



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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 [SELECT ONLY ONE BOX]:

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 237 Clem Rd at FM 1141 Rockwall, TX

Subdivision DALTON SURVEY

Lot

Block

General Location SEC of FM 1141 and Clem Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Agricultural District (AG)

Current Use AG

Proposed Zoning Planned Development District SF - 16

Proposed Use PD (SF-16)

Acreage Approx 39

Lots [Current] 0

Lots [Proposed]

Approx 59

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner Mark Taylor

Applicant Skorburg Company

Contact Person Mark Taylor

Contact Person Kevin Harrell

Address 237 Clem RD

Address 8214 Westchester

Suite 900

City, State & Zip Rockwall, TX 75087

City, State & Zip Dallas, TX 75225

Phone 972-772-4171

Phone 214-888-8859

E-Mail mtaylor1045@gmail.com

E-Mail KHarrell@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Mark Taylor [Owner] the undersigned, who stated the information on this application to be true and certified the following:

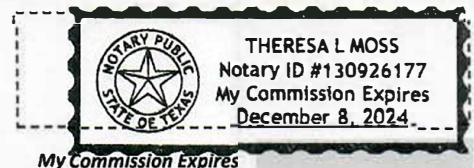
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 _____. By signing this 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 February, 20 21.

Owner's Signature

Notary Public in and for the State of Texas

Mark Taylor
Theresa L Moss





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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 [SELECT ONLY ONE BOX]:

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address Clem Rd at FM 1141 Rockwall, TX

Subdivision DALTON SURVEY

Lot

Block

General Location SEC of FM 1141 and Clem Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Agricultural District (AG)

Current Use AG

Proposed Zoning Planned Development District SF - 16

Proposed Use PD (SF-16)

Acreage 39

Lots [Current] 0

Lots [Proposed]

Approx 59

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner Alex Freeman

Applicant Skorburg Company

Contact Person Alex Freeman

Contact Person Kevin Harrell

Address 100 N Central Expy
STE 1008

Address 8214 Westchester
Suite 900

City, State & Zip Richardson, TX 75080

City, State & Zip Dallas, TX 75225

Phone 469-233-4774

Phone 214-888-8859

E-Mail afreeman@pinnaclemontessori.com

E-Mail KHarrell@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

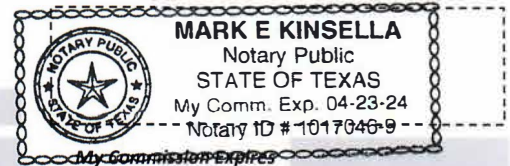
Before me, the undersigned authority, on this day personally appeared _____ [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20____. 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 18th day of February, 2021.

Owner's Signature

Notary Public in and for the State of Texas



Skorburg Company
8214 Westchester Dr., Ste. 900
Dallas, TX 75225
Phone: 214/522-4945
Fax: 214/522-7244



February 12, 2021

City of Rockwall
Attn: Ryan Miller, AICP
385 S Goliad St
Rockwall, TX 75087

Dear Mr. Miller,

Skorburg Company is requesting that our project be taken to the March 9th, 2021 Planning and Zoning Meeting. This project is the development of ±38 Acres in the William Dalton Survey, City of Rockwall, Rockwall County, located at the Southeast corner of F.M. 1141 and Clem Rd.

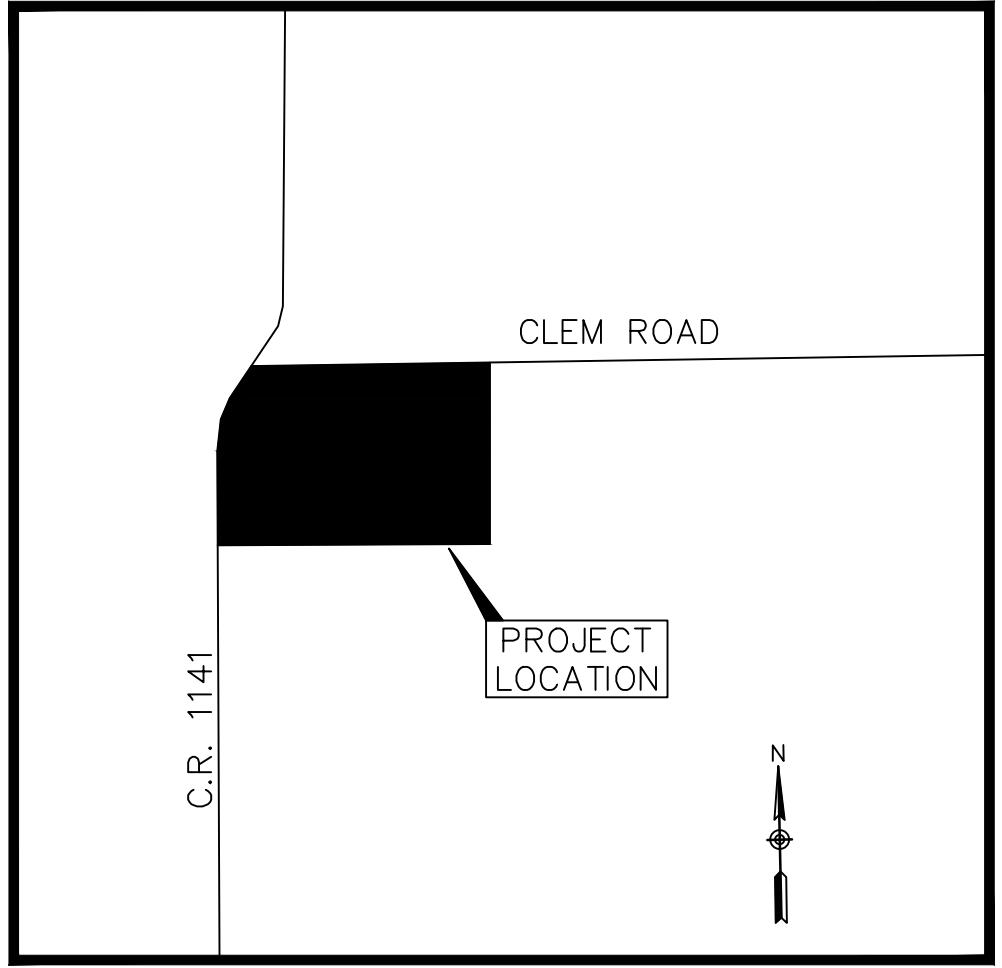
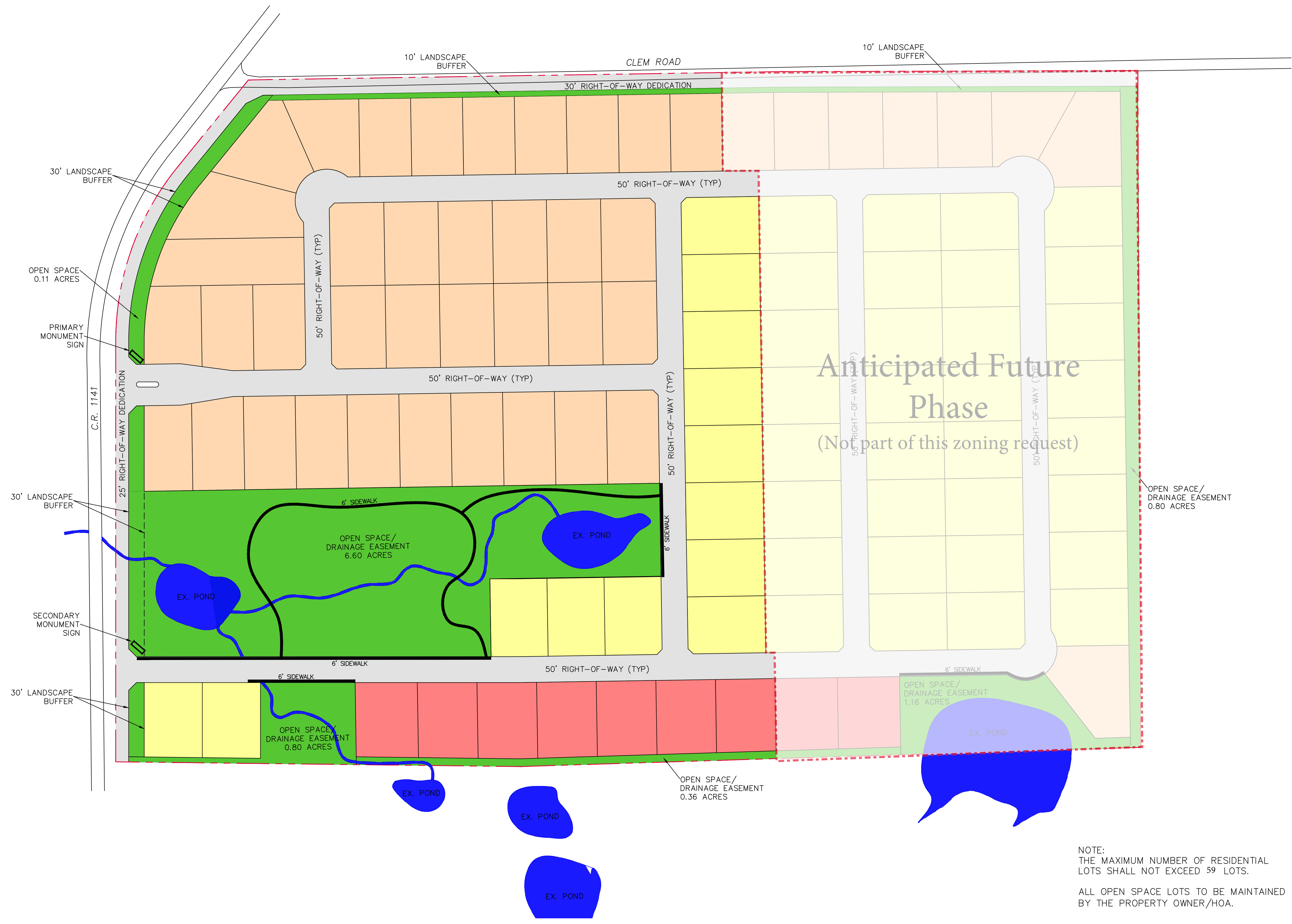
The property is currently zoned AG. We are proposing a development of Single-Family Residential homes on 16,000 square foot lots. This community will feature high quality homes on large lots and add to the beautiful aesthetics of other high quality Skorburg communities like Stone Creek Estates, Breezy Hill Estates, and Gideon Grove.

We look forward to working with the City once again to develop another gorgeous development.

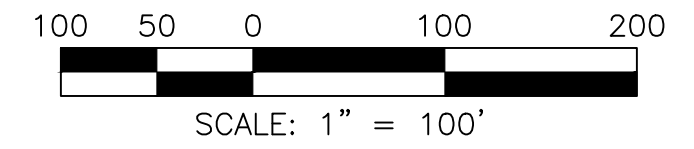
Cordially Yours,

A handwritten signature in blue ink, appearing to read "K Harrell", written over a light blue horizontal line.

Kevin Harrell
Land Acquisition Manager



LOCATION MAP
N.T.S.



LEGEND	
TYPICAL LOT SIZES	
	100' X 160' (36 LOTS)
	110' X 150' (13 LOTS)
	115' X 140' (7 LOTS)
	PUBLIC OPEN SPACE

Anticipated Future
Phase
(Not part of this zoning request)

NOTE:
THE MAXIMUM NUMBER OF RESIDENTIAL
LOTS SHALL NOT EXCEED 59 LOTS.

ALL OPEN SPACE LOTS TO BE MAINTAINED
BY THE PROPERTY OWNER/HOA.

TOTAL ACRES: 38.012
TOTAL OPEN SPACE: 7.5
TOTAL RESIDENTIAL LOTS: 56
RESIDENTIAL DENSITY: 1.48

CONCEPT PLAN
OF
WINDING CREEK
SITUATED IN THE
WILLIAM DALTON SURVEY,
ABSTRACT NO. 72
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
MACATEE ENGINEERING, LLC
12655 N. CENTRAL EXPRESSWAY, SUITE 420
DALLAS, TEXAS 75243
214-373-1180
OWNER
REDDY K VASUNDHARA & ALEX R FREEMAN
OWNER
M G & J K TAYLOR LIVING TRUST
237 CLEM ROAD, ROCKWALL, TX 75087

FEBRUARY 2021
SCALE: 1"=100'

CASE NO. _____

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 16 (SF-16) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 37.41-ACRE TRACT OF LAND IDENTIFIED SITUATED IN THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED 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 Adam Buczek of Skorburg Company on behalf of Alex Freeman and Mark Taylor for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 16 (SF-16) District land uses, on a 37.41-Acre tract of land situated in the William Dalton Survey, Abstract No. 72, City Of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that 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 *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted 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 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined 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 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Master Parks and Open Space Plan
 - (2) Master Plat
 - (3) Preliminary Plat
 - (4) PD Site Plan
 - (5) Final Plat
- (c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.
- (e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.
- (f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 6. 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 7. 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 8. 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 9. 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 X DAY OF XX, 2021.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading:

2nd Reading:

Exhibit 'A':
Legal Description
±38.012 Acres

TRACT 1 (±26.012 ACRES)

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72. ROCKWALL COUNTY, TEXAS. BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO GLEN D. WALKER AND WIFE, NITA A. WALKER, RECORDED IN VOLUME 542, PAGE 12, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 60D NAIL FOUND FOR CORNER AT THE INTERSECTION NEAR THE CENTER OF CLEM ROAD AND THE RECOGNIZED SOUTHEAST LINE OF F.M. HIGHWAY 1141, SAID POINT BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 06 MINUTES 09 SECONDS EAST, WITHIN SAID CLEM ROAD AND THE RECOGNIZED NORTH LINE OF SAID WALKER TRACT, A DISTANCE OF 533.77 FEET TO A POINT FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO MARK G. AND JESSICA K. TAYLOR, RECORDED IN VOLUME 7106, PAGE 191, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 01 DEGREES 23 MINUTES 21 SECONDS WEST, ALONG THE WEST LINE OF SAID TAYLOR TRACT, PASSING A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR WITNESS AT A DISTANCE OF 17.18 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 283.63 FEET TO A 4 INCH METAL FENCE CORNER FOR ANGLE POINT;

THENCE SOUTH 05 DEGREES 06 MINUTES 43 SECONDS WEST, ALONG THE WEST LINE OF SAID TAYLOR TRACT, A DISTANCE OF 113.32 FEET TO A 4 INCH METAL FENCE CORNER FOR ANGLE POINT;

THENCE SOUTH 05 DEGREES 35 MINUTES 13 SECONDS WEST, ALONG THE WEST LINE OF SAID TAYLOR TRACT, A DISTANCE OF 597.75 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING AN INNER ELL CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF SAID TAYLOR TRACT;

THENCE NORTH 89 DEGREES 06 MINUTES 09 SECONDS EAST, ALONG THE SOUTH LINE OF SAID TAYLOR TRACT, A DISTANCE OF 574.09 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE WEST LINE OF A TRACT OF LAND CONVEYED TO ALLEN AND LISA STEVENSON, RECORDED IN VOLUME 171, PAGE 885, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS, SAID POINT BEING THE SOUTHEAST CORNER OF SAID TAYLOR TRACT AND THE MOST SOUTHERLY NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 06 MINUTES 20 SECONDS EAST ALONG THE RECOGNIZED EAST LINE OF SAID WALKER TRACT AND THE WEST LINE OF SAID STEVENSON TRACT A DISTANCE OF 334.12 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER, THE APPARENT NORTHEAST CORNER OF LOT 5 OF MEADOWVIEW RANCH ESTATES, RECORDED IN CABINET A, SLIDE 247, PLAT RECORDS, ROCKWALL COUNTY, TEXAS,

Exhibit 'A':
Legal Description
±38.012 Acres

SAID POINT BEING THE RECOGNIZED SOUTHEAST CORNER OF SAID WALKER TRACT AND THE APPARENT SOUTHWEST CORNER OF SAID STEVENSON TRACT;

THENCE SOUTH 89 DEGREES 13 MINUTES 16 SECONDS WEST, ALONG THE RECOGNIZED SOUTH LINE OF SAID WALKER TRACT, A DISTANCE 510.41 FEET TO A 3/8 INCH IRON ROD FOUND FOR ANGLE POINT;

THENCE NORTH 89 DEGREES 58 MINUTES 55 SECONDS WEST, ALONG THE RECOGNIZED SOUTH LINE OF SAID WALKER TRACT, A DISTANCE OF 778.67 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE RECOGNIZED EAST LINE OF SAID F.M. HIGHWAY 1141, SAID POINT BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH, ALONG THE RECOGNIZED EAST LINE OF SAID HIGHWAY, PASSING A 60D NAIL FOUND ON A WOOD HIGHWAY MONUMENT FOR WITNESS AT A DISTANCE OF 734.11 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 810.94 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 AT THE BEGINNING OF A CURVE TO RIGHT HAVING A CENTRAL ANGLE OF 39 DEGREES 09 MINUTES 01 SECONDS, A RADIUS OF 533.14 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 19 DEGREES 34 MINUTES 34 SECONDS EAST - 357.25 FEET;

THENCE ALONG THE RECOGNIZED SOUTHEAST LINE OF SAID HIGHWAY AND SAID CURVE TO THE RIGHT AN ARC LENGTH OF 364.29 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 AT THE END OF SAID CURVE;

THENCE NORTH 39 DEGREES 09 MINUTES 00 SECONDS EAST ALONG THE RECOGNIZED SOUTHEAST LINE OF SAID HIGHWAY, A DISTANCE OF 215.67 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1,133,124.22 SQUARE FEET OR 26.012 ACRES OF LAND.

AND

TRACT 2 (±12.0 ACRES)

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72, ROCKWALL COUNTY, TEXAS, BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO GLEN D. WALKER AND WIFE, NITA A. WALKER, RECORDED IN VOLUME 542, PAGE 12, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER NEAR THE CENTER OF CLEM ROAD, SAID POINT BEING THE NORTHEAST CORNER OF SAID WALKER TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ALLEN AND LISA STEVENSON, RECORDED IN VOLUME 171, PAGE 885, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS SOUTH 00 DEGREES 06 MINUTES 20 SECONDS EAST - 17.25 FEET;

THENCE SOUTH 00 DEGREES 06 MINUTES 20 SECONDS EAST ALONG THE EAST LINE OF SAID WALKER TRACT AND THE WEST LINE OF SAID STEVENSON TRACT A DISTANCE OF 990.13 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED B G & A RPLS 5569 FOR CORNER;

Exhibit 'A':
Legal Description
±38.012 Acres

THENCE SOUTH 89 DEGREES 06 MINUTES 09 SECONDS WEST A DISTANCE 574.09 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED B G & A RPLS 5569 FOR CORNER;

THENCE NORTH 05 DEGREES 35 MINUTES 13 SECONDS EAST A DISTANCE OF 597.75 FEET TO A 4" METAL FENCE CORNER FOR ANGLE POINT;

THENCE NORTH 05 DEGREES 06 MINUTES 43 SECONDS EAST A DISTANCE OF 113.32 FEET TO A 4" METAL FENCE CORNER FOR ANGLE POINT;

THENCE NORTH 01 DEGREES 23 MINUTES 21 SECONDS EAST A DISTANCE OF 283.63 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SAID WALKER TRACT, SAID POINT BEING NEAR THE CENTER OF CLEM ROAD FROM WHICH A 1/2 INCH IRON SET WITH YELLOW CAP STAMPED B G & A RPLS 5569 FOR WITNESS BEARS SOUTH 01 DEGREES 23 MINUTES 21 SECONDS WEST - 17.18 FEET;

THENCE NORTH 89 DEGREES 06 MINUTES 09 SECONDS EAST ALONG THE NORTH LINE OF SAID WALKER TRACT AND WITHIN SAID CLEM ROAD A DISTANCE OF 497.09 FEET TO THE PLACE OF BEGINNING AND CONTAINING 522,720.00 SQUARE FEET OR 12.000 ACRES OF LAND.

Exhibit 'B':
Survey

Exhibit 'D':
Density and Development Standards

Density and Development Standards.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 16 (SF-16) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (2) Lot Composition and Layout. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

<i>Minimum Lot Width</i>	<i>Minimum Lot Depth</i>	<i>Minimum Lot Size</i>	<i>Dwelling Units</i>
90'	100'	16,000 SF	59

- (3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 16 (SF-16) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 1.9 dwelling units per gross acre of land; however, in no case should the proposed development exceed 60 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

<i>Minimum Lot Width</i> ⁽¹⁾	90'
<i>Minimum Lot Depth</i>	100'
<i>Minimum Lot Area</i>	16,000 SF
<i>Minimum Front Yard Setback</i> ^{(2) & (5)}	25'
<i>Minimum Side Yard Setback</i>	7'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2) & (5)}	10'
<i>Minimum Length of Driveway Pavement</i>	25'
<i>Maximum Height</i> ⁽³⁾	36'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i> ⁽⁶⁾	3,000 SF
<i>Maximum Lot Coverage</i>	60%

General Notes:

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- ⁴: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- ⁵: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for

Exhibit 'D':
Density and Development Standards

any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

⁶: A maximum of 20% of the lots may have homes not less than 2,500 square feet.

(4) *Building Standards*. All development shall adhere to the following building standards:

(a) *Masonry Requirement*. The minimum masonry requirement for the total exterior façade area of all buildings shall be 90% (*excluding dormers and walls over roof areas*); however, no individual façade shall be less than 85% masonry. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the masonry requirement; however, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted through a Specific Use Permit (SUP) only. Excluding dormers and walls over roof areas, siding products (*e.g. HardiBoard or Hardy Plank*) shall not be visible on homes abutting any major thoroughfare (*i.e. FM-1141 as shown on Exhibit 'C' of this ordinance*).

(b) *Roof Pitch*. A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.

(c) *Garage Orientation and Garage Doors*. This development shall adhere to the following garage design and orientation requirements:

(1) Garages shall be oriented in a *traditional swing* (or *j-swing*) -- *where the two (2) car garage is situated facing the side property line and the driveway swings into the garage in a 'J' configuration*. On *traditional swing* (or *j-swing*) garage configurations, a second single garage door facing the street is permitted if it is located behind the width of the double garage door. All garage configurations not conforming to this section shall meet the requirements of Article 09, *Parking and Loading*, of the Unified Development Code (UDC).

All garage doors shall be required to have decorative wood doors or wood overlays on insulated metal doors. The design between the garage door and home shall use the same or complementary colors and materials. All garages shall include carriage style hardware. An example of carriage style hardware is depicted in *Figure 1*.

Exhibit 'D':
Density and Development Standards

Figure 1. Example of Enhanced Garage Door



Carriage Hardware

- (5) Anti-Monotony Restrictions. The development shall adhere to the *Anti-Monotony Matrix* depicted in *Table 3* below (for spacing requirements see *Figures 3 & 4* below).

Table 3: Anti-Monotony Matrix

<i>Minimum Lot Size</i>	<i>Elevation Features</i>
16,000 SF	(1), (2), (3), (4)

- (a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
- (b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, FM-1141, or Clem Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
- (1) Number of Stories
 - (2) Permitted Encroachment Type and Layout
 - (3) Roof Type and Layout
 - (4) Articulation of the Front Façade
- (c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home

Exhibit 'D':
Density and Development Standards

adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

- (d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Figure 3: Properties line up on the opposite side of the street. Where **RED** is the subject property.

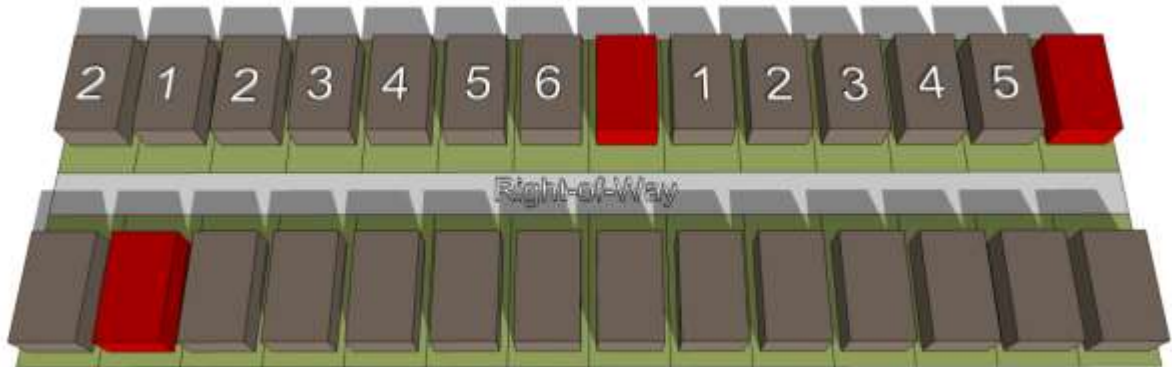
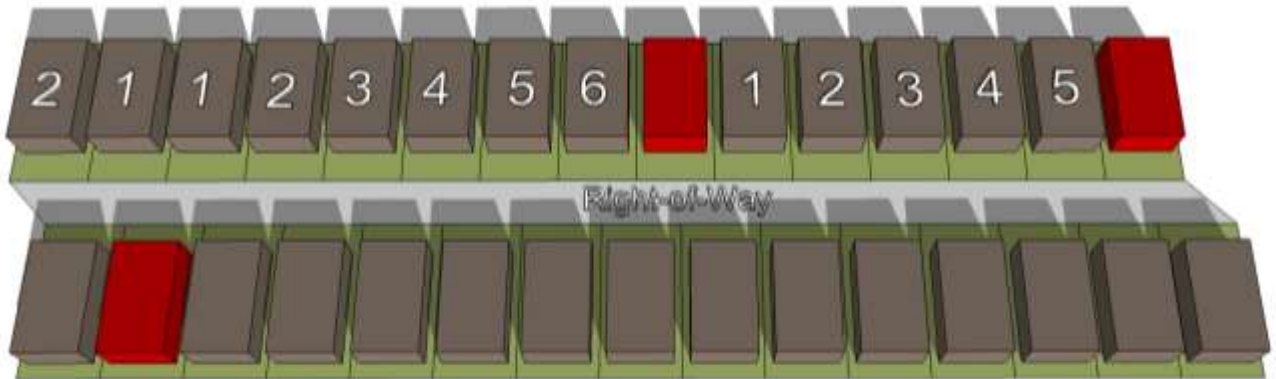


Figure 4: Properties do not line up on opposite side of the street. Where **RED** is the subject property.



- (6) Fencing Standards. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
 - (a) Front Yard Fences. Front yard fences shall be prohibited.
 - (b) Wood Fences. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood

Exhibit 'D':
Density and Development Standards

fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

- (c) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (*i.e. FM-, FM-1141 and Clem Road*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
 - (d) Corner Lots. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-foot off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
 - (e) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
- (7) Landscape and Hardscape Standards.
- (a) Landscape. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.
 - (b) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
 - (1) Landscape Buffer and Sidewalks (FM-1141). A minimum of a 30-foot landscape buffer shall be provided along FM-1141 (*outside of and beyond any required right-of-way dedication*), that shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-foot of linear frontage. A meandering five (5) foot sidewalk shall be constructed within the 30-foot landscape buffer.
 - (2) Landscape Buffers (Clem Road). A minimum of a 10-foot landscape buffer shall be provided along Clem Road Lane (*outside of and beyond any required right-of-way dedication*). This landscape buffer shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless approved otherwise approved by the Director of Planning and Zoning --*, a minimum of four (4) caliper inches in size, that will be planted on 15-foot centers along the entire frontage of Clem Road.
 - (c) Street Trees. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-foot vertical clearance height for any trees overhanging a public right-of-way. Street trees

Exhibit 'D':
Density and Development Standards

shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

- (d) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (e) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (8) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (9) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (10) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.
- (11) *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- (12) *Open Space*. The development shall consist of a minimum of 10% open space -- as *calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. All open space areas (*including landscape buffers*) shall be maintained by the Homeowner's Association (HOA).
- (13) *Trails*. A concrete trail system shall be constructed in generally the same areas and of the same sizes as what is depicted in *Exhibit 'C'* of this ordinance.
- (14) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.
- (15) *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of

Exhibit 'D':
Density and Development Standards

the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development.

- (16) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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 [SELECT ONLY ONE BOX]:

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 237 Clem Rd at FM 1141 Rockwall, TX

Subdivision DALTON SURVEY

Lot

Block

General Location SEC of FM 1141 and Clem Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Agricultural District (AG)

Current Use AG

Proposed Zoning Planned Development District SF - 16

Proposed Use PD (SF-16)

Acreage Approx 39

Lots [Current] 0

Lots [Proposed]

Approx 59

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner Mark Taylor

Applicant Skorburg Company

Contact Person Mark Taylor

Contact Person Kevin Harrell

Address 237 Clem RD

Address 8214 Westchester

Suite 900

City, State & Zip Rockwall, TX 75087

City, State & Zip Dallas, TX 75225

Phone 972-772-4171

Phone 214-888-8859

E-Mail mtaylor1045@gmail.com

E-Mail KHarrell@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Mark Taylor [Owner] the undersigned, who stated the information on this application to be true and certified the following:

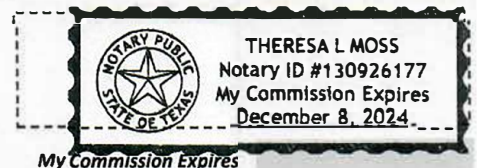
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 _____. By signing this 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 February, 20 21.

Owner's Signature

Notary Public in and for the State of Texas

Mark Taylor
Theresa L Moss





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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 [SELECT ONLY ONE BOX]:

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address Clem Rd at FM 1141 Rockwall, TX

Subdivision DALTON SURVEY

Lot

Block

General Location SEC of FM 1141 and Clem Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Agricultural District (AG)

Current Use AG

Proposed Zoning Planned Development District SF - 16

Proposed Use PD (SF-16)

Acreage 39

Lots [Current] 0

Lots [Proposed]

Approx 59

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner Alex Freeman

Applicant Skorburg Company

Contact Person Alex Freeman

Contact Person Kevin Harrell

Address 100 N Central Expy
STE 1008

Address 8214 Westchester
Suite 900

City, State & Zip Richardson, TX 75080

City, State & Zip Dallas, TX 75225

Phone 469-233-4774

Phone 214-888-8859

E-Mail afreeman@pinnaclemontessori.com

E-Mail KHarrell@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

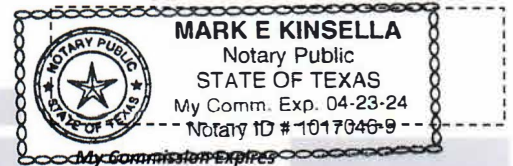
Before me, the undersigned authority, on this day personally appeared _____ [Owner] the undersigned, who stated the information on this application to be true and certified the following:

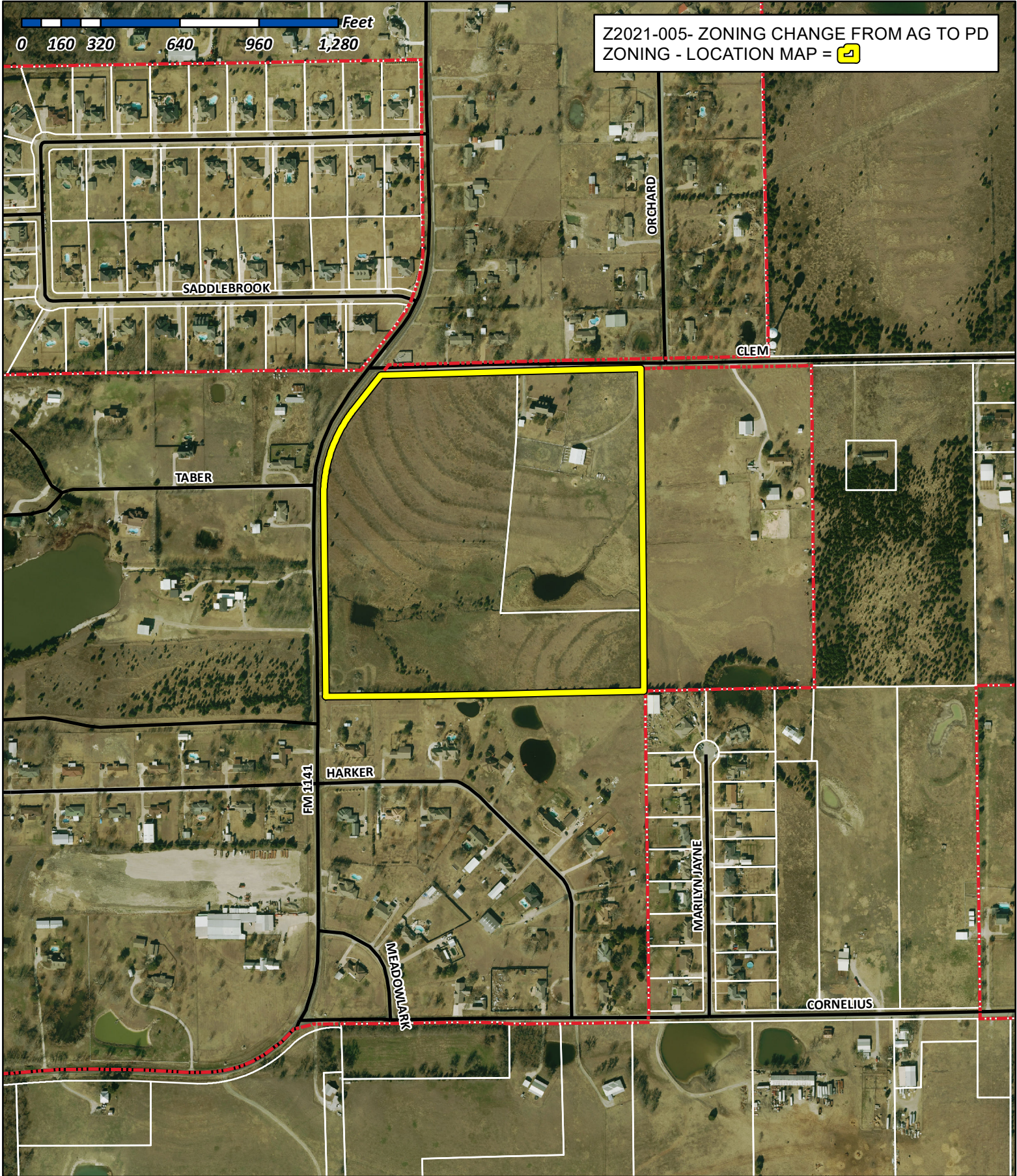
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20____. By signing this application, 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 18th day of February, 2021.

Owner's Signature

Notary Public in and for the State of Texas

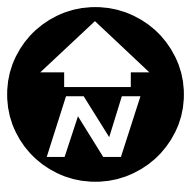




City of Rockwall

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.

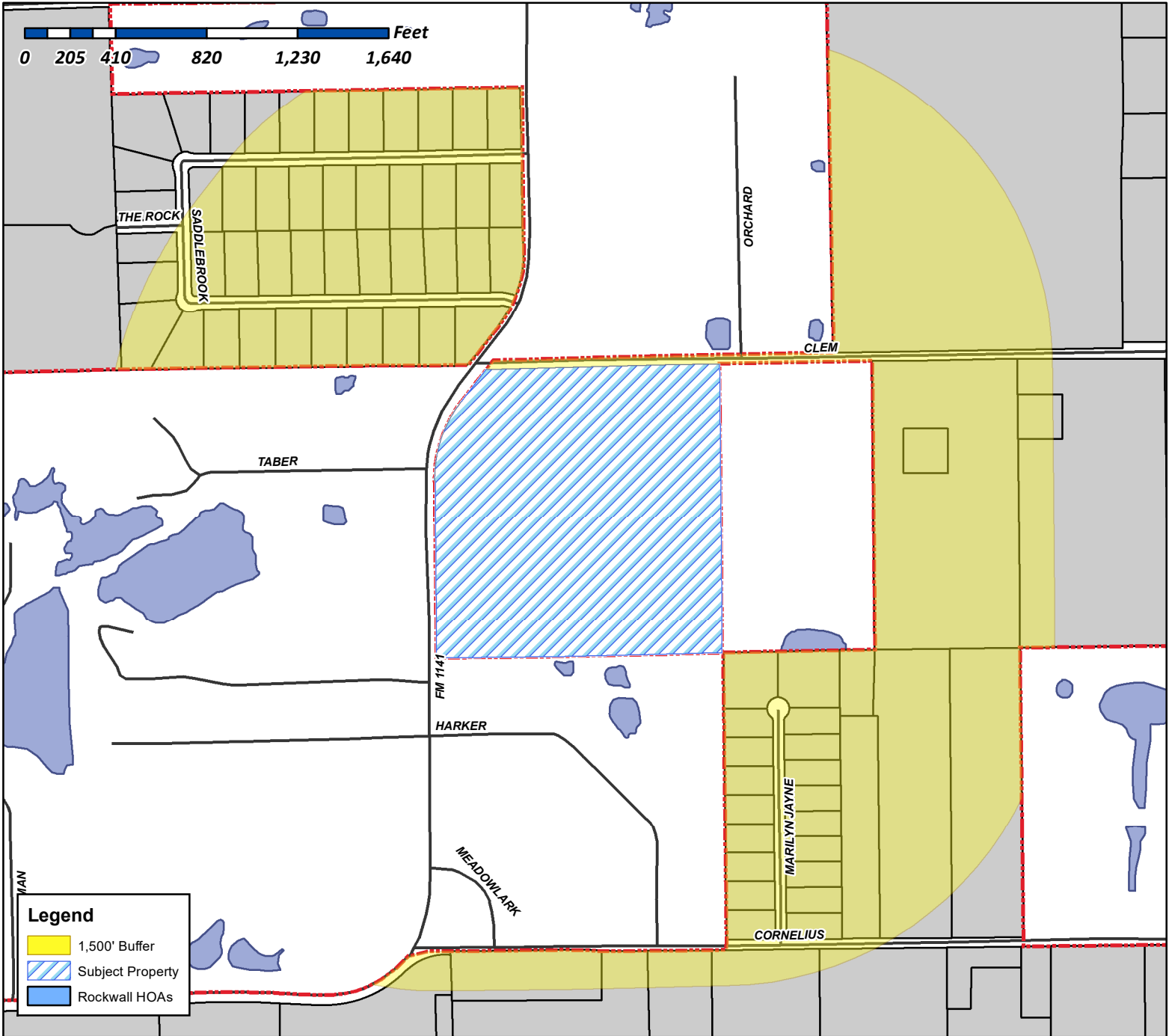
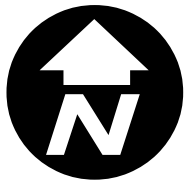




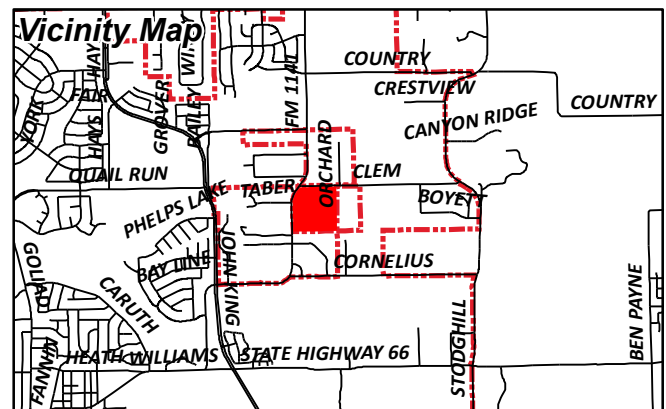
City of Rockwall

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

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.



