENT STANDARDS APPROVED WITH ORDINANCE NO. 09-44, BEING A 395.075-ACRE TRACT OF LAND SITUATED IN THE W. T. DEWEESE SURVEY, ABSTRACT NO. 71 AND THE S. KING SURVEY, ABSTRACT NO. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; 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; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Adam Buczek of Stone Creek Balance, LTD for the approval of a zoning amendment to Planned Development District 70 (PD-70) for the purpose of changing the number of hard-edged retention ponds required for the Stone Creek Subdivision being a 395.075-acre tract of land situated in the W. T. DeWeese Survey, Abstract No. 71 and the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District and Single Family 10 (SF-10) District land uses, located at the southwest corner of FM-552 and N. Goliad Street (*SH-205*), and more fully described 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 70 [*Ordinance No.'s 07-13, 09-44 & 11-35*] and the Unified Development Code [*Ordinance No. 04-38*] 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 07-13, 09-44 & 11-35*;

**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. 04-38*] 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 *Planned Development Concept Plan*, contained 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 *Development Standards*, contained 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.** A PD Development Plan must be approved for the areas designated as *Retail* on the *Concept Plan* contained in *Exhibit 'B'*; however, the *PD Development Plan* application may be processed by the City of Rockwall concurrently with a preliminary plat application and *PD Site Plan* application.

**Section 6.** That the official zoning map of the City of Rockwall shall be corrected to reflect the changes in zoning as described herein.

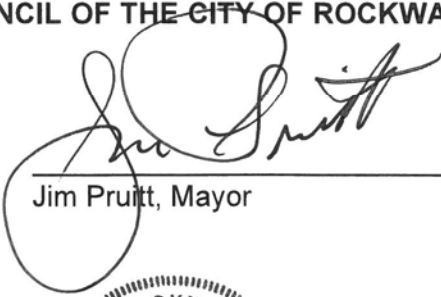
**Section 7.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**Section 8.** 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, 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 9.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or 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 (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 10.** 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 4<sup>TH</sup> DAY OF NOVEMBER, 2019.**

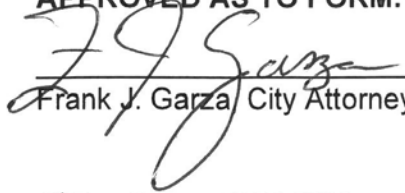
  
Jim Pruitt, Mayor

**ATTEST:**

  
Kristy Cole, City Secretary



**APPROVED AS TO FORM:**

  
Frank J. Garza, City Attorney

1<sup>st</sup> Reading: 10-21-2019

2<sup>nd</sup> Reading: 11-04-2019



**Exhibit 'A':**  
*Legal Description*

LEGAL DESCRIPTION

Being a 395.075-Acre tract of land situated in the W. T. DeWeese Survey, Abstract No. 71 and the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas and being all of a called 385.075-acre tract of land conveyed to W. W. Caruth Jr. by Deed recorded in *Volume 54, Page 22* Deed Records, Rockwall County, Texas (DRRCT) and also being all of a called 2.25-acre tract of land conveyed to Soden H. Harris and wife Adrine V. Harris by deed recorded in *Volume 50, Page 375* (DRRCT) being more particularly described by metes and bounds as follows:

*BEGINNING* at a ½-inch iron pipe found for a northeast corner of aforesaid 392.938-acre tract and being the northwest corner of Rockwall Middle School No. 4 Addition to the County of Rockwall by plat recorded in *Cabinet F, Page 67*, Plat Records, Rockwall County, Texas and being on the south right-of-way line of FM-552 (a variable width right-of-way).

*THENCE* South 00 Degrees 35 Minutes 35 Seconds East along a east line of aforesaid 392.938-acre tract and the common west line of aforesaid Rockwall Middle School No. 4 Addition a distance of 1,270.02-feet to a ½-inch capped iron rod found for the inside corner of said 382-938-acre tract and the southwest corner of said Rockwall Middle School No. 4 Addition.

*THENCE* North 69 Degrees 25 Minutes 13 Seconds East along a north line of aforesaid 392.938-acre tract and the common south line of aforesaid Rockwall Middle School No. 4 Addition a distance of 1,331.00-feet to a PK Nail set for a northeast corner of said 392.938-acre tract in the approximate centerline of Hayes Road (a variable width prescriptive right-of-way) and being on the west line of a called 15.00-acre tract of land conveyed to Steve L. Branch and wife Judy C. Branch by deed recorded in *Volume 234, Page 527* Deed Records, Rockwall County, Texas a ½-inch capped iron rod found bears North 87 Degrees 58 Minutes 03 Seconds a distance of 22.82-feet.

*THENCE* South 00 Degrees 35 Minutes 35 Seconds East along the east line of aforesaid 392.938-acre tract and the approximate centerline of aforesaid Hayes Road and the west line of aforesaid 15.00-acre tract and the west line of a called 11.126-acre tract of land conveyed to Leon A. Smith by deed recorded in *Volume 160, Page 1*, Deed Records, Rockwall County, Texas and the west line of a called 32.00-acre and 35.5-acre tracts of land conveyed to Roy Lee Hance by deed recorded in *Volume 68, Page 73*, Deed Records, Rockwall County, Texas, a distance of 3,980.56-feet to a PK Nail set for the southeast corner of said 392.938-acre tract and being on the north line of a called 38.639-acre tract of land conveyed to Roy L. Hance and wife, Randa B. Hance by deed recorded in *Volume 91, Page 107* Deed Records, Rockwall County, Texas.

