

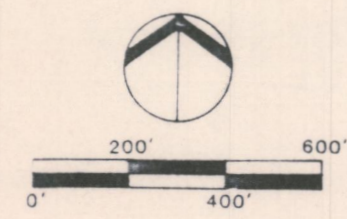
### summary

SINGLE-FAMILY	±208.60 AC
MULTI-FAMILY	±29.80 AC
OFFICE	± 7.40 AC
GENERAL RETAIL	±57.90 AC
FLOODPLAIN	±98.60 AC
LAKES	±62.90 AC
ROAD USE	±26.90 AC
AGRICULTURE	± 9.80 AC
<b>TOTAL</b>	<b>± 501.90 AC</b>
(Net Acres)	
OTHER OWNERSHIP	45.96
SINGLE-FAMILY, Y.M.C.A.	14.2 AC

Leonard A. Thomas/Developer

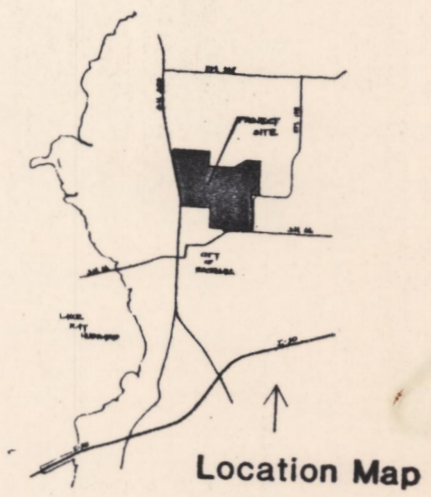
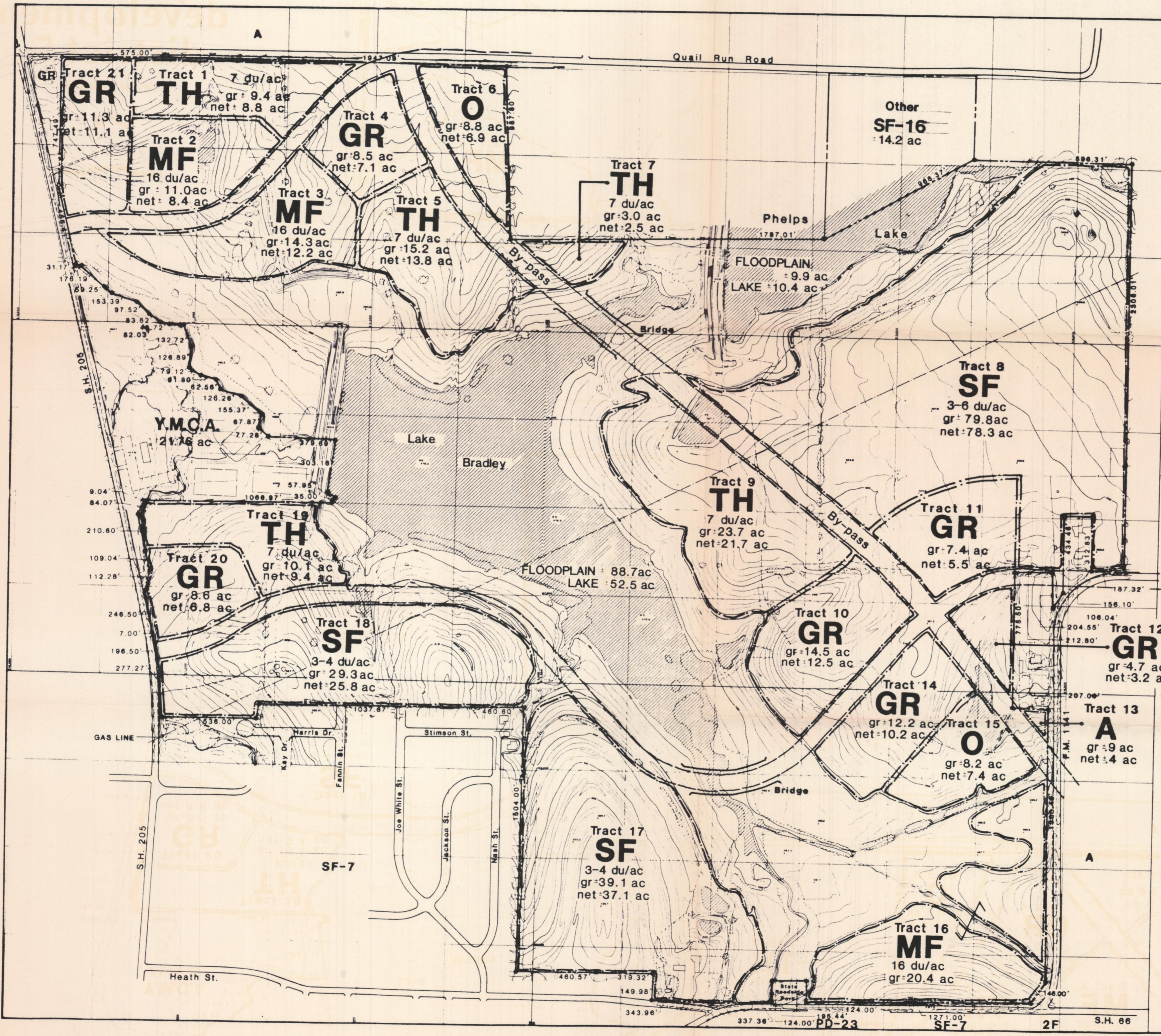
# preliminary plan planned development district 5

City of Rockwall



Date: January, 1987

J.T. Dunkin & Associates  
URBAN PLANNING LANDSCAPE ARCHITECTURE



### summary

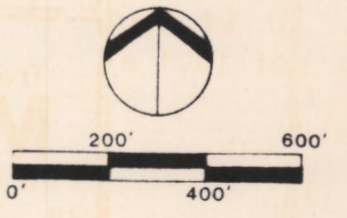
SINGLE FAMILY	141.20 AC
MULTI-FAMILY	41.00 AC
TOWNHOUSE	56.20 AC
OFFICE	14.30 AC
GENERAL RETAIL	56.40 AC
FLOODPLAIN	98.60 AC
LAKES	62.90 AC
ROAD USE	30.90 AC
AGRICULTURE	0.40 AC
<b>TOTAL</b>	<b>501.90 AC</b>
(Net Acres)	
OTHER OWNERSHIP	
SINGLE-FAMILY	14.2 AC

Leonard A. Thomas/Developer

*2nd Submission*

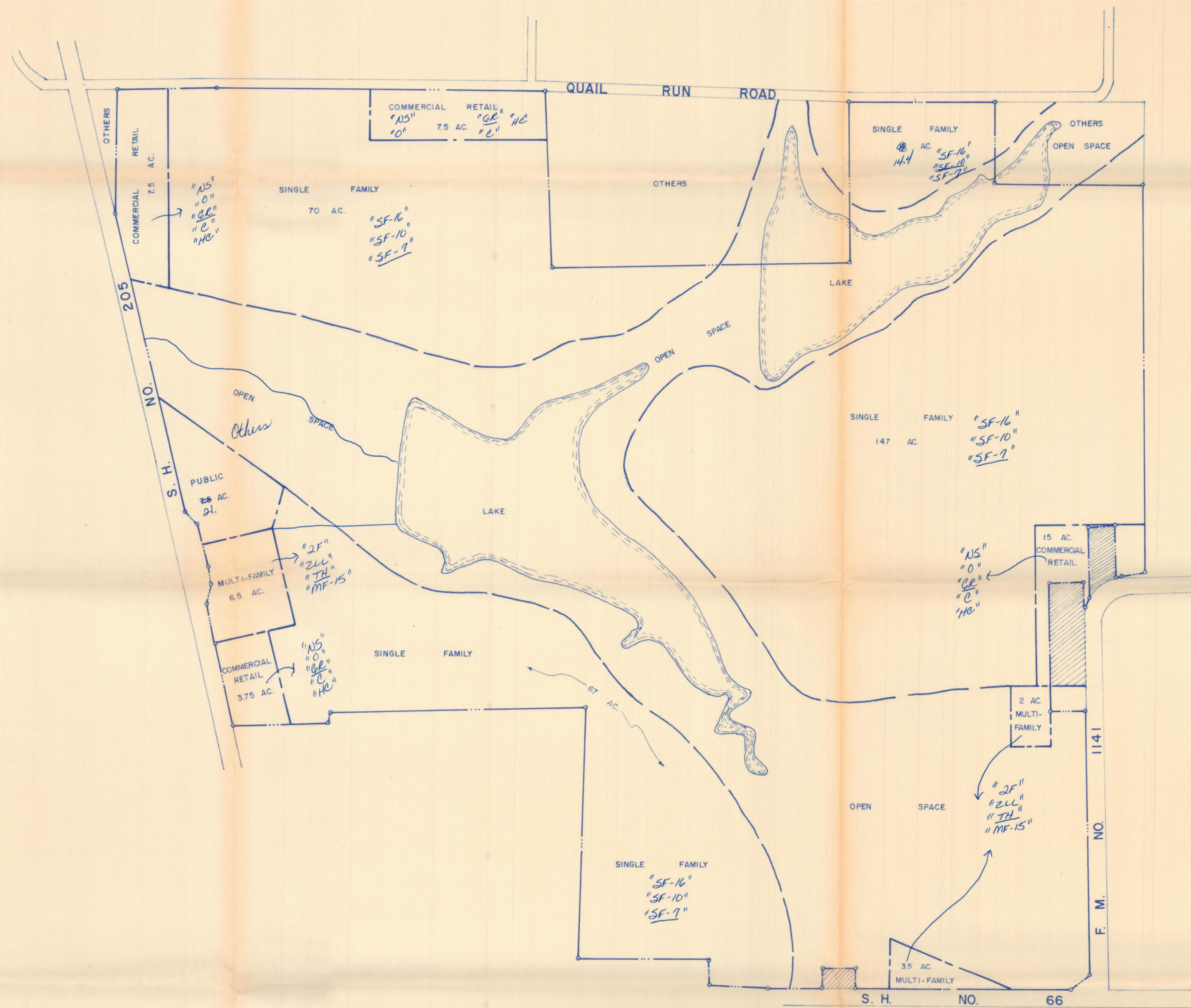
# preliminary plan planned development district 5

City of Rockwall



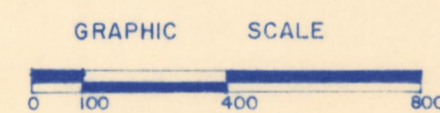
Date: January, 1987

J.T. Dunkin & Associates  
URBAN PLANNING LANDSCAPE ARCHITECTURE

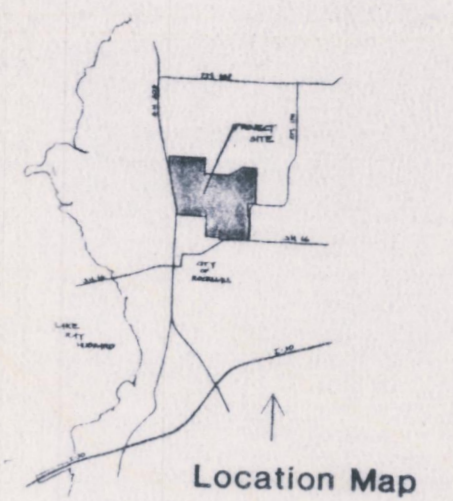
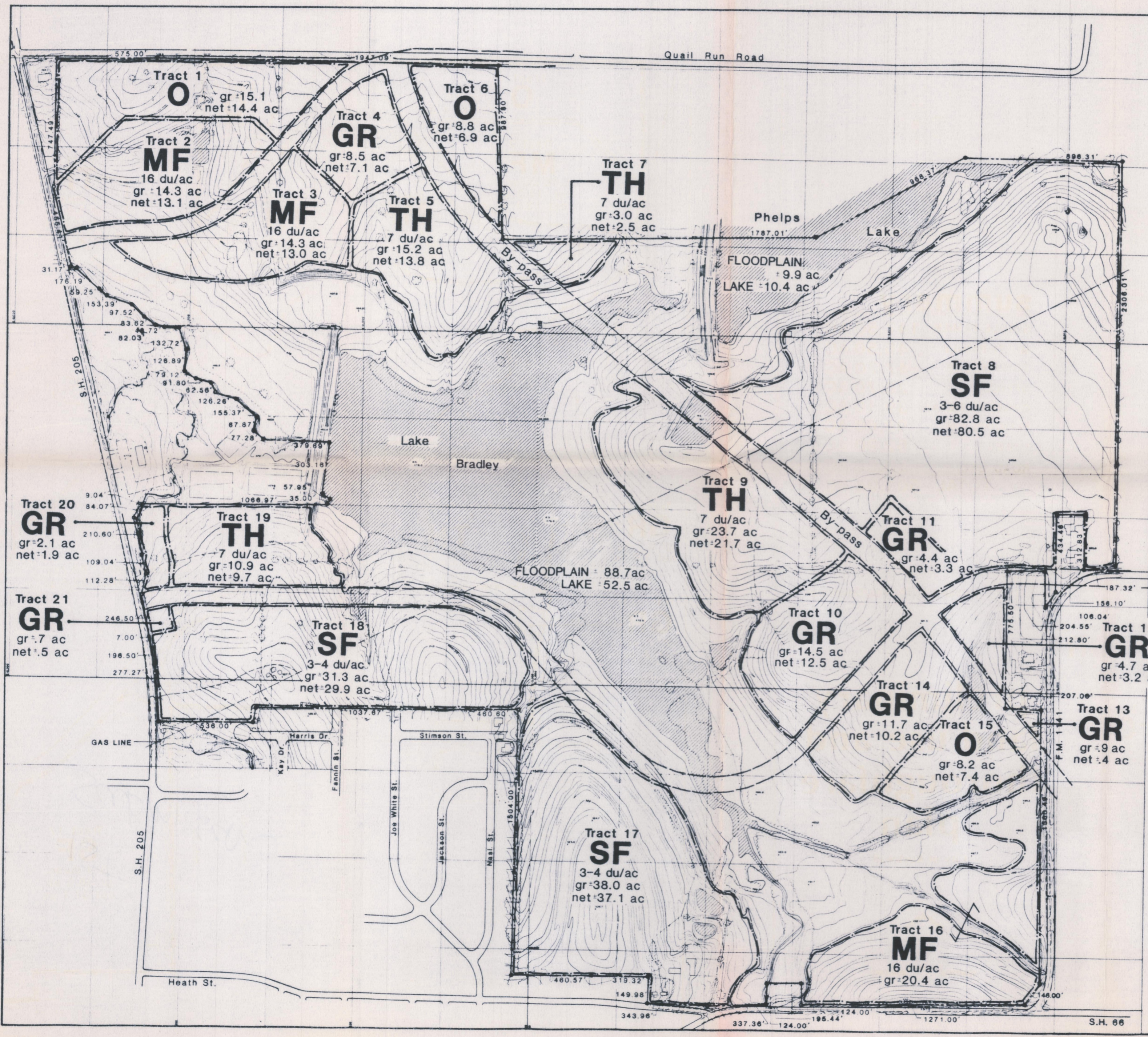


CITY OF ROCKWALL

PROPOSED PRELIMINARY PLAN  
P.D. 5

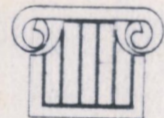


SHEET TITLE	PROJECT NO.
SCALE	DATE
PROJECT	DRAWN BY
	CHECKED BY
	DRAWING NO.
<b>B.L.S. &amp; ASSOCIATES, INC.</b>	
304 W. Rusk P. O. Box 65 ROCKWALL, TEXAS 75087 (214) 722-3036 226-7522	
	OF _____ SHTS

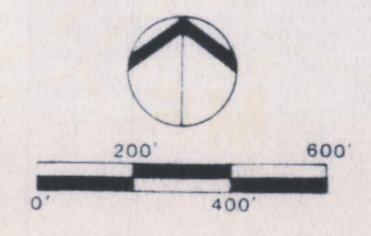


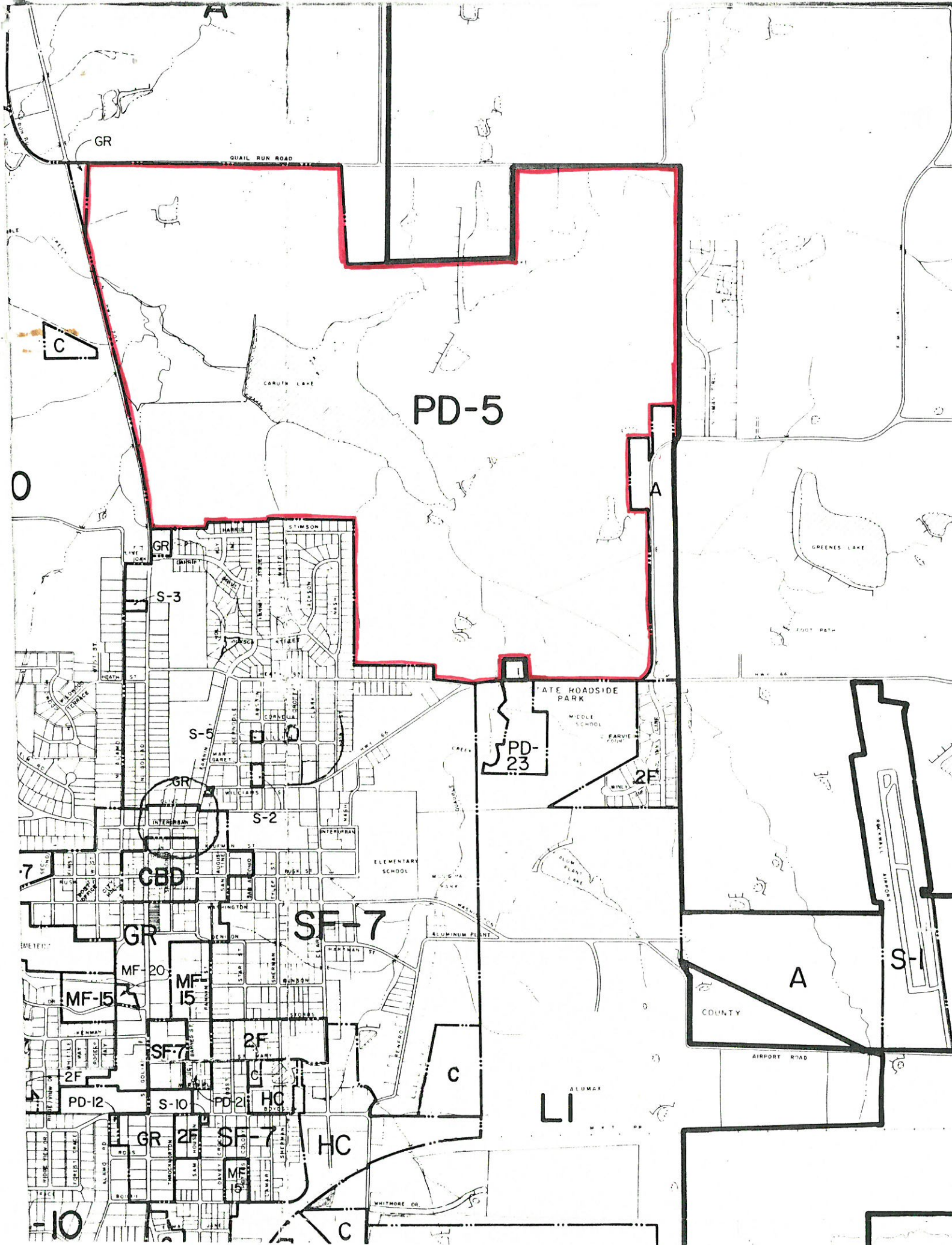
**summary**

SINGLE FAMILY	147.50 AC
MULTI-FAMILY	46.50 AC
TOWNHOUSE	47.70 AC
OFFICE	28.70 AC
GENERAL RETAIL	39.10 AC
FLOODPLAIN	98.60 AC
LAKES	62.90 AC
ROAD USE	30.90 AC
<b>TOTAL</b>	<b>501.94 AC</b>

 Leonard A. Thomas/Developer

**preliminary  
land use and  
thoroughfare  
plan**  
City of Rockwall





GR

QUAIL RUN ROAD

PD-5

CARUTH LAKE

C

0

A

GREENES LAKE

FOOT PATH

PD-23

STATE ROADSIDE PARK

MIDDLE SCHOOL

EARVIE FOUNTAIN

2F

WINDY LAKE

S-3

S-2

CBD

SF-7

GR

MF-20

MF-15

SF-7

2F

PD-12

S-10

PD-23

HC

GR

2F

SF-7

HC

10

C

A

COUNTY

S-1

AIRPORT ROAD

LI

ALUMAX

WHITMORE DR.

EXHIBIT "A"  
BEING a tract of land out of the S. S. McCurry Survey, containing  
539.329 acres.

PDS

BEGINNING at the point of intersection of the north line of State  
Highway No. 66 and the west line of F.M. Road No. 1141, in the City  
of Rockwall, Texas;

THENCE N 35° 38' E a distance of 146.0 ft.;  
THENCE N 1° 05' W a distance of 1562 ft.;  
THENCE S 89° 07' W a distance of 207 ft.;  
THENCE N 0° 34' W a distance of 775 ft.;  
THENCE N 89° 28' 43" E a distance of 502.80 ft.;  
THENCE S 0° 04' 13" E a distance of 159.34 ft.;  
THENCE N 29° 46' 47" E a distance of 57.90 ft.;  
THENCE N 0° 02' 00" E a distance of 434.46 ft.;  
THENCE N 88° 40' 49" E a distance of 156.0 ft.;  
THENCE S 0° 14' 37" W a distance of 313.30 ft.;  
THENCE N 57° 05' 37" E a distance of 16.29 ft.;  
THENCE N 88° 37' 57" E a distance of 172.06 ft.;  
THENCE N 0° 10' 13" W a distance of 2306.01 ft.;  
THENCE N 0° 30' E a distance of 490.21 ft.;  
THENCE N 39° 11' W a distance of 889.50 ft.;  
THENCE N 89° 48' W a distance of 856.0 ft.;  
THENCE S 0° 50' E a distance of 958 ft.;  
THENCE S 89° 22' W a distance of 1726.0 ft.;  
THENCE N 0° 54' 08" W a distance of 1050 ft. more or less to a point  
for corner in the south line of a county road;  
THENCE N 89° 12' 18" W a distance of 1947.09 ft.;  
THENCE S 89° 37' 49" W a distance of 575.0 ft.;  
THENCE S 0° 54' 06" W a distance of 748.80 ft.;  
THENCE S 13° 02' 36" E a distance of 1779.11 ft.;  
THENCE S 40° 07' 36" E a distance of 112.0 ft.;  
THENCE S 13° 02' 36" E a distance of 262.0 ft.;  
THENCE S 12° 39' 31" E a distance of 109.04 ft.;  
THENCE S 12° 12' 51" W a distance of 112.28 ft.;  
THENCE S 11° 19' 07" E a distance of 246.50 ft.;  
THENCE S 11° 35' E a distance of 7.0 ft.;  
THENCE S 8° 50' E a distance of 196.5 ft.;  
THENCE S 5° 50' E a distance of 277.5 ft.;  
THENCE N 89° 25' E a distance of 537.0 ft.;  
THENCE N 13° 02' 32" E a distance of 73.25 ft.;  
THENCE N 89° 19' E a distance of 1499.70 ft.;  
THENCE N 53° 18' E a distance of 60.01 ft.;  
THENCE N 80° 30' E a distance of 43.50 ft.;  
THENCE S 1° 37' W a distance of 1504.00 ft.;  
THENCE S 1° 37' W a distance of 1483.1 ft.;  
THENCE S 89° 35' E a distance of 778.0 ft.;  
THENCE S 0° 23' W a distance of 150.0 ft.;  
THENCE S 87° 22' E a distance of 345.0 ft.;  
THENCE S 89° 52' E a distance of 318.0 ft.;  
THENCE N 0° 08' E a distance of 124 ft.;  
THENCE S 89° 52' E a distance of 203 ft.;  
THENCE S 0° 08' W a distance of 124 ft.;  
THENCE S 89° 52' E a distance of 1271 ft.;  
to the place of beginning;

194

PD-5

Doug Morris  
Rt. 2, Box 40  
Rockwall

Audrey m. Daugherty  
1401 N. Goliad  
Rockwall

Reynolds Allen Seale  
90 Ronald L. Kir Kpatrick  
1201 N. Goliad  
Rockwall

Bob Coats  
90 Arnaldo N. Cavazos Jr.  
900 Jackson Ste. 500 Founders  
Dallas, Tx. 75202

