



# PLANNING AND ZONING CASE CHECKLIST

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

P&Z CASE # 22019-011 P&Z DATE 5/14/2019 CC DATE 5/20/2019 APPROVED/DENIED \_\_\_\_\_  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input checked="" type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input checked="" type="checkbox"/> HOA MAP
<input checked="" type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____



# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STAFF USE ONLY -

PLANNING & ZONING CASE NO. 22019-010

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

### Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 3231 RIDGE ROAD

Subdivision WHISPER ROCK

Lot

Block

General Location Northeast corner of White Road & Ridge Road

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-47

Current Use SINGLE FAMILY

Proposed Zoning AMENDED PD-47

Proposed Use SINGLE FAMILY

Acreage 9.477

Lots [Current] 28

28

Lots [Proposed] 28

28

**Required for Plats:** By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner RRDC, LTD.

Applicant RRDC, LTD.

Contact Person SCOTT LEWIS

Contact Person SCOTT LEWIS

Address 900 HEATHLAND CROSSING

Address 900 HEATHLAND CROSSING

City, State & Zip HEATH, TEXAS 75032

City, State & Zip HEATH, TEXAS 75032

Phone +1 (214) 668-8321

Phone +1 (214) 668-8321

E-Mail scott@lewisearley.com

E-Mail scott@lewisearley.com

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Scott Lewis [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

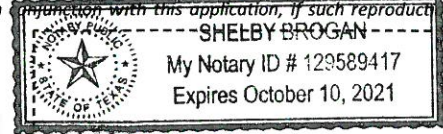
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 342, to cover the cost of this application, has been paid to the City of Rockwall on this the 12 day of April, 20 19. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 12 day of April, 20 19.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas

*Scott Lewis*  
*Shelby Brogan*



My Commission Expires

10/10/21



**DEVELOPMENT REVIEW COMMITTEE (DRC)  
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: [Planning@Rockwall.com](mailto:Planning@Rockwall.com)

External Review: Wayne Carter, Charter Communications  
Jim Friske, Charter Communications  
Dinah Wood, Atmos  
Randy Voight, Oncor  
Phillip Dickerson, Oncor  
Brian Duncan, AT&T  
Javier Fernandez, RISD  
Brenda Callaway, TXDOT  
Stephen Geiger, Farmer's Electric  
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering  
John Shannon, Building Inspections  
Ariana Hargrove, Fire  
Andy Hesser, Parks  
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 4/15/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 04/19/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 4/30/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 4/30/2019 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

**Project Number: Z2019-011**  
**Project Name: Amendment to PD-47**  
**Project Type: ZONING**  
**Applicant Name: RRDC, LTD.**  
**Owner Name: RRDC, LTD.**  
**Project Description:**



# RECEIPT

Project Number: Z2019-011  
Job Address: 3231 RIDGE RD  
, TX

Receipt Number: B84896

Printed: 4/17/2019 3:50 pm

Fee Description	Account Number	Fee Amount
ZONING	01-4280	\$ 342.16

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**Total Fees Paid:**

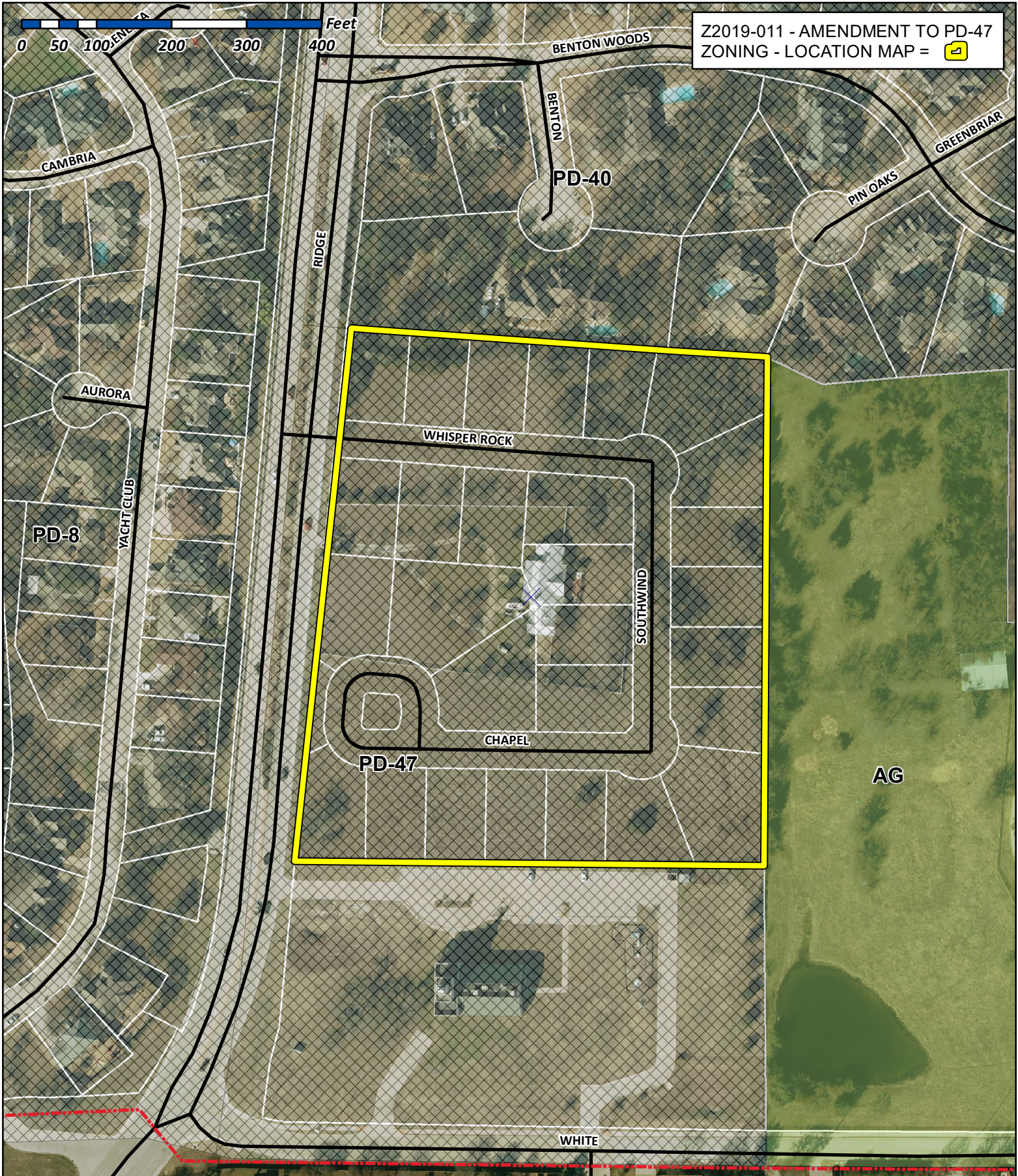
**\$ 342.16**

Date Paid: 4/17/2019 12:00:00AM

Paid By: RRDC, LTD.

Pay Method: CHECK 1075

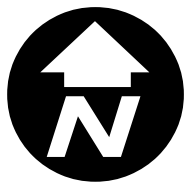
Received By: LM



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

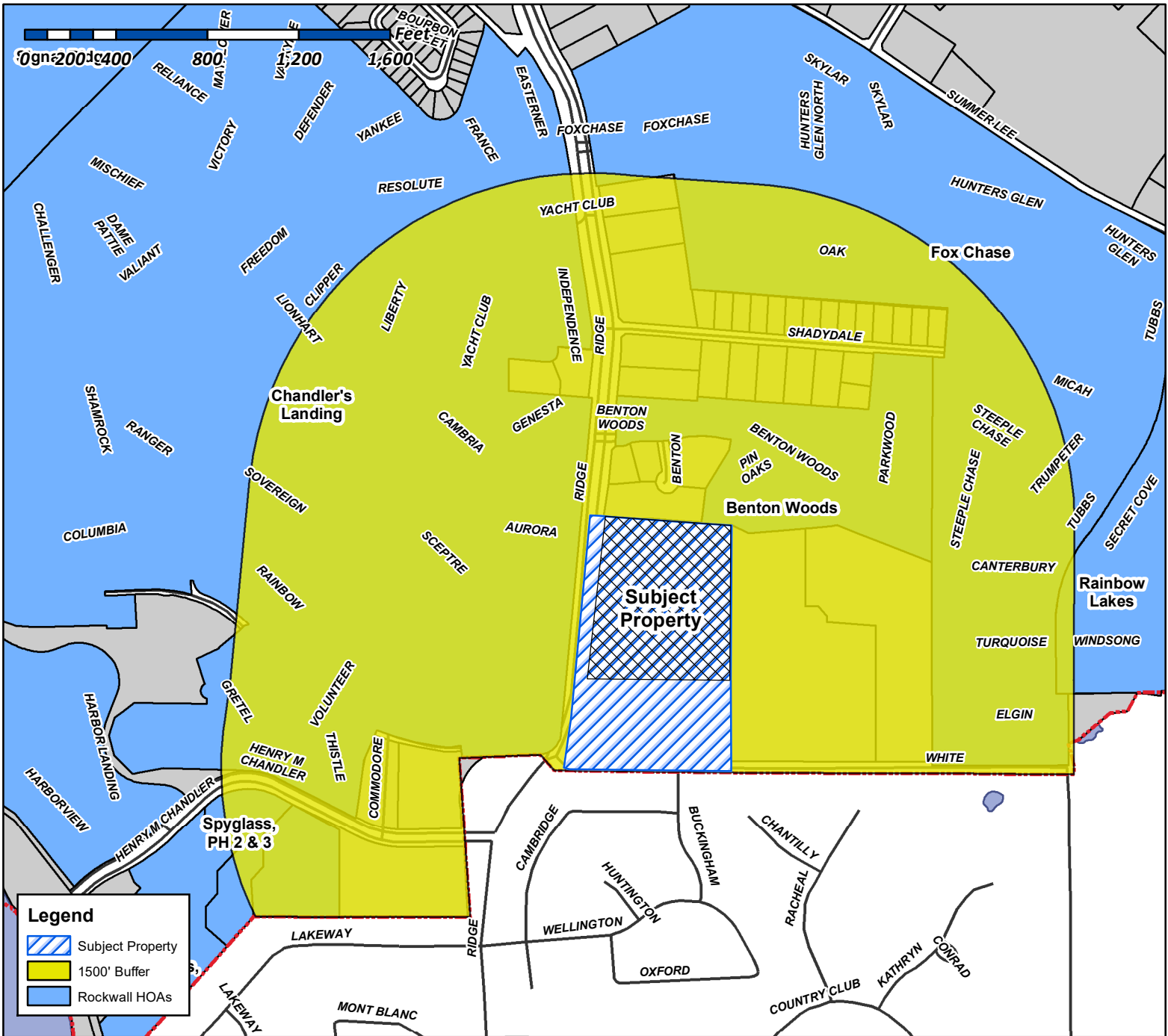




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**Case Number:** Z2019-011  
**Case Name:** Amendment to PD-47  
**Case Type:** Zoning  
**Zoning:** Planned Development District 47 (PD-47)  
**Case Address:** 3231 Ridge Road

**Date Created:** 4/17/2019

**For Questions on this Case Call** (972) 771-7745

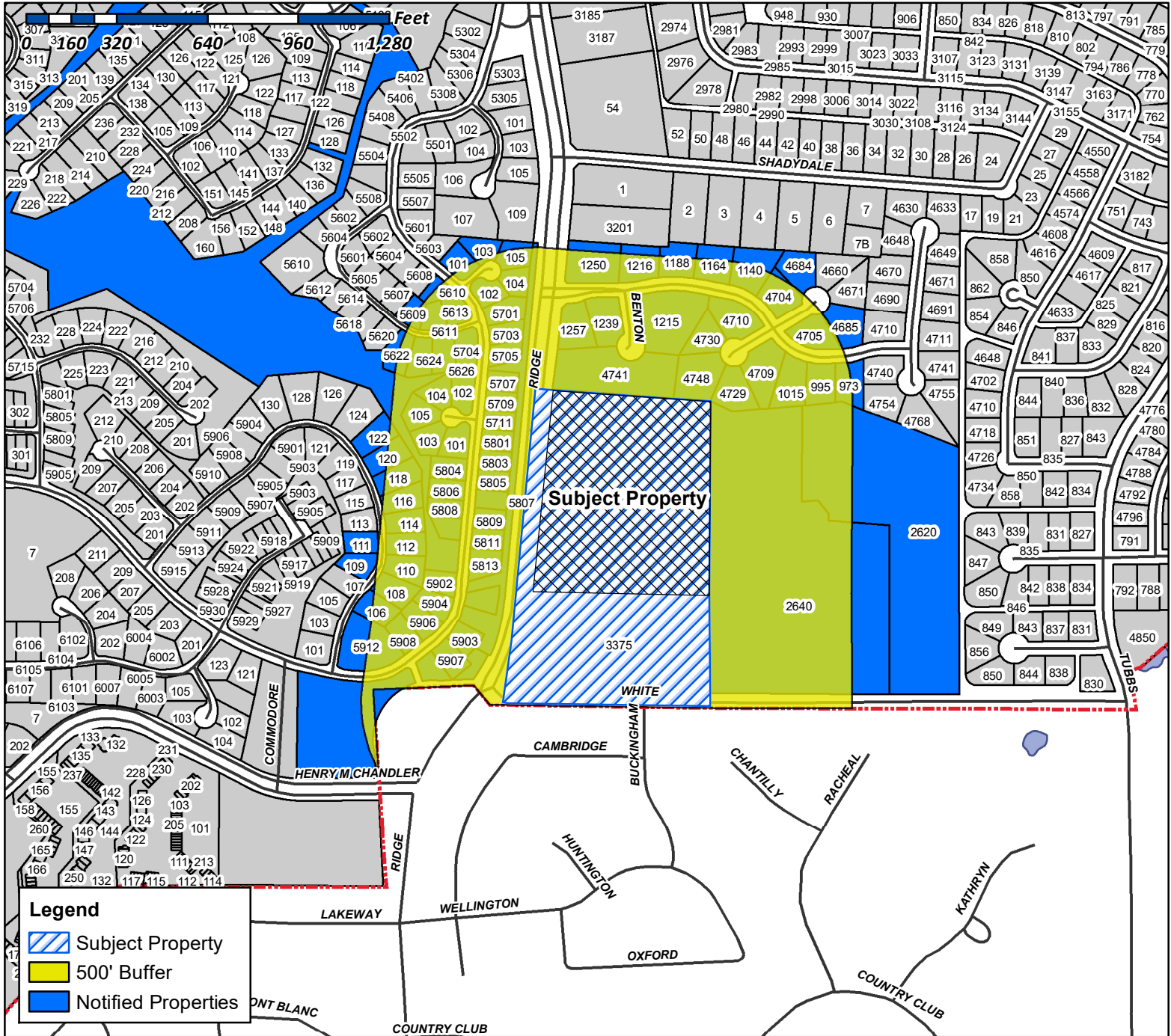




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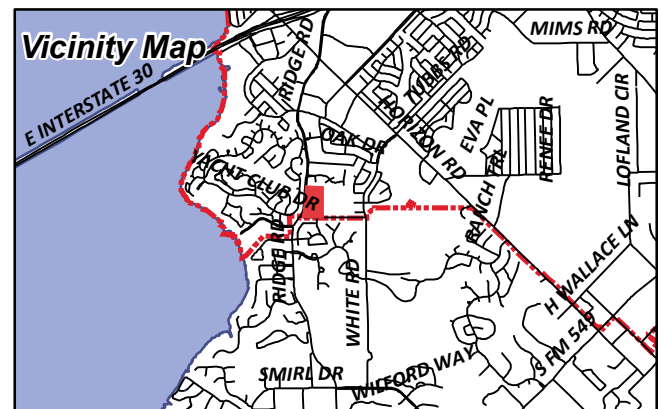
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**Case Number:** Z2019-011  
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**Case Type:** Zoning  
**Zoning:** Planned Development District (PD-47)  
**Case Address:** 3231 Ridge Road

**Date Created:** 4/17/2019

**For Questions on this Case Call (972) 771-7745**



CORDILLERA INTERNATIONAL LLC  
1 EASTSHORE ROAD  
HEATH, TX 75032

CURRENT RESIDENT  
101 GENESTA PL  
ROCKWALL, TX 75032

SEELEY LISA JONI  
101 AURORA CIR  
ROCKWALL, TX 75032

MCKINNEY KENT L & NARSHA  
1015 BENTON WOODS DR  
ROCKWALL, TX 75032

NORTHCUTT LEIGH  
102 AURORA CIR  
ROCKWALL, TX 75032

WARREN JEFFREY DWAYNE ETUX  
102 GENESTA PL  
ROCKWALL, TX 75032

CURRENT RESIDENT  
103 AURORA CIR  
ROCKWALL, TX 75032

WEEKS MARY  
103 GENESTA PL  
ROCKWALL, TX 75032

O'BRIEN PATRICIA C  
104 AURORA CIRCLE  
ROCKWALL, TX 75032

GARZA ROY A & DULCE R  
104 GENESTA PLACE  
ROCKWALL, TX 75032

LANCASTER RONALD R & BRENDA R  
105 AURORA CIR  
ROCKWALL, TX 75032

TURNER CATHERINE  
105 GENESTA PL  
ROCKWALL, TX 75032

HATFIELD GAROLD SCOTT  
106 SCEPTRE DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
108 SCEPTRE DR  
ROCKWALL, TX 75032