*THENCE* along the south line of aforesaid 392.938-acre tract and the common north line of aforesaid 30.033-acre tract and the north line of Quail Run Valley No. 2 an addition to the City of Rockwall by plat recorded in *Cabinet E, Page 185*, Plat Records, Rockwall County, Texas and the north line of Quail Run Valley, No. 1 an addition to the City of Rockwall by Plat Recorded in *Cabinet E, Page 57*, Plat Records, Rockwall County, Texas the following courses and distances:

South 89 Degrees 34 Minutes 36 Seconds West a distance of 2,364.65-Feet to a 5/8-inch iron rod with a yellow plastic cap stamped *Carter Burgess* set for corner.

South 88 Degrees 24 Minutes 39 Seconds West a distance of 650.72-feet to a 5/8 inch iron rod with a yellow plastic cap stamped *Carter Burgess* set for a southwest corner of aforesaid 392.938-acre tract.

*THENCE* North 54 Degrees 44 Minutes 21 Seconds West a distance of 165.14-feet to a ½-inch iron pipe found for corner on the east right-of-way of State Highway 205 (a 100-foot right-of-way).

*THENCE* along the west line of aforesaid 392.938-acre tract and the common east right-of-way of aforesaid State Highway 205 the following courses and distances:

North 14 Degrees 18 Minutes 45 Seconds West a distance of 1,942.08-feet to a 5/8 inch iron rod with a

**Exhibit 'A':**  
*Legal Description*

yellow plastic cap stamped *Carter Burgess* set for corner and the beginning of a tangent curve to the right having a central angle of 10 Degrees 15 Minutes 35 Seconds a radius of 5,380.00-feet. A chord bearing of North 69 Degrees 11 Minutes 27 Seconds West and a chord length of 1,015.74-feet.

Along said tangent curve to the right an arc length of 1,017.09-feet to a concrete right-of-way monument found for corner.

North 04 Degrees 03 Minutes 51 Seconds West a distance of 379.29-feet to a 5/8 inch iron rod with a yellow plastic cap stamped *Carter Burgess* set for corner, a concrete right-of-way monument found bears South 00 Degrees 29 Minutes 25 Seconds West a distance of 4.10-feet and being the beginning of a tangent curve to the right having a central angle of 03 Degrees 07 Minutes 00 Seconds a radius of 5,580.00-feet a cord bearing of North 02 Degrees 30 Minutes 27 Seconds West and a chord length of 305.93-feet.

Along said tangent curve to the right an arc length of 305.97-feet, to a 5/8 inch iron rod with a yellow plastic cap stamped *Carter Burgess* set for corner a concrete right-of-way monument found bears South 02 Degrees 45 Minutes 01 Seconds East a distance of 3.95-feet.

North 00 Degrees 56 Minutes 57 Seconds West a Distance of 1,499.13-feet to a 5/8 inch iron rod with a yellow plastic cap stamped *Carter Burgess* set for corner a concrete right-of-way monument found bears South 10 Degrees 54 Minutes 38 Seconds East, a distance of 5.48-feet.

North 44 Degrees 58 Minutes 31 Seconds East a distance of 85.41-feet to a 5/8 inch iron rod with a yellow plastic cap stamped *Carter Burgess* set for corner at the intersection of the east right-of-way of aforesaid State Highway 205 and the south right-of-way of aforesaid FM-552 a concrete right-of-way monument found bears South 83 Degrees 49 Minutes 06 Seconds West a distance of 16.86-feet.

*THENCE* along the north line of aforesaid 392.938-acre tract and the common south right-of-way of aforesaid FM-552 the following courses and distances:

North 89 Degrees 09 Minutes 25 Seconds East a distance of 1,890.00-feet to a 5/8 inch iron rod with a yellow plastic cap stamped *Carter Burgess* set for corner.

South 00 Degrees 50 Minutes 35 Seconds East, a distance of 10.00-feet to a 5/8 inch iron rod with a yellow plastic cap stamped *Carter Burgess* set for corner.

North 89 Degrees 09 Minutes 25 Seconds East a distance of 521.43-feet to the *Point of Beginning* and containing 395.075-acres of land, more or less.



**Exhibit 'B':**  
*Concept Plan*



**Exhibit 'C':**  
*PD Development Standards*

**A. GENERAL REQUIREMENTS**

1. *Uses Allowed.* The following uses are permitted for the *Subject Property*.