J. T. Price  
1203 N. Goliad  
Rockwall

Wm. T. Collins  
2001 N. Goliad  
Rockwall

Craig A. Simmons  
205 N. Goliad  
Rockwall

Granville Davis  
3009 N. Goliad  
Rockwall

Mason ~~Fan~~ Farmer  
203A East Main  
Allen, Tx. 75002

Pasko Peter Curanovic  
608 Highland  
Rockwall

Joe C. Crouch  
1209 N. Goliad  
Rockwall

Carlos Crawford  
923 N. Alamo  
Rockwall

Kiefer McCasland  
1211 N. Goliad  
Rockwall

Nathan I. Cade  
925 N. Goliad  
Rockwall

Buddy Haldeman  
Rt. 2, Box 63  
Rockwall

Henry M. Crumbley  
Rt. 2, Box 58-C  
Rockwall

Holt  
Bullab

P-D-5

Joseph Randall Dillard  
814 E. Heath  
Rockwall

L. T. Taylor  
940 Williams  
Rockwall

Michael Don Garner  
816 E. Heath  
Rockwall

Adele D. McDowell  
606 Griffith St.  
Terrell 75160

Elbert Holland  
818 E. Heath  
Rockwall

Rockwall F.S.D.  
Middle School  
Hwy 66  
Rockwall

Rick Polk  
P.O. Box 625  
Rockwall

O. H. Scott  
6713 Hwy 66  
Rowlett 75088

Tommy Singleton  
To Ken Andrews  
P.O. Box 495  
Seagoville, 75159

State Hwy. Dept.  
Transportation Rt. 3  
To Freddy Lee  
Rockwall

Rockwall Assembly of God  
To Glenn T. Daniel  
P.O. Box 284  
Rockwall

James E. Collins Est.  
To Mrs. Eloise Canup  
P.O. Box 251  
Rockwall

Roger McCallum  
928 Williams  
Rockwall

Frank R. Miller  
220 Alta Vista  
Rockwall

D.E. Payne  
Rt. 2, Box 4A  
Rockwall



P.D. 5

Robert M. & Wanda J. Taylor  
803 E. Heath  
Rockwall

Benny Franklin Larkie  
819 E. Heath  
Rockwall

Alton Marks  
805 E. Heath  
Rockwall

Coyce Grandberry  
821 E. Heath  
Rockwall

Willie J. Mitchell  
807 E. Heath  
Rockwall

Remcey J. Chaney  
1000 Yellow Jacket on #2805  
Rockwall

E. B. Watkins  
809 E. Heath  
Rockwall

R. E. Clark  
804 E. Heath  
Rockwall

Billy Joe Blythe  
#508 Ridge View  
Rockwall

Billie J. Bell, TR.  
P.O. Box 757  
Rockwall

Stan Lavere Gulley  
813 E. Heath  
Rockwall

Yates A. Marsh  
808 Heath  
Rockwall

Milton Gene Nations  
815 E. Heath  
Rockwall

F. E. Martin  
810 E. Heath  
Rockwall

Wm. Robert Hill  
817 E. Heath  
Rockwall

Kenneth ~~B~~<sup>H</sup> Harrison  
812 E. Heath  
Rockwall

PP. 5

Deborah Moore  
840 Nash  
Rockwall

Len Lall  
1008 N. Fannin  
Rockwall

Carolyn Jane Peoples  
Rt. 1, Box 96  
Princeton, Tex. 75077

Henry E. Dreyer  
3210 Country Club  
Garland, 75043

Jeannine Langley  
708 Nash  
Rockwall

William Petty  
814 Summit Ridge  
Rockwall

John H. Cotter  
505 Point Royal  
Rockwall

Merlene Carnes  
809 Jackson  
Rockwall

Charles Braly  
704 Nash  
Rockwall

Avice F. Johnston  
807 Jackson  
Rockwall

Mona Louise Mitchell  
702 Nash  
Rockwall

Homer A. Page  
805 Jackson  
Rockwall

Lewis McClain JR.  
707 Nash  
Rockwall

Ruby E. Vicenti  
Box 202  
Rockwall

E. O. Gaines  
Rt. 1, Box 182 K  
Rockwall

James D. McCasland  
801 E. Heath  
Rockwall

PD-5

Robert H. Byrd  
804 Nash  
Rockwall

Luther A. Dean  
Rt. 1, Box 183-D  
Rockwall

Owen L. Mitchell  
1402 Ridge Rd.  
Rockwall

Michael A. Stephenson  
309 I-30 Service Rd. South  
Rockwall

R.E. McCasland  
808 Nash  
Rockwall

John P. Wood  
824 Nash  
Rockwall

Catherine McNeillis  
100 Lake Meadow Apt. 402  
Rockwall

Carl B. Cullins  
826 Nash  
Rockwall

Martha Smith  
To Joe Spafford  
424 Coachlight  
Rockwall

Jerry Archer  
828 Nash  
Rockwall

Etta M. Lide  
814 Nash  
Rockwall

Richard A. Stewart  
830 Nash  
Rockwall

John Henry Wood  
816 Nash  
Rockwall

Connie S. Bagwell  
832 Nash  
Rockwall

Markie C. George, Jr.  
813 Agape Circle  
Rockwall

Clayton L. Darr  
834 Nash  
Rockwall

P.D-5

Clara Mae Vernon  
102 Joe White  
Rockwall

Bobby L. Freeman  
819 Nash  
Rockwall

Joe E. Cook, JR.  
603 E. Heath  
Rockwall

Richard Marks  
821 Nash  
Rockwall

Gerald B. Pratt  
10003 Carolwood  
San Antonio, Tx. 78213

Kenneth W. McCasland  
823 Nash  
Rockwall

Mims Williamson  
Rt. 3, Box 121-2  
Rockwall

Thomas W. Dooley  
825 Nash  
Rockwall

Herbert H. Daniel  
601 E. Heath  
Rockwall

J. H. Volpert  
1125 Bayshore  
Rockwall

Bobby Joe Massey  
813 Nash  
Rockwall

James Mack Seabolt  
829 Nash  
Rockwall

AS

Buddy A. Cunningham  
815 Nash  
Rockwall

Ruby Maxine Ashley  
831 Nash  
Rockwall

Jimmy Campbell  
817 Nash  
Rockwall

Mrs. Earl B. Watkins  
802 Nash  
Rockwall

P.D. 5

Billy Howlett  
812 Stimson  
Rockwall

MR. or MRS. G.L. Cade  
803 Stimson  
Rockwall

Cowan & Cain Development  
D. Cain  
812 S. Goliad  
Rockwall

Particia Rumbo  
801 Stimson  
Rockwall

Doyle G. Bice  
815 Stimson  
Rockwall

James W. Bess III  
801 Lakeshore  
Rockwall

Michael Edwin Bird  
813 Stimson  
Rockwall

~~William Petty  
814 Summit Ridge  
Rockwall~~

Bob Orville Brown  
811 Stimson  
Rockwall

~~Mertene Carnes  
809 Jackson~~

Judy A. Clark  
Rt. 2, Box 40-B  
Rockwall

David J. Fecco  
815 Jackson  
Rockwall

Jesse E. Gilbert  
807 Stimson  
Rockwall

Earl Barnhart  
817 Jackson  
Rockwall

Randolph Gheen  
805 Stimson  
Rockwall

Dale Peterson  
819 Jackson  
Rockwall

David Lofland  
P.O. Box 0  
Rockwall

P.O.-5

Bobby L. Pritchett  
816 Jackson  
Rockwall

Jerry N. Rushing  
814 Jackson  
Rockwall

Deborah K. Watkins  
812 Jackson  
Rockwall

Jim Cade  
810 Jackson  
Rockwall

Bobby Milby  
808 Jackson  
Rockwall

Hal Frank Cunningham  
804 Jackson  
Rockwall

H. E. Utley  
212 Joe White  
Rockwall

~~Her~~ Herman Andrew Barfield  
108 Joe White  
Rockwall

John B. Peddie  
106 Joe White  
Rockwall

Mrs. Ben F. Douglas  
90 Mrs. Roy G. Mitchell  
204 S. Clark  
Rockwall

Ocie T. Dooley  
101 Joe White  
Rockwall

Jerry R. Glass  
103 Joe White  
Rockwall

Raymond Phillips, Jr.  
105 Joe White  
Rockwall

Louise Hargrove  
107 Joe White  
Rockwall

Marie Peoples  
109 Joe White  
Rockwall

PD-5

Richard Harris  
P.O. Box 279  
Rockwall

Peggy Muncy  
201 Darrin  
Rockwall

Nema Criswell &  
S.L. McAnally  
Box 1212  
Durant OK. 74702

~~W~~ Martin D. Wimpee  
205 Darrin  
Rockwall

Dennis Besjak  
207 Darrin  
Rockwall

Auby Gill Henson  
209 Darrin  
Rockwall

Jacqueline A. Crosby  
200 Darrin Dr.  
Rockwall

David T. Sampson  
202 Darrin  
Rockwall

~~Aynes~~ Marty Lee Aynes &  
Patricia Maxine Bunch  
204 Darrin  
Rockwall

David G. Shipley  
206 Darrin  
Rockwall

Patrick Bancroft  
208 Darrin  
Rockwall

Michael W. Belt  
210 Darrin  
Rockwall

Claudia Guthrie  
212 Darrin  
Rockwall

Mike Keene  
214 Darrin  
Rockwall

Robert C. Krucke  
2-A Lakeway  
Rockwall

Gary B. Bottoms  
217 Darrin  
Rockwall

P.D. 5

Tommie Ledford +  
B. Littlefield  
2310 Ridge Rd.  
Rockwall

James L. Gang  
1024 Kay Ln.

Kenneth Mark Spradley  
1026 Kay Ln.  
Rockwall

Richard Bruton  
7738 Bearden Ln.  
Dallas 75227

Stephanie Gore  
1030 Kay Ln.  
Rockwall

Allen K. Barnett  
206 Harris  
Rockwall

Mary G. Wall  
208 Harris  
Rockwall

Stephen D. Perkins  
210 Harris  
Rockwall

Zolnor Construction  
341 Trout Rd.  
Rockwall

Richard  
Stiegelmar  
927 Signal Ridge  
Rockwall

James B. Kelly  
213 Harris  
Rockwall

Mary L. Etnier Reick  
221 Harris DR.  
Rockwall

Steven C. Maulsby  
1031 N. Fannin  
Rockwall

Joel K. McClatchy  
206 Lakehill  
Rockwall

Sim R. Ortamond  
1027 N. Fannin  
Rockwall

John R. Williamson  
1022 North Fannin  
Rockwall



P.D-5

Kenneth R. ~~Foster~~ <sup>Frasier</sup>  
Rt. 4 Box 105C  
Rockwall

W.L. Benton  
222 Joe White  
Rockwall

Vernon D. Taylor  
231 Joe White  
Rockwall

Sharon L. Denton  
220 Joe White

Iris Myers  
229 Joe White  
Rockwall

Steve Spafford  
218 Joe White  
Rockwall

Joe C. Whitus  
227 Joe White  
Rockwall

Judy Clark & M. Smith  
102 Ross  
Rockwall

Billie Mac McCarter  
225 Joe White  
Rockwall

Brian Alsobrook  
214 Joe White  
Rockwall

Homer Herring  
223 Joe White  
Rockwall

Jeffrey D. Carron  
804 Stimpson  
Rockwall

Galen Ray Sumrow  
221 Joe White

Billy Frank Watkins  
806 Stimpson  
Rockwall

Emma Lee Gray  
219 Joe White  
Rockwall

Daniel L. Jasper  
P.O. Box 401662  
Garland 75040

Jerry M. Burks  
217 Joe White  
Rockwall

First Baptist Church  
Rockwall

pp. 5

W W Caruth SR.  
P.O. Box 31179  
Dallas 75231

Robert L. Hurni  
516 E. Meadow Ln.  
Phoenix Az. 85022

Lawrence L. Leonard  
Rt. 2, Box 35-B  
Rockwall

Billy Joe Pruitt  
Rt. 2, Box 10-B  
Rockwall

Leonard A. Thomas  
4757 Frank Luke  
Addison 75248

~~W. A. Hein~~  
Rt. 2, Box 29 Norman Tr.  
Rockwall

~~Roy L. Harce~~  
Rt 2 Box 35B  
Rockwall

Jairo Guevara  
228 Norman Tr.  
Rockwall

Roy L. Daugherty  
Box 35 A  
Rockwall

Johnny L. Dudley  
Rt. 2 - 27 Norman Tr.  
Rockwall

DC Venture  
P.O. Box 114  
Rockwall

~~Kenneth W. Whisenant~~  
Rt. 2, Norman Tr.  
Rockwall

Jan Nalls Cullins  
Rt. 2, Box 94A  
Rockwall

Paul Rocky Hamm  
Rt. 2, Box 26 Norman Tr.  
Rockwall

Alice Payne  
90 Burks Payne Sr.  
Box 274  
Rockwall

Ira G. Harris  
Rt. 2 & 25 Norman Tr.  
Rockwall

PD-5

Ronald E. Gilleland  
Rt 2 Box 6 Norman TR  
Rockwall

Frank L. Reese Jr.  
#7 Norman TR  
Rockwall

John Messing  
Rt 4 # Key PR.

W.E. Golder  
Rt. 2 Box 21 Norman TR.  
Rockwall

Lawrence Leonard  
Rt 2, Box 35-B1  
Rockwall

YMCA  
Rockwall



CITY OF ROCKWALL

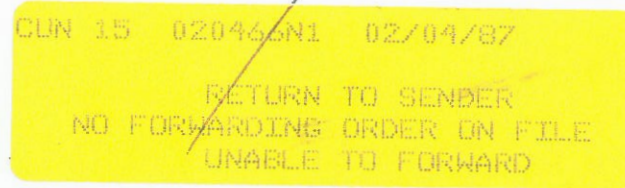
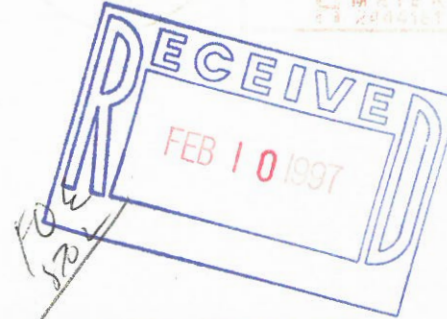
"THE NEW HORIZON"

205 West Rusk

Rockwall, Texas 75087-3793



Buddy A. Cunningham  
815 Nash  
Rockwall, TX 75087

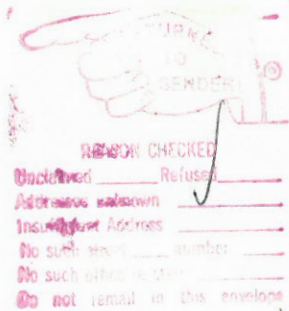


CITY OF ROCKWALL

"THE NEW HORIZON"

205 West Rusk

Rockwall, Texas 75087-3793



William Petty  
814 Summit Ridge  
Rockwall, TX 75087





205 West Rusk

CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3793



REASON CHECKED

Unclaimed \_\_\_\_\_ Refused \_\_\_\_\_

Addressee unknown \_\_\_\_\_

Insufficient Address \_\_\_\_\_

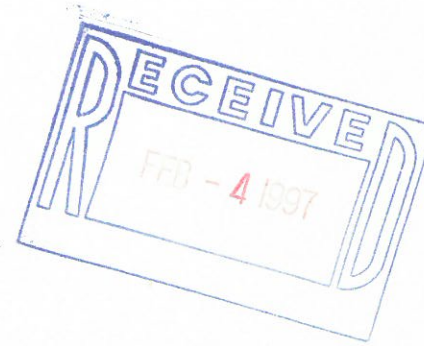
No such street \_\_\_\_\_ number \_\_\_\_\_

No such office in state \_\_\_\_\_

Do not re-mail in this envelope



Mims Williamson  
 Rt. 3 Box 121-2  
 Rockwall, TX 75087



205 West Rusk

CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3793



REASON CHECKED

Unclaimed \_\_\_\_\_ Refused \_\_\_\_\_

Addressee unknown \_\_\_\_\_

Insufficient Address \_\_\_\_\_

No such street \_\_\_\_\_ number \_\_\_\_\_

No such office in state \_\_\_\_\_

Do not re-mail in this envelope



Remcey J. Chaney  
 1000 Yellow Jacket on No. 2805  
 Rockwall, TX 75087

CHA 00 040628N1 02/06/87  
 RETURN TO SENDER  
 NO FORWARDING ORDER ON FILE  
 UNABLE TO FORWARD



205 West Rusk

# CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3793

REASON CHECKED

Unclaimed  Refused

Addressed envelope

Insufficient address

No such street  number

No such office in state

Do not mail in this envelope

8902  
AKK

Jerry E. Glass  
103 Joe White  
Rockwall, TX 75087



205 West Rusk

# CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3793

REASON CHECKED

Unclaimed  Refused

Addressed envelope

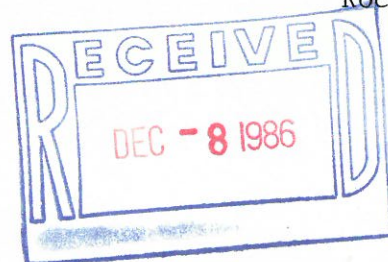
Insufficient address

No such street  number

No such office in state

Do not mail in this envelope

Remcey J. Chaney  
1000 Yellow Jacket on #2805  
Rockwall, TX 75087



CHA 00 040317N1 12/03/86  
RETURN TO SENDER  
NO FORWARDING ORDER ON FILE  
UNABLE TO FORWARD



CITY OF ROCKWALL

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205 West Rusk

Rockwall, Texas 75087-3793



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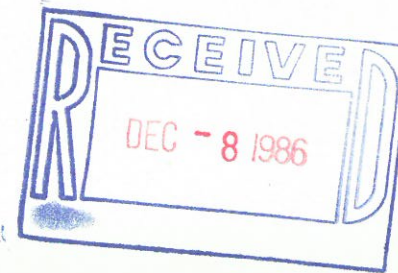
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No such office in state \_\_\_\_\_

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Patricia Rumbo  
801 Stinson  
Rockwall, TX 75087

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CITY OF ROCKWALL

"THE NEW HORIZON"

205 West Rusk

Rockwall, Texas 75087-3793



REASON CHECKED

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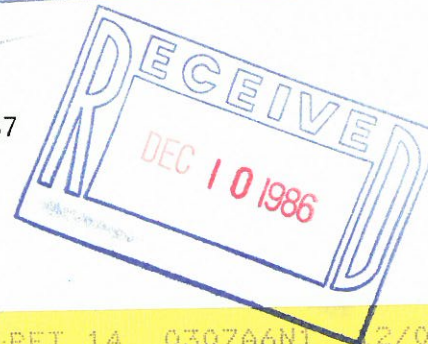
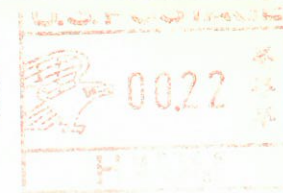
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214  
William Petty  
814 Summit Ridge  
Rockwall, TX 75087

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205 West Rusk

CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3793



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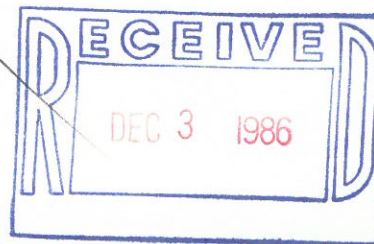
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Henry M. Crumbley  
Rt. 2 Box 58-C  
Rockwall, TX 75087



205 West Rusk

CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3793



REASON CHECKED

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Address unknown

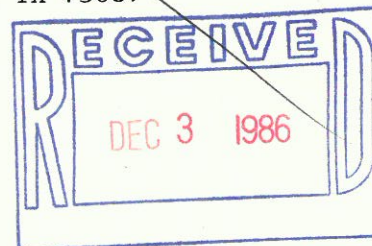
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Mims Williamson  
Rt. 3 Box 121-2  
Rockwall, TX 75087





PLANNED DEVELOPMENT DISTRICT 5 :

SUMMARY

<u>USE</u>	<u>NET ACREAGE</u>	<u>TRACTS</u>
Single Family	208.6	2, 6, 7, 15 and 16
Multi-Family	29.8	14 and 18
Office	7.4	12
Retail	57.9	1, 3, 8, 9, 10, 11 and 17
Lake (Surface Area)	62.9	--
Flood Plain	98.6	--
Major Thoroughfares	26.9	--
Agriculture	9.8	4, 5, 13
Total	<u>501.9</u>	
Others - Single Family	14.2	
Total	<u>516.1</u>	

This planned development district consists of approximately 501 acres and is located east of State Highway 205 and north of State Highway 66. The land is characterized by rolling terrain and a soil conservation lake of approximately 52 acres. The following development standards set forth use of land and development criteria by tracts. Tracts having similar use are grouped under a common set of criteria.

- I. SINGLE FAMILY - Tract 15 - Gross Acreage - 39.1 Acres  
Tract 16 - Gross Acreage - 29.3 Acres  
PT. Tract 6 - Gross Acreage - 39.8 Acres
  - A. Purpose: Standards for this use are intended for single family residential dwellings; public, denominational and private schools; churches; parks; and approved accessory buildings.
  - B. Permitted Uses: The following uses shall be permitted:
    1. Agricultural uses on unplatted land, in accordance with all other adopted ordinances.
    2. One detached single-family dwelling per lot.
    3. Home occupations.
    4. Day care centers with less than 7 children enrolled at any one time.
    5. Paved automobile parking areas which are necessary to the uses permitted in this district.

6. Municipally owned or controlled facilities, utilities, and uses.
  7. One portable building per lot not larger than one hundred twenty (120) square feet in floor area nor taller than ten (10) feet in height, as an accessory to a residential use on the same lot.
  8. Accessory buildings not to exceed fifteen (15) feet in height, provided the exterior covering contains only the same materials as the main structure, as an accessory to a residential use on the same lot.
  9. Private residential swimming pools as an accessory to a residential use.
  10. Private unlighted residential tennis courts on the same lot, as an accessory to a residential use.
  11. Nurseries, greenhouses and gardens, as an accessory to a residential use of the same lot where the products are not to be sold.
  12. An accessory use customarily related to a principal use authorized in SF-7 District classification.
  13. Temporary real estate sales offices located on property being sold, limited to the period of sale of the lots with a two year initial period and one year extensions being authorized by the Planning and Zoning Commission, such offices to be maintained at all times.
  14. Temporary on site construction offices limited to period of construction, with a two year initial period and one year extensions being authorized by the Planning and Zoning Commission, such offices to be maintained at all times.
  15. Temporary concrete batching plants limited to the period of construction, upon approval of location and operation of the Building Official.
- C. Conditional Uses: (A conditional use permit will be required for the following uses, following the procedure outlined in the Comprehensive Zoning Ordinance.)
1. A mobile home on an unsubdivided tract of five acres or more or used as a temporary construction office, subject to the conditions established in the Comprehensive Zoning Ordinance.
  2. Paved parking facilities for nonresidential uses that are not allowed in this district if properly screened, buffered, and landscaped.
  3. Facilities for railroads or those utilities holding a franchise under the City of Rockwall.
  4. Institutional uses, including day care centers with more than 6 children.

5. Semi-public uses.
6. Accessory buildings in excess of fifteen (15) feet in height or a structure with exterior materials that are not contained in the main building, or portable storage buildings in excess of one hundred twenty (120) square feet or ten (10) feet in height used as an accessory to a residential use on the same lot.

D. Area Requirements:

1. Minimum lot area - 7,000 square feet
2. Maximum number of single family detached dwellings units per lot - 1
3. Minimum square footage per dwelling unit - 1200 square feet
4. Minimum lot frontage on a public street - 60 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 20 feet plus 1 foot for each foot in height over 25 feet.
7. Minimum depth of rear setback - 10 feet
8. Minimum width of side setback -
  - a. Internal lot - 6 feet
  - b. Abutting street - 15 feet
  - c. Abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
10. Minimum length of driveway pavement from the public right-of-way for rear or side yards - 20 feet
11. Maximum building coverage as a percentage of lot area - 35 percent
12. Maximum height of structures - 32 feet
13. Minimum number of paved off-street parking spaces required for -
  - a. One single family dwelling unit - 2  
An enclosed garage shall not be considered in meeting the off street parking requirements.
  - b. All other uses (See Off-street Parking section of Comprehensive Zoning Ordinance 83-23)

II. SINGLE FAMILY - Pt. Tract 6, gross acreage 40.0 Acres

A. Purpose: Standards for this use are intended for single family residential dwellings; public, denominational and private schools; churches; parks; and approved accessory buildings. This district is proposed to allow zero lot line development.

B. Permitted Uses: The following uses shall be permitted:

1. Agricultural uses on unplatted land, in accordance with all other adopted ordinances.
2. One detached single-family dwelling per lot.
3. Home occupations.
4. Day care centers with less than 7 children enrolled at any one time.
5. Paved automobile parking areas which are necessary to the uses permitted in this district.
6. Municipally owned or controlled facilities, utilities, and uses.
7. One portable building per lot not larger than one hundred twenty (120) square feet in floor area nor taller than ten (10) feet in height, as an accessory to a residential use on the same lot.
8. Accessory buildings not to exceed fifteen (15) feet in height provided the exterior covering contains only the same materials as the main structure, as an accessory to a residential use on the same lot.
9. Private residential swimming pools as an accessory to a residential use.
10. Private unlighted residential tennis courts on the same lot, as an accessory to a residential use.
11. Nurseries, greenhouses and gardens, as an accessory to a residential use of the same lot where the products are not to be sold.
12. An accessory use customarily related to a principal use authorized in SF-7 District classification.
13. Temporary real estate sales offices located on property being sold, limited to the period of sale of the lots with a two year initial period and one year extensions being authorized by the Planning and Zoning Commission, such offices to be maintained at all times.
14. Temporary on site construction offices limited to period of construction, with a two year initial period and one year extensions being

authorized by the Planning and Zoning Commission, such offices to be maintained at all times.

15. Temporary concrete batching plants limited to the period of construction, upon approval of location and operation of the Building Official.

C. Conditional Uses: (A conditional use permit will be required for the following uses, following the procedure outlined in the Comprehensive Zoning Ordinance.

1. A mobile home on an unsubdivided tract of five acres or more or used as a temporary construction office, subject to the conditions established in the Comprehensive Zoning Ordinance.
2. Paved parking facilities for nonresidential uses that are not allowed in this district if properly screened, buffered, and landscaped.
3. Facilities for railroads or those utilities holding a franchise under the City of Rockwall.
4. Institutional uses, including day care centers with more than 6 children.
5. Semi-public uses.
6. Accessory buildings in excess of fifteen (15) feet in height or a structure with exterior materials that are not contained in the main building, or portable storage buildings in excess of one hundred twenty (120) square feet or ten (10) feet in height, used as an accessory to a residential use on the same lot.

