



## 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 None

SUBDIVISION Discovery Lakes and Discovery Lakes Phase I

LOT

BLOCK

GENERAL LOCATION 316.315 Acre tract near the NE corner of SH 276 and Rochelle Road

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

CURRENT ZONING PD-78

CURRENT USE Single Family Residential /Commercial

PROPOSED ZONING Amend PD-78, ordinance no. 20-27, specifically Garages, see Exhibit A

PROPOSED USE Single Family Residential /Commercial

ACREAGE 316.315 acres

LOTS [CURRENT]

31 existing lots

LOTS [PROPOSED]

428 (as stated in PD-78)

☐ **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 Discovery Lakes, LLC & Discovery Lakes Phase I, LLC

☒ APPLICANT Alyson DiBlasi

CONTACT PERSON Alyson DiBlasi (See Exhibit B)

CONTACT PERSON Alyson DiBlasi

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 Alyson DiBlasi [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 \$ 4,944.73 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."

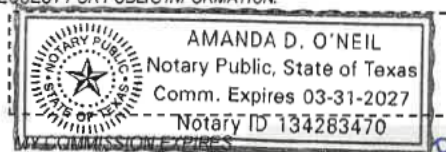
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 1<sup>st</sup> DAY OF October, 2025

OWNER'S SIGNATURE

*A. DiBlasi*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Amanda D. O'Neil*





**LIMITED LIABILITY COMPANY  
AUTHORIZATION**

**Discovery Lakes Phase I, LLC**

The undersigned being the manager of Discovery Lakes Phase I, LLC, a Texas limited liability company (the "LLC"), hereby authorizes and appoints Alyson DiBlasi to act as an authorized representative of the LLC in connection with the sale of any of the platted lots in the Discovery Lakes Phase I, LLC, City of Rockwall, Rockwall County, Texas (the "Subdivision").

Such authorization and appointment to include, but not to be limited to, the authority to execute and deliver in the name of and on behalf of the LLC, a purchase and sale contract, together with all documents, certificates, affidavits, agreements, deeds, consents, receipts, waivers, notices, escrow funds, escrow agreements and closing statements, as an authorized representative of the LLC, in connection with the sale of any of the platted lots in the Subdivision.

The undersigned on behalf of the LLC, hereby ratifies, approves and confirms any actions taken by Alyson DiBlasi to negotiate, contract and sell any of the platted lots in the Subdivision.

EXECUTED AND DELIVERED this 5th day of MAY, 2023.

DISCOVERY LAKES PHASE I, LLC

A Texas limited liability company

By: 

Alberto Dal Cin, Manager

**Discovery Lakes, LLC**  
**Discovery Lakes Phase I, LLC**  
15400 Knoll Trail Dr.  
Ste 230  
Dallas, TX 75248

September 29, 2025


City of Rockwall  
Attn: Ryan Miller, Director of Planning and Zoning  
385 S. Goliad Street  
Rockwall, TX 75087

To Whom It May Concern:

**Re: Letter of Acknowledgement re: Amendment of PD-078**

I, Qaiser Ali Kahn, as owner of Lot 1 Block A, 1645 Canyon Lake Rd., Rockwall County, TX, 75034, do acknowledge and do approve the requested Amendment to Zoning Ordinance, PD-078. I understand that the Amendment specifically addresses Garage Orientations for Lot Types A, 80' and larger, to allow for Side Entry Garages.

Sincerely,  
Qaiser Ali Kahn

Signed by:  
  
Baf2032e00c1ef4...

**Discovery Lakes, LLC**  
**Discovery Lakes Phase I, LLC**  
15400 Knoll Trail Dr.  
Ste 230  
Dallas, TX 75248

September 29, 2025

City of Rockwall  
Attn: Ryan Miller, Director of Planning and Zoning  
385 S. Goliad Street  
Rockwall, TX 75087

To Whom It May Concern:

**Re: Letter of Acknowledgement re: Amendment of PD-078**

We, ADETOKUNBO DOUGLAS AND OSADEBAWMEN DOUGLAS, as owners of Lot 3 Block A, 1633 Canyon Lake Rd., Rockwall County, TX, 75034, do acknowledge and do approve the requested Amendment to Zoning Ordinance, PD-078. We understand that the Amendment specifically addresses Garage Orientations for Lot Types A, 80' and larger, to allow for Side Entry Garages.

Sincerely,

ADETOKUNBO DOUGLAS



OSADEBAWMEN DOUGLAS



**Discovery Lakes, LLC**  
**Discovery Lakes Phase I, LLC**

15400 Knoll Trail Dr.  
Ste 230  
Dallas, TX 75248

September 29, 2025

City of Rockwall  
Attn: Ryan Miller, Director of Planning and Zoning  
385 S. Goliad Street  
Rockwall, TX 75087

To Whom It May Concern:

**Re: Letter of Acknowledgement re: Amendment of PD-078**

We, HORTON CAPITAL PROPERTIES, LLC DBA KINDRED HOMES, as owners of Lot 3 Block C, 1515 Twin Lakes Blvd; Lot 1 Block B, 1644 Canyon Lake Dr.; Lot 3 Block B, 4601 Bear Lake Dr.; and Lot 2 Block C, 1509 Twin Lakes Blvd, Rockwall County, TX, 75034, do acknowledge and do approve the requested Amendment to Zoning Ordinance, PD-078. We understand that the Amendment specifically addresses Garage Orientations for Lot Types A, 80' and larger, to allow for Side Entry Garages.

Sincerely,

HORTON CAPITAL PROPERTIES, LLC DBA KINDRED HOMES,  
a Texas limited liability company

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

Todd Miller, President

Date of Execution: \_\_\_\_\_

9/29/25



**Discovery Lakes, LLC**  
**Discovery Lakes Phase I, LLC**  
15400 Knoll Trail Dr.  
Ste 230  
Dallas, TX 75248

September 29, 2025

City of Rockwall  
Attn: Ryan Miller, Director of Planning and Zoning  
385 S. Goliad Street  
Rockwall, TX 75087

To Whom It May Concern:

**Re: Letter of Acknowledgement re: Amendment of PD-078**

Double Cross 276, LLC, as owners of the 9.129-acre tract of land more particularly described in Exhibit "A", do acknowledge and do approve the requested Amendment to Zoning Ordinance, PD-078. We understand that the Amendment specifically addresses Garage Orientations for Lot Types A, 80' and larger, to allow for Side Entry Garages.

Sincerely,  
Double Cross 276, LLC  
a Texas limited liability company

By:   
DocuSigned by:  
60D6739447884C3...

Printed Name: Kenny Huff

Title: Mr

**Discovery Lakes, LLC**  
**Discovery Lakes Phase I, LLC**  
15400 Knoll Trail Dr.  
Ste 230  
Dallas, TX 75248

September 29, 2025

City of Rockwall  
Attn: Ryan Miller, Director of Planning and Zoning  
385 S. Goliad Street  
Rockwall, TX 75087

To Whom It May Concern:

**Re: Letter of Acknowledgement re: Amendment of PD-078**

I, David Garcia, as owner of Lot 2 Block A, 1639 Canyon Lake Rd., Rockwall County, TX, 75034, do acknowledge and do approve the requested Amendment to Zoning Ordinance, PD-078. I understand that the Amendment specifically addresses Garage Orientations for Lot Types A, 80' and larger, to allow for Side Entry Garages.

Sincerely,

David Garcia

A handwritten signature in dark ink, appearing to read 'David Garcia', is written over a horizontal line.

## EXHIBIT A

Exhibit 'D'

Page 11, Table 2 shall be amended to include in Garage Orientation, **Side-Entry**, for Lot Types A

Page 12, (c) (3), **Side-Entry** has been added as follows:

(3) Garage Orientation. Garages shall be provided as stipulated by Table 2: Lot Dimensional Requirements. Garages permitted for front entry may be oriented toward the street in a Flat Front Entry format; however, the front facade of the garage must be situated a minimum of 25-feet off the front property line. All front entry garages shall incorporate an architectural element or feature separating the individual garage openings. **Side Entry, Swing, Traditional Swing or J-Swing** garages are permitted to have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the Swing configuration. **Side Entry garages are permitted on Lot Type A.**

**Exhibit 'D':**  
**Permitted Land Uses and Development Standards**

*District Development Standards*, of the Unified Development Code. In addition, all residential development shall adhere to the following standards:

- (a) *Lot Composition and Layout*. The lot layout and composition of the *Subject Property* shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1* below. Allowances for changes to the quantity and locations of each lot type are permitted in conformance with the requirements listed below; however, in no case shall the proposed development exceed 428 units.

**Table 1: Lot Composition**

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	80' x 200'	32,670 SF	45	10.51%
B	70' x 110'	7,700 SF	177	41.36%
C	60' x 110'	6,600 SF	206	48.13%
Maximum Permitted Units:			428	100.00%

The allocation of single-family dwellings among lot types may deviate from *Table 1* provided that the proposed lot composition meets the following criteria:

- (1) The total number of lots does not exceed 428 units; and,
  - (2) The average lot size for the total development is not less than 9,700 SF (*i.e. total square footage of all lots/total number of lots*); and,
  - (3) Lot Type "A" shall not be decrease below 40 lots; and,
  - (4) Lot Type "B" shall not be decreased below 38% of the total 428 lots; and,
  - (5) Lot Type "C" shall not be increased beyond 55% of the total 428 lots.
- (b) *Density and Dimensional Requirements*. The maximum permissible density for the *Subject Property* shall not exceed 1.40 dwelling units per gross acre of land; however, in no case should the proposed development exceed 428 units. All lots shall conform to the standards depicted in *Table 2* below and generally conform to *Exhibit 'C'* of this ordinance.

**Table 2: Lot Dimensional Requirements**

Lot Type (see Concept Plan) ►	A	B	C
Minimum Lot Width <sup>(1)</sup> & <sup>(5)</sup> & <sup>(7)</sup>	80'	70'	60'
Minimum Lot Depth	200'	110'	110'
Minimum Lot Area	32,670 SF	7,700 SF	6,600 SF
Minimum Front Yard Setback <sup>(2)</sup> , <sup>(6)</sup> , & <sup>(8)</sup>	25'	20'	20'
Minimum Side Yard Setback	10'	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) <sup>(2)</sup>	20'	15'	15'
Minimum Length of Driveway Pavement	25'	20'	20'
Maximum Height <sup>(3)</sup>	36'	36'	36'
Minimum Rear Yard Setback <sup>(4)</sup>	20'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	3,200 SF	2,250 SF	2,000 SF
Garage Orientation <sup>(6)</sup>	Side-Entry, J-Swing or Flat Front	J-Swing or Flat Front	J-Swing or Flat Front
Maximum Number of Front Entry Garages Permitted	17	58	137
Maximum Lot Coverage	65%	65%	65%

**General Notes:**

- <sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single-family home.



**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

4. As measured from the rear yard property line.
5. Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the lot width reduced by up to 20% as measured at the front property line provided that the lot width is met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows maybe reduced by up to ten (10%) percent, but shall meet the minimum lot size for each lot type.
6. 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 that increases the Front Yard Building Setback to 20-feet; however, the encroachment shall not exceed five (5) feet on Side Yard Setbacks (Adjacent to a Street) and shall not encroach into public right-of-way [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].
7. All lots with a *J-Swing* or *Traditional Swing* driveway require a minimum of a 65-foot lot width.
8. The minimum front yard setback for properties that have a *Flat Front Entry* garage format shall be 25-feet.

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

- (1) **Masonry Requirement.** The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, and cultured stone. Cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and/or stucco (i.e. *three [3] part stucco* or a comparable – to be determined by staff) shall be permitted to be used to meet up to 50% of the masonry requirement.
- (2) **Roof Pitch.** A minimum of an 8:12 roof pitch is required on all structures with the exception of porches, which shall have a minimum of a 4:12 roof pitch. *Type 'A'* lots may have a variable pitch to the roofs that may deviate from these specific standards when it is determined by staff to serve a particular architectural theme.
- (3) **Garage Orientation.** Garages shall be provided as stipulated by *Table 2: Lot Dimensional Requirements*. Garages permitted for front entry maybe oriented toward the street in a *Flat Front Entry* format; however, the front façade of the garage must be situated a minimum of 25-feet off the front property line. All front entry garages shall incorporate an architectural element or feature separating the individual garage openings. *Side Entry*, *Swing*, *Traditional Swing* or *J-Swing* garages are permitted to have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the *Swing* configuration. **Side-Entry Garages are permitted on Lot Type A.**

(ci) **Anti-Monotony Restrictions.** The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (for spacing requirements see the illustration on the following page).

**Table 3: Anti-Monotony Matrix**

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
<b>A</b>	<b>80' x 200'</b>	<b>(1), (2), (3), (5)</b>
<b>B</b>	<b>70' x 110'</b>	<b>(1), (2), (3), (4)</b>
<b>C</b>	<b>60' x 110'</b>	<b>(1), (2), (3), (4)</b>

- (1) 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

### Exhibit 'B'

#### Discovery Lakes Lot Owner Information:

Lot	Block	Address	PURCHASER
1	A	1645 Canyon Lake Dr.	QAISER ALI KAHN
2	A	1639 Canyon Lake Dr.	DAVID GARCIA
3	A	1633 Canyon Lake Dr.	ADETOKUNBO DOUGLAS AND OSADEBAWMEN DOUGLAS
1	B	1644 Canyon Lake Dr.	HORTON CAPITAL PROPERTIES, LLC DBA KINDRED HOMES
3	B	4601 Bear Lake Dr.	HORTON CAPITAL PROPERTIES, LLC DBA KINDRED HOMES
2	C	1509 Twin Lakes Blvd.	HORTON CAPITAL PROPERTIES, LLC DBA KINDRED HOMES
3	C	1515 Twin Lakes Blvd.	HORTON CAPITAL PROPERTIES, LLC DBA KINDRED HOMES
Commercial Tract		9.129-acre tract of land	DOUBLE CROSS 276, LLC



# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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SUBDIVISION Discovery Lakes and Discovery Lakes Phase I

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☒ APPLICANT Alyson DiBlasi

CONTACT PERSON Alyson DiBlasi (See Exhibit B)

CONTACT PERSON Alyson DiBlasi

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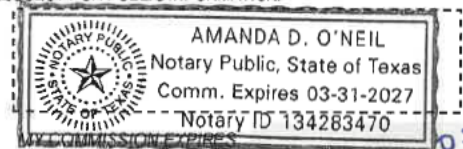
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 1<sup>st</sup> DAY OF October, 2025

OWNER'S SIGNATURE

*A. DiBlasi*  
*Amanda D. O'Neil*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



**LIMITED LIABILITY COMPANY  
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DISCOVERY LAKES PHASE I, LLC

A Texas limited liability company

By: 

Alberto Dal Cin, Manager



**Discovery Lakes, LLC**  
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15400 Knoll Trail Dr.  
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To Whom It May Concern:

**Re: Letter of Acknowledgement re: Amendment of PD-078**

We, ADETOKUNBO DOUGLAS AND OSADEBAWMEN DOUGLAS, as owners of Lot 3 Block A, 1633 Canyon Lake Rd., Rockwall County, TX, 75034, do acknowledge and do approve the requested Amendment to Zoning Ordinance, PD-078. We understand that the Amendment specifically addresses Garage Orientations for Lot Types A, 80' and larger, to allow for Side Entry Garages.

Sincerely,

ADETOKUNBO DOUGLAS



OSADEBAWMEN DOUGLAS



**Discovery Lakes, LLC**  
**Discovery Lakes Phase I, LLC**

15400 Knoll Trail Dr.  
Ste 230  
Dallas, TX 75248

September 29, 2025

City of Rockwall  
Attn: Ryan Miller, Director of Planning and Zoning  
385 S. Goliad Street  
Rockwall, TX 75087

To Whom It May Concern:

**Re: Letter of Acknowledgement re: Amendment of PD-078**

We, HORTON CAPITAL PROPERTIES, LLC DBA KINDRED HOMES, as owners of Lot 3 Block C, 1515 Twin Lakes Blvd; Lot 1 Block B, 1644 Canyon Lake Dr.; Lot 3 Block B, 4601 Bear Lake Dr.; and Lot 2 Block C, 1509 Twin Lakes Blvd, Rockwall County, TX, 75034, do acknowledge and do approve the requested Amendment to Zoning Ordinance, PD-078. We understand that the Amendment specifically addresses Garage Orientations for Lot Types A, 80' and larger, to allow for Side Entry Garages.

Sincerely,

HORTON CAPITAL PROPERTIES, LLC DBA KINDRED HOMES,  
a Texas limited liability company

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

Todd Miller, President

Date of Execution: \_\_\_\_\_

9/29/25

**Discovery Lakes, LLC**  
**Discovery Lakes Phase I, LLC**  
15400 Knoll Trail Dr.  
Ste 230  
Dallas, TX 75248

September 29, 2025

City of Rockwall  
Attn: Ryan Miller, Director of Planning and Zoning  
385 S. Goliad Street  
Rockwall, TX 75087

To Whom It May Concern:

**Re: Letter of Acknowledgement re: Amendment of PD-078**

Double Cross 276, LLC, as owners of the 9.129-acre tract of land more particularly described in Exhibit "A", do acknowledge and do approve the requested Amendment to Zoning Ordinance, PD-078. We understand that the Amendment specifically addresses Garage Orientations for Lot Types A, 80' and larger, to allow for Side Entry Garages.

Sincerely,  
Double Cross 276, LLC  
a Texas limited liability company

By:   
DocuSigned by:  
60D6739447884C3...

Printed Name: Kenny Huff

Title: Mr



**Discovery Lakes, LLC**  
**Discovery Lakes Phase I, LLC**  
15400 Knoll Trail Dr.  
Ste 230  
Dallas, TX 75248

September 29, 2025

City of Rockwall  
Attn: Ryan Miller, Director of Planning and Zoning  
385 S. Goliad Street  
Rockwall, TX 75087

To Whom It May Concern:

**Re: Letter of Acknowledgement re: Amendment of PD-078**

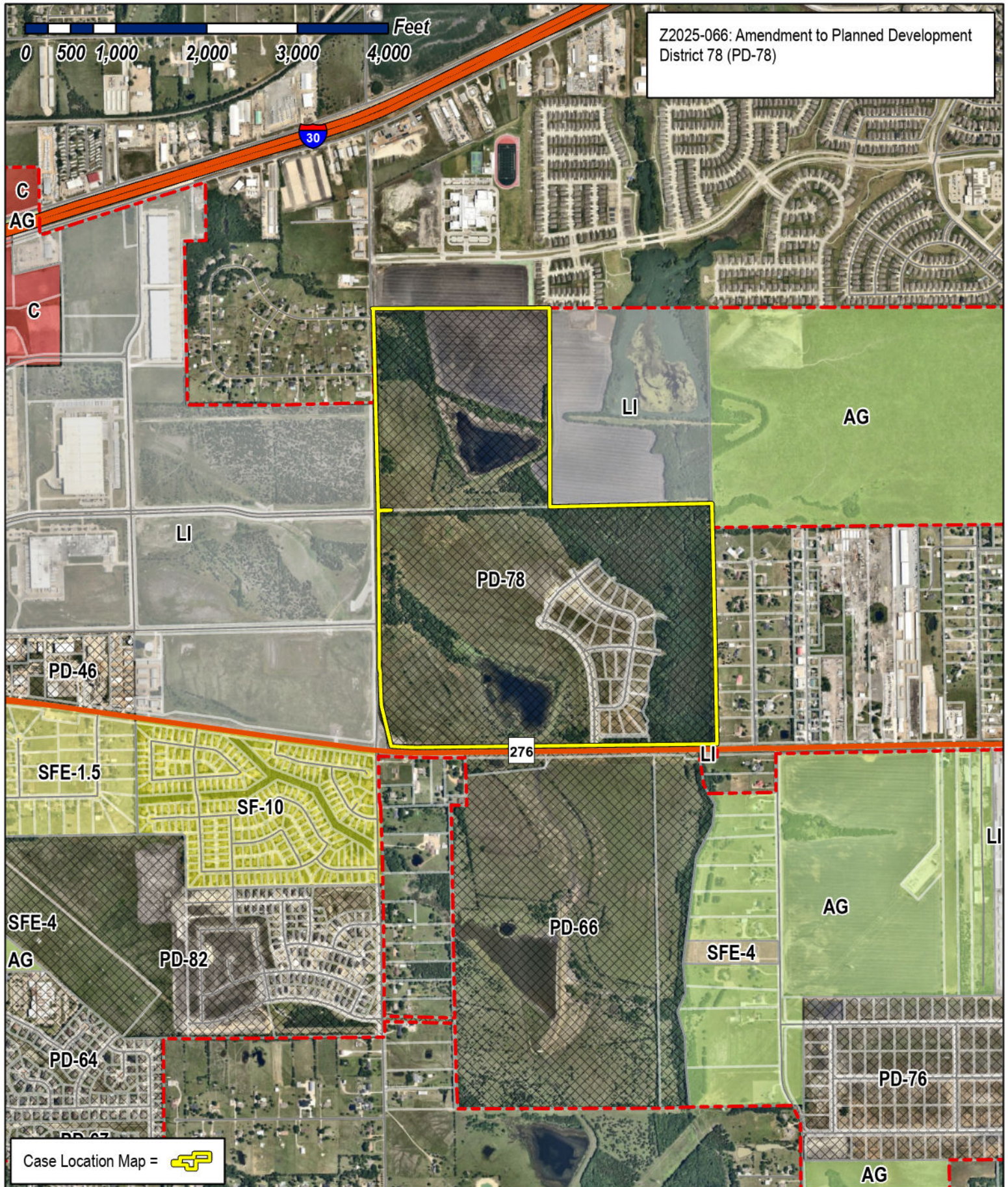
I, David Garcia, as owner of Lot 2 Block A, 1639 Canyon Lake Rd., Rockwall County, TX, 75034, do acknowledge and do approve the requested Amendment to Zoning Ordinance, PD-078. I understand that the Amendment specifically addresses Garage Orientations for Lot Types A, 80' and larger, to allow for Side Entry Garages.

Sincerely,

David Garcia

A handwritten signature in dark ink, appearing to read "David Garcia", is written over a horizontal line.





## City of Rockwall

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



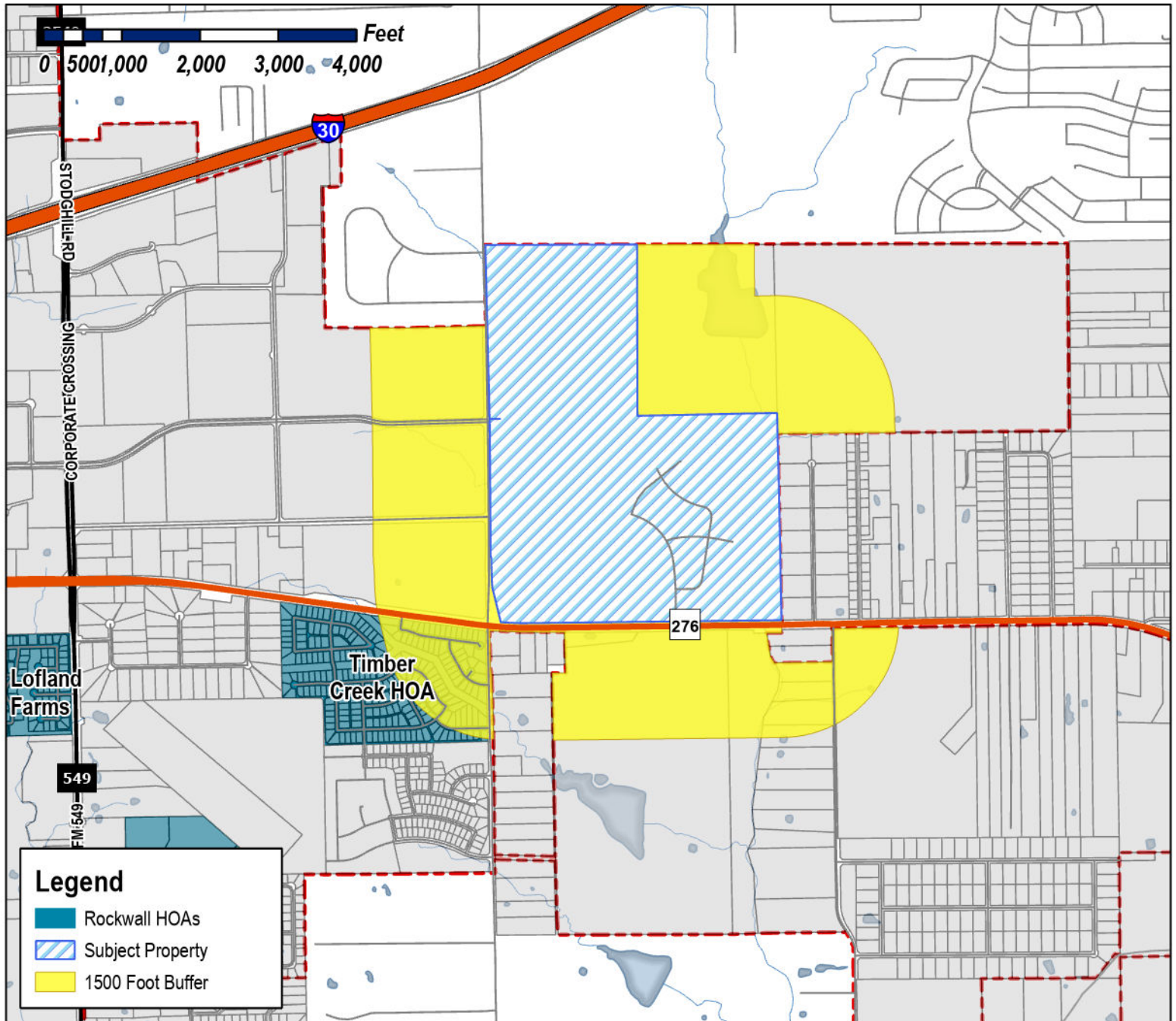




# City of Rockwall

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385 S. Goliad Street  
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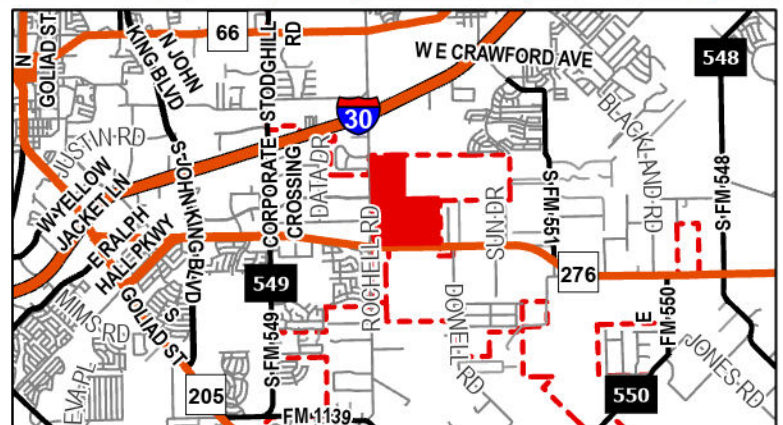
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**Case Number:** Z2025-066  
**Case Name:** Amendment to PD-78  
**Case Type:** Zoning  
**Zoning:** Planned Development District 78 (PD-78)  
**Case Address:** Discovery Lakes Subdivision

**Date Saved:** 10/13/2025

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



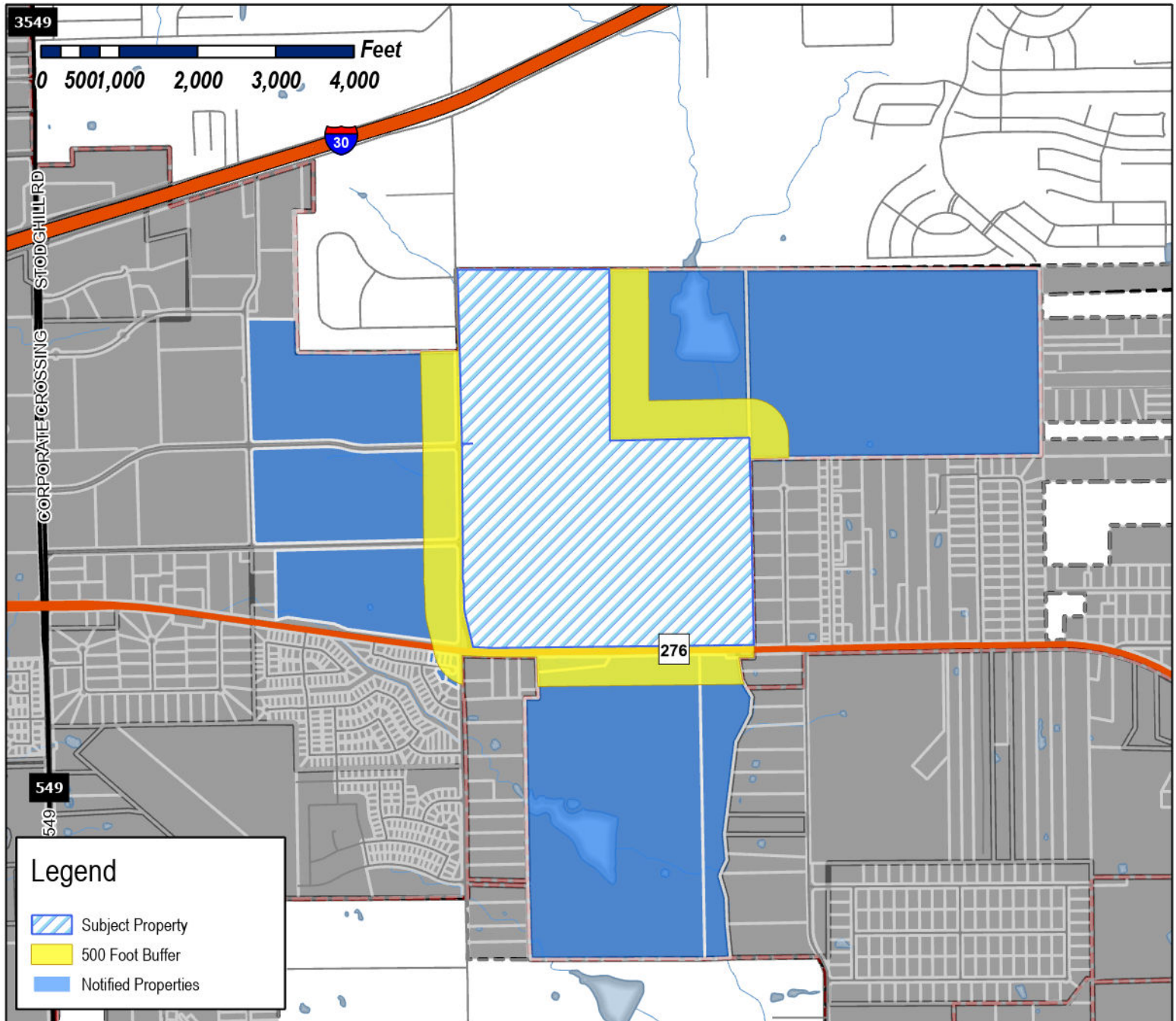




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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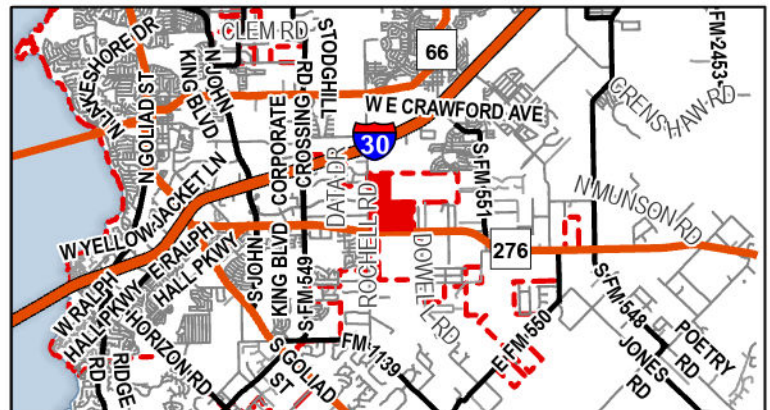
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**Case Number:** Z2025-066  
**Case Name:** Amendment to PD-78  
**Case Type:** Zoning  
**Zoning:** Planned Development District 78 (PD-78) District  
**Case Address:** Discovery Lakes Subdivision