Case Number: Z2021-005
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: AG
Case Address: SEC of Clem Road and FM-1141



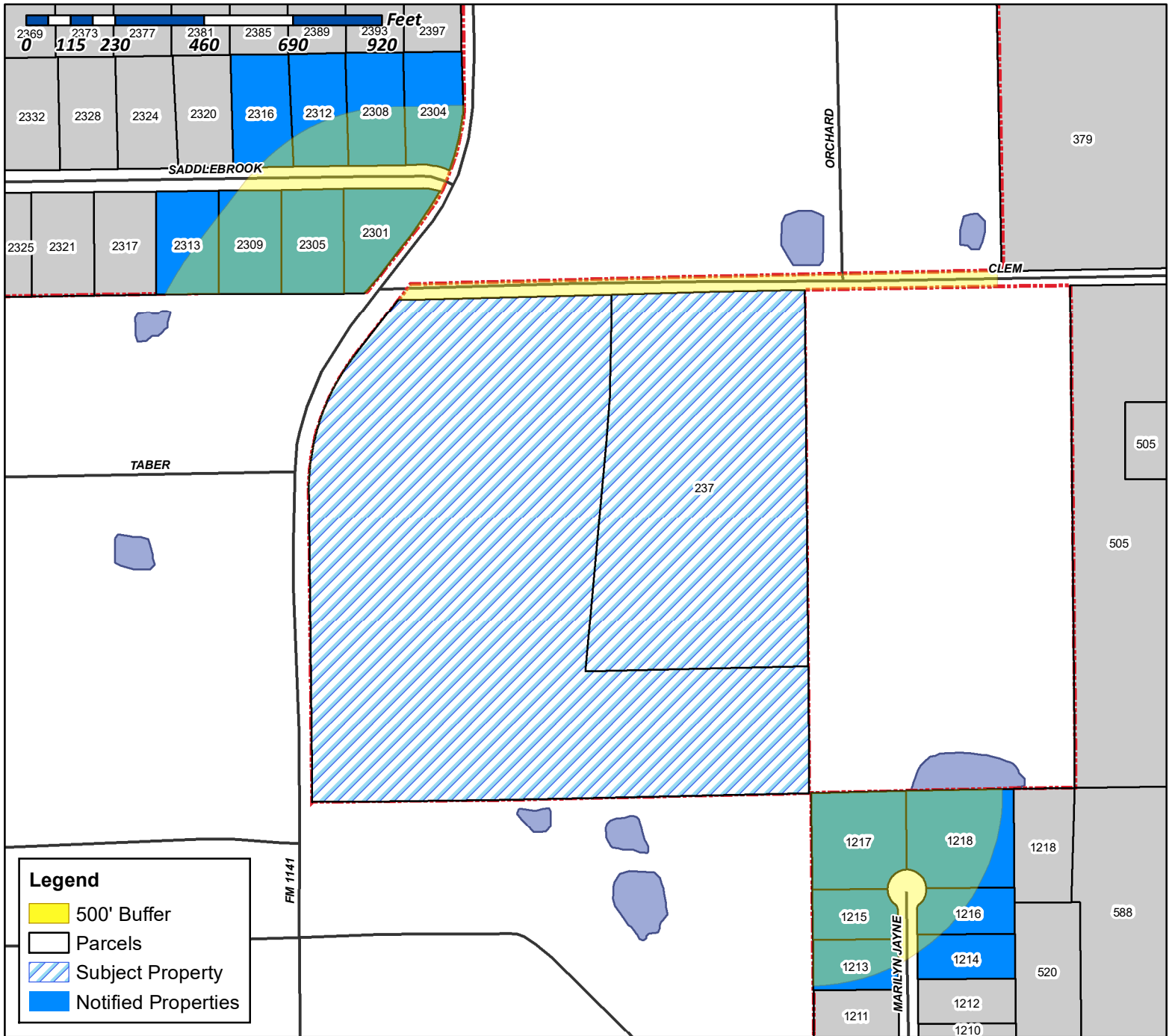
Date Created: 2/18/2021
For Questions on this Case Call (972) 771-7745



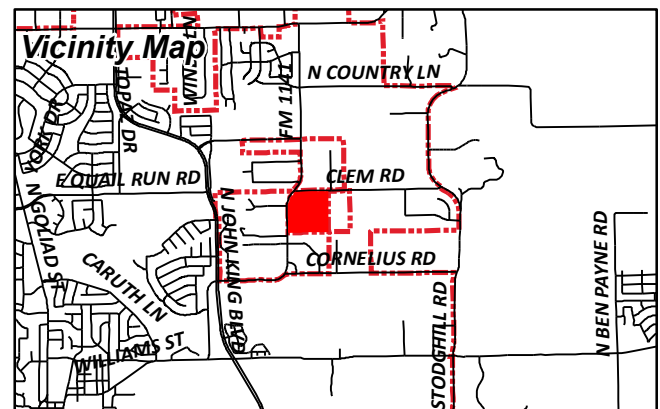
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.



Case Number: Z2021-005
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: AG
Case Address: SEC of Clem Road and FM-1141



Date Created: 2/18/2021
 For Questions on this Case Call (972) 771-7745

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2021-005: Zoning Change AG to PD (Winding Creek)

Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Alex Freeman and Mark G. & Jessica K. Taylor for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 16 (SF-16) District land uses on a 37.844-acre tract of land identified as Tracts 17 & 17-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 9, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 15, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, March 15, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2021-005: Zoning Change AG to PD (Winding Creek)

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

[Redacted area]

Name: [Redacted]
Address: [Redacted]

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Skorburg Company
8214 Westchester Dr., Ste. 900
Dallas, TX 75225
Phone: 214/522-4945
Fax: 214/522-7244



February 12, 2021

City of Rockwall
Attn: Ryan Miller, AICP
385 S Goliad St
Rockwall, TX 75087

Dear Mr. Miller,

Skorburg Company is requesting that our project be taken to the March 9th, 2021 Planning and Zoning Meeting. This project is the development of ±38 Acres in the William Dalton Survey, City of Rockwall, Rockwall County, located at the Southeast corner of F.M. 1141 and Clem Rd.

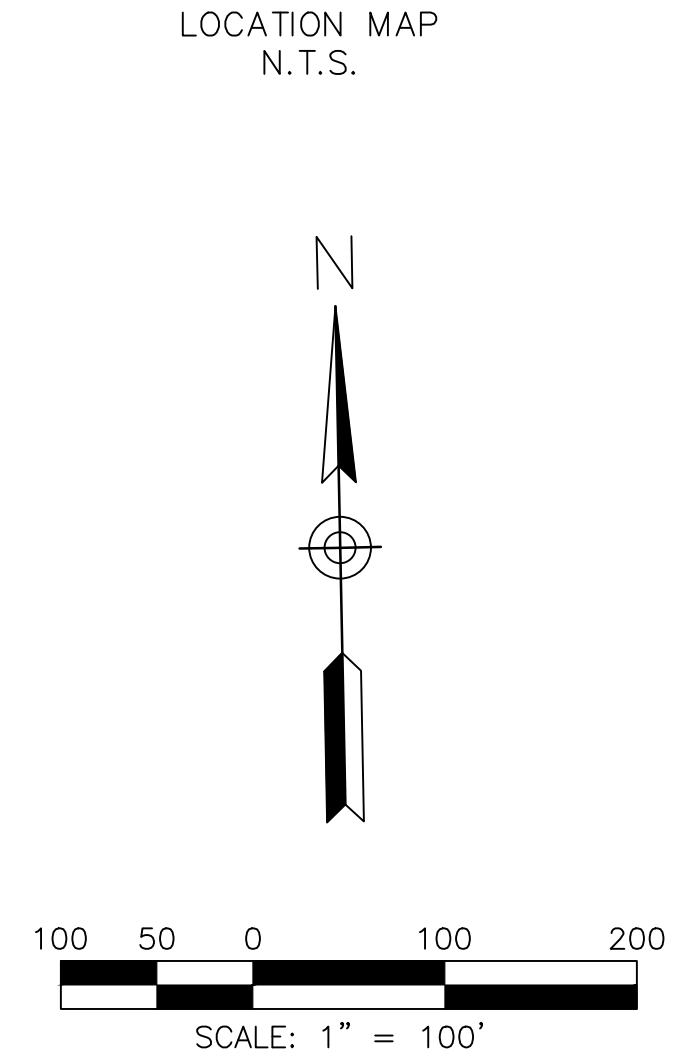
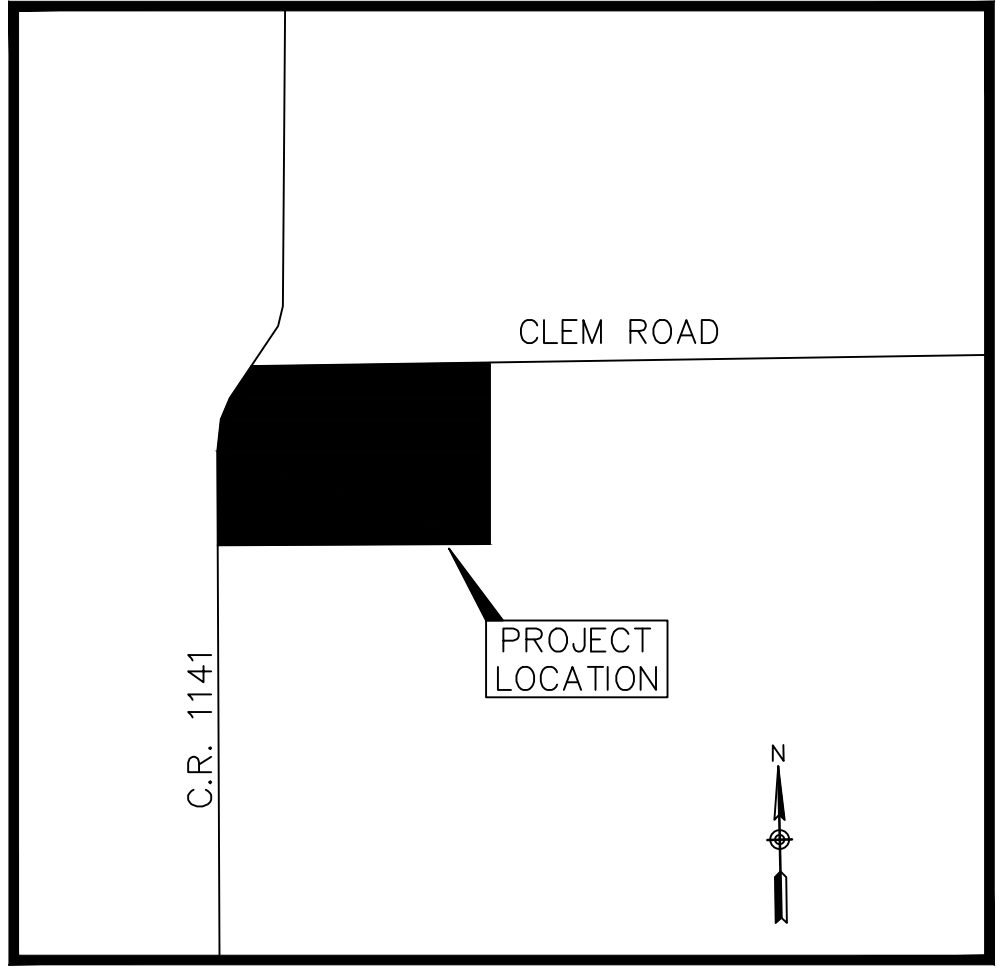
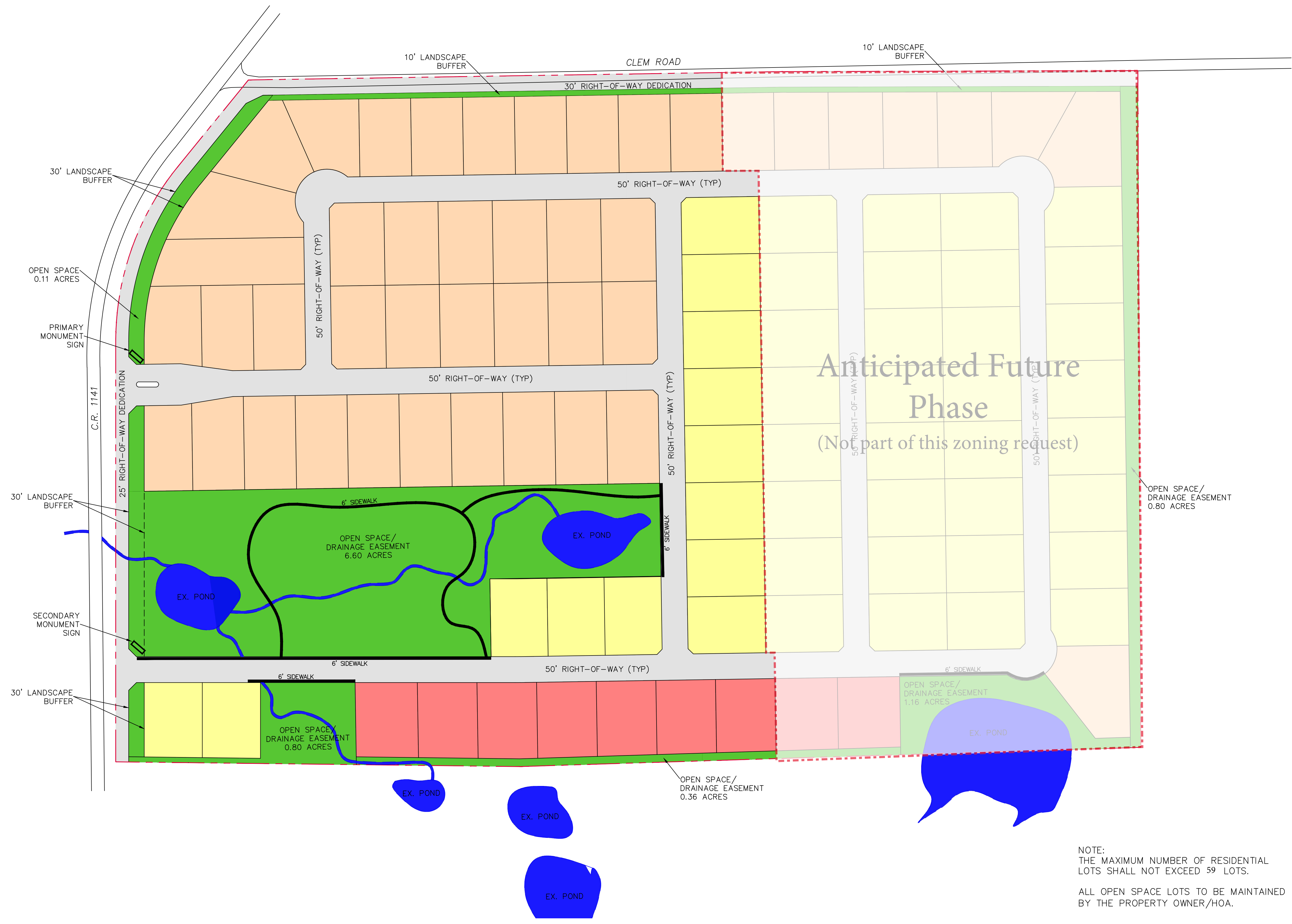
The property is currently zoned AG. We are proposing a development of Single-Family Residential homes on 16,000 square foot lots. This community will feature high quality homes on large lots and add to the beautiful aesthetics of other high quality Skorburg communities like Stone Creek Estates, Breezy Hill Estates, and Gideon Grove.

We look forward to working with the City once again to develop another gorgeous development.

Cordially Yours,

A handwritten signature in blue ink, appearing to read "K Harrell", written over a light blue horizontal line.

Kevin Harrell
Land Acquisition Manager



LEGEND	
TYPICAL LOT SIZES	
	100' X 160' (36 LOTS)
	110' X 150' (13 LOTS)
	115' X 140' (7 LOTS)
	PUBLIC OPEN SPACE

Anticipated Future
Phase
(Not part of this zoning request)

NOTE:
THE MAXIMUM NUMBER OF RESIDENTIAL
LOTS SHALL NOT EXCEED 59 LOTS.

ALL OPEN SPACE LOTS TO BE MAINTAINED
BY THE PROPERTY OWNER/HOA.

TOTAL ACRES: 38.012
 TOTAL OPEN SPACE: 7.5
 TOTAL RESIDENTIAL LOTS: 56
 RESIDENTIAL DENSITY: 1.48

CONCEPT PLAN
OF
WINDING CREEK
SITUATED IN THE
WILLIAM DALTON SURVEY,
ABSTRACT NO. 72
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
MACATEE ENGINEERING, LLC
12655 N. CENTRAL EXPRESSWAY, SUITE 420
DALLAS, TEXAS 75243
214-373-1180
OWNER
REDDY K VASUNDHARA & ALEX R FREEMAN
OWNER
M G & J K TAYLOR LIVING TRUST
237 CLEM ROAD, ROCKWALL, TX 75087

FEBRUARY 2021
SCALE: 1"=100'
CASE NO. _____

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 16 (SF-16) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 37.41-ACRE TRACT OF LAND IDENTIFIED SITUATED IN THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED 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 Adam Buczek of Skorburg Company on behalf of Alex Freeman and Mark Taylor for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 16 (SF-16) District land uses, on a 37.41-Acre tract of land situated in the William Dalton Survey, Abstract No. 72, City Of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that 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 *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted 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 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined 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 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Master Parks and Open Space Plan
 - (2) Master Plat
 - (3) Preliminary Plat
 - (4) PD Site Plan
 - (5) Final Plat
- (c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.
- (e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.
- (f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 6. 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 7. 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 8. 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 9. 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 X DAY OF XX, 2021.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading:

2nd Reading:

Exhibit 'A':
Legal Description
±38.012 Acres

TRACT 1 (±26.012 ACRES)

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72. ROCKWALL COUNTY, TEXAS. BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO GLEN D. WALKER AND WIFE, NITA A. WALKER, RECORDED IN VOLUME 542, PAGE 12, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 60D NAIL FOUND FOR CORNER AT THE INTERSECTION NEAR THE CENTER OF CLEM ROAD AND THE RECOGNIZED SOUTHEAST LINE OF F.M. HIGHWAY 1141, SAID POINT BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 06 MINUTES 09 SECONDS EAST, WITHIN SAID CLEM ROAD AND THE RECOGNIZED NORTH LINE OF SAID WALKER TRACT, A DISTANCE OF 533.77 FEET TO A POINT FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO MARK G. AND JESSICA K. TAYLOR, RECORDED IN VOLUME 7106, PAGE 191, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 01 DEGREES 23 MINUTES 21 SECONDS WEST, ALONG THE WEST LINE OF SAID TAYLOR TRACT, PASSING A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR WITNESS AT A DISTANCE OF 17.18 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 283.63 FEET TO A 4 INCH METAL FENCE CORNER FOR ANGLE POINT;

THENCE SOUTH 05 DEGREES 06 MINUTES 43 SECONDS WEST, ALONG THE WEST LINE OF SAID TAYLOR TRACT, A DISTANCE OF 113.32 FEET TO A 4 INCH METAL FENCE CORNER FOR ANGLE POINT;

THENCE SOUTH 05 DEGREES 35 MINUTES 13 SECONDS WEST, ALONG THE WEST LINE OF SAID TAYLOR TRACT, A DISTANCE OF 597.75 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING AN INNER ELL CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF SAID TAYLOR TRACT;

THENCE NORTH 89 DEGREES 06 MINUTES 09 SECONDS EAST, ALONG THE SOUTH LINE OF SAID TAYLOR TRACT, A DISTANCE OF 574.09 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE WEST LINE OF A TRACT OF LAND CONVEYED TO ALLEN AND LISA STEVENSON, RECORDED IN VOLUME 171, PAGE 885, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS, SAID POINT BEING THE SOUTHEAST CORNER OF SAID TAYLOR TRACT AND THE MOST SOUTHERLY NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 06 MINUTES 20 SECONDS EAST ALONG THE RECOGNIZED EAST LINE OF SAID WALKER TRACT AND THE WEST LINE OF SAID STEVENSON TRACT A DISTANCE OF 334.12 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER, THE APPARENT NORTHEAST CORNER OF LOT 5 OF MEADOWVIEW RANCH ESTATES, RECORDED IN CABINET A, SLIDE 247, PLAT RECORDS, ROCKWALL COUNTY, TEXAS,

Exhibit 'A':
Legal Description
±38.012 Acres

SAID POINT BEING THE RECOGNIZED SOUTHEAST CORNER OF SAID WALKER TRACT AND THE APPARENT SOUTHWEST CORNER OF SAID STEVENSON TRACT;

THENCE SOUTH 89 DEGREES 13 MINUTES 16 SECONDS WEST, ALONG THE RECOGNIZED SOUTH LINE OF SAID WALKER TRACT, A DISTANCE 510.41 FEET TO A 3/8 INCH IRON ROD FOUND FOR ANGLE POINT;

THENCE NORTH 89 DEGREES 58 MINUTES 55 SECONDS WEST, ALONG THE RECOGNIZED SOUTH LINE OF SAID WALKER TRACT, A DISTANCE OF 778.67 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE RECOGNIZED EAST LINE OF SAID F.M. HIGHWAY 1141, SAID POINT BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH, ALONG THE RECOGNIZED EAST LINE OF SAID HIGHWAY, PASSING A 60D NAIL FOUND ON A WOOD HIGHWAY MONUMENT FOR WITNESS AT A DISTANCE OF 734.11 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 810.94 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 AT THE BEGINNING OF A CURVE TO RIGHT HAVING A CENTRAL ANGLE OF 39 DEGREES 09 MINUTES 01 SECONDS, A RADIUS OF 533.14 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 19 DEGREES 34 MINUTES 34 SECONDS EAST - 357.25 FEET;

THENCE ALONG THE RECOGNIZED SOUTHEAST LINE OF SAID HIGHWAY AND SAID CURVE TO THE RIGHT AN ARC LENGTH OF 364.29 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 AT THE END OF SAID CURVE;

THENCE NORTH 39 DEGREES 09 MINUTES 00 SECONDS EAST ALONG THE RECOGNIZED SOUTHEAST LINE OF SAID HIGHWAY, A DISTANCE OF 215.67 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1,133,124.22 SQUARE FEET OR 26.012 ACRES OF LAND.

AND

TRACT 2 (±12.0 ACRES)

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72, ROCKWALL COUNTY, TEXAS, BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO GLEN D. WALKER AND WIFE, NITA A. WALKER, RECORDED IN VOLUME 542, PAGE 12, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER NEAR THE CENTER OF CLEM ROAD, SAID POINT BEING THE NORTHEAST CORNER OF SAID WALKER TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ALLEN AND LISA STEVENSON, RECORDED IN VOLUME 171, PAGE 885, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS SOUTH 00 DEGREES 06 MINUTES 20 SECONDS EAST - 17.25 FEET;

THENCE SOUTH 00 DEGREES 06 MINUTES 20 SECONDS EAST ALONG THE EAST LINE OF SAID WALKER TRACT AND THE WEST LINE OF SAID STEVENSON TRACT A DISTANCE OF 990.13 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED B G & A RPLS 5569 FOR CORNER;

Exhibit 'A':
Legal Description
±38.012 Acres

THENCE SOUTH 89 DEGREES 06 MINUTES 09 SECONDS WEST A DISTANCE 574.09 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED B G & A RPLS 5569 FOR CORNER;

THENCE NORTH 05 DEGREES 35 MINUTES 13 SECONDS EAST A DISTANCE OF 597.75 FEET TO A 4" METAL FENCE CORNER FOR ANGLE POINT;

THENCE NORTH 05 DEGREES 06 MINUTES 43 SECONDS EAST A DISTANCE OF 113.32 FEET TO A 4" METAL FENCE CORNER FOR ANGLE POINT;

THENCE NORTH 01 DEGREES 23 MINUTES 21 SECONDS EAST A DISTANCE OF 283.63 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SAID WALKER TRACT, SAID POINT BEING NEAR THE CENTER OF CLEM ROAD FROM WHICH A 1/2 INCH IRON SET WITH YELLOW CAP STAMPED B G & A RPLS 5569 FOR WITNESS BEARS SOUTH 01 DEGREES 23 MINUTES 21 SECONDS WEST - 17.18 FEET;

THENCE NORTH 89 DEGREES 06 MINUTES 09 SECONDS EAST ALONG THE NORTH LINE OF SAID WALKER TRACT AND WITHIN SAID CLEM ROAD A DISTANCE OF 497.09 FEET TO THE PLACE OF BEGINNING AND CONTAINING 522,720.00 SQUARE FEET OR 12.000 ACRES OF LAND.

Exhibit 'B':
Survey

Exhibit 'C': Concept Plan



Exhibit 'D':
Density and Development Standards

Density and Development Standards.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 16 (SF-16) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (2) Lot Composition and Layout. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

<i>Minimum Lot Width</i>	<i>Minimum Lot Depth</i>	<i>Minimum Lot Size</i>	<i>Dwelling Units</i>
90'	100'	16,000 SF	59

- (3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 16 (SF-16) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 1.9 dwelling units per gross acre of land; however, in no case should the proposed development exceed 60 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

<i>Minimum Lot Width</i> ⁽¹⁾	90'
<i>Minimum Lot Depth</i>	100'
<i>Minimum Lot Area</i>	16,000 SF
<i>Minimum Front Yard Setback</i> ^{(2) & (5)}	25'
<i>Minimum Side Yard Setback</i>	7'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2) & (5)}	10'
<i>Minimum Length of Driveway Pavement</i>	25'
<i>Maximum Height</i> ⁽³⁾	36'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i> ⁽⁶⁾	3,000 SF
<i>Maximum Lot Coverage</i>	60%

General Notes:

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- ⁴: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- ⁵: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for

Exhibit 'D':
Density and Development Standards

any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

⁶: A maximum of 20% of the lots may have homes not less than 2,500 square feet.

(4) *Building Standards*. All development shall adhere to the following building standards:

(a) *Masonry Requirement*. The minimum masonry requirement for the total exterior façade area of all buildings shall be 90% (*excluding dormers and walls over roof areas*); however, no individual façade shall be less than 85% masonry. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the masonry requirement; however, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted through a Specific Use Permit (SUP) only. Excluding dormers and walls over roof areas, siding products (*e.g. HardiBoard or Hardy Plank*) shall not be visible on homes abutting any major thoroughfare (*i.e. FM-1141 as shown on Exhibit 'C' of this ordinance*).

(b) *Roof Pitch*. A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.

(c) *Garage Orientation and Garage Doors*. This development shall adhere to the following garage design and orientation requirements:

(1) Garages shall be oriented in a *traditional swing* (or *j-swing*) -- *where the two (2) car garage is situated facing the side property line and the driveway swings into the garage in a 'J' configuration*. On *traditional swing* (or *j-swing*) garage configurations, a second single garage door facing the street is permitted if it is located behind the width of the double garage door. All garage configurations not conforming to this section shall meet the requirements of Article 09, *Parking and Loading*, of the Unified Development Code (UDC).

All garage doors shall be required to have decorative wood doors or wood overlays on insulated metal doors. The design between the garage door and home shall use the same or complementary colors and materials. All garages shall include carriage style hardware. An example of carriage style hardware is depicted in *Figure 1*.

Exhibit 'D':
Density and Development Standards

Figure 1. Example of Enhanced Garage Door



Carriage Hardware

- (5) Anti-Monotony Restrictions. The development shall adhere to the *Anti-Monotony Matrix* depicted in *Table 3* below (for spacing requirements see *Figures 3 & 4* below).

Table 3: Anti-Monotony Matrix

<i>Minimum Lot Size</i>	<i>Elevation Features</i>
16,000 SF	(1), (2), (3), (4)

- (a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
- (b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, FM-1141, or Clem Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
- (1) Number of Stories
 - (2) Permitted Encroachment Type and Layout
 - (3) Roof Type and Layout
 - (4) Articulation of the Front Façade
- (c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home

Exhibit 'D':
Density and Development Standards

adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

- (d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Figure 3: Properties line up on the opposite side of the street. Where **RED** is the subject property.

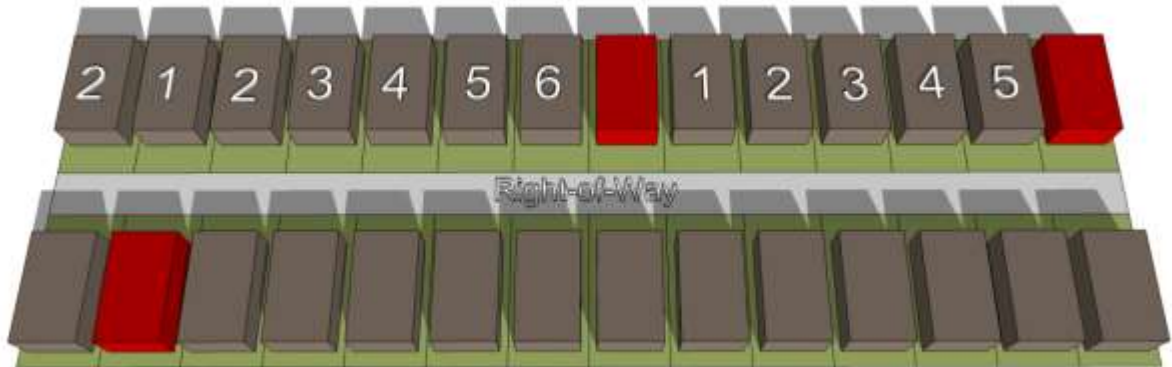
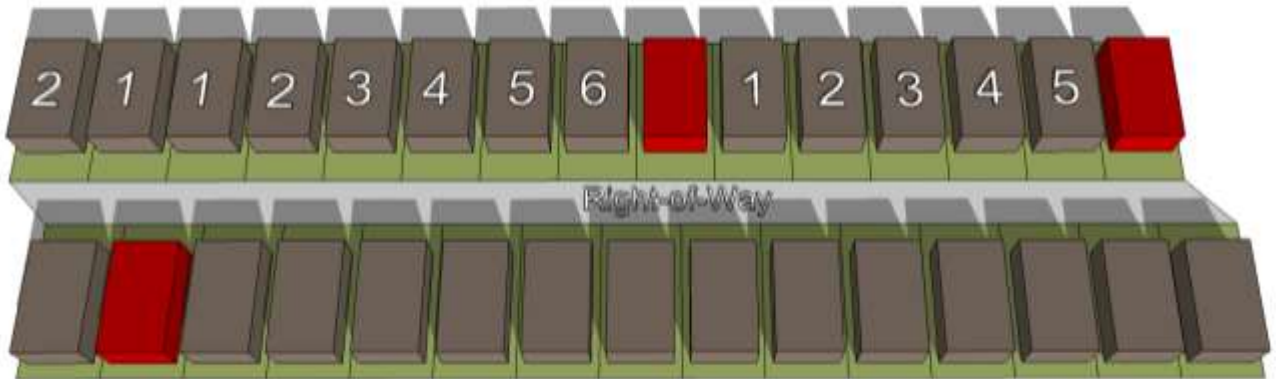


Figure 4: Properties do not line up on opposite side of the street. Where **RED** is the subject property.



- (6) Fencing Standards. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
 - (a) Front Yard Fences. Front yard fences shall be prohibited.
 - (b) Wood Fences. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood

Exhibit 'D':
Density and Development Standards

fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

- (c) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (*i.e. FM-, FM-1141 and Clem Road*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
 - (d) Corner Lots. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-foot off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
 - (e) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
- (7) Landscape and Hardscape Standards.
- (a) Landscape. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.
 - (b) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
 - (1) Landscape Buffer and Sidewalks (FM-1141). A minimum of a 30-foot landscape buffer shall be provided along FM-1141 (*outside of and beyond any required right-of-way dedication*), that shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-foot of linear frontage. A meandering five (5) foot sidewalk shall be constructed within the 30-foot landscape buffer.
 - (2) Landscape Buffers (Clem Road). A minimum of a 10-foot landscape buffer shall be provided along Clem Road Lane (*outside of and beyond any required right-of-way dedication*). This landscape buffer shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless approved otherwise approved by the Director of Planning and Zoning --*, a minimum of four (4) caliper inches in size, that will be planted on 15-foot centers along the entire frontage of Clem Road.
 - (c) Street Trees. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-foot vertical clearance height for any trees overhanging a public right-of-way. Street trees

Exhibit 'D':
Density and Development Standards

shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

- (d) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (e) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (8) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (9) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (10) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.
- (11) *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- (12) *Open Space*. The development shall consist of a minimum of 10% open space -- as *calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. All open space areas (*including landscape buffers*) shall be maintained by the Homeowner's Association (HOA).
- (13) *Trails*. A concrete trail system shall be constructed in generally the same areas and of the same sizes as what is depicted in *Exhibit 'C'* of this ordinance.
- (14) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.
- (15) *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of

Exhibit 'D':
Density and Development Standards

the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development.

- (16) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 2/18/2021

PROJECT NUMBER: Z2021-005
PROJECT NAME: Zoning Change (AG to PD) for Winding Creek
SITE ADDRESS/LOCATIONS: 237 Clem Road

CASE MANAGER: Ryan Miller
CASE MANAGER PHONE: 972-772-6441
CASE MANAGER EMAIL: rmiller@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Alex Freeman and Mark G. & Jessica K. Taylor for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 16 (SF-16) District land uses on a 37.844-acre tract of land identified as Tracts 17 & 17-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	02/18/2021	Approved w/ Comments

02/18/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 16 (SF-16) District land uses on a 37.844-acre tract of land identified as Tracts 17 & 17-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the southeast corner of the intersection of FM-1141 and Clem Road.

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.

M.3 For reference, include the case number (Z2021-005) in the lower right-hand corner of all pages on future submittals.

M.4 Please submit a legal description in .doc format and a survey in .pdf of the subject property to be included in the draft ordinance.

I.5 According to the OURHometown Vision 2040 Comprehensive Plan the subject property is located within the Northeast Residential District, and according to the Future Land Use Map the subject property is designated for Low Density Residential district land uses. The proposed zoning request appears to generally conform to the Low Density Residential designation.

M.6 On the zoning exhibit please make the following changes:

- (1) The current open space acreage is slightly less than the required 20% (i.e. 7.5688-acres). Please correct this and show conformance to the open space requirements.
- (2) The side yard indicated in the submitted Planned Development District ordinance shows a seven (7) foot side yard setback. The Single-Family 16 (SF-16) District requires a minimum of an eight (8) foot side yard setback. Staff has changed this within the ordinance.
- (3) Please provide a minimum of a 30-foot landscape buffer adjacent to all perimeter roadways. This landscape buffer is required to have a built-up berm, ground cover, and shrubbery along the entire length of the frontage. In addition, you will be required to plant three (3) canopy trees and four (4) accent trees per 100-linear feet [Subsection 02.02(D); Article 10]. Currently, the landscape buffer along Clem Road does not meet the minimum requirements.
- (4) Consider adding a requirement to the Planned Development District requiring any lot with a side or back to a major roadway to require a row of bushes adjacent to the require wrought-iron fence.

M.7 Please review the attached Draft Ordinance prior to the February 23, 2021 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than March 2, 2021. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.

I.8 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. Revisions for this case will be due on March 2, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 9, 2021 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on February 23, 2021.