- a. *Residential Uses.* Uses permitted of right or by Specific Use Permit (SUP) for the Single Family 10 (SF-10) District, as set forth in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance 04-38], shall be allowed for areas designated for single-family (*i.e. labeled as 50's, 60's, 70's, 80's & 100's*) on the *Concept Plan*, subject to approval of a Specific Use Permit (SUP) if required by the Single Family 10 (SF-10) District regulations.
- b. *Non-residential uses.* Non-residential uses shall be allowed only within the area designated as retail on the approved *Concept Plan* for the district, and are limited to those uses permitted of right or by special use permit for the General Retail (GR) District subject to approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Section 2 of Article X, *Planned Development Regulations*, of the Unified Development Code [Ordinance No. 04-38], and subject to approval of a Specific Use Permit (SUP) if required by the General Retail (GR) District regulations; provided, however, that the following uses are expressly prohibited:

- ☒ Animal Hospital/Clinic
- ☒ Animal Boarding/Kennel without Outside Pens
- ☒ Convent or Monastery
- ☒ Hotel or Motel
- ☒ Hotel, Residence
- ☒ Cemetery/Mausoleum
- ☒ Mortuary of Funeral Chapel
- ☒ Social Service Provider
- ☒ Billiard Parlor or Pool Hall
- ☒ Carnival, Circus, or Amusement Ride
- ☒ Commercial Amusement/Recreation (*Outside*)
- ☒ Gun Club, Skeet or Target Range (*Indoor*)
- ☒ Astrologer, Hypnotist, or Psychic Art and Science
- ☒ Garden Supply/Plant Nursery
- ☒ Night Club, Discotheque, or Dance Hall
- ☒ Secondhand Dealer
- ☒ Auto Repair Garage (*Minor*)
- ☒ Car Wash, Self Service\*
- ☒ Service Station\*
- ☒ Mining and Extraction (*Sand, Gravel, Oil & Other*)
- ☒ Helipad
- ☒ Railroad Yard or Shop
- ☒ Transit Passenger Facility

\* Not including a convenience store with an accessory car wash use or more than two (2) gas pumps, which accessory uses are permitted by SUP.

The following additional use shall be permitted of right in the PD District:

- ☒ Grocery Store with a maximum building area of eighty thousand (80,000) square feet.

- c. *Design of Non-Residential Uses.* The retail areas shall be designed to be pedestrian-oriented and easily accessible to adjacent residential neighborhoods. Additionally, the retail area shall be designed and constructed to be integrated with adjacent uses, not separated from them by screening walls or other physical barriers. This will be



**Exhibit 'C':**  
*PD Development Standards*

accomplished by creating paths from adjacent development into the retail area and through the use of landscaping buffers, building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

- d. *Density and Lot Composition.* No more than 918 single-family residential dwelling units may be constructed within the *Subject Property*. Except as provided in subsection (e), single-family residential units shall be allocated by product type in accordance with the following table:

**Table 1: Lot Composition**

Lot Type	Lot Size Minimum	Lot SF Minimum	Driveway Access	Total Units	Total Dwelling Units (%)
A	50' x 120'	6,000	Front	180	19.6%
B	60' x 120'	7,200	Front	521	56.8%
C	70' x 120'	8,400	Front	36	03.9%
D	80' x 125'	10,000	Front	134	14.6%
E	100' x 200'	20,000	Front	47	05.1%
AVERAGE LOT SIZE:		8,000 SF			
MAXIMUM ALLOWED TOTAL UNITS:				918	100%

- e. *Variation in lot composition.* The allocation of single-family dwellings among lot types may deviate from that in subsection (d), provided that the maximum allowed total dwelling units does not exceed 918 units, the average lot size for the development is not less than 8,000 square feet, and the following rules are met:

- (1) Lot types 'A', 'B', & 'C' may increase not more than 5% in aggregate number.
- (2) Lot type 'D' shall not be decreased below 124 lots of the total lots developed on the *Subject Property*.
- (3) Lot type 'E' shall not be decreased below 47 lots of the total lots developed on the *Subject Property*.

2. *Development Standards Applicable.*

- (1) *Residential uses.* Except as may be modified by these *PD Development Standards*, areas designated for single-family (*i.e. labeled as 50's, 60's, 70's, 80's & 100's*) shall be subject to the development standards for the Single Family 10 (SF-10) District, as set forth in Subsection 3.07 of Article V, *District Development Standards*, of the Unified Development Code (UDC), to the development standards stipulated for the North SH-205 Overlay (N SH-205 OV) and the SH-205 Bypass Overlay (205 BY-OV) Districts, and to all supplemental standards contained in the Unified Development Code in effect on the effective date of this ordinance.
- (2) *Non-residential uses.* Except as may be modified by these *PD Development Standards*, areas designated for *Retail* land uses shall be subject to the development standards for the General Retail (GR) District, as set forth in Subsection 4.04 of Article V, *District Development Standards*, of the Unified Development Code (UDC), to the development standards stipulated for the North SH-205 Overlay (N SH-205 OV) and the SH-205 Bypass Overlay (205 BY-OV) Districts, and to all supplemental standards



**Exhibit 'C':**  
*PD Development Standards*

contained in the Unified Development Code in effect on the effective date of this ordinance.

