



**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**



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Highway 276 Royse City Texas 75189

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING Agriculture

CURRENT USE Agriculture

PROPOSED ZONING SF-1

PROPOSED USE Single family home

ACREAGE 105.285

LOTS [CURRENT]

1

LOTS [PROPOSED]

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]

OWNER

APPLICANT

KRE 15 LLC

CONTACT PERSON \_\_\_\_\_

CONTACT PERSON

William Solomon

ADDRESS \_\_\_\_\_

ADDRESS

CITY, STATE & ZIP \_\_\_\_\_

CITY, STATE & ZIP

PHONE \_\_\_\_\_

PHONE

E-MAIL \_\_\_\_\_

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William Solomon [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 15<sup>th</sup> DAY OF August, 2025

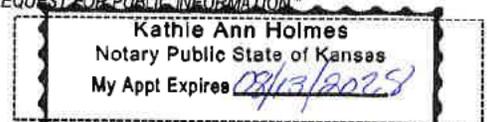
OWNER'S SIGNATURE

*William Solomon*

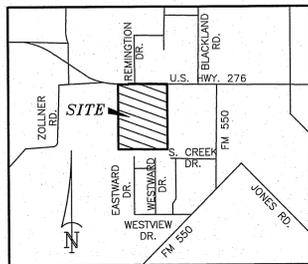
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Kansas

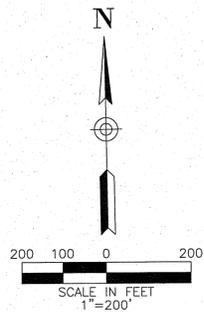
*Kathie Ann Holmes*



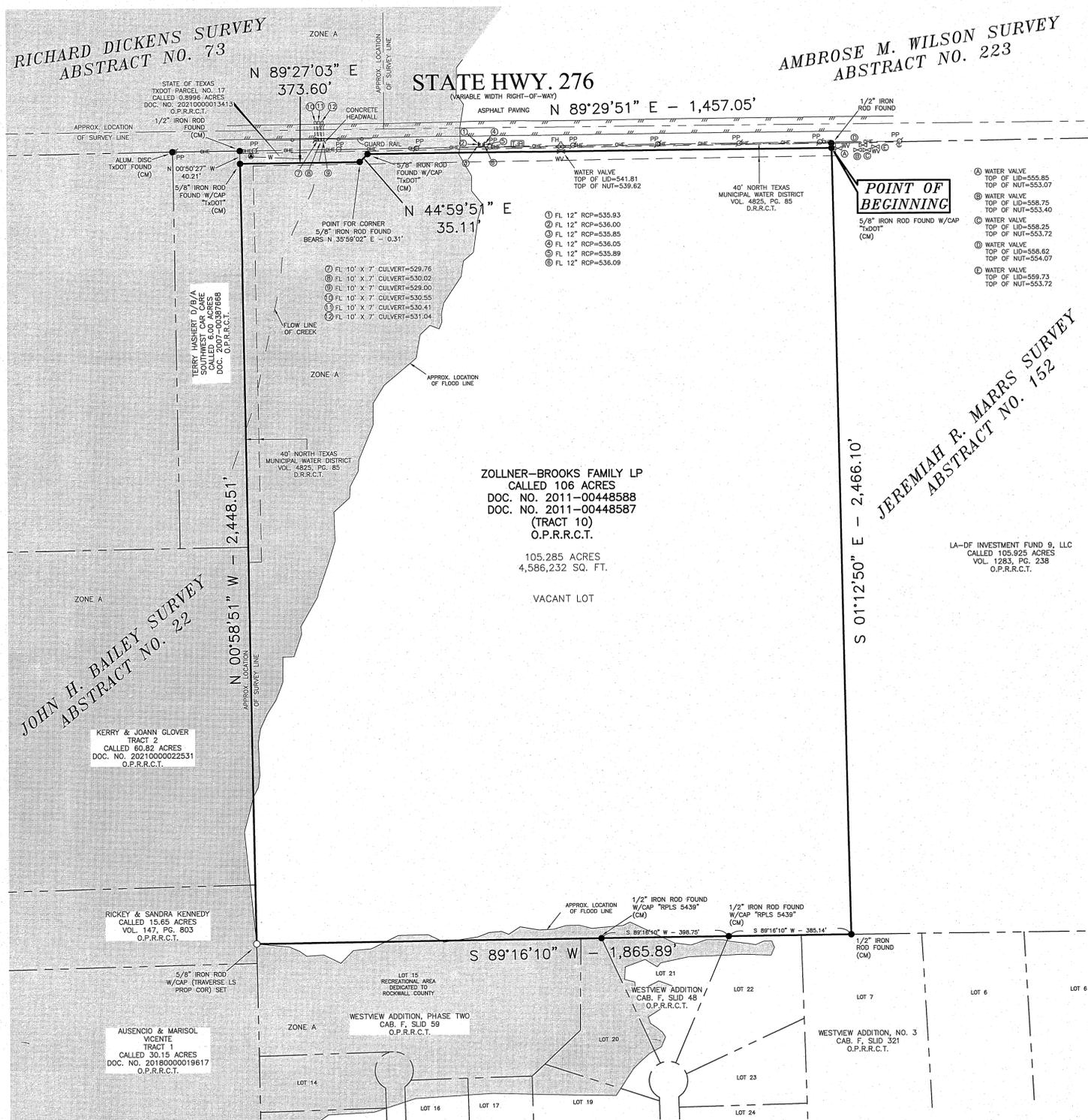
MY COMMISSION EXPIRES 08/13/28



VICINITY MAP  
NOT TO SCALE



The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.000146135



TITLE NOTES

This survey relies solely on the Commitment for Title Insurance prepared by Chicago Title Insurance Company, Commitment No. 8058642200083 and GF No. CTRR64-8058642200083-RR, with an effective date of June 15, 2022 and issued on July 6, 2022. The surveyor has performed no additional research for easements, restrictions or other matters of record which may affect the land.

10. The following matters and all terms of the documents creating or offering evidence of the matters:

f. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Seaway Pipeline Inc.  
Purpose: As provided in said document  
Recording Date: January 21, 1985  
Recording No: Volume 217, Page 269 Deed Records, Rockwall County, Texas  
(does not affect the subject tract)

g. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Phillips Texas Border Pipeline Company f/k/a/ Phillips Natural Gas Company  
Purpose: As provided in said document  
Recording Date: February 1, 1994  
Recording No: Volume 869, Page 1, Deed Records, Rockwall County, Texas  
(does not affect the subject tract)

h. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: North Texas Municipal Water District  
Purpose: As provided in said document  
Recording Date: November 14, 2006  
Recording No: Volume 4825, Page 85, Deed Records, Rockwall County, Texas  
(affects subject tract as shown on survey)

LAND DESCRIPTION

Being a 105.285 acre tract of land situated in the Jeremiah R. Marrs Survey, Abstract No. 152, City of Royse City, Rockwall County, Texas, being all of a tract of land conveyed to Zollner-Brooks Family, LP, a Texas limited partnership, by Warranty Deed Without Title Examination, recorded in Document No. 2011-00448588 and Document No. 2011-00448587, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and being more particularly described as follows:

**BEGINNING** at a 5/8 inch iron rod with cap stamped "TxDOT" (controlling monument (CM)) found on the northeasterly corner of said Zollner tract, being on the southerly right-of-way line of State Highway 276 (a variable width right-of-way) and being on the westerly line of a tract of land conveyed to LA-DF Investment Fund 9, LLC, by Special Warranty Deed, recorded in Volume 1283, Page 238, O.P.R.R.C.T.;

**THENCE** South 01 degrees 12 minutes 50 seconds East, along the common easterly line of said Zollner tract and the westerly line said LA-DF tract, a distance of 2,466.10 feet to a 1/2 inch iron rod (CM) found on the common southeasterly corner of said Zollner tract and the southwesterly corner of said LA-DF Investment tract, said iron rod also being on the northerly line of Lot 7, of Westview Addition, No. 3, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 321, O.P.R.R.C.T.

**THENCE** South 89 degrees 16 minutes 10 seconds West, along the common southerly line of said Zollner tract, the northerly line of said Lot 7, Westview Addition, No. 3 plat, the northerly line of Lots 20-22, of Westview Addition, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 48, O.P.R.R.C.T. and the northerly line of Lot 15, of Westview Addition, Phase Two, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 59, O.P.R.R.C.T., a distance of 1,865.89 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set on the common southwesterly corner of said Zollner tract, and the northwesterly corner of said Lot 15, said iron rod set also being on the easterly line of a tract of land conveyed to Rickey Edmond Kennedy and wife, Sandra Ann Kennedy, by Warranty Deed With Vendor's Lien, recorded in Volume 147, Page 803, O.P.R.R.C.T.;

**THENCE** North 00 degrees 58 minutes 51 Seconds West, along the common westerly line of said Zollner tract, and the easterly line of said the Kennedy tract, the easterly line of a tract of land conveyed to Kerry C. Glover and Joann Glover, by General Warranty Deed, recorded in Document No. 2021000022531, O.P.R.R.C.T. and the easterly line of a tract of land conveyed to Terry Hashert d/b/a Southwest Car Care, by Warranty Deed With Vendor's Lien, recorded in Document No. 2007-00387668, O.P.R.R.C.T., a distance of 2,448.51 feet to a 5/8 inch iron rod with cap stamped "TxDOT" (CM) found for corner;

**THENCE** departing said Terry Hashert tract and along the common northerly line of said Zollner tract and the southerly right-of-way line of said State Highway 276 the following three (3) calls:

- 1) North 89 degrees 27 minutes 03 seconds East, a distance of 373.60 feet to a point for corner from which a 5/8 inch iron rod found bears at North 35 degrees 59 minutes 02 seconds East - 0.31';
- 2) North 44 degrees 59 minutes 51 seconds East, a distance of 35.11 feet to a 5/8 inch iron rod with cap stamped "TxDOT" (CM);
- 3) North 89 degrees 29 minutes 51 seconds East, a distance of 1,457.05 feet to the **POINT OF BEGINNING** and containing 105.285 acres of land (4,586,232 square feet), more or less.

SURVEYOR'S CERTIFICATION

To: Dreamland Realty, Zollner-Brooks Family, LP, a Texas limited partnership and Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1-4, 8, 11(a), 13, 14 in conjunction with the laws of the State of Texas. The fieldwork was completed on September 7, 2022.

Date of Plat or Map: September 14, 2022

*Chase Crawford*  
Chase Crawford  
Registered Professional Land Surveyor  
Texas Registration No. 6913  
Date: September 14, 2022



LEGEND	
—	BOUNDARY LINE
- - - -	ADJOINER BOUNDARY LINE
- · - · -	EASEMENT LINE (AS NOTED)
— W —	WATER LINE
— OHE —	OVERHEAD ELECTRIC LINE
— I —	WROUGHT IRON FENCE
— W —	WOOD FENCE
○	SET IRON ROD (AS NOTED)
●	FOUND IRON ROD (AS NOTED)
⊗	"X" CUT FOUND
⊗	"X" CUT SET
⊗ W	WATER VALVE
⊗ FH	FIRE HYDRANT
⊗ TB	TELEPHONE JUNCTION BOX
⊗ LP	LIGHT POLE
⊗	POWER POLE
⊗	GUY WIRE
(CM)	CONTROL MONUMENT
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS

FLOOD NOTES

A portion of the subject property shown hereon lies within Zone "A", No Base Flood Elevations determined, the rest lies within Zone "X", (areas determined to be outside of the 0.2% annual chance floodplain), according to the Flood Insurance Rate Map, Community Panel No. 48397C006SL, dated September 26, 2008.

GENERAL NOTES

1. This survey was prepared in conjunction with the Title Commitment listed above and the Surveyor has performed no additional research for easements, restrictions or other matters of record which may affect the land that were not disclosed in said Title Commitment.
2. A request for water, sewer and drainage plans were requested from the City of Royse City but no plans were received.

ALTA/NSPS LAND TITLE SURVEY  
105.285 ACRE TRACT OF LAND  
SITUATED IN THE  
JEREMIAH R. MARRS SURVEY, ABSTRACT NO. 152  
CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS



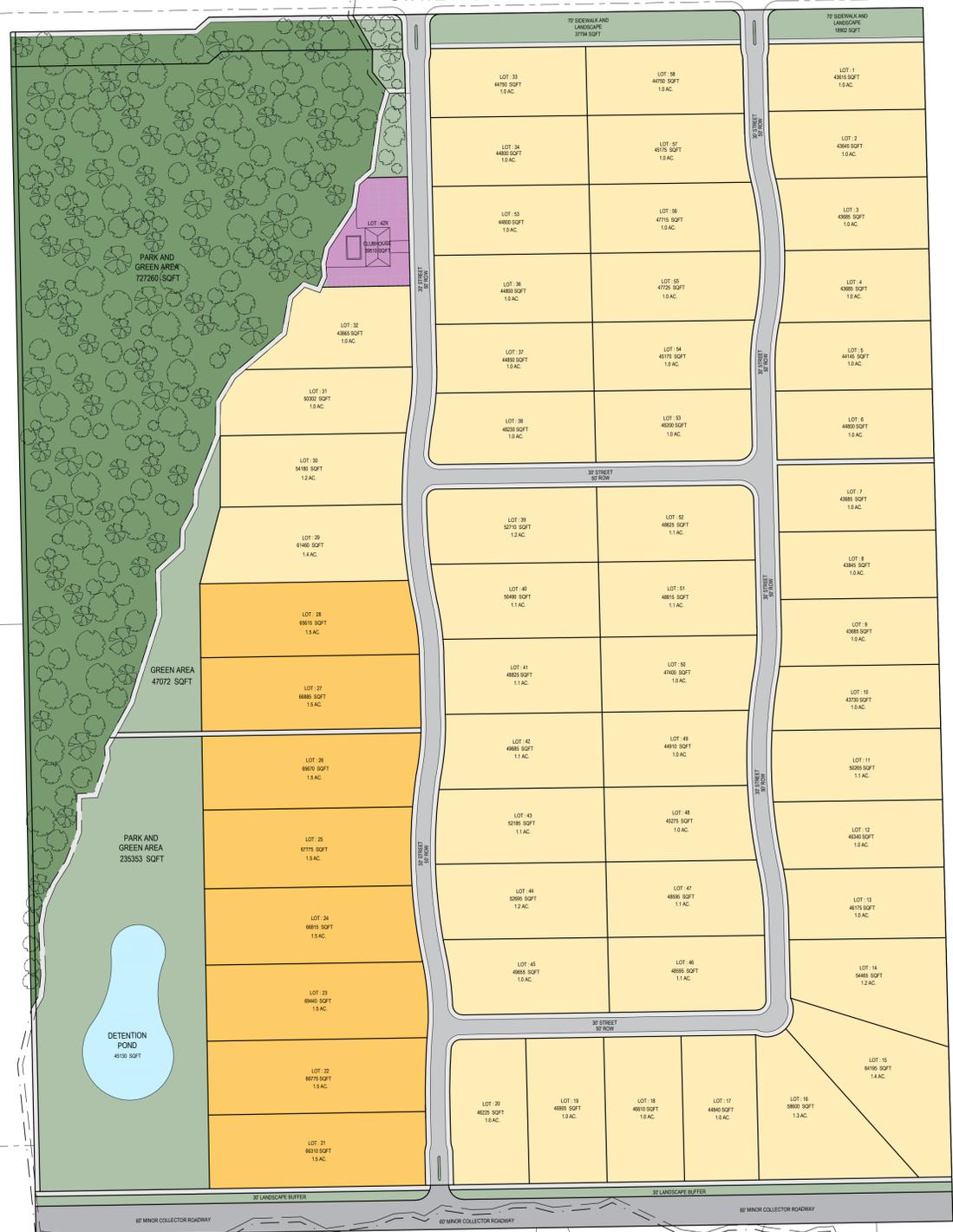
14200 Midway Road, Suite 130, Dallas, TX 75244 T: 469.784.9321  
W: TraverseLandSurveying.com Texas Firm No. 10194631

Surveying | Construction Staking | Platting

NO.	DATE	DESCRIPTION	BY

DRAWN	CHECK	DATE	SCALE	PROJECT NO.
DV	CRC	9-14-2022	1" = 200'	TR-99-22

STATE HIGHWAY. 276



GREEN AREA AND SIDEWALK	AREA (SQFT)
1- 10' SIDEWALK AND LANDSCAPE AND HOA TRAIL	104187
2- HALF OF THE FLOOD PLAIN AND GREEN AREA	363630
3- GREEN AREA AND LANDSCAPE BUFFER	393913
4- DETENTION POND	45130
<b>TOTAL</b>	<b>906,860</b>

20% OF THE TOTAL LAND AREA (906,860 SQFT/ 20.81 ACRES) IS DEDICATED AS OPEN SPACE.

LEGEND:

- SIDE WALK AND TRAIL
- 30' STREET
- 60' MINOR COLLECTOR ROADWAY
- OPEN SPACE AREA (PARK) - 20 AC.
- AMENITY CENTER - 0.9 AC.
- DETENTION POND
- TYPE "A" - 1.0 AC. -50 LOTS
- TYPE "B" - 1.5 AC. - 8 LOTS



**OPTIMA**  
 DESIGN & ENGINEERING PLLC  
 2808 WILDCREEK CT, KELLER TEXAS  
 TEL. (817) 466-6503  
 TEXAS FIRM REGISTRATION NO. F-23565  
 EMAIL: P.ALIKHANI@OPTIMAENGINEER.COM

REVISION NO.	REVISION	REV. DATE
1	EDITED PLAN BASED ON THE CITY COMMENTS	08.05.2025
2	INCREASE THE GREEN AREA TO 20%	08.12.2025

PLAN DEVELOPMENT

PROJECT:  
**ROCKWALL PROPERTY**  
**105 ACRES**  
 NO. 152, CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

SHEET TITLE  
**CONCEPT PLAN**

DRAWN BY: HASTI  
 ISSUE DATE: 07.31.2025

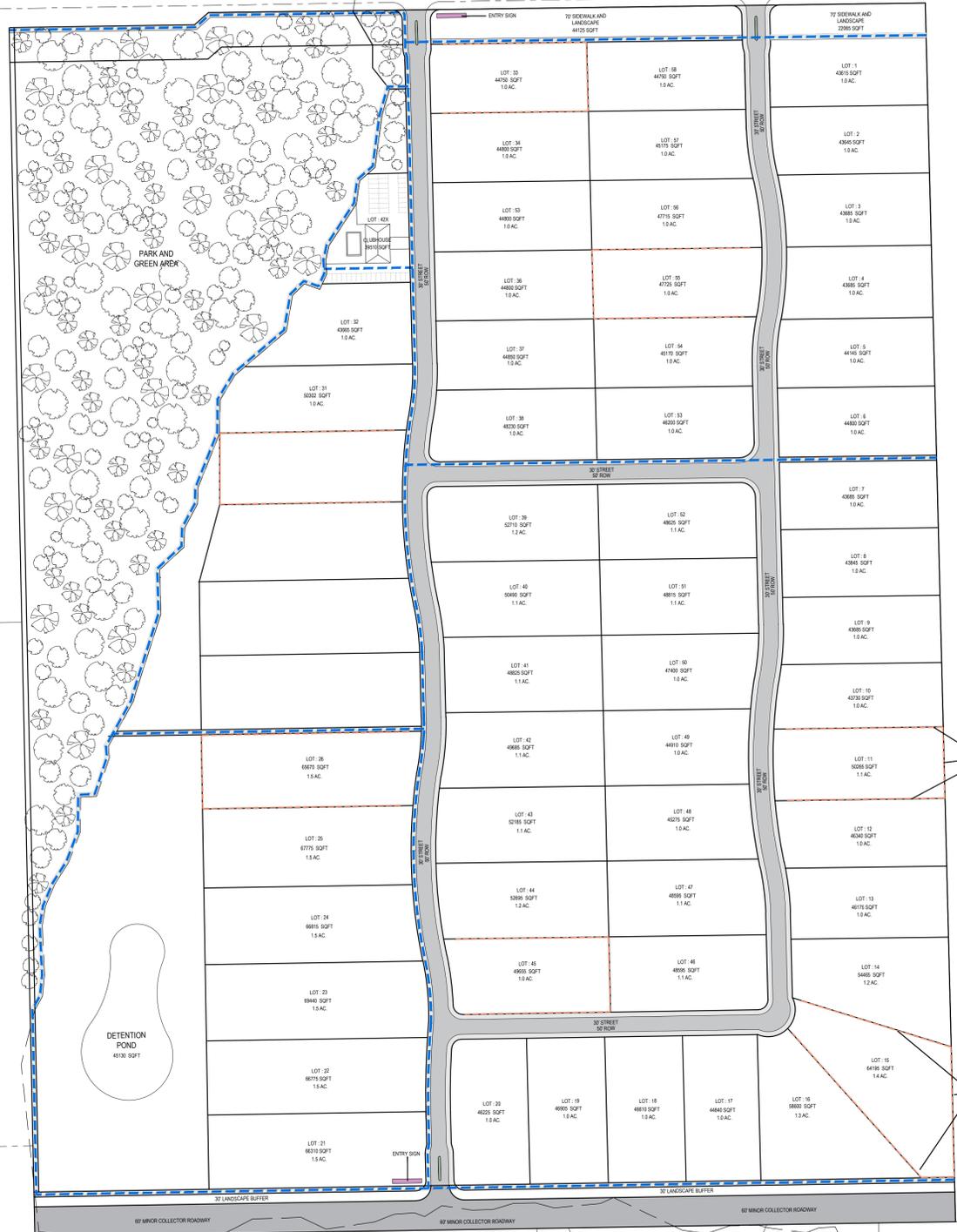
PROJECT DATE: JULY 2025  
 PROJECT NO.: 001  
 REV. NO.: 2

SCALE: 1" = 150'  
 SHEET NO.: 1

NOTE:  
 THESE CIVIL DRAWINGS HAVE BEEN PREPARED FOR CIVIL DESIGN ONLY. STRUCTURAL, ARCHITECTURAL, MECHANICAL, AND OTHER RELATED ENGINEERING DESIGN AND SPECIFICATIONS ARE THE RESPONSIBILITY OF THE RESPECTIVE ENGINEERS. COMPLIANCE TO THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE AS SHOWN BY THE CONTRACTOR'S WORK.  
 COPYRIGHT 2024  
 THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR PART WITHOUT THE EXPRESS WRITTEN PERMISSION. UNAUTHORIZED USE OF THESE DRAWINGS WILL SUBJECT THE USER TO LEGAL REMEDY BEING SOUGHT BY THE ENGINEER.

THESE CIVIL DRAWINGS HAVE BEEN PREPARED FOR CIVIL DESIGN ONLY. STRUCTURAL, ARCHITECT, MECHANICAL, AND COVER RELATED ENGINEERING DESIGN AND SPECIFICATIONS ARE THE RESPONSIBILITY OF THE RESPECTIVE ENGINEERS. COMPLIANCE TO THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE AS SHOWN BY THE CONTRACTOR'S WORK. THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR PART WITHOUT THE EXPRESS WRITTEN PERMISSION. UNAUTHORIZED USE OF THESE DRAWINGS WILL SUBJECT THE USER TO LEGAL REMEDY BEING SOUGHT BY THE ENGINEER.

STATE HIGHWAY 276



- LEGEND:**
- 10' HOA LOT (8 FEET TRAIL)
  - IRON FENCE
  - ACCESS ROADS
  - 60' MINOR COLLECTOR ROADWAY
  - ENTRY SIGN



**OPTIMA**  
**DESIGN & ENGINEERING PLLC**  
 2808 WILDCREEK CT, KELLER TEXAS  
 TEL. (817) 466-6503  
 TEXAS FIRM REGISTRATION NO. F-23565  
 EMAIL: P.ALIKHANI@OPTIMAENGINEER.COM

REVISION NO.	REVISION	REV. DATE
1	EDITED PLAN BASED ON THE CITY COMMENTS	08.05.2025
2	INCREASE THE GREEN AREA TO 20%	08.12.2025

**PLAN DEVELOPMENT**

PROJECT:  
**ROCKWALL PROPERTY**  
**105 ACRES**  
 NO. 152, CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

SHEET TITLE:  
**HOA TRAIL PLAN**

PROJECT DATE: **JULY 2025**

SCALE: **1" = 150'**

SHEET NO. **1**

FIGURE 7. TYPICAL ORNAMENTAL METAL FENCE WITH COLUMNS



FIGURE 8: SIGNAGE EXAMPLES



# Requested 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 1 (SF-1) 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) ***Density and Dimensional Requirements.*** Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 1 (SF-1) 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 0.628 dwelling units per gross acre of land; however, in no case should the proposed development exceed 58 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>	<b>A</b>
<i>Minimum Lot Width</i> <sup>(1)</sup>	70'
<i>Minimum Lot Depth</i>	100'
<i>Minimum Lot Area</i>	43,560 SF
<i>Minimum Front Yard Setback</i> <sup>(2) &amp; (5)</sup>	25'
<i>Minimum Side Yard Setback</i>	10'
<i>Minimum Side Yard Setback Adjacent to a Street</i> <sup>(2), (5), &amp; (6)</sup>	20'
<i>Minimum Length of Driveway Pavement</i>	25'
<i>Maximum Height</i> <sup>(3)</sup>	36'
<i>Minimum Rear Yard Setback</i> <sup>(4)</sup>	10'
<i>Minimum Area/Dwelling Unit (SF)</i> <sup>(7)</sup>	2500 SF
<i>Maximum Lot Coverage</i>	40%

**General Notes:**

- <sup>1</sup>: 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* and *Rear 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*.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- <sup>4</sup>: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- <sup>5</sup>: 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.
- <sup>6</sup>: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a side setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.
- <sup>7</sup>: Air-Conditioned Space.

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

- (a) ***Masonry Requirement.*** The minimum masonry requirement for the exterior façade of all buildings shall be 100.00% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 50.00% of the masonry requirement; however,

# Requested Development Standards

administrative approval from the Director of Planning and Zoning may be requested for housing plans that utilize cementitious fiberboard in excess of 50.00% of the masonry requirement on a *case-by-case* basis.

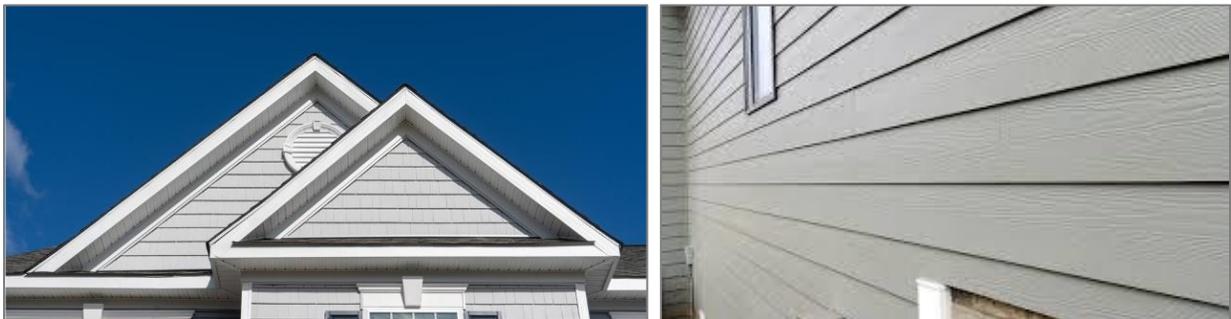
*FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD*



*FIGURE 2: EXAMPLES OF BOARD AND BATTEN*



*FIGURE 3: EXAMPLES OF HORIZONTAL LAP*



- (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:

## Requested Development Standards

- (1) All lots as depicted in *Exhibit 'B'* may be oriented in a traditional swing (or j-swing) garage configuration -- where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration. In a traditional swing (or j-swing) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the traditional swing (or j-swing) configuration.
- (2) All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [1] coach lighting, [2] decorative wood doors or wood overlays on insulated metal doors, [3] include two (2) of the upgraded or enhanced finishes from *Figure 3 & 4* below, and [4] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished. [see *Figures 1 – 3* for examples of the aforementioned garage and driveway features].

FIGURE 2. EXAMPLE OF COACH LIGHTING



FIGURE 3: EXAMPLES OF UPGRADED OR ENHANCED FINISHES



DIVIDED BAYS



CARRIAGE HARDWARE



CEDAR CLADDING



ORNAMENTAL PAVING

# Requested Development Standards

FIGURE 4: EXAMPLES OF UPGRADED GARAGES



- (4) Anti-Monotony Restrictions. The development shall adhere to the Anti-Monotony Matrix depicted in Table 3 below (for spacing requirements see Figures 5 & 6 below).

TABLE 3: ANTI-MONOTONY MATRIX

<u>Lot Type</u>	<u>Minimum Lot Size</u>	<u>Elevation Features</u>
A	70' x 100'	(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 or roadways 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 three (3) items deviate:

# Requested Development Standards

- (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 5: PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.**



**FIGURE 6: PROPERTIES DO NOT LINE UP ON OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.**



- (5) **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, adhere to the *Concept Plan* depicted in *Exhibit 'B'*, and meet the following standards:
- (a) **Front Yard Fences.** Front yard fences shall be prohibited.
  - (b) **Wrought Iron/Tubular Steel.** All lots shall be required to install a wrought iron or tubular steel fence as depicted in the *Concept Plan* in *Exhibit 'B'* of this ordinance. Wrought iron/tubular steel fences shall be six (6) feet in height. In addition, lots located along the perimeter of roadways (*i.e. SH-276 or a roadway larger than a Residential Street*) shall

## Requested Development Standards

provide masonry columns evenly spaced along the side and/or rear property line – *with columns not exceeding 45-foot centers* -- that begin at the rear of the property line.

- (c) Corner Lots. Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns evenly spaced along the side and/or rear property line – *with columns not exceeding 45-foot centers* -- that begin at the rear of the property line. A six (6) foot wrought iron fence shall be required between the masonry columns along the side and/or rear lot adjacent to a street. The property owner shall be required to maintain both sides of the fence.
- (d) Fence in Easements. No fencing shall be constructed in or across a franchise utility or the City of Rockwall's easements.

### (6) 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, all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height, and all shrubs shall be a minimum of five (5) gallons.
  - (1) Landscape Buffer Adjacent to SH-276. A minimum of an 80-foot landscape buffer shall be provided along SH-276 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 80-foot landscape buffer. All residential lots backing to SH-276 shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.
  - (2) Landscape Buffer Adjacent to Minor Collectors. A minimum of a 30-foot landscape buffer shall be provided along SH-276 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. An eight (8) foot trail shall be constructed within the 30-foot landscape buffer. All residential lots backing to a *Minor Collector* shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.
  - (3) Landscape Buffer Adjacent to Amenity Center. A minimum of a ten (10) foot landscape buffer shall be provided along the roadway adjacent to the amenity center. This landscape buffer shall incorporate ground cover and shrubbery along the entire length of the adjacent street frontage. In addition, one (1) canopy tree and one (1) accent tree shall be planted per 50-linear feet.
- (b) 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 that are less than ten (10) inches in size, and ten (10) feet from public water, sanitary sewer, and storm lines that are ten (10) inches and greater. In addition, no street

## Requested Development Standards

trees shall be allowed to be located within public right-of-way. All street trees shall be reviewed with the *PD Site Plan*.

- (c) Residential Lot Landscaping. Prior to the issuance of a Certificate of Occupancy (CO), any residential lots depicted on *Exhibit 'B'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.
- (d) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within detention areas, 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*.
- (7) Streets. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (8) 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.
- (9) 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; however, trails adjacent to residential lots -- *as depicted in Exhibit 'B' of this ordinance* -- shall be eight (8) feet in width and shall be permitted to extend up to two (2) feet outside the right-of-way, inside the residential lot, in a pedestrian access easement.
- (10) Buried Utilities. New distribution power-lines required to serve the *Subject Property* and the existing power-lines adjacent to SH-276 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.
- (11) On-Site Sewage Facilities. *Septic Systems* are permitted pending conformance to the following standards:
  - (a) All *Septic Systems* shall be designed by a licensed *On-Site Sewage Facility (OSSF)* professional (*e.g. licensed engineer, sanitarian, etcetera*).
  - (b) A stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis.

## Requested Development Standards

- (c) All *Septic Systems* shall be inspected and approved by the City's chosen inspector.
- (12) *Open Space*. The development shall consist of a minimum of 20.00% open space (or a minimum of 21.02 acres -- as calculated by the formula stipulated in the *Comprehensive Plan*), and generally conform to the Concept Plan contained in *Exhibit 'B'* of this ordinance. All open space areas (including *landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).
- (13) *Trails*. A minimum of an eight (8) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'B'* of this ordinance.
- (14) *Amenities*. Amenities shall be constructed in generally the same areas as depicted in *Exhibit 'B'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenities shall be approved with the *PD Site Plan*.
- (15) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required 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*.
- (16) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) 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, parallel parking and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.
- (17) *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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Highway 276 Royse City Texas 75189

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING Agriculture

CURRENT USE Agriculture

PROPOSED ZONING SF-1

PROPOSED USE Single family home

ACREAGE 105.285

LOTS [CURRENT] \_\_\_\_\_

1

LOTS [PROPOSED] \_\_\_\_\_

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]

OWNER

APPLICANT

KRE 15 LLC

CONTACT PERSON \_\_\_\_\_

CONTACT PERSON

William Solomon

ADDRESS \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_

PHONE \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William Solomon [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 15<sup>th</sup> DAY OF August, 2025

OWNER'S SIGNATURE

*William Solomon*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Kathie Ann Holmes*



MY COMMISSION EXPIRES 08/13/28



Z2025-059: Zoning Change from AG to PD

276

AG

C

REMINGTON DR

EASTWARD DR

SOUTH CREEK DR

Case Location Map = 



# 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.

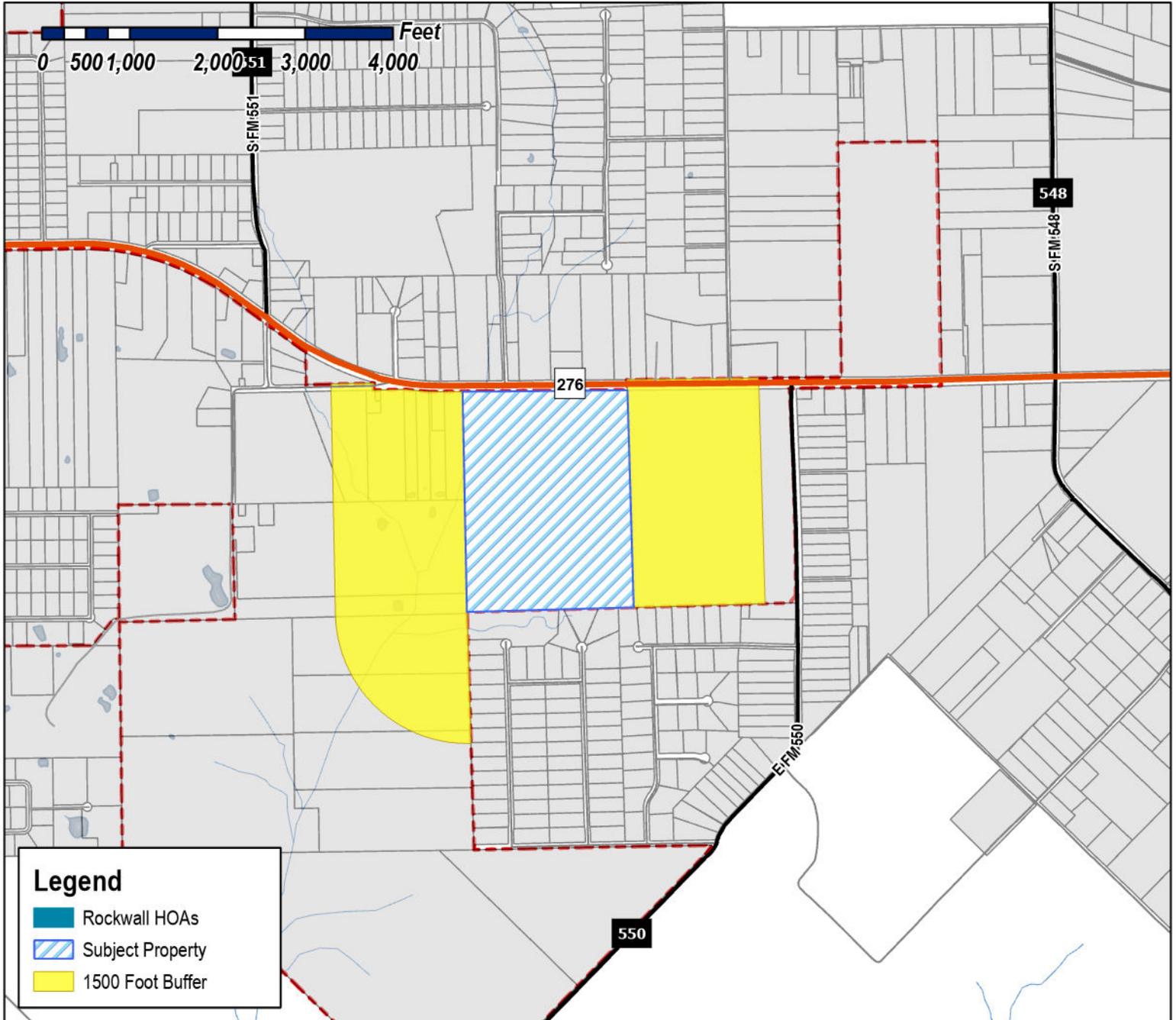




# City of Rockwall

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

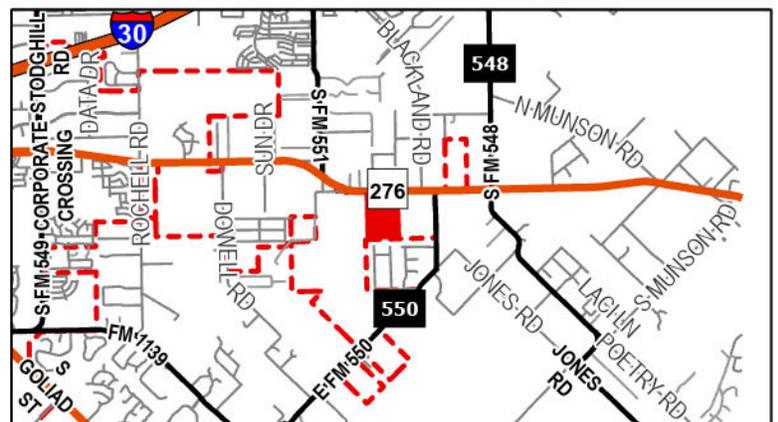
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Legend**

- Rockwall HOAs
- Subject Property
- 1500 Foot Buffer

**Case Number:** Z2025-059  
**Case Name:** Zoning Change from AG to PD  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** State Highway 276



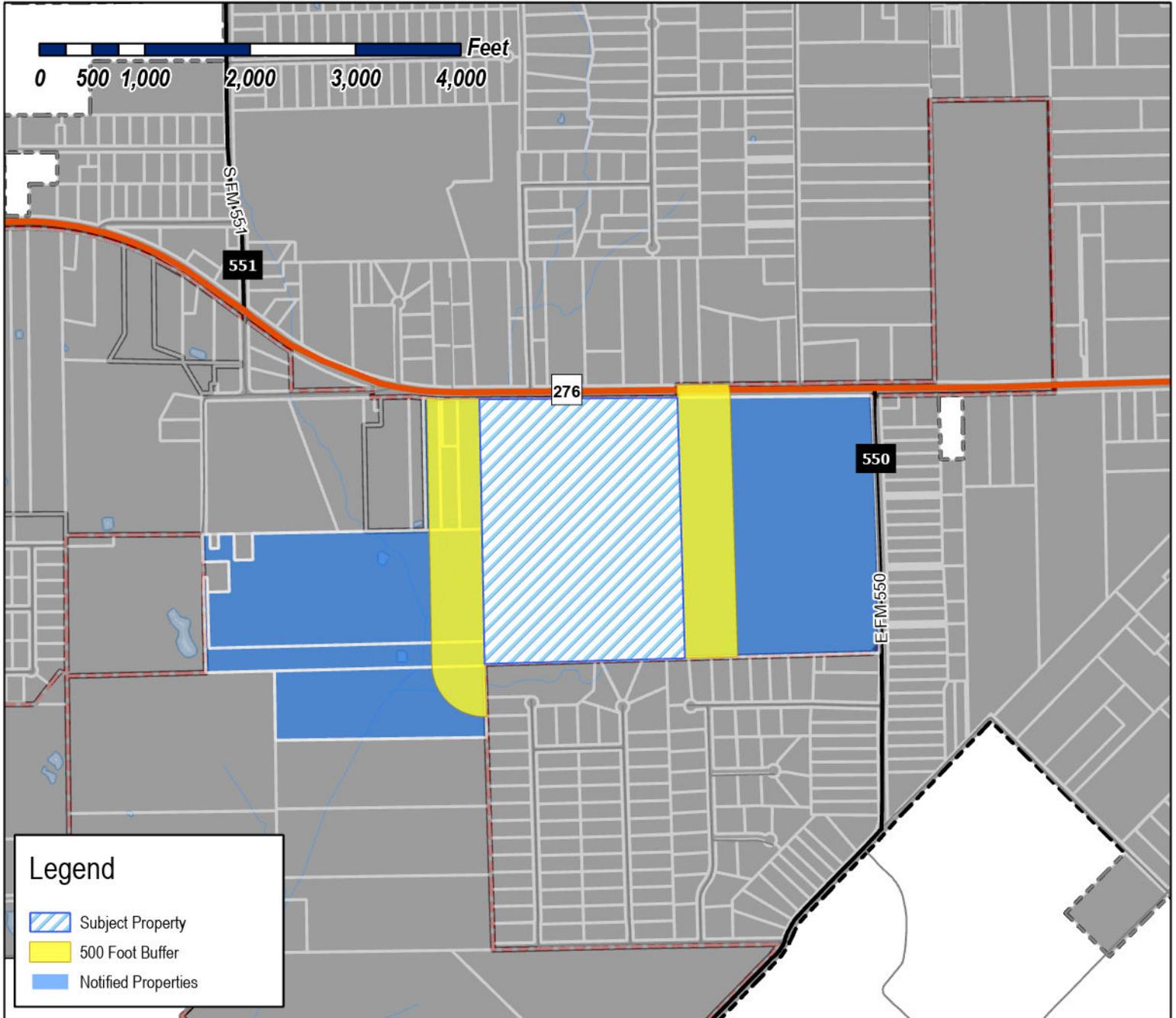
**Date Saved:** 8/15/2025  
 For Questions on this Case Call (972) 771-7745



# City of Rockwall

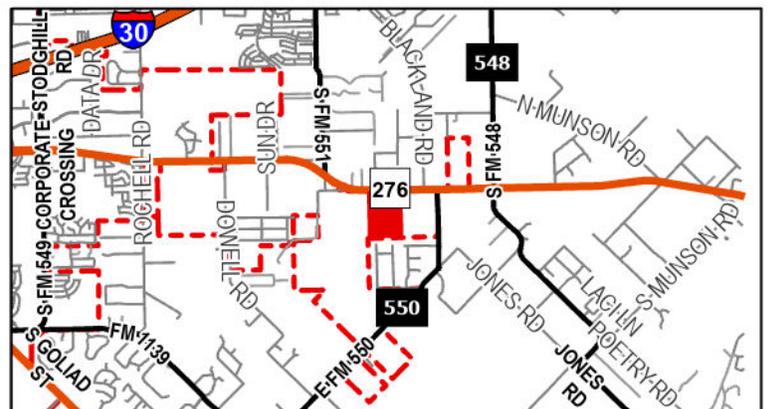
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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:** Z2025-059  
**Case Name:** Zoning Change from AG to PD  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** State Highway 276

**Date Saved:** 8/15/2025  
 For Questions on this Case Call: (972) 771-7745



LITHIA REAL ESTATE INC  
150 N BARTLETT STREET  
MEDFORD, OR 97501

LA-DF INVESTMENT FUND 9 LLC  
212 S Palm Ave Ste 200  
Alhambra, CA 91801

GLOVER KERRY C AND JOANN  
3901 OAK POINT DR  
CROSSROADS, TX 76227

KRE 15 LLC  
4512 LEGACY DR STE 100  
PLANO, TX 75024

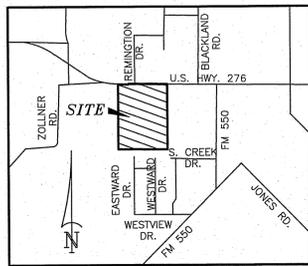
VICENTE AUSENCIO AND MARISOL AND  
509 RIGGS CIRCLE  
MESQUITE, TX 75149

MULLEN ADVENTURES LLC  
5677 STATE HIGHWAY 276  
ROYSE CITY, TX 75189

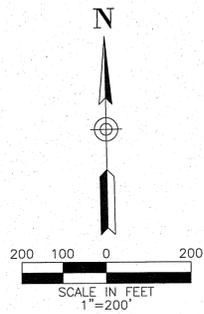
JAY & PAM PROPERTIES LLC  
5707 STATE HIGHWAY 276  
ROYSE CITY, TX 75189

SIGN OF QUALITY LLC  
5707 STATE HIGHWAY 276  
ROYSE CITY, TX 75189

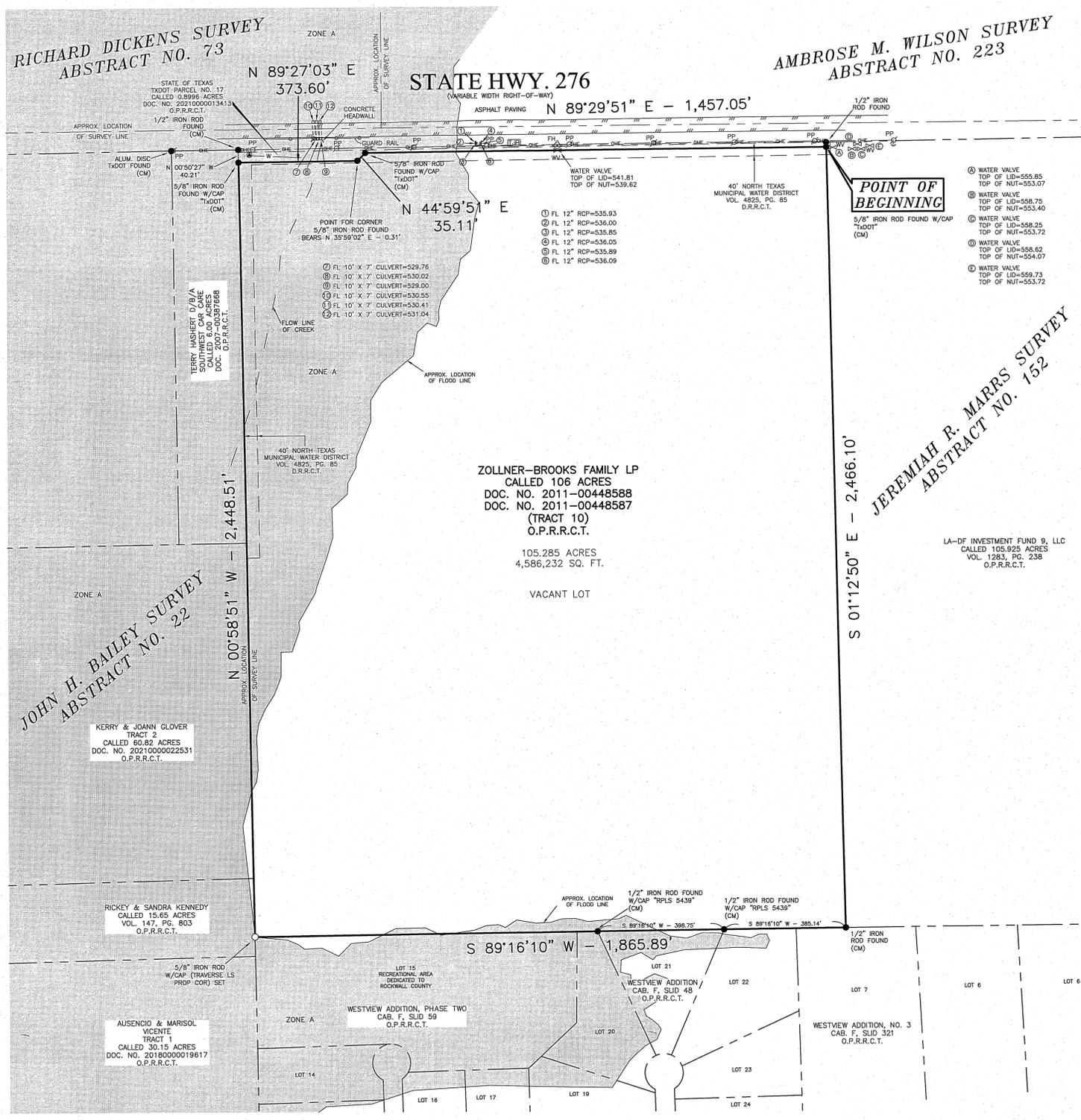
KENNEDY RICKEY EDMOND  
9912 COUNTY ROAD 2426  
TERRELL, TX 75160



VICINITY MAP  
NOT TO SCALE



The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.000146135



TITLE NOTES

This survey relies solely on the Commitment for Title Insurance prepared by Chicago Title Insurance Company, Commitment No. 8058642200083 and GF No. CTRR64-8058642200083-RR, with an effective date of June 15, 2022 and issued on July 6, 2022. The surveyor has performed no additional research for easements, restrictions or other matters of record which may affect the land.

10. The following matters and all terms of the documents creating or offering evidence of the matters:

f. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Seaway Pipeline Inc.  
Purpose: As provided in said document  
Recording Date: January 21, 1985  
Recording No: Volume 217, Page 269 Deed Records, Rockwall County, Texas  
(does not affect the subject tract)

g. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Phillips Texas Border Pipeline Company f/k/a/ Phillips Natural Gas Company  
Purpose: As provided in said document  
Recording Date: February 1, 1994  
Recording No: Volume 869, Page 1, Deed Records, Rockwall County, Texas  
(does not affect the subject tract)

h. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: North Texas Municipal Water District  
Purpose: As provided in said document  
Recording Date: November 14, 2006  
Recording No: Volume 4825, Page 85, Deed Records, Rockwall County, Texas  
(affects subject tract as shown on survey)

LAND DESCRIPTION

Being a 105.285 acre tract of land situated in the Jeremiah R. Marrs Survey, Abstract No. 152, City of Roysse City, Rockwall County, Texas, being all of a tract of land conveyed to Zollner-Brooks Family, LP, a Texas limited partnership, by Warranty Deed Without Title Examination, recorded in Document No. 2011-00448588 and Document No. 2011-00448587, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and being more particularly described as follows:

**BEGINNING** at a 5/8 inch iron rod with cap stamped "TxDOT" (controlling monument (CM)) found on the northeasterly corner of said Zollner tract, being on the southerly right-of-way line of State Highway 276 (a variable width right-of-way) and being on the westerly line of a tract of land conveyed to LA-DF Investment Fund 9, LLC, by Special Warranty Deed, recorded in Volume 1283, Page 238, O.P.R.R.C.T.;

**THENCE** South 01 degrees 12 minutes 50 seconds East, along the common easterly line of said Zollner tract and the westerly line said LA-DF tract, a distance of 2,466.10 feet to a 1/2 inch iron rod (CM) found on the common southeasterly corner of said Zollner tract and the southwesterly corner of said LA-DF Investment tract, said iron rod also being on the northerly line of Lot 7, of Westview Addition, No. 3, an addition to the City of Roysse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 321, O.P.R.R.C.T.

**THENCE** South 89 degrees 16 minutes 10 seconds West, along the common southerly line of said Zollner tract, the northerly line of said Lot 7, Westview Addition, No. 3 plat, the northerly line of Lots 20-22, of Westview Addition, an addition to the City of Roysse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 48, O.P.R.R.C.T. and the northerly line of Lot 15, of Westview Addition, Phase Two, an addition to the City of Roysse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 59, O.P.R.R.C.T., a distance of 1,865.89 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set on the common southwesterly corner of said Zollner tract, and the northwesterly corner of said Lot 15, said iron rod set also being on the easterly line of a tract of land conveyed to Rickey Edmond Kennedy and wife, Sandra Ann Kennedy, by Warranty Deed With Vendor's Lien, recorded in Volume 147, Page 803, O.P.R.R.C.T.;

**THENCE** North 00 degrees 58 minutes 51 Seconds West, along the common westerly line of said Zollner tract, and the easterly line of said the Kennedy tract, the easterly line of a tract of land conveyed to Kerry C. Glover and Joann Glover, by General Warranty Deed, recorded in Document No. 2021000022531, O.P.R.R.C.T. and the easterly line of a tract of land conveyed to Terry Hashert d/b/a Southwest Car Care, by Warranty Deed With Vendor's Lien, recorded in Document No. 2007-00387668, O.P.R.R.C.T., a distance of 2,448.51 feet to a 5/8 inch iron rod with cap stamped "TxDOT" (CM) found for corner;

**THENCE** departing said Terry Hashert tract and along the common northerly line of said Zollner tract and the southerly right-of-way line of said State Highway 276 the following three (3) calls:

- 1) North 89 degrees 27 minutes 03 seconds East, a distance of 373.60 feet to a point for corner from which a 5/8 inch iron rod found bears at North 35 degrees 59 minutes 02 seconds East - 0.31';
- 2) North 44 degrees 59 minutes 51 seconds East, a distance of 35.11 feet to a 5/8 inch iron rod with cap stamped "TxDOT" (CM);
- 3) North 89 degrees 29 minutes 51 seconds East, a distance of 1,457.05 feet to the **POINT OF BEGINNING** and containing 105.285 acres of land (4,586,232 square feet), more or less.

SURVEYOR'S CERTIFICATION

To: Dreamland Realty, Zollner-Brooks Family, LP, a Texas limited partnership and Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1-4, 8, 11(a), 13, 14 in conjunction with the laws of the State of Texas.  
The fieldwork was completed on September 7, 2022.

Date of Plat or Map: September 14, 2022

*Chase Crawford*  
Chase Crawford  
Registered Professional Land Surveyor  
Texas Registration No. 6913  
Date: September 14, 2022



LEGEND	
—	BOUNDARY LINE
- - - -	ADJOINER BOUNDARY LINE
- · - · -	EASEMENT LINE (AS NOTED)
— W —	WATER LINE
— O —	OVERHEAD ELECTRIC LINE
— I —	WROUGHT IRON FENCE
— F —	WOOD FENCE
○	SET IRON ROD (AS NOTED)
●	FOUND IRON ROD (AS NOTED)
⊗	"X" CUT FOUND
⊗	"X" CUT SET
⊗ W	WATER VALVE
⊗ FH	FIRE HYDRANT
⊗ TB	TELEPHONE JUNCTION BOX
⊗ LP	LIGHT POLE
⊗ P	POWER POLE
⊗ G	GUY WIRE
(CM)	CONTROL MONUMENT
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS

FLOOD NOTES

A portion of the subject property shown hereon lies within Zone "A", No Base Flood Elevations determined, the rest lies within Zone "X", (areas determined to be outside of the 0.2% annual chance floodplain), according to the Flood Insurance Rate Map, Community Panel No. 48397C006SL, dated September 26, 2008.

GENERAL NOTES

1. This survey was prepared in conjunction with the Title Commitment listed above and the Surveyor has performed no additional research for easements, restrictions or other matters of record which may affect the land that were not disclosed in said Title Commitment.
2. A request for water, sewer and drainage plans were requested from the City of Roysse City but no plans were received.

ALTA/NSPS LAND TITLE SURVEY  
105.285 ACRE TRACT OF LAND  
SITUATED IN THE  
JEREMIAH R. MARRS SURVEY, ABSTRACT NO. 152  
CITY OF ROYSSE CITY, ROCKWALL COUNTY, TEXAS



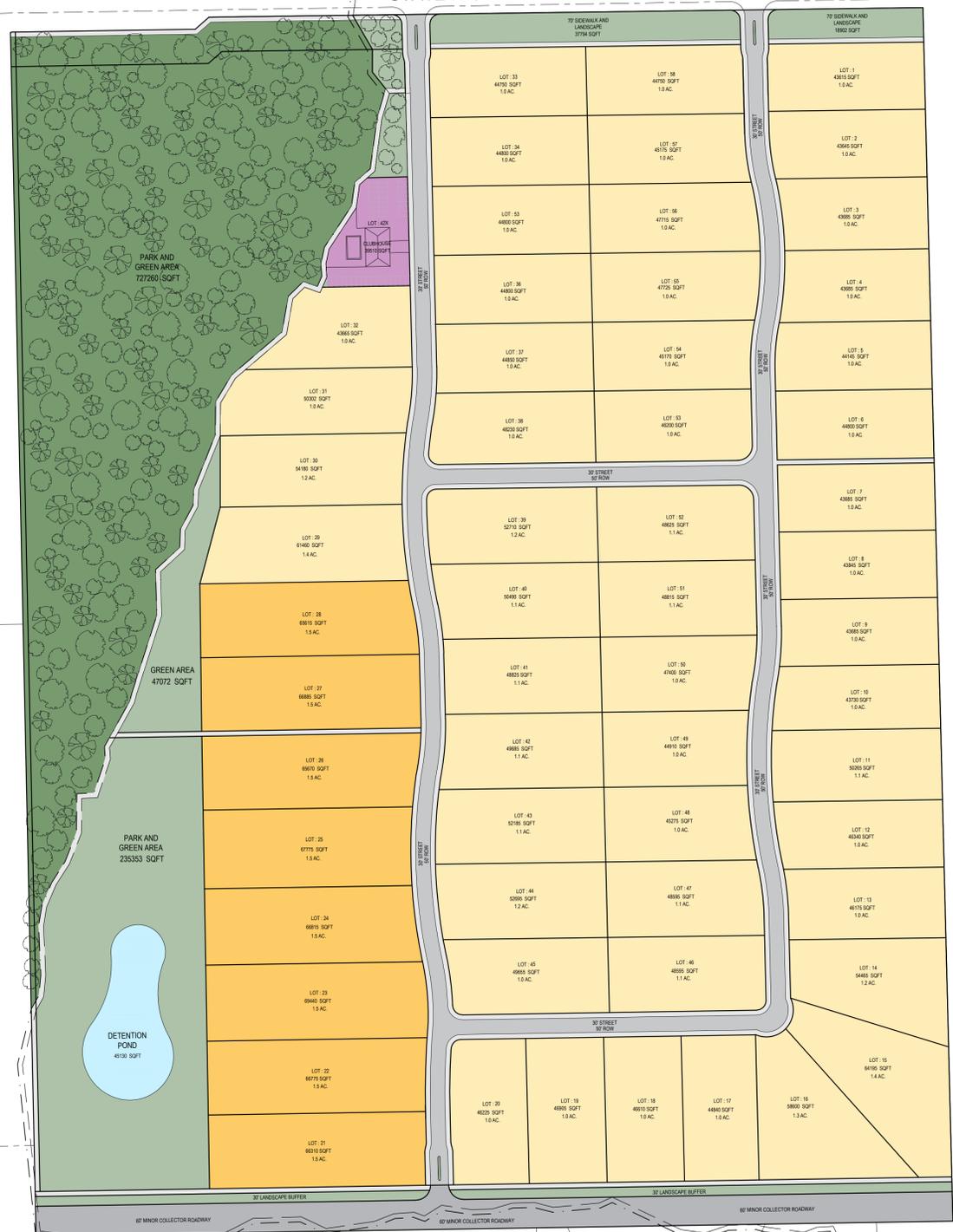
14200 Midway Road, Suite 130, Dallas, TX 75244 T: 469.784.9321  
W: TraverseLandSurveying.com Texas Firm No. 10194631

Surveying | Construction Staking | Platting

NO.	DATE	DESCRIPTION	BY

DRAWN	CHECK	DATE	SCALE	PROJECT NO.
DV	CRC	9-14-2022	1" = 200'	TR-99-22

STATE HIGHWAY. 276



GREEN AREA AND SIDEWALK	AREA (SQFT)
1- 10' SIDEWALK AND LANDSCAPE AND HOA TRAIL	104187
2- HALF OF THE FLOOD PLAIN AND GREEN AREA	363630
3- GREEN AREA AND LANDSCAPE BUFFER	393913
4- DETENTION POND	45130
<b>TOTAL</b>	<b>906,860</b>

20% OF THE TOTAL LAND AREA (906,860 SQFT/ 20.81 ACRES) IS DEDICATED AS OPEN SPACE.

LEGEND:

- SIDE WALK AND TRAIL
- 30' STREET
- 60' MINOR COLLECTOR ROADWAY
- OPEN SPACE AREA (PARK) - 20 AC.
- AMENITY CENTER - 0.9 AC.
- DETENTION POND
- TYPE "A" - 1.0 AC. -50 LOTS
- TYPE "B" - 1.5 AC. -8 LOTS



**OPTIMA**  
 DESIGN & ENGINEERING PLLC  
 2808 WILDCREEK CT, KELLER TEXAS  
 TEL. (817) 466-6503  
 TEXAS FIRM REGISTRATION NO. F-23565  
 EMAIL: P.ALIKHANI@OPTIMAENGINEER.COM

REVISION NO.	REVISION	REV. DATE
1	EDITED PLAN BASED ON THE CITY COMMENTS	08.05.2025
2	INCREASE THE GREEN AREA TO 20%	08.12.2025

PLAN DEVELOPMENT

PROJECT:  
**ROCKWALL PROPERTY**  
 105 ACRES  
 NO. 152, CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

SHEET TITLE  
**CONCEPT PLAN**

DRAWN BY: HASTI  
 ISSUE DATE: 07.31.2025

PROJECT DATE: JULY 2025  
 PROJECT NO.: 001  
 REV. NO.: 2

SCALE: 1" = 150'  
 SHEET NO.: 1

NOTE:  
 THESE CIVIL DRAWINGS HAVE BEEN PREPARED FOR CIVIL DESIGN ONLY. STRUCTURAL, ARCHITECTURAL, MECHANICAL, AND OTHER RELATED ENGINEERING DESIGN AND SPECIFICATIONS ARE THE RESPONSIBILITY OF THE RESPECTIVE ENGINEERS. COMPLIANCE TO THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE AS SHOWN BY THE CONTRACTOR'S WORK.  
 COPYRIGHT 2024  
 THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR PART WITHOUT THE EXPRESS WRITTEN PERMISSION. UNAUTHORIZED USE OF THESE DRAWINGS WILL SUBJECT THE USER TO LEGAL REMEDY BEING SOUGHT BY THE ENGINEER.



FIGURE 7. TYPICAL ORNAMENTAL METAL FENCE WITH COLUMNS



FIGURE 8: SIGNAGE EXAMPLES



# Requested 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 1 (SF-1) 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) ***Density and Dimensional Requirements.*** Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 1 (SF-1) 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 0.628 dwelling units per gross acre of land; however, in no case should the proposed development exceed 58 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>	<b>A</b>
<i>Minimum Lot Width</i> <sup>(1)</sup>	70'
<i>Minimum Lot Depth</i>	100'
<i>Minimum Lot Area</i>	43,560 SF
<i>Minimum Front Yard Setback</i> <sup>(2) &amp; (5)</sup>	25'
<i>Minimum Side Yard Setback</i>	10'
<i>Minimum Side Yard Setback Adjacent to a Street</i> <sup>(2), (5), &amp; (6)</sup>	20'
<i>Minimum Length of Driveway Pavement</i>	25'
<i>Maximum Height</i> <sup>(3)</sup>	36'
<i>Minimum Rear Yard Setback</i> <sup>(4)</sup>	10'
<i>Minimum Area/Dwelling Unit (SF)</i> <sup>(7)</sup>	2500 SF
<i>Maximum Lot Coverage</i>	40%

**General Notes:**

- <sup>1</sup>: 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* and *Rear 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*.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- <sup>4</sup>: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- <sup>5</sup>: 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.
- <sup>6</sup>: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a side setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.
- <sup>7</sup>: Air-Conditioned Space.

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

- (a) ***Masonry Requirement.*** The minimum masonry requirement for the exterior façade of all buildings shall be 100.00% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 50.00% of the masonry requirement; however,

# Requested Development Standards

administrative approval from the Director of Planning and Zoning may be requested for housing plans that utilize cementitious fiberboard in excess of 50.00% of the masonry requirement on a *case-by-case* basis.

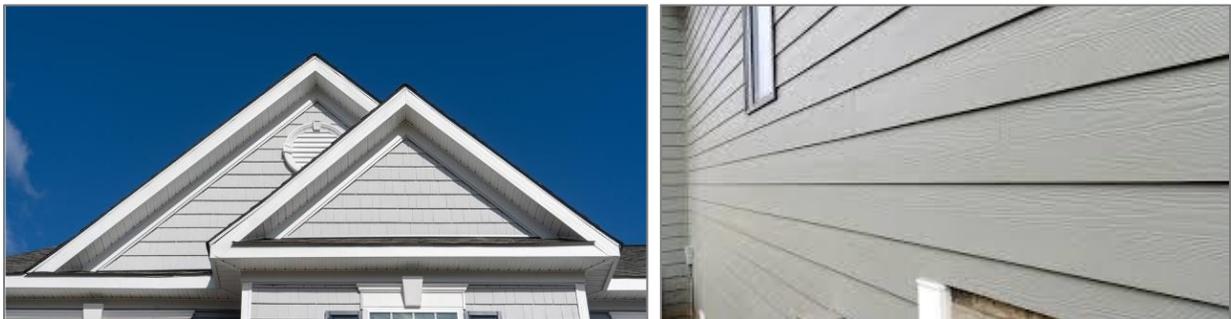
*FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD*



*FIGURE 2: EXAMPLES OF BOARD AND BATTEN*



*FIGURE 3: EXAMPLES OF HORIZONTAL LAP*



- (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:

## Requested Development Standards

- (1) All lots as depicted in *Exhibit 'B'* may be oriented in a traditional swing (or j-swing) garage configuration -- where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration. In a traditional swing (or j-swing) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the traditional swing (or j-swing) configuration.
- (2) All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [1] coach lighting, [2] decorative wood doors or wood overlays on insulated metal doors, [3] include two (2) of the upgraded or enhanced finishes from *Figure 3 & 4* below, and [4] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished. [see *Figures 1 – 3* for examples of the aforementioned garage and driveway features].

FIGURE 2. EXAMPLE OF COACH LIGHTING



FIGURE 3: EXAMPLES OF UPGRADED OR ENHANCED FINISHES



DIVIDED BAYS



CARRIAGE HARDWARE



CEDAR CLADDING



ORNAMENTAL PAVING

# Requested Development Standards

FIGURE 4: EXAMPLES OF UPGRADED GARAGES



- (4) Anti-Monotony Restrictions. The development shall adhere to the Anti-Monotony Matrix depicted in Table 3 below (for spacing requirements see Figures 5 & 6 below).

