



## CASE COVER SHEET

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

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

### **PLATTING APPLICATION**

MASTER PLAT  
PRELIMINARY PLAT  
FINAL PLAT  
REPLAT  
AMENDING OR MINOR PLAT  
PLAT REINSTATEMENT REQUEST

### **SITE PLAN APPLICATION**

SITE PLAN  
AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

### **ZONING APPLICATION**

ZONING CHANGE  
SPECIFIC USE PERMIT  
PD DEVELOPMENT PLAN

### **OTHER APPLICATION**

TREE REMOVAL  
VARIANCE REQUEST/SPECIAL EXCEPTIONS

## **RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL**

**ARCHITECTURE REVIEW BOARD**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



## CITY OF ROCKWALL

### PLANNING AND ZONING COMMISSION MEMORANDUM

#### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Planning and Zoning Commission

**FROM:** Ryan Miller, *Director of Planning and Zoning*

**DATE:** August 12, 2025

**SUBJECT:** Z2025-049; *Text Amendment to Article 06, Parking and Loading, and Article 13, Definitions, of the UDC to Define Various Types of Garage Orientations*

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In accordance with Subsection 02.01, *Authority*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward a text amendment to Article 06, *Parking and Loading*, and Article 13, *Definitions*, for the purpose of defining the various types of garage orientations permitted throughout the City of Rockwall. The proposed text amendment would establish and define the following garage orientations:

- (1) *Front Entry Garage*. A garage configuration where the vehicular entrance faces directly toward the adjacent public right-of-way (*i.e. the front property line*). This configuration includes orientations that are: [1] flush with the front façade of the primary structure (*sometimes referred to as Flat Front Entry garages*), [2] recessed less than 20-feet behind the front façade of the primary structure, or [3] situated in front of the front façade of the primary structure.
- (2) *Recessed Front Entry Garage*. A garage configuration where the garage door is forward facing and is situated a minimum of 20-feet behind the front façade of the primary structure.
- (3) *Side Entry Garage*. A garage configuration where the garage door faces towards the side yard property line (*i.e. generally perpendicular to the front property line*) or -- *on corner lots* -- the perceived side yard property line adjacent to a street, and is situated on the side of the primary structure.
- (4) *J-Swing Garage*. A garage configuration in which the driveway curves at a 90-degree angle in front of the primary structure to access a garage door that faces inward or at an angle toward the home's interior. This configuration includes a *J-Swing Garage* that enters on both the left- or right-hand side of the primary structure, and where the garage door is not directly visible from the street.
- (5) *Traditional Swing Garage*. A variation of the *J-Swing* garage orientation in which an additional single or double garage door facing the street may be added behind the primary garage that is configured in a *J-Swing*. These secondary garage doors should be a minimum of 20-feet behind the front façade of the primary structure (*i.e. the front façade of the J-Swing Garage*).
- (6) *Modified Traditional Swing Garage*. A variation of the *Traditional Swing Garage* where a single garage door is situated in a *J-Swing* orientation, and a double garage door is facing the street.
- (7) *Swing Garage*. A general term encompassing both the *J-Swing* and *Traditional Swing* garage configurations.

These garage orientations are already referenced in several Planned Development Districts and in the Unified Development Code (UDC); however, there are currently no definitions for these garage orientations in the Unified Development Code (UDC). A redlined copy of the proposed changes along with a draft ordinance have been provided in the attached packet. In accordance with Subsection 02.01(C) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward the proposed text amendment to the City Council for consideration, and -- *in accordance with Section 02.04(B) of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC)* -- the Director is bringing the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. The schedule for this text amendment is as follows:

Planning and Zoning Commission Work Session: August 12, 2025

Planning and Zoning Commission Public Hearing: August 26, 2025

City Council Public Hearing/First Reading: September 2, 2025

City Council Second Reading: September 15, 2025

Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the Planning and Zoning Commission have any questions staff will be available at the meeting on August 12, 2025.



TABLE 1: JOINT USE OF PARKING CALCULATIONS

TIME OF DAY	OFFICE	RETAIL	RESTAURANT	THEATER	HOTEL
6:00 AM - 12:00 PM	1.00	0.97	0.50	0.30	1.00
12:00 PM - 1:00PM	0.90	1.00	0.70	0.70	0.30
1:00 PM - 4:00 PM	0.97	0.97	0.60	0.70	0.45
4:00 PM - 6:00 PM	0.47	0.82	0.90	0.80	0.70
6:00 PM - 8:00 PM	0.07	0.89	1.00	1.00	1.00
8:00 PM - 12:00 AM	0.03	0.61	1.00	1.00	1.00

## EXAMPLE 1: JOINT USE OF PARKING CALCULATIONS

An example of a mixed-use development comprised of the below land uses would be as follows:

Step 1: Development Square Footages

- Office: 50,000 SF
- Retail: 20,000 SF
- Restaurant: 8,000 SF

Step 2: Individual Parking Requirements

LAND USE	SF	PARKING REQUIREMENT	REQUIRED PARKING
OFFICE	50,000	1/300 SF	167
RETAIL	20,000	1/250 SF	80
RESTAURANT	8,000	1/100 SF	80
TOTAL:			327

Step 3: Shared Parking Requirements

TIME OF DAY	OFFICE	RETAIL	RESTAURANT	TOTAL
6:00 AM - 12:00 PM	1.00x167=167	0.97x80=78	0.50x80=40	285
12:00 PM - 1:00PM	0.90x167=150	1.00x80=80	0.70x80=56	286
1:00 PM - 4:00 PM	0.97x167=162	0.97x80=78	0.60x80=48	288
4:00 PM - 6:00 PM	0.47x167=78	0.82x80=66	0.90x80=72	216
6:00 PM - 8:00 PM	0.07x167=12	0.89x80=71	1.00x80=80	163
8:00 PM - 12:00 AM	0.03x167=5	0.61x80=49	1.00x80=80	134

Step 4: The parking required is 288 parking spaces. This is a reduction of 39 parking spaces or 11.9% over the individual parking requirements.

(C) Off-Site Parking Agreement.

- (1) When the required off-street parking spaces are not located on the same lot with the building or use served, or when the required off-street parking spaces are provided collectively or used jointly by two (2) or more establishments, a written agreement which ensures the retention of such spaces for this purpose, and for a period of not less than two (2) years, shall be drawn and executed by the parties concerned, approved as to form by the City Attorney, and filed with the application for a building permit or Certificate of Occupancy (CO) if a change in use is involved.
- (2) If the off-site parking is terminated for any reason, then alternative parking meeting the standards of this Article, shall be required, or the property shall lose its Certificate of Occupancy (CO).

(D) Parking in Front Yards of Residential and Agriculture. No required off-street parking space shall be located in the required front yard in any residential or agricultural district.

(E) Parking in Front Yards of Non-Residential. In any nonresidential district, the required off-street parking space may be located in the required front yard provided that it meets landscaping and screening requirements in [Article 08, Landscape Standards](#).

## SUBSECTION 03.04: LIGHTING OF PARKING AND LOADING AREAS

(A) Spill-Over Lighting. All lighting facilities shall be so arranged as to reflect the illumination away from any adjacent property. Such lighting facilities shall provide illumination within parking areas not to exceed a maintained average of 1½ footcandles at ground level, and shall distribute not more than 0.2 of one (1) footcandle of light upon any adjacent residential property (also see [Section 03, Outdoor Lighting for Non-Residential Properties, of Article 07, Environmental Standards](#)).

(B) Lighting as a Nuisance or Safety Hazard. All lighting facilities shall be placed, masked or otherwise arranged such that illumination or glare shall not intrude on residential property or create a hazard to motorists on any street, alley or other public way.