**Date Saved:** 10/13/2025

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



GARCIA DAVID VANN  
112 JEREMY DRIVE  
FATE, TX 75189

SRP SUB, LLC  
1131 W WARNER RD STE 102  
SCOTTSDALE, AZ 85284

RESIDENT  
1500 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1501 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1503 TWIN LAKES BLVD  
ROCKWALL, TX 75032

RESIDENT  
1506 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1507 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1509 TWIN LAKES BLVD  
ROCKWALL, TX 75032

RESIDENT  
1512 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1513 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1515 TWIN LAKES BLVD  
ROCKWALL, TX 75032

RESIDENT  
1518 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1519 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1521 TWIN LAKES BLVD  
ROCKWALL, TX 75032

RESIDENT  
1524 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1525 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1531 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1537 SALT LAKE DR  
ROCKWALL, TX 75032

DISCOVERY LAKES PHASE I LLC  
15400 Knoll Trail Dr Ste 230  
Dallas, TX 75248

RESIDENT  
1543 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1603 CANYON LAKE RD  
ROCKWALL, TX 75032

RESIDENT  
1609 CANYON LAKE RD  
ROCKWALL, TX 75032

RESIDENT  
1615 CANYON LAKE RD  
ROCKWALL, TX 75032

RESIDENT  
1621 CANYON LAKE RD  
ROCKWALL, TX 75032

RESIDENT  
1627 CANYON LAKE RD  
ROCKWALL, TX 75032

RESIDENT  
1633 CANYON LAKE RD  
ROCKWALL, TX 75032

RESIDENT  
1634 CANYON LAKE RD  
ROCKWALL, TX 75032

RESIDENT  
1639 CANYON LAKE RD  
ROCKWALL, TX 75032

RESIDENT  
1644 CANYON LAKE RD  
ROCKWALL, TX 75032

RESIDENT  
1645 CANYON LAKE RD  
ROCKWALL, TX 75032

SOUTH ROCKWALL HOLDINGS LP  
C/O AD VALROEM TAX DEPT  
2101 Cedar Springs Rd Ste 600  
Dallas, TX 75201

ROCKWALL FUND I LLC  
212 S Palm Ave Fl 2  
Alhambra, CA 91801

HARLAN PROPERTIES INC  
2404 Texas Dr Ste 103  
Irving, TX 75062

HARLAN PROPERTIES INC  
2404 Texas Dr Ste 103  
Irving, TX 75062

HARLAN PROPERTIES INC  
2404 Texas Dr Ste 103  
Irving, TX 75062

HORTON CAPITAL PROPERTIES LLC  
3120 SABRE DR STE 240  
SOUTHLAKE, TX 76092

HORTON CAPITAL PROPERTIES LLC  
3120 SABRE DR STE 240  
SOUTHLAKE, TX 76092

HORTON CAPITAL PROPERTIES, LLC  
3120 SABRE DR STE 240  
SOUTHLAKE, TX 76092

HORTON CAPITAL PROPERTIES LLC  
3120 SABRE DR STE 240  
SOUTHLAKE, TX 76092

PACIFIC PHOENIX TRUST OF 2013  
WALTER E & LINDA H MOELLER TRUSTEES  
3330 TERRA GRANADA DRIVE #2A  
WALNUT CREEK, CA 94595

DOUGLAS ADETOKUNBO AND OSADEBAWMEN  
3810 Harlan Dr  
Sachse, TX 75048

RESIDENT  
3884 PINEBLUFF LN  
ROCKWALL, TX 75032

RESIDENT  
4010 PINEBLUFF LN  
ROCKWALL, TX 75032

BARSOUM LINDSEY NICOLE  
4010 PINEBLUFF LN  
ROCKWALL, TX 75032

NWIGWE CHARLES & VANIECY  
4015 PINEBLUFF LN  
ROCKWALL, TX 75032

FIELDS RUTH A  
4016 PINEBLUFF LN  
ROCKWALL, TX 75032

RESIDENT  
4022 PINEBLUFF LN  
ROCKWALL, TX 75032

RESIDENT  
4030 PINEBLUFF LN  
ROCKWALL, TX 75032

TAURONE ANTHONY LEVI AND ALEXANDRIA  
MAE  
4035 PINEBLUFF LANE  
ROCKWALL, TX 75032

RESIDENT  
4601 BEAR LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
4602 BEAR LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
4607 BEAR LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
4608 BEAR LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
4613 BEAR LAKE DR  
ROCKWALL, TX 75032

KAHN KAISER ALI  
5905 CHURCHILL MEADOWS BLVD  
MISSISSAUGU, ONTARIO 0

YAMASA CO LTD., A JAPANESE CORPORATION  
PO BOX 4090  
SCOTTSDALE, AZ 85261

ROCKWALL ECONOMIC DEVELOPMENT  
PO BOX 968  
ROCKWALL, TX 75087

## EXHIBIT A

### Exhibit 'D'

Page 11, Table 2 shall be amended to include in Garage Orientation, **Side-Entry**, for Lot Types A

Page 12, (c) (3), **Side-Entry** has been added as follows:

(3) Garage Orientation. Garages shall be provided as stipulated by Table 2: Lot Dimensional Requirements. Garages permitted for front entry may be oriented toward the street in a Flat Front Entry format; however, the front facade of the garage must be situated a minimum of 25-feet off the front property line. All front entry garages shall incorporate an architectural element or feature separating the individual garage openings. **Side Entry**, Swing, Traditional Swing or J-Swing garages are permitted to have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the Swing configuration. **Side Entry garages are permitted on Lot Type A.**

**Exhibit 'D':**  
**Permitted Land Uses and Development Standards**

*District Development Standards*, of the Unified Development Code. In addition, all residential development shall adhere to the following standards:

- (a) *Lot Composition and Layout*. The lot layout and composition of the *Subject Property* shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1* below. Allowances for changes to the quantity and locations of each lot type are permitted in conformance with the requirements listed below; however, in no case shall the proposed development exceed 428 units.

**Table 1: Lot Composition**

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	80' x 200'	32,670 SF	45	10.51%
B	70' x 110'	7,700 SF	177	41.36%
C	60' x 110'	6,600 SF	206	48.13%
Maximum Permitted Units:			428	100.00%

The allocation of single-family dwellings among lot types may deviate from *Table 1* provided that the proposed lot composition meets the following criteria:

- (1) The total number of lots does not exceed 428 units; and,
  - (2) The average lot size for the total development is not less than 9,700 SF (*i.e. total square footage of all lots/total number of lots*); and,
  - (3) Lot Type "A" shall not be decrease below 40 lots; and,
  - (4) Lot Type "B" shall not be decreased below 38% of the total 428 lots; and,
  - (5) Lot Type "C" shall not be increased beyond 55% of the total 428 lots.
- (b) *Density and Dimensional Requirements*. The maximum permissible density for the *Subject Property* shall not exceed 1.40 dwelling units per gross acre of land; however, in no case should the proposed development exceed 428 units. All lots shall conform to the standards depicted in *Table 2* below and generally conform to *Exhibit 'C'* of this ordinance.

**Table 2: Lot Dimensional Requirements**

Lot Type (see Concept Plan) ►	A	B	C
Minimum Lot Width <sup>(1)</sup> & <sup>(5)</sup> & <sup>(7)</sup>	80'	70'	60'
Minimum Lot Depth	200'	110'	110'
Minimum Lot Area	32,670 SF	7,700 SF	6,600 SF
Minimum Front Yard Setback <sup>(2)</sup> , <sup>(6)</sup> , & <sup>(8)</sup>	25'	20'	20'
Minimum Side Yard Setback	10'	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) <sup>(2)</sup>	20'	15'	15'
Minimum Length of Driveway Pavement	25'	20'	20'
Maximum Height <sup>(3)</sup>	36'	36'	36'
Minimum Rear Yard Setback <sup>(4)</sup>	20'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	3,200 SF	2,250 SF	2,000 SF
Garage Orientation <sup>(6)</sup>	Side-Entry, J-Swing or Flat Front	J-Swing or Flat Front	J-Swing or Flat Front
Maximum Number of Front Entry Garages Permitted	17	58	137
Maximum Lot Coverage	65%	65%	65%

**General Notes:**

- <sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single-family home.



**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

4. As measured from the rear yard property line.
5. Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the lot width reduced by up to 20% as measured at the front property line provided that the lot width is met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows maybe reduced by up to ten (10%) percent, but shall meet the minimum lot size for each lot type.
6. 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 that increases the Front Yard Building Setback to 20-feet; however, the encroachment shall not exceed five (5) feet on Side Yard Setbacks (Adjacent to a Street) and shall not encroach into public right-of-way [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].
7. All lots with a *J-Swing* or *Traditional Swing* driveway require a minimum of a 65-foot lot width.
8. The minimum front yard setback for properties that have a *Flat Front Entry* garage format shall be 25-feet.

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

- (1) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, and cultured stone. Cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and/or stucco (i.e. *three [3] part stucco* or a comparable – to be determined by staff) shall be permitted to be used to meet up to 50% of the masonry requirement.
- (2) *Roof Pitch.* A minimum of an 8:12 roof pitch is required on all structures with the exception of porches, which shall have a minimum of a 4:12 roof pitch. *Type 'A'* lots may have a variable pitch to the roofs that may deviate from these specific standards when it is determined by staff to serve a particular architectural theme.
- (3) *Garage Orientation.* Garages shall be provided as stipulated by *Table 2: Lot Dimensional Requirements*. Garages permitted for front entry maybe oriented toward the street in a *Flat Front Entry* format; however, the front façade of the garage must be situated a minimum of 25-feet off the front property line. All front entry garages shall incorporate an architectural element or feature separating the individual garage openings. *Side Entry, Swing, Traditional Swing* or *J-Swing* garages are permitted to have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the *Swing* configuration. **Side-Entry Garages are permitted on Lot Type A.**

(ci) *Anti-Monotony Restrictions.* The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (for spacing requirements see the illustration on the following page).

Table 3: Anti-Monotony Matrix

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	80' x 200'	(1), (2), (3), (5)
B	70' x 110'	(1), (2), (3), (4)
C	60' x 110'	(1), (2), (3), (4)

- (1) 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

### Exhibit 'B'

#### Discovery Lakes Lot Owner Information:

Lot	Block	Address	PURCHASER
1	A	1645 Canyon Lake Dr.	QAISER ALI KAHN
2	A	1639 Canyon Lake Dr.	DAVID GARCIA
3	A	1633 Canyon Lake Dr.	ADETOKUNBO DOUGLAS AND OSADEBAWMEN DOUGLAS
1	B	1644 Canyon Lake Dr.	HORTON CAPITAL PROPERTIES, LLC DBA KINDRED HOMES
3	B	4601 Bear Lake Dr.	HORTON CAPITAL PROPERTIES, LLC DBA KINDRED HOMES
2	C	1509 Twin Lakes Blvd.	HORTON CAPITAL PROPERTIES, LLC DBA KINDRED HOMES
3	C	1515 Twin Lakes Blvd.	HORTON CAPITAL PROPERTIES, LLC DBA KINDRED HOMES
Commercial Tract		9.129-acre tract of land	DOUBLE CROSS 276, LLC

**CITY OF ROCKWALL**

**ORDINANCE NO. 20-27**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 78 (PD-78) [*ORDINANCE NO. 15-24*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF CHANGING THE CONCEPT PLAN AND DEVELOPMENT STANDARDS FOR A 316.315-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1 OF THE M. E. HAWKINS SURVEY, ABSTRACT NO. 100 AND TRACT 2 OF THE R. K. BRISCO SURVEY, ABSTRACT NO. 16, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City has received a request by Chris Cuny of Teague, Nall & Perkins on behalf of Nick DiGuiseppe of Discovery Lakes, LLC for the approval of an amendment to Planned Development District 78 (PD-78) [*Ordinance No. 15-24*] for the purpose of changing the concept plan and development standards for a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 78 (PD-78) and 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 Planned Development Concept Plan, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the Subject Property;

**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 4.** That a *Master Parks and Open Space Plan* for the *Subject Property*, shall be prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* depicted in *Exhibit 'C'* of this ordinance, and that the *Master Parks and Open Space Plan* shall be considered for approval by the City Council following a recommendation by 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(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the 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 an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
  - (1) Open Space Master Plan
  - (2) Master Plat
  - (3) PD Development Plan (*Required for Retail Areas Only*)
  - (4) PD Site Plan
  - (5) Preliminary Plat
  - (6) Final Plat
- (c) A *PD Development Plan* must be approved for the area designated on the *Planned Development Concept Plan* as *Retail* prior to submittal of a *PD Site Plan* application and/or preliminary plat application. No *Master Plat* is required for the area designated on the *Concept Plan* as *Retail*. A traffic impact analysis for the retail tract shall be submitted with the *PD Development Plan* to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each *PD Site Plan* for each retail development.
- (d) *PD Site Plan*. A *PD Site Plan* covering all of the *Subject Property* 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 *Preliminary Plat Application* for the development.
- (e) *Preliminary Plat*. A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat Application* may be processed by the City concurrently with a *PD Site Plan Application* for the development.

- (f) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

**SECTION 9.** 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 10.** 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 11.** 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 12.** That this ordinance shall take effect immediately from and after its passage;

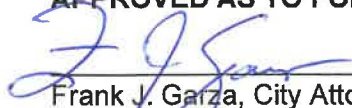
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 3<sup>RD</sup> DAY OF AUGUST, 2020.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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



1<sup>st</sup> Reading: July 20, 2020

2<sup>nd</sup> Reading: August 3, 2020



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

Field notes for a 316.315-acre (13,778,691 square foot) tract of land situated in the M. E. Hawkins Survey, Abstract No. 100, and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County, Texas, and being all of that certain called 308.52-acre tract of land described in a Special Warranty Deed to 308 ON 276, L.P., as recorded in Volume 03662, Page 00315, of the Office Public Records of Rockwall County, Texas (O.P.R.R.C.T.) with said 316.315-acre (13, 778,691 square feet) tract of land being more particularly described by metes and bounds as follows:

*BEGINNING* a railroad spike set in asphalt marking the northwest corner of said 308 on 276, L.P. tract and the common southwest corner of that certain called 21. 935 acre tract of land described as Tract One in a Warranty Deed to Rockwall Fund I, L.L.C., as recorded in Volume 1 110, Page 190, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.) , said point being in the approximate center of Rochell Road, a county road with an unspecified right-of- way (R. O. W.) width;

*THENCE* North 89 degrees 00 minutes 24 seconds East (South 89 degrees 12 minutes 02 seconds East - deed call), along the common northerly line of said 308 ON 276, L.P. tract and the common southerly line of said Tract One, passing at a distance of 30. 00 feet, a 5/8 inch iron rod set with a yellow plastic cap stamped "THE WALLACE GROUP " ( "cap ") for reference, continuing along said common line, passing at a distance of 1,799. 04-feet t, a ½-inch iron rod found marking the southeast corner of said Tract One, being common with the south west corner of that certain called 59.71-acre tract of land described in a Special Warranty Deed to Fate I- 30, L.P., as recorded in Volume 03542, Page 00039, O.P.R.R.C.T., continuing along the common northerly line of said 308 on 276, L.P. tract and the southerly line of said Fate I-30, L.P. tract, a total distance of 1,966.04 feet ( 1,902 .80 feet - deed call) to a 1/ 2 inch iron rod found marking the common most northerly northeast corner of said 308 on 276, L.P. tract and the north west corner of that certain coiled 85.479 acre tract of land described as Tract Two in the aforementioned Warranty Deed to Rockwall Fund I, L.L.C., as recorded in Volume 1 110, Page 190, O.R.R.C.T.;

*THENCE* South 01 degrees 59 minutes 29 seconds East (South 00 degrees 08 minutes 06 seconds West - deed call), along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said Tract Two, a distance of 2,204.26-feet t (2,166.70-feet - deed call) to a ½ inch iron rod found marking an ell corner of said 308 ON 276, L.P. tract and the southwest corner of said Tract Two;

*THENCE* North 87 degrees 20 minutes 20 seconds East (North 89 degrees 12 minutes 02 seconds East - deed call), continuing along the common northerly line of said 308 on 276, L.P. tract and the southerly line said Tract Two, a distance of 1,691. 90 feet (1,782.53 feet - deed call) to a 5/8-inch iron rod set with "cap" marking the common most easterly northeast corner of said 308 on 276, L.P. tract and the southeast corner of said Tract Two, from which a ½-inch iron rod found bears North 87 degrees 20 minutes 20 seconds East at 10. 49 feet, said 5/8-inch iron rod set being on the west line of that certain called 212.25-acre tract of land described in a Special Warranty Deed to South Rock wall Holdings, L.P., as recorded in Volume 03625, Page 00034, O.P.R.R.C.T.;

*THENCE* South 01 degrees 34 minutes 35 seconds East, along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said South Rock wall Holdings tract, a distance of 309.68-feet to a 5/8-inch iron rod set with "cap " marking the southwest corner of said South Rock wall Holdings tract, being common with the northwest corner of Lot 8, Equestrian Estates, according to the plot thereof recorded in Cabinet A, Page 19 7, of the Plot Records of Rock wall County, Texas (P.R.R.C.T.);

*THENCE* South 00 degrees 50 minutes 42 seconds East, along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said Equestrian Estates, a distance of 2,301.71 feet (South 00 degrees 06 minutes 38 seconds West, a distance of 2,580.60 feet - overall deed call) to a 5/8 inch iron rod set with "cap " marking the common southeast corner of said 308 ON 276, L.P. tract and on ell corner of the north R.O.W. line of State Highway No. 276 (having a variable width R.O.W.);

*THENCE* South 89 degrees 29 minutes 00 seconds West (North 89 degrees 29 minutes 07 seconds West - deed call), along the common southerly line of said 308 ON 2 76, L.P. tract and said north R.O.W. line of State Highway No. 276, passing at a distance of 1.66 feet a found TxDOT concrete monument, continuing along said common line for a tot al distance of 117.50-feet (115.83-feet - deed call) to a 5/8-inch iron rod set with "cap " marking the common ell corner of said 308 ON 276, L.P. tract and the most easterly southeast corner of that certain called 2.503-acre tract of land described as on Easement for Highway Purposes to the State of Texas, recorded in Volume 82, Page 583 of the Real Property Records of Rockwall County, Texas (R.P.R.R.C.T.);

*THENCE* North 00 degrees 31 minutes 03 seconds West (North 00 degrees 30 Minutes 13 seconds East - deed call), along a common interior line of said 308 on 2 76, L.P. tract and the easterly line of said Easement for Highway Purposes tract, a distance of 50.31-feet (50-feet - deed call) to a 5/8-inch iron rod set with "cap" marking the common ell corner of said 308 ON 276, L.P. tract and the north east corner of said Easement for Highway

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

Purposes tract;

*THENCE* South 89 degrees 28 minutes 57 seconds West (North 89 degrees 29 minutes 47 seconds West - deed call), along the common southerly line of said 308 ON 276, L.P. tract and the northerly line of said Easement for Highway Purposes tract, a distance of 543.40-feet (543.73-feet - deed call) to a 5/8-inch iron rod set with "cap " for corner;

*THENCE* South 89 degrees 13 minutes 58 seconds West (South 89 degrees 48 minutes 55 seconds West - deed call), continuing along the common southerly line of said 308 ON 276, L.P. tract and the northerly line of said Easement for Highway Purposes tract, a distance of 757.25-feet (756.93-feet - deed call) to a 5/8-inch iron rod found marking a common ell corner of said 308 ON 276, L.P. tract and the northwest corner of said Easement for Highway Purposes tract;

*THENCE* South 00 degrees 46 minutes 03 seconds East (South 00 degrees 11 minutes 05 seconds East - deed call), along a common interior line of said 308 ON 276, L.P. tract and the westerly line of said Easement for Highway Purposes tract, a distance of 90.30-feet (87.44-feet - deed call) to a 5/8-inch iron rod set with "cap " marking a common ell corner of said 308 ON 276, L.P. tract and the southwest corner of said Easement for Highway Purposes tract, said point being on said north R.O.W. line of State Highway No. 276;

*THENCE* South 89 degrees 13 minutes 57 seconds West (North 89 degrees 53 minutes 27 seconds West - deed call), along the common southerly line of said 308 ON 276, L.P. tract and said north R.O.W. line of State Highway No. 276, passing at a distance of 1,667.76-feet a 5/8-inch iron rod set with "cap " for reference, continuing along said common line for a total distance of 1,917.07-feet (1,917.34-feet - deed call) to a found TxDOT concrete monument, marking the transitional R.O.W. line from said north R.O.W. line of State Highway No. 276 to the east R.O.W. line of Springer Lane, on 80-foot wide R.O.W., (formerly F.M. No. 1143), said point being the beginning of a non-tangent curve to the right, with the radius point being situated North 21 degrees 40 minutes 52 seconds East, a distance of 533.69-feet;

*THENCE* Northerly along the common curving westerly line of said 308 ON 276, L.P. tract and said curving east R.O.W. line of Springer Lane, with said non-tangent curve to the right, through a central angle of 67 degrees 33 minutes 20 seconds (48 degrees 33 minutes 57 seconds - deed call), having a radius of 533.69-feet (613.69-feet - deed call), a tangent distance of 356.97-feet, a chord bearing North 34 degrees 32 minutes 28 seconds West (North 40 degrees 41 minutes 57 seconds West - deed call), at 593.43-feet, and an arc distance of 629.26-feet (520.18-feet - deed call) to a 5/8-inch iron rod set with "cap" at the end of said non-tangent curve;

*THENCE* North 00 degrees 53 minutes 56 seconds West (North 00 degrees 43 minutes 17 seconds West - deed call), continuing along the common westerly line of said 308 ON 276, L.P. tract and said east R.O.W. line of Springer Lane, a distance of 294.21-feet (430.56-feet - deed call) to an axle found for the beginning of a non-tangent curve to the left, with the radius point being situated South 89 degrees 08 minutes 07 seconds West, a distance of 612.96-feet;

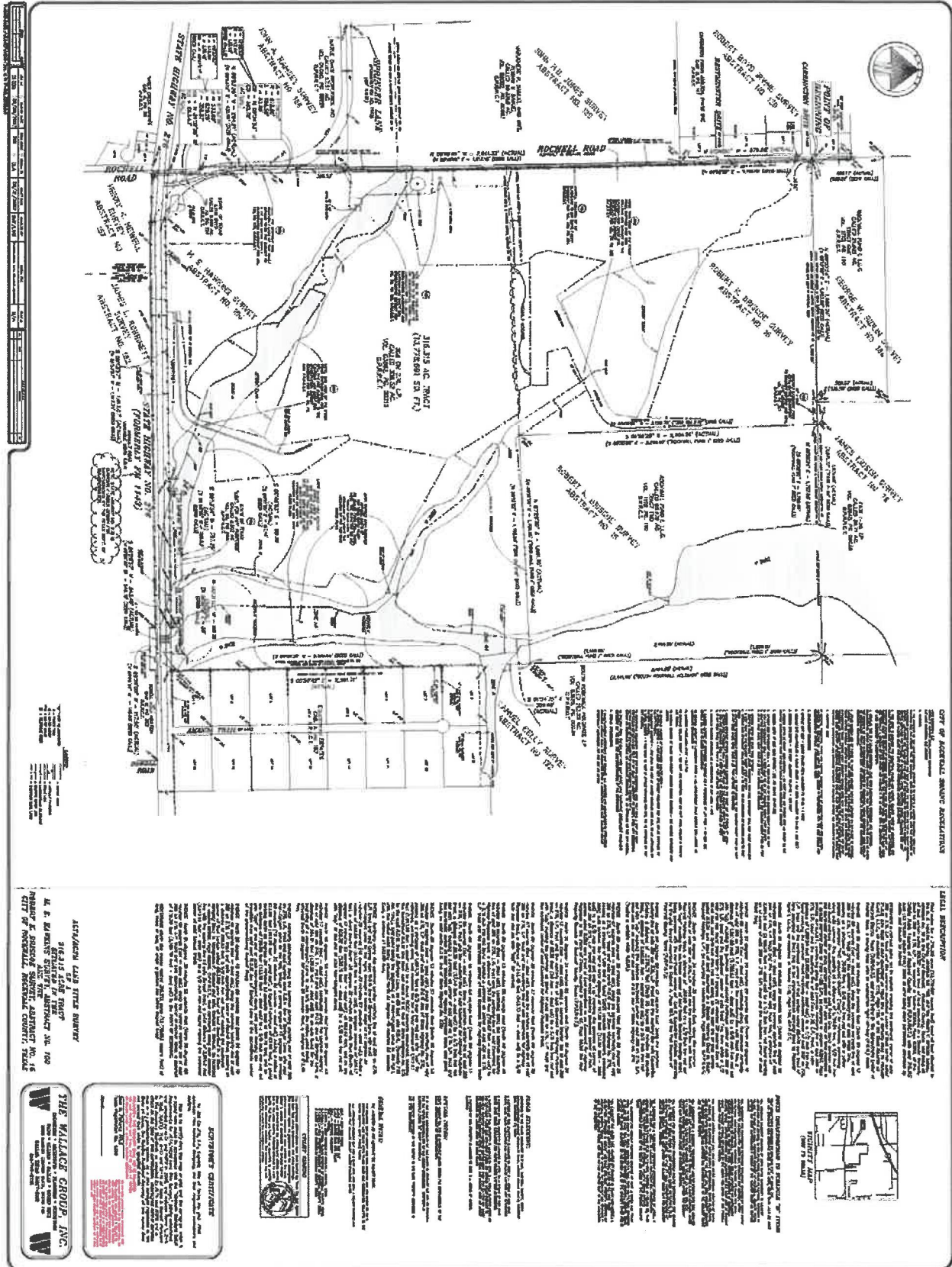
*THENCE* Northerly continuing along the common curving westerly line of said 308 ON 276, L.P. tract and said curving east R.O.W. line of Springer Lane, with said non-tangent curve to the left, through a central angle of 17 degrees 26 minutes 00 seconds (12 degrees 25 minutes 52 seconds - deed call), having a radius of 612.96-feet (613.69-feet - deed call), a tangent distance of 93.98 feet, a chord bearing North 09 degrees 34 minutes 53 seconds West at 185.78-feet, and an arc distance of 186.50-feet (133.15 feet - deed call) to a 5/8-inch iron rod set with "cap" at the end of said non-tangent curve, said point marking the transition from said east R.O.W. line of Springer Lane to the approximate center of the aforementioned Rochell Road;

*THENCE* North 00 degrees 49 minutes 05 seconds West (North 00 degrees 10 minutes 49 seconds East - deed call), along the common westerly line of said 308 ON 276, L.P. tract and said approximate center of Rochell Road, passing at a distance of 386.53-feet a 1/2-inch iron rod found marking the southeast corner of that certain called 60.3368-acre tract of land described in a Cash Warranty Deed to Varughese P. Samuel and wife, Remoni V. Samuel, as recorded in Volume 02002, Page 00062, O.P.R.R.C.T., then continuing along said common line with the easterly line of said Samuel tract, a total distance of 2,841.3-feet (1,613.15-feet - deed call) to a 1/2-inch iron rod found marking the northeast corner of said Samuel tract;

*THENCE* North 01 degrees 38 minutes 55 seconds West (North 00 degrees 08 minutes 06 seconds East - deed call), along the common westerly line of said 308 ON 276, L.P. tract and said approximate center of Rochell Road, a distance of 976.29-feet (2,166.70-feet - deed call) to the *POINT OF BEGINNING*.

*CONTAINING* within the metes recited 316.315-acres (13,778,692 square feet) of land, more or less, of which a portion lies within Rochell Road.

# Exhibit 'B': Survey





# Exhibit 'C': Area Map



**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

**(A) PURPOSE**

The purpose of this PD Zoning change is to allow for an area located at the southeastern portion of the property to be developed as a high-end custom home phase, with minimum one-acre single family residential lots. It is the desire of the owner to retain all the other non-conflicting entitlements on the property per the existing PD requirements and development standards with exceptions that will be noted throughout this document. The developer recognizes and accepts that the acreage utilized for this proposed custom phase will result in a loss of development density, from 507 single family homes to approximately 428 Single family homes. The owner requests the right and flexibility to replace smaller lot types with the 0.75-acre lot type throughout future phases of the development, without the need to rezone the Planned Development District as long as the general intent and layout of the approved revised concept plan is followed and the total number of lots does not increase.

To facilitate review of the proposed PD revisions, sections and development standards that are to be revised as a part of this re-zoning request will be highlighted in yellow throughout the document. All proposed revisions have been incorporated into the attached revised concept plan.

The Discovery Lakes Subdivision is located at the northeast corner of the intersection of SH-276 and Rochell Road. The *Subject Property* is a short walk or bike ride from the Rockwall Technology Park. The Discovery Lakes Subdivision will be a master planned residential neighborhood that will incorporate two (2) lakes, several acres of open space and ~2.6-miles of hiking/jogging/biking trails. The master plan calls for 428 single-family homes. There will be several view corridors strategically placed within the subdivision along with *front loaded* lots to provide for the enjoyment of the open space. A boulevard with 85-feet of right-of-way will connect SH-276 and be constructed up to the first round-about of the one (1) acre lots. The boulevard will have a 14-foot landscape median and a 25-foot travel lane on each side of the street. The residential streets will be 29-feet back-to-back, with a 10½-foot parkway on each side for a total of 50-feet of right-of-way. A *Community Center* with a pool will be provided to add increased amenity for the subdivision. Commencement of the Community Center and pool will take place at or before the final platting of the 201st residential lot or with the addition of additional *Type 'A'* lots. Additionally, the proposed development will incorporate nine (9) acres of commercial space that will be located at the hard corner of SH-276 and Rochell Road. This area will allow for neighborhood service types of uses and eating establishments. A maximum of one (1) hotel planned to service the needs of the subdivision and the Rockwall Technology Park. A 55-acre area adjacent to the northern lake will be dedicated as public parkland to serve Park District No. 31. The Discovery Lakes Subdivision will be a benefit to the community, allowing citizens of all ages the opportunity to live, work, and play in a connected master planned community.

**(B) GENERAL REQUIREMENTS**

***Development Standards.***

- (1) *Permitted Uses.* The following uses are permitted on the *Subject Property* in accordance with the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance.
  - (a) *Residential Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

the Unified Development Code (UDC), shall be allowed for areas designated as *residential* on the *Concept Plan*.

(b) *Non-Residential*. Unless specifically provided by this Planned Development ordinance, only those uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), shall be allowed for areas designated as *commercial* on the *Concept Plan*; however, the following conditions shall apply:

(i) The following additional uses shall be permitted as *by-right* uses on the *Subject Property*:

- ☒ Hotel, Hotel (*Full Service*) or Motel (*With a Maximum Height of Four [4] Stories*) <sup>1</sup>
- ☒ Restaurant (*with Drive-Through or Drive-In*) <sup>2</sup>
- ☒ Retail Store (*with more than two [2] Gasoline Dispensers*)

*Notes:*

<sup>1</sup>: A maximum of one (1) hotel/motel shall be permitted with this Planned Development District. The height requirement of four (4) stories is permitted to exceed 36-feet, but in no case shall exceed 60-feet.

<sup>2</sup>: A maximum of three (3) restaurants (despite the size of the restaurant) shall be permitted within this Planned Development District.