TABLE 3: ANTI-MONOTONY MATRIX

<u>Lot Type</u>	<u>Minimum Lot Size</u>	<u>Elevation Features</u>
A	70' x 100'	(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 or roadways 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 three (3) items deviate:

# Requested Development Standards

- (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 5: PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.**



**FIGURE 6: PROPERTIES DO NOT LINE UP ON OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.**



- (5) **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, adhere to the *Concept Plan* depicted in *Exhibit 'B'*, and meet the following standards:
- (a) **Front Yard Fences.** Front yard fences shall be prohibited.
  - (b) **Wrought Iron/Tubular Steel.** All lots shall be required to install a wrought iron or tubular steel fence as depicted in the *Concept Plan* in *Exhibit 'B'* of this ordinance. Wrought iron/tubular steel fences shall be six (6) feet in height. In addition, lots located along the perimeter of roadways (*i.e. SH-276 or a roadway larger than a Residential Street*) shall

## Requested Development Standards

provide masonry columns evenly spaced along the side and/or rear property line – *with columns not exceeding 45-foot centers* -- that begin at the rear of the property line.

- (c) Corner Lots. Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns evenly spaced along the side and/or rear property line – *with columns not exceeding 45-foot centers* -- that begin at the rear of the property line. A six (6) foot wrought iron fence shall be required between the masonry columns along the side and/or rear lot adjacent to a street. The property owner shall be required to maintain both sides of the fence.
- (d) Fence in Easements. No fencing shall be constructed in or across a franchise utility or the City of Rockwall's easements.

### (6) 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, all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height, and all shrubs shall be a minimum of five (5) gallons.
  - (1) Landscape Buffer Adjacent to SH-276. A minimum of an 80-foot landscape buffer shall be provided along SH-276 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 80-foot landscape buffer. All residential lots backing to SH-276 shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.
  - (2) Landscape Buffer Adjacent to Minor Collectors. A minimum of a 30-foot landscape buffer shall be provided along SH-276 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. An eight (8) foot trail shall be constructed within the 30-foot landscape buffer. All residential lots backing to a *Minor Collector* shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.
  - (3) Landscape Buffer Adjacent to Amenity Center. A minimum of a ten (10) foot landscape buffer shall be provided along the roadway adjacent to the amenity center. This landscape buffer shall incorporate ground cover and shrubbery along the entire length of the adjacent street frontage. In addition, one (1) canopy tree and one (1) accent tree shall be planted per 50-linear feet.
- (b) 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 that are less than ten (10) inches in size, and ten (10) feet from public water, sanitary sewer, and storm lines that are ten (10) inches and greater. In addition, no street

## Requested Development Standards

trees shall be allowed to be located within public right-of-way. All street trees shall be reviewed with the *PD Site Plan*.

- (c) Residential Lot Landscaping. Prior to the issuance of a Certificate of Occupancy (CO), any residential lots depicted on *Exhibit 'B'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.
- (d) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within detention areas, 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*.
- (7) Streets. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (8) 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.
- (9) 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; however, trails adjacent to residential lots -- *as depicted in Exhibit 'B' of this ordinance* -- shall be eight (8) feet in width and shall be permitted to extend up to two (2) feet outside the right-of-way, inside the residential lot, in a pedestrian access easement.
- (10) Buried Utilities. New distribution power-lines required to serve the *Subject Property* and the existing power-lines adjacent to SH-276 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.
- (11) On-Site Sewage Facilities. *Septic Systems* are permitted pending conformance to the following standards:
  - (a) All *Septic Systems* shall be designed by a licensed *On-Site Sewage Facility (OSSF)* professional (*e.g. licensed engineer, sanitarian, etcetera*).
  - (b) A stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis.

## Requested Development Standards

- (c) All *Septic Systems* shall be inspected and approved by the City's chosen inspector.
- (12) *Open Space*. The development shall consist of a minimum of 20.00% open space (or a minimum of 21.02 acres -- as calculated by the formula stipulated in the *Comprehensive Plan*), and generally conform to the Concept Plan contained in *Exhibit 'B'* of this ordinance. All open space areas (including *landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).
- (13) *Trails*. A minimum of an eight (8) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'B'* of this ordinance.
- (14) *Amenities*. Amenities shall be constructed in generally the same areas as depicted in *Exhibit 'B'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenities shall be approved with the *PD Site Plan*.
- (15) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required 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*.
- (16) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) 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, parallel parking and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.
- (17) *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: 8/22/2025

PROJECT NUMBER: Z2025-059  
PROJECT NAME: Zoning Change from AG to PD  
SITE ADDRESS/LOCATIONS: Highway 276 Royse City

CASE CAPTION: Hold a public hearing to discuss and consider a request by William Andrew Solomon of KRE 15, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.1004-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the south side of SH-276 west of the intersection of SH-276 and E. FM-550, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	08/22/2025	Needs Review

08/22/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.1004-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the south side of SH-276 west of the intersection of SH-276 and E. FM-550.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (Z2025-059) in the lower right-hand corner of all pages on future submittals.

I.4 Unified Development Code (UDC). Based on the submitted draft ordinance the proposed Planned Development District does not conform to the following requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's Standards of Design and Construction Manual:

(1) Alleyways. The Engineering Department's Standards of Design and Construction Manual stipulates that "(a)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete..." The code does grant the City Council the ability to "... waive the residential alley requirement, if it is in the best interest of the City." [Page 14; Section 2.11 of the Standards of Design and Construction Manual]

(2) Garage Configuration. Section 04, Residential Parking, of Article 06, Parking and Loading, of the Unified Development Code (UDC) requires that, "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages unless it is a J-Swing [or traditional swing] garage where the garage door is perpendicular to the street."

I.5 Future Land Use Map. According to the OURHometown Vision 2040 Comprehensive Plan the subject property is located within the South-Central Estates District, and according to the Future Land Use Map contained within this document the subject property is designated for Medium Density Residential and Commercial/Retail land uses. The proposed zoning request does not conform to these designations. This aspect of this request will be discretionary to the City Council pending a recommendation from the Planning and Zoning Commission.

1.6 South-Central Estates District. The following are the pertinent District Strategies of the South-Central Estate District and how the proposed concept plan conforms to these strategies:

(1) Suburban Residential. This district has several large tracts of land that can support highly amenitized master planned communities. Any new Suburban Residential developments should include a mix of larger to mid-sized lots. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (e.g. larger lots or a large landscape buffer) adjacent to the existing subdivision. Due to the availability of infrastructure residential in this area may also be suitable for 1½-acre lots with septic systems. These developments should include a mix of larger to mid-sized lots.

Staff Response: The submitted Concept Plan indicates that the proposed subdivision will incorporate 58 lots all designed for Single-Family 1 (SF-1) District, with a minimum lot size of one (1) acre. In addition, the Future Land Use Map indicates all of the residential development on the Subject Property shall be Medium Density Residential. The proposed Concept Plan would change the Subject Property to Low-Density Residential on the Future Land Use Map.

(2) Commercial Land Uses. Due to the anticipated alignment of the Outer Loop (i.e. current alignment of FM-548), the commercial/retail centers along SH-276 are ideal for larger scale retail businesses and restaurants that could support any office or residential development in the area. These areas could also provide neighborhood service uses intended to allow smaller commercial uses that can support adjacent residential land uses. All commercial developments should incorporate appropriate screening (e.g. berms, landscaping and large buffers) to transition uses.

Staff Response: The concept plan provided by the applicant removes all of the Commercial/Retail from the Future Land Use Map for Low-Density Residential. If approved, this would require the Future Land Use Map to be changed to Low-Density Residential.

1.7 Residential Design Guidelines. The OURHometown Vision 2040 Comprehensive Plan stipulates various goals and design guidelines for residential developments. The following aspects of the applicant's proposal either do not conform to or could better conform to the stated goals of the City's Comprehensive Plan, and could be revised -- per staff's recommendations below -- to bring the project closer to conformance with these goals:

(1) CH. 1; Section 2.02; Goal #2 | Policy #1 (Page 1-2). Where residential uses are proposed through a Planned Development District that abuts an existing residential development, the proposed lots should be the same or a compatible size as the existing lots or be buffered by open space, trails, sidewalks, natural screening, or a roadway.

Staff's Response: The residential subdivisions adjacent to the Subject Property are not located within the City of Rockwall; however, the proposed subdivision appears to be similar in design to the adjacent subdivisions.

(2) CH. 1; Section 2.02; Goal #2 | Policy #3 (Page 1-2). Existing development patterns and surrounding conditions (e.g. lot size, architectural style, public improvements, etc.) should be considered in conjunction with this Comprehensive Plan to determine the appropriate zoning designation for a property.

Staff's Response: The residential subdivisions adjacent to the Subject Property are not located within the City of Rockwall; however, the proposed subdivision appears to be similar in design to the adjacent subdivisions. In addition, the proposed concept plan appears to be generally compatible to other new large lot (i.e. one (1) acre and greater) subdivisions within the City of Rockwall.

(3) CH. 8; Section 2.02; Goal #1 | Policy #1 (Page 8-2). All new developments should include a range of high quality, well-constructed, and appropriately planned residential unit types.

Staff's Response: Based on the proposed Concept Plan, there is 1.00-acre to 1.50-acre product being proposed. The Planning and Zoning Commission and City Council will determine whether this represents an acceptable range of unit types.

(4) CH. 8; Section 2.03; Goal #1 | Policy #2 (Page 8-3). To maximize the value of properties that are directly adjacent to or across the street from a 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.

Staff's Response: Homes adjacent to open spaces should face onto the open space -- instead of being oriented so that the side or rear yard faces the open space --, and be

accessible by a single-loaded street. Currently, the plan could do a better job of facing homes onto open spaces as opposed to backing the homes towards these open spaces.

M.8 On-Site Sewage Facilities. If On-Site Sewage Facilities (OSSF) are proposed for the residential lots, please note that the Municipal Code of Ordinances states “(n)o permit for the installation of an on-site sewage facility (OSSF) will be issued for property of less than 1½ acres, unless an exception is granted by the city council on the grounds that undue hardship will be created if said lot is not connected to an OSSF.” If it is the intent to request OSSF please provide a letter requesting this.

Staff Response: Based on the proposed Concept Plan, the applicant is requesting to allow OSSF on lots less than 1.50-acres in size, but greater than 1.00-acres in size. This shall be at the discretion of the City Council pending a recommendation of the Planning and Zoning Commission.

M.9 The subject property is 105.285-acres in size. The minimum open space requirement for a residential subdivision is 20%. In this case, 21.057-acres of open space is required. According to the open space table 20.81-acres of open space is being provided. Please provide additional open space to meet this requirement (Section 02, of Article 10, UDC)

I.10 Floodplain shall not be located within a residential lot, rather floodplain must be within an HOA that will be maintained by the HOA. (Section 02, of Article 10, UDC)

M.11 Please correct the fence exhibit to be in conformance with the draft ordinance. In this case, the ordinance has been drafted where every lot utilizes wrought iron fencing, and corner lots and lots that are adjacent to primary roadways have masonry columns. (Section 02, of Article 10, UDC)

M.12 Please remove the fencing from the trail plan. (Section 02, of Article 10, UDC)

M.13 Please update detail of the landscape buffer along SH-276. The current detail does not accurately represent what is being proposed within the PD Ordinance. (Section 02, of Article 10, UDC)

M.14 Please review the entry monumentation example provided. This scale of entry monument is what the City Council and Planning and Zoning Commission will be looking for. Please provide representative signage like and kind to staff's example. (Section 02, of Article 10, UDC)

M.15 An 8:12 roof pitch is required per the Planned Development District Standards outlined within the Unified Development Code (UDC). (Article 10, UDC)

I.16 All sidewalks shall be a minimum of five (5) feet wide, and all trails shall be a minimum of eight (8) feet wide. (Section 02, of Article 10, UDC)

M.17 Please review the attached draft ordinance prior to the August 26, 2025 Planning & Zoning Commission Work Session Meeting, and provide staff with your markups by September 3, 2025. Please carefully read through this document as staff has incorporated changes from what was originally submitted.

I.18 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 September 3, 2025; 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 September 9, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.19 The projected City Council meeting dates for this case will be September 15, 2025 (1st Reading) and October 6, 2025 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	08/22/2025	Approved w/ Comments

- 08/22/2025: 1. No dead end parking, all parking to be 20'x9' and all drive aisles to be a minimum of 24' wide  
2. No parking to back out onto a public street.  
3. Verify this is the ultimate ROW width.  
4. No mid block crossings.  
5. Roadways must be minimum 24' wide on both sides of median for fire access. Medians will have to be a parcel owned and maintained by HOA. Trail crossing must be close to intersection, meeting standard distance from intersection.

General Comments:

#### General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements.
- No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- Utility easements may not cross through or between residential properties. Must be in a HOA maintained lot.
- Need approval from NTMWD for any construction in their existing easement.
- Additional comments may be provided at time of Site Plan and Engineering.

#### Streets/Paving:

- All Residential Streets to be concrete, 50' ROW, 29' back-to-back paving minimum with 5' sidewalk on each side. Streets must be curb and gutter style. No asphalt or rock streets.
- Streets adjacent to a public park or open space must have 60' ROW and 41' B-B street section
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- Cul-de-sac dimensions must meet City of Rockwall Standards.
- All streets to be minimum 1-ft above the 100 YR floodplain WSEL.
- City (and TXDOT) driveway spacing requirements must be met.
- A Minor Collector, 2 lane, Undivided Roadway (MC) with a 60' ROW (41' B-B) will be required along the south side of the property per the Master Thoroughfare Plan. A minimum 5' sidewalk will be required on both sides of the roadways.
- Must construct all roadways on the current Master Thoroughfare Plan
- A TIA will be required. Please refer to the 2023 Standards of Design and Construction Manual (Subsection 2.21.06) for the TIA Preparation and Review Requirements. review fees apply.
- Any medians must be curbed, and streets draining away from medians.
- A TXDOT permit will be required for driveways along TXDOT roadways.

#### Water and Wastewater Items:

- There is currently no City water or sewer available for this site.
- Must submit a letter from Blackland WSC stating that they can supply City regulated domestic and fire flows.
- Must loop min 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Must be 1.5 acre tracks with on-site sanitary sewer facilities.
- Must dedicate an easement for the future 15" sewer main along the west side of the property in the floodplain area per the City master plans.
- Must dedicate an easement for the future 24" sewer main along the west side of the property and along the SH 276 frontage per the City master plans.
- Must dedicate an easement for the future 12" sewer main along the south side of the property per the City master plans. Access point from a ROW will be required.
- Must install a 12" water main along the south side of the property (or through the site west to east) per the City master plans and stub-out to the eastern and western property lines.
- Must follow and construct per the City's master water and sanitary sewer plans, or requirements per infrastructure study, whichever is most stringent.
- Utilities may not cross through a property. Must be within own HOA lot within an easement. Minimum 20' wide.
- Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.
- Show and label all NTMWD easements on the property.
- Pro-ratas may apply.

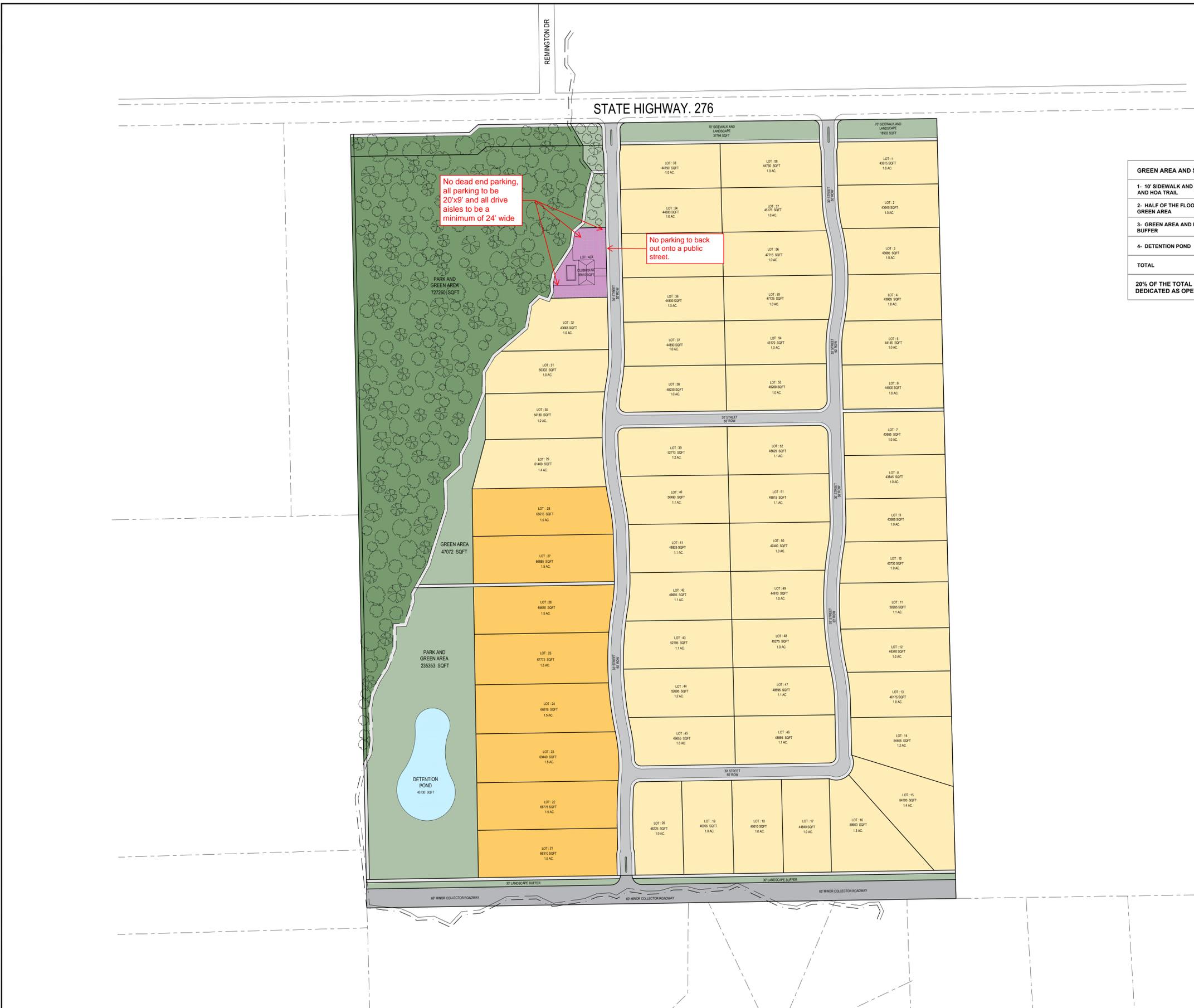
Drainage/Floodplain/Lakes:

- Must have a flood study to establish the 100 year floodplain. Review fees apply.
- Existing flow patterns must be maintained.
- Detention is required. Drainage areas larger than 20 acres will need a detention study using unit hydrograph method. Review fees apply.
- Detention ponds must be in a drainage easement located at the freeboard elevations to be maintained by the property owner/HOA.
- Detention pond must provide an emergency spillway.
- Detention pond may not be within 100-yr floodplain.
- No vertical walls allowed in detention easement. Max 4:1 side slopes.
- No public water or sewer allowed within the detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- No grate inlets allowed
- 100-year WSEL must be called out for detention ponds.
- Detention must be above the 100yr floodplain elevation where adjacent and not allowed in the flood plain at all.
- Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
- Must show and meet erosion hazard setback for all creeks/streams.
- Drainage easement/erosion hazard setback easement shall be in its own separate lot owned by the HOA and now in ROW.
- Floodplain must be in a drainage easement and the erosion hazard setback must be in a lot of it's own (HOA/Open Space lot).
- Drainage system may not cross through a property. Must be within own HOA lot within an easement. Minimum 20' wide.
- Lot to Lot drainage is not allowed.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- Landscape berms may not be on top of City utilities.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	08/21/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/18/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/18/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/18/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/18/2025	Approved
No Comments			



No dead end parking, all parking to be 20'x9' and all drive aisles to be a minimum of 24' wide

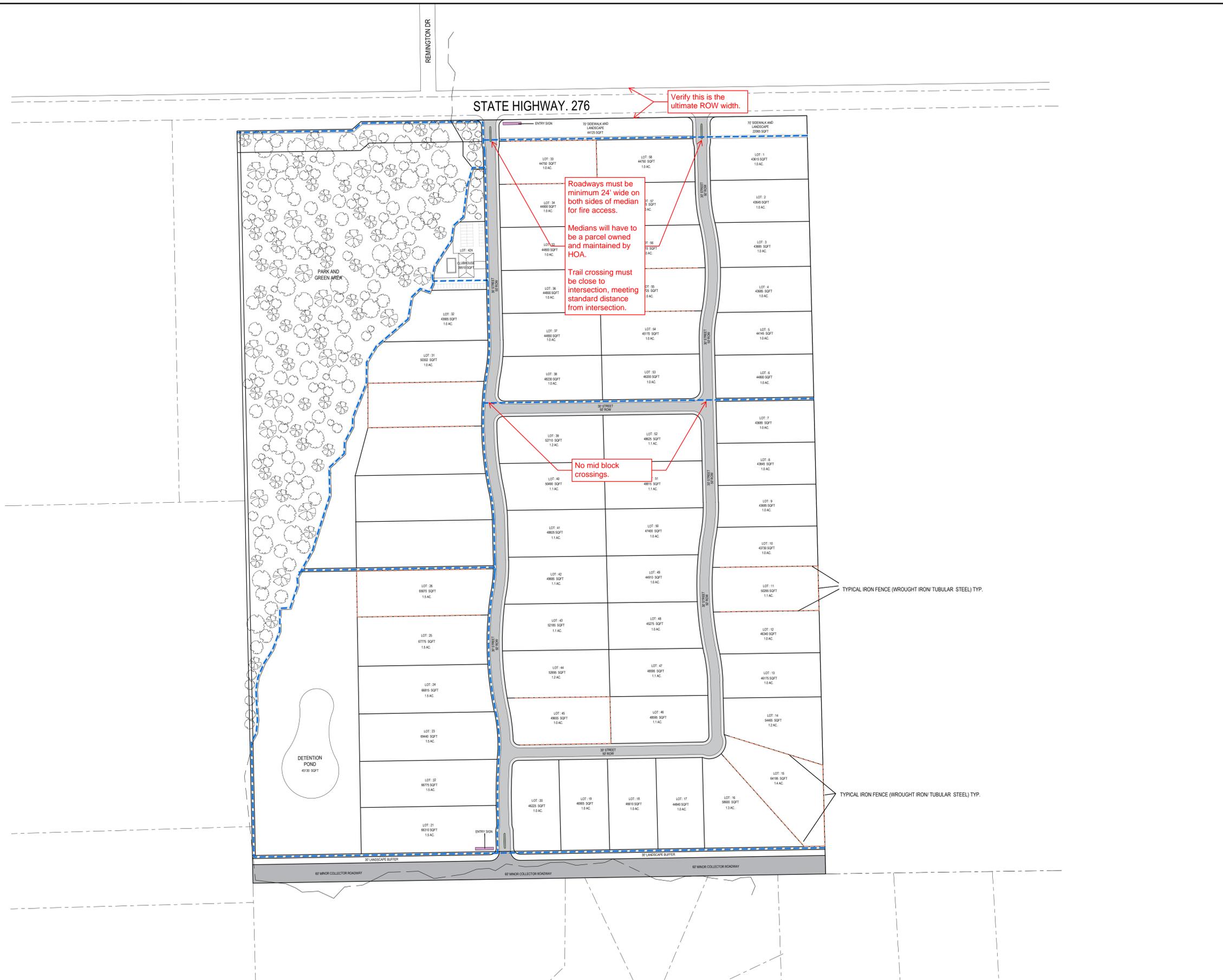
No parking to back out onto a public street.

- General Items:**
- Must meet City 2023 Standards of Design and Construction
  - 4% Engineering Inspection Fees
  - Impact Fees (Water, Sewer, Roadway).
  - Minimum easement width is 20' for new easements.
  - No structures including walls allowed in easements.
  - Retaining walls 3' and over must be engineered.
  - All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
  - Required 10' utility easement along all street frontages.
  - All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
  - The property must be platted.
  - Tree mitigation will be required when removing existing trees on the property.
  - Utility easements may not cross through or between residential properties. Must be in a HOA maintained lot.
  - Need approval from NTMWD for any construction in their existing easement.
  - Additional comments may be provided at time of Site Plan and Engineering.
- Streets/Paving:**
- All Residential Streets to be concrete, 50' ROW, 29' back-to-back paving minimum with 5' sidewalk on each side. Streets must be curb and gutter style. No asphalt or rock streets.
  - Streets adjacent to a public park or open space must have 60' ROW and 41' B-B street section
  - No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
  - Cul-de-sac dimensions must meet City of Rockwall Standards.
  - All streets to be minimum 1-ft above the 100 YR floodplain WSEL.
  - City (and TXDOT) driveway spacing requirements must be met.
  - A Minor Collector, 2 lane, Undivided Roadway (MC) with a 60' ROW (41' B-B) will be required along the south side of the property per the Master Thoroughfare Plan. A minimum 5' sidewalk will be required on both sides of the roadways.
  - Must construct all roadways on the current Master Thoroughfare Plan
  - A TIA will be required. Please refer to the 2023 Standards of Design and Construction Manual (Subsection 2.21.06) for the TIA Preparation and Review Requirements. review fees apply.
  - Any medians must be curbed, and streets draining away from medians.
  - A TXDOT permit will be required for driveways along TXDOT roadways.
- Water and Wastewater Items:**
- There is currently no City water or sewer available for this site.
  - Must submit a letter from Blackland WSC stating that they can supply City regulated domestic and fire flows.
  - Must loop min 8" water line on site.
  - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
  - Must be 1.5 acre tracks with on-site sanitary sewer facilities.
  - Must dedicate an easement for the future 15" sewer main along the west side of the property in the floodplain area per the City master plans.
  - Must dedicate an easement for the future 24" sewer main along the west side of the property and along the SH 276 frontage per the City master plans.
  - Must dedicate an easement for the future 12" sewer main along the south side of the property per the City master plans. Access point from a ROW will be required.
  - Must install a 12" water main along the south side of the property (or through the site west to east) per the City master plans and stub-out to the eastern and western property lines.
  - Must follow and construct per the City's master water and sanitary sewer plans, or requirements per infrastructure study, whichever is most stringent.
  - Utilities may not cross through a property. Must be within own HOA lot within an easement. Minimum 20' wide.
  - Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.
  - Show and label all NTMWD easements on the property.
  - Pro-ratas may apply.
- Drainage/Floodplain/Lakes:**
- Must have a flood study to establish the 100 year floodplain. Review fees apply.
  - Existing flow patterns must be maintained.
  - Detention is required. Drainage areas larger than 20 acres will need a detention study using unit hydrograph method. Review fees apply.
  - Detention ponds must be in a drainage easement located at the freeboard elevations to be maintained by the property owner/HOA.
  - Detention pond must provide an emergency spillway.
  - Detention pond may not be within 100-yr floodplain.
  - No vertical walls allowed in detention easement. Max 4:1 side slopes.
  - No public water or sewer allowed within the detention easement.
  - The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
  - No grate inlets allowed
  - 100-year WSEL must be called out for detention ponds.
  - Detention must be above the 100yr floodplain elevation where adjacent and not allowed in the flood plain at all.
  - Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
  - Must show and meet erosion hazard setback for all creeks/streams.
  - Drainage easement/erosion hazard setback easement shall be in its own separate lot owned by the HOA and now in ROW.
  - Floodplain must be in a drainage easement and the erosion hazard setback must be in a lot of its own (HOA/Open Space lot).
  - Drainage system may not cross through a property. Must be within own HOA lot within an easement. Minimum 20' wide.
  - Lot to Lot drainage is not allowed.
- Landscaping:**
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
  - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
  - Landscape berms may not be on top of City utilities.

<b>ROCKWALL PROJECT</b>		
<b>105 ACRES</b>		
NO. 152, CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS		
SHEET TITLE		
<b>CONCEPT PLAN</b>		
DRAWN BY	ISSUE	ISSUE DATE
HASTI		07.31.2025
PROJECT DATE	PROJECT NO.	REV. NO.
JULY 2025	001	2
SCALE:	SHEET NO.	
1" = 150'	1	

THESE CIVIL DRAWINGS HAVE BEEN PREPARED FOR CIVIL DESIGN ONLY. STRUCTURAL, ARCHITECT, MECHANICAL, AND COVER RELATED ENGINEERING DESIGN AND SPECIFICATIONS ARE THE RESPONSIBILITY OF THE RESPECTIVE ENGINEERS. COMPLIANCE TO THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE KEPT BY THE CONTRACTORS DURING THE RESPECTIVE WORK.

THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR PART WITHOUT THE EXPRESS WRITTEN PERMISSION. UNAUTHORIZED USE OF THESE DRAWINGS WILL SUBJECT THE USER TO LEGAL REMEDY BEING SOUGHT BY THE ENGINEER.



- LEGEND:**
- 10' HOA LOT (8 FEET TRAIL)
  - IRON FENCE
  - ACCESS ROADS
  - 60' MINOR COLLECTOR ROADWAY
  - ENTRY SIGN



**OPTIMA**  
**DESIGN & ENGINEERING PLLC**

2808 WILDCREEK CT, KELLER TEXAS  
 TEL. (817) 466-6503  
 TEXAS FIRM REGISTRATION NO. F-23565  
 EMAIL: P.ALIKHANI@OPTIMAENGINEER.COM

REVISION NO.	REVISION	REV. DATE
1	EDITED PLAN BASED ON THE CITY COMMENTS	08.05.2025
2	INCREASE THE GREEN AREA TO 20%	08.12.2025

**PLAN DEVELOPMENT**

PROJECT:

**ROCKWALL PROPERTY  
105 ACRES**

NO. 152, CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

SHEET TITLE

**HOA TRAIL PLAN**

DRAWN BY	ISSUE	ISSUE DATE
PROJECT DATE	PROJECT NO.	REV. NO.
SCALE:	SHEET NO.	
1" = 150'	1	



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Highway 276 Royse City Texas 75189

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING Agriculture

CURRENT USE Agriculture

PROPOSED ZONING SF-1

PROPOSED USE Single family home

ACREAGE 105.285

LOTS [CURRENT]

1

LOTS [PROPOSED]

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]

OWNER

APPLICANT

KRE 15 LLC

CONTACT PERSON \_\_\_\_\_

CONTACT PERSON

William Solomon

ADDRESS \_\_\_\_\_

ADDRESS

CITY, STATE & ZIP \_\_\_\_\_

CITY, STATE & ZIP

PHONE \_\_\_\_\_

PHONE

E-MAIL \_\_\_\_\_

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William Solomon [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 15<sup>th</sup> DAY OF August, 2025

OWNER'S SIGNATURE

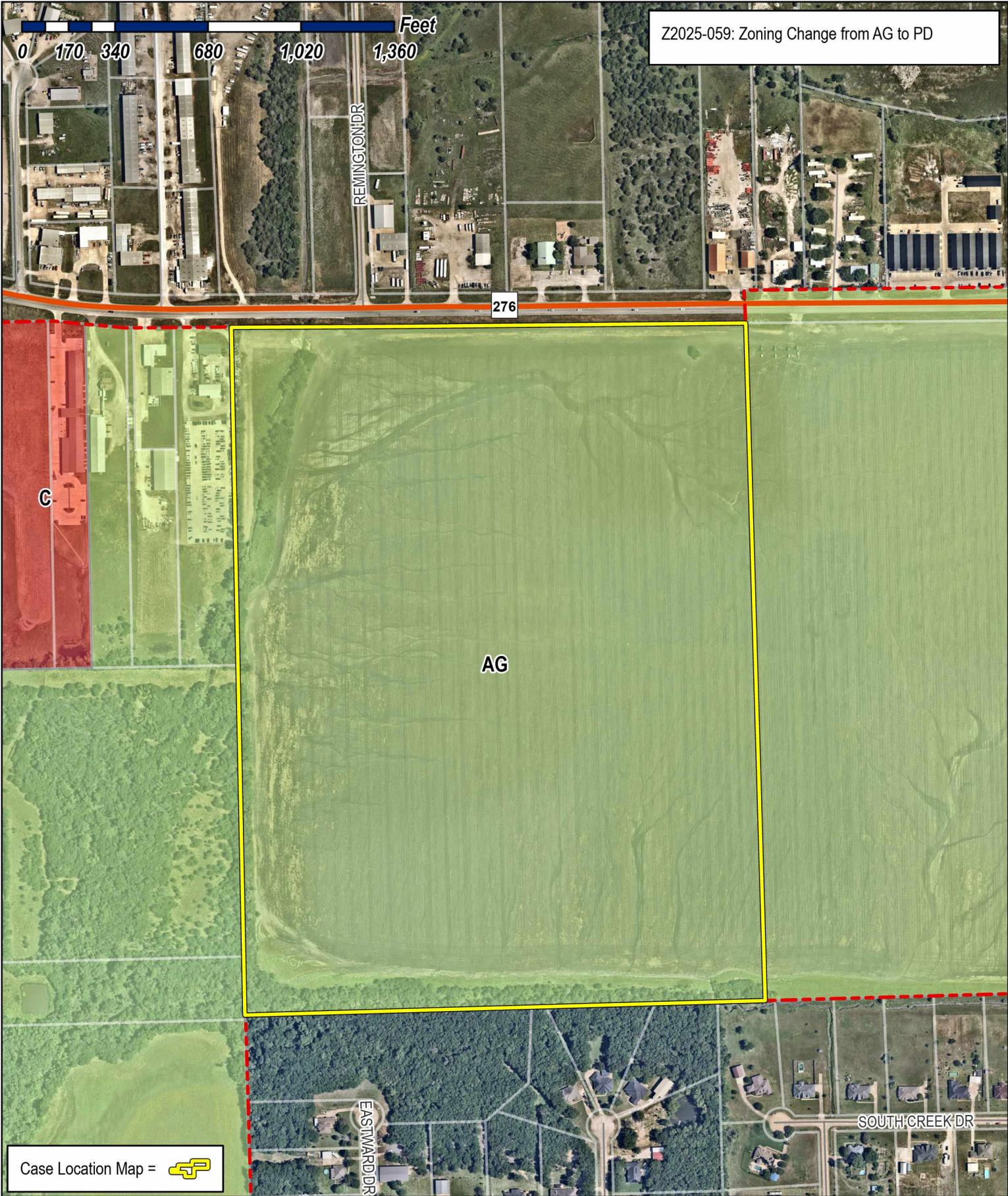
*William Solomon*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Kathie Ann Holmes*



MY COMMISSION EXPIRES 08/13/28



Z2025-059: Zoning Change from AG to PD

Case Location Map = 



# 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.

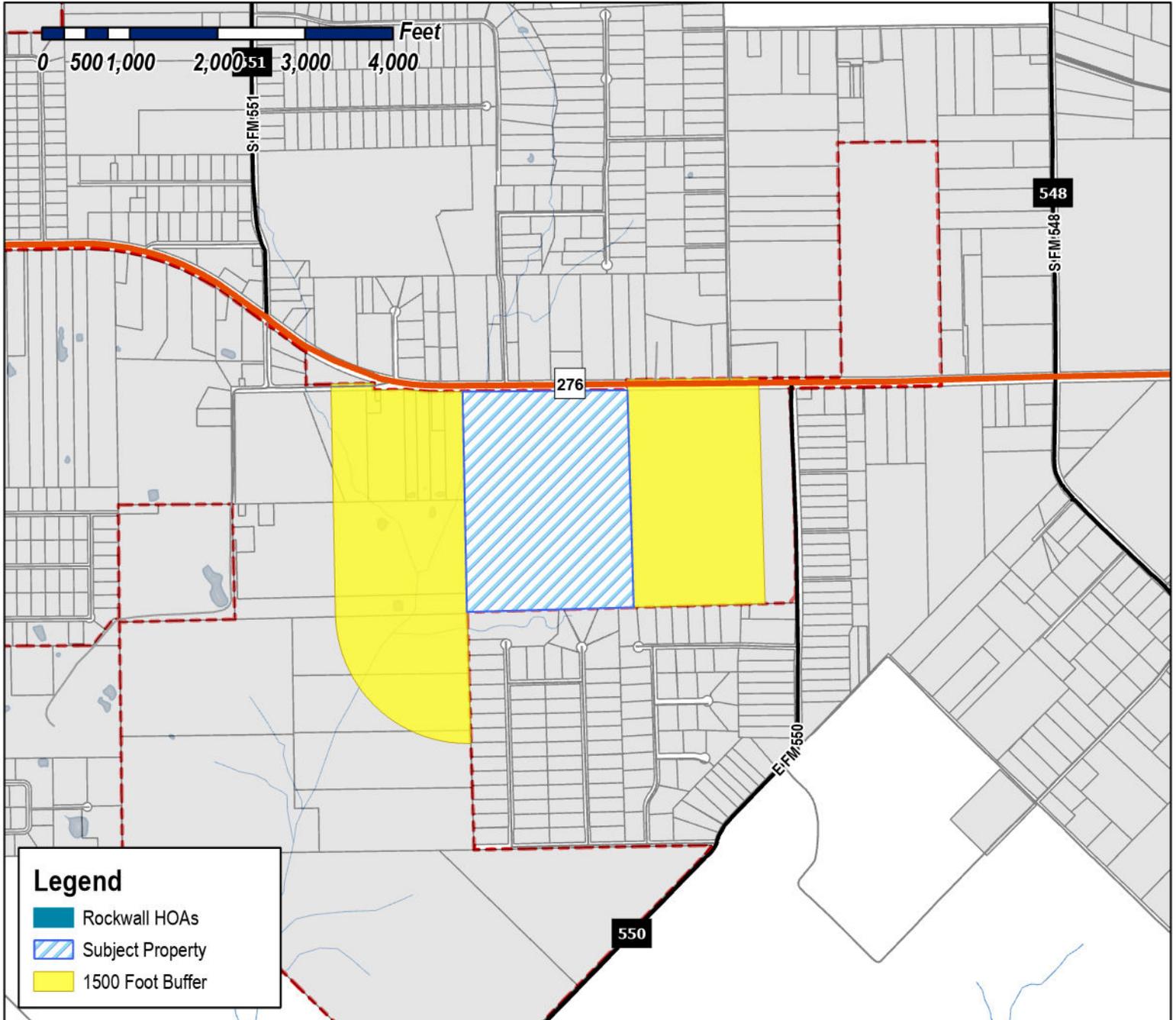




# City of Rockwall

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.

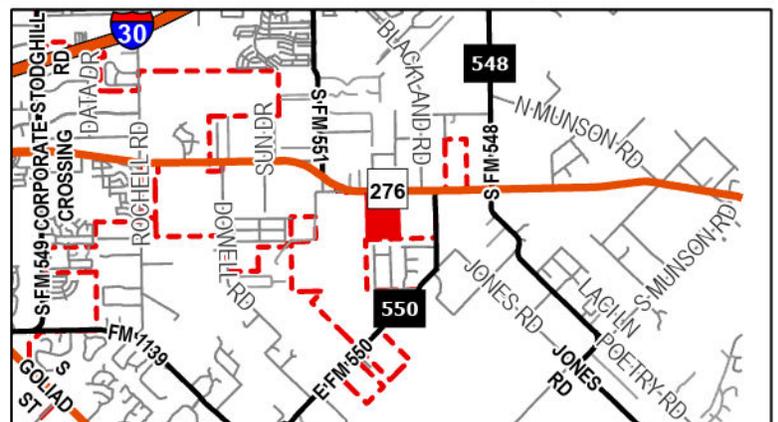


**Legend**

- Rockwall HOAs
- Subject Property
- 1500 Foot Buffer

**Case Number:** Z2025-059  
**Case Name:** Zoning Change from AG to PD  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** State Highway 276

**Date Saved:** 8/15/2025  
 For Questions on this Case Call (972) 771-7745

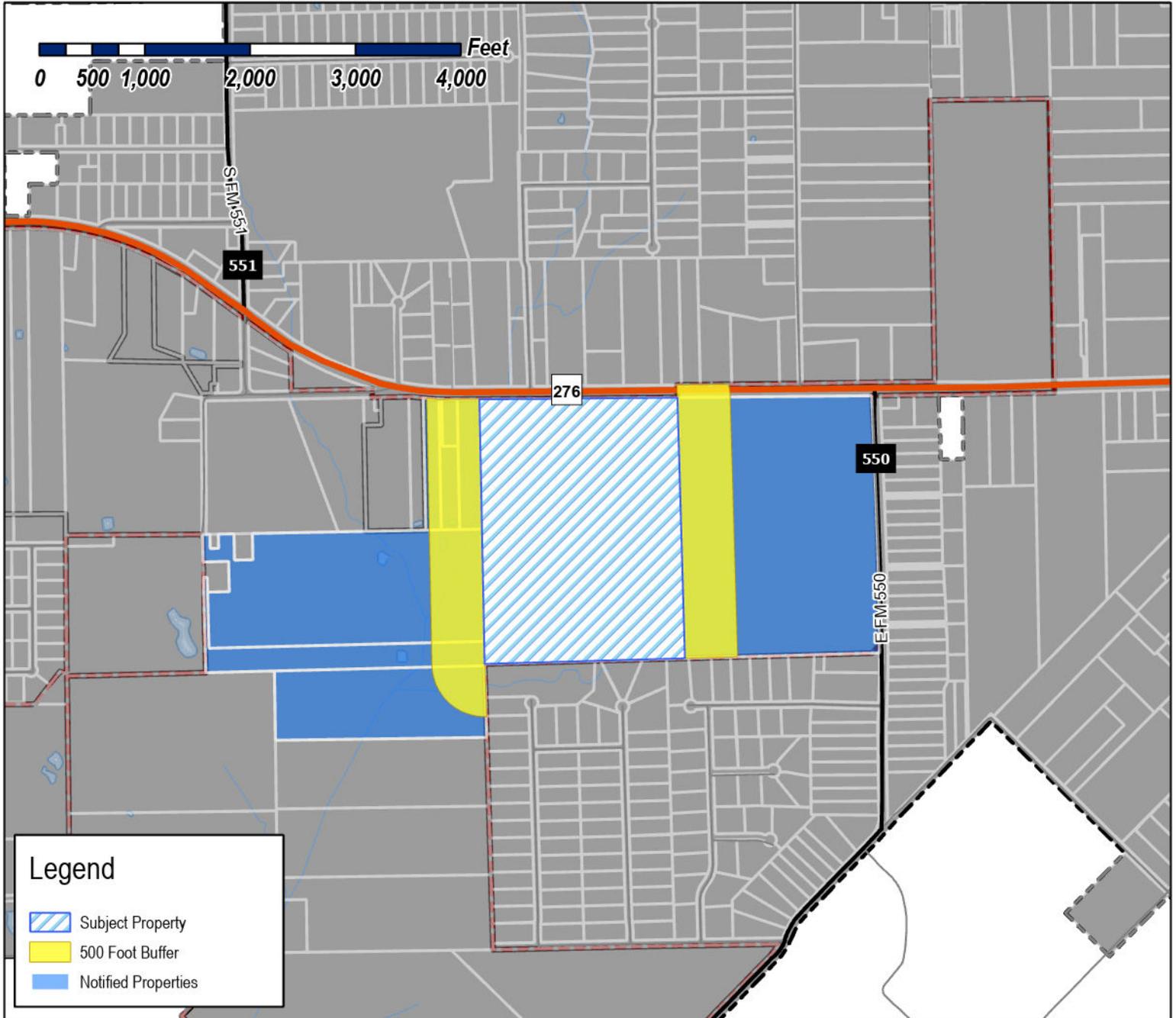




# City of Rockwall

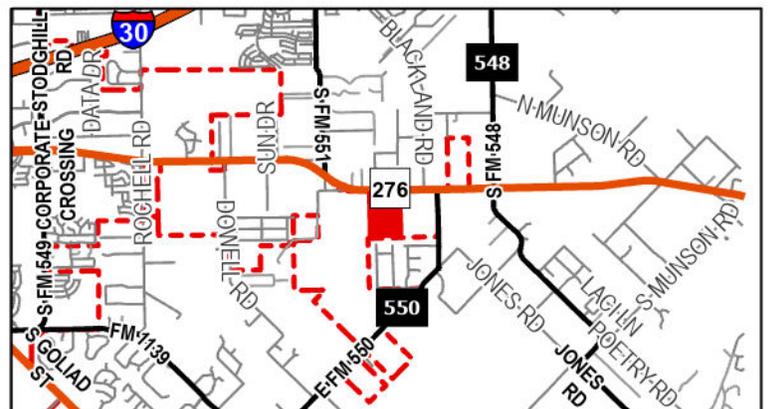
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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:** Z2025-059  
**Case Name:** Zoning Change from AG to PD  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** State Highway 276

**Date Saved:** 8/15/2025  
 For Questions on this Case Call: (972) 771-7745



LITHIA REAL ESTATE INC  
150 N BARTLETT STREET  
MEDFORD, OR 97501

LA-DF INVESTMENT FUND 9 LLC  
212 S Palm Ave Ste 200  
Alhambra, CA 91801

GLOVER KERRY C AND JOANN  
3901 OAK POINT DR  
CROSSROADS, TX 76227

KRE 15 LLC  
4512 LEGACY DR STE 100  
PLANO, TX 75024

VICENTE AUSENCIO AND MARISOL AND  
509 RIGGS CIRCLE  
MESQUITE, TX 75149

MULLEN ADVENTURES LLC  
5677 STATE HIGHWAY 276  
ROYSE CITY, TX 75189

JAY & PAM PROPERTIES LLC  
5707 STATE HIGHWAY 276  
ROYSE CITY, TX 75189

SIGN OF QUALITY LLC  
5707 STATE HIGHWAY 276  
ROYSE CITY, TX 75189

KENNEDY RICKEY EDMOND  
9912 COUNTY ROAD 2426  
TERRELL, TX 75160

# 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:

**Z2025-059: Zoning Change from AG to PD**

*Hold a public hearing to discuss and consider a request by William Andrew Solomon of KRE 15, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.1004-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the south side of SH-276 west of the intersection of SH-276 and E. FM-550, 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, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 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:

**Henry Lee**  
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](mailto: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, September 15, 2025 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. Z2025-059: Zoning Change from AG to PD**

Please place a check mark on the appropriate line below:

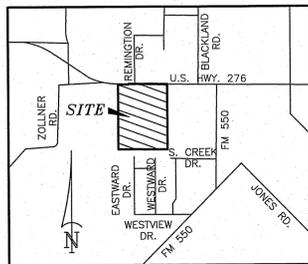
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

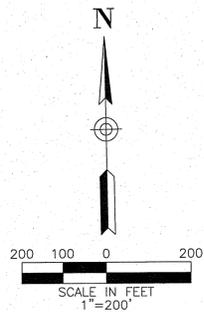
Address:

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.

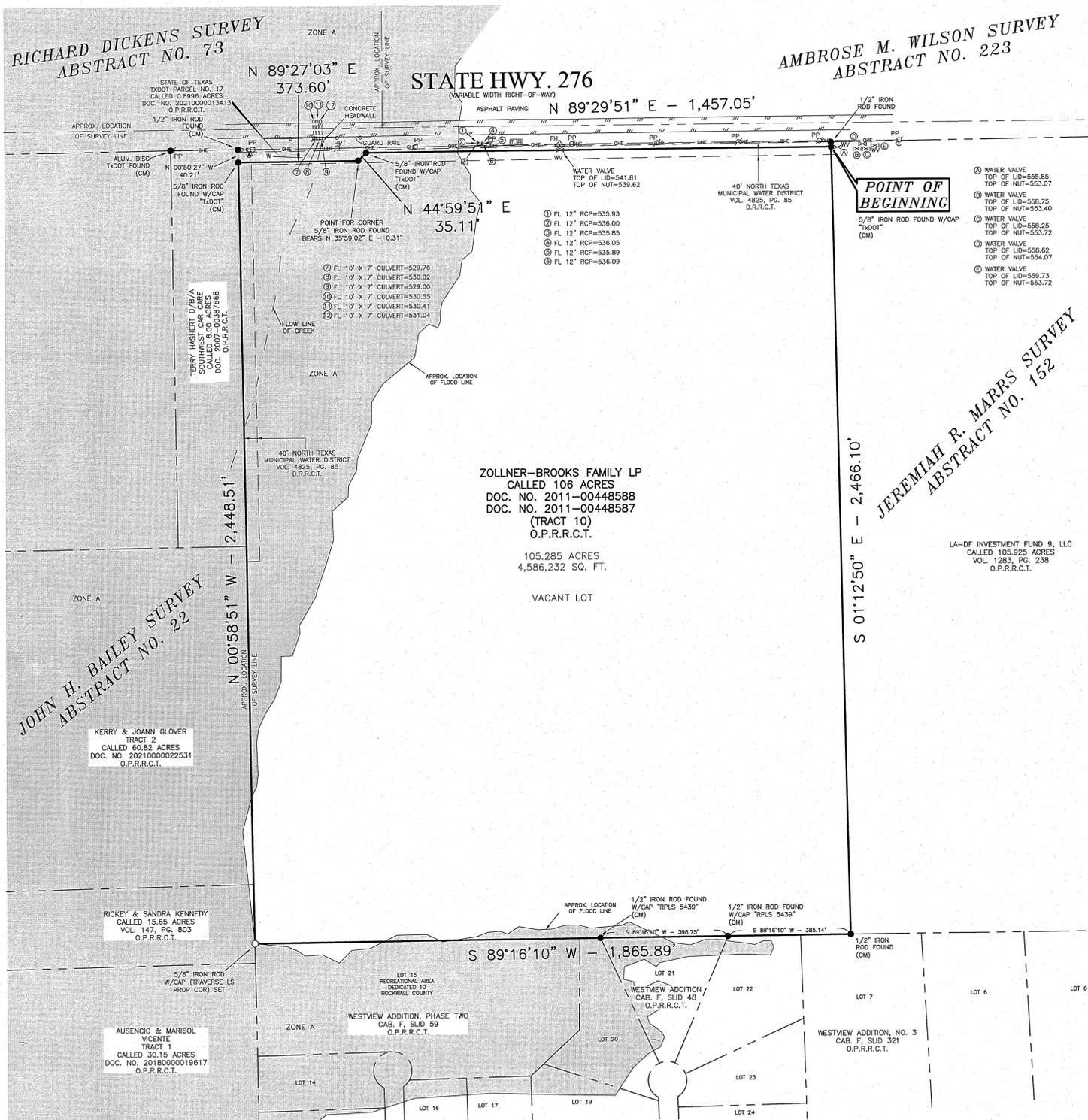
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



VICINITY MAP  
NOT TO SCALE



The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.000146135



TITLE NOTES

This survey relies solely on the Commitment for Title Insurance prepared by Chicago Title Insurance Company, Commitment No. 8058642200083 and GF No. CTRR64-8058642200083-RR, with an effective date of June 15, 2022 and issued on July 6, 2022. The surveyor has performed no additional research for easements, restrictions or other matters of record which may affect the land.

10. The following matters and all terms of the documents creating or offering evidence of the matters:

f. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Seaway Pipeline Inc.  
Purpose: As provided in said document  
Recording Date: January 21, 1985  
Recording No: Volume 217, Page 269 Deed Records, Rockwall County, Texas  
(does not affect the subject tract)

g. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Phillips Texas Border Pipeline Company f/k/a/ Phillips Natural Gas Company  
Purpose: As provided in said document  
Recording Date: February 1, 1994  
Recording No: Volume 869, Page 1, Deed Records, Rockwall County, Texas  
(does not affect the subject tract)

h. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: North Texas Municipal Water District  
Purpose: As provided in said document  
Recording Date: November 14, 2006  
Recording No: Volume 4825, Page 85, Deed Records, Rockwall County, Texas  
(affects subject tract as shown on survey)

LAND DESCRIPTION

Being a 105.285 acre tract of land situated in the Jeremiah R. Marrs Survey, Abstract No. 152, City of Royse City, Rockwall County, Texas, being all of a tract of land conveyed to Zollner-Brooks Family, LP, a Texas limited partnership, by Warranty Deed Without Title Examination, recorded in Document No. 2011-00448588 and Document No. 2011-00448587, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and being more particularly described as follows:

**BEGINNING** at a 5/8 inch iron rod with cap stamped "TxDOT" (controlling monument (CM)) found on the northeasterly corner of said Zollner tract, being on the southerly right-of-way line of State Highway 276 (a variable width right-of-way) and being on the westerly line of a tract of land conveyed to LA-DF Investment Fund 9, LLC, by Special Warranty Deed, recorded in Volume 1283, Page 238, O.P.R.R.C.T.;

**THENCE** South 01 degrees 12 minutes 50 seconds East, along the common easterly line of said Zollner tract and the westerly line said LA-DF tract, a distance of 2,466.10 feet to a 1/2 inch iron rod (CM) found on the common southeasterly corner of said Zollner tract and the southwesterly corner of said LA-DF Investment tract, said iron rod also being on the northerly line of Lot 7, of Westview Addition, No. 3, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 321, O.P.R.R.C.T.

**THENCE** South 89 degrees 16 minutes 10 seconds West, along the common southerly line of said Zollner tract, the northerly line of said Lot 7, Westview Addition, No. 3 plat, the northerly line of Lots 20-22, of Westview Addition, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 48, O.P.R.R.C.T. and the northerly line of Lot 15, of Westview Addition, Phase Two, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 59, O.P.R.R.C.T., a distance of 1,865.89 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set on the common southwesterly corner of said Zollner tract, and the northwesterly corner of said Lot 15, said iron rod set also being on the easterly line of a tract of land conveyed to Rickey Edmond Kennedy and wife, Sandra Ann Kennedy, by Warranty Deed With Vendor's Lien, recorded in Volume 147, Page 803, O.P.R.R.C.T.;

**THENCE** North 00 degrees 58 minutes 51 Seconds West, along the common westerly line of said Zollner tract, and the easterly line of said the Kennedy tract, the easterly line of a tract of land conveyed to Kerry C. Glover and Joann Glover, by General Warranty Deed, recorded in Document No. 2021000022531, O.P.R.R.C.T. and the easterly line of a tract of land conveyed to Terry Hashert d/b/a Southwest Car Care, by Warranty Deed With Vendor's Lien, recorded in Document No. 2007-00387668, O.P.R.R.C.T., a distance of 2,448.51 feet to a 5/8 inch iron rod with cap stamped "TxDOT" (CM) found for corner;

**THENCE** departing said Terry Hashert tract and along the common northerly line of said Zollner tract and the southerly right-of-way line of said State Highway 276 the following three (3) calls:

- 1) North 89 degrees 27 minutes 03 seconds East, a distance of 373.60 feet to a point for corner from which a 5/8 inch iron rod found bears at North 35 degrees 59 minutes 02 seconds East - 0.31';
- 2) North 44 degrees 59 minutes 51 seconds East, a distance of 35.11 feet to a 5/8 inch iron rod with cap stamped "TxDOT" (CM);
- 3) North 89 degrees 29 minutes 51 seconds East, a distance of 1,457.05 feet to the **POINT OF BEGINNING** and containing 105.285 acres of land (4,586,232 square feet), more or less.

SURVEYOR'S CERTIFICATION

To: Dreamland Realty, Zollner-Brooks Family, LP, a Texas limited partnership and Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1-4, 8, 11(a), 13, 14 in conjunction with the laws of the State of Texas.  
The fieldwork was completed on September 7, 2022.

Date of Plat or Map: September 14, 2022

*Chase Crawford*  
Chase Crawford  
Registered Professional Land Surveyor  
Texas Registration No. 6913  
Date: September 14, 2022



LEGEND	
—	BOUNDARY LINE
- - - -	ADJOINER BOUNDARY LINE
- · - · -	EASEMENT LINE (AS NOTED)
— W —	WATER LINE
— O — E —	OVERHEAD ELECTRIC LINE
— I —	WROUGHT IRON FENCE
— X —	WOOD FENCE
○	SET IRON ROD (AS NOTED)
●	FOUND IRON ROD (AS NOTED)
⊗	"X" CUT FOUND
⊗	"X" CUT SET
⊗ W	WATER VALVE
⊗ FH	FIRE HYDRANT
⊗ TJB	TELEPHONE JUNCTION BOX
⊗ LP	LIGHT POLE
⊗	POWER POLE
⊗	GUY WIRE
(CM)	CONTROL MONUMENT
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS

FLOOD NOTES

A portion of the subject property shown hereon lies within Zone "A", No Base Flood Elevations determined, the rest lies within Zone "X", (areas determined to be outside of the 0.2% annual chance floodplain), according to the Flood Insurance Rate Map, Community Panel No. 48397C006SL, dated September 26, 2008.

GENERAL NOTES

1. This survey was prepared in conjunction with the Title Commitment listed above and the Surveyor has performed no additional research for easements, restrictions or other matters of record which may affect the land that were not disclosed in said Title Commitment.
2. A request for water, sewer and drainage plans were requested from the City of Royse City but no plans were received.

ALTA/NSPS LAND TITLE SURVEY  
105.285 ACRE TRACT OF LAND  
SITUATED IN THE  
JEREMIAH R. MARRS SURVEY, ABSTRACT NO. 152  
CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS



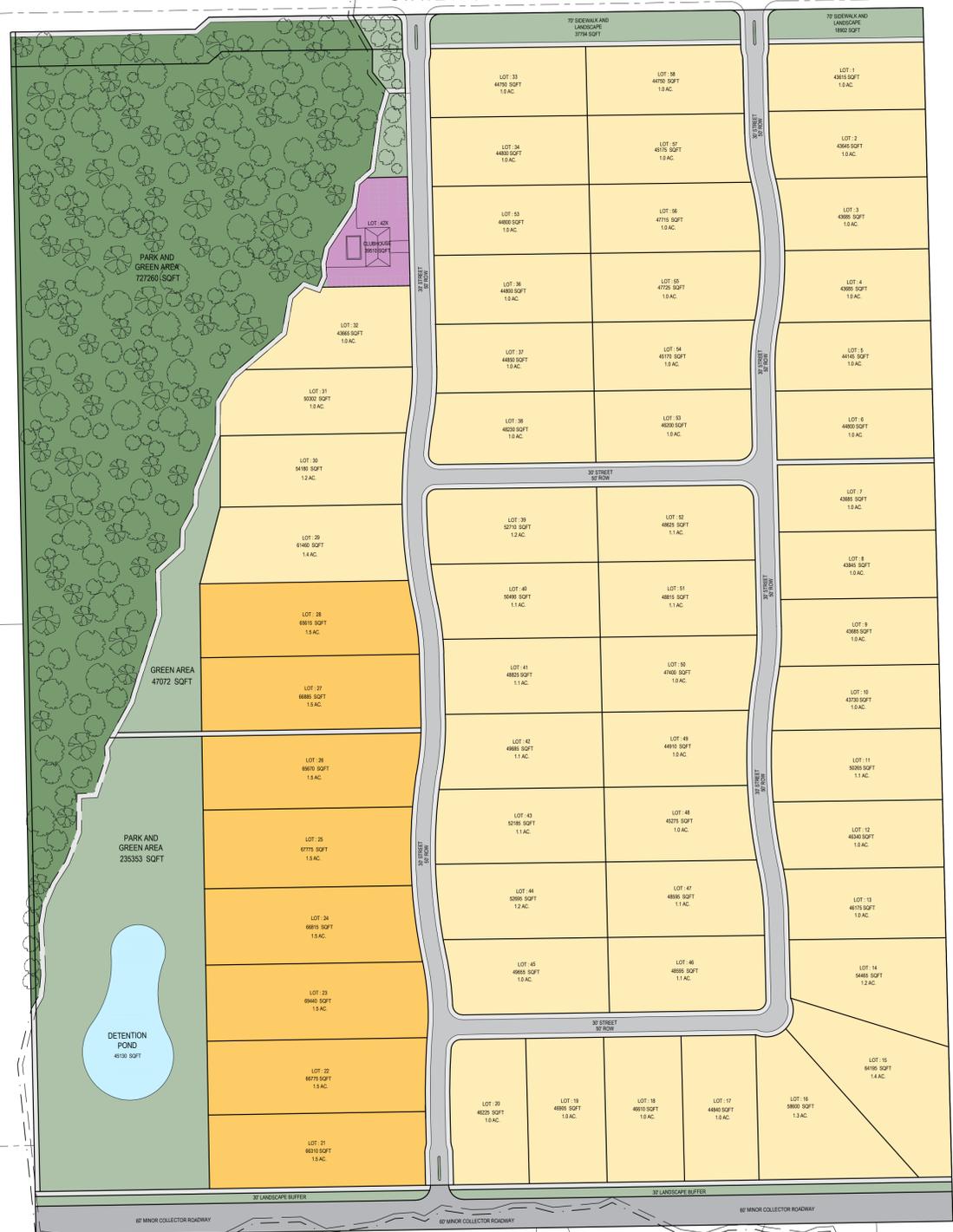
14200 Midway Road, Suite 130, Dallas, TX 75244 T: 469.784.9321  
W: TraverseLandSurveying.com Texas Firm No. 10194631

Surveying | Construction Staking | Platting

NO.	DATE	DESCRIPTION	BY

DRAWN	CHECK	DATE	SCALE	PROJECT NO.
DV	CRC	9-14-2022	1" = 200'	TR-99-22

STATE HIGHWAY. 276



GREEN AREA AND SIDEWALK	AREA (SQFT)
1- 10' SIDEWALK AND LANDSCAPE AND HOA TRAIL	104187
2- HALF OF THE FLOOD PLAIN AND GREEN AREA	363630
3- GREEN AREA AND LANDSCAPE BUFFER	393913
4- DETENTION POND	45130
<b>TOTAL</b>	<b>906,860</b>

20% OF THE TOTAL LAND AREA (906,860 SQFT/ 20.81 ACRES) IS DEDICATED AS OPEN SPACE.

LEGEND:

- SIDE WALK AND TRAIL
- 30' STREET
- 60' MINOR COLLECTOR ROADWAY
- OPEN SPACE AREA (PARK) - 20 AC.
- AMENITY CENTER - 0.9 AC.
- DETENTION POND
- TYPE "A" - 1.0 AC. -50 LOTS
- TYPE "B" - 1.5 AC. -8 LOTS



**OPTIMA**  
 DESIGN & ENGINEERING PLLC  
 2808 WILDCREEK CT, KELLER TEXAS  
 TEL. (817) 466-6503  
 TEXAS FIRM REGISTRATION NO. F-23565  
 EMAIL: P.ALIKHANI@OPTIMAENGINEER.COM

REVISION NO.	REVISION	REV. DATE
1	EDITED PLAN BASED ON THE CITY COMMENTS	08.05.2025
2	INCREASE THE GREEN AREA TO 20%	08.12.2025

PLAN DEVELOPMENT

PROJECT:  
**ROCKWALL PROPERTY**  
**105 ACRES**  
 NO. 152, CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

SHEET TITLE  
**CONCEPT PLAN**

DRAWN BY: HASTI  
 ISSUE DATE: 07.31.2025

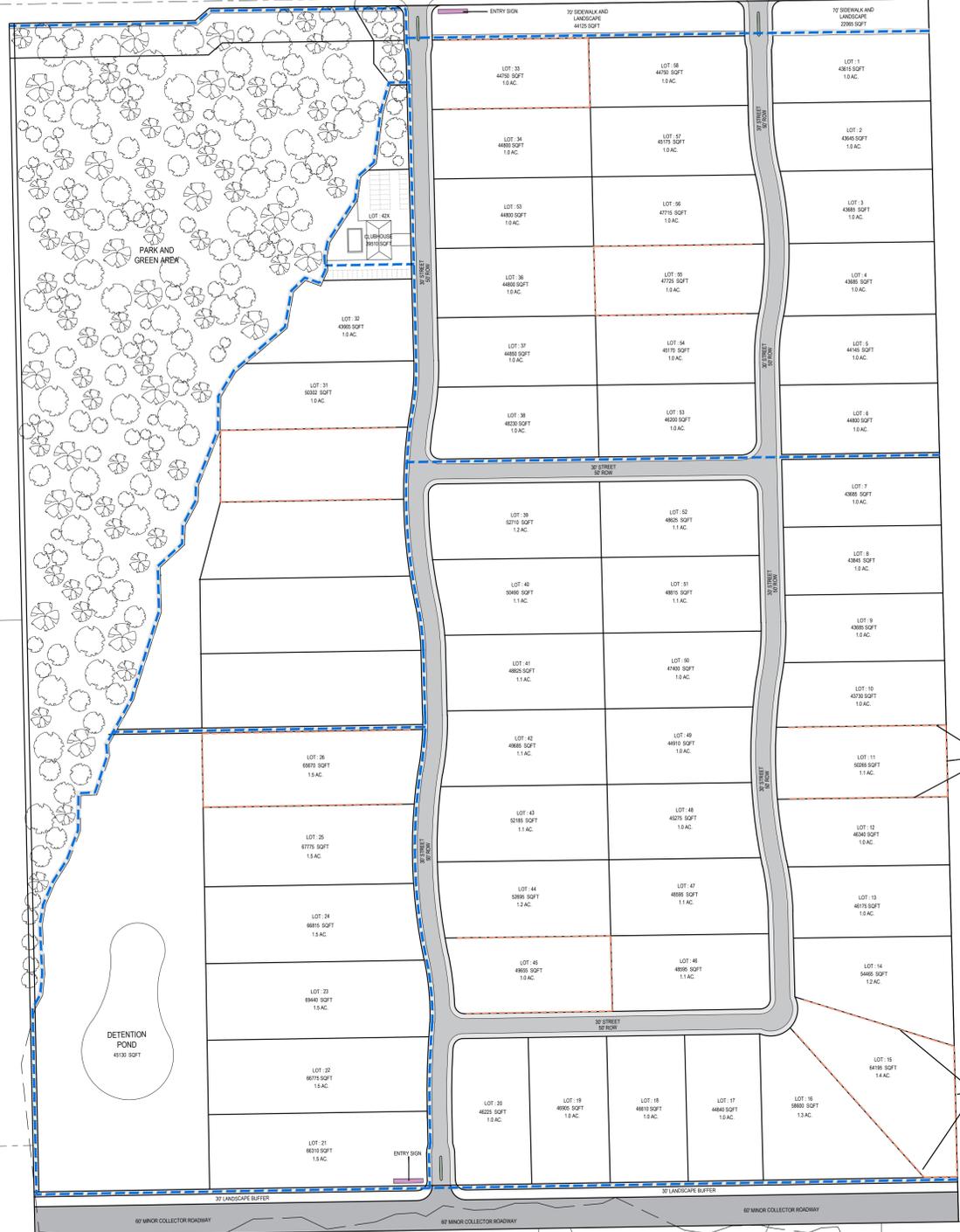
PROJECT DATE: JULY 2025  
 PROJECT NO.: 001  
 REV. NO.: 2

SCALE: 1" = 150'  
 SHEET NO.: 1

NOTE:  
 THESE CIVIL DRAWINGS HAVE BEEN PREPARED FOR CIVIL DESIGN ONLY. STRUCTURAL, ARCHITECT, MECHANICAL, AND OTHER RELATED ENGINEERING DESIGN AND SPECIFICATIONS ARE THE RESPONSIBILITY OF THE RESPECTIVE ENGINEERS. COMPLIANCE TO THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE AS SHOWN BY THE CONTRACTOR'S WORK.  
 COPYRIGHT 2024  
 THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR PART WITHOUT THE EXPRESS WRITTEN PERMISSION. UNAUTHORIZED USE OF THESE DRAWINGS WILL SUBJECT THE USER TO LEGAL REMEDY BEING SOUGHT BY THE ENGINEER.