3. *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) shall be formed and duly incorporated in the State of Texas for the *Subject Property*. Membership shall be mandatory for the owner of each residential lot within these areas of the *Subject Property*. This HOA shall be established to ensure the proper maintenance of all common areas for which the HOA is either the owner or is the party designated as responsible for maintenance. The bylaws of this HOA shall establish a system of payment of dues, a system of enforcement of its rules and regulations; and an explanation of the responsibility of each member with regard to the common areas. The bylaws shall be submitted to the Director of Planning for review and approval, not to be unreasonably withheld, for conformity with this paragraph prior to the initial transfer to the HOA of ownership of any real property.
4. *Architectural Review*. All developments within the PD District shall be reviewed by an Architectural Review Committee (ARC) for the *Subject Property*, which will be composed of *Developer* representatives, throughout the completion of development. The ARC shall remain in effect until all new construction has concluded. City of Rockwall building permits shall not be issued prior to ARC approval. Certification of ARC approval shall be submitted with each building permit application, which shall comply with all anti-monotony standards as described in *Section B.4., Anti-Monotony Features* of this document.

## **B. SPECIAL DEVELOPMENT STANDARDS**

1. *Dimensional Standards for Residential Uses.*

**Table 2: Lot Type Matrix**

Lot Types	A	B	C	D	E
Maximum Building Height	36'	36'	36'	36'	36'
Minimum Air Conditioned Square Footage	1,800	2,200	2,400	2,600 <sup>2</sup>	3,000
Minimum Front Yard Building Setback	15'	20'	20'	20'	25'
Minimum Rear Yard Building Setback	10'	10'	15'	15'	15'
Minimum Side Yard ( <i>Interior</i> )	5'	5'	5'	6'	7'
Minimum Side Yard Adjacent to a Street	15'	15'	15'	15'	15'
Minimum Distance of Driveway ( <i>from Property Line</i> )	N/A	20'	20'	20'	25'
Minimum Lot Area ( <i>Square Feet</i> )	6,000	7,200	8,400	10,000	20,000
Minimum Lot Frontage <sup>1</sup>	50'	60'	70'	80'	100'

**Notes:**

<sup>1</sup>: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by twenty percent (20%) in lot width measured at the front property line provided that the lot width will be met at the front building

**Exhibit 'C':**  
**PD Development Standards**

line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to 10 percent (10%) but shall meet the minimum lot size for each lot type as referenced within Table 1.

<sup>2</sup>: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.

2. *Development Standards for Residential Uses by Lot Product/Type*

a. *Detached Single Family Lot Type A*

Development Standards	
Minimum Lot Size	6,000 SF
Minimum Lot Width (@ Front Building Line)	50'
Minimum Lot Depth	110'
Minimum Lot Width (Corner Lot)	55'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	15'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	1,800 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco, cementitious siding with color palette]	80%
Garage Orientation	Garages will be allowed to be accessed from the street; however, a minimum driveway length of 20-foot must be provided.
Maximum Lot Coverage	75%

b. *Detached Single Family Lot Type B*

Development Standards	
Minimum Lot Size	7,200 SF
Minimum Lot Width (@ Front Building Line)	60'
Minimum Lot Depth	110'
Minimum Lot Width (Corner Lot)	65'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,200 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drives. A second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'B' lots shall have 3 car garages.
Maximum Lot Coverage	65%

c. *Detached Single Family Lot Type C*

Development Standards	
Minimum Lot Size	8,400 SF
Minimum Lot Width (@ Front Building Line)	70'

**Exhibit 'C':**  
*PD Development Standards*

Minimum Lot Depth	120'
Minimum Lot Width (Corner Lot)	75'
Minimum Side Yard Setback	6'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,400 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drives. A second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'C' lots shall have 3 car garages.
Maximum Lot Coverage	65%

d. *Detached Single Family Lot Type D*

Development Standards	
Minimum Lot Size	10,000 SF
Minimum Lot Width (@ Front Building Line)	80'
Minimum Lot Depth	125'
Minimum Lot Width (Corner Lot)	85'
Minimum Side Yard Setback	6'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	2,600 SF <sup>1</sup>
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Traditional "swing" or "J" drive required. A second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 80% of Type 'D' lots shall have 3 car garages.
Maximum Lot Coverage	65%

**Notes:**

<sup>1</sup>: A maximum of 20% of the lots may have homes not less than 2,500 SF.

e. *Detached Single Family Lot Type E*

Development Standards	
Minimum Lot Size	20,000 SF
Minimum Lot Width (@ Front Building Line)	100'
Minimum Lot Depth	175'
Minimum Lot Width (Corner Lot)	100'
Minimum Side Yard Setback	7'
Minimum Front Yard Building Setback	25'
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	3,000 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Traditional "swing" or "J" drive required. A second single garage door facing street is

**Exhibit 'C':**  
*PD Development Standards*

permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 80% of Type 'E' lots shall have 3 car garages.

Maximum Lot Coverage

70%

3. *Fencing.*

- a. *Residential uses.* All individual residential fencing shall be cedar standard fencing material (minimum ½" thickness) or better (spruce fencing will not be allowed). All cedar pickets shall be placed on the "public side" facing the street, alley or neighboring property. Tubular steel fencing is also acceptable for individual residential fencing, and shall be *required* on lots located along perimeter roadways, and/or abutting open spaces, greenbelts and parks. Corner lot fencing (adjacent to the street) shall provide masonry columns at 45-feet off center spacing that begins at the rear property line corner and terminates ten (10') feet behind the front yard building setback line. A maximum six (6') foot solid board on board "panel" cedar fencing shall be allowed between the masonry columns along the side and/or rear yard lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5') feet. The property owner shall maintain that portion of the property outside the fence. Fencing shall be consistent with the language described above and *Figure 1* below.