D. Area Requirements:

1. Minimum lot area - 5,000 square feet
2. Maximum number of single family detached dwellings units per lot - 1
3. Minimum square footage per dwelling unit - 1200 square feet
4. Minimum lot frontage on a public street - 60 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 20 feet plus 1 foot for each foot in height over 25 feet.
7. Minimum depth of rear setback - 10 feet
8. Minimum width of side setback -
  - a. Internal lot - 6 feet

- b. Abutting street - 15 feet
- c. Abutting an arterial - 20 feet
- 9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
- 10. Minimum length of driveway pavement from the public right-of-way for rear or side yards - 20 feet
- 11. Maximum building coverage as a percentage of lot area - 35 percent
- 12. Maximum height of structures - 32 feet
- 13. Minimum number of paved off-street parking spaces required for -
  - a. One single family dwelling unit - 2  
An enclosed garage shall not be considered in meeting the off street parking requirements.
  - b. All other uses (See Off-street Parking Section of Comprehensive Zoning Ordinance)

III. SINGLE FAMILY - MEDIUM DENSITY - Tract 2 - 47.9 Gross Acres  
Tract 7 - 23.7 Gross Acres

- A. Purpose: Standards for this use allow for the construction of a single family detached cluster type housing development in which structures are arranged in closely related groups and placed on suitable terrain allowing preservation of natural topography and other site features. The maximum density for this district shall not exceed seven (7) dwelling units per gross acre. Arrangement of building sites, access, open space, building set backs and other platting features shall be approved at time of site plan approval.

Each tract designated in this planned development district for medium density use is on smaller parcels and is generally located adjacent to the lake and designated open space.

- B. Permitted Uses:
- 1. Agricultural uses on unplatted land, in accordance with all other adopted ordinances.
  - 2. One single-family detached dwelling per lot.
  - 3. Home occupations.
  - 4. Day care centers with less than 7 full time children enrolled at any one time.

5. Paved automobile parking areas which are necessary to the uses permitted uses in this district.
6. Municipally owned or controlled facilities, utilities, and uses.
7. Nurseries, greenhouses, and gardens, as an accessory to a residential use on the same lot where the products are not to be sold.
8. An accessory use customarily related to a principal use.
9. Temporary real estate sales offices located on property being sold, limited to the period of sale of the lots with a two year initial period and a one year extension being authorized by the Planning and Zoning Commission, such sales offices to be maintained at all times.
10. Temporary on site construction offices limited to the period of construction, with a two year initial period and a one year extension being authorized by the Planning and Zoning Commission, such offices to be maintained at all times.
11. Temporary concrete batching plants limited to the period of construction, upon approval of location and operation of the Building Official.

C. Conditional Uses: (A conditional use permit will be required for the following uses, following the procedure outlined in the Comprehensive Zoning Ordinance.)

1. Paved parking facilities for nonresidential uses that are not allowed in this district provided they are property screened, buffered and landscaped.
2. Facilities for those utilities holding a franchise under the City.
3. Institutional uses, including day care centers with more than 6 children.
4. Semi-public uses.
5. Private residential tennis court used as an accessory to a residential use if not located on the same lot or utilizing lights.
6. Associated recreation and/or community clubs.

D. Area Requirements:

1. Minimum lot area - 3,500 square feet
2. Maximum number of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 1,000 square feet
4. Minimum lot frontage on a public street - Site plan approval

5. Minimum lot depth - 100 feet
6. Minimum depth of front setback -
  - a. Front Entry Garage - 20 feet
  - b. Rear or Side Entry Garage - 15 feet plus 1 foot for each foot in height over 25 feet.
7. Minimum depth of rear setback - 7½
8. Minimum width of side setback -
 

*Inferior lot -*

  - a. Abutting street - 15 feet
  - b. Abutting an arterial - 20 feet
9. Minimum length of driveway pavement from the public right-of-way on side or rear yard - 20 feet
10. Maximum building coverage as a percentage of lot area - 60%
11. Maximum density - 7.0 units per gross acre
12. Maximum height of structures - 30 feet
13. Minimum number of off-street space required - 2 off-street spaces plus a one-car garage

IV. MULTI-FAMILY RESIDENTIAL DISTRICT - Tract 14 - 20.4 Gross Acres  
 Tract 18 - 10.1 Gross Acres

- A. Purpose: Standards for this use provide for residential dwellings to be constructed as multi-family units not to exceed 14 units per acre. Each tract designated for this use is contiguous to the lake and open space area.
- B. Permitted Uses:
  1. Agricultural uses on unplatted land in accordance with all other adopted ordinances.
  2. Apartments/condominiums
  3. Day Care centers with less than 7 full time children enrolled at any one time except in condominiums and apartments.
  4. Paved automobile parking areas which are necessary to the uses permitted in this district.
  5. Municipally owned or controlled facilities, utilities, and uses.



6. Storage buildings used as an accessory to a residential use on the same lot.
  7. Accessory recreational uses such as tennis courts, swimming pools, designed for use by residents of a specific project. Lighting for such uses shall be designed so as not to glare across property lines, nor glare into residential areas on the same property.
  8. An accessory use customarily related to a principal use authorized in this district.
  9. Temporary on site construction offices limited to the period of construction, with a two year initial period and one year extension being authorized by the Planning and Zoning Commission, such office to be maintained at all times.
  10. Temporary concrete batching plants limited to the period of construction, upon approval of location and operation of the Building Official.
- C. Conditional Uses: (A conditional use permit will be required for the following uses, following the procedure outlined in the Comprehensive Zoning Ordinance)
1. Facilities for railroads or those utilities holding a franchise under the City of Rockwall.
  2. Institutional uses including day care centers with more than 6 full time children enrolled at one time, except in condominiums and apartments.
  3. Semi-public uses.
  4. Associated recreation and/or community clubs. Such uses shall be included in calculating the coverage requirements of this district.
- D. Area Requirements:
1. Minimum site area - 10,000 square feet
  2. Minimum lot area - 2,000 square feet of lot area per unit
  3. Maximum density per gross acre - 14 units/acre
  4. Minimum lot frontage on a public street - 60 feet
  5. Minimum lot depth - 100 feet
  6. Minimum depth of front setback - 25 feet
  7. Minimum depth of rear setback\*

- a. Abutting a single family, townhouse, or duplex district:

one story structure - 25 feet  
two story structure - 50 feet  
three story structure - 75 feet

- b. Abutting any other district - 10 feet

\*Unenclosed carports may be built up to within 5 feet of any property line that abuts an alley and no closer than 20 feet from any street intersection.

8. Minimum width of side setback -

- a. Abutting a single family, townhouse, or duplex district:

one story structure - 25 feet  
two story structure - 50 feet  
three story structure - 75 feet

- b. Internal lot - 10 feet for a one story structure or 15 feet for structures two or more stories in height.

- c. Abutting street - 15 feet

- d. Abutting an arterial - 20 feet

9. Minimum distance between buildings on the same lot or parcel of land:

10 feet from main to accessory buildings  
20 feet for 2 main buildings with doors or windows in facing walls  
15 feet for 2 main buildings without doors or windows in facing walls

10. Maximum building coverage as a percentage of lot area - 45%

Each development containing over 100 dwelling units shall provide 300 square feet of open space per 2 and 3 bedroom unit, with at least one open area with the minimum dimensions of 200 feet by 150 feet. Swimming pools, tennis courts and other recreational facilities can be counted toward the overall open space requirement, but not toward the required 200 feet by 150 feet area.

11. Minimum amount of permanent, landscaped open space - 20% of total lot area, with 30% of total requirement located in front and alongside buildings along street frontages. Any parking lot with more than 2 rows of spaces shall have a minimum of 2% of the interior of the parking lot in landscaping. Such landscaping shall be counted toward the 20% total landscaping requirement. All required landscaped areas shall be permanently maintained and shall have an irrigation system installed meeting all applicable City codes, and approved by the Building Official.

12. Maximum height of structures - 36 feet
13. Minimum requirements for construction materials
  - a. Exterior walls - a minimum of 75% of each building wall shall consist of masonry material as defined, excluding stucco.
15. Minimum number of paved, striped, off-street parking spaces required for -
  - a. 0 bedroom or efficiency dwelling unit - 1.5 spaces per unit
  - b. 1 bedroom dwelling units - 1.5 spaces per unit
  - c. 2 bedroom dwelling units - 2 spaces per unit
  - d. 3 or more bedroom dwelling units - 2.5 spaces per unit
  - e. The average number of parking spaces for the total development shall not be less than 2 spaces per unit.
  - f. All other uses - See Off-street Parking Section of Comprehensive Zoning Ordinance

E. Required Conditions:

1. The owner shall submit to the Planning and Zoning Commission for review and approval, the site and building plan for the proposed development. A site plan shall be submitted and approved prior to an application for a building permit and shall contain drawings to scale to indicate as needed:
  - a. Location of all structures proposed and existing on the subject property and within twenty (20) feet on adjoining property;
  - b. Landscaping and/or fencing of yards and setback areas and proposed changes;
  - c. Design of ingress and egress;
  - d. Location of adjacent zoning districts;
  - e. Off-street parking and loading facilities;
  - f. Height of all structures;
  - g. Proposed uses;
  - h. Location and types of all signs, including lighting and heights;
  - i. Location and type of lighting;
  - j. Fire lanes;

- k. Solid waste facilities; and
- l. Utility service locations.

V. OFFICE DISTRICT - Tract 12 - 8.2 Gross Acres

- A. Purpose: Standards for this use provide for various types of office and similar activities to be built which furnish neighborhood and community services.
- B. Permitted Uses:
  - 1. Agricultural uses on unplatted land, in accordance with all other adopted ordinances.
  - 2. Office buildings for professional occupations including: executive, administrative, legal, accounting, writing, clerical, stenographic, drafting, and real estate.
  - 3. Medical offices, including clinics, where activities are conducted within a totally enclosed building.
  - 4. Banks, credit unions, savings and loan associations.
  - 5. Other uses similar to the above.
  - 6. Paved parking lots, not including commercial parking lots.
  - 7. Institutional uses.
  - 8. Municipally owned or controlled facilities, utilities, and uses.
  - 9. Drive-through windows that are accessory to permitted uses in this district.
  - 10. An accessory use customarily related to a principal use authorized in this district such as a pharmacy or apothecary shop, stores limited to corrective garments or bandages, or optical company or eating establishments accessory to the office complex or eating establishments accessory to the office complex for the convenience of the occupants and clients may be permitted, provided it is within the building to which it is accessory and does not have a direct outside entrance for customers.
  - 11. Temporary on site construction offices, limited to the period of construction, upon approval of the Building Official.
  - 12. Temporary concrete batching plant limited to the period of construction, upon approval of location and operation by the Building Official.

C. Conditional Uses: (A conditional use permit will be required for the following uses, following the procedure outlined in the Comprehensive Zoning Ordinance)

1. Funeral homes.
2. Semi-public uses.
3. Private club as an accessory to a general restaurant.
4. New buildings with over 5,000 square feet of floor area, or additions of over 40% of the existing floor area or over 5,000 square feet with combustible structural construction materials.
5. Buildings with less than 90% brick and glass exterior walls.
6. Any structure over 36 feet in height.

D. Required Conditions

1. All business operations including storage shall be conducted within a completely enclosed building (except for off street parking or loading).
2. The owner, or developer, shall submit, prior to issuance of a building permit, the Planning and Zoning Commission and the City Council for review and approval, a site and building plan for the proposed development. The contents of this site and building plan shall comply with the requirements as specified in Article III of Ordinance 83-23. Upon approval, such development shall comply with approved site plan.

E. Area Requirements:

1. Minimum site size - 6,000 square feet
2. Minimum site frontage on a public street - 60 feet
3. Minimum site depth - 100 feet
4. Minimum depth of front setback - 25 feet from the future ROW as shown on the adopted thoroughfare plan or as actually exists, whichever is greater.
5. Minimum width of side setback -
  - a. Without fire retardant wall - 6 feet
  - b. With fire retardant wall - 0 feet
  - c. Abutting residentially zoned property - 20 feet plus  $\frac{1}{2}$  the building height over 36 feet.
  - d. Abutting an arterial - 25 feet from future right-of way.

- e. Abutting all other streets - 20 feet
  - f. In no case shall more than a 50 feet setback be required.
6. Minimum depth of rear setback -
- a. Non residential property with alley and fire retardant wall - 0 feet.
  - b. Without fire retardant wall or alley - 20 feet
  - c. Residential property - 200 feet plus ½ the building height over 36 feet.
  - d. In no case shall more than a 50 feet setback be required.
7. Minimum distance between detached buildings on the same lot or parcel of land -
- a. Without fire retardant wall - 15 feet
  - b. With fire retardant wall - 0 feet
8. Minimum requirement for construction materials -
- a. Structures -
    - (1) All structural materials for new buildings greater than 5,000 square feet in floor area, or additions of more than 40% of the existing floor area or exceed 5,000 square feet, shall consist of 100% non-combustible materials.
    - (2) All structural materials for new buildings 5,000 square feet or less in floor area, and any additions to existing buildings 40% or less than the existing floor area and 5,000 square feet or less may consist of combustible materials rated a minimum of one-hour fire resistive on all walls, floors, and ceilings.
  - b. Exterior walls - Each exterior wall shall consist of 90% brick and glass.
9. Maximum building coverage as a percentage of lot area - 40%
10. Maximum amount of impervious coverage as a percentage of lot area - 80%
11. Minimum amount of landscaped areas as a percentage of total lot area - 20%, with 20% of the total requirement located in front and along-side buildings along street frontages. Any parking lot with more than

2 rows of spaces shall have a minimum of 2% of the interior of the parking lot in landscaping. Such landscaping shall be counted toward the 20% total landscaping requirement. All required landscaped areas shall be permanently maintained and shall have irrigation system installed meeting all applicable City codes and approved by the Building Official.

12. Maximum floor area ratio - 2:1
13. Maximum height of structures - 60 feet. Any structure over 36 feet shall require a conditional use permit.
14. Minimum number of paved off-street parking spaces required - (See Off-street Parking section of Comprehensive Zoning Ordinance) Off street parking shall not be permitted in the required front setback in this district.
15. Maximum number of entrances and/or exits -
  - a. Arterial streets - 1 per each 200 feet of street frontage per site, or as approved by the City Council.
  - b. Collector streets - 1 per each 100 feet of street frontage per site, or as approved by the City Council.
  - c. Local streets - 1 per each 50 feet of street frontage per site, or as approved by the City Council.
16. Lots with non-residential uses that have a side or rear contiguous or separated only by an alley, or easement or street, from any residential district must be separated from such residential district by a buffer as defined, or as approved by the City Council.
17. The building code may impose more restrictive area requirements depending on the size, use and construction of the structures.

VI. GENERAL RETAIL - Tract 1 - 11.5 Gross Acres  
Tract 3 - 10.3 Gross Acres  
Tract 9 - 14.5 Gross Acres  
Tract 8 - 7.4 Gross Acres  
Tract 10 - 4.7 Gross Acres  
Tract 11 - 12.2 Gross Acres  
Tract 17 - 8.6 Gross Acres

- A. Purpose: Standards for this zoning category provides for neighborhood and community retail and related uses.
- B. Permitted Uses:
  1. Agricultural use of unplatted land in accordance with all other adopted ordinances.

2. Any retail businesses, personal services, professional service, or business service conducted within a completely enclosed building, except the following: lumber yards or contractor yards, farm equipment or other heavy equipment sales or service, farm products warehousing and storage or stockyards, general warehousing or storage.
  3. Banks, including drive through facilities.
  4. Office buildings.
  5. Restaurants, including accessory outdoor seating, without drive-in or drive through facilities.
  6. Paved parking lots, not including commercial parking lots.
  7. Retail outlets where gasoline products are sold. Two pumps only in Tracts 8, 9 and 11. (D)
  8. Other uses similar to the above.
  9. Telephone, telegraph, television, radio or similar media stations, centers, studios, but not including public microwave, radio, and television towers.
  10. Institutional uses.
  11. Municipally owned or controlled facilities, utilities, and uses.
  12. Automotive repair, as an accessory to a retail use, provided all work is conducted wholly within a completely enclosed building.
  13. An accessory use customarily related to a principal use authorized in this district.
  14. Temporary indoor and outdoor fund raising events sponsored by nonprofit organizations with permit and approval of the Building Official.
  15. Temporary sale of Christmas trees with permit and approval of the Building Official.
  16. Temporary on-site construction offices limited to the period of construction upon approval of the Building Official.
  17. Temporary concrete batching plant limited to the period of construction, upon approval of location and operation by the Building Official.
- C. Conditional Uses: (A conditional use permit will be required for the following uses, following the procedure outlined in the Comprehensive Zoning Ordinance.)



1. A mobile home on an unsubdivided tract of five acres or more or used as a construction office.
2. Funeral Homes.
3. Car wash.
4. Theaters and auditoriums.
5. Facilities for railroads or those utilities holding a franchise under the City of Rockwall not allowed as permitted uses.
6. Semi-public uses.
7. Amusement parks, circus or carnival grounds, commercial amusement or recreation developments, indoor amusements, arcades in accordance with all other applicable ordinances, located more than 300 feet from any residentially zoned land.
8. Drive-through window as an accessory to a restaurant.
9. Private club as an accessory to a general restaurant.
10. New buildings with over 5,000 square feet of floor area, or additions of over 40% of existing floor area or over 5,000 square feet with combustible structural construction materials.
11. Buildings with less than 90% masonry exterior walls.
12. Any structure over 36 feet in height.

D. Required Conditions

1. All business establishments other than those selling a service shall be retail service establishments dealing directly with customers. All goods produced on the premise shall be sold at retail prices on premises where produced.
2. All business operations including storage shall be conducted within a completely enclosed building, unless specifically authorized for the use as listed (except for off street parking or loading, and incidental display of retail items for sale) excluding retail outlets where gasoline products are sold.

E. Prohibited Uses:

1. Any building erected or land used for other than one or more of the preceding specified uses.
2. Any use of property that does not meet the required minimum lot size; front, side and rear yard dimension; and/or lot width; or exceeds the

maximum height, building coverage or density per gross acre as required.

3. The storage, sale, lease or rental of more than one (1) boat, or more than five (5) hauling trailers is prohibited.

F. Area Requirements:

1. Minimum site size - 6,000 square feet; ~~adjacent to 1.30 - 1 acre~~
2. Minimum site frontage on a public street - 60 feet
3. Minimum site depth - 100 feet
4. Minimum depth of front setback - 20 feet from the future R.O.W. as shown on the adopted thoroughfare plan, or as actually exists, whichever is greater.
5. Minimum width of side setback -
  - a. Without fire retardant wall - 15 feet
  - b. With fire retardant wall - 0 feet
  - c. Abutting residentially zoned property - 20 feet plus  $\frac{1}{2}$  the building height over 36 feet.
  - d. Abutting an arterial - 20 feet from the future R.O.W. as shown on the adopted thoroughfare plan, or as actually exists, whichever is greater.
  - e. Abutting all other streets - 15 feet
  - f. In no case shall more than a 50 feet setback be required.
6. Minimum depth of rear setback -
  - a. Abutting non-residentially zoned property, with fire retardant wall and alley separating - 0 feet
  - b. Without fire retardant wall or alley - 20 feet
  - c. Abutting residentially zoned property - 20 feet plus  $\frac{1}{2}$  the building height over 36 feet
  - d. In no case shall more than a 50 feet setback be required.
7. Minimum distance between detached buildings on the same lot or parcel of land -
  - a. Without fire retardant wall - 15 feet

- b. With fire retardant wall - 0 feet
8. Minimum requirement for construction materials -
- a. Structures -
    - (1) All structural materials for new buildings greater than 5,000 square feet in floor area, or additions of more than 40% of the existing floor area or exceeding 5,000 square feet, shall consist of 100% non-combustible materials.
    - (2) All structural materials for new buildings 5,000 square feet or less in floor area, and any additions to existing buildings 40% or less than the existing floor area and 5,000 square feet or less may consist of combustible materials rated a minimum of one-hour fire resistive on all walls, floors, and ceilings.
  - b. Exterior walls - Each exterior wall shall consist of 90% masonry materials as defined ~~herein~~ *in the Comprehensive Zoning Ordinance*
9. Maximum building coverage as a percentage of lot area - 40%
10. Maximum amount of impervious coverage as a percentage of lot area - 90%
11. Minimum amount of landscaped areas as a percentage of total lot area - 10%, with 20% of the total requirement located in front and along-side buildings along street frontages. Any parking lot with more than 2 rows of spaces shall have a minimum of 2% of the interior of the parking lot in landscaping. Such landscaping shall be counted toward the 20% total landscaping requirement. All required landscaped areas shall be permanently maintained and shall have irrigation system installed meeting all applicable City codes and approved by the Building Official.
12. Maximum floor area ratio - 2:1
13. Maximum height of structures - 60 feet. Any structure which exceeds 36 feet shall require a conditional use permit.
14. Minimum number of paved off-street parking spaces required - See Off-street Parking section of the Comprehensive Zoning Ordinance.
15. Maximum number of entrances and/or exits -
- a. Arterial streets - 1 per each 200 feet of street frontage per site, or as approved by the City Council.
  - b. Collector streets - 1 per each 100 feet of street frontage per site, or as approved by the City Council.

- c. Local streets - 1 per each 50 feet of street frontage per site, or as approved by the City Council.
- 16. Lots with non-residential uses that have a side or rear contiguous or separated only by an alley, easement or street, from any residential district must be separated from such residential district by a buffer as defined, or as approved by the City Council.
- 17. The building code may impose more restrictive area requirements depending on the size, use and construction of the structures.

VII. AGRICULTURE

- A. Purpose: Parcels shown by Tracts 4, 5 and 13 on the Preliminary Plan are for "A" District. These parcels shall be subject to the requirements of the Agricultural Zoning District of Ordinance 83-23 until other use is established for the parcels through normal rezoning procedures.

VIII. SPECIAL CONDITIONS

- A.
  - 1. Prior to approval of a development plan or plat on any portion of the tracts marked 1 through <sup>18</sup>~~21~~ or the area indicated as flood plain on Exhibit "B", a flood/drainage study addressing all of the above parcels shall be completed by the developer.
  - 2. Upon completion of the drainage study and a park development plan completed by the City, the property owner hereby agrees to dedicate all lake and flood plain areas determined to be appropriate for public open space/recreation uses.
- B.
  - 1. Prior to approval of a development plan or plat along any portion of the proposed roads shown on Exhibit "B", a route study for that road shall be completed. If a route study has already been completed by the City or others, the developer shall pay his pro rata share of the cost of this study. Based on linear front footage of property abutting said road. If the developer is required to prepare a route study which must address property outside the boundaries indicated on Exhibit "B" the developer shall be reimbursed through pro rata agreements when that property develops.
  - 2. If, prior to the time of development of any tract adjacent to one of the proposed roads, construction of the road by another source is planned, the developer shall dedicate the appropriate right-of-way as required by the City's Thoroughfare Plan and applicable ordinances, upon completion of a route study. If a road is constructed by others, the developer shall be required to pay the pro rata share of the cost of construction, based on linear front footage of property abutting said road.

- C. If development occurs in phases, the developer may be required to preliminary plat a larger area than planned for a particular phase to ensure a well-planned cohesive development.
- D. All development planned on tracts that abut the flood plain area shall be planned in such a way as to complement and not detrimentally affect the planned use of the flood plain/open space.

Final  
5/1/87

PLANNED DEVELOPMENT DISTRICT 5

SUMMARY

<u>USE</u>	<u>NET ACREAGE</u>	<u>TRACTS</u>
Single Family	208.60	2, 6, 7, 15 and 16
Multi-Family	29.80	14 and 18
Office	7.40	12
Retail	57.90	1, 3, 8, 9, 10, 11 and 17
Lake (Surface Area)	62.90	--
Flood Plain	98.60	--
Major Thoroughfares	26.90	--
Agriculture	9.80	4, 5, 13
Total	<u>501.90</u>	
Other, Single Family, YMCA	45.96	
Total	<u>547.86</u>	

This planned development district consists of approximately 501 acres and is located east of State Highway 205 and north of State Highway 66. The land is characterized by rolling terrain and a soil conservation lake of approximately 52 acres. The following development standards set forth use of land and development criteria by tracts. Tracts having similar use are grouped under a common set of criteria.

- I. SINGLE FAMILY - Tract 15 - Gross Acreage - 39.1 Acres  
Tract 16 - Gross Acreage - 29.3 Acres  
PT. Tract 6 - Gross Acreage - 39.8 Acres
  - A. Purpose: Standards for this use are intended for single family residential dwellings; public, denominational and private schools; churches; parks; and approved accessory buildings.
  - B. Permitted Uses: The following uses shall be permitted:
    1. Agricultural uses on unplatted land, in accordance with all other adopted ordinances.
    2. One detached single-family dwelling per lot.
    3. Home occupations.
    4. Day care centers with less than 7 children enrolled at any one time.
    5. Paved automobile parking areas which are necessary to the uses permitted in this district.
    6. Municipally owned or controlled facilities, utilities, and uses.

7. One portable building per lot not larger than one hundred twenty (120) square feet in floor area nor taller than ten (10) feet in height, as an accessory to a residential use on the same lot.
  8. Accessory buildings not to exceed fifteen (15) feet in height, provided the exterior covering contains only the same materials as the main structure, as an accessory to a residential use on the same lot.
  9. Private residential swimming pools as an accessory to a residential use.
  10. Private unlighted residential tennis courts on the same lot, as an accessory to a residential use.
  11. Nurseries, greenhouses and gardens, as an accessory to a residential use of the same lot where the products are not to be sold.
  12. An accessory use customarily related to a principal use authorized in SF-7 District classification.
  13. Temporary real estate sales offices located on property being sold, limited to the period of sale of the lots with a two year initial period and one year extensions being authorized by the Planning and Zoning Commission, such offices to be maintained at all times.
  14. Temporary on site construction offices limited to period of construction, with a two year initial period and one year extensions being authorized by the Planning and Zoning Commission, such offices to be maintained at all times.
  15. Temporary concrete batching plants limited to the period of construction, upon approval of location and operation of the Building Official.
- C. Conditional Uses: (A conditional use permit will be required for the following uses, following the procedure outlined in the Comprehensive Zoning Ordinance.)
1. A mobile home on an unsubdivided tract of five acres or more or used as a temporary construction office, subject to the conditions established in the Comprehensive Zoning Ordinance.
  2. Paved parking facilities for nonresidential uses that are not allowed in this district if properly screened, buffered, and landscaped.
  3. Facilities for railroads or those utilities holding a franchise under the City of Rockwall.
  4. Institutional uses, including day care centers with more than 6 children.
  5. Semi-public uses.