## SUBSECTION 03.05: PAY PARKING LOTS

No charge may be made for at-grade visitor parking spaces, unless approved by City Council as part of a specific Use Permit.

## SUBSECTION 03.06: SHARED PARKING/CROSS ACCESS

In master planned retail centers, cross access and shared parking agreements are required for final platting.

## SECTION 04 | RESIDENTIAL PARKING

## SUBSECTION 04.01: LOTS LESS THAN FIVE (5) ACRES

(A) Location. All required residential parking shall be located onsite except in the Downtown District.

(B) Garages. In single-family or duplex districts, parking garages must be ~~located at least 20-foot behind the front building facade for front entry garages, unless it is a J-Swing garage where the garage door is perpendicular to the street.~~ configured in a J-Swing, Traditional Swing, or Recessed Front Entry garage configuration (see the definition for Garage Orientations in [Article 13, Definitions, of this Unified Development Code \[UDC\]](#)).

(C) Carports. In single-family or duplex districts, carports must be located at least 20-feet behind the front building facade and be architecturally integrated with the main residential structure.

## SECTION 05 | OFF-STREET PARKING REQUIREMENTS

## SUBSECTION 05.01: OFF-STREET PARKING REQUIREMENTS

The schedule of off-street parking requirements in [Table 5](#) establishes parking requirements for all zoning districts.



~~(45)~~ Garage, Community. A building or portion thereof, other than a public, private or storage garage as defined below, providing storage for motor vehicles with facilities for washing, but no other services, such garage to be in lieu of private garages within a block or portion of a block.

~~(45)~~(46) Garage Orientations. For the purposes of this Unified Development Code (UDC), the following definitions shall apply when interpreting garage orientation:

- (a) Front Entry Garage. A garage configuration where the vehicular entrance faces directly toward the adjacent public right-of-way (*i.e. the front property line*). This configuration includes orientations that are: [1] flush with the front façade of the primary structure (*sometimes referred to as Flat Front Entry garages*), [2] recessed less than 20-feet behind the front façade of the primary structure, or [3] situated in front of the front façade of the primary structure.
- (b) Recessed Front Entry Garage. A garage configuration where the garage door is forward facing and is situated a minimum of 20-feet behind the front façade of the primary structure.
- (c) Side Entry Garage. A garage configuration where the garage door faces towards the side yard property line (*i.e. generally perpendicular to the front property line*) or -- on corner lots -- the perceived side yard property line adjacent to a street, and is situated on the side of the primary structure.
- (d) J-Swing Garage. A garage configuration in which the driveway curves at a 90-degree angle in front of the primary structure to access a garage door that faces inward or at an angle toward the home's interior. This configuration includes a *J-Swing Garage* that enters on both the left- or right-hand side of the primary structure, and where the garage door is not directly visible from the street.
- (e) Traditional Swing Garage. A variation of the *J-Swing* garage orientation in which an additional single or double garage door facing the street may be added behind the primary garage that is configured in a *J-Swing*. These secondary garage doors should be a minimum of 20-feet behind the front façade of the primary structure (*i.e. the front façade of the J-Swing Garage*).
- (f) Modified Traditional Swing Garage. A variation of the *Traditional Swing Garage* where a single garage door is situated in a *J-Swing* orientation, and a double garage door is facing the street.
- (g) Swing Garage. A general term encompassing both the *J-Swing* and *Traditional Swing* garage configurations.

~~(46)~~(47) Garage, Public. A building or portion thereof, designed or used for the storage, sale, hiring, care or repair of motor vehicles, which is operated for commercial purposes.

~~(47)~~(48) Garage, storage. A building or portion thereof, except those defined as private, a public, or a community garage providing storage for more than four motor vehicles, with facilities for washing but no other services.

~~(48)~~(49) Ground Cover. Natural mulch or plants of species which

normally reach a height of less than two feet upon maturity, installed in such a manner so as to form a continuous cover over the ground.

~~(49)~~(50) Height of Yard or Court. The vertical distance from the lowest level of such yard or court to the highest point of any boundary wall.

~~(50)~~(51) Impervious Cover. Roads, parking areas, buildings and other impermeable construction covering the natural land surface that prevent absorption of the water. Water quality basins, swells and other conveyances for overland drainage shall not be calculated as impervious cover.

~~(51)~~(52) Industrial Development. Any development on private land that is not classified as commercial or residential development (*i.e. that consists of development being performed within the Light Industrial [LI] or Heavy Industrial [HI] Districts and that is based in warehouse, research/technology, light or heavy manufacturing, or similar land uses*).

~~(52)~~(53) Institutional Use. A nonprofit organization or building, public or private, for the benefit of the public including YMCA, YWCA, Boys Clubs, Scouts; educational facilities and schools, including day care centers and kindergartens; churches, temples, cemeteries, mausoleums or crematories for the deposit of the human dead; hospitals, civic clubs, private parks, private libraries, museums, etc.

~~(53)~~(54) Kindergarten. A school for more than five (5) children of preschool age, in which constructive endeavors, object lessons or educational games are prominent features of the curriculum.

~~(54)~~(55) Landscape Architect. A person licensed to practice or teach landscape architecture in the State of Texas pursuant to state law.

~~(55)~~(56) Landscape Buffer. A strip of land:

- (a) Which serves a buffer function on the perimeter of a building site adjacent to another building site, residentially zoned or used property, or to a public or private street or alley; and
- (b) At least 80% of which is covered by natural grass, ground cover, or other natural plant materials (*excluding screening*).
- (c) Which is exclusive of any easements or right-of-way.

~~(56)~~(57) Landscaping. Trees, shrubs, ground cover, earthen berms, vines, grass, water, decorative features such as fountains, or other material approved by the City Council.

~~(57)~~(58) Large Shrub. A shrub which normally reaches a height of six (6) feet or more upon maturity.

~~(58)~~(59) Large Tree. A tree of a species which normally reaches a height of 30 feet or more upon maturity.

~~(59)~~(60) Legislative or Governing Body. The City Council of the City of Rockwall, Texas.

~~(60)~~(61) Loading Space. A space within the main building or on the same lot therewith, providing for the standing, loading, or unloading of trucks and having a minimum dimension of 12 feet by 65 feet and a vertical clearance of at least 14 feet.

~~(61)~~(62) Lot. An undivided tract or parcel of land having frontage on a

CITY OF ROCKWALL

ORDINANCE NO. 25-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, BY AMENDING VARIOUS ARTICLES AS DEPCITED IN EXHIBITS 'A' THROUGH 'B' OF THIS ORDINANCE; 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**, an amendment to the City of Rockwall's Unified Development Code [Ordinance No. 20-02] has been initiated by the Director of Planning and Zoning in accordance with 02.01(C)(3) of Article 11, *Development Review Procedures*, of the Unified Development Code (UDC) to make various changes for the purpose of defining the residential garage orientations permitted in the City of Rockwall; 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 city's corporate boundaries, 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 Article 06, *Parking and Loading*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

**SECTION 2.** That Article 13, *Definitions*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'B'* of this ordinance;

**SECTION 3.** 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 4.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [Ordinance No. 20-02], 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 5.** 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 15<sup>TH</sup> DAY OF SEPTEMBER, 2025.**



\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

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

*1<sup>st</sup> Reading:* September 2, 2025

*2<sup>nd</sup> Reading:* September 15, 2025

**Exhibit 'A'**  
**Article 06, Parking and Loading Standards, of the**  
**Unified Development Code (UDC)**

CITY OF ROCKWALL | UNIFIED DEVELOPMENT CODE



TABLE 1: JOINT USE OF PARKING CALCULATIONS

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(C) Off-Site Parking Agreement.