**Figure 1:** Fence Example.

4. *Anti-Monotony Features.* Lot types shall incorporate the following elevation features.



**Exhibit 'C':**  
*PD Development Standards*

**Table 3 : Anti-Monotony Matrix**

Lot Type	Lot Size (Approx.)	Elevation Features
A	50' x 120'	i, iii, iv
B	60' x 120'	ii, iii, iv
C	70' x 120'	ii, iii, iv
D	80' x 125'	ii, iii, iv
E	100' x 200'	ii, iii, iv

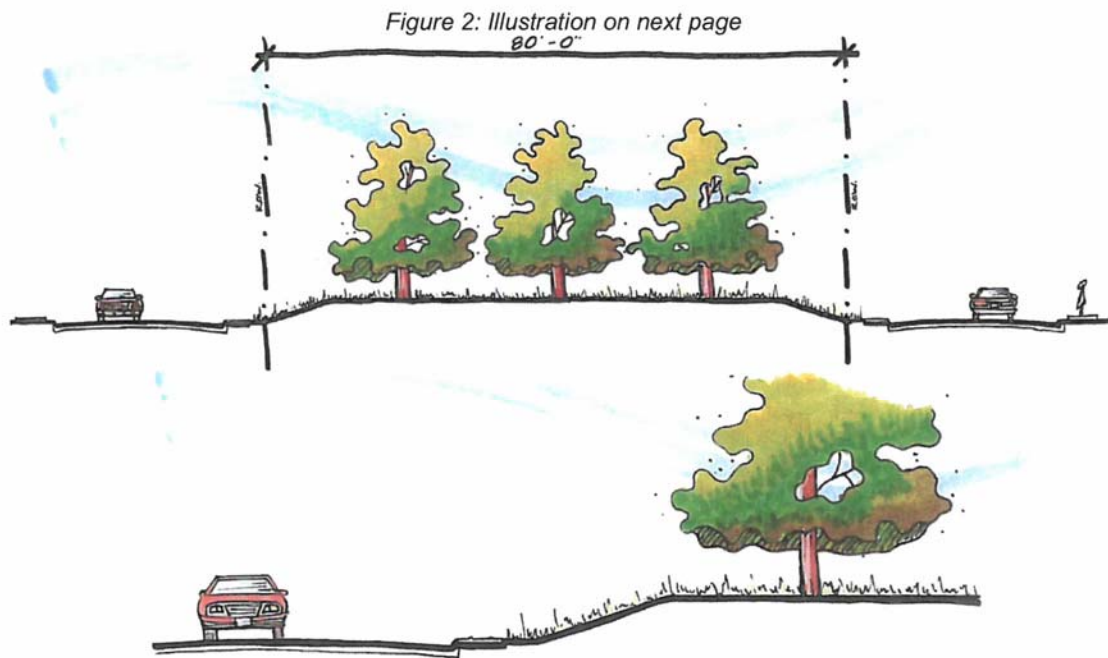
- i. Exterior facade must be composed of eighty percent (80%) masonry (brick, stone, cultured stone, three-part stucco, cementitious siding). Identical brick blends may not occur to adjacent (side-by-side) properties. Elevations shall not repeat along the fronting or siding streetscape without at least three (3) intervening homes of sufficient dissimilarity (to be determined by the ARC) on the same side of the street or two (2) intervening homes on the opposite side of the street. All chimneys shall be constructed of masonry materials, excluding cementitious siding.
  - ii. Exterior facade must be composed of eighty percent (80%) masonry (brick, stone, cultured stone, three-part stucco). Identical brick blends may not occur to adjacent (side-by-side) properties. Elevations shall not repeat along the fronting or siding streetscape without at least four (4) intervening homes of sufficient dissimilarity (to be determined by the ARC) on the same side of the street and (2) intervening homes on the opposite side of the street). The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least two (2) intervening homes of sufficient dissimilarity (to be determined by the ARC). All chimneys shall be constructed of masonry materials, excluding cementitious siding.
  - iii. Minimum of 8:12 roof pitch, except for 4:12 roof pitches on porches. For each phase, a maximum of four compatible roof colors may be used. Dimensional shingles shall be used. Crown molding will be installed in all living and family rooms, unless vaulted or pop-up ceilings are utilized. No Formica counters in kitchens and bathrooms, no blown acoustic ceilings. No vinyl flooring will be used in kitchens and bathrooms.
  - iv. If the garage is accessed from the street a traditional "swing" or "J" drive will be used. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only.
5. *Streetscape Landscape*. Prior to issuance of a Certificate of Occupancy, yards for all single-family lots on the *Subject Property* shall be landscaped with large canopy trees.
- (1) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.
  - (2) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two additional trees of same caliper shall be planted in the side yard facing the street.
  - (3) For purposes of this section only, the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot for properties in the areas identified as *Residential* on the *Concept Plan* in *Exhibit B* of this ordinance.