REED ANGEL  
109 SCEPTRE DRIVE  
ROCKWALL, TX 75032

HOWES JAN  
110 SCEPTRE DR  
ROCKWALL, TX 75032

JOHNSTON MICHAEL & ANN  
111 SCEPTRE DR  
ROCKWALL, TX 75032

PRITCHETT THOMAS AARON  
112 SCEPTRE DR  
ROCKWALL, TX 75032

RIERA CRISTINA  
114 SCEPTRE DR  
ROCKWALL, TX 75032

EDWARDS RICHARD J  
1140 BENTON WOODS DR  
ROCKWALL, TX 75032

BRELAND JULIA AND  
116 SCEPTRE DR  
ROCKWALL, TX 75032

TIMBES GARY R & ELIZABETH S  
1164 BENTON WOODS DR  
ROCKWALL, TX 75032

JASIN PAUL A  
118 SCEPTRE DR  
ROCKWALL, TX 75032

MARSHALL GREGORY S & JOANNA  
1188 BENTON WOODS DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
120 SCEPTRE DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1202 WHISPER ROCK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1203 CHAPEL DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1206 WHISPER ROCK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1207 CHAPEL DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1210 WHISPER ROCK DR  
ROCKWALL, TX 75032



CURRENT RESIDENT  
1211 CHAPEL DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1213 WHISPER ROCK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1214 WHISPER ROCK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1215 BENTON WOODS  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1215 CHAPEL DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1216 CHAPEL DR  
ROCKWALL, TX 75032

HAMILTON LARRY WAYNE & REBA DIANE  
1216 BENTON WOODS DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1217 WHISPER ROCK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1218 CHAPEL DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1218 WHISPER ROCK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1219 CHAPEL DR  
ROCKWALL, TX 75032

CAMIEL JEFFREY M  
122 SCEPTRE DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1221 WHISPER ROCK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1222 WHISPER ROCK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1223 CHAPEL DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1224 CHAPEL DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1239 BENTON WOODS DR  
ROCKWALL, TX 75032

PATEL VIBHA & SATISH  
1250 BENTON WOODS DR  
ROCKWALL, TX 75032

HARRISON DOUGLAS C  
1257 BENTON WOODS DRIVE  
ROCKWALL, TX 75032

CONFIDENTIAL  
152 SHEPHERDS GLEN RD  
ROCKWALL, TX 75032

ENGINEERING CONCEPTS  
201 WINDCO CIRCLE 0  
WYLIE, TX 75098

COGBURN DEWAYNE AND GLENNA  
2400 TRINITY COURT  
HEATH, TX 75032

HIMMELREICH STEVEN D & NANCY L  
2620 WHITE RD  
ROCKWALL, TX 75032

DUHON CRAIG R & DONNA L  
2640 WHITE RD  
ROCKWALL, TX 75032

VANHORN WILLIAM & PENNI AND  
3021 RIDGE RD SUITE A-66  
ROCKWALL, TX 75032

SCHUMANN SHERRY  
306 COUNTY ROAD 1581  
ALBA, TX 75410

FIRST CHRISTIAN CHURCH  
3375 RIDGE ROAD  
ROCKWALL, TX 75032

STARRLO ENTERPRISES LLC SERIES C  
4604 MCWILLIAMS COURT  
PLANO, TX 75093

AUSBURN CHARLES NEAL  
4614 GILBERT AVE  
DALLAS, TX 75219

ANSARI CYRUS  
4684 GREENBRIAR CT  
ROCKWALL, TX 75032

HAIN MARGARET GUNTHER AND  
4685 GREENBRIAR CT  
HEATH, TX 75032

PARKS TODD L AND RHONDA DENISE  
4704 GREENBRIAR CT  
ROCKWALL, TX 75032

UNDERWOOD KEVIN W & KRISTINA K  
4705 GREENBRIAR CT  
ROCKWALL, TX 75032

MCKINNEY TERRY L SR AND DEBORAH A  
4709 PIN OAKS CIRCLE  
ROCKWALL, TX 75032

WOLOV MATTHEW & KRISTINA  
4710 PIN OAKS CIR  
ROCKWALL, TX 75032

BURGE RICK W & KATHRYN S  
4729 PIN OAKS CIR  
ROCKWALL, TX 75032

DENNARD RICHARD C  
4730 PIN OAKS CIRCLE  
ROCKWALL, TX 75032

GRAND-LIENARD ROBERT J III AND DIANA L  
4741 BENTON CT  
ROCKWALL, TX 75032

BAILEY KENNETH AND MEREDITH  
4748 PIN OAKS CIR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4801 SOUTHWIND DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4804 SOUTHWIND DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4805 SOUTHWIND DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4808 SOUTHWIND DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4809 SOUTHWIND DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4812 SOUTHWIND DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4813 SOUTHWIND DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4816 SOUTHWIND DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4817 SOUTHWIND DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4821 SOUTHWIND DR  
ROCKWALL, TX 75032

BROWN IAN AND JESSICA  
5609 CAMBRIA DR  
ROCKWALL, TX 75032

RANDOLPH JILL F  
5610 YACHT CLUB DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5611 CAMBRIA DR  
ROCKWALL, TX 75032

GARDNER MICHAEL J  
5613 CAMBRIA DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5622 CAMBRIA DR  
ROCKWALL, TX 75032

COOPER NEAL B  
5624 CAMBRIA DR  
ROCKWALL, TX 75032

GREEN KRIS & CORI  
5626 CAMBRIA DR  
ROCKWALL, TX 75032

WEST RACHEL  
5701 YACHT CLUB  
ROCKWALL, TX 75032

LANG JOSEPH W III &  
5703 YACHT CLUB DR  
ROCKWALL, TX 75032

RICHARD J MALAK AND BARBARA E MALAK  
REVOCABLE LIVING TRUST  
5704 YACHT CLUB DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5705 YACHT CLUB DR  
ROCKWALL, TX 75032

CARDOZO DORENE  
5707 YACHT CLUB DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5709 YACHT CLUB DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5711 YACHT CLUB DR  
ROCKWALL, TX 75032

BIXLER JOY S  
5801 YACHT CLUB DR  
ROCKWALL, TX 75032

WRIGHTSON DAVID J SR  
5803 YACHT CLUB DR  
ROCKWALL, TX 75032

WRIGHTSON DAVID J & LUCY S  
5803 YACHT CLUB DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5804 YACHT CLUB DR  
ROCKWALL, TX 75032

MINCKLER JOSEPH M & INGRID E  
5805 YACHT CLUB DR  
ROCKWALL, TX 75032

HUMES JENNIFER  
5806 YACHT CLUB DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5807 YACHT CLUB DR  
ROCKWALL, TX 75032

LANG NICOLE  
5808 YACHT CLUB DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5809 YACHT CLUB DR  
ROCKWALL, TX 75032

CATANIA ANTHONY J  
5811 YACHT CLUB  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5813 YACHT CLUB DR  
ROCKWALL, TX 75032

EAGAN LOIS MAUREEN  
5902 YACHT CLUB DR  
ROCKWALL, TX 75032

MANN ERIK  
5903 YACHT CLUB DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5904 YACHT CLUB DR  
ROCKWALL, TX 75032

JONES BRADLEY  
5906 YACHT CLUB DR  
ROCKWALL, TX 75032

CONFIDENTIAL  
5907 YACHT CLUB DR  
ROCKWALL, TX 75032

TURNER LESLIE D  
5908 YACHT CLUB DR  
ROCKWALL, TX 75032

RABAH MUSTAFA HASAN  
5912 YACHT CLUB DRIVE  
ROCKWALL, TX 75032

CASSAR JEFFREY  
6007 VOLUNTEER PLACE  
ROCKWALL, TX 75032

UTHLAUT WILLIAM S  
6540 BROADWAY BLVD  
GARLAND, TX 75043

RAMSEY TERESA GALE AND  
7047 LAVISTA DRIVE  
DALLAS, TX 75214

BROWN NIGEL M.H.O.  
8039 WESTOVER DR  
DALLAS, TX 75231

STARNES KIMBERLY DAWN  
8545 MIDWAY RD  
DALLAS, TX 75209

CSH 2016-2 BORROWER LLC  
8665 EAST HARTFORD DR 0  
SCOTTSDALE, AZ 85255

BUTTERMORE BRADLEY  
973 BENTON WOODS DR  
ROCKWALL, TX 75032

HERRIAGE JENNIFER RANEY & TIMOTHY  
995 BENTON WOOD DRIVE  
ROCKWALL, TX 75032

KJT FLYING PROPERTIES LLC  
PO BOX 1476  
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY  
ASSOCIATION INC  
PO BOX 638  
ROCKWALL, TX 75087

WALTERS PATRICIA ANN AND JEFFERY MICHAEL  
LYAN  
PO BOX 833073  
RICHARDSON, TX 75083

RAND PARTNERS LP  
PO BOX B  
TERRELL, TX 75160



April 12, 2019

Mr. Ryan Miller, AICP  
385 S Goliad  
Rockwall, Texas 75032

**RE: Whisper Rock  
Zoning Amendment**

Dear Mr. Miller:

We are formally requesting to amend the PD-47 with the following changes:

**SECTION 5**

- Item 2. Any structure constructed on lots in the tract shall have a minimum of 60% masonry exclusive of any windows. Any siding shall be cementous fiber material, with strict HOA over sight.
- Item 5. 55% maximum lot coverage of main house only, exclusive of driveway, pools & sidewalks.
- Item 9. No garages shall face street unless 20' back from front of structure. J swings allowed.

If you have any questions or have additional comments, please do not hesitate to contact me at 972-941-8410 or by email at [matt@ecdip.com](mailto:matt@ecdip.com)

Thank you,

Todd Winters, P.E.  
Engineering Concepts & Design, L.P.

## City of Rockwall Project Plan Review History



<b>Project Number</b> Z2019-011	<b>Owner</b> RRDC, LTD.	<b>Applied</b> 4/15/2019	<b>LM</b>
<b>Project Name</b> Amendment to PD-47	<b>Applicant</b> RRDC, LTD.	<b>Approved</b>	
<b>Type</b> ZONING		<b>Closed</b>	
<b>Subtype</b> PD		<b>Expired</b>	
<b>Status</b> Staff Review		<b>Status</b>	
 <b>Site Address</b> 3231 RIDGE RD		<b>City, State Zip</b> , TX	
		<b>Zoning</b>	
<b>Subdivision</b> BENTON COURT	<b>Tract</b> 104	<b>Block</b>	<b>Lot No</b> 104
		<b>Parcel No</b> 0207-0000-0104-00-0R	<b>General Plan</b>

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	4/15/2019	4/22/2019				
FIRE	Ariana Hargrove	4/15/2019	4/22/2019	4/22/2019	7	APPROVED	
PLANNING	Korey Brooks	4/15/2019	4/22/2019	4/25/2019	10	COMMENTS	Comments

Z2019-011 PD Amendment for PD 47  
Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Scott Lewis of RRDC, LTD for the approval of an amendment to Planned Development District 47 (PD-47) [Ordinances 99-17 & 07-04] being a 14.4715-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207 and Lot 1, Block A, First Christian Church, Disciples of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, generally located at the northeast corner of the intersection of Ridge Road [FM-740] and White Road.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

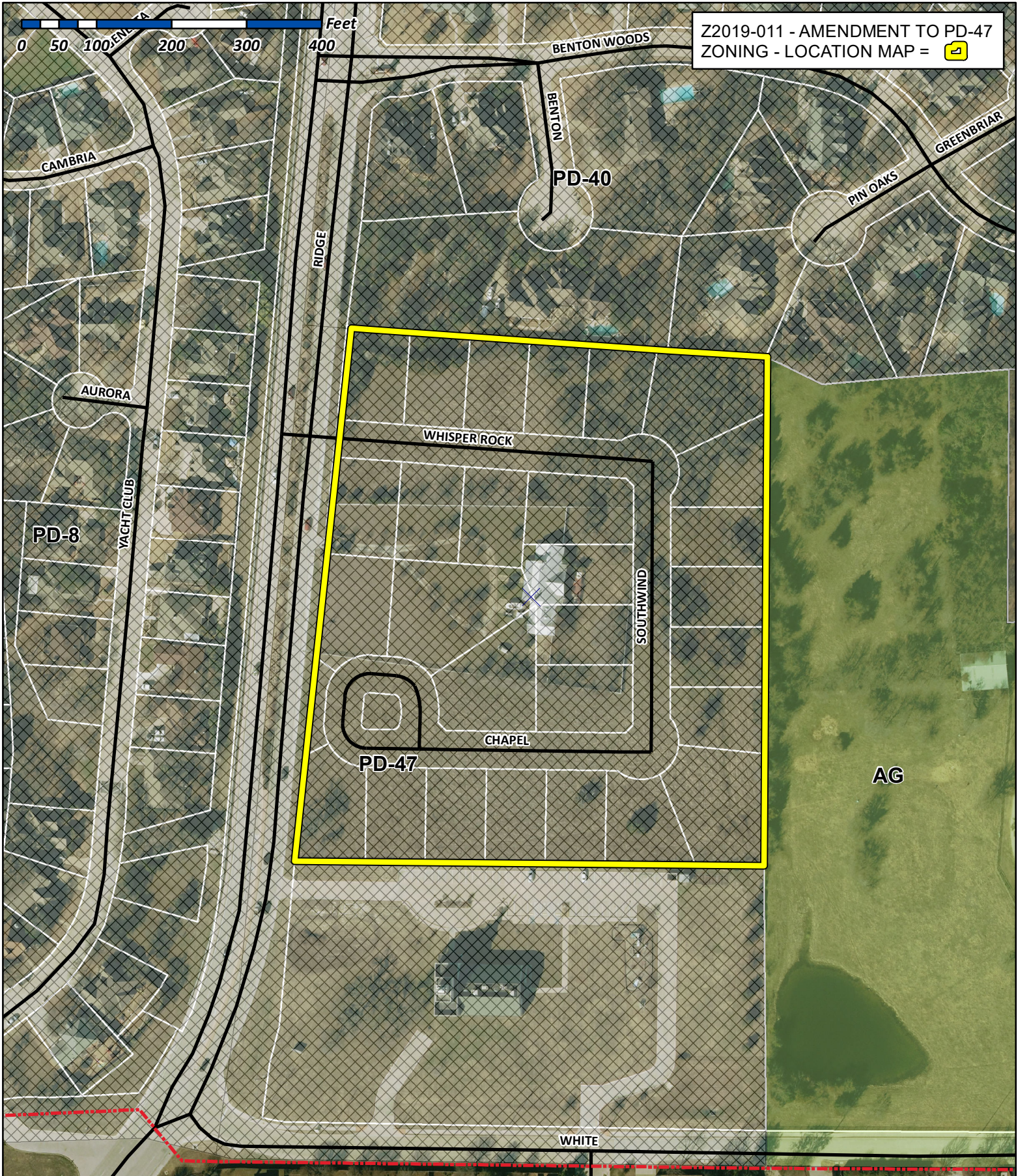
M.3 For reference, include the case number (Z2019-011) in the lower right hand corner of all pages on future submittals.

M.4 Please review the attached ordinance and provide comments.

I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by May 7, 2019. The Planning and Zoning Worksession for this case is April 30, 2019 and the Planning and Zoning Meeting for this case is May 14, 2019.

I.7 The projected City Council dates for this request are May 20, 2019 and June 3, 2019.

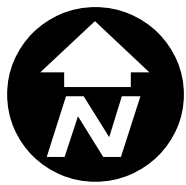
M.8 A representative is required to attend all meetings.