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- (2) If the off-site parking is terminated for any reason, then alternative parking meeting the standards of this Article, shall be required, or the property shall lose its Certificate of Occupancy (CO).

(D) Parking in Front Yards of Residential and Agriculture. No required off-street parking space shall be located in the required front yard in any residential or agricultural district.

(E) Parking in Front Yards of Non-Residential. In any nonresidential district, the required off-street parking space may be located in the required front yard provided that it meets landscaping and screening requirements in [Article 08, Landscape Standards](#).

SUBSECTION 03.04: LIGHTING OF PARKING AND LOADING AREAS

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In master planned retail centers, cross access and shared parking agreements are required for final platting.

SECTION 04 | RESIDENTIAL PARKING

SUBSECTION 04.01: LOTS LESS THAN FIVE (5) ACRES

(A) Location. All required residential parking shall be located onsite except in the Downtown District.

(B) Garages. In single-family or duplex districts, parking garages must be ~~located at least 20 feet behind the front building facade for front entry garages, unless it is a J-Swing garage where the garage door is perpendicular to the street.~~ configured in a J-Swing, Traditional Swing, or Recessed Front Entry garage configuration (see the definition for Garage Orientations in [Article 13, Definitions, of this Unified Development Code \[UDC\]](#)).

(C) Carports. In single-family or duplex districts, carports must be located at least 20-feet behind the front building facade and be architecturally integrated with the main residential structure.

SECTION 05 | OFF-STREET PARKING REQUIREMENTS

SUBSECTION 05.01: OFF-STREET PARKING REQUIREMENTS

The schedule of off-street parking requirements in [Table 5](#) establishes parking requirements for all zoning districts.



**Exhibit 'B'**  
**Article 13, Definitions, of the**  
**Unified Development Code (UDC)**

CITY OF ROCKWALL | UNIFIED DEVELOPMENT CODE



(45) Garage, Community. A building or portion thereof, other than a public, private or storage garage as defined below, providing storage for motor vehicles with facilities for washing, but no other services, such garage to be in lieu of private garages within a block or portion of a block.

(45)(46) Garage Orientations. For the purposes of this Unified Development Code (UDC), the following definitions shall apply when interpreting garage orientation:

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(b) Recessed Front Entry Garage. A garage configuration where the garage door is forward facing and is situated a minimum of 20-feet behind the front façade of the primary structure.

(c) Side Entry Garage. A garage configuration where the garage door faces towards the side yard property line (i.e. generally perpendicular to the front property line) or -- on corner lots -- the perceived side yard property line adjacent to a street, and is situated on the side of the primary structure.

(d) J-Swing Garage. A garage configuration in which the driveway curves at a 90-degree angle in front of the primary structure to access a garage door that faces inward or at an angle toward the home's interior. This configuration includes a J-Swing Garage that enters on both the left- or right-hand side of the primary structure, and where the garage door is not directly visible from the street.

(e) Traditional Swing Garage. A variation of the J-Swing garage orientation in which an additional single or double garage door facing the street may be added behind the primary garage that is configured in a J-Swing. These secondary garage doors should be a minimum of 20-feet behind the front façade of the primary structure (i.e. the front façade of the J-Swing Garage).

(f) Modified Traditional Swing Garage. A variation of the Traditional Swing Garage where a single garage door is situated in a J-Swing orientation, and a double garage door is facing the street.

(g) Swing Garage. A general term encompassing both the J-Swing and Traditional Swing garage configurations.

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(47)(48) Garage, storage. A building or portion thereof, except those defined as private, a public, or a community garage providing storage for more than four motor vehicles, with facilities for washing but no other services.

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normally reach a height of less than two feet upon maturity, installed in such a manner so as to form a continuous cover over the ground.

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(51)(52) Industrial Development. Any development on private land that is not classified as commercial or residential development (i.e. that consists of development being performed within the Light Industrial [LI] or Heavy Industrial [HI] Districts and that is based in warehouse, research/technology, light or heavy manufacturing, or similar land uses).

(52)(53) Institutional Use. A nonprofit organization or building, public or private, for the benefit of the public including YMCA, YWCA, Boys Clubs, Scouts; educational facilities and schools, including day care centers and kindergartens; churches, temples, cemeteries, mausoleums or crematories for the deposit of the human dead; hospitals, civic clubs, private parks, private libraries, museums, etc.

(53)(54) Kindergarten. A school for more than five (5) children of preschool age, in which constructive endeavors, object lessons or educational games are prominent features of the curriculum.

(54)(55) Landscape Architect. A person licensed to practice or teach landscape architecture in the State of Texas pursuant to state law.

(55)(56) Landscape Buffer. A strip of land:

- (a) Which serves a buffer function on the perimeter of a building site adjacent to another building site, residentially zoned or used property, or to a public or private street or alley; and
- (b) At least 80% of which is covered by natural grass, ground cover, or other natural plant materials (excluding screening).
- (c) Which is exclusive of any easements or right-of-way.

(56)(57) Landscaping. Trees, shrubs, ground cover, earthen berms, vines, grass, water, decorative features such as fountains, or other material approved by the City Council.

(57)(58) Large Shrub. A shrub which normally reaches a height of six (6) feet or more upon maturity.

(58)(59) Large Tree. A tree of a species which normally reaches a height of 30 feet or more upon maturity.

(59)(60) Legislative or Governing Body. The City Council of the City of Rockwall, Texas.

(60)(61) Loading Space. A space within the main building or on the same lot therewith, providing for the standing, loading, or unloading of trucks and having a minimum dimension of 12 feet by 65 feet and a vertical clearance of at least 14 feet.

(61)(62) Lot. An undivided tract or parcel of land having frontage on a



## CITY OF ROCKWALL

### PLANNING AND ZONING COMMISSION MEMORANDUM

#### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Planning and Zoning Commission

**FROM:** Ryan Miller, *Director of Planning and Zoning*

**DATE:** August 26, 2025

**SUBJECT:** Z2025-049; *Text Amendment to Article 06, Parking and Loading, and Article 13, Definitions, of the UDC to Define Various Types of Garage Orientations*

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In accordance with Subsection 02.01, *Authority*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward a text amendment to Article 06, *Parking and Loading*, and Article 13, *Definitions*, for the purpose of defining the various types of garage orientations permitted throughout the City of Rockwall. The proposed text amendment would establish and define the following garage orientations:

- (1) *Front Entry Garage*. A garage configuration where the vehicular entrance faces directly toward the adjacent public right-of-way (*i.e. the front property line*). This configuration includes orientations that are: [1] flush with the front façade of the primary structure (*sometimes referred to as Flat Front Entry garages*), [2] recessed less than 20-feet behind the front façade of the primary structure, or [3] situated in front of the front façade of the primary structure.
- (2) *Recessed Front Entry Garage*. A garage configuration where the garage door is forward facing and is situated a minimum of 20-feet behind the front façade of the primary structure.
- (3) *Side Entry Garage*. A garage configuration where the garage door faces towards the side yard property line (*i.e. generally perpendicular to the front property line*) or -- *on corner lots* -- the perceived side yard property line adjacent to a street, and is situated on the side of the primary structure.
- (4) *J-Swing Garage*. A garage configuration in which the driveway curves at a 90-degree angle in front of the primary structure to access a garage door that faces inward or at an angle toward the home's interior. This configuration includes a *J-Swing Garage* that enters on both the left- or right-hand side of the primary structure, and where the garage door is not directly visible from the street.
- (5) *Traditional Swing Garage*. A variation of the *J-Swing* garage orientation in which an additional single or double garage door facing the street may be added behind the primary garage that is configured in a *J-Swing*. These secondary garage doors should be a minimum of 20-feet behind the front façade of the primary structure (*i.e. the front façade of the J-Swing Garage*).
- (6) *Modified Traditional Swing Garage*. A variation of the *Traditional Swing Garage* where a single garage door is situated in a *J-Swing* orientation, and a double garage door is facing the street.
- (7) *Swing Garage*. A general term encompassing both the *J-Swing* and *Traditional Swing* garage configurations.