(ii) The following uses shall be prohibited on the *Subject Property*:

- ☒ Convent or Monastery
- ☒ Hotel, Residence
- ☒ Cemetery/Mausoleum
- ☒ Mortuary or Funeral Chapel
- ☒ Social Service Provider
- ☒ Billiard Parlor or Pool Hall
- ☒ Carnival, Circus, or Amusement Ride
- ☒ Commercial Amusement/Recreation (*Outside*)
- ☒ Gun Club, Skeet or Target Range (*Indoor*)
- ☒ Astrologer, Hypnotist, or Psychic Art and Science
- ☒ Garden Supply /Plant Nursery
- ☒ Night Club, Discotheque, or Dance Hall
- ☒ Secondhand Dealer
- ☒ Car Wash, Self Service
- ☒ Mining and Extraction (Sand, Gravel, Oil and/or Other)
- ☒ Helipad
- ☒ Railroad Yard or Shop
- ☒ Transit Passenger Facility

(2) *Non-Residential Development*. The area designated as *commercial* on the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance shall be designed to be pedestrian-oriented, easily accessible, and integrated into the general design scheme of the adjacent neighborhood. This can be accomplished by removing the traditional barriers utilized to separate commercial and residential developments (e.g. *screening walls*) and incorporating landscape buffers/elements (e.g. *greenspace, parkways, and etcetera*) and urban design elements (e.g. *pathways, pergolas, and etcetera*) that can create compatibility with the adjacent single-family neighborhood. To better achieve this goal and in addition to the requirements of Section 4.1, *General Commercial District Standards*, and Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development*

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

*Standards*, of the Unified Development Code, all commercial development shall be required to adhere to the following supplemental standards:

- (a) *Retail Landscape*. Landscaping shall be reviewed and approved with the PD Site Plan. All Canopy/Shade Trees planted within the retail development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height unless otherwise provided within this document.
- (b) *Retail Landscape Buffers*. All landscape and plantings located within the buffers shall be maintained by the property owner.
  - (1) *Landscape Buffer (Residential Adjacency)*. Where residential and retail uses share a direct adjacency, a minimum of a 30-foot landscape buffer shall be provided by the retail property adjacent to the residential property. This area shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the adjacency. This area should also incorporate pedestrian-oriented design elements (e.g. *pathways*) that allow access between the two (2) uses. Shrubby utilized in this area shall have a minimum height of 30-inches and a maximum height of 48-inches. Additionally, trees should be incorporated in this area to break up the façades of any commercial buildings.
  - (2) *Landscape Buffer and Sidewalks (SH-276)*. A minimum of a 15-foot landscape buffer shall be provided along the frontage of SH-276, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. All buffer-strip planting requirements shall conform to the requirements of Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code.
  - (3) *Landscape Buffer (Rochell Road Retail)*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of Rochell Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.
- (c) *Sidewalks*.
  - i) *Sidewalk Adjacent to Rochell Road and SH-276*. The developer shall be responsible for the construction of a five (5) foot sidewalk that meanders through the required 20-foot landscape buffer adjacent to Rochell Road and SH-276.
- (3) *Residential Development Standards*. Except as modified by these *Development Standards*, the residential uses depicted in *Exhibit 'C'* of this ordinance shall be subject to the development standards for a Single Family 10 (SF-10) District as stipulated by Section 3.1, *General Residential District Standards*; Section 3.4, *Single-Family Residential (SF-10) District*; and Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V,



**Exhibit 'D':**  
**Permitted Land Uses and Development Standards**

*District Development Standards*, of the Unified Development Code. In addition, all residential development shall adhere to the following standards:

- (a) *Lot Composition and Layout*. The lot layout and composition of the *Subject Property* shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1* below. Allowances for changes to the quantity and locations of each lot type are permitted in conformance with the requirements listed below; however, in no case shall the proposed development exceed 428 units.

**Table 1: Lot Composition**

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	80' x 200'	32,670 SF	45	10.51%
B	70' x 110'	7,700 SF	177	41.36%
C	60' x 110'	6,600 SF	206	48.13%
Maximum Permitted Units:			428	100.00%

The allocation of single-family dwellings among lot types may deviate from *Table 1* provided that the proposed lot composition meets the following criteria:

- (1) The total number of lots does not exceed 428 units; and,
  - (2) The average lot size for the total development is not less than 9,700 SF (*i.e. total square footage of all lots/total number of lots*); and,
  - (3) Lot Type "A" shall not be decrease below 40 lots; and,
  - (4) Lot Type "B" shall not be decreased below 38% of the total 428 lots; and,
  - (5) Lot Type "C" shall not be increased beyond 55% of the total 428 lots.
- (b) *Density and Dimensional Requirements*. The maximum permissible density for the *Subject Property* shall not exceed 1.40 dwelling units per gross acre of land; however, in no case should the proposed development exceed 428 units. All lots shall conform to the standards depicted in *Table 2* below and generally conform to *Exhibit 'C'* of this ordinance.

**Table 2: Lot Dimensional Requirements**

Lot Type (see Concept Plan) ►	A	B	C
Minimum Lot Width <sup>(1) &amp; (5) &amp; (7)</sup>	80'	70'	60'
Minimum Lot Depth	200'	110'	110'
Minimum Lot Area	32,670 SF	7,700 SF	6,600 SF
Minimum Front Yard Setback <sup>(2), (6), &amp; (8)</sup>	25'	20'	20'
Minimum Side Yard Setback	10'	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) <sup>(2)</sup>	20'	15'	15'
Minimum Length of Driveway Pavement	25'	20'	20'
Maximum Height <sup>(3)</sup>	36'	36'	36'
Minimum Rear Yard Setback <sup>(4)</sup>	20'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	3,200 SF	2,250 SF	2,000 SF
Garage Orientation <sup>(6)</sup>	J-Swing or Flat Front	J-Swing or Flat Front	J-Swing or Flat Front
Maximum Number of Front Entry Garages Permitted	17	58	137
Maximum Lot Coverage	65%	65%	65%

**General Notes:**

- <sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single-family home.

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

4. As measured from the rear yard property line.
5. Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the lot width reduced by up to 20% as measured at the front property line provided that the lot width is met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows maybe reduced by up to ten (10%) percent, but shall meet the minimum lot size for each lot type.
6. 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 that increases the Front Yard Building Setback to 20-feet; however, the encroachment shall not exceed five (5) feet on Side Yard Setbacks (Adjacent to a Street) and shall not encroach into public right-of-way [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].
7. All lots with a *J-Swing* or *Traditional Swing* driveway require a minimum of a 65-foot lot width.
8. The minimum front yard setback for properties that have a *Flat Front Entry* garage format shall be 25-feet.

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

- (1) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, and cultured stone. Cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and/or stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) shall be permitted to be used to meet up to 50% of the masonry requirement.
- (2) *Roof Pitch.* A minimum of an 8:12 roof pitch is required on all structures with the exception of porches, which shall have a minimum of a 4:12 roof pitch. *Type 'A'* lots may have a variable pitch to the roofs that may deviate from these specific standards when it is determined by staff to serve a particular architectural theme.
- (3) *Garage Orientation.* Garages shall be provided as stipulated by *Table 2: Lot Dimensional Requirements*. Garages permitted for front entry maybe oriented toward the street in a *Flat Front Entry* format; however, the front façade of the garage must be situated a minimum of 25-feet off the front property line. All front entry garages shall incorporate an architectural element or feature separating the individual garage openings. *Swing*, *Traditional Swing* or *J-Swing* garages are permitted to have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the *Swing* configuration.

(d) *Anti-Monotony Restrictions.* The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (for spacing requirements see the illustration on the following page).

Table 3: Anti-Monotony Matrix

Lot Type	Minimum Lot Size	Elevation Features
A	80' x 200'	(1), (2), (3), (5)
B	70' x 110'	(1), (2), (3), (4)
C	60' x 110'	(1), (2), (3), (4)

- (1) 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

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

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

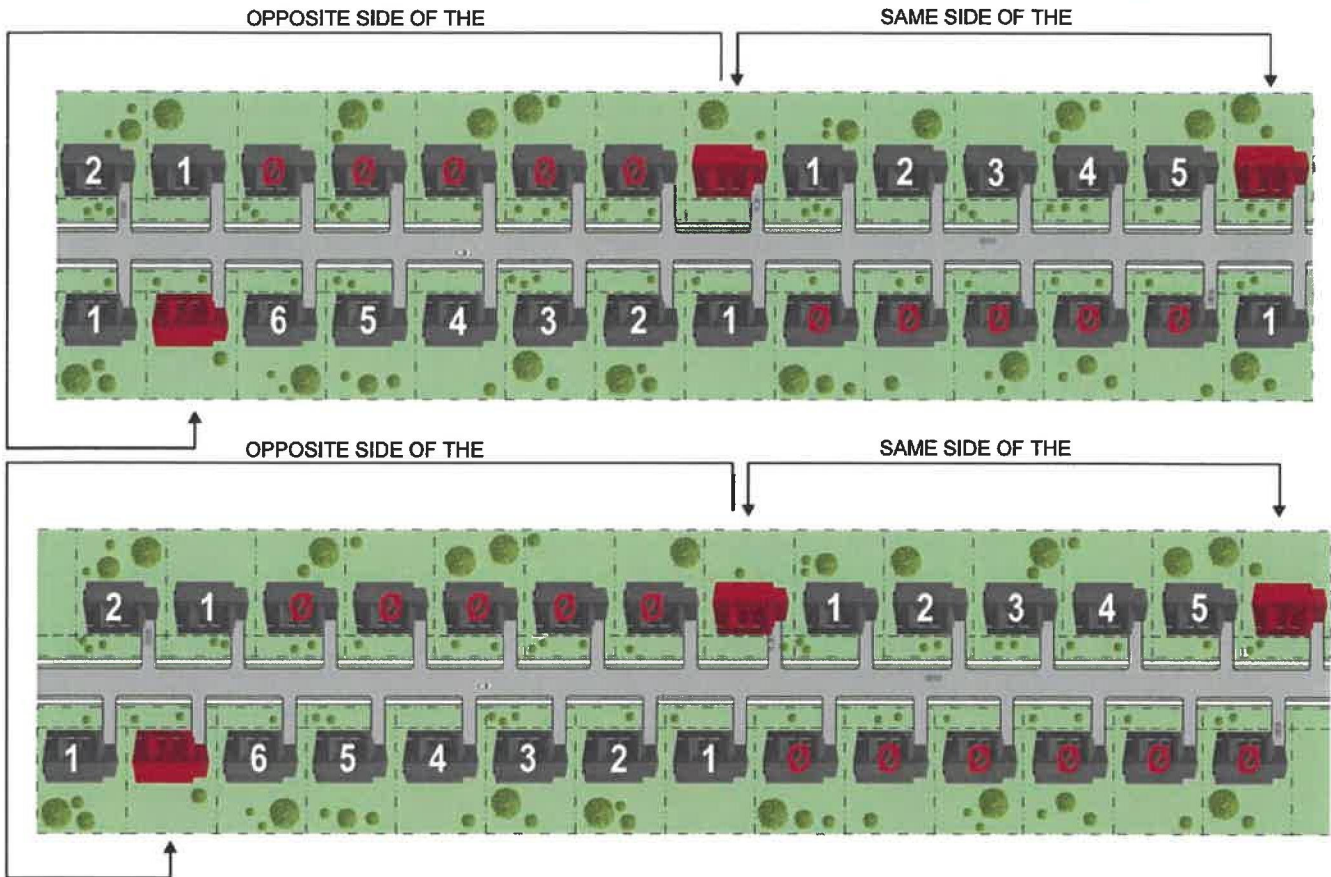
- (2) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on SH-276 or Rochelle Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
  - (a) Number of Stories
  - (b) Permitted Encroachment Type and Layout
  - (c) Roof Type and Layout
  - (d) Articulation of the Front Façade
- (3) Permitted encroachment (*i.e. porches*) 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.
- (4) 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*).
- (5) *Type 'A'* lots may use slate, imitation slate, tile, concrete tile, imitation tile, standing seam metal, or other high-end type roof materials.

*Continued on Next Page...*



**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

*Illustration 1: Anti-Monotony Exhibit*



(e) *Fencing Standards.* All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

- (1) *Wood Fences.* All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited. All solid fences shall incorporate a decorative top rail and/or cap detailing the design of the fence.



**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

- (2) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of eight (8) feet in height.
- (3) *Corner Lots*. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of eight (8) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
- (4) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Landscape and Hardscape Standards.*

- (1) *Residential Landscape*. Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within the residential development shall be a minimum of three (3) caliper inches in size and all *Accent/Oramental/Under-Story Trees* shall be a minimum of four (4) feet in total height unless otherwise provided within this document.
- (2) *Single Family Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO) all single-family lots shall conform to the following:

- i) *Interior Lots*. All interior lots shall include a minimum of two (2) trees with a diameter at breast height (dbh) [*i.e. the diameter in inches of a tree as measured through the main trunk at a point of four and one-half (4½) inches above the natural ground level*] of three (3) inches shall be planted in the front yard, and two (2) additional trees of the same caliper inch shall be planted in the side yard facing the street for corner lots.

*Note: For the purposes of this section only, the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.*

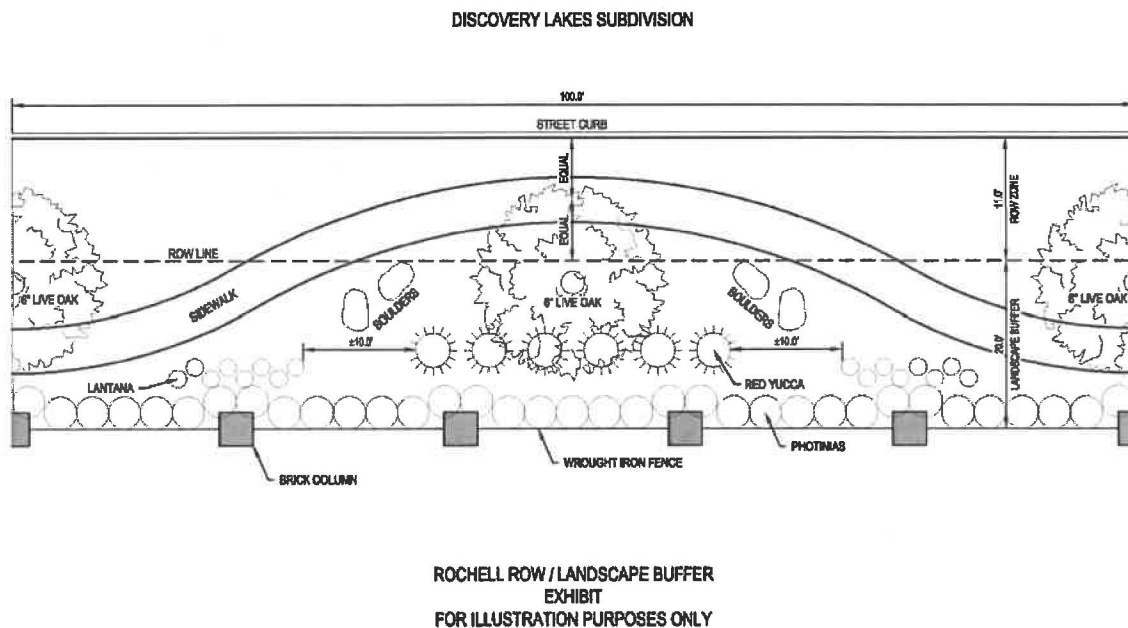
- ii) *Corner Lots*. All corner lots shall include a minimum of two (2) trees with a diameter at breast height (dbh) [*i.e. the diameter in inches of a tree as measured through the main trunk at a point of four and one-half (4½) inches above the natural ground level*] of three (3) inches shall be planted in the front yard of an interior lot.
- (3) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
  - (a) *Landscape Buffer and Sidewalks (Discovery Boulevard)*. A minimum of a 15-foot landscape buffer shall be provided along the frontage of Discovery Boulevard, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

maximum height of 48-inches. In addition, at least one (1) canopy tree shall be planted per 30-feet of linear frontage.

- (b) *Landscape Buffer (Rochell Road)*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of Rochell Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Shrubberty shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The landscape buffer along Rochell Road shall general conform to the following illustration [*i.e. Illustration 3*].

*Illustration 2: Landscape Buffer along Rochell Road.*



- (c) *Landscape Buffer (SH-276)*. A minimum of a 25-foot landscape buffer shall be provided along the frontage of SH-276, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Shrubberty shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. In addition, all buffer-strip planting requirements shall conform to the requirements of Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (*i.e. minimum four [4] inch caliper trees required*).
- (4) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

landscape architect and shall be maintained by the Homeowner's Association (HOA).

- (5) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.
- (g) *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.
- (h) *Sidewalks*.
  - i) *Internal Sidewalks*. All sidewalks adjacent to an interior residential street shall begin 5½-feet from the back of curb and be five (5) feet in overall width.
  - ii) *Sidewalks Adjacent to Rochell Road and Discovery Boulevard*. All sidewalks adjacent Rochell Road and Discovery Boulevard shall begin two (2) feet inside the right-of-way line and be five (5) feet in overall width.
- (i) *Open Space*. The development shall consist of a minimum of 20% open space as calculated from the gross land area, and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. Existing floodplain shall be counted at a rate of ½-acre for every acre provided (*e.g., 10-acres of floodplain would count as 5-acres of open space*). The Homeowner's Association (HOA) shall maintain all open space areas.
- (j) *Temporary On-Site Sanitary Sewer (OSSF)*. On-Site Sanitary Sewer (OSSF) systems shall only be allowed on *Type 'A'* lots that contain a minimum of 32,670 SF. OSSF's shall be designed by a State of Texas registered Professional Engineer, and each design shall specify an aerobic type system with drip (*underground*) irrigation system. All systems shall meet the minimum standards of the Texas Commission on Environmental Quality (TCEQ) and each installed system shall be inspected by a third-party licensed inspector and be paid for by the developer. Operation and maintenance of each individual OSSF shall be the responsibility of the property owner and the City will not assume any responsibility to the proper design, installation, operation, and maintenance of the system. In addition to the installation of the OSSF's for *Type 'A'* lots, each constructed home must provide a secondary connection that will allow the resident to disconnect and abandon the OSSF and connect to the future -- *developer provided* -- sanitary sewer system when it is made available. The *Developer*, during the development/construction of any phase of the subdivision, will be responsible for constructing the required sanitary sewer infrastructure (*i.e. mains and laterals*) as required by the City's Master Wastewater Plan. The *Developer* shall be responsible for escrowing the required impact fees for all lots utilizing an OSSF. A *Facilities Agreement* addressing how this money will be escrowed will be required to be drafted prior to the *Developer* submitting a preliminary plat with the City of Rockwall. This *Facilities Agreement* and the preliminary plat can be considered concurrently by the City Council; however, an approved, signed, and executed *Facilities Agreement* shall be a condition of approval of the preliminary plat. In addition, the *Developer* will be required to provide an appropriate disclosure statement regarding the obligation to connect to the City's wastewater system and any additional perceived costs to the

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

homeowner associated with this connection in all real-estate contracts between the developer, homebuilder, and homeowner.

- (k) *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.
  - (l) *Community Center.* A site plan, landscape plan and building elevations shall be required for the proposed *Community Center* and shall be subject to site plan approval by the Planning and Zoning Commission prior to construction. The community center shall commence construction prior to the platting of the 201st residential lot, unless additional *Type 'A' lots -- above and beyond what is shown on the Concept Plan contained in Exhibit 'C' of this ordinance --* are requested; in which case, the developer shall commence construction of the community center as part of the phase that proposes the additional *Type 'A' lots*.
  - (m) *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision Regulations contained within the *Municipal Code of Ordinances* of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, amenity centers, screening fences associated with this development.
- (4) *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*3-phase lines*), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. 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.
- (5) *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code 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: 10/23/2025

PROJECT NUMBER: Z2025-066  
PROJECT NAME: Amendment to PD-78  
SITE ADDRESS/LOCATIONS:  
  
CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	10/22/2025	Approved w/ Comments

10/22/2025: Z2025-066; Amendment to Planned Development District 78 (PD-78)

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Zoning Change amending Planned Development District 78 (PD-78) [Ordinance No. 20-27] to change the Garage Orientation requirements for a 316.315-acre tract of land identified as: [1] Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, [2] Tract 2 of the R. K. Brisco Survey, Abstract No. 16, and [3] Lots 1-9, Block A; Lots 1-5, Block B; Lots 1-11, Block C; Lots 1-10, Block D; and Lot 1, Block E, Discovery Lakes, Phase 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, and generally located at the northeast corner of SH-276 and Rochell Road.

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

M.3 For reference, include the case number (Z2025-066) in the lower right-hand corner of all pages on future submittals.

M.4 Please review the attached draft ordinance prior to the October 28, 2025 Planning & Zoning Commission Work Session meeting, and provide staff with your markups by November 4, 2025. Please carefully read through this document as staff has incorporated changes from what was originally submitted.

I.5 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 November 4, 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 November 11, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.6 The projected City Council meeting dates for this case will be November 17, 2025 (1st Reading) and December 1, 2025 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	10/23/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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BUILDING	Craig Foshee	10/23/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/22/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/20/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/20/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/20/2025	Approved w/ Comments
No Comments			





# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)<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 None

SUBDIVISION Discovery Lakes and Discovery Lakes Phase I

LOT

BLOCK

GENERAL LOCATION 316.315 Acre tract near the NE corner of SH 276 and Rochelle Road

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

CURRENT ZONING PD-78

CURRENT USE Single Family Residential /Commercial

PROPOSED ZONING Amend PD-78, ordinance no. 20-27, specifically Garages, see Exhibit A

PROPOSED USE Single Family Residential /Commercial

ACREAGE 316.315 acres

LOTS [CURRENT]

31 existing lots

LOTS [PROPOSED]

428 (as stated in PD-78)

☐ **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 Discovery Lakes, LLC & Discovery Lakes Phase I, LLC

☒ APPLICANT Alyson DiBlasi

CONTACT PERSON Alyson DiBlasi (See Exhibit B)

CONTACT PERSON Alyson DiBlasi

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 Alyson DiBlasi [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

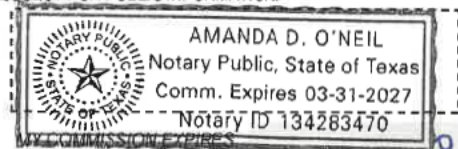
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 4,944.73 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20 DAY OF October, 2025. BY SIGNING THIS APPLICATION, 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 1<sup>st</sup> DAY OF October, 2025

OWNER'S SIGNATURE

*A. DiBlasi*  
*Amanda D. O'Neil*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



**LIMITED LIABILITY COMPANY  
AUTHORIZATION**

**Discovery Lakes Phase I, LLC**

The undersigned being the manager of Discovery Lakes Phase I, LLC, a Texas limited liability company (the "LLC"), hereby authorizes and appoints Alyson DiBlasi to act as an authorized representative of the LLC in connection with the sale of any of the platted lots in the Discovery Lakes Phase I, LLC, City of Rockwall, Rockwall County, Texas (the "Subdivision").

Such authorization and appointment to include, but not to be limited to, the authority to execute and deliver in the name of and on behalf of the LLC, a purchase and sale contract, together with all documents, certificates, affidavits, agreements, deeds, consents, receipts, waivers, notices, escrow funds, escrow agreements and closing statements, as an authorized representative of the LLC, in connection with the sale of any of the platted lots in the Subdivision.

The undersigned on behalf of the LLC, hereby ratifies, approves and confirms any actions taken by Alyson DiBlasi to negotiate, contract and sell any of the platted lots in the Subdivision.

EXECUTED AND DELIVERED this 5th day of MAY, 2023.

DISCOVERY LAKES PHASE I, LLC

A Texas limited liability company

By: 

Alberto Dal Cin, Manager



**Discovery Lakes, LLC**  
**Discovery Lakes Phase I, LLC**  
15400 Knoll Trail Dr.  
Ste 230  
Dallas, TX 75248

September 29, 2025


City of Rockwall  
Attn: Ryan Miller, Director of Planning and Zoning  
385 S. Goliad Street  
Rockwall, TX 75087

To Whom It May Concern:

**Re: Letter of Acknowledgement re: Amendment of PD-078**

I, Qaiser Ali Kahn, as owner of Lot 1 Block A, 1645 Canyon Lake Rd., Rockwall County, TX, 75034, do acknowledge and do approve the requested Amendment to Zoning Ordinance, PD-078. I understand that the Amendment specifically addresses Garage Orientations for Lot Types A, 80' and larger, to allow for Side Entry Garages.

Sincerely,  
Qaiser Ali Kahn

Signed by:  
  
Baf2032e00c1ef4...

**Discovery Lakes, LLC**  
**Discovery Lakes Phase I, LLC**  
15400 Knoll Trail Dr.  
Ste 230  
Dallas, TX 75248

September 29, 2025

City of Rockwall  
Attn: Ryan Miller, Director of Planning and Zoning  
385 S. Goliad Street  
Rockwall, TX 75087

To Whom It May Concern:

**Re: Letter of Acknowledgement re: Amendment of PD-078**

We, ADETOKUNBO DOUGLAS AND OSADEBAWMEN DOUGLAS, as owners of Lot 3 Block A, 1633 Canyon Lake Rd., Rockwall County, TX, 75034, do acknowledge and do approve the requested Amendment to Zoning Ordinance, PD-078. We understand that the Amendment specifically addresses Garage Orientations for Lot Types A, 80' and larger, to allow for Side Entry Garages.

Sincerely,

ADETOKUNBO DOUGLAS



OSADEBAWMEN DOUGLAS



**Discovery Lakes, LLC**  
**Discovery Lakes Phase I, LLC**

15400 Knoll Trail Dr.  
Ste 230  
Dallas, TX 75248

September 29, 2025

City of Rockwall  
Attn: Ryan Miller, Director of Planning and Zoning  
385 S. Goliad Street  
Rockwall, TX 75087

To Whom It May Concern:

**Re: Letter of Acknowledgement re: Amendment of PD-078**

We, HORTON CAPITAL PROPERTIES, LLC DBA KINDRED HOMES, as owners of Lot 3 Block C, 1515 Twin Lakes Blvd; Lot 1 Block B, 1644 Canyon Lake Dr.; Lot 3 Block B, 4601 Bear Lake Dr.; and Lot 2 Block C, 1509 Twin Lakes Blvd, Rockwall County, TX, 75034, do acknowledge and do approve the requested Amendment to Zoning Ordinance, PD-078. We understand that the Amendment specifically addresses Garage Orientations for Lot Types A, 80' and larger, to allow for Side Entry Garages.

Sincerely,

HORTON CAPITAL PROPERTIES, LLC DBA KINDRED HOMES,  
a Texas limited liability company

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

Todd Miller, President

Date of Execution: \_\_\_\_\_

9/29/25

**Discovery Lakes, LLC**  
**Discovery Lakes Phase I, LLC**  
15400 Knoll Trail Dr.  
Ste 230  
Dallas, TX 75248

September 29, 2025

City of Rockwall  
Attn: Ryan Miller, Director of Planning and Zoning  
385 S. Goliad Street  
Rockwall, TX 75087

To Whom It May Concern:

**Re: Letter of Acknowledgement re: Amendment of PD-078**

Double Cross 276, LLC, as owners of the 9.129-acre tract of land more particularly described in Exhibit "A", do acknowledge and do approve the requested Amendment to Zoning Ordinance, PD-078. We understand that the Amendment specifically addresses Garage Orientations for Lot Types A, 80' and larger, to allow for Side Entry Garages.

Sincerely,  
Double Cross 276, LLC  
a Texas limited liability company

By:   
DocuSigned by:  
60D6739447884C3...

Printed Name: Kenny Huff

Title: Mr

**Discovery Lakes, LLC**  
**Discovery Lakes Phase I, LLC**  
15400 Knoll Trail Dr.  
Ste 230  
Dallas, TX 75248

September 29, 2025

City of Rockwall  
Attn: Ryan Miller, Director of Planning and Zoning  
385 S. Goliad Street  
Rockwall, TX 75087

To Whom It May Concern:

**Re: Letter of Acknowledgement re: Amendment of PD-078**

I, David Garcia, as owner of Lot 2 Block A, 1639 Canyon Lake Rd., Rockwall County, TX, 75034, do acknowledge and do approve the requested Amendment to Zoning Ordinance, PD-078. I understand that the Amendment specifically addresses Garage Orientations for Lot Types A, 80' and larger, to allow for Side Entry Garages.

Sincerely,

David Garcia

A handwritten signature in dark ink, appearing to read "David Garcia", is written over a horizontal line.





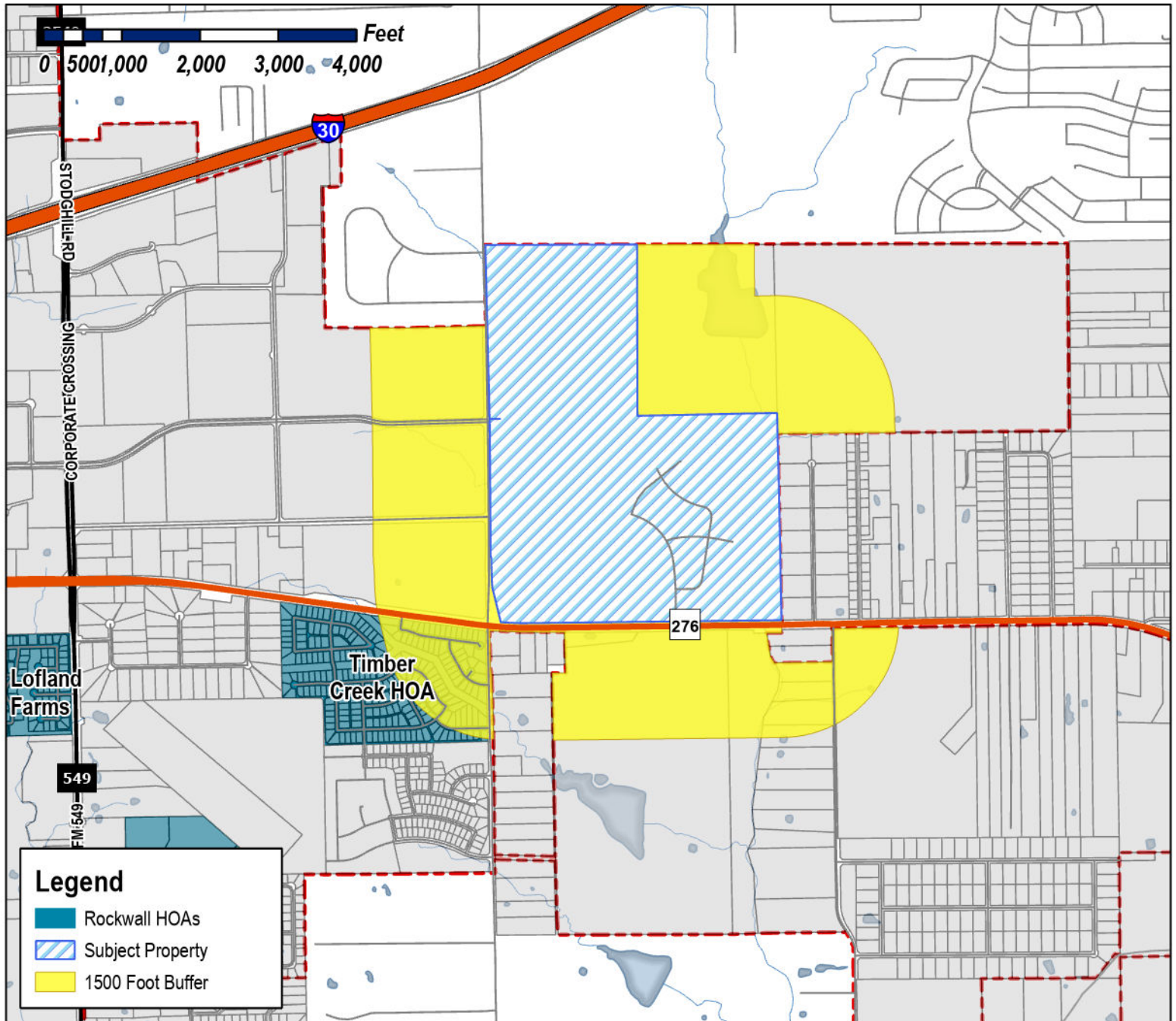




# City of Rockwall

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

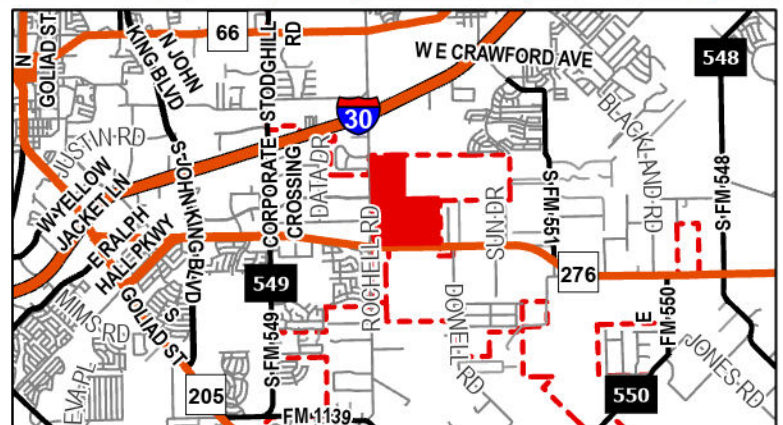
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Case Number:** Z2025-066  
**Case Name:** Amendment to PD-78  
**Case Type:** Zoning  
**Zoning:** Planned Development District 78 (PD-78)  
**Case Address:** Discovery Lakes Subdivision

**Date Saved:** 10/13/2025

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



## Miller, Ryan

---

**From:** Zavala, Melanie  
**Sent:** Wednesday, October 22, 2025 12:38 PM  
**Cc:** Miller, Ryan; Lee, Henry; Ross, Bethany  
**Subject:** Neighborhood Notification Program [Z2025-066]  
**Attachments:** Public Notice (10.20.2025).pdf; HOA Map (10.13.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, October 24, 2025](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, November 11, 2025 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, November 17, 2025 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

### **Z2025-066 : Amendment to PD-78**

Hold a public hearing to discuss and consider a request by Alyson DiBlasi of Discovery Lakes, LLC and Discovery Lakes, Phase 1, LLC for the approval of a [Zoning Change](#) amending Planned Development District 78 (PD-78) [*Ordinance No. 20-27*] to change the *Garage Orientation* requirements for a 316.315-acre tract of land identified as: [1] Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, [2] Tract 2 of the R. K. Brisco Survey, Abstract No. 16, and [3] Lots 1-9, Block A; Lots 1-5, Block B; Lots 1-11, Block C; Lots 1-10, Block D; and Lot 1, Block E, Discovery Lakes, Phase 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and Rochell Road, and take any action necessary.