I.9 The projected City Council meeting dates for this case will be March 15, 2021 (1st Reading) and April 5, 2021 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Ryan Miller	02/18/2021	Needs Review
02/18/2021: Unreviewed due to inclement weather and power outages.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Ryan Miller	02/18/2021	Needs Review
02/18/2021: Unreviewed due to inclement weather and power outages.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ryan Miller	02/18/2021	Needs Review
02/18/2021: Unreviewed due to inclement weather and power outages.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Ryan Miller	02/18/2021	Needs Review
02/18/2021: Unreviewed due to inclement weather and power outages.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	02/18/2021	Needs Review
02/18/2021: Unreviewed due to inclement weather and power outages.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Ryan Miller	02/18/2021	Needs Review
02/18/2021: no comments			



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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 [SELECT ONLY ONE BOX]:

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 237 Clem Rd at FM 1141 Rockwall, TX

Subdivision DALTON SURVEY

Lot

Block

General Location SEC of FM 1141 and Clem Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Agricultural District (AG)

Current Use AG

Proposed Zoning Planned Development District SF - 16

Proposed Use PD (SF-16)

Acreage Approx 39

Lots [Current] 0

Lots [Proposed]

Approx 59

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner Mark Taylor

Applicant Skorburg Company

Contact Person Mark Taylor

Contact Person Kevin Harrell

Address 237 Clem RD

Address 8214 Westchester

Suite 900

City, State & Zip Rockwall, TX 75087

City, State & Zip Dallas, TX 75225

Phone 972-772-4171

Phone 214-888-8859

E-Mail mtaylor1045@gmail.com

E-Mail KHarrell@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Mark Taylor [Owner] the undersigned, who stated the information on this application to be true and certified the following:

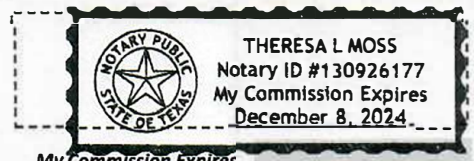
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 _____. By signing this 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 February, 20 21.

Owner's Signature

Notary Public in and for the State of Texas

Mark Taylor
Theresa L Moss



My Commission Expires



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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 [SELECT ONLY ONE BOX]:

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address Clem Rd at FM 1141 Rockwall, TX

Subdivision DALTON SURVEY

Lot

Block

General Location SEC of FM 1141 and Clem Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Agricultural District (AG)

Current Use AG

Proposed Zoning Planned Development District SF - 16

Proposed Use PD (SF-16)

Acreage 39

Lots [Current] 0

Lots [Proposed]

Approx 59

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner Alex Freeman

Applicant Skorburg Company

Contact Person Alex Freeman

Contact Person Kevin Harrell

Address 100 N Central Expy
STE 1008

Address 8214 Westchester
Suite 900

City, State & Zip Richardson, TX 75080

City, State & Zip Dallas, TX 75225

Phone 469-233-4774

Phone 214-888-8859

E-Mail afreeman@pinnaclemontessori.com

E-Mail KHarrell@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

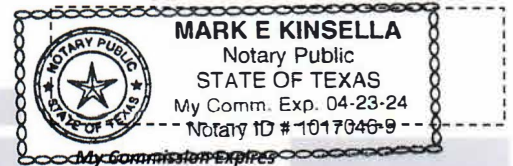
Before me, the undersigned authority, on this day personally appeared _____ [Owner] the undersigned, who stated the information on this application to be true and certified the following:

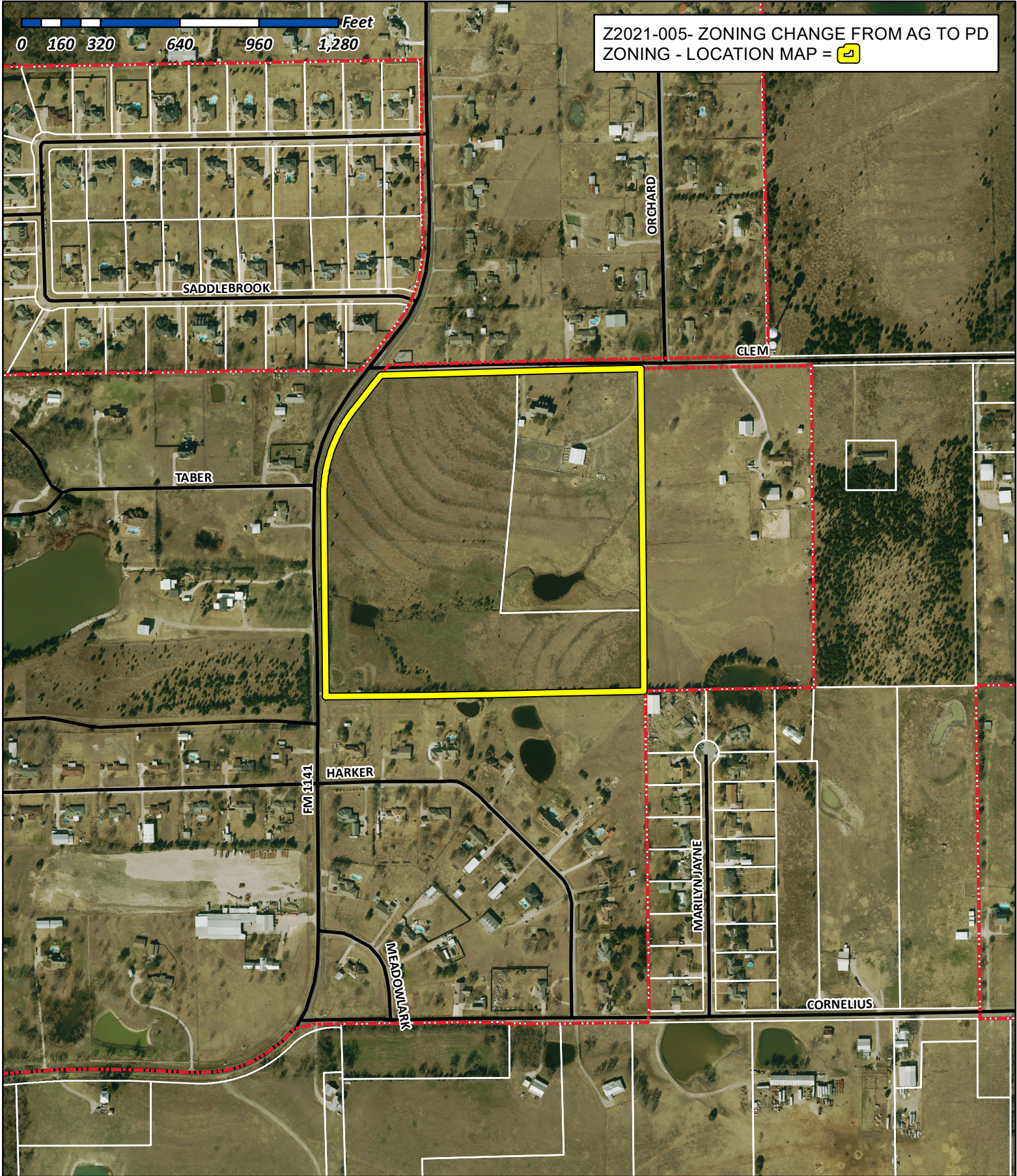
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20____. By signing this application, 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 18th day of February, 2021.

Owner's Signature

Notary Public in and for the State of Texas





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.

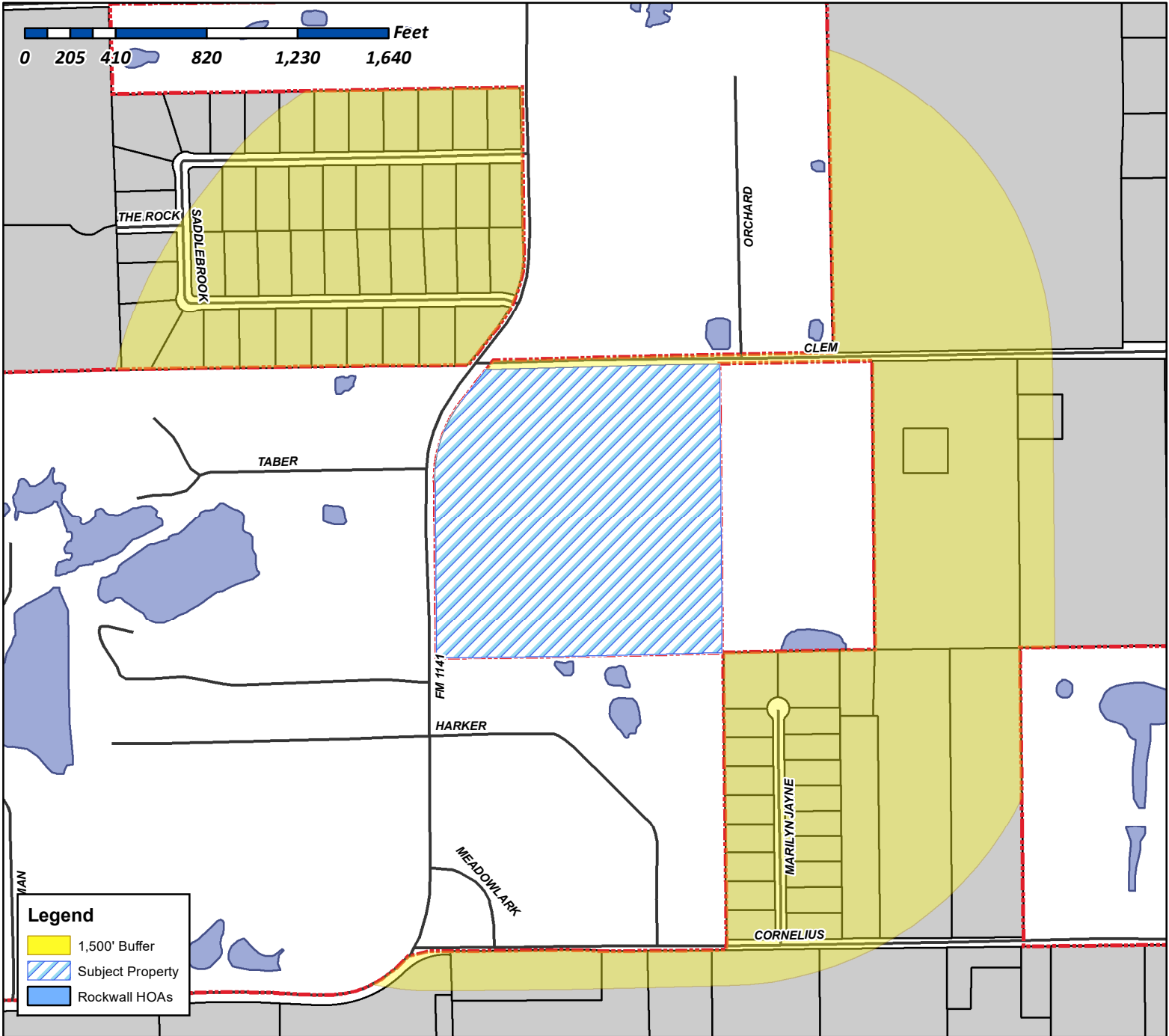
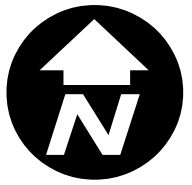




City of Rockwall

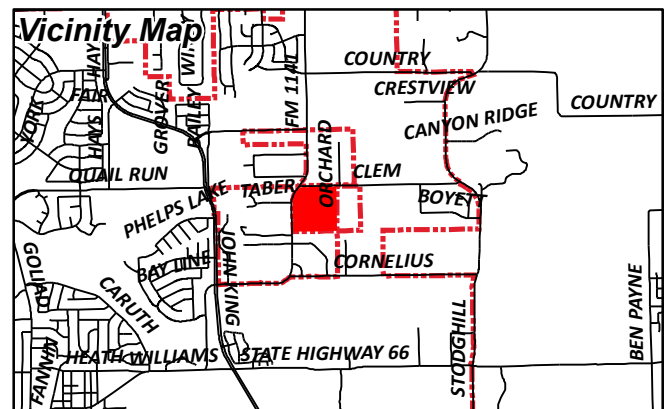
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.



Case Number: Z2021-005
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: AG
Case Address: SEC of Clem Road and FM-1141

Date Created: 2/18/2021
 For Questions on this Case Call (972) 771-7745





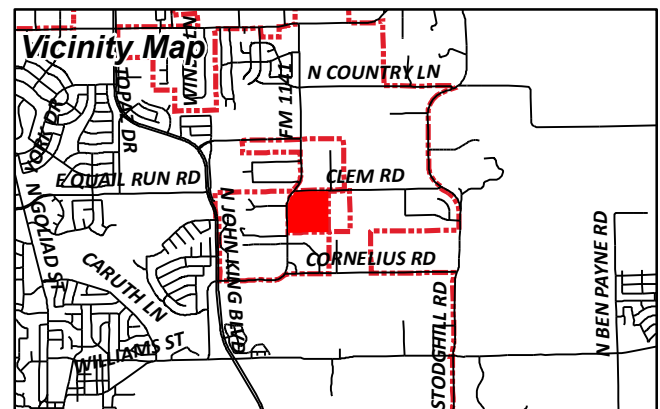
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.



Case Number: Z2021-005
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: AG
Case Address: SEC of Clem Road and FM-1141



Date Created: 2/18/2021
 For Questions on this Case Call (972) 771-7745

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2021-005: Zoning Change AG to PD (Winding Creek)

Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Alex Freeman and Mark G. & Jessica K. Taylor for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 16 (SF-16) District land uses on a 37.844-acre tract of land identified as Tracts 17 & 17-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 9, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 15, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, March 15, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2021-005: Zoning Change AG to PD (Winding Creek)

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Skorburg Company
8214 Westchester Dr., Ste. 900
Dallas, TX 75225
Phone: 214/522-4945
Fax: 214/522-7244



February 12, 2021

City of Rockwall
Attn: Ryan Miller, AICP
385 S Goliad St
Rockwall, TX 75087

Dear Mr. Miller,

Skorburg Company is requesting that our project be taken to the March 9th, 2021 Planning and Zoning Meeting. This project is the development of ±38 Acres in the William Dalton Survey, City of Rockwall, Rockwall County, located at the Southeast corner of F.M. 1141 and Clem Rd.

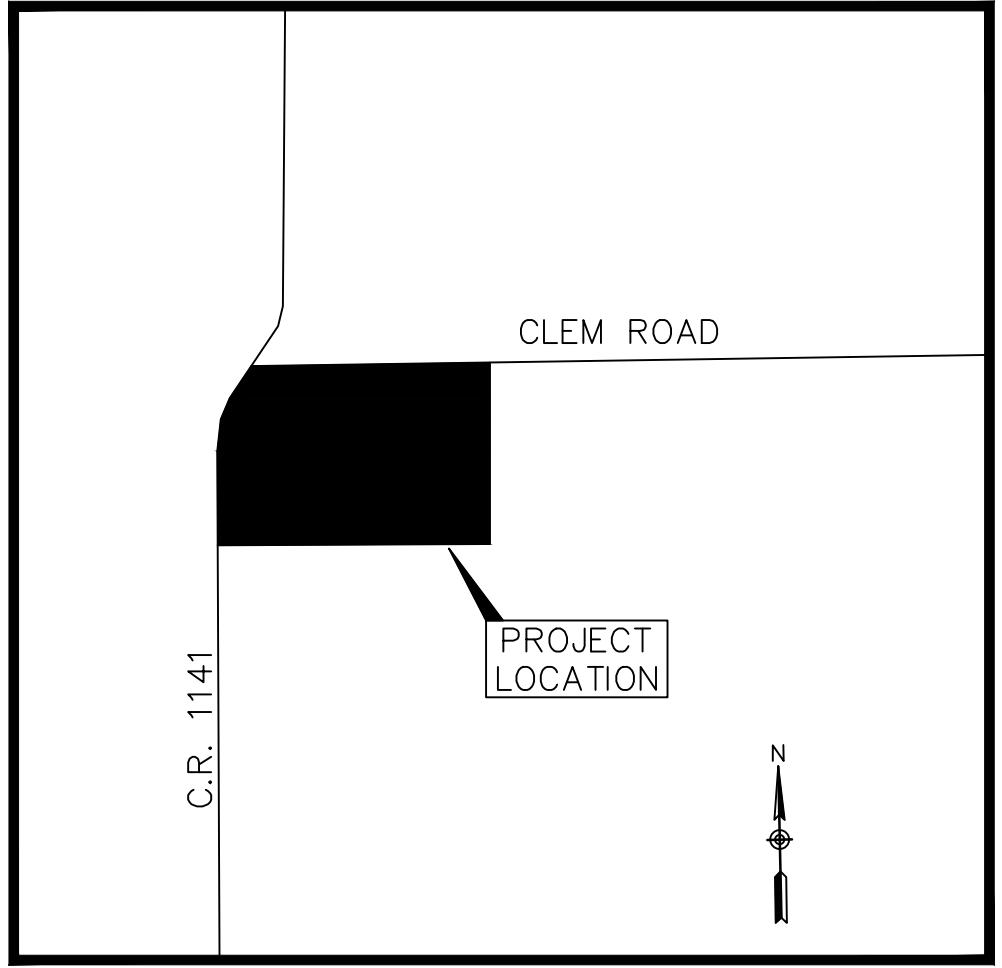
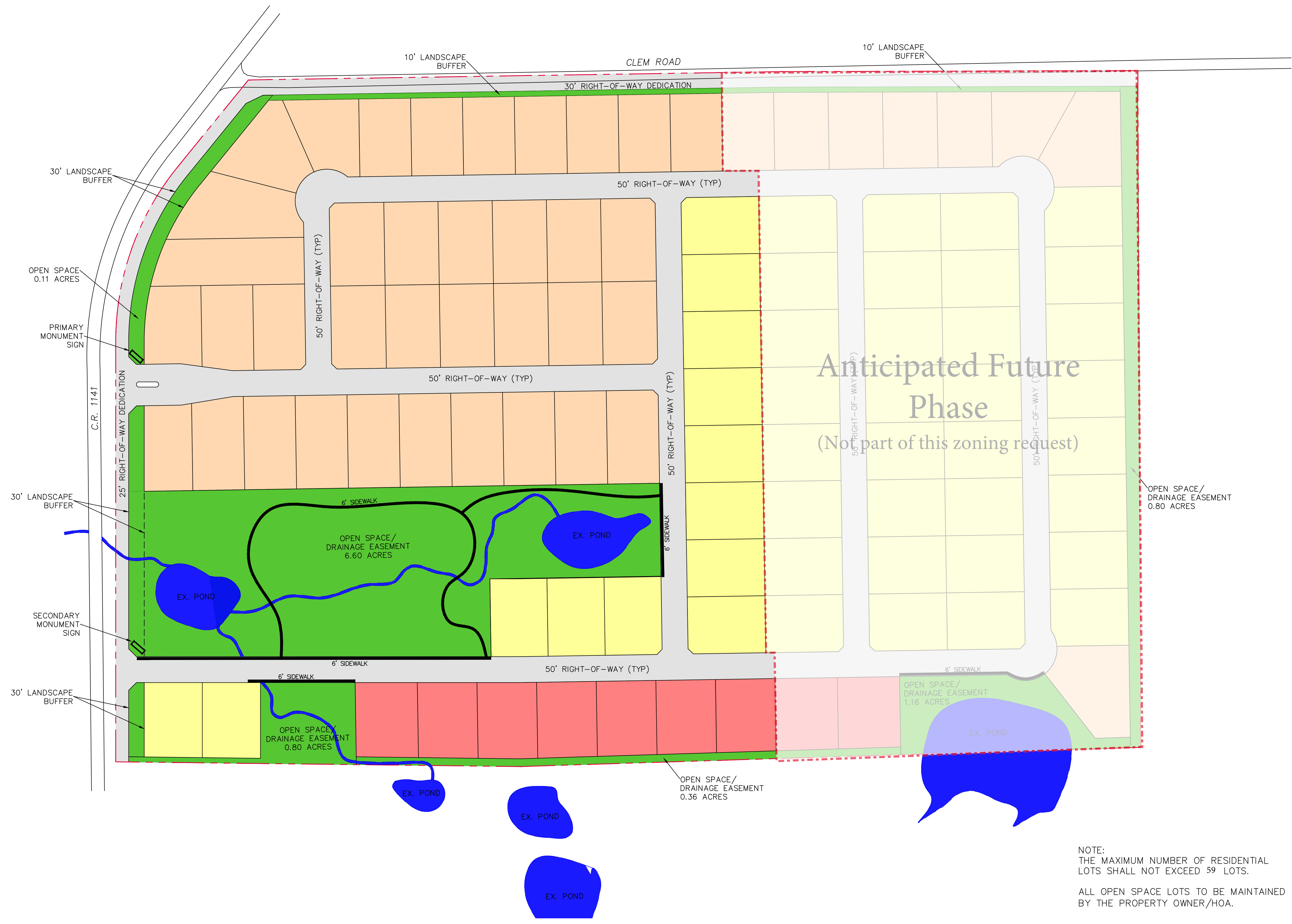
The property is currently zoned AG. We are proposing a development of Single-Family Residential homes on 16,000 square foot lots. This community will feature high quality homes on large lots and add to the beautiful aesthetics of other high quality Skorburg communities like Stone Creek Estates, Breezy Hill Estates, and Gideon Grove.

We look forward to working with the City once again to develop another gorgeous development.

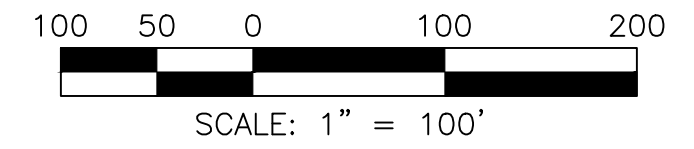
Cordially Yours,

A handwritten signature in blue ink, appearing to read "K Harrell", written over a light blue horizontal line.

Kevin Harrell
Land Acquisition Manager



LOCATION MAP
N.T.S.



LEGEND	
TYPICAL LOT SIZES	
	100' X 160' (36 LOTS)
	110' X 150' (13 LOTS)
	115' X 140' (7 LOTS)
	PUBLIC OPEN SPACE

Anticipated Future
Phase
(Not part of this zoning request)

NOTE:
THE MAXIMUM NUMBER OF RESIDENTIAL
LOTS SHALL NOT EXCEED 59 LOTS.

ALL OPEN SPACE LOTS TO BE MAINTAINED
BY THE PROPERTY OWNER/HOA.

TOTAL ACRES: 38.012
TOTAL OPEN SPACE: 7.5
TOTAL RESIDENTIAL LOTS: 56
RESIDENTIAL DENSITY: 1.48

CONCEPT PLAN
OF
WINDING CREEK
SITUATED IN THE
WILLIAM DALTON SURVEY,
ABSTRACT NO. 72
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
MACATEE ENGINEERING, LLC
12655 N. CENTRAL EXPRESSWAY, SUITE 420
DALLAS, TEXAS 75243
214-373-1180
OWNER
REDDY K VASUNDHARA & ALEX R FREEMAN
OWNER
M G & J K TAYLOR LIVING TRUST
237 CLEM ROAD, ROCKWALL, TX 75087

FEBRUARY 2021
SCALE: 1"=100'

CASE NO. _____

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 16 (SF-16) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 37.41-ACRE TRACT OF LAND IDENTIFIED SITUATED IN THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED 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 Adam Buczek of Skorburg Company on behalf of Alex Freeman and Mark Taylor for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 16 (SF-16) District land uses, on a 37.41-Acre tract of land situated in the William Dalton Survey, Abstract No. 72, City Of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that 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 *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted 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 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined 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 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Master Parks and Open Space Plan
 - (2) Master Plat
 - (3) Preliminary Plat
 - (4) PD Site Plan
 - (5) Final Plat
- (c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.
- (e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.
- (f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 6. 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 7. 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 8. 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 9. 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 X DAY OF XX, 2021.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading:

2nd Reading:

Exhibit 'A':
Legal Description
±38.012 Acres

TRACT 1 (±26.012 ACRES)

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72. ROCKWALL COUNTY, TEXAS. BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO GLEN D. WALKER AND WIFE, NITA A. WALKER, RECORDED IN VOLUME 542, PAGE 12, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 60D NAIL FOUND FOR CORNER AT THE INTERSECTION NEAR THE CENTER OF CLEM ROAD AND THE RECOGNIZED SOUTHEAST LINE OF F.M. HIGHWAY 1141, SAID POINT BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 06 MINUTES 09 SECONDS EAST, WITHIN SAID CLEM ROAD AND THE RECOGNIZED NORTH LINE OF SAID WALKER TRACT, A DISTANCE OF 533.77 FEET TO A POINT FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO MARK G. AND JESSICA K. TAYLOR, RECORDED IN VOLUME 7106, PAGE 191, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 01 DEGREES 23 MINUTES 21 SECONDS WEST, ALONG THE WEST LINE OF SAID TAYLOR TRACT, PASSING A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR WITNESS AT A DISTANCE OF 17.18 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 283.63 FEET TO A 4 INCH METAL FENCE CORNER FOR ANGLE POINT;

THENCE SOUTH 05 DEGREES 06 MINUTES 43 SECONDS WEST, ALONG THE WEST LINE OF SAID TAYLOR TRACT, A DISTANCE OF 113.32 FEET TO A 4 INCH METAL FENCE CORNER FOR ANGLE POINT;

THENCE SOUTH 05 DEGREES 35 MINUTES 13 SECONDS WEST, ALONG THE WEST LINE OF SAID TAYLOR TRACT, A DISTANCE OF 597.75 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING AN INNER ELL CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF SAID TAYLOR TRACT;

THENCE NORTH 89 DEGREES 06 MINUTES 09 SECONDS EAST, ALONG THE SOUTH LINE OF SAID TAYLOR TRACT, A DISTANCE OF 574.09 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE WEST LINE OF A TRACT OF LAND CONVEYED TO ALLEN AND LISA STEVENSON, RECORDED IN VOLUME 171, PAGE 885, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS, SAID POINT BEING THE SOUTHEAST CORNER OF SAID TAYLOR TRACT AND THE MOST SOUTHERLY NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 06 MINUTES 20 SECONDS EAST ALONG THE RECOGNIZED EAST LINE OF SAID WALKER TRACT AND THE WEST LINE OF SAID STEVENSON TRACT A DISTANCE OF 334.12 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER, THE APPARENT NORTHEAST CORNER OF LOT 5 OF MEADOWVIEW RANCH ESTATES, RECORDED IN CABINET A, SLIDE 247, PLAT RECORDS, ROCKWALL COUNTY, TEXAS,

Exhibit 'A':
Legal Description
±38.012 Acres

SAID POINT BEING THE RECOGNIZED SOUTHEAST CORNER OF SAID WALKER TRACT AND THE APPARENT SOUTHWEST CORNER OF SAID STEVENSON TRACT;

THENCE SOUTH 89 DEGREES 13 MINUTES 16 SECONDS WEST, ALONG THE RECOGNIZED SOUTH LINE OF SAID WALKER TRACT, A DISTANCE 510.41 FEET TO A 3/8 INCH IRON ROD FOUND FOR ANGLE POINT;

THENCE NORTH 89 DEGREES 58 MINUTES 55 SECONDS WEST, ALONG THE RECOGNIZED SOUTH LINE OF SAID WALKER TRACT, A DISTANCE OF 778.67 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE RECOGNIZED EAST LINE OF SAID F.M. HIGHWAY 1141, SAID POINT BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH, ALONG THE RECOGNIZED EAST LINE OF SAID HIGHWAY, PASSING A 60D NAIL FOUND ON A WOOD HIGHWAY MONUMENT FOR WITNESS AT A DISTANCE OF 734.11 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 810.94 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 AT THE BEGINNING OF A CURVE TO RIGHT HAVING A CENTRAL ANGLE OF 39 DEGREES 09 MINUTES 01 SECONDS, A RADIUS OF 533.14 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 19 DEGREES 34 MINUTES 34 SECONDS EAST - 357.25 FEET;

THENCE ALONG THE RECOGNIZED SOUTHEAST LINE OF SAID HIGHWAY AND SAID CURVE TO THE RIGHT AN ARC LENGTH OF 364.29 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 AT THE END OF SAID CURVE;

THENCE NORTH 39 DEGREES 09 MINUTES 00 SECONDS EAST ALONG THE RECOGNIZED SOUTHEAST LINE OF SAID HIGHWAY, A DISTANCE OF 215.67 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1,133,124.22 SQUARE FEET OR 26.012 ACRES OF LAND.

AND

TRACT 2 (±12.0 ACRES)

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72, ROCKWALL COUNTY, TEXAS, BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO GLEN D. WALKER AND WIFE, NITA A. WALKER, RECORDED IN VOLUME 542, PAGE 12, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER NEAR THE CENTER OF CLEM ROAD, SAID POINT BEING THE NORTHEAST CORNER OF SAID WALKER TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ALLEN AND LISA STEVENSON, RECORDED IN VOLUME 171, PAGE 885, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS SOUTH 00 DEGREES 06 MINUTES 20 SECONDS EAST - 17.25 FEET;

THENCE SOUTH 00 DEGREES 06 MINUTES 20 SECONDS EAST ALONG THE EAST LINE OF SAID WALKER TRACT AND THE WEST LINE OF SAID STEVENSON TRACT A DISTANCE OF 990.13 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED B G & A RPLS 5569 FOR CORNER;

Exhibit 'A':
Legal Description
±38.012 Acres

THENCE SOUTH 89 DEGREES 06 MINUTES 09 SECONDS WEST A DISTANCE 574.09 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED B G & A RPLS 5569 FOR CORNER;

THENCE NORTH 05 DEGREES 35 MINUTES 13 SECONDS EAST A DISTANCE OF 597.75 FEET TO A 4" METAL FENCE CORNER FOR ANGLE POINT;

THENCE NORTH 05 DEGREES 06 MINUTES 43 SECONDS EAST A DISTANCE OF 113.32 FEET TO A 4" METAL FENCE CORNER FOR ANGLE POINT;

THENCE NORTH 01 DEGREES 23 MINUTES 21 SECONDS EAST A DISTANCE OF 283.63 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SAID WALKER TRACT, SAID POINT BEING NEAR THE CENTER OF CLEM ROAD FROM WHICH A 1/2 INCH IRON SET WITH YELLOW CAP STAMPED B G & A RPLS 5569 FOR WITNESS BEARS SOUTH 01 DEGREES 23 MINUTES 21 SECONDS WEST - 17.18 FEET;

THENCE NORTH 89 DEGREES 06 MINUTES 09 SECONDS EAST ALONG THE NORTH LINE OF SAID WALKER TRACT AND WITHIN SAID CLEM ROAD A DISTANCE OF 497.09 FEET TO THE PLACE OF BEGINNING AND CONTAINING 522,720.00 SQUARE FEET OR 12.000 ACRES OF LAND.

Exhibit 'B':
Survey

Exhibit 'C': Concept Plan



Exhibit 'D':
Density and Development Standards

Density and Development Standards.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 16 (SF-16) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (2) Lot Composition and Layout. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

<i>Minimum Lot Width</i>	<i>Minimum Lot Depth</i>	<i>Minimum Lot Size</i>	<i>Dwelling Units</i>
90'	100'	16,000 SF	59

- (3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 16 (SF-16) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 1.9 dwelling units per gross acre of land; however, in no case should the proposed development exceed 60 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

<i>Minimum Lot Width</i> ⁽¹⁾	90'
<i>Minimum Lot Depth</i>	100'
<i>Minimum Lot Area</i>	16,000 SF
<i>Minimum Front Yard Setback</i> ^{(2) & (5)}	25'
<i>Minimum Side Yard Setback</i>	7'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2) & (5)}	10'
<i>Minimum Length of Driveway Pavement</i>	25'
<i>Maximum Height</i> ⁽³⁾	36'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i> ⁽⁶⁾	3,000 SF
<i>Maximum Lot Coverage</i>	60%

General Notes:

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- ⁴: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- ⁵: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for

Exhibit 'D':
Density and Development Standards

any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

⁶: A maximum of 20% of the lots may have homes not less than 2,500 square feet.

(4) *Building Standards*. All development shall adhere to the following building standards:

(a) *Masonry Requirement*. The minimum masonry requirement for the total exterior façade area of all buildings shall be 90% (*excluding dormers and walls over roof areas*); however, no individual façade shall be less than 85% masonry. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the masonry requirement; however, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted through a Specific Use Permit (SUP) only. Excluding dormers and walls over roof areas, siding products (*e.g. HardiBoard or Hardy Plank*) shall not be visible on homes abutting any major thoroughfare (*i.e. FM-1141 as shown on Exhibit 'C' of this ordinance*).

(b) *Roof Pitch*. A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.

(c) *Garage Orientation and Garage Doors*. This development shall adhere to the following garage design and orientation requirements:

(1) Garages shall be oriented in a *traditional swing* (or *j-swing*) -- *where the two (2) car garage is situated facing the side property line and the driveway swings into the garage in a 'J' configuration*. On *traditional swing* (or *j-swing*) garage configurations, a second single garage door facing the street is permitted if it is located behind the width of the double garage door. All garage configurations not conforming to this section shall meet the requirements of Article 09, *Parking and Loading*, of the Unified Development Code (UDC).

All garage doors shall be required to have decorative wood doors or wood overlays on insulated metal doors. The design between the garage door and home shall use the same or complementary colors and materials. All garages shall include carriage style hardware. An example of carriage style hardware is depicted in *Figure 1*.

Exhibit 'D':
Density and Development Standards

Figure 1. Example of Enhanced Garage Door



Carriage Hardware

- (5) Anti-Monotony Restrictions. The development shall adhere to the *Anti-Monotony Matrix* depicted in *Table 3* below (for spacing requirements see *Figures 3 & 4* below).

Table 3: Anti-Monotony Matrix

<i>Minimum Lot Size</i>	<i>Elevation Features</i>
16,000 SF	(1), (2), (3), (4)

- (a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
- (b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, FM-1141, or Clem Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
- (1) Number of Stories
 - (2) Permitted Encroachment Type and Layout
 - (3) Roof Type and Layout
 - (4) Articulation of the Front Façade
- (c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home

Exhibit 'D':
Density and Development Standards

adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

- (d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Figure 3: Properties line up on the opposite side of the street. Where **RED** is the subject property.

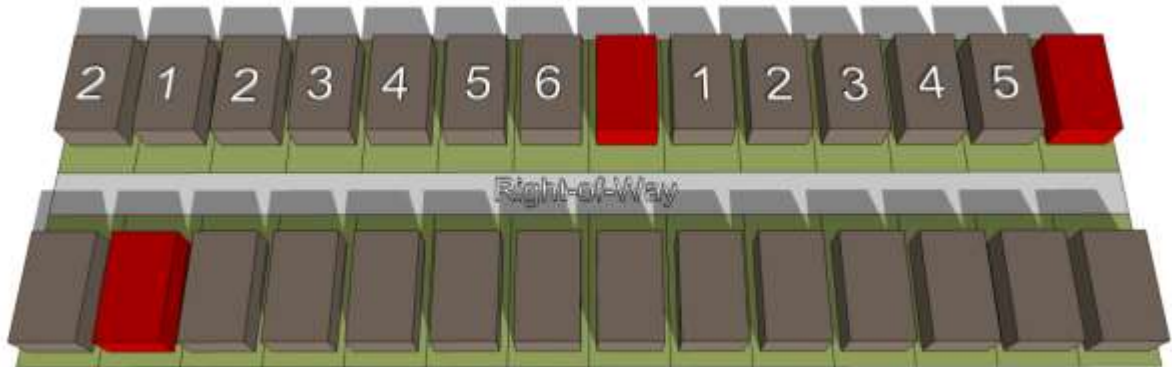
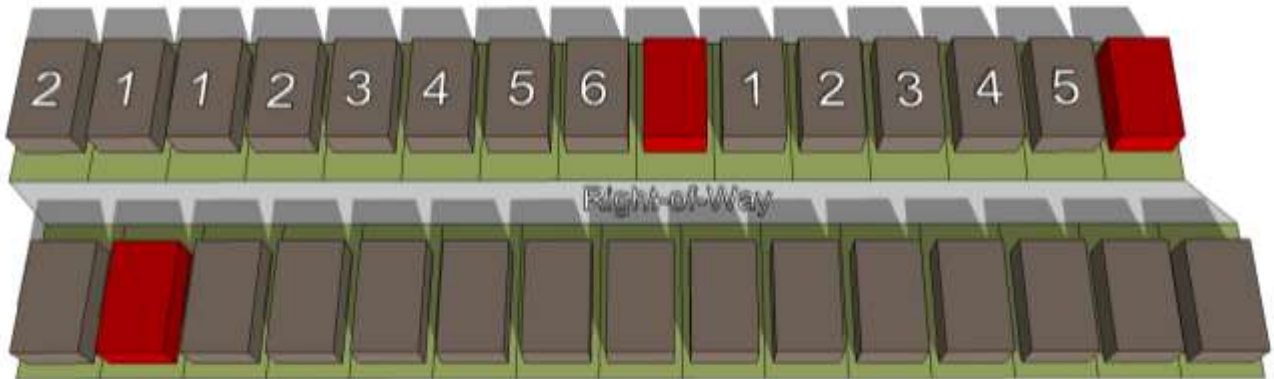


Figure 4: Properties do not line up on opposite side of the street. Where **RED** is the subject property.



- (6) Fencing Standards. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
 - (a) Front Yard Fences. Front yard fences shall be prohibited.
 - (b) Wood Fences. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood

Exhibit 'D':
Density and Development Standards

fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

- (c) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (*i.e. FM-, FM-1141 and Clem Road*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
 - (d) Corner Lots. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-foot off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
 - (e) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
- (7) Landscape and Hardscape Standards.
- (a) Landscape. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.
 - (b) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
 - (1) Landscape Buffer and Sidewalks (FM-1141). A minimum of a 30-foot landscape buffer shall be provided along FM-1141 (*outside of and beyond any required right-of-way dedication*), that shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-foot of linear frontage. A meandering five (5) foot sidewalk shall be constructed within the 30-foot landscape buffer.
 - (2) Landscape Buffers (Clem Road). A minimum of a 10-foot landscape buffer shall be provided along Clem Road Lane (*outside of and beyond any required right-of-way dedication*). This landscape buffer shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless approved otherwise approved by the Director of Planning and Zoning --*, a minimum of four (4) caliper inches in size, that will be planted on 15-foot centers along the entire frontage of Clem Road.
 - (c) Street Trees. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-foot vertical clearance height for any trees overhanging a public right-of-way. Street trees

Exhibit 'D':
Density and Development Standards

shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

- (d) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (e) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (8) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (9) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (10) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.
- (11) *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- (12) *Open Space*. The development shall consist of a minimum of 10% open space -- as *calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. All open space areas (*including landscape buffers*) shall be maintained by the Homeowner's Association (HOA).
- (13) *Trails*. A concrete trail system shall be constructed in generally the same areas and of the same sizes as what is depicted in *Exhibit 'C'* of this ordinance.
- (14) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.
- (15) *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of

Exhibit 'D':
Density and Development Standards

the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development.