6. Accessory buildings in excess of fifteen (15) feet in height or a structure with exterior materials that are not contained in the main building, or portable storage buildings in excess of one hundred twenty (120) square feet or ten (10) feet in height used as an accessory to a residential use on the same lot.

D. Area Requirements:

1. Minimum lot area - 7,000 square feet
2. Maximum number of single family detached dwellings units per lot - 1
3. Minimum square footage per dwelling unit - 1200 square feet
4. Minimum lot frontage on a public street - 60 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 20 feet plus 1 foot for each foot in height over 25 feet.
7. Minimum depth of rear setback - 10 feet
8. Minimum width of side setback -
  - a. Internal lot - 6 feet
  - b. Abutting street - 15 feet
  - c. Abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
10. Minimum length of driveway pavement from the public right-of-way for rear or side yards - 20 feet
11. Maximum building coverage as a percentage of lot area - 35 percent
12. Maximum height of structures - 32 feet
13. Minimum number of paved off-street parking spaces required for -
  - a. One single family dwelling unit - 2  
An enclosed garage shall not be considered in meeting the off street parking requirements.
  - b. All other uses (See Off-street Parking section of Comprehensive Zoning Ordinance 83-23)



II. SINGLE FAMILY - Pt. Tract 6, gross acreage 40.0 Acres

A. Purpose: Standards for this use are intended for single family residential dwellings; public, denominational and private schools; churches; parks; and approved accessory buildings. This district is proposed to allow zero lot line development.

B. Permitted Uses: The following uses shall be permitted:

1. Agricultural uses on unplatted land, in accordance with all other adopted ordinances.
2. One detached single-family dwelling per lot.
3. Home occupations.
4. Day care centers with less than 7 children enrolled at any one time.
5. Paved automobile parking areas which are necessary to the uses permitted in this district.
6. Municipally owned or controlled facilities, utilities, and uses.
7. One portable building per lot not larger than one hundred twenty (120) square feet in floor area nor taller than ten (10) feet in height, as an accessory to a residential use on the same lot.
8. Accessory buildings not to exceed fifteen (15) feet in height provided the exterior covering contains only the same materials as the main structure, as an accessory to a residential use on the same lot.
9. Private residential swimming pools as an accessory to a residential use.
10. Private unlighted residential tennis courts on the same lot, as an accessory to a residential use.
11. Nurseries, greenhouses and gardens, as an accessory to a residential use of the same lot where the products are not to be sold.
12. An accessory use customarily related to a principal use authorized in SF-7 District classification.
13. Temporary real estate sales offices located on property being sold, limited to the period of sale of the lots with a two year initial period and one year extensions being authorized by the Planning and Zoning Commission, such offices to be maintained at all times.
14. Temporary on site construction offices limited to period of construction, with a two year initial period and one year extensions being authorized by the Planning and Zoning Commission, such offices to be maintained at all times.

15. Temporary concrete batching plants limited to the period of construction, upon approval of location and operation of the Building Official.
- C. Conditional Uses: (A conditional use permit will be required for the following uses, following the procedure outlined in the Comprehensive Zoning Ordinance.
1. A mobile home on an unsubdivided tract of five acres or more or used as a temporary construction office, subject to the conditions established in the Comprehensive Zoning Ordinance.
  2. Paved parking facilities for nonresidential uses that are not allowed in this district if properly screened, buffered, and landscaped.
  3. Facilities for railroads or those utilities holding a franchise under the City of Rockwall.
  4. Institutional uses, including day care centers with more than 6 children.
  5. Semi-public uses.
  6. Accessory buildings in excess of fifteen (15) feet in height or a structure with exterior materials that are not contained in the main building, or portable storage buildings in excess of one hundred twenty (120) square feet or ten (10) feet in height, used as an accessory to a residential use on the same lot.
- D. Area Requirements:
1. Minimum lot area - 5,000 square feet
  2. Maximum number of single family detached dwellings units per lot - 1
  3. Minimum square footage per dwelling unit - 1200 square feet
  4. Minimum lot frontage on a public street - 60 feet
  5. Minimum lot depth - 100 feet
  6. Minimum depth of front setback - 20 feet plus 1 foot for each foot in height over 25 feet.
  7. Minimum depth of rear setback - 10 feet
  8. Minimum width of side setback -
    - a. Internal lot - 6 feet
    - b. Abutting street - 15 feet

- c. Abutting an arterial - 20 feet
- 9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
- 10. Minimum length of driveway pavement from the public right-of-way for rear or side yards - 20 feet
- 11. Maximum building coverage as a percentage of lot area - 35 percent
- 12. Maximum height of structures - 32 feet
- 13. Minimum number of paved off-street parking spaces required for -
  - a. One single family dwelling unit - 2  
An enclosed garage shall not be considered in meeting the off street parking requirements.
  - b. All other uses (See Off-street Parking Section of Comprehensive Zoning Ordinance)

III. SINGLE FAMILY - MEDIUM DENSITY - Tract 2 - 47.9 Gross Acres  
Tract 7 - 23.7 Gross Acres

- A. Purpose: Standards for this use allow for the construction of a single family detached cluster type housing development in which structures are arranged in closely related groups and placed on suitable terrain allowing preservation of natural topography and other site features. The maximum density for this district shall not exceed seven (7) dwelling units per gross acre. Arrangement of building sites, access, open space, building set backs and other platting features shall be approved at time of site plan approval.

Each tract designated in this planned development district for medium density use is on smaller parcels and is generally located adjacent to the lake and designated open space.

- B. Permitted Uses:
  - 1. Agricultural uses on unplatted land, in accordance with all other adopted ordinances.
  - 2. One single-family detached dwelling per lot.
  - 3. Home occupations.
  - 4. Day care centers with less than 7 full time children enrolled at any one time.
  - 5. Paved automobile parking areas which are necessary to the uses permitted uses in this district.

6. Municipally owned or controlled facilities, utilities, and uses.
7. Nurseries, greenhouses, and gardens, as an accessory to a residential use on the same lot where the products are not to be sold.
8. An accessory use customarily related to a principal use.
9. Temporary real estate sales offices located on property being sold, limited to the period of sale of the lots with a two year initial period and a one year extension being authorized by the Planning and Zoning Commission, such sales offices to be maintained at all times.
10. Temporary on site construction offices limited to the period of construction, with a two year initial period and a one year extension being authorized by the Planning and Zoning Commission, such offices to be maintained at all times.
11. Temporary concrete batching plants limited to the period of construction, upon approval of location and operation of the Building Official.

C. Conditional Uses: (A conditional use permit will be required for the following uses, following the procedure outlined in the Comprehensive Zoning Ordinance.)

1. Paved parking facilities for nonresidential uses that are not allowed in this district provided they are property screened, buffered and landscaped.
2. Facilities for those utilities holding a franchise under the City.
3. Institutional uses, including day care centers with more than 6 children.
4. Semi-public uses.
5. Private residential tennis court used as an accessory to a residential use if not located on the same lot or utilizing lights.
6. Associated recreation and/or community clubs.

D. Area Requirements:

1. Minimum lot area - 3,500 square feet
2. Maximum number of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 1,000 square feet
4. Minimum lot frontage on a public street - Development plan approval
5. Minimum lot depth - 100 feet

6. Minimum depth of front setback -
  - a. Front Entry Garage - 20 feet
  - b. Rear or Side Entry Garage - 15 feet plus 1 foot for each foot in height over 25 feet.
7. Minimum depth of rear setback - 7½
8. Minimum width of side setback -
  - a. Abutting street - 15 feet
  - b. Abutting an arterial - 20 feet
  - c. Internal lot - Set by Development Plan
9. Minimum length of driveway pavement from the public right-of-way on side or rear yard - 20 feet
  10. Maximum building coverage as a percentage of lot area - 60%
  11. Maximum density - 7.0 units per gross acre
  12. Maximum height of structures - 30 feet
  13. Minimum number of off-street space required - 2 off-street spaces plus a one-car garage

IV. MULTI-FAMILY RESIDENTIAL DISTRICT - Tract 14 - 20.4 Gross Acres  
Tract 18 - 10.1 Gross Acres

- A. Purpose: Standards for this use provide for residential dwellings to be constructed as multi-family units not to exceed 14 units per acre. Each tract designated for this use is contiguous to the lake and open space area.
- B. Permitted Uses:
  1. Agricultural uses on unplatted land in accordance with all other adopted ordinances.
  2. Apartments/condominiums
  3. Day Care centers with less than 7 full time children enrolled at any one time except in condominiums and apartments.
  4. Paved automobile parking areas which are necessary to the uses permitted in this district.
  5. Municipally owned or controlled facilities, utilities, and uses.

6. Storage buildings used as an accessory to a residential use on the same lot.
  7. Accessory recreational uses such as tennis courts, swimming pools, designed for use by residents of a specific project. Lighting for such uses shall be designed so as not to glare across property lines, nor glare into residential areas on the same property.
  8. An accessory use customarily related to a principal use authorized in this district.
  9. Temporary on site construction offices limited to the period of construction, with a two year initial period and one year extension being authorized by the Planning and Zoning Commission, such office to be maintained at all times.
  10. Temporary concrete batching plants limited to the period of construction, upon approval of location and operation of the Building Official.
- C. Conditional Uses: (A conditional use permit will be required for the following uses, following the procedure outlined in the Comprehensive Zoning Ordinance)
1. Facilities for railroads or those utilities holding a franchise under the City of Rockwall.
  2. Institutional uses including day care centers with more than 6 full time children enrolled at one time, except in condominiums and apartments.
  3. Semi-public uses.
  4. Associated recreation and/or community clubs. Such uses shall be included in calculating the coverage requirements of this district.
- D. Area Requirements:
1. Minimum site area - 10,000 square feet
  2. Minimum lot area - 2,000 square feet of lot area per unit
  3. Maximum density per gross acre - 14 units/acre
  4. Minimum lot frontage on a public street - 60 feet
  5. Minimum lot depth - 100 feet
  6. Minimum depth of front setback - 25 feet
  7. Minimum depth of rear setback\*

- a. Abutting a single family, townhouse, or duplex district:

one story structure - 25 feet  
two story structure - 50 feet  
three story structure - 75 feet

- b. Abutting any other district - 10 feet

\*Unenclosed carports may be built up to within 5 feet of any property line that abuts an alley and no closer than 20 feet from any street intersection.

8. Minimum width of side setback -

- a. Abutting a single family, townhouse, or duplex district:

one story structure - 25 feet  
two story structure - 50 feet  
three story structure - 75 feet

- b. Internal lot - 10 feet for a one story structure or 15 feet for structures two or more stories in height.

- c. Abutting street - 15 feet

- d. Abutting an arterial - 20 feet

9. Minimum distance between buildings on the same lot or parcel of land:

10 feet from main to accessory buildings  
20 feet for 2 main buildings with doors or windows in facing walls  
15 feet for 2 main buildings without doors or windows in facing walls

10. Maximum building coverage as a percentage of lot area - 45%

Each development containing over 100 dwelling units shall provide 300 square feet of open space per 2 and 3 bedroom unit, with at least one open area with the minimum dimensions of 200 feet by 150 feet. Swimming pools, tennis courts and other recreational facilities can be counted toward the overall open space requirement, but not toward the required 200 feet by 150 feet area.

11. Minimum amount of permanent, landscaped open space - 20% of total lot area, with 30% of total requirement located in front and alongside buildings along street frontages. Any parking lot with more than 2 rows of spaces shall have a minimum of 2% of the interior of the parking lot in landscaping. Such landscaping shall be counted toward the 20% total landscaping requirement. All required landscaped areas shall be permanently maintained and shall have an irrigation system installed meeting all applicable City codes, and approved by the Building Official.

12. Maximum height of structures - 36 feet
13. Minimum requirements for construction materials
  - a. Exterior walls - a minimum of 75% of each building wall shall consist of masonry material as defined, excluding stucco.
15. Minimum number of paved, striped, off-street parking spaces required for -
  - a. 0 bedroom or efficiency dwelling unit - 1.5 spaces per unit
  - b. 1 bedroom dwelling units - 1.5 spaces per unit
  - c. 2 bedroom dwelling units - 2 spaces per unit
  - d. 3 or more bedroom dwelling units - 2.5 spaces per unit
  - e. The average number of parking spaces for the total development shall not be less than 2 spaces per unit.
  - f. All other uses - See Off-street Parking Section of Comprehensive Zoning Ordinance

E. Required Conditions:

1. The owner shall submit to the Planning and Zoning Commission for review and approval, the site and building plan for the proposed development. A site plan shall be submitted and approved prior to an application for a building permit and shall contain drawings to scale to indicate as needed:
  - a. Location of all structures proposed and existing on the subject property and within twenty (20) feet on adjoining property;
  - b. Landscaping and/or fencing of yards and setback areas and proposed changes;
  - c. Design of ingress and egress;
  - d. Location of adjacent zoning districts;
  - e. Off-street parking and loading facilities;
  - f. Height of all structures;
  - g. Proposed uses;
  - h. Location and types of all signs, including lighting and heights;
  - i. Location and type of lighting;
  - j. Fire lanes;



- k. Solid waste facilities; and
- l. Utility service locations.

V. OFFICE DISTRICT - Tract 12 - 8.2 Gross Acres

- A. Purpose: Standards for this use provide for various types of office and similar activities to be built which furnish neighborhood and community services.
- B. Permitted Uses:
  - 1. Agricultural uses on unplatted land, in accordance with all other adopted ordinances.
  - 2. Office buildings for professional occupations including: executive, administrative, legal, accounting, writing, clerical, stenographic, drafting, and real estate.
  - 3. Medical offices, including clinics, where activities are conducted within a totally enclosed building.
  - 4. Banks, credit unions, savings and loan associations.
  - 5. Other uses similar to the above.
  - 6. Paved parking lots, not including commercial parking lots.
  - 7. Institutional uses.
  - 8. Municipally owned or controlled facilities, utilities, and uses.
  - 9. Drive-through windows that are accessory to permitted uses in this district.
  - 10. An accessory use customarily related to a principal use authorized in this district such as a pharmacy or apothecary shop, stores limited to corrective garments or bandages, or optical company or eating establishments accessory to the office complex or eating establishments accessory to the office complex for the convenience of the occupants and clients may be permitted, provided it is within the building to which it is accessory and does not have a direct outside entrance for customers.
  - 11. Temporary on site construction offices, limited to the period of construction, upon approval of the Building Official.
  - 12. Temporary concrete batching plant limited to the period of construction, upon approval of location and operation by the Building Official.

C. Conditional Uses: (A conditional use permit will be required for the following uses, following the procedure outlined in the Comprehensive Zoning Ordinance)

1. Funeral homes.
2. Semi-public uses.
3. Private club as an accessory to a general restaurant.
4. New buildings with over 5,000 square feet of floor area, or additions of over 40% of the existing floor area or over 5,000 square feet with combustible structural construction materials.
5. Buildings with less than 90% brick and glass exterior walls.
6. Any structure over 36 feet in height.

D. Required Conditions

1. All business operations including storage shall be conducted within a completely enclosed building (except for off street parking or loading).
2. The owner, or developer, shall submit, prior to issuance of a building permit, the Planning and Zoning Commission and the City Council for review and approval, a site and building plan for the proposed development. The contents of this site and building plan shall comply with the requirements as specified in Article III of Ordinance 83-23. Upon approval, such development shall comply with approved site plan.

E. Area Requirements:

1. Minimum site size - 6,000 square feet
2. Minimum site frontage on a public street - 60 feet
3. Minimum site depth - 100 feet
4. Minimum depth of front setback - 25 feet from the future ROW as shown on the adopted thoroughfare plan or as actually exists, whichever is greater.
5. Minimum width of side setback -
  - a. Without fire retardant wall - 6 feet
  - b. With fire retardant wall - 0 feet
  - c. Abutting residentially zoned property - 20 feet plus  $\frac{1}{2}$  the building height over 36 feet.
  - d. Abutting an arterial - 25 feet from future right-of way.

- e. Abutting all other streets - 20 feet
  - f. In no case shall more than a 50 feet setback be required.
6. Minimum depth of rear setback -
- a. Non residential property with alley and fire retardant wall - 0 feet.
  - b. Without fire retardant wall or alley - 20 feet
  - c. Residential property - 200 feet plus  $\frac{1}{2}$  the building height over 36 feet.
  - d. In no case shall more than a 50 feet setback be required.
7. Minimum distance between detached buildings on the same lot or parcel of land -
- a. Without fire retardant wall - 15 feet
  - b. With fire retardant wall - 0 feet
8. Minimum requirement for construction materials -
- a. Structures -
    - (1) All structural materials for new buildings greater than 5,000 square feet in floor area, or additions of more than 40% of the existing floor area or exceed 5,000 square feet, shall consist of 100% non-combustible materials.
    - (2) All structural materials for new buildings 5,000 square feet or less in floor area, and any additions to existing buildings 40% or less than the existing floor area and 5,000 square feet or less may consist of combustible materials rated a minimum of one-hour fire resistive on all walls, floors, and ceilings.
  - b. Exterior walls - Each exterior wall shall consist of 90% brick and glass.
9. Maximum building coverage as a percentage of lot area - 40%
10. Maximum amount of impervious coverage as a percentage of lot area- 80%
11. Minimum amount of landscaped areas as a percentage of total lot area - 20%, with 20% of the total requirement located in front and along-side buildings along street frontages. Any parking lot with more than

2 rows of spaces shall have a minimum of 2% of the interior of the parking lot in landscaping. Such landscaping shall be counted toward the 20% total landscaping requirement. All required landscaped areas shall be permanently maintained and shall have irrigation system installed meeting all applicable City codes and approved by the Building Official.

12. Maximum floor area ratio - 2:1
13. Maximum height of structures - 60 feet. Any structure over 36 feet shall require a conditional use permit.
14. Minimum number of paved off-street parking spaces required - (See Off-street Parking section of Comprehensive Zoning Ordinance) Off street parking shall not be permitted in the required front setback in this district.
15. Maximum number of entrances and/or exits -
  - a. Arterial streets - 1 per each 200 feet of street frontage per site, or as approved by the City Council.
  - b. Collector streets - 1 per each 100 feet of street frontage per site, or as approved by the City Council.
  - c. Local streets - 1 per each 50 feet of street frontage per site, or as approved by the City Council.
16. Lots with non-residential uses that have a side or rear contiguous or separated only by an alley, or easement or street, from any residential district must be separated from such residential district by a buffer as defined, or as approved by the City Council.
17. The building code may impose more restrictive area requirements depending on the size, use and construction of the structures.

- VI. GENERAL RETAIL - Tract 1 - 11.5 Gross Acres  
Tract 3 - 10.3 Gross Acres  
Tract 9 - 14.5 Gross Acres  
Tract 8 - 7.4 Gross Acres  
Tract 10 - 4.7 Gross Acres  
Tract 11 - 12.2 Gross Acres  
Tract 17 - 8.6 Gross Acres

- A. Purpose: Standards for this zoning category provides for neighborhood and community retail and related uses.
- B. Permitted Uses:
  1. Agricultural use of unplatted land in accordance with all other adopted ordinances.

2. Any retail businesses, personal services, professional service, or business service conducted within a completely enclosed building, except the following: lumber yards or contractor yards, farm equipment or other heavy equipment sales or service, farm products warehousing and storage or stockyards, general warehousing or storage.
  3. Banks, including drive through facilities.
  4. Office buildings.
  5. Restaurants, including accessory outdoor seating, without drive-in or drive through facilities.
  6. Paved parking lots, not including commercial parking lots.
  7. Retail outlets where gasoline products are sold. Two pumps only in Tracts 1, 3 and 17.
  8. Other uses similar to the above.
  9. Telephone, telegraph, television, radio or similar media stations, centers, studios, but not including public microwave, radio, and television towers.
  10. Institutional uses.
  11. Municipally owned or controlled facilities, utilities, and uses.
  12. Automotive repair, as an accessory to a retail use, provided all work is conducted wholly within a completely enclosed building.
  13. An accessory use customarily related to a principal use authorized in this district.
  14. Temporary indoor and outdoor fund raising events sponsored by nonprofit organizations with permit and approval of the Building Official.
  15. Temporary sale of Christmas trees with permit and approval of the Building Official.
  16. Temporary on-site construction offices limited to the period of construction upon approval of the Building Official.
  17. Temporary concrete batching plant limited to the period of construction, upon approval of location and operation by the Building Official.
- C. Conditional Uses: (A conditional use permit will be required for the following uses, following the procedure outlined in the Comprehensive Zoning Ordinance.)

1. A mobile home on an unsubdivided tract of five acres or more or used as a construction office.
2. Funeral Homes.
3. Car wash.
4. Theaters and auditoriums.
5. Facilities for railroads or those utilities holding a franchise under the City of Rockwall not allowed as permitted uses.
6. Semi-public uses.
7. Amusement parks, circus or carnival grounds, commercial amusement or recreation developments, indoor amusements, arcades in accordance with all other applicable ordinances, located more than 300 feet from any residentially zoned land.
8. Drive-through window as an accessory to a restaurant.
9. Private club as an accessory to a general restaurant.
10. New buildings with over 5,000 square feet of floor area, or additions of over 40% of existing floor area or over 5,000 square feet with combustible structural construction materials.
11. Buildings with less than 90% masonry exterior walls.
12. Any structure over 36 feet in height.

D. Required Conditions

1. All business establishments other than those selling a service shall be retail service establishments dealing directly with customers. All goods produced on the premise shall be sold at retail prices on premises where produced.
2. All business operations including storage shall be conducted within a completely enclosed building, unless specifically authorized for the use as listed (except for off street parking or loading, and incidental display of retail items for sale) excluding retail outlets where gasoline products are sold.

E. Prohibited Uses:

1. Any building erected or land used for other than one or more of the preceding specified uses.

2. Any use of property that does not meet the required minimum lot size; front, side and rear yard dimension; and/or lot width; or exceeds the maximum height, building coverage or density per gross acre as required.
3. The storage, sale, lease or rental of more than one (1) boat, or more than five (5) hauling trailers is prohibited.

F. Area Requirements:

1. Minimum site size - 6,000 square feet
2. Minimum site frontage on a public street - 60 feet
3. Minimum site depth - 100 feet
4. Minimum depth of front setback - 20 feet from the future R.O.W. as shown on the adopted thoroughfare plan, or as actually exists, whichever is greater.
5. Minimum width of side setback -
  - a. Without fire retardant wall - 15 feet
  - b. With fire retardant wall - 0 feet
  - c. Abutting residentially zoned property - 20 feet plus  $\frac{1}{2}$  the building height over 36 feet.
  - d. Abutting an arterial - 20 feet from the future R.O.W. as shown on the adopted thoroughfare plan, or as actually exists, whichever is greater.
  - e. Abutting all other streets - 15 feet
  - f. In no case shall more than a 50 feet setback be required.
6. Minimum depth of rear setback -
  - a. Abutting non-residentially zoned property, with fire retardant wall and alley separating - 0 feet
  - b. Without fire retardant wall or alley - 20 feet
  - c. Abutting residentially zoned property - 20 feet plus  $\frac{1}{2}$  the building height over 36 feet
  - d. In no case shall more than a 50 feet setback be required.
7. Minimum distance between detached buildings on the same lot or parcel of land -

- a. Without fire retardant wall - 15 feet
  - b. With fire retardant wall - 0 feet
8. Minimum requirement for construction materials -
- a. Structures -
    - (1) All structural materials for new buildings greater than 5,000 square feet in floor area, or additions of more than 40% of the existing floor area or exceeding 5,000 square feet, shall consist of 100% non-combustible materials.
    - (2) All structural materials for new buildings 5,000 square feet or less in floor area, and any additions to existing buildings 40% or less than the existing floor area and 5,000 square feet or less may consist of combustible materials rated a minimum of one-hour fire resistive on all walls, floors, and ceilings.
  - b. Exterior walls - Each exterior wall shall consist of 90% masonry materials as defined in the Comprehensive Zoning Ordinance.
9. Maximum building coverage as a percentage of lot area - 40%
10. Maximum amount of impervious coverage as a percentage of lot area- 90%
11. Minimum amount of landscaped areas as a percentage of total lot area - 10%, with 20% of the total requirement located in front and along-side buildings along street frontages. Any parking lot with more than 2 rows of spaces shall have a minimum of 2% of the interior of the parking lot in landscaping. Such landscaping shall be counted toward the 20% total landscaping requirement. All required landscaped areas shall be permanently maintained and shall have irrigation system installed meeting all applicable City codes and approved by the Building Official.
12. Maximum floor area ratio - 2:1
13. Maximum height of structures - 60 feet. Any structure which exceeds 36 feet shall require a conditional use permit.
14. Minimum number of paved off-street parking spaces required - See Off-street Parking section of the Comprehensive Zoning Ordinance.
15. Maximum number of entrances and/or exits -
- a. Arterial streets - 1 per each 200 feet of street frontage per site, or as approved by the City Council.



- b. Collector streets - 1 per each 100 feet of street frontage per site, or as approved by the City Council.
  - c. Local streets - 1 per each 50 feet of street frontage per site, or as approved by the City Council.
16. Lots with non-residential uses that have a side or rear contiguous or separated only by an alley, easement or street, from any residential district must be separated from such residential district by a buffer as defined, or as approved by the City Council.
  17. The building code may impose more restrictive area requirements depending on the size, use and construction of the structures.

VII. AGRICULTURE

- A. Purpose: Parcels shown by Tracts 4, 5 and 13 on the Preliminary Plan are for "A" District. These parcels shall be subject to the requirements of the Agricultural Zoning District of Ordinance 83-23 until other use is established for the parcels through normal rezoning procedures.