Thank you,

*Melanie Zavala*

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568

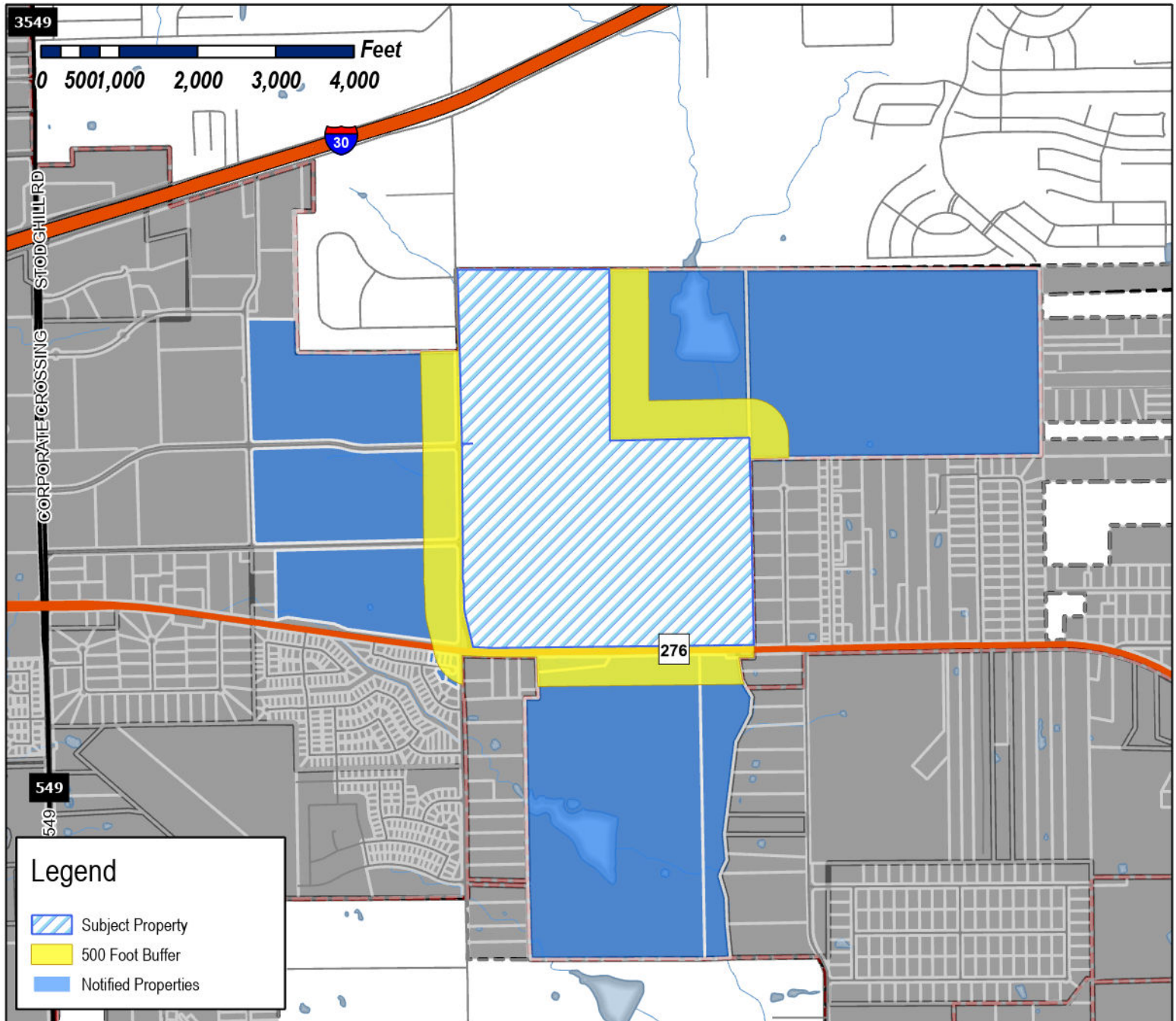




# City of Rockwall

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

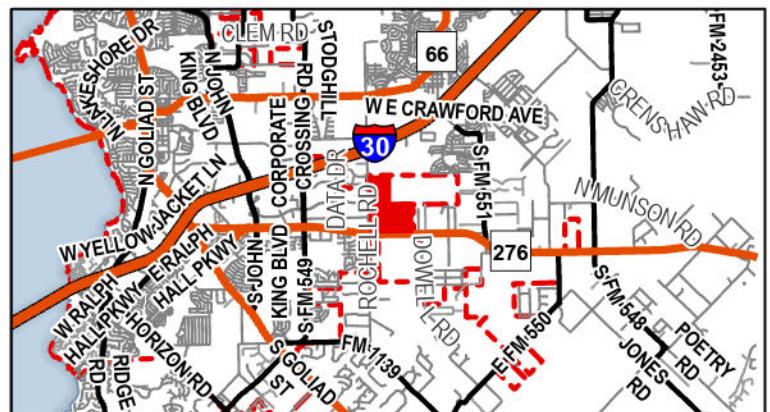
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Case Number:** Z2025-066  
**Case Name:** Amendment to PD-78  
**Case Type:** Zoning  
**Zoning:** Planned Development District 78  
(PD-78) District  
**Case Address:** Discovery Lakes Subdivision

**Date Saved:** 10/13/2025

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



GARCIA DAVID VANN  
112 JEREMY DRIVE  
FATE, TX 75189

SRP SUB, LLC  
1131 W WARNER RD STE 102  
SCOTTSDALE, AZ 85284

RESIDENT  
1500 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1501 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1503 TWIN LAKES BLVD  
ROCKWALL, TX 75032

RESIDENT  
1506 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1507 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1509 TWIN LAKES BLVD  
ROCKWALL, TX 75032

RESIDENT  
1512 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1513 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1515 TWIN LAKES BLVD  
ROCKWALL, TX 75032

RESIDENT  
1518 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1519 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1521 TWIN LAKES BLVD  
ROCKWALL, TX 75032

RESIDENT  
1524 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1525 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1531 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1537 SALT LAKE DR  
ROCKWALL, TX 75032

DISCOVERY LAKES PHASE I LLC  
15400 Knoll Trail Dr Ste 230  
Dallas, TX 75248

RESIDENT  
1543 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1603 CANYON LAKE RD  
ROCKWALL, TX 75032

RESIDENT  
1609 CANYON LAKE RD  
ROCKWALL, TX 75032

RESIDENT  
1615 CANYON LAKE RD  
ROCKWALL, TX 75032

RESIDENT  
1621 CANYON LAKE RD  
ROCKWALL, TX 75032

RESIDENT  
1627 CANYON LAKE RD  
ROCKWALL, TX 75032

RESIDENT  
1633 CANYON LAKE RD  
ROCKWALL, TX 75032

RESIDENT  
1634 CANYON LAKE RD  
ROCKWALL, TX 75032

RESIDENT  
1639 CANYON LAKE RD  
ROCKWALL, TX 75032

RESIDENT  
1644 CANYON LAKE RD  
ROCKWALL, TX 75032

RESIDENT  
1645 CANYON LAKE RD  
ROCKWALL, TX 75032



SOUTH ROCKWALL HOLDINGS LP  
C/O AD VALROEM TAX DEPT  
2101 Cedar Springs Rd Ste 600  
Dallas, TX 75201

ROCKWALL FUND I LLC  
212 S Palm Ave Fl 2  
Alhambra, CA 91801

HARLAN PROPERTIES INC  
2404 Texas Dr Ste 103  
Irving, TX 75062

HARLAN PROPERTIES INC  
2404 Texas Dr Ste 103  
Irving, TX 75062

HARLAN PROPERTIES INC  
2404 Texas Dr Ste 103  
Irving, TX 75062

HORTON CAPITAL PROPERTIES LLC  
3120 SABRE DR STE 240  
SOUTHLAKE, TX 76092

HORTON CAPITAL PROPERTIES LLC  
3120 SABRE DR STE 240  
SOUTHLAKE, TX 76092

HORTON CAPITAL PROPERTIES, LLC  
3120 SABRE DR STE 240  
SOUTHLAKE, TX 76092

HORTON CAPITAL PROPERTIES LLC  
3120 SABRE DR STE 240  
SOUTHLAKE, TX 76092

PACIFIC PHOENIX TRUST OF 2013  
WALTER E & LINDA H MOELLER TRUSTEES  
3330 TERRA GRANADA DRIVE #2A  
WALNUT CREEK, CA 94595

DOUGLAS ADETOKUNBO AND OSADEBAWMEN  
3810 Harlan Dr  
Sachse, TX 75048

RESIDENT  
3884 PINEBLUFF LN  
ROCKWALL, TX 75032

RESIDENT  
4010 PINEBLUFF LN  
ROCKWALL, TX 75032

BARSOUM LINDSEY NICOLE  
4010 PINEBLUFF LN  
ROCKWALL, TX 75032

NWIGWE CHARLES & VANIECY  
4015 PINEBLUFF LN  
ROCKWALL, TX 75032

FIELDS RUTH A  
4016 PINEBLUFF LN  
ROCKWALL, TX 75032

RESIDENT  
4022 PINEBLUFF LN  
ROCKWALL, TX 75032

RESIDENT  
4030 PINEBLUFF LN  
ROCKWALL, TX 75032

TAURONE ANTHONY LEVI AND ALEXANDRIA  
MAE  
4035 PINEBLUFF LANE  
ROCKWALL, TX 75032

RESIDENT  
4601 BEAR LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
4602 BEAR LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
4607 BEAR LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
4608 BEAR LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
4613 BEAR LAKE DR  
ROCKWALL, TX 75032

KAHN KAISER ALI  
5905 CHURCHILL MEADOWS BLVD  
MISSISSAUGU, ONTARIO 0

YAMASA CO LTD., A JAPANESE CORPORATION  
PO BOX 4090  
SCOTTSDALE, AZ 85261

ROCKWALL ECONOMIC DEVELOPMENT  
PO BOX 968  
ROCKWALL, TX 75087

# 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:

## **Z2025-066: Amendment to PD-78**

*Hold a public hearing to discuss and consider a request by Alyson DiBlasi of Discovery Lakes, LLC and Discovery Lakes, Phase 1, LLC for the approval of a Zoning Change amending Planned Development District 78 (PD-78) [Ordinance No. 20-27] to change the Garage Orientation requirements for a 316.315-acre tract of land identified as: [1] Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, [2] Tract 2 of the R. K. Brisco Survey, Abstract No. 16, and [3] Lots 1-9, Block A; Lots 1-5, Block B; Lots 1-11, Block C; Lots 1-10, Block D; and Lot 1, Block E, Discovery Lakes, Phase 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and Rochell Road, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, November 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 17, 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:

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

You may also email your comments to the Planning Department at [planning@rockwall.com](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, November 17, 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. Z2025-066: Amendment to PD-78**

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.

## EXHIBIT A

### Exhibit 'D'

Page 11, Table 2 shall be amended to include in Garage Orientation, **Side-Entry**, for Lot Types A

Page 12, (c) (3), **Side-Entry** has been added as follows:

(3) Garage Orientation. Garages shall be provided as stipulated by Table 2: Lot Dimensional Requirements. Garages permitted for front entry may be oriented toward the street in a Flat Front Entry format; however, the front facade of the garage must be situated a minimum of 25-feet off the front property line. All front entry garages shall incorporate an architectural element or feature separating the individual garage openings. **Side Entry, Swing, Traditional Swing or J-Swing** garages are permitted to have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the Swing configuration. **Side Entry garages are permitted on Lot Type A.**

**Exhibit 'D':**  
**Permitted Land Uses and Development Standards**

*District Development Standards*, of the Unified Development Code. In addition, all residential development shall adhere to the following standards:

- (a) *Lot Composition and Layout*. The lot layout and composition of the *Subject Property* shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1* below. Allowances for changes to the quantity and locations of each lot type are permitted in conformance with the requirements listed below; however, in no case shall the proposed development exceed 428 units.

**Table 1: Lot Composition**

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	80' x 200'	32,670 SF	45	10.51%
B	70' x 110'	7,700 SF	177	41.36%
C	60' x 110'	6,600 SF	206	48.13%
Maximum Permitted Units:			428	100.00%

The allocation of single-family dwellings among lot types may deviate from *Table 1* provided that the proposed lot composition meets the following criteria:

- (1) The total number of lots does not exceed 428 units; and,
  - (2) The average lot size for the total development is not less than 9,700 SF (*i.e. total square footage of all lots/total number of lots*); and,
  - (3) Lot Type "A" shall not be decrease below 40 lots; and,
  - (4) Lot Type "B" shall not be decreased below 38% of the total 428 lots; and,
  - (5) Lot Type "C" shall not be increased beyond 55% of the total 428 lots.
- (b) *Density and Dimensional Requirements*. The maximum permissible density for the *Subject Property* shall not exceed 1.40 dwelling units per gross acre of land; however, in no case should the proposed development exceed 428 units. All lots shall conform to the standards depicted in *Table 2* below and generally conform to *Exhibit 'C'* of this ordinance.

**Table 2: Lot Dimensional Requirements**

Lot Type (see Concept Plan) ►	A	B	C
Minimum Lot Width <sup>(1)</sup> & <sup>(5)</sup> & <sup>(7)</sup>	80'	70'	60'
Minimum Lot Depth	200'	110'	110'
Minimum Lot Area	32,670 SF	7,700 SF	6,600 SF
Minimum Front Yard Setback <sup>(2), (6), &amp; (8)</sup>	25'	20'	20'
Minimum Side Yard Setback	10'	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) <sup>(2)</sup>	20'	15'	15'
Minimum Length of Driveway Pavement	25'	20'	20'
Maximum Height <sup>(3)</sup>	36'	36'	36'
Minimum Rear Yard Setback <sup>(4)</sup>	20'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	3,200 SF	2,250 SF	2,000 SF
Garage Orientation <sup>(6)</sup>	Side-Entry, J-Swing or Flat Front	J-Swing or Flat Front	J-Swing or Flat Front
Maximum Number of Front Entry Garages Permitted	17	58	137
Maximum Lot Coverage	65%	65%	65%

**General Notes:**

- <sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single-family home.

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

4. As measured from the rear yard property line.
5. Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the lot width reduced by up to 20% as measured at the front property line provided that the lot width is met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows maybe reduced by up to ten (10%) percent, but shall meet the minimum lot size for each lot type.
6. 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 that increases the Front Yard Building Setback to 20-feet; however, the encroachment shall not exceed five (5) feet on Side Yard Setbacks (Adjacent to a Street) and shall not encroach into public right-of-way [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].
7. All lots with a *J-Swing* or *Traditional Swing* driveway require a minimum of a 65-foot lot width.
8. The minimum front yard setback for properties that have a *Flat Front Entry* garage format shall be 25-feet.

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

- (1) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, and cultured stone. Cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and/or stucco (i.e. *three [3] part stucco* or a comparable – to be determined by staff) shall be permitted to be used to meet up to 50% of the masonry requirement.
- (2) *Roof Pitch.* A minimum of an 8:12 roof pitch is required on all structures with the exception of porches, which shall have a minimum of a 4:12 roof pitch. *Type 'A'* lots may have a variable pitch to the roofs that may deviate from these specific standards when it is determined by staff to serve a particular architectural theme.
- (3) *Garage Orientation.* Garages shall be provided as stipulated by *Table 2: Lot Dimensional Requirements*. Garages permitted for front entry maybe oriented toward the street in a *Flat Front Entry* format; however, the front façade of the garage must be situated a minimum of 25-feet off the front property line. All front entry garages shall incorporate an architectural element or feature separating the individual garage openings. *Side Entry, Swing, Traditional Swing* or *J-Swing* garages are permitted to have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the *Swing* configuration. **Side-Entry Garages are permitted on Lot Type A.**

(ci) *Anti-Monotony Restrictions.* The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (for spacing requirements see the illustration on the following page).

Table 3: Anti-Monotony Matrix

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
<b>A</b>	<b>80' x 200'</b>	<b>(1), (2), (3), (5)</b>
<b>B</b>	<b>70' x 110'</b>	<b>(1), (2), (3), (4)</b>
<b>C</b>	<b>60' x 110'</b>	<b>(1), (2), (3), (4)</b>

- (1) 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



### Exhibit 'B'

#### Discovery Lakes Lot Owner Information:

Lot	Block	Address	PURCHASER
1	A	1645 Canyon Lake Dr.	QAISER ALI KAHN
2	A	1639 Canyon Lake Dr.	DAVID GARCIA
3	A	1633 Canyon Lake Dr.	ADETOKUNBO DOUGLAS AND OSADEBAWMEN DOUGLAS
1	B	1644 Canyon Lake Dr.	HORTON CAPITAL PROPERTIES, LLC DBA KINDRED HOMES
3	B	4601 Bear Lake Dr.	HORTON CAPITAL PROPERTIES, LLC DBA KINDRED HOMES
2	C	1509 Twin Lakes Blvd.	HORTON CAPITAL PROPERTIES, LLC DBA KINDRED HOMES
3	C	1515 Twin Lakes Blvd.	HORTON CAPITAL PROPERTIES, LLC DBA KINDRED HOMES
Commercial Tract		9.129-acre tract of land	DOUBLE CROSS 276, LLC

**CITY OF ROCKWALL**

**ORDINANCE NO. 20-27**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 78 (PD-78) [*ORDINANCE NO. 15-24*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF CHANGING THE CONCEPT PLAN AND DEVELOPMENT STANDARDS FOR A 316.315-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1 OF THE M. E. HAWKINS SURVEY, ABSTRACT NO. 100 AND TRACT 2 OF THE R. K. BRISCO SURVEY, ABSTRACT NO. 16, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City has received a request by Chris Cuny of Teague, Nall & Perkins on behalf of Nick DiGuiseppe of Discovery Lakes, LLC for the approval of an amendment to Planned Development District 78 (PD-78) [*Ordinance No. 15-24*] for the purpose of changing the concept plan and development standards for a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 78 (PD-78) and 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 Planned Development Concept Plan, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the Subject Property;

**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 4.** That a *Master Parks and Open Space Plan* for the *Subject Property*, shall be prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* depicted in *Exhibit 'C'* of this ordinance, and that the *Master Parks and Open Space Plan* shall be considered for approval by the City Council following a recommendation by 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(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the 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 an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
  - (1) Open Space Master Plan
  - (2) Master Plat
  - (3) PD Development Plan (*Required for Retail Areas Only*)
  - (4) PD Site Plan
  - (5) Preliminary Plat
  - (6) Final Plat
- (c) A *PD Development Plan* must be approved for the area designated on the *Planned Development Concept Plan* as *Retail* prior to submittal of a *PD Site Plan* application and/or preliminary plat application. No *Master Plat* is required for the area designated on the *Concept Plan* as *Retail*. A traffic impact analysis for the retail tract shall be submitted with the *PD Development Plan* to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each *PD Site Plan* for each retail development.
- (d) *PD Site Plan*. A *PD Site Plan* covering all of the *Subject Property* 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 *Preliminary Plat Application* for the development.
- (e) *Preliminary Plat*. A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat Application* may be processed by the City concurrently with a *PD Site Plan Application* for the development.

- (f) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

**SECTION 9.** 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 10.** 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 11.** 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 12.** That this ordinance shall take effect immediately from and after its passage;

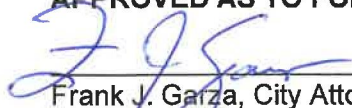
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 3<sup>RD</sup> DAY OF AUGUST, 2020.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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



1<sup>st</sup> Reading: July 20, 2020

2<sup>nd</sup> Reading: August 3, 2020

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

Field notes for a 316.315-acre (13,778,691 square foot) tract of land situated in the M. E. Hawkins Survey, Abstract No. 100, and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County, Texas, and being all of that certain called 308.52-acre tract of land described in a Special Warranty Deed to 308 ON 276, L.P., as recorded in Volume 03662, Page 00315, of the Office Public Records of Rockwall County, Texas (O.P.R.R.C.T.) with said 316.315-acre (13, 778,691 square feet) tract of land being more particularly described by metes and bounds as follows:

*BEGINNING* a railroad spike set in asphalt marking the northwest corner of said 308 on 276, L.P. tract and the common southwest corner of that certain called 21. 935 acre tract of land described as Tract One in a Warranty Deed to Rockwall Fund I, L.L.C., as recorded in Volume 1 110, Page 190, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.) , said point being in the approximate center of Rochell Road, a county road with an unspecified right-of- way (R. O. W.) width;

*THENCE* North 89 degrees 00 minutes 24 seconds East (South 89 degrees 12 minutes 02 seconds East - deed call), along the common northerly line of said 308 ON 276, L.P. tract and the common southerly line of said Tract One, passing at a distance of 30. 00 feet, a 5/8 inch iron rod set with a yellow plastic cap stamped "THE WALLACE GROUP " ( "cap ") for reference, continuing along said common line, passing at a distance of 1,799. 04-feet t, a ½-inch iron rod found marking the southeast corner of said Tract One, being common with the south west corner of that certain called 59.71-acre tract of land described in a Special Warranty Deed to Fate I- 30, L.P., as recorded in Volume 03542, Page 00039, O.P.R.R.C.T., continuing along the common northerly line of said 308 on 276, L.P. tract and the southerly line of said Fate I-30, L.P. tract, a total distance of 1,966.04 feet ( 1,902 .80 feet - deed call) to a 1/ 2 inch iron rod found marking the common most northerly northeast corner of said 308 on 276, L.P. tract and the north west corner of that certain coiled 85.479 acre tract of land described as Tract Two in the aforementioned Warranty Deed to Rockwall Fund I, L.L.C., as recorded in Volume 1 110, Page 190, O.R.R.C.T.;

*THENCE* South 01 degrees 59 minutes 29 seconds East (South 00 degrees 08 minutes 06 seconds West - deed call), along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said Tract Two, a distance of 2,204.26-feet t (2,166.70-feet - deed call) to a ½ inch iron rod found marking an ell corner of said 308 ON 276, L.P. tract and the southwest corner of said Tract Two;

*THENCE* North 87 degrees 20 minutes 20 seconds East (North 89 degrees 12 minutes 02 seconds East - deed call), continuing along the common northerly line of said 308 on 276, L.P. tract and the southerly line said Tract Two, a distance of 1,691. 90 feet (1,782.53 feet - deed call) to a 5/8-inch iron rod set with "cap" marking the common most easterly northeast corner of said 308 on 276, L.P. tract and the southeast corner of said Tract Two, from which a ½-inch iron rod found bears North 87 degrees 20 minutes 20 seconds East at 10. 49 feet, said 5/8-inch iron rod set being on the west line of that certain called 212.25-acre tract of land described in a Special Warranty Deed to South Rock wall Holdings, L.P., as recorded in Volume 03625, Page 00034, O.P.R.R.C.T.;

*THENCE* South 01 degrees 34 minutes 35 seconds East, along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said South Rock wall Holdings tract, a distance of 309.68-feet to a 5/8-inch iron rod set with "cap " marking the southwest corner of said South Rock wall Holdings tract, being common with the northwest corner of Lot 8, Equestrian Estates, according to the plot thereof recorded in Cabinet A, Page 19 7, of the Plot Records of Rock wall County, Texas (P.R.R.C.T.);

*THENCE* South 00 degrees 50 minutes 42 seconds East, along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said Equestrian Estates, a distance of 2,301.71 feet (South 00 degrees 06 minutes 38 seconds West, a distance of 2,580.60 feet - overall deed call) to a 5/8 inch iron rod set with "cap " marking the common southeast corner of said 308 ON 276, L.P. tract and on ell corner of the north R.O.W. line of State Highway No. 276 (having a variable width R.O.W.);

*THENCE* South 89 degrees 29 minutes 00 seconds West (North 89 degrees 29 minutes 07 seconds West - deed call), along the common southerly line of said 308 ON 2 76, L.P. tract and said north R.O.W. line of State Highway No. 276, passing at a distance of 1.66 feet a found TxDOT concrete monument, continuing along said common line for a tot al distance of 117.50-feet (115.83-feet - deed call) to a 5/8-inch iron rod set with "cap " marking the common ell corner of said 308 ON 276, L.P. tract and the most easterly southeast corner of that certain called 2.503-acre tract of land described as on Easement for Highway Purposes to the State of Texas, recorded in Volume 82, Page 583 of the Real Property Records of Rockwall County, Texas (R.P.R.R.C.T.);

*THENCE* North 00 degrees 31 minutes 03 seconds West (North 00 degrees 30 Minutes 13 seconds East - deed call), along a common interior line of said 308 on 2 76, L.P. tract and the easterly line of said Easement for Highway Purposes tract, a distance of 50.31-feet (50-feet - deed call) to a 5/8-inch iron rod set with "cap" marking the common ell corner of said 308 ON 276, L.P. tract and the north east corner of said Easement for Highway



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

Purposes tract;

*THENCE* South 89 degrees 28 minutes 57 seconds West (North 89 degrees 29 minutes 47 seconds West - deed call), along the common southerly line of said 308 ON 276, L.P. tract and the northerly line of said Easement for Highway Purposes tract, a distance of 543.40-feet (543.73-feet - deed call) to a 5/8-inch iron rod set with "cap " for corner;

*THENCE* South 89 degrees 13 minutes 58 seconds West (South 89 degrees 48 minutes 55 seconds West - deed call), continuing along the common southerly line of said 308 ON 276, L.P. tract and the northerly line of said Easement for Highway Purposes tract, a distance of 757.25-feet (756.93-feet - deed call) to a 5/8-inch iron rod found marking a common ell corner of said 308 ON 276, L.P. tract and the northwest corner of said Easement for Highway Purposes tract;

*THENCE* South 00 degrees 46 minutes 03 seconds East (South 00 degrees 11 minutes 05 seconds East - deed call), along a common interior line of said 308 ON 276, L.P. tract and the westerly line of said Easement for Highway Purposes tract, a distance of 90.30-feet (87.44-feet - deed call) to a 5/8-inch iron rod set with "cap " marking a common ell corner of said 308 ON 276, L.P. tract and the southwest corner of said Easement for Highway Purposes tract, said point being on said north R.O.W. line of State Highway No. 276;

*THENCE* South 89 degrees 13 minutes 57 seconds West (North 89 degrees 53 minutes 27 seconds West - deed call), along the common southerly line of said 308 ON 276, L.P. tract and said north R.O.W. line of State Highway No. 276, passing at a distance of 1,667.76-feet a 5/8-inch iron rod set with "cap " for reference, continuing along said common line for a total distance of 1,917.07-feet (1,917.34-feet - deed call) to a found TxDOT concrete monument, marking the transitional R.O.W. line from said north R.O.W. line of State Highway No. 276 to the east R.O.W. line of Springer Lane, on 80-foot wide R.O.W., (formerly F.M. No. 1143), said point being the beginning of a non-tangent curve to the right, with the radius point being situated North 21 degrees 40 minutes 52 seconds East, a distance of 533.69-feet;

*THENCE* Northerly along the common curving westerly line of said 308 ON 276, L.P. tract and said curving east R.O.W. line of Springer Lane, with said non-tangent curve to the right, through a central angle of 67 degrees 33 minutes 20 seconds (48 degrees 33 minutes 57 seconds - deed call), having a radius of 533.69-feet (613.69-feet - deed call), a tangent distance of 356.97-feet, a chord bearing North 34 degrees 32 minutes 28 seconds West (North 40 degrees 41 minutes 57 seconds West - deed call), at 593.43-feet, and an arc distance of 629.26-feet (520.18-feet - deed call) to a 5/8-inch iron rod set with "cap" at the end of said non-tangent curve;

*THENCE* North 00 degrees 53 minutes 56 seconds West (North 00 degrees 43 minutes 17 seconds West - deed call), continuing along the common westerly line of said 308 ON 276, L.P. tract and said east R.O.W. line of Springer Lane, a distance of 294.21-feet (430.56-feet - deed call) to an axle found for the beginning of a non-tangent curve to the left, with the radius point being situated South 89 degrees 08 minutes 07 seconds West, a distance of 612.96-feet;

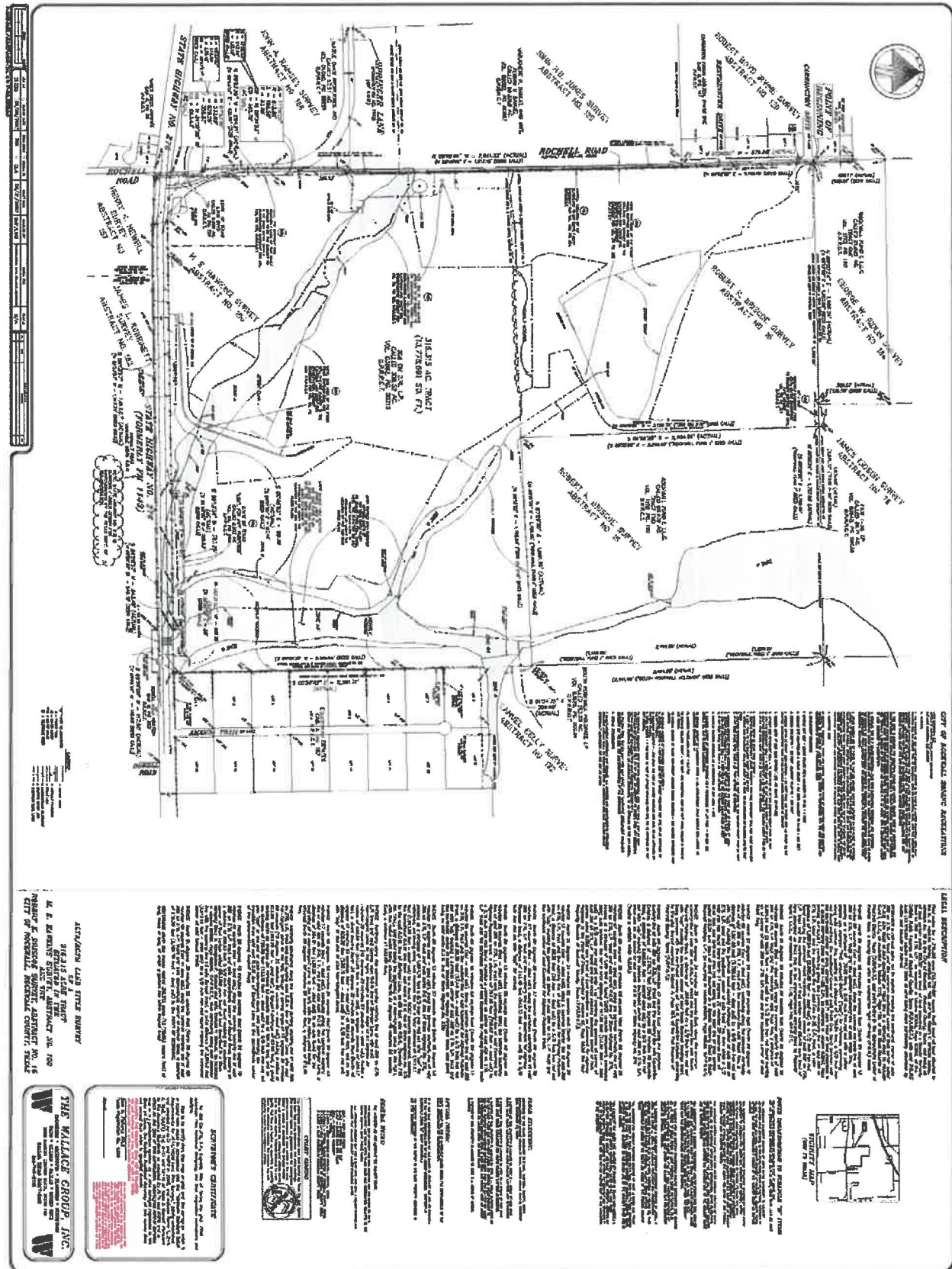
*THENCE* Northerly continuing along the common curving westerly line of said 308 ON 276, L.P. tract and said curving east R.O.W. line of Springer Lane, with said non-tangent curve to the left, through a central angle of 17 degrees 26 minutes 00 seconds (12 degrees 25 minutes 52 seconds - deed call), having a radius of 612.96-feet (613.69-feet - deed call), a tangent distance of 93.98 feet, a chord bearing North 09 degrees 34 minutes 53 seconds West at 185.78-feet, and an arc distance of 186.50-feet (133.15 feet - deed call) to a 5/8-inch iron rod set with "cap" at the end of said non-tangent curve, said point marking the transition from said east R.O.W. line of Springer Lane to the approximate center of the aforementioned Rochell Road;

*THENCE* North 00 degrees 49 minutes 05 seconds West (North 00 degrees 10 minutes 49 seconds East - deed call), along the common westerly line of said 308 ON 276, L.P. tract and said approximate center of Rochell Road, passing at a distance of 386.53-feet a 1/2-inch iron rod found marking the southeast corner of that certain called 60.3368-acre tract of land described in a Cash Warranty Deed to Varughese P. Samuel and wife, Remoni V. Samuel, as recorded in Volume 02002, Page 00062, O.P.R.R.C.T., then continuing along said common line with the easterly line of said Samuel tract, a total distance of 2,841.3-feet (1,613.15-feet - deed call) to a 1/2-inch iron rod found marking the northeast corner of said Samuel tract;

*THENCE* North 01 degrees 38 minutes 55 seconds West (North 00 degrees 08 minutes 06 seconds East - deed call), along the common westerly line of said 308 ON 276, L.P. tract and said approximate center of Rochell Road, a distance of 976.29-feet (2,166.70-feet - deed call) to the *POINT OF BEGINNING*.