- (16) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 16 (SF-16) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 37.844-ACRE TRACT OF LAND IDENTIFIED AS TRACT 17 & 17-01 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED 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 Kevin Harrell of the Skorburg Co. on behalf of Mark Taylor and Alex Freeman for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 16 (SF-16) District land uses, on a 37.844-acre tract of land identified as Tract 17 & 17-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted 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 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined 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 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Master Parks and Open Space Plan
 - (2) Master Plat
 - (3) Preliminary Plat
 - (4) PD Site Plan
 - (5) Final Plat
- (c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.
- (e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.
- (f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.
- (g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 6. 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 7. 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 8. 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 9. 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 5TH DAY OF APRIL, 2021.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 15, 2021

2nd Reading: April 5, 2021

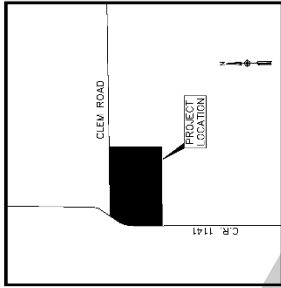
Exhibit 'A':
Legal Description

DRAFT
ORDINANCE
02.23.2021

Exhibit 'B':
Survey

DRAFT
ORDINANCE
02.23.2021

Exhibit 'C': Concept Plan



LOCATION MAP
N.T.S.



LEGEND	
	100' X 160' (64 LOTS)
	110' X 150' (12 LOTS)
	115' X 140' (7 LOTS)
	PUBLIC OPEN SPACE

CONCEPT PLAN OF WINDING CREEK

STATED IN THE
WILLIAM DALTON SURVEY,
ABSTRACT NO. 42
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
PREPARED BY
MACATEE CONSULTING, LLC
12265 N. CENTRAL EXPRESSWAY, SUITE 500
DALLAS, TEXAS 75243
21 OWNER
REDDY K. VASUNDHARA & ALEX R. FREEMAN
M.G. & J.K. TAYLOR LIVING TRUST
237 CLEM ROAD, ROCKWALL, TX 75087

NOTE:
THE MAXIMUM NUMBER OF RESIDENTIAL
LOTS SHALL NOT EXCEED 39 LOTS.
ALL OPEN SPACE LOTS TO BE MAINTAINED
BY THE PROPERTY OWNER/ADA.

TOTAL ACRES: 34.017
TOTAL OPEN SPACE: 2.1
TOTAL RESIDENTIAL LOTS: 39
RESIDENTIAL DENSITY: 1.18

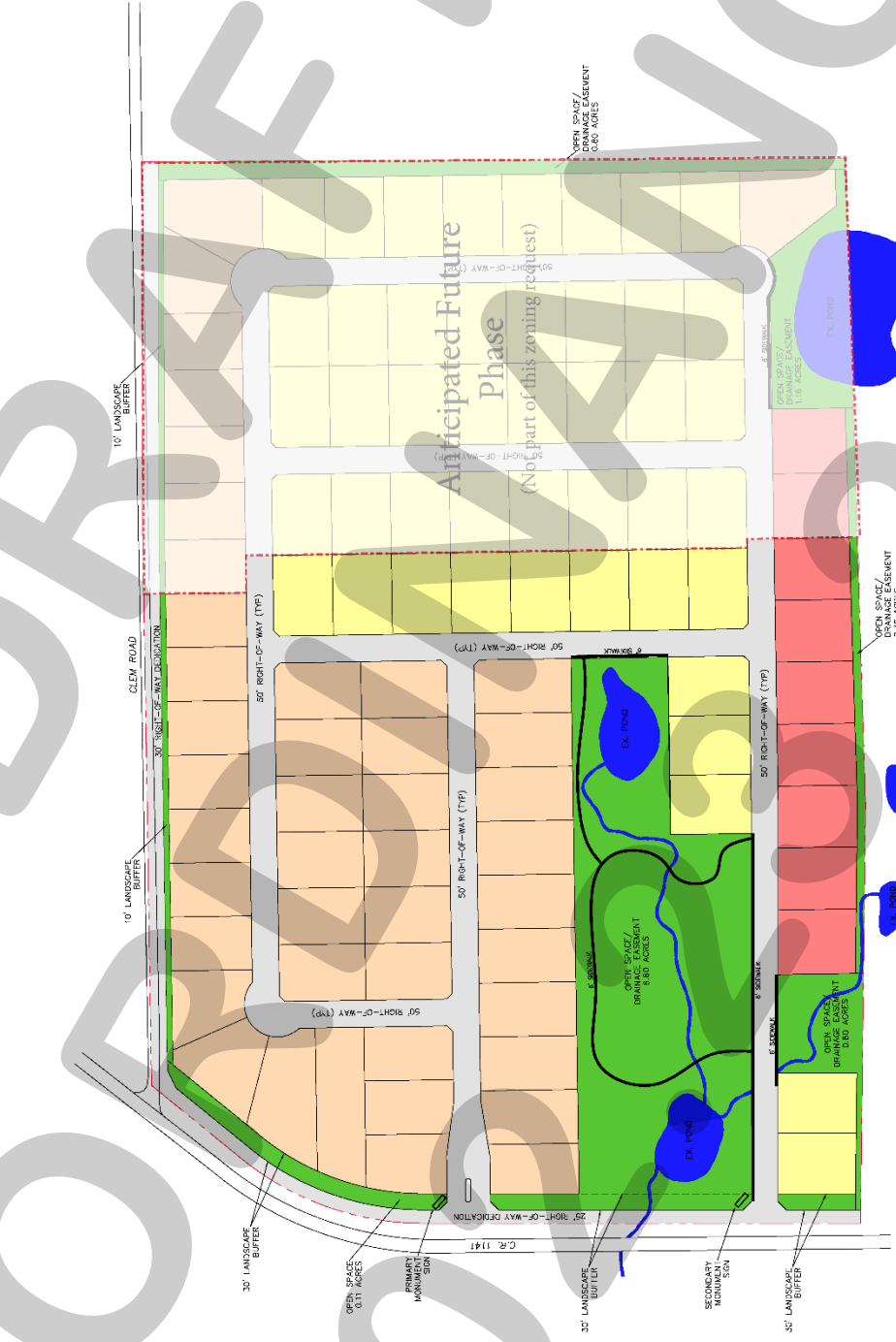


Exhibit 'D':
Density and Development Standards

Density and Development Standards.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 16 (SF-16) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (2) Lot Composition and Layout. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

<i>Lot Type</i>	<i>Minimum Lot Size (FT)</i>	<i>Minimum Lot Size (SF)</i>	<i>Dwelling Units (#)</i>	<i>Dwelling Units (%)</i>
A	100' x 160'	16,000 SF	36	64.29%
B	110' x 150'	16,500 SF	13	23.21%
C	115' x 140'	16,100 SF	7	12.50%
<i>Maximum Permitted Units:</i>			56	100.00%

- (3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 16 (SF-16) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 1.48 dwelling units per gross acre of land; however, in no case should the proposed development exceed 56 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

<i>Lot Type (see Concept Plan) ▶</i>	A	B	C
<i>Minimum Lot Width</i> ⁽¹⁾	100'	110'	115'
<i>Minimum Lot Depth</i>	160'	150'	140'
<i>Minimum Lot Area</i>	16,000 SF	16,500 SF	16,100 SF
<i>Minimum Front Yard Setback</i> ^{(2) & (5)}	25'	25'	25'
<i>Minimum Side Yard Setback</i>	8'	8'	8'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2) & (5)}	10'	10'	10'
<i>Minimum Length of Driveway Pavement</i>	25'	25'	25'
<i>Maximum Height</i> ⁽³⁾	36'	36'	36'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	10'	10'	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i>	3,000 SF	3,000 SF	3,000 SF
<i>Maximum Lot Coverage</i>	60%	60%	60%

General Notes:

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- ⁴: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- ⁵: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

Exhibit 'D':
Density and Development Standards

- (4) Building Standards. All development shall adhere to the following building standards:
- (a) Masonry Requirement. The minimum masonry requirement for the total exterior façade area of all buildings shall be 90% (*excluding dormers and walls over roof areas*); however, no individual façade shall be less than 85% masonry. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (e.g. *HardiBoard or Hardy Plank*) and stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the masonry requirement; however, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted through a Specific Use Permit (SUP) only. Excluding dormers and walls over roof areas, siding products (e.g. *HardiBoard or Hardy Plank*) shall not be visible on homes abutting any major thoroughfare (*i.e. FM-1141 as shown on Exhibit 'C' of this ordinance*).
 - (b) Roof Pitch. A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
 - (c) Garage Orientation and Garage Doors. Garages shall be oriented in a *traditional swing (or j-swing) (i.e. where the two (2) car garage is situated facing the side property line and the driveway swings into the garage in a 'J' configuration)*. On *traditional swing (or j-swing)* garage configurations, a second single garage door facing the street is permitted if it is located behind the width of the double garage door. All garage configurations not conforming to this section shall meet the requirements of Article 09, *Parking and Loading*, of the Unified Development Code (UDC).

All garage doors shall be required to have decorative wood doors or wood overlays on insulated metal doors. The design between the garage door and home shall use the same or complementary colors and materials. All garages shall include carriage style hardware. An example of carriage style hardware is depicted in *Figure 1*.

Figure 1. Examples of Enhanced Garage Door



Exhibit 'D':
Density and Development Standards

- (5) Anti-Monotony Restrictions. The development shall adhere to the *Anti-Monotony Matrix* depicted in *Table 3* below (for spacing requirements see *Figures 3 & 4* below).

Table 3: Anti-Monotony Matrix

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	100' x 160'	(1), (2), (3), (4)
B	110' x 150'	(1), (2), (3), (4)
C	115' x 140'	(1), (2), (3), (4)

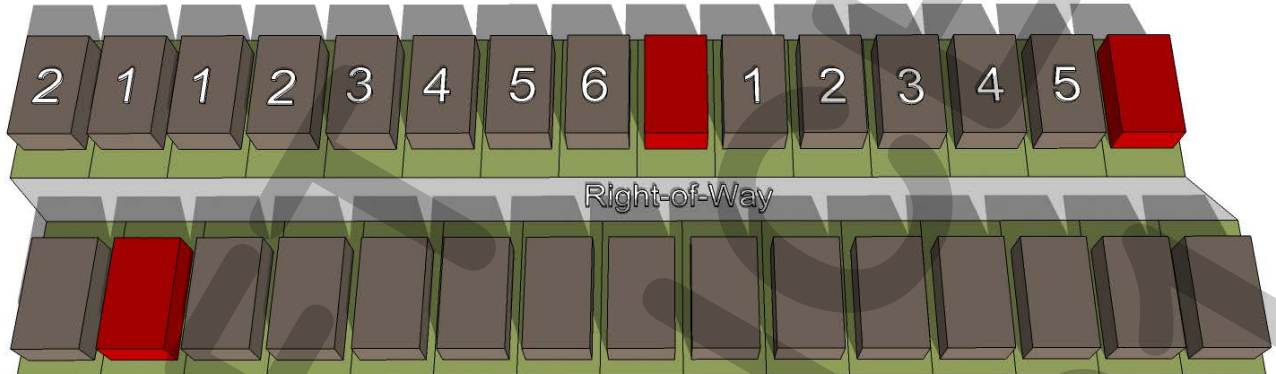
- (a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
- (b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, FM-1141, or Clem Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
- (1) Number of Stories
 - (2) Permitted Encroachment Type and Layout
 - (3) Roof Type and Layout
 - (4) Articulation of the Front Façade
- (c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.
- (d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Figure 3: Properties line up on the opposite side of the street. Where RED is the subject property.



Exhibit 'D':
Density and Development Standards

Figure 4: Properties do not line up on opposite side of the street. Where **RED** is the subject property.



- (6) Fencing Standards. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
- (a) Front Yard Fences. Front yard fences shall be prohibited.
 - (b) Wood Fences. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.
 - (c) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (*i.e. FM-1141 and Clem Road*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
 - (d) Corner Lots. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-foot off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
 - (e) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

Exhibit 'D':
Density and Development Standards

- (7) Landscape and Hardscape Standards.
- (a) Landscape. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.
 - (b) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
 - (1) Landscape Buffer and Sidewalks (FM-1141). A minimum of a 30-foot landscape buffer shall be provided along FM-1141 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering five (5) foot sidewalk shall be constructed within the 30-foot landscape buffer.
 - (2) Landscape Buffers (Clem Road). A minimum of a 10-foot landscape buffer shall be provided along Clem Road (*outside of and beyond any required right-of-way dedication*). This landscape buffer shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless approved otherwise approved by the Director of Planning and Zoning --*, a minimum of four (4) caliper inches in size, that will be planted on 15-foot centers along the entire frontage of Clem Road. A five (5) foot sidewalk shall be constructed within the ten (10) foot landscape buffer.
 - (c) Street Trees. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-foot vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.
 - (d) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
 - (e) Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (8) Street. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (9) Lighting. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

Exhibit 'D':
Density and Development Standards

- (10) Sidewalks. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.
- (11) Buried Utilities. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- (12) Open Space. The development shall consist of a minimum of 20% open space (or a minimum of 7.5688-acres -- as calculated by the formula stipulated in the *Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. All open space areas (including landscape buffers) shall be maintained by the Homeowner's Association (HOA).
- (13) Trails. A concrete trail system shall be constructed in generally the same areas and of the same sizes as what is depicted in *Exhibit 'C'* of this ordinance.
- (14) Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.
- (15) Homeowner's Association (HOA). A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (including drainage facilities), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development.
- (16) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: March 9, 2021
APPLICANT: Kevin Harrell; *Skorburg Company*
CASE NUMBER: Z2021-005; *Zoning Change (AG to PD) for Winding Creek*

SUMMARY

Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Alex Freeman and Mark G. & Jessica K. Taylor for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 16 (SF-16) District land uses on a 38.012-acre tract of land identified as Tracts 17 & 17-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

BACKGROUND

The subject property consists of two (2) existing tracts of land. The 26.012-acre tract of land (*i.e. Tract 17-01 of the W. M. Dalton Survey, Abstract No. 72*) -- identified as a 25.844-acre tract of land by the Rockwall Central Appraisal District (RCAD) and is heretofore referenced as *Tract 1* -- is currently undeveloped and is considered to be raw land. The 12.00-acre tract of land (*i.e. Tract 17-01 of the W. M. Dalton Survey, Abstract No. 72*) -- which is currently located directly east of the *Tract 1* and is heretofore referenced as *Tract 2* -- is currently occupied with a single-family home. According to the Rockwall Central Appraisal District (RCAD), the single-family home is 4,456 SF and was constructed in 1992. Also situated on the subject property is a 2,100 SF accessory building and two (2), 600 SF canopies that were constructed in 1995. A 500 SF carport was added to the home in 2005. On January 18, 2011, the City Council annexed the subject property by adopting *Ordinance No. 11-03 [Case No. A2010-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. No additional changes or improvements have been made to the subject property since its annexation.

PURPOSE

On February 12, 2021, the applicant -- *Kevin Harrell of the Skorburg Company* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 16 (SF-16) District land uses. Specifically, the applicant is proposing to entitle the subject property for a 56-lot single-family, residential subdivision that will incorporate lots that are a minimum of 16,000 SF in size.

ADJACENT LAND USES AND ACCESS

The subject property is located at southeast corner of the intersection of FM-1141 and Clem Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Clem Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are the City's corporate limits followed by multiple residential properties located within the City's Extraterritorial Jurisdiction (ETJ). Also, north of the subject property -- and located within the City's corporate limits -- is the Saddle Brook Estates Subdivision, which consists of 45 single-family residential lots on 51.47-acres of land. These homes were constructed in 2002, and are zoned Single-Family 16 (SF-16) District.

South: Directly south of the subject property is the City's corporate limits followed by the Meadowview Ranch Estates Subdivision, which is situated within the City's Extraterritorial Jurisdiction (ETJ). The Meadowview Ranch Estates

Subdivision consists of 24 single-family residential lots on 38.97-acres of land. These homes were constructed in 1977.

East: Directly east of the subject property is the City's corporate limits followed by a 20.74-acre tract of land (*i.e. Tract 22 of the W. M. Dalton Survey, Abstract No. 72*), which is currently under a 212 Development Agreement [Case No. A2010-002]. Beyond this are the City's corporate boundaries followed a 20.00-acre tract of land (*i.e. Tract 22-05 of the W. M. Dalton Survey, Abstract No. 72*), which has a single-family home situated on it. This property is zoned Agricultural (AG) District.

West: Directly west of the subject property are the City's corporate limits followed FM-1141. FM-1141 is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this thoroughfare are multiple residential properties situated within the City's Extraterritorial Jurisdiction (ETJ).

CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows that the 38.012-acre tract of land will be subdivided to create 56 single-family residential lots. All of the proposed lots will be a minimum of 16,000 SF, and have a minimum lot width of 90-feet and a minimum lot depth of 100-feet. The overall density of the proposed subdivision will be 1.48 dwelling units per acre. The minimum dwelling unit size (*i.e. air-conditioned space*) will be 3,000 SF; however, the Planned Development District ordinance does allow this to be reduced to 2,800 SF for ten (10) percent of the lots (*i.e. five [5] lots*). According to the applicant, the proposed housing product will be of the same quality as the Breezy Hill and Stone Creek Subdivisions, but will incorporate updated floor plans. Staff has incorporated anti-monotony and masonry standards into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 90% masonry (*with a minimum of 85% on each façade*), and be subject to the City's upgraded anti-monotony standards. The proposed subdivision will be subject to the land uses and density and dimensional requirements stipulated for properties within a Single-Family 16 (SF-16) District. These density and dimensional requirements are summarized as follows:

TABLE 1: LOT DIMENSIONAL REQUIREMENTS

<i>Minimum Lot Width</i> ⁽¹⁾	90'
<i>Minimum Lot Depth</i>	100'
<i>Minimum Lot Area</i>	16,000 SF
<i>Minimum Front Yard Setback</i> ^{(2) & (5)}	25'
<i>Minimum Side Yard Setback</i>	8'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2) & (5)}	10'
<i>Minimum Length of Driveway Pavement</i>	25'
<i>Maximum Height</i> ⁽³⁾	36'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i> ⁽⁶⁾	3,000 SF
<i>Maximum Lot Coverage</i>	60%

General Notes:

- 1: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- 2: The location of the *Front Yard Building Setback* as measured from the front property line.
- 3: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- 4: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- 5: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
- 6: A maximum of ten (10) percent of the lots may have a minimum area/dwelling unit of 2,800 SF [*Air-Conditioned Space*].

The proposed concept plan shows approximately 9.29-acres of open space (or 24.4%) will be provided, and that a six (6) foot trail system will traverse the site. In addition, a six (6) foot meandering trail will be provided along FM-1141, and a five (5) foot sidewalk will be constructed along Clem Road. Along the lots on the southside of the subject property, the applicant has indicated that a ten (10) foot wide landscape buffer with evergreen trees planted on 20-foot centers will be provided.

INFRASTRUCTURE

Based on the applicant's concept plan and the proposed density, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

- (1) Roadways. The applicant shall verify the right-of-way width of FM-1141 to ensure there is 85-feet of right-of-way, and dedicate any of the subject property that is within 42.50-feet of the centerline of the roadway. The applicant will also need to verify the current right-of-way width of Clem Road, and dedicate any area within 30-feet of the centerline of the roadway.
- (2) Water. The applicant shall be required to provide a letter from Mt. Zion Water Supply -- *the holder of the Certificate of Convenience and Necessity (CCN) for the subject property* -- stating that they can serve domestic and fire protection meeting the City's minimum standards. As an alternative, the applicant can pursue opting out of the Mt. Zion's CCN. Any water system utilized to provide water to the site will be required to be looped through the property.
- (3) Wastewater. The applicant will need to connect the subdivision to the City's existing sewer system. Plans for this will be required at the time of civil engineering.
- (4) Drainage. The applicant shall be required to perform a flood study to delineate the fully developed 100-year localized floodplain for all ponds, creeks or streams, and draws on the subject property. Detention will be required and sized per the required detention study. The applicant will also be required to perform a Wetlands and Waters of the United States (WOTUS) study for the existing pond.

CONFORMANCE TO THE CITY'S CODES

The proposed Planned Development District conforms to all of the requirements of the Unified Development Code (UDC) and the Engineering Department's *Standards of Design and Construction Manual*.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Northeast Residential District and is designated for Low Density Residential land uses on the Future Land Use Plan. According to the Comprehensive Plan, Low Density Residential land uses are defined as "... residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses ..." In this case, the applicant is proposing an overall density of 1.48 dwelling units per acre, which is in conformance with the Future Land Use Plan. In addition, the zoning change does not change the current land use ratio of residential to commercial, which is at 76.24% residential to 23.76% commercial. According to the OURHometown Vision 2040 Comprehensive Plan, the desired land use ratio for the City of Rockwall is 80% residential to 20% commercial land uses [*Goal 01, Policy 1; Section 02.01 of Chapter 1*].

According to the Northeast Residential District, the district "... is characterized by its established low-density residential subdivisions and rural/estate style lots ... [and] is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development." In addition, the *District Strategies for Suburban Residential* (i.e. the correct designation for the proposed development according to the Comprehensive Plan) under the Northeast Residential District state, "(a)ny new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district." In this case, the applicant proposed lot size is similar to or larger than the lots in several subdivisions within this district (e.g. *Saddle Star, Dalton Ranch, Gideon Grove, Nelson Lake, Maytona Ranch Estates and Stoney Hollow Subdivisions*). Based on this the applicant's proposed concept plan, lot size, and proposed density are in conformance with the *District Strategies* of the Northeast Residential District.

Looking at the guidelines for residential developments contained in the Comprehensive Plan, the applicant's request does appear to be in conformance with nearly all of the residential goals and policies. Staff did identify the following one (1) area of non-conformance:

RED: NOT INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

BLUE: INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

- (1) *CH. 08 / Sec. 02.03 / Goal 1; Policy 2:* To maximize the value of properties that are directly adjacent to or across the street from a park and/or public open space, the house on the property should face onto the park and/or public open space, and should not back or side to the park and/or open space. If homes face onto a park and/or public open space and there is no public street, then the homes should be accessed via a mew-type street design.

However, taking into account the concept plan and zoning requirements being proposed, the applicant's request is in substantial conformance with the Future Land Use Plan, District Strategies, and Residential Guidelines contained in the OURHometown Vision 2040 Comprehensive Plan.

NOTIFICATIONS

On February 19, 2021, staff mailed 17 notices to property owners and occupants within 500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). There were no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was drafted, staff had received one (1) email from a property owner outside of the notification area, but within the City limits, opposed to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 16 (SF-16) District land uses, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the conditions contained in the Planned Development District ordinance; and,
- (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.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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 [SELECT ONLY ONE BOX]:

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 237 Clem Rd at FM 1141 Rockwall, TX

Subdivision DALTON SURVEY

Lot

Block

General Location SEC of FM 1141 and Clem Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Agricultural District (AG)

Current Use AG

Proposed Zoning Planned Development District SF - 16

Proposed Use PD (SF-16)

Acreage Approx 39

Lots [Current] 0

Lots [Proposed]

Approx 59

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner Mark Taylor

Applicant Skorburg Company

Contact Person Mark Taylor

Contact Person Kevin Harrell

Address 237 Clem RD

Address 8214 Westchester

Suite 900

City, State & Zip Rockwall, TX 75087

City, State & Zip Dallas, TX 75225

Phone 972-772-4171

Phone 214-888-8859

E-Mail mtaylor1045@gmail.com

E-Mail KHarrell@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Mark Taylor [Owner] the undersigned, who stated the information on this application to be true and certified the following:

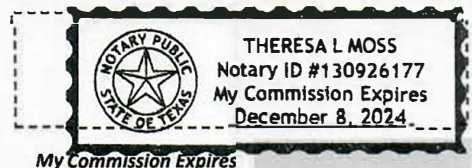
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 ____ . By signing this 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 February, 20 21.

Owner's Signature

Notary Public in and for the State of Texas

Mark Taylor
Theresa L Moss





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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 [SELECT ONLY ONE BOX]:

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address	Clem Rd at FM 1141 Rockwall, TX		
Subdivision	DALTON SURVEY	Lot	Block
General Location	SEC of FM 1141 and Clem Rd		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	Agricultural District (AG)	Current Use	AG
Proposed Zoning	Planned Development District SF - 16	Proposed Use	PD (SF-16)
Acreage	37.41	Lots [Current]	0
		Lots [Proposed]	Approx 58

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner	Alex Freeman	<input type="checkbox"/> Applicant	Skorburg Company
Contact Person	Alex Freeman	Contact Person	Kevin Harrell
Address	100 N Central Expy STE 1008	Address	8214 Westchester Suite 900
City, State & Zip	Richardson, TX 75080	City, State & Zip	Dallas, TX 75225
Phone	469-233-4774	Phone	214-888-8859
E-Mail	afreeman@pinnaclemontessori.com	E-Mail	KHarrell@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

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

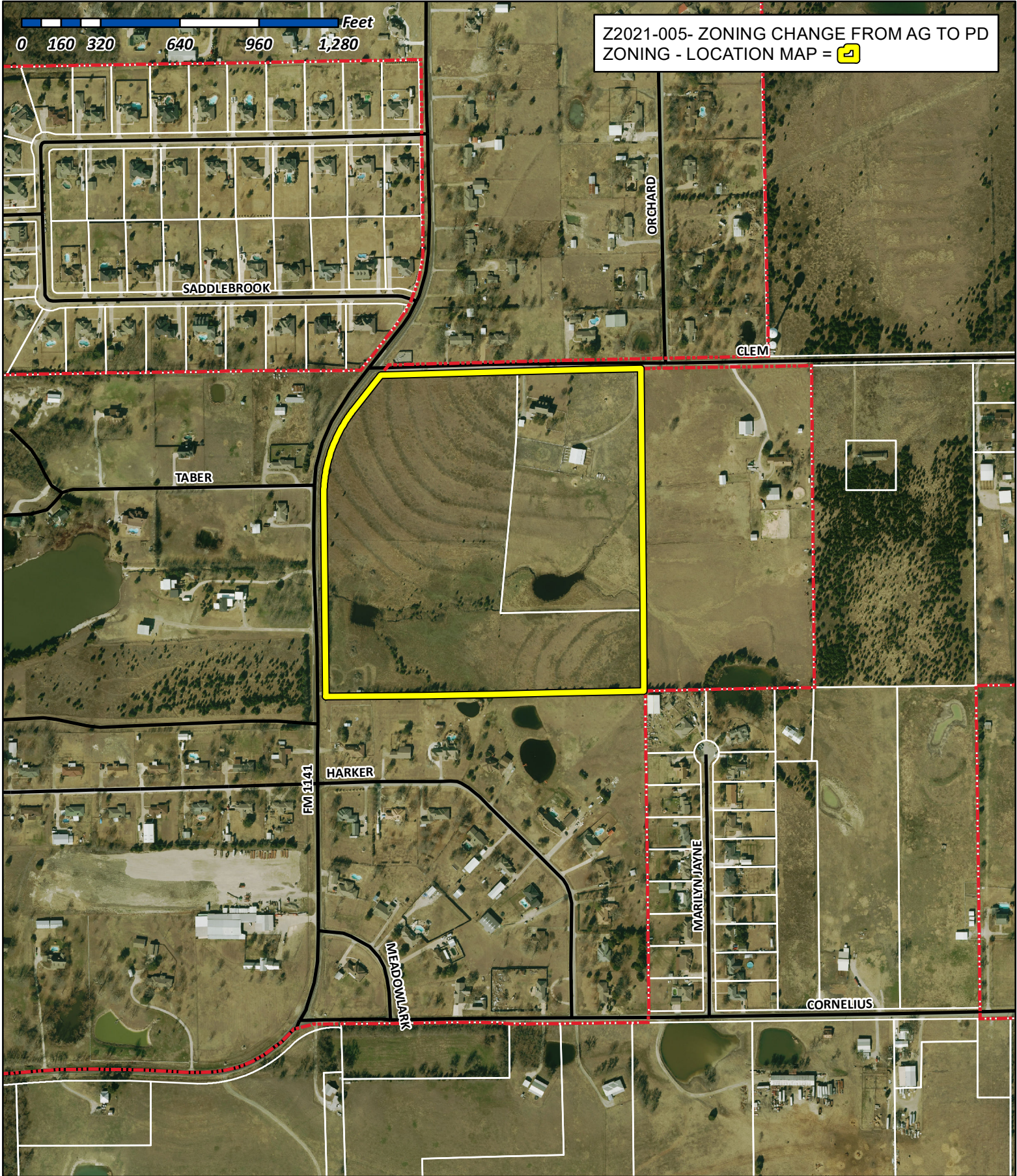
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 _____. By signing this 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 _____ day of _____, 20 ____.

Owner's Signature _____

Notary Public in and for the State of Texas _____

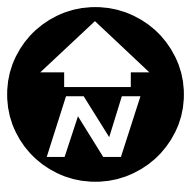
My Commission Expires _____



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.

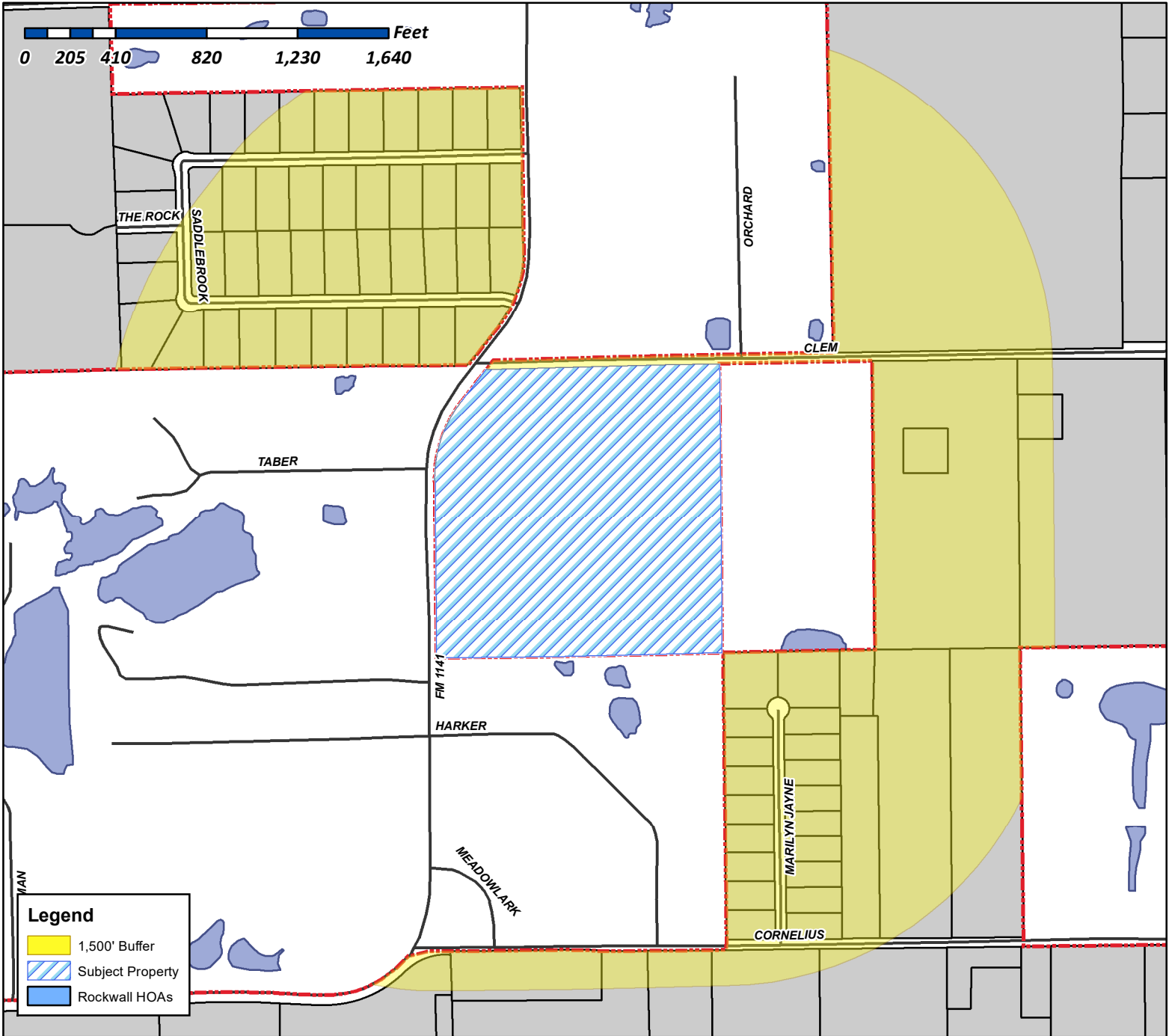
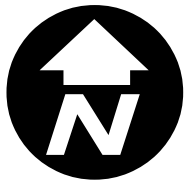




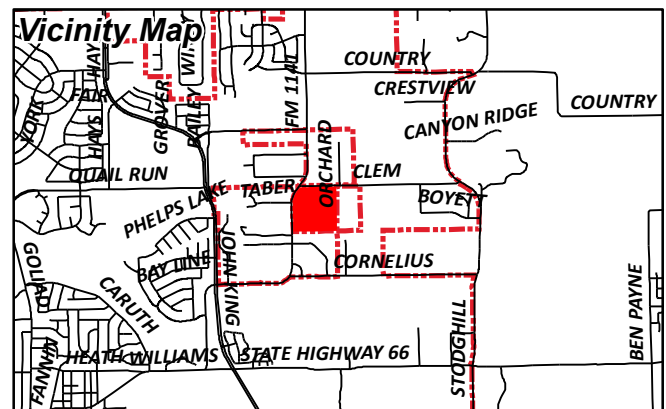
City of Rockwall

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

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.



Case Number: Z2021-005
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: AG
Case Address: SEC of Clem Road and FM-1141



Date Created: 2/18/2021
 For Questions on this Case Call (972) 771-7745



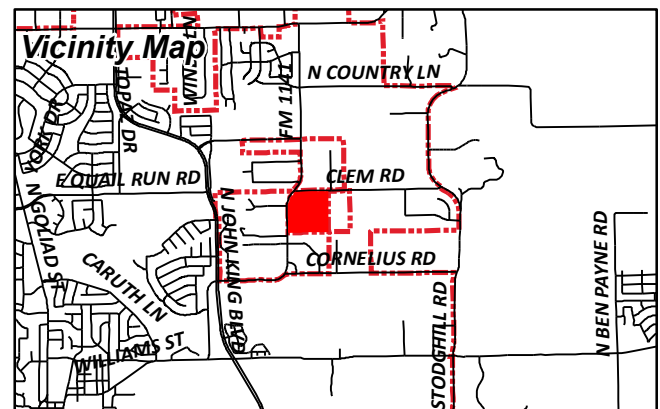
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.



Case Number: Z2021-005
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: AG
Case Address: SEC of Clem Road and FM-1141



Date Created: 2/18/2021
 For Questions on this Case Call (972) 771-7745

VASUNDHARA REDDY K AND
ALEX R FREEMAN
100 N CENTRAL EXPWY SUITE 1008
RICHARDSON, TX 75080

BERGERHOUSE PHILLIP & KERRI
1213 MARILYN JAYNE DR
ROCKWALL, TX 75087

SOUTHALL MARK P & KATHY L
1214 MARILYN JAYNE LN
ROCKWALL, TX 75087

CONFIDENTIAL
1215 MARILYN JAYNE DRIVE
ROCKWALL, TX 75087

COUCH MITCHELL E AND PATRICIA M
1216 MARILYN JAYNE DR
ROCKWALL, TX 75087

KELLY JAMES B & DEA S
1217 MARILYN JAYNE DR
ROCKWALL, TX 75087

MENDOZA ROBERT E AND SANDRA J WILKINS
1218 MARILYN JAYNE DR
ROCKWALL, TX 75087

CULP TERRI L
2301 SADDLEBROOK LN
ROCKWALL, TX 75087

MURPHEY HARVEY W & BETTY J
2304 SADDLEBROOK LN
ROCKWALL, TX 75087

OSBORNE AARON & BARBARA
2305 SADDLEBROOK LANE
ROCKWALL, TX 75087

CONFIDENTIAL
2308 SADDLEBROOK LN
ROCKWALL, TX 75087

JONES JAMES E
2309 SADDLEBROOK LN
ROCKWALL, TX 75087

SMITH WILLIAM CLEVE JR &
EDITH LILLIAN
2312 SADDLEBROOK LN
ROCKWALL, TX 75087

ROMERO MARGARET ALLEN-
2313 SADDLEBROOK LANE
ROCKWALL, TX 75087

LLOYD DANIEL AND REBECCA R
2316 SADDLEBROOK LANE
ROCKWALL, TX 75087

M G & J K TAYLOR LIVING TRUST
MARK G TAYLOR AND JESSICA K TAYLOR-
TRUSTEES
237 CLEM ROAD
ROCKWALL, TX 75087

SOUTHALL MARK P & KATHY L
P. O. BOX 2214
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2021-005: Zoning Change AG to PD (Winding Creek)

Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Alex Freeman and Mark G. & Jessica K. Taylor for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 16 (SF-16) District land uses on a 37.844-acre tract of land identified as Tracts 17 & 17-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 9, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 15, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, March 15, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2021-005: Zoning Change AG to PD (Winding Creek)

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

[Redacted area]

Name: [Redacted]
Address: [Redacted]

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Miller, Ryan

From: Judy Morris <morrisj48@yahoo.com>
Sent: Tuesday, February 23, 2021 6:03 PM
To: Miller, Ryan
Subject: 56 houses to be built at 1141 and Clem Road

Hello Mr. Miller,

My name is Judith Morris and I live at 3047 Cobblestone Dr., Rockwall, TX 75087. I understand a Public Hearing at the Planning and Zoning Department at City Hall is happening tonight. I am not able to attend this meeting but I want to stress that I am opposed to the building of these homes in this particular area unless the proper infrastructure is in place before building.