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

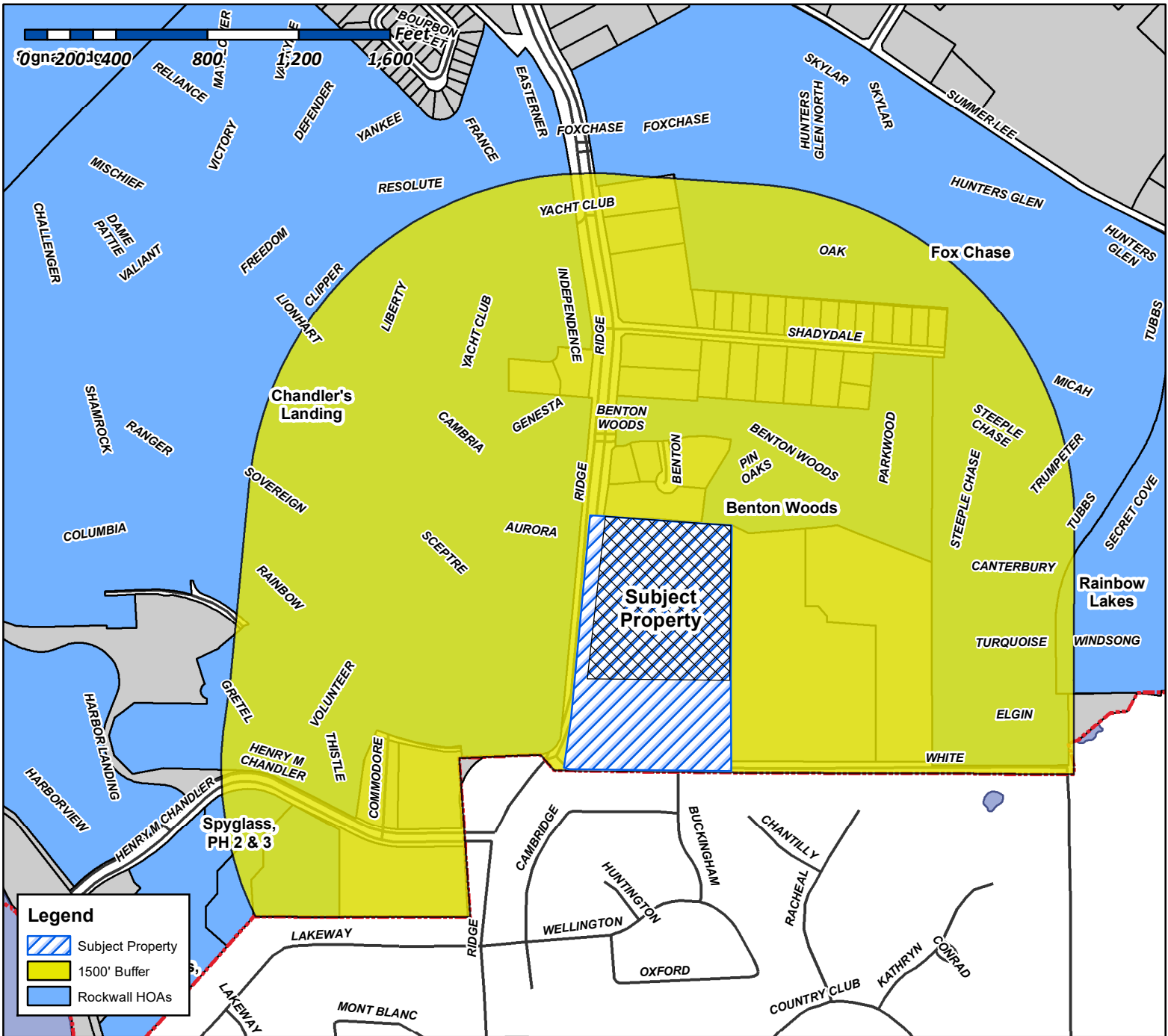




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2019-011  
**Case Name:** Amendment to PD-47  
**Case Type:** Zoning  
**Zoning:** Planned Development District 47 (PD-47)  
**Case Address:** 3231 Ridge Road

**Date Created:** 4/17/2019  
**For Questions on this Case Call** (972) 771-7745



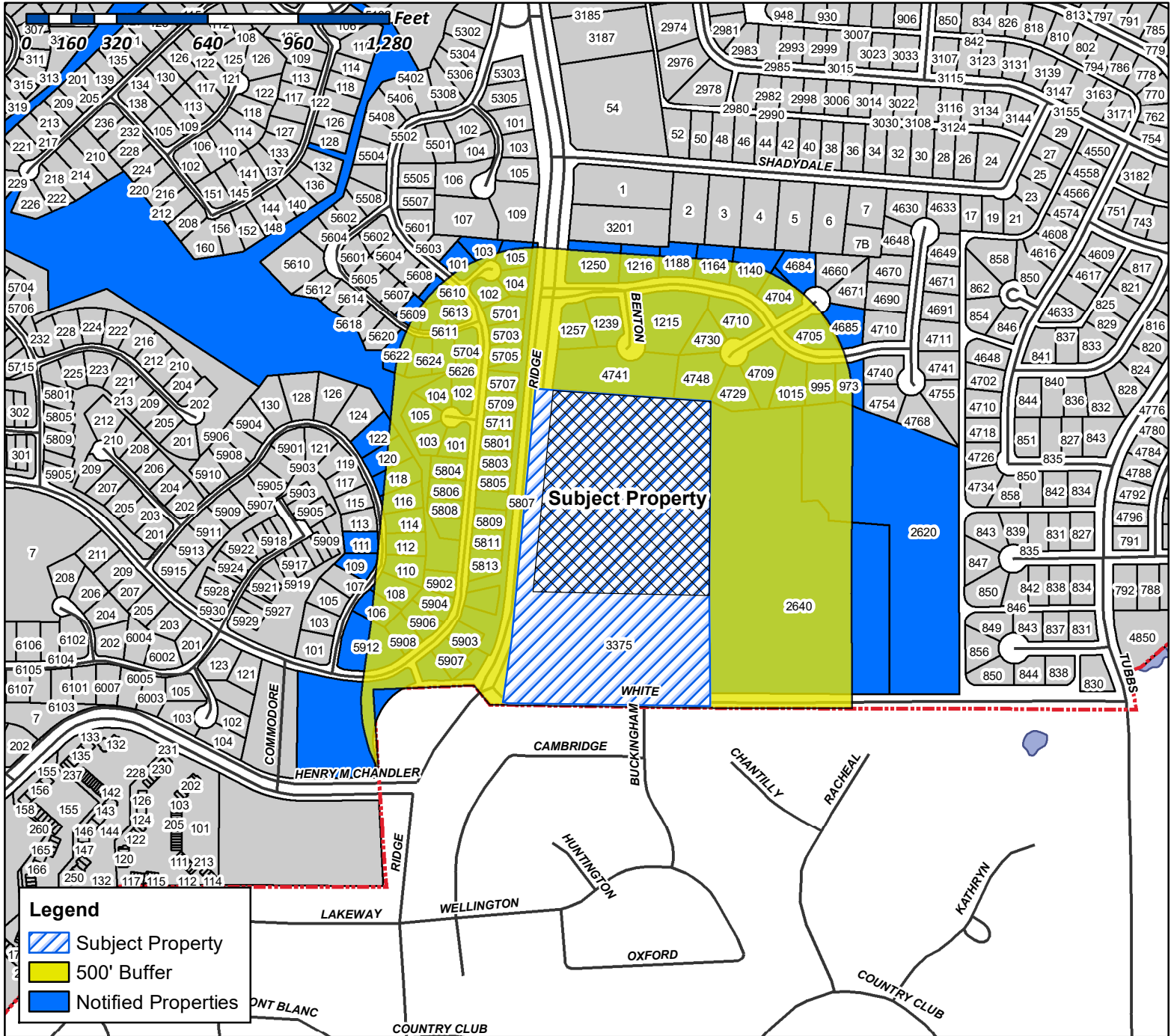




# City of Rockwall

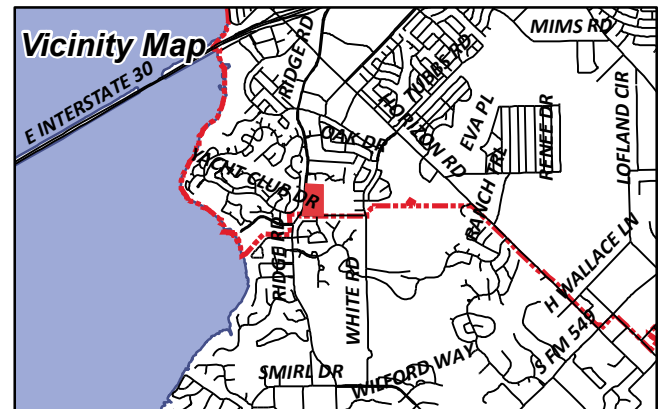
Planning & Zoning Department  
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Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2019-011  
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**Date Created:** 4/17/2019  
**For Questions on this Case Call (972) 771-7745**



CORDILLERA INTERNATIONAL LLC  
1 EASTSHORE ROAD  
HEATH, TX 75032

CURRENT RESIDENT  
101 GENESTA PL  
ROCKWALL, TX 75032

SEELEY LISA JONI  
101 AURORA CIR  
ROCKWALL, TX 75032

MCKINNEY KENT L & NARSHA  
1015 BENTON WOODS DR  
ROCKWALL, TX 75032

NORTHCUTT LEIGH  
102 AURORA CIR  
ROCKWALL, TX 75032

WARREN JEFFREY DWAYNE ETUX  
102 GENESTA PL  
ROCKWALL, TX 75032

CURRENT RESIDENT  
103 AURORA CIR  
ROCKWALL, TX 75032

WEEKS MARY  
103 GENESTA PL  
ROCKWALL, TX 75032

O'BRIEN PATRICIA C  
104 AURORA CIRCLE  
ROCKWALL, TX 75032

GARZA ROY A & DULCE R  
104 GENESTA PLACE  
ROCKWALL, TX 75032

LANCASTER RONALD R & BRENDA R  
105 AURORA CIR  
ROCKWALL, TX 75032

TURNER CATHERINE  
105 GENESTA PL  
ROCKWALL, TX 75032

HATFIELD GAROLD SCOTT  
106 SCEPTRE DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
108 SCEPTRE DR  
ROCKWALL, TX 75032

REED ANGEL  
109 SCEPTRE DRIVE  
ROCKWALL, TX 75032

HOWES JAN  
110 SCEPTRE DR  
ROCKWALL, TX 75032

JOHNSTON MICHAEL & ANN  
111 SCEPTRE DR  
ROCKWALL, TX 75032

PRITCHETT THOMAS AARON  
112 SCEPTRE DR  
ROCKWALL, TX 75032

RIERA CRISTINA  
114 SCEPTRE DR  
ROCKWALL, TX 75032

EDWARDS RICHARD J  
1140 BENTON WOODS DR  
ROCKWALL, TX 75032

BRELAND JULIA AND  
116 SCEPTRE DR  
ROCKWALL, TX 75032

TIMBES GARY R & ELIZABETH S  
1164 BENTON WOODS DR  
ROCKWALL, TX 75032

JASIN PAUL A  
118 SCEPTRE DR  
ROCKWALL, TX 75032

MARSHALL GREGORY S & JOANNA  
1188 BENTON WOODS DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
120 SCEPTRE DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1202 WHISPER ROCK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1203 CHAPEL DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1206 WHISPER ROCK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1207 CHAPEL DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1210 WHISPER ROCK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1211 CHAPEL DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1213 WHISPER ROCK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1214 WHISPER ROCK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1215 BENTON WOODS  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1215 CHAPEL DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1216 CHAPEL DR  
ROCKWALL, TX 75032

HAMILTON LARRY WAYNE & REBA DIANE  
1216 BENTON WOODS DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1217 WHISPER ROCK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1218 CHAPEL DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1218 WHISPER ROCK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1219 CHAPEL DR  
ROCKWALL, TX 75032

CAMIEL JEFFREY M  
122 SCEPTRE DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1221 WHISPER ROCK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1222 WHISPER ROCK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1223 CHAPEL DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1224 CHAPEL DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1239 BENTON WOODS DR  
ROCKWALL, TX 75032

PATEL VIBHA & SATISH  
1250 BENTON WOODS DR  
ROCKWALL, TX 75032

HARRISON DOUGLAS C  
1257 BENTON WOODS DRIVE  
ROCKWALL, TX 75032

CONFIDENTIAL  
152 SHEPHERDS GLEN RD  
ROCKWALL, TX 75032

ENGINEERING CONCEPTS  
201 WINDCO CIRCLE 0  
WYLIE, TX 75098

COGBURN DEWAYNE AND GLENNA  
2400 TRINITY COURT  
HEATH, TX 75032

HIMMELREICH STEVEN D & NANCY L  
2620 WHITE RD  
ROCKWALL, TX 75032

DUHON CRAIG R & DONNA L  
2640 WHITE RD  
ROCKWALL, TX 75032

VANHORN WILLIAM & PENNI AND  
3021 RIDGE RD SUITE A-66  
ROCKWALL, TX 75032

SCHUMANN SHERRY  
306 COUNTY ROAD 1581  
ALBA, TX 75410

FIRST CHRISTIAN CHURCH  
3375 RIDGE ROAD  
ROCKWALL, TX 75032

STARRLO ENTERPRISES LLC SERIES C  
4604 MCWILLIAMS COURT  
PLANO, TX 75093

AUSBURN CHARLES NEAL  
4614 GILBERT AVE  
DALLAS, TX 75219

ANSARI CYRUS  
4684 GREENBRIAR CT  
ROCKWALL, TX 75032

HAIN MARGARET GUNTHER AND  
4685 GREENBRIAR CT  
HEATH, TX 75032

PARKS TODD L AND RHONDA DENISE  
4704 GREENBRIAR CT  
ROCKWALL, TX 75032

UNDERWOOD KEVIN W & KRISTINA K  
4705 GREENBRIAR CT  
ROCKWALL, TX 75032

MCKINNEY TERRY L SR AND DEBORAH A  
4709 PIN OAKS CIRCLE  
ROCKWALL, TX 75032

WOLOV MATTHEW & KRISTINA  
4710 PIN OAKS CIR  
ROCKWALL, TX 75032

BURGE RICK W & KATHRYN S  
4729 PIN OAKS CIR  
ROCKWALL, TX 75032

DENNARD RICHARD C  
4730 PIN OAKS CIRCLE  
ROCKWALL, TX 75032

GRAND-LIENARD ROBERT J III AND DIANA L  
4741 BENTON CT  
ROCKWALL, TX 75032

BAILEY KENNETH AND MEREDITH  
4748 PIN OAKS CIR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4801 SOUTHWIND DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4804 SOUTHWIND DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4805 SOUTHWIND DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4808 SOUTHWIND DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4809 SOUTHWIND DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4812 SOUTHWIND DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4813 SOUTHWIND DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4816 SOUTHWIND DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4817 SOUTHWIND DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4821 SOUTHWIND DR  
ROCKWALL, TX 75032

BROWN IAN AND JESSICA  
5609 CAMBRIA DR  
ROCKWALL, TX 75032

RANDOLPH JILL F  
5610 YACHT CLUB DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5611 CAMBRIA DR  
ROCKWALL, TX 75032

GARDNER MICHAEL J  
5613 CAMBRIA DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5622 CAMBRIA DR  
ROCKWALL, TX 75032

COOPER NEAL B  
5624 CAMBRIA DR  
ROCKWALL, TX 75032

GREEN KRIS & CORI  
5626 CAMBRIA DR  
ROCKWALL, TX 75032

WEST RACHEL  
5701 YACHT CLUB  
ROCKWALL, TX 75032

LANG JOSEPH W III &  
5703 YACHT CLUB DR  
ROCKWALL, TX 75032

RICHARD J MALAK AND BARBARA E MALAK  
REVOCABLE LIVING TRUST  
5704 YACHT CLUB DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5705 YACHT CLUB DR  
ROCKWALL, TX 75032

CARDOZO DORENE  
5707 YACHT CLUB DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5709 YACHT CLUB DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5711 YACHT CLUB DR  
ROCKWALL, TX 75032

BIXLER JOY S  
5801 YACHT CLUB DR  
ROCKWALL, TX 75032

WRIGHTSON DAVID J SR  
5803 YACHT CLUB DR  
ROCKWALL, TX 75032

WRIGHTSON DAVID J & LUCY S  
5803 YACHT CLUB DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5804 YACHT CLUB DR  
ROCKWALL, TX 75032

MINCKLER JOSEPH M & INGRID E  
5805 YACHT CLUB DR  
ROCKWALL, TX 75032

HUMES JENNIFER  
5806 YACHT CLUB DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5807 YACHT CLUB DR  
ROCKWALL, TX 75032

LANG NICOLE  
5808 YACHT CLUB DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5809 YACHT CLUB DR  
ROCKWALL, TX 75032

CATANIA ANTHONY J  
5811 YACHT CLUB  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5813 YACHT CLUB DR  
ROCKWALL, TX 75032

EAGAN LOIS MAUREEN  
5902 YACHT CLUB DR  
ROCKWALL, TX 75032

MANN ERIK  
5903 YACHT CLUB DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5904 YACHT CLUB DR  
ROCKWALL, TX 75032

JONES BRADLEY  
5906 YACHT CLUB DR  
ROCKWALL, TX 75032

CONFIDENTIAL  
5907 YACHT CLUB DR  
ROCKWALL, TX 75032

TURNER LESLIE D  
5908 YACHT CLUB DR  
ROCKWALL, TX 75032

RABAH MUSTAFA HASAN  
5912 YACHT CLUB DRIVE  
ROCKWALL, TX 75032

CASSAR JEFFREY  
6007 VOLUNTEER PLACE  
ROCKWALL, TX 75032

UTHLAUT WILLIAM S  
6540 BROADWAY BLVD  
GARLAND, TX 75043

RAMSEY TERESA GALE AND  
7047 LAVISTA DRIVE  
DALLAS, TX 75214

BROWN NIGEL M.H.O.  
8039 WESTOVER DR  
DALLAS, TX 75231

STARNES KIMBERLY DAWN  
8545 MIDWAY RD  
DALLAS, TX 75209

CSH 2016-2 BORROWER LLC  
8665 EAST HARTFORD DR 0  
SCOTTSDALE, AZ 85255

BUTTERMORE BRADLEY  
973 BENTON WOODS DR  
ROCKWALL, TX 75032

HERRIAGE JENNIFER RANEY & TIMOTHY  
995 BENTON WOOD DRIVE  
ROCKWALL, TX 75032

KJT FLYING PROPERTIES LLC  
PO BOX 1476  
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY  
ASSOCIATION INC  
PO BOX 638  
ROCKWALL, TX 75087

WALTERS PATRICIA ANN AND JEFFERY MICHAEL  
LYAN  
PO BOX 833073  
RICHARDSON, TX 75083

RAND PARTNERS LP  
PO BOX B  
TERRELL, TX 75160



April 12, 2019

Mr. Ryan Miller, AICP  
385 S Goliad  
Rockwall, Texas 75032

**RE: Whisper Rock  
Zoning Amendment**

Dear Mr. Miller:

We are formally requesting to amend the PD-47 with the following changes:

**SECTION 5**

- Item 2. Any structure constructed on lots in the tract shall have a minimum of 60% masonry exclusive of any windows. Any siding shall be cementous fiber material, with strict HOA over sight.
- Item 5. 55% maximum lot coverage of main house only, exclusive of driveway, pools & sidewalks.
- Item 9. No garages shall face street unless 20' back from front of structure. J swings allowed.