VIII. SPECIAL CONDITIONS

- A.
  1. Prior to approval of a development plan or plat on any portion of the tracts marked 1 through 18 or the area indicated as flood plain on Exhibit "B", a flood/drainage study addressing all of the above parcels shall be completed by the developer.
  2. Upon completion of the drainage study and a park development plan completed by the City, the property owner hereby agrees to dedicate all lake and flood plain areas determined to be appropriate for public open space/recreation uses.
- B.
  1. Prior to approval of a development plan or plat along any portion of the proposed roads shown on Exhibit "B", a route study for that road shall be completed. If a route study has already been completed by the City or others, the developer shall pay his pro rata share of the cost of this study. Based on linear front footage of property abutting said road. If the developer is required to prepare a route study which must address property outside the boundaries indicated on Exhibit "B" the developer shall be reimbursed through pro rata agreements when that property develops.
  2. If, prior to the time of development of any tract adjacent to one of the proposed roads, construction of the road by another source is planned, the developer shall dedicate the appropriate right-of-way as required by the City's Thoroughfare Plan and applicable ordinances, upon completion of a route study. If a road is constructed by others, the developer shall be required to pay the pro rata share of the cost of construction, based on linear front footage of property abutting said road.

- C. If development occurs in phases, the developer may be required to preliminary plat a larger area than planned for a particular phase to ensure a well-planned cohesive development.
- D. All development planned on tracts that abut the flood plain area shall be planned in such a way as to complement and not detrimentally affect the planned use of the flood plain/open space.

PD5- as proposed  
Unit Estimates

<u>NP 10</u>	<u>Use</u>	<u>Res. Unit Est.</u>	
Tract 1	Office	none	
Tract 2	MF	14.3 ac @ 16 du/ac	228.80
Tract 3	MF	14.3 ac @ 16 du/ac	228.80
Tract 4	GR	none	
Tract 5	TH	15.2 ac @ 7 du/ac	106.40
Tract 19	TH	10.9 ac @ 7 du/ac	76.30
Tract 9	TH	23.7 ac @ 7 du/ac	165.90
Tract 10	GR	none	
Tract 18	SF	31.3 ac @ 3.5 du/ac	109.55
Tract 20	GR	none	
Tract 21	GR	none	
		<u>109.70 acres</u>	<u>915.75 units</u>

<u>NP 11</u>	<u>Use</u>	<u>Res. Unit Est.</u>	
Tract 6	O	none	
Tract 7	TH	3.0 ac @ 7 du/ac	21.0
Tract 8	SF	82.8 ac @ 4.5 du/ac	371.25
Tract 11	GR	none	
Tract 12	GR	none	
Tract 13	GR	none	
		<u>85.8 acres</u>	<u>392.25 units</u>

<u>NP 5</u>	<u>Use</u>	<u>Res. Unit Est.</u>	
Tract 17	SF	38.0 ac @ 3.5 du/ac	122.0
Tract 16	MF	20.4 ac @ 16 du/ac	326.40
Tract 14	GR	none	
Tract 15	O	none	
		<u>58.4 acres</u>	<u>459.40</u>

Unit Totals

NP 10

S7

109.55

Other Res.

228.8

228.8

106.4

76.3

165.9

---

109.55

---

806.20

NP 11

S7

371.25

371.25

Other Res.

21.0

21.0

NPS

S7

133.0

123.0

Other Res.

326.40

326.40

TOTALS

---

613.80 units

---

1,153.60 units

1,767.40 units

PD-5

Leonard Thomas

NP10

Acreage 109.7

No. Units 915.75

Mean Household Size (est) 2.9

Total Proj. Need for NP10 1.4 acres

Pop. Proj. for NP10 1026

### Calculations

Total No. Res Units - Full Development for NP10

$$1026 \div 2.9 = 357.24$$

### Pro Rata Share For Proposal

$$915.75 \div 357.24 = 2.56 \times 100 = 256\%$$

$$256\% \times 1.4 \text{ acres} = \underline{3.58} = \text{Pro Rata Share in acres}$$

NOTE: Calculated prorata share greater than projected need in park plan because density of proposal exceeds that of the Land Use Plan

NP5

Acreage

No. Units 459.46

Mean Household Size (est) 2.9

Total Proj. Need for NP5 4.9 acres

Pop. Proj. for NP5 3700

### Calculations

Total No. Res Units - Full Development NP5

$$3700 \div 2.9 = 1,275.86$$

over

### Pro Rata Share For Proposal

$$459.46 \div 1275.86 = .36 \times 100 = 36\%$$

$$4.9 \times 36\% = \underline{1.76} = \text{Pro Rata Share in Acres}$$

NP11

Acreage 58.4

No. Units 392

Mean Household Size (est) 2.9

Total Proj Need for NP11 3.8 acres

Pop Proj for NP11 2824

### Calculations

Total No. Res. Units - Full Development for NP11

$$2824 \div 2.9 = 973.79$$

### Pro Rata Share For Proposal

$$392 \div 973.79 = .40 \times 100 = 40\%$$

$$3.8 \times .40 = \underline{1.52} = \text{Pro Rata Share in Acres}$$

### Pro Rata Share Est. Totals

PD-5 as proposed

NP 10 3.58 acres

NP 5 1.76 acres

NP 11 1.52 acres

6.86 acres

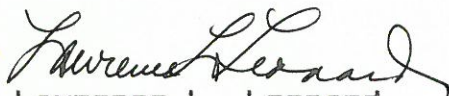
December 5, 1986

The Rockwall Planning and Zoning Commission  
Rockwall City Hall  
205 W. Rusk  
Rockwall, Texas 75087

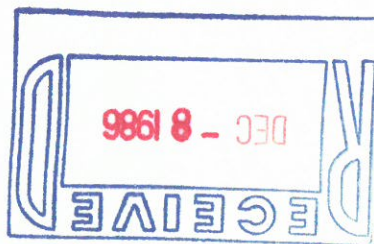
Dear Sirs:

There is a serious misstatement or error in your recent "Public Notice" regarding the Planned Development 5 located on North SH-205 between Quail Run Road and FM-1141. The plan shows our property on Quail Run Road as a part of Planned Development 5. This certainly is incorrect. Our property, which I have outlined in red on the enclosed plan, should be marked "others" as the properties adjacent to ours are marked. In addition, the size of our property is just over 14 acres, not 9.9 acres as shown on the plan. Please correct your records and confirm your actions doing so to me at your earliest convenience.

Yours truly,

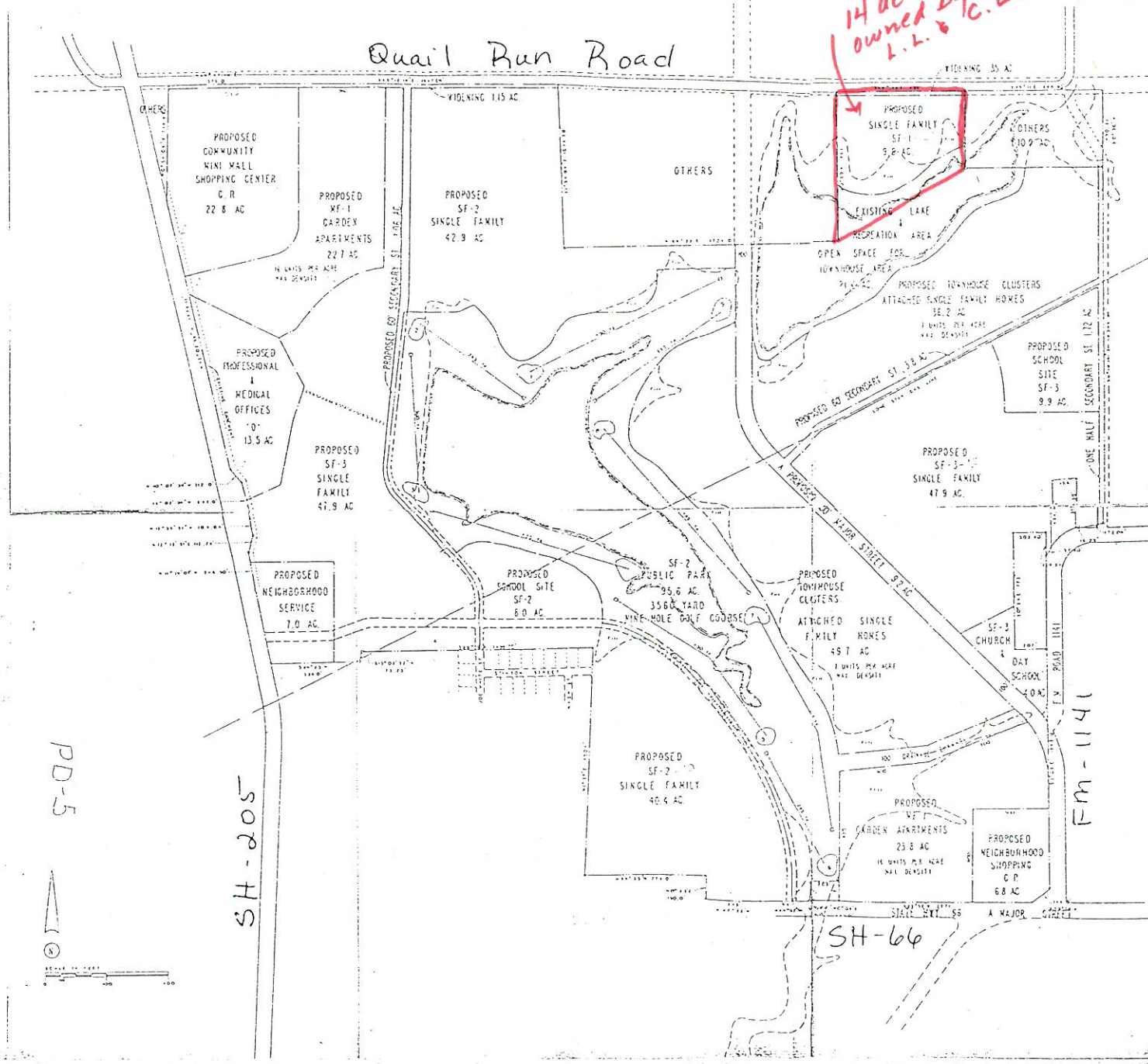


Lawrence L. Leonard  
550 E. Quail Run Road  
Rockwall, Texas 75087



Quail Run Road

14+ acres owned by C.L. Leonard  
L.L. &

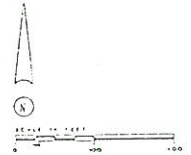


PD-5

SH-HS

SH-66

FM-1141





December 8, 1986  
102 B East Ross  
Rockwall, Texas 75087

Rockwall Planning & Zoning  
205 West Rusk  
Rockwall, Texas 75087

To Whom It May Concern,

Regarding the zoning change on the 539. acres on Highway 205, Quail Run and Highway 1141. S.S. McCurry Survey.

I am certainly not in favor of the zoning change that the City is trying to create to include Commerical, Heavy Commerical and MF15.

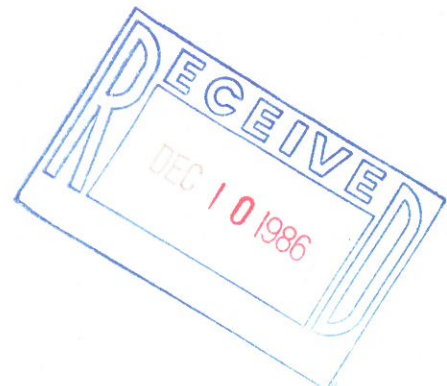
Why would the city want to put anything like Heavy Commerical on the North side of Rockwall. There is plenty of land on the freeway and South of the freeway to accomodate this type use.

The North side of Rockwall should be set aside for single family homes which would continue the use that is already in place.

I moved to the North side for the country setting and own 3 homes in the Wade addition and you will be destroying the value of my property by putting the type zoning you want in place. The traffic, noise and pollution will ruin the North side of Rockwall with Commerical and Heavy Commerical and the homeowners don't want it.

Thank You,

*Martha Smith*  
Martha Smith



December 8, 1986  
840 Nash  
Rockwall, Texas 75087

Rockwall Planning and Zoning Commission  
205 West Rusk  
Rockwall, Texas 75087

To The Members Of The Commission,

I am not in favor of the zoning change for Commerical, Heavy Commerical, Mf15 and ZL5 on the 539 acres in the S.S. McCurry Survey.

My house backs up to this tract of land and I don't want all the noise, traffic and pollution that this zoning change will bring.

Why can't we have homes back there and let the other use go on the South side of town or over on the Interstate where there is plenty of land available and leave us homeowners in peace. Maybe Chandlers Landing would like this type use by their homes. Just because my home is not worth as much in dollars as those big homes, its worth just as much to me in peace and enjoyment.

  
Debby Moore



December 8, 1986  
102B East Ross  
Rockwall, Texas 75087

Rockwall Planning & Zoning  
205 West Rusk  
Rockwall, Texas 75087

To The Members Of The Commission,

Re: Zoning change for PD5 on 539.329 acres S.S McCurry Survey.

I am not for including Commerical and Heavy Commerical in the above mentioned zoning case. For years there has been no zoning on the majority of the land North of this property and the development trend has been for homesites with very few exceptions.

The Texas Department of Highways & Transportation traffic counts show the greatest flow of traffic from Interstate Highway 30 is going North. Why would you want to aggravate the problem any more? We have a hard enough time with those large gravel trucks now.

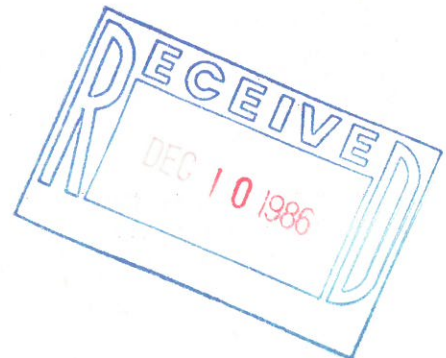
There is ample land on Interstate Highway 30 and Highway 276 for Commerical and Heavy Commerical uses and we don't need or want it on the North side of Rockwall.

With a 12 year supply on condos across the lake and apartment vacancies of 15% in the Metroplex, why do you need MF 15 on the North side of Rockwall or for that matter ZL5. With the new tax bill I would think you are cutting your own throats for further development on this particular tract with MF15 and ZL5 zoning.

The North side of Rockwall still retains a certain aura for homeowners please don't destroy it with Commerical, Heavy Commerical MF15 and ZL5.

Sincerely,

  
Judy Clark



Route 2, Box 35-B  
Rockwall, Texas  
March 19, 1987

Mayor Leon Tuttle  
Members Rockwall City Council  
Rockwall, Texas 75087

Ladies and Gentlemen:

I would like to further outline my position on the zoning of the Thomas property on Highway 205 and Quail Run Road.

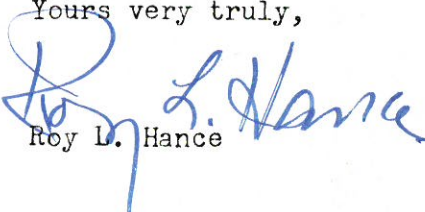
As I mentioned in your public hearing on March 16, 1987, the zoning of that property really affects the zoning of our property, even years from now. If permission is granted for excessive multi-family development adjoining our property, it would be hard to develop adjoining land for single family estate type homes.

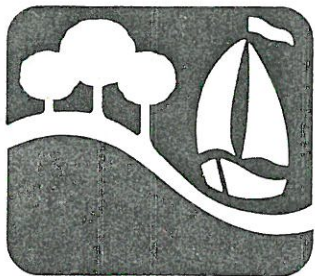
In 1984-85 a thoroughfare proposal was made to the city council changing the route of Quail Run Road, having it cross the Thomas property to the south of the present location. The council agreed that the partial re-routing of Quail Run Road would be changed back to the straight entry off Hwy. 205 as was noted by the current council on March 16. The re-routing of Quail Run Road has been changed again. The 1984-85 council was quite concerned about the planners view on the changed routing-I am as well.

Please notify me when the council schedules the public hearing on this property again.

Thank you very much.

Yours very truly,

  
Roy L. Hance



# CITY OF ROCKWALL

"THE NEW HORIZON"

April 13, 1987

Mr. Roy L. Hance  
Route 2, Box 35-B  
Rockwall, Texas 75087

Dear Mr. Hance:

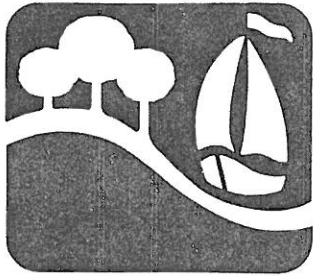
PD-5 has been tentatively scheduled for consideration by Council on April 20, 1987. Per your request, you are being notified of its scheduling although the public hearing portion of this review is complete.

Sincerely,

*Mary Nichols*

Mary Nichols  
Administrative Aide

MN/mmp



**CITY OF ROCKWALL**  
"THE NEW HORIZON"

April 13, 1987

Mr. Frank Springer  
3515 Springer Lane  
Rockwall, Texas 75087

Dear Mr. Springer:

PD-5 has been tentatively scheduled for consideration by Council on April 20, 1987. Per your request, you are being notified of its scheduling although the public hearing portion of this review is complete.

Sincerely,

*Mary Nichols*

Mary Nichols  
Administrative Aide

MN/mmp

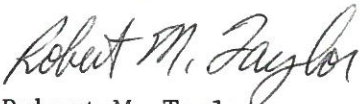
December 3, 1986

Rockwall Planning and Zoning Commission:

I would like to know the timing of the proposed development, in particular the area shaded in green on the attached print. Also, many of the houses on the north side of Heath Street have had the garages enclosed either by present or previous owners. I would like to build a detached garage at the rear of my property at 803E. Heath Street and would recommend that the City place a requirement on this proposed development of an accessible alley in the area shaded in red connecting to a proposed or current street, which would allow access to the rear of the homeowners property on the north side of Heath Street.

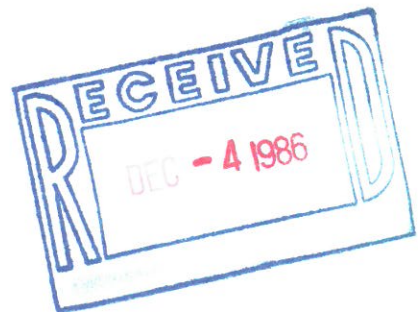
I'm unable to attend the Commission's Public Hearing because of prior commitments, but would appreciate a response to my concerns.

Very truly yours,



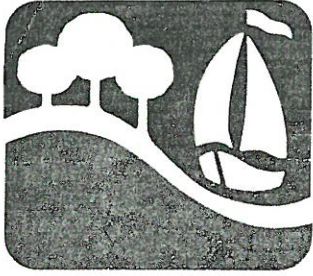
Robert M. Taylor  
803E. Heath Street  
Rockwall, Texas 75087

RMT:pj









CITY OF ROCKWALL  
"THE NEW HORIZON"

1 December, 1986

Mr. Leonard Thomas  
16910 Dallas Parkway *4757 Frank Luke*  
Dallas, Texas 75246 *75248*

Dear Property Owner:

You recently received a letter from the City notifying you that the Rockwall Planning and Zoning Commission would be reviewing your property, zoned PD No. 5, for compliance with the City's Land Use Plan. The meeting indicated in the letter was held on that date and the Commission recommended that Public Hearings be initiated to consider changing the zoning or modifying the land use designations on your property to bring it into compliance with the City's Land Use Plan. The Commission has determined that there are sufficient differences between the land uses approved under PD No. 5 and the City's Land Use Plan to require that Public Hearings be held to consider changing those land uses. The Rockwall City Council has directed the Commission to initiate these hearings and your property is scheduled to be heard on Thursday, December 11, 1986, at 7:30 P.M. at 205 West Rusk, Rockwall.

You, as a property owner, are strongly encouraged to attend this meeting. The result of this meeting could be a recommendation to the City Council that your property be rezoned to a different zoning classification or that the land use designations approved under the PD be changed.

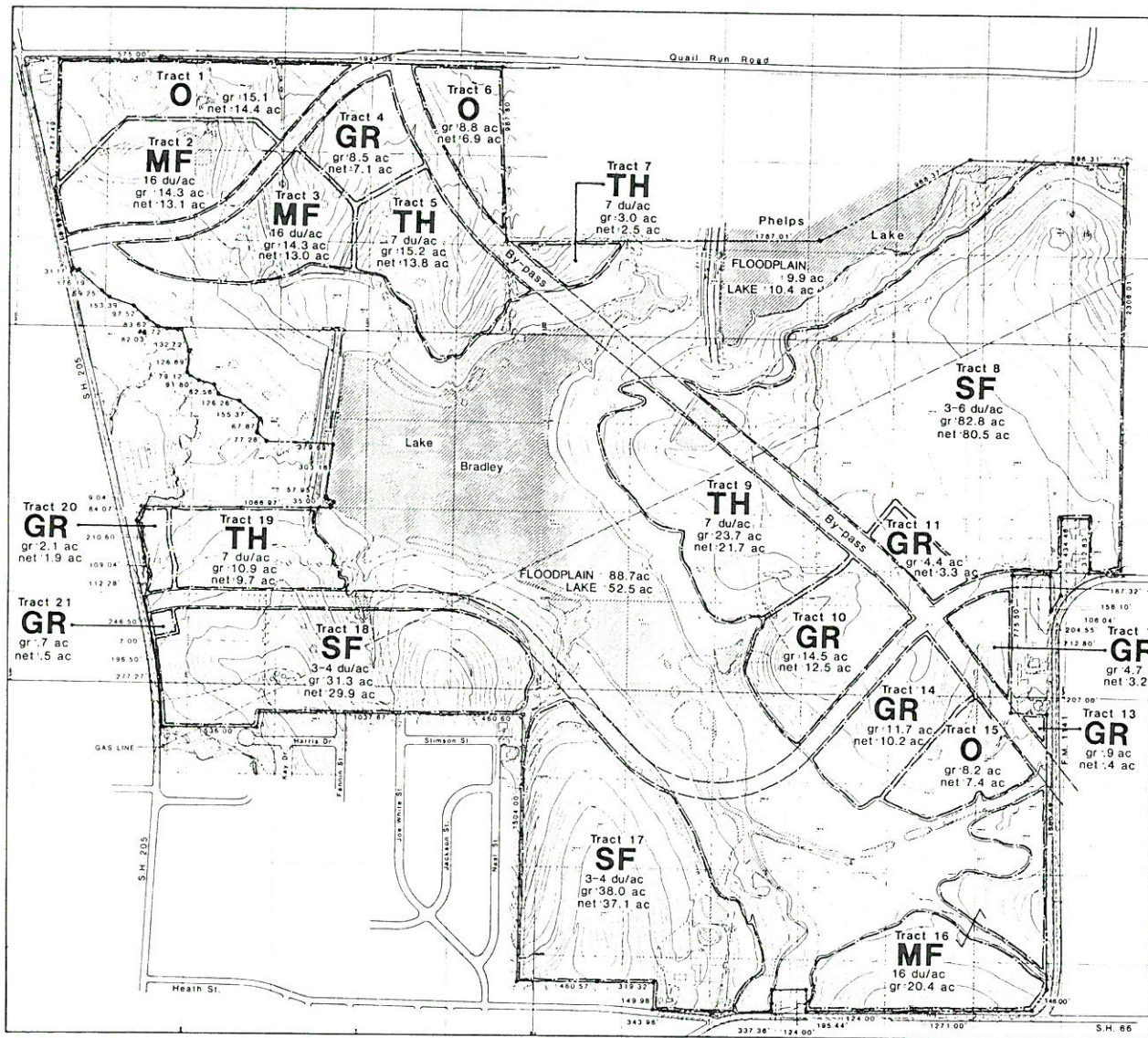
In order to provide input to the Commission you may submit proposed changes that you may have already developed and would like to have considered. This information may be submitted prior to your meeting with the Commission and it will be distributed to them prior to the meeting.

If you have any questions concerning this process please don't hesitate to contact either Julie Couch or me at 722-1111.