My reasons are as follows:

- FM1141 is a single lane road. Additional traffic will make this road more congested during peak hours. Also, road maintenance and widening of FM1141 would be necessary. This road has several curves that should be straightened out.
- Rockwall ISD is planning on building a new school at FM1141 which will provide additional traffic.
- Police, Fire, EMT, Schools, and other services are stressed to the max as it is.
- Water shortage is also a concern in this area.

Rockwall's infrastructure needs to be upgraded before any new building happens.

Thank you,

Judith Morris
morrisj48@yahoo.com
214.558.2993

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Skorburg Company
8214 Westchester Dr., Ste. 900
Dallas, TX 75225
Phone: 214/522-4945
Fax: 214/522-7244



February 12, 2021

City of Rockwall
Attn: Ryan Miller, AICP
385 S Goliad St
Rockwall, TX 75087

Dear Mr. Miller,

Skorburg Company is requesting that our project be taken to the March 9th, 2021 Planning and Zoning Meeting. This project is the development of ±38 Acres in the William Dalton Survey, City of Rockwall, Rockwall County, located at the Southeast corner of F.M. 1141 and Clem Rd.

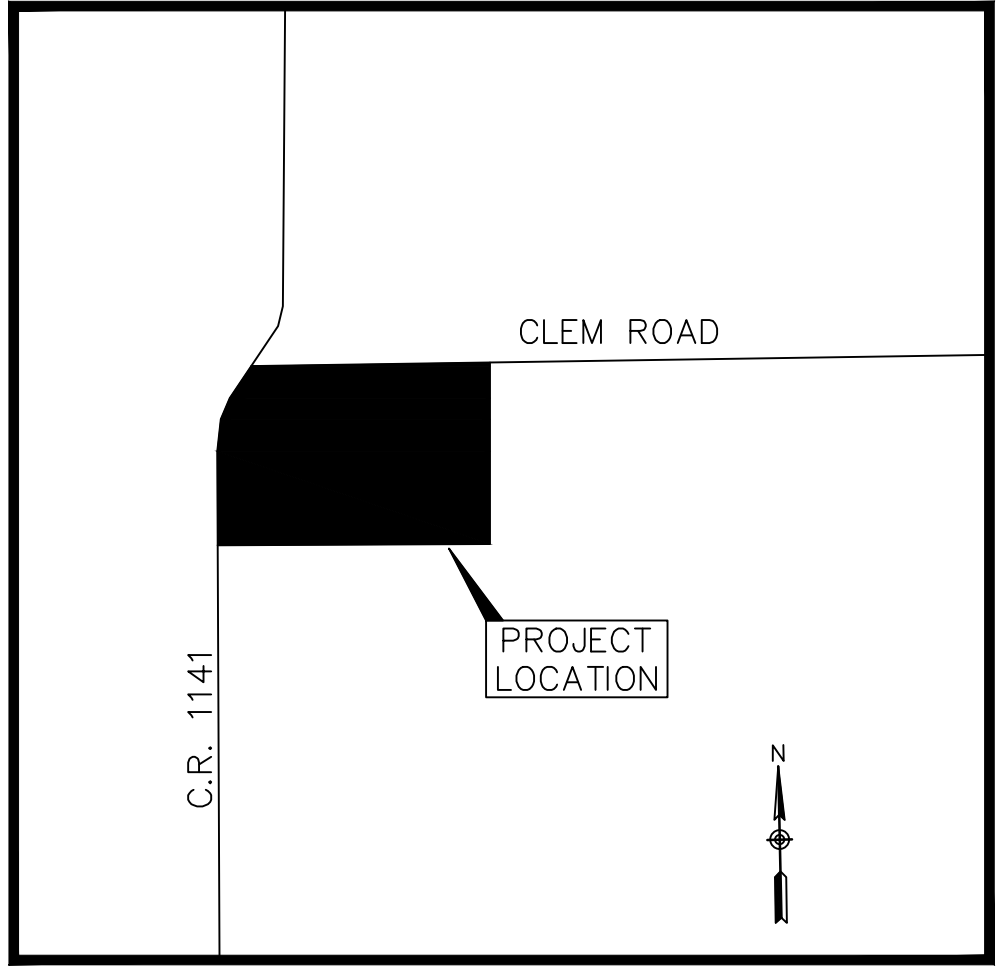
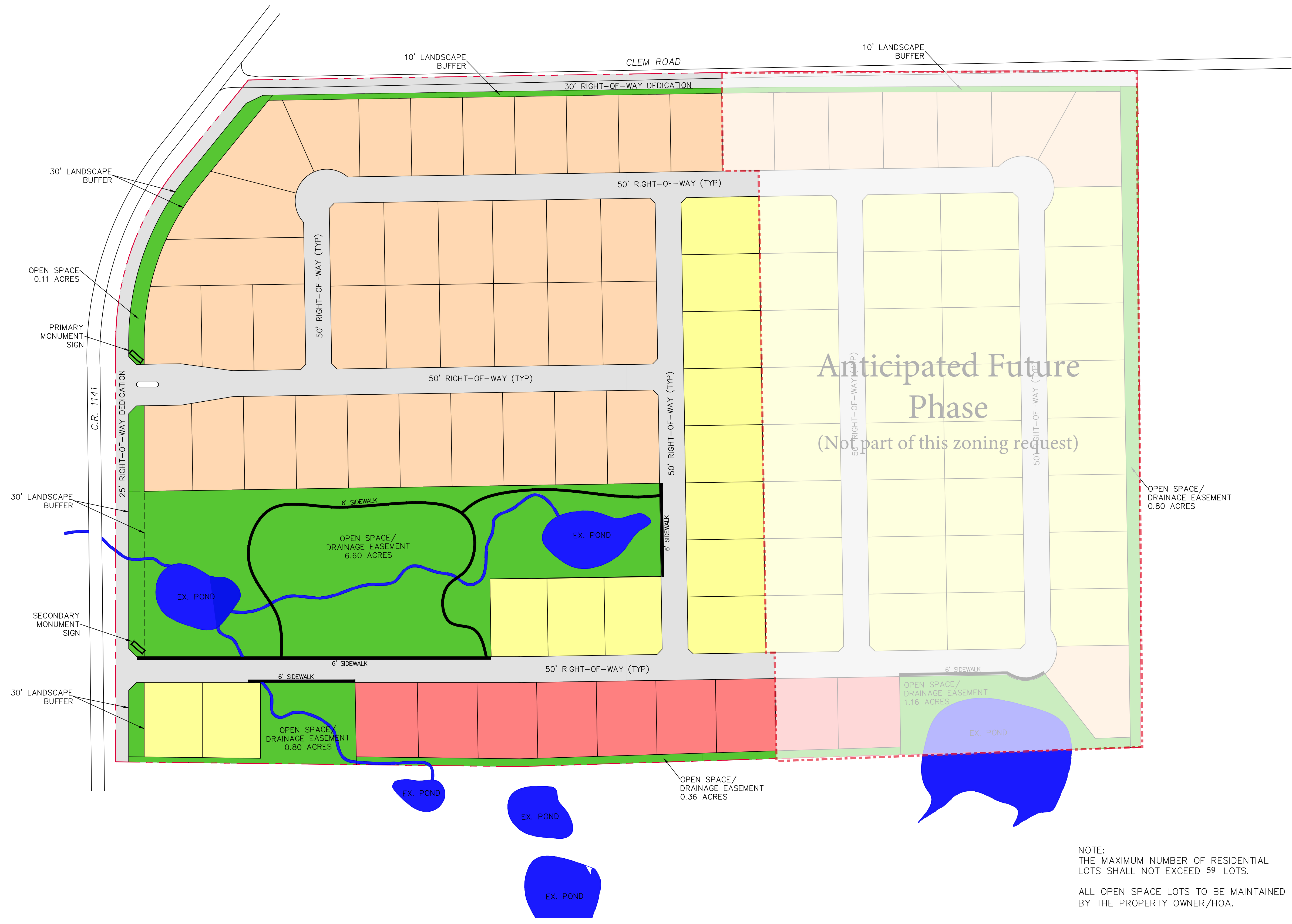
The property is currently zoned AG. We are proposing a development of Single-Family Residential homes on 16,000 square foot lots. This community will feature high quality homes on large lots and add to the beautiful aesthetics of other high quality Skorburg communities like Stone Creek Estates, Breezy Hill Estates, and Gideon Grove.

We look forward to working with the City once again to develop another gorgeous development.

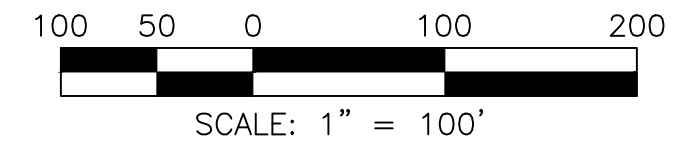
Cordially Yours,

A handwritten signature in blue ink, appearing to read "K Harrell", written over a light blue horizontal line.

Kevin Harrell
Land Acquisition Manager



LOCATION MAP
N.T.S.



LEGEND	
TYPICAL LOT SIZES	
	100' X 160' (36 LOTS)
	110' X 150' (13 LOTS)
	115' X 140' (7 LOTS)
	PUBLIC OPEN SPACE

Anticipated Future
Phase
(Not part of this zoning request)

NOTE:
THE MAXIMUM NUMBER OF RESIDENTIAL
LOTS SHALL NOT EXCEED 59 LOTS.

ALL OPEN SPACE LOTS TO BE MAINTAINED
BY THE PROPERTY OWNER/HOA.

TOTAL ACRES: 38.012
TOTAL OPEN SPACE: 7.5
TOTAL RESIDENTIAL LOTS: 56
RESIDENTIAL DENSITY: 1.48

CONCEPT PLAN
OF
WINDING CREEK
SITUATED IN THE
WILLIAM DALTON SURVEY,
ABSTRACT NO. 72
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
MACATEE ENGINEERING, LLC
12655 N. CENTRAL EXPRESSWAY, SUITE 420
DALLAS, TEXAS 75243
214-373-1180
OWNER
REDDY K VASUNDHARA & ALEX R FREEMAN
OWNER
M G & J K TAYLOR LIVING TRUST
237 CLEM ROAD, ROCKWALL, TX 75087

FEBRUARY 2021
SCALE: 1"=100'

CASE NO. _____

11 NORTHEAST RESIDENTIAL DISTRICT

↑ NORTHERN ESTATES DISTRICT (PAGE 1-24)

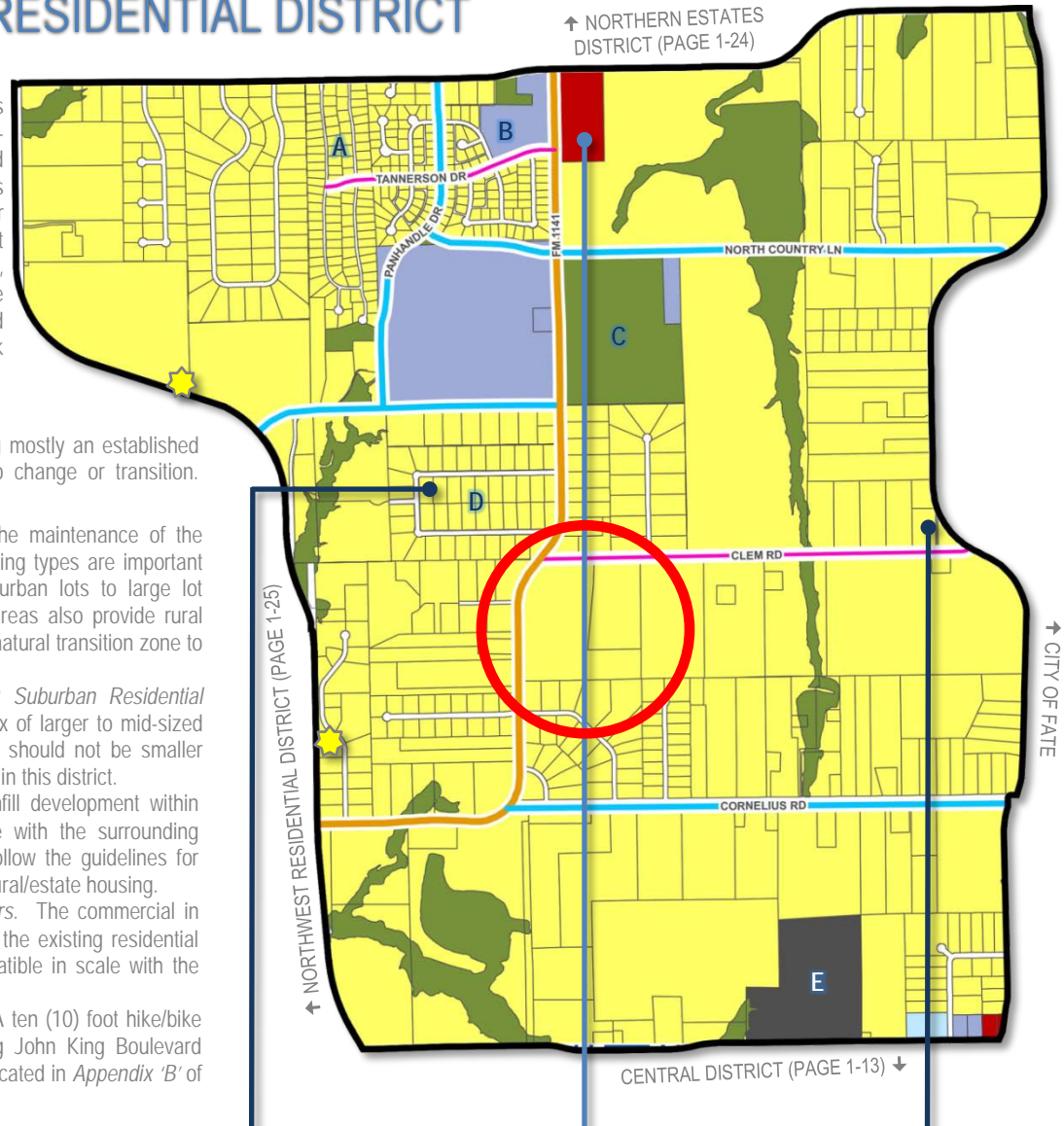
DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

- 1 **Estate and Rural Residential.** The maintenance of the *Estate and Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
- 2 **Suburban Residential.** Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
- 3 **Infill Development.** Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
- 4 **Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
- 5 **John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



POINTS OF REFERENCE

- A. Stoney Hollow Subdivision
- B. Celia Hays Elementary School
- C. North Country Lane Park
- D. Saddlebrook Estates Subdivision
- E. Resthaven Funeral Home



2 Current Suburban Residential



4 Future Neighborhood/Convenience Center



1 Current Rural Residential

LAND USE PALETTES

- Current Land Use
- Future Land Use

★ John King Boulevard Trail Plan Rest Stop/Trailblazer Pylon

BUILD OUT 1,964

5,794

% OF ROCKWALL 3.13%

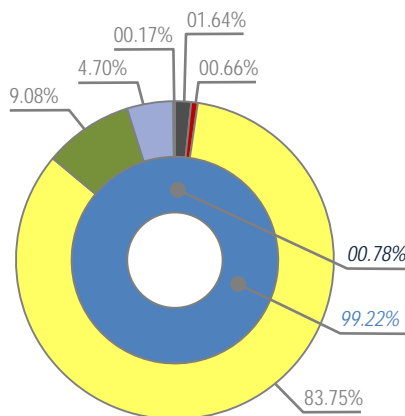
0.99%

3.10%

CURRENT 625

18

1,844



■ MINOR COLLECTOR	■ COMMERCIAL	0.78%
■ M4U	■ RESIDENTIAL	99.22%
■ M4D	■ MIXED USE	0.00%
■ CEMETERY (CEM)		32.34-ACRES
■ COMMERCIAL/RETAIL (CR)		13.02-ACRES
■ LOW DENSITY RESIDENTIAL (LDR)		1,646.83-ACRES
■ PARKS AND OPEN SPACE (OS)		178.54-ACRES
■ PUBLIC (P)		92.45-ACRES
■ QUASI-PUBLIC (QP)		3.25-ACRES

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 16 (SF-16) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 38.012-ACRE TRACT OF LAND IDENTIFIED AS TRACT 17 & 17-01 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED 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 Kevin Harrell of the Skorburg Co. on behalf of Mark Taylor and Alex Freeman for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 16 (SF-16) District land uses, on a 38.012-acre tract of land identified as Tract 17 & 17-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted 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 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined 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 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Master Parks and Open Space Plan
 - (2) Master Plat
 - (3) Preliminary Plat
 - (4) PD Site Plan
 - (5) Final Plat
- (c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.
- (e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.
- (f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.
- (g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 6. 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 7. 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 8. 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 9. 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 5TH DAY OF APRIL, 2021.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 15, 2021

2nd Reading: April 5, 2021

Exhibit 'A':
Legal Description

Tract 1 (+26.012-Acres)

All that certain lot, tract or parcel of land situated in the William Dalton Survey, Abstract No. 72, Rockwall County, Texas. Being a part of that certain tract of land conveyed to Glen D. Walker and wife, Nita A. Walker, recorded in *Volume 542, Page 12*, Real Property Records, Rockwall County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 60D nail found for corner at the intersection near the center of Clem Road and the recognized southeast line of FM-1141, said point being the northwest corner of herein described tract;

THENCE North 89 Degrees 06 Minutes 09 Seconds East, within said Clem Road and the recognized north line of said *Walker Tract*, a distance of 533.77-feet to a point for corner, said point being the northeast corner of herein described tract and the northwest corner of a tract of land described in deed to Mark G. and Jessica K. Taylor, recorded in *Volume 7106, Page 191*, Official Public Records, Rockwall County, Texas;

THENCE South 01 Degrees 23 Minutes 21 Seconds West, along the west line of said *Taylor Tract*, passing a ½-inch iron rod found with yellow cap stamped *BG&A RPLS 5569* for witness at a distance of 17.18-feet and continuing for a total distance of 283.63-feet to a 4-inch metal fence corner for angle point;

THENCE South 05 Degrees 06 Minutes 43 Seconds West, along the west line of said *Taylor Tract*, a distance of 113.32-feet to a 4-inch metal fence corner for angle point;

THENCE South 05 Degrees 35 Minutes 13 Seconds West, along the west line of said *Taylor Tract*, a distance of 597.75-feet to a ½-inch iron rod found with yellow cap stamped *BG&A RPLS 5569* for corner, said point being an inner ell corner of herein described tract and the southwest corner of said *Taylor Tract*,

THENCE North 89 Degrees 06 Minutes 09 Seconds East, along the south line of said *Taylor Tract*, a distance of 574.09-feet to a ½-inch iron rod found with yellow cap stamped *BG&A RPLS 5569* for corner in the west line of a tract of land conveyed to Allen and Lisa Stevenson, recorded in *Volume 171, Page 885*, Real Property Records, Rockwall County, Texas, said point being the southeast corner of said *Taylor Tract* and the most southerly northeast corner of herein described tract;

THENCE South 00 Degrees 06 Minutes 20 Seconds East along the recognized east line of said *Walker Tract* and the west line of said *Stevenson Tract* a distance of 334.12-feet to a 3/8-inch iron rod found for corner, the apparent northeast corner of Lot 5 of Meadowview Ranch Estates, recorded in *Cabinet A, Slide 247*, Plat Records, Rockwall county, Texas, said point being the recognized southeast corner of said *Walker Tract* and the apparent southwest corner of said *Stevenson Tract*,

THENCE South 89 Degrees 13 Minutes 16 Seconds West, along the recognized south line of said *Walker Tract*, a distance 510.41-feet to a 3/8-inch iron rod found for angle point;

THENCE North 89 Degrees 58 Minutes 55 Seconds West, along the recognized south line of said *Walker Tract*, a distance of 778.67-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* for corner in the recognized east line of said FM-1141, said point being the southwest corner of herein described tract;

THENCE North, along the recognized east line of said highway, passing a 60D nail found on a wood highway monument for witness at a distance of 734.11-feet and continuing for a total distance of 810.94-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* at the beginning of a curve to right having a central angle of 39 Degrees 09 Minutes 01 Seconds, a radius of 533.14-feet and a chord bearing and distance of North 19 Degrees 34 Minutes 34 Seconds East - 357.25-feet;

THENCE along the recognized southeast line of said highway and said curve to the right an arc length of 364.29-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* at the end of said curve;

Exhibit 'A':
Legal Description

THENCE North 39 Degrees 09 Minutes 00 Seconds East along the recognized southeast line of said highway, a distance of 215.67-feet to the place of beginning and containing 1,133,124.22 square-feet or 26.012-acres of land.

Tract 2 (±12.0-Acres)

All that certain lot, tract or parcel of land situated in the William Dalton Survey, Abstract No. 72, Rockwall County, Texas, being a part of that certain tract of land conveyed to Glen D. Walker and wife, Nita A. Walker, recorded in *Volume 542, Page 12*, Real Property Records, Rockwall County, Texas, and being described by metes and bounds as follows:

BEGINNING at a point for corner near the center of Clem Road, said point being the northeast corner of said *Walker Tract* and the northwest corner of a tract of land conveyed to Allen and Lisa Stevenson, recorded in *Volume 171, Page 885*, Real Property Records, Rockwall County, Texas, from which a ½-inch iron rod found for witness bears South 00 Degrees 06 Minutes 20 Seconds East - 17.25-feet;

THENCE South 00 Degrees 06 Minutes 20 Seconds East along the east line of said *Walker Tract* and the west line of said *Stevenson Tract* a distance of 990.13-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* for corner;

THENCE South 89 Degrees 06 Minutes 09 Seconds West a distance 574.09-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* for corner;

THENCE North 05 Degrees 35 Minutes 13 Seconds East a distance of 597.75-feet to a 4-inch metal fence corner for angle point;

THENCE North 05 Degrees 06 Minutes 43 Seconds East a distance of 113.32-feet to a 4-inch metal fence corner for angle point;

THENCE North 01 Degrees 23 Minutes 21 Seconds East a distance of 283.63-feet to a point for corner in the north line of said *Walker Tract*, said point being near the center of Clem Road from which a ½-inch iron set with yellow cap stamped *BG&A RPLS 5569* for witness bears South 01 Degrees 23 Minutes 21 Seconds West - 17.18-feet;

THENCE North 89 Degrees 06 Minutes 09 Seconds East along the north line of said *Walker Tract* and within said Clem Road a distance of 497.09-feet to the *PLACE OF BEGINNING* and containing 522,720.00 square-feet or 12.000-acres of land.

Exhibit 'B':
Location Map

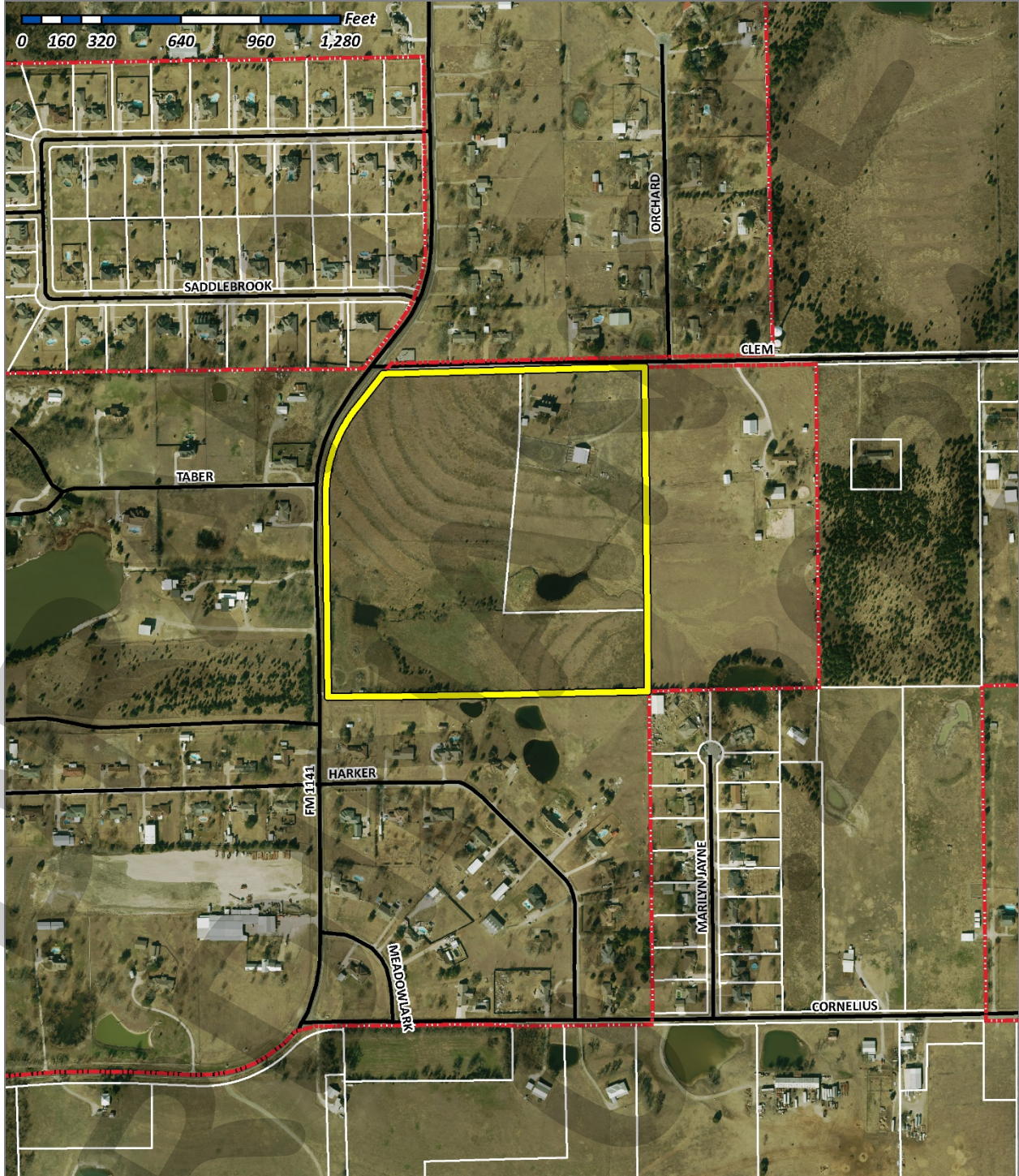
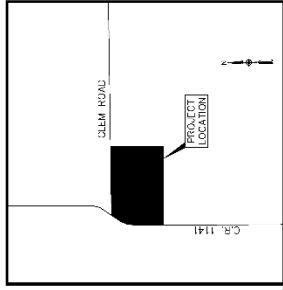


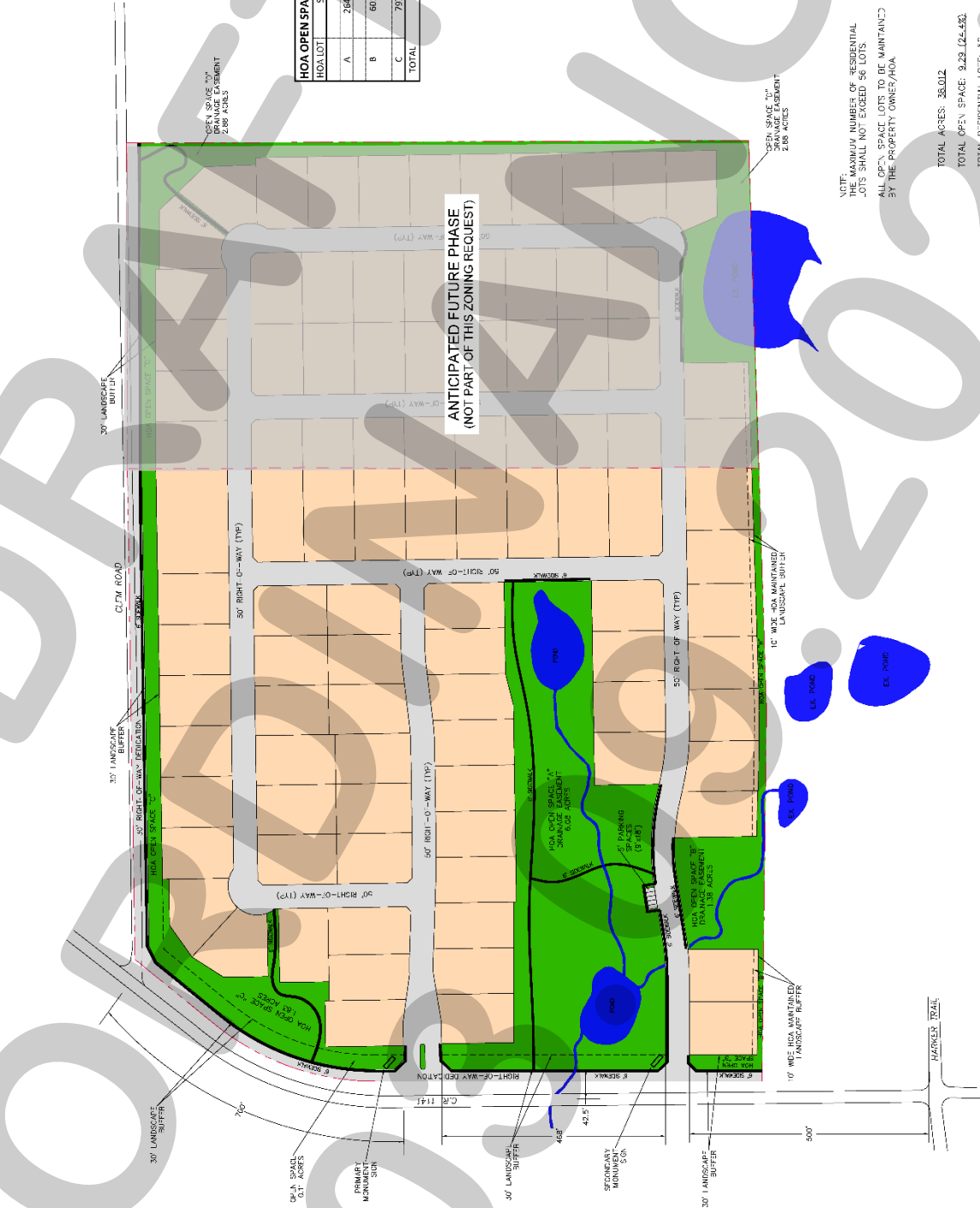
Exhibit 'C': Concept Plan



HOA LOT	SF	AC
A	246845	6.08
B	60113	1.38
C	79715	1.83
TOTAL		9.29



LEGEND	
	36'-0\"/>



CONCEPT PLAN
OF
WINDING CREEK
STATED IN THE
WILLIAM DUNCAN SURVEY
ADDITION NO. 72
IN THE
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
MACATEE ENGINEERING, LLC
12055 W. CENTRAL EXPRESSWAY, SUITE 420
DALLAS, TEXAS 75243
214-373-1180
OWNER
REDDY K. VASINDRAN
OWNER ALEX R. FREEMAN
M.G. & K. LAMOR LIVING IRUS
237 CLEM ROAD, ROCKWALL, TX 75087
MAKSHI 2021
SCALE: 1" = 100'
CASE NO. Z2021-005

NOTE:
THE MAXIMUM NUMBER OF RESIDENTIAL
LOTS SHALL NOT EXCEED 50 LOTS.
ALL OPEN SPACE LOTS TO BE MAINTAINED
BY THE PROPERTY OWNER/HOA.

TOTAL ACRES: 35.012
TOTAL OPEN SPACE: 2.25 (24.4%)
TOTAL RESIDENTIAL LOTS: 58
RESIDENT DENSITY: 1.68

Exhibit 'D':
Density and Development Standards

Density and Development Standards.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 16 (SF-16) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (2) Lot Composition and Layout. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance.
- (3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 16 (SF-16) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 1.48 dwelling units per gross acre of land; however, in no case should the proposed development exceed 56 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Minimum Lot Width ⁽¹⁾	90'
Minimum Lot Depth	100'
Minimum Lot Area	16,000 SF
Minimum Front Yard Setback ^{(2) & (5)}	25'
Minimum Side Yard Setback	8'
Minimum Side Yard Setback (Adjacent to a Street) ^{(2) & (5)}	10'
Minimum Length of Driveway Pavement	25'
Maximum Height ⁽³⁾	36'
Minimum Rear Yard Setback ⁽⁴⁾	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space] ⁽⁶⁾	3,000 SF
Maximum Lot Coverage	60%

General Notes:

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- ⁴: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- ⁵: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
- ⁶: A maximum of ten (10) percent of the lots may have a minimum area/dwelling unit of 2,800 SF [*Air-Conditioned Space*].

- (4) Building Standards. All development shall adhere to the following building standards:
 - (a) Masonry Requirement. The minimum masonry requirement for the total exterior façade area of all buildings shall be 90% (*excluding dormers and walls over roof areas*); however, no individual façade shall be less than 85% masonry. For the

Exhibit 'D':
Density and Development Standards

purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) may be used for up to 50% of the masonry requirement; however, stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) shall be permitted through a Specific Use Permit (SUP) only. Excluding dormers and walls over roof areas, siding products (e.g. *HardiBoard* or *Hardy Plank*) shall not be visible on homes abutting any major thoroughfare (i.e. *FM-1141* as shown on *Exhibit 'C'* of this ordinance).

- (b) Roof Pitch. A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) Garage Orientation and Garage Doors. Garages shall be oriented in a *traditional swing* (or *j-swing*) (i.e. where the two (2) car garage is situated facing the side property line and the driveway swings into the garage in a 'J' configuration). On *traditional swing* (or *j-swing*) garage configurations, a second single or double garage door facing the street is permitted if it is located behind the width of the double garage door. All garage configurations not conforming to this section shall meet the requirements of Article 09, *Parking and Loading*, of the Unified Development Code (UDC).

All garage doors shall be required to have decorative wood doors or wood overlays on insulated metal doors. The design between the garage door and home shall use the same or complementary colors and materials. All garages shall include carriage style hardware. An example of carriage style hardware is depicted in *Figure 1*.

Figure 1. Examples of Enhanced Garage Door



- (5) Anti-Monotony Restrictions. The development shall adhere to the following *Anti-Monotony* standards:

- (a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of

Exhibit 'D':
Density and Development Standards

differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, FM-1141, or Clem Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

- (1) Number of Stories
- (2) Permitted Encroachment Type and Layout
- (3) Roof Type and Layout
- (4) Articulation of the Front Façade

(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Figure 3: Properties line up on the opposite side of the street. Where **RED** is the subject property.



Figure 4: Properties do not line up on opposite side of the street. Where **RED** is the subject property.



Exhibit 'D':
Density and Development Standards

- (6) Fencing Standards. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
- (a) Front Yard Fences. Front yard fences shall be prohibited.
 - (b) Wood Fences. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.
 - (c) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (*i.e. FM-1141 and Clem Road*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
 - (d) Corner Lots. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
 - (e) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
- (7) Landscape and Hardscape Standards.
- (a) Landscape. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).
 - (b) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
 - (1) Landscape Buffer and Sidewalks (FM-1141). A minimum of a 30-foot landscape buffer shall be provided along FM-1141 (*outside of and beyond any*

Exhibit 'D':

Density and Development Standards

required right-of-way dedication), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot sidewalk shall be constructed within the 30-foot landscape buffer.

- (2) Landscape Buffers (Clem Road). A minimum of a 30-foot landscape buffer shall be provided along Clem Drive (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering five (5) foot sidewalk shall be constructed within the 30-foot landscape buffer.
- (3) Landscape Buffers (Southern Property Line). A minimum of a 10-foot landscape buffer shall be incorporated at the rear of the residential lots that back to the southern property line of the subject property. This landscape buffer shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless approved otherwise approved by the Director of Planning and Zoning --*, a minimum of four (4) caliper inches in size, that will be planted on 20-foot centers.
- (c) Street Trees. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-foot vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.
- (d) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (e) Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (8) Street. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (9) Lighting. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (10) Sidewalks. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.
- (11) Buried Utilities. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the

Exhibit 'D':
Density and Development Standards

perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

- (12) Open Space. The development shall consist of a minimum of 20% open space (or a minimum of 7.5688-acres -- as calculated by the formula stipulated in the *Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. All open space areas (including landscape buffers) shall be maintained by the Homeowner's Association (HOA).
- (13) Trails. A concrete trail system shall be constructed in generally the same areas and of the same sizes as what is depicted in *Exhibit 'C'* of this ordinance.
- (14) Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.
- (15) Homeowner's Association (HOA). A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (including drainage facilities), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development.
- (16) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: March 15, 2021
APPLICANT: Kevin Harrell; *Skorburg Company*
CASE NUMBER: Z2021-005; *Zoning Change (AG to PD) for Winding Creek Subdivision*

SUMMARY

Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Alex Freeman and Mark G. & Jessica K. Taylor for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 16 (SF-16) District land uses on a 38.012-acre tract of land identified as Tracts 17 & 17-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

BACKGROUND

The subject property consists of two (2) existing tracts of land. The 26.012-acre tract of land (*i.e. Tract 17-01 of the W. M. Dalton Survey, Abstract No. 72*) -- identified as a 25.844-acre tract of land by the Rockwall Central Appraisal District (RCAD) and is heretofore referenced as *Tract 1* -- is currently undeveloped and is considered to be raw land. The 12.00-acre tract of land (*i.e. Tract 17-01 of the W. M. Dalton Survey, Abstract No. 72*) -- which is currently located directly east of the *Tract 1* and is heretofore referenced as *Tract 2* -- is currently occupied with a single-family home. According to the Rockwall Central Appraisal District (RCAD), the single-family home is 4,456 SF and was constructed in 1992. Also situated on the subject property is a 2,100 SF accessory building and two (2), 600 SF canopies that were constructed in 1995. A 500 SF carport was added to the home in 2005. On January 18, 2011, the City Council annexed the subject property by adopting *Ordinance No. 11-03 [Case No. A2010-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. No additional changes or improvements have been made to the subject property since its annexation.