If you have any questions or have additional comments, please do not hesitate to contact me at 972-941-8410 or by email at [matt@ecdlp.com](mailto:matt@ecdlp.com)

Thank you,

Todd Winters, P.E.  
Engineering Concepts & Design, L.P.

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 47 (PD-47) [~~ORDINANCES 99-17 AND 07-04~~] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING THE DEVELOPMENT STANDARDS APPROVED WITH *ORDINANCE NO. 99-17*, BEING A 14.4712-ACRE TRACT OF LAND IDENTIFIED TRACT 104 OF THE E. TEAL SURVEY, ABSTRACT NO. 207 AND LOT 1, BLOCK A, FIRST CHRISTIAN CHURCH DISCIPLES OF CHRIST ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED PLANNED DEVELOPMENT DISTRICT 47 (PD-47) AND MORE FULLY DEPICTED HEREIN BY *EXHIBIT 'A'* AND DESCRIBED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by the applicant Scott Lewis of RRDC, LTD for the approval of an amendment to Planned Development District 47 (PD-47) for the purpose of amending the development standards approved with *Ordinance 99-17*, being a 14.4712-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207 and Lot 1, Block A, First Christian Church Disciples of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) [*Ordinances 99-17 and 07-04*], generally located at the northeast corner of the intersection of Ridge Road [*FM-740*] and White Road and more fully depicted in *Exhibit 'A'* and described in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 47 (PD-47) [*Ordinance No.'s 99-17 & 07-04*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 99-17 & 07-04*;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District ordinance and the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

**SECTION 3.** That development of the *Subject Property* shall be in accordance with the



*Planned Development Concept Plan*, contained in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 4.** That development of the *Subject Property* shall be in accordance with the *Planned Development Standards*, described in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 5.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 6.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**SECTION 7.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

**SECTION 8.** That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3<sup>RD</sup> DAY OF JUNE, 2019.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

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Frank J. Garza, *City Attorney*

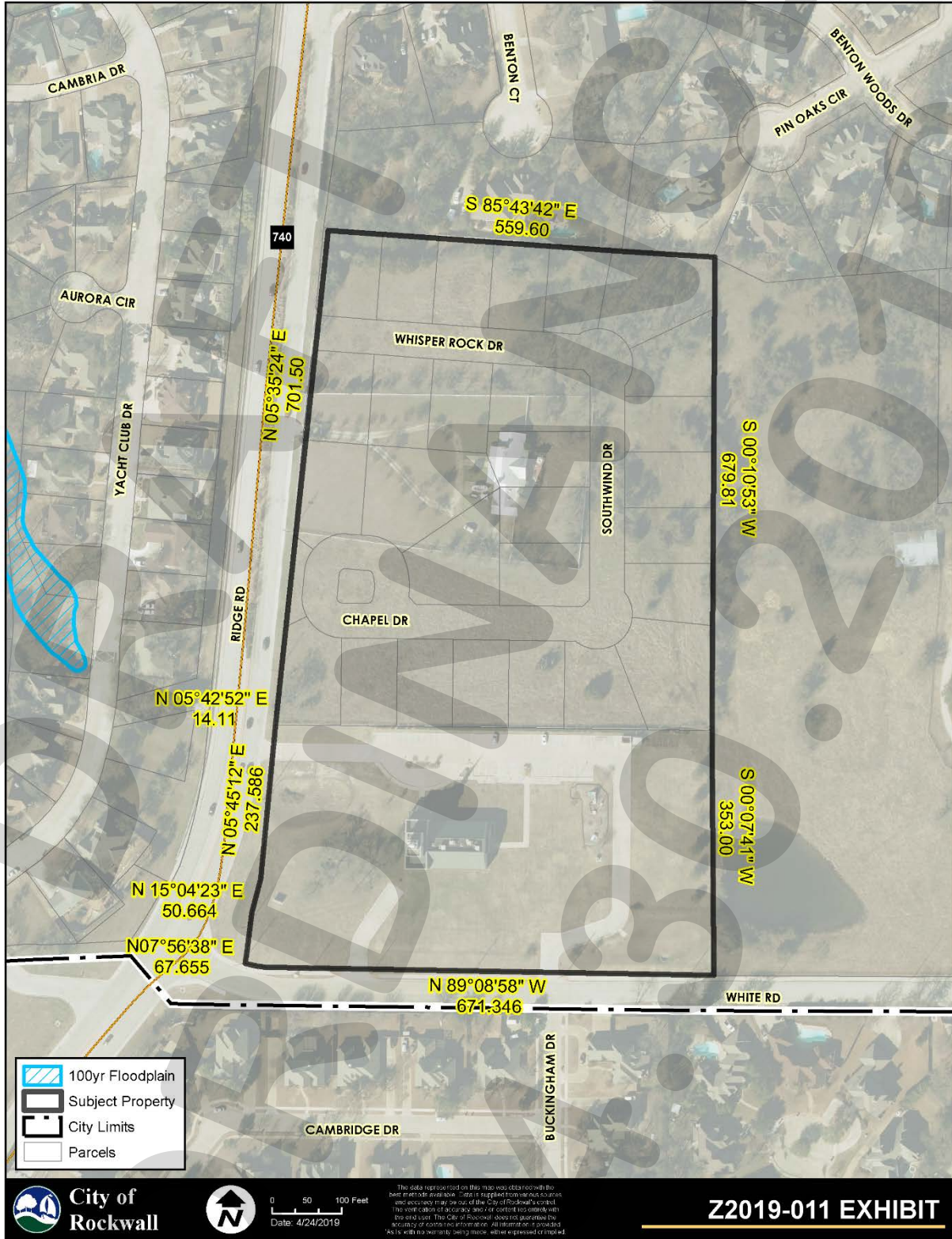
1<sup>st</sup> Reading: May 20, 2019

2<sup>nd</sup> Reading: June 3, 2019

DRAFT  
ORDINANCE  
04.30.2019

# Exhibit 'A' Zoning Exhibit

Legal Description: Tract 104 of the E. Teal Survey, Abstract No. 201 and Lot 1, Block A, First Christian Church Disciples of Christ Addition



**Exhibit 'B':**  
*Legal Description*

Area 1

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS RRDC, LTD., BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

**BEING** a 9.477 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of a called 9.4769 acre tract of land described in a deed to RRDC, LTD., recorded as instrument No. 20170000023557, Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod with a yellow plastic cap stamped "RPLS 3963" set for corner in the iron rod with a yellow plastic cap stamped "RPLS 3963" set for corner in the RPLS 3963" set for corner in the set for corner in the east right-of-way line of Ridge Road (FM 740) at the northwest corner of said 9.4769 acre tract;

**THENCE** South 85 degrees 43 minutes 42 seconds East along the north line thereof and partly with the south lines of the original Benton Court Addition, an Addition to the City of Rockwall recorded in Cabinet D, Slide 69, and Benton Woods, an Addition to the City of Rockwall recorded in Cabinet C, Slide 254, all recorded in the Plat Records of Rockwall County, Texas (PRRCT), for a total distance of 559.60 feet to a point for corner near the base of a steel fence post at the northeast corner of said 9.4769 acre tract, common to the southwest corner of a called 12.000 acre tract described in a deed to Craig Duhon et ux, recorded in Volume 693, Page 228, (DRRCT), from which a 5/8" iron rod with a yellow plastic cap stamped "RPLS 3963" set for iron rod with a yellow plastic cap stamped "RPLS 3963" set for RPLS 3963" set for set for reference bears South 65 degrees 09 minutes 20 seconds West, a distance of 39.51 feet;

**THENCE** South 00 degrees 10 minutes 53 seconds West, along the common line of last mentioned tracts, a distance of 679.81 feet to a point for corner near the base of a plastic fence post at the southeast corner of said 9.4769 acre tract, common to the northeast corner of Lot 1, Block A, First Christian Church, Disciples of Christ, an Addition to the City of Rockwall recorded in Cabinet E, Slide 361 (PRRCT), from which a 5/8" iron rod with a yellow plastic cap iron rod with a yellow plastic cap stamped "RPLS 3963" set for reference bears South 61 degrees 43 minutes 15 seconds West, a RPLS 3963" set for reference bears South 61 degrees 43 minutes 15 seconds West, a set for reference bears South 61 degrees 43 minutes 15 seconds West, a distance of 37.49 feet;

**THENCE** North 89 degrees 09 minutes 00 seconds West with the common line of said 9.4769 acre tract and said Lot 1, a distance of 625.70 feet to a point for corner at the common west corner thereof, and also being in the east line of said Ridge Road, from which a 3 1/4" TXDOT TXDOT Aluminum Disk found for reference bears South 49 degrees 53 minutes 40 seconds West, a distance of 0.50 feet;

**THENCE** North 05 degrees 42 minutes 52 seconds East with the East Right-of-Way line of said Ridge Road, a distance of 14.11 feet to a 3 1/4" TXDOT Aluminum Disk found at an angle point TXDOT Aluminum Disk found at an angle point thereof;

**THENCE** North 05 degrees 35 minutes 24 seconds East continuing with the East Right -of-way line of said Ridge Road, a distance of 701.50 feet to the POINT OF BEGINNING and containing 412,830 square feet or 9.477 acres of land.

**Exhibit 'B':**  
*Legal Description*

Area 2

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS FIRST CHRISTIAN CHURCH OF ROCKWALL, TEXAS, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

**BEING** a 5.231 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block A, First Christian Church, Disciples of Christ, Rockwall, Texas Addition, recorded in Cabinet E, Slide 361, Plat Records of Rockwall County, Texas (PRRCT), said 5.231 acre tract being more particularly described as follows:

**BEGINNING** at a point for corner near the base of a plastic fence post at the southeast corner of a called 9.4769 acre tract of land described in deed to RRDC, Ltd., recorded in Instrument 20170000023557, Deed Records, Rockwall, County, Texas (DRRCT), common to the northeast corner of said Lot 1, said corner being in the west boundary line of a called 12 acre tract of land described in a deed to Craig R. Duhon and Donna L. Duhon, recorded in Volume 693, Page 228, (DRRCT), from which a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for reference bears South 61 degrees 46 minutes 53 seconds West, a distance of 37.56 feet;

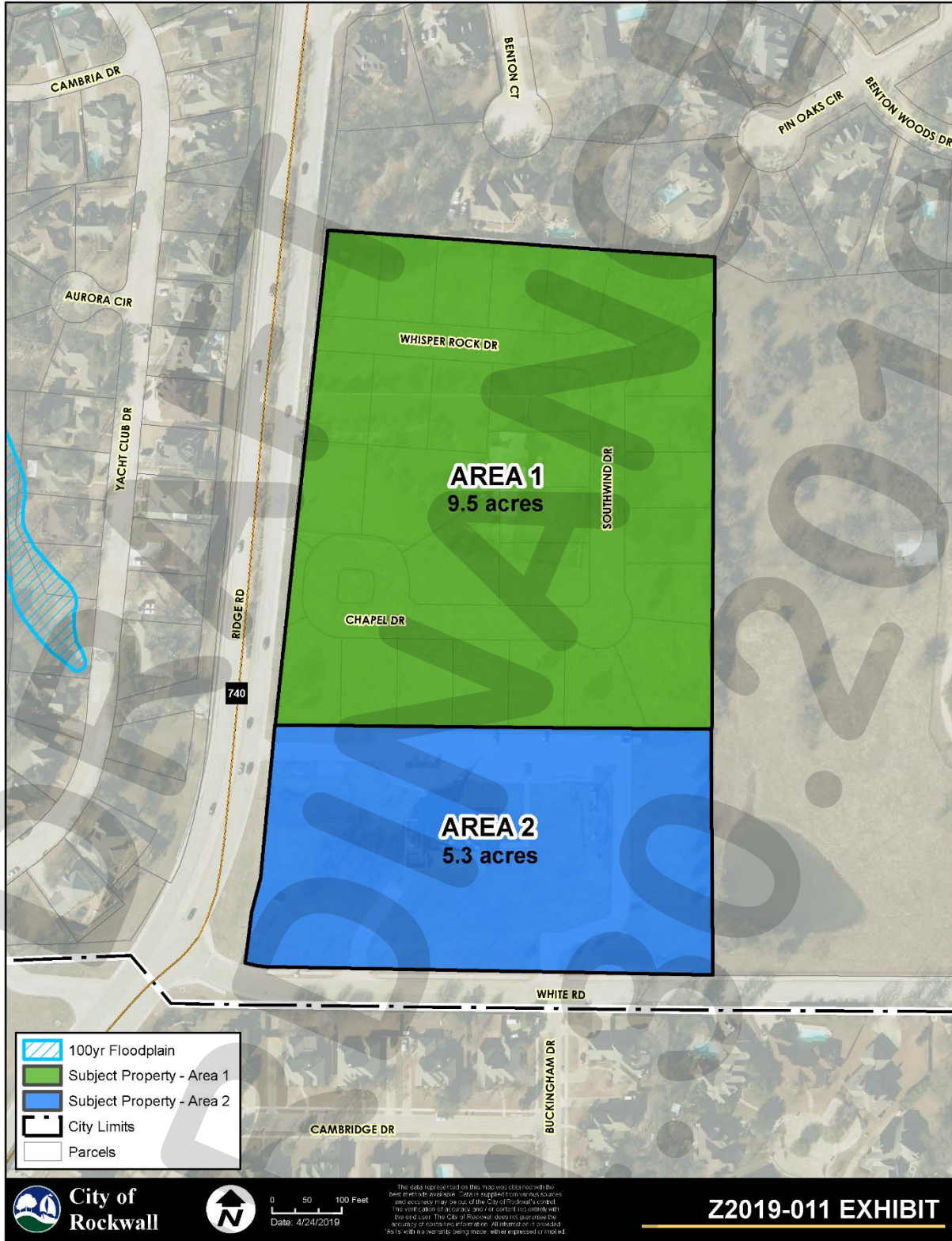
**THENCE** South 00 degrees 07 minutes 41 seconds West, along the common line of said Lot 1 and said 12 acre tract, a distance of 353.00 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 set for the southeast corner of said Lot 1, said corner being in the north right-of-way line of White Road, a variable width right-of-way;

**THENCE** North 89 degrees 08 minutes 58 seconds West, along the common line of said Lot 1 and said White Road, a distance of 671.35 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 set for the southwest corner of said Lot 1, said corner being at the Ridge Road and said Lot 1, a distance of 50.66 feet to a TxDOT monument found for corner;

**THENCE** North 05 degrees 45 minutes 12 seconds East, continuing along the common line of said Ridge Road and said Lot 1, a distance of 237.59 feet to the northwest corner of said Lot 1 and the southwest corner of said 9.4769 acre tract, from which a TxDOT monument bears South 58 degrees 52 minutes 38 seconds West, a distance of 0.41 feet;

**THENCE** South 89 degrees 09 minutes 00 seconds East, along the common line of said Lot 1 and said 9.4769 acre tract, a distance of 625.79 feet to the POINT OF BEGINNING and containing 227,854 square feet or 5.231 acres of land.

**Exhibit 'C':  
Location Map/Area Concept Plan**



**Exhibit 'D':**  
**PD Development Standards**

Area 1: Single-Family 10 (SF-10) District [9.477-Acres]

- (1) **Permitted Uses.** Unless specifically provided by this Planned Development ordinance, *Area 1* as depicted in *Exhibit 'C'* of this ordinance shall be subject to the land uses permitted for the Single-Family 10 (SF-10) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.
- (2) **Density and Dimensional Requirements.** Unless specifically provided by this Planned Development ordinance, *Area 1* as depicted in *Exhibit 'C'* of this ordinance shall be subject to the development standards for the Single-Family 10 (SF-10) District as stipulated in Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future. All lots shall conform to the standards depicted in *Table 1*, which are as follows:

*Table 1: Density and Dimensional Requirements*

Minimum Lot Width <sup>(1)</sup>	80'
Minimum Lot Depth	100'
Minimum Lot Area	10,000 SF
Minimum Front Yard Setback <sup>(2)</sup>	25'
Minimum Side Yard Setback	6'
Minimum Distance Between Buildings	10'
Maximum Height	36'
Minimum Rear Yard Setback	10'
Maximum Lot Coverage	55%
Minimum Dwelling Size	3,000 SF

General Notes:

<sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.

<sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.

- (3) **Building Standards.** Housing type and construction shall adhere to the following building standards:
  - (a) **Masonry Requirements.** The minimum masonry requirement for the exterior façades of all buildings shall be 60% primary materials and/or a maximum of 20% secondary materials, excluding windows and doors. For the purpose of this ordinance, primary materials shall consist of stone, brick, and cementitious materials. The use of cementitious materials (e.g. stucco, cementitious lap siding, or similar materials) shall be limited to 40% of the building's exterior façade.
  - (b) **Anti-Monotony.** An anti-monotony standard shall not allow the same structure—in terms of materials and elevation--any closer than four (4) houses apart on either side of the street.
  - (c) **Common Areas and Open Space.** All common areas, dedicated landscape easements, and open space areas shall be maintained by a Homeowner's Association, which shall be created subject to the requirements of the City's Subdivision Ordinance.
  - (d) **Garage Orientation.** Garages shall be oriented in a traditional swing (or j-swing). Garages configured in a flat, front entry configuration shall be setback a minimum of 20 feet from the front façade of the primary structure. All garage doors shall be required to have upgraded finishes (e.g. *divided garage bay doors, carriage style hardware and lighting elements, cedar clad garage doors, or a similar alternative -- to be approved by staff*). All garage configurations not conforming to this section shall meet the

**Exhibit 'D':**  
**PD Development Standards**

requirements of Article VI, Parking and Loading, of the Unified Development Code (UDC).