*CONTAINING* within the metes recited 316.315-acres (13,778,692 square feet) of land, more or less, of which a portion lies within Rochell Road.

**Exhibit 'B':**  
*Survey*





# Exhibit 'C': Area Map



**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

**(A) PURPOSE**

The purpose of this PD Zoning change is to allow for an area located at the southeastern portion of the property to be developed as a high-end custom home phase, with minimum one-acre single family residential lots. It is the desire of the owner to retain all the other non-conflicting entitlements on the property per the existing PD requirements and development standards with exceptions that will be noted throughout this document. The developer recognizes and accepts that the acreage utilized for this proposed custom phase will result in a loss of development density, from 507 single family homes to approximately 428 Single family homes. The owner requests the right and flexibility to replace smaller lot types with the 0.75-acre lot type throughout future phases of the development, without the need to rezone the Planned Development District as long as the general intent and layout of the approved revised concept plan is followed and the total number of lots does not increase.

To facilitate review of the proposed PD revisions, sections and development standards that are to be revised as a part of this re-zoning request will be highlighted in yellow throughout the document. All proposed revisions have been incorporated into the attached revised concept plan.

The Discovery Lakes Subdivision is located at the northeast corner of the intersection of SH-276 and Rochell Road. The *Subject Property* is a short walk or bike ride from the Rockwall Technology Park. The Discovery Lakes Subdivision will be a master planned residential neighborhood that will incorporate two (2) lakes, several acres of open space and ~2.6-miles of hiking/jogging/biking trails. The master plan calls for 428 single-family homes. There will be several view corridors strategically placed within the subdivision along with *front loaded* lots to provide for the enjoyment of the open space. A boulevard with 85-feet of right-of-way will connect SH-276 and be constructed up to the first round-about of the one (1) acre lots. The boulevard will have a 14-foot landscape median and a 25-foot travel lane on each side of the street. The residential streets will be 29-feet back-to-back, with a 10½-foot parkway on each side for a total of 50-feet of right-of-way. A *Community Center* with a pool will be provided to add increased amenity for the subdivision. Commencement of the Community Center and pool will take place at or before the final platting of the 201st residential lot or with the addition of additional *Type 'A'* lots. Additionally, the proposed development will incorporate nine (9) acres of commercial space that will be located at the hard corner of SH-276 and Rochell Road. This area will allow for neighborhood service types of uses and eating establishments. A maximum of one (1) hotel planned to service the needs of the subdivision and the Rockwall Technology Park. A 55-acre area adjacent to the northern lake will be dedicated as public parkland to serve Park District No. 31. The Discovery Lakes Subdivision will be a benefit to the community, allowing citizens of all ages the opportunity to live, work, and play in a connected master planned community.

**(B) GENERAL REQUIREMENTS**

***Development Standards.***

- (1) *Permitted Uses.* The following uses are permitted on the *Subject Property* in accordance with the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance.
  - (a) *Residential Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

the Unified Development Code (UDC), shall be allowed for areas designated as *residential* on the *Concept Plan*.

(b) *Non-Residential*. Unless specifically provided by this Planned Development ordinance, only those uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), shall be allowed for areas designated as *commercial* on the *Concept Plan*; however, the following conditions shall apply:

(i) The following additional uses shall be permitted as *by-right* uses on the *Subject Property*:

- ☒ Hotel, Hotel (*Full Service*) or Motel (*With a Maximum Height of Four [4] Stories*) <sup>1</sup>
- ☒ Restaurant (*with Drive-Through or Drive-In*) <sup>2</sup>
- ☒ Retail Store (*with more than two [2] Gasoline Dispensers*)

*Notes:*

<sup>1</sup>: A maximum of one (1) hotel/motel shall be permitted with this Planned Development District. The height requirement of four (4) stories is permitted to exceed 36-feet, but in no case shall exceed 60-feet.

<sup>2</sup>: A maximum of three (3) restaurants (despite the size of the restaurant) shall be permitted within this Planned Development District.

(ii) The following uses shall be prohibited on the *Subject Property*:

- ☒ Convent or Monastery
- ☒ Hotel, Residence
- ☒ Cemetery/Mausoleum
- ☒ Mortuary or Funeral Chapel
- ☒ Social Service Provider
- ☒ Billiard Parlor or Pool Hall
- ☒ Carnival, Circus, or Amusement Ride
- ☒ Commercial Amusement/Recreation (*Outside*)
- ☒ Gun Club, Skeet or Target Range (*Indoor*)
- ☒ Astrologer, Hypnotist, or Psychic Art and Science
- ☒ Garden Supply /Plant Nursery
- ☒ Night Club, Discotheque, or Dance Hall
- ☒ Secondhand Dealer
- ☒ Car Wash, Self Service
- ☒ Mining and Extraction (Sand, Gravel, Oil and/or Other)
- ☒ Helipad
- ☒ Railroad Yard or Shop
- ☒ Transit Passenger Facility

(2) *Non-Residential Development*. The area designated as *commercial* on the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance shall be designed to be pedestrian-oriented, easily accessible, and integrated into the general design scheme of the adjacent neighborhood. This can be accomplished by removing the traditional barriers utilized to separate commercial and residential developments (e.g. *screening walls*) and incorporating landscape buffers/elements (e.g. *greenspace, parkways, and etcetera*) and urban design elements (e.g. *pathways, pergolas, and etcetera*) that can create compatibility with the adjacent single-family neighborhood. To better achieve this goal and in addition to the requirements of Section 4.1, *General Commercial District Standards*, and Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development*



**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

*Standards*, of the Unified Development Code, all commercial development shall be required to adhere to the following supplemental standards:

- (a) *Retail Landscape*. Landscaping shall be reviewed and approved with the PD Site Plan. All Canopy/Shade Trees planted within the retail development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height unless otherwise provided within this document.
- (b) *Retail Landscape Buffers*. All landscape and plantings located within the buffers shall be maintained by the property owner.
  - (1) *Landscape Buffer (Residential Adjacency)*. Where residential and retail uses share a direct adjacency, a minimum of a 30-foot landscape buffer shall be provided by the retail property adjacent to the residential property. This area shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the adjacency. This area should also incorporate pedestrian-oriented design elements (e.g. *pathways*) that allow access between the two (2) uses. Shrubby utilized in this area shall have a minimum height of 30-inches and a maximum height of 48-inches. Additionally, trees should be incorporated in this area to break up the façades of any commercial buildings.
  - (2) *Landscape Buffer and Sidewalks (SH-276)*. A minimum of a 15-foot landscape buffer shall be provided along the frontage of SH-276, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. All buffer-strip planting requirements shall conform to the requirements of Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code.
  - (3) *Landscape Buffer (Rochell Road Retail)*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of Rochell Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.
- (c) *Sidewalks*.
  - i) *Sidewalk Adjacent to Rochell Road and SH-276*. The developer shall be responsible for the construction of a five (5) foot sidewalk that meanders through the required 20-foot landscape buffer adjacent to Rochell Road and SH-276.
- (3) *Residential Development Standards*. Except as modified by these *Development Standards*, the residential uses depicted in *Exhibit 'C'* of this ordinance shall be subject to the development standards for a Single Family 10 (SF-10) District as stipulated by Section 3.1, *General Residential District Standards*; Section 3.4, *Single-Family Residential (SF-10) District*; and Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V,

**Exhibit 'D':**  
**Permitted Land Uses and Development Standards**

*District Development Standards*, of the Unified Development Code. In addition, all residential development shall adhere to the following standards:

- (a) *Lot Composition and Layout*. The lot layout and composition of the *Subject Property* shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1* below. Allowances for changes to the quantity and locations of each lot type are permitted in conformance with the requirements listed below; however, in no case shall the proposed development exceed 428 units.

**Table 1: Lot Composition**

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	80' x 200'	32,670 SF	45	10.51%
B	70' x 110'	7,700 SF	177	41.36%
C	60' x 110'	6,600 SF	206	48.13%
Maximum Permitted Units:			428	100.00%

The allocation of single-family dwellings among lot types may deviate from *Table 1* provided that the proposed lot composition meets the following criteria:

- (1) The total number of lots does not exceed 428 units; and,
  - (2) The average lot size for the total development is not less than 9,700 SF (*i.e. total square footage of all lots/total number of lots*); and,
  - (3) Lot Type "A" shall not be decrease below 40 lots; and,
  - (4) Lot Type "B" shall not be decreased below 38% of the total 428 lots; and,
  - (5) Lot Type "C" shall not be increased beyond 55% of the total 428 lots.
- (b) *Density and Dimensional Requirements*. The maximum permissible density for the *Subject Property* shall not exceed 1.40 dwelling units per gross acre of land; however, in no case should the proposed development exceed 428 units. All lots shall conform to the standards depicted in *Table 2* below and generally conform to *Exhibit 'C'* of this ordinance.

**Table 2: Lot Dimensional Requirements**

Lot Type (see Concept Plan) ►	A	B	C
Minimum Lot Width <sup>(1) &amp; (5) &amp; (7)</sup>	80'	70'	60'
Minimum Lot Depth	200'	110'	110'
Minimum Lot Area	32,670 SF	7,700 SF	6,600 SF
Minimum Front Yard Setback <sup>(2), (6), &amp; (8)</sup>	25'	20'	20'
Minimum Side Yard Setback	10'	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) <sup>(2)</sup>	20'	15'	15'
Minimum Length of Driveway Pavement	25'	20'	20'
Maximum Height <sup>(3)</sup>	36'	36'	36'
Minimum Rear Yard Setback <sup>(4)</sup>	20'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	3,200 SF	2,250 SF	2,000 SF
Garage Orientation <sup>(6)</sup>	J-Swing or Flat Front	J-Swing or Flat Front	J-Swing or Flat Front
Maximum Number of Front Entry Garages Permitted	17	58	137
Maximum Lot Coverage	65%	65%	65%

**General Notes:**

- <sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single-family home.

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

4. As measured from the rear yard property line.
5. Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the lot width reduced by up to 20% as measured at the front property line provided that the lot width is met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows maybe reduced by up to ten (10%) percent, but shall meet the minimum lot size for each lot type.
6. 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 that increases the Front Yard Building Setback to 20-feet; however, the encroachment shall not exceed five (5) feet on Side Yard Setbacks (Adjacent to a Street) and shall not encroach into public right-of-way [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].
7. All lots with a *J-Swing* or *Traditional Swing* driveway require a minimum of a 65-foot lot width.
8. The minimum front yard setback for properties that have a *Flat Front Entry* garage format shall be 25-feet.

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

- (1) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, and cultured stone. Cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and/or stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) shall be permitted to be used to meet up to 50% of the masonry requirement.
- (2) *Roof Pitch.* A minimum of an 8:12 roof pitch is required on all structures with the exception of porches, which shall have a minimum of a 4:12 roof pitch. *Type 'A'* lots may have a variable pitch to the roofs that may deviate from these specific standards when it is determined by staff to serve a particular architectural theme.
- (3) *Garage Orientation.* Garages shall be provided as stipulated by *Table 2: Lot Dimensional Requirements*. Garages permitted for front entry maybe oriented toward the street in a *Flat Front Entry* format; however, the front façade of the garage must be situated a minimum of 25-feet off the front property line. All front entry garages shall incorporate an architectural element or feature separating the individual garage openings. *Swing*, *Traditional Swing* or *J-Swing* garages are permitted to have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the *Swing* configuration.

(d) *Anti-Monotony Restrictions.* The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (for spacing requirements see the illustration on the following page).

Table 3: Anti-Monotony Matrix

Lot Type	Minimum Lot Size	Elevation Features
A	80' x 200'	(1), (2), (3), (5)
B	70' x 110'	(1), (2), (3), (4)
C	60' x 110'	(1), (2), (3), (4)

- (1) 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

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

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

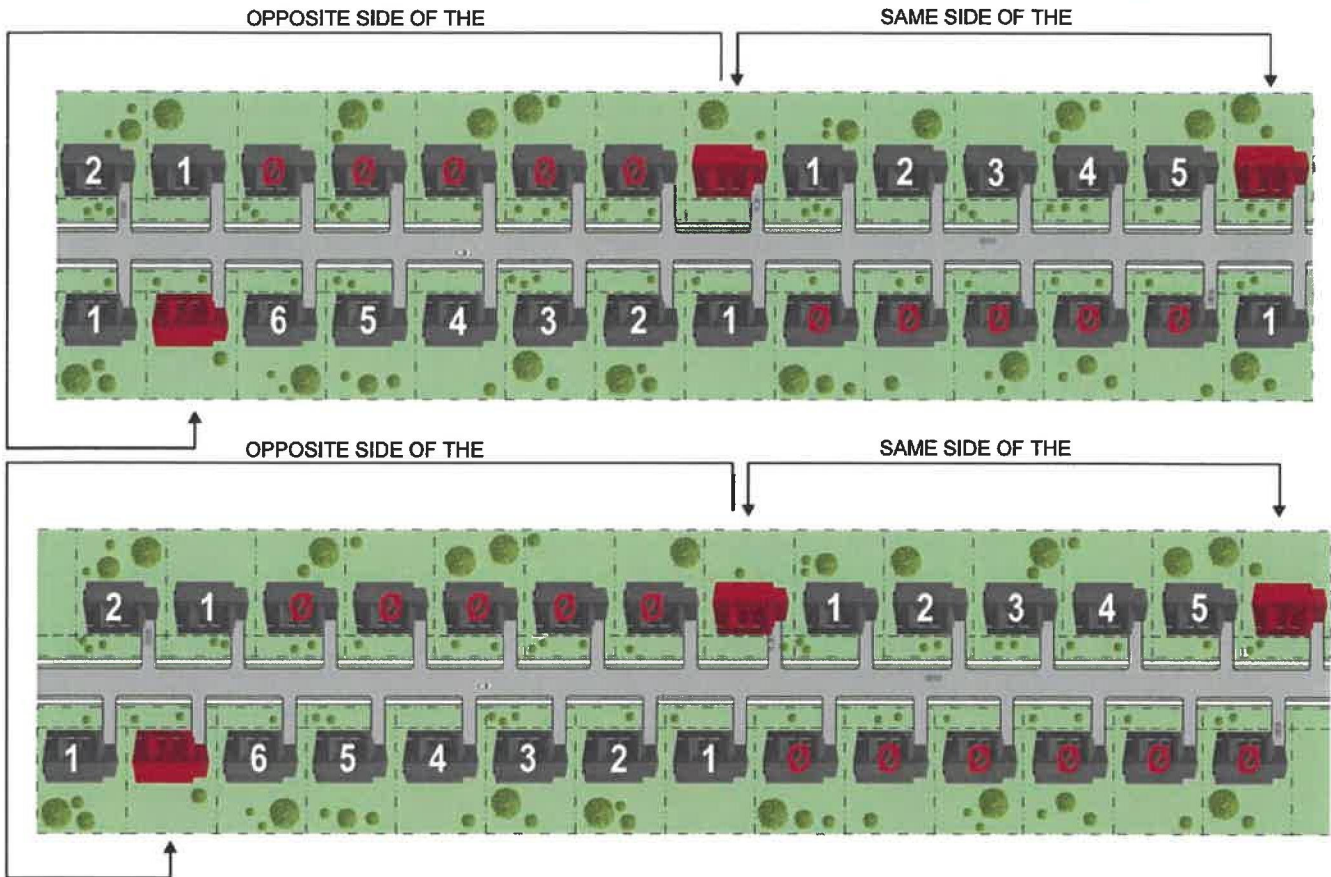
- (2) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on SH-276 or Rochelle Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
  - (a) Number of Stories
  - (b) Permitted Encroachment Type and Layout
  - (c) Roof Type and Layout
  - (d) Articulation of the Front Façade
- (3) Permitted encroachment (*i.e. porches*) 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.
- (4) 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*).
- (5) *Type 'A'* lots may use slate, imitation slate, tile, concrete tile, imitation tile, standing seam metal, or other high-end type roof materials.

*Continued on Next Page...*



**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

*Illustration 1: Anti-Monotony Exhibit*



(e) *Fencing Standards.* All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

- (1) *Wood Fences.* All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited. All solid fences shall incorporate a decorative top rail and/or cap detailing the design of the fence.



**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

- (2) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of eight (8) feet in height.
- (3) *Corner Lots*. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of eight (8) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
- (4) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Landscape and Hardscape Standards.*

- (1) *Residential Landscape*. Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within the residential development shall be a minimum of three (3) caliper inches in size and all *Accent/Oramental/Under-Story Trees* shall be a minimum of four (4) feet in total height unless otherwise provided within this document.
- (2) *Single Family Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO) all single-family lots shall conform to the following:

- i) *Interior Lots*. All interior lots shall include a minimum of two (2) trees with a diameter at breast height (dbh) [*i.e. the diameter in inches of a tree as measured through the main trunk at a point of four and one-half (4½) inches above the natural ground level*] of three (3) inches shall be planted in the front yard, and two (2) additional trees of the same caliper inch shall be planted in the side yard facing the street for corner lots.

*Note: For the purposes of this section only, the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.*

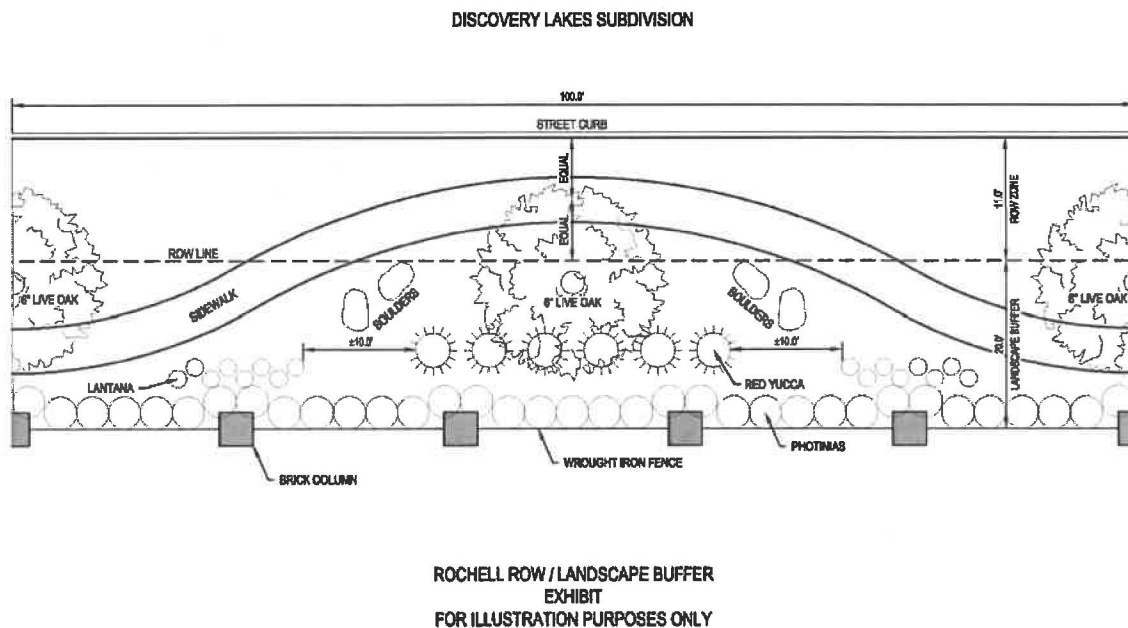
- ii) *Corner Lots*. All corner lots shall include a minimum of two (2) trees with a diameter at breast height (dbh) [*i.e. the diameter in inches of a tree as measured through the main trunk at a point of four and one-half (4½) inches above the natural ground level*] of three (3) inches shall be planted in the front yard of an interior lot.
- (3) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
  - (a) *Landscape Buffer and Sidewalks (Discovery Boulevard)*. A minimum of a 15-foot landscape buffer shall be provided along the frontage of Discovery Boulevard, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a

**Exhibit 'D':**  
**Permitted Land Uses and Development Standards**

maximum height of 48-inches. In addition, at least one (1) canopy tree shall be planted per 30-feet of linear frontage.

- (b) *Landscape Buffer (Rochell Road)*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of Rochell Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Shrubby shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The landscape buffer along Rochell Road shall general conform to the following illustration [*i.e. Illustration 3*].

*Illustration 2: Landscape Buffer along Rochell Road.*



- (c) *Landscape Buffer (SH-276)*. A minimum of a 25-foot landscape buffer shall be provided along the frontage of SH-276, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Shrubby shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. In addition, all buffer-strip planting requirements shall conform to the requirements of Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (*i.e. minimum four [4] inch caliper trees required*).
- (4) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

landscape architect and shall be maintained by the Homeowner's Association (HOA).

- (5) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.
- (g) *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.
- (h) *Sidewalks*.
  - i) *Internal Sidewalks*. All sidewalks adjacent to an interior residential street shall begin 5½-feet from the back of curb and be five (5) feet in overall width.
  - ii) *Sidewalks Adjacent to Rochell Road and Discovery Boulevard*. All sidewalks adjacent Rochell Road and Discovery Boulevard shall begin two (2) feet inside the right-of-way line and be five (5) feet in overall width.
- (i) *Open Space*. The development shall consist of a minimum of 20% open space as calculated from the gross land area, and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. Existing floodplain shall be counted at a rate of ½-acre for every acre provided (*e.g., 10-acres of floodplain would count as 5-acres of open space*). The Homeowner's Association (HOA) shall maintain all open space areas.
- (j) *Temporary On-Site Sanitary Sewer (OSSF)*. On-Site Sanitary Sewer (OSSF) systems shall only be allowed on *Type 'A'* lots that contain a minimum of 32,670 SF. OSSF's shall be designed by a State of Texas registered Professional Engineer, and each design shall specify an aerobic type system with drip (*underground*) irrigation system. All systems shall meet the minimum standards of the Texas Commission on Environmental Quality (TCEQ) and each installed system shall be inspected by a third-party licensed inspector and be paid for by the developer. Operation and maintenance of each individual OSSF shall be the responsibility of the property owner and the City will not assume any responsibility to the proper design, installation, operation, and maintenance of the system. In addition to the installation of the OSSF's for *Type 'A'* lots, each constructed home must provide a secondary connection that will allow the resident to disconnect and abandon the OSSF and connect to the future -- *developer provided* -- sanitary sewer system when it is made available. The *Developer*, during the development/construction of any phase of the subdivision, will be responsible for constructing the required sanitary sewer infrastructure (*i.e. mains and laterals*) as required by the City's Master Wastewater Plan. The *Developer* shall be responsible for escrowing the required impact fees for all lots utilizing an OSSF. A *Facilities Agreement* addressing how this money will be escrowed will be required to be drafted prior to the *Developer* submitting a preliminary plat with the City of Rockwall. This *Facilities Agreement* and the preliminary plat can be considered concurrently by the City Council; however, an approved, signed, and executed *Facilities Agreement* shall be a condition of approval of the preliminary plat. In addition, the *Developer* will be required to provide an appropriate disclosure statement regarding the obligation to connect to the City's wastewater system and any additional perceived costs to the

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

homeowner associated with this connection in all real-estate contracts between the developer, homebuilder, and homeowner.

- (k) *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.
  - (l) *Community Center.* A site plan, landscape plan and building elevations shall be required for the proposed *Community Center* and shall be subject to site plan approval by the Planning and Zoning Commission prior to construction. The community center shall commence construction prior to the platting of the 201st residential lot, unless additional *Type 'A' lots -- above and beyond what is shown on the Concept Plan contained in Exhibit 'C' of this ordinance --* are requested; in which case, the developer shall commence construction of the community center as part of the phase that proposes the additional *Type 'A' lots*.
  - (m) *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision Regulations contained within the *Municipal Code of Ordinances* of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, amenity centers, screening fences associated with this development.
- (4) *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*3-phase lines*), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. 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.
- (5) *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.



CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 78 (PD-78) [ORDINANCE NO. 20-27] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF CHANGING THE DEVELOPMENT STANDARDS FOR A 316.315-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1 OF THE M. E. HAWKINS SURVEY, ABSTRACT NO. 100 AND TRACT 2 OF THE R. K. BRISCO SURVEY, ABSTRACT NO. 16, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Alyson DiBlasi of Discovery Lakes, LLC and Discovery Lakes Phase 1, LLC for the approval of an amendment to Planned Development District 78 (PD-78) [Ordinance No. 20-27] for the purpose of changing development standards for a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 78 (PD-78) [Ordinance No. 20-27] and 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 Planned Development Concept Plan, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

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

**SECTION 4.** That a *Master Parks and Open Space Plan* for the *Subject Property*, shall be prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* depicted in *Exhibit 'C'* of this ordinance, and that the *Master Parks and Open Space Plan* shall be considered for approval by the City Council following a recommendation by 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(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the 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 an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
  - (1) Open Space Master Plan
  - (2) Master Plat
  - (3) PD Development Plan (*Required for Retail Areas Only*)
  - (4) PD Site Plan
  - (5) Preliminary Plat
  - (6) Final Plat
- (c) A *PD Development Plan* must be approved for the area designated on the *Planned Development Concept Plan* as *Retail* prior to submittal of a *PD Site Plan* application and/or preliminary plat application. No *Master Plat* is required for the area designated on the *Concept Plan* as *Retail*. A traffic impact analysis for the retail tract shall be submitted with the *PD Development Plan* to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each *PD Site Plan* for each retail development.
- (d) *PD Site Plan*. A *PD Site Plan* covering all of the *Subject Property* 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 *Preliminary Plat Application* for the development.
- (e) *Preliminary Plat*. A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat Application* may be processed by the City concurrently with a *PD Site Plan Application* for the development.
- (f) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

**SECTION 9.** 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 10.** 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 11.** 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 12.** 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 1<sup>ST</sup> DAY OF DECEMBER, 2025.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: November 17, 2025

2<sup>nd</sup> Reading: December 1, 2025

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

Field notes for a 316.315-acre (13,778,691 square foot) tract of land situated in the M. E. Hawkins Survey, Abstract No. 100, and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County, Texas, and being all of that certain called 308.52-acre tract of land described in a Special Warranty Deed to 308 ON 276, L.P., as recorded in Volume 03662, Page 00315, of the Office Public Records of Rockwall County, Texas (O.P.R.R.C.T.) with said 316.315-acre (13, 778,691 square feet) tract of land being more particularly described by metes and bounds as follows:

*BEGINNING* a railroad spike set in asphalt marking the northwest corner of said 308 on 276, L.P. tract and the common southwest corner of that certain called 21. 935 acre tract of land described as Tract One in a Warranty Deed to Rockwall Fund I, L.L.C., as recorded in Volume 1 110, Page 190, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.) , said point being in the approximate center of Rochell Road, a county road with an unspecified right-of- way (R. O. W.) width;

*THENCE* North 89 degrees 00 minutes 24 seconds East (South 89 degrees 12 minutes 02 seconds East - deed call), along the common northerly line of said 308 ON 276, L.P. tract and the common southerly line of said Tract One, passing at a distance of 30. 00 feet, a 5/8 inch iron rod set with a yellow plastic cap stamped "THE WALLACE GROUP " ( "cap " ) for reference, continuing along said common line, passing at a distance of 1,799. 04-feet, a ½-inch iron rod found marking the southeast corner of said Tract One, being common with the south west corner of that certain called 59.71-acre tract of land described in a Special Warranty Deed to Fate I- 30, L.P., as recorded in Volume 03542, Page 00039, O.P.R.R.C.T., continuing along the common northerly line of said 308 on 276, L.P. tract and the southerly line of said Fate I-30, L.P. tract, a total distance of 1,966.04 feet ( 1,902 .80 feet - deed call) to a 1/ 2 inch iron rod found marking the common most northerly northeast corner of said 308 on 276, L.P. tract and the north west corner of that certain called 85.479 acre tract of land described as Tract Two in the aforementioned Warranty Deed to Rockwall Fund I, L.L.C., as recorded in Volume 1 110, Page 190, O.R.R.C.T.;

*THENCE* South 01 degrees 59 minutes 29 seconds East (South 00 degrees 08 minutes 06 seconds West - deed call), along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said Tract Two, a distance of 2,204.26-feet ( 2,166.70-feet - deed call) to a ½ inch iron rod found marking an ell corner of said 308 ON 276, L.P. tract and the southwest corner of said Tract Two;

*THENCE* North 87 degrees 20 minutes 20 seconds East (North 89 degrees 12 minutes 02 seconds East - deed call), continuing along the common northerly line of said 308 on 276, L.P. tract and the southerly line said Tract Two, a distance of 1,691. 90 feet (1,782.53 feet - deed call) to a 5/8-inch iron rod set with "cap" marking the common most easterly northeast corner of said 308 on 276, L.P. tract and the southeast corner of said Tract Two, from which a ½-inch iron rod found bears North 87 degrees 20 minutes 20 seconds East at 10. 49 feet, said 5/8-inch iron rod set being on the west line of that certain called 212.25-acre tract of land described in a Special Warranty Deed to South Rock wall Holdings, L.P., as recorded in Volume 03625, Page 00034, O.P.R.R.C.T.;

*THENCE* South 01 degrees 34 minutes 35 seconds East, along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said South Rock wall Holdings tract, a distance of 309.68-feet to a 5/8-inch iron rod set with "cap " marking the southwest corner of said South Rock wall Holdings tract, being common with the northwest corner of Lot 8, Equestrian Estates, according to the plot thereof recorded in Cabinet A, Page 19 7, of the Plot Records of Rock wall County, Texas (P.R.R.C.T.);

*THENCE* South 00 degrees 50 minutes 42 seconds East, along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said Equestrian Estates, a distance of 2,301.71 feet (South 00 degrees 06 minutes 38 seconds West, a distance of 2,580.60 feet - overall deed call) to a 5/8 inch iron rod set with "cap " marking the common southeast corner of said 308 ON 276, L.P. tract and on ell corner of the north R.O.W. line of State Highway No. 276 (having a variable width R.O.W.);