PURPOSE

On February 12, 2021, the applicant -- *Kevin Harrell of the Skorburg Company* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 16 (SF-16) District land uses. Specifically, the applicant is proposing to entitle the subject property for a 56-lot single-family, residential subdivision that will incorporate lots that are a minimum of 16,000 SF in size.

ADJACENT LAND USES AND ACCESS

The subject property is located at southeast corner of the intersection of FM-1141 and Clem Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Clem Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are the City's corporate limits followed by multiple residential properties located within the City's Extraterritorial Jurisdiction (ETJ). Also, north of the subject property -- and located within the City's corporate limits -- is the Saddle Brook Estates Subdivision, which consists of 45 single-family residential lots on 51.47-acres of land. These homes were constructed in 2002, and are zoned Single-Family 16 (SF-16) District.

South: Directly south of the subject property is the City's corporate limits followed by the Meadowview Ranch Estates Subdivision, which is situated within the City's Extraterritorial Jurisdiction (ETJ). The Meadowview Ranch Estates

Subdivision consists of 24 single-family residential lots on 38.97-acres of land. These homes were constructed in 1977.

East: Directly east of the subject property is the City's corporate limits followed by a 20.74-acre tract of land (*i.e. Tract 22 of the W. M. Dalton Survey, Abstract No. 72*), which is currently under a 212 Development Agreement [Case No. A2010-002]. Beyond this are the City's corporate boundaries followed a 20.00-acre tract of land (*i.e. Tract 22-05 of the W. M. Dalton Survey, Abstract No. 72*), which has a single-family home situated on it. This property is zoned Agricultural (AG) District.

West: Directly west of the subject property are the City's corporate limits followed FM-1141. FM-1141 is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this thoroughfare are multiple residential properties situated within the City's Extraterritorial Jurisdiction (ETJ).

CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows that the 38.012-acre tract of land will be subdivided to create 56 single-family residential lots. All of the proposed lots will be a minimum of 16,000 SF, and have a minimum lot width of 90-feet and a minimum lot depth of 100-feet. The overall density of the proposed subdivision will be 1.48 dwelling units per acre. The minimum dwelling unit size (*i.e. air-conditioned space*) will be 3,000 SF; however, the Planned Development District ordinance does allow this to be reduced to 2,800 SF for ten (10) percent of the lots (*i.e. five [5] lots*). According to the applicant, the proposed housing product will be of the same quality as the Breezy Hill and Stone Creek Subdivisions, but will incorporate updated floor plans. Staff has incorporated anti-monotony and masonry standards into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 90% masonry (*with a minimum of 85% on each façade*), and be subject to the City's upgraded anti-monotony standards. The proposed subdivision will be subject to the land uses and density and dimensional requirements stipulated for properties within a Single-Family 16 (SF-16) District. These density and dimensional requirements are summarized as follows:

TABLE 1: LOT DIMENSIONAL REQUIREMENTS

<i>Minimum Lot Width</i> ⁽¹⁾	90'
<i>Minimum Lot Depth</i>	100'
<i>Minimum Lot Area</i>	16,000 SF
<i>Minimum Front Yard Setback</i> ^{(2) & (5)}	25'
<i>Minimum Side Yard Setback</i>	8'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2) & (5)}	10'
<i>Minimum Length of Driveway Pavement</i>	25'
<i>Maximum Height</i> ⁽³⁾	36'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i> ⁽⁶⁾	3,000 SF
<i>Maximum Lot Coverage</i>	60%

General Notes:

- 1: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- 2: The location of the *Front Yard Building Setback* as measured from the front property line.
- 3: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- 4: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- 5: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
- 6: A maximum of ten (10) percent of the lots may have a minimum area/dwelling unit of 2,800 SF [*Air-Conditioned Space*].

The proposed concept plan shows approximately 9.29-acres of open space (or 24.4%) will be provided, and that a six (6) foot trail system will traverse the site. In addition, a six (6) foot meandering trail will be provided along FM-1141, and a five (5) foot sidewalk will be constructed along Clem Road. Along the lots on the southside of the subject property, the applicant has indicated that a ten (10) foot wide landscape buffer with evergreen trees planted on 20-foot centers will be provided.

INFRASTRUCTURE

Based on the applicant's concept plan and the proposed density, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

- (1) Roadways. The applicant shall verify the right-of-way width of FM-1141 to ensure there is 85-feet of right-of-way, and dedicate any of the subject property that is within 42.50-feet of the centerline of the roadway. The applicant will also need to verify the current right-of-way width of Clem Road, and dedicate any area within 30-feet of the centerline of the roadway.
- (2) Water. The applicant shall be required to provide a letter from Mt. Zion Water Supply -- *the holder of the Certificate of Convenience and Necessity (CCN) for the subject property* -- stating that they can serve domestic and fire protection meeting the City's minimum standards. As an alternative, the applicant can pursue opting out of the Mt. Zion's CCN. Any water system utilized to provide water to the site will be required to be looped through the property.
- (3) Wastewater. The applicant will need to connect the subdivision to the City's existing sewer system. Plans for this will be required at the time of civil engineering.
- (4) Drainage. The applicant shall be required to perform a flood study to delineate the fully developed 100-year localized floodplain for all ponds, creeks or streams, and draws on the subject property. Detention will be required and sized per the required detention study. The applicant will also be required to perform a Wetlands and Waters of the United States (WOTUS) study for the existing pond.

CONFORMANCE TO THE CITY'S CODES

The proposed Planned Development District conforms to all of the requirements of the Unified Development Code (UDC) and the Engineering Department's *Standards of Design and Construction Manual*.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Northeast Residential District and is designated for Low Density Residential land uses on the Future Land Use Plan. According to the Comprehensive Plan, Low Density Residential land uses are defined as "... residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses ..." In this case, the applicant is proposing an overall density of 1.48 dwelling units per acre, which is in conformance with the Future Land Use Plan. In addition, the zoning change does not change the current land use ratio of residential to commercial, which is at 76.24% residential to 23.76% commercial. According to the OURHometown Vision 2040 Comprehensive Plan, the desired land use ratio for the City of Rockwall is 80% residential to 20% commercial land uses [*Goal 01, Policy 1; Section 02.01 of Chapter 1*].

According to the Northeast Residential District, the district "... is characterized by its established low-density residential subdivisions and rural/estate style lots ... [and] is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development." In addition, the *District Strategies for Suburban Residential* (i.e. the correct designation for the proposed development according to the Comprehensive Plan) under the Northeast Residential District state, "(a)ny new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district." In this case, the applicant proposed lot size is similar to or larger than the lots in several subdivisions within this district (e.g. *Saddle Star, Dalton Ranch, Gideon Grove, Nelson Lake, Maytona Ranch Estates and Stoney Hollow Subdivisions*). Based on this the applicant's proposed concept plan, lot size, and proposed density are in conformance with the *District Strategies* of the Northeast Residential District.

Looking at the guidelines for residential developments contained in the Comprehensive Plan, the applicant's request does appear to be in conformance with nearly all of the residential goals and policies. Staff did identify the following one (1) area of non-conformance:

RED: NOT INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

BLUE: INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

- (1) *CH. 08 / Sec. 02.03 / Goal 1; Policy 2:* To maximize the value of properties that are directly adjacent to or across the street from a park and/or public open space, the house on the property should face onto the park and/or public open space, and should not back or side to the park and/or open space. If homes face onto a park and/or public open space and there is no public street, then the homes should be accessed via a mew-type street design.

However, taking into account the concept plan and zoning requirements being proposed, the applicant's request is in substantial conformance with the Future Land Use Plan, District Strategies, and Residential Guidelines contained in the OURHometown Vision 2040 Comprehensive Plan.

NOTIFICATIONS

On February 19, 2021, staff mailed 17 notices to property owners and occupants within 500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). There were no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was drafted, staff had received the following:

- (1) One (1) email from a property owner within the notification area opposed to the applicant's request.
- (2) Five (5) emails from property owners outside of the notification area, but within the City limits, opposed to the applicant's request.
- (3) One (1) email from a property owner outside of the City limits within the City's Extraterritorial Jurisdiction (ETJ).

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 16 (SF-16) District land uses, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the conditions contained in the Planned Development District ordinance; and,
- (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 March 9, 2021 the Planning and Zoning Commission approved a motion to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 16 (SF-16) District land uses by a vote of 5-0, with Commissioner Deckard and Womble absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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 [SELECT ONLY ONE BOX]:

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 237 Clem Rd at FM 1141 Rockwall, TX

Subdivision DALTON SURVEY

Lot

Block

General Location SEC of FM 1141 and Clem Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Agricultural District (AG)

Current Use AG

Proposed Zoning Planned Development District SF - 16

Proposed Use PD (SF-16)

Acreage Approx 39

Lots [Current] 0

Lots [Proposed]

Approx 59

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner Mark Taylor

Applicant Skorburg Company

Contact Person Mark Taylor

Contact Person Kevin Harrell

Address 237 Clem RD

Address 8214 Westchester

Suite 900

City, State & Zip Rockwall, TX 75087

City, State & Zip Dallas, TX 75225

Phone 972-772-4171

Phone 214-888-8859

E-Mail mtaylor1045@gmail.com

E-Mail KHarrell@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Mark Taylor [Owner] the undersigned, who stated the information on this application to be true and certified the following:

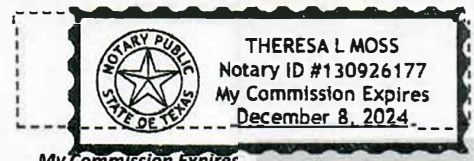
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 _____. By signing this 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 February, 20 21.

Owner's Signature

Notary Public in and for the State of Texas

Mark Taylor
Theresa L Moss



My Commission Expires



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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 [SELECT ONLY ONE BOX]:

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address Clem Rd at FM 1141 Rockwall, TX

Subdivision DALTON SURVEY

Lot

Block

General Location SEC of FM 1141 and Clem Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Agricultural District (AG)

Current Use AG

Proposed Zoning Planned Development District SF - 16

Proposed Use PD (SF-16)

Acreage 39

Lots [Current] 0

Lots [Proposed]

Approx 59

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner Alex Freeman

Applicant Skorburg Company

Contact Person Alex Freeman

Contact Person Kevin Harrell

Address 100 N Central Expy
STE 1008

Address 8214 Westchester
Suite 900

City, State & Zip Richardson, TX 75080

City, State & Zip Dallas, TX 75225

Phone 469-233-4774

Phone 214-888-8859

E-Mail afreeman@pinnaclemontessori.com

E-Mail KHarrell@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

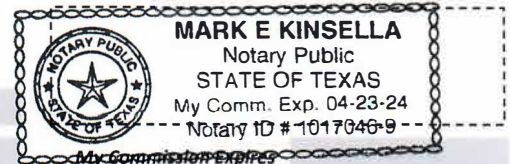
Before me, the undersigned authority, on this day personally appeared _____ [Owner] the undersigned, who stated the information on this application to be true and certified the following:

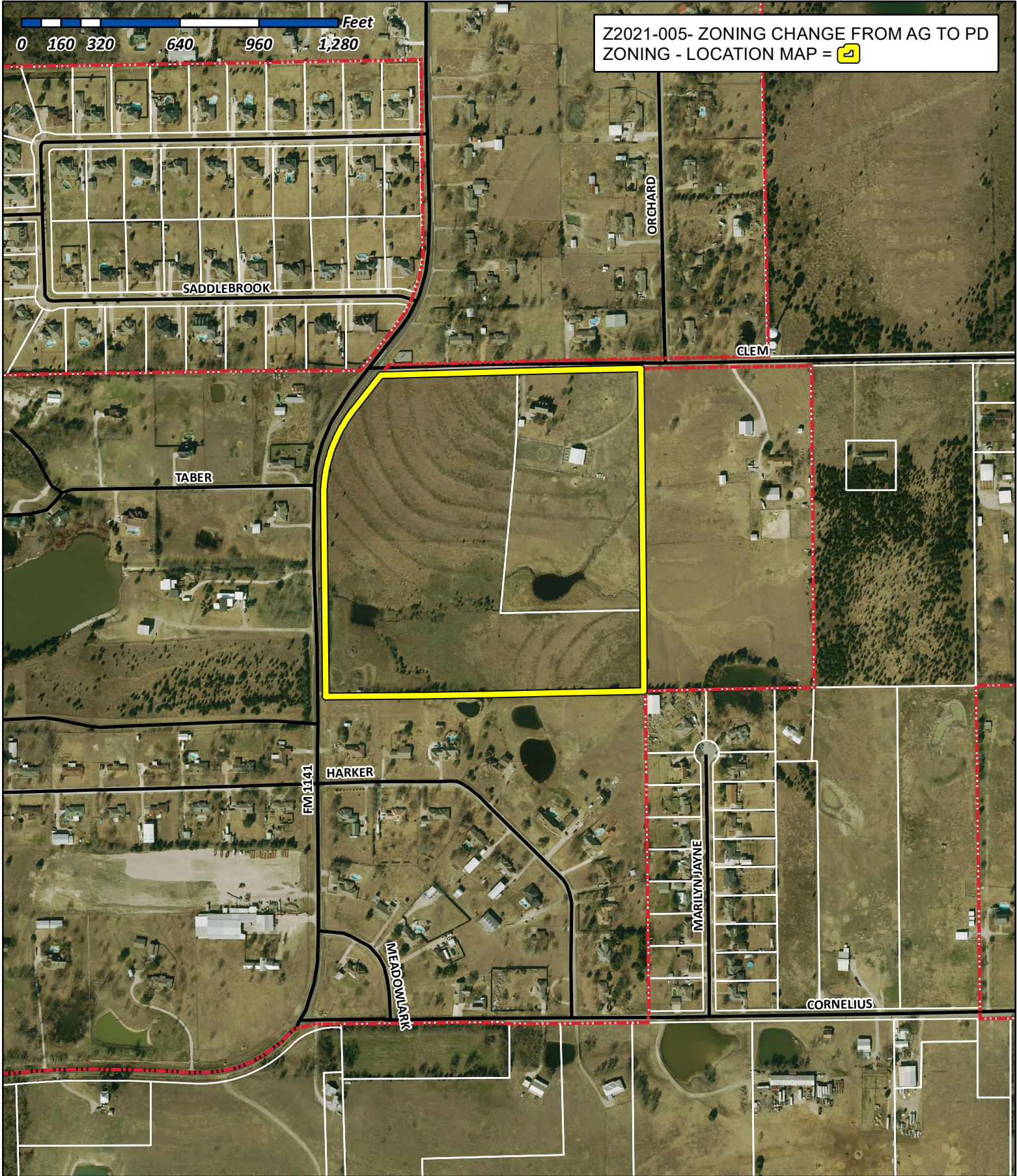
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20____. By signing this application, 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 18th day of February, 2021.

Owner's Signature

Notary Public in and for the State of Texas





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.

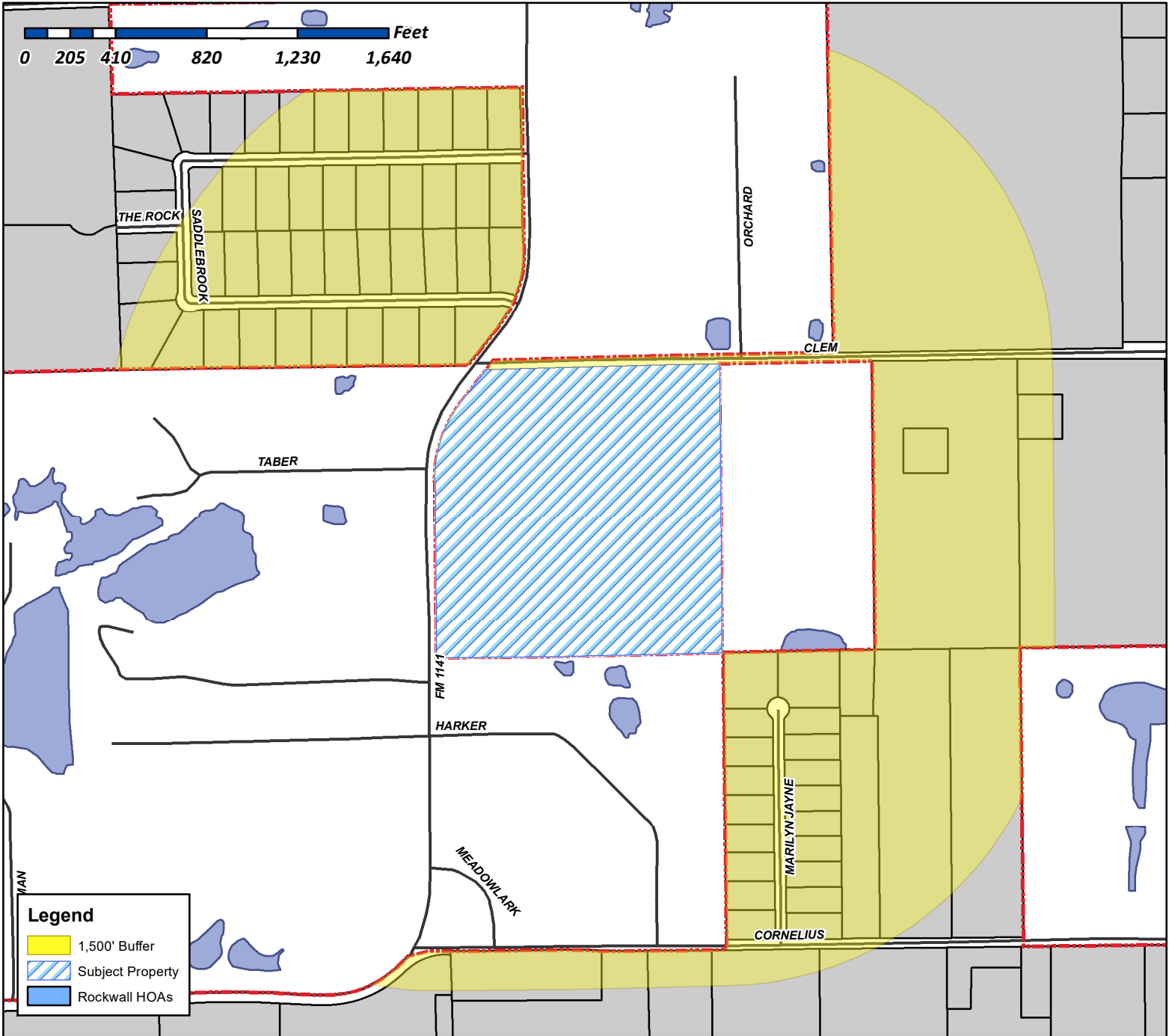
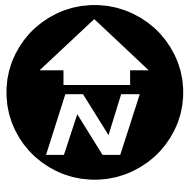




City of Rockwall

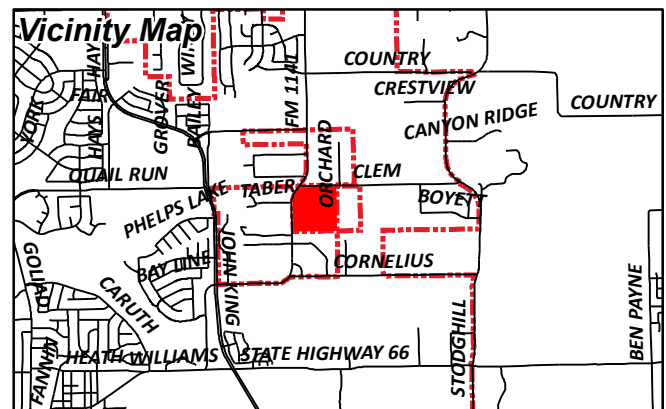
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.



Case Number: Z2021-005
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: AG
Case Address: SEC of Clem Road and FM-1141

Date Created: 2/18/2021
For Questions on this Case Call (972) 771-7745

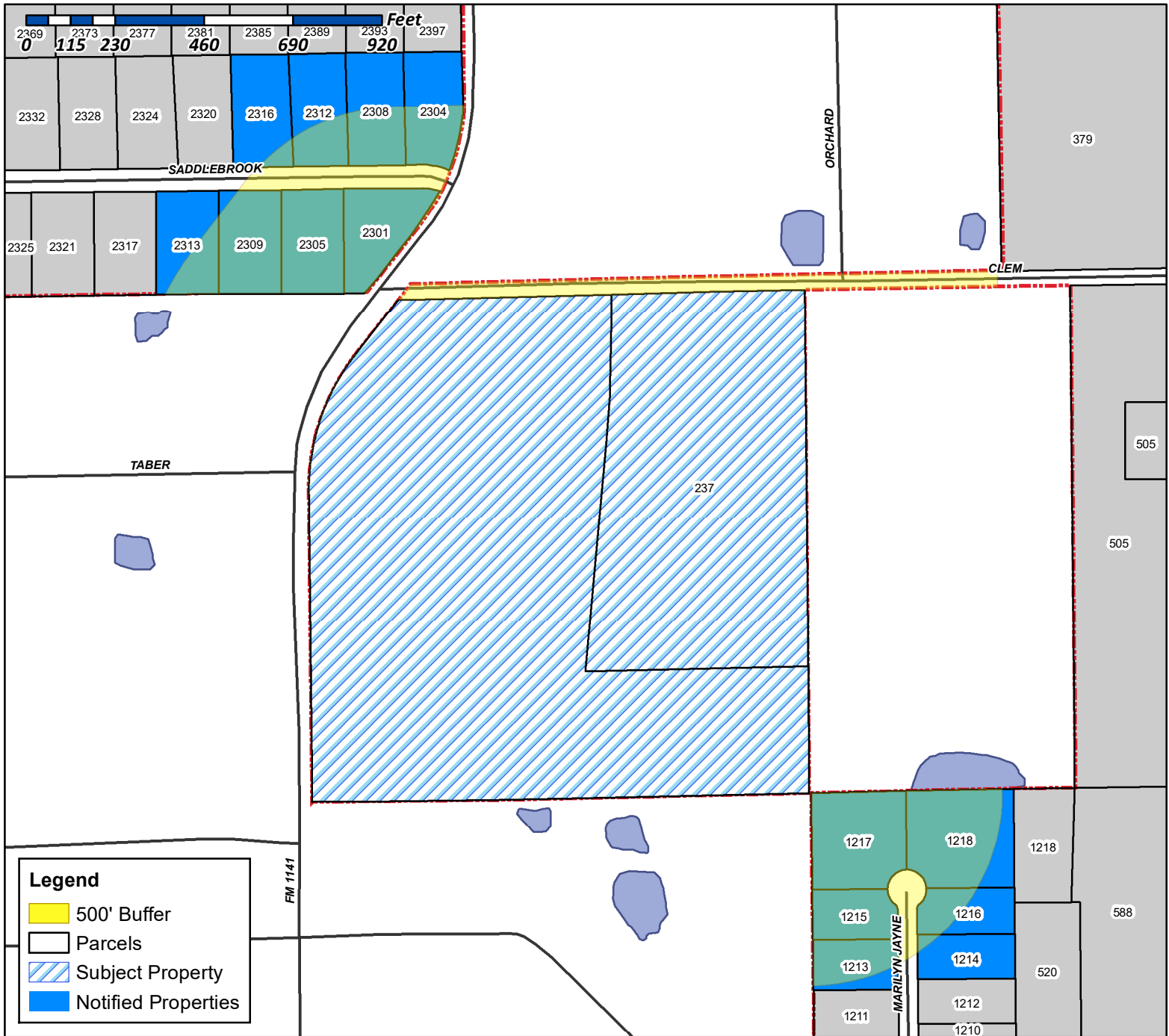
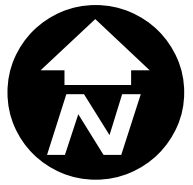




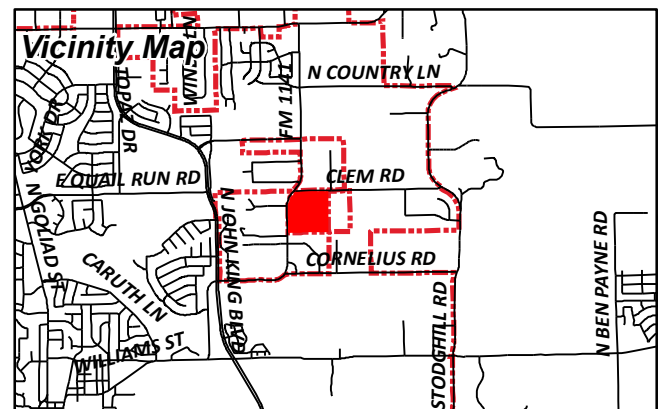
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.



Case Number: Z2021-005
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: AG
Case Address: SEC of Clem Road and FM-1141



Date Created: 2/18/2021
 For Questions on this Case Call (972) 771-7745

 = RESPONSE RECIEVED

VASUNDHARA REDDY K AND
ALEX R FREEMAN
100 N CENTRAL EXPWY SUITE 1008
RICHARDSON, TX 75080

BERGERHOUSE PHILLIP & KERRI
1213 MARILYN JAYNE DR
ROCKWALL, TX 75087

SOUTHALL MARK P & KATHY L
1214 MARILYN JAYNE LN
ROCKWALL, TX 75087

CONFIDENTIAL
1215 MARILYN JAYNE DRIVE
ROCKWALL, TX 75087

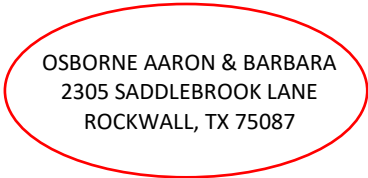
COUCH MITCHELL E AND PATRICIA M
1216 MARILYN JAYNE DR
ROCKWALL, TX 75087

KELLY JAMES B & DEA S
1217 MARILYN JAYNE DR
ROCKWALL, TX 75087

MENDOZA ROBERT E AND SANDRA J WILKINS
1218 MARILYN JAYNE DR
ROCKWALL, TX 75087

CULP TERRI L
2301 SADDLEBROOK LN
ROCKWALL, TX 75087

MURPHEY HARVEY W & BETTY J
2304 SADDLEBROOK LN
ROCKWALL, TX 75087

 OSBORNE AARON & BARBARA
2305 SADDLEBROOK LANE
ROCKWALL, TX 75087

CONFIDENTIAL
2308 SADDLEBROOK LN
ROCKWALL, TX 75087

JONES JAMES E
2309 SADDLEBROOK LN
ROCKWALL, TX 75087

SMITH WILLIAM CLEVE JR &
EDITH LILLIAN
2312 SADDLEBROOK LN
ROCKWALL, TX 75087

ROMERO MARGARET ALLEN-
2313 SADDLEBROOK LANE
ROCKWALL, TX 75087

LLOYD DANIEL AND REBECCA R
2316 SADDLEBROOK LANE
ROCKWALL, TX 75087

M G & J K TAYLOR LIVING TRUST
MARK G TAYLOR AND JESSICA K TAYLOR-
TRUSTEES
237 CLEM ROAD
ROCKWALL, TX 75087

SOUTHALL MARK P & KATHY L
P. O. BOX 2214
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2021-005: Zoning Change AG to PD (Winding Creek)

Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Alex Freeman and Mark G. & Jessica K. Taylor for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 16 (SF-16) District land uses on a 37.844-acre tract of land identified as Tracts 17 & 17-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 9, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 15, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, March 15, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2021-005: Zoning Change AG to PD (Winding Creek)

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

[Redacted area]

Name: [Redacted]
Address: [Redacted]

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Miller, Ryan

From: Judy Morris <morrisj48@yahoo.com>
Sent: Tuesday, February 23, 2021 6:03 PM
To: Miller, Ryan
Subject: 56 houses to be built at 1141 and Clem Road

Hello Mr. Miller,

My name is Judith Morris and I live at 3047 Cobblestone Dr., Rockwall, TX 75087. I understand a Public Hearing at the Planning and Zoning Department at City Hall is happening tonight. I am not able to attend this meeting but I want to stress that I am opposed to the building of these homes in this particular area unless the proper infrastructure is in place before building.

My reasons are as follows:

- FM1141 is a single lane road. Additional traffic will make this road more congested during peak hours. Also, road maintenance and widening of FM1141 would be necessary. This road has several curves that should be straightened out.
- Rockwall ISD is planning on building a new school at FM1141 which will provide additional traffic.
- Police, Fire, EMT, Schools, and other services are stressed to the max as it is.
- Water shortage is also a concern in this area.

Rockwall's infrastructure needs to be upgraded before any new building happens.

Thank you,

Judith Morris
morrisj48@yahoo.com
214.558.2993

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Miller, Ryan

From: Barbara Osborne <bew222@yahoo.com>
Sent: Monday, March 8, 2021 10:32 AM
To: Planning
Cc: Aaron Osborne
Subject: Case Z2021-005

Please confirm receipt of this email. Thank you!

To: Rockwall City Planning Department
Rockwall Planning Commission
Rockwall City Council

This letter is in reference to the proposed development on the corner of FM1141 and Clem Rd – Z2021-005. We own the residence at 2305 Saddlebrook Lane (within the 500' buffer) and have serious concerns about the current plans. We would like to begin by stating that we are not against appropriate development, however we purchased our home, and paid top dollar to enjoy a quieter way of life. We are against the currently proposed development for a few reasons, and moving forward there are several points we would ask you to consider.

1. 16,000 square foot lot sizes are too small and allow for too much density than is appropriate for the area. The developers should be held to a higher standard of lot sizes of at least an acre. The average lot size within a miles radius is at least an acre, but likely more. The new Northgate development at the east end of Clem is much more appropriate for the area with their 1-2 acre lots. By allowing 16,000 sq/ft lots you are undermining the existing neighborhood. A densely built subdivision will only serve to reduce the quality of life desired and risk lowering the property values for us and for our neighbors in the surrounding area.

2. The current plan has no upgrade for Clem Road, which is completely unacceptable. The developer needs be held responsible for updating its section of Clem. Why should they be allowed to ignore Clem when Northgate wasn't? Clem is an important road in this area, and will prove to be even more important when 552 goes through it's upcoming widening. In addition, any homes built on the proposed site will put a strain on this already dilapidated road, as it is an important connector to Fate and areas east of that. And furthermore, when we discuss improving the road it must be done so properly. We are already unimpressed with the shameful "improvements" that were made by the Northgate development that has ruined the driveway of every property on north side of Clem where they improved it. On a side note, the fact that you did not insist the Northgate builder reconnect the properties to the new street shows that better restrictions need to be implemented by the city before ANY development continues. If this is allowed to stand you have failed at your job to ensure the best for the people of Rockwall. Developers are very profitable, and they would be even if you insisted on them pulling their weight. We, the taxpayers should not have to pay to improve the roads near where they decide to build. Fair is fair.

3. It is a safety and traffic hazard to have two entrances to this development from 1141. 1141 is a two-lane road with curves and a regular speed of 55mph. It is no John King as it relates to Breezy Hill. It has no turn lanes, and the combination of the proposed density of this development (and future developments) and having the entrance/exit at and near that curve on 1141 will cause traffic problems and major accidents. There will be injuries, and potentially fatalities should you allow the higher density and terrible road design of this development to stand without major improvements to 1141.

4. With this phase of development, the developer is trying to convince us all that the 16,000 sq ft lots are appropriate. However, we also know from the clear pattern of development (see Breezy Hill and Stone Creek) that once they have the first round of concessions from the city, they are going to attempt (so far successfully) to reduce the size of the lots. There is a lot of property behind the initial proposed development and anyone with any sense knows the developer's goal will be to do the same with this development. It's obvious that if they are allowed to build lots that are inappropriately small for the area, they will come back next round and cut them down even smaller.

We realize that it is unrealistic to expect no development on the proposed site and surrounding area, but we do hope that the context of the surrounding area will be given much more respect and consideration when it comes to density and traffic design. My degree is in Planning, and I have never seen a proposed development in the 3 cities I have worked for be allowed to ignore road and traffic improvements on the parcel that is being improved. The fact that we are dealing with

areas on the border of county land and city land should not be a reason for developers to not be held to those standards. After all, it is not only possible, but likely, that the county land surrounding this development will eventually be annexed into the city. Hold them accountable now, as this is an investment for all parties and surrounding landowners in the future look and function of this development.

Sincerely,

Aaron & Barbara Osborne
2305 Saddlebrook Lane
Rockwall, TX 75087
(469) 264-9120
Bew222@yahoo.com
Aaronosborne72@gmail.com

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Miller, Ryan

From: Danjamtexas <danjamtexas@gmail.com>
Sent: Monday, March 8, 2021 1:37 PM
To: Planning
Subject: Fwd: Opposed to No. Z2021-005: Zoning Change AG to PD

To the Rockwall Planning and Zoning Dept:

As residents of the Saddlebrook neighborhood, we are very much opposed to the nearby development proposed in Case No. Z2021-005: Zoning Change AG to PD. In reading the documents, they are proposing building 56 homes in the first phase. This is packing in way too many homes in such a tight neighborhood. The developer called these large lots which is not at all the case. Just across the road is our neighborhood of one home on one acre lots, compared to their proposal of three homes per one acre. And Clem Road is such a worn-out, skinny country road that will not support the large amount of traffic this development will bring. This high-density development will definitely not keep with the current aesthetics of the area which I'm sure we all want to protect to keep Rockwall a beautiful community.

Dave and Alicia Amundson
2328 Saddlebrook, Rockwall, TX 75087
danjamtexas@gmail.com

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Miller, Ryan

From: Chris White <jchriswhite@gmail.com>
Sent: Friday, March 5, 2021 11:37 AM
To: Miller, Ryan
Subject: Request for no zoning change for corner of FM1141/Clem

I believe this is too late, but I wanted to submit my request that the zoning NOT be changed for the property at the corner of FM1141 and Clem. I would prefer to not have a new housing development there.

Thanks,
John White
2332 Saddlebrook, Rockwall, TX 75087

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Miller, Ryan

From: MARTHA GRIFFEY <griffey4@sbcglobal.net>
Sent: Saturday, March 6, 2021 6:42 PM
To: Miller, Ryan
Subject: AG to PD fm 1141 & Clem Rd.

I am opposed to the housing development at the corner of FM 1141 and Clem Rd. This said property is across from my neighborhood Saddlebrook.

This development will bring more traffic along 1141, which already has traffic. And would bring construction noise to a peaceful and quiet area.

I am not quite sure why Rockwall is allowing so many new homes to be built. The traffic in this town has gotten out of control. And with this new development it brings even more people on the roads. Rockwall is losing its small town feel.

I moved to Saddlebrook in 2002 because of the "country feel". This development will certainly take away from the "country feel".

Please consider not approving this development.

Martha Griffey

[Sent from AT&T Yahoo Mail on Android](#)

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Miller, Ryan

From: Ruth Josey <ruthjs2k@yahoo.com>
Sent: Tuesday, March 9, 2021 5:12 PM
To: Planning
Subject: Case No. Z2021-005 Zoning Change AG to PD (Winding Creek)

Hello Mr. Miller,

While I would prefer that our idyllic rural areas remain just that, I realize that we'll lose most of our AG land to developers. Not a problem. I'm sure they're now able to create all manner of delicious food out of synthetic materials. The complaint I'd like to register is the size of the proposed lots. The houses would all be on 1/3-acre lots. Those lots are smaller than our neighboring developments of Saddlebrook, Maytona Ranch, Willow Bend, and Northgate and I feel that larger lots (more than 3/4 acre) are more in line with the community. I'm not looking forward to the traffic and noise that this will bring to the area and I hope you'll count me in as opposed to the builders' request.

Best regards,


Ruth Josey
50 Orchard Ln.
Rockwall, TX 75087

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We the citizens of Rockwall respectfully protest and object to the Zoning Request #Z2021-005.

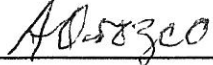
Name: Guthrie Chase Troise PIN # 27310
Address: 2341 Saddlebrook Lane Phone: _____
Signature: _____ Email: _____


Name: William & Cortney Schale PIN # 27311
Address: 2345 Saddlebrook Lane Phone: (214) 649-9492
Signature:  Email: willie.crescentgauge.com

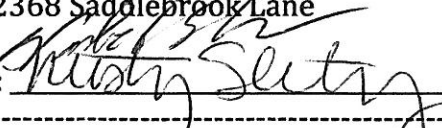
Name: Stephen J Griffin PIN # 27312
Address: 2348 Saddlebrook Lane Phone: _____
Signature: _____ Email: _____


Name: Bradley K & Susan M Jones PIN # 27313
Address: 2352 Saddlebrook Lane Phone: _____
Signature: _____ Email: _____

Name: Robert & Beverly Cox PIN # 27314
Address: 2356 Saddlebrook Lane Phone: _____
Signature: _____ Email: _____

Name: Arthur Orozco PIN # 27316
Address: 2360 Saddlebrook Lane Phone: _____
Signature:  Email: _____

Name: Kevin M & Debbie R Berger PIN # 27317
Address: 2364 Saddlebrook Lane Phone: _____
Signature:  Email: _____

Name: Wade L & Misty M Stelzer PIN # 27318
Address: 2368 Saddlebrook Lane Phone: 972-978-2045
Signature:  Email: wadestelzer@gmail.com

Name: Melissa A & Chima O Ellis PIN # 27319
Address: 2372 Saddlebrook Lane Phone: 972 977 9186
Signature:  Email: mellie.ellis17@gmail.com

Zoning Request Z2021-005

We the citizens of Rockwall respectfully protest and object to the Zoning Request #Z2021-005.