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6. *Master Design Guidelines.* Additional design guidelines specific to each phase of development that shall apply to all single-family dwellings units within that phase of development, shall be submitted to the City prior to issuance of any building permits for that portion of the development.

**C. STANDARDS FOR DISTRICT DESIGN AND CONNECTIVITY**

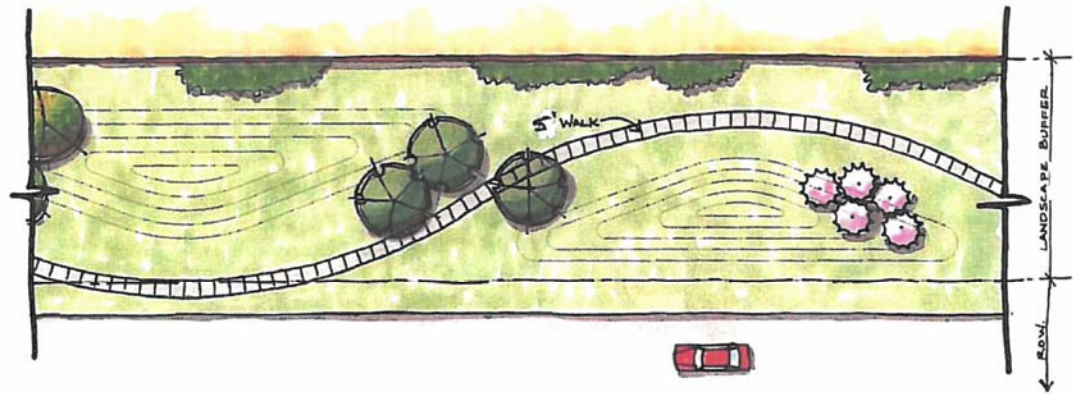
1. *Streetscape Standards for Collectors & Non-Fronting Thoroughfares.* All streets, excluding drives, fire lanes and private parking areas, shall be built according to City of Rockwall street standards as modified by *Street Buffer Strip Elevation and Street Cross-Section Elevations* below in Figure 2.



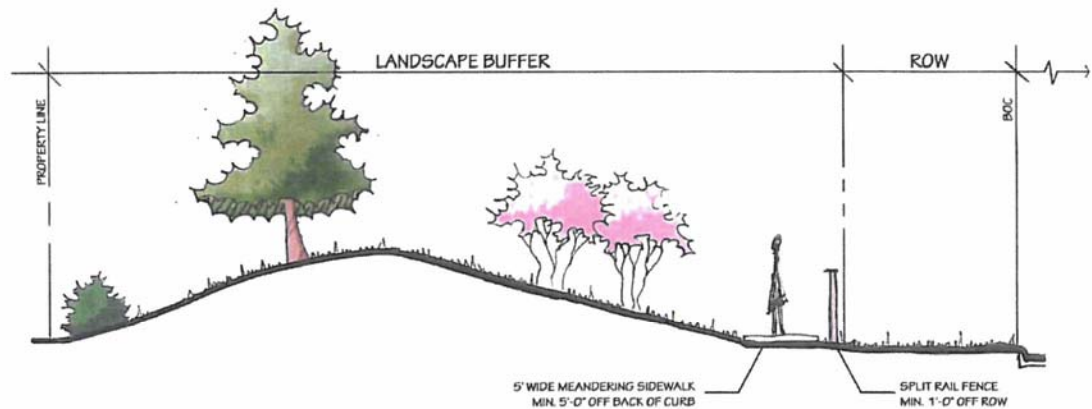
**Figure 2:** *Street Buffer Strip Elevation and Street Cross-Section Elevations.*

- a. *Buffer-Strip for the North SH-205 Overlay (N. SH-205 OV) District.* The landscape buffer strip shall be as described in Section E, *Landscape Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), and be a minimum width of 60-feet as illustrated below in *Figures 3 & 4* and as indicated on the PD Concept Plan. Sidewalks and Hike & Bike Trails are to be placed according to city requirements and as set forth in the *Open Space Master Plan* for the District.
- b. *Buffer-Strip for the SH-205 By-Pass Overlay (SH-205 BY-OV) District.* The landscape buffer strip shall be as described in Section E, *Landscape Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), and be a minimum width of 50-feet as illustrated below in *Figures 3 & 4* and as indicated on the PD Concept Plan. Sidewalks and Hike & Bike Trails are to be placed according to city requirements and as set forth in the *Open Space Master Plan* for the District.