THESE CIVIL DRAWINGS HAVE BEEN PREPARED FOR CIVIL DESIGN ONLY. STRUCTURAL, ARCHITECT, MECHANICAL, AND COVER RELATED ENGINEERING DESIGN AND SPECIFICATIONS ARE THE RESPONSIBILITY OF THE RESPECTIVE ENGINEERS. COMPLIANCE TO THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE AS SHOWN BY THE CONTRACTOR'S WORK. THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR PART WITHOUT THE EXPRESS WRITTEN PERMISSION. UNAUTHORIZED USE OF THESE DRAWINGS WILL SUBJECT THE USER TO LEGAL REMEDY BEING SOUGHT BY THE ENGINEER.

STATE HIGHWAY 276



- LEGEND:**
- 10' HOA LOT (8 FEET TRAIL)
  - IRON FENCE
  - ACCESS ROADS
  - 60' MINOR COLLECTOR ROADWAY
  - ENTRY SIGN



**OPTIMA**  
**DESIGN & ENGINEERING PLLC**  
 2808 WILDCREEK CT, KELLER TEXAS  
 TEL. (817) 466-6503  
 TEXAS FIRM REGISTRATION NO. F-23565  
 EMAIL: P.ALIKHANI@OPTIMAENGINEER.COM

REVISION NO.	REVISION	REV. DATE
1	EDITED PLAN BASED ON THE CITY COMMENTS	08.05.2025
2	INCREASE THE GREEN AREA TO 20%	08.12.2025

**PLAN DEVELOPMENT**

PROJECT:  
**ROCKWALL PROPERTY**  
**105 ACRES**  
 NO. 152, CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

SHEET TITLE:  
**HOA TRAIL PLAN**

DRAWN BY: [ ] ISSUE: [ ] ISSUE DATE: 07.31.2025

PROJECT DATE: **JULY 2025** PROJECT NO. [ ] REV. NO. [ ]

SCALE: **1" = 150'** SHEET NO. **1**

FIGURE 7. TYPICAL ORNAMENTAL METAL FENCE WITH COLUMNS



FIGURE 8: SIGNAGE EXAMPLES



# Requested 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 1 (SF-1) 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) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 1 (SF-1) 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 0.628 dwelling units per gross acre of land; however, in no case should the proposed development exceed 58 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

<u>Lot Type (see Concept Plan) ►</u>	<u>A</u>
<i>Minimum Lot Width</i> <sup>(1)</sup>	70'
<i>Minimum Lot Depth</i>	100'
<i>Minimum Lot Area</i>	43,560 SF
<i>Minimum Front Yard Setback</i> <sup>(2) &amp; (5)</sup>	25'
<i>Minimum Side Yard Setback</i>	10'
<i>Minimum Side Yard Setback Adjacent to a Street</i> <sup>(2), (5), &amp; (6)</sup>	20'
<i>Minimum Length of Driveway Pavement</i>	25'
<i>Maximum Height</i> <sup>(3)</sup>	36'
<i>Minimum Rear Yard Setback</i> <sup>(4)</sup>	10'
<i>Minimum Area/Dwelling Unit (SF)</i> <sup>(7)</sup>	2500 SF
<i>Maximum Lot Coverage</i>	40%

General Notes:

- <sup>1</sup>: 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* and *Rear 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*.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- <sup>4</sup>: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- <sup>5</sup>: 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.
- <sup>6</sup>: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a side setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.
- <sup>7</sup>: Air-Conditioned Space.

- (3) Building Standards. All development shall adhere to the following building standards:

- (a) Masonry Requirement. The minimum masonry requirement for the exterior façade of all buildings shall be 100.00% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 50.00% of the masonry requirement; however,

# Requested Development Standards

administrative approval from the Director of Planning and Zoning may be requested for housing plans that utilize cementitious fiberboard in excess of 50.00% of the masonry requirement on a *case-by-case* basis.

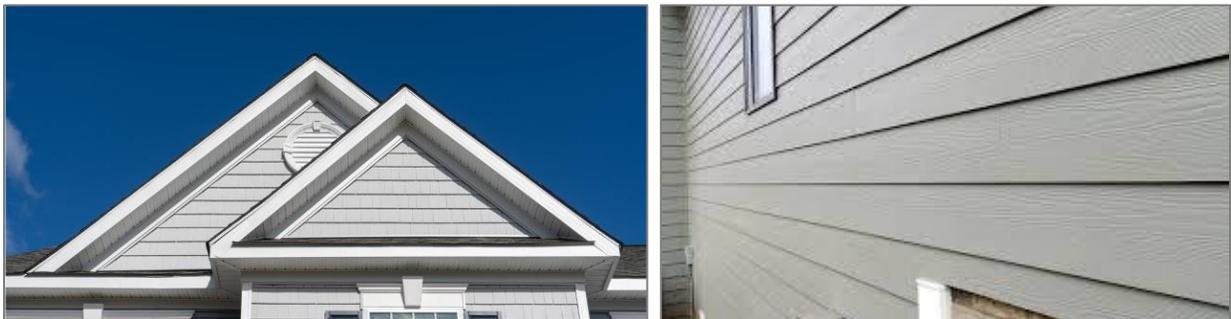
*FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD*



*FIGURE 2: EXAMPLES OF BOARD AND BATTEN*



*FIGURE 3: EXAMPLES OF HORIZONTAL LAP*



- (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:

## Requested Development Standards

- (1) All lots as depicted in *Exhibit 'B'* may be oriented in a traditional swing (or j-swing) garage configuration -- where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration. In a traditional swing (or j-swing) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the traditional swing (or j-swing) configuration.
- (2) All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [1] coach lighting, [2] decorative wood doors or wood overlays on insulated metal doors, [3] include two (2) of the upgraded or enhanced finishes from *Figure 3 & 4* below, and [4] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished. [see *Figures 1 – 3* for examples of the aforementioned garage and driveway features].

FIGURE 2. EXAMPLE OF COACH LIGHTING



FIGURE 3: EXAMPLES OF UPGRADED OR ENHANCED FINISHES



DIVIDED BAYS



CARRIAGE HARDWARE



CEDAR CLADDING



ORNAMENTAL PAVING

# Requested Development Standards

FIGURE 4: EXAMPLES OF UPGRADED GARAGES



- (4) Anti-Monotony Restrictions. The development shall adhere to the Anti-Monotony Matrix depicted in Table 3 below (for spacing requirements see Figures 5 & 6 below).

TABLE 3: ANTI-MONOTONY MATRIX

<u>Lot Type</u>	<u>Minimum Lot Size</u>	<u>Elevation Features</u>
A	70' x 100'	(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 or roadways 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 three (3) items deviate:

# Requested Development Standards

- (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 5: PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.**



**FIGURE 6: PROPERTIES DO NOT LINE UP ON OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.**



- (5) **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, adhere to the *Concept Plan* depicted in *Exhibit 'B'*, and meet the following standards:
- (a) **Front Yard Fences.** Front yard fences shall be prohibited.
  - (b) **Wrought Iron/Tubular Steel.** All lots shall be required to install a wrought iron or tubular steel fence as depicted in the *Concept Plan* in *Exhibit 'B'* of this ordinance. Wrought iron/tubular steel fences shall be six (6) feet in height. In addition, lots located along the perimeter of roadways (*i.e. SH-276 or a roadway larger than a Residential Street*) shall

## Requested Development Standards

provide masonry columns evenly spaced along the side and/or rear property line – *with columns not exceeding 45-foot centers* -- that begin at the rear of the property line.

- (c) Corner Lots. Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns evenly spaced along the side and/or rear property line – *with columns not exceeding 45-foot centers* -- that begin at the rear of the property line. A six (6) foot wrought iron fence shall be required between the masonry columns along the side and/or rear lot adjacent to a street. The property owner shall be required to maintain both sides of the fence.
- (d) Fence in Easements. No fencing shall be constructed in or across a franchise utility or the City of Rockwall's easements.

### (6) 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, all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height, and all shrubs shall be a minimum of five (5) gallons.
  - (1) Landscape Buffer Adjacent to SH-276. A minimum of an 80-foot landscape buffer shall be provided along SH-276 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 80-foot landscape buffer. All residential lots backing to SH-276 shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.
  - (2) Landscape Buffer Adjacent to Minor Collectors. A minimum of a 30-foot landscape buffer shall be provided along SH-276 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. An eight (8) foot trail shall be constructed within the 30-foot landscape buffer. All residential lots backing to a *Minor Collector* shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.
  - (3) Landscape Buffer Adjacent to Amenity Center. A minimum of a ten (10) foot landscape buffer shall be provided along the roadway adjacent to the amenity center. This landscape buffer shall incorporate ground cover and shrubbery along the entire length of the adjacent street frontage. In addition, one (1) canopy tree and one (1) accent tree shall be planted per 50-linear feet.
- (b) 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 that are less than ten (10) inches in size, and ten (10) feet from public water, sanitary sewer, and storm lines that are ten (10) inches and greater. In addition, no street

## Requested Development Standards

trees shall be allowed to be located within public right-of-way. All street trees shall be reviewed with the *PD Site Plan*.

- (c) Residential Lot Landscaping. Prior to the issuance of a Certificate of Occupancy (CO), any residential lots depicted on *Exhibit 'B'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.
- (d) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within detention areas, 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*.
- (7) Streets. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (8) 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.
- (9) 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; however, trails adjacent to residential lots -- *as depicted in Exhibit 'B' of this ordinance* -- shall be eight (8) feet in width and shall be permitted to extend up to two (2) feet outside the right-of-way, inside the residential lot, in a pedestrian access easement.
- (10) Buried Utilities. New distribution power-lines required to serve the *Subject Property* and the existing power-lines adjacent to SH-276 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.
- (11) On-Site Sewage Facilities. *Septic Systems* are permitted pending conformance to the following standards:
  - (a) All *Septic Systems* shall be designed by a licensed *On-Site Sewage Facility (OSSF)* professional (*e.g. licensed engineer, sanitarian, etcetera*).
  - (b) A stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis.

## Requested Development Standards

- (c) All *Septic Systems* shall be inspected and approved by the City's chosen inspector.
- (12) *Open Space*. The development shall consist of a minimum of 20.00% open space (or a minimum of 21.02 acres -- as calculated by the formula stipulated in the *Comprehensive Plan*), and generally conform to the Concept Plan contained in *Exhibit 'B'* of this ordinance. All open space areas (including *landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).
- (13) *Trails*. A minimum of an eight (8) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'B'* of this ordinance.
- (14) *Amenities*. Amenities shall be constructed in generally the same areas as depicted in *Exhibit 'B'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenities shall be approved with the *PD Site Plan*.
- (15) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required 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*.
- (16) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) 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, parallel parking and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.
- (17) *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.

**LEGEND:**

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

## PERMITTED LAND USES IN A SINGLE-FAMILY 1 (SF-1) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13,</a> <a href="#">Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04,</a> <a href="#">Permissible Uses</a> ]	SINGLE FAMILY 1 (SF-1) DISTRICT
<b>AGRICULTURAL AND ANIMAL RELATED LAND USES</b>	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	<a href="#">(1)</a>		P
Private Horse Corral or Stable	<a href="#">(10)</a>	<a href="#">(6)</a>	S
Community Garden	<a href="#">(11)</a>	<a href="#">(7)</a>	S
Urban Farm	<a href="#">(12)</a>	<a href="#">(8)</a>	S
<b>RESIDENTIAL AND LODGING LAND USES</b>	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	<a href="#">(1)</a>	<a href="#">(1)</a>	P
Residential Garage	<a href="#">(7)</a>	<a href="#">(4) &amp; (5)</a>	A
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	<a href="#">(8)</a>	<a href="#">(6)</a>	A
Home Occupation	<a href="#">(9)</a>	<a href="#">(7)</a>	P
Portable Building	<a href="#">(15)</a>	<a href="#">(10)</a>	P
Residential Infill in an Established Subdivision	<a href="#">(16)</a>	<a href="#">(11)</a>	S
Short-Term Rental ( <i>Owner-Occupied, Single-Family Home, Townhome, or Duplex</i> )	<a href="#">(17)</a>	<a href="#">(12)</a>	P
Short-Term Rental ( <i>Non-Owner-Occupied, Single-Family Home, Townhome, or Duplex</i> )	<a href="#">(17)</a>	<a href="#">(13)</a>	P
Short-Term Rental ( <i>Apartment or Condominium</i> )	<a href="#">(17)</a>	<a href="#">(14)</a>	P
Single-Family Detached Structure	<a href="#">(19)</a>	<a href="#">(16)</a>	P
Private Swimming Pool	<a href="#">(21)</a>		A
Private Sports Court with Standalone or Dedicated Lighting	<a href="#">(22)</a>	<a href="#">(18)</a>	S
<b>INSTITUTIONAL AND COMMUNITY SERVICE LAND USES</b>	2.02(C)	2.03(C)	
Church/House of Worship	<a href="#">(4)</a>	<a href="#">(2)</a>	S
Daycare with Seven (7) or More Children	<a href="#">(9)</a>	<a href="#">(4)</a>	S
Group or Community Home	<a href="#">(11)</a>	<a href="#">(5)</a>	P
Public or Private Primary School	<a href="#">(21)</a>	<a href="#">(7)</a>	S
Public or Private Secondary School	<a href="#">(22)</a>	<a href="#">(8)</a>	S
Temporary Education Building for a Public or Private School	<a href="#">(23)</a>	<a href="#">(9)</a>	S
<b>RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES</b>	2.02(E)	2.03(E)	
Public or Private Community or Recreation Club as an Accessory Use	<a href="#">(4)</a>		S
Private Country Club	<a href="#">(5)</a>		S
Temporary Fundraising Events by Non-Profit	<a href="#">(7)</a>	<a href="#">(4)</a>	P
Public Park or Playground	<a href="#">(12)</a>		P
Tennis Courts ( <i>i.e. Not Accessory to a Public or Private Country Club</i> )	<a href="#">(14)</a>		S
<b>RETAIL AND PERSONAL SERVICES LAND USES</b>	2.02(F)	2.03(F)	
Temporary Real Estate Sales Office	<a href="#">(27)</a>		P
<b>COMMERCIAL AND BUSINESS SERVICES LAND USES</b>	2.02(G)	2.03(G)	
Temporary On-Site Construction Office	<a href="#">(18)</a>	<a href="#">(6)</a>	P
<b>INDUSTRIAL AND MANUFACTURING LAND USES</b>	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	<a href="#">(2)</a>	<a href="#">(2)</a>	P
Mining and Extraction of Sand, Gravel, Oil and/or Other Materials	<a href="#">(12)</a>	<a href="#">(5)</a>	S
<b>UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES</b>	2.02(K)	2.03(K)	

**LEGEND:**

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

## PERMITTED LAND USES IN A SINGLE-FAMILY 1 (SF-1) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13,</a> <a href="#">Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04,</a> <a href="#">Permissible Uses</a> ]	SINGLE FAMILY 1 (SF-1) DISTRICT
Antenna for a Residential Property	<a href="#">(2)</a>	<a href="#">(1)</a>	A
Antenna for an Amateur Radio	<a href="#">(3)</a>	<a href="#">(2)</a>	A
Antenna Dish	<a href="#">(4)</a>	<a href="#">(3)</a>	A
Utilities ( <i>Non-Municipally Owned or Controlled</i> ), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	<a href="#">(10)</a>		S
Municipally Owned or Controlled Facilities, Utilities and Uses ( <i>Includes Utilities with a Franchise Utility Agreement with the City of Rockwall</i> )	<a href="#">(11)</a>		P
Private Streets	<a href="#">(12)</a>		S
Railroad Yard or Shop	<a href="#">(14)</a>		S
Satellite Dish	<a href="#">(16)</a>		A
Solar Energy Collector Panels and Systems	<a href="#">(17)</a>	<a href="#">(7)</a>	A
Utilities Holding a Franchise from the City of Rockwall	<a href="#">(21)</a>		S
Utility Installation Other than Listed	<a href="#">(22)</a>		S
Utility/Transmission Lines	<a href="#">(23)</a>		S

# 05 FUTURE LAND USE PLAN

## 01 LAND USE PLAN DESIGNATIONS

### 01.01 RESIDENTIAL ● ● ●

#### ● 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*).

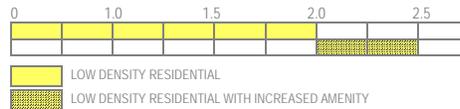
##### DESIGNATION CHARACTERISTICS

- 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*).

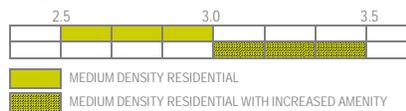
##### DESIGNATION CHARACTERISTICS

- 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



# 17 SOUTH CENTRAL ESTATES DISTRICT

## DISTRICT DESCRIPTION

The *South Central Estates District* has the potential to have a mixture of land uses, but is currently relatively undeveloped. The district does have a low density (i.e. *Equestrian Meadows*) and a medium density (i.e. *West View*) subdivision situated within the southern portions of the district. Along SH-276, there are currently some transitional commercial land uses and residential homes situated on long narrow lots. This district is projected to transition to more intense commercial land uses along SH-276, but still maintain estate and rural residential land uses south of SH-276. Much of the areas along SH-276 will depend on the viability and alignment of the future Outer Loop.

## POINTS OF REFERENCE

- A. Equestrian Meadows Subdivision
- B. Westhaven Subdivision

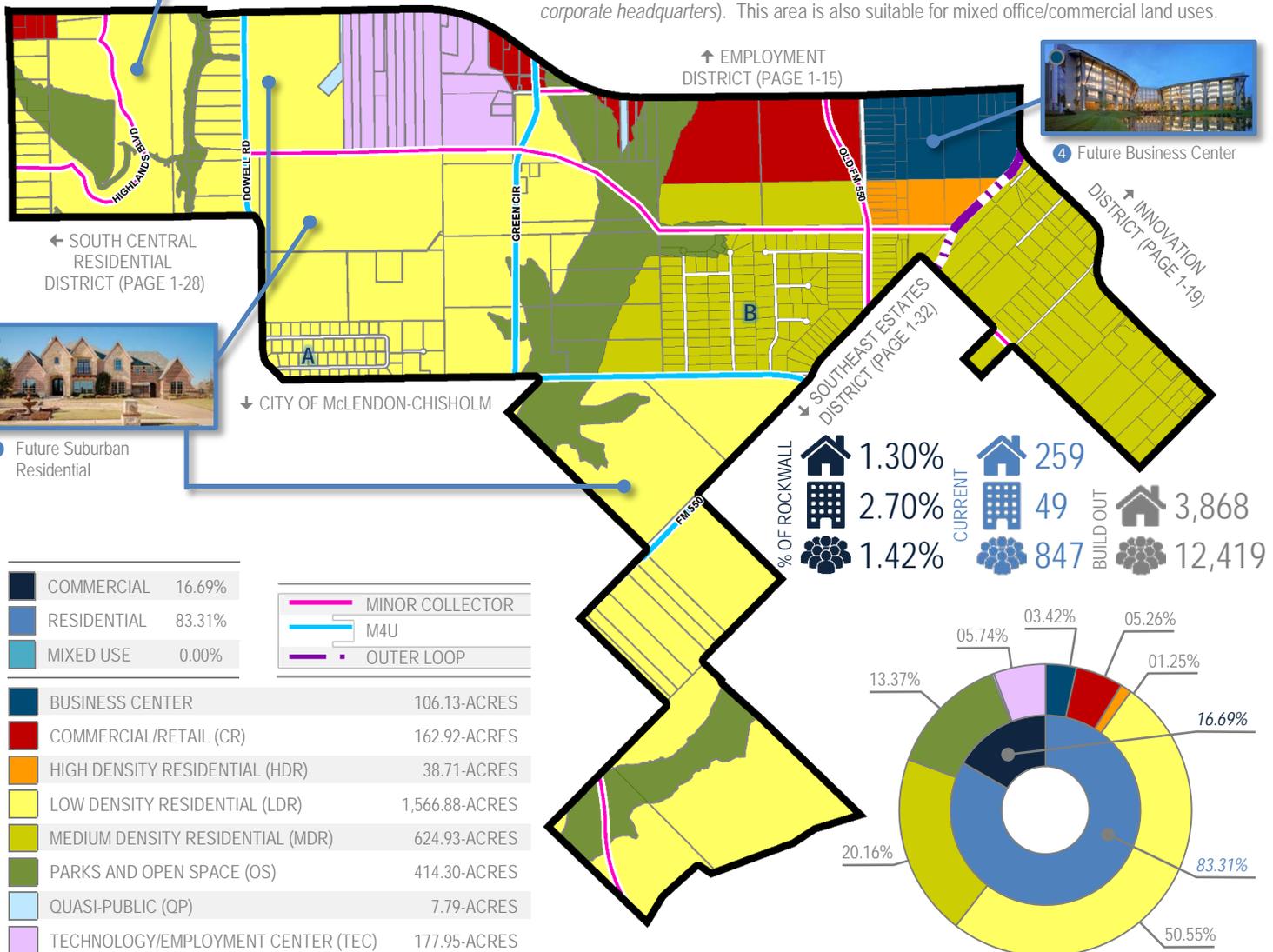
## LAND USE PALETTES

- Current Land Use
- Future Land Use



2 Future Suburban Residential

↑ TECHNOLOGY DISTRICT (PAGE 1-31)



4 Future Business Center



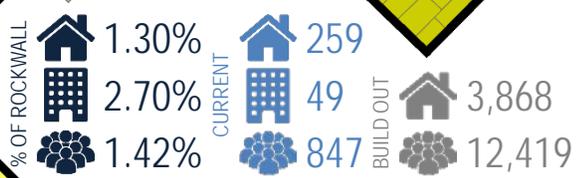
2 Future Suburban Residential

← SOUTH CENTRAL RESIDENTIAL DISTRICT (PAGE 1-28)

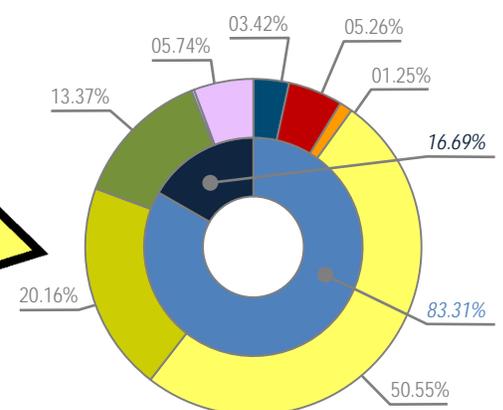
↑ EMPLOYMENT DISTRICT (PAGE 1-15)

↑ INNOVATION DISTRICT (PAGE 1-19)

↓ CITY OF McLENDON-CHISHOLM



■ COMMERCIAL	16.69%	— MINOR COLLECTOR
■ RESIDENTIAL	83.31%	— M4U
■ MIXED USE	0.00%	— OUTER LOOP
■ BUSINESS CENTER	106.13-ACRES	
■ COMMERCIAL/RETAIL (CR)	162.92-ACRES	
■ HIGH DENSITY RESIDENTIAL (HDR)	38.71-ACRES	
■ LOW DENSITY RESIDENTIAL (LDR)	1,566.88-ACRES	
■ MEDIUM DENSITY RESIDENTIAL (MDR)	624.93-ACRES	
■ PARKS AND OPEN SPACE (OS)	414.30-ACRES	
■ QUASI-PUBLIC (QP)	7.79-ACRES	
■ TECHNOLOGY/EMPLOYMENT CENTER (TEC)	177.95-ACRES	



## DISTRICT STRATEGIES

Taking into account that the *South Central Estates District* has a large amount of mostly vacant or raw land with limited access to infrastructure (i.e. *water and wastewater facilities*), the following are the recommended strategies for this district:

- 1 **Opportunity Zone** (*Intersection of SH-276 & FM-548*). When constructed this intersection will be a major land use node in the district and have the potential to provide employment and professional campus land uses mixed with entertainment, restaurant and retail land uses that can create an "18-Hour" environment (i.e. *an environment that provides the ability to live, work, shop and dine*).
- 2 **Suburban Residential**. The district has several large tracts of land that can support highly amenitized master planned communities. Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (e.g. *larger lots or a large landscape buffer*) adjacent to the existing subdivision. Due to the availability of infrastructure residential in this area may also be suitable for 1½-acre lots with septic systems.
- 3 **Commercial/Retail Centers**. Due to the anticipated alignment of the Outer Loop (i.e. *current alignment of FM-548*), the commercial/retail centers along SH-276 are ideal for larger scale retail businesses and restaurants that could support any office or residential development in the area. These areas could also provide neighborhood service uses intended to allow smaller commercial uses that can support adjacent residential land uses. All commercial developments should incorporate appropriate screening (e.g. *berms, landscaping and large buffers*) to transition uses.
- 4 **Business Center**. The areas designated as *Business Center* are intended to provide space for larger office facilities and combination manufacturing/warehouse and office facilities (e.g. *corporate headquarters*). This area is also suitable for mixed office/commercial land uses.

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, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 1 (SF-1) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 105.285-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4 OF THE J. R. MARRS SURVEY, ABSTRACT NO. 152, 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 from William Andrew Solomon of KRE 15, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.285-acre tract of land identified as Tract 4 of the J. R. Marris Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, 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 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, 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 'B'* 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 'B'* 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 'B'* 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 'B'* 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 'B'* 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 3<sup>rd</sup> DAY OF NOVEMBER, 2025.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: October 20, 2025

2<sup>nd</sup> Reading: November 3, 2025

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

Being a 105.285-acre tract of land situated in the Jeremiah R. Marrs Survey, Abstract No. 152, City of Royse City, Rockwall County, Texas, being all of a tract of land conveyed to Zollner-Brooks Family, LP, a Texas limited partnership, by Warranty Deed Without Title Examination, recorded in Document No. 2011-00448588 and Document No. 2011-00448587, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with cap stamped "TxDOT" (controlling monument (CM)) found on the northeasterly corner of said Zollner tract, being on the southerly right-of-way line of State Highway 276 (a variable width right-of-way) and being on the westerly line of a tract of land conveyed to LA-DF Investment Fund 9, LLC, by Special Warranty Deed, recorded in Volume 1283, Page 238, O.P.R.R.C.T.;

**THENCE** South 01 degrees 12 minutes 50 seconds East, along the common easterly line of said Zollner tract and the westerly line said LA-DF tract, a distance of 2,466.10 feet to a 1/2 inch iron rod (CM) found on the common southeasterly corner of said Zollner tract and the southwesterly corner of said LA-DF Investment tract, said iron rod also being on the northerly line of Lot 7, of Westview Addition, No. 3, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 321, O.P.R.R.C.T.;

**THENCE** South 89 degrees 16 minutes 10 seconds West, along the common southerly line of said Zollner tract, the northerly line of said Lot 7, Westview Addition, No. 3 plat, the northerly line of Lots 20–22, of Westview Addition, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 48, O.P.R.R.C.T. and the northerly line of Lot 15, of Westview Addition, Phase Two, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 59, O.P.R.R.C.T., a distance of 1,865.89 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set on the common southwesterly corner of said Zollner tract, and the northwesterly corner of said Lot 15, said iron rod set also being on the easterly line of a tract of land conveyed to Rickey Edmond Kennedy and wife, Sandra Ann Kennedy, by Warranty Deed With Vendor's Lien, recorded in Volume 147, Page 803, O.P.R.R.C.T.;

**THENCE** North 00 degrees 58 minutes 51 Seconds West, along the common westerly line of said Zollner tract, and the easterly line of said the Kennedy tract, the easterly line of a tract of land conveyed to Kerry C. Glover and Joann Glover, by General Warranty Deed, recorded in Document No. 20210000022531, O.P.R.R.C.T. and the easterly line of a tract of land conveyed to Terry Hashert d/b/a Southwest Car Care, by Warranty Deed With Vendor's Lien, recorded in Document No. 2007-00387668, O.P.R.R.C.T., a distance of 2,448.51 feet to a 5/8-inch iron rod with cap stamped "TxDOT" (CM) found for corner;

**THENCE** departing said Terry Hashert tract and along the common northerly line of said Zollner tract and the southerly right-of-way line of said State Highway 276 the following three (3) calls:

1. North 89 degrees 27 minutes 03 seconds East, a distance of 373.60 feet to a point for corner from which a 5/8-inch iron rod found bears at North 35 degrees 59 minutes 02 seconds East - 0.31';
2. North 44 degrees 59 minutes 51 seconds East, a distance of 35.11 feet to a 5/8-inch iron rod with cap stamped "TxDOT" (CM);
3. North 89 degrees 29 minutes 51 seconds East, a distance of 1,457.05 feet to the **POINT OF BEGINNING** and containing 105.285 acres of land (4,586,232 square feet), more or less.





**Exhibit 'D':  
Amenity Center**



**Exhibit 'E':**  
*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 1 (SF-1) 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 'B'* and stated in *Table 1*, which is as follows:

**TABLE 1: LOT COMPOSITION**

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	100' x 200'	43,560 SF	50	86.21%
B	150' x 250'	63,340 SF	8	13.79%
<i>Maximum Permitted Units:</i>			58	100.00%

- (3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 1 (SF-1) 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 0.551 dwelling units per gross acre of land; however, in no case should the proposed development exceed 58 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

**TABLE 2: LOT DIMENSIONAL REQUIREMENTS**

Lot Type (see Concept Plan) ▶	A	B
<i>Minimum Lot Width</i> <sup>(1)</sup>	100'	150'
<i>Minimum Lot Depth</i>	200'	250'
<i>Minimum Lot Area</i>	43,560 SF	63,340 SF
<i>Minimum Front Yard Setback</i> <sup>(2) &amp; (5)</sup>	30'	30'
<i>Minimum Side Yard Setback</i>	10'	10'
<i>Minimum Side Yard Setback Adjacent to a Street</i> <sup>(2), (5), &amp; (6)</sup>	15'	20'
<i>Minimum Rear Yard Setback</i> <sup>(4)</sup>	10'	10'
<i>Minimum Rear Yard Setback Adjacent to a Street</i> <sup>(4)</sup>	20'	20'
<i>Minimum Length of Driveway Pavement</i>	30'	30'
<i>Maximum Height</i> <sup>(3)</sup>	36'	36'
<i>Minimum Area/Dwelling Unit (SF)</i> <sup>(7)</sup>	2,500 SF	3,000 SF
<i>Maximum Lot Coverage</i>	40%	40%
<i>Minimum Garage Parking Spaces</i>	2	2

**General Notes:**

- <sup>1:</sup> 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* and *Rear 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*.
- <sup>2:</sup> The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3:</sup> The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- <sup>4:</sup> The location of the *Rear Yard Building Setback* as measured from the rear property line.
- <sup>5:</sup> 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.
- <sup>6:</sup> All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a side setback that is equal to the front setback of the fronting lot. In addition, no solid fence

**Exhibit 'E':**  
*Density and Development Standards*

shall be situated within this setback.

7: Air-Conditioned Space.

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

- (a) *Masonry Requirement*. The minimum masonry requirement for the exterior façade of all buildings shall be 100.00% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (see *examples below*) may be used for up to 80.00% of the masonry requirement; however, administrative approval from the Director of Planning and Zoning may be requested for housing plans that utilize cementitious fiberboard in excess of 80.00% of the masonry requirement on a *case-by-case* basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD

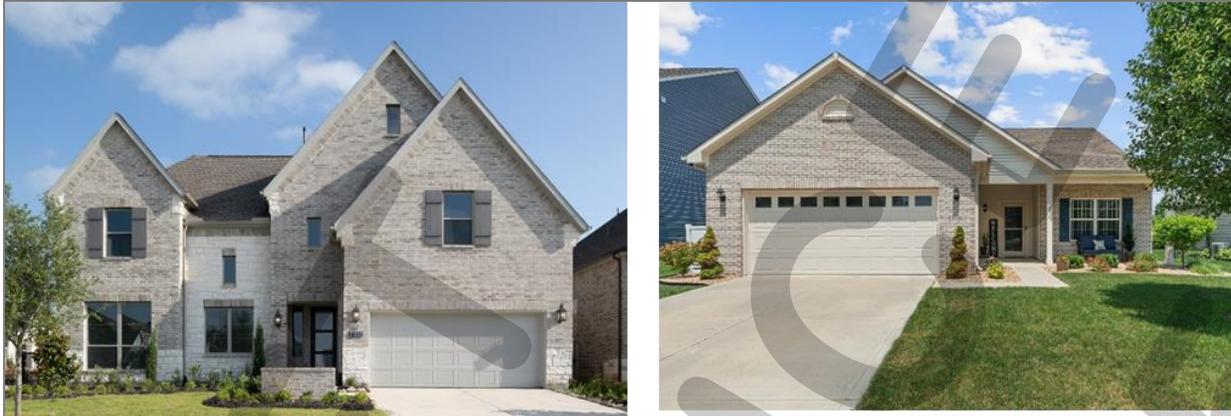


FIGURE 2: EXAMPLES OF BOARD AND BATTEN



FIGURE 3: EXAMPLES OF BRICK

**Exhibit 'E':**  
*Density and Development Standards*



**FIGURE 4:** *EXAMPLES OF HORIZONTAL LAP*



- (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) All lots as depicted in *Exhibit 'B'* may be oriented in a traditional swing (or j-swing) garage configuration -- where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration. In a traditional swing (or j-swing) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the traditional swing (or j-swing) configuration.
  - (2) All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage configurations shall have upgraded finishes that consist of the following

**Exhibit 'E':**  
*Density and Development Standards*

architectural elements: [1] coach lighting, [2] decorative wood doors or wood overlays on insulated metal doors, [3] include two (2) of the upgraded or enhanced finishes from *Figure 2 & 3* below, and [4] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished. [see *Figures 1 – 3* for examples of the aforementioned garage and driveway features].

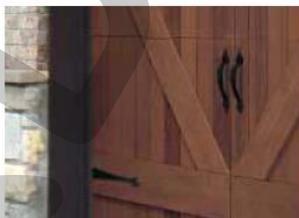
FIGURE 1. EXAMPLE OF COACH LIGHTING



FIGURE 2: EXAMPLES OF UPGRADED OR ENHANCED FINISHES



DIVIDED BAYS



CARRIAGE HARDWARE



CEDAR CLADDING



ORNAMENTAL PAVING

**Exhibit 'E':**  
*Density and Development Standards*

**FIGURE 3: EXAMPLES OF UPGRADED GARAGES**



(5) Anti-Monotony Restrictions. The development shall adhere to the Anti-Monotony Matrix depicted in Table 3 below (for spacing requirements see Figures 5 & 6 below).

TABLE 3: ANTI-MONOTONY MATRIX

<u>Lot Type</u>	<u>Minimum Lot Size</u>	<u>Elevation Features</u>
A	100' x 200'	(1), (2), (3), (4), (5)
B	150' x 250'	(1), (2), (3), (4), (5)

- (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 or roadways 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 three (3) items deviate:

**Exhibit 'E':**  
*Density and Development Standards*

- (1) Number of Stories
  - (2) Permitted Encroachment Type and Layout
  - (3) Roof Type and Layout
  - (4) Articulation of the Front Façade
  - (5) Garage Orientation
- (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 5: PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.**



**FIGURE 6: 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, adhere to the *Concept Plan* depicted in *Exhibit 'B'*, and meet the following standards:
- (a) **Front Yard Fences.** Front yard fences shall be prohibited.
  - (b) **Wrought Iron/Tubular Steel.** All lots shall be required to install a wrought iron or tubular steel fence as depicted in the *Concept Plan* in *Exhibit 'B'* of this ordinance. Wrought iron/tubular steel fences shall be six (6) feet in height. In addition, lots located along the

**Exhibit 'E':**  
*Density and Development Standards*

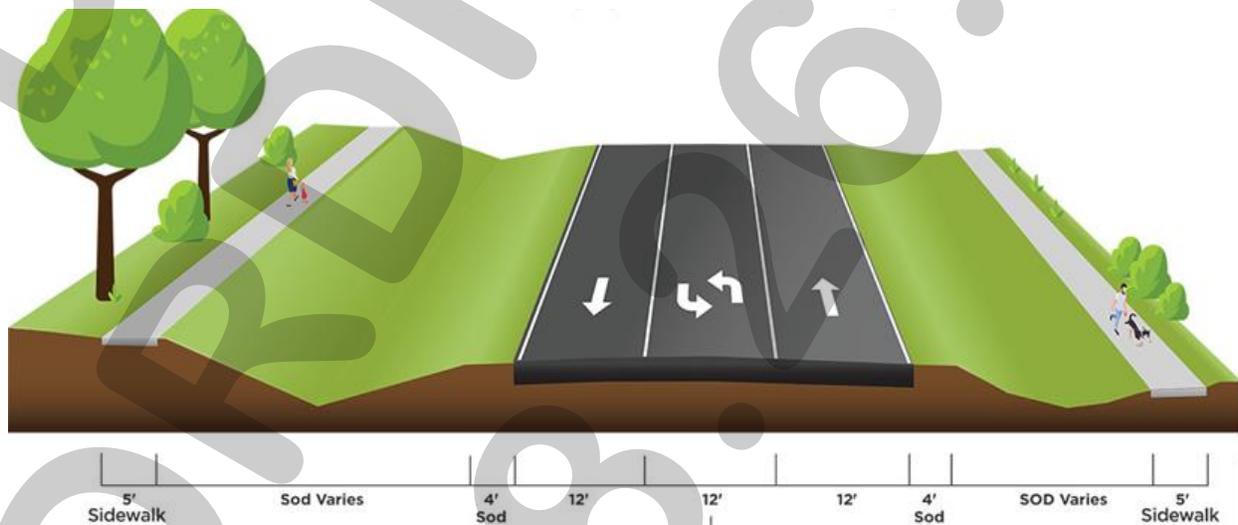
perimeter of roadways (*i.e. SH-276 or a roadway larger than a Residential Street*) shall provide masonry columns evenly spaced along the side and/or rear property line – *with columns not exceeding 45-foot centers* -- that begin at the rear of the property line.

- (c) Corner Lots. Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns evenly spaced along the side and/or rear property line – *with columns not exceeding 45-foot centers* -- that begin at the rear of the property line. A six (6) foot wrought iron fence shall be required between the masonry columns along the side and/or rear lot adjacent to a street. The property owner shall be required to maintain both sides of the fence.
- (d) Fence in Easements. No fencing shall be constructed in or across a franchise utility or the City of Rockwall's easements.

(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, all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height, and all shrubs shall be a minimum of five (5) gallons.
  - (1) Landscape Buffer Adjacent to SH-276. A minimum of a 70-foot landscape buffer shall be provided along SH-276 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 80-foot landscape buffer. All residential lots backing to SH-276 shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.

FIGURE 1: EXAMPLE OF SH-276 LANDSCAPE BUFFER



- (2) Landscape Buffer Adjacent to Minor Collectors. A minimum of a 30-foot landscape buffer shall be provided along SH-276 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm,

**Exhibit 'E':**  
*Density and Development Standards*

and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. An eight (8) foot trail shall be constructed within the 30-foot landscape buffer. All residential lots backing to a *Minor Collector* shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.

- (3) Landscape Buffer Adjacent to Amenity Center. A minimum of a ten (10) foot landscape buffer shall be provided along the roadway adjacent to the amenity center. This landscape buffer shall incorporate ground cover and shrubbery along the entire length of the adjacent street frontage. In addition, one (1) canopy tree and one (1) accent tree shall be planted per 50-linear feet.
- (b) 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 that are less than ten (10) inches in size, and ten (10) feet from public water, sanitary sewer, and storm lines that are ten (10) inches and greater. In addition, no street trees shall be allowed to be located within public right-of-way. All street trees shall be reviewed with the *PD Site Plan*.
- (c) Residential Lot Landscaping. Prior to the issuance of a Certificate of Occupancy (CO), any residential lots depicted on *Exhibit 'B'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.
- (d) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within detention areas, 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) Streets. 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; however, trails adjacent to residential lots -- *as depicted in Exhibit 'C' of this ordinance* -- shall be eight (8) feet in width and shall be permitted to extend up to two (2) feet outside the right-of-way, inside the residential lot, in a pedestrian access easement.

**Exhibit 'E':**  
*Density and Development Standards*

- (11) Buried Utilities. New distribution power-lines required to serve the *Subject Property* and the existing power-lines adjacent to SH-276 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) On-Site Sewage Facilities. *Septic Systems* are permitted pending conformance to the following standards:
- (a) All *Septic Systems* shall be designed by a licensed *On-Site Sewage Facility (OSSF)* professional (e.g. *licensed engineer, sanitarian, etcetera*).
  - (b) A stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis.
  - (c) All *Septic Systems* shall be inspected and approved by the City's chosen inspector.
- (13) Open Space. The development shall consist of a minimum of 20.00% open space (or a minimum of 21.057 acres -- as calculated by the formula stipulated in the *Comprehensive Plan*), and generally conform to the Concept Plan contained in *Exhibit 'B'* of this ordinance. All open space areas (including *landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).
- (14) Trails. A minimum of an eight (8) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance.
- (15) Amenities. Amenities shall be constructed in generally the same areas as depicted in *Exhibit 'C'* of this ordinance. The amenity center shall be air-conditioned and shall generally conform to *Exhibit 'D'* of this ordinance. All amenities shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenities shall be approved with the *PD Site Plan*.
- (16) Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be required 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*.
- (17) Homeowner's Association (HOA). A Homeowner's Association (HOA) 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, parallel parking and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

**Exhibit 'E':**  
*Density and Development Standards*

- (18) 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.

DRAFT  
ORDINANCE  
08.26.2025



# 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:** September 9, 2025  
**APPLICANT:** William Andrew Solomon; KRE 15, LLC  
**CASE NUMBER:** Z2025-059; Zoning Change (AG to PD)

---

### SUMMARY

Hold a public hearing to discuss and consider a request by William Andrew Solomon of KRE 15, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.285-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the south side of SH-276 west of the intersection of SH-276 and E. FM-550, and take any action necessary.

### BACKGROUND

The subject property was annexed on December 22, 2008 by *Ordinance No. 08-65 [Case No. A2008-003]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. There have been no changes to the zoning designation, and the subject property has remained vacant since annexation.

### PURPOSE

On August 15, 2025, the applicant -- *William Andrew Solomon of KRE 15, LLC* -- 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 1 (SF-1) District land uses. Specifically, the applicant is proposing to entitle the subject property for a 54-lot single-family, residential subdivision that will consist of two (2) lot sizes (*i.e. [A] 44, 100' x 200' lots; and [B] 10, 150' x 250' lots*).

### ADJACENT LAND USES AND ACCESS

The subject property is generally located on the south side of SH-276, west of the intersection of SH-276 and E. FM-550. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are the corporate limits for the City of Rockwall. Beyond this is SH-276, which is identified as a P6D (*i.e. primary arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are properties located within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

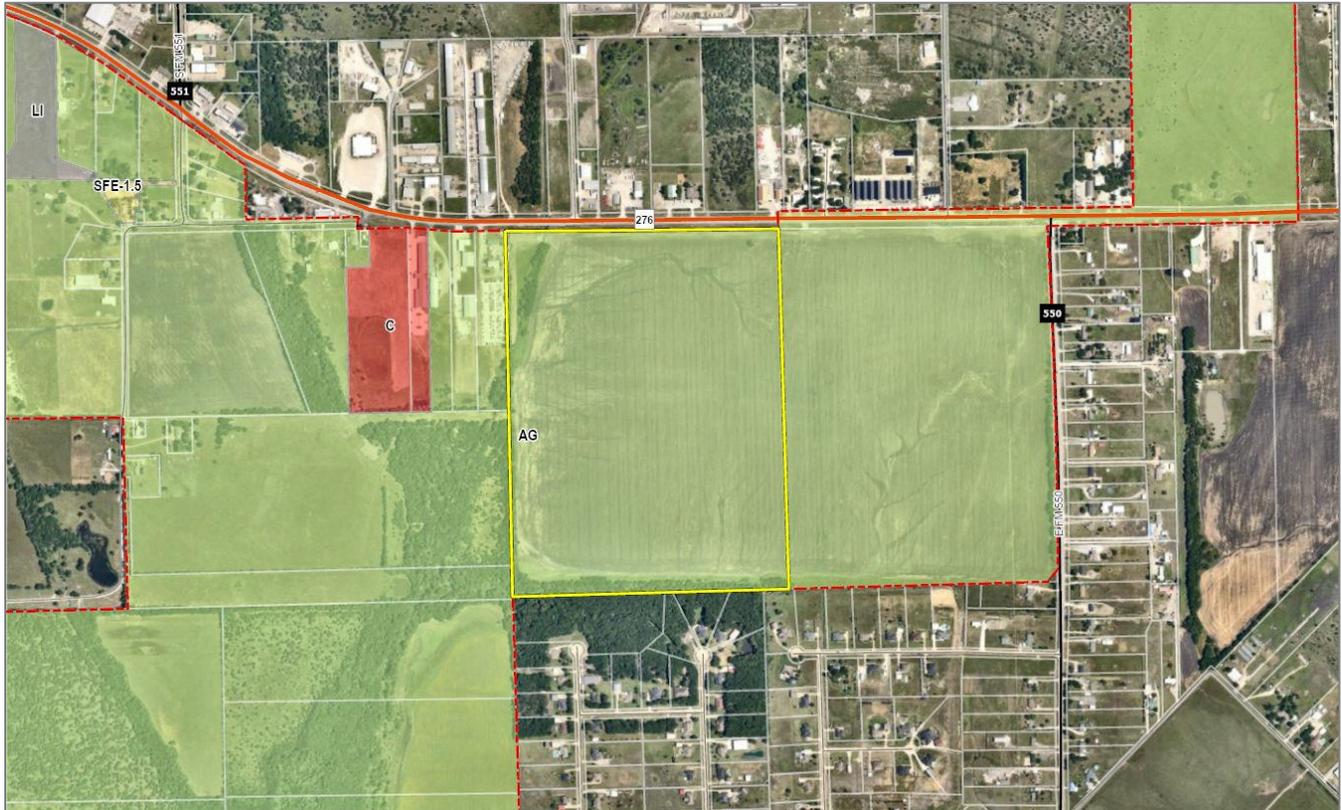
South: Directly south of the subject property are the corporate limits for the City of Rockwall. Beyond this are properties located within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

East: Directly east of the subject property is a vacant 105.925-acre tract of land (*i.e. Tract 10-1 of the J. R. Marrs Survey, Abstract No. 152*) zoned Agricultural (AG) District. Beyond this are the corporate limits for the City of Rockwall.

West: Directly west of the subject property are four (4) tracts of land (*i.e. Tract 1-5, 1-6, 1-7, & 1-9 of the J. H. Bailey Survey, Abstract No. 22*) that face onto SH-276, which are developed with non-residential land uses zoned Agricultural (AG) District. Beyond this is a 3.8725-acre parcel of land (*i.e. Lot 1, Block A, Rockwall Friendship Baptist Church*) developed with a *Church/House of Worship*, zoned Commercial (C) District. Following this is a vacant 11.8161-acre tract of land (*i.e. Tract 1-1 of the J. H. Bailey Survey, Abstract No. 22*) zoned Commercial (C)

District. To the west and south of these properties are several tracts of land that are either vacant or have a single-family home constructed on them. Beyond this is Zollner Road, which is identified as a M4U (*i.e. major arterial, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP  
YELLOW: SUBJECT PROPERTY



### **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 105.285-acre subject property will be divided into 84.228-acres of land consisting of 54 residential lots, and 21.057-acres of open space. The proposed 54 single-family residential lots will consist of two (2) lot types: [1] 44 *Type 'A'* lots that are a minimum of 100' x 200' with a minimum square footage of 43,560 SF, and [2] ten (10) *Type 'B'* lots that are a minimum of 150' x 250' with a minimum square footage of 63,340 SF. This translates to a gross residential density of 0.513 dwelling units per gross acre for the total development (*i.e. 0.60 dwelling units on the net acre -- 105.85-acres – 15.89-acres of floodplain = 89.385-acres; 54 lots/89.385-acres = 0.60406 dwelling units per net acre*). The minimum dwelling unit size (*i.e. air-condition space only*) will range from 2,500 SF to 3,000 SF. With regard to the proposed housing product, staff has incorporated the anti-monotony standards from the Unified Development Code (UDC) and masonry requirements similar to other Planned Development Districts into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 100.00% masonry; however, the Planned Development District ordinance will also incorporate provisions that allow up to 80.00% cementitious fiberboard utilized in a horizontal lap-siding, *board-and-batten* siding, or decorative pattern to allow a more *Traditional Neighborhood Design* product (*also referred to as Gingerbread or Modern Farmhouse -- similar to what is allowed in the Somerset Park Subdivision*). The proposed subdivision will be subject to the land uses and density and dimensional requirements stipulated for properties within a Single-Family 1 (SF-1) District unless otherwise specified in the Planned Development District ordinance. The following is a summary of the lot composition and density and dimensional standards contained in the proposed Planned Development District ordinance:

**TABLE 1: LOT COMPOSITION**

LOT TYPE	MINIMUM LOT SIZE (FT)	MINIMUM LOT SIZE (SF)	DWELLING UNITS (#)	DWELLING UNITS (%)
A	100' x 200'	43,560 SF	44	81.48%
B	150' x 250'	63,340 SF	10	18.52%
			54	100.00%

**TABLE 2: LOT DIMENSIONAL REQUIREMENTS**

LOT TYPE (SEE CONCEPT PLAN) ►	A	B
MINIMUM LOT WIDTH <sup>(1)</sup>	100'	150'
MINIMUM LOT DEPTH	200'	250'
MINIMUM LOT AREA (SF)	43,560	63,340
MINIMUM FRONT YARD SETBACK <sup>(2), (5)</sup>	30'	30'
MINIMUM SIDE YARD SETBACK	10'	15'
MINIMUM SIDE YARD SETBACK (ADJACENT TO A STREET) <sup>(2), (5) &amp; (6)</sup>	15'	20'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT	20'	20'
MAXIMUM HEIGHT <sup>(3)</sup>	36'	36'
MINIMUM REAR YARD SETBACK <sup>(4)</sup>	10'	10'
MINIMUM AREA/DWELLING UNIT (SF) <sup>(7)</sup>	2,500	3,000
MAXIMUM LOT COVERAGE	40%	40%
MINIMUM GARAGE PARKING SPACES	2	3

**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* and *rear 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: All *corner lots* that back to a lot that fronts onto the same street that the *corner lot* sides to (*i.e. a keystone lot*), shall have a side setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.
- 7: *Air-conditioned space*.

The proposed concept plan shows that the development will consist of 21.057-acres of private open space -- where 15.89-acres are floodplain -- representing 20.00% (*i.e. [15.89-acres of floodplain/2] + 13.36 = 21.057-acres/105.285-acres gross = 20.00%*) of the site being dedicated to open space/amenity. This meets the total open space of 20.00% required by Article 10, *Planned Development District Standards*, of the Unified Development Code (UDC). In addition, the proposed development will incorporate a minimum of a 70-foot landscape buffer with an eight (8) foot meandering trail along SH-276. The concept plan also depicts the provision of an eight (8) foot trail system that will be provided throughout the development to connect the future residential lots with the private open spaces. All of these items have been included into the proposed Planned Development District ordinance and will be requirements of the proposed subdivision.

**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.** All residential streets are required to be constructed to an R2 (*i.e. residential, two [2] lane, undivided roadway*) standard, which is a 29-foot *back-to-back* concrete street center within a 50-foot right-of-way with a minimum five (5) foot concrete sidewalk on either side of the street, unless otherwise required by the Planned Development District Ordinance. All residential streets are required to be curb and gutter. With regard to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the applicant will be required to construct the following:

- (a) Unnamed Roadway Extending along the Southern Property Line. This unnamed roadway is identified as a *Minor Collector*, which is a 41-foot *back-to-back* concrete street center within a 60-foot right-of-way with a minimum of a five (5) foot concrete sidewalk constructed on either side of the roadway, unless otherwise required by the Planned Development District Ordinance.

All of these streets are required to be curb and gutter, and any medians are required to be curbed with the streets draining away from the medians. In addition to these roadways, the applicant will be required to perform a Traffic Impact Analysis (TIA) that is prepared in accordance with the requirements of the Engineering Department's *Design and Construction Manual*.

- (2) Wastewater. The applicant is requesting to utilize *On-Site Sewer Facilities* (OSSF) for this development. If the applicant is not approved for this request, the applicant need to provide sewer facilities in accordance with the City's Master Wastewater Collection Plan.
- (3) Water. At a minimum, the applicant will be required to loop an eight (8) inch water line on-site to the property lines, install a minimum 12-inch water line, and dedicate any necessary easements in accordance with the City's Master Water Distribution Plan. The City will also need a letter from *Blackland Water Supply Corporation* (WSC) stating that Blackland WSC can provide the City's required fire flows and pressures.
- (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 Engineering Standards of Design and Construction, and be situated *outside* the floodplain. The applicant will also be required to perform a Wetlands and Waters of the United States (WOTUS) study for any existing ponds and waterways on the subject property. Any changes to the existing floodplain will require approval from the City and FEMA. All residential lots shall be exclusive of the erosion hazard setback and the floodplain.

### **CONFORMANCE TO THE CITY'S CODES**

The proposed Planned Development District conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's *Standards of Design and Construction Manual* in the following ways:

- (1) Alleyways. The Engineering Department's *Standards of Design and Construction Manual* stipulates that "(a)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete..." The code does grant the City Council the ability to "... waive the residential alley requirement, if it is in the best interest of the City." [Page 14; Section 2.11 of the *Standards of Design and Construction Manual*]

Applicant's Response: In lieu of providing the required alleyways, the applicant is proposing to provide 100.00% *J-Swing* or *Traditional Swing* garages. As a compensatory measure the applicant is proposing to provide additional architectural elements into all garage configurations in the form of decorative wood doors or wood overlays on insulated metal doors with carriage style hardware.

With regard to the applicant's request for *On-Site Sewage Facilities* (OSSF), the City Rockwall has an Interlocal Agreement with Rockwall County for OSSF inspections. Per this agreement, Rockwall County will issue permits and perform OSSF inspections on new and existing septic systems per the County's *Rules for Regulation of On-Site Sewage Facilities*, which stipulates a minimum lot size of 1½-acres. According to Subsection 44-243(d) of Article IV, *Sewers and Sewage Disposal*, of the Municipal Code of Ordinances, "(n)o permit for the installation of an on-site sewage facility (OSSF) will be issued for property of less than 1½-acre, unless an exception is granted by the City Council on the grounds that undue hardship will be created if said lot is not connected to an OSSF." Staff should note that Rockwall County has stated that they will *not* inspect OSSF's that are on lots less than 1½-acres. It should also be noted that the City Council has granted OSSF systems for developments (e.g. *Planned Development District 76 [PD-76]*, *Planned Development District 78 [PD-78]*, and *Planned Development District 104 [PD-104]*) proposing lots less than 1½-acre in size, but greater than one (1) acre when the developer proposes [1] the OSSF systems are designed by a licensed OSSF professional (i.e. *licensed engineer, sanitarian, etc.*), [2] a stamped and signed copy of the OSSF plan indicating the full limits of the septic field be submitted to the City at the time of

building permit on a *lot-by-lot* basis, and [3] all OSSF are inspected by a City approved inspector. In this case, the applicant is requesting to install OSSF's on lots 1.00-acre and greater (*with the majority of the lots being less than 1½-acre in size*), and has included language generally in compliance with the aforementioned stipulations. In addition, the applicant has included language that will [1] ensure all *Septic Systems* shall be designed by a licensed *On-Site Sewage Facility (OSSF)* professional (e.g. *licensed engineer, sanitarian, etcetera*), [2] ensure that a stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis, and [3] all *Septic Systems* shall be inspected and approved by the City's chosen inspector. The applicant has stated the reason for the OSSF request is due to the availability of sewer.

**CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

According to the *Future Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the South Central Estates District and is designated for Commercial/Retail and Medium Density Residential land uses. The plan defines Medium Density Residential land uses as 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." In addition, the Comprehensive Plan defines increased amenity as, "... developments that provide some of the following: (1) open space beyond the required 20%, (2) a golf course and/or other comparable recreation facilities, (3) amenity/recreation facilities, (4) school site integration, (5) dedication or development of park land beyond the required park land dedication, (6) additional development of trails, (7) other amenities deemed appropriate by the City Council." In addition, according to Subsection 01.04, *Calculation of Density*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he calculation of allowable density for residential developments shall be based on the gross site area including right-of-way, floodplain, open space and public/private parks that will be dedicated to the City or preserved and maintained by some other mechanism." In this case the applicant is proposing a total gross density of 0.513 dwelling units per acre [*i.e.* 54/105.285 = 0.51289 or 0.513]. Based on this, the applicant's request is in conformance with the required density for the Medium Density Residential land use; however, the applicant's request is *not* in conformance with the Commercial/Retail land use designation. Given that the density is less than two (2) units per gross acre, the proposed residential subdivision would be better classified as Low Density Residential. Based on this the applicant is requesting to change the land use designation of the subject property from Medium Density Residential and Commercial/Retail to Low Density Residential. This proposed change would constitute a change in the Future Land Use Plan, which is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

TABLE 3: DENSITY CALCULATIONS FOR NET AND GROSS

<u>ACREAGE CALCULATIONS</u>	
<u>DEVELOPABLE RESIDENTIAL ACREAGE</u>	89.395
<u>RESIDENTIAL FLOODPLAIN ACREAGE</u>	15.89
<u>GROSS ACREAGE</u>	105.285
<u>TOTAL RESIDENTIAL LOTS</u>	54
<u>DENSITY CALCULATIONS</u>	
<u>GROSS DENSITY</u>	0.513
<u>NET DENSITY <sup>(1)</sup></u>	0.604

NOTES:

<sup>1</sup>: RESIDENTIAL DENSITY LESS FLOODPLAIN IN THE RESIDENTIALLY ZONED AREA

Looking at the pertinent *District Strategies* for the South Central Estate District and how the proposed concept plan conforms to these strategies, staff identified the following:

- (1) Suburban Residential. This *District* has several large tracts of land that can support highly amenitized master planned communities. Any new Suburban Residential developments should include a mix of larger to mid-sized lots. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (e.g. *larger lots or a large landscape buffer*) adjacent to the existing subdivision. Due to the availability of infrastructure residential in this area may also be suitable for 1½-acre lots with septic systems.

Staff Response: The submitted *Concept Plan* does not provide any amenities for the subdivision, with the exception of the eight (8) trail network and the open space; however, these items are required by Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC). In addition, the proposed lot mix does not provide a variety of larger to mid-sized lots. That being said -- *given that the proposed subdivision will have OSSF* -- this limits the ability to provide mid-sized lots. In addition, at their work session on August 26, 2025, the Planning and Zoning Commission requested that the applicant remove the enclosed amenity center and pool proposed by the applicant with the original

request. Based on this direction from the Planning and Zoning Commission, staff has determined that the proposed *Concept Plan* can be considered to be conforming with this *District Strategy*.

- (2) Commercial Land Uses. Due to the anticipated alignment of the Outer Loop (*i.e. current alignment of FM-548*), the Commercial/Retail centers along SH-276 are ideal for larger scale retail businesses and restaurants that could support any office or residential development in the area. These areas could also provide neighborhood service uses intended to allow smaller commercial uses that can support adjacent residential land uses.

Staff Response: The proposed *Concept Plan* does *not* incorporate any Commercial/Retail zoning, and based on this is *not* considered to be conforming with this *District Strategy*.

With regard to the policies and goals for residential and commercial development contained in the Comprehensive Plan, the applicant's request incorporates the majority of the residential policies and goals (*e.g. minimum of six [6] foot side yard setbacks on all lot types, traditional swing or J-swing garages, etc.*); however, by virtue of not incorporating Commercial/Retail in the *Concept Plan*, the applicant's request does not meet any of the policies and goals set forth by the Comprehensive Plan for non-residential development. That being said, staff has identified the following residential non-conformities of the original concept plan and provided the following recommendations to the applicant:

- (1) CH. 1; Section 2.02; Goal #2 | Policy #1 (Page 1-2). Where residential uses are proposed through a Planned Development District that abuts an existing residential development, the proposed lots should be the same or a compatible size as the existing lots or be buffered by open space, trails, sidewalks, natural screening, or a roadway.

Staff's Response: The residential subdivisions adjacent to the subject property are not located within the City of Rockwall; however, the proposed subdivision appears to be similar in design to the adjacent subdivisions.

- (2) CH. 1; Section 2.02; Goal #2 | Policy #3 (Page 1-2). Existing development patterns and surrounding conditions (*e.g. lot size, architectural style, public improvements, etc.*) should be considered in conjunction with this Comprehensive Plan to determine the appropriate zoning designation for a property.

Staff's Response: The residential subdivisions adjacent to the subject property are not located within the City of Rockwall; however, the proposed subdivision appears to be similar in design to the adjacent subdivisions. In addition, the proposed concept plan appears to be generally compatible to other new large lot (*i.e. one [1] acre and greater*) subdivisions within the City of Rockwall.

- (3) CH. 8; Section 2.02; Goal #1 | Policy #1 (Page 8-2). All new developments should include a range of high quality, well-constructed, and appropriately planned residential unit types.

Staff's Response: Based on the proposed *Concept Plan*, there is one (1) acre to 1½-acre lot product being proposed. The Planning and Zoning Commission and City Council will determine whether this represents an acceptable range of unit types.

- (4) CH. 8; Section 2.03; Goal #1 | Policy #2 (Page 8-3). To maximize the value of properties that are directly adjacent to or across the street from a 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.

Staff's Response: Homes adjacent to open spaces should face onto the open space -- *instead of being oriented so that the side or rear yard faces the open space* --, and be accessible by a single-loaded street. Currently, the proposed *Concept Plan* has two (2) lots facing onto open space and six (6) lots with the side yard facing the open space. Based on this, the proposed *Concept Plan* could do a better job of facing homes onto open spaces as opposed to siding the homes towards these open spaces.

Taking into account the applicant's concept plan and other submitted exhibits, the proposed density, and the development standards, the request *does* appear to be in conformance with the majority of the goals and policies of the OURHometown Vision 2040 Comprehensive Plan and the development standards of the Unified Development Code (UDC); however, the

changes to the Future Land Use Map and the nature of this Planned Development District makes this request a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## **NOTIFICATIONS**

On August 22, 2025, staff mailed nine (9) notices to property owners and occupants within 500-feet of the subject property. Staff did not notify any Homeowner's Associations (HOAs), as there are not any HOAs within 1,500-feet of the subject property participating in the Neighborhood Notification Program. 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). At the time this report was drafted, staff had not received any returned notices in regard to the applicants request.

## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the Planned Development District ordinance.
- (2) By approving this Zoning Change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from Medium Density Residential and Commercial/Retail to a Low Density Residential designation.
- (3) 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Highway 276 Royse City Texas 75189

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING Agriculture

CURRENT USE Agriculture

PROPOSED ZONING SF-1

PROPOSED USE Single family home

ACREAGE 105.285

LOTS [CURRENT]

1

LOTS [PROPOSED]

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]

OWNER

APPLICANT

KRE 15 LLC

CONTACT PERSON \_\_\_\_\_

CONTACT PERSON

William Solomon

ADDRESS \_\_\_\_\_

ADDRESS

CITY, STATE & ZIP \_\_\_\_\_

CITY, STATE & ZIP

PHONE \_\_\_\_\_

PHONE

E-MAIL \_\_\_\_\_

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William Solomon [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 15<sup>th</sup> DAY OF August, 2025

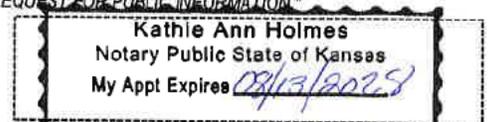
OWNER'S SIGNATURE

*William Solomon*

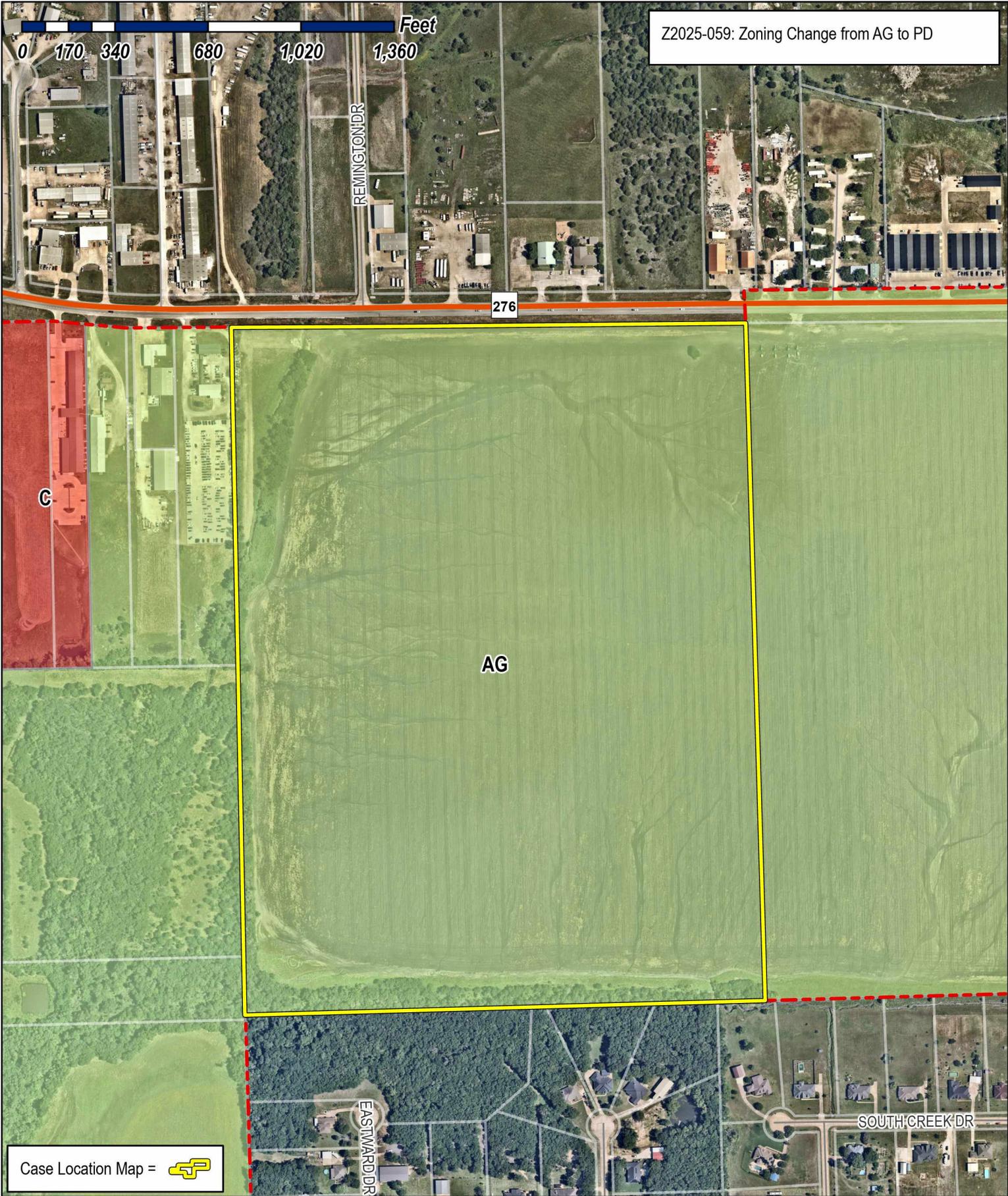
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Kansas

*Kathie Ann Holmes*



MY COMMISSION EXPIRES 08/13/28



Z2025-059: Zoning Change from AG to PD

276

AG

C

REMINGTON DR

EASTWARD DR

SOUTH CREEK DR

Case Location Map = 



# 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.

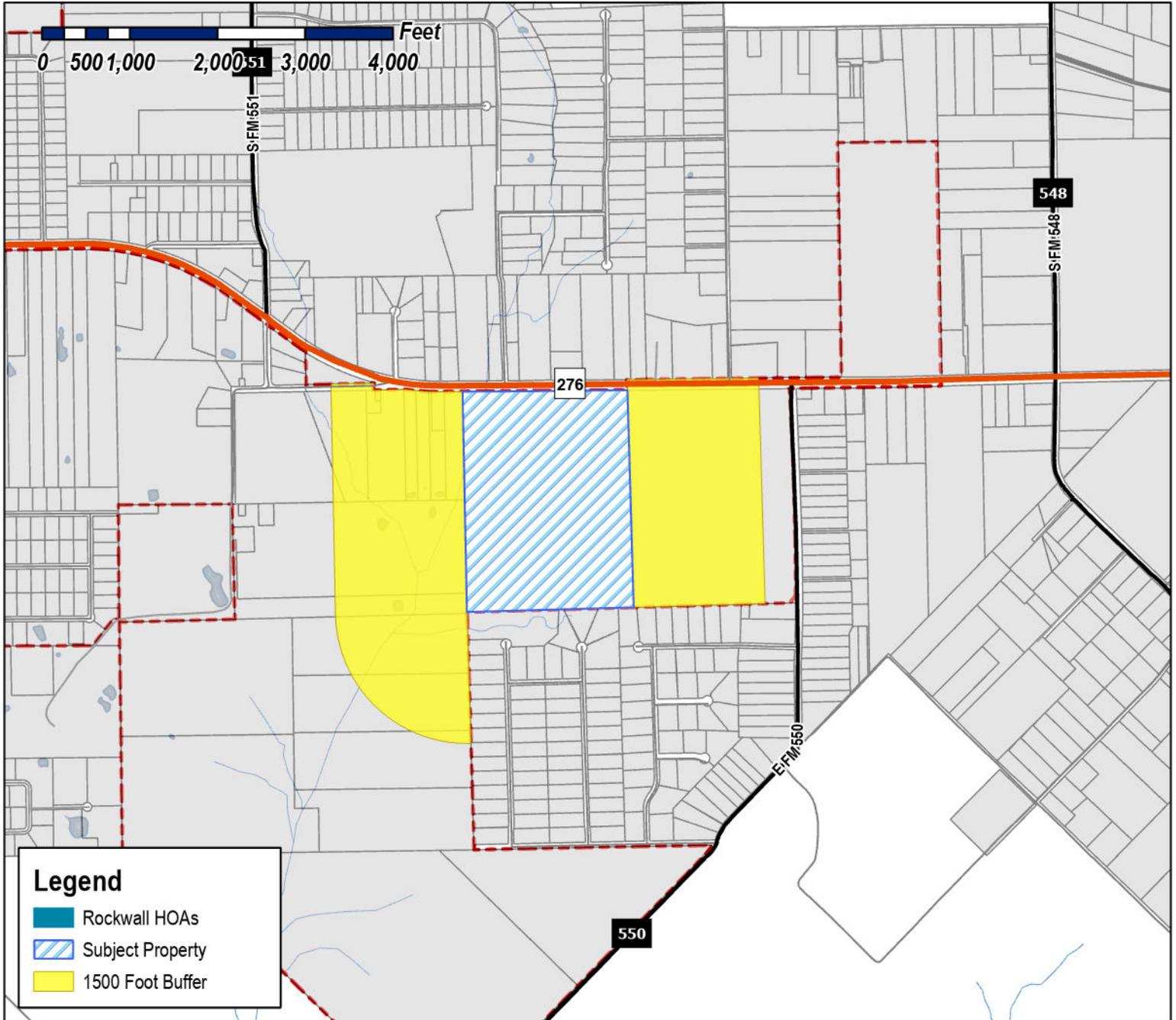




# City of Rockwall

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

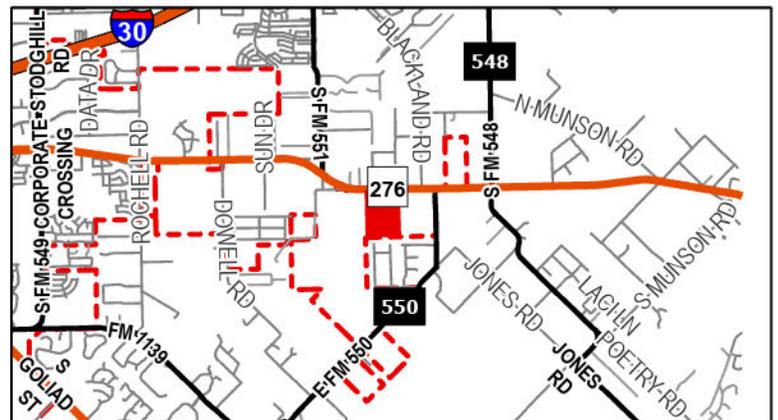
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Legend**

- Rockwall HOAs
- Subject Property
- 1500 Foot Buffer

**Case Number:** Z2025-059  
**Case Name:** Zoning Change from AG to PD  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** State Highway 276



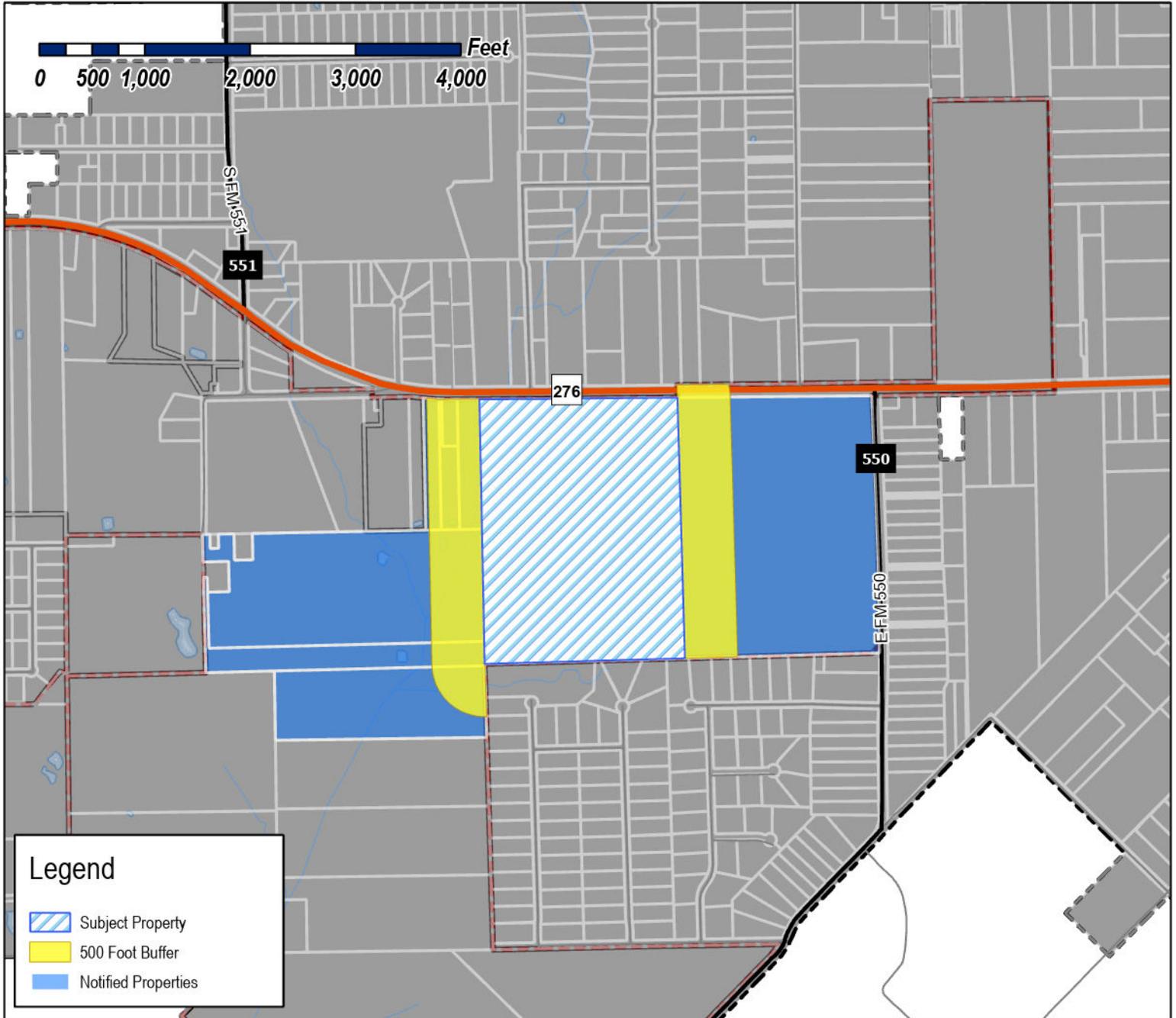
**Date Saved:** 8/15/2025  
 For Questions on this Case Call (972) 771-7745



# City of Rockwall

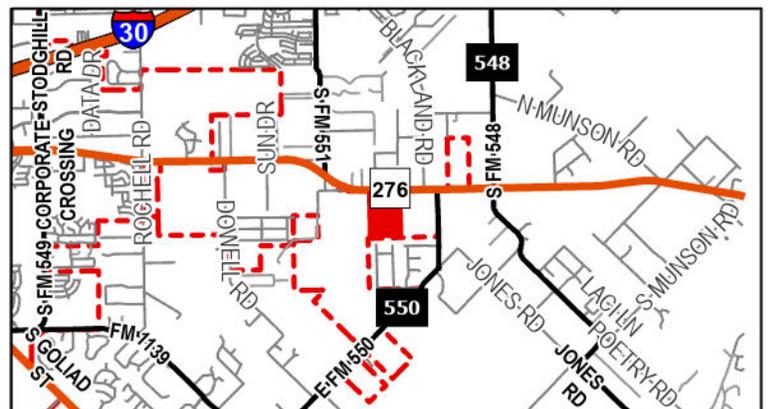
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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:** Z2025-059  
**Case Name:** Zoning Change from AG to PD  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** State Highway 276

**Date Saved:** 8/15/2025  
 For Questions on this Case Call: (972) 771-7745



LITHIA REAL ESTATE INC  
150 N BARTLETT STREET  
MEDFORD, OR 97501

LA-DF INVESTMENT FUND 9 LLC  
212 S Palm Ave Ste 200  
Alhambra, CA 91801

GLOVER KERRY C AND JOANN  
3901 OAK POINT DR  
CROSSROADS, TX 76227

KRE 15 LLC  
4512 LEGACY DR STE 100  
PLANO, TX 75024

VICENTE AUSENCIO AND MARISOL AND  
509 RIGGS CIRCLE  
MESQUITE, TX 75149

MULLEN ADVENTURES LLC  
5677 STATE HIGHWAY 276  
ROYSE CITY, TX 75189

JAY & PAM PROPERTIES LLC  
5707 STATE HIGHWAY 276  
ROYSE CITY, TX 75189

SIGN OF QUALITY LLC  
5707 STATE HIGHWAY 276  
ROYSE CITY, TX 75189

KENNEDY RICKEY EDMOND  
9912 COUNTY ROAD 2426  
TERRELL, TX 75160

# PUBLIC NOTICE



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

**Z2025-059: Zoning Change from AG to PD**

*Hold a public hearing to discuss and consider a request by William Andrew Solomon of KRE 15, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.1004-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the south side of SH-276 west of the intersection of SH-276 and E. FM-550, 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, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 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:

**Henry Lee**  
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](mailto: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, September 15, 2025 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. Z2025-059: Zoning Change from AG to PD**

Please place a check mark on the appropriate line below:

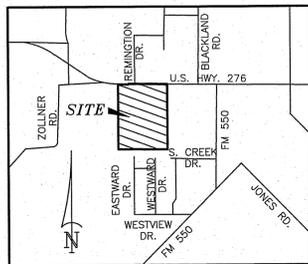
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

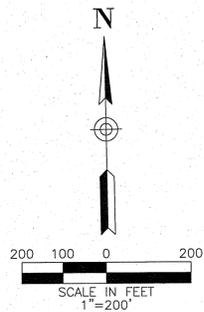
Address:

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.

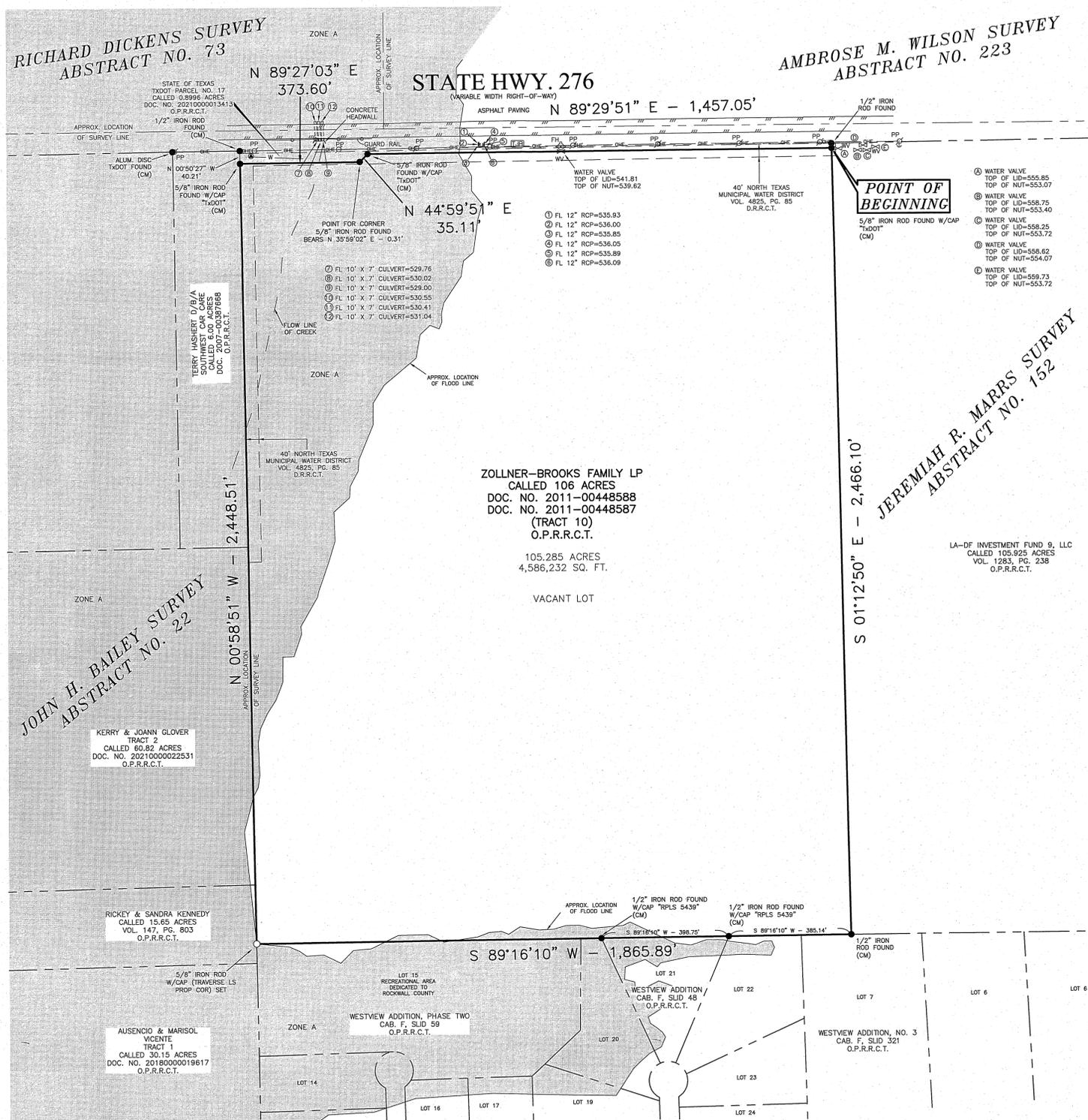
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



VICINITY MAP  
NOT TO SCALE



The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.000146135



TITLE NOTES

This survey relies solely on the Commitment for Title Insurance prepared by Chicago Title Insurance Company, Commitment No. 8058642200083 and GF No. CTRR64-8058642200083-RR, with an effective date of June 15, 2022 and issued on July 6, 2022. The surveyor has performed no additional research for easements, restrictions or other matters of record which may affect the land.

10. The following matters and all terms of the documents creating or offering evidence of the matters:

f. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Seaway Pipeline Inc.  
Purpose: As provided in said document  
Recording Date: January 21, 1985  
Recording No: Volume 217, Page 269 Deed Records, Rockwall County, Texas  
(does not affect the subject tract)

g. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Phillips Texas Border Pipeline Company f/k/a/ Phillips Natural Gas Company  
Purpose: As provided in said document  
Recording Date: February 1, 1994  
Recording No: Volume 869, Page 1, Deed Records, Rockwall County, Texas  
(does not affect the subject tract)

h. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: North Texas Municipal Water District  
Purpose: As provided in said document  
Recording Date: November 14, 2006  
Recording No: Volume 4825, Page 85, Deed Records, Rockwall County, Texas  
(affects subject tract as shown on survey)

LAND DESCRIPTION

Being a 105.285 acre tract of land situated in the Jeremiah R. Marrs Survey, Abstract No. 152, City of Royse City, Rockwall County, Texas, being all of a tract of land conveyed to Zollner-Brooks Family, LP, a Texas limited partnership, by Warranty Deed Without Title Examination, recorded in Document No. 2011-00448588 and Document No. 2011-00448587, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and being more particularly described as follows:

**BEGINNING** at a 5/8 inch iron rod with cap stamped "TxDOT" (controlling monument (CM)) found on the northeasterly corner of said Zollner tract, being on the southerly right-of-way line of State Highway 276 (a variable width right-of-way) and being on the westerly line of a tract of land conveyed to LA-DF Investment Fund 9, LLC, by Special Warranty Deed, recorded in Volume 1283, Page 238, O.P.R.R.C.T.;

**THENCE** South 01 degrees 12 minutes 50 seconds East, along the common easterly line of said Zollner tract and the westerly line said LA-DF tract, a distance of 2,466.10 feet to a 1/2 inch iron rod (CM) found on the common southeasterly corner of said Zollner tract and the southwesterly corner of said LA-DF Investment tract, said iron rod also being on the northerly line of Lot 7, of Westview Addition, No. 3, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 321, O.P.R.R.C.T.

**THENCE** South 89 degrees 16 minutes 10 seconds West, along the common southerly line of said Zollner tract, the northerly line of said Lot 7, Westview Addition, No. 3 plat, the northerly line of Lots 20-22, of Westview Addition, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 48, O.P.R.R.C.T. and the northerly line of Lot 15, of Westview Addition, Phase Two, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 59, O.P.R.R.C.T., a distance of 1,865.89 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set on the common southwesterly corner of said Zollner tract, and the northwesterly corner of said Lot 15, said iron rod set also being on the easterly line of a tract of land conveyed to Rickey Edmond Kennedy and wife, Sandra Ann Kennedy, by Warranty Deed With Vendor's Lien, recorded in Volume 147, Page 803, O.P.R.R.C.T.;

**THENCE** North 00 degrees 58 minutes 51 Seconds West, along the common westerly line of said Zollner tract, and the easterly line of said the Kennedy tract, the easterly line of a tract of land conveyed to Kerry C. Glover and Joann Glover, by General Warranty Deed, recorded in Document No. 2021000022531, O.P.R.R.C.T. and the easterly line of a tract of land conveyed to Terry Hashert d/b/a Southwest Car Care, by Warranty Deed With Vendor's Lien, recorded in Document No. 2007-00387668, O.P.R.R.C.T., a distance of 2,448.51 feet to a 5/8 inch iron rod with cap stamped "TxDOT" (CM) found for corner;

**THENCE** departing said Terry Hashert tract and along the common northerly line of said Zollner tract and the southerly right-of-way line of said State Highway 276 the following three (3) calls:

- 1) North 89 degrees 27 minutes 03 seconds East, a distance of 373.60 feet to a point for corner from which a 5/8 inch iron rod found bears at North 35 degrees 59 minutes 02 seconds East - 0.31';
- 2) North 44 degrees 59 minutes 51 seconds East, a distance of 35.11 feet to a 5/8 inch iron rod with cap stamped "TxDOT" (CM);
- 3) North 89 degrees 29 minutes 51 seconds East, a distance of 1,457.05 feet to the **POINT OF BEGINNING** and containing 105.285 acres of land (4,586,232 square feet), more or less.

SURVEYOR'S CERTIFICATION

To: Dreamland Realty, Zollner-Brooks Family, LP, a Texas limited partnership and Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1-4, 8, 11(a), 13, 14 in conjunction with the laws of the State of Texas.  
The fieldwork was completed on September 7, 2022.

Date of Plat or Map: September 14, 2022

*Chase Crawford*  
Chase Crawford  
Registered Professional Land Surveyor  
Texas Registration No. 6913  
Date: September 14, 2022



LEGEND	
—	BOUNDARY LINE
- - - - -	ADJOINER BOUNDARY LINE
- · - · -	EASEMENT LINE (AS NOTED)
— W —	WATER LINE
— O — E —	OVERHEAD ELECTRIC LINE
— I —	WROUGHT IRON FENCE
— X —	WOOD FENCE
○	SET IRON ROD (AS NOTED)
●	FOUND IRON ROD (AS NOTED)
⊗	"X" CUT FOUND
⊗	"X" CUT SET
⊗ W	WATER VALVE
⊗ FH	FIRE HYDRANT
⊗ TJB	TELEPHONE JUNCTION BOX
⊗ LP	LIGHT POLE
⊗	POWER POLE
⊗	GUY WIRE
(CM)	CONTROL MONUMENT
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS

FLOOD NOTES

A portion of the subject property shown hereon lies within Zone "A", No Base Flood Elevations determined, the rest lies within Zone "X", (areas determined to be outside of the 0.2% annual chance floodplain), according to the Flood Insurance Rate Map, Community Panel No. 48397C006SL, dated September 26, 2008.

GENERAL NOTES

1. This survey was prepared in conjunction with the Title Commitment listed above and the Surveyor has performed no additional research for easements, restrictions or other matters of record which may affect the land that were not disclosed in said Title Commitment.
2. A request for water, sewer and drainage plans were requested from the City of Royse City but no plans were received.

ALTA/NSPS LAND TITLE SURVEY  
105.285 ACRE TRACT OF LAND  
SITUATED IN THE  
JEREMIAH R. MARRS SURVEY, ABSTRACT NO. 152  
CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS



14200 Midway Road, Suite 130, Dallas, TX 75244 T: 469.784.9321  
W: TraverseLandSurveying.com Texas Firm No. 10194631

Surveying | Construction Staking | Platting

NO.	DATE	DESCRIPTION	BY

DRAWN	CHECK	DATE	SCALE	PROJECT NO.
DV	CRC	9-14-2022	1" = 200'	TR-99-22



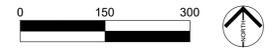
NOTE:  
 THESE CIVIL DRAWINGS HAVE BEEN PREPARED FOR CIVIL DESIGN ONLY. STRUCTURAL, ARCHITECT, MECHANICAL, AND OTHER RELATED ENGINEERING DESIGN AND SPECIFICATIONS ARE THE RESPONSIBILITY OF THE RESPECTIVE ENGINEERS. COMPLIANCE TO THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE KEPT BY THE CONTRACTORS DURING THE RESPECTIVE WORK.  
 COPYRIGHT 2024  
 THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR PART WITHOUT HIS EXPRESS WRITTEN PERMISSION. UNAUTHORIZED USE OF THESE DRAWINGS WILL SUBJECT THE USER TO LEGAL REMEDY BEING SOUGHT BY THE ENGINEER.

GREEN AREA AND SIDEWALK	AREA (SQFT)
1- 10' SIDEWALK AND LANDSCAPE AND HOA TRAIL	95010
2- HALF OF THE FLOOD PLAIN AND GREEN AREA	346085
3- GREEN AREA AND LANDSCAPE BUFFER	441825
4- DETENTION POND	45130
<b>TOTAL</b>	<b>928,050</b>

20% OF THE TOTAL LAND AREA (928,050 SQFT/ 21.3 ACRES) IS DEDICATED AS OPEN SPACE.

**LEGEND:**

	SIDE WALK AND TRAIL
	30' STREET
	60' MINOR COLLECTOR ROADWAY
	OPEN SPACE AREA (PARK) - 20 AC.
	DETENTION POND
	TYPE "A" - MIN 1.0 AC. - 44 LOTS
	TYPE "B" - MIN 1.5 AC. - 10 LOTS



**OPTIMA**  
 DESIGN & ENGINEERING PLLC  
 2808 WILDCREEK CT, KELLER TEXAS  
 TEL. (817) 466-6503  
 TEXAS FIRM REGISTRATION NO. F-23565  
 EMAIL: P.ALIKHANI@OPTIMAENGINEER.COM

REVISION NO.	REVISION	REV. DATE
1	EDITED PLAN BASED ON THE CITY COMMENTS	08.05.2025
2	INCREASE THE GREEN AREA TO 20%	08.12.2025
3	CHANGED THE DESIGN BASED ON COMMENTS	09.02.2025

**PLAN DEVELOPMENT**

PROJECT:  
**ROCKWALL PROPERTY**  
 105 ACRES  
 NO. 152, CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

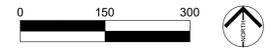
**CONCEPT PLAN**

DRAWN BY HASTI	ISSUE	ISSUE DATE 07.31.2025
PROJECT DATE JULY 2025	PROJECT NO. 001	REV. NO. 3
SCALE: 1" = 150'	SHEET NO. 1	



NOTE:  
 THESE CIVIL DRAWINGS HAVE BEEN PREPARED FOR CIVIL DESIGN ONLY. STRUCTURAL, ARCHITECT, MECHANICAL, AND OTHER RELATED ENGINEERING DESIGN AND SPECIFICATIONS ARE THE RESPONSIBILITY OF THE RESPECTIVE ENGINEERS. COMPLIANCE TO THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE REPORTED BY THE CONTRACTORS DURING THE RESPECTIVE WORK.  
 COPYRIGHT 2024  
 THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR PART WITHOUT HIS EXPRESS WRITTEN PERMISSION. UNAUTHORIZED USE OF THESE DRAWINGS WILL SUBJECT THE USER TO LEGAL REMEDY BEING SOUGHT BY THE ENGINEER.

- LEGEND:**
- 10' HOA LOT (8' TRAIL)
  - IRON FENCE
  - ACCESS ROADS
  - 60' MINOR COLLECTOR ROADWAY
  - ENTRY SIGN
  - DETENTION POND



**OPTIMA**  
 DESIGN & ENGINEERING PLLC  
 2808 WILDCREEK CT, KELLER TEXAS  
 TEL. (817) 466-6503  
 TEXAS FIRM REGISTRATION NO. F-23565  
 EMAIL: P.ALIKHANI@OPTIMAENGINEER.COM

REVISION NO.	REVISION	REV. DATE
1	EDITED PLAN BASED ON THE CITY COMMENTS	08.05.2025
2	INCREASE THE GREEN AREA TO 20%	08.12.2025
3	CHANGED THE DESIGN BASED ON COMMENTS	09.02.2025

**PLAN DEVELOPMENT**

PROJECT:  
**ROCKWALL PROPERTY**  
**105 ACRES**  
 NO. 152, CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

■ SHEET TITLE  
**HOA TRAIL PLAN**

■ DRAWN BY: HASTI  
 ■ ISSUE: 07.31.2025  
 ■ ISSUE DATE:

■ PROJECT DATE: JULY 2025  
 ■ PROJECT NO.: 001  
 ■ REV. NO.: 2

■ SCALE: 1" = 150'  
 ■ SHEET NO.: 1

FIGURE 7. TYPICAL ORNAMENTAL METAL FENCE WITH COLUMNS



FIGURE 8: SIGNAGE EXAMPLES



# Requested 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 1 (SF-1) 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) *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 1 (SF-1) 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 0.628 dwelling units per gross acre of land; however, in no case should the proposed development exceed 58 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

<u>Lot Type (see Concept Plan) ►</u>	<u>A</u>
<i>Minimum Lot Width</i> <sup>(1)</sup>	70'
<i>Minimum Lot Depth</i>	100'
<i>Minimum Lot Area</i>	43,560 SF
<i>Minimum Front Yard Setback</i> <sup>(2) &amp; (5)</sup>	25'
<i>Minimum Side Yard Setback</i>	10'
<i>Minimum Side Yard Setback Adjacent to a Street</i> <sup>(2), (5), &amp; (6)</sup>	20'
<i>Minimum Length of Driveway Pavement</i>	25'
<i>Maximum Height</i> <sup>(3)</sup>	36'
<i>Minimum Rear Yard Setback</i> <sup>(4)</sup>	10'
<i>Minimum Area/Dwelling Unit (SF)</i> <sup>(7)</sup>	2500 SF
<i>Maximum Lot Coverage</i>	40%

General Notes:

- <sup>1</sup>: 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* and *Rear 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*.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- <sup>4</sup>: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- <sup>5</sup>: 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.
- <sup>6</sup>: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a side setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.
- <sup>7</sup>: Air-Conditioned Space.

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

- (a) *Masonry Requirement.* The minimum masonry requirement for the exterior façade of all buildings shall be 100.00% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 50.00% of the masonry requirement; however,

# Requested Development Standards

administrative approval from the Director of Planning and Zoning may be requested for housing plans that utilize cementitious fiberboard in excess of 50.00% of the masonry requirement on a *case-by-case* basis.

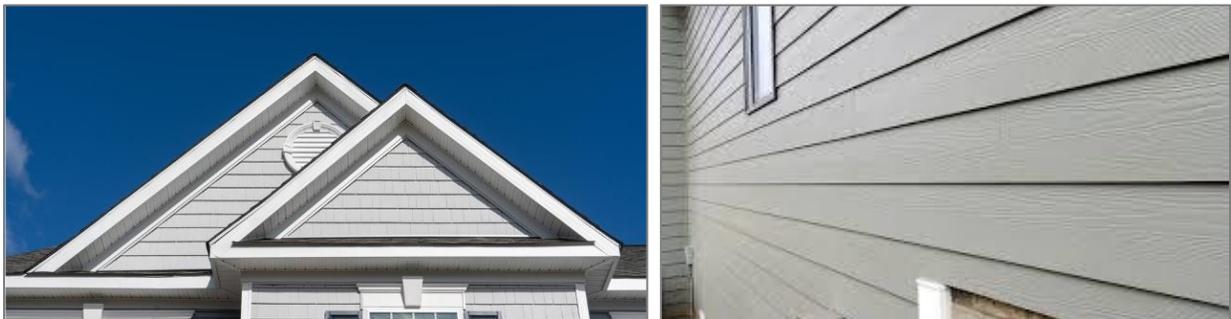
*FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD*



*FIGURE 2: EXAMPLES OF BOARD AND BATTEN*



*FIGURE 3: EXAMPLES OF HORIZONTAL LAP*



- (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:

## Requested Development Standards

- (1) All lots as depicted in *Exhibit 'B'* may be oriented in a traditional swing (or j-swing) garage configuration -- where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration. In a traditional swing (or j-swing) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the traditional swing (or j-swing) configuration.
- (2) All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [1] coach lighting, [2] decorative wood doors or wood overlays on insulated metal doors, [3] include two (2) of the upgraded or enhanced finishes from *Figure 3 & 4* below, and [4] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished. [see *Figures 1 – 3* for examples of the aforementioned garage and driveway features].

FIGURE 2. EXAMPLE OF COACH LIGHTING



FIGURE 3: EXAMPLES OF UPGRADED OR ENHANCED FINISHES



DIVIDED BAYS



CARRIAGE HARDWARE



CEDAR CLADDING



ORNAMENTAL PAVING

# Requested Development Standards

FIGURE 4: EXAMPLES OF UPGRADED GARAGES



- (4) Anti-Monotony Restrictions. The development shall adhere to the Anti-Monotony Matrix depicted in Table 3 below (for spacing requirements see Figures 5 & 6 below).

TABLE 3: ANTI-MONOTONY MATRIX

<u>Lot Type</u>	<u>Minimum Lot Size</u>	<u>Elevation Features</u>
A	70' x 100'	(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 or roadways 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 three (3) items deviate:

# Requested Development Standards

- (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 5: PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.**



**FIGURE 6: PROPERTIES DO NOT LINE UP ON OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.**



- (5) **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, adhere to the *Concept Plan* depicted in *Exhibit 'B'*, and meet the following standards:
- (a) **Front Yard Fences.** Front yard fences shall be prohibited.
  - (b) **Wrought Iron/Tubular Steel.** All lots shall be required to install a wrought iron or tubular steel fence as depicted in the *Concept Plan* in *Exhibit 'B'* of this ordinance. Wrought iron/tubular steel fences shall be six (6) feet in height. In addition, lots located along the perimeter of roadways (*i.e. SH-276 or a roadway larger than a Residential Street*) shall

## Requested Development Standards

provide masonry columns evenly spaced along the side and/or rear property line – *with columns not exceeding 45-foot centers* -- that begin at the rear of the property line.

- (c) Corner Lots. Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns evenly spaced along the side and/or rear property line – *with columns not exceeding 45-foot centers* -- that begin at the rear of the property line. A six (6) foot wrought iron fence shall be required between the masonry columns along the side and/or rear lot adjacent to a street. The property owner shall be required to maintain both sides of the fence.
- (d) Fence in Easements. No fencing shall be constructed in or across a franchise utility or the City of Rockwall's easements.

### (6) 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, all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height, and all shrubs shall be a minimum of five (5) gallons.
  - (1) Landscape Buffer Adjacent to SH-276. A minimum of an 80-foot landscape buffer shall be provided along SH-276 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 80-foot landscape buffer. All residential lots backing to SH-276 shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.
  - (2) Landscape Buffer Adjacent to Minor Collectors. A minimum of a 30-foot landscape buffer shall be provided along SH-276 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. An eight (8) foot trail shall be constructed within the 30-foot landscape buffer. All residential lots backing to a *Minor Collector* shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.
  - (3) Landscape Buffer Adjacent to Amenity Center. A minimum of a ten (10) foot landscape buffer shall be provided along the roadway adjacent to the amenity center. This landscape buffer shall incorporate ground cover and shrubbery along the entire length of the adjacent street frontage. In addition, one (1) canopy tree and one (1) accent tree shall be planted per 50-linear feet.
- (b) 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 that are less than ten (10) inches in size, and ten (10) feet from public water, sanitary sewer, and storm lines that are ten (10) inches and greater. In addition, no street

## Requested Development Standards

trees shall be allowed to be located within public right-of-way. All street trees shall be reviewed with the *PD Site Plan*.

- (c) Residential Lot Landscaping. Prior to the issuance of a Certificate of Occupancy (CO), any residential lots depicted on *Exhibit 'B'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.
- (d) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within detention areas, 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*.
- (7) Streets. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (8) 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.
- (9) 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; however, trails adjacent to residential lots -- *as depicted in Exhibit 'B' of this ordinance* -- shall be eight (8) feet in width and shall be permitted to extend up to two (2) feet outside the right-of-way, inside the residential lot, in a pedestrian access easement.
- (10) Buried Utilities. New distribution power-lines required to serve the *Subject Property* and the existing power-lines adjacent to SH-276 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.
- (11) On-Site Sewage Facilities. *Septic Systems* are permitted pending conformance to the following standards:
  - (a) All *Septic Systems* shall be designed by a licensed *On-Site Sewage Facility (OSSF)* professional (*e.g. licensed engineer, sanitarian, etcetera*).
  - (b) A stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis.

## Requested Development Standards

- (c) All *Septic Systems* shall be inspected and approved by the City's chosen inspector.
- (12) *Open Space*. The development shall consist of a minimum of 20.00% open space (or a minimum of 21.02 acres -- as calculated by the formula stipulated in the *Comprehensive Plan*), and generally conform to the Concept Plan contained in *Exhibit 'B'* of this ordinance. All open space areas (including *landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).
- (13) *Trails*. A minimum of an eight (8) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'B'* of this ordinance.
- (14) *Amenities*. Amenities shall be constructed in generally the same areas as depicted in *Exhibit 'B'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenities shall be approved with the *PD Site Plan*.
- (15) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required 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*.
- (16) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) 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, parallel parking and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.
- (17) *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.

**LEGEND:**

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

## PERMITTED LAND USES IN A SINGLE-FAMILY 1 (SF-1) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13, Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04, Permissible Uses</a> ]	SINGLE FAMILY 1 (SF-1) DISTRICT
<b>AGRICULTURAL AND ANIMAL RELATED LAND USES</b>	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	<a href="#">(1)</a>		P
Private Horse Corral or Stable	<a href="#">(10)</a>	<a href="#">(6)</a>	S
Community Garden	<a href="#">(11)</a>	<a href="#">(7)</a>	S
Urban Farm	<a href="#">(12)</a>	<a href="#">(8)</a>	S
<b>RESIDENTIAL AND LODGING LAND USES</b>	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	<a href="#">(1)</a>	<a href="#">(1)</a>	P
Residential Garage	<a href="#">(7)</a>	<a href="#">(4) &amp; (5)</a>	A
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	<a href="#">(8)</a>	<a href="#">(6)</a>	A
Home Occupation	<a href="#">(9)</a>	<a href="#">(7)</a>	P
Portable Building	<a href="#">(15)</a>	<a href="#">(10)</a>	P
Residential Infill in an Established Subdivision	<a href="#">(16)</a>	<a href="#">(11)</a>	S
Short-Term Rental ( <i>Owner-Occupied, Single-Family Home, Townhome, or Duplex</i> )	<a href="#">(17)</a>	<a href="#">(12)</a>	P
Short-Term Rental ( <i>Non-Owner-Occupied, Single-Family Home, Townhome, or Duplex</i> )	<a href="#">(17)</a>	<a href="#">(13)</a>	P
Short-Term Rental ( <i>Apartment or Condominium</i> )	<a href="#">(17)</a>	<a href="#">(14)</a>	P
Single-Family Detached Structure	<a href="#">(19)</a>	<a href="#">(16)</a>	P
Private Swimming Pool	<a href="#">(21)</a>		A
Private Sports Court with Standalone or Dedicated Lighting	<a href="#">(22)</a>	<a href="#">(18)</a>	S
<b>INSTITUTIONAL AND COMMUNITY SERVICE LAND USES</b>	2.02(C)	2.03(C)	
Church/House of Worship	<a href="#">(4)</a>	<a href="#">(2)</a>	S
Daycare with Seven (7) or More Children	<a href="#">(9)</a>	<a href="#">(4)</a>	S
Group or Community Home	<a href="#">(11)</a>	<a href="#">(5)</a>	P
Public or Private Primary School	<a href="#">(21)</a>	<a href="#">(7)</a>	S
Public or Private Secondary School	<a href="#">(22)</a>	<a href="#">(8)</a>	S
Temporary Education Building for a Public or Private School	<a href="#">(23)</a>	<a href="#">(9)</a>	S
<b>RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES</b>	2.02(E)	2.03(E)	
Public or Private Community or Recreation Club as an Accessory Use	<a href="#">(4)</a>		S
Private Country Club	<a href="#">(5)</a>		S
Temporary Fundraising Events by Non-Profit	<a href="#">(7)</a>	<a href="#">(4)</a>	P
Public Park or Playground	<a href="#">(12)</a>		P
Tennis Courts ( <i>i.e. Not Accessory to a Public or Private Country Club</i> )	<a href="#">(14)</a>		S
<b>RETAIL AND PERSONAL SERVICES LAND USES</b>	2.02(F)	2.03(F)	
Temporary Real Estate Sales Office	<a href="#">(27)</a>		P
<b>COMMERCIAL AND BUSINESS SERVICES LAND USES</b>	2.02(G)	2.03(G)	
Temporary On-Site Construction Office	<a href="#">(18)</a>	<a href="#">(6)</a>	P
<b>INDUSTRIAL AND MANUFACTURING LAND USES</b>	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	<a href="#">(2)</a>	<a href="#">(2)</a>	P
Mining and Extraction of Sand, Gravel, Oil and/or Other Materials	<a href="#">(12)</a>	<a href="#">(5)</a>	S
<b>UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES</b>	2.02(K)	2.03(K)	

**LEGEND:**

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

## PERMITTED LAND USES IN A SINGLE-FAMILY 1 (SF-1) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13,</a> <a href="#">Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04,</a> <a href="#">Permissible Uses</a> ]	SINGLE FAMILY 1 (SF-1) DISTRICT
Antenna for a Residential Property	<a href="#">(2)</a>	<a href="#">(1)</a>	A
Antenna for an Amateur Radio	<a href="#">(3)</a>	<a href="#">(2)</a>	A
Antenna Dish	<a href="#">(4)</a>	<a href="#">(3)</a>	A
Utilities ( <i>Non-Municipally Owned or Controlled</i> ), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	<a href="#">(10)</a>		S
Municipally Owned or Controlled Facilities, Utilities and Uses ( <i>Includes Utilities with a Franchise Utility Agreement with the City of Rockwall</i> )	<a href="#">(11)</a>		P
Private Streets	<a href="#">(12)</a>		S
Railroad Yard or Shop	<a href="#">(14)</a>		S
Satellite Dish	<a href="#">(16)</a>		A
Solar Energy Collector Panels and Systems	<a href="#">(17)</a>	<a href="#">(7)</a>	A
Utilities Holding a Franchise from the City of Rockwall	<a href="#">(21)</a>		S
Utility Installation Other than Listed	<a href="#">(22)</a>		S
Utility/Transmission Lines	<a href="#">(23)</a>		S

# 05 FUTURE LAND USE PLAN

## 01 LAND USE PLAN DESIGNATIONS

### 01.01 RESIDENTIAL ● ● ●

#### ● 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*).

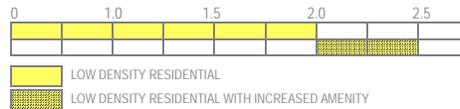
##### DESIGNATION CHARACTERISTICS

- 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*).

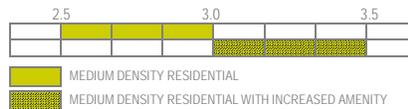
##### DESIGNATION CHARACTERISTICS

- 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



# 17 SOUTH CENTRAL ESTATES DISTRICT

## DISTRICT DESCRIPTION

The *South Central Estates District* has the potential to have a mixture of land uses, but is currently relatively undeveloped. The district does have a low density (i.e. *Equestrian Meadows*) and a medium density (i.e. *West View*) subdivision situated within the southern portions of the district. Along SH-276, there are currently some transitional commercial land uses and residential homes situated on long narrow lots. This district is projected to transition to more intense commercial land uses along SH-276, but still maintain estate and rural residential land uses south of SH-276. Much of the areas along SH-276 will depend on the viability and alignment of the future Outer Loop.

## POINTS OF REFERENCE

- A. Equestrian Meadows Subdivision
- B. Westhaven Subdivision

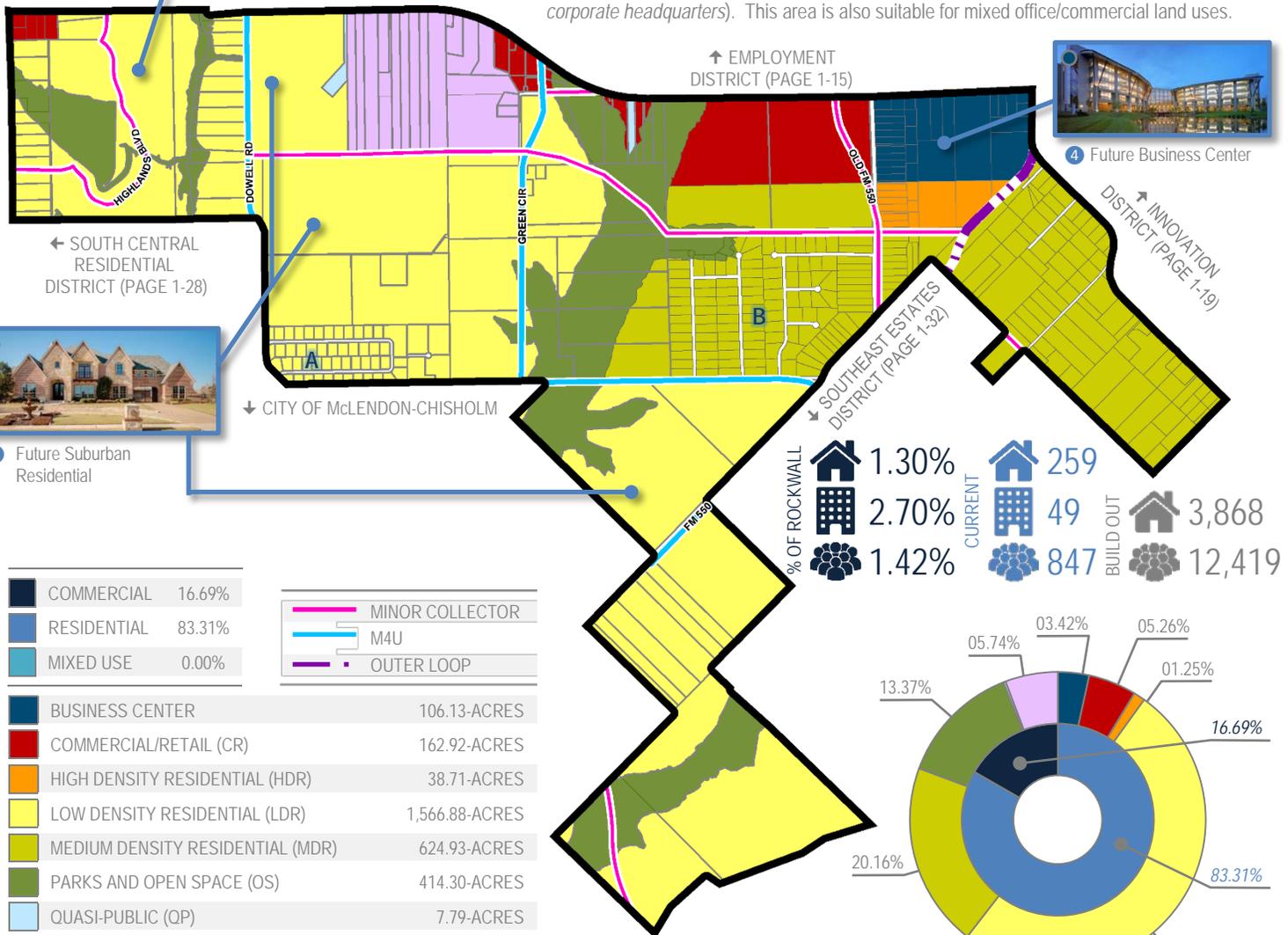
## LAND USE PALETTES

- Current Land Use
- Future Land Use



2 Future Suburban Residential

↑ TECHNOLOGY DISTRICT (PAGE 1-31)



4 Future Business Center



2 Future Suburban Residential

■ COMMERCIAL	16.69%	— MINOR COLLECTOR
■ RESIDENTIAL	83.31%	— M4U
■ MIXED USE	0.00%	— OUTER LOOP

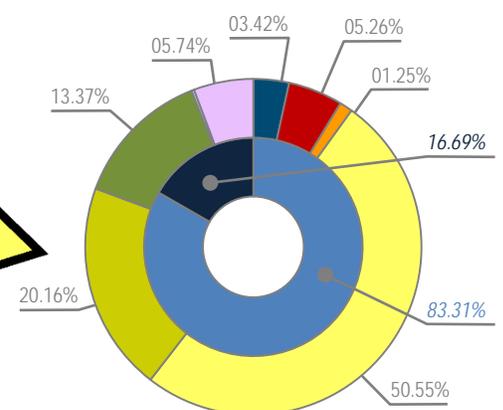
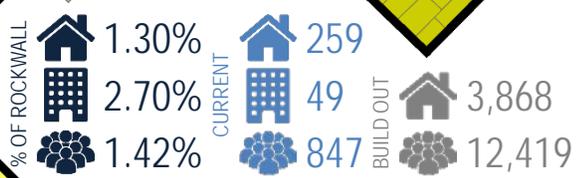
  

■ BUSINESS CENTER	106.13-ACRES
■ COMMERCIAL/RETAIL (CR)	162.92-ACRES
■ HIGH DENSITY RESIDENTIAL (HDR)	38.71-ACRES
■ LOW DENSITY RESIDENTIAL (LDR)	1,566.88-ACRES
■ MEDIUM DENSITY RESIDENTIAL (MDR)	624.93-ACRES
■ PARKS AND OPEN SPACE (OS)	414.30-ACRES
■ QUASI-PUBLIC (QP)	7.79-ACRES
■ TECHNOLOGY/EMPLOYMENT CENTER (TEC)	177.95-ACRES

## DISTRICT STRATEGIES

Taking into account that the *South Central Estates District* has a large amount of mostly vacant or raw land with limited access to infrastructure (i.e. *water and wastewater facilities*), the following are the recommended strategies for this district:

- 1 **Opportunity Zone** (*Intersection of SH-276 & FM-548*). When constructed this intersection will be a major land use node in the district and have the potential to provide employment and professional campus land uses mixed with entertainment, restaurant and retail land uses that can create an "18-Hour" environment (i.e. *an environment that provides the ability to live, work, shop and dine*).
- 2 **Suburban Residential**. The district has several large tracts of land that can support highly amenitized master planned communities. Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (e.g. *larger lots or a large landscape buffer*) adjacent to the existing subdivision. Due to the availability of infrastructure residential in this area may also be suitable for 1½-acre lots with septic systems.
- 3 **Commercial/Retail Centers**. Due to the anticipated alignment of the Outer Loop (i.e. *current alignment of FM-548*), the commercial/retail centers along SH-276 are ideal for larger scale retail businesses and restaurants that could support any office or residential development in the area. These areas could also provide neighborhood service uses intended to allow smaller commercial uses that can support adjacent residential land uses. All commercial developments should incorporate appropriate screening (e.g. *berms, landscaping and large buffers*) to transition uses.
- 4 **Business Center**. The areas designated as *Business Center* are intended to provide space for larger office facilities and combination manufacturing/warehouse and office facilities (e.g. *corporate headquarters*). This area is also suitable for mixed office/commercial land uses.



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, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 1 (SF-1) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 105.285-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4 OF THE J. R. MARRS SURVEY, ABSTRACT NO. 152, 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 from William Andrew Solomon of KRE 15, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.285-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, 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 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 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 'B'* 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 'B'* 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 'B'* 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 'B'* 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 'B'* 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 6<sup>th</sup> DAY OF OCTOBER, 2025.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: September 15, 2025

2<sup>nd</sup> Reading: October 6, 2025

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

Being a 105.285-acre tract of land situated in the Jeremiah R. Marris Survey, Abstract No. 152, City of Royse City, Rockwall County, Texas, being all of a tract of land conveyed to Zollner-Brooks Family, LP, a Texas limited partnership, by Warranty Deed Without Title Examination, recorded in Document No. 2011-00448588 and Document No. 2011-00448587, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with cap stamped "TxDOT" (controlling monument (CM)) found on the northeasterly corner of said Zollner tract, being on the southerly right-of-way line of State Highway 276 (a variable width right-of-way) and being on the westerly line of a tract of land conveyed to LA-DF Investment Fund 9, LLC, by Special Warranty Deed, recorded in Volume 1283, Page 238, O.P.R.R.C.T.;

**THENCE** South 01 degrees 12 minutes 50 seconds East, along the common easterly line of said Zollner tract and the westerly line said LA-DF tract, a distance of 2,466.10 feet to a 1/2 inch iron rod (CM) found on the common southeasterly corner of said Zollner tract and the southwesterly corner of said LA-DF Investment tract, said iron rod also being on the northerly line of Lot 7, of Westview Addition, No. 3, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 321, O.P.R.R.C.T.;

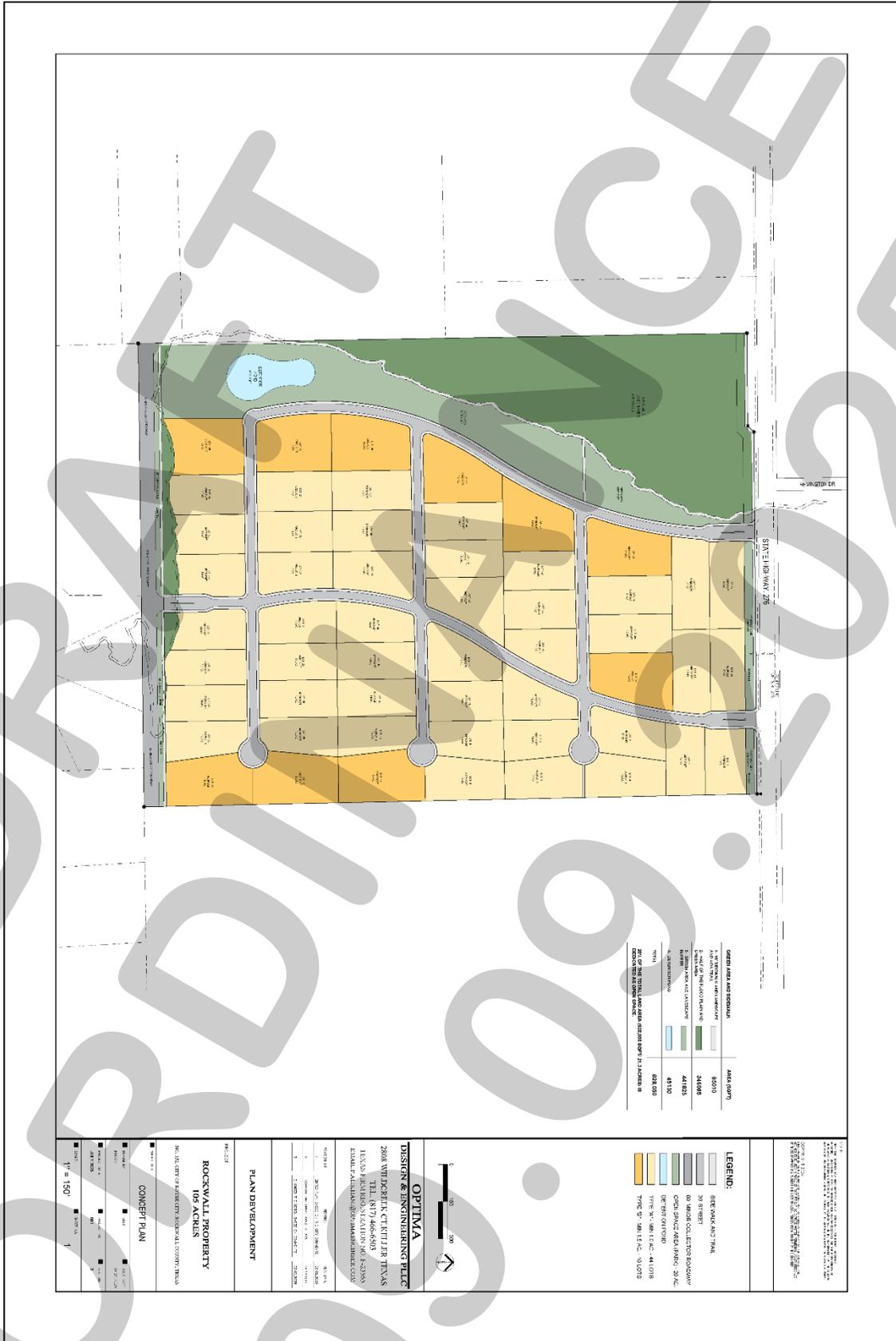
**THENCE** South 89 degrees 16 minutes 10 seconds West, along the common southerly line of said Zollner tract, the northerly line of said Lot 7, Westview Addition, No. 3 plat, the northerly line of Lots 20-22, of Westview Addition, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 48, O.P.R.R.C.T. and the northerly line of Lot 15, of Westview Addition, Phase Two, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 59, O.P.R.R.C.T., a distance of 1,865.89 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set on the common southwesterly corner of said Zollner tract, and the northwesterly corner of said Lot 15, said iron rod set also being on the easterly line of a tract of land conveyed to Rickey Edmond Kennedy and wife, Sandra Ann Kennedy, by Warranty Deed With Vendor's Lien, recorded in Volume 147, Page 803, O.P.R.R.C.T.;

**THENCE** North 00 degrees 58 minutes 51 Seconds West, along the common westerly line of said Zollner tract, and the easterly line of said the Kennedy tract, the easterly line of a tract of land conveyed to Kerry C. Glover and Joann Glover, by General Warranty Deed, recorded in Document No. 20210000022531, O.P.R.R.C.T. and the easterly line of a tract of land conveyed to Terry Hashert d/b/a Southwest Car Care, by Warranty Deed With Vendor's Lien, recorded in Document No. 2007-00387668, O.P.R.R.C.T., a distance of 2,448.51 feet to a 5/8-inch iron rod with cap stamped "TxDOT" (CM) found for corner;

**THENCE** departing said Terry Hashert tract and along the common northerly line of said Zollner tract and the southerly right-of-way line of said State Highway 276 the following three (3) calls:

- (1) North 89 degrees 27 minutes 03 seconds East, a distance of 373.60 feet to a point for corner from which a 5/8-inch iron rod found bears at North 35 degrees 59 minutes 02 seconds East - 0.31';
- (2) North 44 degrees 59 minutes 51 seconds East, a distance of 35.11 feet to a 5/8-inch iron rod with cap stamped "TxDOT" (CM);
- (3) North 89 degrees 29 minutes 51 seconds East, a distance of 1,457.05 feet to the **POINT OF BEGINNING** and containing 105.285 acres of land (4,586,232 square feet), more or less.

**Exhibit 'B':  
Concept Plan**



**Exhibit 'C':  
Trail Plan**



**Exhibit 'D':**  
*Density and Development Standards*

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 1 (SF-1) 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 'B'* and stated in *Table 1*, which is as follows:

**TABLE 1: LOT COMPOSITION**

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	100' x 200'	43,560 SF	44	81.48%
B	150' x 250'	63,340 SF	10	18.52%
<i>Maximum Permitted Units:</i>			54	100.00%

- (3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 1 (SF-1) 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 0.513 dwelling units per gross acre of land; however, in no case should the proposed development exceed 54 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

**TABLE 2: LOT DIMENSIONAL REQUIREMENTS**

Lot Type (see Concept Plan) ▶	A	B
Minimum Lot Width <sup>(1)</sup>	100'	150'
Minimum Lot Depth	200'	250'
Minimum Lot Area	43,560 SF	63,340 SF
Minimum Front Yard Setback <sup>(2) &amp; (5)</sup>	30'	30'
Minimum Side Yard Setback	10'	10'
Minimum Side Yard Setback Adjacent to a Street <sup>(2), (5), &amp; (6)</sup>	15'	20'
Minimum Rear Yard Setback <sup>(4)</sup>	10'	10'
Minimum Rear Yard Setback Adjacent to a Street <sup>(4)</sup>	20'	20'
Minimum Length of Driveway Pavement	30'	30'
Maximum Height <sup>(3)</sup>	36'	36'
Minimum Area/Dwelling Unit (SF) <sup>(7)</sup>	2,500 SF	3,000 SF
Maximum Lot Coverage	40%	40%
Minimum Garage Parking Spaces	2	2

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* and *Rear 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: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a side setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.
- 7: Air-Conditioned Space.

**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 exterior façade of all buildings shall be 100.00% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardyBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 80.00% of the masonry requirement; however, administrative approval from the Director of Planning and Zoning may be requested for housing plans that utilize cementitious fiberboard in excess of 80.00% of the masonry requirement on a *case-by-case* basis.

*FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD*



*FIGURE 2: EXAMPLES OF BOARD AND BATTEN*



*FIGURE 3: EXAMPLES OF BRICK*



**Exhibit 'D':**  
*Density and Development Standards*

**FIGURE 4: EXAMPLES OF HORIZONTAL LAP**



- (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) All lots as depicted in *Exhibit 'B'* may be oriented in a traditional swing (or j-swing) garage configuration -- where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration. In a traditional swing (or j-swing) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the traditional swing (or j-swing) configuration.
  - (2) All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [1] coach lighting, [2] decorative wood doors or wood overlays on insulated metal doors, [3] include two (2) of the upgraded or enhanced finishes from *Figured 6 & 7* below, and [4] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished. [see *Figures 5 – 7* for examples of the aforementioned garage and driveway features].

**Exhibit 'D':**  
*Density and Development Standards*

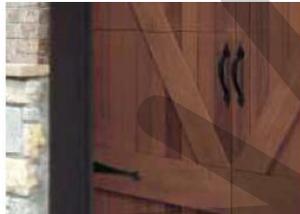
**FIGURE 5. EXAMPLE OF COACH LIGHTING**



**FIGURE 6: EXAMPLES OF UPGRADED OR ENHANCED FINISHES**



**DIVIDED BAYS**



**CARRIAGE HARDWARE**



**CEDAR CLADDING**



**ORNAMENTAL PAVING**

**FIGURE 7: EXAMPLES OF UPGRADED GARAGES**



**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 8 & 9 below).

TABLE 3: ANTI-MONOTONY MATRIX

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	100' x 200'	(1), (2), (3), (4), (5)
B	150' x 250'	(1), (2), (3), (4), (5)

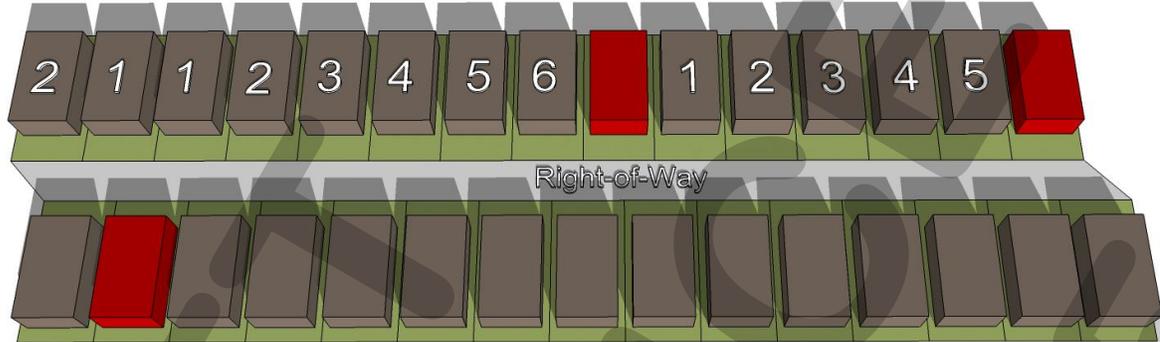
- (a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials 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 or roadways 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 three (3) items deviate:
- (1) Number of Stories
  - (2) Permitted Encroachment Type and Layout
  - (3) Roof Type and Layout
  - (4) Articulation of the Front Façade
  - (5) Garage Orientation
- (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 8: PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



**Exhibit 'D':**  
*Density and Development Standards*

**FIGURE 9: 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, adhere to the *Concept Plan* depicted in *Exhibit 'B'*, and meet the following standards:
- (a) **Front Yard Fences.** Front yard fences shall be prohibited.
  - (b) **Wrought Iron/Tubular Steel.** All lots shall be required to install a wrought iron or tubular steel fence as depicted in the *Concept Plan* in *Exhibit 'B'* of this ordinance. Wrought iron/tubular steel fences shall be six (6) feet in height. In addition, lots located along the perimeter of roadways (*i.e. SH-276 or a roadway larger than a Residential Street*) shall provide masonry columns evenly spaced along the side and/or rear property line – *with columns not exceeding 45-foot centers* -- that begin at the rear of the property line.
  - (c) **Corner Lots.** Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns evenly spaced along the side and/or rear property line – *with columns not exceeding 45-foot centers* -- that begin at the rear of the property line. A six (6) foot wrought iron fence shall be required between the masonry columns along the side and/or rear lot adjacent to a street. The property owner shall be required to maintain both sides of the fence.
  - (d) **Fence in Easements.** No fencing shall be constructed in or across a franchise utility or the City of Rockwall's easements.
- (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, all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height, and all shrubs shall be a minimum of five (5) gallons.
    - (1) **Landscape Buffer Adjacent to SH-276.** A minimum of a 70-foot landscape buffer shall be provided along SH-276 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 70-foot landscape buffer. All residential lots backing to SH-276 shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.

**Exhibit 'D':**  
*Density and Development Standards*

- (2) Landscape Buffer Adjacent to Minor Collectors. A minimum of a 30-foot landscape buffer shall be provided along SH-276 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. An eight (8) foot trail shall be constructed within the 30-foot landscape buffer. All residential lots backing to a *Minor Collector* shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.
- (3) Landscape Buffer Adjacent to Amenity Center. A minimum of a ten (10) foot landscape buffer shall be provided along the roadway adjacent to the amenity center. This landscape buffer shall incorporate ground cover and shrubbery along the entire length of the adjacent street frontage. In addition, one (1) canopy tree and one (1) accent tree shall be planted per 50-linear feet.
- (b) 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 that are less than ten (10) inches in size, and ten (10) feet from public water, sanitary sewer, and storm lines that are ten (10) inches and greater. In addition, no street trees shall be allowed to be located within public right-of-way. All street trees shall be reviewed with the *PD Site Plan*.
- (c) Residential Lot Landscaping. Prior to the issuance of a Certificate of Occupancy (CO), any residential lots depicted on *Exhibit 'B'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.
- (d) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within detention areas, 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) Streets. 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; however, trails adjacent to residential

**Exhibit 'D':**  
*Density and Development Standards*

lots -- as depicted in Exhibit 'C' of this ordinance -- shall be eight (8) feet in width and shall be permitted to extend up to two (2) feet outside the right-of-way, inside the residential lot, in a pedestrian access easement.