Sincerely,

Bill Eisen  
City Manager

RECEIVED DEC 03 1986



**summary**

SINGLE FAMILY	147.50 AC
MULTI-FAMILY	46.50 AC
TOWNHOUSE	47.70 AC
OFFICE	28.70 AC
GENERAL RETAIL	39.10 AC
FLOODPLAIN	98.60 AC
LAKES	62.90 AC
ROAD USE	30.90 AC
<b>TOTAL</b>	<b>501.94 AC</b>

Leonard A. Thomas/Developer

**preliminary  
land use and  
thoroughfare  
plan**  
City of Rockwall



J.T. Dunkin & Associates  
URBAN PLANNING, LANDSCAPE ARCHITECTURE

To: Julie Cowell  
From: Dennis Schweerby  
12/9/82  
Forward Frances

TOTAL AREA - 529.329 AC

rockwall - texas

1st Continental Enterprises Inc.  
PLANNED DEVELOPMENT DISTRICT

ZONING PLAN

PD-5

Approved  
9/4/73  
Ordinance  
# 73-3

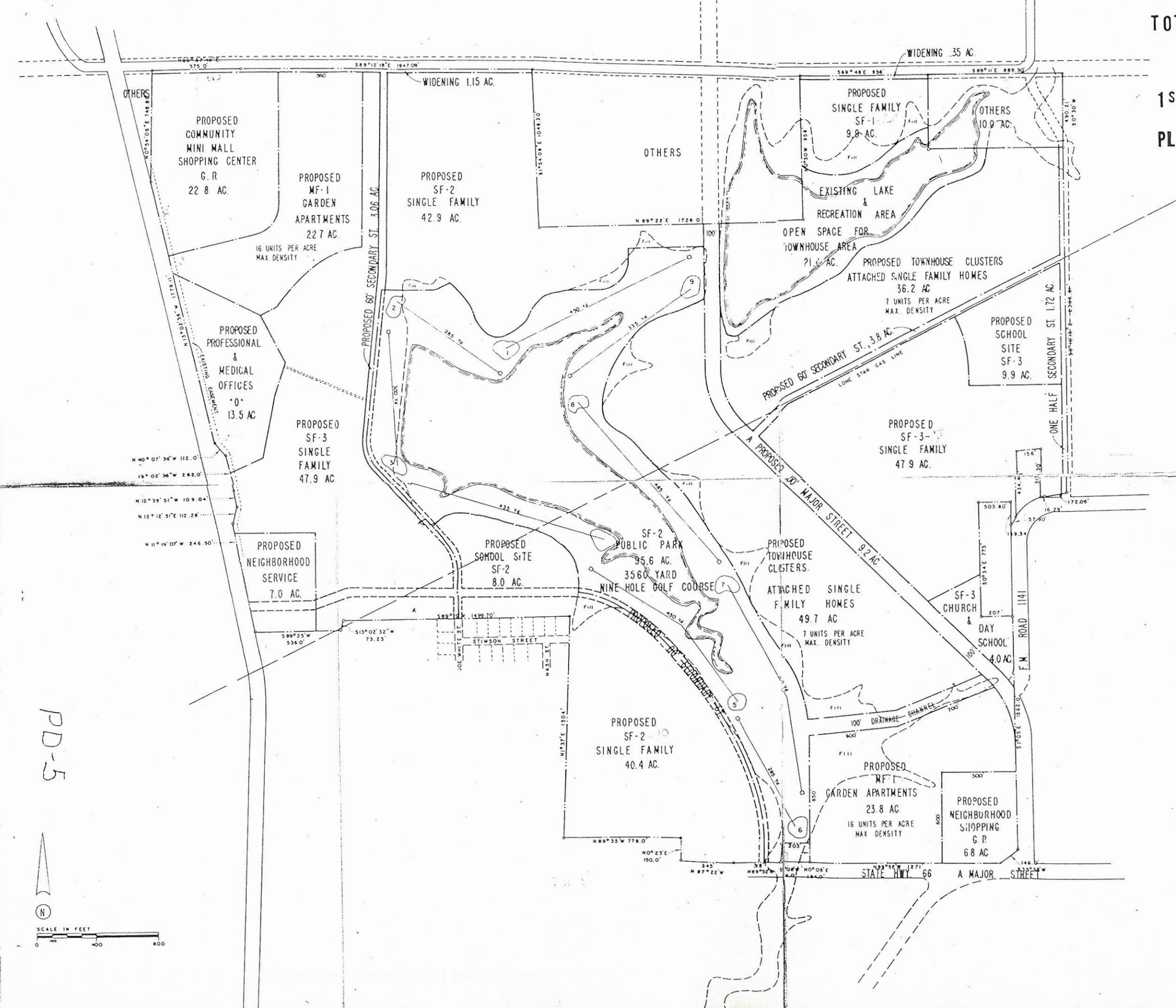
LAND USE NOTES

GENERAL RETAIL	36.6 AC.		
PROFESSIONAL & MEDICAL OFFICES	13.5 AC.	(DENSITY)	(LIVING UNIT)
GARDEN APARTMENTS	46.5 AC.	@ 16	745
TOWNHOUSE CLUSTERS	85.9 AC.	@ 7	600
TOWNHOUSE COMMUNITY AREA	21.4 AC.		

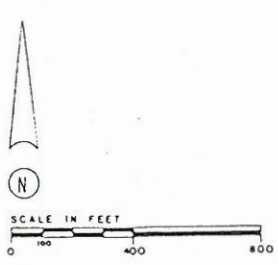
SINGLE FAMILY	325.8 AC.		685
PLATTED SF-1/16	9.9 AC.	@ 3.5	25
PLATTED SF-2/10	83.3 AC.	@ 3.3	275
PLATTED SF-3/7	95.8 AC.	@ 4.0	385
SCHOOL SITES	17.9 AC.		
PUBLIC PARK	95.6 AC.		
CHURCH & DAY SCHOOL	4.0 AC.		
MAJOR & SECONDARY STREETS	19.3 AC.		
(DOES NOT INCLUDE SECONDARIES SHOWN IN DASHED LINES)			
TOTAL	313.2 AC.		

TOTAL	529.3 AC.	3.83	2030
		GROSS DENSITY	LIVING UNITS

2030 FAMILIES @ 3.5 PEOPLE PER FAMILY = 7100 PEOPLE



PD-5



ROBERT W. HOLLIN  
Land Planning, Inc.  
EAST GRAND POST OFFICE BUILDING  
ROOM 201 Taylor 3-479  
1106 GRAHAM STREET  
POST OFFICE BOX 11172  
DALLAS 23, TEXAS

# LAND USE & STREET PLAN

TOTAL AREA - 529.329 AC

rockwall - texas

1st Continental Enterprises Inc.

PLANNED DEVELOPMENT DISTRICT

ZONING PLAN

*Approved  
Flk/73  
Ordinance  
# 73-31*

## LAND USE NOTES

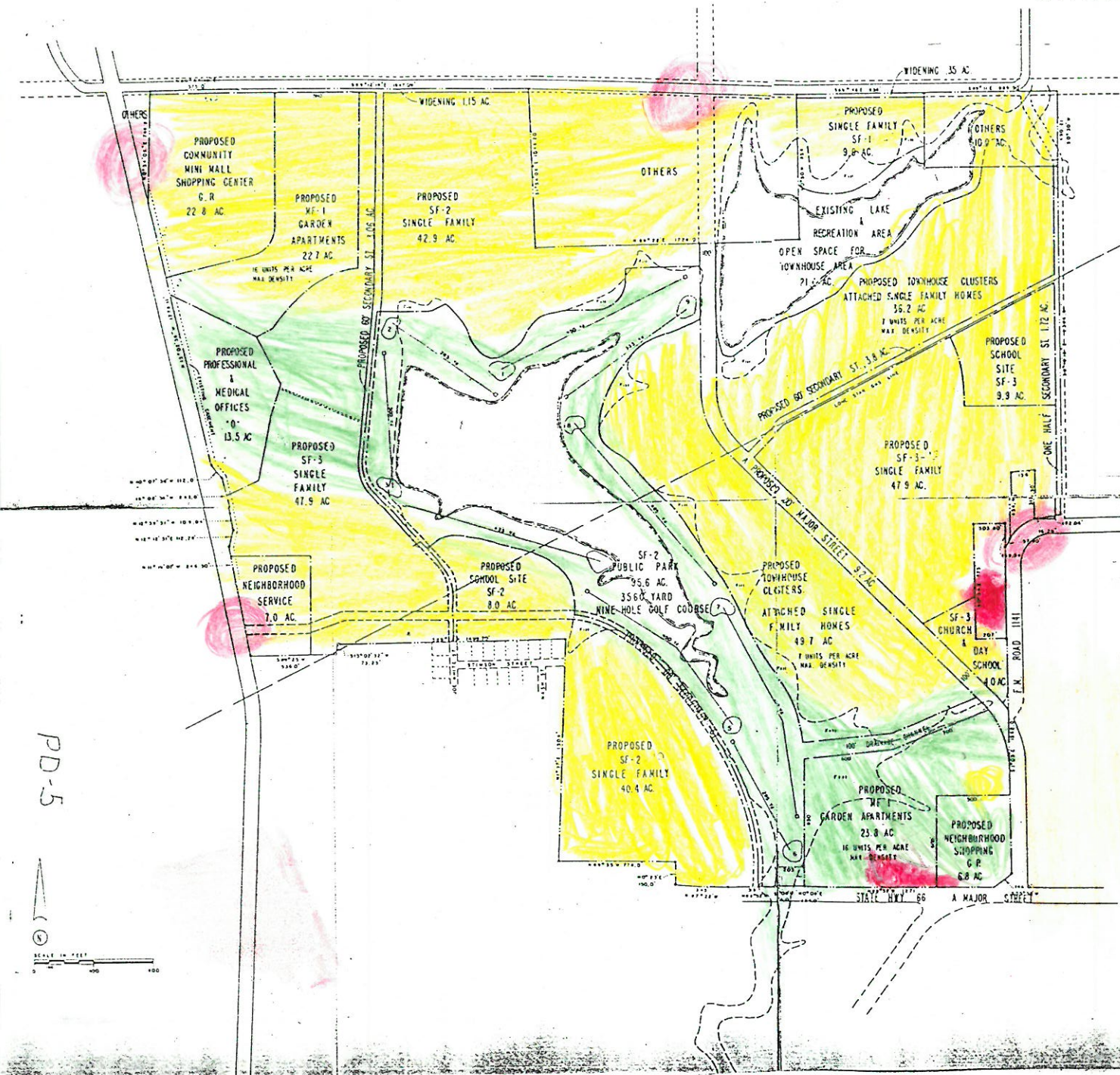
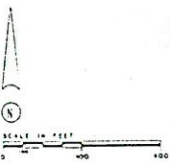
GENERAL RETAIL	36.6 AC	
PROFESSIONAL & MEDICAL OFFICES	13.5 AC	(DENSITY) LIVING UNITS
GARDEN APARTMENTS	46.5 AC	@ 15 = 745
TOWNHOUSE CLUSTERS	85.9 AC	@ 7 = 600
TOWNHOUSE COMMUNITY AREA	21.4 AC	

SINGLE FAMILY	325.8 AC	685
PLATTED SF-1.10	9.9 AC	@ 3.5 = 25
PLATTED SF-2.10	83.3 AC	@ 3.5 = 270
PLATTED SF-3.7	95.8 AC	@ 4.0 = 365
SCHOOL SITES	12.3 AC	
PUBLIC PARK	95.4 AC	
CHURCH & DAY SCHOOL	4.0 AC	
MAJOR & SECONDARY STREETS	19.3 AC	
ROADS NOT INCLUDING BOUNDARIES SHOWN IN DASHED LINES		
<b>TOTAL</b>	<b>313.2 AC</b>	

TOTAL 529.3 AC 3.83 2030  
CROSS LIVING UNITS  
C.U./G.U.

2030 FAMILIES @ 3.5 PEOPLE PER FAMILY - 7100 PEOPLE

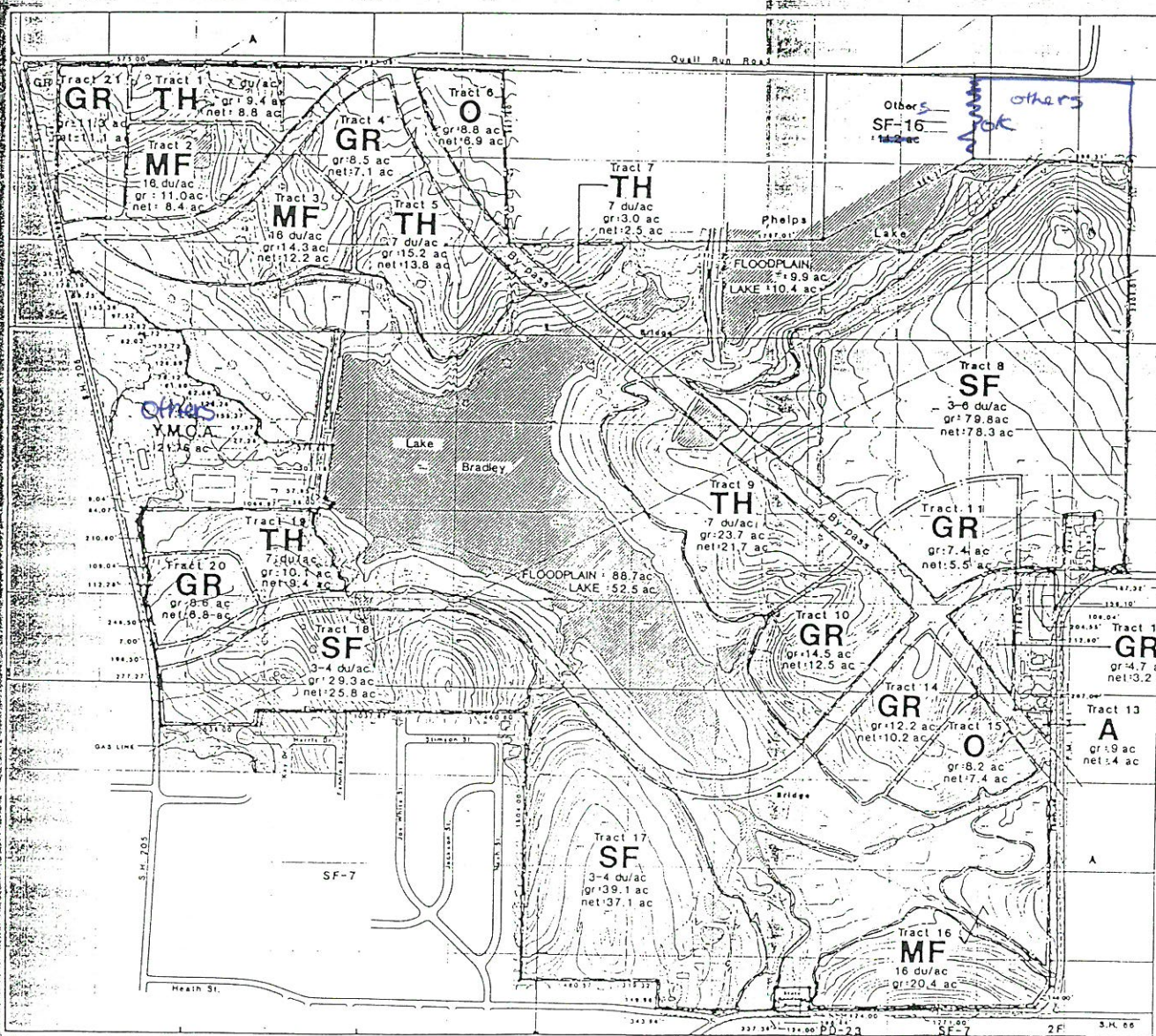
PD-5



ROBERT M. HOLLIN  
Land Planning, Inc.

EAST GRAND POST OFFICE BUILDING  
ROOM 201 TOWER 3-12747  
1104 GRANBY STREET  
POST OFFICE BOX 11172  
DALLAS 23, TEXAS

Dec 72 SHEET 1 OF 2  
REVISED MAY 73 1981



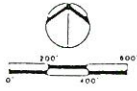
**summary**

SINGLE FAMILY	141.20 AC
MULTI-FAMILY	41.00 AC
TOWNHOUSE	56.20 AC
OFFICE	14.30 AC
GENERAL RETAIL	56.40 AC
FLOODPLAIN	98.60 AC
LAKES	62.90 AC
ROAD USE	30.90 AC
AGRICULTURE	0.40 AC
<b>TOTAL</b>	<b>501.90 AC</b>
(Net Acres)	
OTHER OWNERSHIP	37.4 ac
SINGLE-FAMILY	14.2 ac
<b>Total</b>	<b>539.3 ac</b>

Leonard A. Thomas/Developer

**preliminary  
plan  
planned  
development  
district 5**

City of Rockwell



J.J. Dunkin & Associates  
PLANNERS ARCHITECTS ENGINEERS

PD-5  
Review

Review and Discuss PD No. 5 Located on North SH-205 and  
Quail Run Road

PD 5 was zoned in September of 1973. The PD is approved for Single Family, Cluster housing, Duplexes, Townhouses, Multifamily, Neighborhood Service, General Retail, Golf Course and several public facilities. No plat has ever been filed within this Planned Development. No development has occurred since it was zoned.

The Land Use Plan indicates several Commercial intersections at major road crossings within this PD. It also indicates three locations for Multifamily. The remainder of the property that is not located in greenbelt or flood plain is designated as Single Family residential. The site plan as approved contains more density in the residential areas than is indicated on the Land Use Plan. The Thoroughfare Plan has a number of roads that will need to be improved, both along the perimeters of this property and through the property. The site plan as it was approved with some minor alterations would conform to the Thoroughfare Plan as approved. The Master Park Plan indicates a trail through this property utilizing the greenbelt area and flood plain. Again, the approved sit plan with some minor alterations will meet this criteria. In addition, they are showing a public park within this area on the approved site plan.

MEMORANDUM

December 10, 1986

TO: Members of Planning and Zoning Commission  
 FROM: Julie Couch  
 RE: PD-5 Review

As I indicated in the notes yesterday, we have finally had some contact from the property owner on PD-5. I received a call from his attorney yesterday and explained the process that we are going through. He indicated that they had developed a revised plan that had not yet been submitted to the City. He has indicated that they want to submit this plan for consideration by the Commission to replace the existing 1973 plan. Attached you will find a copy of the existing PD, the proposed PD and our strict interpretation of the Land Use Plan. A comparison of the acreages allotted for each land use in each plan is as follows:

	<u>Current Zoning</u>	<u>Proposed Zoning</u>	<u>Land Use Plan</u>
General Retail	36.6 ac.	39.1	33.75 ac.
Office	13.5 ac.	28.7	
Multifamily	46.5 ac.	46.5	20.0 ac.
Townhouse	85.9 ac.	47.7	
Single Family	230.2 ac.	147.5 ac.	296.0 ac.
Open Space/Public	<u>117.0 ac.</u>	<u>192.4</u>	<u>167.25 ac.</u>
	529.7 ac.	501.9 ac.	517.00 ac.

As you can see, they have proposed to reduce the area allocated for multifamily and are proposing to increase the area allocated for commercial. Keep in mind the acreages shown for the Land Use Plan are arbitrary scaled estimates of the Plan itself. That is not necessarily how the Plan needs to be interpreted. It is strictly a guideline for the Commission and Council in making zoning decisions. Although the acreages submitted by the applicant are different than those indicated on the Land Use Plan, the Commission could find that the revised plan, as submitted or

with some changes, meets the intent of the Land Use Plan. For example, the fact that the enclosed plan indicates 2.5 acres of multifamily in the south east corner of the property, this does not mean that the Commission or Council cannot approve something more or less. The Land Use Plan does not define specific acreages for various land usages, it only provides a guideline for making that decision. We have simply provided the strictest interpretation of the Land Use Plan.

Since we are at the Public Hearing stage of this review, it is likely that we will have some neighborhood attendance. However, given the fact that both Staff and the Commission have just received the developer's proposal, you may want to consider tabling the Public Hearing and scheduling a Work Session with the developer to review his proposal.



Agenda Notes

P&Z - 2/12/87

III. A. P&Z 86-68-Z - Continue Public Hearing and Consider Changing the Zoning or Modifying the Preliminary Plan for PD-5 Located on North SH-205 Between FM-1141 and Quail Run Road

The Public Hearing on PD review will be continued Thursday night. We have notified all of the property owners again, so there will probably be a number of residents present.

We have received a revised copy of the preliminary plan from J. T. Dunkin, a copy of which is attached. He has reduced the MF density on the plan to 14 units per acre, in conformance with our Zoning Ordinance, and he has made the various land use changes indicated at the Work Session.

Attached also you will find a copy of the proposed area requirements he has submitted. Basically, the land uses listed include Single Family-7, Single Family-5, Office, General Retail, and MF-15. He is basically proposing to adopt the standards in the Zoning Ordinance. Additionally, the last few pages contain several special conditions drafted by us that address several items, including completion of route studies for the proposed roads, completion of a drainage study, and future dedication of ROW and park property. Again, for your reference we have included a copy of the original plan.

PDS

MINUTES OF THE PLANNING AND ZONING COMMISSION  
February 12, 1987

Chairman Don Smith called the meeting to order at 7:30 P.M. with the following members present: Bob McCall, Leigh Plagens, Norm Seligman, Bill Sinclair, and Hank Crumbley.

The Commission first considered approval of the minutes of January 8, 1987. McCall made a motion to approve the minutes with no changes. Plagens seconded the motion. The motion was voted on and passed unanimously.

[The Commission then continued a public hearing and considered changing the zoning or modifying the preliminary plan for PD-5 located on north SH-205 between FM-1141 and Quail Run Road. Smith updated the audience on the reasons for continuation of the hearing. Assistant City Manager Julie Couch briefly explained the PD review process and reviewed the current zoning for PD-5 as approved in the early 1970's. Couch summarized a revised proposal submitted by the developer.

J. T. Duncan, representing Leonard Thomas, addressed the Commission and gave a brief presentation of the revised plan. He outlined the amounts of acreage for proposed uses and explained that the plan attempted to satisfy the Land Use Plan while taking into consideration the natural terrain and future thoroughfares. Duncan stated that at the major intersection he proposed more than two gas pumps as an accessory use to General Retail, but that all other areas would conform to the two pump minimum. He added that the owner was agreeable to contributing to the City any or all open areas shown in the plan as "Agricultural" for parks and recreational purposes.

J. T. Payne, Jr., addressed the Commission and explained that the proposed south thoroughfare would be adjacent to his property and would substantially lower his property value. Couch clarified that the thoroughfare spoken of was a proposed bypass for SH-205 which would be created by the developer. Smith added that fourteen years had passed since the original approval and that the plan could likely be upgraded again prior to actual development. Payne encouraged the City to limit Multifamily, General Retail and Office zoning.

Bill Golden addressed the Commission and explained that although he lived outside the City Limits, PD-5 affected him. He urged the Commission to require more Single Family and less density in residential. Mary Wall told the Commission that Plano had many empty four corner shopping centers. She urged them to make sure the General Retail areas were needed.

Mayor Pro Tem Nell Welborn questioned present approved uses. Duncan showed an illustration of the current plan. Smith pointed out that Retail was increased by 20 acres, Multifamily was reduced

by 23 acres, and that while Single Family was reduced by 110 acres, there was up to 193 acres of open space. As there was no one else wishing to address the Commission, the public hearing was closed.

The Commission discussed the 23 acres of Townhouse on the east side of the lake, the Multifamily in the southern portion of the PD, and future park and drainage plans. Seligman made a motion to approve the revised preliminary plan for PD-5 as submitted with the condition that a drainage plan be provided when the PD is developed and with the understanding that park land dedication would also be addressed at the development stage. McCall seconded the motion. The motion was voted on and passed unanimously. ]

The Commission then held a public hearing and considered modifying, amending or removing SUP-2 located on Williams at Austin issued for a day care. Smith explained to the audience the objectives of the SUP review process. Couch told the Commission that the property had not been used as a day care in many years and that the Middle School had been built since the SUP was issued. David Dorotik addressed the Commission and stated favor for removal of the permit as day cares added noise and traffic as well as defeated the purpose of a crime watch by adding unfamiliar people to the neighborhood. As there was no one else wishing to address the Commission on this item, the public hearing was closed. Seligman made a motion to recommend removal of SUP-2. Plagens seconded the motion. Sinclair confirmed with Staff that the underlying zoning was Single Family. The motion was voted on and passed unanimously.

The Commission then held a Public Hearing and considered modifying, amending, or removing SUP-6 located at Washington and SH-66 issued for a car wash. Julie Couch explained the location of the SUP and that the cemetery had expanded since the permit was issued. She added that the underlying zoning was General Retail. Mike Belt told the Commission that the property was still under the original ownership who had obtained the permit. David Cook, co-developer for the proposed car wash, explained that he had invested time and several thousand dollars in the project knowing that a car wash was an Allowed Use. He stated that after Planning and Zoning had recommended approval and his Site Plan was before Council, the question came up regarding whether or not a car wash was suitable.

David Howerton told the Commission that he owned property on SH-66 and that a car wash was a potential eye sore. Gerald Burgamy, half owner of the property, stated that any property next to a cemetery is difficult to sell, that there was not a good use to put adjacent to a cemetery in General Retail zoning, and that he objected to Back Zoning his property. As there was no one else wishing to address the Commission on this matter, the Public Hearing was closed.

Smith reminded the Commission that Zoning was the issue at hand, not adequacy of the Site Plan for the car wash. Sinclair asked how removal of the SUP would impact the applicants. Smith

explained that the property would revert to the underlying General Retail zoning, which did not permit a car wash. The Commission discussed Allowed Uses in General Retail, desirability of a car wash and whether or not the SUP could be limited to the portion of the property furthest from the cemetery. After extensive discussion, Sinclair made a motion to recommend modifying the SUP to limit the use to the proposed location of a car wash as Site Planned, to remove the SUP from the remainder of the property and to limit the SUP for a period of one year if no construction on the site begins in that period. Seligman seconded the motion. The motion was voted on and passed with all voting in favor, except Plagens who voted against the motion.

The Commission then held a Public Hearing and considered modifying, amending or removing SUP-10 located at East Boydston and Sam Houston issued for a daycare. Julie Couch explained that the SUP was issued in 1982, but the property had not been used as a daycare in the past few years. Since issuance of the permit, construction for a new Post Office had begun on Boydston. Smith then opened the Public Hearing. Benny Tanner addressed the Commission and explained that the Post Office would be adding traffic and traffic added by a daycare would be more than the street could accommodate. Gloria Williams told the Commission she favored removal. John McGuire stated that he would favor removal of the SUP. As there was no one else wishing to address the Commission on this matter, the Public Hearing was closed. Seligman made a motion to recommend removal of the SUP. Sinclair seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a Public Hearing and considered recommending an amendment to the Comprehensive Zoning Ordinance to remove the minimum lot size requirements for septic tanks. Julie Couch explained that the Council's desire was to move the requirement from the Zoning Ordinance to a Regulatory Ordinance, which would transfer authority over variances from the Board of Adjustments to Council. Plagens made a motion to recommend amending the Zoning Ordinance to remove the minimum lot size requirement for septic tanks. Sinclair seconded the motion. The motion was voted on and passed unanimously.


The Commission next considered approval of a Site Plan/Preliminary Plat for the Adams Addition on Yellowjacket Lane. Julie Couch briefly explained the applicant's request and explained that Conditional Use Permits regarding materials would be applied for at the Final Plat stage. She added that the applicant needed to obtain in writing, an access agreement with Walmart. Sinclair questioned the purpose of the Service Center. Julie Couch explained that the primary operation would be sale of auto parts and that the Service Center was for installation or accessory repairs. Mike Mishler addressed the Council to explain the proposed materials and appearance of the building. The Commission then discussed the landscaping and roof materials. Seligman made a motion to approve the Site Plan/Preliminary Plat subject to the landscaping including a minimum of three trees, the parking/access agreement obtained in

writing by the Final Plat stage and with the understanding that the Site Plan/Preliminary Plat will comply with all City zoning regulations, unless otherwise approved in a Conditional Use Permit. McCall seconded the motion. After further discussion regarding the proposed Conditional Uses, the motion was voted on and passed 4 to 2 with Plagens and Smith voting against the motion.