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**Figure 3:** Landscape Buffer Plan



**Figure 4:** Landscape Buffer Cross Section

- c. *Buffer-Strip (Outside of Overlay Districts).* The landscape buffer strip shall be a minimum of ten (10) feet on Hays Road and Quail Run Road. Sidewalks and Hike & Bike Trails are to be placed according to city requirements and as set forth in the *Open Space Master Plan* for the District.
- d. *Irrigation.* Any irrigation installed in landscape areas and public parks must be designed by a Texas licensed irrigator or landscape architect.
- e. *HOA Maintained Fencing.* The Homeowner's Association (HOA) will maintain all common area and perimeter fencing surrounding the *Subject Property*. Such perimeter fencing shall be composed of a six (6) foot tall tubular steel fencing with masonry entry features or such other fencing as may be approved by the City at the time of platting. Perimeter screening may also be accomplished by earthen berms landscaped with living screening. Property owners will maintain all fences constructed on private property.
- f. *Curvilinear Walks.* *Curvilinear Walks* are to be a minimum of five (5) feet in width and a maximum of six (6) feet in width (*i.e. Hike & Bike Trails*) consistent with the approved *Open Space Master Plan*. *Collector Streets*, with or without center medians, may incorporate sidewalks six (6) feet in width adjacent to or within the *front yard landscape easements*. *Curvilinear Walks* may meander within the



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parkway and common areas; however, the edge of the walk shall be no closer than four (4) feet from the back-of-curb.

- g. *Medians.* Any proposed median openings shall meet the City standards at the time of *PD Site Plan* approval.
2. *Lighting.* Light poles shall not exceed 20-feet in height, and all light fixtures shall direct light downward and be contained within the *Subject Property*.
3. *Sidewalks.* At a minimum, sidewalks located on streets shall begin four (4) feet behind the back of curb and shall be five (5) feet in overall width.
4. *Curbing.* Within *Lot Types A & B*, *roll-up-curbing* may be incorporated in an effort to minimize frequent curb cuts and maximize streetscape continuity. These *roll-up-curbs* shall be approved by the City of Rockwall Engineering Department with the approval of the final plat application.
5. *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*i.e. 3-phase lines*), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*, except along the SH-205 By-Pass (*i.e. John King Boulevard*). Additionally, if such above ground lines are installed along the perimeter of the *Subject Property* and adjacent to non-residential uses, then the lines shall be installed behind the non-residential buildings where the installation is possible. The *Developer* shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph.
6. *Parks and Open Space.* Allowing inclusion of approximately 50% of the school sites and floodplain shown on the *Concept Plan* and approximately 20.0% of the land on the *Subject Property* shall constitute open space, which is hereby deemed sufficient if supported by the following standards and conditions.
  - a. The *Subject Property* shall contain not less than 79-acres of open space including approximately 26.6-acres of floodplain as shown on *Exhibit B* of this ordinance.
  - b. Allowable open space may include but is not limited to public or private parks, trails, natural areas, buffers, traffic circle medians, entry features, common areas (*including any HOA recreation center or similar facilities*) and other features depicted on the *Concept Plan*, as set forth in the *Open Space Master Plan* prepared in accordance with subparagraph (c) below. Street right-of-way will not be included as open space. At least 80% of the single-family dwellings within the development shall be located within 800-feet of a public or private open space. In order to qualify, such open space must be at least one (1) continuous acre in area, not including roadway buffers less than 50-feet in width.



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- c. The *Developer* shall prepare the *Open Space Master Plan* to be consistent with the approved *Concept Plan*. The purpose of an *Open Space Master Plan* is to supplement the *Concept Plan* by providing an additional level of detail for public and private open space areas. The *Open Space Master Plan* shall identify the locations of and improvements to public parks, school sites and other public and private open space or common areas, taking into consideration the proximity of single-family dwellings, as required by subparagraph (a), and shall illustrate an integral system of trail improvements that, together with intervening land held by other property owners or the City, is designed to connect residential areas, schools and retail areas within the *Subject Property* to parks and open space within the *Subject Property* and that provides for continuation and connection of the trail system to off-site parks and open space, in accordance with the City's *Master Park and Recreation Plan*. The *Open Space Master Plan* shall clearly differentiate public parks from private facilities and common lands to be maintained by the HOA. The locations of public parks, school sites and other public and private open space or common areas shown on the *Open Space Master Plan* shall be in conformance with the *Concept Plan*, except as otherwise provided in Section 7 of Article II of the *Capital Facilities Agreement* pertaining to school sites. The *Open Space Master Plan* shall include a phasing plan for construction of all trails and parks, and common open space and facilities. The *Open Space Master Plan* shall be considered for approval if it complies with this section, the applicable City regulations, the *Concept Plan*, and generally accepted park-planning practices.
- d. The District shall contain not less than 7.8 acres of land to be used as public or private parkland. A minimum of 7.8 contiguous acres shall be dedicated to the City in accordance with the City's *Neighborhood Parkland Dedication Ordinance* on approval of the final plat for the first phase of the development. This dedication shall include the dedication of a five (5) foot wide parcel to connect the *City Park* within the *Subject Property* to the existing City property to the east of the middle school. The remaining area will be retained as a private park within the *District*. Park improvements shall be constructed in accordance with the approved *Open Space Master Plan*. The site plan incorporating the design of park improvements and hike /bike trail improvements shall be considered for approval with the final plat for the phase of the development containing such improvements. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's *Neighborhood Parkland Dedication Ordinance* regarding land dedication. At the time of recordation of final plats for each phase, *Developer* shall pay park improvement fees to the City. These fees shall be held in an escrow account until the commencement of *Phase 3*, at which time the *Developer* shall inform the City if the *Developer* wishes to use the escrowed fees as well as future fees to construct park improvements. Said improvements shall be approved by *Parks Director*, approval not to be unreasonably withheld, and invoices for improvements shall be submitted to *Parks Director* for approval. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's *Neighborhood Parkland Dedication Ordinance* regarding park development fees, provided that park improvements are installed at a value equal or exceeding the value of park improvement fees for the entire *District* applicable at that time, or improvement fees are paid. Thereafter, the *Developer* shall not be responsible for additional parkland dedication or park development fees associated with the *Subject*

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*Property*, except as otherwise may be provided in a *Capital Facilities Agreement* approved by the City.