- (11) Buried Utilities. New distribution power-lines required to serve the *Subject Property* and the existing power-lines adjacent to SH-276 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) On-Site Sewage Facilities. *Septic Systems* are permitted pending conformance to the following standards:
  - (a) All *Septic Systems* shall be designed by a licensed *On-Site Sewage Facility (OSSF)* professional (e.g. *licensed engineer, sanitarian, etcetera*).
  - (b) A stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis.
  - (c) All *Septic Systems* shall be inspected and approved by the City's chosen inspector.
- (13) Open Space. The development shall consist of a minimum of 20.00% open space (or a minimum of 21.057 acres -- as calculated by the formula stipulated in the *Comprehensive Plan*), and generally conform to the Concept Plan contained in Exhibit 'B' of this ordinance. All open space areas (including *landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).
- (14) Trails. A minimum of an eight (8) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in Exhibit 'C' of this ordinance.
- (15) Amenities. Amenities shall be constructed in generally the same areas as depicted in Exhibit 'C' of this ordinance. All amenities shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenities shall be approved with the *PD Site Plan*.
- (16) Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be required 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*.
- (17) Homeowner's Association (HOA). A Homeowner's Association (HOA) 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, parallel parking and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

**Exhibit 'D':**  
*Density and Development Standards*

- (18) 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.

DRAFT  
ORDINANCE  
09.09.2025



# 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:** September 15, 2025  
**APPLICANT:** William Andrew Solomon; KRE 15, LLC  
**CASE NUMBER:** Z2025-059; Zoning Change (AG to PD)

---

**HIGHLIGHTED:** AMENDED PER THE CONDITIONS RECOMMENDED BY THE PLANNING AND ZONING COMMISSION

### SUMMARY

Hold a public hearing to discuss and consider a request by William Andrew Solomon of KRE 15, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.285-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the south side of SH-276 west of the intersection of SH-276 and E. FM-550, and take any action necessary.

### BACKGROUND

The subject property was annexed on December 22, 2008 by *Ordinance No. 08-65 [Case No. A2008-003]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. There have been no changes to the zoning designation, and the subject property has remained vacant since annexation.

### PURPOSE

On August 15, 2025, the applicant -- *William Andrew Solomon of KRE 15, LLC* -- 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 1 (SF-1) District land uses. Specifically, the applicant is proposing to entitle the subject property for a 54-lot single-family, residential subdivision that will consist of two (2) lot sizes (*i.e. [A] 44, 100' x 200' lots; and [B] 10, 150' x 250' lots*).

### ADJACENT LAND USES AND ACCESS

The subject property is generally located on the south side of SH-276, west of the intersection of SH-276 and E. FM-550. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are the corporate limits for the City of Rockwall. Beyond this is SH-276, which is identified as a P6D (*i.e. primary arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are properties located within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

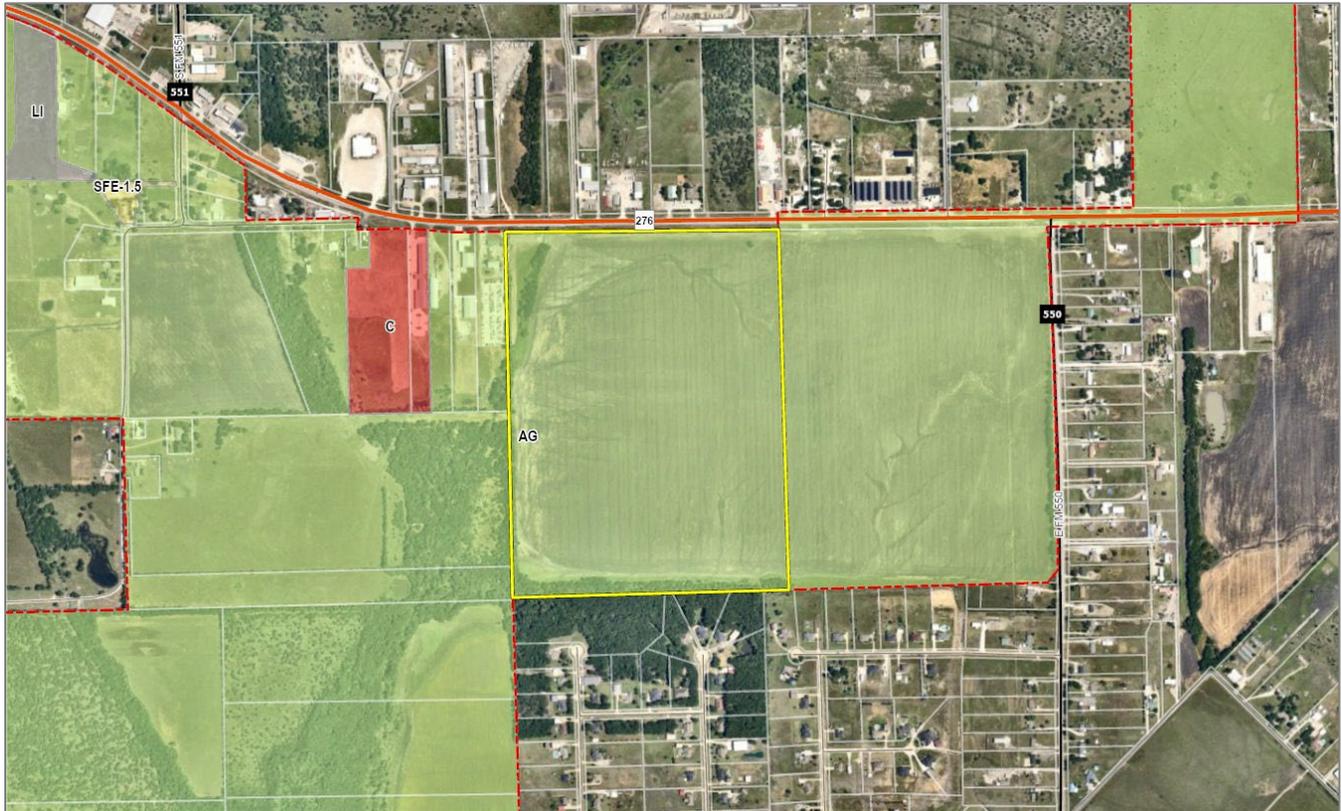
South: Directly south of the subject property are the corporate limits for the City of Rockwall. Beyond this are properties located within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

East: Directly east of the subject property is a vacant 105.925-acre tract of land (*i.e. Tract 10-1 of the J. R. Marrs Survey, Abstract No. 152*) zoned Agricultural (AG) District. Beyond this are the corporate limits for the City of Rockwall.

West: Directly west of the subject property are four (4) tracts of land (*i.e. Tract 1-5, 1-6, 1-7, & 1-9 of the J. H. Bailey Survey, Abstract No. 22*) that face onto SH-276, which are developed with non-residential land uses zoned Agricultural (AG) District. Beyond this is a 3.8725-acre parcel of land (*i.e. Lot 1, Block A, Rockwall Friendship Baptist Church*) developed with a *Church/House of Worship*, zoned Commercial (C) District. Following this is a

vacant 11.8161-acre tract of land (i.e. *Tract 1-1 of the J. H. Bailey Survey, Abstract No. 22*) zoned Commercial (C) District. To the west and south of these properties are several tracts of land that are either vacant or have a single-family home constructed on them. Beyond this is Zollner Road, which is identified as a M4U (i.e. *major arterial, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP  
YELLOW: SUBJECT PROPERTY



### **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 105.285-acre subject property will be divided into 84.228-acres of land consisting of 54 residential lots, and 21.057-acres of open space. The proposed 54 single-family residential lots will consist of two (2) lot types: [1] 44 *Type 'A'* lots that are a minimum of 100' x 200' with a minimum square footage of 43,560 SF, and [2] ten (10) *Type 'B'* lots that are a minimum of 150' x 250' with a minimum square footage of 63,340 SF. This translates to a gross residential density of 0.513 dwelling units per gross acre for the total development (i.e. *0.60 dwelling units on the net acre -- 105.85-acres – 15.89-acres of floodplain = 89.385-acres; 54 lots/89.385-acres = 0.60406 dwelling units per net acre*). The minimum dwelling unit size (i.e. *air-condition space only*) will range from ~~2,500 SF~~ 3,000 SF to ~~3,000 SF~~ 3,250 SF. With regard to the proposed housing product, staff has incorporated the anti-monotony standards from the Unified Development Code (UDC) and masonry requirements similar to other Planned Development Districts into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 100.00% masonry; however, the Planned Development District ordinance will also incorporate provisions that allow up to 80.00% cementitious fiberboard utilized in a horizontal lap-siding, *board-and-batten* siding, or decorative pattern to allow a more *Traditional Neighborhood Design* product (also referred to as *Gingerbread* or *Modern Farmhouse* -- similar to what is allowed in the *Somerset Park Subdivision*). The proposed subdivision will be subject to the land uses and density and dimensional requirements stipulated for properties within a Single-Family 1 (SF-1) District unless otherwise specified in the Planned Development District ordinance. The following is a summary of the lot composition and density and dimensional standards contained in the proposed Planned Development District ordinance:

**TABLE 1: LOT COMPOSITION**

LOT TYPE	MINIMUM LOT SIZE (FT)	MINIMUM LOT SIZE (SF)	DWELLING UNITS (#)	DWELLING UNITS (%)
A	100' x 200'	43,560 SF	44	81.48%
B	150' x 250'	63,340 SF	10	18.52%
			54	100.00%

**TABLE 2: LOT DIMENSIONAL REQUIREMENTS**

LOT TYPE (SEE CONCEPT PLAN) ►	A	B
MINIMUM LOT WIDTH <sup>(1)</sup>	100'	150'
MINIMUM LOT DEPTH	200'	250'
MINIMUM LOT AREA (SF)	43,560 SF	63,340 SF
MINIMUM FRONT YARD SETBACK <sup>(2), (5)</sup>	30'	30'
MINIMUM SIDE YARD SETBACK	10'	15'
MINIMUM SIDE YARD SETBACK (ADJACENT TO A STREET) <sup>(2), (5) &amp; (6)</sup>	15'	20'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT	20'	20'
MAXIMUM HEIGHT <sup>(3)</sup>	36'	36'
MINIMUM REAR YARD SETBACK <sup>(4)</sup>	10'	10'
MINIMUM AREA/DWELLING UNIT (SF) <sup>(7)</sup>	2,500 SF 3,000 SF	3,000 SF 3,250 SF
MAXIMUM LOT COVERAGE	40%	40%
MINIMUM GARAGE PARKING SPACES	2 3	2 3

**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* and *rear 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: All *corner lots* that back to a lot that fronts onto the same street that the *corner lot* sides to (*i.e. a keystone lot*), shall have a side setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.
- 7: *Air-conditioned space*.

The proposed concept plan shows that the development will consist of 21.057-acres of private open space -- where 15.89-acres are floodplain -- representing 20.00% (*i.e. [15.89-acres of floodplain/2] + 13.36 = 21.057-acres/105.285-acres gross = 20.00%*) of the site being dedicated to open space/amenity. This meets the total open space of 20.00% required by Article 10, *Planned Development District Standards*, of the Unified Development Code (UDC). In addition, the proposed development will incorporate a minimum of a 70-foot landscape buffer with an eight (8) foot meandering trail along SH-276. The concept plan also depicts the provision of an eight (8) foot trail system that will be provided throughout the development to connect the future residential lots with the private open spaces. All of these items have been included into the proposed Planned Development District ordinance and will be requirements of the proposed subdivision.

**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.** All residential streets are required to be constructed to an R2 (*i.e. residential, two [2] lane, undivided roadway*) standard, which is a 29-foot *back-to-back* concrete street center within a 50-foot right-of-way with a minimum five (5) foot concrete sidewalk on either side of the street, unless otherwise required by the Planned Development District Ordinance. All residential streets are required to be curb and gutter. With regard to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the applicant will be required to construct the following:

- (a) Unnamed Roadway Extending along the Southern Property Line. This unnamed roadway is identified as a *Minor Collector*, which is a 41-foot *back-to-back* concrete street center within a 60-foot right-of-way with a minimum of a five (5) foot concrete sidewalk constructed on either side of the roadway, unless otherwise required by the Planned Development District Ordinance.

All of these streets are required to be curb and gutter, and any medians are required to be curbed with the streets draining away from the medians. In addition to these roadways, the applicant will be required to perform a Traffic Impact Analysis (TIA) that is prepared in accordance with the requirements of the Engineering Department's *Design and Construction Manual*.

- (2) Wastewater. The applicant is requesting to utilize *On-Site Sewer Facilities* (OSSF) for this development. If the applicant is not approved for this request, the applicant need to provide sewer facilities in accordance with the City's Master Wastewater Collection Plan.
- (3) Water. At a minimum, the applicant will be required to loop an eight (8) inch water line on-site to the property lines, install a minimum 12-inch water line, and dedicate any necessary easements in accordance with the City's Master Water Distribution Plan. The City will also need a letter from *Blackland Water Supply Corporation* (WSC) stating that Blackland WSC can provide the City's required fire flows and pressures.
- (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 Engineering Standards of Design and Construction, and be situated outside the floodplain. The applicant will also be required to perform a Wetlands and Waters of the United States (WOTUS) study for any existing ponds and waterways on the subject property. Any changes to the existing floodplain will require approval from the City and FEMA. All residential lots shall be exclusive of the erosion hazard setback and the floodplain.

### **CONFORMANCE TO THE CITY'S CODES**

The proposed Planned Development District conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's *Standards of Design and Construction Manual* in the following ways:

- (1) Alleyways. The Engineering Department's *Standards of Design and Construction Manual* stipulates that "(a)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete..." The code does grant the City Council the ability to "... waive the residential alley requirement, if it is in the best interest of the City." [Page 14; Section 2.11 of the *Standards of Design and Construction Manual*]

Applicant's Response: In lieu of providing the required alleyways, the applicant is proposing to provide 100.00% *J-Swing* or *Traditional Swing* garages. As a compensatory measure the applicant is proposing to provide additional architectural elements into all garage configurations in the form of decorative wood doors or wood overlays on insulated metal doors with carriage style hardware.

With regard to the applicant's request for *On-Site Sewage Facilities* (OSSF), the City Rockwall has an Interlocal Agreement with Rockwall County for OSSF inspections. Per this agreement, Rockwall County will issue permits and perform OSSF inspections on new and existing septic systems per the County's *Rules for Regulation of On-Site Sewage Facilities*, which stipulates a minimum lot size of 1½-acres. According to Subsection 44-243(d) of Article IV, *Sewers and Sewage Disposal*, of the Municipal Code of Ordinances, "(n)o permit for the installation of an on-site sewage facility (OSSF) will be issued for property of less than 1½-acre, unless an exception is granted by the City Council on the grounds that undue hardship will be created if said lot is not connected to an OSSF." Staff should note that Rockwall County has stated that they will *not* inspect OSSF's that are on lots less than 1½-acres. It should also be noted that the City Council has granted OSSF systems for developments (e.g. *Planned Development District 76 [PD-76]*, *Planned Development District 78 [PD-78]*, and *Planned Development District 104 [PD-104]*) proposing lots less than 1½-acre in size, but greater than one (1) acre when the developer proposes [1] the OSSF systems are designed by a licensed OSSF professional (i.e. *licensed engineer, sanitarian, etc.*), [2] a

stamped and signed copy of the OSSF plan indicating the full limits of the septic field be submitted to the City at the time of building permit on a *lot-by-lot* basis, and [3] all OSSF are inspected by a City approved inspector. In this case, the applicant is requesting to install OSSF's on lots 1.00-acre and greater (*with the majority of the lots being less than 1½-acre in size*), and has included language generally in compliance with the aforementioned stipulations. In addition, the applicant has included language that will [1] ensure all *Septic Systems* shall be designed by a licensed *On-Site Sewage Facility (OSSF)* professional (*e.g. licensed engineer, sanitarian, etcetera*), [2] ensure that a stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis, and [3] all *Septic Systems* shall be inspected and approved by the City's chosen inspector. The applicant has stated the reason for the OSSF request is due to the availability of sewer.

**CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

According to the *Future Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the South Central Estates District and is designated for Commercial/Retail and Medium Density Residential land uses. The plan defines Medium Density Residential land uses as 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." In addition, the Comprehensive Plan defines increased amenity as, "... developments that provide some of the following: (1) open space beyond the required 20%, (2) a golf course and/or other comparable recreation facilities, (3) amenity/recreation facilities, (4) school site integration, (5) dedication or development of park land beyond the required park land dedication, (6) additional development of trails, (7) other amenities deemed appropriate by the City Council." In addition, according to Subsection 01.04, *Calculation of Density*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he calculation of allowable density for residential developments shall be based on the gross site area including right-of-way, floodplain, open space and public/private parks that will be dedicated to the City or preserved and maintained by some other mechanism." In this case the applicant is proposing a total gross density of 0.513 dwelling units per acre [*i.e. 54/105.285 = 0.51289 or 0.513*]. Based on this, the applicant's request is in conformance with the required density for the Medium Density Residential land use; however, the applicant's request is *not* in conformance with the Commercial/Retail land use designation. Given that the density is less than two (2) units per gross acre, the proposed residential subdivision would be better classified as Low Density Residential. Based on this the applicant is requesting to change the land use designation of the subject property from Medium Density Residential and Commercial/Retail to Low Density Residential. This proposed change would constitute a change in the Future Land Use Plan, which is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

TABLE 3: DENSITY CALCULATIONS FOR NET AND GROSS

<u>ACREAGE CALCULATIONS</u>	
<u>DEVELOPABLE RESIDENTIAL ACREAGE</u>	89.395
<u>RESIDENTIAL FLOODPLAIN ACREAGE</u>	15.89
<u>GROSS ACREAGE</u>	105.285
<u>TOTAL RESIDENTIAL LOTS</u>	54
<u>DENSITY CALCULATIONS</u>	
<u>GROSS DENSITY</u>	0.513
<u>NET DENSITY <sup>(1)</sup></u>	0.604

NOTES:

<sup>1</sup>: RESIDENTIAL DENSITY LESS FLOODPLAIN IN THE RESIDENTIALLY ZONED AREA

Looking at the pertinent *District Strategies* for the South Central Estate District and how the proposed concept plan conforms to these strategies, staff identified the following:

- (1) Suburban Residential. This *District* has several large tracts of land that can support highly amenitized master planned communities. Any new Suburban Residential developments should include a mix of larger to mid-sized lots. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (*e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision. Due to the availability of infrastructure residential in this area may also be suitable for 1½-acre lots with septic systems.

Staff Response: The submitted *Concept Plan* does not provide any amenities for the subdivision, with the exception of the eight (8) trail network and the open space; however, these items are required by Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC). In addition, the proposed lot mix does not provide a variety of larger to mid-sized lots. That being said -- *given that the proposed subdivision will have OSSF* -- this limits the ability to provide mid-sized lots. In addition, at their work session on August 26, 2025, the Planning and Zoning Commission requested that the applicant remove the enclosed amenity center and pool proposed by the applicant with the original

request. Based on this direction from the Planning and Zoning Commission, staff has determined that the proposed *Concept Plan* can be considered to be conforming with this *District Strategy*.

- (2) *Commercial Land Uses*. Due to the anticipated alignment of the Outer Loop (*i.e. current alignment of FM-548*), the *Commercial/Retail* centers along SH-276 are ideal for larger scale retail businesses and restaurants that could support any office or residential development in the area. These areas could also provide neighborhood service uses intended to allow smaller commercial uses that can support adjacent residential land uses.

*Staff Response*: The proposed *Concept Plan* does *not* incorporate any *Commercial/Retail* zoning, and based on this is *not* considered to be conforming with this *District Strategy*.

With regard to the policies and goals for residential and commercial development contained in the Comprehensive Plan, the applicant's request incorporates the majority of the residential policies and goals (*e.g. minimum of six [6] foot side yard setbacks on all lot types, traditional swing or J-swing garages, etc.*); however, by virtue of not incorporating *Commercial/Retail* in the *Concept Plan*, the applicant's request does not meet any of the policies and goals set forth by the Comprehensive Plan for non-residential development. That being said, staff has identified the following residential non-conformities of the original concept plan and provided the following recommendations to the applicant:

- (1) *CH. 1; Section 2.02; Goal #2 | Policy #1 (Page 1-2)*. Where residential uses are proposed through a Planned Development District that abuts an existing residential development, the proposed lots should be the same or a compatible size as the existing lots or be buffered by open space, trails, sidewalks, natural screening, or a roadway.

*Staff's Response*: The residential subdivisions adjacent to the subject property are not located within the City of Rockwall; however, the proposed subdivision appears to be similar in design to the adjacent subdivisions.

- (2) *CH. 1; Section 2.02; Goal #2 | Policy #3 (Page 1-2)*. Existing development patterns and surrounding conditions (*e.g. lot size, architectural style, public improvements, etc.*) should be considered in conjunction with this Comprehensive Plan to determine the appropriate zoning designation for a property.

*Staff's Response*: The residential subdivisions adjacent to the subject property are not located within the City of Rockwall; however, the proposed subdivision appears to be similar in design to the adjacent subdivisions. In addition, the proposed concept plan appears to be generally compatible to other new large lot (*i.e. one [1] acre and greater*) subdivisions within the City of Rockwall.

- (3) *CH. 8; Section 2.02; Goal #1 | Policy #1 (Page 8-2)*. All new developments should include a range of high quality, well-constructed, and appropriately planned residential unit types.

*Staff's Response*: Based on the proposed *Concept Plan*, there is one (1) acre to 1½-acre lot product being proposed. The Planning and Zoning Commission and City Council will determine whether this represents an acceptable range of unit types.

- (4) *CH. 8; Section 2.03; Goal #1 | Policy #2 (Page 8-3)*. To maximize the value of properties that are directly adjacent to or across the street from a 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.

*Staff's Response*: Homes adjacent to open spaces should face onto the open space -- *instead of being oriented so that the side or rear yard faces the open space* --, and be accessible by a single-loaded street. Currently, the proposed *Concept Plan* has two (2) lots facing onto open space and six (6) lots with the side yard facing the open space. Based on this, the proposed *Concept Plan* could do a better job of facing homes onto open spaces as opposed to siding the homes towards these open spaces.

Taking into account the applicant's concept plan and other submitted exhibits, the proposed density, and the development standards, the request *does* appear to be in conformance with the majority of the goals and policies of the OURHometown Vision 2040 Comprehensive Plan and the development standards of the Unified Development Code (UDC); however, the

changes to the Future Land Use Map and the nature of this Planned Development District makes this request a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## **NOTIFICATIONS**

On August 22, 2025, staff mailed nine (9) notices to property owners and occupants within 500-feet of the subject property. Staff did not notify any Homeowner's Associations (HOAs), as there are not any HOAs within 1,500-feet of the subject property participating in the Neighborhood Notification Program. 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). At the time this report was drafted, staff had not received any returned notices in regard to the applicants request.

## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the Planned Development District ordinance.
- (2) By approving this Zoning Change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from Medium Density Residential and Commercial/Retail to a Low Density Residential designation.
- (3) 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 September 9, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 7-0, with the condition that all garages shall be a minimum of three (3) car, and Type A lots shall have a minimum home size of 3,000 SF and Type B lots shall have a minimum home size of 3,250 SF. Based on the conditions recommended by the Planning and Zoning Commission, staff has made the necessary changes to the case memo and the draft 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Highway 276 Royse City Texas 75189

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING Agriculture

CURRENT USE Agriculture

PROPOSED ZONING SF-1

PROPOSED USE Single family home

ACREAGE 105.285

LOTS [CURRENT]

1

LOTS [PROPOSED]

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]

OWNER

APPLICANT

KRE 15 LLC

CONTACT PERSON \_\_\_\_\_

CONTACT PERSON

William Solomon

ADDRESS \_\_\_\_\_

ADDRESS

CITY, STATE & ZIP \_\_\_\_\_

CITY, STATE & ZIP

PHONE \_\_\_\_\_

PHONE

E-MAIL \_\_\_\_\_

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William Solomon [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 15<sup>th</sup> DAY OF August, 2025

OWNER'S SIGNATURE

*William Solomon*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Kathie Ann Holmes*



MY COMMISSION EXPIRES 08/13/28



Z2025-059: Zoning Change from AG to PD

Case Location Map = 



# 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.

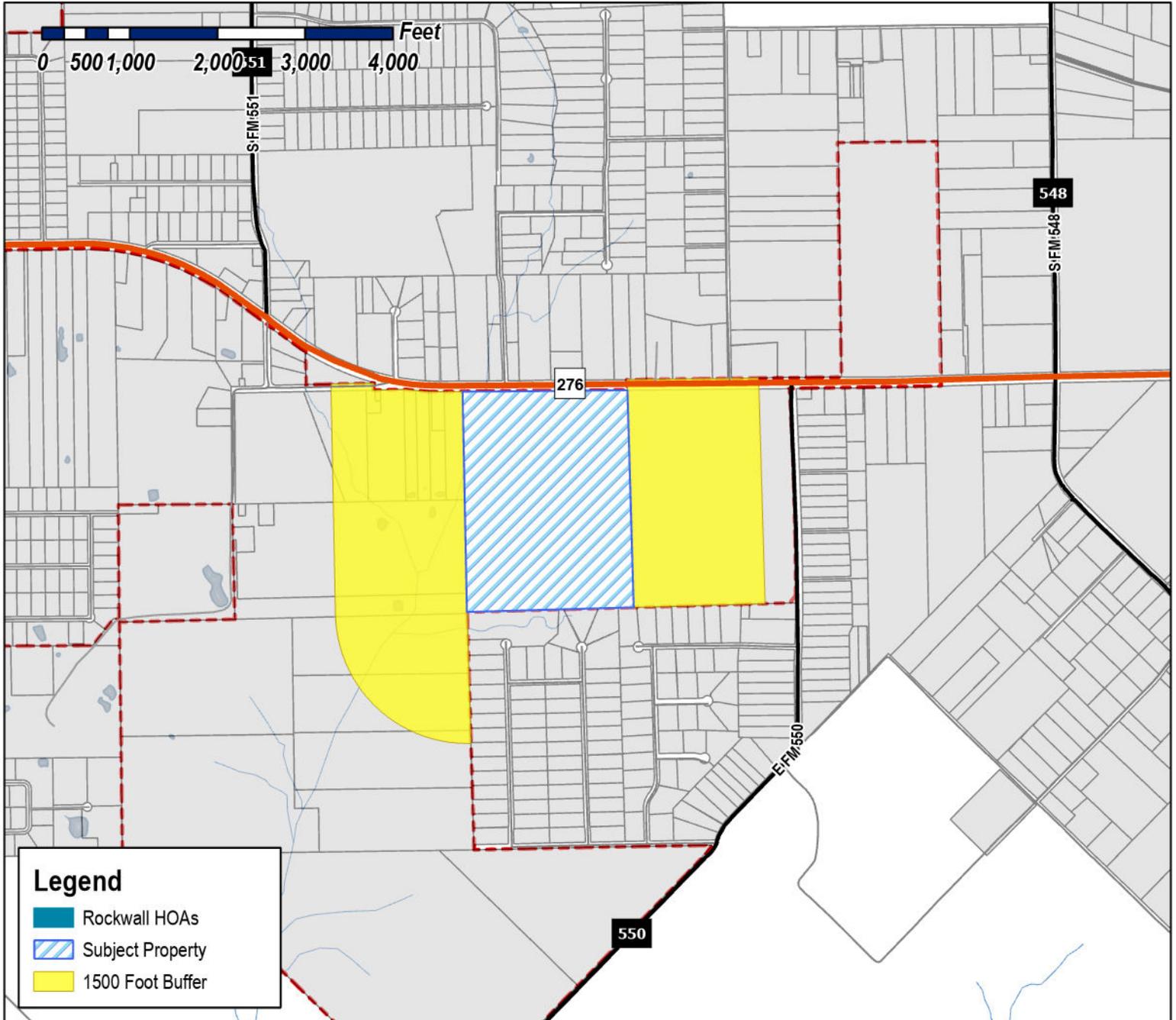




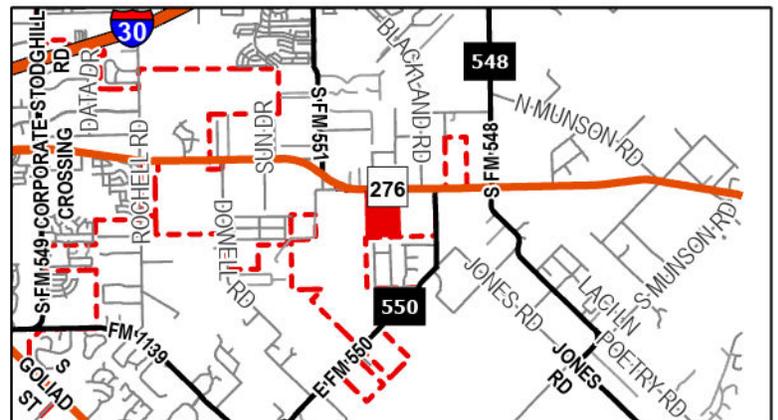
# City of Rockwall

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:** Z2025-059  
**Case Name:** Zoning Change from AG to PD  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** State Highway 276



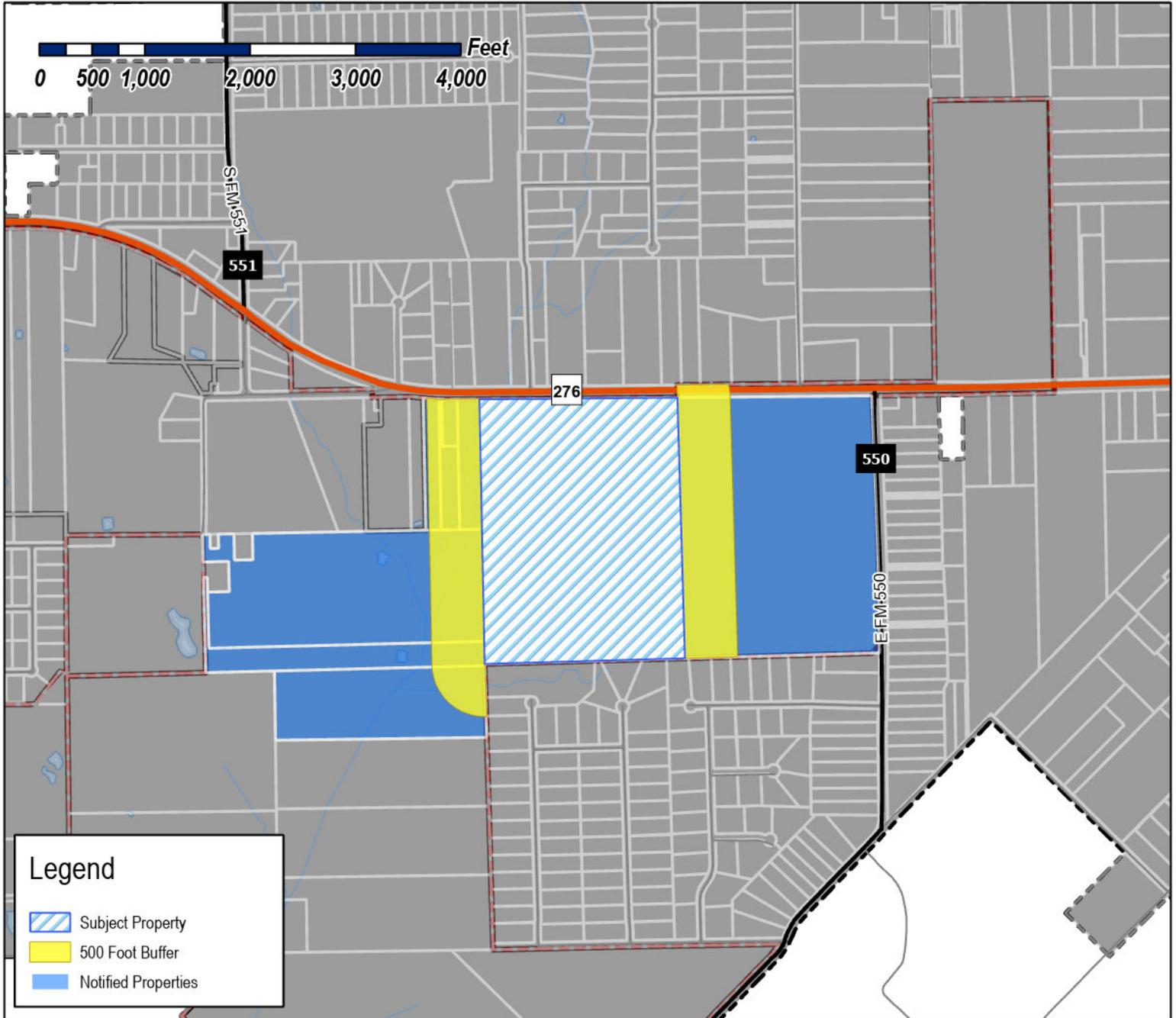
**Date Saved:** 8/15/2025  
 For Questions on this Case Call (972) 771-7745



# City of Rockwall

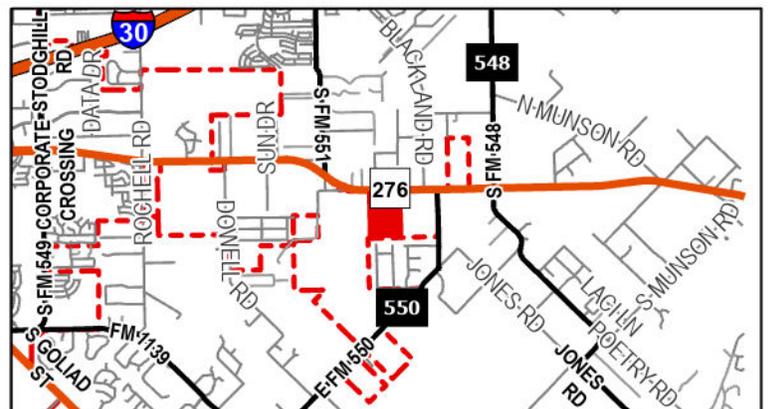
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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:** Z2025-059  
**Case Name:** Zoning Change from AG to PD  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** State Highway 276

**Date Saved:** 8/15/2025  
 For Questions on this Case Call: (972) 771-7745



LITHIA REAL ESTATE INC  
150 N BARTLETT STREET  
MEDFORD, OR 97501

LA-DF INVESTMENT FUND 9 LLC  
212 S Palm Ave Ste 200  
Alhambra, CA 91801

GLOVER KERRY C AND JOANN  
3901 OAK POINT DR  
CROSSROADS, TX 76227

KRE 15 LLC  
4512 LEGACY DR STE 100  
PLANO, TX 75024

VICENTE AUSENCIO AND MARISOL AND  
509 RIGGS CIRCLE  
MESQUITE, TX 75149

MULLEN ADVENTURES LLC  
5677 STATE HIGHWAY 276  
ROYSE CITY, TX 75189

JAY & PAM PROPERTIES LLC  
5707 STATE HIGHWAY 276  
ROYSE CITY, TX 75189

SIGN OF QUALITY LLC  
5707 STATE HIGHWAY 276  
ROYSE CITY, TX 75189

KENNEDY RICKEY EDMOND  
9912 COUNTY ROAD 2426  
TERRELL, TX 75160

# 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:

**Z2025-059: Zoning Change from AG to PD**

*Hold a public hearing to discuss and consider a request by William Andrew Solomon of KRE 15, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.1004-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the south side of SH-276 west of the intersection of SH-276 and E. FM-550, 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, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 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:

**Henry Lee**  
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](mailto: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, September 15, 2025 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. Z2025-059: Zoning Change from AG to PD**

Please place a check mark on the appropriate line below:

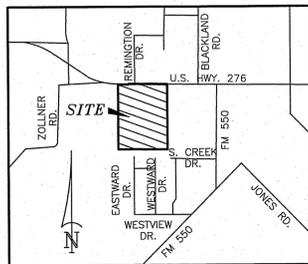
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

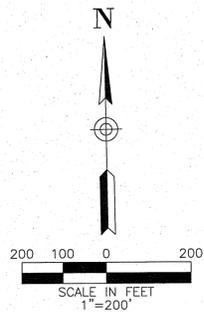
Address:

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.

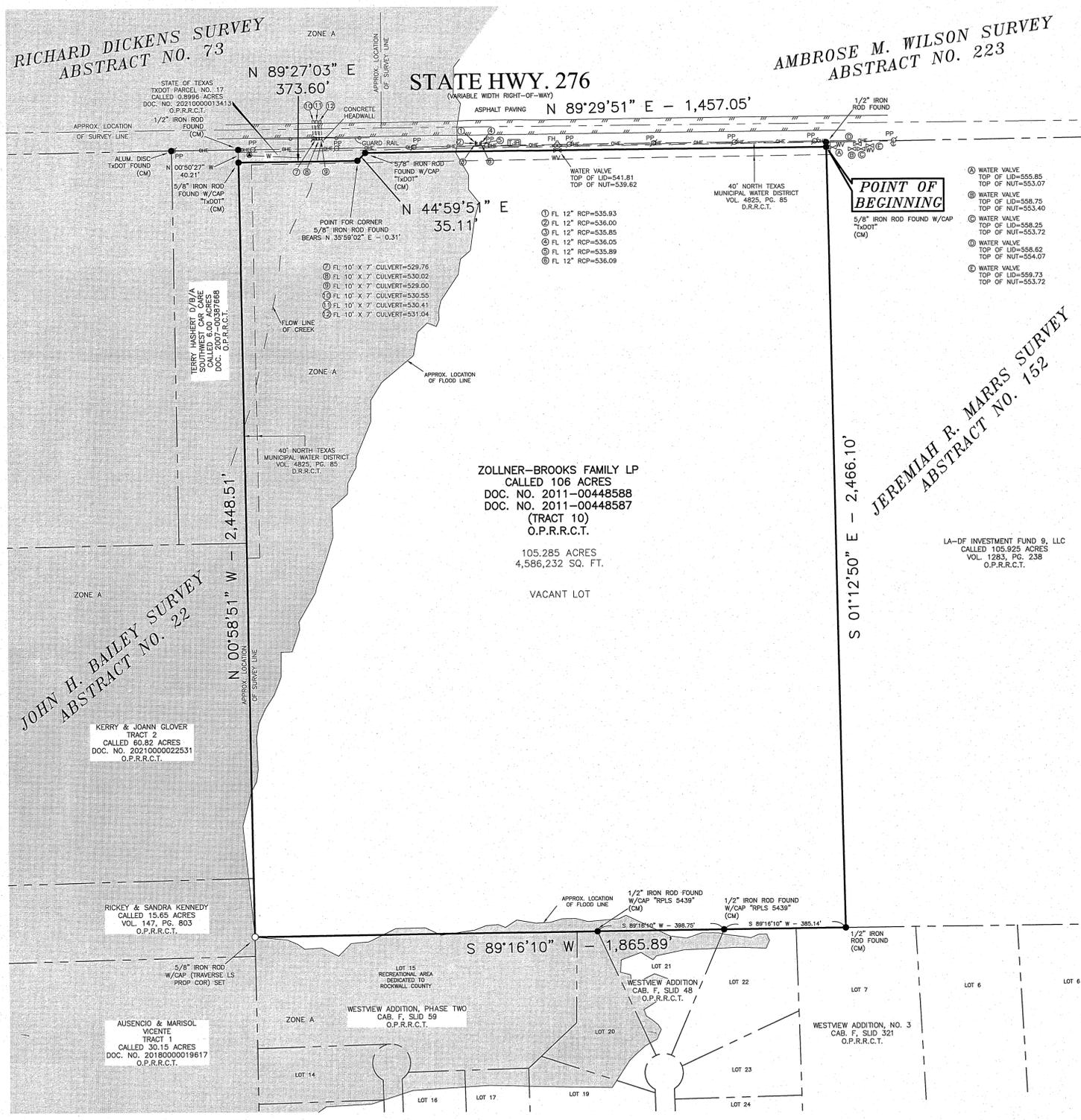
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



VICINITY MAP  
NOT TO SCALE



The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.000146135



TITLE NOTES

This survey relies solely on the Commitment for Title Insurance prepared by Chicago Title Insurance Company, Commitment No. 8058642200083 and GF No. CTRR64-8058642200083-RR, with an effective date of June 15, 2022 and issued on July 6, 2022. The surveyor has performed no additional research for easements, restrictions or other matters of record which may affect the land.

10. The following matters and all terms of the documents creating or offering evidence of the matters:

f. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Seaway Pipeline Inc.  
Purpose: As provided in said document  
Recording Date: January 21, 1985  
Recording No: Volume 217, Page 269 Deed Records, Rockwall County, Texas  
(does not affect the subject tract)

g. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Phillips Texas Border Pipeline Company f/k/a/ Phillips Natural Gas Company  
Purpose: As provided in said document  
Recording Date: February 1, 1994  
Recording No: Volume 869, Page 1, Deed Records, Rockwall County, Texas  
(does not affect the subject tract)

h. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: North Texas Municipal Water District  
Purpose: As provided in said document  
Recording Date: November 14, 2006  
Recording No: Volume 4825, Page 85, Deed Records, Rockwall County, Texas  
(affects subject tract as shown on survey)

LAND DESCRIPTION

Being a 105.285 acre tract of land situated in the Jeremiah R. Marrs Survey, Abstract No. 152, City of Royse City, Rockwall County, Texas, being all of a tract of land conveyed to Zollner-Brooks Family, LP, a Texas limited partnership, by Warranty Deed Without Title Examination, recorded in Document No. 2011-00448588 and Document No. 2011-00448587, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and being more particularly described as follows:

**BEGINNING** at a 5/8 inch iron rod with cap stamped "TxDOT" (controlling monument (CM)) found on the northeasterly corner of said Zollner tract, being on the southerly right-of-way line of State Highway 276 (a variable width right-of-way) and being on the westerly line of a tract of land conveyed to LA-DF Investment Fund 9, LLC, by Special Warranty Deed, recorded in Volume 1283, Page 238, O.P.R.R.C.T.;

**THENCE** South 01 degrees 12 minutes 50 seconds East, along the common easterly line of said Zollner tract and the westerly line said LA-DF tract, a distance of 2,466.10 feet to a 1/2 inch iron rod (CM) found on the common southeasterly corner of said Zollner tract and the southwesterly corner of said LA-DF Investment tract, said iron rod also being on the northerly line of Lot 7, of Westview Addition, No. 3, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 321, O.P.R.R.C.T.

**THENCE** South 89 degrees 16 minutes 10 seconds West, along the common southerly line of said Zollner tract, the northerly line of said Lot 7, Westview Addition, No. 3 plat, the northerly line of Lots 20-22, of Westview Addition, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 48, O.P.R.R.C.T. and the northerly line of Lot 15, of Westview Addition, Phase Two, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 59, O.P.R.R.C.T., a distance of 1,865.89 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set on the common southwesterly corner of said Zollner tract, and the northwesterly corner of said Lot 15, said iron rod set also being on the easterly line of a tract of land conveyed to Rickey Edmond Kennedy and wife, Sandra Ann Kennedy, by Warranty Deed With Vendor's Lien, recorded in Volume 147, Page 803, O.P.R.R.C.T.;

**THENCE** North 00 degrees 58 minutes 51 Seconds West, along the common westerly line of said Zollner tract, and the easterly line of said the Kennedy tract, the easterly line of a tract of land conveyed to Kerry C. Glover and Joann Glover, by General Warranty Deed, recorded in Document No. 2021000022531, O.P.R.R.C.T. and the easterly line of a tract of land conveyed to Terry Hashert d/b/a Southwest Car Care, by Warranty Deed With Vendor's Lien, recorded in Document No. 2007-00387668, O.P.R.R.C.T., a distance of 2,448.51 feet to a 5/8 inch iron rod with cap stamped "TxDOT" (CM) found for corner;

**THENCE** departing said Terry Hashert tract and along the common northerly line of said Zollner tract and the southerly right-of-way line of said State Highway 276 the following three (3) calls:

- 1) North 89 degrees 27 minutes 03 seconds East, a distance of 373.60 feet to a point for corner from which a 5/8 inch iron rod found bears at North 35 degrees 59 minutes 02 seconds East - 0.31';
- 2) North 44 degrees 59 minutes 51 seconds East, a distance of 35.11 feet to a 5/8 inch iron rod with cap stamped "TxDOT" (CM);
- 3) North 89 degrees 29 minutes 51 seconds East, a distance of 1,457.05 feet to the **POINT OF BEGINNING** and containing 105.285 acres of land (4,586,232 square feet), more or less.

SURVEYOR'S CERTIFICATION

To: Dreamland Realty, Zollner-Brooks Family, LP, a Texas limited partnership and Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1-4, 8, 11(a), 13, 14 in conjunction with the laws of the State of Texas.  
The fieldwork was completed on September 7, 2022.

Date of Plat or Map: September 14, 2022

*Chase Crawford*  
Chase Crawford  
Registered Professional Land Surveyor  
Texas Registration No. 6913  
Date: September 14, 2022



LEGEND	
—	BOUNDARY LINE
- - - -	ADJOINER BOUNDARY LINE
- · - · -	EASEMENT LINE (AS NOTED)
— W —	WATER LINE
— OHE —	OVERHEAD ELECTRIC LINE
— I —	WROUGHT IRON FENCE
— W —	WOOD FENCE
○	SET IRON ROD (AS NOTED)
●	FOUND IRON ROD (AS NOTED)
⊗	"X" CUT FOUND
⊗	"X" CUT SET
⊗ W	WATER VALVE
⊗ FH	FIRE HYDRANT
⊗ TJB	TELEPHONE JUNCTION BOX
⊗ LP	LIGHT POLE
⊗	POWER POLE
⊗	GUY WIRE
(CM)	CONTROL MONUMENT
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS

FLOOD NOTES

A portion of the subject property shown hereon lies within Zone "A", No Base Flood Elevations determined, the rest lies within Zone "X", (areas determined to be outside of the 0.2% annual chance floodplain), according to the Flood Insurance Rate Map, Community Panel No. 48397C006SL, dated September 26, 2008.

GENERAL NOTES

1. This survey was prepared in conjunction with the Title Commitment listed above and the Surveyor has performed no additional research for easements, restrictions or other matters of record which may affect the land that were not disclosed in said Title Commitment.
2. A request for water, sewer and drainage plans were requested from the City of Royse City but no plans were received.

ALTA/NSPS LAND TITLE SURVEY  
105.285 ACRE TRACT OF LAND  
SITUATED IN THE  
JEREMIAH R. MARRS SURVEY, ABSTRACT NO. 152  
CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS



14200 Midway Road, Suite 130, Dallas, TX 75244 T: 469.784.9321  
W: TraverseLandSurveying.com Texas Firm No. 10194631

Surveying | Construction Staking | Platting

NO.	DATE	DESCRIPTION	BY

DRAWN	CHECK	DATE	SCALE	PROJECT NO.
DV	CRC	9-14-2022	1" = 200'	TR-99-22

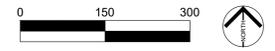


NOTE:  
 THESE CIVIL DRAWINGS HAVE BEEN PREPARED FOR CIVIL DESIGN ONLY. STRUCTURAL, ARCHITECT, MECHANICAL, AND OTHER RELATED ENGINEERING DESIGN AND SPECIFICATIONS ARE THE RESPONSIBILITY OF THE RESPECTIVE ENGINEERS. COMPLIANCE TO THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE KEPT BY THE CONTRACTORS DURING THE RESPECTIVE WORK.  
 COPYRIGHT 2024  
 THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR PART WITHOUT HIS EXPRESS WRITTEN PERMISSION. UNAUTHORIZED USE OF THESE DRAWINGS WILL SUBJECT THE USER TO LEGAL REMEDY BEING SOUGHT BY THE ENGINEER.

GREEN AREA AND SIDEWALK	AREA (SQFT)
1- 10' SIDEWALK AND LANDSCAPE AND HOA TRAIL	95010
2- HALF OF THE FLOOD PLAIN AND GREEN AREA	346085
3- GREEN AREA AND LANDSCAPE BUFFER	441825
4- DETENTION POND	45130
<b>TOTAL</b>	<b>928,050</b>
20% OF THE TOTAL LAND AREA (928,050 SQFT/ 21.3 ACRES) IS DEDICATED AS OPEN SPACE.	

**LEGEND:**

	SIDE WALK AND TRAIL
	30' STREET
	60' MINOR COLLECTOR ROADWAY
	OPEN SPACE AREA (PARK) - 20 AC.
	DETENTION POND
	TYPE "A" - MIN 1.0 AC. - 44 LOTS
	TYPE "B" - MIN 1.5 AC. - 10 LOTS



**OPTIMA**  
 DESIGN & ENGINEERING PLLC  
 2808 WILDCREEK CT, KELLER TEXAS  
 TEL. (817) 466-6503  
 TEXAS FIRM REGISTRATION NO. F-23565  
 EMAIL: P.ALIKHANI@OPTIMAENGINEER.COM

REVISION NO.	REVISION	REV. DATE
1	EDITED PLAN BASED ON THE CITY COMMENTS	08.05.2025
2	INCREASE THE GREEN AREA TO 20%	08.12.2025
3	CHANGED THE DESIGN BASED ON COMMENTS	09.02.2025

**PLAN DEVELOPMENT**

PROJECT:  
**ROCKWALL PROPERTY**  
 105 ACRES  
 NO. 152, CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

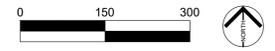
**CONCEPT PLAN**

DRAWN BY HASTI	ISSUE	ISSUE DATE 07.31.2025
PROJECT DATE JULY 2025	PROJECT NO. 001	REV. NO. 3
SCALE: 1" = 150'	SHEET NO. 1	



NOTE:  
 THESE CIVIL DRAWINGS HAVE BEEN PREPARED FOR CIVIL DESIGN ONLY. STRUCTURAL, ARCHITECT, MECHANICAL, AND OTHER RELATED ENGINEERING DESIGN AND SPECIFICATIONS ARE THE RESPONSIBILITY OF THE RESPECTIVE ENGINEERS. COMPLIANCE TO THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE REPORTED BY THE CONTRACTORS DURING THE RESPECTIVE WORK.  
 COPYRIGHT 2024  
 THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR PART WITHOUT HIS EXPRESS WRITTEN PERMISSION. UNAUTHORIZED USE OF THESE DRAWINGS WILL SUBJECT THE USER TO LEGAL REMEDY BEING SOUGHT BY THE ENGINEER.

- LEGEND:**
- 10' HOA LOT (8' TRAIL)
  - IRON FENCE
  - ACCESS ROADS
  - 60' MINOR COLLECTOR ROADWAY
  - ENTRY SIGN
  - DETENTION POND



**OPTIMA**  
 DESIGN & ENGINEERING PLLC  
 2808 WILDCREEK CT, KELLER TEXAS  
 TEL. (817) 466-6503  
 TEXAS FIRM REGISTRATION NO. F-23565  
 EMAIL: P.ALIKHANI@OPTIMAENGINEER.COM

REVISION NO.	REVISION	REV. DATE
1	EDITED PLAN BASED ON THE CITY COMMENTS	08.05.2025
2	INCREASE THE GREEN AREA TO 20%	08.12.2025
3	CHANGED THE DESIGN BASED ON COMMENTS	09.02.2025

**PLAN DEVELOPMENT**

PROJECT:  
**ROCKWALL PROPERTY**  
**105 ACRES**  
 NO. 152, CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

<b>SHEET TITLE</b>		
<b>HOA TRAIL PLAN</b>		
<b>DRAWN BY</b> HASTI	<b>ISSUE</b>	<b>ISSUE DATE</b> 07.31.2025
<b>PROJECT DATE</b> JULY 2025	<b>PROJECT NO.</b> 001	<b>REV. NO.</b> 2
<b>SCALE:</b> 1" = 150'	<b>SHEET NO.</b>	1

FIGURE 7. TYPICAL ORNAMENTAL METAL FENCE WITH COLUMNS



FIGURE 8: SIGNAGE EXAMPLES



**LEGEND:**

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

## PERMITTED LAND USES IN A SINGLE-FAMILY 1 (SF-1) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13,</a> <a href="#">Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04,</a> <a href="#">Permissible Uses</a> ]	SINGLE FAMILY 1 (SF-1) DISTRICT
<b>AGRICULTURAL AND ANIMAL RELATED LAND USES</b>	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	<a href="#">(1)</a>		P
Private Horse Corral or Stable	<a href="#">(10)</a>	<a href="#">(6)</a>	S
Community Garden	<a href="#">(11)</a>	<a href="#">(7)</a>	S
Urban Farm	<a href="#">(12)</a>	<a href="#">(8)</a>	S
<b>RESIDENTIAL AND LODGING LAND USES</b>	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	<a href="#">(1)</a>	<a href="#">(1)</a>	P
Residential Garage	<a href="#">(7)</a>	<a href="#">(4) &amp; (5)</a>	A
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	<a href="#">(8)</a>	<a href="#">(6)</a>	A
Home Occupation	<a href="#">(9)</a>	<a href="#">(7)</a>	P
Portable Building	<a href="#">(15)</a>	<a href="#">(10)</a>	P
Residential Infill in an Established Subdivision	<a href="#">(16)</a>	<a href="#">(11)</a>	S
Short-Term Rental ( <i>Owner-Occupied, Single-Family Home, Townhome, or Duplex</i> )	<a href="#">(17)</a>	<a href="#">(12)</a>	P
Short-Term Rental ( <i>Non-Owner-Occupied, Single-Family Home, Townhome, or Duplex</i> )	<a href="#">(17)</a>	<a href="#">(13)</a>	P
Short-Term Rental ( <i>Apartment or Condominium</i> )	<a href="#">(17)</a>	<a href="#">(14)</a>	P
Single-Family Detached Structure	<a href="#">(19)</a>	<a href="#">(16)</a>	P
Private Swimming Pool	<a href="#">(21)</a>		A
Private Sports Court with Standalone or Dedicated Lighting	<a href="#">(22)</a>	<a href="#">(18)</a>	S
<b>INSTITUTIONAL AND COMMUNITY SERVICE LAND USES</b>	2.02(C)	2.03(C)	
Church/House of Worship	<a href="#">(4)</a>	<a href="#">(2)</a>	S
Daycare with Seven (7) or More Children	<a href="#">(9)</a>	<a href="#">(4)</a>	S
Group or Community Home	<a href="#">(11)</a>	<a href="#">(5)</a>	P
Public or Private Primary School	<a href="#">(21)</a>	<a href="#">(7)</a>	S
Public or Private Secondary School	<a href="#">(22)</a>	<a href="#">(8)</a>	S
Temporary Education Building for a Public or Private School	<a href="#">(23)</a>	<a href="#">(9)</a>	S
<b>RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES</b>	2.02(E)	2.03(E)	
Public or Private Community or Recreation Club as an Accessory Use	<a href="#">(4)</a>		S
Private Country Club	<a href="#">(5)</a>		S
Temporary Fundraising Events by Non-Profit	<a href="#">(7)</a>	<a href="#">(4)</a>	P
Public Park or Playground	<a href="#">(12)</a>		P
Tennis Courts ( <i>i.e. Not Accessory to a Public or Private Country Club</i> )	<a href="#">(14)</a>		S
<b>RETAIL AND PERSONAL SERVICES LAND USES</b>	2.02(F)	2.03(F)	
Temporary Real Estate Sales Office	<a href="#">(27)</a>		P
<b>COMMERCIAL AND BUSINESS SERVICES LAND USES</b>	2.02(G)	2.03(G)	
Temporary On-Site Construction Office	<a href="#">(18)</a>	<a href="#">(6)</a>	P
<b>INDUSTRIAL AND MANUFACTURING LAND USES</b>	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	<a href="#">(2)</a>	<a href="#">(2)</a>	P
Mining and Extraction of Sand, Gravel, Oil and/or Other Materials	<a href="#">(12)</a>	<a href="#">(5)</a>	S
<b>UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES</b>	2.02(K)	2.03(K)	

**LEGEND:**

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

## PERMITTED LAND USES IN A SINGLE-FAMILY 1 (SF-1) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13,</a> <a href="#">Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04,</a> <a href="#">Permissible Uses</a> ]	SINGLE FAMILY 1 (SF-1) DISTRICT
Antenna for a Residential Property	<a href="#">(2)</a>	<a href="#">(1)</a>	A
Antenna for an Amateur Radio	<a href="#">(3)</a>	<a href="#">(2)</a>	A
Antenna Dish	<a href="#">(4)</a>	<a href="#">(3)</a>	A
Utilities ( <i>Non-Municipally Owned or Controlled</i> ), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	<a href="#">(10)</a>		S
Municipally Owned or Controlled Facilities, Utilities and Uses ( <i>Includes Utilities with a Franchise Utility Agreement with the City of Rockwall</i> )	<a href="#">(11)</a>		P
Private Streets	<a href="#">(12)</a>		S
Railroad Yard or Shop	<a href="#">(14)</a>		S
Satellite Dish	<a href="#">(16)</a>		A
Solar Energy Collector Panels and Systems	<a href="#">(17)</a>	<a href="#">(7)</a>	A
Utilities Holding a Franchise from the City of Rockwall	<a href="#">(21)</a>		S
Utility Installation Other than Listed	<a href="#">(22)</a>		S
Utility/Transmission Lines	<a href="#">(23)</a>		S

# 05 FUTURE LAND USE PLAN

## 01 LAND USE PLAN DESIGNATIONS

### 01.01 RESIDENTIAL ● ● ●

#### ● 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).

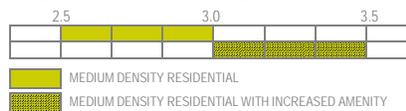
##### DESIGNATION CHARACTERISTICS

- 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



# 17 SOUTH CENTRAL ESTATES DISTRICT

## DISTRICT DESCRIPTION

The *South Central Estates District* has the potential to have a mixture of land uses, but is currently relatively undeveloped. The district does have a low density (i.e. *Equestrian Meadows*) and a medium density (i.e. *West View*) subdivision situated within the southern portions of the district. Along SH-276, there are currently some transitional commercial land uses and residential homes situated on long narrow lots. This district is projected to transition to more intense commercial land uses along SH-276, but still maintain estate and rural residential land uses south of SH-276. Much of the areas along SH-276 will depend on the viability and alignment of the future Outer Loop.

## POINTS OF REFERENCE

- A. Equestrian Meadows Subdivision
- B. Westhaven Subdivision

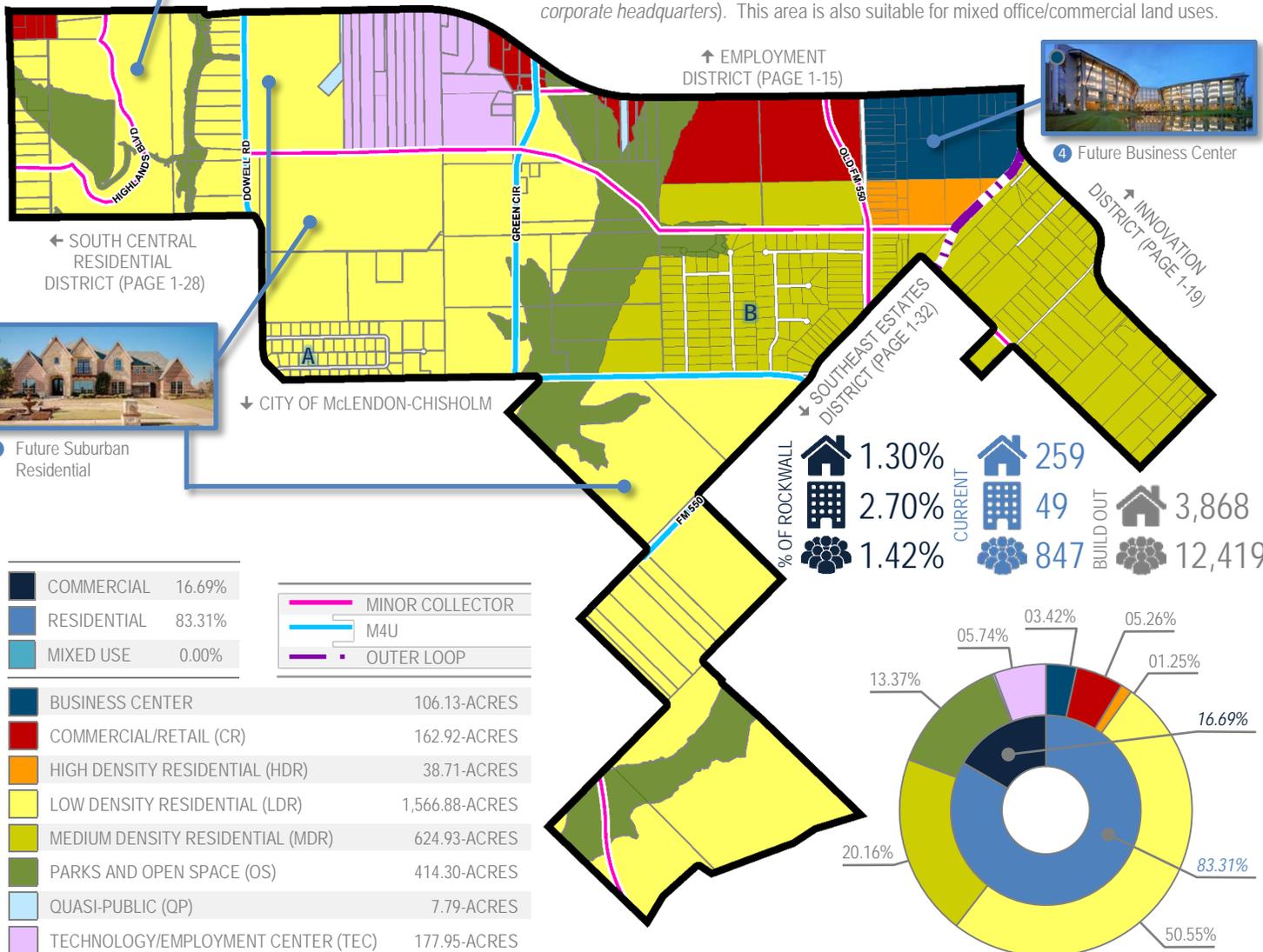
## LAND USE PALETTES

- Current Land Use
- Future Land Use



2 Future Suburban Residential

↑ TECHNOLOGY DISTRICT (PAGE 1-31)



4 Future Business Center



2 Future Suburban Residential

■ COMMERCIAL	16.69%	— MINOR COLLECTOR
■ RESIDENTIAL	83.31%	— M4U
■ MIXED USE	0.00%	— OUTER LOOP

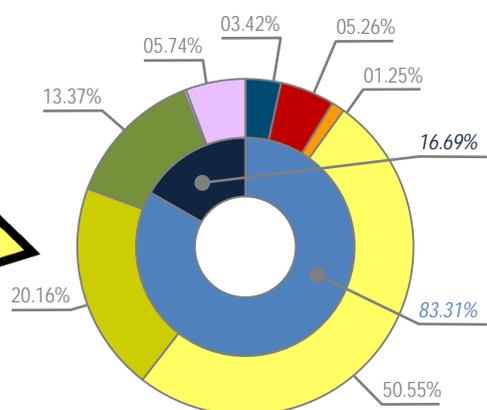
  

■ BUSINESS CENTER	106.13-ACRES
■ COMMERCIAL/RETAIL (CR)	162.92-ACRES
■ HIGH DENSITY RESIDENTIAL (HDR)	38.71-ACRES
■ LOW DENSITY RESIDENTIAL (LDR)	1,566.88-ACRES
■ MEDIUM DENSITY RESIDENTIAL (MDR)	624.93-ACRES
■ PARKS AND OPEN SPACE (OS)	414.30-ACRES
■ QUASI-PUBLIC (QP)	7.79-ACRES
■ TECHNOLOGY/EMPLOYMENT CENTER (TEC)	177.95-ACRES

## DISTRICT STRATEGIES

Taking into account that the *South Central Estates District* has a large amount of mostly vacant or raw land with limited access to infrastructure (i.e. *water and wastewater facilities*), the following are the recommended strategies for this district:

- 1 **Opportunity Zone** (*Intersection of SH-276 & FM-548*). When constructed this intersection will be a major land use node in the district and have the potential to provide employment and professional campus land uses mixed with entertainment, restaurant and retail land uses that can create an "18-Hour" environment (i.e. *an environment that provides the ability to live, work, shop and dine*).
- 2 **Suburban Residential**. The district has several large tracts of land that can support highly amenitized master planned communities. Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (e.g. *larger lots or a large landscape buffer*) adjacent to the existing subdivision. Due to the availability of infrastructure residential in this area may also be suitable for 1½-acre lots with septic systems.
- 3 **Commercial/Retail Centers**. Due to the anticipated alignment of the Outer Loop (i.e. *current alignment of FM-548*), the commercial/retail centers along SH-276 are ideal for larger scale retail businesses and restaurants that could support any office or residential development in the area. These areas could also provide neighborhood service uses intended to allow smaller commercial uses that can support adjacent residential land uses. All commercial developments should incorporate appropriate screening (e.g. *berms, landscaping and large buffers*) to transition uses.
- 4 **Business Center**. The areas designated as *Business Center* are intended to provide space for larger office facilities and combination manufacturing/warehouse and office facilities (e.g. *corporate headquarters*). This area is also suitable for mixed office/commercial land uses.