Area 2: Single-Family 10 (SF-10) District [4.9995-Acres]

- (1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, Area 2 as depicted in *Exhibit 'C'* of this ordinance shall be subject to the land uses permitted for the Single-Family 10 (SF-10) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 04-38] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future however, the following conditions shall apply:

The following land use shall be permitted in Area 2:

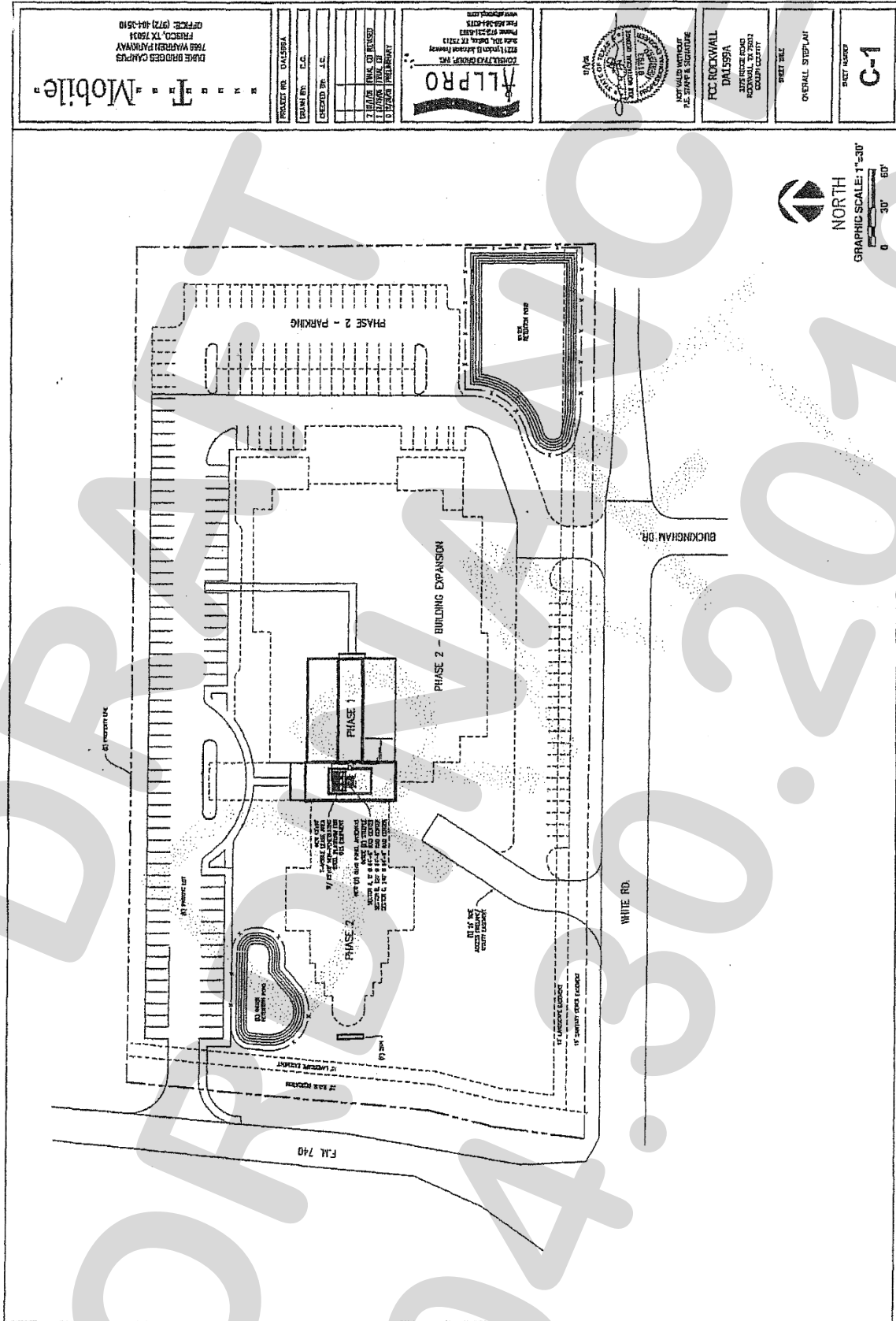
- Antenna, Commercial\*

*NOTES:* 1) All equipment shall be contained interior to the building 2) The height of the structure shall remain as depicted in *Exhibit 'E'* of this ordinance.

- (2) *Density and Dimensional Requirements.* Any development in Area 2 as depicted in *Exhibit 'C'* of this ordinance shall be subject to the development standards required for properties in a Single-Family 10 (SF-10) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.
- (3) *Building Standards.* Housing type and construction shall adhere to the following building standards:
- (a) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 60% primary materials and/or a maximum of 20% secondary materials, excluding windows and doors. For the purpose of this ordinance, primary materials shall consist of stone, brick, and cementitious materials. The use of cementitious materials (e.g. stucco, cementitious lap siding, or similar materials) shall be limited to 40% of the building's exterior façade.
  - (b) *Anti-Monotony.* An anti-monotony standard shall not allow the same structure--in terms of materials and elevation--any closer than four (4) houses apart on either side of the street.
  - (c) *Common Areas and Open Space.* All common areas, dedicated landscape easements, and open space areas shall be maintained by a Homeowner's Association, which shall be created subject to the requirements of the City's Subdivision Ordinance.
- (4) *Garage Orientation.* Garages shall be oriented in a traditional swing (or j-swing). Garages configured in a front entry configuration shall be setback a minimum of 20 feet from the front façade of the primary structure. All garage doors shall be required to have upgraded finishes (e.g. *divided garage bay doors, carriage style hardware and lighting elements, cedar clad garage doors, or a similar alternative -- to be approved by staff*). All garage configurations not conforming to this section shall meet the requirements of Article VI, Parking and Loading, of the Unified Development Code (UDC).



Exhibit 'E':  
Concept Plan



<p><b>T-Mobile</b></p> <p>DAVE BRIDGES CAMPUS 7666 VANDER PANKHUY FRISCO, TX 75034 OFFICE: (972) 484-3510</p>	<p>PROJECT NO: DALISSA</p>	<p><b>ALPRO</b></p> <p>CONSTRUCTION MANAGEMENT 2221 Lyndon B. Johnson Freeway Suite 201, Dallas, TX 75213 Phone: (972) 484-1213 www.alpro.com</p>	<p>NOT VALID WITHOUT THE STAFF'S SIGNATURE</p>	<p><b>FOR ROCKWALL DALISSA</b></p> <p>3075 KIRBY ROAD ROCKWALL, TX 75087 COUNTY CLERK</p>	<p>SHEET NO: OVERALL SHEET NO:</p>	<p>SHEET NUMBER <b>C-1</b></p>
	<p>DESIGN BY: D.C.</p> <p>CHECKED BY: J.C.</p> <p>DATE: 11/14/19</p> <p>7. NO OTHER WORK TO BE PERFORMED ON THIS PROJECT</p>					

**NORTH**

GRAPHIC SCALE: 1"=30'

0 30 60

## City of Rockwall Project Plan Review History



<b>Project Number</b> Z2019-011	<b>Owner</b> RRDC, LTD.	<b>Applied</b> 4/15/2019	<b>LM</b>
<b>Project Name</b> Amendment to PD-47	<b>Applicant</b> RRDC, LTD.	<b>Approved</b>	
<b>Type</b> ZONING		<b>Closed</b>	
<b>Subtype</b> PD		<b>Expired</b>	
<b>Status</b> Staff Review		<b>Status</b>	
 <b>Site Address</b> 3231 RIDGE RD		<b>City, State Zip</b> , TX	
		<b>Zoning</b>	
<b>Subdivision</b> BENTON COURT	<b>Tract</b> 104	<b>Block</b>	<b>Lot No</b> 104
			<b>Parcel No</b> 0207-0000-0104-00-0R
			<b>General Plan</b>

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	4/15/2019	4/22/2019				
FIRE	Ariana Hargrove	4/15/2019	4/22/2019	4/22/2019	7	APPROVED	
PLANNING	Korey Brooks	4/15/2019	4/22/2019	4/25/2019	10	COMMENTS	Comments

Z2019-011 PD Amendment for PD 47  
Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Scott Lewis of RRDC, LTD for the approval of an amendment to Planned Development District 47 (PD-47) [Ordinances 99-17 & 07-04] being a 14.4715-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207 and Lot 1, Block A, First Christian Church, Disciples of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, generally located at the northeast corner of the intersection of Ridge Road [FM-740] and White Road.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

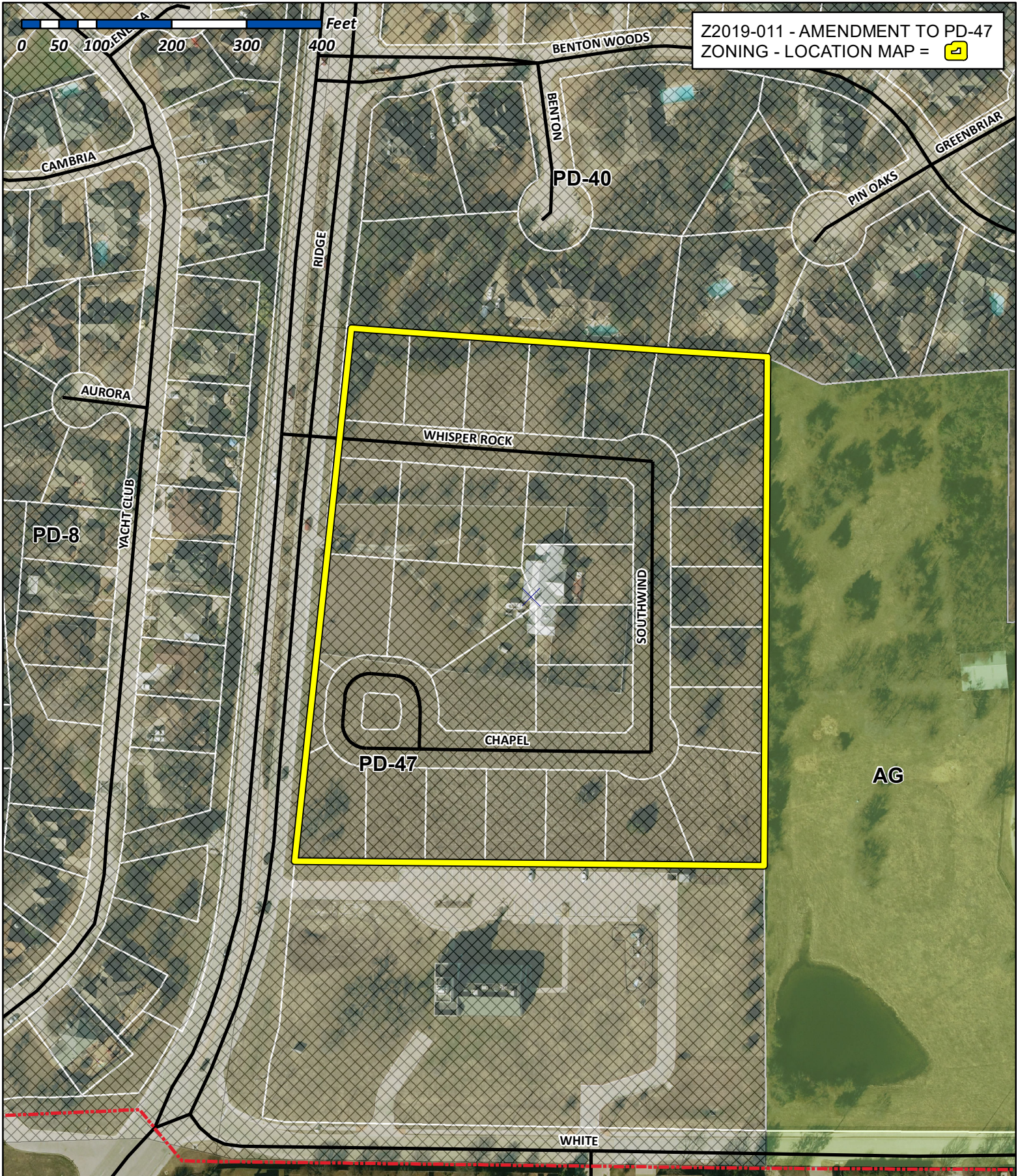
M.3 For reference, include the case number (Z2019-011) in the lower right hand corner of all pages on future submittals.

M.4 Please review the attached ordinance and provide comments.

I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by May 7, 2019. The Planning and Zoning Worksession for this case is April 30, 2019 and the Planning and Zoning Meeting for this case is May 14, 2019.

I.7 The projected City Council dates for this request are May 20, 2019 and June 3, 2019.

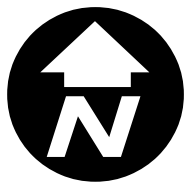
M.8 A representative is required to attend all meetings.



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

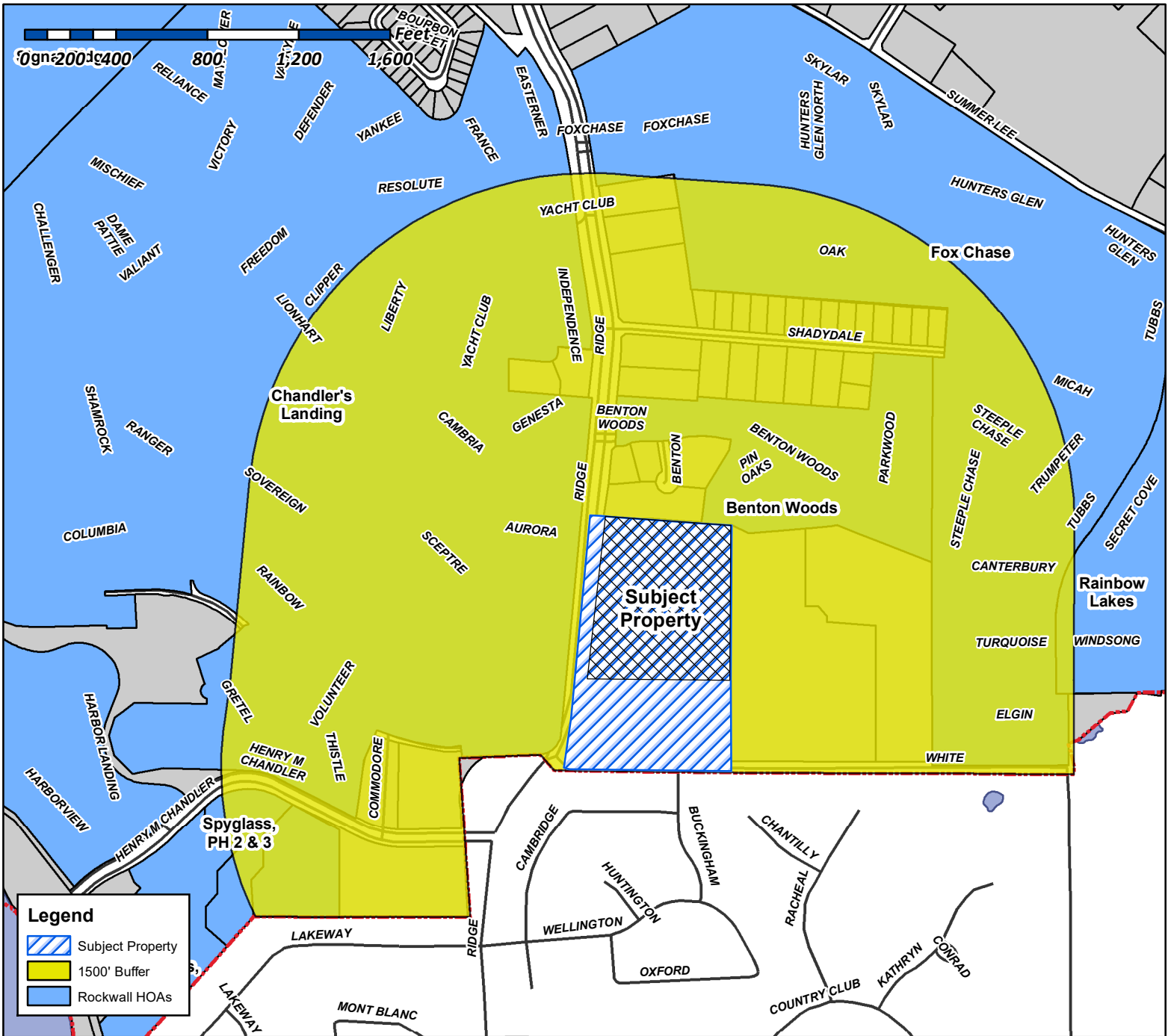




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**Case Number:** Z2019-011  
**Case Name:** Amendment to PD-47  
**Case Type:** Zoning  
**Zoning:** Planned Development District 47 (PD-47)  
**Case Address:** 3231 Ridge Road