These garage orientations are already referenced in several Planned Development Districts and in the Unified Development Code (UDC); however, there are currently no definitions for these garage orientations in the Unified Development Code (UDC). A redlined copy of the proposed changes along with a draft ordinance have been provided in the attached packet. Staff should note that these changes do not change the garage orientations currently permitted within any zoning district or in the Unified Development Code (UDC), and only seeks to provide definitions of the various garage orientation reference in the City's zoning documents.

In accordance with Subsection 02.01(C) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward the proposed text amendment to the City Council for consideration, and -- *in accordance with Section 02.04(B) of Article 11, Development Applications and Review*

*Procedures, of the Unified Development Code (UDC)* – the Director is bringing the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the Planning and Zoning Commission have any questions staff will be available at the meeting on August 26, 2025.



TABLE 1: JOINT USE OF PARKING CALCULATIONS

TIME OF DAY	OFFICE	RETAIL	RESTAURANT	THEATER	HOTEL
6:00 AM - 12:00 PM	1.00	0.97	0.50	0.30	1.00
12:00 PM - 1:00PM	0.90	1.00	0.70	0.70	0.30
1:00 PM - 4:00 PM	0.97	0.97	0.60	0.70	0.45
4:00 PM - 6:00 PM	0.47	0.82	0.90	0.80	0.70
6:00 PM - 8:00 PM	0.07	0.89	1.00	1.00	1.00
8:00 PM - 12:00 AM	0.03	0.61	1.00	1.00	1.00

## EXAMPLE 1: JOINT USE OF PARKING CALCULATIONS

An example of a mixed-use development comprised of the below land uses would be as follows:

Step 1: Development Square Footages

- Office: 50,000 SF
- Retail: 20,000 SF
- Restaurant: 8,000 SF

Step 2: Individual Parking Requirements

LAND USE	SF	PARKING REQUIREMENT	REQUIRED PARKING
OFFICE	50,000	1/300 SF	167
RETAIL	20,000	1/250 SF	80
RESTAURANT	8,000	1/100 SF	80
TOTAL:			327

Step 3: Shared Parking Requirements

TIME OF DAY	OFFICE	RETAIL	RESTAURANT	TOTAL
6:00 AM - 12:00 PM	1.00x167=167	0.97x80=78	0.50x80=40	285
12:00 PM - 1:00PM	0.90x167=150	1.00x80=80	0.70x80=56	286
1:00 PM - 4:00 PM	0.97x167=162	0.97x80=78	0.60x80=48	288
4:00 PM - 6:00 PM	0.47x167=78	0.82x80=66	0.90x80=72	216
6:00 PM - 8:00 PM	0.07x167=12	0.89x80=71	1.00x80=80	163
8:00 PM - 12:00 AM	0.03x167=5	0.61x80=49	1.00x80=80	134

Step 4: The parking required is 288 parking spaces. This is a reduction of 39 parking spaces or 11.9% over the individual parking requirements.

(C) Off-Site Parking Agreement.

- (1) When the required off-street parking spaces are not located on the same lot with the building or use served, or when the required off-street parking spaces are provided collectively or used jointly by two (2) or more establishments, a written agreement which ensures the retention of such spaces for this purpose, and for a period of not less than two (2) years, shall be drawn and executed by the parties concerned, approved as to form by the City Attorney, and filed with the application for a building permit or Certificate of Occupancy (CO) if a change in use is involved.
- (2) If the off-site parking is terminated for any reason, then alternative parking meeting the standards of this Article, shall be required, or the property shall lose its Certificate of Occupancy (CO).

- (D) Parking in Front Yards of Residential and Agriculture. No required off-street parking space shall be located in the required front yard in any residential or agricultural district.
- (E) Parking in Front Yards of Non-Residential. In any nonresidential district, the required off-street parking space may be located in the required front yard provided that it meets landscaping and screening requirements in [Article 08, Landscape Standards](#).

## SUBSECTION 03.04: LIGHTING OF PARKING AND LOADING AREAS

- (A) Spill-Over Lighting. All lighting facilities shall be so arranged as to reflect the illumination away from any adjacent property. Such lighting facilities shall provide illumination within parking areas not to exceed a maintained average of 1½- footcandles at ground level, and shall distribute not more than 0.2 of one (1) footcandle of light upon any adjacent residential property (also see [Section 03, Outdoor Lighting for Non-Residential Properties, of Article 07, Environmental Standards](#)).
- (B) Lighting as a Nuisance or Safety Hazard. All lighting facilities shall be placed, masked or otherwise arranged such that illumination or glare shall not intrude on residential property or create a hazard to motorists on any street, alley or other public way.

## SUBSECTION 03.05: PAY PARKING LOTS

No charge may be made for at-grade visitor parking spaces, unless approved by City Council as part of a specific Use Permit.

## SUBSECTION 03.06: SHARED PARKING/CROSS ACCESS

In master planned retail centers, cross access and shared parking agreements are required for final platting.

## SECTION 04 | RESIDENTIAL PARKING

## SUBSECTION 04.01: LOTS LESS THAN FIVE (5) ACRES

- (A) Location. All required residential parking shall be located onsite except in the Downtown District.
- (B) Garages. In single-family or duplex districts, parking garages must be ~~located at least 20-foot behind the front building facade for front entry garages, unless it is a J-Swing garage where the garage door is perpendicular to the street.~~ configured in a J-Swing, Traditional Swing, or Recessed Front Entry garage configuration (see the definition for Garage Orientations in [Article 13, Definitions, of this Unified Development Code \[UDC\]](#)).
- (C) Carports. In single-family or duplex districts, carports must be located at least 20-feet behind the front building facade and be architecturally integrated with the main residential structure.

## SECTION 05 | OFF-STREET PARKING REQUIREMENTS

## SUBSECTION 05.01: OFF-STREET PARKING REQUIREMENTS

The schedule of off-street parking requirements in [Table 5](#) establishes parking requirements for all zoning districts.



~~(45)~~ Garage, Community. A building or portion thereof, other than a public, private or storage garage as defined below, providing storage for motor vehicles with facilities for washing, but no other services, such garage to be in lieu of private garages within a block or portion of a block.