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, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 1 (SF-1) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 105.285-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4 OF THE J. R. MARRS SURVEY, ABSTRACT NO. 152, 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 from William Andrew Solomon of KRE 15, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.285-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, 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 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 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 'B'* 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 'B'* 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 'B'* 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 'B'* 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 'B'* 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 6<sup>th</sup> DAY OF OCTOBER, 2025.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: September 15, 2025

2<sup>nd</sup> Reading: October 6, 2025

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

Being a 105.285-acre tract of land situated in the Jeremiah R. Marris Survey, Abstract No. 152, City of Royse City, Rockwall County, Texas, being all of a tract of land conveyed to Zollner-Brooks Family, LP, a Texas limited partnership, by Warranty Deed Without Title Examination, recorded in Document No. 2011-00448588 and Document No. 2011-00448587, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with cap stamped "TxDOT" (controlling monument (CM)) found on the northeasterly corner of said Zollner tract, being on the southerly right-of-way line of State Highway 276 (a variable width right-of-way) and being on the westerly line of a tract of land conveyed to LA-DF Investment Fund 9, LLC, by Special Warranty Deed, recorded in Volume 1283, Page 238, O.P.R.R.C.T.;

**THENCE** South 01 degrees 12 minutes 50 seconds East, along the common easterly line of said Zollner tract and the westerly line said LA-DF tract, a distance of 2,466.10 feet to a 1/2 inch iron rod (CM) found on the common southeasterly corner of said Zollner tract and the southwesterly corner of said LA-DF Investment tract, said iron rod also being on the northerly line of Lot 7, of Westview Addition, No. 3, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 321, O.P.R.R.C.T.;

**THENCE** South 89 degrees 16 minutes 10 seconds West, along the common southerly line of said Zollner tract, the northerly line of said Lot 7, Westview Addition, No. 3 plat, the northerly line of Lots 20-22, of Westview Addition, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 48, O.P.R.R.C.T. and the northerly line of Lot 15, of Westview Addition, Phase Two, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 59, O.P.R.R.C.T., a distance of 1,865.89 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set on the common southwesterly corner of said Zollner tract, and the northwesterly corner of said Lot 15, said iron rod set also being on the easterly line of a tract of land conveyed to Rickey Edmond Kennedy and wife, Sandra Ann Kennedy, by Warranty Deed With Vendor's Lien, recorded in Volume 147, Page 803, O.P.R.R.C.T.;

**THENCE** North 00 degrees 58 minutes 51 Seconds West, along the common westerly line of said Zollner tract, and the easterly line of said the Kennedy tract, the easterly line of a tract of land conveyed to Kerry C. Glover and Joann Glover, by General Warranty Deed, recorded in Document No. 20210000022531, O.P.R.R.C.T. and the easterly line of a tract of land conveyed to Terry Hashert d/b/a Southwest Car Care, by Warranty Deed With Vendor's Lien, recorded in Document No. 2007-00387668, O.P.R.R.C.T., a distance of 2,448.51 feet to a 5/8-inch iron rod with cap stamped "TxDOT" (CM) found for corner;

**THENCE** departing said Terry Hashert tract and along the common northerly line of said Zollner tract and the southerly right-of-way line of said State Highway 276 the following three (3) calls:

- (1) North 89 degrees 27 minutes 03 seconds East, a distance of 373.60 feet to a point for corner from which a 5/8-inch iron rod found bears at North 35 degrees 59 minutes 02 seconds East - 0.31';
- (2) North 44 degrees 59 minutes 51 seconds East, a distance of 35.11 feet to a 5/8-inch iron rod with cap stamped "TxDOT" (CM);
- (3) North 89 degrees 29 minutes 51 seconds East, a distance of 1,457.05 feet to the **POINT OF BEGINNING** and containing 105.285 acres of land (4,586,232 square feet), more or less.

**Exhibit 'B':  
Concept Plan**



**Exhibit 'C':  
Trail Plan**



**Exhibit 'D':**  
*Density and Development Standards*

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 1 (SF-1) 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 'B'* and stated in *Table 1*, which is as follows:

**TABLE 1: LOT COMPOSITION**

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	100' x 200'	43,560 SF	44	81.48%
B	150' x 250'	63,340 SF	10	18.52%
<i>Maximum Permitted Units:</i>			54	100.00%

- (3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 1 (SF-1) 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 0.513 dwelling units per gross acre of land; however, in no case should the proposed development exceed 54 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

**TABLE 2: LOT DIMENSIONAL REQUIREMENTS**

Lot Type (see Concept Plan) ▶	A	B
Minimum Lot Width <sup>(1)</sup>	100'	150'
Minimum Lot Depth	200'	250'
Minimum Lot Area	43,560 SF	63,340 SF
Minimum Front Yard Setback <sup>(2) &amp; (5)</sup>	30'	30'
Minimum Side Yard Setback	10'	10'
Minimum Side Yard Setback Adjacent to a Street <sup>(2), (5), &amp; (6)</sup>	15'	20'
Minimum Rear Yard Setback <sup>(4)</sup>	10'	10'
Minimum Rear Yard Setback Adjacent to a Street <sup>(4)</sup>	20'	20'
Minimum Length of Driveway Pavement	30'	30'
Maximum Height <sup>(3)</sup>	36'	36'
Minimum Area/Dwelling Unit (SF) <sup>(7)</sup>	3,000 SF	3,250 SF
Maximum Lot Coverage	40%	40%
Minimum Garage Parking Spaces	3	3

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* and *Rear 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: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a side setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.
- 7: Air-Conditioned Space.

**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 exterior façade of all buildings shall be 100.00% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardyBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 80.00% of the masonry requirement; however, administrative approval from the Director of Planning and Zoning may be requested for housing plans that utilize cementitious fiberboard in excess of 80.00% of the masonry requirement on a *case-by-case* basis.

*FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD*



*FIGURE 2: EXAMPLES OF BOARD AND BATTEN*



*FIGURE 3: EXAMPLES OF BRICK*



**Exhibit 'D':**  
*Density and Development Standards*

**FIGURE 4: EXAMPLES OF HORIZONTAL LAP**



- (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) All lots as depicted in *Exhibit 'B'* may be oriented in a traditional swing (or j-swing) garage configuration -- where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration. In a traditional swing (or j-swing) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the traditional swing (or j-swing) configuration.
  - (2) All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [1] coach lighting, [2] decorative wood doors or wood overlays on insulated metal doors, [3] include two (2) of the upgraded or enhanced finishes from *Figured 6 & 7* below, and [4] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished. [see *Figures 5 – 7* for examples of the aforementioned garage and driveway features].

**Exhibit 'D':**  
*Density and Development Standards*

**FIGURE 5. EXAMPLE OF COACH LIGHTING**



**FIGURE 6: EXAMPLES OF UPGRADED OR ENHANCED FINISHES**



**DIVIDED BAYS**



**CARRIAGE HARDWARE**



**CEDAR CLADDING**



**ORNAMENTAL PAVING**

**FIGURE 7: EXAMPLES OF UPGRADED GARAGES**



**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 8 & 9 below).

TABLE 3: ANTI-MONOTONY MATRIX

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	100' x 200'	(1), (2), (3), (4), (5)
B	150' x 250'	(1), (2), (3), (4), (5)

- (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 or roadways 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 three (3) items deviate:
- (1) Number of Stories
  - (2) Permitted Encroachment Type and Layout
  - (3) Roof Type and Layout
  - (4) Articulation of the Front Façade
  - (5) Garage Orientation
- (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 8: PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.**



**Exhibit 'D':**  
*Density and Development Standards*

**FIGURE 9: 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, adhere to the *Concept Plan* depicted in *Exhibit 'B'*, and meet the following standards:
- (a) **Front Yard Fences.** Front yard fences shall be prohibited.
  - (b) **Wrought Iron/Tubular Steel.** All lots shall be required to install a wrought iron or tubular steel fence as depicted in the *Concept Plan* in *Exhibit 'B'* of this ordinance. Wrought iron/tubular steel fences shall be six (6) feet in height. In addition, lots located along the perimeter of roadways (*i.e. SH-276 or a roadway larger than a Residential Street*) shall provide masonry columns evenly spaced along the side and/or rear property line – *with columns not exceeding 45-foot centers* -- that begin at the rear of the property line.
  - (c) **Corner Lots.** Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns evenly spaced along the side and/or rear property line – *with columns not exceeding 45-foot centers* -- that begin at the rear of the property line. A six (6) foot wrought iron fence shall be required between the masonry columns along the side and/or rear lot adjacent to a street. The property owner shall be required to maintain both sides of the fence.
  - (d) **Fence in Easements.** No fencing shall be constructed in or across a franchise utility or the City of Rockwall's easements.
- (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, all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height, and all shrubs shall be a minimum of five (5) gallons.
    - (1) **Landscape Buffer Adjacent to SH-276.** A minimum of a 70-foot landscape buffer shall be provided along SH-276 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 70-foot landscape buffer. All residential lots backing to SH-276 shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.

**Exhibit 'D':**  
*Density and Development Standards*

- (2) Landscape Buffer Adjacent to Minor Collectors. A minimum of a 30-foot landscape buffer shall be provided along SH-276 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. An eight (8) foot trail shall be constructed within the 30-foot landscape buffer. All residential lots backing to a *Minor Collector* shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.
- (3) Landscape Buffer Adjacent to Amenity Center. A minimum of a ten (10) foot landscape buffer shall be provided along the roadway adjacent to the amenity center. This landscape buffer shall incorporate ground cover and shrubbery along the entire length of the adjacent street frontage. In addition, one (1) canopy tree and one (1) accent tree shall be planted per 50-linear feet.
- (b) 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 that are less than ten (10) inches in size, and ten (10) feet from public water, sanitary sewer, and storm lines that are ten (10) inches and greater. In addition, no street trees shall be allowed to be located within public right-of-way. All street trees shall be reviewed with the *PD Site Plan*.
- (c) Residential Lot Landscaping. Prior to the issuance of a Certificate of Occupancy (CO), any residential lots depicted on *Exhibit 'B'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.
- (d) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within detention areas, 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) Streets. 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; however, trails adjacent to residential

**Exhibit 'D':**  
*Density and Development Standards*

lots -- as depicted in Exhibit 'C' of this ordinance -- shall be eight (8) feet in width and shall be permitted to extend up to two (2) feet outside the right-of-way, inside the residential lot, in a pedestrian access easement.

- (11) Buried Utilities. New distribution power-lines required to serve the *Subject Property* and the existing power-lines adjacent to SH-276 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) On-Site Sewage Facilities. *Septic Systems* are permitted pending conformance to the following standards:
  - (a) All *Septic Systems* shall be designed by a licensed *On-Site Sewage Facility (OSSF)* professional (e.g. *licensed engineer, sanitarian, etcetera*).
  - (b) A stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis.
  - (c) All *Septic Systems* shall be inspected and approved by the City's chosen inspector.
- (13) Open Space. The development shall consist of a minimum of 20.00% open space (or a minimum of 21.057 acres -- as calculated by the formula stipulated in the *Comprehensive Plan*), and generally conform to the Concept Plan contained in Exhibit 'B' of this ordinance. All open space areas (including *landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).
- (14) Trails. A minimum of an eight (8) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in Exhibit 'C' of this ordinance.
- (15) Amenities. Amenities shall be constructed in generally the same areas as depicted in Exhibit 'C' of this ordinance. All amenities shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenities shall be approved with the *PD Site Plan*.
- (16) Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be required 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*.
- (17) Homeowner's Association (HOA). A Homeowner's Association (HOA) 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, parallel parking and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

**Exhibit 'D':**  
*Density and Development Standards*

- (18) 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.

DRAFT  
ORDINANCE  
09.15.2025



# 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)

---

**TO:** Planning and Zoning Commission  
**FROM:** Henry Lee, *Senior Planner*  
**DATE:** September 30, 2025  
**SUBJECT:** Z2025-059; *Zoning Change (AG to PD)*

---

On September 15, 2025, the City Council voted 7–0 to remand *Case No. Z2025-059* back to the Planning and Zoning Commission. The purpose of this action was to allow the applicant additional time to incorporate the following requested revisions: [1] a subdivision amenity package, [2] increased anti-monotony standards, [3] more substantial entry monumentation, and [4] the inclusion of side entry garages. Based on the feedback provided by the City Council at this meeting, the applicant has made the following changes to the proposed Planned Development District:

- (1) The applicant has included a location for two (2) covered pickleball courts on the concept plan and provided an image showing what this site amenity will generally look like at the time of construction.
- (2) The applicant has provided increased anti-monotony standards that stipulate for every 25 homes constructed there shall not be more than one (1) matching building elevation. This means that the proposed development will only have the ability to provide two (2) of the same elevation throughout the subdivision. In addition, the anti-monotony standards have been changed to stipulate that four (4) differing elements -- *as opposed to three (3) differing elements* -- are required to determine if a home is substantially different.
- (3) The applicant has incorporated an exhibit of a more substantial entry monument sign into the Planned Development District ordinance than was previously provided.
- (4) The applicant has agreed to include side entry garage configurations into the Planned Development District ordinance.

In accordance with the revised plans provided to staff, the draft ordinance has been corrected to reflect the proposed changes. Pursuant to Subsection 02.03, *Submitting Additional Information*, of Article 11, *Development Application and Review Procedures*, of the Unified Development Code (UDC), "(i)n the event new evidence develops between the date of the public hearing by the Planning and Zoning Commission and the hearing of the City Council on any zoning change, Specific Use Permit (SUP), or text amendment, or if for any other valid reason a person wishes to present new evidence to the City Council -- which was not presented to the Planning and Zoning Commission -- the City Council shall refer the zoning change, Specific Use Permit (SUP), or text amendment back to the Planning and Zoning Commission for a further public hearing to consider the new evidence." Accordingly, the Planning and Zoning Commission will be required to review the new evidence presented by the applicant and make a recommendation to the City Council. As a reminder, the Planning and Zoning Commission recommended approval of the previous Planned Development District ordinance on September 9, 2025 by a vote of 7-0. Staff should also note that the additional recommendations (*i.e. the increase home sizes and minimum of three [3] car garages*) approved by the Planning and Zoning Commission at this meeting have also been incorporated into the draft ordinance. Should the Planning and Zoning Commission have any questions, staff will be available at the September 30, 2025 meeting.



# 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:** September 30, 2025  
**APPLICANT:** William Andrew Solomon; KRE 15, LLC  
**CASE NUMBER:** Z2025-059; *Zoning Change (AG to PD)*

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request by William Andrew Solomon of KRE 15, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.285-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the south side of SH-276 west of the intersection of SH-276 and E. FM-550, and take any action necessary.

### **BACKGROUND**

The subject property was annexed on December 22, 2008 by *Ordinance No. 08-65 [Case No. A2008-003]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. There have been no changes to the zoning designation, and the subject property has remained vacant since annexation.

### **PURPOSE**

On August 15, 2025, the applicant -- *William Andrew Solomon of KRE 15, LLC* -- 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 1 (SF-1) District land uses. Specifically, the applicant is proposing to entitle the subject property for a 54-lot single-family, residential subdivision that will consist of two (2) lot sizes (*i.e. [A] 44, 100' x 200' lots; and [B] 10, 150' x 250' lots*).

### **ADJACENT LAND USES AND ACCESS**

The subject property is generally located on the south side of SH-276, west of the intersection of SH-276 and E. FM-550. The land uses adjacent to the subject property are as follows:

**North:** Directly north of the subject property are the corporate limits for the City of Rockwall. Beyond this is SH-276, which is identified as a P6D (*i.e. primary arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are properties located within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

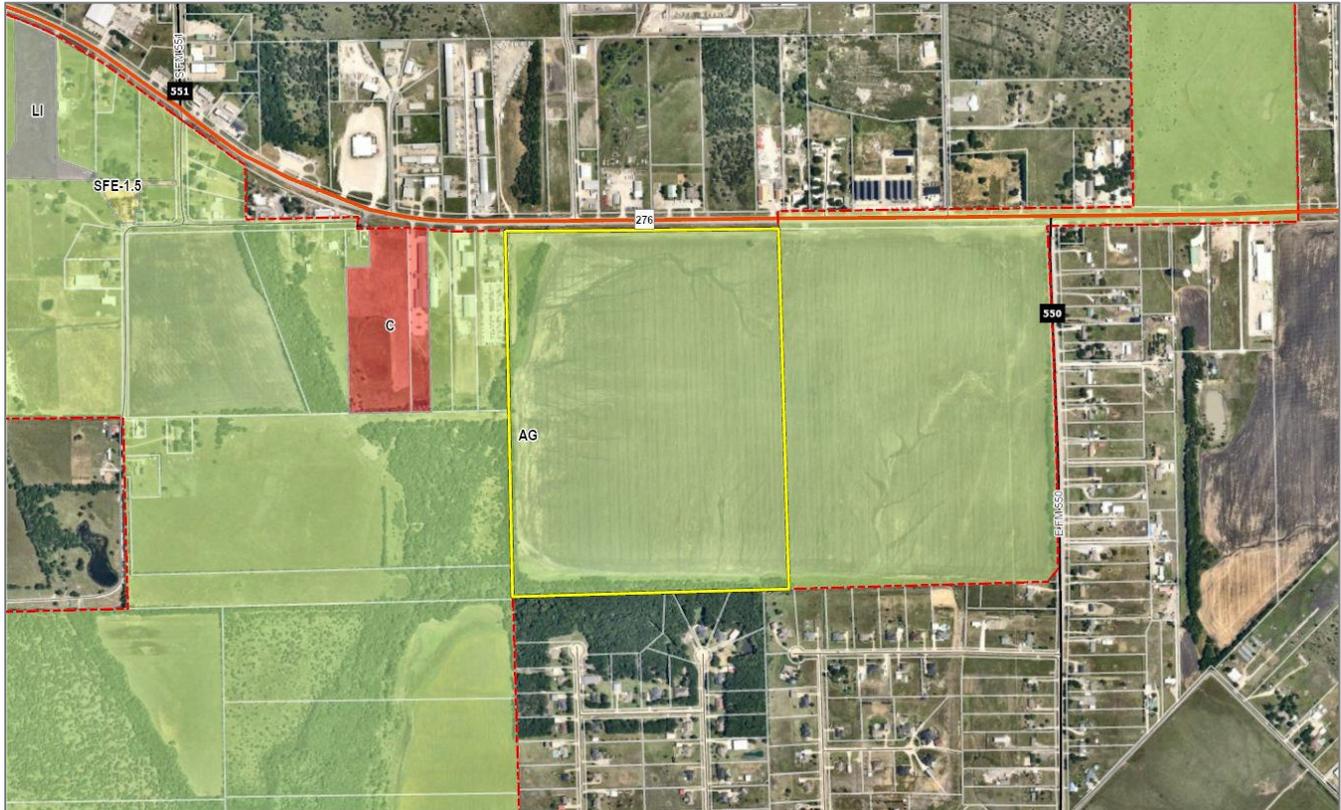
**South:** Directly south of the subject property are the corporate limits for the City of Rockwall. Beyond this are properties located within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

**East:** Directly east of the subject property is a vacant 105.925-acre tract of land (*i.e. Tract 10-1 of the J. R. Marrs Survey, Abstract No. 152*) zoned Agricultural (AG) District. Beyond this are the corporate limits for the City of Rockwall.

**West:** Directly west of the subject property are four (4) tracts of land (*i.e. Tract 1-5, 1-6, 1-7, & 1-9 of the J. H. Bailey Survey, Abstract No. 22*) that face onto SH-276, which are developed with non-residential land uses zoned Agricultural (AG) District. Beyond this is a 3.8725-acre parcel of land (*i.e. Lot 1, Block A, Rockwall Friendship Baptist Church*) developed with a *Church/House of Worship*, zoned Commercial (C) District. Following this is a vacant 11.8161-acre tract of land (*i.e. Tract 1-1 of the J. H. Bailey Survey, Abstract No. 22*) zoned Commercial (C)

District. To the west and south of these properties are several tracts of land that are either vacant or have a single-family home constructed on them. Beyond this is Zollner Road, which is identified as a M4U (*i.e. major arterial, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP  
YELLOW: SUBJECT PROPERTY



### **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 105.285-acre subject property will be divided into 84.228-acres of land consisting of 54 residential lots, and 21.057-acres of open space. The proposed 54 single-family residential lots will consist of two (2) lot types: [1] 44 *Type 'A'* lots that are a minimum of 100' x 200' with a minimum square footage of 43,560 SF, and [2] ten (10) *Type 'B'* lots that are a minimum of 150' x 250' with a minimum square footage of 63,340 SF. This translates to a gross residential density of 0.513 dwelling units per gross acre for the total development (*i.e. 0.60 dwelling units on the net acre -- 105.85-acres – 15.89-acres of floodplain = 89.385-acres; 54 lots/89.385-acres = 0.60406 dwelling units per net acre*). The minimum dwelling unit size (*i.e. air-condition space only*) will range from 3,000 SF to 3,250 SF. With regard to the proposed housing product, staff has incorporated the anti-monotony standards from the Unified Development Code (UDC) and masonry requirements similar to other Planned Development Districts into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 100.00% masonry; however, the Planned Development District ordinance will also incorporate provisions that allow up to 80.00% cementitious fiberboard utilized in a horizontal lap-siding, *board-and-batten* siding, or decorative pattern to allow a more *Traditional Neighborhood Design* product (*also referred to as Gingerbread or Modern Farmhouse -- similar to what is allowed in the Somerset Park Subdivision*). The proposed subdivision will be subject to the land uses and density and dimensional requirements stipulated for properties within a Single-Family 1 (SF-1) District unless otherwise specified in the Planned Development District ordinance. The following is a summary of the lot composition and density and dimensional standards contained in the proposed Planned Development District ordinance:

**TABLE 1: LOT COMPOSITION**

LOT TYPE	MINIMUM LOT SIZE (FT)	MINIMUM LOT SIZE (SF)	DWELLING UNITS (#)	DWELLING UNITS (%)
A	100' x 200'	43,560 SF	44	81.48%
B	150' x 250'	63,340 SF	10	18.52%
			54	100.00%

**TABLE 2: LOT DIMENSIONAL REQUIREMENTS**

LOT TYPE (SEE CONCEPT PLAN) ►	A	B
MINIMUM LOT WIDTH <sup>(1)</sup>	100'	150'
MINIMUM LOT DEPTH	200'	250'
MINIMUM LOT AREA (SF)	43,560 SF	63,340 SF
MINIMUM FRONT YARD SETBACK <sup>(2), (5)</sup>	30'	30'
MINIMUM SIDE YARD SETBACK	10'	15'
MINIMUM SIDE YARD SETBACK (ADJACENT TO A STREET) <sup>(2), (5) &amp; (6)</sup>	15'	20'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT	20'	20'
MAXIMUM HEIGHT <sup>(3)</sup>	36'	36'
MINIMUM REAR YARD SETBACK <sup>(4)</sup>	10'	10'
MINIMUM AREA/DWELLING UNIT (SF) <sup>(7)</sup>	3,000 SF	3,250 SF
MAXIMUM LOT COVERAGE	40%	40%
MINIMUM GARAGE PARKING SPACES	3	3

**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* and *rear 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: All *corner lots* that back to a lot that fronts onto the same street that the *corner lot* sides to (*i.e. a keystone lot*), shall have a side setback that is equal to the front setback of the fronting lot. In addition, no solid fence *shall be situated within this setback*.
- 7: *Air-conditioned space*.

The proposed concept plan shows that the development will consist of 21.057-acres of private open space -- where 15.89-acres are floodplain -- representing 20.00% (*i.e. [15.89-acres of floodplain/2] + 13.36 = 21.057-acres/105.285-acres gross = 20.00%*) of the site being dedicated to open space/amenity. This meets the total open space of 20.00% required by Article 10, *Planned Development District Standards*, of the Unified Development Code (UDC). In addition, the proposed development will incorporate a minimum of a 70-foot landscape buffer with an eight (8) foot meandering trail along SH-276. The concept plan also depicts the provision of an eight (8) foot trail system that will be provided throughout the development to connect the future residential lots with the private open spaces. All of these items have been included into the proposed Planned Development District ordinance and will be requirements of the proposed subdivision.

**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.** All residential streets are required to be constructed to an R2 (*i.e. residential, two [2] lane, undivided roadway*) standard, which is a 29-foot *back-to-back* concrete street center within a 50-foot right-of-way with a minimum five (5) foot concrete sidewalk on either side of the street, unless otherwise required by the Planned Development District Ordinance. All residential streets are required to be curb and gutter. With regard to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the applicant will be required to construct the following:

- (a) Unnamed Roadway Extending along the Southern Property Line. This unnamed roadway is identified as a *Minor Collector*, which is a 41-foot *back-to-back* concrete street center within a 60-foot right-of-way with a minimum of a five (5) foot concrete sidewalk constructed on either side of the roadway, unless otherwise required by the Planned Development District Ordinance.

All of these streets are required to be curb and gutter, and any medians are required to be curbed with the streets draining away from the medians. In addition to these roadways, the applicant will be required to perform a Traffic Impact Analysis (TIA) that is prepared in accordance with the requirements of the Engineering Department's *Design and Construction Manual*.

- (2) Wastewater. The applicant is requesting to utilize *On-Site Sewer Facilities* (OSSF) for this development. If the applicant is not approved for this request, the applicant need to provide sewer facilities in accordance with the City's Master Wastewater Collection Plan.
- (3) Water. At a minimum, the applicant will be required to loop an eight (8) inch water line on-site to the property lines, install a minimum 12-inch water line, and dedicate any necessary easements in accordance with the City's Master Water Distribution Plan. The City will also need a letter from *Blackland Water Supply Corporation* (WSC) stating that Blackland WSC can provide the City's required fire flows and pressures.
- (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 Engineering Standards of Design and Construction, and be situated *outside* the floodplain. The applicant will also be required to perform a Wetlands and Waters of the United States (WOTUS) study for any existing ponds and waterways on the subject property. Any changes to the existing floodplain will require approval from the City and FEMA. All residential lots shall be exclusive of the erosion hazard setback and the floodplain.

### **CONFORMANCE TO THE CITY'S CODES**

The proposed Planned Development District conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's *Standards of Design and Construction Manual* in the following ways:

- (1) Alleyways. The Engineering Department's *Standards of Design and Construction Manual* stipulates that "(a)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete..." The code does grant the City Council the ability to "... waive the residential alley requirement, if it is in the best interest of the City." [Page 14; Section 2.11 of the *Standards of Design and Construction Manual*]

Applicant's Response: In lieu of providing the required alleyways, the applicant is proposing to provide 100.00% *J-Swing* or *Traditional Swing* garages. As a compensatory measure the applicant is proposing to provide additional architectural elements into all garage configurations in the form of decorative wood doors or wood overlays on insulated metal doors with carriage style hardware.

With regard to the applicant's request for *On-Site Sewage Facilities* (OSSF), the City Rockwall has an Interlocal Agreement with Rockwall County for OSSF inspections. Per this agreement, Rockwall County will issue permits and perform OSSF inspections on new and existing septic systems per the County's *Rules for Regulation of On-Site Sewage Facilities*, which stipulates a minimum lot size of 1½-acres. According to Subsection 44-243(d) of Article IV, *Sewers and Sewage Disposal*, of the Municipal Code of Ordinances, "(n)o permit for the installation of an on-site sewage facility (OSSF) will be issued for property of less than 1½-acre, unless an exception is granted by the City Council on the grounds that undue hardship will be created if said lot is not connected to an OSSF." Staff should note that Rockwall County has stated that they will *not* inspect OSSF's that are on lots less than 1½-acres. It should also be noted that the City Council has granted OSSF systems for developments (e.g. *Planned Development District 76 [PD-76]*, *Planned Development District 78 [PD-78]*, and *Planned Development District 104 [PD-104]*) proposing lots less than 1½-acre in size, but greater than one (1) acre when the developer proposes [1] the OSSF systems are designed by a licensed OSSF professional (i.e. *licensed engineer, sanitarian, etc.*), [2] a stamped and signed copy of the OSSF plan indicating the full limits of the septic field be submitted to the City at the time of

building permit on a *lot-by-lot* basis, and [3] all OSSF are inspected by a City approved inspector. In this case, the applicant is requesting to install OSSF's on lots 1.00-acre and greater (*with the majority of the lots being less than 1½-acre in size*), and has included language generally in compliance with the aforementioned stipulations. In addition, the applicant has included language that will [1] ensure all *Septic Systems* shall be designed by a licensed *On-Site Sewage Facility (OSSF)* professional (e.g. *licensed engineer, sanitarian, etcetera*), [2] ensure that a stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis, and [3] all *Septic Systems* shall be inspected and approved by the City's chosen inspector. The applicant has stated the reason for the OSSF request is due to the availability of sewer.

**CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

According to the *Future Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the South Central Estates District and is designated for Commercial/Retail and Medium Density Residential land uses. The plan defines Medium Density Residential land uses as 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." In addition, the Comprehensive Plan defines increased amenity as, "... developments that provide some of the following: (1) open space beyond the required 20%, (2) a golf course and/or other comparable recreation facilities, (3) amenity/recreation facilities, (4) school site integration, (5) dedication or development of park land beyond the required park land dedication, (6) additional development of trails, (7) other amenities deemed appropriate by the City Council." In addition, according to Subsection 01.04, *Calculation of Density*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he calculation of allowable density for residential developments shall be based on the gross site area including right-of-way, floodplain, open space and public/private parks that will be dedicated to the City or preserved and maintained by some other mechanism." In this case the applicant is proposing a total gross density of 0.513 dwelling units per acre [*i.e.* 54/105.285 = 0.51289 or 0.513]. Based on this, the applicant's request is in conformance with the required density for the Medium Density Residential land use; however, the applicant's request is *not* in conformance with the Commercial/Retail land use designation. Given that the density is less than two (2) units per gross acre, the proposed residential subdivision would be better classified as Low Density Residential. Based on this the applicant is requesting to change the land use designation of the subject property from Medium Density Residential and Commercial/Retail to Low Density Residential. This proposed change would constitute a change in the Future Land Use Plan, which is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

TABLE 3: DENSITY CALCULATIONS FOR NET AND GROSS

<u>ACREAGE CALCULATIONS</u>	
<u>DEVELOPABLE RESIDENTIAL ACREAGE</u>	89.395
<u>RESIDENTIAL FLOODPLAIN ACREAGE</u>	15.89
<u>GROSS ACREAGE</u>	105.285
<u>TOTAL RESIDENTIAL LOTS</u>	54
<u>DENSITY CALCULATIONS</u>	
<u>GROSS DENSITY</u>	0.513
<u>NET DENSITY <sup>(1)</sup></u>	0.604

NOTES:

<sup>1</sup>: RESIDENTIAL DENSITY LESS FLOODPLAIN IN THE RESIDENTIALLY ZONED AREA

Looking at the pertinent *District Strategies* for the South Central Estate District and how the proposed concept plan conforms to these strategies, staff identified the following:

- (1) Suburban Residential. This *District* has several large tracts of land that can support highly amenitized master planned communities. Any new Suburban Residential developments should include a mix of larger to mid-sized lots. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (e.g. *larger lots or a large landscape buffer*) adjacent to the existing subdivision. Due to the availability of infrastructure residential in this area may also be suitable for 1½-acre lots with septic systems.

Staff Response: The submitted *Concept Plan* does not provide any amenities for the subdivision, with the exception of the eight (8) trail network and the open space; however, these items are required by Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC). In addition, the proposed lot mix does not provide a variety of larger to mid-sized lots. That being said -- *given that the proposed subdivision will have OSSF* -- this limits the ability to provide mid-sized lots. In addition, at their work session on August 26, 2025, the Planning and Zoning Commission requested that the applicant remove the enclosed amenity center and pool proposed by the applicant with the original

request. Based on this direction from the Planning and Zoning Commission, staff has determined that the proposed *Concept Plan* can be considered to be conforming with this *District Strategy*.

- (2) *Commercial Land Uses*. Due to the anticipated alignment of the Outer Loop (*i.e. current alignment of FM-548*), the *Commercial/Retail* centers along SH-276 are ideal for larger scale retail businesses and restaurants that could support any office or residential development in the area. These areas could also provide neighborhood service uses intended to allow smaller commercial uses that can support adjacent residential land uses.

*Staff Response*: The proposed *Concept Plan* does *not* incorporate any *Commercial/Retail* zoning, and based on this is *not* considered to be conforming with this *District Strategy*.

With regard to the policies and goals for residential and commercial development contained in the Comprehensive Plan, the applicant's request incorporates the majority of the residential policies and goals (*e.g. minimum of six [6] foot side yard setbacks on all lot types, traditional swing or J-swing garages, etc.*); however, by virtue of not incorporating *Commercial/Retail* in the *Concept Plan*, the applicant's request does not meet any of the policies and goals set forth by the Comprehensive Plan for non-residential development. That being said, staff has identified the following residential non-conformities of the original concept plan and provided the following recommendations to the applicant:

- (1) *CH. 1; Section 2.02; Goal #2 | Policy #1 (Page 1-2)*. Where residential uses are proposed through a Planned Development District that abuts an existing residential development, the proposed lots should be the same or a compatible size as the existing lots or be buffered by open space, trails, sidewalks, natural screening, or a roadway.

*Staff's Response*: The residential subdivisions adjacent to the subject property are not located within the City of Rockwall; however, the proposed subdivision appears to be similar in design to the adjacent subdivisions.

- (2) *CH. 1; Section 2.02; Goal #2 | Policy #3 (Page 1-2)*. Existing development patterns and surrounding conditions (*e.g. lot size, architectural style, public improvements, etc.*) should be considered in conjunction with this Comprehensive Plan to determine the appropriate zoning designation for a property.

*Staff's Response*: The residential subdivisions adjacent to the subject property are not located within the City of Rockwall; however, the proposed subdivision appears to be similar in design to the adjacent subdivisions. In addition, the proposed concept plan appears to be generally compatible to other new large lot (*i.e. one [1] acre and greater*) subdivisions within the City of Rockwall.

- (3) *CH. 8; Section 2.02; Goal #1 | Policy #1 (Page 8-2)*. All new developments should include a range of high quality, well-constructed, and appropriately planned residential unit types.

*Staff's Response*: Based on the proposed *Concept Plan*, there is one (1) acre to 1½-acre lot product being proposed. The Planning and Zoning Commission and City Council will determine whether this represents an acceptable range of unit types.

- (4) *CH. 8; Section 2.03; Goal #1 | Policy #2 (Page 8-3)*. To maximize the value of properties that are directly adjacent to or across the street from a 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.

*Staff's Response*: Homes adjacent to open spaces should face onto the open space -- *instead of being oriented so that the side or rear yard faces the open space* --, and be accessible by a single-loaded street. Currently, the proposed *Concept Plan* has two (2) lots facing onto open space and six (6) lots with the side yard facing the open space. Based on this, the proposed *Concept Plan* could do a better job of facing homes onto open spaces as opposed to siding the homes towards these open spaces.

Taking into account the applicant's concept plan and other submitted exhibits, the proposed density, and the development standards, the request *does* appear to be in conformance with the majority of the goals and policies of the OURHometown Vision 2040 Comprehensive Plan and the development standards of the Unified Development Code (UDC); however, the

changes to the Future Land Use Map and the nature of this Planned Development District makes this request a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## **NOTIFICATIONS**

On August 22, 2025, staff mailed nine (9) notices to property owners and occupants within 500-feet of the subject property. Staff did not notify any Homeowner's Associations (HOAs), as there are not any HOAs within 1,500-feet of the subject property participating in the Neighborhood Notification Program. 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). At the time this report was drafted, staff had not received any returned notices in regard to the applicants request.

## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the Planned Development District ordinance.
- (2) By approving this Zoning Change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from Medium Density Residential and Commercial/Retail to a Low Density Residential designation.
- (3) 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 September 9, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 7-0, with the condition that all garages shall be a minimum of three (3) car, and Type A lots shall have a minimum home size of 3,000 SF and Type B lots shall have a minimum home size of 3,250 SF. Based on the conditions recommended by the Planning and Zoning Commission, staff has made the necessary changes to the case memo and the draft ordinance.

## **CITY COUNCIL**

On September 15, 2025, the City Council approved a motion to remand the zoning change back to the Planning and Zoning Commission by a vote of 7-0. The purpose of this action was to allow the applicant additional time to incorporate the following requested revisions: [1] a subdivision amenity package, [2] increased anti-monotony standards, [3] more substantial entry monumentation, and [4] the inclusion of side entry garages.



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Highway 276 Royse City Texas 75189

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING Agriculture

CURRENT USE Agriculture

PROPOSED ZONING SF-1

PROPOSED USE Single family home

ACREAGE 105.285

LOTS [CURRENT]

1

LOTS [PROPOSED]

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]

OWNER

APPLICANT

KRE 15 LLC

CONTACT PERSON \_\_\_\_\_

CONTACT PERSON

William Solomon

ADDRESS \_\_\_\_\_

ADDRESS

CITY, STATE & ZIP \_\_\_\_\_

CITY, STATE & ZIP

PHONE \_\_\_\_\_

PHONE

E-MAIL \_\_\_\_\_

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William Solomon [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 15<sup>th</sup> DAY OF August, 2025

OWNER'S SIGNATURE

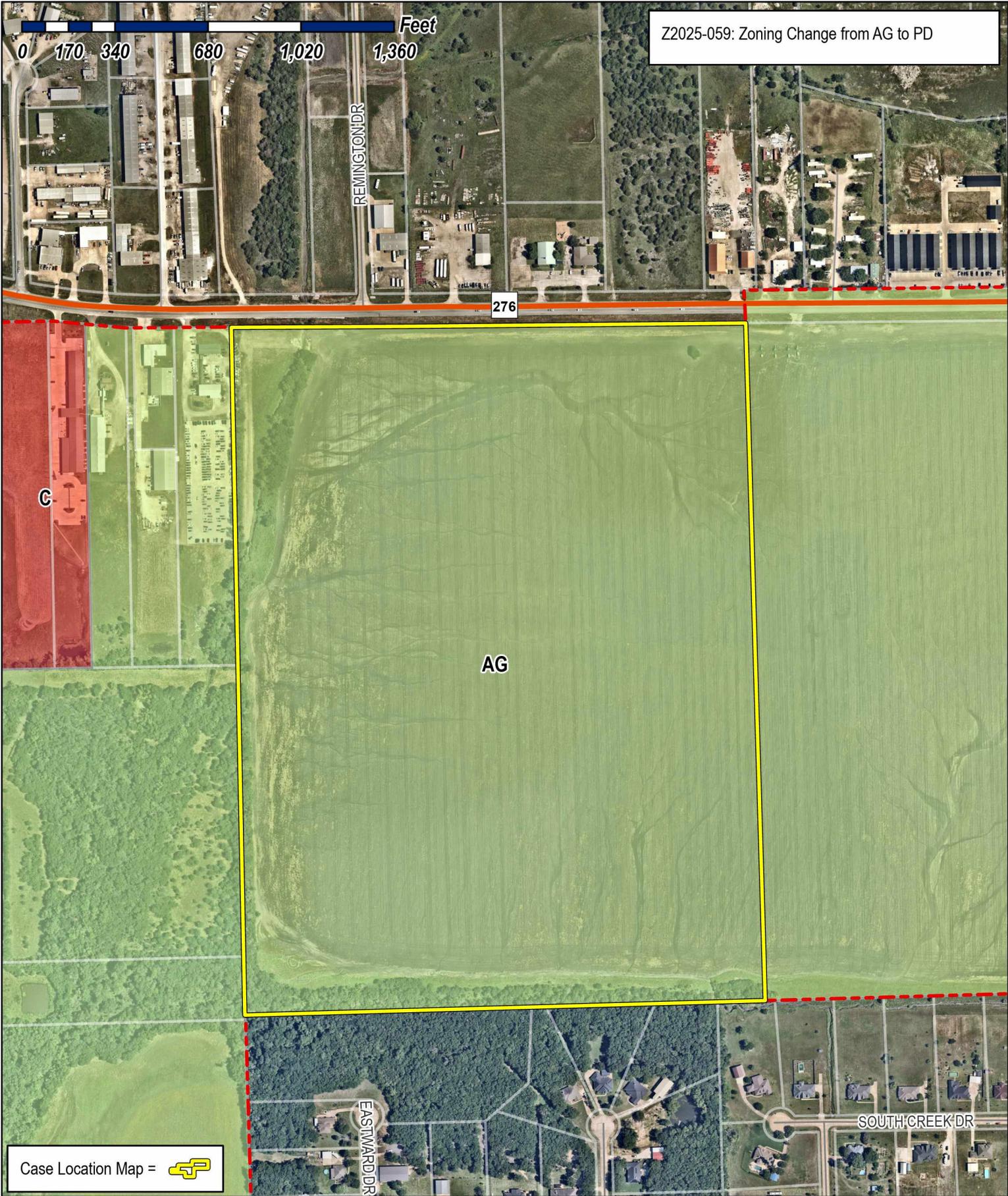
*William Solomon*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Kathie Ann Holmes*



MY COMMISSION EXPIRES 08/13/28



Z2025-059: Zoning Change from AG to PD

276

AG

C

REMINGTON DR

EASTWARD DR

SOUTH CREEK DR

Case Location Map = 



# 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.

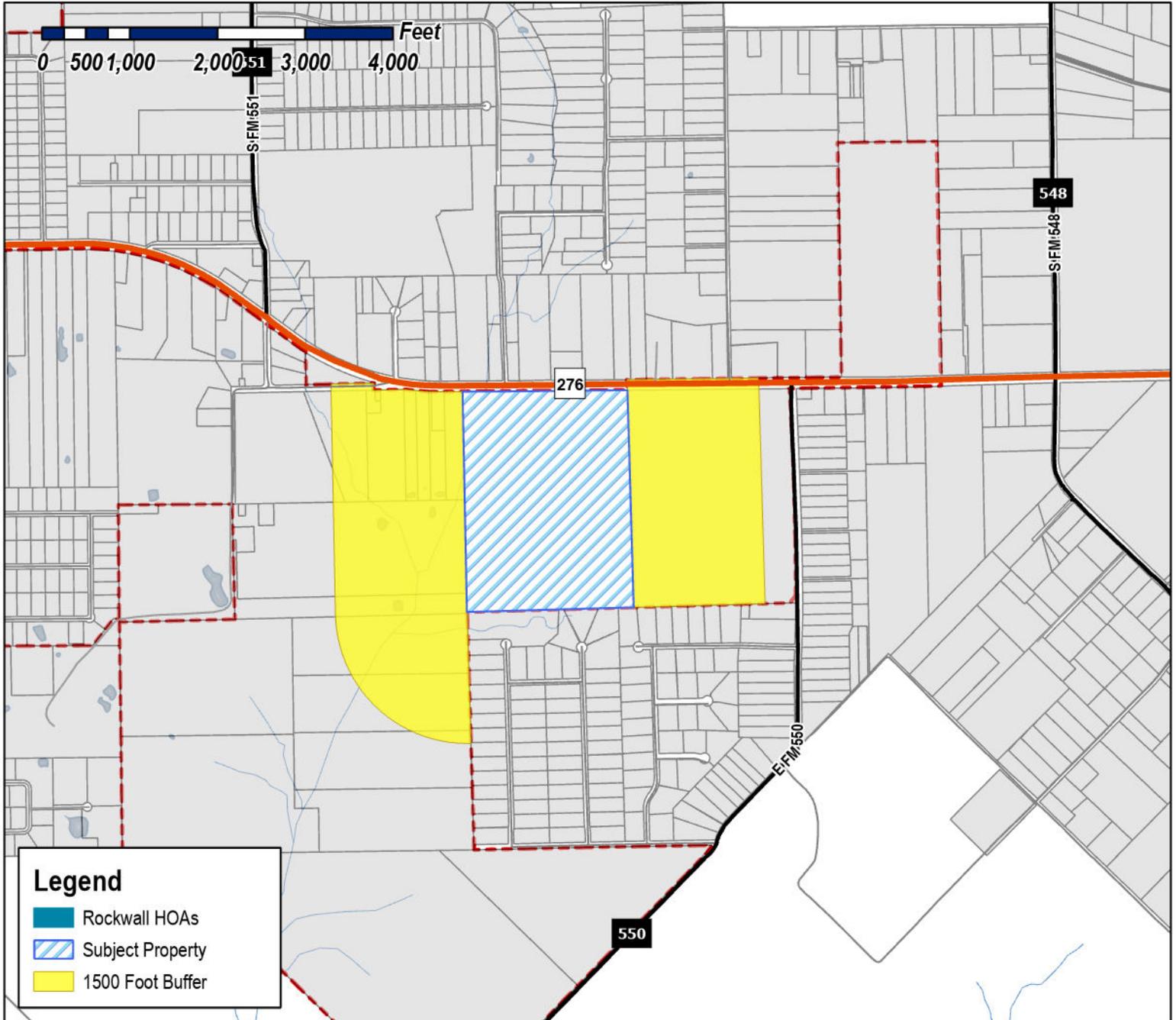




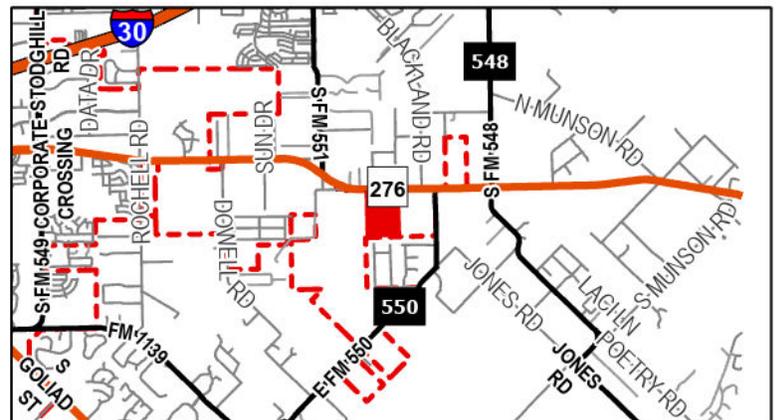
# City of Rockwall

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:** Z2025-059  
**Case Name:** Zoning Change from AG to PD  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** State Highway 276



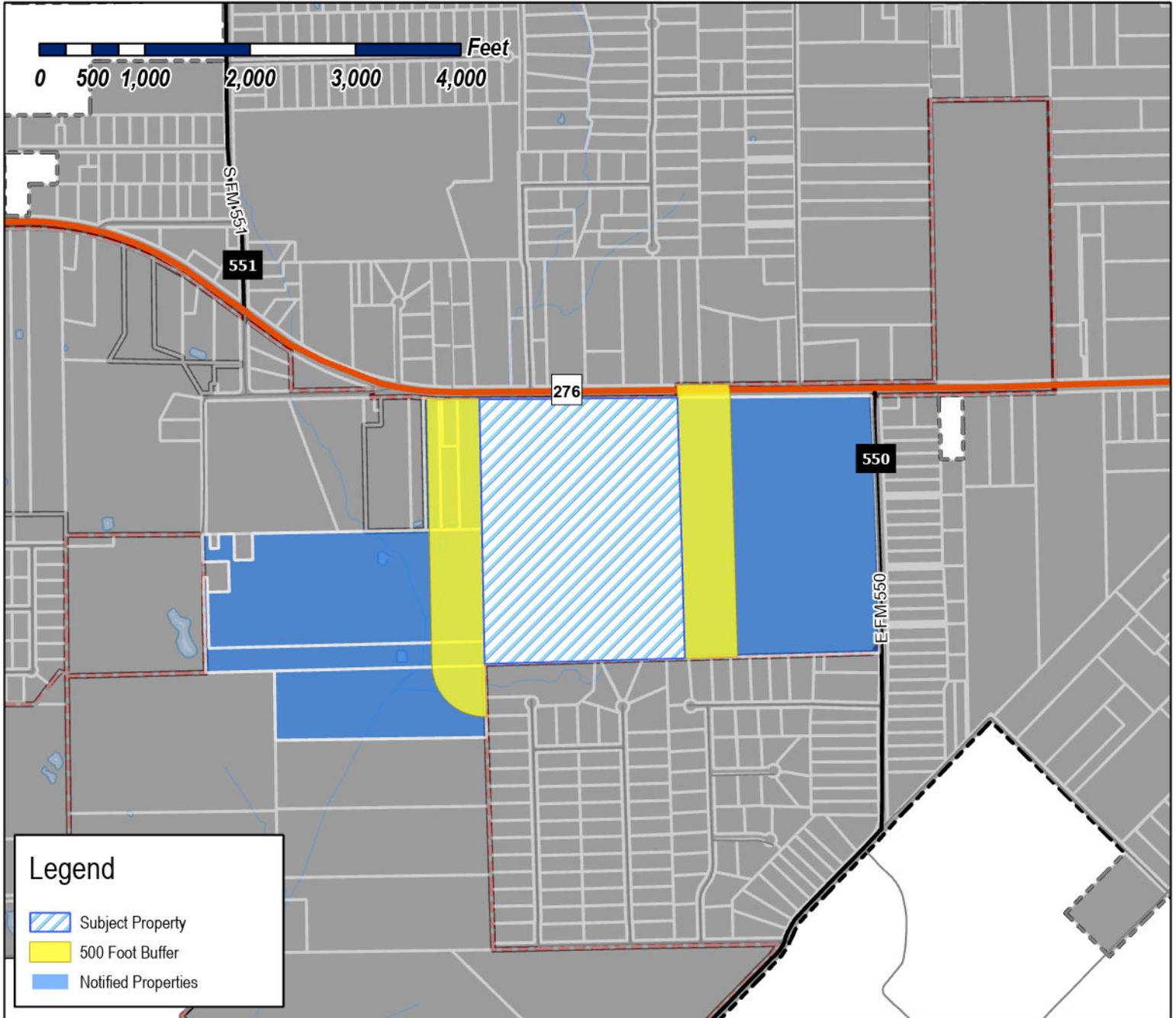
**Date Saved:** 8/15/2025  
 For Questions on this Case Call (972) 771-7745



# City of Rockwall

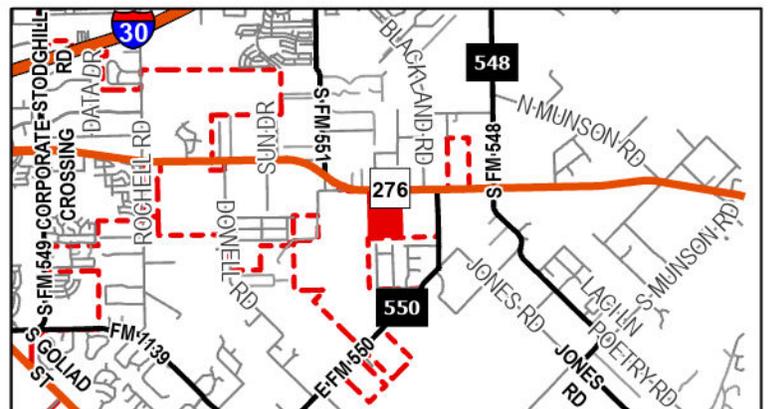
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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:** Z2025-059  
**Case Name:** Zoning Change from AG to PD  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** State Highway 276

**Date Saved:** 8/15/2025  
 For Questions on this Case Call: (972) 771-7745



LITHIA REAL ESTATE INC  
150 N BARTLETT STREET  
MEDFORD, OR 97501

LA-DF INVESTMENT FUND 9 LLC  
212 S Palm Ave Ste 200  
Alhambra, CA 91801

GLOVER KERRY C AND JOANN  
3901 OAK POINT DR  
CROSSROADS, TX 76227

KRE 15 LLC  
4512 LEGACY DR STE 100  
PLANO, TX 75024

VICENTE AUSENCIO AND MARISOL AND  
509 RIGGS CIRCLE  
MESQUITE, TX 75149

MULLEN ADVENTURES LLC  
5677 STATE HIGHWAY 276  
ROYSE CITY, TX 75189

JAY & PAM PROPERTIES LLC  
5707 STATE HIGHWAY 276  
ROYSE CITY, TX 75189

SIGN OF QUALITY LLC  
5707 STATE HIGHWAY 276  
ROYSE CITY, TX 75189

KENNEDY RICKEY EDMOND  
9912 COUNTY ROAD 2426  
TERRELL, TX 75160

# 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:

## Z2025-059: Zoning Change from AG to PD

Hold a public hearing to discuss and consider a request by William Andrew Solomon of KRE 15, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.1004-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the south side of SH-276 west of the intersection of SH-276 and E. FM-550, 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, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 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:

**Henry Lee**  
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](mailto: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, September 15, 2025 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. Z2025-059: Zoning Change from AG to PD

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.

Four horizontal grey bars for providing reasons for support or opposition.

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

NOTE:  
 THESE CIVIL DRAWINGS HAVE BEEN PREPARED FOR CIVIL DESIGN ONLY. STRUCTURAL, ARCHITECT, MECHANICAL, AND OTHER RELATED ENGINEERING DESIGN AND SPECIFICATIONS ARE THE RESPONSIBILITY OF THE RESPECTIVE ENGINEERS. COMPLIANCE TO THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE REPORTED BY THE CONTRACTORS DURING THE RESPECTIVE WORK.  
 COPYRIGHT 2024  
 THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR PART WITHOUT HIS EXPRESS WRITTEN PERMISSION. UNAUTHORIZED USE OF THESE DRAWINGS WILL SUBJECT THE USER TO LEGAL REMEDY BEING SOUGHT BY THE ENGINEER.



GREEN AREA AND SIDEWALK	AREA (SQFT)
1- 10' SIDEWALK AND LANDSCAPE AND HOA TRAIL	95010
2- HALF OF THE FLOOD PLAIN AND GREEN AREA	346085
3- GREEN AREA AND LANDSCAPE BUFFER	441825
4- DETENTION POND	45130
<b>TOTAL</b>	<b>928,050</b>

20% OF THE TOTAL LAND AREA (928,050 SQFT/ 21.3 ACRES) IS DEDICATED AS OPEN SPACE.

**LEGEND:**

	SIDE WALK AND TRAIL
	30' STREET
	60' MINOR COLLECTOR ROADWAY
	OPEN SPACE AREA (PARK) - 20 AC.
	DETENTION POND
	TYPE "A" - MIN 1.0 AC. - 44 LOTS
	TYPE "B" - MIN 1.5 AC. - 10 LOTS
	AMENITY - PICKLEBALL COURTS



**OPTIMA**  
 DESIGN & ENGINEERING PLLC  
 2808 WILDCREEK CT, KELLER TEXAS  
 TEL. (817) 466-6503  
 TEXAS FIRM REGISTRATION NO. F-23565  
 EMAIL: P.ALIKHANI@OPTIMAENGINEER.COM

REVISION NO.	REVISION	REV. DATE
1	EDITED PLAN BASED ON THE CITY COMMENTS	08.05.2025
2	INCREASE THE GREEN AREA TO 20%	08.12.2025
3	CHANGED THE DESIGN BASED ON COMMENTS	09.02.2025
4	ADD AMENITIES PICKLEBALL COURTS	09.19.2025

**PLAN DEVELOPMENT**

PROJECT:  
**ROCKWALL PROPERTY**  
 105 ACRES  
 NO. 152, CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

**SHEET TITLE**  
**CONCEPT PLAN**

<b>DRAWN BY</b> HASTI	<b>ISSUE</b>	<b>ISSUE DATE</b> 07.31.2025
<b>PROJECT DATE</b> JULY 2025	<b>PROJECT NO.</b> 001	<b>REV. NO.</b> 4
<b>SCALE:</b> 1" = 150'	<b>SHEET NO.</b> 1	

NOTE:  
 THESE CIVIL DRAWINGS HAVE BEEN PREPARED FOR CIVIL DESIGN ONLY. STRUCTURAL, ARCHITECTURAL, MECHANICAL, AND OTHER RELATED ENGINEERING DESIGN AND SPECIFICATIONS ARE THE RESPONSIBILITY OF THE RESPECTIVE ENGINEERS. COMPLIANCE TO THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE REPORTED BY THE CONTRACTORS DURING THE RESPECTIVE WORK.  
 COPYRIGHT 2024  
 THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR PART WITHOUT HIS EXPRESS WRITTEN PERMISSION. UNAUTHORIZED USE OF THESE DRAWINGS WILL SUBJECT THE USER TO LEGAL REMEDY BEING SOUGHT BY THE ENGINEER.



- LEGEND:**
- 10' HOA LOT (8' TRAIL)
  - IRON FENCE
  - ACCESS ROADS
  - 60' MINOR COLLECTOR ROADWAY
  - ENTRY SIGN
  - DETENTION POND
  - AMENITY - PICKLEBALL COURTS



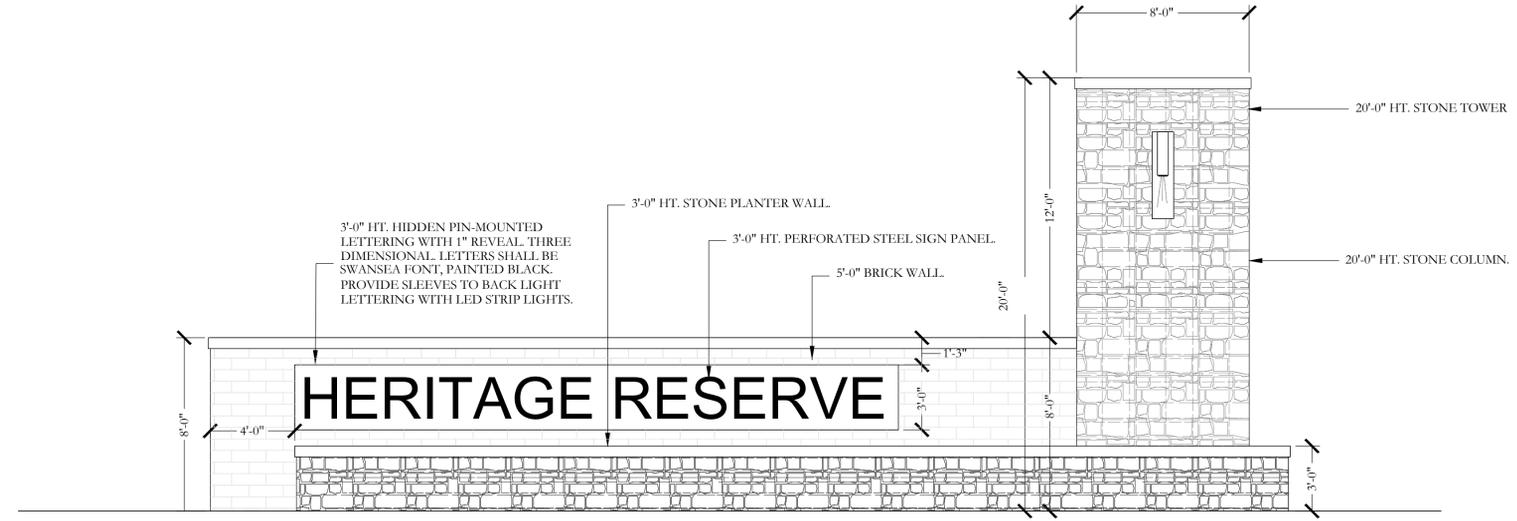
**OPTIMA**  
 DESIGN & ENGINEERING PLLC  
 2808 WILDCREEK CT, KELLER TEXAS  
 TEL. (817) 466-6503  
 TEXAS FIRM REGISTRATION NO. F-23565  
 EMAIL: P.ALIKHANI@OPTIMAENGINEER.COM

REVISION NO.	REVISION	REV. DATE
1	EDITED PLAN BASED ON THE CITY COMMENTS	08.05.2025
2	INCREASE THE GREEN AREA TO 20%	08.12.2025
3	CHANGED THE DESIGN BASED ON COMMENTS	09.02.2025
4	ADD AMENITIES PICKLEBALL COURTS	09.19.2025

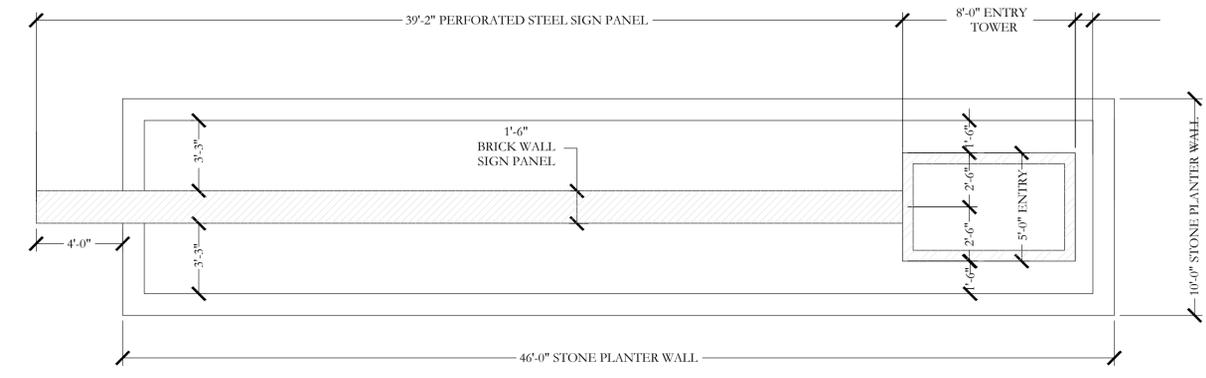
**PLAN DEVELOPMENT**

PROJECT:  
**ROCKWALL PROPERTY**  
**105 ACRES**  
 NO. 152, CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

SHEET TITLE		
<b>HOA TRAIL PLAN</b>		
DRAWN BY HASTI	ISSUE	ISSUE DATE 07.31.2025
PROJECT DATE JULY 2025	PROJECT NO. 001	REV. NO. 3
SCALE: 1" = 150'	SHEET NO. 1	



1 MAIN ENTRY MONUMENT  
ELEVATION



2 MAIN ENTRY MONUMENT PIER LAYOUT  
PLAN

NOTE:  
THESE CIVIL DRAWINGS HAVE BEEN PREPARED FOR CIVIL DESIGN ONLY. STRUCTURAL, ARCHITECT, MECHANICAL, AND OTHER RELATED ENGINEERING DESIGN AND SPECIFICATIONS ARE THE RESPONSIBILITY OF THE RESPECTIVE ENGINEERS. COMPLIANCE TO THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE REPORTED BY THE CONTRACTORS DURING THE RESPECTIVE WORK.  
COPYRIGHT 2024  
THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR PART WITHOUT EXPRESS WRITTEN PERMISSION. UNAUTHORIZED USE OF THESE DRAWINGS WILL SUBJECT THE USER TO LEGAL REMEDY BEING SOUGHT BY THE ENGINEER.

**OPTIMA**  
DESIGN & ENGINEERING PLLC  
2808 WILDCREEK CT, KELLER TEXAS  
TEL. (817) 466-6503  
TEXAS FIRM REGISTRATION NO. F-23565  
EMAIL: P.ALIKHANI@OPTIMAENGINEER.COM

REVISION NO.	REVISION	REV. DATE

PLAN DEVELOPMENT

PROJECT:  
**ROCKWALL PROPERTY**  
105 ACRES  
NO. 152, CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

SHEET TITLE  
**ENTRY SIGN MONUMENT**

DRAWN BY: HASTI  
ISSUE DATE: 09.19.2025

PROJECT DATE: SEP 2025  
PROJECT NO.: 001  
REV. NO.: -

SCALE: -  
SHEET NO.: 3



# 05 FUTURE LAND USE PLAN

## 01 LAND USE PLAN DESIGNATIONS

### 01.01 RESIDENTIAL ● ● ●

#### ● 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).

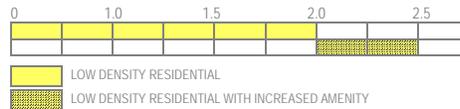
##### DESIGNATION CHARACTERISTICS

- 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).

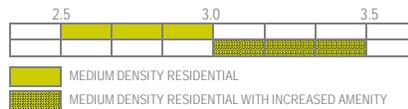
##### DESIGNATION CHARACTERISTICS

- 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



**LEGEND:**

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

## PERMITTED LAND USES IN A SINGLE-FAMILY 1 (SF-1) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13,</a> <a href="#">Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04,</a> <a href="#">Permissible Uses</a> ]	SINGLE FAMILY 1 (SF-1) DISTRICT
<b>AGRICULTURAL AND ANIMAL RELATED LAND USES</b>	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	<a href="#">(1)</a>		P
Private Horse Corral or Stable	<a href="#">(10)</a>	<a href="#">(6)</a>	S
Community Garden	<a href="#">(11)</a>	<a href="#">(7)</a>	S
Urban Farm	<a href="#">(12)</a>	<a href="#">(8)</a>	S
<b>RESIDENTIAL AND LODGING LAND USES</b>	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	<a href="#">(1)</a>	<a href="#">(1)</a>	P
Residential Garage	<a href="#">(7)</a>	<a href="#">(4) &amp; (5)</a>	A
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	<a href="#">(8)</a>	<a href="#">(6)</a>	A
Home Occupation	<a href="#">(9)</a>	<a href="#">(7)</a>	P
Portable Building	<a href="#">(15)</a>	<a href="#">(10)</a>	P
Residential Infill in an Established Subdivision	<a href="#">(16)</a>	<a href="#">(11)</a>	S
Short-Term Rental ( <i>Owner-Occupied, Single-Family Home, Townhome, or Duplex</i> )	<a href="#">(17)</a>	<a href="#">(12)</a>	P
Short-Term Rental ( <i>Non-Owner-Occupied, Single-Family Home, Townhome, or Duplex</i> )	<a href="#">(17)</a>	<a href="#">(13)</a>	P
Short-Term Rental ( <i>Apartment or Condominium</i> )	<a href="#">(17)</a>	<a href="#">(14)</a>	P
Single-Family Detached Structure	<a href="#">(19)</a>	<a href="#">(16)</a>	P
Private Swimming Pool	<a href="#">(21)</a>		A
Private Sports Court with Standalone or Dedicated Lighting	<a href="#">(22)</a>	<a href="#">(18)</a>	S
<b>INSTITUTIONAL AND COMMUNITY SERVICE LAND USES</b>	2.02(C)	2.03(C)	
Church/House of Worship	<a href="#">(4)</a>	<a href="#">(2)</a>	S
Daycare with Seven (7) or More Children	<a href="#">(9)</a>	<a href="#">(4)</a>	S
Group or Community Home	<a href="#">(11)</a>	<a href="#">(5)</a>	P
Public or Private Primary School	<a href="#">(21)</a>	<a href="#">(7)</a>	S
Public or Private Secondary School	<a href="#">(22)</a>	<a href="#">(8)</a>	S
Temporary Education Building for a Public or Private School	<a href="#">(23)</a>	<a href="#">(9)</a>	S
<b>RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES</b>	2.02(E)	2.03(E)	
Public or Private Community or Recreation Club as an Accessory Use	<a href="#">(4)</a>		S
Private Country Club	<a href="#">(5)</a>		S
Temporary Fundraising Events by Non-Profit	<a href="#">(7)</a>	<a href="#">(4)</a>	P
Public Park or Playground	<a href="#">(12)</a>		P
Tennis Courts ( <i>i.e. Not Accessory to a Public or Private Country Club</i> )	<a href="#">(14)</a>		S
<b>RETAIL AND PERSONAL SERVICES LAND USES</b>	2.02(F)	2.03(F)	
Temporary Real Estate Sales Office	<a href="#">(27)</a>		P
<b>COMMERCIAL AND BUSINESS SERVICES LAND USES</b>	2.02(G)	2.03(G)	
Temporary On-Site Construction Office	<a href="#">(18)</a>	<a href="#">(6)</a>	P
<b>INDUSTRIAL AND MANUFACTURING LAND USES</b>	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	<a href="#">(2)</a>	<a href="#">(2)</a>	P
Mining and Extraction of Sand, Gravel, Oil and/or Other Materials	<a href="#">(12)</a>	<a href="#">(5)</a>	S
<b>UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES</b>	2.02(K)	2.03(K)	

**LEGEND:**

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

## PERMITTED LAND USES IN A SINGLE-FAMILY 1 (SF-1) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13,</a> <a href="#">Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04,</a> <a href="#">Permissible Uses</a> ]	SINGLE FAMILY 1 (SF-1) DISTRICT
Antenna for a Residential Property	<a href="#">(2)</a>	<a href="#">(1)</a>	A
Antenna for an Amateur Radio	<a href="#">(3)</a>	<a href="#">(2)</a>	A
Antenna Dish	<a href="#">(4)</a>	<a href="#">(3)</a>	A
Utilities ( <i>Non-Municipally Owned or Controlled</i> ), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	<a href="#">(10)</a>		S
Municipally Owned or Controlled Facilities, Utilities and Uses ( <i>Includes Utilities with a Franchise Utility Agreement with the City of Rockwall</i> )	<a href="#">(11)</a>		P
Private Streets	<a href="#">(12)</a>		S
Railroad Yard or Shop	<a href="#">(14)</a>		S
Satellite Dish	<a href="#">(16)</a>		A
Solar Energy Collector Panels and Systems	<a href="#">(17)</a>	<a href="#">(7)</a>	A
Utilities Holding a Franchise from the City of Rockwall	<a href="#">(21)</a>		S
Utility Installation Other than Listed	<a href="#">(22)</a>		S
Utility/Transmission Lines	<a href="#">(23)</a>		S

# 17 SOUTH CENTRAL ESTATES DISTRICT

## DISTRICT DESCRIPTION

The *South Central Estates District* has the potential to have a mixture of land uses, but is currently relatively undeveloped. The district does have a low density (i.e. *Equestrian Meadows*) and a medium density (i.e. *West View*) subdivision situated within the southern portions of the district. Along SH-276, there are currently some transitional commercial land uses and residential homes situated on long narrow lots. This district is projected to transition to more intense commercial land uses along SH-276, but still maintain estate and rural residential land uses south of SH-276. Much of the areas along SH-276 will depend on the viability and alignment of the future Outer Loop.