The Commission then considered approval of a Site Plan/Final Plat for the Soroptomist Youth Shelter, a 2.2 acre subdivision located on Airport Road. Julie Couch explained the location of the property and told the Commission that the applicants were requesting a waiver from Irrigation and Street Escrow requirements as well as a permission for a gravel drive, since the organization was a charitable, non-profit operation. Bob Brown explained that the property and house as well as half the cost of moving the house had all been donated. He added that the Soroptimists didn't have funds adequate for some requirements. The Commission discussed the sewer arrangements, fire hydrant and gravel drive. Seligman made a motion to approve the Site Plan and Final Plat allowing a gravel drive and waivers of irrigation requirements, street escrow requirements and building permit fees as long as the property was utilized for a youth shelter. Crumbley seconded the motion. After further discussion, the motion was voted and passed unanimously.

As there was no further business to come before the Commission for consideration, the meeting was adjourned.

APPROVED:

  
Chairman

ATTEST:

By: \_\_\_\_\_

Agenda Notes  
 City Council - 3/2/87

P&Z 86-68-Z Hold Public Hearing and Consider Approval of  
 a Revised Preliminary Plan for PD-5 Generally Located on  
 SH-205 and Quail Run Road

Continuing our review of PD's, the Council will hold a public hearing Monday night to consider revisions to PD-5. The Planning and Zoning Commission has been working with the property owner on this PD since December. Attached you will find the summary sheet on PD-5.

Upon learning that the City was considering some revisions to this PD the property owner submitted a revised plan for consideration by the Commission and Council to replace the original 1973 plan. Attached you will also find a copy of the original 1973 plan and a copy of the proposed plan. A comparison of the acreages allotted for each land use in each plan and a comparison of the strict interpretation of the land use plan is as follows:

	<u>Current Zoning</u>		<u>Proposed Zoning</u>		<u>(Approx. Acreage) Land Use Plan</u>
General Retail	36.6 ac	} 50.1	56.4	} 70.7	33.75 ac.
Office	13.5 ac		14.3		
Multifamily	46.5 ac.	} 132.4	41.0	} 97.2	20.0
ac. Townhouse	85.9 ac.		56.2		
Single Family	230.2 ac.		141.2		296.0 ac.
Open Space/Public	117.0 ac.		193.3		167.25 ac.
	<u>529.7 ac.</u>		<u>501.9 ac.</u>		<u>517.00 ac.</u>

As you can see, they have proposed to reduce the area allocated for multifamily and are proposing to increase the area allocated for Commercial. Keep in mind the acreages shown for the Land Use Plan are arbitrary scaled estimates of the Plan itself. That is not necessarily how the plan needs to be interpreted. It is strictly a guideline for the Commission and Council in making zoning decisions. Although the acreages submitted by the applicant are not equal to those indicated on the Land Use Plan, the Commission and Council are looking at the intent of the Plan, not necessarily exact acreages.

In addition to the land uses indicated on the proposed plan the applicant has submitted area requirements that would be applicable to the various tracts. a copy of those are attached. Although they appear lengthy, the applicant has basically adopted the standards

out of our Zoning Ordinance. In some cases they have reduced the variety of uses allowed in certain districts. They have increased the minimum square footage requirements for the Single Family Districts over what is allowed in our Zoning Ordinance. In 2 tracts of the Retail they propose to allow gas sales with more than 2 pumps along the bypass route.

As you can tell by the plan, this tract is cut by a number of major thoroughfares including the bypass, and there is a sizeable acreage of flood plain and lake area that will be developed as open space. We felt that this tract needed some special conditions applied to it to clearly define when and by whom certain actions would occur. Attached you will find our proposed Special Conditions which the applicant has already incorporated into his area requirements.

The P&Z has recommended approval of this revised plan including our Special Conditions with the stipulation that certain technical corrections on the map and summary be made to correctly share the total acreage in the PD. The property owner owns less acreage than he did in 1973, but that property is still in PD and needs to be addressed.

PDS

MINUTES OF THE ROCKWALL CITY COUNCIL  
March 2, 1987

Mayor Pro Tem Nell Welborn called the meeting to order with the following members present: Jean Holt, Bill Fox, and Frank Miller.

Council first considered approval of the Consent Agenda which consisted of a) the minutes of February 16, 1987; b) an ordinance amending the Comprehensive Zoning Ordinance to remove a minimum lot size requirement for septic tanks on second reading; c) an ordinance regulating septic tanks within the City on second reading; d) an ordinance prohibiting the use of certain plumbing materials within the City on first reading; 3) an ordinance prohibiting the use of certain mechanical duct materials within the City on first reading; f) an ordinance amending the Ethics Code to include a fine for violations on first reading; g) an ordinance amending PD-7 to revise preliminary plan on first reading; h) a resolution adopting the revised official zoning map of the City of Rockwall.

Miller removed Item "A" from the Consent Agenda. Welborn pulled Item "F". Assistant City Manager Julie Couch read the ordinance captions. Holt made a motion to approve the Consent Agenda with the exceptions of items "A" and "F". Miller seconded the motion. The motion was voted on and passed unanimously. Miller stated that the third page of the minutes, last paragraph, stated that he had voted against a motion. He made a motion to approve the minutes as corrected to read that he had voted in favor of the motion. Holt seconded the motion. The motion was voted on and passed unanimously. Fox then made a motion to approve Item "F". Miller seconded the motion. The motion was voted on and passed 3 to 1, with Welborn voting against the motion.

At this time the Vice Chairman of the Planning and Zoning Commission, Norm Seligman, gave the Planning and Zoning Commission report. Seligman outlined the items on the Agenda that the Commission had acted on and the reasons for their recommendation on each. Fox questioned the 96 acres of multifamily in the revised plan for PD-5. Seligman explained that Multifamily had been reduced from 130 acres and that much of the terrain in combination with locations of thoroughfares was best suited for Multifamily. Miller questioned the minimum square footage in Single Family. Couch explained that the plan for PD-5 prescribed a 1,200 square foot minimum which was greater than the 900 square footage minimum as outlined in the Zoning Ordinance for an "SF-7" classification.



Ordinance 84-16 pertaining to zoning of Tract I-A, Chandlers Landing. Upon reconvening into regular session, Council instructed the City Attorney to meet with Renneker and the developer's attorney as soon as possible to reach an agreement.

As there was no further business to come before Council for consideration, Holt made a motion to adjourn. Welborn seconded the motion. The motion was voted on and passed unanimously. The meeting adjourned at 10:00 P.M.

APPROVED:

\_\_\_\_\_

ATTEST: \_\_\_\_\_

[Council then continued a public hearing and considered approval of a revised preliminary plan for PD-5 generally located on SH-205 and Quail Run Road. J. T. Dunkin, representing Leonard Thomas, explained that the revised plan was a result of the PD review process initiated by the City. Dunkin reviewed the plan, the problems encountered during the planning process, and the acreages and locations of each designated land use. Fox stated concern for the amount of designated Townhouse. Dunkin offered a substitute plan which would replace Townhouse with detached cluster housing, seven units to the acre. At this time Tuttle turned the chair over to Mayor Pro Tem Welborn.

Roy Hance addressed Council and expressed concern for high density. He urged the Council to limit density as it would affect his property adjacent to the City Limits. Frank Springer addressed Council and explained that flood areas needed to be taken into consideration at the time of development. As there was no one else wishing to address Council on this matter, the public hearing was closed.

Welborn suggested that each Council member provide Dunkin with a recommended change to give him a general idea of what improvements in the plan Council desired. Jones stated that there was too much high density along SH-205. Holt favored detached cluster housing, seven units to the acre, to replace some "MF-14" and a revision of the Quail Run extension alignment. Welborn recommended exchanging Tract 2 and Tract 19 and making Tracts 3, 5, and 9 detached cluster homes. Bullock favored straightening the Quail Run alignment. Fox requested an overall reduction in density. Miller asked Dunkin to consider office use on Tract 7. Dunkin asked Staff to review the alignment of the Quail Run extension and determine his options regarding the location and configuration.]

Council then considered approval of a site plan/preliminary plat for the Rockwall County Jail site located on High School Road. Couch explained that the applicants were requesting a waiver of escrow for curb and gutter, storm drainage and sidewalk. She added that the existing drive was 20 feet wide and Council could stipulate that it be widened to meet the required 24 feet. At this time Welborn returned the chair to Mayor Tuttle.

Chuck Hodges, speaking for the applicants, explained that funds for the facility were obtained by Bond Election and that minimal funds had been requested. He stated that irrigation would be provided by inmates and that a gravel drive would provide flexibility with regard to future expansions. After Council discussion, Welborn made a

Agenda Notes

City Council - 4/20/87

V. F. P&Z 86-68-Z - Discuss and Consider Action on a Revised Preliminary Plan for PD-5 Located on SH-205 at Quail Run Road

You last considered the revised master plan for PD-5 two meetings ago. At that meeting the Council reviewed J. T. Dunkin's plan and you provided him with some comments on areas you felt needed to be addressed. One of the items was the possibility of relocating Quail Run back to its current alignment rather than moving it south. John Reglin has looked at this and he feels that the alignment will work. Mr. Dunkin has revised his plan to move Quail Run to its current location and he has converted all of the Townhouse to Single Family Detached housing at the 7 units per acre as he proposed at the last meeting. He converted Tract 2 and Tract 3 shown on the original plan as "MF" to "SF" at 7 units per acre. He has converted Tract 19 to "MF" from Townhouse. These changes result in a net decrease of "MF-14" land from 41 acres to 26.1 acres in gross acreage.

Attached you will find a copy of the revised site plan and the revised area requirements.

Council then considered approval of a site plan for Texas Fried Chicken and Mesquite Grille located on SH-205 and approval of ordinances authorizing easement abandonment and relocation. Couch explained that the application was based on expansions and renovating that Grandma's Fried Chicken would be doing. She stated that all three parties involved had signed off on the easement to be abandoned and that the second easement needed to be relocated by the City in order to allow some additional footage for expansion. Fox made a motion to approve the site plan and the two ordinances authorizing easement abandonment and relocation. Luby seconded the motion. The motion was voted on and passed unanimously.

The Council then considered approval of a preliminary plat for Buffalo Creek Office Park located on FM-3097. Couch explained that this was a portion of a business park in PD-9. She stated that adequate right-of-way was already dedicated and that the applicant had been asked to change a street name as there was already a Rainbow in Rockwall. Rob Whittle of Whittle Development stated that this was the first lot in what he hoped to be a large business park development. Fox questioned the adequacy of drive turn around space. Van Hall, Consulting Engineer, indicated that it conformed with City standards. Jones made a motion to approve the preliminary plat. Bullock seconded the motion. Fox reminded Jones that Staff had recommended changing the street name. Jones restated his motion to include the changing of "Rainbow" to another street name. The motion was voted on and passed unanimously.

Council then considered approval of a final plat for Lane Business Park located at 1520 East I-30. At this time Councilmember Jean Holt joined the meeting. Couch explained that the plat represented property that was recently rezoned to Planned Development and that the plat as submitted met all City requirements. Bullock made a motion to approve the final plat. Fox seconded the motion. The motion was voted on and passed unanimously.

Council then considered action on a revised preliminary plan for PD-5 located on SH-205 at Quail Run Road. J. T. Dunkin addressed Council and outlined changes that had been made in the preliminary plan and addressed some of Council's concerns indicated at the previous meeting. He pointed out multifamily areas that had been changed to cluster housing, seven units to the acre; a change in the Quail Run Road extension; and a revision of some Agricultural tracts. Welborn questioned the amount of property that would be dedicated for parkland use. Dunkin explained that 161 acres would be available for City dedication. Holt made a motion to approve the

revised preliminary plan for PD-5. Welborn seconded the motion. The motion was voted on and passed unanimously.]

Council then discussed provisions of the Subdivision Regulations for street escrow for residential subdivisions. Eisen pointed out that a question had come up at the last meeting with regard to escrow requirements for large one and two lot subdivisions. He told Council that one option could be to modify the ordinance to indicate a maximum escrow amount per lot. He stated that a \$1,500 maximum requirement on State roads and a \$3,000 maximum requirement on non-State roads would grant some relief to larger one and two lot subdivisions. He stated another option would be to grant a partial waiver. Council then discussed requirements in other cities with regard to escrow to street improvements, past cases where a waiver had been turned down for a non-owner occupied request, and where the funds for State improvements would come from if escrow requirements were waived. Miller pointed out that the request that prompted this review was from Mr. Chenault, who could sell the property and let individuals apply for entire waivers as had been granted in the past. Additionally, Council discussed whether or not to revise the ordinance and what criteria to use to determine the amount of the waiver and the amount of the required escrow. Holt stated that the situation didn't arise often enough to consider revising the ordinance and that she would favor a partial waiver. After further discussion Bullock made a motion to table consideration of the revised Street Escrow Ordinance and to consider approval of the next item which was a preliminary plat for Club Hill Estates located on SH-205 south of Dalton Road. Jones seconded the motion. Council then discussed whether or not tabling the item would be productive. Jones stated the need to encourage low density development. Holt pointed out that without a waiver ability low density developers would be penalized. Harold Chenault addressed the Council and explained that his attorney had stated cities could not require escrow for State road improvements. After further discussion Mr. Chenault stated that he would withdraw his application. The motion was voted on and passed unanimously. Welborn pointed out that this was an item that needed to be addressed extensively in a Work Session. She made a motion to review this item at a Work Session and to develop some guidelines for escrow requirements along State highways. Bullock seconded the motion. The motion was voted on and passed unanimously.

After a recess Council discussed designs for proposed improvements on FM-740. John Reglin, Traffic Engineer, discussed the proposed four-lane divided roadway on Ridge Road north of Turtle Cove to SH-205 and on FM-740 south of I-30 to the south City Limits. He reminded Council that

ORDINANCE NO 87-23

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND ORDINANCE 73-31, SO AS TO AMEND THE APPROVED PRELIMINARY PLAN ON "PD-5" PLANNED DEVELOPMENT DISTRICT NO. 5; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) 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, and Ordinance 73-31 as heretofore amended, be, and the same is hereby amended by amending the approved preliminary plan for "PD-5", Planned Development District No. 5, as it relates to approved land uses and approved development criteria. That said amended site plan is attached hereto as Exhibit "A" and said amended development criteria is attached hereto as Exhibit "B" and made a part hereof for all purposes.

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 Planned Development District No. 5 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 hereby, provided that the amendment of the approved preliminary plan for Planned Development District No. 5 shall affect only the property shown thereon and said property shall be limited to the uses, density, area, setback and

other requirements set forth thereon, subject to the following special conditions:

a. That the amended site plan attached hereto as Exhibit "A" and the development criteria attached hereto as Exhibit "B", and made a part hereof shall control the development of Planned Development District No. 5 and any and all such development shall be in strict accordance with such site plan and development criteria.

b. No substantial change in development of "PD-5" shall be permitted except after obtaining approval of the change of such development through amendment of this site plan or other changes in the Comprehensive Zoning Ordinance applicable to Planned Development District No. 5 in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.

c. All other area requirements for each use not specifically covered on the site plan attached as Exhibit "A" and the Development Criteria attached as Exhibit "B" shall be as required in the least restrictive zoning district in the Comprehensive Zoning Ordinance in which such use is allowed.

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 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 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 18th day of May, 1987.

ATTEST:



APPROVED

  
Mayor

1st reading 5/4/87  
2nd reading 5/18/87

PLANNED DEVELOPMENT DISTRICT 5

SUMMARY

<u>USE</u>	<u>NET ACREAGE</u>	<u>TRACTS</u>
Single Family	208.60	2, 6, 7, 15 and 16
Multi-Family	29.80	14 and 18
Office	7.40	12
Retail	57.90	1, 3, 8, 9, 10, 11 and 17
Lake (Surface Area)	62.90	--
Flood Plain	98.60	--
Major Thoroughfares	26.90	--
Agriculture	9.80	4, 5, 13
Total	<u>501.90</u>	
Other, Single Family, YMCA	45.96	
Total	<u>547.86</u>	

This planned development district consists of approximately 501 acres and is located east of State Highway 205 and north of State Highway 66. The land is characterized by rolling terrain and a soil conservation lake of approximately 52 acres. The following development standards set forth use of land and development criteria by tracts. Tracts having similar use are grouped under a common set of criteria.

- I. SINGLE FAMILY - Tract 15 - Gross Acreage - 39.1 Acres  
Tract 16 - Gross Acreage - 29.3 Acres  
PT. Tract 6 - Gross Acreage - 39.8 Acres
  - A. Purpose: Standards for this use are intended for single family residential dwellings; public, denominational and private schools; churches; parks; and approved accessory buildings.
  - B. Permitted Uses: The following uses shall be permitted:
    1. Agricultural uses on unplatted land, in accordance with all other adopted ordinances.
    2. One detached single-family dwelling per lot.
    3. Home occupations.
    4. Day care centers with less than 7 children enrolled at any one time.
    5. Paved automobile parking areas which are necessary to the uses permitted in this district.
    6. Municipally owned or controlled facilities, utilities, and uses.



7. One portable building per lot not larger than one hundred twenty (120) square feet in floor area nor taller than ten (10) feet in height, as an accessory to a residential use on the same lot.
  8. Accessory buildings not to exceed fifteen (15) feet in height, provided the exterior covering contains only the same materials as the main structure, as an accessory to a residential use on the same lot.
  9. Private residential swimming pools as an accessory to a residential use.
  10. Private unlighted residential tennis courts on the same lot, as an accessory to a residential use.
  11. Nurseries, greenhouses and gardens, as an accessory to a residential use of the same lot where the products are not to be sold.
  12. An accessory use customarily related to a principal use authorized in SF-7 District classification.
  13. Temporary real estate sales offices located on property being sold, limited to the period of sale of the lots with a two year initial period and one year extensions being authorized by the Planning and Zoning Commission, such offices to be maintained at all times.
  14. Temporary on site construction offices limited to period of construction, with a two year initial period and one year extensions being authorized by the Planning and Zoning Commission, such offices to be maintained at all times.
  15. Temporary concrete batching plants limited to the period of construction, upon approval of location and operation of the Building Official.
- C. Conditional Uses: (A conditional use permit will be required for the following uses, following the procedure outlined in the Comprehensive Zoning Ordinance.)
1. A mobile home on an unsubdivided tract of five acres or more or used as a temporary construction office, subject to the conditions established in the Comprehensive Zoning Ordinance.
  2. Paved parking facilities for nonresidential uses that are not allowed in this district if properly screened, buffered, and landscaped.
  3. Facilities for railroads or those utilities holding a franchise under the City of Rockwall.
  4. Institutional uses, including day care centers with more than 6 children.
  5. Semi-public uses.

6. Accessory buildings in excess of fifteen (15) feet in height or a structure with exterior materials that are not contained in the main building, or portable storage buildings in excess of one hundred twenty (120) square feet or ten (10) feet in height used as an accessory to a residential use on the same lot.

D. Area Requirements:

1. Minimum lot area - 7,000 square feet
2. Maximum number of single family detached dwellings units per lot - 1
3. Minimum square footage per dwelling unit - 1200 square feet
4. Minimum lot frontage on a public street - 60 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 20 feet plus 1 foot for each foot in height over 25 feet.
7. Minimum depth of rear setback - 10 feet
8. Minimum width of side setback -
  - a. Internal lot - 6 feet
  - b. Abutting street - 15 feet
  - c. Abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
10. Minimum length of driveway pavement from the public right-of-way for rear or side yards - 20 feet
11. Maximum building coverage as a percentage of lot area - 35 percent
12. Maximum height of structures - 32 feet
13. Minimum number of paved off-street parking spaces required for -
  - a. One single family dwelling unit - 2  
An enclosed garage shall not be considered in meeting the off street parking requirements.
  - b. All other uses (See Off-street Parking section of Comprehensive Zoning Ordinance 83-23)

II. SINGLE FAMILY - Pt. Tract 6, gross acreage 40.0 Acres

- A. Purpose: Standards for this use are intended for single family residential dwellings; public, denominational and private schools; churches; parks; and approved accessory buildings. This district is proposed to allow zero lot line development.
- B. Permitted Uses: The following uses shall be permitted:
1. Agricultural uses on unplatted land, in accordance with all other adopted ordinances.
  2. One detached single-family dwelling per lot.
  3. Home occupations.
  4. Day care centers with less than 7 children enrolled at any one time.
  5. Paved automobile parking areas which are necessary to the uses permitted in this district.
  6. Municipally owned or controlled facilities, utilities, and uses.
  7. One portable building per lot not larger than one hundred twenty (120) square feet in floor area nor taller than ten (10) feet in height, as an accessory to a residential use on the same lot.
  8. Accessory buildings not to exceed fifteen (15) feet in height provided the exterior covering contains only the same materials as the main structure, as an accessory to a residential use on the same lot.
  9. Private residential swimming pools as an accessory to a residential use.
  10. Private unlighted residential tennis courts on the same lot, as an accessory to a residential use.
  11. Nurseries, greenhouses and gardens, as an accessory to a residential use of the same lot where the products are not to be sold.
  12. An accessory use customarily related to a principal use authorized in SF-7 District classification.
  13. Temporary real estate sales offices located on property being sold, limited to the period of sale of the lots with a two year initial period and one year extensions being authorized by the Planning and Zoning Commission, such offices to be maintained at all times.
  14. Temporary on site construction offices limited to period of construction, with a two year initial period and one year extensions being authorized by the Planning and Zoning Commission, such offices to be maintained at all times.

15. Temporary concrete batching plants limited to the period of construction, upon approval of location and operation of the Building Official.

C. Conditional Uses: (A conditional use permit will be required for the following uses, following the procedure outlined in the Comprehensive Zoning Ordinance.

1. A mobile home on an unsubdivided tract of five acres or more or used as a temporary construction office, subject to the conditions established in the Comprehensive Zoning Ordinance.
2. Paved parking facilities for nonresidential uses that are not allowed in this district if properly screened, buffered, and landscaped.
3. Facilities for railroads or those utilities holding a franchise under the City of Rockwall.
4. Institutional uses, including day care centers with more than 6 children.
5. Semi-public uses.
6. Accessory buildings in excess of fifteen (15) feet in height or a structure with exterior materials that are not contained in the main building, or portable storage buildings in excess of one hundred twenty (120) square feet or ten (10) feet in height, used as an accessory to a residential use on the same lot.

D. Area Requirements:

1. Minimum lot area - 5,000 square feet
2. Maximum number of single family detached dwellings units per lot - 1
3. Minimum square footage per dwelling unit - 1200 square feet
4. Minimum lot frontage on a public street - 60 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 20 feet plus 1 foot for each foot in height over 25 feet.
7. Minimum depth of rear setback - 10 feet
8. Minimum width of side setback -
  - a. Internal lot - 6 feet
  - b. Abutting street - 15 feet

- c. Abutting an arterial - 20 feet
- 9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
- 10. Minimum length of driveway pavement from the public right-of-way for rear or side yards - 20 feet
- 11. Maximum building coverage as a percentage of lot area - 35 percent
- 12. Maximum height of structures - 32 feet
- 13. Minimum number of paved off-street parking spaces required for -
  - a. One single family dwelling unit - 2  
An enclosed garage shall not be considered in meeting the off street parking requirements.
  - b. All other uses (See Off-street Parking Section of Comprehensive Zoning Ordinance)

III. SINGLE FAMILY - MEDIUM DENSITY - Tract 2 - 47.9 Gross Acres  
Tract 7 - 23.7 Gross Acres

- A. Purpose: Standards for this use allow for the construction of a single family detached cluster type housing development in which structures are arranged in closely related groups and placed on suitable terrain allowing preservation of natural topography and other site features. The maximum density for this district shall not exceed seven (7) dwelling units per gross acre. Arrangement of building sites, access, open space, building set backs and other platting features shall be approved at time of site plan approval.

Each tract designated in this planned development district for medium density use is on smaller parcels and is generally located adjacent to the lake and designated open space.

- B. Permitted Uses:
- 1. Agricultural uses on unplatted land, in accordance with all other adopted ordinances.
  - 2. One single-family detached dwelling per lot.
  - 3. Home occupations.
  - 4. Day care centers with less than 7 full time children enrolled at any one time.
  - 5. Paved automobile parking areas which are necessary to the uses permitted uses in this district.

6. Municipally owned or controlled facilities, utilities, and uses.
7. Nurseries, greenhouses, and gardens, as an accessory to a residential use on the same lot where the products are not to be sold.
8. An accessory use customarily related to a principal use.
9. Temporary real estate sales offices located on property being sold, limited to the period of sale of the lots with a two year initial period and a one year extension being authorized by the Planning and Zoning Commission, such sales offices to be maintained at all times.
10. Temporary on site construction offices limited to the period of construction, with a two year initial period and a one year extension being authorized by the Planning and Zoning Commission, such offices to be maintained at all times.
11. Temporary concrete batching plants limited to the period of construction, upon approval of location and operation of the Building Official.

C. Conditional Uses: (A conditional use permit will be required for the following uses, following the procedure outlined in the Comprehensive Zoning Ordinance.)

1. Paved parking facilities for nonresidential uses that are not allowed in this district provided they are property screened, buffered and landscaped.
2. Facilities for those utilities holding a franchise under the City.
3. Institutional uses, including day care centers with more than 6 children.
4. Semi-public uses.
5. Private residential tennis court used as an accessory to a residential use if not located on the same lot or utilizing lights.
6. Associated recreation and/or community clubs.