~~(45)~~(46) Garage Orientations. For the purposes of this Unified Development Code (UDC), the following definitions shall apply when interpreting garage orientation:

- (a) Front Entry Garage. A garage configuration where the vehicular entrance faces directly toward the adjacent public right-of-way (*i.e. the front property line*). This configuration includes orientations that are: [1] flush with the front façade of the primary structure (*sometimes referred to as Flat Front Entry garages*), [2] recessed less than 20-feet behind the front façade of the primary structure, or [3] situated in front of the front façade of the primary structure.
- (b) Recessed Front Entry Garage. A garage configuration where the garage door is forward facing and is situated a minimum of 20-feet behind the front façade of the primary structure.
- (c) Side Entry Garage. A garage configuration where the garage door faces towards the side yard property line (*i.e. generally perpendicular to the front property line*) or -- on corner lots -- the perceived side yard property line adjacent to a street, and is situated on the side of the primary structure.
- (d) J-Swing Garage. A garage configuration in which the driveway curves at a 90-degree angle in front of the primary structure to access a garage door that faces inward or at an angle toward the home's interior. This configuration includes a *J-Swing Garage* that enters on both the left- or right-hand side of the primary structure, and where the garage door is not directly visible from the street.
- (e) Traditional Swing Garage. A variation of the *J-Swing* garage orientation in which an additional single or double garage door facing the street may be added behind the primary garage that is configured in a *J-Swing*. These secondary garage doors should be a minimum of 20-feet behind the front façade of the primary structure (*i.e. the front façade of the J-Swing Garage*).
- (f) Modified Traditional Swing Garage. A variation of the *Traditional Swing Garage* where a single garage door is situated in a *J-Swing* orientation, and a double garage door is facing the street.
- (g) Swing Garage. A general term encompassing both the *J-Swing* and *Traditional Swing* garage configurations.

~~(46)~~(47) Garage, Public. A building or portion thereof, designed or used for the storage, sale, hiring, care or repair of motor vehicles, which is operated for commercial purposes.

~~(47)~~(48) Garage, storage. A building or portion thereof, except those defined as private, a public, or a community garage providing storage for more than four motor vehicles, with facilities for washing but no other services.

~~(48)~~(49) Ground Cover. Natural mulch or plants of species which

normally reach a height of less than two feet upon maturity, installed in such a manner so as to form a continuous cover over the ground.

~~(49)~~(50) Height of Yard or Court. The vertical distance from the lowest level of such yard or court to the highest point of any boundary wall.

~~(50)~~(51) Impervious Cover. Roads, parking areas, buildings and other impermeable construction covering the natural land surface that prevent absorption of the water. Water quality basins, swells and other conveyances for overland drainage shall not be calculated as impervious cover.

~~(51)~~(52) Industrial Development. Any development on private land that is not classified as commercial or residential development (*i.e. that consists of development being performed within the Light Industrial [LI] or Heavy Industrial [HI] Districts and that is based in warehouse, research/technology, light or heavy manufacturing, or similar land uses*).

~~(52)~~(53) Institutional Use. A nonprofit organization or building, public or private, for the benefit of the public including YMCA, YWCA, Boys Clubs, Scouts; educational facilities and schools, including day care centers and kindergartens; churches, temples, cemeteries, mausoleums or crematories for the deposit of the human dead; hospitals, civic clubs, private parks, private libraries, museums, etc.

~~(53)~~(54) Kindergarten. A school for more than five (5) children of preschool age, in which constructive endeavors, object lessons or educational games are prominent features of the curriculum.

~~(54)~~(55) Landscape Architect. A person licensed to practice or teach landscape architecture in the State of Texas pursuant to state law.

~~(55)~~(56) Landscape Buffer. A strip of land:

- (a) Which serves a buffer function on the perimeter of a building site adjacent to another building site, residentially zoned or used property, or to a public or private street or alley; and
- (b) At least 80% of which is covered by natural grass, ground cover, or other natural plant materials (*excluding screening*).
- (c) Which is exclusive of any easements or right-of-way.

~~(56)~~(57) Landscaping. Trees, shrubs, ground cover, earthen berms, vines, grass, water, decorative features such as fountains, or other material approved by the City Council.

~~(57)~~(58) Large Shrub. A shrub which normally reaches a height of six (6) feet or more upon maturity.

~~(58)~~(59) Large Tree. A tree of a species which normally reaches a height of 30 feet or more upon maturity.

~~(59)~~(60) Legislative or Governing Body. The City Council of the City of Rockwall, Texas.

~~(60)~~(61) Loading Space. A space within the main building or on the same lot therewith, providing for the standing, loading, or unloading of trucks and having a minimum dimension of 12 feet by 65 feet and a vertical clearance of at least 14 feet.

~~(61)~~(62) Lot. An undivided tract or parcel of land having frontage on a



CITY OF ROCKWALL

ORDINANCE NO. ~~25-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, BY AMENDING VARIOUS ARTICLES AS DEPCITED IN *EXHIBITS 'A' THROUGH 'B'* OF THIS ORDINANCE; 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**, an amendment to the City of Rockwall's Unified Development Code [Ordinance No. 20-02] has been initiated by the Director of Planning and Zoning in accordance with 02.01(C)(3) of Article 11, *Development Review Procedures*, of the Unified Development Code (UDC) to make various changes for the purpose of defining the residential garage orientations permitted in the City of Rockwall; 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 city's corporate boundaries, 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 Article 06, *Parking and Loading*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

**SECTION 2.** That Article 13, *Definitions*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'B'* of this ordinance;

**SECTION 3.** 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 4.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [Ordinance No. 20-02], 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 5.** 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 15<sup>TH</sup> DAY OF SEPTEMBER, 2025.**



\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

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

*1<sup>st</sup> Reading:* September 2, 2025

*2<sup>nd</sup> Reading:* September 15, 2025

**Exhibit 'A'**  
**Article 06, Parking and Loading Standards, of the**  
**Unified Development Code (UDC)**

CITY OF ROCKWALL | UNIFIED DEVELOPMENT CODE



TABLE 1: JOINT USE OF PARKING CALCULATIONS

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EXAMPLE 1: JOINT USE OF PARKING CALCULATIONS

An example of a mixed-use development comprised of the below land uses would be as follows:

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Step 4: The parking required is 288 parking spaces. This is a reduction of 39 parking spaces or 11.9% over the individual parking requirements.

(C) Off-Site Parking Agreement.

- (1) When the required off-street parking spaces are not located on the same lot with the building or use served, or when the required off-street parking spaces are provided collectively or used jointly by two (2) or more establishments, a written agreement which ensures the retention of such spaces for this purpose, and for a period of not less than two (2) years, shall be drawn and executed by the parties concerned, approved as to form by the City Attorney, and filed with the application for a building permit or Certificate of Occupancy (CO) if a change in use is involved.
- (2) If the off-site parking is terminated for any reason, then alternative parking meeting the standards of this Article, shall be required, or the property shall lose its Certificate of Occupancy (CO).

(D) Parking in Front Yards of Residential and Agriculture. No required off-street parking space shall be located in the required front yard in any residential or agricultural district.

(E) Parking in Front Yards of Non-Residential. In any nonresidential district, the required off-street parking space may be located in the required front yard provided that it meets landscaping and screening requirements in [Article 08, Landscape Standards](#).

SUBSECTION 03.04: LIGHTING OF PARKING AND LOADING AREAS

(A) Spill-Over Lighting. All lighting facilities shall be so arranged as to reflect the illumination away from any adjacent property. Such lighting facilities shall provide illumination within parking areas not to exceed a maintained average of 1½- footcandles at ground level, and shall distribute not more than 0.2 of one (1) footcandle of light upon any adjacent residential property (also see [Section 03, Outdoor Lighting for Non-Residential Properties, of Article 07, Environmental Standards](#)).

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In master planned retail centers, cross access and shared parking agreements are required for final platting.

SECTION 04 | RESIDENTIAL PARKING

SUBSECTION 04.01: LOTS LESS THAN FIVE (5) ACRES

(A) Location. All required residential parking shall be located onsite except in the Downtown District.

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(C) Carports. In single-family or duplex districts, carports must be located at least 20-feet behind the front building facade and be architecturally integrated with the main residential structure.

SECTION 05 | OFF-STREET PARKING REQUIREMENTS

SUBSECTION 05.01: OFF-STREET PARKING REQUIREMENTS

The schedule of off-street parking requirements in [Table 5](#) establishes parking requirements for all zoning districts.