## POINTS OF REFERENCE

- A. Equestrian Meadows Subdivision
- B. Westhaven Subdivision

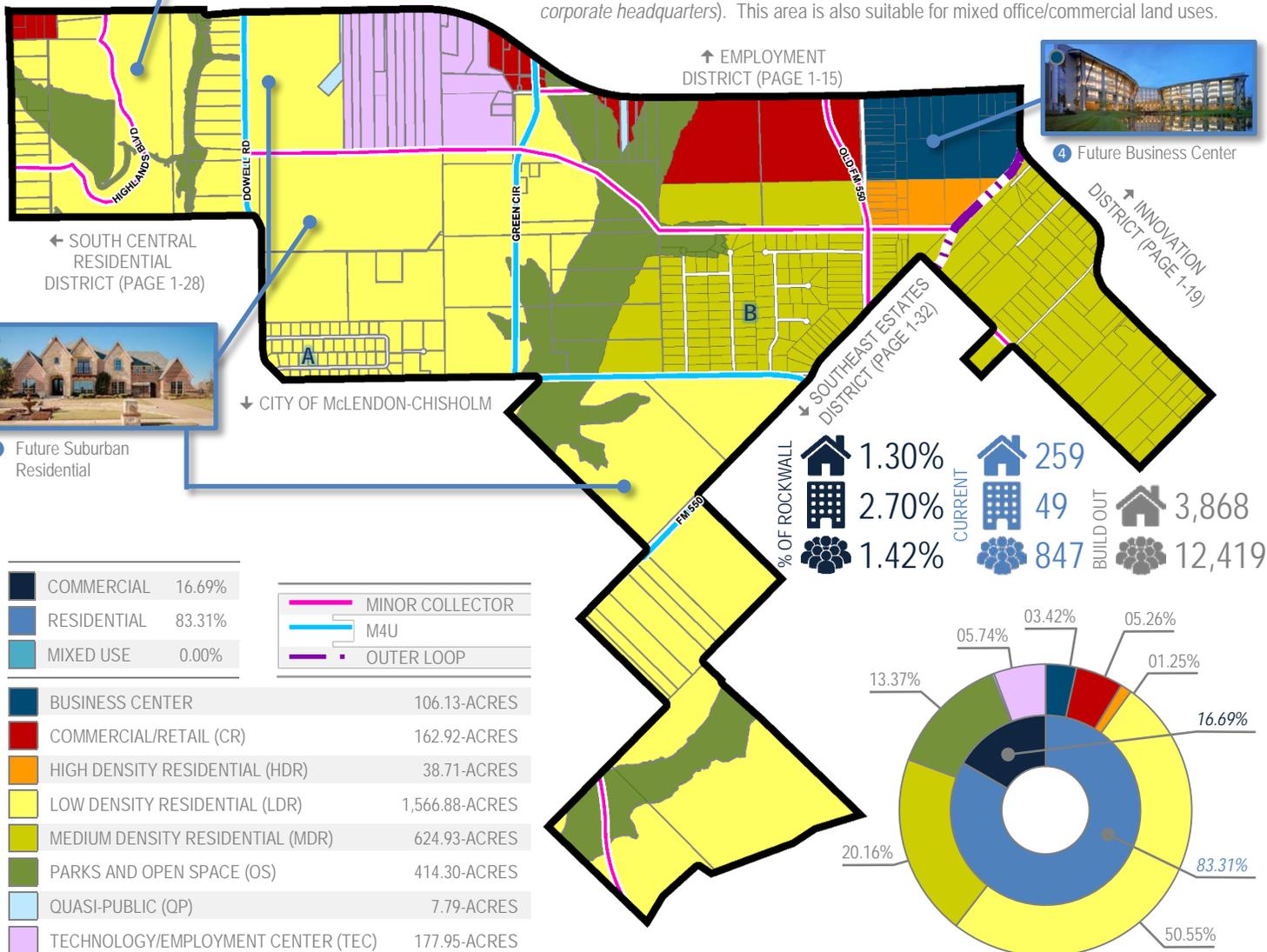
## LAND USE PALETTES

- Current Land Use
- Future Land Use



2 Future Suburban Residential

↑ TECHNOLOGY DISTRICT (PAGE 1-31)



## DISTRICT STRATEGIES

Taking into account that the *South Central Estates District* has a large amount of mostly vacant or raw land with limited access to infrastructure (i.e. *water and wastewater facilities*), the following are the recommended strategies for this district:

- 1 **Opportunity Zone** (*Intersection of SH-276 & FM-548*). When constructed this intersection will be a major land use node in the district and have the potential to provide employment and professional campus land uses mixed with entertainment, restaurant and retail land uses that can create an "18-Hour" environment (i.e. *an environment that provides the ability to live, work, shop and dine*).
- 2 **Suburban Residential**. The district has several large tracts of land that can support highly amenitized master planned communities. Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (e.g. *larger lots or a large landscape buffer*) adjacent to the existing subdivision. Due to the availability of infrastructure residential in this area may also be suitable for 1½-acre lots with septic systems.
- 3 **Commercial/Retail Centers**. Due to the anticipated alignment of the Outer Loop (i.e. *current alignment of FM-548*), the commercial/retail centers along SH-276 are ideal for larger scale retail businesses and restaurants that could support any office or residential development in the area. These areas could also provide neighborhood service uses intended to allow smaller commercial uses that can support adjacent residential land uses. All commercial developments should incorporate appropriate screening (e.g. *berms, landscaping and large buffers*) to transition uses.
- 4 **Business Center**. The areas designated as *Business Center* are intended to provide space for larger office facilities and combination manufacturing/warehouse and office facilities (e.g. *corporate headquarters*). This area is also suitable for mixed office/commercial land uses.

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, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 1 (SF-1) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 105.285-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4 OF THE J. R. MARRS SURVEY, ABSTRACT NO. 152, 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 from William Andrew Solomon of KRE 15, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.285-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, 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 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 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 'B'* 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 'B'* 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 'B'* 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 'B'* 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 'B'* 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 20<sup>th</sup> DAY OF OCTOBER, 2025.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: October 6, 2025

2<sup>nd</sup> Reading: October 20, 2025

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

Being a 105.285-acre tract of land situated in the Jeremiah R. Marris Survey, Abstract No. 152, City of Royse City, Rockwall County, Texas, being all of a tract of land conveyed to Zollner-Brooks Family, LP, a Texas limited partnership, by Warranty Deed Without Title Examination, recorded in Document No. 2011-00448588 and Document No. 2011-00448587, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with cap stamped "TxDOT" (controlling monument (CM)) found on the northeasterly corner of said Zollner tract, being on the southerly right-of-way line of State Highway 276 (a variable width right-of-way) and being on the westerly line of a tract of land conveyed to LA-DF Investment Fund 9, LLC, by Special Warranty Deed, recorded in Volume 1283, Page 238, O.P.R.R.C.T.;

**THENCE** South 01 degrees 12 minutes 50 seconds East, along the common easterly line of said Zollner tract and the westerly line said LA-DF tract, a distance of 2,466.10 feet to a 1/2 inch iron rod (CM) found on the common southeasterly corner of said Zollner tract and the southwesterly corner of said LA-DF Investment tract, said iron rod also being on the northerly line of Lot 7, of Westview Addition, No. 3, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 321, O.P.R.R.C.T.;

**THENCE** South 89 degrees 16 minutes 10 seconds West, along the common southerly line of said Zollner tract, the northerly line of said Lot 7, Westview Addition, No. 3 plat, the northerly line of Lots 20-22, of Westview Addition, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 48, O.P.R.R.C.T. and the northerly line of Lot 15, of Westview Addition, Phase Two, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 59, O.P.R.R.C.T., a distance of 1,865.89 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set on the common southwesterly corner of said Zollner tract, and the northwesterly corner of said Lot 15, said iron rod set also being on the easterly line of a tract of land conveyed to Rickey Edmond Kennedy and wife, Sandra Ann Kennedy, by Warranty Deed With Vendor's Lien, recorded in Volume 147, Page 803, O.P.R.R.C.T.;

**THENCE** North 00 degrees 58 minutes 51 Seconds West, along the common westerly line of said Zollner tract, and the easterly line of said the Kennedy tract, the easterly line of a tract of land conveyed to Kerry C. Glover and Joann Glover, by General Warranty Deed, recorded in Document No. 20210000022531, O.P.R.R.C.T. and the easterly line of a tract of land conveyed to Terry Hashert d/b/a Southwest Car Care, by Warranty Deed With Vendor's Lien, recorded in Document No. 2007-00387668, O.P.R.R.C.T., a distance of 2,448.51 feet to a 5/8-inch iron rod with cap stamped "TxDOT" (CM) found for corner;

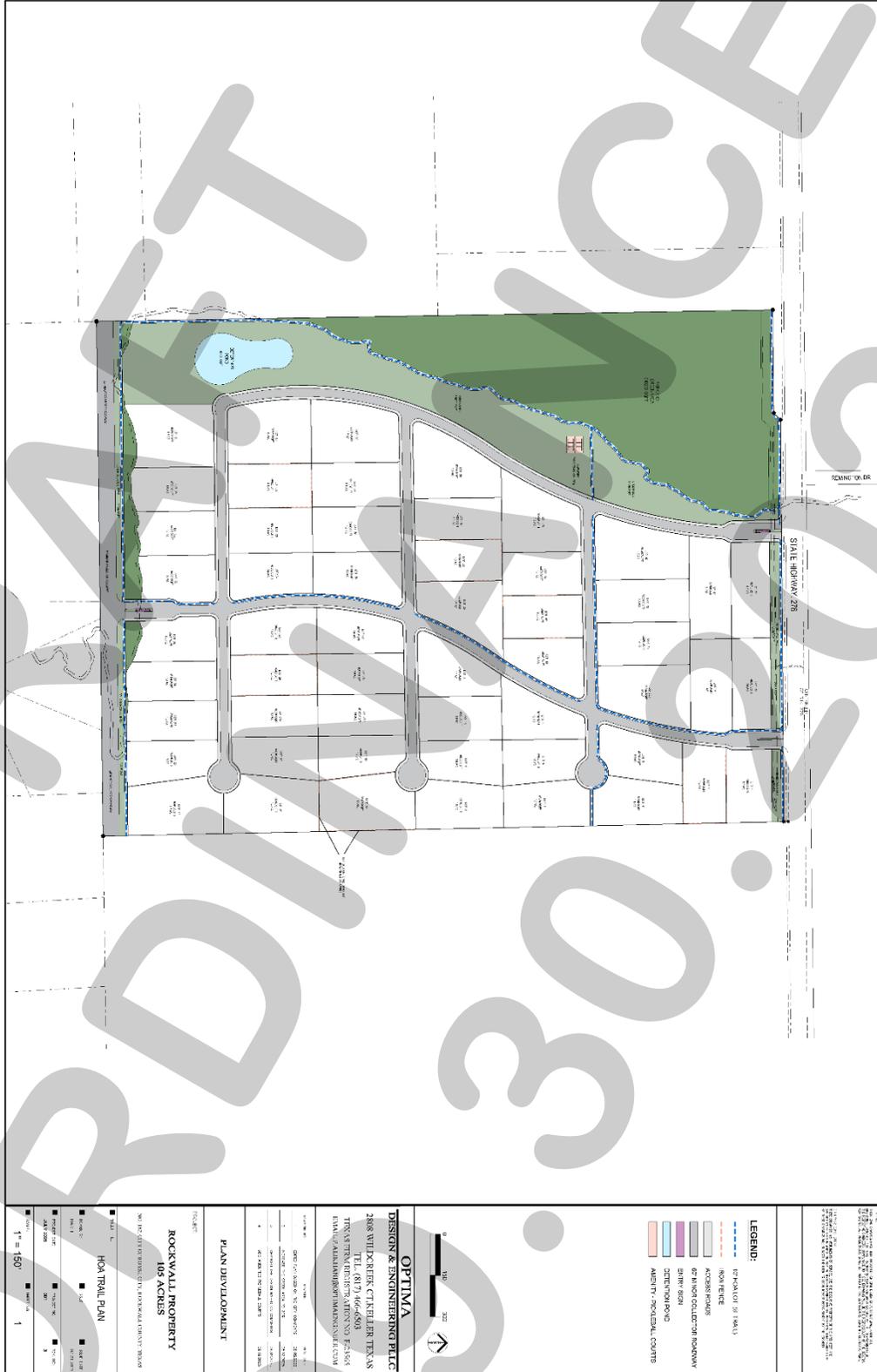
**THENCE** departing said Terry Hashert tract and along the common northerly line of said Zollner tract and the southerly right-of-way line of said State Highway 276 the following three (3) calls:

- (1) North 89 degrees 27 minutes 03 seconds East, a distance of 373.60 feet to a point for corner from which a 5/8-inch iron rod found bears at North 35 degrees 59 minutes 02 seconds East - 0.31';
- (2) North 44 degrees 59 minutes 51 seconds East, a distance of 35.11 feet to a 5/8-inch iron rod with cap stamped "TxDOT" (CM);
- (3) North 89 degrees 29 minutes 51 seconds East, a distance of 1,457.05 feet to the **POINT OF BEGINNING** and containing 105.285 acres of land (4,586,232 square feet), more or less.

**Exhibit 'B':  
Concept Plan**



**Exhibit 'C':  
Trail Plan**



**Exhibit 'D':**  
*Density and Development Standards*

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 1 (SF-1) 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 'B'* and stated in *Table 1*, which is as follows:

**TABLE 1: LOT COMPOSITION**

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	100' x 200'	43,560 SF	44	81.48%
B	150' x 250'	63,340 SF	10	18.52%
<i>Maximum Permitted Units:</i>			54	100.00%

- (3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 1 (SF-1) 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 0.513 dwelling units per gross acre of land; however, in no case should the proposed development exceed 54 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

**TABLE 2: LOT DIMENSIONAL REQUIREMENTS**

Lot Type (see Concept Plan) ►	A	B
Minimum Lot Width <sup>(1)</sup>	100'	150'
Minimum Lot Depth	200'	250'
Minimum Lot Area	43,560 SF	63,340 SF
Minimum Front Yard Setback <sup>(2) &amp; (5)</sup>	30'	30'
Minimum Side Yard Setback	10'	10'
Minimum Side Yard Setback Adjacent to a Street <sup>(2), (5), &amp; (6)</sup>	15'	20'
Minimum Rear Yard Setback <sup>(4)</sup>	10'	10'
Minimum Rear Yard Setback Adjacent to a Street <sup>(4)</sup>	20'	20'
Minimum Length of Driveway Pavement	30'	30'
Maximum Height <sup>(3)</sup>	36'	36'
Minimum Area/Dwelling Unit (SF) <sup>(7)</sup>	3,000 SF	3,250 SF
Maximum Lot Coverage	40%	40%
Minimum Garage Parking Spaces	3	3

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 and the rear lot width reduced provided that the lot width will be met at the *Front Yard* and *Rear 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: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a side setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.
- 7: Air-Conditioned Space.

**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 exterior façade of all buildings shall be 100.00% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardyBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 80.00% of the masonry requirement; however, administrative approval from the Director of Planning and Zoning may be requested for housing plans that utilize cementitious fiberboard in excess of 80.00% of the masonry requirement on a *case-by-case* basis.

*FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD*



*FIGURE 2: EXAMPLES OF BOARD AND BATTEN*



*FIGURE 3: EXAMPLES OF BRICK*



**Exhibit 'D':**  
*Density and Development Standards*

**FIGURE 4: EXAMPLES OF HORIZONTAL LAP**



- (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) All lots as depicted in *Exhibit 'B'* may be oriented in a swing (*i.e. traditional swing or j-swing*), side entry, or recessed front entry garage configurations as defined in Article 13, *Definitions*, of the Unified Development Code (UDC). In a swing garage configuration, a second (*single or double*) garage door facing the street is permitted if it is behind the width of the double garage door in the swing configuration. Side entry garage configurations shall require a minimum driveway width of 20-feet.
  - (2) All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [1] coach lighting, [2] decorative wood doors or wood overlays on insulated metal doors, [3] include two (2) of the upgraded or enhanced finishes from *Figured 6 & 7* below, and [4] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished. [see *Figures 5 – 7* for examples of the aforementioned garage and driveway features].

**Exhibit 'D':**  
*Density and Development Standards*

**FIGURE 5. EXAMPLE OF COACH LIGHTING**



**FIGURE 6: EXAMPLES OF UPGRADED OR ENHANCED FINISHES**



**DIVIDED BAYS**

**CARRIAGE HARDWARE**

**CEDAR CLADDING**

**ORNAMENTAL PAVING**

**FIGURE 7: EXAMPLES OF UPGRADED GARAGES**



**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 minimum spacing requirements for the same or similar homes see Figures 8 & 9 below); however, only one (1) home per 25 homes may utilize the same or a similar building elevation that does not meet the requirements of Subsection (5)(b) below.

TABLE 3: ANTI-MONOTONY MATRIX

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	100' x 200'	(1), (2), (3), (4), (5)
B	150' x 250'	(1), (2), (3), (4), (5)

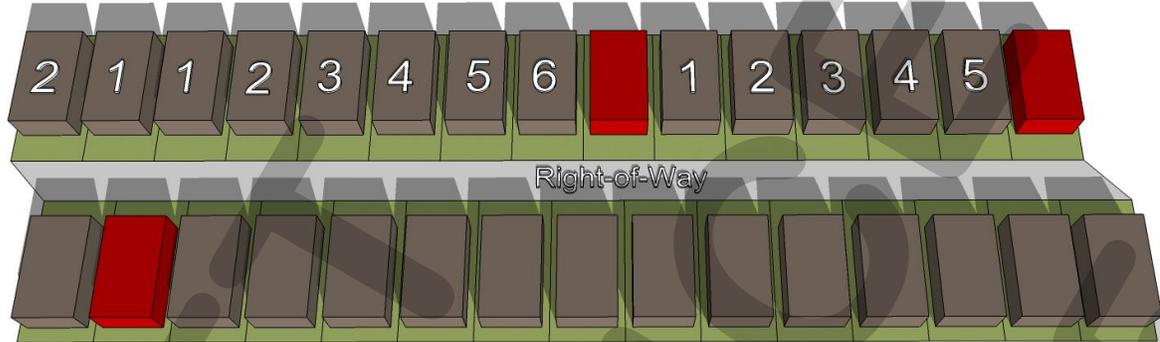
- (a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials 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 or roadways 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 four (4) items deviate:
- (1) Number of Stories
  - (2) Permitted Encroachment Type and Layout
  - (3) Roof Type and Layout
  - (4) Articulation of the Front Façade
  - (5) Garage Orientation
- (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 8: PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



**Exhibit 'D':**  
*Density and Development Standards*

**FIGURE 9: 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, adhere to the *Concept Plan* depicted in *Exhibit 'B'*, and meet the following standards:
- (a) **Front Yard Fences.** Front yard fences shall be prohibited.
  - (b) **Wrought Iron/Tubular Steel.** All lots shall be required to install a wrought iron or tubular steel fence as depicted in the *Concept Plan* in *Exhibit 'B'* of this ordinance. Wrought iron/tubular steel fences shall be six (6) feet in height. In addition, lots located along the perimeter of roadways (*i.e. SH-276 or a roadway larger than a Residential Street*) shall provide masonry columns evenly spaced along the side and/or rear property line – *with columns not exceeding 45-foot centers* -- that begin at the rear of the property line.
  - (c) **Corner Lots.** Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns evenly spaced along the side and/or rear property line – *with columns not exceeding 45-foot centers* -- that begin at the rear of the property line. A six (6) foot wrought iron fence shall be required between the masonry columns along the side and/or rear lot adjacent to a street. The property owner shall be required to maintain both sides of the fence.
  - (d) **Fence in Easements.** No fencing shall be constructed in or across a franchise utility or the City of Rockwall's easements.
- (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, all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height, and all shrubs shall be a minimum of five (5) gallons.
  - (1) **Landscape Buffer Adjacent to SH-276.** A minimum of a 70-foot landscape buffer shall be provided along SH-276 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 70-foot landscape buffer. All residential lots backing to SH-276 shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.

**Exhibit 'D':**  
*Density and Development Standards*

- (2) Landscape Buffer Adjacent to Minor Collectors. A minimum of a 30-foot landscape buffer shall be provided along SH-276 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. An eight (8) foot trail shall be constructed within the 30-foot landscape buffer. All residential lots backing to a *Minor Collector* shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.
- (3) Landscape Buffer Adjacent to Amenity Center. A minimum of a ten (10) foot landscape buffer shall be provided along the roadway adjacent to the amenity center. This landscape buffer shall incorporate ground cover and shrubbery along the entire length of the adjacent street frontage. In addition, one (1) canopy tree and one (1) accent tree shall be planted per 50-linear feet.
- (b) 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 that are less than ten (10) inches in size, and ten (10) feet from public water, sanitary sewer, and storm lines that are ten (10) inches and greater. In addition, no street trees shall be allowed to be located within public right-of-way. All street trees shall be reviewed with the *PD Site Plan*.
- (c) Residential Lot Landscaping. Prior to the issuance of a Certificate of Occupancy (CO), any residential lots depicted on *Exhibit 'B'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.
- (d) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within detention areas, 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) Streets. 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; however, trails adjacent to residential

**Exhibit 'D':**  
*Density and Development Standards*

lots -- as depicted in Exhibit 'C' of this ordinance -- shall be eight (8) feet in width and shall be permitted to extend up to two (2) feet outside the right-of-way, inside the residential lot, in a pedestrian access easement.

- (11) Buried Utilities. New distribution power-lines required to serve the *Subject Property* and the existing power-lines adjacent to SH-276 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) On-Site Sewage Facilities. *Septic Systems* are permitted pending conformance to the following standards:
- (a) All *Septic Systems* shall be designed by a licensed *On-Site Sewage Facility (OSSF)* professional (e.g. *licensed engineer, sanitarian, etcetera*).
  - (b) A stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis.
  - (c) All *Septic Systems* shall be inspected and approved by the City's chosen inspector.
- (13) Open Space. The development shall consist of a minimum of 20.00% open space (or a minimum of 21.057 acres -- as calculated by the formula stipulated in the *Comprehensive Plan*), and generally conform to the Concept Plan contained in Exhibit 'B' of this ordinance. All open space areas (including *landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).
- (14) Trails. A minimum of an eight (8) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in Exhibit 'C' of this ordinance.
- (15) Amenities. Amenities shall be constructed in generally the same area as depicted in Exhibit 'C' of this ordinance. In addition, the proposed amenity -- as depicted in Exhibit 'C' of this ordinance -- shall include at a minimum two (2) covered pickleball courts that generally conform to *Figure 10*. All amenities provided with this development shall be maintained by the Homeowner's Association (HOA). The final design and layout of the proposed amenities shall be approved with the *PD Site Plan*.

*Continued on Next Page ...*

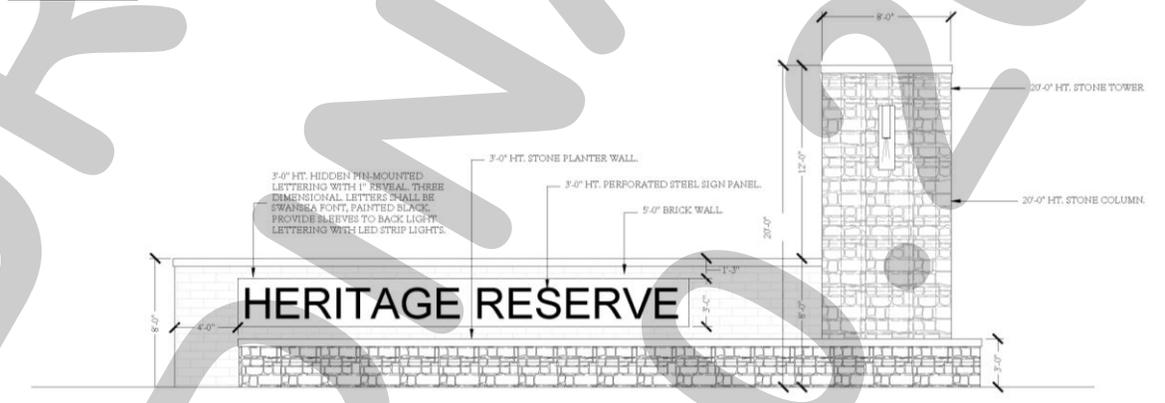
**Exhibit 'D':**  
*Density and Development Standards*

**FIGURE 10:** RENDERING OF THE PROPOSED COVERED PICKLEBALL COURTS.



- (16) ***Neighborhood Signage and Enhancements.*** Permanent subdivision identification signage shall be required 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*; however, the signage shall generally conform to *Figure 11* below. 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*.

**FIGURE 11:** THE PROPOSED SUBDIVISION SIGNAGE.



- (17) ***Homeowner's Association (HOA).*** A Homeowner's Association (HOA) 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, parallel parking and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.
- (18) ***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 MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council  
**FROM:** Ryan Miller, *Director of Planning and Zoning*  
**DATE:** October 6, 2025  
**SUBJECT:** Z2025-059; *Zoning Change (AG to PD)*

---

On September 9, 2025, the Planning and Zoning Commission recommended approval of *Case No. Z2025-059* by a vote of 7-0; however, on September 15, 2025, the City Council voted 7-0 to remand the case back to the Planning and Zoning Commission. The purpose of this action was to allow the applicant additional time to incorporate revisions to the case that included: [1] a subdivision amenity package, [2] increased anti-monotony standards, [3] more substantial entry monumentation, and [4] the inclusion of side entry garages. Based on the feedback provided by the City Council, the applicant made the following changes to the proposed Planned Development District ordinance and concept plan:

- (1) The applicant has included a location for two (2) covered pickleball courts on the concept plan and provided an image showing what this site amenity will generally look like at the time of construction.
- (2) The applicant has provided increased anti-monotony standards that stipulate for every 25 homes constructed there shall not be more than one (1) matching building elevation. This means that the proposed development will only have the ability to provide two (2) of the same elevation throughout the subdivision. In addition, the anti-monotony standards have been changed to stipulate that four (4) differing elements -- *as opposed to three (3) differing elements* -- are required to determine if a home is substantially different.
- (3) The applicant has incorporated an exhibit of a more substantial entry monument sign into the Planned Development District ordinance than was previously provided.
- (4) The applicant has agreed to include side entry garage configurations into the Planned Development District ordinance.

On September 30, 2025 the Planning and Zoning Commission reviewed the changes to the Planned Development District and approved a motion to recommend approval of the zoning change by a vote of 7-0. Should the City Council have any questions, staff will be available at the October 6, 2025 meeting.



# 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:** October 06, 2025  
**APPLICANT:** William Andrew Solomon; KRE 15, LLC  
**CASE NUMBER:** Z2025-059; *Zoning Change (AG to PD)*

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request by William Andrew Solomon of KRE 15, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.285-acre tract of land identified as Tract 4 of the J. R. Marris Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the south side of SH-276 west of the intersection of SH-276 and E. FM-550, and take any action necessary.

### **BACKGROUND**

The subject property was annexed on December 22, 2008 by *Ordinance No. 08-65 [Case No. A2008-003]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. There have been no changes to the zoning designation, and the subject property has remained vacant since annexation.

### **PURPOSE**

On August 15, 2025, the applicant -- *William Andrew Solomon of KRE 15, LLC* -- 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 1 (SF-1) District land uses. Specifically, the applicant is proposing to entitle the subject property for a 54-lot single-family, residential subdivision that will consist of two (2) lot sizes (*i.e. [A] 44, 100' x 200' lots; and [B] 10, 150' x 250' lots*).

### **ADJACENT LAND USES AND ACCESS**

The subject property is generally located on the south side of SH-276, west of the intersection of SH-276 and E. FM-550. The land uses adjacent to the subject property are as follows:

**North:** Directly north of the subject property are the corporate limits for the City of Rockwall. Beyond this is SH-276, which is identified as a P6D (*i.e. primary arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are properties located within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

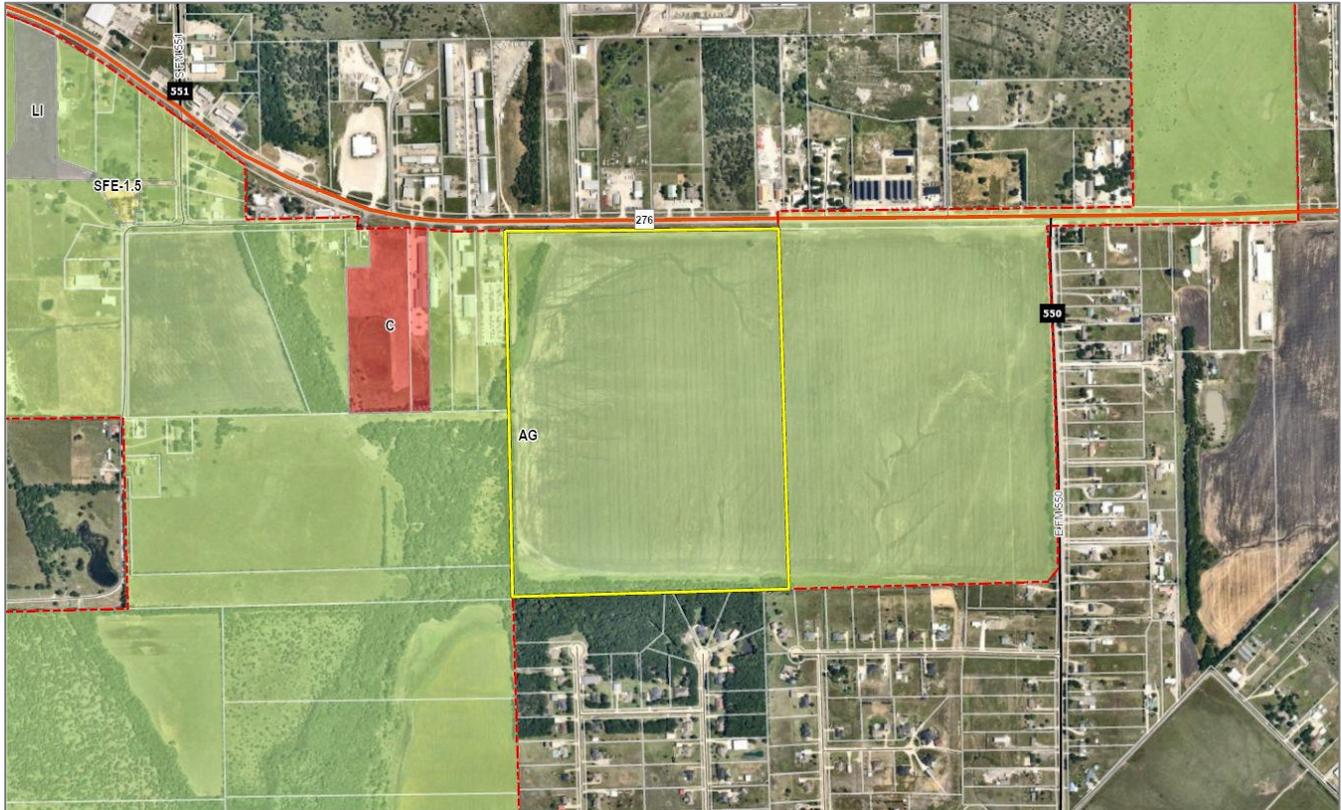
**South:** Directly south of the subject property are the corporate limits for the City of Rockwall. Beyond this are properties located within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

**East:** Directly east of the subject property is a vacant 105.925-acre tract of land (*i.e. Tract 10-1 of the J. R. Marris Survey, Abstract No. 152*) zoned Agricultural (AG) District. Beyond this are the corporate limits for the City of Rockwall.

**West:** Directly west of the subject property are four (4) tracts of land (*i.e. Tract 1-5, 1-6, 1-7, & 1-9 of the J. H. Bailey Survey, Abstract No. 22*) that face onto SH-276, which are developed with non-residential land uses zoned Agricultural (AG) District. Beyond this is a 3.8725-acre parcel of land (*i.e. Lot 1, Block A, Rockwall Friendship Baptist Church*) developed with a *Church/House of Worship*, zoned Commercial (C) District. Following this is a vacant 11.8161-acre tract of land (*i.e. Tract 1-1 of the J. H. Bailey Survey, Abstract No. 22*) zoned Commercial (C)

District. To the west and south of these properties are several tracts of land that are either vacant or have a single-family home constructed on them. Beyond this is Zollner Road, which is identified as a M4U (*i.e. major arterial, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP  
YELLOW: SUBJECT PROPERTY



### **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 105.285-acre subject property will be divided into 84.228-acres of land consisting of 54 residential lots, and 21.057-acres of open space. The proposed 54 single-family residential lots will consist of two (2) lot types: [1] 44 *Type 'A'* lots that are a minimum of 100' x 200' with a minimum square footage of 43,560 SF, and [2] ten (10) *Type 'B'* lots that are a minimum of 150' x 250' with a minimum square footage of 63,340 SF. This translates to a gross residential density of 0.513 dwelling units per gross acre for the total development (*i.e. 0.60 dwelling units on the net acre -- 105.85-acres – 15.89-acres of floodplain = 89.385-acres; 54 lots/89.385-acres = 0.60406 dwelling units per net acre*). The minimum dwelling unit size (*i.e. air-condition space only*) will range from 3,000 SF to 3,250 SF. With regard to the proposed housing product, staff has incorporated the anti-monotony standards from the Unified Development Code (UDC) and masonry requirements similar to other Planned Development Districts into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 100.00% masonry; however, the Planned Development District ordinance will also incorporate provisions that allow up to 80.00% cementitious fiberboard utilized in a horizontal lap-siding, *board-and-batten* siding, or decorative pattern to allow a more *Traditional Neighborhood Design* product (*also referred to as Gingerbread or Modern Farmhouse -- similar to what is allowed in the Somerset Park Subdivision*). The proposed subdivision will be subject to the land uses and density and dimensional requirements stipulated for properties within a Single-Family 1 (SF-1) District unless otherwise specified in the Planned Development District ordinance. The following is a summary of the lot composition and density and dimensional standards contained in the proposed Planned Development District ordinance:

**TABLE 1: LOT COMPOSITION**

LOT TYPE	MINIMUM LOT SIZE (FT)	MINIMUM LOT SIZE (SF)	DWELLING UNITS (#)	DWELLING UNITS (%)
A	100' x 200'	43,560 SF	44	81.48%
B	150' x 250'	63,340 SF	10	18.52%
			54	100.00%

**TABLE 2: LOT DIMENSIONAL REQUIREMENTS**

LOT TYPE (SEE CONCEPT PLAN) ►	A	B
MINIMUM LOT WIDTH <sup>(1)</sup>	100'	150'
MINIMUM LOT DEPTH	200'	250'
MINIMUM LOT AREA (SF)	43,560 SF	63,340 SF
MINIMUM FRONT YARD SETBACK <sup>(2), (5)</sup>	30'	30'
MINIMUM SIDE YARD SETBACK	10'	15'
MINIMUM SIDE YARD SETBACK (ADJACENT TO A STREET) <sup>(2), (5) &amp; (6)</sup>	15'	20'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT	20'	20'
MAXIMUM HEIGHT <sup>(3)</sup>	36'	36'
MINIMUM REAR YARD SETBACK <sup>(4)</sup>	10'	10'
MINIMUM AREA/DWELLING UNIT (SF) <sup>(7)</sup>	3,000 SF	3,250 SF
MAXIMUM LOT COVERAGE	40%	40%
MINIMUM GARAGE PARKING SPACES	3	3

**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* and *rear 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: All *corner lots* that back to a lot that fronts onto the same street that the *corner lot* sides to (*i.e. a keystone lot*), shall have a side setback that is equal to the front setback of the fronting lot. In addition, no solid fence *shall be situated within this setback*.
- 7: *Air-conditioned space*.

The proposed concept plan shows that the development will consist of 21.057-acres of private open space -- where 15.89-acres are floodplain -- representing 20.00% (*i.e. [15.89-acres of floodplain/2] + 13.36 = 21.057-acres/105.285-acres gross = 20.00%*) of the site being dedicated to open space/amenity. This meets the total open space of 20.00% required by Article 10, *Planned Development District Standards*, of the Unified Development Code (UDC). In addition, the proposed development will incorporate a minimum of a 70-foot landscape buffer with an eight (8) foot meandering trail along SH-276. The concept plan also depicts the provision of an eight (8) foot trail system that will be provided throughout the development to connect the future residential lots with the private open spaces. All of these items have been included into the proposed Planned Development District ordinance and will be requirements of the proposed subdivision.

**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.** All residential streets are required to be constructed to an R2 (*i.e. residential, two [2] lane, undivided roadway*) standard, which is a 29-foot *back-to-back* concrete street center within a 50-foot right-of-way with a minimum five (5) foot concrete sidewalk on either side of the street, unless otherwise required by the Planned Development District Ordinance. All residential streets are required to be curb and gutter. With regard to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the applicant will be required to construct the following:

- (a) Unnamed Roadway Extending along the Southern Property Line. This unnamed roadway is identified as a *Minor Collector*, which is a 41-foot *back-to-back* concrete street center within a 60-foot right-of-way with a minimum of a five (5) foot concrete sidewalk constructed on either side of the roadway, unless otherwise required by the Planned Development District Ordinance.

All of these streets are required to be curb and gutter, and any medians are required to be curbed with the streets draining away from the medians. In addition to these roadways, the applicant will be required to perform a Traffic Impact Analysis (TIA) that is prepared in accordance with the requirements of the Engineering Department's *Design and Construction Manual*.

- (2) Wastewater. The applicant is requesting to utilize *On-Site Sewer Facilities* (OSSF) for this development. If the applicant is not approved for this request, the applicant need to provide sewer facilities in accordance with the City's Master Wastewater Collection Plan.
- (3) Water. At a minimum, the applicant will be required to loop an eight (8) inch water line on-site to the property lines, install a minimum 12-inch water line, and dedicate any necessary easements in accordance with the City's Master Water Distribution Plan. The City will also need a letter from *Blackland Water Supply Corporation* (WSC) stating that Blackland WSC can provide the City's required fire flows and pressures.
- (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 Engineering Standards of Design and Construction, and be situated *outside* the floodplain. The applicant will also be required to perform a Wetlands and Waters of the United States (WOTUS) study for any existing ponds and waterways on the subject property. Any changes to the existing floodplain will require approval from the City and FEMA. All residential lots shall be exclusive of the erosion hazard setback and the floodplain.

### **CONFORMANCE TO THE CITY'S CODES**

The proposed Planned Development District conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's *Standards of Design and Construction Manual* in the following ways:

- (1) Alleyways. The Engineering Department's *Standards of Design and Construction Manual* stipulates that "(a)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete..." The code does grant the City Council the ability to "... waive the residential alley requirement, if it is in the best interest of the City." [Page 14; Section 2.11 of the *Standards of Design and Construction Manual*]

Applicant's Response: In lieu of providing the required alleyways, the applicant is proposing to provide 100.00% *J-Swing* or *Traditional Swing* garages. As a compensatory measure the applicant is proposing to provide additional architectural elements into all garage configurations in the form of decorative wood doors or wood overlays on insulated metal doors with carriage style hardware.

With regard to the applicant's request for *On-Site Sewage Facilities* (OSSF), the City Rockwall has an Interlocal Agreement with Rockwall County for OSSF inspections. Per this agreement, Rockwall County will issue permits and perform OSSF inspections on new and existing septic systems per the County's *Rules for Regulation of On-Site Sewage Facilities*, which stipulates a minimum lot size of 1½-acres. According to Subsection 44-243(d) of Article IV, *Sewers and Sewage Disposal*, of the Municipal Code of Ordinances, "(n)o permit for the installation of an on-site sewage facility (OSSF) will be issued for property of less than 1½-acre, unless an exception is granted by the City Council on the grounds that undue hardship will be created if said lot is not connected to an OSSF." Staff should note that Rockwall County has stated that they will *not* inspect OSSF's that are on lots less than 1½-acres. It should also be noted that the City Council has granted OSSF systems for developments (e.g. *Planned Development District 76 [PD-76]*, *Planned Development District 78 [PD-78]*, and *Planned Development District 104 [PD-104]*) proposing lots less than 1½-acre in size, but greater than one (1) acre when the developer proposes [1] the OSSF systems are designed by a licensed OSSF professional (i.e. *licensed engineer, sanitarian, etc.*), [2] a stamped and signed copy of the OSSF plan indicating the full limits of the septic field be submitted to the City at the time of

building permit on a *lot-by-lot* basis, and [3] all OSSF are inspected by a City approved inspector. In this case, the applicant is requesting to install OSSF's on lots 1.00-acre and greater (*with the majority of the lots being less than 1½-acre in size*), and has included language generally in compliance with the aforementioned stipulations. In addition, the applicant has included language that will [1] ensure all *Septic Systems* shall be designed by a licensed *On-Site Sewage Facility (OSSF)* professional (e.g. *licensed engineer, sanitarian, etcetera*), [2] ensure that a stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis, and [3] all *Septic Systems* shall be inspected and approved by the City's chosen inspector. The applicant has stated the reason for the OSSF request is due to the availability of sewer.

**CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

According to the *Future Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the South Central Estates District and is designated for Commercial/Retail and Medium Density Residential land uses. The plan defines Medium Density Residential land uses as 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." In addition, the Comprehensive Plan defines increased amenity as, "... developments that provide some of the following: (1) open space beyond the required 20%, (2) a golf course and/or other comparable recreation facilities, (3) amenity/recreation facilities, (4) school site integration, (5) dedication or development of park land beyond the required park land dedication, (6) additional development of trails, (7) other amenities deemed appropriate by the City Council." In addition, according to Subsection 01.04, *Calculation of Density*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he calculation of allowable density for residential developments shall be based on the gross site area including right-of-way, floodplain, open space and public/private parks that will be dedicated to the City or preserved and maintained by some other mechanism." In this case the applicant is proposing a total gross density of 0.513 dwelling units per acre [*i.e.* 54/105.285 = 0.51289 or 0.513]. Based on this, the applicant's request is in conformance with the required density for the Medium Density Residential land use; however, the applicant's request is *not* in conformance with the Commercial/Retail land use designation. Given that the density is less than two (2) units per gross acre, the proposed residential subdivision would be better classified as Low Density Residential. Based on this the applicant is requesting to change the land use designation of the subject property from Medium Density Residential and Commercial/Retail to Low Density Residential. This proposed change would constitute a change in the Future Land Use Plan, which is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

TABLE 3: DENSITY CALCULATIONS FOR NET AND GROSS

<u>ACREAGE CALCULATIONS</u>	
<u>DEVELOPABLE RESIDENTIAL ACREAGE</u>	89.395
<u>RESIDENTIAL FLOODPLAIN ACREAGE</u>	15.89
<u>GROSS ACREAGE</u>	105.285
<u>TOTAL RESIDENTIAL LOTS</u>	54
<u>DENSITY CALCULATIONS</u>	
<u>GROSS DENSITY</u>	0.513
<u>NET DENSITY <sup>(1)</sup></u>	0.604

NOTES:

<sup>1</sup>: RESIDENTIAL DENSITY LESS FLOODPLAIN IN THE RESIDENTIALLY ZONED AREA

Looking at the pertinent *District Strategies* for the South Central Estate District and how the proposed concept plan conforms to these strategies, staff identified the following:

- (1) Suburban Residential. This *District* has several large tracts of land that can support highly amenitized master planned communities. Any new Suburban Residential developments should include a mix of larger to mid-sized lots. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (e.g. *larger lots or a large landscape buffer*) adjacent to the existing subdivision. Due to the availability of infrastructure residential in this area may also be suitable for 1½-acre lots with septic systems.

Staff Response: The submitted *Concept Plan* does not provide any amenities for the subdivision, with the exception of the eight (8) trail network and the open space; however, these items are required by Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC). In addition, the proposed lot mix does not provide a variety of larger to mid-sized lots. That being said -- *given that the proposed subdivision will have OSSF* -- this limits the ability to provide mid-sized lots. In addition, at their work session on August 26, 2025, the Planning and Zoning Commission requested that the applicant remove the enclosed amenity center and pool proposed by the applicant with the original

request. Based on this direction from the Planning and Zoning Commission, staff has determined that the proposed *Concept Plan* can be considered to be conforming with this *District Strategy*.

- (2) Commercial Land Uses. Due to the anticipated alignment of the Outer Loop (*i.e. current alignment of FM-548*), the Commercial/Retail centers along SH-276 are ideal for larger scale retail businesses and restaurants that could support any office or residential development in the area. These areas could also provide neighborhood service uses intended to allow smaller commercial uses that can support adjacent residential land uses.

Staff Response: The proposed *Concept Plan* does *not* incorporate any Commercial/Retail zoning, and based on this is *not* considered to be conforming with this *District Strategy*.

With regard to the policies and goals for residential and commercial development contained in the Comprehensive Plan, the applicant's request incorporates the majority of the residential policies and goals (*e.g. minimum of six [6] foot side yard setbacks on all lot types, traditional swing or J-swing garages, etc.*); however, by virtue of not incorporating Commercial/Retail in the *Concept Plan*, the applicant's request does not meet any of the policies and goals set forth by the Comprehensive Plan for non-residential development. That being said, staff has identified the following residential non-conformities of the original concept plan and provided the following recommendations to the applicant:

- (1) CH. 1; Section 2.02; Goal #2 | Policy #1 (Page 1-2). Where residential uses are proposed through a Planned Development District that abuts an existing residential development, the proposed lots should be the same or a compatible size as the existing lots or be buffered by open space, trails, sidewalks, natural screening, or a roadway.

Staff's Response: The residential subdivisions adjacent to the subject property are not located within the City of Rockwall; however, the proposed subdivision appears to be similar in design to the adjacent subdivisions.

- (2) CH. 1; Section 2.02; Goal #2 | Policy #3 (Page 1-2). Existing development patterns and surrounding conditions (*e.g. lot size, architectural style, public improvements, etc.*) should be considered in conjunction with this Comprehensive Plan to determine the appropriate zoning designation for a property.

Staff's Response: The residential subdivisions adjacent to the subject property are not located within the City of Rockwall; however, the proposed subdivision appears to be similar in design to the adjacent subdivisions. In addition, the proposed concept plan appears to be generally compatible to other new large lot (*i.e. one [1] acre and greater*) subdivisions within the City of Rockwall.

- (3) CH. 8; Section 2.02; Goal #1 | Policy #1 (Page 8-2). All new developments should include a range of high quality, well-constructed, and appropriately planned residential unit types.

Staff's Response: Based on the proposed *Concept Plan*, there is one (1) acre to 1½-acre lot product being proposed. The Planning and Zoning Commission and City Council will determine whether this represents an acceptable range of unit types.

- (4) CH. 8; Section 2.03; Goal #1 | Policy #2 (Page 8-3). To maximize the value of properties that are directly adjacent to or across the street from a 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.

Staff's Response: Homes adjacent to open spaces should face onto the open space -- *instead of being oriented so that the side or rear yard faces the open space* --, and be accessible by a single-loaded street. Currently, the proposed *Concept Plan* has two (2) lots facing onto open space and six (6) lots with the side yard facing the open space. Based on this, the proposed *Concept Plan* could do a better job of facing homes onto open spaces as opposed to siding the homes towards these open spaces.

Taking into account the applicant's concept plan and other submitted exhibits, the proposed density, and the development standards, the request *does* appear to be in conformance with the majority of the goals and policies of the OURHometown Vision 2040 Comprehensive Plan and the development standards of the Unified Development Code (UDC); however, the

changes to the Future Land Use Map and the nature of this Planned Development District makes this request a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## **NOTIFICATIONS**

On August 22, 2025, staff mailed nine (9) notices to property owners and occupants within 500-feet of the subject property. Staff did not notify any Homeowner's Associations (HOAs), as there are not any HOAs within 1,500-feet of the subject property participating in the Neighborhood Notification Program. 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). At the time this report was drafted, staff had not received any returned notices in regard to the applicants request.

## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the Planned Development District ordinance.
- (2) By approving this Zoning Change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from Medium Density Residential and Commercial/Retail to a Low Density Residential designation.
- (3) 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 September 9, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 7-0, with the condition that all garages shall be a minimum of three (3) car, and Type A lots shall have a minimum home size of 3,000 SF and Type B lots shall have a minimum home size of 3,250 SF. Based on the conditions recommended by the Planning and Zoning Commission, staff has made the necessary changes to the case memo and the draft ordinance.

## **CITY COUNCIL**

On September 15, 2025, the City Council approved a motion to remand the zoning change back to the Planning and Zoning Commission by a vote of 7-0. The purpose of this action was to allow the applicant additional time to incorporate the following requested revisions: [1] a subdivision amenity package, [2] increased anti-monotony standards, [3] more substantial entry monumentation, and [4] the inclusion of side entry garages.

## **PLANNING AND ZONING COMMISSION**

On September 30, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 7-0.



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Highway 276 Royse City Texas 75189

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING Agriculture

CURRENT USE Agriculture

PROPOSED ZONING SF-1

PROPOSED USE Single family home

ACREAGE 105.285

LOTS [CURRENT]

1

LOTS [PROPOSED]

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]

OWNER

APPLICANT

KRE 15 LLC

CONTACT PERSON \_\_\_\_\_

CONTACT PERSON

William Solomon

ADDRESS \_\_\_\_\_

ADDRESS

CITY, STATE & ZIP \_\_\_\_\_

CITY, STATE & ZIP

PHONE \_\_\_\_\_

PHONE

E-MAIL \_\_\_\_\_

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William Solomon [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 15<sup>th</sup> DAY OF August, 2025

OWNER'S SIGNATURE

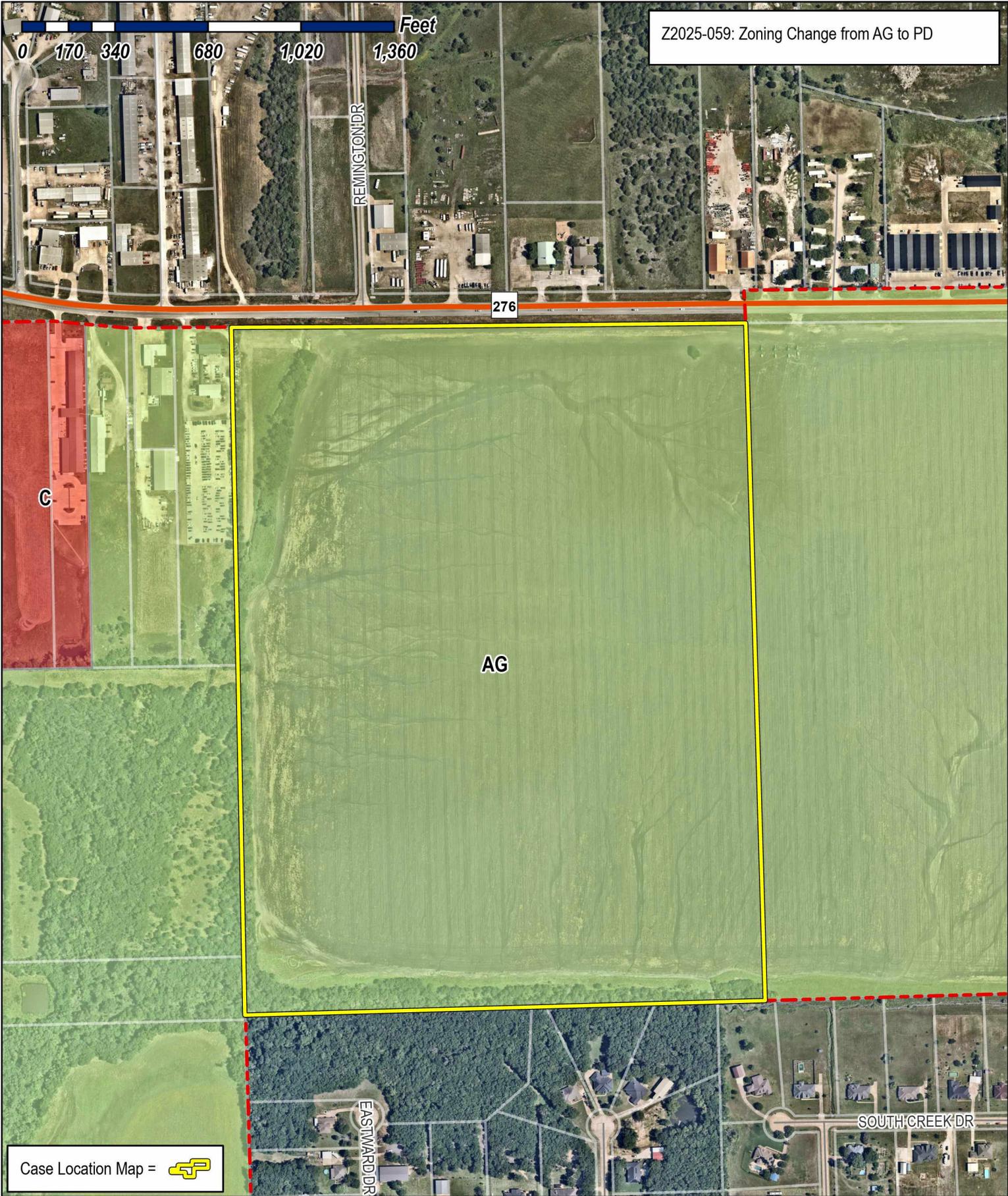
*William Solomon*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Kathie Ann Holmes*



MY COMMISSION EXPIRES 08/13/28



Z2025-059: Zoning Change from AG to PD

Case Location Map = 



# 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.

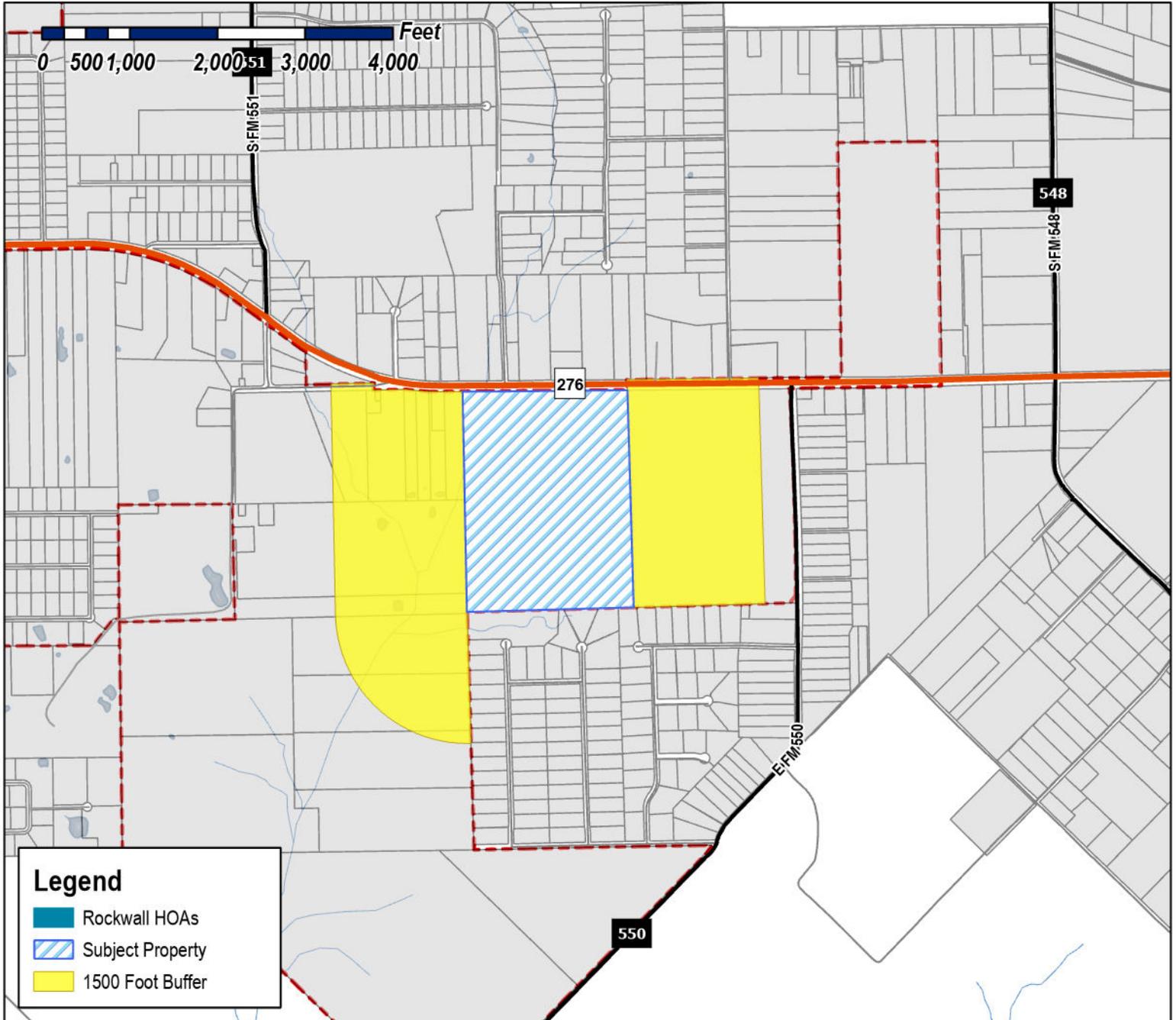




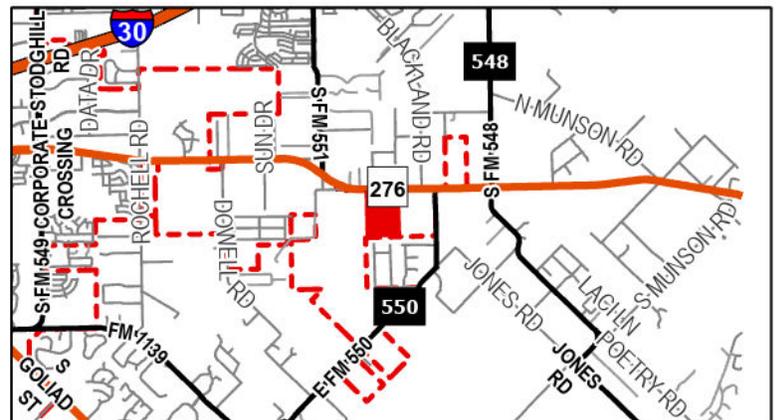
# City of Rockwall

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:** Z2025-059  
**Case Name:** Zoning Change from AG to PD  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** State Highway 276



**Date Saved:** 8/15/2025

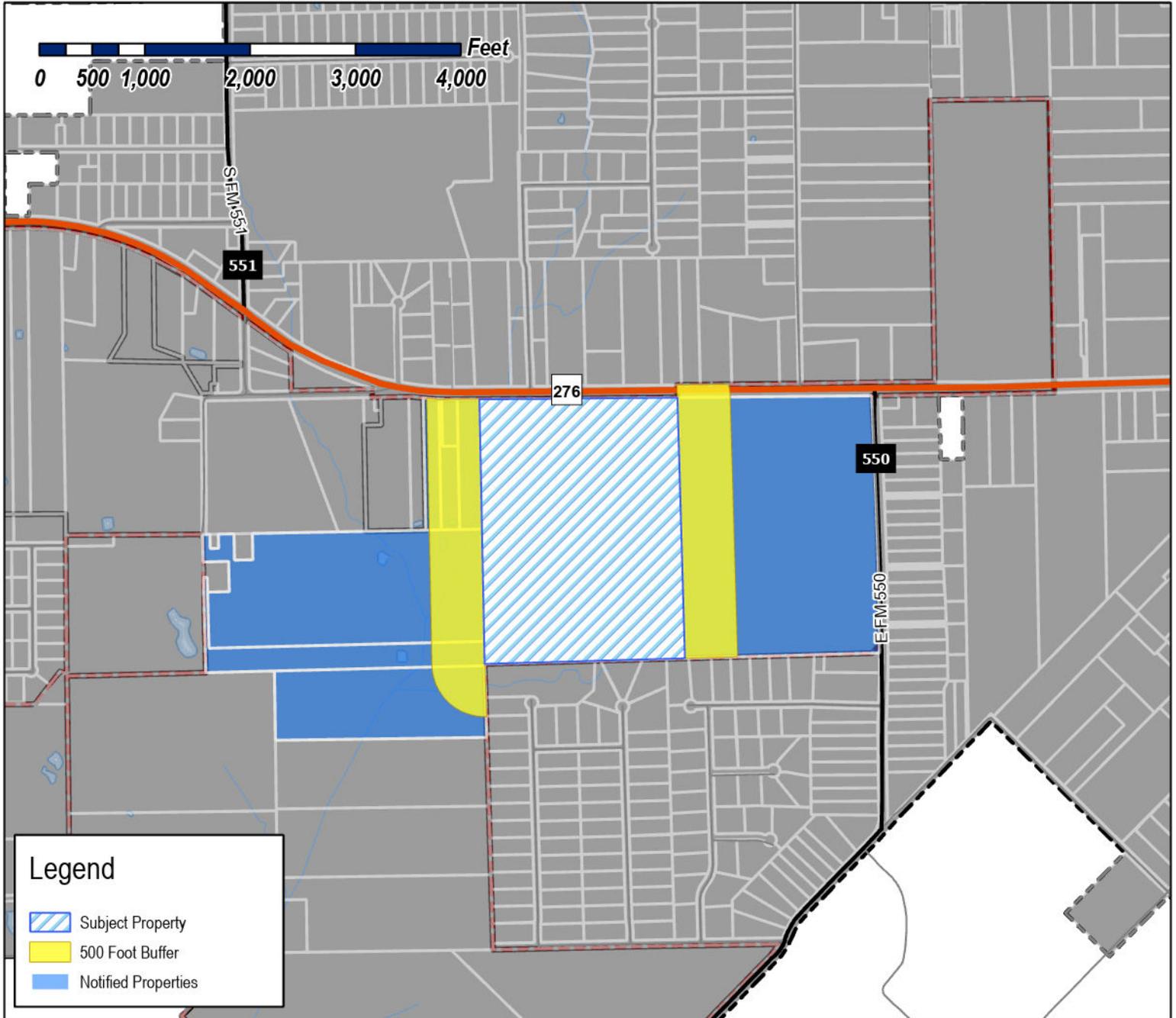
For Questions on this Case Call (972) 771-7745



# City of Rockwall

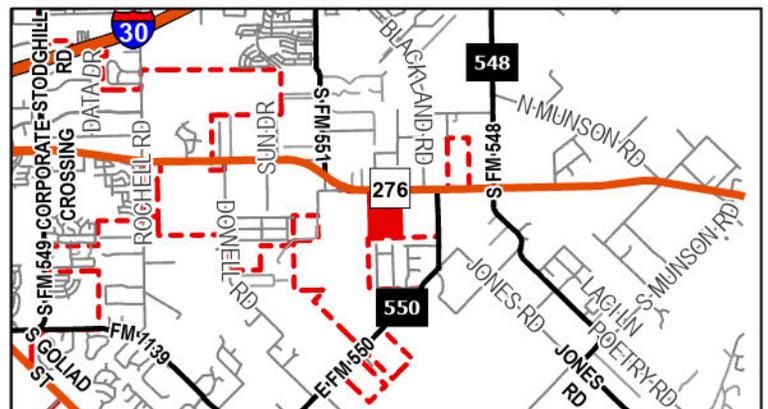
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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:** Z2025-059  
**Case Name:** Zoning Change from AG to PD  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** State Highway 276

**Date Saved:** 8/15/2025  
 For Questions on this Case Call: (972) 771-7745



LITHIA REAL ESTATE INC  
150 N BARTLETT STREET  
MEDFORD, OR 97501

LA-DF INVESTMENT FUND 9 LLC  
212 S Palm Ave Ste 200  
Alhambra, CA 91801

GLOVER KERRY C AND JOANN  
3901 OAK POINT DR  
CROSSROADS, TX 76227

KRE 15 LLC  
4512 LEGACY DR STE 100  
PLANO, TX 75024

VICENTE AUSENCIO AND MARISOL AND  
509 RIGGS CIRCLE  
MESQUITE, TX 75149

MULLEN ADVENTURES LLC  
5677 STATE HIGHWAY 276  
ROYSE CITY, TX 75189

JAY & PAM PROPERTIES LLC  
5707 STATE HIGHWAY 276  
ROYSE CITY, TX 75189

SIGN OF QUALITY LLC  
5707 STATE HIGHWAY 276  
ROYSE CITY, TX 75189

KENNEDY RICKEY EDMOND  
9912 COUNTY ROAD 2426  
TERRELL, TX 75160

# 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:

## Z2025-059: Zoning Change from AG to PD

Hold a public hearing to discuss and consider a request by William Andrew Solomon of KRE 15, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.1004-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the south side of SH-276 west of the intersection of SH-276 and E. FM-550, 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, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 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:

**Henry Lee**  
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](mailto: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, September 15, 2025 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. Z2025-059: Zoning Change from AG to PD

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.

Four horizontal grey bars for providing reasons for support or opposition.