*THENCE* South 89 degrees 29 minutes 00 seconds West (North 89 degrees 29 minutes 07 seconds West - deed call), along the common southerly line of said 308 ON 2 76, L.P. tract and said north R.O.W. line of State Highway No. 276, passing at a distance of 1.66 feet a found TxDOT concrete monument, continuing along said common line for a tot al distance of 117.50-feet (115.83-feet - deed call) to a 5/8-inch iron rod set with "cap " marking the common ell corner of said 308 ON 276, L.P. tract and the most easterly southeast corner of that certain called 2.503-acre tract of land described as an Easement for Highway Purposes to the State of Texas, recorded in Volume 82, Page 583 of the Real Property Records of Rockwall County, Texas (R.P.R.R.C.T.);

*THENCE* North 00 degrees 31 minutes 03 seconds West (North 00 degrees 30 Minutes 13 seconds East - deed call), along a common interior line of said 308 on 2 76, L.P. tract and the easterly line of said Easement for Highway Purposes tract, a distance of 50.31-feet (50-feet - deed call) to a 5/8-inch iron rod set with "cap" marking the common ell corner of said 308 ON 276, L.P. tract and the north east corner of said Easement for Highway



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

Purposes tract;

*THENCE* South 89 degrees 28 minutes 57 seconds West (North 89 degrees 29 minutes 47 seconds West - deed call), along the common southerly line of said 308 on 276, L.P. tract and the northerly line of said Easement for Highway Purposes tract, a distance of 543.40-feet (543.73-feet - deed call) to a 5/8-inch iron rod set with "cap " for corner;

*THENCE* South 89 degrees 13 minutes 58 seconds West (South 89 degrees 48 minutes 55 seconds West - deed call), continuing along the common southerly line of said 308 ON 276, L.P. tract and the northerly line of said Easement for Highway Purposes tract, a distance of 757. 25-feet (756.93-feet - deed call) to a 5/8-inch iron rod found marking a common ell corner of said 308 ON 276, L.P. tract and the northwest corner of said Easement for Highway Purposes tract;

*THENCE* South 00 degrees 46 minutes 03 seconds East (South 00 degrees 11 minutes 05 seconds East - deed call), along a common interior line of said 308 ON 276, L.P. tract and the westerly line of said Easement for Highway Purposes tract, a distance of 90.30-feet (87.44-feet - deed call) to a 5/8-inch iron rod set with "cap " marking a common ell corner of said 308 ON 276, L.P. tract and the southwest corner of said Easement for Highway Purposes tract, said point being on said north R.O.W. line of State Highway No. 276;

*THENCE* South 89 degrees 13 minutes 57 seconds West (North 89 degrees 53 minutes 27 seconds West - deed call), along the common southerly line of said 308 ON 276, L.P. tract and said north R.O.W. line of State Highway No. 276, passing at a distance of 1,66 7.76-feet a 5/8-inch iron rod set with "cap " for reference, continuing along said common line for a total distance of 1,917.07-feet (1,917.34-feet - deed call) to a found TxDOT concrete monument, marking the transitional R.O.W. line from said north R.O.W. line of State Highway No. 276 to the east R.O.W. line of Springer Lane, on 80-foot wide R.O.W., (formerly F.M. No. 1143), said point being the beginning of a non-tangent curve to the right, with the radius point being situated North 21 degrees 40 minutes 52 seconds East, a distance of 533.69-feet;

*THENCE* Northerly along the common curving westerly line of said 308 ON 276, L.P. tract and said curving east R.O.W. line of Springer Lane, with said non-tangent curve to the right, through a central angle of 67 degrees 33 minutes 20 seconds (48 degrees 33 minutes 57 seconds - deed call), having a radius of 533. 69-feet (613.69-feet - deed call), a tangent distance of 356.97-feet, a chord bearing North 34 degrees 32 minutes 28 seconds West (North 40 degrees 41 minutes 57 seconds West - deed call), at 593.43-feet, and an arc distance of 629.26-feet (520.18-feet - deed call) to a 5/8-inch iron rod set with "cap" at the end of said non- tangent curve;

*THENCE* North 00 degrees 53 minutes 56 seconds West (North 00 degrees 43 minutes 17 seconds West - deed call), continuing along the common westerly line of said 308 on 276, L.P. tract and said east R.O.W. line of Springer Lane, a distance of 294.21-feet (430.56-feet - deed call) to an axle found for the beginning of a non-tangent curve to the left , with the radius point being situated South 89 degrees 08 minutes 07 seconds West, a distance of 612.96-feet;

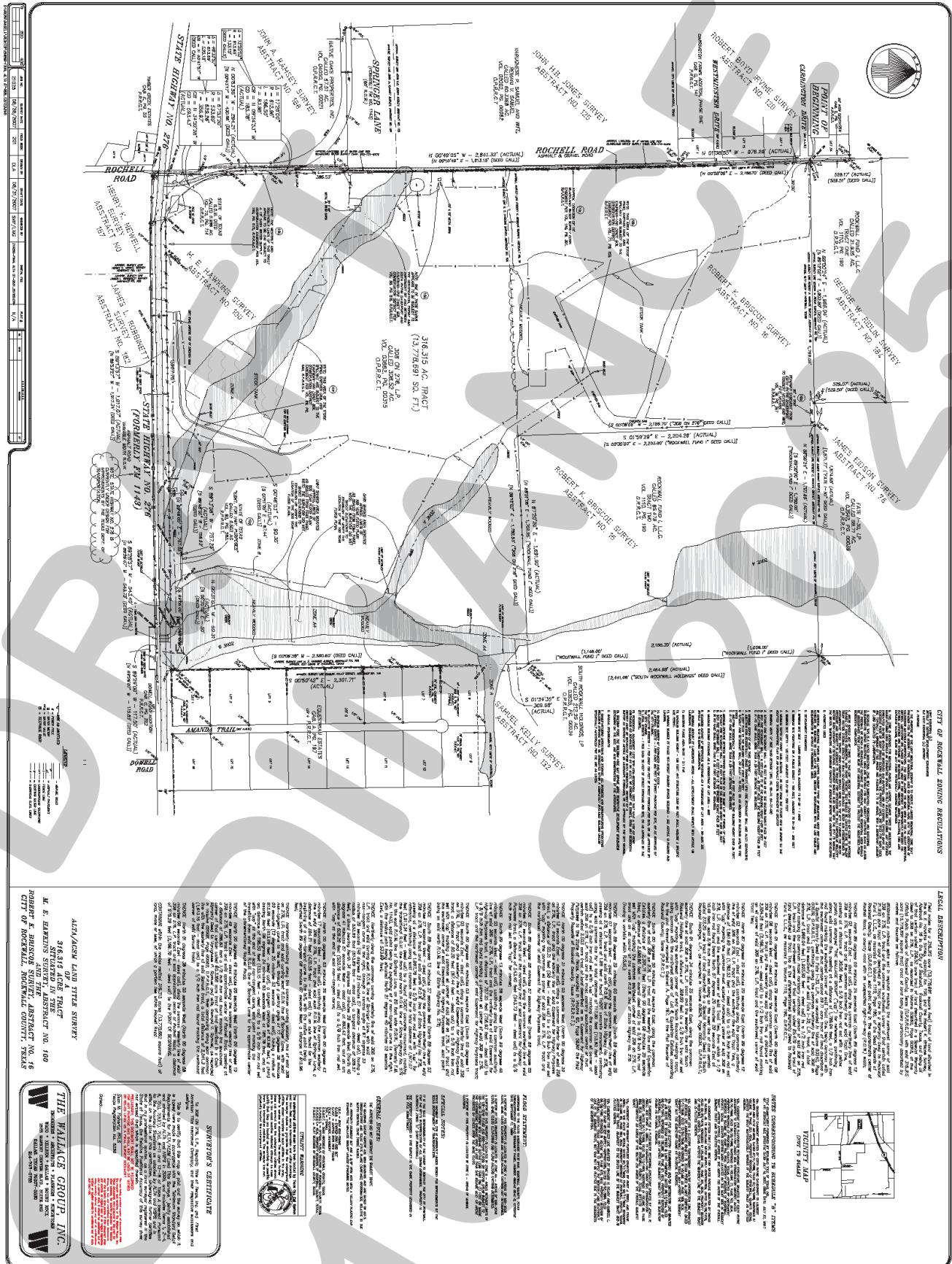
*THENCE* Northerly continuing along the common curving westerly line of said 308 ON 276, L.P. tract and said curving east R.O.W. line of Springer Lane, with said non-tangent curve to the left, through a central angle of 17 degrees 26 minutes 00 seconds (12 degrees 25 minutes 52 seconds - deed call), having a radius of 612.96-feet (613.69-feet - deed call), a tangent distance of 93.98 feet, a chord bearing North 09 degrees 34 minutes 53 seconds West at 185.78-feet, and an arc distance of 186.50-feet (133.15 feet - deed call) to a 5/8-inch iron rod set with "cap" at the end of said non-tangent curve, said point marking the transition from said east R.O.W. line of Springer Lane to the approximate center of the aforementioned Rochell Road;

*THENCE* North 00 degrees 49 minutes 05 seconds West (North 00 degrees 10 minutes 49 seconds East - deed call), along the common westerly line of said 308 ON 276, L.P. tract and said approximate center of Rochell Road, passing at a distance of 386.53-feet a 1/2-inch iron rod found marking the southeast corner of that certain called 60.3368-acre tract of land described in a Cash Warranty Deed to Varughese P. Samuel and wife, Remoni V. Samuel, as recorded in Volume 02002, Page 00062, O.P.R.R.C.T., then continuing along said common line with the easterly line of said Samuel tract, a total distance of 2,841.3-feet (1,613.15-feet - deed call) to a 1/2-inch iron rod found marking the northeast corner of said Samuel tract;

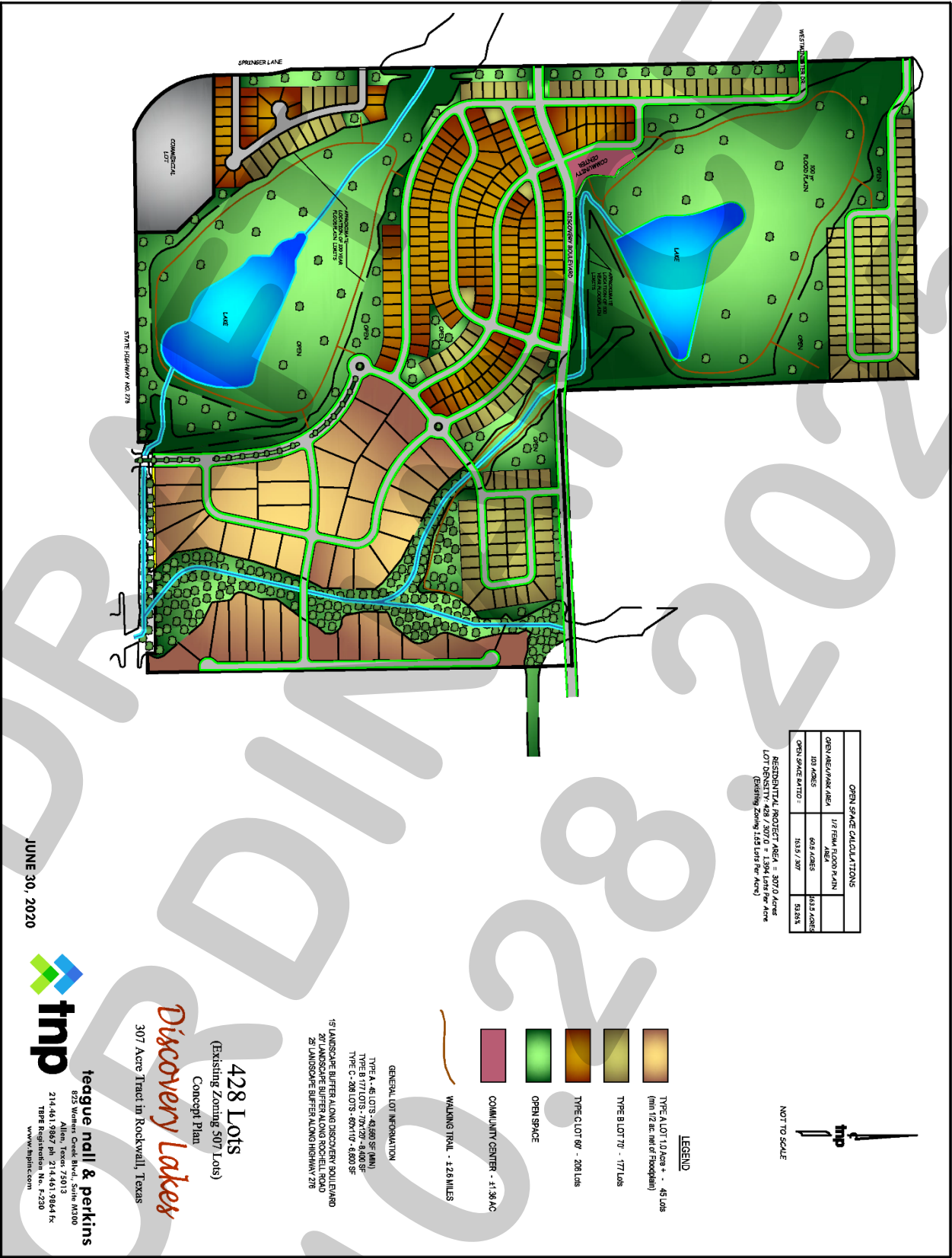
*THENCE* North 01 degrees 38 minutes 55 seconds West (North 00 degrees 08 minutes 06 seconds East - deed call), along the common westerly line of said 308 ON 276, L.P. tract and said approximate center of Rochell Road, a distance of 976.29-feet (2,166.70-feet - deed call) to the *POINT OF BEGINNING*.

*CONTAINING* within the metes recited 316.315-acres (13,778,692 square feet) of land, more or less, of which a portion lies within Rochell Road.

**Exhibit 'B':**  
*Survey*



# Exhibit 'C': Area Map





**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

**(A) PURPOSE**

The purpose of this PD Zoning change is to allow for an area located at the southeastern portion of the property to be developed as a high-end custom home phase, with minimum one-acre single family residential lots. It is the desire of the owner to retain all the other non-conflicting entitlements on the property per the existing PD requirements and development standards with exceptions that will be noted throughout this document. The developer recognizes and accepts that the acreage utilized for this proposed custom phase will result in a loss of development density, from 507 single family homes to approximately 428 Single family homes. The owner requests the right and flexibility to replace smaller lot types with the 0.75-acre lot type throughout future phases of the development, without the need to rezone the Planned Development District as long as the general intent and layout of the approved revised concept plan is followed and the total number of lots does not increase.

To facilitate review of the proposed PD revisions, sections and development standards that are to be revised as a part of this re-zoning request will be highlighted in yellow throughout the document. All proposed revisions have been incorporated into the attached revised concept plan.

The Discovery Lakes Subdivision is located at the northeast corner of the intersection of SH-276 and Rochell Road. The *Subject Property* is a short walk or bike ride from the Rockwall Technology Park. The Discovery Lakes Subdivision will be a master planned residential neighborhood that will incorporate two (2) lakes, several acres of open space and ~2.6-miles of hiking/jogging/biking trails. The master plan calls for 428 single-family homes. There will be several view corridors strategically placed within the subdivision along with *front loaded* lots to provide for the enjoyment of the open space. A boulevard with 85-feet of right-of-way will connect SH-276 and be constructed up to the first round-about of the one (1) acre lots. The boulevard will have a 14-foot landscape median and a 25-foot travel lane on each side of the street. The residential streets will be 29-feet back-to-back, with a 10½-foot parkway on each side for a total of 50-feet of right-of-way. A *Community Center* with a pool will be provided to add increased amenity for the subdivision. Commencement of the Community Center and pool will take place at or before the final platting of the 201st residential lot or with the addition of additional *Type 'A'* lots. Additionally, the proposed development will incorporate nine (9) acres of commercial space that will be located at the hard corner of SH-276 and Rochell Road. This area will allow for neighborhood service types of uses and eating establishments. A maximum of one (1) hotel planned to service the needs of the subdivision and the Rockwall Technology Park. A 55-acre area adjacent to the northern lake will be dedicated as public parkland to serve Park District No. 31. The Discovery Lakes Subdivision will be a benefit to the community, allowing citizens of all ages the opportunity to live, work, and play in a connected master planned community.

**(B) GENERAL REQUIREMENTS**

***Development Standards.***

(1) *Permitted Uses.* The following uses are permitted on the *Subject Property* in accordance with the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance.

(a) *Residential Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of



**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

the Unified Development Code (UDC), shall be allowed for areas designated as *residential* on the *Concept Plan*.

(b) *Non-Residential*. Unless specifically provided by this Planned Development ordinance, only those uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), shall be allowed for areas designated as *commercial* on the *Concept Plan*; however, the following conditions shall apply:

(i) The following additional uses shall be permitted as *by-right* uses on the *Subject Property*:

- ☒ Hotel, Hotel (*Full Service*) or Motel (*With a Maximum Height of Four [4] Stories*) <sup>1</sup>
- ☒ Restaurant (*with Drive-Through or Drive-In*) <sup>2</sup>
- ☒ Retail Store (*with more than two [2] Gasoline Dispensers*)

*Notes:*

<sup>1</sup>: A maximum of one (1) hotel/motel shall be permitted with this Planned Development District. The height requirement of four (4) stories is permitted to exceed 36-feet, but in no case shall exceed 60-feet.

<sup>2</sup>: A maximum of three (3) restaurants (despite the size of the restaurant) shall be permitted within this Planned Development District.

(ii) The following uses shall be prohibited on the *Subject Property*:

- ☒ Convent or Monastery
- ☒ Hotel, Residence
- ☒ Cemetery/Mausoleum
- ☒ Mortuary of Funeral Chapel
- ☒ Social Service Provider
- ☒ Billiard Parlor or Pool Hall
- ☒ Carnival, Circus, or Amusement Ride
- ☒ Commercial Amusement/Recreation (*Outside*)
- ☒ Gun Club, Skeet or Target Range (*Indoor*)
- ☒ Astrologer, Hypnotist, or Psychic Art and Science
- ☒ Garden Supply /Plant Nursery
- ☒ Night Club, Discotheque, or Dance Hall
- ☒ Secondhand Dealer
- ☒ Car Wash, Self Service
- ☒ Mining and Extraction (Sand, Gravel, Oil and/or Other)
- ☒ Helipad
- ☒ Railroad Yard or Shop
- ☒ Transit Passenger Facility

(2) *Non-Residential Development*. The area designated as *commercial* on the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance shall be designed to be pedestrian-oriented, easily accessible, and integrated into the general design scheme of the adjacent neighborhood. This can be accomplished by removing the traditional barriers utilized to separate commercial and residential developments (e.g. *screening walls*) and incorporating landscape buffers/elements (e.g. *greenspace, parkways, and etcetera*) and urban design elements (e.g. *pathways, pergolas, and etcetera*) that can create compatibility with the adjacent single-family neighborhood. To better achieve this goal and in addition to the requirements of Section 4.1, *General Commercial District Standards*, and Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development*

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

*Standards*, of the Unified Development Code, all commercial development shall be required to adhere to the following supplemental standards:

- (a) *Retail Landscape*. Landscaping shall be reviewed and approved with the PD Site Plan. All Canopy/Shade Trees planted within the retail development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height unless otherwise provided within this document.
- (b) *Retail Landscape Buffers*. All landscape and plantings located within the buffers shall be maintained by the property owner.

- (1) *Landscape Buffer (Residential Adjacency)*. Where residential and retail uses share a direct adjacency, a minimum of a 30-foot landscape buffer shall be provided by the retail property adjacent to the residential property. This area shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the adjacency. This area should also incorporate pedestrian-oriented design elements (e.g. *pathways*) that allow access between the two (2) uses. Shrubby utilized in this area shall have a minimum height of 30-inches and a maximum height of 48-inches. Additionally, trees should be incorporated in this area to break up the façades of any commercial buildings.

- (2) *Landscape Buffer and Sidewalks (SH-276)*. A minimum of a 15-foot landscape buffer shall be provided along the frontage of SH-276, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. All buffer-strip planting requirements shall conform to the requirements of Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code.

- (3) *Landscape Buffer (Rochell Road Retail)*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of Rochell Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.

- (c) *Sidewalks*.

- i) *Sidewalk Adjacent to Rochell Road and SH-276*. The developer shall be responsible for the construction of a five (5) foot sidewalk that meanders through the required 20-foot landscape buffer adjacent to Rochell Road and SH-276.

- (3) *Residential Development Standards*. Except as modified by these *Development Standards*, the residential uses depicted in *Exhibit 'C'* of this ordinance shall be subject to the development standards for a Single Family 10 (SF-10) District as stipulated by Section 3.1, *General Residential District Standards*; Section 3.4, *Single-Family Residential (SF-10) District*; and Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V,

**Exhibit 'D':**  
**Permitted Land Uses and Development Standards**

*District Development Standards*, of the Unified Development Code. In addition, all residential development shall adhere to the following standards:

- (a) *Lot Composition and Layout*. The lot layout and composition of the *Subject Property* shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1* below. Allowances for changes to the quantity and locations of each lot type are permitted in conformance with the requirements listed below; however, in no case shall the proposed development exceed 428 units.

**Table 1: Lot Composition**

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	80' x 200'	32,670 SF	45	10.51%
B	70' x 110'	7,700 SF	177	41.36%
C	60' x 110'	6,600 SF	206	48.13%
Maximum Permitted Units:			428	100.00%

The allocation of single-family dwellings among lot types may deviate from *Table 1* provided that the proposed lot composition meets the following criteria:

- (1) The total number of lots does not exceed 428 units; and,
- (2) The average lot size for the total development is not less than 9,700 SF (*i.e. total square footage of all lots/total number of lots*); and,
- (3) Lot Type "A" shall not be decrease below 40 lots; and,
- (4) Lot Type "B" shall not be decreased below 38% of the total 428 lots; and,
- (5) Lot Type "C" shall not be increased beyond 55% of the total 428 lots.

- (b) *Density and Dimensional Requirements*. The maximum permissible density for the *Subject Property* shall not exceed 1.40 dwelling units per gross acre of land; however, in no case should the proposed development exceed 428 units. All lots shall conform to the standards depicted in *Table 2* below and generally conform to *Exhibit 'C'* of this ordinance.

**Table 2: Lot Dimensional Requirements**

Lot Type (see Concept Plan) ►	A	B	C
Minimum Lot Width <sup>(1) &amp; (5) &amp; (7)</sup>	80'	70'	60'
Minimum Lot Depth	200'	110'	110'
Minimum Lot Area	32,670 SF	7,700 SF	6,600 SF
Minimum Front Yard Setback <sup>(2), (6), &amp; (8)</sup>	25'	20'	20'
Minimum Side Yard Setback	10'	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) <sup>(2)</sup>	20'	15'	15'
Minimum Length of Driveway Pavement	25'	20'	20'
Maximum Height <sup>(3)</sup>	36'	36'	36'
Minimum Rear Yard Setback <sup>(4)</sup>	20'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	3,200 SF	2,250 SF	2,000 SF
Garage Orientation <sup>(8)</sup>	J-Swing, Flat Front or Side Entry	J-Swing, Flat Front or Side Entry	J-Swing, Flat Front or Side Entry
Maximum Number of Front Entry Garages Permitted	17	58	137
Maximum Lot Coverage	65%	65%	65%

**General Notes:**

- <sup>1.</sup> The minimum lot width shall be measured at the *Front Yard Building Setback*.
- <sup>2.</sup> The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3.</sup> The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single-

**Exhibit 'D':**  
**Permitted Land Uses and Development Standards**

family home.

4. As measured from the rear yard property line.
5. Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the lot width reduced by up to 20% as measured at the front property line provided that the lot width is met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows maybe reduced by up to ten (10%) percent, but shall meet the minimum lot size for each lot type.
6. 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 that increases the Front Yard Building Setback to 20-feet; however, the encroachment shall not exceed five (5) feet on Side Yard Setbacks (Adjacent to a Street) and shall not encroach into public right-of-way [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].
7. All lots with a *J-Swing* or *Traditional Swing* driveway require a minimum of a 65-foot lot width.
8. The minimum front yard setback for properties that have a *Flat Front Entry* garage format shall be 25-feet.

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

- (1) **Masonry Requirement.** The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, and cultured stone. Cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and/or stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) shall be permitted to be used to meet up to 50% of the masonry requirement.
- (2) **Roof Pitch.** A minimum of an 8:12 roof pitch is required on all structures with the exception of porches, which shall have a minimum of a 4:12 roof pitch. *Type 'A'* lots may have a variable pitch to the roofs that may deviate from these specific standards when it is determined by staff to serve a particular architectural theme.
- (3) **Garage Orientation.** Garages shall be provided as stipulated by *Table 2: Lot Dimensional Requirements*. Garages permitted for front entry maybe oriented toward the street in a *Flat Front Entry* format; however, the front façade of the garage must be situated a minimum of 25-feet off the front property line. All front entry garages shall incorporate an architectural element or feature separating the individual garage openings. *Side Entry*, *Traditional Swing*, or *J-Swing* garages are permitted to have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the *Swing* configuration.

(d) **Anti-Monotony Restrictions.** The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (for spacing requirements see the illustration on the following page).

**Table 3: Anti-Monotony Matrix**

Lot Type	Minimum Lot Size	Elevation Features
A	80' x 200'	(1), (2), (3), (5)
B	70' x 110'	(1), (2), (3), (4)
C	60' x 110'	(1), (2), (3), (4)

- (1) 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



**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

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

- (2) 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 on SH-276 or Rochelle Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
  - (a) Number of Stories
  - (b) Permitted Encroachment Type and Layout
  - (c) Roof Type and Layout
  - (d) Articulation of the Front Façade
- (3) Permitted encroachment (*i.e. porches*) 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.
- (4) 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*).
- (5) Type 'A' lots may use slate, imitation slate, tile, concrete tile, imitation tile, standing seam metal, or other high-end type roof materials.

*Continued on Next Page...*



**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

- (2) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of eight (8) feet in height.
- (3) *Corner Lots*. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of eight (8) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
- (4) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Landscape and Hardscape Standards.*

- (1) *Residential Landscape*. Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within the residential development shall be a minimum of three (3) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height unless otherwise provided within this document.

- (2) *Single Family Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO) all single-family lots shall conform to the following:

- i) *Interior Lots*. All interior lots shall include a minimum of two (2) trees with a diameter at breast height (dbh) [*i.e. the diameter in inches of a tree as measured through the main trunk at a point of four and one-half (4½) inches above the natural ground level*] of three (3) inches shall be planted in the front yard, and two (2) additional trees of the same caliper inch shall be planted in the side yard facing the street for corner lots.

*Note: For the purposes of this section only, the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.*

- ii) *Corner Lots*. All corner lots shall include a minimum of two (2) trees with a diameter at breast height (dbh) [*i.e. the diameter in inches of a tree as measured through the main trunk at a point of four and one-half (4½) inches above the natural ground level*] of three (3) inches shall be planted in the front yard of an interior lot.

- (3) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

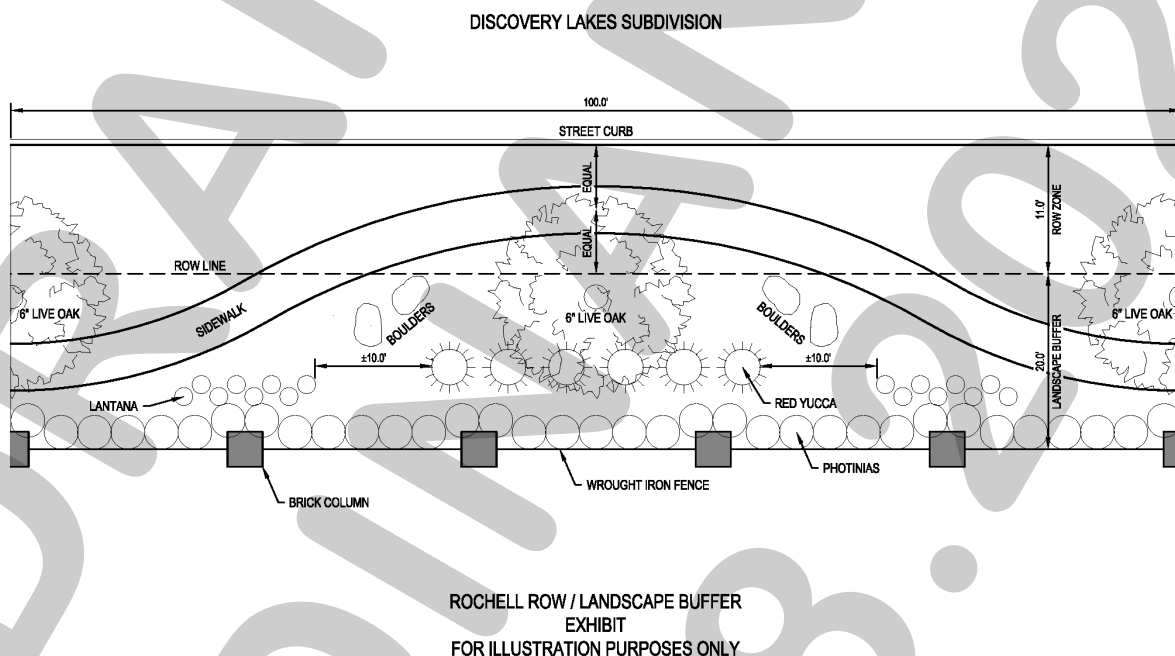
- (a) *Landscape Buffer and Sidewalks (Discovery Boulevard)*. A minimum of a 15-foot landscape buffer shall be provided along the frontage of Discovery Boulevard, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

maximum height of 48-inches. In addition, at least one (1) canopy tree shall be planted per 30-feet of linear frontage.

- (b) *Landscape Buffer (Rochell Road)*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of Rochell Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Shrubby shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The landscape buffer along Rochell Road shall general conform to the following illustration [i.e. *Illustration 3*].

*Illustration 2: Landscape Buffer along Rochell Road.*



- (c) *Landscape Buffer (SH-276)*. A minimum of a 25-foot landscape buffer shall be provided along the frontage of SH-276, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Shrubby shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. In addition, all buffer-strip planting requirements shall conform to the requirements of Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (i.e. *minimum four [4] inch caliper trees required*).

- (4) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or



**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

landscape architect and shall be maintained by the Homeowner's Association (HOA).

- (5) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.
- (g) *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.
- (h) *Sidewalks*.
- i) *Internal Sidewalks*. All sidewalks adjacent to an interior residential street shall begin 5½-feet from the back of curb and be five (5) feet in overall width.
  - ii) *Sidewalks Adjacent to Rochell Road and Discovery Boulevard*. All sidewalks adjacent Rochell Road and Discovery Boulevard shall begin two (2) feet inside the right-of-way line and be five (5) feet in overall width.
- (i) *Open Space*. The development shall consist of a minimum of 20% open space as calculated from the gross land area, and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. Existing floodplain shall be counted at a rate of ½-acre for every acre provided (*e.g., 10-acres of floodplain would count as 5-acres of open space*). The Homeowner's Association (HOA) shall maintain all open space areas.
- (j) *Temporary On-Site Sanitary Sewer (OSSF)*. On-Site Sanitary Sewer (OSSF) systems shall only be allowed on *Type 'A'* lots that contain a minimum of 32,670 SF. OSSF's shall be designed by a State of Texas registered Professional Engineer, and each design shall specify an aerobic type system with drip (*underground*) irrigation system. All systems shall meet the minimum standards of the Texas Commission on Environmental Quality (TCEQ) and each installed system shall be inspected by a third-party licensed inspector and be paid for by the developer. Operation and maintenance of each individual OSSF shall be the responsibility of the property owner and the City will not assume any responsibility to the proper design, installation, operation, and maintenance of the system. In addition to the installation of the OSSF's for *Type 'A'* lots, each constructed home must provide a secondary connection that will allow the resident to disconnect and abandon the OSSF and connect to the future -- *developer provided* -- sanitary sewer system when it is made available. The *Developer*, during the development/construction of any phase of the subdivision, will be responsible for constructing the required sanitary sewer infrastructure (*i.e. mains and laterals*) as required by the City's Master Wastewater Plan. The *Developer* shall be responsible for escrowing the required impact fees for all lots utilizing an OSSF. A *Facilities Agreement* addressing how this money will be escrowed will be required to be drafted prior to the *Developer* submitting a preliminary plat with the City of Rockwall. This *Facilities Agreement* and the preliminary plat can be considered concurrently by the City Council; however, an approved, signed, and executed *Facilities Agreement* shall be a condition of approval of the preliminary plat. In addition, the *Developer* will be required to provide an appropriate disclosure statement regarding the obligation to connect to the City's wastewater system and any additional perceived costs to the

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

homeowner associated with this connection in all real-estate contracts between the developer, homebuilder, and homeowner.