**Exhibit 'B'**  
**Article 13, Definitions, of the**  
**Unified Development Code (UDC)**

CITY OF ROCKWALL | UNIFIED DEVELOPMENT CODE



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(b) Recessed Front Entry Garage. A garage configuration where the garage door is forward facing and is situated a minimum of 20-feet behind the front façade of the primary structure.

(c) Side Entry Garage. A garage configuration where the garage door faces towards the side yard property line (i.e. generally perpendicular to the front property line) or -- on corner lots -- the perceived side yard property line adjacent to a street, and is situated on the side of the primary structure.

(d) J-Swing Garage. A garage configuration in which the driveway curves at a 90-degree angle in front of the primary structure to access a garage door that faces inward or at an angle toward the home's interior. This configuration includes a J-Swing Garage that enters on both the left- or right-hand side of the primary structure, and where the garage door is not directly visible from the street.

(e) Traditional Swing Garage. A variation of the J-Swing garage orientation in which an additional single or double garage door facing the street may be added behind the primary garage that is configured in a J-Swing. These secondary garage doors should be a minimum of 20-feet behind the front façade of the primary structure (i.e. the front façade of the J-Swing Garage).

(f) Modified Traditional Swing Garage. A variation of the Traditional Swing Garage where a single garage door is situated in a J-Swing orientation, and a double garage door is facing the street.

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normally reach a height of less than two feet upon maturity, installed in such a manner so as to form a continuous cover over the ground.

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(52)(53) Institutional Use. A nonprofit organization or building, public or private, for the benefit of the public including YMCA, YWCA, Boys Clubs, Scouts; educational facilities and schools, including day care centers and kindergartens; churches, temples, cemeteries, mausoleums or crematories for the deposit of the human dead; hospitals, civic clubs, private parks, private libraries, museums, etc.

(53)(54) Kindergarten. A school for more than five (5) children of preschool age, in which constructive endeavors, object lessons or educational games are prominent features of the curriculum.

(54)(55) Landscape Architect. A person licensed to practice or teach landscape architecture in the State of Texas pursuant to state law.

(55)(56) Landscape Buffer. A strip of land:

- (a) Which serves a buffer function on the perimeter of a building site adjacent to another building site, residentially zoned or used property, or to a public or private street or alley; and
- (b) At least 80% of which is covered by natural grass, ground cover, or other natural plant materials (excluding screening).
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(61)(62) Lot. An undivided tract or parcel of land having frontage on a



# CITY OF ROCKWALL

## CITY COUNCIL MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Mayor and City Council

**CC:** Mary Smith, *City Manager*  
Joey Boyd, *Assistant City Manager*

**FROM:** Ryan Miller, *Director of Planning and Zoning*

**DATE:** September 2, 2025

**SUBJECT:** Z2025-049; *Text Amendment to Article 06, Parking and Loading, and Article 13, Definitions, of the UDC to Define Various Types of Garage Orientations*

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In accordance with Subsection 02.01, *Authority*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward a text amendment to Article 06, *Parking and Loading*, and Article 13, *Definitions*, for the purpose of defining the various types of garage orientations permitted throughout the City of Rockwall. The proposed text amendment would establish and define the following garage orientations:

- (1) *Front Entry Garage*. A garage configuration where the vehicular entrance faces directly toward the adjacent public right-of-way (*i.e. the front property line*). This configuration includes orientations that are: [1] flush with the front façade of the primary structure (*sometimes referred to as Flat Front Entry garages*), [2] recessed less than 20-feet behind the front façade of the primary structure, or [3] situated in front of the front façade of the primary structure.
- (2) *Recessed Front Entry Garage*. A garage configuration where the garage door is forward facing and is situated a minimum of 20-feet behind the front façade of the primary structure.
- (3) *Side Entry Garage*. A garage configuration where the garage door faces towards the side yard property line (*i.e. generally perpendicular to the front property line*) or -- *on corner lots* -- the perceived side yard property line adjacent to a street, and is situated on the side of the primary structure.
- (4) *J-Swing Garage*. A garage configuration in which the driveway curves at a 90-degree angle in front of the primary structure to access a garage door that faces inward or at an angle toward the home's interior. This configuration includes a *J-Swing Garage* that enters on both the left- or right-hand side of the primary structure, and where the garage door is not directly visible from the street.
- (5) *Traditional Swing Garage*. A variation of the *J-Swing* garage orientation in which an additional single or double garage door facing the street may be added behind the primary garage that is configured in a *J-Swing*. These secondary garage doors should be a minimum of 20-feet behind the front façade of the primary structure (*i.e. the front façade of the J-Swing Garage*).
- (6) *Modified Traditional Swing Garage*. A variation of the *Traditional Swing Garage* where a single garage door is situated in a *J-Swing* orientation, and a double garage door is facing the street.
- (7) *Swing Garage*. A general term encompassing both the *J-Swing* and *Traditional Swing* garage configurations.

These garage orientations are already referenced in several Planned Development Districts and in the Unified Development Code (UDC); however, there are currently no definitions for these garage orientations in the Unified Development Code (UDC). A redlined copy of the proposed changes along with a draft ordinance have been provided in the attached packet. Staff should note that these changes do not change the garage orientations currently permitted within any zoning district or in the Unified Development Code (UDC), and only seeks to provide definitions of the various garage orientation reference in the City's zoning documents.

In accordance with Subsection 02.01(C) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward the proposed text amendment to the City Council for consideration, and -- *in accordance with Section 02.04(B) of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC)* -- the Director brought the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. On August 26, 2025, the Planning and Zoning Commission approved a motion to recommend approval by a vote of 7-0. In addition, staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the City Council have any questions staff will be available at the meeting on September 2, 2025.



TABLE 1: JOINT USE OF PARKING CALCULATIONS

TIME OF DAY	OFFICE	RETAIL	RESTAURANT	THEATER	HOTEL
6:00 AM - 12:00 PM	1.00	0.97	0.50	0.30	1.00
12:00 PM - 1:00PM	0.90	1.00	0.70	0.70	0.30
1:00 PM - 4:00 PM	0.97	0.97	0.60	0.70	0.45
4:00 PM - 6:00 PM	0.47	0.82	0.90	0.80	0.70
6:00 PM - 8:00 PM	0.07	0.89	1.00	1.00	1.00
8:00 PM - 12:00 AM	0.03	0.61	1.00	1.00	1.00

## EXAMPLE 1: JOINT USE OF PARKING CALCULATIONS

An example of a mixed-use development comprised of the below land uses would be as follows:

Step 1: Development Square Footages

- Office: 50,000 SF
- Retail: 20,000 SF
- Restaurant: 8,000 SF

Step 2: Individual Parking Requirements

LAND USE	SF	PARKING REQUIREMENT	REQUIRED PARKING
OFFICE	50,000	1/300 SF	167
RETAIL	20,000	1/250 SF	80
RESTAURANT	8,000	1/100 SF	80
TOTAL:			327

Step 3: Shared Parking Requirements

TIME OF DAY	OFFICE	RETAIL	RESTAURANT	TOTAL
6:00 AM - 12:00 PM	1.00x167=167	0.97x80=78	0.50x80=40	285
12:00 PM - 1:00PM	0.90x167=150	1.00x80=80	0.70x80=56	286
1:00 PM - 4:00 PM	0.97x167=162	0.97x80=78	0.60x80=48	288
4:00 PM - 6:00 PM	0.47x167=78	0.82x80=66	0.90x80=72	216
6:00 PM - 8:00 PM	0.07x167=12	0.89x80=71	1.00x80=80	163
8:00 PM - 12:00 AM	0.03x167=5	0.61x80=49	1.00x80=80	134

Step 4: The parking required is 288 parking spaces. This is a reduction of 39 parking spaces or 11.9% over the individual parking requirements.