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

NOTE:  
 THESE CIVIL DRAWINGS HAVE BEEN PREPARED FOR CIVIL DESIGN ONLY. STRUCTURAL, ARCHITECT, MECHANICAL, AND OTHER RELATED ENGINEERING DESIGN AND SPECIFICATIONS ARE THE RESPONSIBILITY OF THE RESPECTIVE ENGINEERS. COMPLIANCE TO THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE REPORTED BY THE CONTRACTORS DURING THE RESPECTIVE WORK.  
 COPYRIGHT 2024  
 THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR PART WITHOUT HIS EXPRESS WRITTEN PERMISSION. UNAUTHORIZED USE OF THESE DRAWINGS WILL SUBJECT THE USER TO LEGAL REMEDY BEING SOUGHT BY THE ENGINEER.



GREEN AREA AND SIDEWALK	AREA (SQFT)
1- 10' SIDEWALK AND LANDSCAPE AND HOA TRAIL	95010
2- HALF OF THE FLOOD PLAIN AND GREEN AREA	346085
3- GREEN AREA AND LANDSCAPE BUFFER	441825
4- DETENTION POND	45130
<b>TOTAL</b>	<b>928,050</b>

20% OF THE TOTAL LAND AREA (928,050 SQFT/ 21.3 ACRES) IS DEDICATED AS OPEN SPACE.

**LEGEND:**

	SIDE WALK AND TRAIL
	30' STREET
	60' MINOR COLLECTOR ROADWAY
	OPEN SPACE AREA (PARK) - 20 AC.
	DETENTION POND
	TYPE "A" - MIN 1.0 AC. - 44 LOTS
	TYPE "B" - MIN 1.5 AC. - 10 LOTS
	AMENITY - PICKLEBALL COURTS



**OPTIMA**  
 DESIGN & ENGINEERING PLLC  
 2808 WILDCREEK CT, KELLER TEXAS  
 TEL. (817) 466-6503  
 TEXAS FIRM REGISTRATION NO. F-23565  
 EMAIL: P.ALKIHANI@OPTIMAENGINEER.COM

REVISION NO.	REVISION	REV. DATE
1	EDITED PLAN BASED ON THE CITY COMMENTS	08.05.2025
2	INCREASE THE GREEN AREA TO 20%	08.12.2025
3	CHANGED THE DESIGN BASED ON COMMENTS	09.02.2025
4	ADD AMENITIES PICKLEBALL COURTS	09.19.2025

**PLAN DEVELOPMENT**

PROJECT:  
**ROCKWALL PROPERTY**  
**105 ACRES**  
 NO. 152, CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

<b>SHEET TITLE</b>		
<b>CONCEPT PLAN</b>		
<b>DRAWN BY</b>	<b>ISSUE</b>	<b>ISSUE DATE</b>
HASTI		07.31.2025
<b>PROJECT DATE</b>	<b>PROJECT NO.</b>	<b>REV. NO.</b>
JULY 2025	001	4
<b>SCALE:</b>	<b>SHEET NO.</b>	
1" = 150'	1	

NOTE:  
 THESE CIVIL DRAWINGS HAVE BEEN PREPARED FOR CIVIL DESIGN ONLY. STRUCTURAL, ARCHITECTURAL, MECHANICAL, AND OTHER RELATED ENGINEERING DESIGN AND SPECIFICATIONS ARE THE RESPONSIBILITY OF THE RESPECTIVE ENGINEERS. COMPLIANCE TO THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE REPORTED BY THE CONTRACTORS DURING THE RESPECTIVE WORK.  
 COPYRIGHT 2024  
 THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR PART WITHOUT HIS EXPRESS WRITTEN PERMISSION. UNAUTHORIZED USE OF THESE DRAWINGS WILL SUBJECT THE USER TO LEGAL REMEDY BEING SOUGHT BY THE ENGINEER.



- LEGEND:**
- 10' HOA LOT (8' TRAIL)
  - IRON FENCE
  - ACCESS ROADS
  - 60' MINOR COLLECTOR ROADWAY
  - ENTRY SIGN
  - DETENTION POND
  - AMENITY - PICKLEBALL COURTS



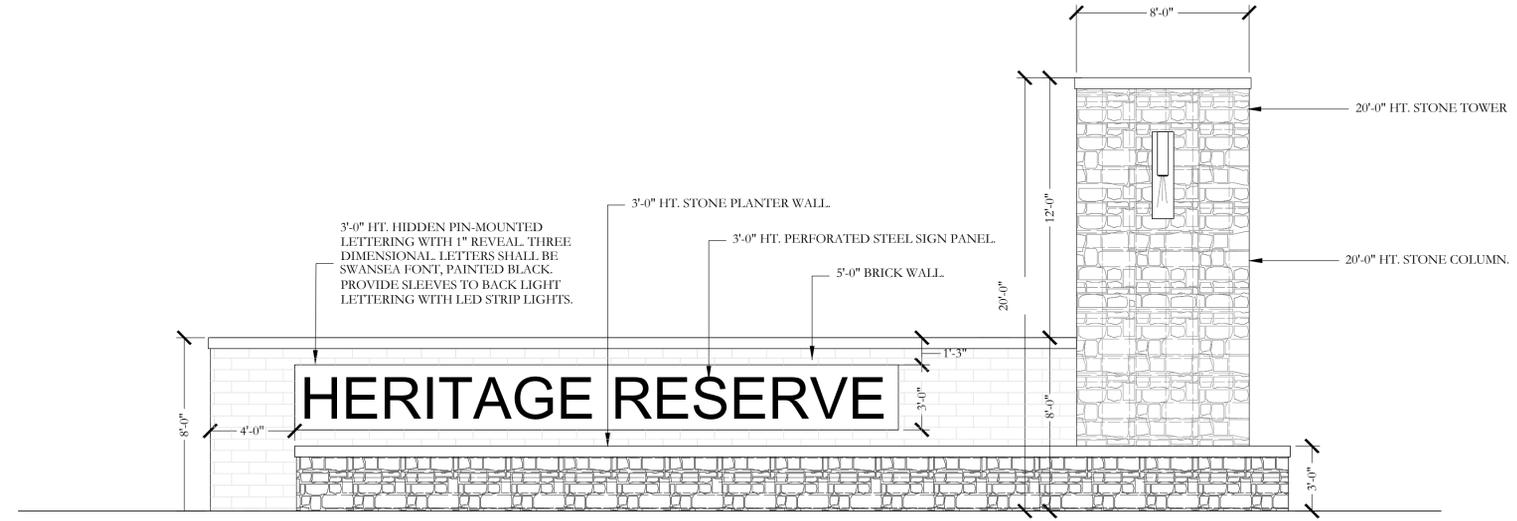
**OPTIMA**  
 DESIGN & ENGINEERING PLLC  
 2808 WILDCREEK CT, KELLER TEXAS  
 TEL. (817) 466-6503  
 TEXAS FIRM REGISTRATION NO. F-23565  
 EMAIL: P.ALIKHANI@OPTIMAENGINEER.COM

REVISION NO.	REVISION	REV. DATE
1	EDITED PLAN BASED ON THE CITY COMMENTS	08.05.2025
2	INCREASE THE GREEN AREA TO 20%	08.12.2025
3	CHANGED THE DESIGN BASED ON COMMENTS	09.02.2025
4	ADD AMENITIES PICKLEBALL COURTS	09.19.2025

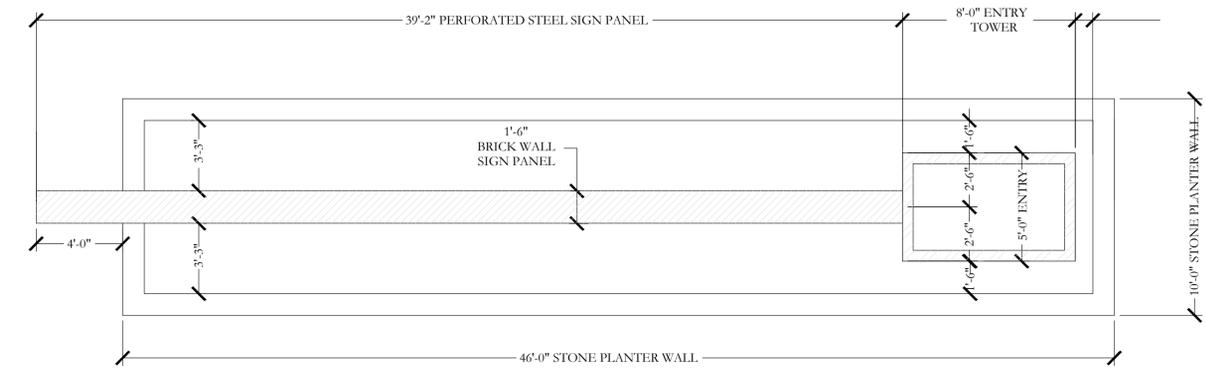
**PLAN DEVELOPMENT**

PROJECT:  
**ROCKWALL PROPERTY**  
**105 ACRES**  
 NO. 152, CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

SHEET TITLE		
<b>HOA TRAIL PLAN</b>		
DRAWN BY HASTI	ISSUE	ISSUE DATE 07.31.2025
PROJECT DATE JULY 2025	PROJECT NO. 001	REV. NO. 3
SCALE: 1" = 150'	SHEET NO. 1	



1 MAIN ENTRY MONUMENT  
ELEVATION



2 MAIN ENTRY MONUMENT PIER LAYOUT  
PLAN

NOTE:  
THESE CIVIL DRAWINGS HAVE BEEN PREPARED FOR CIVIL DESIGN ONLY. STRUCTURAL, ARCHITECT, MECHANICAL, AND OTHER RELATED ENGINEERING DESIGN AND SPECIFICATIONS ARE THE RESPONSIBILITY OF THE RESPECTIVE ENGINEERS. COMPLIANCE TO THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE REPORTED BY THE CONTRACTORS DURING THE RESPECTIVE WORK.  
COPYRIGHT 2024  
THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR PART WITHOUT EXPRESS WRITTEN PERMISSION. UNAUTHORIZED USE OF THESE DRAWINGS WILL SUBJECT THE USER TO LEGAL REMEDY BEING SOUGHT BY THE ENGINEER.

**OPTIMA**  
DESIGN & ENGINEERING PLLC  
2808 WILDCREEK CT, KELLER TEXAS  
TEL. (817) 466-6503  
TEXAS FIRM REGISTRATION NO. F-23565  
EMAIL: P.ALIKHANI@OPTIMAENGINEER.COM

REVISION NO.	REVISION	REV. DATE

PLAN DEVELOPMENT

PROJECT:  
**ROCKWALL PROPERTY**  
105 ACRES  
NO. 152, CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

SHEET TITLE  
**ENTRY SIGN MONUMENT**

DRAWN BY: HASTI  
ISSUE: 09.19.2025

PROJECT DATE: SEP 2025  
PROJECT NO.: 001  
REV. NO.: -

SCALE: -  
SHEET NO.: 3



# 05 FUTURE LAND USE PLAN

## 01 LAND USE PLAN DESIGNATIONS

### 01.01 RESIDENTIAL ● ● ●

#### ● 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*).

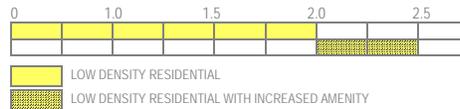
##### DESIGNATION CHARACTERISTICS

- 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*).

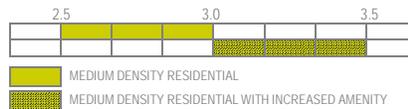
##### DESIGNATION CHARACTERISTICS

- 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



**LEGEND:**

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

## PERMITTED LAND USES IN A SINGLE-FAMILY 1 (SF-1) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13, Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04, Permissible Uses</a> ]	SINGLE FAMILY 1 (SF-1) DISTRICT
<b>AGRICULTURAL AND ANIMAL RELATED LAND USES</b>	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	<a href="#">(1)</a>		P
Private Horse Corral or Stable	<a href="#">(10)</a>	<a href="#">(6)</a>	S
Community Garden	<a href="#">(11)</a>	<a href="#">(7)</a>	S
Urban Farm	<a href="#">(12)</a>	<a href="#">(8)</a>	S
<b>RESIDENTIAL AND LODGING LAND USES</b>	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	<a href="#">(1)</a>	<a href="#">(1)</a>	P
Residential Garage	<a href="#">(7)</a>	<a href="#">(4) &amp; (5)</a>	A
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	<a href="#">(8)</a>	<a href="#">(6)</a>	A
Home Occupation	<a href="#">(9)</a>	<a href="#">(7)</a>	P
Portable Building	<a href="#">(15)</a>	<a href="#">(10)</a>	P
Residential Infill in an Established Subdivision	<a href="#">(16)</a>	<a href="#">(11)</a>	S
Short-Term Rental ( <i>Owner-Occupied, Single-Family Home, Townhome, or Duplex</i> )	<a href="#">(17)</a>	<a href="#">(12)</a>	P
Short-Term Rental ( <i>Non-Owner-Occupied, Single-Family Home, Townhome, or Duplex</i> )	<a href="#">(17)</a>	<a href="#">(13)</a>	P
Short-Term Rental ( <i>Apartment or Condominium</i> )	<a href="#">(17)</a>	<a href="#">(14)</a>	P
Single-Family Detached Structure	<a href="#">(19)</a>	<a href="#">(16)</a>	P
Private Swimming Pool	<a href="#">(21)</a>		A
Private Sports Court with Standalone or Dedicated Lighting	<a href="#">(22)</a>	<a href="#">(18)</a>	S
<b>INSTITUTIONAL AND COMMUNITY SERVICE LAND USES</b>	2.02(C)	2.03(C)	
Church/House of Worship	<a href="#">(4)</a>	<a href="#">(2)</a>	S
Daycare with Seven (7) or More Children	<a href="#">(9)</a>	<a href="#">(4)</a>	S
Group or Community Home	<a href="#">(11)</a>	<a href="#">(5)</a>	P
Public or Private Primary School	<a href="#">(21)</a>	<a href="#">(7)</a>	S
Public or Private Secondary School	<a href="#">(22)</a>	<a href="#">(8)</a>	S
Temporary Education Building for a Public or Private School	<a href="#">(23)</a>	<a href="#">(9)</a>	S
<b>RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES</b>	2.02(E)	2.03(E)	
Public or Private Community or Recreation Club as an Accessory Use	<a href="#">(4)</a>		S
Private Country Club	<a href="#">(5)</a>		S
Temporary Fundraising Events by Non-Profit	<a href="#">(7)</a>	<a href="#">(4)</a>	P
Public Park or Playground	<a href="#">(12)</a>		P
Tennis Courts ( <i>i.e. Not Accessory to a Public or Private Country Club</i> )	<a href="#">(14)</a>		S
<b>RETAIL AND PERSONAL SERVICES LAND USES</b>	2.02(F)	2.03(F)	
Temporary Real Estate Sales Office	<a href="#">(27)</a>		P
<b>COMMERCIAL AND BUSINESS SERVICES LAND USES</b>	2.02(G)	2.03(G)	
Temporary On-Site Construction Office	<a href="#">(18)</a>	<a href="#">(6)</a>	P
<b>INDUSTRIAL AND MANUFACTURING LAND USES</b>	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	<a href="#">(2)</a>	<a href="#">(2)</a>	P
Mining and Extraction of Sand, Gravel, Oil and/or Other Materials	<a href="#">(12)</a>	<a href="#">(5)</a>	S
<b>UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES</b>	2.02(K)	2.03(K)	

**LEGEND:**

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

## PERMITTED LAND USES IN A SINGLE-FAMILY 1 (SF-1) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13,</a> <a href="#">Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04,</a> <a href="#">Permissible Uses</a> ]	SINGLE FAMILY 1 (SF-1) DISTRICT
Antenna for a Residential Property	<a href="#">(2)</a>	<a href="#">(1)</a>	A
Antenna for an Amateur Radio	<a href="#">(3)</a>	<a href="#">(2)</a>	A
Antenna Dish	<a href="#">(4)</a>	<a href="#">(3)</a>	A
Utilities ( <i>Non-Municipally Owned or Controlled</i> ), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	<a href="#">(10)</a>		S
Municipally Owned or Controlled Facilities, Utilities and Uses ( <i>Includes Utilities with a Franchise Utility Agreement with the City of Rockwall</i> )	<a href="#">(11)</a>		P
Private Streets	<a href="#">(12)</a>		S
Railroad Yard or Shop	<a href="#">(14)</a>		S
Satellite Dish	<a href="#">(16)</a>		A
Solar Energy Collector Panels and Systems	<a href="#">(17)</a>	<a href="#">(7)</a>	A
Utilities Holding a Franchise from the City of Rockwall	<a href="#">(21)</a>		S
Utility Installation Other than Listed	<a href="#">(22)</a>		S
Utility/Transmission Lines	<a href="#">(23)</a>		S

# 17 SOUTH CENTRAL ESTATES DISTRICT

## DISTRICT DESCRIPTION

The *South Central Estates District* has the potential to have a mixture of land uses, but is currently relatively undeveloped. The district does have a low density (i.e. *Equestrian Meadows*) and a medium density (i.e. *West View*) subdivision situated within the southern portions of the district. Along SH-276, there are currently some transitional commercial land uses and residential homes situated on long narrow lots. This district is projected to transition to more intense commercial land uses along SH-276, but still maintain estate and rural residential land uses south of SH-276. Much of the areas along SH-276 will depend on the viability and alignment of the future Outer Loop.

## POINTS OF REFERENCE

- A. Equestrian Meadows Subdivision
- B. Westhaven Subdivision

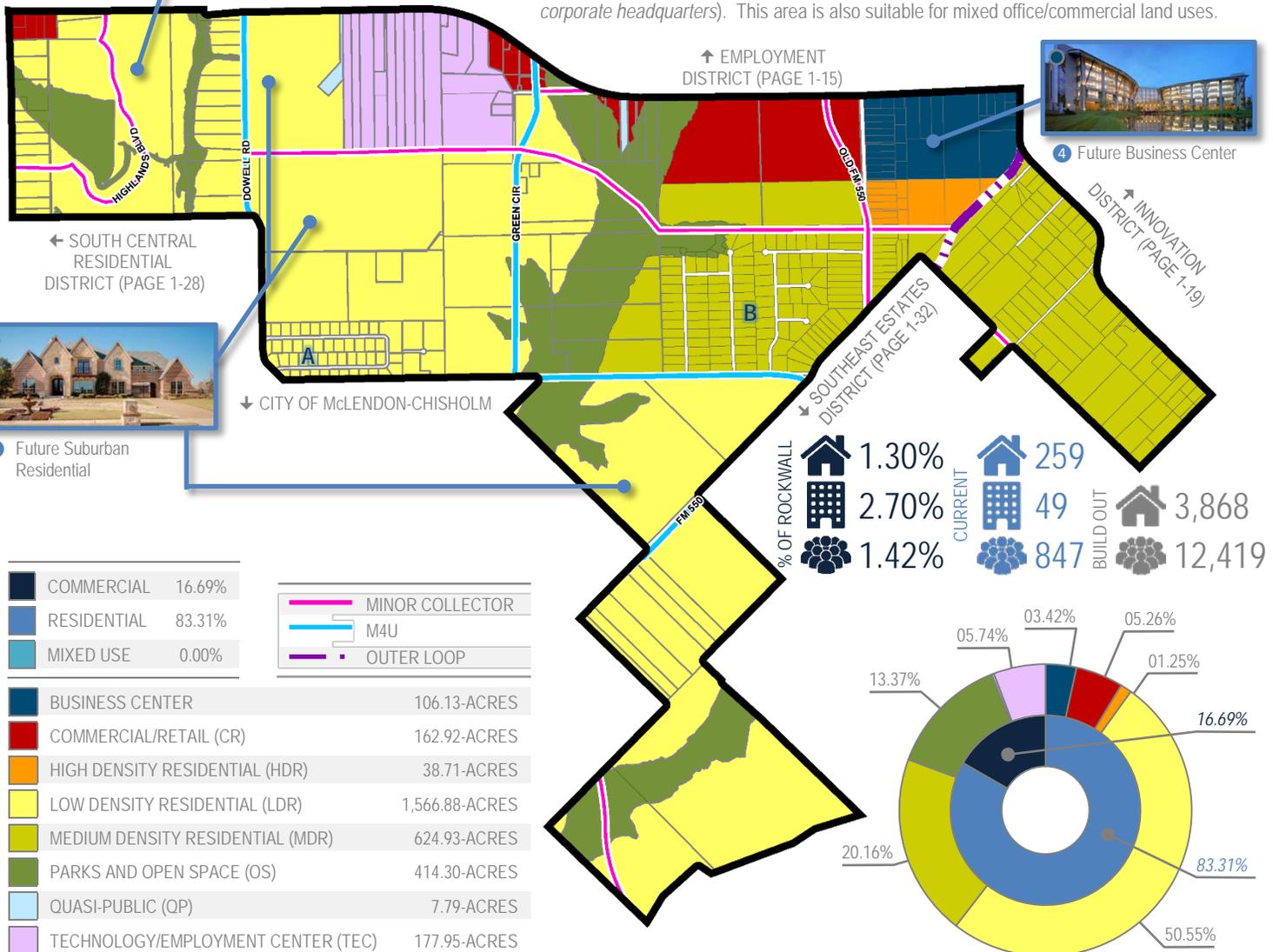
## LAND USE PALETTES

- Current Land Use
- Future Land Use



2 Future Suburban Residential

↑ TECHNOLOGY DISTRICT (PAGE 1-31)



2 Future Suburban Residential

← SOUTH CENTRAL RESIDENTIAL DISTRICT (PAGE 1-28)

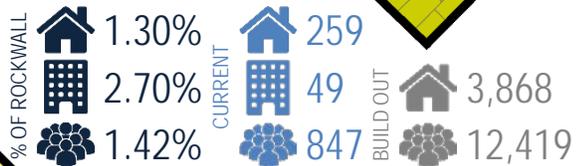
↑ EMPLOYMENT DISTRICT (PAGE 1-15)



4 Future Business Center

↑ INNOVATION DISTRICT (PAGE 1-19)

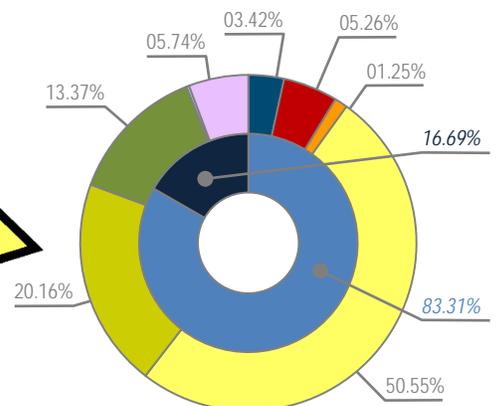
↓ CITY OF McLENDON-CHISHOLM



■ COMMERCIAL	16.69%
■ RESIDENTIAL	83.31%
■ MIXED USE	0.00%

—	MINOR COLLECTOR
—	M4U
—	OUTER LOOP

■ BUSINESS CENTER	106.13-ACRES
■ COMMERCIAL/RETAIL (CR)	162.92-ACRES
■ HIGH DENSITY RESIDENTIAL (HDR)	38.71-ACRES
■ LOW DENSITY RESIDENTIAL (LDR)	1,566.88-ACRES
■ MEDIUM DENSITY RESIDENTIAL (MDR)	624.93-ACRES
■ PARKS AND OPEN SPACE (OS)	414.30-ACRES
■ QUASI-PUBLIC (QP)	7.79-ACRES
■ TECHNOLOGY/EMPLOYMENT CENTER (TEC)	177.95-ACRES



## DISTRICT STRATEGIES

Taking into account that the *South Central Estates District* has a large amount of mostly vacant or raw land with limited access to infrastructure (i.e. *water and wastewater facilities*), the following are the recommended strategies for this district:

- 1 **Opportunity Zone** (*Intersection of SH-276 & FM-548*). When constructed this intersection will be a major land use node in the district and have the potential to provide employment and professional campus land uses mixed with entertainment, restaurant and retail land uses that can create an "18-Hour" environment (i.e. *an environment that provides the ability to live, work, shop and dine*).
- 2 **Suburban Residential**. The district has several large tracts of land that can support highly amenitized master planned communities. Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (e.g. *larger lots or a large landscape buffer*) adjacent to the existing subdivision. Due to the availability of infrastructure residential in this area may also be suitable for 1½-acre lots with septic systems.
- 3 **Commercial/Retail Centers**. Due to the anticipated alignment of the Outer Loop (i.e. *current alignment of FM-548*), the commercial/retail centers along SH-276 are ideal for larger scale retail businesses and restaurants that could support any office or residential development in the area. These areas could also provide neighborhood service uses intended to allow smaller commercial uses that can support adjacent residential land uses. All commercial developments should incorporate appropriate screening (e.g. *berms, landscaping and large buffers*) to transition uses.
- 4 **Business Center**. The areas designated as *Business Center* are intended to provide space for larger office facilities and combination manufacturing/warehouse and office facilities (e.g. *corporate headquarters*). This area is also suitable for mixed office/commercial land uses.

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, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 1 (SF-1) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 105.285-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4 OF THE J. R. MARRS SURVEY, ABSTRACT NO. 152, 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 from William Andrew Solomon of KRE 15, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.285-acre tract of land identified as Tract 4 of the J. R. Marris Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, 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 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 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 'B'* 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 'B'* 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 'B'* 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 'B'* 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 'B'* 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 20<sup>th</sup> DAY OF OCTOBER, 2025.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: October 6, 2025

2<sup>nd</sup> Reading: October 20, 2025

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

Being a 105.285-acre tract of land situated in the Jeremiah R. Marris Survey, Abstract No. 152, City of Royse City, Rockwall County, Texas, being all of a tract of land conveyed to Zollner-Brooks Family, LP, a Texas limited partnership, by Warranty Deed Without Title Examination, recorded in Document No. 2011-00448588 and Document No. 2011-00448587, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with cap stamped "TxDOT" (controlling monument (CM)) found on the northeasterly corner of said Zollner tract, being on the southerly right-of-way line of State Highway 276 (a variable width right-of-way) and being on the westerly line of a tract of land conveyed to LA-DF Investment Fund 9, LLC, by Special Warranty Deed, recorded in Volume 1283, Page 238, O.P.R.R.C.T.;

**THENCE** South 01 degrees 12 minutes 50 seconds East, along the common easterly line of said Zollner tract and the westerly line said LA-DF tract, a distance of 2,466.10 feet to a 1/2 inch iron rod (CM) found on the common southeasterly corner of said Zollner tract and the southwesterly corner of said LA-DF Investment tract, said iron rod also being on the northerly line of Lot 7, of Westview Addition, No. 3, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 321, O.P.R.R.C.T.;

**THENCE** South 89 degrees 16 minutes 10 seconds West, along the common southerly line of said Zollner tract, the northerly line of said Lot 7, Westview Addition, No. 3 plat, the northerly line of Lots 20-22, of Westview Addition, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 48, O.P.R.R.C.T. and the northerly line of Lot 15, of Westview Addition, Phase Two, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 59, O.P.R.R.C.T., a distance of 1,865.89 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set on the common southwesterly corner of said Zollner tract, and the northwesterly corner of said Lot 15, said iron rod set also being on the easterly line of a tract of land conveyed to Rickey Edmond Kennedy and wife, Sandra Ann Kennedy, by Warranty Deed With Vendor's Lien, recorded in Volume 147, Page 803, O.P.R.R.C.T.;

**THENCE** North 00 degrees 58 minutes 51 Seconds West, along the common westerly line of said Zollner tract, and the easterly line of said the Kennedy tract, the easterly line of a tract of land conveyed to Kerry C. Glover and Joann Glover, by General Warranty Deed, recorded in Document No. 20210000022531, O.P.R.R.C.T. and the easterly line of a tract of land conveyed to Terry Hashert d/b/a Southwest Car Care, by Warranty Deed With Vendor's Lien, recorded in Document No. 2007-00387668, O.P.R.R.C.T., a distance of 2,448.51 feet to a 5/8-inch iron rod with cap stamped "TxDOT" (CM) found for corner;

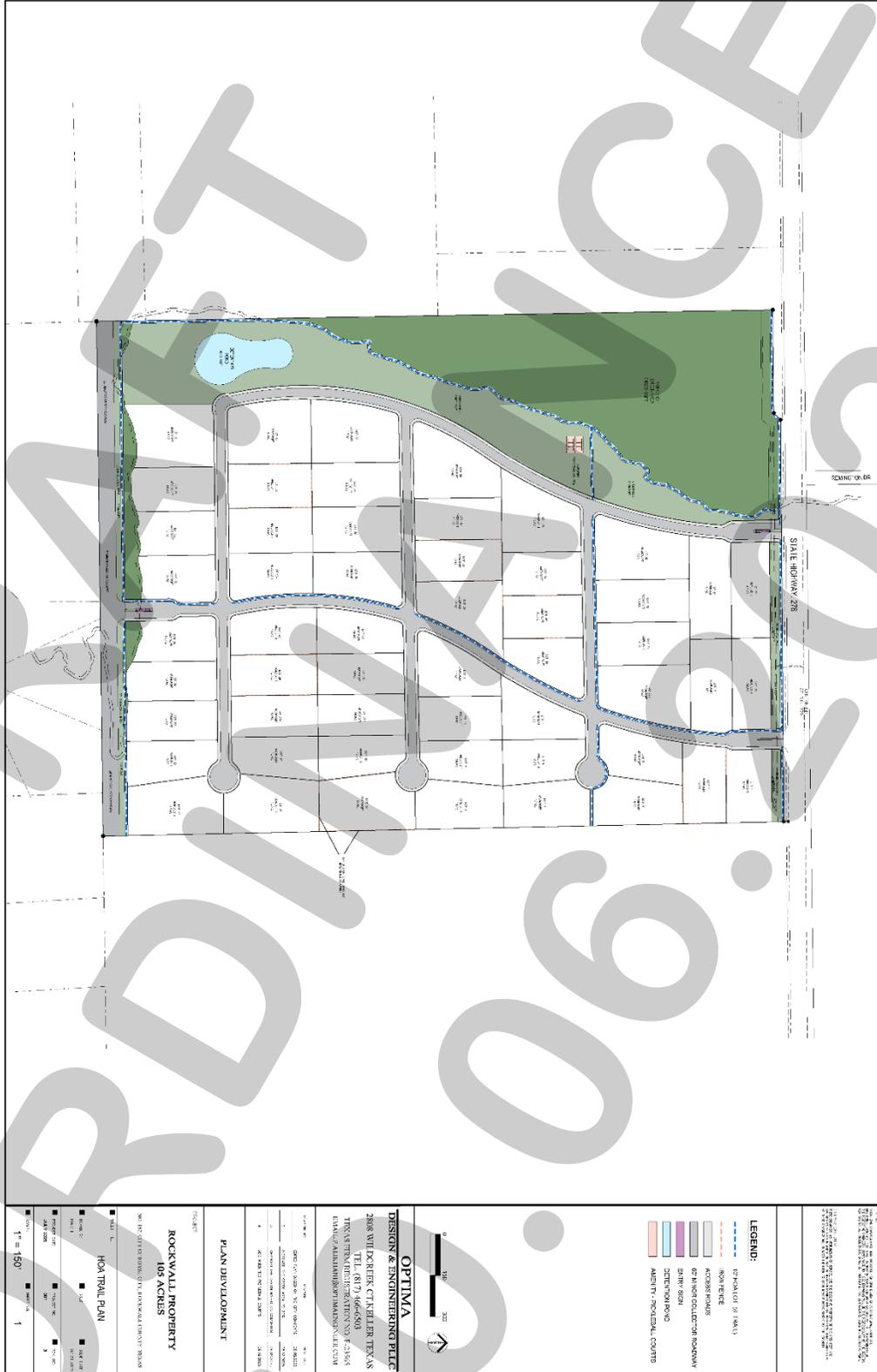
**THENCE** departing said Terry Hashert tract and along the common northerly line of said Zollner tract and the southerly right-of-way line of said State Highway 276 the following three (3) calls:

- (1) North 89 degrees 27 minutes 03 seconds East, a distance of 373.60 feet to a point for corner from which a 5/8-inch iron rod found bears at North 35 degrees 59 minutes 02 seconds East - 0.31';
- (2) North 44 degrees 59 minutes 51 seconds East, a distance of 35.11 feet to a 5/8-inch iron rod with cap stamped "TxDOT" (CM);
- (3) North 89 degrees 29 minutes 51 seconds East, a distance of 1,457.05 feet to the **POINT OF BEGINNING** and containing 105.285 acres of land (4,586,232 square feet), more or less.

**Exhibit 'B':  
Concept Plan**



**Exhibit 'C':  
Trail Plan**



**Exhibit 'D':**  
*Density and Development Standards*

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 1 (SF-1) 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 'B'* and stated in *Table 1*, which is as follows:

**TABLE 1: LOT COMPOSITION**

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	100' x 200'	43,560 SF	44	81.48%
B	150' x 250'	63,340 SF	10	18.52%
<i>Maximum Permitted Units:</i>			54	100.00%

- (3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 1 (SF-1) 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 0.513 dwelling units per gross acre of land; however, in no case should the proposed development exceed 54 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

**TABLE 2: LOT DIMENSIONAL REQUIREMENTS**

Lot Type (see Concept Plan) ►	A	B
Minimum Lot Width <sup>(1)</sup>	100'	150'
Minimum Lot Depth	200'	250'
Minimum Lot Area	43,560 SF	63,340 SF
Minimum Front Yard Setback <sup>(2) &amp; (5)</sup>	30'	30'
Minimum Side Yard Setback	10'	10'
Minimum Side Yard Setback Adjacent to a Street <sup>(2), (5), &amp; (6)</sup>	15'	20'
Minimum Rear Yard Setback <sup>(4)</sup>	10'	10'
Minimum Rear Yard Setback Adjacent to a Street <sup>(4)</sup>	20'	20'
Minimum Length of Driveway Pavement	30'	30'
Maximum Height <sup>(3)</sup>	36'	36'
Minimum Area/Dwelling Unit (SF) <sup>(7)</sup>	3,000 SF	3,250 SF
Maximum Lot Coverage	40%	40%
Minimum Garage Parking Spaces	3	3

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 and the rear lot width reduced provided that the lot width will be met at the *Front Yard* and *Rear 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: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a side setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.
- 7: Air-Conditioned Space.

**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 exterior façade of all buildings shall be 100.00% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardyBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 80.00% of the masonry requirement; however, administrative approval from the Director of Planning and Zoning may be requested for housing plans that utilize cementitious fiberboard in excess of 80.00% of the masonry requirement on a *case-by-case* basis.

*FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD*



*FIGURE 2: EXAMPLES OF BOARD AND BATTEN*



*FIGURE 3: EXAMPLES OF BRICK*



**Exhibit 'D':**  
*Density and Development Standards*

**FIGURE 4: EXAMPLES OF HORIZONTAL LAP**



- (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) All lots as depicted in *Exhibit 'B'* may be oriented in a swing (*i.e. traditional swing or j-swing*), side entry, or recessed front entry garage configurations as defined in Article 13, *Definitions*, of the Unified Development Code (UDC). In a swing garage configuration, a second (*single or double*) garage door facing the street is permitted if it is behind the width of the double garage door in the swing configuration. Side entry garage configurations shall require a minimum driveway width of 20-feet.
  - (2) All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [1] coach lighting, [2] decorative wood doors or wood overlays on insulated metal doors, [3] include two (2) of the upgraded or enhanced finishes from *Figured 6 & 7* below, and [4] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished. [see *Figures 5 – 7* for examples of the aforementioned garage and driveway features].

**Exhibit 'D':**  
*Density and Development Standards*

**FIGURE 5. EXAMPLE OF COACH LIGHTING**



**FIGURE 6: EXAMPLES OF UPGRADED OR ENHANCED FINISHES**



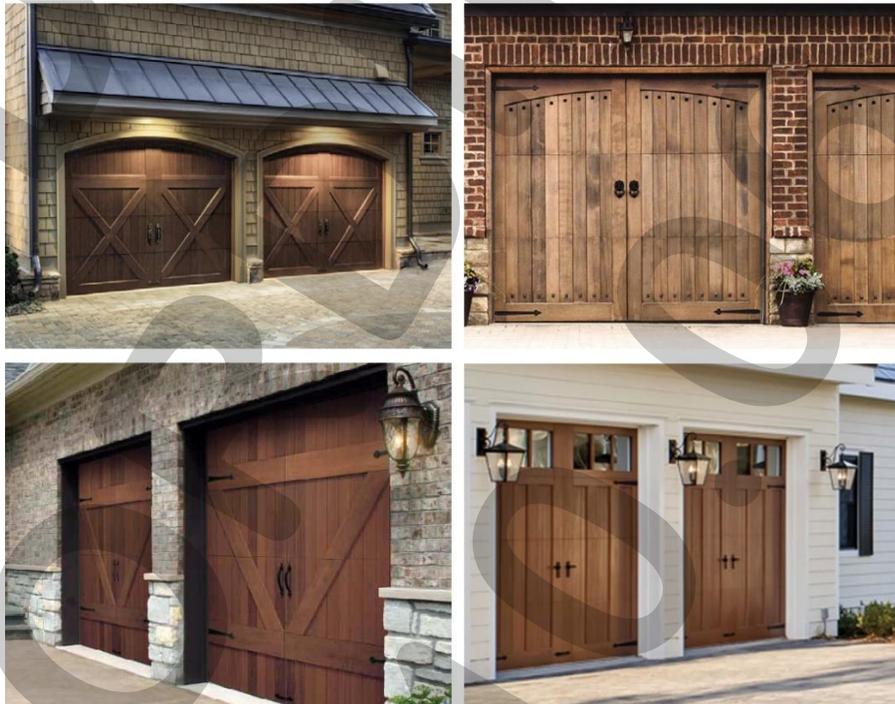
**DIVIDED BAYS**

**CARRIAGE HARDWARE**

**CEDAR CLADDING**

**ORNAMENTAL PAVING**

**FIGURE 7: EXAMPLES OF UPGRADED GARAGES**



**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 minimum spacing requirements for the same or similar homes see Figures 8 & 9 below); however, only one (1) home per 25 homes may utilize the same or a similar building elevation that does not meet the requirements of Subsection (5)(b) below.

TABLE 3: ANTI-MONOTONY MATRIX

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	100' x 200'	(1), (2), (3), (4), (5)
B	150' x 250'	(1), (2), (3), (4), (5)

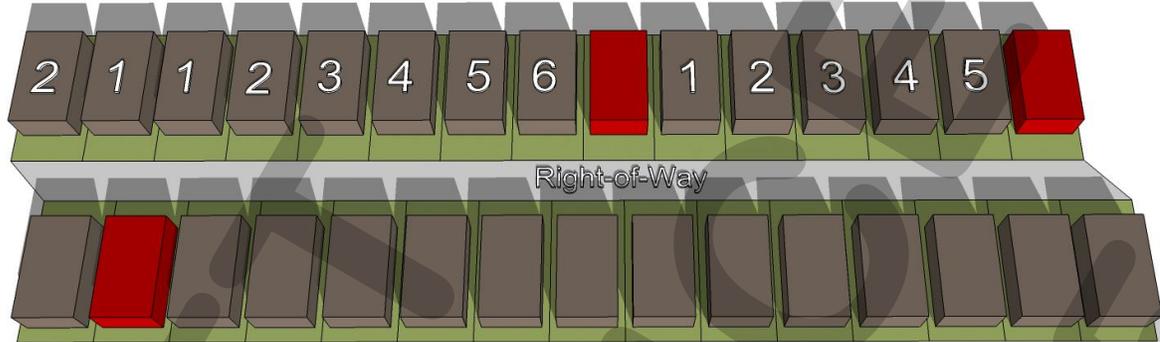
- (a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials 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 or roadways 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 four (4) items deviate:
- (1) Number of Stories
  - (2) Permitted Encroachment Type and Layout
  - (3) Roof Type and Layout
  - (4) Articulation of the Front Façade
  - (5) Garage Orientation
- (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 8: PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



**Exhibit 'D':**  
*Density and Development Standards*

**FIGURE 9: 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, adhere to the *Concept Plan* depicted in *Exhibit 'B'*, and meet the following standards:
- (a) **Front Yard Fences.** Front yard fences shall be prohibited.
  - (b) **Wrought Iron/Tubular Steel.** All lots shall be required to install a wrought iron or tubular steel fence as depicted in the *Concept Plan* in *Exhibit 'B'* of this ordinance. Wrought iron/tubular steel fences shall be six (6) feet in height. In addition, lots located along the perimeter of roadways (*i.e. SH-276 or a roadway larger than a Residential Street*) shall provide masonry columns evenly spaced along the side and/or rear property line – *with columns not exceeding 45-foot centers* -- that begin at the rear of the property line.
  - (c) **Corner Lots.** Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns evenly spaced along the side and/or rear property line – *with columns not exceeding 45-foot centers* -- that begin at the rear of the property line. A six (6) foot wrought iron fence shall be required between the masonry columns along the side and/or rear lot adjacent to a street. The property owner shall be required to maintain both sides of the fence.
  - (d) **Fence in Easements.** No fencing shall be constructed in or across a franchise utility or the City of Rockwall's easements.
- (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, all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height, and all shrubs shall be a minimum of five (5) gallons.
    - (1) **Landscape Buffer Adjacent to SH-276.** A minimum of a 70-foot landscape buffer shall be provided along SH-276 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 70-foot landscape buffer. All residential lots backing to SH-276 shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.

**Exhibit 'D':**  
*Density and Development Standards*

- (2) Landscape Buffer Adjacent to Minor Collectors. A minimum of a 30-foot landscape buffer shall be provided along SH-276 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. An eight (8) foot trail shall be constructed within the 30-foot landscape buffer. All residential lots backing to a *Minor Collector* shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.
- (3) Landscape Buffer Adjacent to Amenity Center. A minimum of a ten (10) foot landscape buffer shall be provided along the roadway adjacent to the amenity center. This landscape buffer shall incorporate ground cover and shrubbery along the entire length of the adjacent street frontage. In addition, one (1) canopy tree and one (1) accent tree shall be planted per 50-linear feet.
- (b) 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 that are less than ten (10) inches in size, and ten (10) feet from public water, sanitary sewer, and storm lines that are ten (10) inches and greater. In addition, no street trees shall be allowed to be located within public right-of-way. All street trees shall be reviewed with the *PD Site Plan*.
- (c) Residential Lot Landscaping. Prior to the issuance of a Certificate of Occupancy (CO), any residential lots depicted on *Exhibit 'B'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.
- (d) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within detention areas, 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) Streets. 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; however, trails adjacent to residential

**Exhibit 'D':**  
*Density and Development Standards*

lots -- as depicted in Exhibit 'C' of this ordinance -- shall be eight (8) feet in width and shall be permitted to extend up to two (2) feet outside the right-of-way, inside the residential lot, in a pedestrian access easement.

- (11) Buried Utilities. New distribution power-lines required to serve the *Subject Property* and the existing power-lines adjacent to SH-276 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) On-Site Sewage Facilities. *Septic Systems* are permitted pending conformance to the following standards:
  - (a) All *Septic Systems* shall be designed by a licensed *On-Site Sewage Facility (OSSF)* professional (e.g. *licensed engineer, sanitarian, etcetera*).
  - (b) A stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis.
  - (c) All *Septic Systems* shall be inspected and approved by the City's chosen inspector.
- (13) Open Space. The development shall consist of a minimum of 20.00% open space (or a minimum of 21.057 acres -- as calculated by the formula stipulated in the *Comprehensive Plan*), and generally conform to the Concept Plan contained in Exhibit 'B' of this ordinance. All open space areas (including *landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).
- (14) Trails. A minimum of an eight (8) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in Exhibit 'C' of this ordinance.
- (15) Amenities. Amenities shall be constructed in generally the same area as depicted in Exhibit 'C' of this ordinance. In addition, the proposed amenity -- as depicted in Exhibit 'C' of this ordinance -- shall include at a minimum two (2) covered pickleball courts that generally conform to *Figure 10*. All amenities provided with this development shall be maintained by the Homeowner's Association (HOA). The final design and layout of the proposed amenities shall be approved with the *PD Site Plan*.

*Continued on Next Page ...*

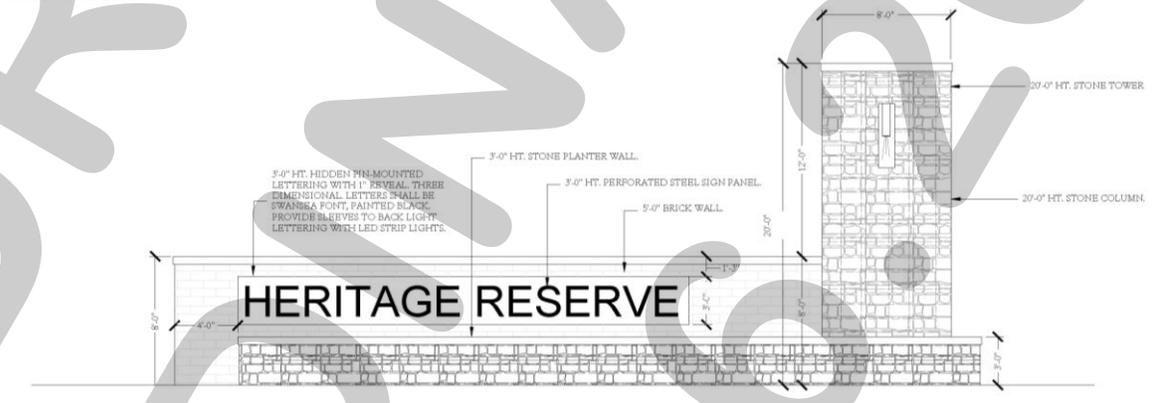
**Exhibit 'D':**  
*Density and Development Standards*

**FIGURE 10:** RENDERING OF THE PROPOSED COVERED PICKLEBALL COURTS.



- (16) ***Neighborhood Signage and Enhancements.*** Permanent subdivision identification signage shall be required 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*; however, the signage shall generally conform to *Figure 11* below. 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*.

**FIGURE 11:** THE PROPOSED SUBDIVISION SIGNAGE.



- (17) ***Homeowner's Association (HOA).*** A Homeowner's Association (HOA) 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, parallel parking and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.
- (18) ***Variations.*** 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. 25-68

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 105 (PD-105) FOR SINGLE-FAMILY 1 (SF-1) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 105.285-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4 OF THE J. R. MARRS SURVEY, ABSTRACT NO. 152, 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 from William Andrew Solomon of KRE 15, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.285-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, 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 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 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 'B'* 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 'B'* 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 'B'* 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 'B'* 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 'B'* 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.

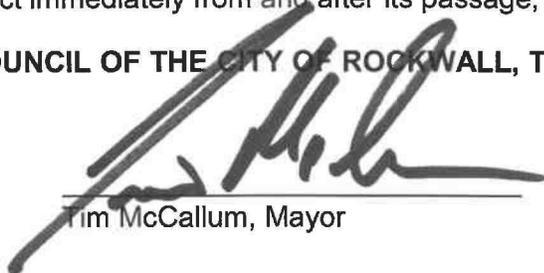
**SECTION 6.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day 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 20<sup>th</sup> DAY OF OCTOBER, 2025.**



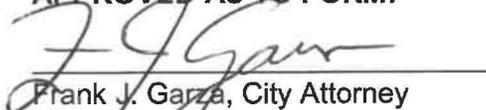
\_\_\_\_\_  
Tim McCallum, Mayor

**ATTEST:**



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

**APPROVED AS TO FORM:**



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



1<sup>st</sup> Reading: October 6, 2025

2<sup>nd</sup> Reading: October 20, 2025

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

Being a 105.285-acre tract of land situated in the Jeremiah R. Marrs Survey, Abstract No. 152, City of Royse City, Rockwall County, Texas, being all of a tract of land conveyed to Zollner-Brooks Family, LP, a Texas limited partnership, by Warranty Deed Without Title Examination, recorded in Document No. 2011-00448588 and Document No. 2011-00448587, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with cap stamped "TxDOT" (controlling monument (CM)) found on the northeasterly corner of said Zollner tract, being on the southerly right-of-way line of State Highway 276 (a variable width right-of-way) and being on the westerly line of a tract of land conveyed to LA-DF Investment Fund 9, LLC, by Special Warranty Deed, recorded in Volume 1283, Page 238, O.P.R.R.C.T.;

**THENCE** South 01 degrees 12 minutes 50 seconds East, along the common easterly line of said Zollner tract and the westerly line said LA-DF tract, a distance of 2,466.10 feet to a 1/2 inch iron rod (CM) found on the common southeasterly corner of said Zollner tract and the southwesterly corner of said LA-DF Investment tract, said iron rod also being on the northerly line of Lot 7, of Westview Addition, No. 3, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 321, O.P.R.R.C.T.;

**THENCE** South 89 degrees 16 minutes 10 seconds West, along the common southerly line of said Zollner tract, the northerly line of said Lot 7, Westview Addition, No. 3 plat, the northerly line of Lots 20–22, of Westview Addition, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 48, O.P.R.R.C.T. and the northerly line of Lot 15, of Westview Addition, Phase Two, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 59, O.P.R.R.C.T., a distance of 1,865.89 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set on the common southwesterly corner of said Zollner tract, and the northwesterly corner of said Lot 15, said iron rod set also being on the easterly line of a tract of land conveyed to Rickey Edmond Kennedy and wife, Sandra Ann Kennedy, by Warranty Deed With Vendor's Lien, recorded in Volume 147, Page 803, O.P.R.R.C.T.;

**THENCE** North 00 degrees 58 minutes 51 Seconds West, along the common westerly line of said Zollner tract, and the easterly line of said the Kennedy tract, the easterly line of a tract of land conveyed to Kerry C. Glover and Joann Glover, by General Warranty Deed, recorded in Document No. 20210000022531, O.P.R.R.C.T. and the easterly line of a tract of land conveyed to Terry Hashert d/b/a Southwest Car Care, by Warranty Deed With Vendor's Lien, recorded in Document No. 2007-00387668, O.P.R.R.C.T., a distance of 2,448.51 feet to a 5/8-inch iron rod with cap stamped "TxDOT" (CM) found for corner;

**THENCE** departing said Terry Hashert tract and along the common northerly line of said Zollner tract and the southerly right-of-way line of said State Highway 276 the following three (3) calls:

- (1) North 89 degrees 27 minutes 03 seconds East, a distance of 373.60 feet to a point for corner from which a 5/8-inch iron rod found bears at North 35 degrees 59 minutes 02 seconds East - 0.31';
- (2) North 44 degrees 59 minutes 51 seconds East, a distance of 35.11 feet to a 5/8-inch iron rod with cap stamped "TxDOT" (CM);
- (3) North 89 degrees 29 minutes 51 seconds East, a distance of 1,457.05 feet to the **POINT OF BEGINNING** and containing 105.285 acres of land (4,586,232 square feet), more or less.



**Exhibit 'C':  
Trail Plan**



**Exhibit 'D':**  
*Density and Development Standards*

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 1 (SF-1) 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 'B'* 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 200'	43,560 SF	44	81.48%
B	150' x 250'	63,340 SF	10	18.52%
<i>Maximum Permitted Units:</i>			54	100.00%

- (3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 1 (SF-1) 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 0.513 dwelling units per gross acre of land; however, in no case should the proposed development exceed 54 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>	<b>A</b>	<b>B</b>
<i>Minimum Lot Width</i> <sup>(1)</sup>	100'	150'
<i>Minimum Lot Depth</i>	200'	250'
<i>Minimum Lot Area</i>	43,560 SF	63,340 SF
<i>Minimum Front Yard Setback</i> <sup>(2) &amp; (5)</sup>	30'	30'
<i>Minimum Side Yard Setback</i>	10'	10'
<i>Minimum Side Yard Setback Adjacent to a Street</i> <sup>(2), (5), &amp; (6)</sup>	15'	20'
<i>Minimum Rear Yard Setback</i> <sup>(4)</sup>	10'	10'
<i>Minimum Rear Yard Setback Adjacent to a Street</i> <sup>(4)</sup>	20'	20'
<i>Minimum Length of Driveway Pavement</i>	30'	30'
<i>Maximum Height</i> <sup>(3)</sup>	36'	36'
<i>Minimum Area/Dwelling Unit (SF)</i> <sup>(7)</sup>	3,000 SF	3,250 SF
<i>Maximum Lot Coverage</i>	40%	40%
<i>Minimum Garage Parking Spaces</i>	3	3

**General Notes:**

- <sup>1</sup>: 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 and the rear lot width reduced provided that the lot width will be met at the *Front Yard* and *Rear 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*.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- <sup>4</sup>: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- <sup>5</sup>: 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.
- <sup>6</sup>: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a side setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.
- <sup>7</sup>: Air-Conditioned Space.

**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 exterior façade of all buildings shall be 100.00% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (e.g. *HardiBoard* or *Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (see *examples below*) may be used for up to 80.00% of the masonry requirement; however, administrative approval from the Director of Planning and Zoning may be requested for housing plans that utilize cementitious fiberboard in excess of 80.00% of the masonry requirement on a *case-by-case* basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



FIGURE 2: EXAMPLES OF BOARD AND BATTEN



FIGURE 3: EXAMPLES OF BRICK



**Exhibit 'D':**  
*Density and Development Standards*

**FIGURE 4: EXAMPLES OF HORIZONTAL LAP**



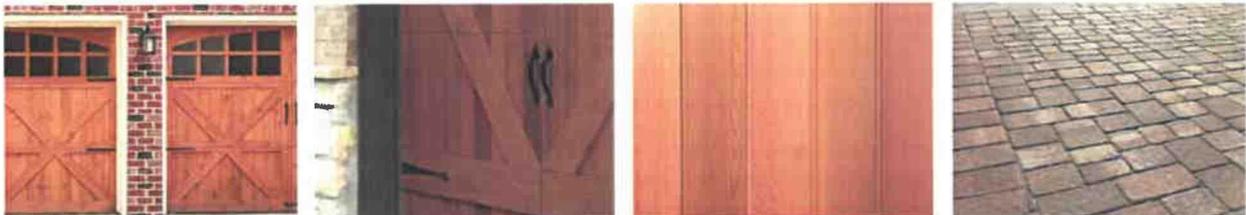
- (b) Roof Pitch. A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) Garage Orientation and Garage Doors. This development shall adhere to the following garage design and orientation requirements:
- (1) All lots as depicted in *Exhibit 'B'* may be oriented in a swing (*i.e. traditional swing or j-swing*), side entry, or recessed front entry garage configurations as defined in Article 13, *Definitions*, of the Unified Development Code (UDC). In a swing garage configuration, a second (*single or double*) garage door facing the street is permitted if it is behind the width of the double garage door in the swing configuration. Side entry garage configurations shall require a minimum driveway width of 20-feet.
  - (2) All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [1] coach lighting, [2] decorative wood doors or wood overlays on insulated metal doors, [3] include two (2) of the upgraded or enhanced finishes from *Figured 6 & 7* below, and [4] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished. [see *Figures 5 – 7* for examples of the aforementioned garage and driveway features].

**Exhibit 'D':**  
*Density and Development Standards*

**FIGURE 5. EXAMPLE OF COACH LIGHTING**



**FIGURE 6: EXAMPLES OF UPGRADED OR ENHANCED FINISHES**



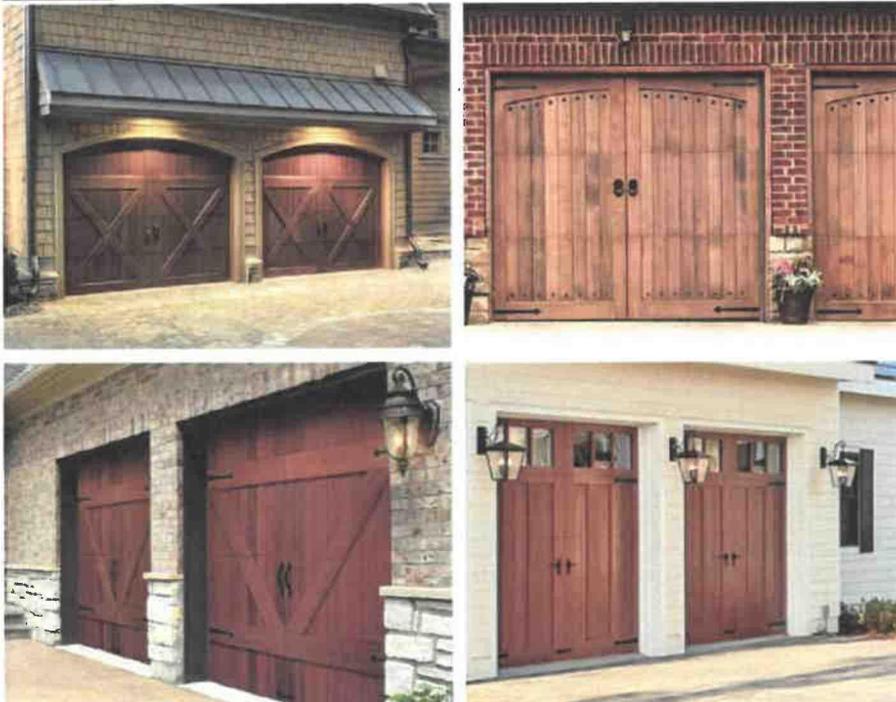
**DIVIDED BAYS**

**CARRIAGE HARDWARE**

**CEDAR CLADDING**

**ORNAMENTAL PAVING**

**FIGURE 7: EXAMPLES OF UPGRADED GARAGES**



**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 minimum spacing requirements for the same or similar homes see Figures 8 & 9 below); however, only one (1) home per 25 homes may utilize the same or a similar building elevation that does not meet the requirements of Subsection (5)(b) below.

TABLE 3: ANTI-MONOTONY MATRIX

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	100' x 200'	(1), (2), (3), (4), (5)
B	150' x 250'	(1), (2), (3), (4), (5)

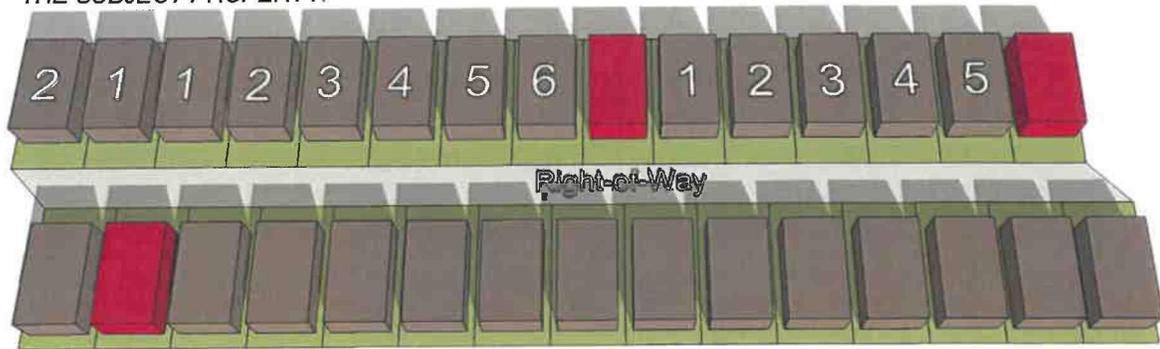
- (a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials 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 or roadways 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 four (4) items deviate:
- (1) Number of Stories
  - (2) Permitted Encroachment Type and Layout
  - (3) Roof Type and Layout
  - (4) Articulation of the Front Façade
  - (5) Garage Orientation
- (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 8: PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.**



**Exhibit 'D':**  
*Density and Development Standards*

**FIGURE 9: 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, adhere to the *Concept Plan* depicted in *Exhibit 'B'*, and meet the following standards:
- (a) **Front Yard Fences.** Front yard fences shall be prohibited.
  - (b) **Wrought Iron/Tubular Steel.** All lots shall be required to install a wrought iron or tubular steel fence as depicted in the *Concept Plan* in *Exhibit 'B'* of this ordinance. Wrought iron/tubular steel fences shall be six (6) feet in height. In addition, lots located along the perimeter of roadways (*i.e.* SH-276 or a roadway larger than a Residential Street) shall provide masonry columns evenly spaced along the side and/or rear property line – with columns not exceeding 45-foot centers -- that begin at the rear of the property line.
  - (c) **Corner Lots.** Corner lot fences (*i.e.* adjacent to the street) shall provide masonry columns evenly spaced along the side and/or rear property line – with columns not exceeding 45-foot centers -- that begin at the rear of the property line. A six (6) foot wrought iron fence shall be required between the masonry columns along the side and/or rear lot adjacent to a street. The property owner shall be required to maintain both sides of the fence.
  - (d) **Fence in Easements.** No fencing shall be constructed in or across a franchise utility or the City of Rockwall's easements.
- (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, all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height, and all shrubs shall be a minimum of five (5) gallons.
  - (1) **Landscape Buffer Adjacent to SH-276.** A minimum of a 70-foot landscape buffer shall be provided along SH-276 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 70-foot landscape buffer. All residential lots backing to SH-276 shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.

**Exhibit 'D':**  
*Density and Development Standards*

- (2) Landscape Buffer Adjacent to Minor Collectors. A minimum of a 30-foot landscape buffer shall be provided along SH-276 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. An eight (8) foot trail shall be constructed within the 30-foot landscape buffer. All residential lots backing to a *Minor Collector* shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.
- (3) Landscape Buffer Adjacent to Amenity Center. A minimum of a ten (10) foot landscape buffer shall be provided along the roadway adjacent to the amenity center. This landscape buffer shall incorporate ground cover and shrubbery along the entire length of the adjacent street frontage. In addition, one (1) canopy tree and one (1) accent tree shall be planted per 50-linear feet.
- (b) 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 that are less than ten (10) inches in size, and ten (10) feet from public water, sanitary sewer, and storm lines that are ten (10) inches and greater. In addition, no street trees shall be allowed to be located within public right-of-way. All street trees shall be reviewed with the *PD Site Plan*.
- (c) Residential Lot Landscaping. Prior to the issuance of a Certificate of Occupancy (CO), any residential lots depicted on *Exhibit 'B'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.
- (d) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within detention areas, 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) Streets. 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; however, trails adjacent to residential

**Exhibit 'D':**  
*Density and Development Standards*

lots -- as depicted in Exhibit 'C' of this ordinance -- shall be eight (8) feet in width and shall be permitted to extend up to two (2) feet outside the right-of-way, inside the residential lot, in a pedestrian access easement.

- (11) Buried Utilities. New distribution power-lines required to serve the *Subject Property* and the existing power-lines adjacent to SH-276 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) On-Site Sewage Facilities. *Septic Systems* are permitted pending conformance to the following standards:
- (a) All *Septic Systems* shall be designed by a licensed *On-Site Sewage Facility (OSSF)* professional (e.g. *licensed engineer, sanitarian, etcetera*).
  - (b) A stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis.
  - (c) All *Septic Systems* shall be inspected and approved by the City's chosen inspector.
- (13) Open Space. The development shall consist of a minimum of 20.00% open space (or a minimum of 21.057 acres -- as calculated by the formula stipulated in the *Comprehensive Plan*), and generally conform to the Concept Plan contained in Exhibit 'B' of this ordinance. All open space areas (including *landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).
- (14) Trails. A minimum of an eight (8) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in Exhibit 'C' of this ordinance.
- (15) Amenities. Amenities shall be constructed in generally the same area as depicted in Exhibit 'C' of this ordinance. In addition, the proposed amenity -- as depicted in Exhibit 'C' of this ordinance -- shall include at a minimum two (2) covered pickleball courts that generally conform to *Figure 10*. All amenities provided with this development shall be maintained by the Homeowner's Association (HOA). The final design and layout of the proposed amenities shall be approved with the *PD Site Plan*.

*Continued on Next Page ...*

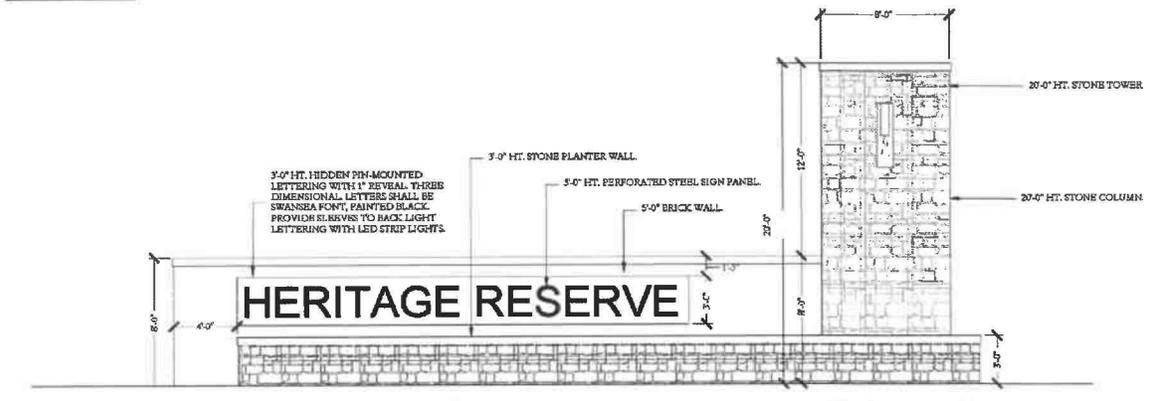
**Exhibit 'D':**  
*Density and Development Standards*

**FIGURE 10:** RENDERING OF THE PROPOSED COVERED PICKLEBALL COURTS.



- (16) *Neighborhood Signage and Enhancements.* Permanent subdivision identification signage shall be required 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*; however, the signage shall generally conform to *Figure 11* below. 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*.

**FIGURE 11:** THE PROPOSED SUBDIVISION SIGNAGE.



- (17) *Homeowner's Association (HOA).* A Homeowner's Association (HOA) 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, parallel parking and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.
- (18) *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.



DATE: December 4, 2025

TO: William Solomon  
KRE 15 LLC  
4512 Legacy Drive  
Plano, TX 75024

FROM: Henry Lee, AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: Z2025-059; *Zoning Change from AG to PD*

William Solomon:

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 October 20, 2025. The following is a record of all recommendations, voting records and conditions of approval:

Conditions of Approval

- (1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the Planned Development District ordinance; and,
- (2) By approving this Zoning Change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from Medium Density Residential and Commercial/Retail to a Low-Density Residential designation; and,
- (3) 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 September 9, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 7-0, with the condition that all garages shall be three (3) car, and Type A lots shall have a minimum home size of 3,000 SF and Type B lots shall have a minimum home size of 3,250 SF.

On September 30, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 7-0.

City Council

On September 15, 2025, the City Council approved a motion to remand the zoning change back to the Planning and Zoning Commission by a vote of 7-0.

On October 6, 2025, the City Council approved a motion to approve the PD by a vote of 7-0.

On October 20, 2025, the City Council approved a motion to approve the zoning change by a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 25-68*, 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 a (972) 772-6434.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', written in a cursive style.

Henry Lee, AICP, *Senior Planner*  
City of Rockwall Planning and Zoning Department