- (k) *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.
  - (l) *Community Center.* A site plan, landscape plan and building elevations shall be required for the proposed *Community Center* and shall be subject to site plan approval by the Planning and Zoning Commission prior to construction. The community center shall commence construction prior to the platting of the 201st residential lot, unless additional *Type 'A' lots -- above and beyond what is shown on the Concept Plan contained in Exhibit 'C' of this ordinance --* are requested; in which case, the developer shall commence construction of the community center as part of the phase that proposes the additional *Type 'A' lots*.
  - (m) *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision Regulations contained within the *Municipal Code of Ordinances* of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, amenity centers, screening fences associated with this development.
- (4) *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*3-phase lines*), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. 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.
- (5) *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.



# 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

**TO:** Planning and Zoning Commission  
**DATE:** November 11, 2025  
**APPLICANT:** Alyson DiBlasi; *Discover Lakes, LLC & Discovery Lakes Phase 1, LLC*  
**SUBJECT:** Z2025-066; *Amendment to Planned Development District 78 (PD-78)*

The applicant -- *Alyson DiBlasi* -- is requesting to amend Planned Development District 78 (PD-78) for the purpose of allowing *Side Entry Garages* for the *Type 'A' Lots*. Planned Development District 78 (PD-78) -- *also known as the Discovery Lakes Subdivision* -- was originally established by the City Council on August 17, 2015 by *Ordinance No. 15-24*. At the time of approval, this Planned Development District allowed 507 single-family residential lots on 305.315-acres and nine (9) acres of land dedicated for General Retail (GR) District land uses. The 507 single-family residential lots consisted of three (3) lot types: [1] 121 *Type 'A' Lots* that were a minimum size of 80' x 120' or 9,600 SF, [2] 127 *Type 'B' Lots* that were a minimum size of 70' x 110' or 7,700 SF, and [3] 259 *Type 'C' Lots* that were minimum size of 60' x 110' or 6,000 SF. On August 3, 2020, the City Council amended Planned Development District 78 (PD-78) through *Ordinance No. 20-27*. This new ordinance reduced the number of single-family residential lots from 507 to 428 (*i.e. 45 Type 'A' Lots, 177 Type 'B' Lots, and 206 Type 'C' Lots*), and changed the *Type 'A' Lots* from a minimum of 80' x 120' or 9,600 SF to 80' x 200' or 32,670 SF. Contained within both *Ordinance No. 15-24* and *Ordinance No. 20-27* was the following language pertaining to garage orientation:

#### Subsection (3)(c)(3)

Garage Orientation. *Garages shall be provided as stipulated by Table 2: Lot Dimensional Requirements. Garages permitted for front entry maybe oriented toward the street in a Flat Front Entry format; however, the front façade of the garage must be situated a minimum of 25 -feet off the front property line. All front entry garages shall incorporate an architectural element or feature separating the individual garage openings. Swing, Traditional Swing or J-Swing garages are permitted to have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the Swing configuration.*

Based on this language, the lots within the Planned Development District were permitted garage orientations in a *Flat Front Entry* and *Swing* or *J-Swing* or *Traditional Swing* configuration. This was not interpreted to incorporate *Side Entry* garage configurations at the time the ordinance was approved. Recently, the City of Rockwall adopted *Ordinance No. 25-55*, which amended the Unified Development Code (UDC) to define various types of garage orientations. With this language adopted, the applicant approached staff requesting to amend the Planned Development District to incorporate the *Side Entry* garage configuration for the larger *Type 'A' Lots*. In requesting this change, the applicant conveyed to staff that many of the custom home builders that have purchased lots in Phase 1 of the subdivision -- *which is exclusively composed of the larger Type 'A' Lots* -- have stated that they would prefer this garage configuration, and that it would provide greater variation in the façades of the homes in this phase. Based on this the applicant is proposing the following changes to the Planned Development District ordinance (*changes shown in RED*):

Excerpt from Table 2: Lot Dimensional Requirements

Garage Orientation	J-Swing, <del>or</del> Flat Front <i>or Side Entry</i>	J-Swing or Flat Front	J-Swing or Flat Front
--------------------	---	--------------------------	--------------------------

#### Subsection (3)(c)(3)

Garage Orientation. *Garages shall be provided as stipulated by Table 2: Lot Dimensional Requirements. Garages permitted for front entry maybe oriented toward the street in a Flat Front Entry format; however, the front façade of the garage must be situated a minimum of 25-feet off the front property line. All front entry garages shall incorporate an architectural element or feature separating the individual garage openings. **Side Entry Swing**, Traditional Swing, or J-Swing garages are permitted to*

*have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the Swing configuration.*

These are the only changes being proposed to the Planned Development District ordinance. After reviewing the elevations of some of the proposed homes in this phase of the subdivision, staff has no objection to the applicant's request; however, this case being a zoning change, the decision remains discretionary to the City Council pending a recommendation from the Planning and Zoning Commission.

Since this case is a zoning change, staff notified all properties within Planned Development District 78 (PD-78) and within 500-feet of its boundary on October 21, 2025. This included 57 notices. In addition, staff notified the Timber Creek Homeowner's Association (HOA), which was the only Homeowner's Association (HOA) or Neighborhood Organization within 1,500-feet of Planned Development District 78 (PD-78). As of this memorandum, staff has received one (1) notice from a property owner within the 500-foot buffer in favor of the applicant's request.

If the Planning and Zoning Commission has any questions concerning this case, staff and the applicant will be available at the November 11, 2025 Planning and Zoning Commission meeting.





# 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 None

SUBDIVISION Discovery Lakes and Discovery Lakes Phase I

LOT

BLOCK

GENERAL LOCATION 316.315 Acre tract near the NE corner of SH 276 and Rochelle Road

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

CURRENT ZONING PD-78

CURRENT USE Single Family Residential /Commercial

PROPOSED ZONING Amend PD-78, ordinance no. 20-27, specifically Garages, see Exhibit A

PROPOSED USE Single Family Residential /Commercial

ACREAGE 316.315 acres

LOTS [CURRENT]

31 existing lots

LOTS [PROPOSED]

428 (as stated in PD-78)

☐ **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 Discovery Lakes, LLC & Discovery Lakes Phase I, LLC

☒ APPLICANT Alyson DiBlasi

CONTACT PERSON Alyson DiBlasi (See Exhibit B)

CONTACT PERSON Alyson DiBlasi

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 Alyson DiBlasi [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 \$ 4,944.73 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20 DAY OF October, 2025. 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."

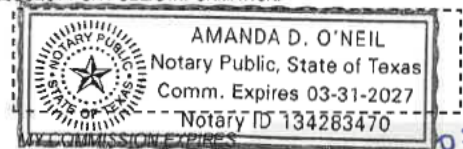
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 1<sup>st</sup> DAY OF October, 2025

OWNER'S SIGNATURE

*A. DiBlasi*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Amanda D. O'Neil*



**LIMITED LIABILITY COMPANY  
AUTHORIZATION**

**Discovery Lakes Phase I, LLC**

The undersigned being the manager of Discovery Lakes Phase I, LLC, a Texas limited liability company (the "LLC"), hereby authorizes and appoints Alyson DiBlasi to act as an authorized representative of the LLC in connection with the sale of any of the platted lots in the Discovery Lakes Phase I, LLC, City of Rockwall, Rockwall County, Texas (the "Subdivision").

Such authorization and appointment to include, but not to be limited to, the authority to execute and deliver in the name of and on behalf of the LLC, a purchase and sale contract, together with all documents, certificates, affidavits, agreements, deeds, consents, receipts, waivers, notices, escrow funds, escrow agreements and closing statements, as an authorized representative of the LLC, in connection with the sale of any of the platted lots in the Subdivision.

The undersigned on behalf of the LLC, hereby ratifies, approves and confirms any actions taken by Alyson DiBlasi to negotiate, contract and sell any of the platted lots in the Subdivision.

EXECUTED AND DELIVERED this 5th day of MAY, 2023.

DISCOVERY LAKES PHASE I, LLC

A Texas limited liability company

By: 

Alberto Dal Cin, Manager

**Discovery Lakes, LLC**  
**Discovery Lakes Phase I, LLC**  
15400 Knoll Trail Dr.  
Ste 230  
Dallas, TX 75248

September 29, 2025

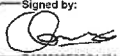
City of Rockwall  
Attn: Ryan Miller, Director of Planning and Zoning  
385 S. Goliad Street  
Rockwall, TX 75087

To Whom It May Concern:

**Re: Letter of Acknowledgement re: Amendment of PD-078**

I, Qaiser Ali Kahn, as owner of Lot 1 Block A, 1645 Canyon Lake Rd., Rockwall County, TX, 75034, do acknowledge and do approve the requested Amendment to Zoning Ordinance, PD-078. I understand that the Amendment specifically addresses Garage Orientations for Lot Types A, 80' and larger, to allow for Side Entry Garages.

Sincerely,  
Qaiser Ali Kahn

Signed by:  
  
B642032E00C14F4...

**Discovery Lakes, LLC**  
**Discovery Lakes Phase I, LLC**  
15400 Knoll Trail Dr.  
Ste 230  
Dallas, TX 75248

September 29, 2025

City of Rockwall  
Attn: Ryan Miller, Director of Planning and Zoning  
385 S. Goliad Street  
Rockwall, TX 75087

To Whom It May Concern:

**Re: Letter of Acknowledgement re: Amendment of PD-078**

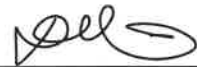
We, ADETOKUNBO DOUGLAS AND OSADEBAWMEN DOUGLAS, as owners of Lot 3 Block A, 1633 Canyon Lake Rd., Rockwall County, TX, 75034, do acknowledge and do approve the requested Amendment to Zoning Ordinance, PD-078. We understand that the Amendment specifically addresses Garage Orientations for Lot Types A, 80' and larger, to allow for Side Entry Garages.

Sincerely,

ADETOKUNBO DOUGLAS



OSADEBAWMEN DOUGLAS





**Discovery Lakes, LLC**  
**Discovery Lakes Phase I, LLC**

15400 Knoll Trail Dr.  
Ste 230  
Dallas, TX 75248

September 29, 2025

City of Rockwall  
Attn: Ryan Miller, Director of Planning and Zoning  
385 S. Goliad Street  
Rockwall, TX 75087

To Whom It May Concern:

**Re: Letter of Acknowledgement re: Amendment of PD-078**

We, HORTON CAPITAL PROPERTIES, LLC DBA KINDRED HOMES, as owners of Lot 3 Block C, 1515 Twin Lakes Blvd; Lot 1 Block B, 1644 Canyon Lake Dr.; Lot 3 Block B, 4601 Bear Lake Dr.; and Lot 2 Block C, 1509 Twin Lakes Blvd, Rockwall County, TX, 75034, do acknowledge and do approve the requested Amendment to Zoning Ordinance, PD-078. We understand that the Amendment specifically addresses Garage Orientations for Lot Types A, 80' and larger, to allow for Side Entry Garages.

Sincerely,

HORTON CAPITAL PROPERTIES, LLC DBA KINDRED HOMES,  
a Texas limited liability company

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

Todd Miller, President

Date of Execution: \_\_\_\_\_

9/29/25

**Discovery Lakes, LLC**  
**Discovery Lakes Phase I, LLC**  
15400 Knoll Trail Dr.  
Ste 230  
Dallas, TX 75248

September 29, 2025

City of Rockwall  
Attn: Ryan Miller, Director of Planning and Zoning  
385 S. Goliad Street  
Rockwall, TX 75087

To Whom It May Concern:

**Re: Letter of Acknowledgement re: Amendment of PD-078**

Double Cross 276, LLC, as owners of the 9.129-acre tract of land more particularly described in Exhibit "A", do acknowledge and do approve the requested Amendment to Zoning Ordinance, PD-078. We understand that the Amendment specifically addresses Garage Orientations for Lot Types A, 80' and larger, to allow for Side Entry Garages.

Sincerely,  
Double Cross 276, LLC  
a Texas limited liability company

By:   
DocuSigned by:  
60D6739447884C3...

Printed Name: Kenny Huff

Title: Mr

**Discovery Lakes, LLC**  
**Discovery Lakes Phase I, LLC**  
15400 Knoll Trail Dr.  
Ste 230  
Dallas, TX 75248

September 29, 2025

City of Rockwall  
Attn: Ryan Miller, Director of Planning and Zoning  
385 S. Goliad Street  
Rockwall, TX 75087

To Whom It May Concern:

**Re: Letter of Acknowledgement re: Amendment of PD-078**

I, David Garcia, as owner of Lot 2 Block A, 1639 Canyon Lake Rd., Rockwall County, TX, 75034, do acknowledge and do approve the requested Amendment to Zoning Ordinance, PD-078. I understand that the Amendment specifically addresses Garage Orientations for Lot Types A, 80' and larger, to allow for Side Entry Garages.

Sincerely,

David Garcia

A handwritten signature in dark ink, appearing to read 'David Garcia', is written over a horizontal line.





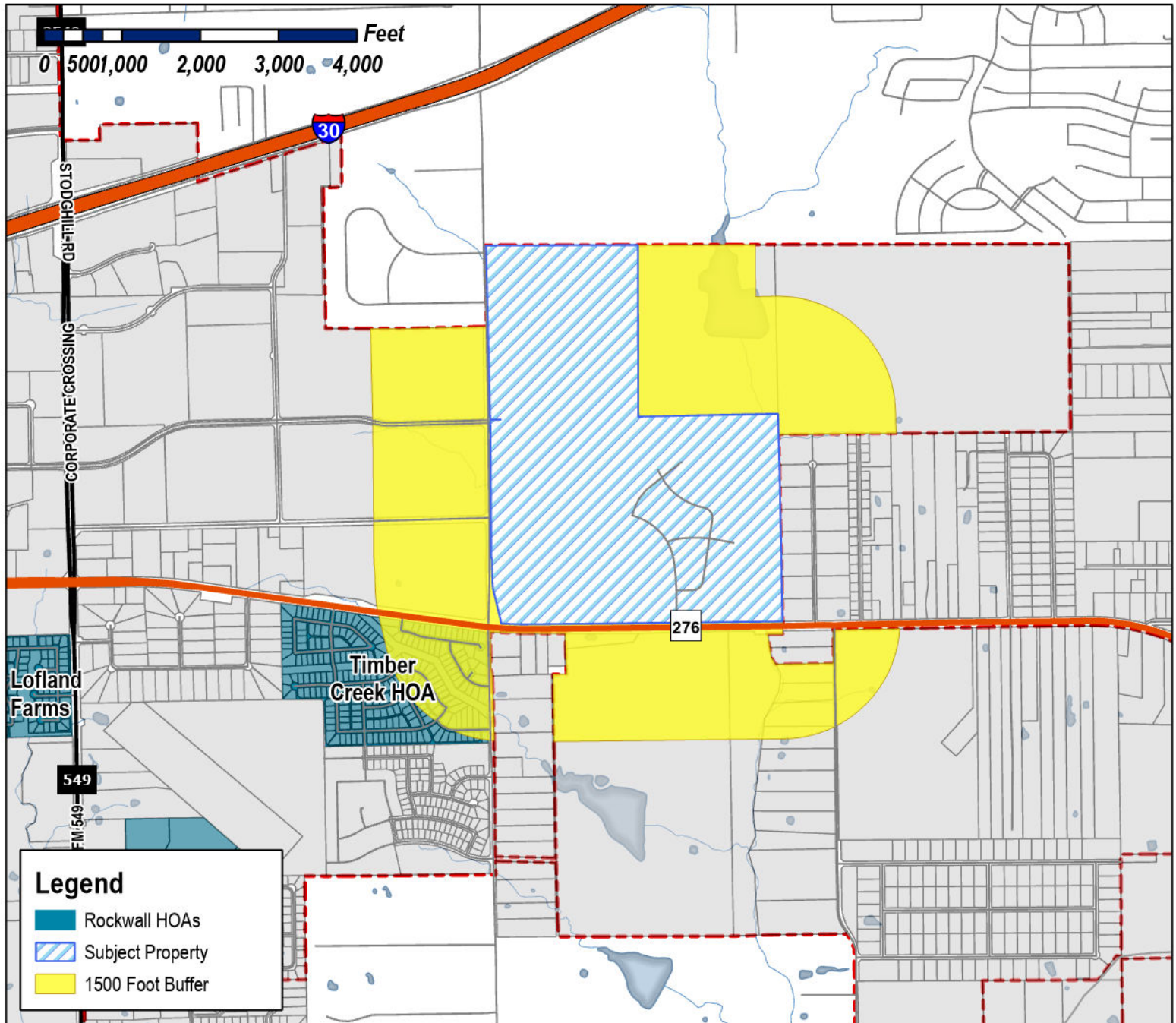




# City of Rockwall

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

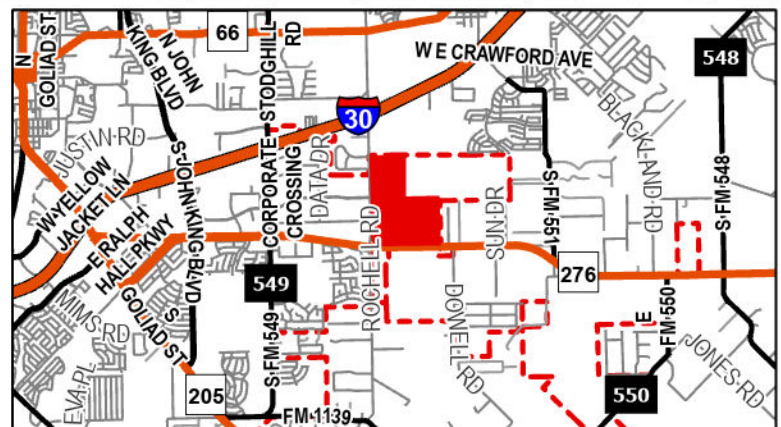
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Case Number:** Z2025-066  
**Case Name:** Amendment to PD-78  
**Case Type:** Zoning  
**Zoning:** Planned Development District 78 (PD-78)  
**Case Address:** Discovery Lakes Subdivision

**Date Saved:** 10/13/2025

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



## Miller, Ryan

---

**From:** Zavala, Melanie  
**Sent:** Wednesday, October 22, 2025 12:38 PM  
**Cc:** Miller, Ryan; Lee, Henry; Ross, Bethany  
**Subject:** Neighborhood Notification Program [Z2025-066]  
**Attachments:** Public Notice (10.20.2025).pdf; HOA Map (10.13.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, October 24, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, November 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 17, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

### **Z2025-066 : Amendment to PD-78**

Hold a public hearing to discuss and consider a request by Alyson DiBlasi of Discovery Lakes, LLC and Discovery Lakes, Phase 1, LLC for the approval of a Zoning Change amending Planned Development District 78 (PD-78) [*Ordinance No. 20-27*] to change the *Garage Orientation* requirements for a 316.315-acre tract of land identified as: [1] Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, [2] Tract 2 of the R. K. Brisco Survey, Abstract No. 16, and [3] Lots 1-9, Block A; Lots 1-5, Block B; Lots 1-11, Block C; Lots 1-10, Block D; and Lot 1, Block E, Discovery Lakes, Phase 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and Rochell Road, and take any action necessary.

Thank you,

*Melanie Zavala*

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568

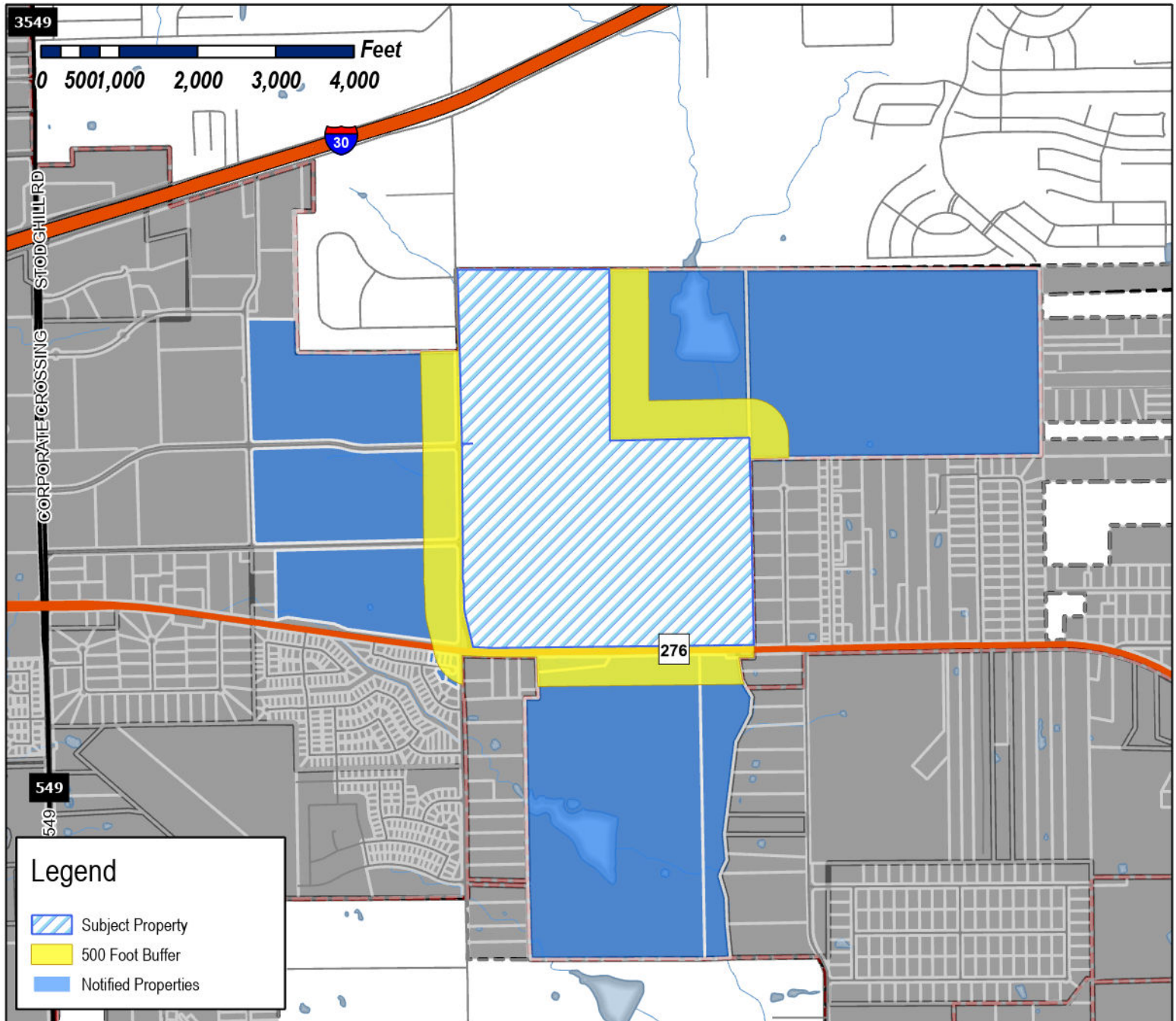




# City of Rockwall

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

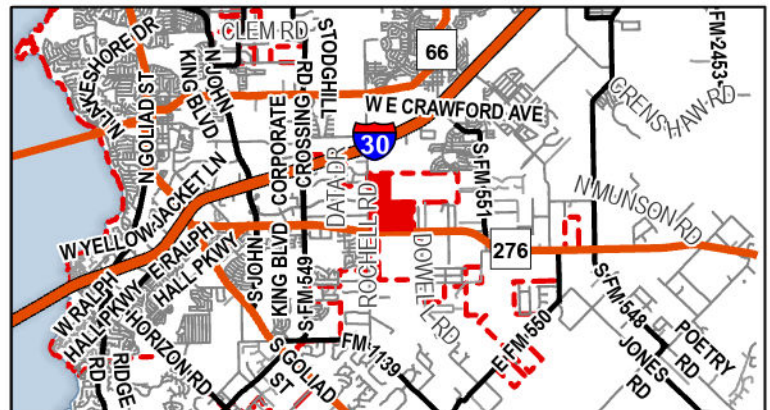
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Case Number:** Z2025-066  
**Case Name:** Amendment to PD-78  
**Case Type:** Zoning  
**Zoning:** Planned Development District 78  
(PD-78) District  
**Case Address:** Discovery Lakes Subdivision

**Date Saved:** 10/13/2025

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



GARCIA DAVID VANN  
112 JEREMY DRIVE  
FATE, TX 75189

SRP SUB, LLC  
1131 W WARNER RD STE 102  
SCOTTSDALE, AZ 85284

RESIDENT  
1500 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1501 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1503 TWIN LAKES BLVD  
ROCKWALL, TX 75032

RESIDENT  
1506 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1507 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1509 TWIN LAKES BLVD  
ROCKWALL, TX 75032

RESIDENT  
1512 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1513 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1515 TWIN LAKES BLVD  
ROCKWALL, TX 75032

RESIDENT  
1518 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1519 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1521 TWIN LAKES BLVD  
ROCKWALL, TX 75032

RESIDENT  
1524 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1525 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1531 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1537 SALT LAKE DR  
ROCKWALL, TX 75032

DISCOVERY LAKES PHASE I LLC  
15400 Knoll Trail Dr Ste 230  
Dallas, TX 75248

RESIDENT  
1543 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1603 CANYON LAKE RD  
ROCKWALL, TX 75032

RESIDENT  
1609 CANYON LAKE RD  
ROCKWALL, TX 75032

RESIDENT  
1615 CANYON LAKE RD  
ROCKWALL, TX 75032

RESIDENT  
1621 CANYON LAKE RD  
ROCKWALL, TX 75032

RESIDENT  
1627 CANYON LAKE RD  
ROCKWALL, TX 75032

RESIDENT  
1633 CANYON LAKE RD  
ROCKWALL, TX 75032

RESIDENT  
1634 CANYON LAKE RD  
ROCKWALL, TX 75032

RESIDENT  
1639 CANYON LAKE RD  
ROCKWALL, TX 75032

RESIDENT  
1644 CANYON LAKE RD  
ROCKWALL, TX 75032

RESIDENT  
1645 CANYON LAKE RD  
ROCKWALL, TX 75032



SOUTH ROCKWALL HOLDINGS LP  
C/O AD VALROEM TAX DEPT  
2101 Cedar Springs Rd Ste 600  
Dallas, TX 75201

ROCKWALL FUND I LLC  
212 S Palm Ave Fl 2  
Alhambra, CA 91801

HARLAN PROPERTIES INC  
2404 Texas Dr Ste 103  
Irving, TX 75062

HARLAN PROPERTIES INC  
2404 Texas Dr Ste 103  
Irving, TX 75062

HARLAN PROPERTIES INC  
2404 Texas Dr Ste 103  
Irving, TX 75062

HORTON CAPITAL PROPERTIES LLC  
3120 SABRE DR STE 240  
SOUTHLAKE, TX 76092

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SOUTHLAKE, TX 76092

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3120 SABRE DR STE 240  
SOUTHLAKE, TX 76092

HORTON CAPITAL PROPERTIES LLC  
3120 SABRE DR STE 240  
SOUTHLAKE, TX 76092

PACIFIC PHOENIX TRUST OF 2013  
WALTER E & LINDA H MOELLER TRUSTEES  
3330 TERRA GRANADA DRIVE #2A  
WALNUT CREEK, CA 94595

DOUGLAS ADETOKUNBO AND OSADEBAWMEN  
3810 Harlan Dr  
Sachse, TX 75048

RESIDENT  
3884 PINEBLUFF LN  
ROCKWALL, TX 75032

RESIDENT  
4010 PINEBLUFF LN  
ROCKWALL, TX 75032

BARSOUM LINDSEY NICOLE  
4010 PINEBLUFF LN  
ROCKWALL, TX 75032

NWIGWE CHARLES & VANIECY  
4015 PINEBLUFF LN  
ROCKWALL, TX 75032

FIELDS RUTH A  
4016 PINEBLUFF LN  
ROCKWALL, TX 75032

RESIDENT  
4022 PINEBLUFF LN  
ROCKWALL, TX 75032

RESIDENT  
4030 PINEBLUFF LN  
ROCKWALL, TX 75032

TAURONE ANTHONY LEVI AND ALEXANDRIA  
MAE  
4035 PINEBLUFF LANE  
ROCKWALL, TX 75032

RESIDENT  
4601 BEAR LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
4602 BEAR LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
4607 BEAR LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
4608 BEAR LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
4613 BEAR LAKE DR  
ROCKWALL, TX 75032

KAHN KAISER ALI  
5905 CHURCHILL MEADOWS BLVD  
MISSISSAUGA, ONTARIO 0

YAMASA CO LTD., A JAPANESE CORPORATION  
PO BOX 4090  
SCOTTSDALE, AZ 85261

ROCKWALL ECONOMIC DEVELOPMENT  
PO BOX 968  
ROCKWALL, TX 75087

# 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:

## **Z2025-066: Amendment to PD-78**

*Hold a public hearing to discuss and consider a request by Alyson DiBlasi of Discovery Lakes, LLC and Discovery Lakes, Phase 1, LLC for the approval of a Zoning Change amending Planned Development District 78 (PD-78) [Ordinance No. 20-27] to change the Garage Orientation requirements for a 316.315-acre tract of land identified as: [1] Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, [2] Tract 2 of the R. K. Brisco Survey, Abstract No. 16, and [3] Lots 1-9, Block A; Lots 1-5, Block B; Lots 1-11, Block C; Lots 1-10, Block D; and Lot 1, Block E, Discovery Lakes, Phase 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and Rochell Road, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, November 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 17, 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:

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

You may also email your comments to the Planning Department at [planning@rockwall.com](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, November 17, 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. Z2025-066: Amendment to PD-78**

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.

# 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:

## Z2025-066: Amendment to PD-78

Hold a public hearing to discuss and consider a request by Alyson DiBlasi of Discovery Lakes, LLC and Discovery Lakes, Phase 1, LLC for the approval of a Zoning Change amending Planned Development District 78 (PD-78) [Ordinance No. 20-27] to change the Garage Orientation requirements for a 316.315-acre tract of land identified as: [1] Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, [2] Tract 2 of the R. K. Brisco Survey, Abstract No. 16, and [3] Lots 1-9, Block A; Lots 1-5, Block B; Lots 1-11, Block C; Lots 1-10, Block D; and Lot 1, Block E, Discovery Lakes, Phase 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and Rochell Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, November 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 17, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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Your comments must be received by Monday, November 17, 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

USE THIS QR CODE  
TO GO DIRECTLY  
TO THE WEBSITE



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. Z2025-066: Amendment to PD-78

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: Harlan Properties, Inc.

Address: 2404 TEXAS DR., #103, IRVING, TX 75062

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.

## EXHIBIT A

### Exhibit 'D'

Page 11, Table 2 shall be amended to include in Garage Orientation, **Side-Entry**, for Lot Types A

Page 12, (c) (3), **Side-Entry** has been added as follows:

(3) Garage Orientation. Garages shall be provided as stipulated by Table 2: Lot Dimensional Requirements. Garages permitted for front entry may be oriented toward the street in a Flat Front Entry format; however, the front facade of the garage must be situated a minimum of 25-feet off the front property line. All front entry garages shall incorporate an architectural element or feature separating the individual garage openings. **Side Entry, Swing, Traditional Swing or J-Swing** garages are permitted to have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the Swing configuration. **Side Entry garages are permitted on Lot Type A.**



**Exhibit 'D':**  
**Permitted Land Uses and Development Standards**

*District Development Standards*, of the Unified Development Code. In addition, all residential development shall adhere to the following standards:

- (a) *Lot Composition and Layout*. The lot layout and composition of the *Subject Property* shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1* below. Allowances for changes to the quantity and locations of each lot type are permitted in conformance with the requirements listed below; however, in no case shall the proposed development exceed 428 units.