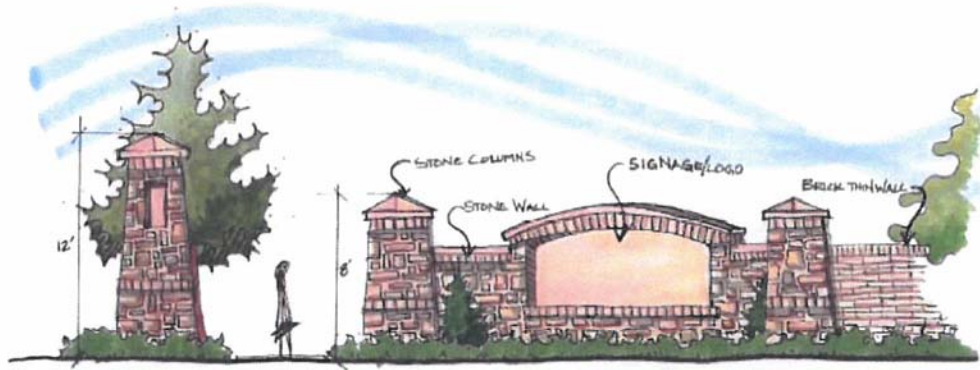
The *Developer* shall provide retention ponds in the locations depicted on the *Concept Plan* in *Exhibit 'B'* of this ordinance. Hardedges and fountain features shall be incorporated into *Ponds 1 & 2*, *Pond 3* shall incorporate a natural edge, and *Pond 4* shall incorporate a fountain feature and a natural edge. All retention pond hardedges shall be similar to the hardedge shown in *Figure 5* below.



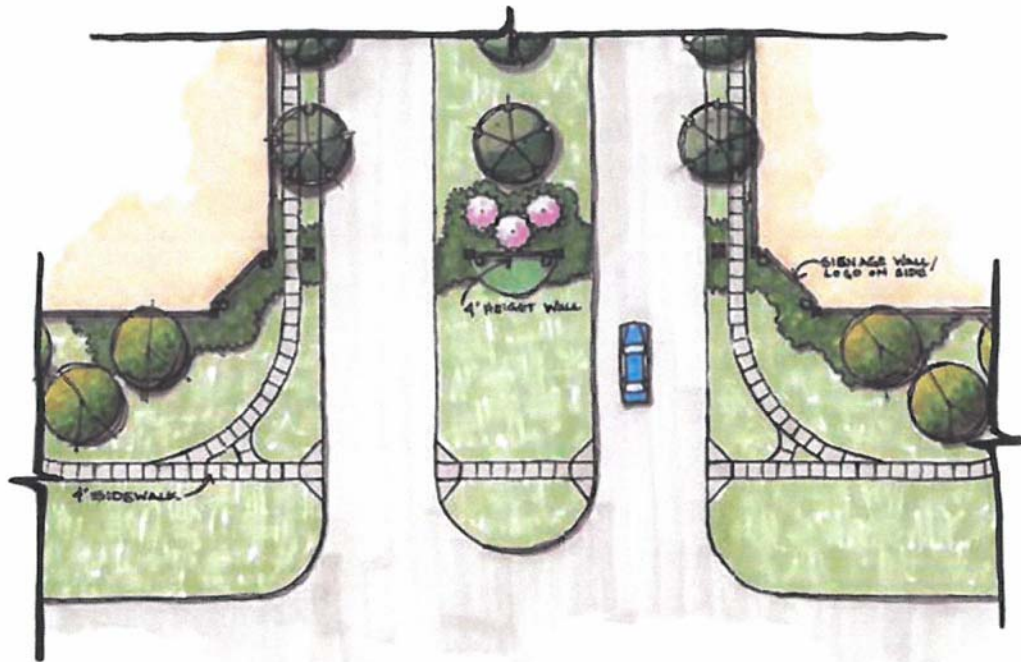
**Figure 5:** *Retention Pond with Hardedge.*

7. **Signage.** Permanent subdivision identification signage shall be permitted at all major entry points, in general conformance to the signage elevations and plan shown below in *Figures 6 & 7*. Final design of entry features to be determined with the Planned Development Site Plan.

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**Figure 6:** Main Entry Subdivision Signage Elevations



**Figure 7:** Main Entry Subdivision Signage Plan

8. *Variances.* The variance procedures and standards for approval set forth in the Unified Development Code (UDC) shall apply to any application for variance(s) to this ordinance.
9. *Amenity Center.* Developer shall construct an amenity center in approximate size and detail as shown below in Figure 8.



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**Figure 8:** Amenity Center

10. *Trees.* All trees planted within the District shall be a minimum three (3) inch caliper in size as measured six (6) inches above the root ball.