Name: Alejandro & Rosario Calderon
Address: 2373 Saddlebrook Lane

PIN # 27339
Phone: _____

Signature: _____

Email: _____

Name: Severiano & Kristi Arenas
Address: 2377 Saddlebrook Lane

PIN # 27340
Phone: _____

Signature: _____

Email: _____

Name: Barry I & Joyce D Whisenhunt
Address: 2381 Saddlebrook Lane

PIN # 27341
Phone: 214-543-9737

Signature: Joyce Whisenhunt
Barry Whisenhunt

Email: barryjoycewhiz@aol.net

Name: Paul & Shannon Putchinski
Address: 2385 Saddlebrook Lane

PIN # 27342
Phone: 732-407-8149

Signature: Paul Putchinski

Email: Paul Putchinski@yahoo.com

Name: Bryan & Beverly Duncan
Address: 2389 Saddlebrook Lane

PIN # 27343
Phone: _____

Signature: _____

Email: _____

Name: Shelley L & Darold T Dietrich
Address: 2393 Saddlebrook Lane

PIN # 27344
Phone: _____

Signature: _____

Email: _____

Name: Donald Charles Fleming Living Trust
Address: 2397 Saddlebrook Lane

PIN # 27345
Phone: 972 722 9310

Signature: Donald C. Fleming

Email: _____

GREG GIVENS
2308 SADDLEBROOK LN
Greg

We the citizens of Rockwall respectfully protest and object to the Zoning Request #Z2021-005.

Name: *Brandon G & Amanda H Taylor
Address: 2320 Saddlebrook Lane

PIN # 27330
Phone: _____

Signature: *A. Taylor*

Email: _____

Name: Jeffrey Michael & Jeanne Marie Baron
Address: 2324 Saddlebrook Lane

PIN # 27331
Phone: 707 481-1125

Signature: *Jeanne M. Baron*

Email: jeannebaron@sbcglobal.net

Name: David O & Alicia K Amundson
Address: 2328 Saddlebrook Lane

PIN # 27332
Phone: _____

Signature: _____

Email: _____

Name: John C & Pamela E White
Address: 2332 Saddlebrook Lane

PIN # 27333
Phone: _____

Signature: _____

Email: _____

Name: Randy & Jamie Shack
Address: 2336 Saddlebrook Lane

PIN # 27334
Phone: _____

Signature: *Jamie Shack*

Email: _____

Name: Marty Allen & Debra Kay Wright
Address: 2340 Saddlebrook Lane

PIN # 27335
Phone: _____

Signature: _____

Email: _____

Name: Lee L Harvey
Address: 2361 Saddlebrook Lane

PIN # 27336
Phone: 214-608-7305

Signature: *L. Harvey*

Email: mharvey632@gmail.com

Name: Carolyn Proctor
Address: 2365 Saddlebrook Lane

PIN # 27337
Phone: _____

Signature: _____

Email: _____

Name: Doyle D & Lora A Gilkinson
Address: 2369 Saddlebrook Lane

PIN # 27338
Phone: _____

Signature: *D. Gilkinson*

Email: _____

Zoning Request Z2021-005

We the citizens of Rockwall respectfully protest and object to the Zoning Request #Z2021-005.

Name: Eric B Basham
Address: 2376 Saddlebrook Lane
Signature: _____
PIN # 27320
Phone: _____
Email: _____

Name: Walter W & Dawn A Defebaugh
Address: 2380 Saddlebrook Lane
Signature: Walter & Dawn Defebaugh
PIN # 27321
Phone: 409-338-6862
Email: dddefebaugh@sbcglobal.net

Name: Ryan D & Marisa C Gray
Address: 2384 Saddlebrook Lane
Signature: My & Marisa
PIN # 27322
Phone: _____
Email: ris.gray@att.net

Name: George & Judy Callicoatt
Address: 2388 Saddlebrook Lane
Signature: _____
PIN # 27323
Phone: _____
Email: _____

Name: Karl M Thomahlen Sr
Address: 2392 Saddlebrook Lane
Signature: Karl M Thomahlen Sr
PIN # 27324
Phone: _____
Email: _____

Name: Shawn C & Wendy A Minnich
Address: 2396 Saddlebrook Lane
Signature: Shawn & Wendy
PIN # 27325
Phone: 972-722-0783
Email: SPINNACH1@ATT.NET

Name: Harvey W & Betty J Murphey #039
Address: 2304 Saddlebrook Lane
Signature: HW Murphey
PIN # 27326
Phone: 972-722-1258
Email: murpheyuj@ATT.NET

Name: William Cleve Smith
Address: 2312 Saddlebrook Lane
Signature: Edie Smith
PIN # 27328
Phone: 817-874-6325
Email: esrn@sbcglobal

Name: Daniel & Rebecca Lloyd
Address: 2316 Saddlebrook Lane
Signature: _____
PIN # 27329
Phone: _____
Email: _____

Zoning Request Z2021-005

We the citizens of Rockwall respectfully protest and object to the Zoning Request #Z2021-005.

his not home

Name: Randy and Kay Wilson Revocable Trust
Address: 1201 Marilyn Jayne Lane

PIN # 19601
Phone: _____

Signature: _____

Email: _____

Name: Daniel T Smith
Address: 1203 Marilyn Jayne Lane

PIN # 19602
Phone: _____

Signature: _____

Email: _____

Name: David L James
Address: 1205 Marilyn Jayne Lane

PIN # 19603
Phone: _____

Signature: _____

Email: _____

Name: Carl Dean Cantrell
Address: 1207 Marilyn Jayne Lane

PIN # 19604
Phone: _____

Signature: *Carl Cantrell*

Email: *Carl KTX 2002@gmail*

Name: Forris Woodrow Barton Jr. & Dixie D
Address: 1209 Marilyn Jayne Lane

PIN # 19605
Phone: _____

Signature: *Forris Barton Dixie Barton*

Email: *woody@e-ssi.com*

Name: Gregory L Rylander & Pamela J
Address: 1211 Marilyn Jayne Lane

PIN # 19606
Phone: _____

Signature: *Pamela Rylander Gregory L Rylander*

Email: *Prylander25@gmail.com*

Name: Phillip & Kerri Bergerhouse (copy)
Address: 1213 Marilyn Jayne Lane

PIN # 19607
Phone: _____

Signature: _____

Email: _____

Name: James B & Dea S Kelly
Address: 1217 Marilyn Jayne Lane

PIN # 19609
Phone: *214 505 2739*
972-571-4150

Signature: *Dea Kelly*

Email: *4 Kelly 107@gmail.com*

Name: Robert E Mendoza & Sandra J Wilkins
Address: 1218 Marilyn Jayne Lane

PIN # 19610
Phone: *214 991 4552*

Signature: *R Mendoza*

Email: *mendoza.robert@gmail.com*

We the citizens of Rockwall respectfully protest and object to the Zoning Request #Z2021-005.

Name: Terri L Culp PIN # 27301
Address: 2301 Saddlebrook Lane Phone: _____
Signature: _____ Email: _____

Name: Aaron & Barbara Osborne PIN # 27302
Address: 2305 Saddlebrook Lane Phone: ~~(469)~~ (469) 264-9120
Signature: *Barbara Osborne* Email: *hew222@yahoo.com*

Name: James E Jones *SICK - COME BACK* PIN # 27303
Address: 2309 Saddlebrook Lane Phone: _____
Signature: _____ Email: _____

Name: Margaret Allen-Romero PIN # 27304
Address: 2313 Saddlebrook Lane Phone: *979-229-6324*
Signature: *Margaret Allen Romero* Email: *mallenromero@gmail.com*

Name: Thomas & Patricia Muggeo PIN # 27305
Address: 2317 Saddlebrook Lane Phone: _____
Signature: *Tom Muggeo* Email: _____

Name: Ronnie D & Veronica AA Robinson PIN # 27306
Address: 2321 Saddlebrook Lane Phone: *405-923-4874*
Signature: *Ron* Email: *ROBFAM94@gmail.com*

Name: Christopher & Shelly Brown PIN # 27346
Address: 2329 Saddlebrook Lane Phone: _____
Signature: _____ Email: _____

Name: Dan & Tammy Whannell PIN # 27308
Address: 2333 Saddlebrook Lane Phone: _____
Signature: *Dan Whannell* Email: _____

Name: Willard L Peggy J Thomas PIN # 27309
Address: 2337 Saddlebrook Lane Phone: *903-459-5880*
Signature: *Willard Thomas* Email: _____

Skorburg Company
8214 Westchester Dr., Ste. 900
Dallas, TX 75225
Phone: 214/522-4945
Fax: 214/522-7244



February 12, 2021

City of Rockwall
Attn: Ryan Miller, AICP
385 S Goliad St
Rockwall, TX 75087

Dear Mr. Miller,

Skorburg Company is requesting that our project be taken to the March 9th, 2021 Planning and Zoning Meeting. This project is the development of ±38 Acres in the William Dalton Survey, City of Rockwall, Rockwall County, located at the Southeast corner of F.M. 1141 and Clem Rd.

The property is currently zoned AG. We are proposing a development of Single-Family Residential homes on 16,000 square foot lots. This community will feature high quality homes on large lots and add to the beautiful aesthetics of other high quality Skorburg communities like Stone Creek Estates, Breezy Hill Estates, and Gideon Grove.

We look forward to working with the City once again to develop another gorgeous development.

Cordially Yours,

A handwritten signature in blue ink, appearing to read "K Harrell", written over a light blue horizontal line.

Kevin Harrell
Land Acquisition Manager

05 FUTURE LAND USE PLAN

01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL ● ● ●

LAND USE DESIGNATION OF THE SUBJECT PROPERTY

● LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, Residential Developments, of this Comprehensive Plan).

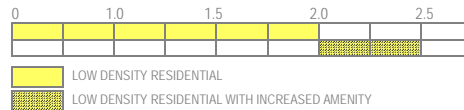
DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban, Estate and Rural Residential (i.e. Single-Family Detached Homes)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

- 1 Breezy Hill Subdivision
- 2 Stone Creek Subdivision
- 3 Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



● MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, Residential Developments, of this Comprehensive Plan).

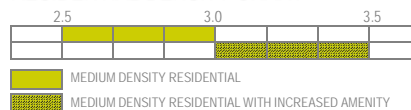
DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban Residential (i.e. Single-Family Detached Homes)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

- 1 Caruth Lakes Subdivision
- 2 Lago Vista Subdivision
- 3 Park Place Subdivision

RESIDENTIAL DENSITY CHART



● HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

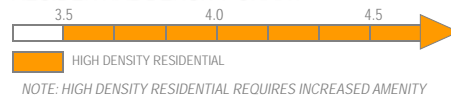
DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban and Urban Residential (i.e. Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

EXISTING LAND USE EXAMPLES

- 1 Turtle Cove Subdivision
- 2 Sixteen50 @ Lake Ray Hubbard Apartments
- 3 Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



11 NORTHEAST RESIDENTIAL DISTRICT

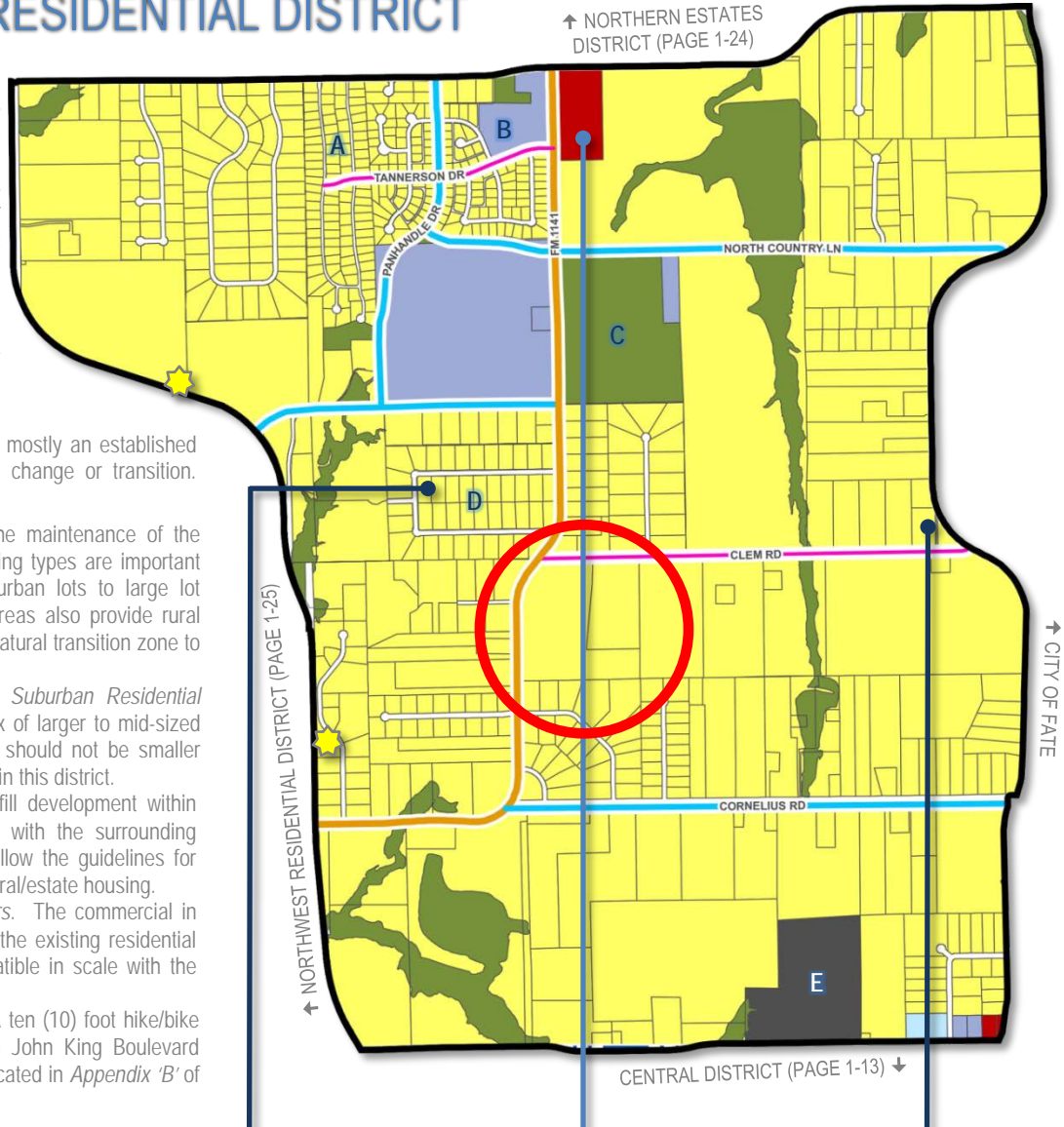
DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

- 1 Estate and Rural Residential.** The maintenance of the *Estate and Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
- 2 Suburban Residential.** Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
- 3 Infill Development.** Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
- 4 Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
- 5 John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



POINTS OF REFERENCE

- A. Stoney Hollow Subdivision
- B. Celia Hays Elementary School
- C. North Country Lane Park
- D. Saddlebrook Estates Subdivision
- E. Resthaven Funeral Home

LAND USE PALETTES

-  Current Land Use
-  Future Land Use



2 Current Suburban Residential



4 Future Neighborhood/Convenience Center



1 Current Rural Residential

 John King Boulevard Trail Plan Rest Stop/Trailblazer Pylon

BUILD OUT  1,964

 5,794

% OF ROCKWALL  3.13%

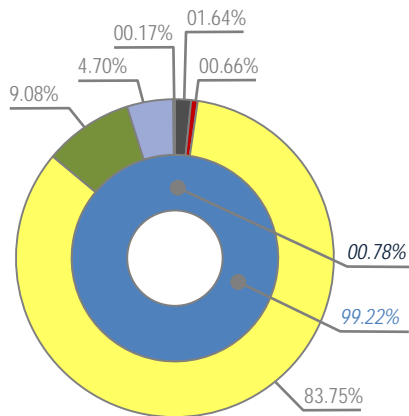
 0.99%




 3.10%



CURRENT  625

 18

 1,844



	MINOR COLLECTOR
	M4U
	M4D

	COMMERCIAL	0.78%
	RESIDENTIAL	99.22%
	MIXED USE	0.00%

	CEMETERY (CEM)	32.34-ACRES
	COMMERCIAL/RETAIL (CR)	13.02-ACRES
	LOW DENSITY RESIDENTIAL (LDR)	1,646.83-ACRES
	PARKS AND OPEN SPACE (OS)	178.54-ACRES
	PUBLIC (P)	92.45-ACRES
	QUASI-PUBLIC (QP)	3.25-ACRES

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 16 (SF-16) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 38.012-ACRE TRACT OF LAND IDENTIFIED AS TRACT 17 & 17-01 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED 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 Kevin Harrell of the Skorburg Co. on behalf of Mark Taylor and Alex Freeman for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 16 (SF-16) District land uses, on a 38.012-acre tract of land identified as Tract 17 & 17-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted 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 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined 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 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Master Parks and Open Space Plan
 - (2) Master Plat
 - (3) Preliminary Plat
 - (4) PD Site Plan
 - (5) Final Plat
- (c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.
- (e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.
- (f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.
- (g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 6. 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 7. 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 8. 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 9. 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 5TH DAY OF APRIL, 2021.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 15, 2021

2nd Reading: April 5, 2021

Exhibit 'A':
Legal Description

Tract 1 (+26.012-Acres)

All that certain lot, tract or parcel of land situated in the William Dalton Survey, Abstract No. 72, Rockwall County, Texas. Being a part of that certain tract of land conveyed to Glen D. Walker and wife, Nita A. Walker, recorded in *Volume 542, Page 12*, Real Property Records, Rockwall County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 60D nail found for corner at the intersection near the center of Clem Road and the recognized southeast line of FM-1141, said point being the northwest corner of herein described tract;

THENCE North 89 Degrees 06 Minutes 09 Seconds East, within said Clem Road and the recognized north line of said *Walker Tract*, a distance of 533.77-feet to a point for corner, said point being the northeast corner of herein described tract and the northwest corner of a tract of land described in deed to Mark G. and Jessica K. Taylor, recorded in *Volume 7106, Page 191*, Official Public Records, Rockwall County, Texas;

THENCE South 01 Degrees 23 Minutes 21 Seconds West, along the west line of said *Taylor Tract*, passing a ½-inch iron rod found with yellow cap stamped *BG&A RPLS 5569* for witness at a distance of 17.18-feet and continuing for a total distance of 283.63-feet to a 4-inch metal fence corner for angle point;

THENCE South 05 Degrees 06 Minutes 43 Seconds West, along the west line of said *Taylor Tract*, a distance of 113.32-feet to a 4-inch metal fence corner for angle point;

THENCE South 05 Degrees 35 Minutes 13 Seconds West, along the west line of said *Taylor Tract*, a distance of 597.75-feet to a ½-inch iron rod found with yellow cap stamped *BG&A RPLS 5569* for corner, said point being an inner ell corner of herein described tract and the southwest corner of said *Taylor Tract*;

THENCE North 89 Degrees 06 Minutes 09 Seconds East, along the south line of said *Taylor Tract*, a distance of 574.09-feet to a ½-inch iron rod found with yellow cap stamped *BG&A RPLS 5569* for corner in the west line of a tract of land conveyed to Allen and Lisa Stevenson, recorded in *Volume 171, Page 885*, Real Property Records, Rockwall County, Texas, said point being the southeast corner of said *Taylor Tract* and the most southerly northeast corner of herein described tract;

THENCE South 00 Degrees 06 Minutes 20 Seconds East along the recognized east line of said *Walker Tract* and the west line of said *Stevenson Tract* a distance of 334.12-feet to a 3/8-inch iron rod found for corner, the apparent northeast corner of Lot 5 of Meadowview Ranch Estates, recorded in *Cabinet A, Slide 247*, Plat Records, Rockwall county, Texas, said point being the recognized southeast corner of said *Walker Tract* and the apparent southwest corner of said *Stevenson Tract*;

THENCE South 89 Degrees 13 Minutes 16 Seconds West, along the recognized south line of said *Walker Tract*, a distance 510.41-feet to a 3/8-inch iron rod found for angle point;

THENCE North 89 Degrees 58 Minutes 55 Seconds West, along the recognized south line of said *Walker Tract*, a distance of 778.67-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* for corner in the recognized east line of said FM-1141, said point being the southwest corner of herein described tract;

THENCE North, along the recognized east line of said highway, passing a 60D nail found on a wood highway monument for witness at a distance of 734.11-feet and continuing for a total distance of 810.94-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* at the beginning of a curve to right having a central angle of 39 Degrees 09 Minutes 01 Seconds, a radius of 533.14-feet and a chord bearing and distance of North 19 Degrees 34 Minutes 34 Seconds East - 357.25-feet;

THENCE along the recognized southeast line of said highway and said curve to the right an arc length of 364.29-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* at the end of said curve;

Exhibit 'A':
Legal Description

THENCE North 39 Degrees 09 Minutes 00 Seconds East along the recognized southeast line of said highway, a distance of 215.67-feet to the place of beginning and containing 1,133,124.22 square-feet or 26.012-acres of land.

Tract 2 (±12.0-Acres)

All that certain lot, tract or parcel of land situated in the William Dalton Survey, Abstract No. 72, Rockwall County, Texas, being a part of that certain tract of land conveyed to Glen D. Walker and wife, Nita A. Walker, recorded in *Volume 542, Page 12*, Real Property Records, Rockwall County, Texas, and being described by metes and bounds as follows:

BEGINNING at a point for corner near the center of Clem Road, said point being the northeast corner of said *Walker Tract* and the northwest corner of a tract of land conveyed to Allen and Lisa Stevenson, recorded in *Volume 171, Page 885*, Real Property Records, Rockwall County, Texas, from which a ½-inch iron rod found for witness bears South 00 Degrees 06 Minutes 20 Seconds East - 17.25-feet;

THENCE South 00 Degrees 06 Minutes 20 Seconds East along the east line of said *Walker Tract* and the west line of said *Stevenson Tract* a distance of 990.13-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* for corner;

THENCE South 89 Degrees 06 Minutes 09 Seconds West a distance 574.09-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* for corner;

THENCE North 05 Degrees 35 Minutes 13 Seconds East a distance of 597.75-feet to a 4-inch metal fence corner for angle point;

THENCE North 05 Degrees 06 Minutes 43 Seconds East a distance of 113.32-feet to a 4-inch metal fence corner for angle point;

THENCE North 01 Degrees 23 Minutes 21 Seconds East a distance of 283.63-feet to a point for corner in the north line of said *Walker Tract*, said point being near the center of Clem Road from which a ½-inch iron set with yellow cap stamped *BG&A RPLS 5569* for witness bears South 01 Degrees 23 Minutes 21 Seconds West - 17.18-feet;

THENCE North 89 Degrees 06 Minutes 09 Seconds East along the north line of said *Walker Tract* and within said Clem Road a distance of 497.09-feet to the *PLACE OF BEGINNING* and containing 522,720.00 square-feet or 12.000-acres of land.

Exhibit 'B':
Location Map

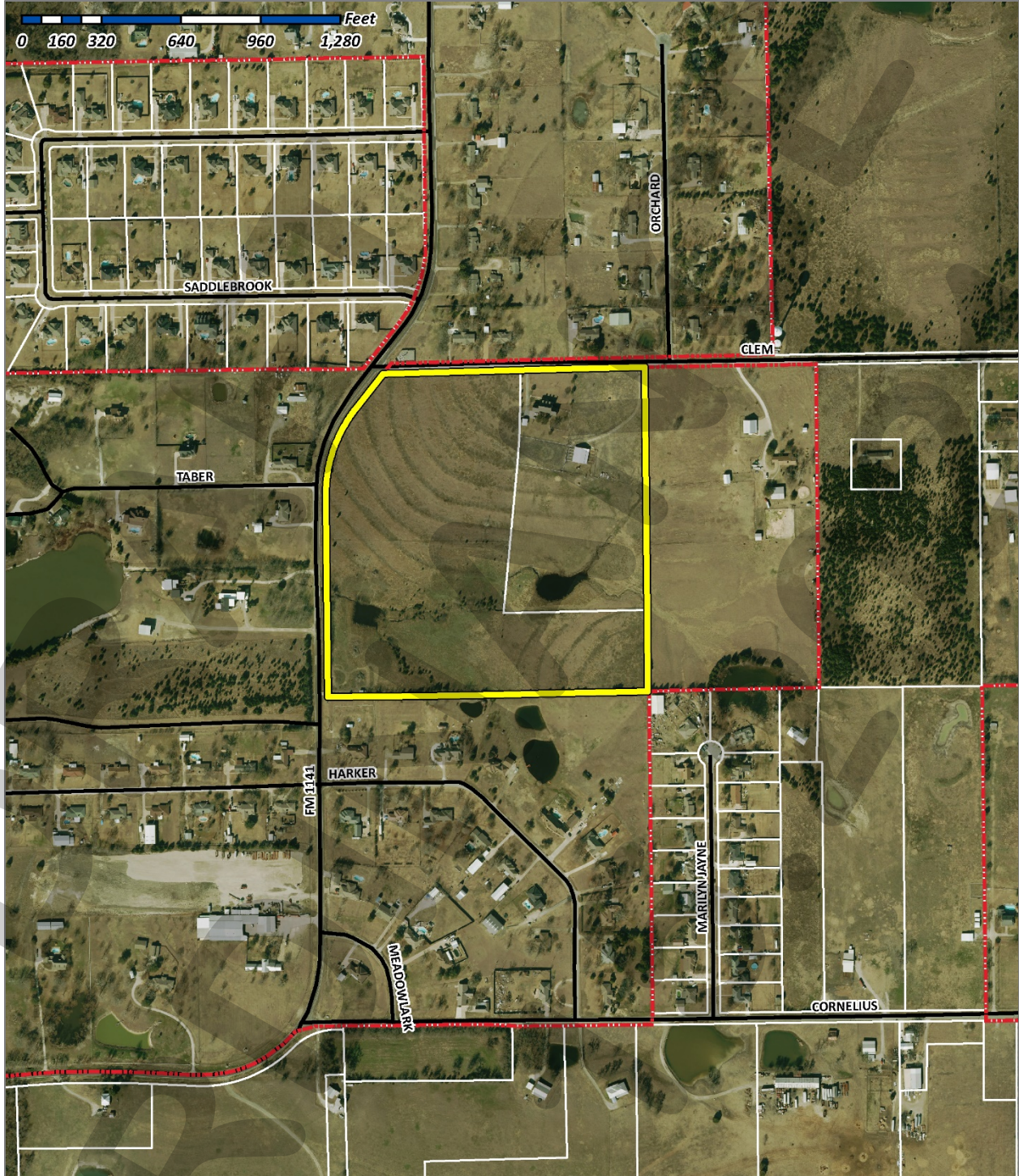


Exhibit 'D':
Density and Development Standards

Density and Development Standards.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 16 (SF-16) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (2) Lot Composition and Layout. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance.
- (3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 16 (SF-16) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 1.48 dwelling units per gross acre of land; however, in no case should the proposed development exceed 56 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

<i>Minimum Lot Width</i> ⁽¹⁾	90'
<i>Minimum Lot Depth</i>	100'
<i>Minimum Lot Area</i>	16,000 SF
<i>Minimum Front Yard Setback</i> ^{(2) & (5)}	25'
<i>Minimum Side Yard Setback</i>	8'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2) & (5)}	10'
<i>Minimum Length of Driveway Pavement</i>	25'
<i>Maximum Height</i> ⁽³⁾	36'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i> ⁽⁶⁾	3,000 SF
<i>Maximum Lot Coverage</i>	60%

General Notes:

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- ⁴: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- ⁵: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
- ⁶: A maximum of ten (10) percent of the lots may have a minimum area/dwelling unit of 2,800 SF [*Air-Conditioned Space*].

- (4) Building Standards. All development shall adhere to the following building standards:
 - (a) Masonry Requirement. The minimum masonry requirement for the total exterior façade area of all buildings shall be 90% (*excluding dormers and walls over roof areas*); however, no individual façade shall be less than 85% masonry. For the

Exhibit 'D':
Density and Development Standards

purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) may be used for up to 50% of the masonry requirement; however, stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) shall be permitted through a Specific Use Permit (SUP) only. Excluding dormers and walls over roof areas, siding products (e.g. *HardiBoard* or *Hardy Plank*) shall not be visible on homes abutting any major thoroughfare (i.e. *FM-1141* as shown on *Exhibit 'C'* of this ordinance).

- (b) Roof Pitch. A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) Garage Orientation and Garage Doors. Garages shall be oriented in a *traditional swing* (or *j-swing*) (i.e. where the two (2) car garage is situated facing the side property line and the driveway swings into the garage in a 'J' configuration). On *traditional swing* (or *j-swing*) garage configurations, a second single or double garage door facing the street is permitted if it is located behind the width of the double garage door. All garage configurations not conforming to this section shall meet the requirements of Article 09, *Parking and Loading*, of the Unified Development Code (UDC).

All garage doors shall be required to have decorative wood doors or wood overlays on insulated metal doors. The design between the garage door and home shall use the same or complementary colors and materials. All garages shall include carriage style hardware. An example of carriage style hardware is depicted in *Figure 1*.

Figure 1. Examples of Enhanced Garage Door



- (5) Anti-Monotony Restrictions. The development shall adhere to the following *Anti-Monotony* standards:

- (a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of

Exhibit 'D':
Density and Development Standards

differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, FM-1141, or Clem Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

- (1) Number of Stories
- (2) Permitted Encroachment Type and Layout
- (3) Roof Type and Layout
- (4) Articulation of the Front Façade

(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Figure 3: Properties line up on the opposite side of the street. Where **RED** is the subject property.



Figure 4: Properties do not line up on opposite side of the street. Where **RED** is the subject property.

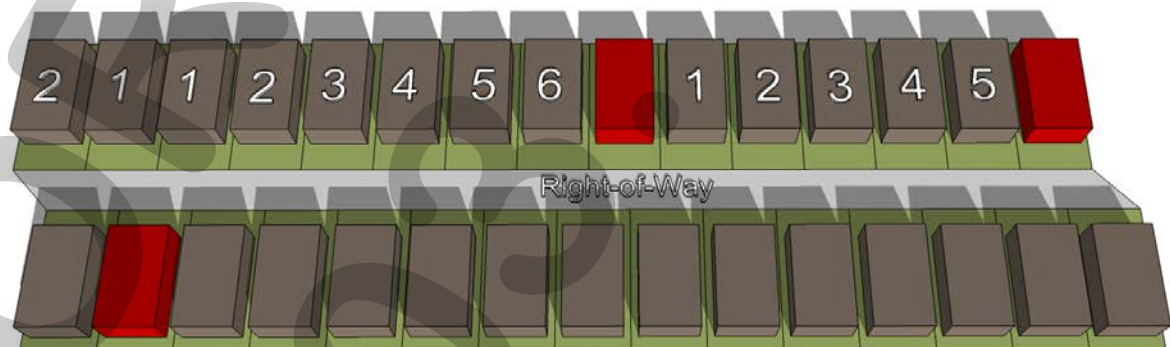


Exhibit 'D':
Density and Development Standards

- (6) Fencing Standards. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
- (a) Front Yard Fences. Front yard fences shall be prohibited.
 - (b) Wood Fences. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.
 - (c) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (*i.e. FM-1141 and Clem Road*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
 - (d) Corner Lots. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
 - (e) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
- (7) Landscape and Hardscape Standards.
- (a) Landscape. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).
 - (b) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
 - (1) Landscape Buffer and Sidewalks (FM-1141). A minimum of a 30-foot landscape buffer shall be provided along FM-1141 (*outside of and beyond any*

Exhibit 'D':
Density and Development Standards

required right-of-way dedication), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot sidewalk shall be constructed within the 30-foot landscape buffer.

- (2) Landscape Buffers (Clem Road). A minimum of a 30-foot landscape buffer shall be provided along Clem Drive (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering five (5) foot sidewalk shall be constructed within the 30-foot landscape buffer.
- (3) Landscape Buffers (Southern Property Line). A minimum of a 10-foot landscape buffer shall be incorporated at the rear of the residential lots that back to the southern property line of the subject property. This landscape buffer shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless approved otherwise approved by the Director of Planning and Zoning --*, a minimum of four (4) caliper inches in size, that will be planted on 20-foot centers.
- (c) Street Trees. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-foot vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.
- (d) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (e) Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (8) Street. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (9) Lighting. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (10) Sidewalks. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.
- (11) Buried Utilities. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the

Exhibit 'D':
Density and Development Standards

perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

- (12) Open Space. The development shall consist of a minimum of 20% open space (or a minimum of 7.5688-acres -- as calculated by the formula stipulated in the *Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. All open space areas (including landscape buffers) shall be maintained by the Homeowner's Association (HOA).
- (13) Trails. A concrete trail system shall be constructed in generally the same areas and of the same sizes as what is depicted in *Exhibit 'C'* of this ordinance.
- (14) Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.
- (15) Homeowner's Association (HOA). A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (including drainage facilities), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development.
- (16) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

Miller, Ryan

From: Kevin Harrell <kharrell@skorburgcompany.com>
Sent: Thursday, February 18, 2021 4:29 PM
To: Miller, Ryan
Cc: Adam Buczek
Subject: RE: Standard / typical base form of SF-16 PD
Attachments: Reddy Development Application 2.12.21.pdf

Ryan,

Please see the attached signed and notarized Development Application for the Reddy portion of the Clem Rd zoning change request. Please let me know if you need anything else.

Best regards,

Kevin Harrell | Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
O: 214.888.8859 | C: 214.403.3664

-----Original Message-----

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Wednesday, February 17, 2021 5:15 PM
To: Kevin Harrell <kharrell@skorburgcompany.com>; Adam Buczek <abuczek@skorburgcompany.com>
Subject: RE: Standard / typical base form of SF-16 PD

Kevin ... I just reviewed the application and noticed that it is not signed and only represents one of the property owners. I will need two (2) applications, one (1) signed by each property owner. Please send this ASAP. Thanks.

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING * PLANNING & ZONING DIVISION * CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET * ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE GIS
DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

-----Original Message-----

From: Kevin Harrell [mailto:kharrell@skorburgcompany.com]
Sent: Friday, February 12, 2021 3:47 PM
To: Miller, Ryan <RMiller@rockwall.com>; Adam Buczek <abuczek@skorburgcompany.com>
Subject: RE: Standard / typical base form of SF-16 PD

Ryan,

We are having trouble getting the development application form signed and back from the Reddy/Freeman tract. I am still trying to find a way to get it to you today but I have been assured by the owner they can get it signed and notarized by Monday. Please let me know if you can except just one of the applications signed on Monday. We have all of the other submittal components ready to go. Please see Attached.

Best regards,

Kevin Harrell | Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
O: 214.888.8859 | C: 214.403.3664

-----Original Message-----

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Thursday, February 11, 2021 1:42 PM
To: Adam Buczek <abuczek@skorburgcompany.com>; Kevin Harrell <kharrell@skorburgcompany.com>
Subject: RE: Standard / typical base form of SF-16 PD

Adam ... I am trying to call you from my cell phone number. I am home with my kids. My number is 903 744-3920.

Ryan C. Miller, AICP
Director of Planning and Zoning
Planning and Zoning Department
City of Rockwall, Texas

Please excuse any errors, this was sent from my mobile device.

----- Original message -----

From: Adam Buczek <abuczek@skorburgcompany.com>
Date: 2/11/21 1:02 PM (GMT-06:00)
To: "Miller, Ryan" <RMiller@rockwall.com>, Kevin Harrell <kharrell@skorburgcompany.com>
Subject: RE: Standard / typical base form of SF-16 PD

Hi, Ryan. Just tried your office. Would you please call me to discuss this item below on either of my #'s below when you have a few spare minutes? Thanks.

Best Regards,

Adam J. Buczek
Development Partner
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
Ph: (214) 888-8843
Cell: (817) 657-5548
Fax: (214) 888-8861

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Thursday, February 11, 2021 12:13 PM
To: Kevin Harrell <kharrell@skorburgcompany.com>; Adam Buczek <abuczek@skorburgcompany.com>
Subject: RE: Standard / typical base form of SF-16 PD

No.

[B&W Logo Only]Ryan C. Miller, AICP

DIRECTOR OF Planning & ZONING . Planning & Zoning Division . City of Rockwall
972.772.6441 Office
rmiller@rockwall.com<mailto:rmiller@rockwall.com>
385 S. Goliad Street . Rockwall, TX 75087

helpful links | City of Rockwall Website<<http://www.rockwall.com/>> | Planning & Zoning Division
Website<<http://www.rockwall.com/Planning/index.asp>> | Municipal Code
Website<<http://library.municode.com/index.aspx?clientID=14830&stateID=43&statename=Texas>>
GIS Division Website<<http://www.rockwall.com/gis/index.asp>> | City of Rockwall Interactive
Maps<<https://rockwall.maps.arcgis.com/apps/webappviewer/index.html?id=08e04181992e4040980ba6ae2cd667b1>> | UNIFIED
DEVELOPMENT CODE<[http://www.rockwall.com/pz/Planning/Documents/Unified%20Development%20Code%20\(UDC\).pdf](http://www.rockwall.com/pz/Planning/Documents/Unified%20Development%20Code%20(UDC).pdf)>

NOTES

- 1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

From: Kevin Harrell <kharrell@skorburgcompany.com<mailto:kharrell@skorburgcompany.com>>
Sent: Thursday, February 11, 2021 12:06 PM
To: Miller, Ryan <RMiller@rockwall.com<mailto:RMiller@rockwall.com>>; Adam Buczek
<abuczek@skorburgcompany.com<mailto:abuczek@skorburgcompany.com>>
Subject: RE: Standard / typical base form of SF-16 PD

Is there a way to include the annexation of the Stevenson tract with the zoning of the assemblage that is currently within the city?