D. Area Requirements:

1. Minimum lot area - 3,500 square feet
2. Maximum number of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 1,000 square feet
4. Minimum lot frontage on a public street - Development plan approval
5. Minimum lot depth - 100 feet

6. Minimum depth of front setback -
  - a. Front Entry Garage - 20 feet
  - b. Rear or Side Entry Garage - 15 feet plus 1 foot for each foot in height over 25 feet.
7. Minimum depth of rear setback - 7½
8. Minimum width of side setback -
  - a. Abutting street - 15 feet
  - b. Abutting an arterial - 20 feet
  - c. Internal lot - Set by Development Plan
9. Minimum length of driveway pavement from the public right-of-way on side or rear yard - 20 feet
  10. Maximum building coverage as a percentage of lot area - 60%
  11. Maximum density - 7.0 units per gross acre
  12. Maximum height of structures - 30 feet
  13. Minimum number of off-street space required - 2 off-street spaces plus a one-car garage

IV. MULTI-FAMILY RESIDENTIAL DISTRICT - Tract 14 - 20.4 Gross Acres  
Tract 18 - 10.1 Gross Acres

- A. Purpose: Standards for this use provide for residential dwellings to be constructed as multi-family units not to exceed 14 units per acre. Each tract designated for this use is contiguous to the lake and open space area.
- B. Permitted Uses:
  1. Agricultural uses on unplatted land in accordance with all other adopted ordinances.
  2. Apartments/condominiums
  3. Day Care centers with less than 7 full time children enrolled at any one time except in condominiums and apartments.
  4. Paved automobile parking areas which are necessary to the uses permitted in this district.
  5. Municipally owned or controlled facilities, utilities, and uses.

6. Storage buildings used as an accessory to a residential use on the same lot.
7. Accessory recreational uses such as tennis courts, swimming pools, designed for use by residents of a specific project. Lighting for such uses shall be designed so as not to glare across property lines, nor glare into residential areas on the same property.
8. An accessory use customarily related to a principal use authorized in this district.
9. Temporary on site construction offices limited to the period of construction, with a two year initial period and one year extension being authorized by the Planning and Zoning Commission, such office to be maintained at all times.
10. Temporary concrete batching plants limited to the period of construction, upon approval of location and operation of the Building Official.

C. Conditional Uses: (A conditional use permit will be required for the following uses, following the procedure outlined in the Comprehensive Zoning Ordinance)

1. Facilities for railroads or those utilities holding a franchise under the City of Rockwall.
2. Institutional uses including day care centers with more than 6 full time children enrolled at one time, except in condominiums and apartments.
3. Semi-public uses.
4. Associated recreation and/or community clubs. Such uses shall be included in calculating the coverage requirements of this district.

D. Area Requirements:

1. Minimum site area - 10,000 square feet
2. Minimum lot area - 2,000 square feet of lot area per unit
3. Maximum density per gross acre - 14 units/acre
4. Minimum lot frontage on a public street - 60 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 25 feet
7. Minimum depth of rear setback\*



- a. **Abutting a single family, townhouse, or duplex district:**

- one story structure - 25 feet
  - two story structure - 50 feet
  - three story structure - 75 feet

- b. **Abutting any other district - 10 feet**

\*Unenclosed carports may be built up to within 5 feet of any property line that abuts an alley and no closer than 20 feet from any street intersection.

- 8. **Minimum width of side setback -**

- a. **Abutting a single family, townhouse, or duplex district:**

- one story structure - 25 feet
  - two story structure - 50 feet
  - three story structure - 75 feet

- b. **Internal lot - 10 feet for a one story structure or 15 feet for structures two or more stories in height.**

- c. **Abutting street - 15 feet**

- d. **Abutting an arterial - 20 feet**

- 9. **Minimum distance between buildings on the same lot or parcel of land:**

- 10 feet from main to accessory buildings
  - 20 feet for 2 main buildings with doors or windows in facing walls
  - 15 feet for 2 main buildings without doors or windows in facing walls

- 10. **Maximum building coverage as a percentage of lot area - 45%**

- Each development containing over 100 dwelling units shall provide 300 square feet of open space per 2 and 3 bedroom unit, with at least one open area with the minimum dimensions of 200 feet by 150 feet. Swimming pools, tennis courts and other recreational facilities can be counted toward the overall open space requirement, but not toward the required 200 feet by 150 feet area.

- 11. **Minimum amount of permanent, landscaped open space - 20% of total lot area, with 30% of total requirement located in front and alongside buildings along street frontages. Any parking lot with more than 2 rows of spaces shall have a minimum of 2% of the interior of the parking lot in landscaping. Such landscaping shall be counted toward the 20% total landscaping requirement. All required landscaped areas shall be permanently maintained and shall have an irrigation system installed meeting all applicable City codes, and approved by the Building Official.**

12. Maximum height of structures - 36 feet
13. Minimum requirements for construction materials
  - a. Exterior walls - a minimum of 75% of each building wall shall consist of masonry material as defined, excluding stucco.
15. Minimum number of paved, striped, off-street parking spaces required for -
  - a. 0 bedroom or efficiency dwelling unit - 1.5 spaces per unit
  - b. 1 bedroom dwelling units - 1.5 spaces per unit
  - c. 2 bedroom dwelling units - 2 spaces per unit
  - d. 3 or more bedroom dwelling units - 2.5 spaces per unit
  - e. The average number of parking spaces for the total development shall not be less than 2 spaces per unit.
  - f. All other uses - See Off-street Parking Section of Comprehensive Zoning Ordinance

E. Required Conditions:

1. The owner shall submit to the Planning and Zoning Commission for review and approval, the site and building plan for the proposed development. A site plan shall be submitted and approved prior to an application for a building permit and shall contain drawings to scale to indicate as needed:
  - a. Location of all structures proposed and existing on the subject property and within twenty (20) feet on adjoining property;
  - b. Landscaping and/or fencing of yards and setback areas and proposed changes;
  - c. Design of ingress and egress;
  - d. Location of adjacent zoning districts;
  - e. Off-street parking and loading facilities;
  - f. Height of all structures;
  - g. Proposed uses;
  - h. Location and types of all signs, including lighting and heights;
  - i. Location and type of lighting;
  - j. Fire lanes;

- k. Solid waste facilities; and
- l. Utility service locations.

V. OFFICE DISTRICT - Tract 12 - 8.2 Gross Acres

- A. Purpose: Standards for this use provide for various types of office and similar activities to be built which furnish neighborhood and community services.
- B. Permitted Uses:
  - 1. Agricultural uses on unplatted land, in accordance with all other adopted ordinances.
  - 2. Office buildings for professional occupations including: executive, administrative, legal, accounting, writing, clerical, stenographic, drafting, and real estate.
  - 3. Medical offices, including clinics, where activities are conducted within a totally enclosed building.
  - 4. Banks, credit unions, savings and loan associations.
  - 5. Other uses similar to the above.
  - 6. Paved parking lots, not including commercial parking lots.
  - 7. Institutional uses.
  - 8. Municipally owned or controlled facilities, utilities, and uses.
  - 9. Drive-through windows that are accessory to permitted uses in this district.
  - 10. An accessory use customarily related to a principal use authorized in this district such as a pharmacy or apothecary shop, stores limited to corrective garments or bandages, or optical company or eating establishments accessory to the office complex or eating establishments accessory to the office complex for the convenience of the occupants and clients may be permitted, provided it is within the building to which it is accessory and does not have a direct outside entrance for customers.
  - 11. Temporary on site construction offices, limited to the period of construction, upon approval of the Building Official.
  - 12. Temporary concrete batching plant limited to the period of construction, upon approval of location and operation by the Building Official.

C. Conditional Uses: (A conditional use permit will be required for the following uses, following the procedure outlined in the Comprehensive Zoning Ordinance)

1. Funeral homes.
2. Semi-public uses.
3. Private club as an accessory to a general restaurant.
4. New buildings with over 5,000 square feet of floor area, or additions of over 40% of the existing floor area or over 5,000 square feet with combustible structural construction materials.
5. Buildings with less than 90% brick and glass exterior walls.
6. Any structure over 36 feet in height.

D. Required Conditions

1. All business operations including storage shall be conducted within a completely enclosed building (except for off street parking or loading).
2. The owner, or developer, shall submit, prior to issuance of a building permit, the Planning and Zoning Commission and the City Council for review and approval, a site and building plan for the proposed development. The contents of this site and building plan shall comply with the requirements as specified in Article III of Ordinance 83-23. Upon approval, such development shall comply with approved site plan.

E. Area Requirements:

1. Minimum site size - 6,000 square feet
2. Minimum site frontage on a public street - 60 feet
3. Minimum site depth - 100 feet
4. Minimum depth of front setback - 25 feet from the future ROW as shown on the adopted thoroughfare plan or as actually exists, whichever is greater.
5. Minimum width of side setback -
  - a. Without fire retardant wall - 6 feet
  - b. With fire retardant wall - 0 feet
  - c. Abutting residentially zoned property - 20 feet plus  $\frac{1}{2}$  the building height over 36 feet.
  - d. Abutting an arterial - 25 feet from future right-of way.

- e. Abutting all other streets - 20 feet
  - f. In no case shall more than a 50 feet setback be required.
6. Minimum depth of rear setback -
- a. Non residential property with alley and fire retardant wall - 0 feet.
  - b. Without fire retardant wall or alley - 20 feet
  - c. Residential property - 200 feet plus  $\frac{1}{2}$  the building height over 36 feet.
  - d. In no case shall more than a 50 feet setback be required.
7. Minimum distance between detached buildings on the same lot or parcel of land -
- a. Without fire retardant wall - 15 feet
  - b. With fire retardant wall - 0 feet
8. Minimum requirement for construction materials -
- a. Structures -
    - (1) All structural materials for new buildings greater than 5,000 square feet in floor area, or additions of more than 40% of the existing floor area or exceed 5,000 square feet, shall consist of 100% non-combustible materials.
    - (2) All structural materials for new buildings 5,000 square feet or less in floor area, and any additions to existing buildings 40% or less than the existing floor area and 5,000 square feet or less may consist of combustible materials rated a minimum of one-hour fire resistive on all walls, floors, and ceilings.
  - b. Exterior walls - Each exterior wall shall consist of 90% brick and glass.
9. Maximum building coverage as a percentage of lot area - 40%
10. Maximum amount of impervious coverage as a percentage of lot area - 80%
11. Minimum amount of landscaped areas as a percentage of total lot area - 20%, with 20% of the total requirement located in front and along-side buildings along street frontages. Any parking lot with more than

2 rows of spaces shall have a minimum of 2% of the interior of the parking lot in landscaping. Such landscaping shall be counted toward the 20% total landscaping requirement. All required landscaped areas shall be permanently maintained and shall have irrigation system installed meeting all applicable City codes and approved by the Building Official.

12. Maximum floor area ratio - 2:1
13. Maximum height of structures - 60 feet. Any structure over 36 feet shall require a conditional use permit.
14. Minimum number of paved off-street parking spaces required - (See Off-street Parking section of Comprehensive Zoning Ordinance) Off street parking shall not be permitted in the required front setback in this district.
15. Maximum number of entrances and/or exits -
  - a. Arterial streets - 1 per each 200 feet of street frontage per site, or as approved by the City Council.
  - b. Collector streets - 1 per each 100 feet of street frontage per site, or as approved by the City Council.
  - c. Local streets - 1 per each 50 feet of street frontage per site, or as approved by the City Council.
16. Lots with non-residential uses that have a side or rear contiguous or separated only by an alley, or easement or street, from any residential district must be separated from such residential district by a buffer as defined, or as approved by the City Council.
17. The building code may impose more restrictive area requirements depending on the size, use and construction of the structures.

- VI. GENERAL RETAIL - Tract 1 - 11.5 Gross Acres  
Tract 3 - 10.3 Gross Acres  
Tract 9 - 14.5 Gross Acres  
Tract 8 - 7.4 Gross Acres  
Tract 10 - 4.7 Gross Acres  
Tract 11 - 12.2 Gross Acres  
Tract 17 - 8.6 Gross Acres

- A. Purpose: Standards for this zoning category provides for neighborhood and community retail and related uses.
- B. Permitted Uses:
  1. Agricultural use of unplatted land in accordance with all other adopted ordinances.

2. Any retail businesses, personal services, professional service, or business service conducted within a completely enclosed building, except the following: lumber yards or contractor yards, farm equipment or other heavy equipment sales or service, farm products warehousing and storage or stockyards, general warehousing or storage.
  3. Banks, including drive through facilities.
  4. Office buildings.
  5. Restaurants, including accessory outdoor seating, without drive-in or drive through facilities.
  6. Paved parking lots, not including commercial parking lots.
  7. Retail outlets where gasoline products are sold. Two pumps only in Tracts 1, 3 and 17.
  8. Other uses similar to the above.
  9. Telephone, telegraph, television, radio or similar media stations, centers, studios, but not including public microwave, radio, and television towers.
  10. Institutional uses.
  11. Municipally owned or controlled facilities, utilities, and uses.
  12. Automotive repair, as an accessory to a retail use, provided all work is conducted wholly within a completely enclosed building.
  13. An accessory use customarily related to a principal use authorized in this district.
  14. Temporary indoor and outdoor fund raising events sponsored by nonprofit organizations with permit and approval of the Building Official.
  15. Temporary sale of Christmas trees with permit and approval of the Building Official.
  16. Temporary on-site construction offices limited to the period of construction upon approval of the Building Official.
  17. Temporary concrete batching plant limited to the period of construction, upon approval of location and operation by the Building Official.
- C. Conditional Uses: (A conditional use permit will be required for the following uses, following the procedure outlined in the Comprehensive Zoning Ordinance.)

1. A mobile home on an unsubdivided tract of five acres or more or used as a construction office.
2. Funeral Homes.
3. Car wash.
4. Theaters and auditoriums.
5. Facilities for railroads or those utilities holding a franchise under the City of Rockwall not allowed as permitted uses.
6. Semi-public uses.
7. Amusement parks, circus or carnival grounds, commercial amusement or recreation developments, indoor amusements, arcades in accordance with all other applicable ordinances, located more than 300 feet from any residentially zoned land.
8. Drive-through window as an accessory to a restaurant.
9. Private club as an accessory to a general restaurant.
10. New buildings with over 5,000 square feet of floor area, or additions of over 40% of existing floor area or over 5,000 square feet with combustible structural construction materials.
11. Buildings with less than 90% masonry exterior walls.
12. Any structure over 36 feet in height.

D. Required Conditions

1. All business establishments other than those selling a service shall be retail service establishments dealing directly with customers. All goods produced on the premise shall be sold at retail prices on premises where produced.
2. All business operations including storage shall be conducted within a completely enclosed building, unless specifically authorized for the use as listed (except for off street parking or loading, and incidental display of retail items for sale) excluding retail outlets where gasoline products are sold.

E. Prohibited Uses:

1. Any building erected or land used for other than one or more of the preceding specified uses.



2. Any use of property that does not meet the required minimum lot size; front, side and rear yard dimension; and/or lot width; or exceeds the maximum height, building coverage or density per gross acre as required.
3. The storage, sale, lease or rental of more than one (1) boat, or more than five (5) hauling trailers is prohibited.

F. Area Requirements:

1. Minimum site size - 6,000 square feet
2. Minimum site frontage on a public street - 60 feet
3. Minimum site depth - 100 feet
4. Minimum depth of front setback - 20 feet from the future R.O.W. as shown on the adopted thoroughfare plan, or as actually exists, whichever is greater.
5. Minimum width of side setback -
  - a. Without fire retardant wall - 15 feet
  - b. With fire retardant wall - 0 feet
  - c. Abutting residentially zoned property - 20 feet plus  $\frac{1}{2}$  the building height over 36 feet.
  - d. Abutting an arterial - 20 feet from the future R.O.W. as shown on the adopted thoroughfare plan, or as actually exists, whichever is greater.
  - e. Abutting all other streets - 15 feet
  - f. In no case shall more than a 50 feet setback be required.
6. Minimum depth of rear setback -
  - a. Abutting non-residentially zoned property, with fire retardant wall and alley separating - 0 feet
  - b. Without fire retardant wall or alley - 20 feet
  - c. Abutting residentially zoned property - 20 feet plus  $\frac{1}{2}$  the building height over 36 feet
  - d. In no case shall more than a 50 feet setback be required.
7. Minimum distance between detached buildings on the same lot or parcel of land -

- a. Without fire retardant wall - 15 feet
  - b. With fire retardant wall - 0 feet
8. Minimum requirement for construction materials -
- a. Structures -
    - (1) All structural materials for new buildings greater than 5,000 square feet in floor area, or additions of more than 40% of the existing floor area or exceeding 5,000 square feet, shall consist of 100% non-combustible materials.
    - (2) All structural materials for new buildings 5,000 square feet or less in floor area, and any additions to existing buildings 40% or less than the existing floor area and 5,000 square feet or less may consist of combustible materials rated a minimum of one-hour fire resistive on all walls, floors, and ceilings.
  - b. Exterior walls - Each exterior wall shall consist of 90% masonry materials as defined in the Comprehensive Zoning Ordinance.
9. Maximum building coverage as a percentage of lot area - 40%
10. Maximum amount of impervious coverage as a percentage of lot area - 90%
11. Minimum amount of landscaped areas as a percentage of total lot area - 10%, with 20% of the total requirement located in front and along-side buildings along street frontages. Any parking lot with more than 2 rows of spaces shall have a minimum of 2% of the interior of the parking lot in landscaping. Such landscaping shall be counted toward the 20% total landscaping requirement. All required landscaped areas shall be permanently maintained and shall have irrigation system installed meeting all applicable City codes and approved by the Building Official.
12. Maximum floor area ratio - 2:1
13. Maximum height of structures - 60 feet. Any structure which exceeds 36 feet shall require a conditional use permit.
14. Minimum number of paved off-street parking spaces required - See Off-street Parking section of the Comprehensive Zoning Ordinance.
15. Maximum number of entrances and/or exits -
- a. Arterial streets - 1 per each 200 feet of street frontage per site, or as approved by the City Council.

- b. Collector streets - 1 per each 100 feet of street frontage per site, or as approved by the City Council.
  - c. Local streets - 1 per each 50 feet of street frontage per site, or as approved by the City Council.
16. Lots with non-residential uses that have a side or rear contiguous or separated only by an alley, easement or street, from any residential district must be separated from such residential district by a buffer as defined, or as approved by the City Council.
17. The building code may impose more restrictive area requirements depending on the size, use and construction of the structures.

VII. AGRICULTURE

- A. Purpose: Parcels shown by Tracts 4, 5 and 13 on the Preliminary Plan are for "A" District. These parcels shall be subject to the requirements of the Agricultural Zoning District of Ordinance 83-23 until other use is established for the parcels through normal rezoning procedures.

VIII. SPECIAL CONDITIONS

- A. 1. Prior to approval of a development plan or plat on any portion of the tracts marked 1 through 18 or the area indicated as flood plain on Exhibit "B", a flood/drainage study addressing all of the above parcels shall be completed by the developer.
2. Upon completion of the drainage study and a park development plan completed by the City, the property owner hereby agrees to dedicate all lake and flood plain areas determined to be appropriate for public open space/recreation uses.
- B. 1. Prior to approval of a development plan or plat along any portion of the proposed roads shown on Exhibit "B", a route study for that road shall be completed. If a route study has already been completed by the City or others, the developer shall pay his pro rata share of the cost of this study. Based on linear front footage of property abutting said road. If the developer is required to prepare a route study which must address property outside the boundaries indicated on Exhibit "B" the developer shall be reimbursed through pro rata agreements when that property develops.
2. If, prior to the time of development of any tract adjacent to one of the proposed roads, construction of the road by another source is planned, the developer shall dedicate the appropriate right-of-way as required by the City's Thoroughfare Plan and applicable ordinances, upon completion of a route study. If a road is constructed by others, the developer shall be required to pay the pro rata share of the cost of construction, based on linear front footage of property abutting said road.

- C. If development occurs in phases, the developer may be required to preliminary plat a larger area than planned for a particular phase to ensure a well-planned cohesive development.
- D. All development planned on tracts that abut the flood plain area shall be planned in such a way as to complement and not detrimentally affect the planned use of the flood plain/open space.

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing at 7:30 P.M. on the 11th day of December, 1986, in the Rockwall City Hall, 205 West Rusk, Rockwall, Texas, for the purpose of considering changing the zoning or modifying the preliminary plan for PD-5 to include the following zoning classifications or designations:

"SF--16" - Single Family, "SF-10" Single Family  
"SF-7" - Single Family, "ZL-5" - Single Family,  
"2F" - Duplex, "MF-15" - Multifamily,  
"OF" - Office, "NS" - Neighborhood Service,  
"GR" - General Retail, "C" - Commercial,  
"HC" - Heavy Commercial, "PD" - Planned Development

generally located on North SH-205 between Quail Run Road and FM-1141.

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing at 7:30 P.M. on the 11th day of December, 1986, in the Rockwall City Hall, 205 West Rusk, Rockwall, Texas, for the purpose of considering changing the zoning or modifying the preliminary plan for PD-5, Planned Development No. 5 to include the following zoning classifications or designations:

- "SF-16" - Single Family
- "SF-10" - Single Family
- "SF-7" - Single Family
- "ZL-5" - Zero Lot Line
- "2F" - Duplex
- "MF-15" - Multifamily
- "OF" - Office
- "NS" - Neighborhood Service
- "GR" - General Retail
- "C" - Commercial
- "HC" - Heavy Commercial
- "PD" - Planned Development

on the tract further described on the attached Exhibit "A" and generally located on North SH-205 between Quail Run Road and FM-1141.

As an interested property owner you may attend this meeting or notify the Commission in writing of your feeling in regard to this matter.

For your information and reference a copy of the current Planned Development with approved land uses is attached.

PD-5 SPECIAL CONDITIONS

1. a. Prior to approval of a development plan or plat on any portion of the tracts marked 1 through 21 or the area indicated as flood plain on Exhibit "B", a flood/drainage study addressing all of the above parcels shall be completed by the developer.
- b. Upon completion of the drainage study and a park development plan completed by the City, the property owner hereby agrees to dedicate all lake and flood plain areas determined to be appropriate for public open space/recreation uses.
2. a. Prior to approval of a development plan or plat along any portion of the proposed roads shown on Exhibit "B", a route study for that road shall be completed. If a route study has already been completed by the City or others, the developer shall pay his pro rata share of the cost of this study, based on linear front footage of property abutting said road. If the developer is required to prepare a route study which must address property outside the boundaries indicated on Exhibit "B" the developer shall be reimbursed through pro rata agreements when that property develops.
- b. If, prior to the time of development of any tract adjacent to one of the proposed roads, construction of the road by another source is planned, the developer shall dedicate the appropriate right-of-way as required by the City's Thoroughfare Plan and applicable ordinances, upon completion of a route study. If a road is constructed by others, the developer shall be required to pay the pro rata share of the cost of construction, based on linear front footage of property abutting said road.
3. If development occurs in phases, the developer may be required to preliminary plat a larger area than planned for a particular phase to ensure a well-planned cohesive development.
4. All development planned on tracts that abut the flood plain area shall be planned in such a way as to complement and not detrimentally affect the planned use of the flood plain/open space.

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will continue a public hearing at 7:30 P.M. on February 12, 1987, in Rockwall City Hall, 205 West Rusk, Rockwall, Texas for the purpose of considering changing the zoning or modifying the preliminary plan for PD-5, Planned Development No. 5, considering the following zoning classifications:

"SF-16" --- Single Family  
"SF-10" --- Single Family  
"SF-7" --- Single Family  
"ZL-5" --- Zero Lot Line  
"2F" --- Duplex  
"MF-15" --- Multifamily  
"OF" --- Office  
"NS" --- Neighborhood Service  
"GR" --- General Retail  
"C" --- Commercial  
"HC" --- Heavy Commercial  
"PD" --- Planned Development

on the tract further described on Exhibit "A" and generally located on North SH-205 between Quail Run Road and FM-1141.

As an interested property owner you may attend this meeting or notify the Commission in writing of your feeling in regard to this matter.

*I am opposed to any MF-15 ZONING  
and strongly urge very limited ZL-5  
(zero lotline) ZONING*

*Heavy Commercial may be undesirable as per  
views surrounding area*

*J. K. ...*



PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will continue a public hearing at 7:30 P.M. on February 12, 1987, in Rockwall City Hall, 205 West Rusk, Rockwall, Texas for the purpose of considering changing the zoning or modifying the preliminary plan for PD-5, Planned Development No. 5, considering the following zoning classifications:

"SF-16"	---	Single Family
"SF-10"	---	Single Family
"SF-7"	---	Single Family
"ZL-5"	---	Zero Lot Line
"2F"	---	Duplex
"MF-15"	---	Multifamily
"OF"	---	Office
"NS"	---	Neighborhood Service
"GR"	---	General Retail
"C"	---	Commercial
"HC"	---	Heavy Commercial
"PD"	---	Planned Development

on the tract further described on Exhibit "A" and generally located on North SH-205 between Quail Run Road and FM-1141.

As an interested property owner you may attend this meeting or notify the Commission in writing of your feeling in regard to this matter.

PLANNING AND ZONING ACTION SHEET

Applicant \_\_\_\_\_ Case No. P4Z 86-68-2  
 Property Description PDS  
 Case Subject Matter Consider rezoning/revision of preliminary plan to conform with Land Use Plan

CASE ACTION

	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to P&Z <u>Feb 12</u>	<input checked="" type="checkbox"/>		
Conditions <u>Worksession Jan 29 - pub hearing continued to February 12</u>			<input checked="" type="checkbox"/>
Date to City Council <u>March 2</u>			<input checked="" type="checkbox"/>
Conditions <u>March 16</u>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Ordinance no. <u>87-23</u>			

ITEMS IN FILE

<u>Zoning Cases</u>	<u>Plat/Site Plan Cases</u>
<u>N/A</u> Application	_____ Application
<input checked="" type="checkbox"/> Site Plan	_____ Filing Fee
<u>N/A</u> Filing Fee	_____ Plat/Plan
<input checked="" type="checkbox"/> Notice to Paper	_____ Engineer's Review
<input checked="" type="checkbox"/> Notice to Residents	_____ Consultant's Review
<input checked="" type="checkbox"/> List of Residents Notified	_____ Agenda Notes
<input checked="" type="checkbox"/> Residents' Responses	_____ Minutes
_____ Consultant's Review	_____ Correspondence
<input checked="" type="checkbox"/> Agenda Notes	_____ County File Number
<input checked="" type="checkbox"/> Minutes	_____ Applicant Receipts
<input checked="" type="checkbox"/> Ordinance	
<input checked="" type="checkbox"/> Correspondence	
<input checked="" type="checkbox"/> Applicant Receipts	