**Date Created:** 4/17/2019  
**For Questions on this Case Call** (972) 771-7745

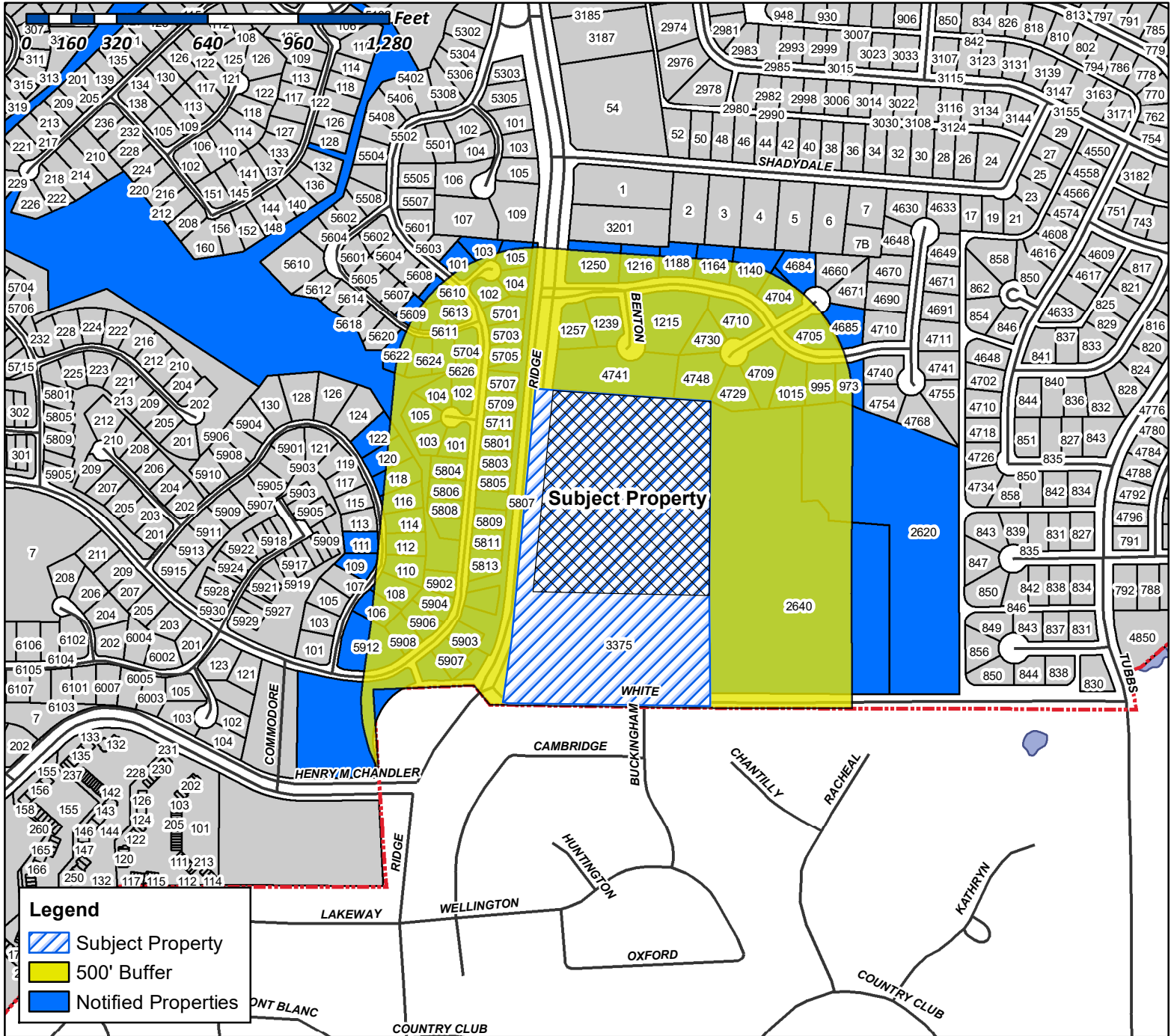




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**Case Number:** Z2019-011  
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**Case Type:** Zoning  
**Zoning:** Planned Development District (PD-47)  
**Case Address:** 3231 Ridge Road

**Date Created:** 4/17/2019

**For Questions on this Case Call (972) 771-7745**



CORDILLERA INTERNATIONAL LLC  
1 EASTSHORE ROAD  
HEATH, TX 75032

CURRENT RESIDENT  
101 GENESTA PL  
ROCKWALL, TX 75032

SEELEY LISA JONI  
101 AURORA CIR  
ROCKWALL, TX 75032

MCKINNEY KENT L & NARSHA  
1015 BENTON WOODS DR  
ROCKWALL, TX 75032

NORTHCUTT LEIGH  
102 AURORA CIR  
ROCKWALL, TX 75032

WARREN JEFFREY DWAYNE ETUX  
102 GENESTA PL  
ROCKWALL, TX 75032

CURRENT RESIDENT  
103 AURORA CIR  
ROCKWALL, TX 75032

WEEKS MARY  
103 GENESTA PL  
ROCKWALL, TX 75032

O'BRIEN PATRICIA C  
104 AURORA CIRCLE  
ROCKWALL, TX 75032

GARZA ROY A & DULCE R  
104 GENESTA PLACE  
ROCKWALL, TX 75032

LANCASTER RONALD R & BRENDA R  
105 AURORA CIR  
ROCKWALL, TX 75032

TURNER CATHERINE  
105 GENESTA PL  
ROCKWALL, TX 75032

HATFIELD GAROLD SCOTT  
106 SCEPTRE DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
108 SCEPTRE DR  
ROCKWALL, TX 75032

REED ANGEL  
109 SCEPTRE DRIVE  
ROCKWALL, TX 75032

HOWES JAN  
110 SCEPTRE DR  
ROCKWALL, TX 75032

JOHNSTON MICHAEL & ANN  
111 SCEPTRE DR  
ROCKWALL, TX 75032

PRITCHETT THOMAS AARON  
112 SCEPTRE DR  
ROCKWALL, TX 75032

RIERA CRISTINA  
114 SCEPTRE DR  
ROCKWALL, TX 75032

EDWARDS RICHARD J  
1140 BENTON WOODS DR  
ROCKWALL, TX 75032

BRELAND JULIA AND  
116 SCEPTRE DR  
ROCKWALL, TX 75032

TIMBES GARY R & ELIZABETH S  
1164 BENTON WOODS DR  
ROCKWALL, TX 75032

JASIN PAUL A  
118 SCEPTRE DR  
ROCKWALL, TX 75032

MARSHALL GREGORY S & JOANNA  
1188 BENTON WOODS DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
120 SCEPTRE DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1202 WHISPER ROCK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1203 CHAPEL DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1206 WHISPER ROCK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1207 CHAPEL DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1210 WHISPER ROCK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1211 CHAPEL DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1213 WHISPER ROCK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1214 WHISPER ROCK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1215 BENTON WOODS  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1215 CHAPEL DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1216 CHAPEL DR  
ROCKWALL, TX 75032

HAMILTON LARRY WAYNE & REBA DIANE  
1216 BENTON WOODS DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1217 WHISPER ROCK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1218 CHAPEL DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1218 WHISPER ROCK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1219 CHAPEL DR  
ROCKWALL, TX 75032

CAMIEL JEFFREY M  
122 SCEPTRE DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1221 WHISPER ROCK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1222 WHISPER ROCK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1223 CHAPEL DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1224 CHAPEL DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1239 BENTON WOODS DR  
ROCKWALL, TX 75032

PATEL VIBHA & SATISH  
1250 BENTON WOODS DR  
ROCKWALL, TX 75032

HARRISON DOUGLAS C  
1257 BENTON WOODS DRIVE  
ROCKWALL, TX 75032

CONFIDENTIAL  
152 SHEPHERDS GLEN RD  
ROCKWALL, TX 75032

ENGINEERING CONCEPTS  
201 WINDCO CIRCLE 0  
WYLIE, TX 75098

COGBURN DEWAYNE AND GLENNA  
2400 TRINITY COURT  
HEATH, TX 75032

HIMMELREICH STEVEN D & NANCY L  
2620 WHITE RD  
ROCKWALL, TX 75032

DUHON CRAIG R & DONNA L  
2640 WHITE RD  
ROCKWALL, TX 75032

VANHORN WILLIAM & PENNI AND  
3021 RIDGE RD SUITE A-66  
ROCKWALL, TX 75032

SCHUMANN SHERRY  
306 COUNTY ROAD 1581  
ALBA, TX 75410

FIRST CHRISTIAN CHURCH  
3375 RIDGE ROAD  
ROCKWALL, TX 75032

STARRLO ENTERPRISES LLC SERIES C  
4604 MCWILLIAMS COURT  
PLANO, TX 75093

AUSBURN CHARLES NEAL  
4614 GILBERT AVE  
DALLAS, TX 75219

ANSARI CYRUS  
4684 GREENBRIAR CT  
ROCKWALL, TX 75032

HAIN MARGARET GUNTHER AND  
4685 GREENBRIAR CT  
HEATH, TX 75032

PARKS TODD L AND RHONDA DENISE  
4704 GREENBRIAR CT  
ROCKWALL, TX 75032

UNDERWOOD KEVIN W & KRISTINA K  
4705 GREENBRIAR CT  
ROCKWALL, TX 75032

MCKINNEY TERRY L SR AND DEBORAH A  
4709 PIN OAKS CIRCLE  
ROCKWALL, TX 75032

WOLOV MATTHEW & KRISTINA  
4710 PIN OAKS CIR  
ROCKWALL, TX 75032

BURGE RICK W & KATHRYN S  
4729 PIN OAKS CIR  
ROCKWALL, TX 75032

DENNARD RICHARD C  
4730 PIN OAKS CIRCLE  
ROCKWALL, TX 75032

GRAND-LIENARD ROBERT J III AND DIANA L  
4741 BENTON CT  
ROCKWALL, TX 75032

BAILEY KENNETH AND MEREDITH  
4748 PIN OAKS CIR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4801 SOUTHWIND DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4804 SOUTHWIND DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4805 SOUTHWIND DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4808 SOUTHWIND DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4809 SOUTHWIND DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4812 SOUTHWIND DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4813 SOUTHWIND DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4816 SOUTHWIND DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4817 SOUTHWIND DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
4821 SOUTHWIND DR  
ROCKWALL, TX 75032

BROWN IAN AND JESSICA  
5609 CAMBRIA DR  
ROCKWALL, TX 75032

RANDOLPH JILL F  
5610 YACHT CLUB DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5611 CAMBRIA DR  
ROCKWALL, TX 75032

GARDNER MICHAEL J  
5613 CAMBRIA DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5622 CAMBRIA DR  
ROCKWALL, TX 75032

COOPER NEAL B  
5624 CAMBRIA DR  
ROCKWALL, TX 75032

GREEN KRIS & CORI  
5626 CAMBRIA DR  
ROCKWALL, TX 75032

WEST RACHEL  
5701 YACHT CLUB  
ROCKWALL, TX 75032

LANG JOSEPH W III &  
5703 YACHT CLUB DR  
ROCKWALL, TX 75032

RICHARD J MALAK AND BARBARA E MALAK  
REVOCABLE LIVING TRUST  
5704 YACHT CLUB DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5705 YACHT CLUB DR  
ROCKWALL, TX 75032



CARDOZO DORENE  
5707 YACHT CLUB DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5709 YACHT CLUB DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5711 YACHT CLUB DR  
ROCKWALL, TX 75032

BIXLER JOY S  
5801 YACHT CLUB DR  
ROCKWALL, TX 75032

WRIGHTSON DAVID J SR  
5803 YACHT CLUB DR  
ROCKWALL, TX 75032

WRIGHTSON DAVID J & LUCY S  
5803 YACHT CLUB DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5804 YACHT CLUB DR  
ROCKWALL, TX 75032

MINCKLER JOSEPH M & INGRID E  
5805 YACHT CLUB DR  
ROCKWALL, TX 75032

HUMES JENNIFER  
5806 YACHT CLUB DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5807 YACHT CLUB DR  
ROCKWALL, TX 75032

LANG NICOLE  
5808 YACHT CLUB DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5809 YACHT CLUB DR  
ROCKWALL, TX 75032

CATANIA ANTHONY J  
5811 YACHT CLUB  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5813 YACHT CLUB DR  
ROCKWALL, TX 75032

EAGAN LOIS MAUREEN  
5902 YACHT CLUB DR  
ROCKWALL, TX 75032

MANN ERIK  
5903 YACHT CLUB DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5904 YACHT CLUB DR  
ROCKWALL, TX 75032

JONES BRADLEY  
5906 YACHT CLUB DR  
ROCKWALL, TX 75032

CONFIDENTIAL  
5907 YACHT CLUB DR  
ROCKWALL, TX 75032

TURNER LESLIE D  
5908 YACHT CLUB DR  
ROCKWALL, TX 75032

RABAH MUSTAFA HASAN  
5912 YACHT CLUB DRIVE  
ROCKWALL, TX 75032

CASSAR JEFFREY  
6007 VOLUNTEER PLACE  
ROCKWALL, TX 75032

UTHLAUT WILLIAM S  
6540 BROADWAY BLVD  
GARLAND, TX 75043

RAMSEY TERESA GALE AND  
7047 LAVISTA DRIVE  
DALLAS, TX 75214

BROWN NIGEL M.H.O.  
8039 WESTOVER DR  
DALLAS, TX 75231

STARNES KIMBERLY DAWN  
8545 MIDWAY RD  
DALLAS, TX 75209

CSH 2016-2 BORROWER LLC  
8665 EAST HARTFORD DR 0  
SCOTTSDALE, AZ 85255

BUTTERMORE BRADLEY  
973 BENTON WOODS DR  
ROCKWALL, TX 75032

HERRIAGE JENNIFER RANEY & TIMOTHY  
995 BENTON WOOD DRIVE  
ROCKWALL, TX 75032

KJT FLYING PROPERTIES LLC  
PO BOX 1476  
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY  
ASSOCIATION INC  
PO BOX 638  
ROCKWALL, TX 75087

WALTERS PATRICIA ANN AND JEFFERY MICHAEL  
LYAN  
PO BOX 833073  
RICHARDSON, TX 75083

RAND PARTNERS LP  
PO BOX B  
TERRELL, TX 75160



April 12, 2019

Mr. Ryan Miller, AICP  
385 S Goliad  
Rockwall, Texas 75032

**RE: Whisper Rock  
Zoning Amendment**

Dear Mr. Miller:

We are formally requesting to amend the PD-47 with the following changes:

**SECTION 5**

- Item 2. Any structure constructed on lots in the tract shall have a minimum of 60% masonry exclusive of any windows. Any siding shall be cementous fiber material, with strict HOA over sight.
- Item 5. 55% maximum lot coverage of main house only, exclusive of driveway, pools & sidewalks.
- Item 9. No garages shall face street unless 20' back from front of structure. J swings allowed.

If you have any questions or have additional comments, please do not hesitate to contact me at 972-941-8410 or by email at [matt@ecdip.com](mailto:matt@ecdip.com)

Thank you,

Todd Winters, P.E.  
Engineering Concepts & Design, L.P.

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 47 (PD-47) [~~ORDINANCES 99-17 AND 07-04~~] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING THE DEVELOPMENT STANDARDS APPROVED WITH *ORDINANCE NO. 99-17*, BEING A 14.4712-ACRE TRACT OF LAND IDENTIFIED TRACT 104 OF THE E. TEAL SURVEY, ABSTRACT NO. 207 AND LOT 1, BLOCK A, FIRST CHRISTIAN CHURCH DISCIPLES OF CHRIST ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED PLANNED DEVELOPMENT DISTRICT 47 (PD-47) AND MORE FULLY DEPICTED HEREIN BY *EXHIBIT 'A'* AND DESCRIBED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by the applicant Scott Lewis of RRDC, LTD for the approval of an amendment to Planned Development District 47 (PD-47) for the purpose of amending the development standards approved with *Ordinance 99-17*, being a 14.4712-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207 and Lot 1, Block A, First Christian Church Disciples of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) [*Ordinances 99-17 and 07-04*], generally located at the northeast corner of the intersection of Ridge Road [*FM-740*] and White Road and more fully depicted in *Exhibit 'A'* and described in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 47 (PD-47) [*Ordinance No.'s 99-17 & 07-04*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 99-17 & 07-04*;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District ordinance and the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

**SECTION 3.** That development of the *Subject Property* shall be in accordance with the

*Planned Development Concept Plan*, contained in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 4.** That development of the *Subject Property* shall be in accordance with the *Planned Development Standards*, described in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 5.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 6.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**SECTION 7.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

**SECTION 8.** That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3<sup>RD</sup> DAY OF JUNE, 2019.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

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Frank J. Garza, *City Attorney*