(C) Off-Site Parking Agreement.

- (1) When the required off-street parking spaces are not located on the same lot with the building or use served, or when the required off-street parking spaces are provided collectively or used jointly by two (2) or more establishments, a written agreement which ensures the retention of such spaces for this purpose, and for a period of not less than two (2) years, shall be drawn and executed by the parties concerned, approved as to form by the City Attorney, and filed with the application for a building permit or Certificate of Occupancy (CO) if a change in use is involved.
- (2) If the off-site parking is terminated for any reason, then alternative parking meeting the standards of this Article, shall be required, or the property shall lose its Certificate of Occupancy (CO).

- (D) Parking in Front Yards of Residential and Agriculture. No required off-street parking space shall be located in the required front yard in any residential or agricultural district.
- (E) Parking in Front Yards of Non-Residential. In any nonresidential district, the required off-street parking space may be located in the required front yard provided that it meets landscaping and screening requirements in [Article 08, Landscape Standards](#).

## SUBSECTION 03.04: LIGHTING OF PARKING AND LOADING AREAS

- (A) Spill-Over Lighting. All lighting facilities shall be so arranged as to reflect the illumination away from any adjacent property. Such lighting facilities shall provide illumination within parking areas not to exceed a maintained average of 1½ footcandles at ground level, and shall distribute not more than 0.2 of one (1) footcandle of light upon any adjacent residential property (also see [Section 03, Outdoor Lighting for Non-Residential Properties](#), of [Article 07, Environmental Standards](#)).
- (B) Lighting as a Nuisance or Safety Hazard. All lighting facilities shall be placed, masked or otherwise arranged such that illumination or glare shall not intrude on residential property or create a hazard to motorists on any street, alley or other public way.

## SUBSECTION 03.05: PAY PARKING LOTS

No charge may be made for at-grade visitor parking spaces, unless approved by City Council as part of a specific Use Permit.

## SUBSECTION 03.06: SHARED PARKING/CROSS ACCESS

In master planned retail centers, cross access and shared parking agreements are required for final platting.

## SECTION 04 | RESIDENTIAL PARKING

## SUBSECTION 04.01: LOTS LESS THAN FIVE (5) ACRES

- (A) Location. All required residential parking shall be located onsite except in the Downtown District.
- (B) Garages. In single-family or duplex districts, parking garages must be ~~located at least 20 feet behind the front building facade for front entry garages, unless it is a J-Swing garage where the garage door is perpendicular to the street.~~ configured in a J-Swing, Traditional Swing, or Recessed Front Entry garage configuration (see the definition for Garage Orientations in [Article 13, Definitions, of this Unified Development Code \[UDC\]](#)).
- (C) Carports. In single-family or duplex districts, carports must be located at least 20-feet behind the front building facade and be architecturally integrated with the main residential structure.

## SECTION 05 | OFF-STREET PARKING REQUIREMENTS

## SUBSECTION 05.01: OFF-STREET PARKING REQUIREMENTS

The schedule of off-street parking requirements in [Table 5](#) establishes parking requirements for all zoning districts.





~~(45)~~ Garage, Community. A building or portion thereof, other than a public, private or storage garage as defined below, providing storage for motor vehicles with facilities for washing, but no other services, such garage to be in lieu of private garages within a block or portion of a block.

~~(45)~~(46) Garage Orientations. For the purposes of this Unified Development Code (UDC), the following definitions shall apply when interpreting garage orientation:

- (a) Front Entry Garage. A garage configuration where the vehicular entrance faces directly toward the adjacent public right-of-way (*i.e. the front property line*). This configuration includes orientations that are: [1] flush with the front façade of the primary structure (*sometimes referred to as Flat Front Entry garages*), [2] recessed less than 20-feet behind the front façade of the primary structure, or [3] situated in front of the front façade of the primary structure.
- (b) Recessed Front Entry Garage. A garage configuration where the garage door is forward facing and is situated a minimum of 20-feet behind the front façade of the primary structure.
- (c) Side Entry Garage. A garage configuration where the garage door faces towards the side yard property line (*i.e. generally perpendicular to the front property line*) or -- on corner lots -- the perceived side yard property line adjacent to a street, and is situated on the side of the primary structure.
- (d) J-Swing Garage. A garage configuration in which the driveway curves at a 90-degree angle in front of the primary structure to access a garage door that faces inward or at an angle toward the home's interior. This configuration includes a *J-Swing Garage* that enters on both the left- or right-hand side of the primary structure, and where the garage door is not directly visible from the street.
- (e) Traditional Swing Garage. A variation of the *J-Swing* garage orientation in which an additional single or double garage door facing the street may be added behind the primary garage that is configured in a *J-Swing*. These secondary garage doors should be a minimum of 20-feet behind the front façade of the primary structure (*i.e. the front façade of the J-Swing Garage*).
- (f) Modified Traditional Swing Garage. A variation of the *Traditional Swing Garage* where a single garage door is situated in a *J-Swing* orientation, and a double garage door is facing the street.
- (g) Swing Garage. A general term encompassing both the *J-Swing* and *Traditional Swing* garage configurations.

~~(46)~~(47) Garage, Public. A building or portion thereof, designed or used for the storage, sale, hiring, care or repair of motor vehicles, which is operated for commercial purposes.

~~(47)~~(48) Garage, storage. A building or portion thereof, except those defined as private, a public, or a community garage providing storage for more than four motor vehicles, with facilities for washing but no other services.

~~(48)~~(49) Ground Cover. Natural mulch or plants of species which

normally reach a height of less than two feet upon maturity, installed in such a manner so as to form a continuous cover over the ground.

~~(49)~~(50) Height of Yard or Court. The vertical distance from the lowest level of such yard or court to the highest point of any boundary wall.

~~(50)~~(51) Impervious Cover. Roads, parking areas, buildings and other impermeable construction covering the natural land surface that prevent absorption of the water. Water quality basins, swells and other conveyances for overland drainage shall not be calculated as impervious cover.

~~(51)~~(52) Industrial Development. Any development on private land that is not classified as commercial or residential development (*i.e. that consists of development being performed within the Light Industrial [LI] or Heavy Industrial [HI] Districts and that is based in warehouse, research/technology, light or heavy manufacturing, or similar land uses*).

~~(52)~~(53) Institutional Use. A nonprofit organization or building, public or private, for the benefit of the public including YMCA, YWCA, Boys Clubs, Scouts; educational facilities and schools, including day care centers and kindergartens; churches, temples, cemeteries, mausoleums or crematories for the deposit of the human dead; hospitals, civic clubs, private parks, private libraries, museums, etc.

~~(53)~~(54) Kindergarten. A school for more than five (5) children of preschool age, in which constructive endeavors, object lessons or educational games are prominent features of the curriculum.

~~(54)~~(55) Landscape Architect. A person licensed to practice or teach landscape architecture in the State of Texas pursuant to state law.

~~(55)~~(56) Landscape Buffer. A strip of land:

- (a) Which serves a buffer function on the perimeter of a building site adjacent to another building site, residentially zoned or used property, or to a public or private street or alley; and
- (b) At least 80% of which is covered by natural grass, ground cover, or other natural plant materials (*excluding screening*).
- (c) Which is exclusive of any easements or right-of-way.

~~(56)~~(57) Landscaping. Trees, shrubs, ground cover, earthen berms, vines, grass, water, decorative features such as fountains, or other material approved by the City Council.