Best regards,

Kevin Harrell | Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
O: 214.888.8859 | C: 214.403.3664

From: Miller, Ryan <RMiller@rockwall.com<mailto:RMiller@rockwall.com>>
Sent: Thursday, February 11, 2021 12:02 PM
To: Kevin Harrell <kharrell@skorburgcompany.com<mailto:kharrell@skorburgcompany.com>>; Adam Buczek
<abuczek@skorburgcompany.com<mailto:abuczek@skorburgcompany.com>>
Subject: RE: Standard / typical base form of SF-16 PD

You will have to annex the property before you can zone it. Thanks.

[B&W Logo Only]Ryan C. Miller, AICP
DIRECTOR OF Planning & ZONING . Planning & Zoning Division . City of Rockwall
972.772.6441 Office
rmiller@rockwall.com<mailto:rmiller@rockwall.com>
385 S. Goliad Street . Rockwall, TX 75087

helpful links | City of Rockwall Website<<http://www.rockwall.com/>> | Planning & Zoning Division
Website<<http://www.rockwall.com/Planning/index.asp>> | Municipal Code
Website<<http://library.municode.com/index.aspx?clientID=14830&stateID=43&statename=Texas>>

GIS Division Website<<http://www.rockwall.com/gis/index.asp>> | City of Rockwall Interactive
Maps<<https://rockwall.maps.arcgis.com/apps/webappviewer/index.html?id=08e04181992e4040980ba6ae2cd667b1>> | UNIFIED
DEVELOPMENT CODE<[http://www.rockwall.com/pz/Planning/Documents/Unified%20Development%20Code%20\(UDC\).pdf](http://www.rockwall.com/pz/Planning/Documents/Unified%20Development%20Code%20(UDC).pdf)>

NOTES

- 1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

From: Kevin Harrell <kharrell@skorburgcompany.com<<mailto:kharrell@skorburgcompany.com>>>
Sent: Thursday, February 11, 2021 8:56 AM
To: Miller, Ryan <RMiller@rockwall.com<<mailto:RMiller@rockwall.com>>>; Adam Buczek
<abuczek@skorburgcompany.com<<mailto:abuczek@skorburgcompany.com>>>
Subject: RE: Standard / typical base form of SF-16 PD

Thank you Ryan,

We will be including the Stevenson tract to the west of the Taylor tract. I have attached an aerial for reference. The Stevenson tract is in the ETJ and will need to be annexed. Does this tract have a developer/annexation agreement or will we need draft and submit with the zoning application?

Best regards,

Kevin Harrell | Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
O: 214.888.8859 | C: 214.403.3664

From: Miller, Ryan <RMiller@rockwall.com<<mailto:RMiller@rockwall.com>>>
Sent: Thursday, February 11, 2021 7:41 AM
To: Adam Buczek <abuczek@skorburgcompany.com<<mailto:abuczek@skorburgcompany.com>>>
Cc: Kevin Harrell <kharrell@skorburgcompany.com<<mailto:kharrell@skorburgcompany.com>>>
Subject: RE: Standard / typical base form of SF-16 PD

Adam . All of our PD standards are the same regardless of zoning district. You can take the Nelson Lakes PD and change SF-10 to SF-16, and amend as necessary. Thanks and let me know if you have any additional questions. Thanks.

[B&W Logo Only]Ryan C. Miller, AICP
DIRECTOR OF PLANNING & ZONING . Planning & Zoning Division . City of Rockwall
972.772.6441 Office
rmiller@rockwall.com<<mailto:rmiller@rockwall.com>>
385 S. Goliad Street . Rockwall, TX 75087

helpful links | City of Rockwall Website<<http://www.rockwall.com/>> | Planning & Zoning Division
Website<<http://www.rockwall.com/Planning/index.asp>> | Municipal Code
Website<<http://library.municode.com/index.aspx?clientID=14830&stateID=43&statename=Texas>>
GIS Division Website<<http://www.rockwall.com/gis/index.asp>> | City of Rockwall Interactive
Maps<<https://rockwall.maps.arcgis.com/apps/webappviewer/index.html?id=08e04181992e4040980ba6ae2cd667b1>> | UNIFIED
DEVELOPMENT CODE<[http://www.rockwall.com/pz/Planning/Documents/Unified%20Development%20Code%20\(UDC\).pdf](http://www.rockwall.com/pz/Planning/Documents/Unified%20Development%20Code%20(UDC).pdf)>

NOTES

1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.

2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

From: Adam Buczek <abuczek@skorburgcompany.com<mailto:abuczek@skorburgcompany.com>>

Sent: Wednesday, February 10, 2021 5:49 PM

To: Miller, Ryan <RMiller@rockwall.com<mailto:RMiller@rockwall.com>>

Cc: Kevin Harrell <kharrell@skorburgcompany.com<mailto:kharrell@skorburgcompany.com>>

Subject: Standard / typical base form of SF-16 PD

Ryan,

Do you have a good base form of SF-16 PD that you might be willing to share with us to piggy back from to prepare an SF-16 PD submittal we aim to submit to you by Friday? If so, would you please send us an MS Word file? Thank you.

Best Regards,

Adam J. Buczek
Development Partner
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
Ph: (214) 888-8843
Cell: (817) 657-5548
Fax: (214) 888-8861

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Miller, Ryan

From: Miller, Ryan
Sent: Monday, February 22, 2021 3:51 PM
To: 'Kevin Harrell'
Cc: Adam Buczek
Subject: RE: Standard / typical base form of SF-16 PD
Attachments: Draft Ordinance (02.18.2021).pdf

Adam/Kevin ... Attached is the Draft Ordinance for your case for tomorrow night. With the weather our process has been a little disjointed and our comments will go out hopefully tomorrow afternoon or Wednesday morning. If you have any questions between now and tomorrow night's work session please let me know. Thanks.

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

[HELPFUL LINKS](#) | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#) | [GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [UNIFIED DEVELOPMENT CODE](#)

NOTES

- 1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

-----Original Message-----

From: Kevin Harrell <kharrell@skorburgcompany.com>
Sent: Thursday, February 18, 2021 4:29 PM
To: Miller, Ryan <RMiller@rockwall.com>
Cc: Adam Buczek <abuczek@skorburgcompany.com>
Subject: RE: Standard / typical base form of SF-16 PD

Ryan,

Please see the attached signed and notarized Development Application for the Reddy portion of the Clem Rd zoning change request. Please let me know if you need anything else.

Best regards,

Kevin Harrell | Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
O: 214.888.8859 | C: 214.403.3664

-----Original Message-----

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Wednesday, February 17, 2021 5:15 PM
To: Kevin Harrell <kharrell@skorburgcompany.com>; Adam Buczek <abuczek@skorburgcompany.com>
Subject: RE: Standard / typical base form of SF-16 PD

Kevin ... I just reviewed the application and noticed that it is not signed and only represents one of the property owners. I will need two (2) applications, one (1) signed by each property owner. Please send this ASAP. Thanks.

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING * PLANNING & ZONING DIVISION * CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET * ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE GIS
DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

-----Original Message-----

From: Kevin Harrell [mailto:kharrell@skorburgcompany.com]
Sent: Friday, February 12, 2021 3:47 PM
To: Miller, Ryan <RMiller@rockwall.com>; Adam Buczek <abuczek@skorburgcompany.com>
Subject: RE: Standard / typical base form of SF-16 PD

Ryan,

We are having trouble getting the development application form signed and back from the Reddy/Freeman tract. I am still trying to find a way to get it to you today but I have been assured by the owner they can get it signed and notarized by Monday. Please let me know if you can except just one of the applications signed on Monday. We have all of the other submittal components ready to go. Please see Attached.

Best regards,

Kevin Harrell | Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
O: 214.888.8859 | C: 214.403.3664

-----Original Message-----

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Thursday, February 11, 2021 1:42 PM
To: Adam Buczek <abuczek@skorburgcompany.com>; Kevin Harrell <kharrell@skorburgcompany.com>
Subject: RE: Standard / typical base form of SF-16 PD

Adam ... I am trying to call you from my cell phone number. I am home with my kids. My number is 903 744-3920.

Ryan C. Miller, AICP
Director of Planning and Zoning
Planning and Zoning Department
City of Rockwall, Texas

Please excuse any errors, this was sent from my mobile device.

----- Original message -----

From: Adam Buczek <abuczek@skorburgcompany.com>
Date: 2/11/21 1:02 PM (GMT-06:00)
To: "Miller, Ryan" <RMiller@rockwall.com>, Kevin Harrell <kharrell@skorburgcompany.com>
Subject: RE: Standard / typical base form of SF-16 PD

Hi, Ryan. Just tried your office. Would you please call me to discuss this item below on either of my #s below when you have a few spare minutes? Thanks.

Best Regards,

Adam J. Buczek
Development Partner
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
Ph: (214) 888-8843
Cell: (817) 657-5548
Fax: (214) 888-8861

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Thursday, February 11, 2021 12:13 PM
To: Kevin Harrell <kharrell@skorburgcompany.com>; Adam Buczek <abuczek@skorburgcompany.com>
Subject: RE: Standard / typical base form of SF-16 PD

No.

[B&W Logo Only]Ryan C. Miller, AICP
DIRECTOR OF PLANNING & ZONING . Planning & Zoning Division . City of Rockwall
972.772.6441 Office
rmiller@rockwall.com<mailto:rmiller@rockwall.com>
385 S. Goliad Street . Rockwall, TX 75087

helpful links | City of Rockwall Website<<http://www.rockwall.com/>> | Planning & Zoning Division
Website<<http://www.rockwall.com/Planning/index.asp>> | Municipal Code
Website<<http://library.municode.com/index.aspx?clientID=14830&stateID=43&statename=Texas>>
GIS Division Website<<http://www.rockwall.com/gis/index.asp>> | City of Rockwall Interactive
Maps<<https://rockwall.maps.arcgis.com/apps/webappviewer/index.html?id=08e04181992e4040980ba6ae2cd667b1>> | UNIFIED
DEVELOPMENT CODE<[http://www.rockwall.com/pz/Planning/Documents/Unified%20Development%20Code%20\(UDC\).pdf](http://www.rockwall.com/pz/Planning/Documents/Unified%20Development%20Code%20(UDC).pdf)>

NOTES

- 1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

From: Kevin Harrell <kharrell@skorburgcompany.com<mailto:kharrell@skorburgcompany.com>>
Sent: Thursday, February 11, 2021 12:06 PM
To: Miller, Ryan <RMiller@rockwall.com<mailto:RMiller@rockwall.com>>; Adam Buczek
<abuczek@skorburgcompany.com<mailto:abuczek@skorburgcompany.com>>
Subject: RE: Standard / typical base form of SF-16 PD

Is there a way to include the annexation of the Stevenson tract with the zoning of the assemblage that is currently within the city?

Best regards,

Kevin Harrell | Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
O: 214.888.8859 | C: 214.403.3664

From: Miller, Ryan <RMiller@rockwall.com<mailto:RMiller@rockwall.com>>
Sent: Thursday, February 11, 2021 12:02 PM
To: Kevin Harrell <kharrell@skorburgcompany.com<mailto:kharrell@skorburgcompany.com>>; Adam Buczek <abuczek@skorburgcompany.com<mailto:abuczek@skorburgcompany.com>>
Subject: RE: Standard / typical base form of SF-16 PD

You will have to annex the property before you can zone it. Thanks.

[B&W Logo Only]Ryan C. Miller, AICP
DIRECTOR OF PLANNING & ZONING . Planning & Zoning Division . City of Rockwall
972.772.6441 Office
rmiller@rockwall.com<mailto:rmiller@rockwall.com>
385 S. Goliad Street . Rockwall, TX 75087

helpful links | City of Rockwall Website<<http://www.rockwall.com/>> | Planning & Zoning Division Website<<http://www.rockwall.com/Planning/index.asp>> | Municipal Code Website<<http://library.municode.com/index.aspx?clientId=14830&stateID=43&statename=Texas>>
GIS Division Website<<http://www.rockwall.com/gis/index.asp>> | City of Rockwall Interactive Maps<<https://rockwall.maps.arcgis.com/apps/webappviewer/index.html?id=08e04181992e4040980ba6ae2cd667b1>> | UNIFIED DEVELOPMENT CODE<[http://www.rockwall.com/pz/Planning/Documents/Unified%20Development%20Code%20\(UDC\).pdf](http://www.rockwall.com/pz/Planning/Documents/Unified%20Development%20Code%20(UDC).pdf)>

NOTES

- 1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

From: Kevin Harrell <kharrell@skorburgcompany.com<mailto:kharrell@skorburgcompany.com>>
Sent: Thursday, February 11, 2021 8:56 AM
To: Miller, Ryan <RMiller@rockwall.com<mailto:RMiller@rockwall.com>>; Adam Buczek <abuczek@skorburgcompany.com<mailto:abuczek@skorburgcompany.com>>
Subject: RE: Standard / typical base form of SF-16 PD

Thank you Ryan,

We will be including the Stevenson tract to the west of the Taylor tract. I have attached an aerial for reference. The Stevenson tract is in the ETJ and will need to be annexed. Does this tract have a developer/annexation agreement or will we need draft and submit with the zoning application?

Best regards,

Kevin Harrell | Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
O: 214.888.8859 | C: 214.403.3664

From: Miller, Ryan <RMiller@rockwall.com<mailto:RMiller@rockwall.com>>
Sent: Thursday, February 11, 2021 7:41 AM
To: Adam Buczek <abuczek@skorburgcompany.com<mailto:abuczek@skorburgcompany.com>>
Cc: Kevin Harrell <kharrell@skorburgcompany.com<mailto:kharrell@skorburgcompany.com>>
Subject: RE: Standard / typical base form of SF-16 PD

Adam . All of our PD standards are the same regardless of zoning district. You can take the Nelson Lakes PD and change SF-10 to SF-16, and amend as necessary. Thanks and let me know if you have any additional questions. Thanks.

[B&W Logo Only]Ryan C. Miller, AICP
DIRECTOR OF PlannING & ZONING . Planning & Zoning Division . City of Rockwall
972.772.6441 Office
rmiller@rockwall.com<mailto:rmiller@rockwall.com>
385 S. Goliad Street . Rockwall, TX 75087

helpful links | City of Rockwall Website<<http://www.rockwall.com/>> | Planning & Zoning Division
Website<<http://www.rockwall.com/Planning/index.asp>> | Municipal Code
Website<<http://library.municode.com/index.aspx?clientID=14830&stateID=43&statename=Texas>>
GIS Division Website<<http://www.rockwall.com/gis/index.asp>> | City of Rockwall Interactive
Maps<<https://rockwall.maps.arcgis.com/apps/webappviewer/index.html?id=08e04181992e4040980ba6ae2cd667b1>> | UNIFIED
DEVELOPMENT CODE<[http://www.rockwall.com/pz/Planning/Documents/Unified%20Development%20Code%20\(UDC\).pdf](http://www.rockwall.com/pz/Planning/Documents/Unified%20Development%20Code%20(UDC).pdf)>

NOTES

- 1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

From: Adam Buczek <abuczek@skorburgcompany.com<mailto:abuczek@skorburgcompany.com>>
Sent: Wednesday, February 10, 2021 5:49 PM
To: Miller, Ryan <RMiller@rockwall.com<mailto:RMiller@rockwall.com>>
Cc: Kevin Harrell <kharrell@skorburgcompany.com<mailto:kharrell@skorburgcompany.com>>
Subject: Standard / typical base form of SF-16 PD

Ryan,

Do you have a good base form of SF-16 PD that you might be willing to share with us to piggy back from to prepare an SF-16 PD submittal we aim to submit to you by Friday? If so, would you please send us an MS Word file? Thank you.

Best Regards,

Adam J. Buczek
Development Partner
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
Ph: (214) 888-8843
Cell: (817) 657-5548
Fax: (214) 888-8861

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Miller, Ryan

From: Miller, Ryan
Sent: Wednesday, February 24, 2021 9:47 AM
To: Adam Buczek
Cc: 'Kevin Harrell'
Subject: Project Comments: Z2021-005
Attachments: Project Comments (02.24.2021).pdf; Engineering Comment (02.24.2021).pdf; Draft Ordinance (02.24.2021).pdf

Adam ... Attached are the project comments, engineering markups, and updated draft ordinance (including the landscape buffer adjacent to the southern property line). Please review these and get any changes back to me by March 2, 2021. The remaining meeting schedule for this case is as follows:

P&Z Public Hearing: March 9, 2021
City Council Public Hearing/1st Reading: March 15, 2021
City Council 2nd Reading: April 5, 2021

All meetings are held at 6:00 PM in the City Council chambers at City Hall. Should you have any questions or need any additional information please let me know. Thanks.

NOTE: The changes made to the draft ordinance are all within the landscape buffer section. Specifically, the proposed landscape buffer adjacent to the southern property line was added and the five (5) foot sidewalk along FM-1141 was changed to a six (6) foot trail to meet the parks standard for a trail system.



RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [UNIFIED DEVELOPMENT CODE](#)

NOTES

- 1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

Miller, Ryan

From: Adam Buczek <abuczek@skorburgcompany.com>
Sent: Monday, March 1, 2021 4:32 PM
To: Miller, Ryan
Cc: Kevin Harrell; JR Johnson; John Arnold; Bryan Holland
Subject: Winding Creek - revised Concept Plan for Project #: Z2021-005
Attachments: WINDING CREEK - REV CONCEPT PLAN_3-1-21.pdf; Winding Creek_LEGAL DESCRIPTION (CITY TRACTS ONLY).docx

Ryan,

Please see attached our revised concept plan and legal description in MS Word for Project / Case #Z2021-005 (Winding Creek). My understanding from our discussion last week is that you prefer to type in the changes to the PD itself and will send to me for review. If you prefer otherwise, please let me know. Below are some comments / responses to staff's comments to help highlight what we changed / modified to address or acknowledge staff's comments. I look forward to any fine tuning as you may deem necessary. Thank you.

Planning Comment M.6:

- (1) The open space is now 9.29 acres, which equates to 24.4% open space. We want to keep the minimum requirement at 20% in the PD as once we add the anticipated ETJ tract, our open space percentage will drop but will still meet the minimum 20% open space requirement.
- (2) 8' side yard setback is fine.
- (3) We provided a 30' land landscape buffer along Clem Road to 30' to meet the City's requirements.
- (4) We are good with this request. Please include in the PD.
- (5) We are providing a 10' HOA maintained landscape buffer within the lots for a living screen of evergreen trees planted every 25' on center.

Planning Comment M.7:

- We are only having 1 lot type – all lots shall be at least 16,000 SF and meet the minimum dimensions as required under the SF-16 zoning district (minimum width of 90', minimum depth of 100').

Engineering Comments:

M. We've labeled the street spacing to show we meet the 425' spacing requirements per TxDOT along CR 1141.

General Items – All comments noted.

Drainage Items –

- we received confirmation from our consultant that there is no WOTUS/wetlands on the property.
- There is no 100-year floodplain on the property.

Water & Wastewater –

- We intend to pursue opting out of the Mt. Zion water district, and if that is achieved, then we would not need a will serve letter from Mt. Zion.
- We note staff's comment about our need to procure additional easements for sanitary sewer.

Roadway Paving – All comments noted.

Landscaping – All comments noted.

Best Regards,

Adam J. Buczek
Development Partner
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
Ph: (214) 888-8843
Cell: (817) 657-5548
Fax: (214) 888-8861

This email was scanned by Bitdefender

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



April 14, 2021

TO: Kevin Harrell
Skorburg Company
8214 Westchester Drive, Suite 900
Rockwall, TX 75225

CC: Mark Taylor
237 Clem Road
Rockwall, TX 75087

Alex Freeman
100 N. Central Expressway, Suite 1008
Richardson, TX 75080

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: Z2021-005; *Zoning Change from AG to PD [Winding Creek]*

Mr. Harrell:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on April 12, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- ✓ The applicant shall be responsible for maintaining compliance with the conditions contained in the Planned Development District ordinance; and,
- ✓ 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 March 9, 2021 the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 5-0, with Commissioner Deckard and Womble absent.

City Council

- ✓ On March 15, 2021, the City Council approved the zoning change by a vote of 7-0 (1st Reading).
- ✓ On April 5, 2021, the City Council approved the zoning change by a vote of 7-0 (2nd Reading).

Included with this letter is a copy of *Ordinance No. 21-17*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me at (972) 771-7745.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning

CITY OF ROCKWALL

ORDINANCE NO. 21-17

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 91 (PD-91) FOR SINGLE-FAMILY 16 (SF-16) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 38.012-ACRE TRACT OF LAND IDENTIFIED AS TRACT 17 & 17-01 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED 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 Kevin Harrell of the Skorburg Co. on behalf of Mark Taylor and Alex Freeman for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 16 (SF-16) District land uses, on a 38.012-acre tract of land identified as Tract 17 & 17-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted 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 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined 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 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Master Parks and Open Space Plan
 - (2) Master Plat
 - (3) Preliminary Plat
 - (4) PD Site Plan
 - (5) Final Plat
- (c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.
- (e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.
- (f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.
- (g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 6. 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 7. 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 8. 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 9. 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 5TH DAY OF APRIL, 2021.



Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



1st Reading: March 15, 2021

2nd Reading: April 5, 2021

Exhibit 'A':
Legal Description

Tract 1 (±26.012-Acres)

All that certain lot, tract or parcel of land situated in the William Dalton Survey, Abstract No. 72, Rockwall County, Texas. Being a part of that certain tract of land conveyed to Glen D. Walker and wife, Nita A. Walker, recorded in *Volume 542, Page 12*, Real Property Records, Rockwall County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 60D nail found for corner at the intersection near the center of Clem Road and the recognized southeast line of FM-1141, said point being the northwest corner of herein described tract;

THENCE North 89 Degrees 06 Minutes 09 Seconds East, within said Clem Road and the recognized north line of said *Walker Tract*, a distance of 533.77-feet to a point for corner, said point being the northeast corner of herein described tract and the northwest corner of a tract of land described in deed to Mark G. and Jessica K. Taylor, recorded in *Volume 7106, Page 191*, Official Public Records, Rockwall County, Texas;

THENCE South 01 Degrees 23 Minutes 21 Seconds West, along the west line of said *Taylor Tract*, passing a ½-inch iron rod found with yellow cap stamped *BG&A RPLS 5569* for witness at a distance of 17.18-feet and continuing for a total distance of 283.63-feet to a 4-inch metal fence corner for angle point;

THENCE South 05 Degrees 06 Minutes 43 Seconds West, along the west line of said *Taylor Tract*, a distance of 113.32-feet to a 4-inch metal fence corner for angle point;

THENCE South 05 Degrees 35 Minutes 13 Seconds West, along the west line of said *Taylor Tract*, a distance of 597.75-feet to a ½-inch iron rod found with yellow cap stamped *BG&A RPLS 5569* for corner, said point being an inner ell corner of herein described tract and the southwest corner of said *Taylor Tract*;

THENCE North 89 Degrees 06 Minutes 09 Seconds East, along the south line of said *Taylor Tract*, a distance of 574.09-feet to a ½-inch iron rod found with yellow cap stamped *BG&A RPLS 5569* for corner in the west line of a tract of land conveyed to Allen and Lisa Stevenson, recorded in *Volume 171, Page 885*, Real Property Records, Rockwall County, Texas, said point being the southeast corner of said *Taylor Tract* and the most southerly northeast corner of herein described tract;

THENCE South 00 Degrees 06 Minutes 20 Seconds East along the recognized east line of said *Walker Tract* and the west line of said *Stevenson Tract* a distance of 334.12-feet to a 3/8-inch iron rod found for corner, the apparent northeast corner of Lot 5 of Meadowview Ranch Estates, recorded in *Cabinet A, Slide 247*, Plat Records, Rockwall county, Texas, said point being the recognized southeast corner of said *Walker Tract* and the apparent southwest corner of said *Stevenson Tract*;

THENCE South 89 Degrees 13 Minutes 16 Seconds West, along the recognized south line of said *Walker Tract*, a distance 510.41-feet to a 3/8-inch iron rod found for angle point;

THENCE North 89 Degrees 58 Minutes 55 Seconds West, along the recognized south line of said *Walker Tract*, a distance of 778.67-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* for corner in the recognized east line of said FM-1141, said point being the southwest corner of herein described tract;

THENCE North, along the recognized east line of said highway, passing a 60D nail found on a wood highway monument for witness at a distance of 734.11-feet and continuing for a total distance of 810.94-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* at the beginning of a curve to right having a central angle of 39 Degrees 09 Minutes 01 Seconds, a radius of 533.14-feet and a chord bearing and distance of North 19 Degrees 34 Minutes 34 Seconds East - 357.25-feet;

THENCE along the recognized southeast line of said highway and said curve to the right an arc length of 364.29-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* at the end of said curve;

Exhibit 'A':
Legal Description

THENCE North 39 Degrees 09 Minutes 00 Seconds East along the recognized southeast line of said highway, a distance of 215.67-feet to the place of beginning and containing 1,133,124.22 square-feet or 26.012-acres of land.

Tract 2 (±12.0-Acres)

All that certain lot, tract or parcel of land situated in the William Dalton Survey, Abstract No. 72, Rockwall County, Texas, being a part of that certain tract of land conveyed to Glen D. Walker and wife, Nita A. Walker, recorded in *Volume 542, Page 12*, Real Property Records, Rockwall County, Texas, and being described by metes and bounds as follows:

BEGINNING at a point for corner near the center of Clem Road, said point being the northeast corner of said *Walker Tract* and the northwest corner of a tract of land conveyed to Allen and Lisa Stevenson, recorded in *Volume 171, Page 885*, Real Property Records, Rockwall County, Texas, from which a ½-inch iron rod found for witness bears South 00 Degrees 06 Minutes 20 Seconds East - 17.25-feet;

THENCE South 00 Degrees 06 Minutes 20 Seconds East along the east line of said *Walker Tract* and the west line of said *Stevenson Tract* a distance of 990.13-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* for corner;

THENCE South 89 Degrees 06 Minutes 09 Seconds West a distance 574.09-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* for corner;

THENCE North 05 Degrees 35 Minutes 13 Seconds East a distance of 597.75-feet to a 4-inch metal fence corner for angle point;

THENCE North 05 Degrees 06 Minutes 43 Seconds East a distance of 113.32-feet to a 4-inch metal fence corner for angle point;

THENCE North 01 Degrees 23 Minutes 21 Seconds East a distance of 283.63-feet to a point for corner in the north line of said *Walker Tract*, said point being near the center of Clem Road from which a ½-inch iron set with yellow cap stamped *BG&A RPLS 5569* for witness bears South 01 Degrees 23 Minutes 21 Seconds West - 17.18-feet;

THENCE North 89 Degrees 06 Minutes 09 Seconds East along the north line of said *Walker Tract* and within said Clem Road a distance of 497.09-feet to the *PLACE OF BEGINNING* and containing 522,720.00 square-feet or 12.000-acres of land.

Exhibit 'B':
Location Map

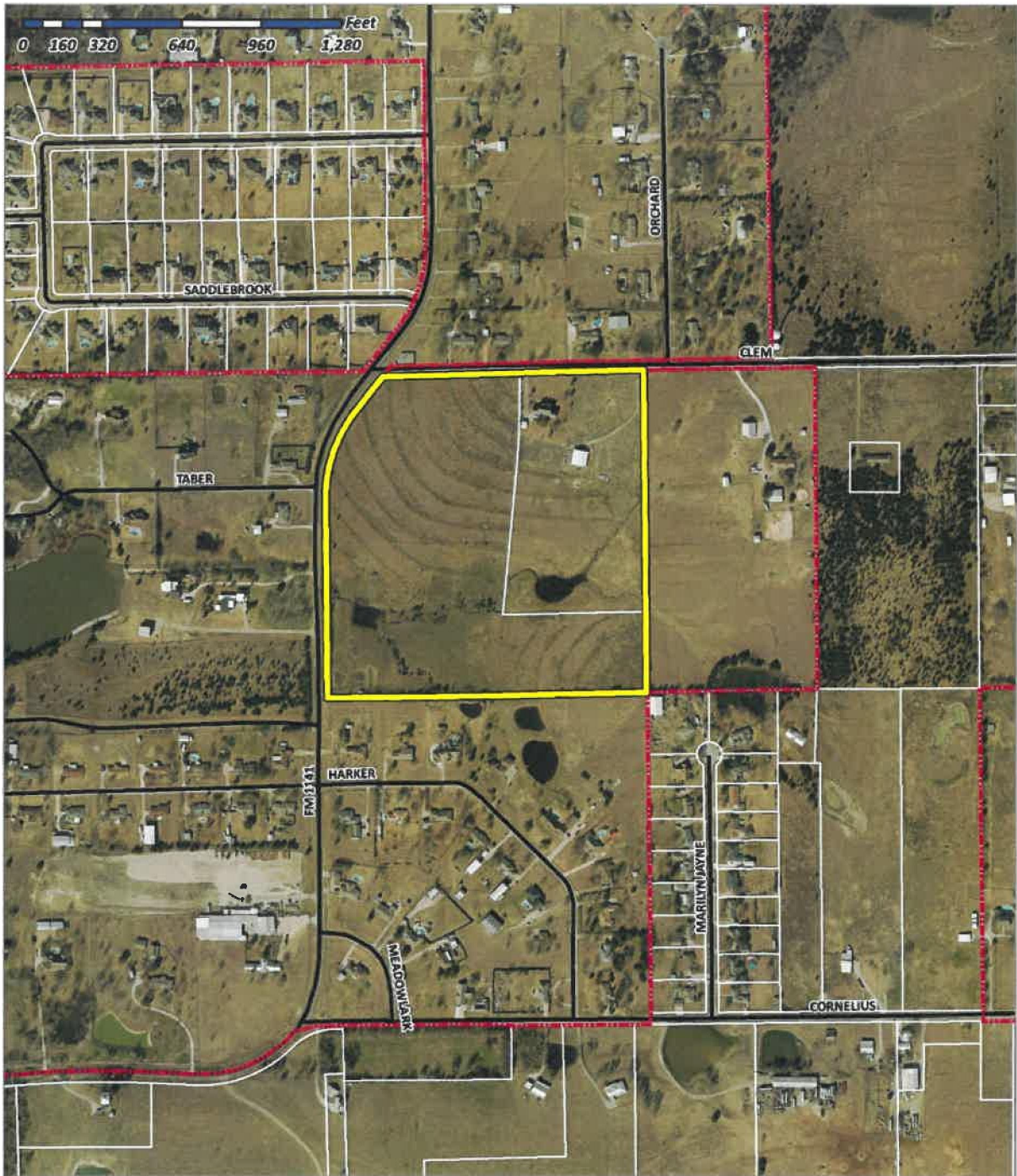
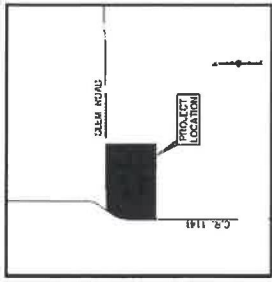


Exhibit 'C': Concept Plan



HOA OPEN SPACE AREA TABLE	
HOA LOT	AC
A	264895
B	80113
C	79715
TOTAL	1,832



LEGEND

- OR DIS TO ADJ. (Orange box)
- HOA MAINTAINED OPEN SPACE (Green box)

CONCEPT PLAN
OF
WINDING CREEK
ST. LANDS IN THE
WILLIAM DAVID SURVEY,
ABSTRACT NO. 72
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
MACATEE ENGINEERING, LLC
17855 N. CENTRAL EXPRESSWAY, SUITE 450
DALLAS, TEXAS 75244
972-375-1700
OWNER:
REDDY K. VASIMIRI & ALEX P. FREEMAN
1101 S. ROCKWALL LIVING LINES,
237 CLUB ROAD, ROCKWALL, TX 75087
MARCH 2021
SCALE: 1"=60'
CASE NO. Z2021-005



NOTE:
THE MAXIMUM NUMBER OF RESIDENTIAL
LOTS SHALL NOT EXCEED 56 LOTS
ALL OPEN SPACE LOTS TO BE MAINTAINED
BY THE PROPERTY OWNER/HOA.

TOTAL ACRES: 38.012
TOTAL OPEN SPACE: 3,281.02 AC.
TOTAL RESIDENTIAL LOTS: 56
RESIDENTIAL DENSITY: 1.58

Exhibit 'D':
Density and Development Standards

Density and Development Standards.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 16 (SF-16) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (2) Lot Composition and Layout. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance.
- (3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 16 (SF-16) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 1.48 dwelling units per gross acre of land; however, in no case should the proposed development exceed 56 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

<i>Minimum Lot Width</i> ⁽¹⁾	90'
<i>Minimum Lot Depth</i>	100'
<i>Minimum Lot Area</i>	16,000 SF
<i>Minimum Front Yard Setback</i> ^{(2) & (5)}	25'
<i>Minimum Side Yard Setback</i>	8'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2) & (5)}	10'
<i>Minimum Length of Driveway Pavement</i>	25'
<i>Maximum Height</i> ⁽³⁾	36'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i> ⁽⁶⁾	3,000 SF
<i>Maximum Lot Coverage</i>	60%

General Notes:

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
 - ²: The location of the *Front Yard Building Setback* as measured from the front property line.
 - ³: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
 - ⁴: The location of the *Rear Yard Building Setback* as measured from the rear property line.
 - ⁵: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
 - ⁶: A maximum of ten (10) percent of the lots may have a minimum area/dwelling unit of 2,800 SF [*Air-Conditioned Space*].
- (4) Building Standards. All development shall adhere to the following building standards:
 - (a) Masonry Requirement. The minimum masonry requirement for the total exterior façade area of all buildings shall be 90% (*excluding dormers and walls over roof areas*); however, no individual façade shall be less than 85% masonry. For the

Exhibit 'D':

Density and Development Standards

purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and stucco (i.e. *three [3] part stucco* or a *comparable -- to be determined by staff*) may be used for up to 50% of the masonry requirement; however, stucco (i.e. *three [3] part stucco* or a *comparable -- to be determined by staff*) shall be permitted through a Specific Use Permit (SUP) only. Excluding dormers and walls over roof areas, siding products (e.g. *HardiBoard* or *Hardy Plank*) shall not be visible on homes abutting any major thoroughfare (i.e. *FM-1141 as shown on Exhibit 'C' of this ordinance*).

- (b) Roof Pitch. A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) Garage Orientation and Garage Doors. Garages shall be oriented in a *traditional swing* (or *j-swing*) (i.e. *where the two (2) car garage is situated facing the side property line and the driveway swings into the garage in a 'J' configuration*). On *traditional swing* (or *j-swing*) garage configurations, a second single or double garage door facing the street is permitted if it is located behind the width of the double garage door. All garage configurations not conforming to this section shall meet the requirements of Article 09, *Parking and Loading*, of the Unified Development Code (UDC).

All garage doors shall be required to have decorative wood doors or wood overlays on insulated metal doors. The design between the garage door and home shall use the same or complementary colors and materials. All garages shall include carriage style hardware. An example of carriage style hardware is depicted in *Figure 1*.

Figure 1. Examples of Enhanced Garage Door



- (5) Anti-Monotony Restrictions. The development shall adhere to the following *Anti-Monotony* standards:
 - (a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing

Exhibit 'D':
Density and Development Standards

materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, FM-1141, or Clem Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

- (1) Number of Stories
- (2) Permitted Encroachment Type and Layout
- (3) Roof Type and Layout
- (4) Articulation of the Front Façade

(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Figure 3: Properties line up on the opposite side of the street. Where RED is the subject property.



Figure 4: Properties do not line up on opposite side of the street. Where RED is the subject property.



Exhibit 'D':
Density and Development Standards

- (6) Fencing Standards. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
- (a) Front Yard Fences. Front yard fences shall be prohibited.
 - (b) Wood Fences. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.
 - (c) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (*i.e. FM-1141 and Clem Road*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
 - (d) Corner Lots. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
 - (e) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
- (7) Landscape and Hardscape Standards.
- (a) Landscape. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Oriental/Under-Story Trees* shall be a minimum of four (4) feet in total height. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).
 - (b) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
 - (1) Landscape Buffer and Sidewalks (FM-1141). A minimum of a 30-foot landscape buffer shall be provided along FM-1141 (*outside of and beyond any required*

Exhibit 'D':
Density and Development Standards

right-of-way dedication), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot sidewalk shall be constructed within the 30-foot landscape buffer.

- (2) *Landscape Buffers (Clem Road)*. A minimum of a 30-foot landscape buffer shall be provided along Clem Drive (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering five (5) foot sidewalk shall be constructed within the 30-foot landscape buffer.
- (3) *Landscape Buffers (Southern Property Line)*. A minimum of a 10-foot landscape buffer shall be incorporated at the rear of the residential lots that back to the southern property line of the subject property. This landscape buffer shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless approved otherwise approved by the Director of Planning and Zoning --*, a minimum of four (4) caliper inches in size, that will be planted on 20-foot centers.
- (c) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-foot vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.
- (d) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (e) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (8) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (9) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (10) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.
- (11) *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary

Exhibit 'D':
Density and Development Standards

power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

- (12) *Open Space*. The development shall consist of a minimum of 20% open space (or a minimum of 7.5688-acres -- as calculated by the formula stipulated in the *Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. All open space areas (including landscape buffers) shall be maintained by the Homeowner's Association (HOA).
- (13) *Trails*. A concrete trail system shall be constructed in generally the same areas and of the same sizes as what is depicted in *Exhibit 'C'* of this ordinance.
- (14) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.
- (15) *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (including drainage facilities), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development.
- (16) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.