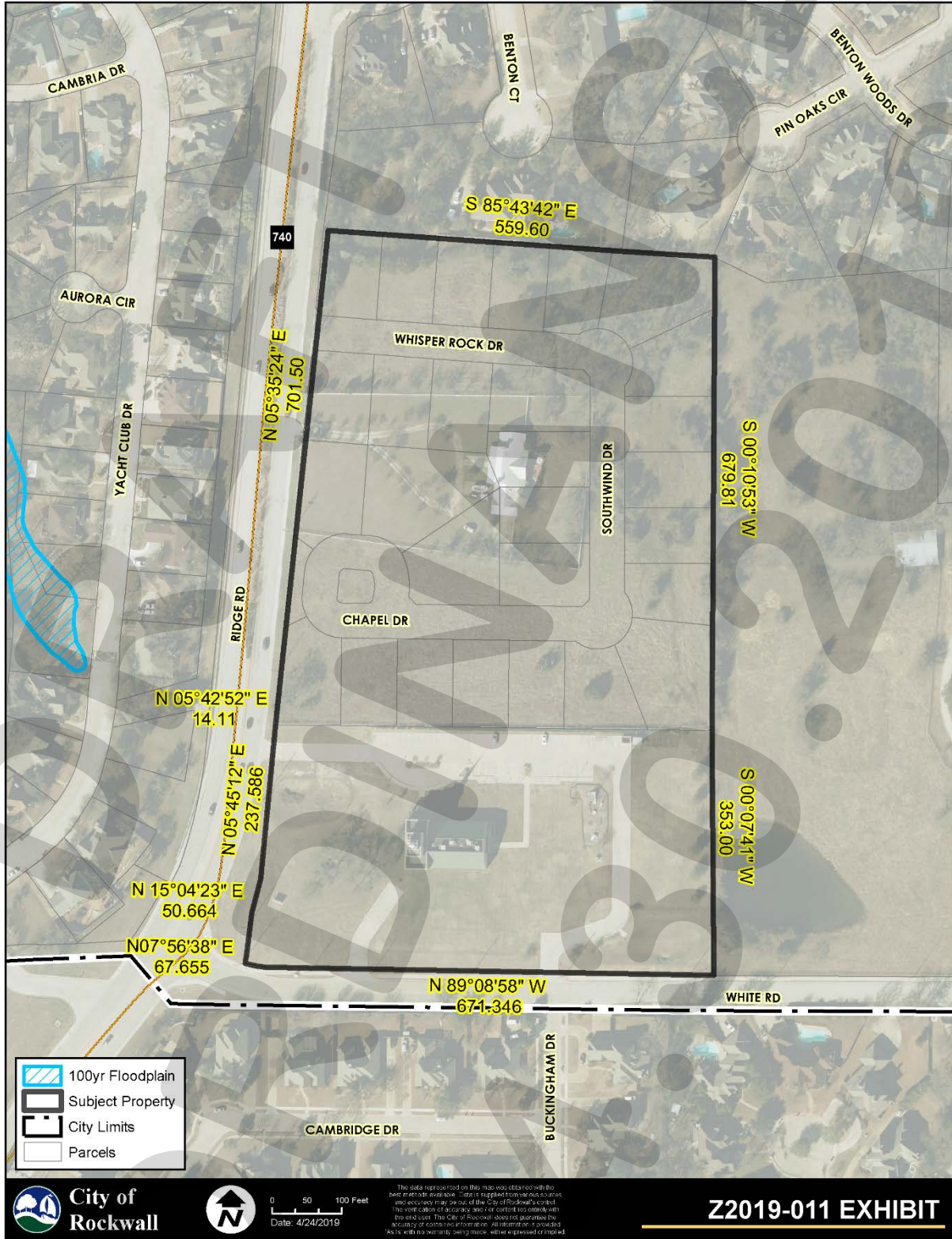
1<sup>st</sup> Reading: May 20, 2019

2<sup>nd</sup> Reading: June 3, 2019

DRAFT  
ORDINANCE  
04.30.2019

# Exhibit 'A' Zoning Exhibit

Legal Description: Tract 104 of the E. Teal Survey, Abstract No. 201 and Lot 1, Block A, First Christian Church Disciples of Christ Addition



**Exhibit 'B':**  
*Legal Description*

Area 1

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS RRDC, LTD., BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

**BEING** a 9.477 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of a called 9.4769 acre tract of land described in a deed to RRDC, LTD., recorded as instrument No. 20170000023557, Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod with a yellow plastic cap stamped "RPLS 3963" set for corner in the iron rod with a yellow plastic cap stamped "RPLS 3963" set for corner in the RPLS 3963" set for corner in the set for corner in the east right-of-way line of Ridge Road (FM 740) at the northwest corner of said 9.4769 acre tract;

**THENCE** South 85 degrees 43 minutes 42 seconds East along the north line thereof and partly with the south lines of the original Benton Court Addition, an Addition to the City of Rockwall recorded in Cabinet D, Slide 69, and Benton Woods, an Addition to the City of Rockwall recorded in Cabinet C, Slide 254, all recorded in the Plat Records of Rockwall County, Texas (PRRCT), for a total distance of 559.60 feet to a point for corner near the base of a steel fence post at the northeast corner of said 9.4769 acre tract, common to the southwest corner of a called 12.000 acre tract described in a deed to Craig Duhon et ux, recorded in Volume 693, Page 228, (DRRCT), from which a 5/8" iron rod with a yellow plastic cap stamped "RPLS 3963" set for iron rod with a yellow plastic cap stamped "RPLS 3963" set for RPLS 3963" set for set for reference bears South 65 degrees 09 minutes 20 seconds West, a distance of 39.51 feet;

**THENCE** South 00 degrees 10 minutes 53 seconds West, along the common line of last mentioned tracts, a distance of 679.81 feet to a point for corner near the base of a plastic fence post at the southeast corner of said 9.4769 acre tract, common to the northeast corner of Lot 1, Block A, First Christian Church, Disciples of Christ, an Addition to the City of Rockwall recorded in Cabinet E, Slide 361 (PRRCT), from which a 5/8" iron rod with a yellow plastic cap iron rod with a yellow plastic cap stamped "RPLS 3963" set for reference bears South 61 degrees 43 minutes 15 seconds West, a RPLS 3963" set for reference bears South 61 degrees 43 minutes 15 seconds West, a set for reference bears South 61 degrees 43 minutes 15 seconds West, a distance of 37.49 feet;

**THENCE** North 89 degrees 09 minutes 00 seconds West with the common line of said 9.4769 acre tract and said Lot 1, a distance of 625.70 feet to a point for corner at the common west corner thereof, and also being in the east line of said Ridge Road, from which a 3 1/4" TXDOT TXDOT Aluminum Disk found for reference bears South 49 degrees 53 minutes 40 seconds West, a distance of 0.50 feet;

**THENCE** North 05 degrees 42 minutes 52 seconds East with the East Right-of-Way line of said Ridge Road, a distance of 14.11 feet to a 3 1/4" TXDOT Aluminum Disk found at an angle point TXDOT Aluminum Disk found at an angle point thereof;

**THENCE** North 05 degrees 35 minutes 24 seconds East continuing with the East Right -of-way line of said Ridge Road, a distance of 701.50 feet to the POINT OF BEGINNING and containing 412,830 square feet or 9.477 acres of land.



**Exhibit 'B':**  
*Legal Description*

Area 2

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS FIRST CHRISTIAN CHURCH OF ROCKWALL, TEXAS, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

**BEING** a 5.231 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block A, First Christian Church, Disciples of Christ, Rockwall, Texas Addition, recorded in Cabinet E, Slide 361, Plat Records of Rockwall County, Texas (PRRCT), said 5.231 acre tract being more particularly described as follows:

**BEGINNING** at a point for corner near the base of a plastic fence post at the southeast corner of a called 9.4769 acre tract of land described in deed to RRDC, Ltd., recorded in Instrument 20170000023557, Deed Records, Rockwall, County, Texas (DRRCT), common to the northeast corner of said Lot 1, said corner being in the west boundary line of a called 12 acre tract of land described in a deed to Craig R. Duhon and Donna L. Duhon, recorded in Volume 693, Page 228, (DRRCT), from which a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for reference bears South 61 degrees 46 minutes 53 seconds West, a distance of 37.56 feet;

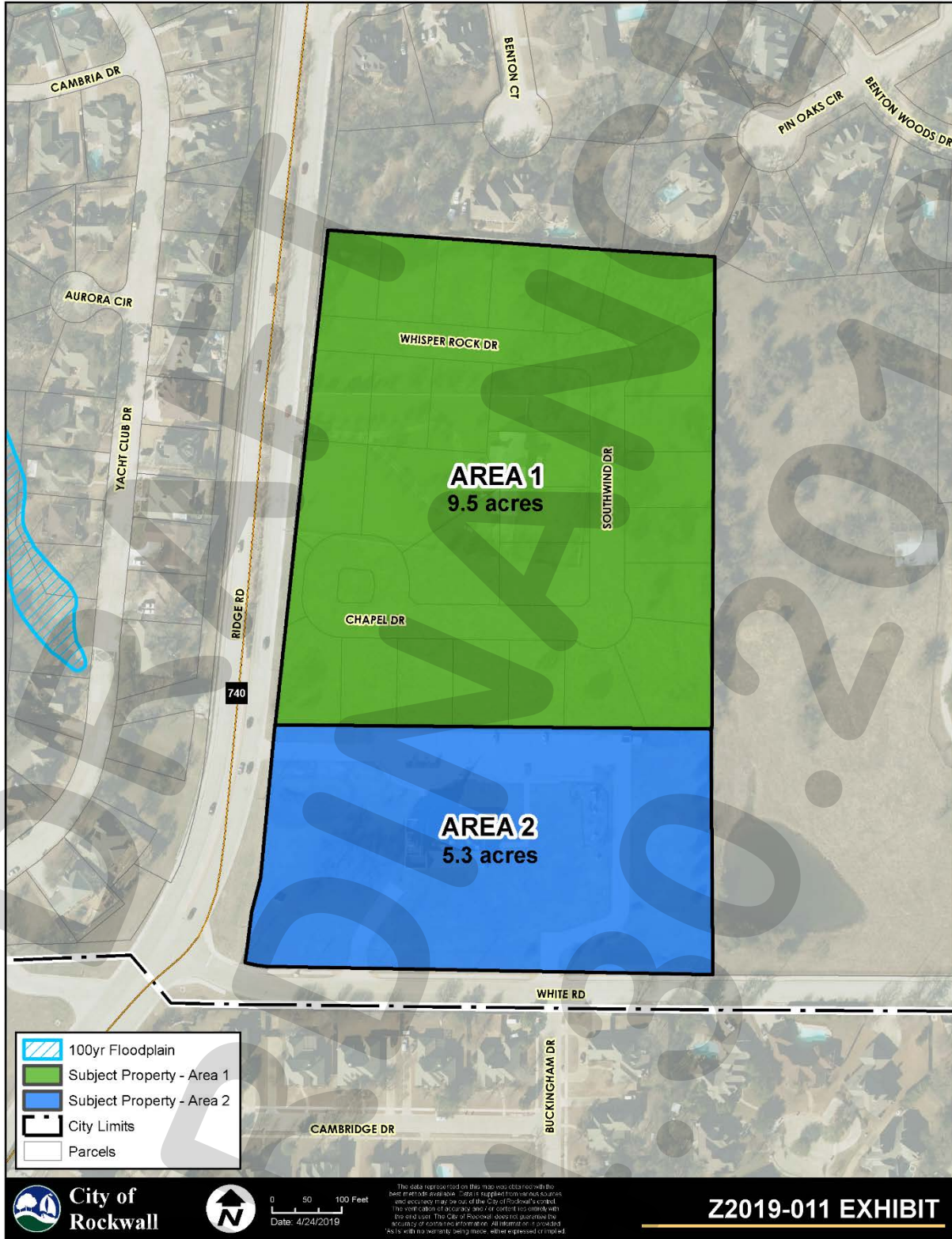
**THENCE** South 00 degrees 07 minutes 41 seconds West, along the common line of said Lot 1 and said 12 acre tract, a distance of 353.00 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 set for the southeast corner of said Lot 1, said corner being in the north right-of-way line of White Road, a variable width right-of-way;

**THENCE** North 89 degrees 08 minutes 58 seconds West, along the common line of said Lot 1 and said White Road, a distance of 671.35 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 set for the southwest corner of said Lot 1, said corner being at the Ridge Road and said Lot 1, a distance of 50.66 feet to a TxDOT monument found for corner;

**THENCE** North 05 degrees 45 minutes 12 seconds East, continuing along the common line of said Ridge Road and said Lot 1, a distance of 237.59 feet to the northwest corner of said Lot 1 and the southwest corner of said 9.4769 acre tract, from which a TxDOT monument bears South 58 degrees 52 minutes 38 seconds West, a distance of 0.41 feet;

**THENCE** South 89 degrees 09 minutes 00 seconds East, along the common line of said Lot 1 and said 9.4769 acre tract, a distance of 625.79 feet to the POINT OF BEGINNING and containing 227,854 square feet or 5.231 acres of land.

**Exhibit 'C':  
Location Map/Area Concept Plan**



**Exhibit 'D':**  
**PD Development Standards**

Area 1: Single-Family 10 (SF-10) District [9.477-Acres]

- (1) **Permitted Uses.** Unless specifically provided by this Planned Development ordinance, *Area 1* as depicted in *Exhibit 'C'* of this ordinance shall be subject to the land uses permitted for the Single-Family 10 (SF-10) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.
- (2) **Density and Dimensional Requirements.** Unless specifically provided by this Planned Development ordinance, *Area 1* as depicted in *Exhibit 'C'* of this ordinance shall be subject to the development standards for the Single-Family 10 (SF-10) District as stipulated in Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future. All lots shall conform to the standards depicted in *Table 1*, which are as follows:

*Table 1: Density and Dimensional Requirements*

Minimum Lot Width <sup>(1)</sup>	80'
Minimum Lot Depth	100'
Minimum Lot Area	10,000 SF
Minimum Front Yard Setback <sup>(2)</sup>	25'
Minimum Side Yard Setback	6'
Minimum Distance Between Buildings	10'
Maximum Height	36'
Minimum Rear Yard Setback	10'
Maximum Lot Coverage	55%
Minimum Dwelling Size	3,000 SF

General Notes:

<sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.

<sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.

- (3) **Building Standards.** Housing type and construction shall adhere to the following building standards:
  - (a) **Masonry Requirements.** The minimum masonry requirement for the exterior façades of all buildings shall be 60% primary materials and/or a maximum of 20% secondary materials, excluding windows and doors. For the purpose of this ordinance, primary materials shall consist of stone, brick, and cementitious materials. The use of cementitious materials (e.g. stucco, cementitious lap siding, or similar materials) shall be limited to 40% of the building's exterior façade.
  - (b) **Anti-Monotony.** An anti-monotony standard shall not allow the same structure—in terms of materials and elevation--any closer than four (4) houses apart on either side of the street.
  - (c) **Common Areas and Open Space.** All common areas, dedicated landscape easements, and open space areas shall be maintained by a Homeowner's Association, which shall be created subject to the requirements of the City's Subdivision Ordinance.
  - (d) **Garage Orientation.** Garages shall be oriented in a traditional swing (or j-swing). Garages configured in a flat, front entry configuration shall be setback a minimum of 20 feet from the front façade of the primary structure. All garage doors shall be required to have upgraded finishes (e.g. *divided garage bay doors, carriage style hardware and lighting elements, cedar clad garage doors, or a similar alternative -- to be approved by staff*). All garage configurations not conforming to this section shall meet the

**Exhibit 'D':**  
**PD Development Standards**

requirements of Article VI, Parking and Loading, of the Unified Development Code (UDC).

Area 2: Single-Family 10 (SF-10) District [4.9995-Acres]

- (1) **Permitted Uses.** Unless specifically provided by this Planned Development ordinance, Area 2 as depicted in *Exhibit 'C'* of this ordinance shall be subject to the land uses permitted for the Single-Family 10 (SF-10) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future however, the following conditions shall apply:

The following land use shall be permitted in Area 2:

- Antenna, Commercial\*

*NOTES: 1) All equipment shall be contained interior to the building 2) The height of the structure shall remain as depicted in Exhibit 'E' of this ordinance.*

- (2) **Density and Dimensional Requirements.** Any development in Area 2 as depicted in *Exhibit 'C'* of this ordinance shall be subject to the development standards required for properties in a Single-Family 10 (SF-10) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.
- (3) **Building Standards.** Housing type and construction shall adhere to the following building standards:
- (a) **Masonry Requirements.** The minimum masonry requirement for the exterior façades of all buildings shall be 60% primary materials and/or a maximum of 20% secondary materials, excluding windows and doors. For the purpose of this ordinance, primary materials shall consist of stone, brick, and cementitious materials. The use of cementitious materials (e.g. stucco, cementitious lap siding, or similar materials) shall be limited to 40% of the building's exterior façade.
  - (b) **Anti-Monotony.** An anti-monotony standard shall not allow the same structure--in terms of materials and elevation--any closer than four (4) houses apart on either side of the street.
  - (c) **Common Areas and Open Space.** All common areas, dedicated landscape easements, and open space areas shall be maintained by a Homeowner's Association, which shall be created subject to the requirements of the City's Subdivision Ordinance.
- (4) **Garage Orientation.** Garages shall be oriented in a traditional swing (or j-swing). Garages configured in a front entry configuration shall be setback a minimum of 20 feet from the front façade of the primary structure. All garage doors shall be required to have upgraded finishes (e.g. *divided garage bay doors, carriage style hardware and lighting elements, cedar clad garage doors, or a similar alternative -- to be approved by staff*). All garage configurations not conforming to this section shall meet the requirements of Article VI, Parking and Loading, of the Unified Development Code (UDC).