~~(57)~~(58) Large Shrub. A shrub which normally reaches a height of six (6) feet or more upon maturity.

~~(58)~~(59) Large Tree. A tree of a species which normally reaches a height of 30 feet or more upon maturity.

~~(59)~~(60) Legislative or Governing Body. The City Council of the City of Rockwall, Texas.

~~(60)~~(61) Loading Space. A space within the main building or on the same lot therewith, providing for the standing, loading, or unloading of trucks and having a minimum dimension of 12 feet by 65 feet and a vertical clearance of at least 14 feet.

~~(61)~~(62) Lot. An undivided tract or parcel of land having frontage on a

CITY OF ROCKWALL

ORDINANCE NO. 25-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, BY AMENDING VARIOUS ARTICLES AS DEPCITED IN EXHIBITS 'A' THROUGH 'B' OF THIS ORDINANCE; 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**, an amendment to the City of Rockwall's Unified Development Code [Ordinance No. 20-02] has been initiated by the Director of Planning and Zoning in accordance with 02.01(C)(3) of Article 11, *Development Review Procedures*, of the Unified Development Code (UDC) to make various changes for the purpose of defining the residential garage orientations permitted in the City of Rockwall; 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 city's corporate boundaries, 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 Article 06, *Parking and Loading*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

**SECTION 2.** That Article 13, *Definitions*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'B'* of this ordinance;

**SECTION 3.** 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 4.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [Ordinance No. 20-02], 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 5.** 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 15<sup>TH</sup> DAY OF SEPTEMBER, 2025.**

\_\_\_\_\_  
Tim McCallum, Mayor

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: September 2, 2025

2<sup>nd</sup> Reading: September 15, 2025

**Exhibit 'A'**  
**Article 06, Parking and Loading Standards, of the**  
**Unified Development Code (UDC)**

CITY OF ROCKWALL | UNIFIED DEVELOPMENT CODE



TABLE 1: JOINT USE OF PARKING CALCULATIONS

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EXAMPLE 1: JOINT USE OF PARKING CALCULATIONS

An example of a mixed-use development comprised of the below land uses would be as follows:

Step 1: Development Square Footages

- Office: 50,000 SF
- Retail: 20,000 SF
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Step 2: Individual Parking Requirements

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Step 4: The parking required is 288 parking spaces. This is a reduction of 39 parking spaces or 11.9% over the individual parking requirements.

(C) Off-Site Parking Agreement.

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- (2) If the off-site parking is terminated for any reason, then alternative parking meeting the standards of this Article, shall be required, or the property shall lose its Certificate of Occupancy (CO).

(D) Parking in Front Yards of Residential and Agriculture. No required off-street parking space shall be located in the required front yard in any residential or agricultural district.

(E) Parking in Front Yards of Non-Residential. In any nonresidential district, the required off-street parking space may be located in the required front yard provided that it meets landscaping and screening requirements in [Article 08, Landscape Standards](#).

SUBSECTION 03.04: LIGHTING OF PARKING AND LOADING AREAS

(A) Spill-Over Lighting. All lighting facilities shall be so arranged as to reflect the illumination away from any adjacent property. Such lighting facilities shall provide illumination within parking areas not to exceed a maintained average of 1½- footcandles at ground level, and shall distribute not more than 0.2 of one (1) footcandle of light upon any adjacent residential property (also see [Section 03, Outdoor Lighting for Non-Residential Properties, of Article 07, Environmental Standards](#)).

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In master planned retail centers, cross access and shared parking agreements are required for final platting.

SECTION 04 | RESIDENTIAL PARKING

SUBSECTION 04.01: LOTS LESS THAN FIVE (5) ACRES

(A) Location. All required residential parking shall be located onsite except in the Downtown District.

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(C) Carports. In single-family or duplex districts, carports must be located at least 20-feet behind the front building facade and be architecturally integrated with the main residential structure.

SECTION 05 | OFF-STREET PARKING REQUIREMENTS

SUBSECTION 05.01: OFF-STREET PARKING REQUIREMENTS

The schedule of off-street parking requirements in [Table 5](#) establishes parking requirements for all zoning districts.



**Exhibit 'B'**  
**Article 13, Definitions, of the**  
**Unified Development Code (UDC)**

CITY OF ROCKWALL | UNIFIED DEVELOPMENT CODE



(45) Garage, Community. A building or portion thereof, other than a public, private or storage garage as defined below, providing storage for motor vehicles with facilities for washing, but no other services, such garage to be in lieu of private garages within a block or portion of a block.

(45)(46) Garage Orientations. For the purposes of this Unified Development Code (UDC), the following definitions shall apply when interpreting garage orientation:

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(b) Recessed Front Entry Garage. A garage configuration where the garage door is forward facing and is situated a minimum of 20-feet behind the front façade of the primary structure.

(c) Side Entry Garage. A garage configuration where the garage door faces towards the side yard property line (i.e. generally perpendicular to the front property line) or -- on corner lots -- the perceived side yard property line adjacent to a street, and is situated on the side of the primary structure.

(d) J-Swing Garage. A garage configuration in which the driveway curves at a 90-degree angle in front of the primary structure to access a garage door that faces inward or at an angle toward the home's interior. This configuration includes a J-Swing Garage that enters on both the left- or right-hand side of the primary structure, and where the garage door is not directly visible from the street.

(e) Traditional Swing Garage. A variation of the J-Swing garage orientation in which an additional single or double garage door facing the street may be added behind the primary garage that is configured in a J-Swing. These secondary garage doors should be a minimum of 20-feet behind the front façade of the primary structure (i.e. the front façade of the J-Swing Garage).

(f) Modified Traditional Swing Garage. A variation of the Traditional Swing Garage where a single garage door is situated in a J-Swing orientation, and a double garage door is facing the street.

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normally reach a height of less than two feet upon maturity, installed in such a manner so as to form a continuous cover over the ground.

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(52)(53) Institutional Use. A nonprofit organization or building, public or private, for the benefit of the public including YMCA, YWCA, Boys Clubs, Scouts; educational facilities and schools, including day care centers and kindergartens; churches, temples, cemeteries, mausoleums or crematories for the deposit of the human dead; hospitals, civic clubs, private parks, private libraries, museums, etc.

(53)(54) Kindergarten. A school for more than five (5) children of preschool age, in which constructive endeavors, object lessons or educational games are prominent features of the curriculum.

(54)(55) Landscape Architect. A person licensed to practice or teach landscape architecture in the State of Texas pursuant to state law.

(55)(56) Landscape Buffer. A strip of land:

- (a) Which serves a buffer function on the perimeter of a building site adjacent to another building site, residentially zoned or used property, or to a public or private street or alley; and
- (b) At least 80% of which is covered by natural grass, ground cover, or other natural plant materials (excluding screening).
- (c) Which is exclusive of any easements or right-of-way.

(56)(57) Landscaping. Trees, shrubs, ground cover, earthen berms, vines, grass, water, decorative features such as fountains, or other material approved by the City Council.

(57)(58) Large Shrub. A shrub which normally reaches a height of six (6) feet or more upon maturity.

(58)(59) Large Tree. A tree of a species which normally reaches a height of 30 feet or more upon maturity.

(59)(60) Legislative or Governing Body. The City Council of the City of Rockwall, Texas.

(60)(61) Loading Space. A space within the main building or on the same lot therewith, providing for the standing, loading, or unloading of trucks and having a minimum dimension of 12 feet by 65 feet and a vertical clearance of at least 14 feet.

(61)(62) Lot. An undivided tract or parcel of land having frontage on a