CITY OF ROCKWALL

ORDINANCE NO. 19-24

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 47 (PD-47) [ORDINANCES 99-17 AND 07-04] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING THE DEVELOPMENT STANDARDS APPROVED WITH ORDINANCE NO. 99-17, BEING A 14.4712-ACRE TRACT OF LAND IDENTIFIED TRACT 104 OF THE E. TEAL SURVEY, ABSTRACT NO. 207 AND LOT 1, BLOCK A, FIRST CHRISTIAN CHURCH DISCIPLES OF CHRIST ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED PLANNED DEVELOPMENT DISTRICT 47 (PD-47) AND MORE FULLY DEPICTED HEREIN BY EXHIBIT 'A' AND DESCRIBED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by the applicant Scott Lewis of RRDC, LTD for the approval of an amendment to Planned Development District 47 (PD-47) for the purpose of amending the development standards approved with Ordinance 99-17, being a 14.4712-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207 and Lot 1, Block A, First Christian Church Disciples of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) [Ordinances 99-17 and 07-04], generally located at the northeast corner of the intersection of Ridge Road [FM-740] and White Road and more fully depicted in Exhibit 'A' and described in Exhibit 'B' of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 47 (PD-47) [Ordinance No.'s 99-17 & 07-04] and the Unified Development Code [Ordinance No. 04-38] should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in Ordinance No.'s 99-17 & 07-04;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District ordinance and the Unified Development Code (UDC) [Ordinance No. 04-38] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

**SECTION 3.** That development of the *Subject Property* shall be in accordance with the *Planned Development Concept Plan*, contained in Exhibit 'C' of this ordinance, attached hereto and incorporated herein by reference as Exhibit 'C', which is deemed hereby to be a condition of

approval of the amended zoning classification for the *Subject Property*;

**SECTION 4.** That development of the *Subject Property* shall be in accordance with the *Planned Development Standards*, described in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

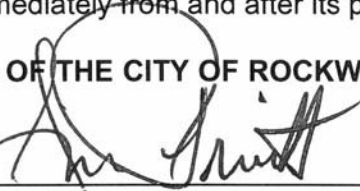
**SECTION 5.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 6.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**SECTION 7.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

**SECTION 8.** That this ordinance shall take effect immediately from and after its passage;

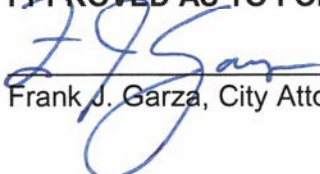
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 3<sup>RD</sup> DAY OF JUNE, 2019.**

  
\_\_\_\_\_  
Jim Pruitt, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Kristy Cole, City Secretary

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Frank J. Garza, City Attorney



1<sup>st</sup> Reading: May 20, 2019

2<sup>nd</sup> Reading: June 3, 2019

# Exhibit 'A'

## Zoning Exhibit

Legal Description: Tract 104 of the E. Teal Survey, Abstract No. 201 and Lot 1, Block A, First Christian Church Disciples of Christ Addition





**Exhibit 'B':**  
*Legal Description*

Area 1

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS RRDC, LTD., BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

**BEING** a 9.477 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of a called 9.4769 acre tract of land described in a deed to RRDC, LTD., recorded as instrument No. 20170000023557, Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod with a yellow plastic cap stamped "RPLS 3963" set for corner in the iron rod with a yellow plastic cap stamped "RPLS 3963" set for corner in the RPLS 3963" set for corner in the set for corner in the east right-of-way line of Ridge Road (FM 740) at the northwest corner of said 9.4769 acre tract;

**THENCE** South 85 degrees 43 minutes 42 seconds East along the north line thereof and partly with the south lines of the original Benton Court Addition, an Addition to the City of Rockwall recorded in Cabinet D, Slide 69, and Benton Woods, an Addition to the City of Rockwall recorded in Cabinet C, Slide 254, all recorded in the Plat Records of Rockwall County, Texas (PRRCT), for a total distance of 559.60 feet to a point for corner near the base of a steel fence post at the northeast corner of said 9.4769 acre tract, common to the southwest corner of a called 12.000 acre tract described in a deed to Craig Duhon et ux, recorded in Volume 693, Page 228, (DRRCT), from which a 5/8" iron rod with a yellow plastic cap stamped "RPLS 3963" set for iron rod with a yellow plastic cap stamped "RPLS 3963" set for RPLS 3963" set for set for reference bears South 65 degrees 09 minutes 20 seconds West, a distance of 39.51 feet;

**THENCE** South 00 degrees 10 minutes 53 seconds West, along the common line of last mentioned tracts, a distance of 679.81 feet to a point for corner near the base of a plastic fence post at the southeast corner of said 9.4769 acre tract, common to the northeast corner of Lot 1, Block A, First Christian Church, Disciples of Christ, an Addition to the City of Rockwall recorded in Cabinet E, Slide 361 (PRRCT), from which a 5/8" iron rod with a yellow plastic cap iron rod with a yellow plastic cap stamped "RPLS 3963" set for reference bears South 61 degrees 43 minutes 15 seconds West, a RPLS 3963" set for reference bears South 61 degrees 43 minutes 15 seconds West, a set for reference bears South 61 degrees 43 minutes 15 seconds West, a distance of 37.49 feet;

**THENCE** North 89 degrees 09 minutes 00 seconds West with the common line of said 9.4769 acre tract and said Lot 1, a distance of 625.70 feet to a point for corner at the common west corner thereof, and also being in the east line of said Ridge Road, from which a 3 1/4" TXDOT TXDOT Aluminum Disk found for reference bears South 49 degrees 53 minutes 40 seconds West, a distance of 0.50 feet;

**THENCE** North 05 degrees 42 minutes 52 seconds East with the East Right-of-Way line of said Ridge Road, a distance of 14.11 feet to a 3 1/4" TXDOT Aluminum Disk found at an angle point TXDOT Aluminum Disk found at an angle point thereof;

**THENCE** North 05 degrees 35 minutes 24 seconds East continuing with the East Right -of-way line of said Ridge Road, a distance of 701.50 feet to the POINT OF BEGINNING and containing 412,830 square feet or 9.477 acres of land.

**Exhibit 'B':**  
*Legal Description*

Area 2

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS FIRST CHRISTIAN CHURCH OF ROCKWALL, TEXAS, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

**BEING** a 5.231 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block A, First Christian Church, Disciples of Christ, Rockwall, Texas Addition, recorded in Cabinet E, Slide 361, Plat Records of Rockwall County, Texas (PRRCT), said 5.231 acre tract being more particularly described as follows:

**BEGINNING** at a point for corner near the base of a plastic fence post at the southeast corner of a called 9.4769 acre tract of land described in deed to RRDC, Ltd., recorded in Instrument 20170000023557, Deed Records, Rockwall, County, Texas (DRRCT), common to the northeast corner of said Lot 1, said corner being in the west boundary line of a called 12 acre tract of land described in a deed to Craig R. Duhon and Donna L. Duhon, recorded in Volume 693, Page 228, (DRRCT), from which a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for reference bears South 61 degrees 46 minutes 53 seconds West, a distance of 37.56 feet;

**THENCE** South 00 degrees 07 minutes 41 seconds West, along the common line of said Lot 1 and said 12 acre tract, a distance of 353.00 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 set for the southeast corner of said Lot 1, said corner being in the north right-of-way line of White Road, a variable width right-of-way;

**THENCE** North 89 degrees 08 minutes 58 seconds West, along the common line of said Lot 1 and said White Road, a distance of 671.35 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 set for the southwest corner of said Lot 1, said corner being at the Ridge Road and said Lot 1, a distance of 50.66 feet to a TxDOT monument found for corner;

**THENCE** North 05 degrees 45 minutes 12 seconds East, continuing along the common line of said Ridge Road and said Lot 1, a distance of 237.59 feet to the northwest corner of said Lot 1 and the southwest corner of said 9.4769 acre tract, from which a TxDOT monument bears South 58 degrees 52 minutes 38 seconds West, a distance of 0.41 feet;

**THENCE** South 89 degrees 09 minutes 00 seconds East, along the common line of said Lot 1 and said 9.4769 acre tract, a distance of 625.79 feet to the POINT OF BEGINNING and containing 227,854 square feet or 5.231 acres of land.

**Exhibit 'D':**  
*PD Development Standards*



**Exhibit 'D':**  
*PD Development Standards*

Area 1: Single-Family 10 (SF-10) District [9.477-Acres]

- (1) **Permitted Uses.** Unless specifically provided by this Planned Development ordinance, *Area 1* as depicted in *Exhibit 'C'* of this ordinance shall be subject to the land uses permitted for the Single-Family 10 (SF-10) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.
- (2) **Density and Dimensional Requirements.** Unless specifically provided by this Planned Development ordinance, *Area 1* as depicted in *Exhibit 'C'* of this ordinance shall be subject to the development standards for the Single-Family 10 (SF-10) District as stipulated in Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future. All lots shall conform to the standards depicted in *Table 1*, which are as follows:

*Table 1: Density and Dimensional Requirements*

<i>Minimum Lot Width <sup>(1)</sup></i>	80'
<i>Minimum Lot Depth</i>	100'
<i>Minimum Lot Area</i>	10,000 SF
<i>Minimum Front Yard Setback <sup>(2)</sup></i>	25'
<i>Minimum Side Yard Setback</i>	6'
<i>Minimum Distance Between Buildings</i>	10'
<i>Maximum Height</i>	36'
<i>Minimum Rear Yard Setback</i>	10'
<i>Maximum Lot Coverage</i>	55%
<i>Minimum Dwelling Size</i>	3,000 SF

General Notes:

<sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.

<sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.

- (3) **Building Standards.** Housing type and construction shall adhere to the following building standards:
  - (a) **Masonry Requirements.** The minimum masonry requirement for the exterior façades of all buildings shall be 60% primary materials and/or a maximum of 20% secondary materials, excluding windows and doors. For the purpose of this ordinance, primary materials shall consist of stone, brick, and cementitious materials. The use of cementitious materials (e.g. stucco, cementitious lap siding, or similar materials) shall be limited to 40% of the building's exterior façade.
  - (b) **Anti-Monotony.** An anti-monotony standard shall not allow the same structure—in terms of materials and elevation--any closer than four (4) houses apart on either side of the street.
  - (c) **Common Areas and Open Space.** All common areas, dedicated landscape easements, and open space areas shall be maintained by a Homeowner's Association, which shall be created subject to the requirements of the City's Subdivision Ordinance.
  - (d) **Garage Orientation.** Garages shall be oriented in a traditional swing (or j-swing). Garages configured in a flat-front entry configuration shall be setback a minimum of 20 feet from the front façade of the primary structure. No more than 40% of the garages shall be flat-front entry. All garage doors shall be required to have upgraded finishes (e.g. *divided garage bay doors, carriage style hardware and lighting elements, cedar clad garage doors, or a similar alternative -- to be approved by staff*). All garage configurations not conforming to

**Exhibit 'D':**  
*PD Development Standards*

this section shall meet the requirements of Article VI, Parking and Loading, of the Unified Development Code (UDC).

Area 2: Single-Family 10 (SF-10) District [4.9995-Acres]

- (1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, Area 2 as depicted in Exhibit 'C' of this ordinance shall be subject to the land uses permitted for the Single-Family 10 (SF-10) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 04-38] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future however, the following conditions shall apply:

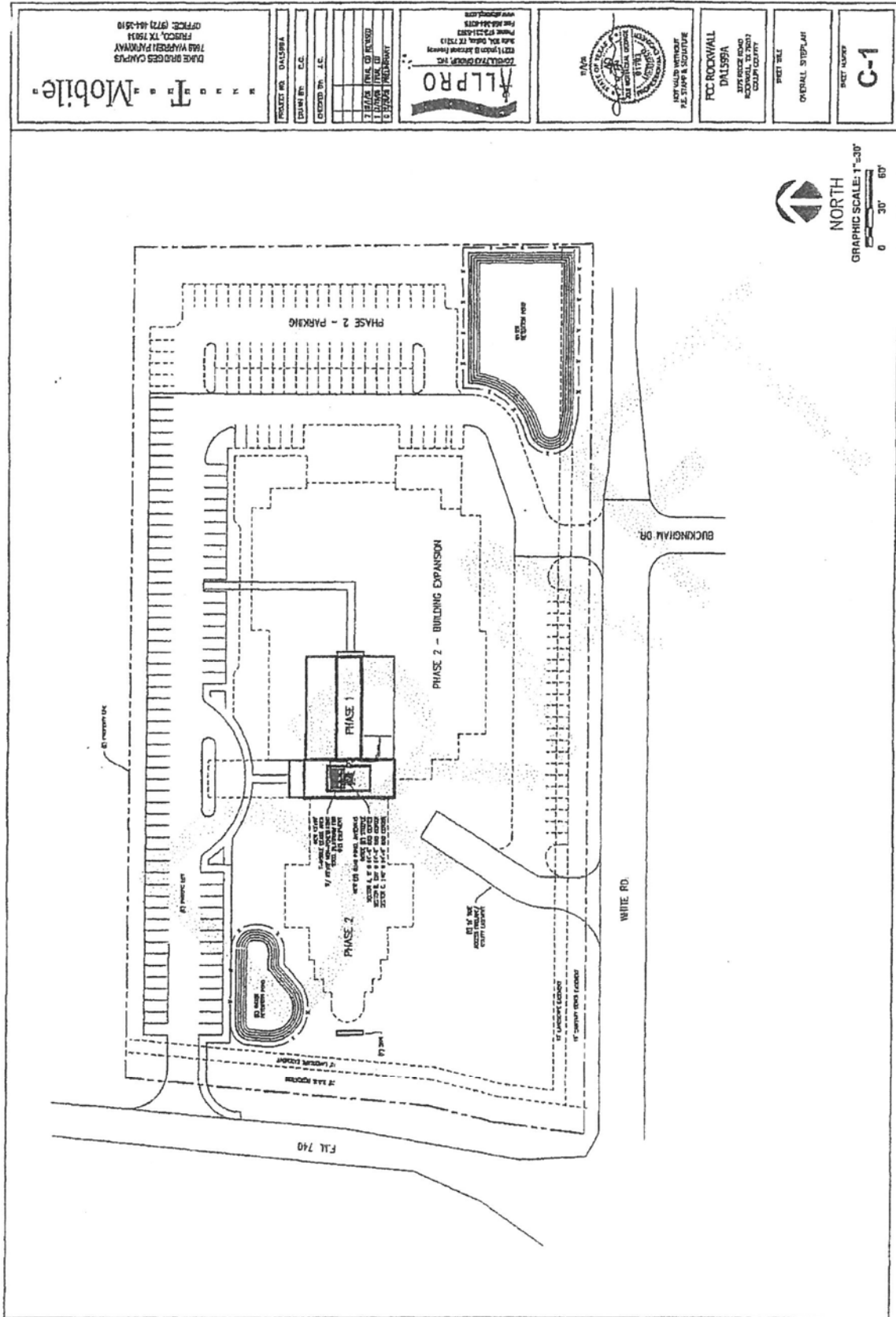
The following land use shall be permitted in Area 2:

- Antenna, Commercial\*

*NOTES:* 1) All equipment shall be contained interior to the building 2) The height of the structure shall remain as depicted in Exhibit 'E' of this ordinance.

- (2) *Density and Dimensional Requirements.* Any development in Area 2 as depicted in Exhibit 'C' of this ordinance shall be subject to the development standards required for properties in a Single-Family 10 (SF-10) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.
- (3) *Building Standards.* Housing type and construction shall adhere to the following building standards:
- (a) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 60% primary materials and/or a maximum of 20% secondary materials, excluding windows and doors. For the purpose of this ordinance, primary materials shall consist of stone, brick, and cementitious materials. The use of cementitious materials (e.g. stucco, cementitious lap siding, or similar materials) shall be limited to 40% of the building's exterior façade.
  - (b) *Anti-Monotony.* An anti-monotony standard shall not allow the same structure--in terms of materials and elevation--any closer than four (4) houses apart on either side of the street.
  - (c) *Common Areas and Open Space.* All common areas, dedicated landscape easements, and open space areas shall be maintained by a Homeowner's Association, which shall be created subject to the requirements of the City's Subdivision Ordinance.
- (4) *Garage Orientation.* Garages shall be oriented in a traditional swing (or j-swing). Garages configured in a front entry configuration shall be setback a minimum of 20 feet from the front façade of the primary structure. No more than 40% of the garages shall be flat-front entry. All garage doors shall be required to have upgraded finishes (e.g. *divided garage bay doors, carriage style hardware and lighting elements, cedar clad garage doors, or a similar alternative -- to be approved by staff*). All garage configurations not conforming to this section shall meet the requirements of Article VI, Parking and Loading, of the Unified Development Code (UDC).

Exhibit 'E':  
Concept Plan





June 11, 2019

**ATTN: SCOTT LEWIS**  
RRDC, LTD.  
900 HEATHLAND CROSSING,  
HEATH, TX 75032

**RE: PD ZONING (Z2019-011), Amendment to PD-47**

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by City Council on 06/03/2019 via Ordinance No. 19-24. The following is a record of all recommendations, voting records and conditions of approval:

*CONDITIONS OF APPROVAL*

*If the City Council chooses to approve the applicant's request then staff would propose the following conditions of approval:*

- (1) The applicant shall be responsible for maintaining compliance with the conditions contained within the Planned Development District ordinance;*
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.*

*PLANNING AND ZONING COMMISSION:*

*On May 14, 2019, the Planning and Zoning Commission's motion to recommend approval of the applicant's request passed by a vote of 4-1 with Commissioner Womble dissenting and Commissioners Logan and Moeller absent.*

*CITY COUNCIL:*

*On May 20, 2019, the City Council made a three (3) separate motions to approve amendments to Planned Development District 47 (PD-47). All motions were approved with staff conditions as follows:*

- 1) To allow for a maximum of 40% front entry garages that are set back a minimum of 20-feet behind the front facade of the primary structure and a minimum of 60% J-swing garages. The motion passed by a vote of 6 to 1 with Mayor Pruitt dissenting.*
- 2) To allow for the maximum lot coverage to be increased from 45% to 55%. The motion passed by a vote of 5 to 2 with Mayor Pruitt and Council Member Trowbridge dissenting.*
- 3) To allow for the minimum masonry requirement to be reduced from 80% to 60% as defined in the draft ordinance. The motion passed by a vote of 5 to 2 with Mayor Pruitt and Council Member Daniels dissenting. The approval of these motions relate to the first reading of the ordinance.*

*On June 3, 2019, the City Council's motion to approve amendments to Planned Development District 47 (PD-47) with staff conditions passed by a vote of 6 to 1 with Mayor Pruitt dissenting.*



Please contact the City of Rockwall Planning staff at (972) 771-7745 with any questions or concerns regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Korey Brooks", with a long, sweeping flourish extending to the right.

**Korey Brooks, AICP**  
Senior Planner  
Planning & Zoning Department  
City of Rockwall, TX