**Table 1: Lot Composition**

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	80' x 200'	32,670 SF	45	10.51%
B	70' x 110'	7,700 SF	177	41.36%
C	60' x 110'	6,600 SF	206	48.13%
Maximum Permitted Units:			428	100.00%

The allocation of single-family dwellings among lot types may deviate from *Table 1* provided that the proposed lot composition meets the following criteria:

- (1) The total number of lots does not exceed 428 units; and,
  - (2) The average lot size for the total development is not less than 9,700 SF (*i.e. total square footage of all lots/total number of lots*); and,
  - (3) Lot Type "A" shall not be decrease below 40 lots; and,
  - (4) Lot Type "B" shall not be decreased below 38% of the total 428 lots; and,
  - (5) Lot Type "C" shall not be increased beyond 55% of the total 428 lots.
- (b) *Density and Dimensional Requirements*. The maximum permissible density for the *Subject Property* shall not exceed 1.40 dwelling units per gross acre of land; however, in no case should the proposed development exceed 428 units. All lots shall conform to the standards depicted in *Table 2* below and generally conform to *Exhibit 'C'* of this ordinance.

**Table 2: Lot Dimensional Requirements**

Lot Type (see Concept Plan) ►	A	B	C
Minimum Lot Width <sup>(1)</sup> & <sup>(5)</sup> & <sup>(7)</sup>	80'	70'	60'
Minimum Lot Depth	200'	110'	110'
Minimum Lot Area	32,670 SF	7,700 SF	6,600 SF
Minimum Front Yard Setback <sup>(2), (6), &amp; (8)</sup>	25'	20'	20'
Minimum Side Yard Setback	10'	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) <sup>(2)</sup>	20'	15'	15'
Minimum Length of Driveway Pavement	25'	20'	20'
Maximum Height <sup>(3)</sup>	36'	36'	36'
Minimum Rear Yard Setback <sup>(4)</sup>	20'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	3,200 SF	2,250 SF	2,000 SF
Garage Orientation <sup>(6)</sup>	Side-Entry, J-Swing or Flat Front	J-Swing or Flat Front	J-Swing or Flat Front
Maximum Number of Front Entry Garages Permitted	17	58	137
Maximum Lot Coverage	65%	65%	65%

**General Notes:**

- <sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single-family home.

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

4. As measured from the rear yard property line.
5. Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the lot width reduced by up to 20% as measured at the front property line provided that the lot width is met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows maybe reduced by up to ten (10%) percent, but shall meet the minimum lot size for each lot type.
6. 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 that increases the Front Yard Building Setback to 20-feet; however, the encroachment shall not exceed five (5) feet on Side Yard Setbacks (Adjacent to a Street) and shall not encroach into public right-of-way [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].
7. All lots with a *J-Swing* or *Traditional Swing* driveway require a minimum of a 65-foot lot width.
8. The minimum front yard setback for properties that have a *Flat Front Entry* garage format shall be 25-feet.

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

- (1) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, and cultured stone. Cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and/or stucco (i.e. *three [3] part stucco* or a comparable – to be determined by staff) shall be permitted to be used to meet up to 50% of the masonry requirement.
- (2) *Roof Pitch.* A minimum of an 8:12 roof pitch is required on all structures with the exception of porches, which shall have a minimum of a 4:12 roof pitch. *Type 'A'* lots may have a variable pitch to the roofs that may deviate from these specific standards when it is determined by staff to serve a particular architectural theme.
- (3) *Garage Orientation.* Garages shall be provided as stipulated by *Table 2: Lot Dimensional Requirements*. Garages permitted for front entry maybe oriented toward the street in a *Flat Front Entry* format; however, the front façade of the garage must be situated a minimum of 25-feet off the front property line. All front entry garages shall incorporate an architectural element or feature separating the individual garage openings. *Side Entry, Swing, Traditional Swing* or *J-Swing* garages are permitted to have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the *Swing* configuration. **Side-Entry Garages are permitted on Lot Type A.**

(ci) *Anti-Monotony Restrictions.* The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (for spacing requirements see the illustration on the following page).

Table 3: Anti-Monotony Matrix

Lot Type	Minimum Lot Size	Elevation Features
A	80' x 200'	(1), (2), (3), (5)
B	70' x 110'	(1), (2), (3), (4)
C	60' x 110'	(1), (2), (3), (4)

- (1) 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

### Exhibit 'B'

#### Discovery Lakes Lot Owner Information:

Lot	Block	Address	PURCHASER
1	A	1645 Canyon Lake Dr.	QAISER ALI KAHN
2	A	1639 Canyon Lake Dr.	DAVID GARCIA
3	A	1633 Canyon Lake Dr.	ADETOKUNBO DOUGLAS AND OSADEBAWMEN DOUGLAS
1	B	1644 Canyon Lake Dr.	HORTON CAPITAL PROPERTIES, LLC DBA KINDRED HOMES
3	B	4601 Bear Lake Dr.	HORTON CAPITAL PROPERTIES, LLC DBA KINDRED HOMES
2	C	1509 Twin Lakes Blvd.	HORTON CAPITAL PROPERTIES, LLC DBA KINDRED HOMES
3	C	1515 Twin Lakes Blvd.	HORTON CAPITAL PROPERTIES, LLC DBA KINDRED HOMES
Commercial Tract		9.129-acre tract of land	DOUBLE CROSS 276, LLC

**CITY OF ROCKWALL**

**ORDINANCE NO. 20-27**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 78 (PD-78) [*ORDINANCE NO. 15-24*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF CHANGING THE CONCEPT PLAN AND DEVELOPMENT STANDARDS FOR A 316.315-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1 OF THE M. E. HAWKINS SURVEY, ABSTRACT NO. 100 AND TRACT 2 OF THE R. K. BRISCO SURVEY, ABSTRACT NO. 16, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City has received a request by Chris Cuny of Teague, Nall & Perkins on behalf of Nick DiGuiseppe of Discovery Lakes, LLC for the approval of an amendment to Planned Development District 78 (PD-78) [*Ordinance No. 15-24*] for the purpose of changing the concept plan and development standards for a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 78 (PD-78) and 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 Planned Development Concept Plan, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the Subject Property;



**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 4.** That a *Master Parks and Open Space Plan* for the *Subject Property*, shall be prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* depicted in *Exhibit 'C'* of this ordinance, and that the *Master Parks and Open Space Plan* shall be considered for approval by the City Council following a recommendation by 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(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the 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 an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
  - (1) Open Space Master Plan
  - (2) Master Plat
  - (3) PD Development Plan (*Required for Retail Areas Only*)
  - (4) PD Site Plan
  - (5) Preliminary Plat
  - (6) Final Plat
- (c) A *PD Development Plan* must be approved for the area designated on the *Planned Development Concept Plan* as *Retail* prior to submittal of a *PD Site Plan* application and/or preliminary plat application. No *Master Plat* is required for the area designated on the *Concept Plan* as *Retail*. A traffic impact analysis for the retail tract shall be submitted with the *PD Development Plan* to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each *PD Site Plan* for each retail development.
- (d) *PD Site Plan*. A *PD Site Plan* covering all of the *Subject Property* 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 *Preliminary Plat Application* for the development.
- (e) *Preliminary Plat*. A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat Application* may be processed by the City concurrently with a *PD Site Plan Application* for the development.

- (f) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

**SECTION 9.** 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 10.** 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 11.** 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 12.** That this ordinance shall take effect immediately from and after its passage;

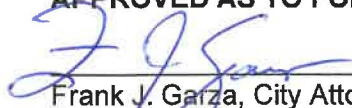
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 3<sup>RD</sup> DAY OF AUGUST, 2020.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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



1<sup>st</sup> Reading: July 20, 2020

2<sup>nd</sup> Reading: August 3, 2020

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

Field notes for a 316.315-acre (13,778,691 square foot) tract of land situated in the M. E. Hawkins Survey, Abstract No. 100, and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County, Texas, and being all of that certain called 308.52-acre tract of land described in a Special Warranty Deed to 308 ON 276, L.P., as recorded in Volume 03662, Page 00315, of the Office Public Records of Rockwall County, Texas (O.P.R.R.C.T.) with said 316.315-acre (13, 778,691 square feet) tract of land being more particularly described by metes and bounds as follows:

*BEGINNING* a railroad spike set in asphalt marking the northwest corner of said 308 on 276, L.P. tract and the common southwest corner of that certain called 21. 935 acre tract of land described as Tract One in a Warranty Deed to Rockwall Fund I, L.L.C., as recorded in Volume 1 110, Page 190, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.) , said point being in the approximate center of Rochell Road, a county road with an unspecified right-of- way (R. O. W.) width;

*THENCE* North 89 degrees 00 minutes 24 seconds East (South 89 degrees 12 minutes 02 seconds East - deed call), along the common northerly line of said 308 ON 276, L.P. tract and the common southerly line of said Tract One, passing at a distance of 30. 00 feet, a 5/8 inch iron rod set with a yellow plastic cap stamped "THE WALLACE GROUP " ( "cap ") for reference, continuing along said common line, passing at a distance of 1,799. 04-feet t, a ½-inch iron rod found marking the southeast corner of said Tract One, being common with the south west corner of that certain called 59.71-acre tract of land described in a Special Warranty Deed to Fate I- 30, L.P., as recorded in Volume 03542, Page 00039, O.P.R.R.C.T., continuing along the common northerly line of said 308 on 276, L.P. tract and the southerly line of said Fate I-30, L.P. tract, a total distance of 1,966.04 feet ( 1,902 .80 feet - deed call) to a 1/ 2 inch iron rod found marking the common most northerly northeast corner of said 308 on 276, L.P. tract and the north west corner of that certain coiled 85.479 acre tract of land described as Tract Two in the aforementioned Warranty Deed to Rockwall Fund I, L.L.C., as recorded in Volume 1 110, Page 190, O.R.R.C.T.;

*THENCE* South 01 degrees 59 minutes 29 seconds East (South 00 degrees 08 minutes 06 seconds West - deed call), along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said Tract Two, a distance of 2,204.26-feet t (2,166.70-feet - deed call) to a ½ inch iron rod found marking an ell corner of said 308 ON 276, L.P. tract and the southwest corner of said Tract Two;

*THENCE* North 87 degrees 20 minutes 20 seconds East (North 89 degrees 12 minutes 02 seconds East - deed call), continuing along the common northerly line of said 308 on 276, L.P. tract and the southerly line said Tract Two, a distance of 1,691. 90 feet (1,782.53 feet - deed call) to a 5/8-inch iron rod set with "cap" marking the common most easterly northeast corner of said 308 on 276, L.P. tract and the southeast corner of said Tract Two, from which a ½-inch iron rod found bears North 87 degrees 20 minutes 20 seconds East at 10. 49 feet, said 5/8-inch iron rod set being on the west line of that certain called 212.25-acre tract of land described in a Special Warranty Deed to South Rock wall Holdings, L.P., as recorded in Volume 03625, Page 00034, O.P.R.R.C.T.;

*THENCE* South 01 degrees 34 minutes 35 seconds East, along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said South Rock wall Holdings tract, a distance of 309.68-feet to a 5/8-inch iron rod set with "cap " marking the southwest corner of said South Rock wall Holdings tract, being common with the northwest corner of Lot 8, Equestrian Estates, according to the plot thereof recorded in Cabinet A, Page 19 7, of the Plot Records of Rock wall County, Texas (P.R.R.C.T.);

*THENCE* South 00 degrees 50 minutes 42 seconds East, along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said Equestrian Estates, a distance of 2,301.71 feet (South 00 degrees 06 minutes 38 seconds West, a distance of 2,580.60 feet - overall deed call) to a 5/8 inch iron rod set with "cap " marking the common southeast corner of said 308 ON 276, L.P. tract and on ell corner of the north R.O.W. line of State Highway No. 276 (having a variable width R.O.W.);

*THENCE* South 89 degrees 29 minutes 00 seconds West (North 89 degrees 29 minutes 07 seconds West - deed call), along the common southerly line of said 308 ON 2 76, L.P. tract and said north R.O.W. line of State Highway No. 276, passing at a distance of 1.66 feet a found TxDOT concrete monument, continuing along said common line for a tot al distance of 117.50-feet (115.83-feet - deed call) to a 5/8-inch iron rod set with "cap " marking the common ell corner of said 308 ON 276, L.P. tract and the most easterly southeast corner of that certain called 2.503-acre tract of land described as on Easement for Highway Purposes to the State of Texas, recorded in Volume 82, Page 583 of the Real Property Records of Rockwall County, Texas (R.P.R.R.C.T.);

*THENCE* North 00 degrees 31 minutes 03 seconds West (North 00 degrees 30 Minutes 13 seconds East - deed call), along a common interior line of said 308 on 2 76, L.P. tract and the easterly line of said Easement for Highway Purposes tract, a distance of 50.31-feet (50-feet - deed call) to a 5/8-inch iron rod set with "cap" marking the common ell corner of said 308 ON 276, L.P. tract and the north east corner of said Easement for Highway

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

Purposes tract;

*THENCE* South 89 degrees 28 minutes 57 seconds West (North 89 degrees 29 minutes 47 seconds West - deed call), along the common southerly line of said 308 ON 276, L.P. tract and the northerly line of said Easement for Highway Purposes tract, a distance of 543.40-feet (543.73-feet - deed call) to a 5/8-inch iron rod set with "cap " for corner;

*THENCE* South 89 degrees 13 minutes 58 seconds West (South 89 degrees 48 minutes 55 seconds West - deed call), continuing along the common southerly line of said 308 ON 276, L.P. tract and the northerly line of said Easement for Highway Purposes tract, a distance of 757.25-feet (756.93-feet - deed call) to a 5/8-inch iron rod found marking a common ell corner of said 308 ON 276, L.P. tract and the northwest corner of said Easement for Highway Purposes tract;

*THENCE* South 00 degrees 46 minutes 03 seconds East (South 00 degrees 11 minutes 05 seconds East - deed call), along a common interior line of said 308 ON 276, L.P. tract and the westerly line of said Easement for Highway Purposes tract, a distance of 90.30-feet (87.44-feet - deed call) to a 5/8-inch iron rod set with "cap " marking a common ell corner of said 308 ON 276, L.P. tract and the southwest corner of said Easement for Highway Purposes tract, said point being on said north R.O.W. line of State Highway No. 276;

*THENCE* South 89 degrees 13 minutes 57 seconds West (North 89 degrees 53 minutes 27 seconds West - deed call), along the common southerly line of said 308 ON 276, L.P. tract and said north R.O.W. line of State Highway No. 276, passing at a distance of 1,667.76-feet a 5/8-inch iron rod set with "cap " for reference, continuing along said common line for a total distance of 1,917.07-feet (1,917.34-feet - deed call) to a found TxDOT concrete monument, marking the transitional R.O.W. line from said north R.O.W. line of State Highway No. 276 to the east R.O.W. line of Springer Lane, on 80-foot wide R.O.W., (formerly F.M. No. 1143), said point being the beginning of a non-tangent curve to the right, with the radius point being situated North 21 degrees 40 minutes 52 seconds East, a distance of 533.69-feet;

*THENCE* Northerly along the common curving westerly line of said 308 ON 276, L.P. tract and said curving east R.O.W. line of Springer Lane, with said non-tangent curve to the right, through a central angle of 67 degrees 33 minutes 20 seconds (48 degrees 33 minutes 57 seconds - deed call), having a radius of 533.69-feet (613.69-feet - deed call), a tangent distance of 356.97-feet, a chord bearing North 34 degrees 32 minutes 28 seconds West (North 40 degrees 41 minutes 57 seconds West - deed call), at 593.43-feet, and an arc distance of 629.26-feet (520.18-feet - deed call) to a 5/8-inch iron rod set with "cap" at the end of said non-tangent curve;

*THENCE* North 00 degrees 53 minutes 56 seconds West (North 00 degrees 43 minutes 17 seconds West - deed call), continuing along the common westerly line of said 308 ON 276, L.P. tract and said east R.O.W. line of Springer Lane, a distance of 294.21-feet (430.56-feet - deed call) to an axle found for the beginning of a non-tangent curve to the left, with the radius point being situated South 89 degrees 08 minutes 07 seconds West, a distance of 612.96-feet;

*THENCE* Northerly continuing along the common curving westerly line of said 308 ON 276, L.P. tract and said curving east R.O.W. line of Springer Lane, with said non-tangent curve to the left, through a central angle of 17 degrees 26 minutes 00 seconds (12 degrees 25 minutes 52 seconds - deed call), having a radius of 612.96-feet (613.69-feet - deed call), a tangent distance of 93.98 feet, a chord bearing North 09 degrees 34 minutes 53 seconds West at 185.78-feet, and an arc distance of 186.50-feet (133.15 feet - deed call) to a 5/8-inch iron rod set with "cap" at the end of said non-tangent curve, said point marking the transition from said east R.O.W. line of Springer Lane to the approximate center of the aforementioned Rochell Road;

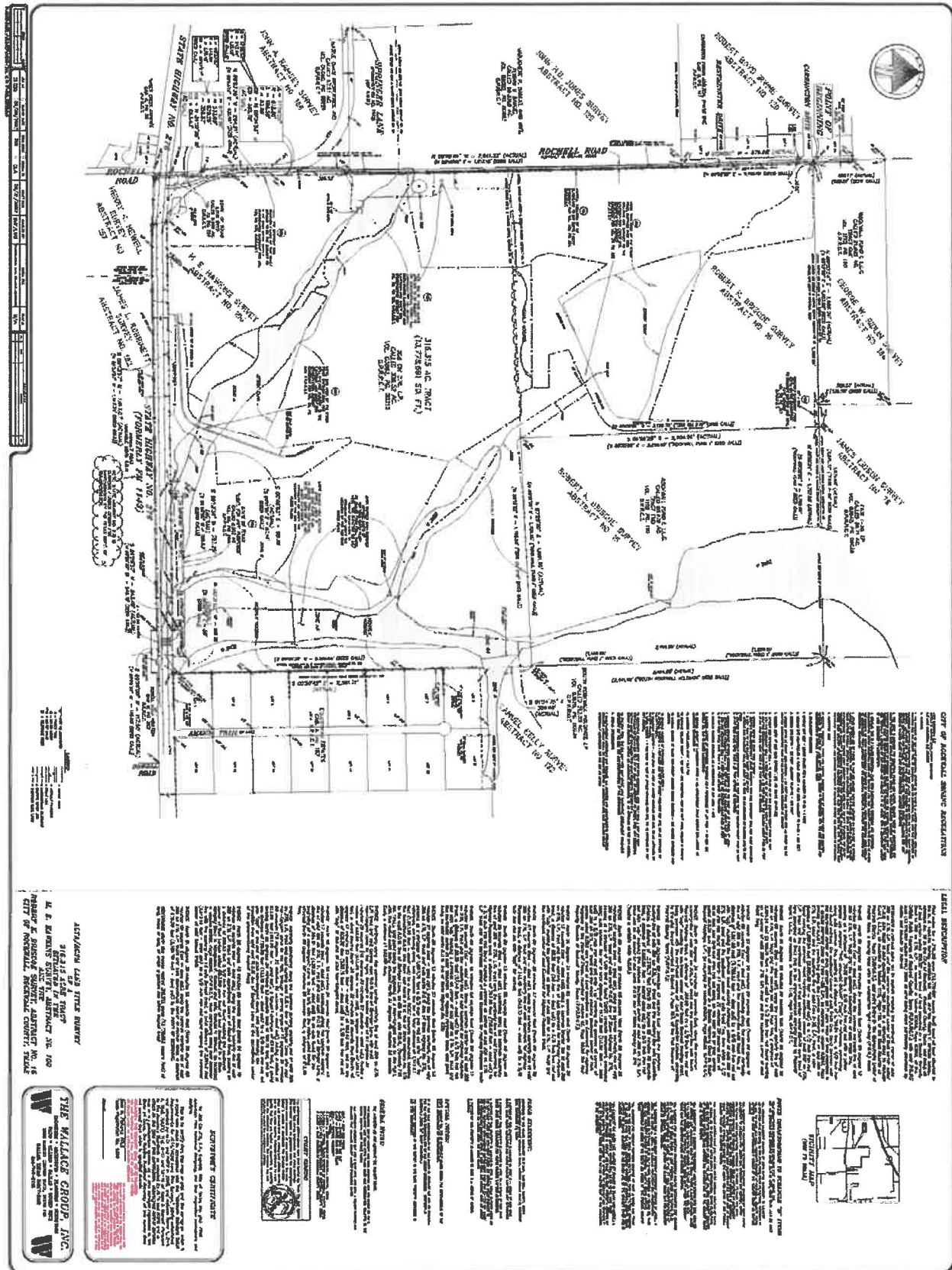
*THENCE* North 00 degrees 49 minutes 05 seconds West (North 00 degrees 10 minutes 49 seconds East - deed call), along the common westerly line of said 308 ON 276, L.P. tract and said approximate center of Rochell Road, passing at a distance of 386.53-feet a 1/2-inch iron rod found marking the southeast corner of that certain called 60.3368-acre tract of land described in a Cash Warranty Deed to Varughese P. Samuel and wife, Remoni V. Samuel, as recorded in Volume 02002, Page 00062, O.P.R.R.C.T., then continuing along said common line with the easterly line of said Samuel tract, a total distance of 2,841.3-feet (1,613.15-feet - deed call) to a 1/2-inch iron rod found marking the northeast corner of said Samuel tract;

*THENCE* North 01 degrees 38 minutes 55 seconds West (North 00 degrees 08 minutes 06 seconds East - deed call), along the common westerly line of said 308 ON 276, L.P. tract and said approximate center of Rochell Road, a distance of 976.29-feet (2,166.70-feet - deed call) to the *POINT OF BEGINNING*.

*CONTAINING* within the metes recited 316.315-acres (13,778,692 square feet) of land, more or less, of which a portion lies within Rochell Road.



**Exhibit 'B':**  
*Survey*



# Exhibit 'C': Area Map



**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

**(A) PURPOSE**

The purpose of this PD Zoning change is to allow for an area located at the southeastern portion of the property to be developed as a high-end custom home phase, with minimum one-acre single family residential lots. It is the desire of the owner to retain all the other non-conflicting entitlements on the property per the existing PD requirements and development standards with exceptions that will be noted throughout this document. The developer recognizes and accepts that the acreage utilized for this proposed custom phase will result in a loss of development density, from 507 single family homes to approximately 428 Single family homes. The owner requests the right and flexibility to replace smaller lot types with the 0.75-acre lot type throughout future phases of the development, without the need to rezone the Planned Development District as long as the general intent and layout of the approved revised concept plan is followed and the total number of lots does not increase.

To facilitate review of the proposed PD revisions, sections and development standards that are to be revised as a part of this re-zoning request will be highlighted in yellow throughout the document. All proposed revisions have been incorporated into the attached revised concept plan.

The Discovery Lakes Subdivision is located at the northeast corner of the intersection of SH-276 and Rochell Road. The *Subject Property* is a short walk or bike ride from the Rockwall Technology Park. The Discovery Lakes Subdivision will be a master planned residential neighborhood that will incorporate two (2) lakes, several acres of open space and ~2.6-miles of hiking/jogging/biking trails. The master plan calls for 428 single-family homes. There will be several view corridors strategically placed within the subdivision along with *front loaded* lots to provide for the enjoyment of the open space. A boulevard with 85-feet of right-of-way will connect SH-276 and be constructed up to the first round-about of the one (1) acre lots. The boulevard will have a 14-foot landscape median and a 25-foot travel lane on each side of the street. The residential streets will be 29-feet back-to-back, with a 10½-foot parkway on each side for a total of 50-feet of right-of-way. A *Community Center* with a pool will be provided to add increased amenity for the subdivision. Commencement of the Community Center and pool will take place at or before the final platting of the 201st residential lot or with the addition of additional *Type 'A'* lots. Additionally, the proposed development will incorporate nine (9) acres of commercial space that will be located at the hard corner of SH-276 and Rochell Road. This area will allow for neighborhood service types of uses and eating establishments. A maximum of one (1) hotel planned to service the needs of the subdivision and the Rockwall Technology Park. A 55-acre area adjacent to the northern lake will be dedicated as public parkland to serve Park District No. 31. The Discovery Lakes Subdivision will be a benefit to the community, allowing citizens of all ages the opportunity to live, work, and play in a connected master planned community.

**(B) GENERAL REQUIREMENTS**

***Development Standards.***

- (1) *Permitted Uses.* The following uses are permitted on the *Subject Property* in accordance with the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance.
  - (a) *Residential Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of



**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

the Unified Development Code (UDC), shall be allowed for areas designated as *residential* on the *Concept Plan*.

(b) *Non-Residential*. Unless specifically provided by this Planned Development ordinance, only those uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), shall be allowed for areas designated as *commercial* on the *Concept Plan*; however, the following conditions shall apply:

(i) The following additional uses shall be permitted as *by-right* uses on the *Subject Property*:

- ☒ Hotel, Hotel (*Full Service*) or Motel (*With a Maximum Height of Four [4] Stories*) <sup>1</sup>
- ☒ Restaurant (*with Drive-Through or Drive-In*) <sup>2</sup>
- ☒ Retail Store (*with more than two [2] Gasoline Dispensers*)

*Notes:*

<sup>1</sup>: A maximum of one (1) hotel/motel shall be permitted with this Planned Development District. The height requirement of four (4) stories is permitted to exceed 36-feet, but in no case shall exceed 60-feet.

<sup>2</sup>: A maximum of three (3) restaurants (despite the size of the restaurant) shall be permitted within this Planned Development District.

(ii) The following uses shall be prohibited on the *Subject Property*:

- ☒ Convent or Monastery
- ☒ Hotel, Residence
- ☒ Cemetery/Mausoleum
- ☒ Mortuary or Funeral Chapel
- ☒ Social Service Provider
- ☒ Billiard Parlor or Pool Hall
- ☒ Carnival, Circus, or Amusement Ride
- ☒ Commercial Amusement/Recreation (*Outside*)
- ☒ Gun Club, Skeet or Target Range (*Indoor*)
- ☒ Astrologer, Hypnotist, or Psychic Art and Science
- ☒ Garden Supply /Plant Nursery
- ☒ Night Club, Discotheque, or Dance Hall
- ☒ Secondhand Dealer
- ☒ Car Wash, Self Service
- ☒ Mining and Extraction (Sand, Gravel, Oil and/or Other)
- ☒ Helipad
- ☒ Railroad Yard or Shop
- ☒ Transit Passenger Facility

(2) *Non-Residential Development*. The area designated as *commercial* on the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance shall be designed to be pedestrian-oriented, easily accessible, and integrated into the general design scheme of the adjacent neighborhood. This can be accomplished by removing the traditional barriers utilized to separate commercial and residential developments (e.g. *screening walls*) and incorporating landscape buffers/elements (e.g. *greenspace, parkways, and etcetera*) and urban design elements (e.g. *pathways, pergolas, and etcetera*) that can create compatibility with the adjacent single-family neighborhood. To better achieve this goal and in addition to the requirements of Section 4.1, *General Commercial District Standards*, and Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development*



**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

*Standards*, of the Unified Development Code, all commercial development shall be required to adhere to the following supplemental standards:

- (a) *Retail Landscape*. Landscaping shall be reviewed and approved with the PD Site Plan. All Canopy/Shade Trees planted within the retail development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height unless otherwise provided within this document.
- (b) *Retail Landscape Buffers*. All landscape and plantings located within the buffers shall be maintained by the property owner.
  - (1) *Landscape Buffer (Residential Adjacency)*. Where residential and retail uses share a direct adjacency, a minimum of a 30-foot landscape buffer shall be provided by the retail property adjacent to the residential property. This area shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the adjacency. This area should also incorporate pedestrian-oriented design elements (e.g. *pathways*) that allow access between the two (2) uses. Shrubby utilized in this area shall have a minimum height of 30-inches and a maximum height of 48-inches. Additionally, trees should be incorporated in this area to break up the façades of any commercial buildings.
  - (2) *Landscape Buffer and Sidewalks (SH-276)*. A minimum of a 15-foot landscape buffer shall be provided along the frontage of SH-276, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. All buffer-strip planting requirements shall conform to the requirements of Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code.
  - (3) *Landscape Buffer (Rochell Road Retail)*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of Rochell Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.
- (c) *Sidewalks*.
  - i) *Sidewalk Adjacent to Rochell Road and SH-276*. The developer shall be responsible for the construction of a five (5) foot sidewalk that meanders through the required 20-foot landscape buffer adjacent to Rochell Road and SH-276.
- (3) *Residential Development Standards*. Except as modified by these *Development Standards*, the residential uses depicted in *Exhibit 'C'* of this ordinance shall be subject to the development standards for a Single Family 10 (SF-10) District as stipulated by Section 3.1, *General Residential District Standards*; Section 3.4, *Single-Family Residential (SF-10) District*; and Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V,

**Exhibit 'D':**  
**Permitted Land Uses and Development Standards**

*District Development Standards*, of the Unified Development Code. In addition, all residential development shall adhere to the following standards:

- (a) *Lot Composition and Layout*. The lot layout and composition of the *Subject Property* shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1* below. Allowances for changes to the quantity and locations of each lot type are permitted in conformance with the requirements listed below; however, in no case shall the proposed development exceed 428 units.

**Table 1: Lot Composition**

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	80' x 200'	32,670 SF	45	10.51%
B	70' x 110'	7,700 SF	177	41.36%
C	60' x 110'	6,600 SF	206	48.13%
Maximum Permitted Units:			428	100.00%

The allocation of single-family dwellings among lot types may deviate from *Table 1* provided that the proposed lot composition meets the following criteria:

- (1) The total number of lots does not exceed 428 units; and,
  - (2) The average lot size for the total development is not less than 9,700 SF (*i.e. total square footage of all lots/total number of lots*); and,
  - (3) Lot Type "A" shall not be decrease below 40 lots; and,
  - (4) Lot Type "B" shall not be decreased below 38% of the total 428 lots; and,
  - (5) Lot Type "C" shall not be increased beyond 55% of the total 428 lots.
- (b) *Density and Dimensional Requirements*. The maximum permissible density for the *Subject Property* shall not exceed 1.40 dwelling units per gross acre of land; however, in no case should the proposed development exceed 428 units. All lots shall conform to the standards depicted in *Table 2* below and generally conform to *Exhibit 'C'* of this ordinance.

**Table 2: Lot Dimensional Requirements**

Lot Type (see Concept Plan) ►	A	B	C
Minimum Lot Width <sup>(1) &amp; (5) &amp; (7)</sup>	80'	70'	60'
Minimum Lot Depth	200'	110'	110'
Minimum Lot Area	32,670 SF	7,700 SF	6,600 SF
Minimum Front Yard Setback <sup>(2), (6), &amp; (8)</sup>	25'	20'	20'
Minimum Side Yard Setback	10'	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) <sup>(2)</sup>	20'	15'	15'
Minimum Length of Driveway Pavement	25'	20'	20'
Maximum Height <sup>(3)</sup>	36'	36'	36'
Minimum Rear Yard Setback <sup>(4)</sup>	20'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	3,200 SF	2,250 SF	2,000 SF
Garage Orientation <sup>(6)</sup>	J-Swing or Flat Front	J-Swing or Flat Front	J-Swing or Flat Front
Maximum Number of Front Entry Garages Permitted	17	58	137
Maximum Lot Coverage	65%	65%	65%

**General Notes:**

- <sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single-family home.

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

4. As measured from the rear yard property line.
5. Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the lot width reduced by up to 20% as measured at the front property line provided that the lot width is met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows maybe reduced by up to ten (10%) percent, but shall meet the minimum lot size for each lot type.
6. 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 that increases the Front Yard Building Setback to 20-feet; however, the encroachment shall not exceed five (5) feet on Side Yard Setbacks (Adjacent to a Street) and shall not encroach into public right-of-way [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].
7. All lots with a *J-Swing* or *Traditional Swing* driveway require a minimum of a 65-foot lot width.
8. The minimum front yard setback for properties that have a *Flat Front Entry* garage format shall be 25-feet.

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

- (1) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, and cultured stone. Cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and/or stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) shall be permitted to be used to meet up to 50% of the masonry requirement.
- (2) *Roof Pitch.* A minimum of an 8:12 roof pitch is required on all structures with the exception of porches, which shall have a minimum of a 4:12 roof pitch. *Type 'A'* lots may have a variable pitch to the roofs that may deviate from these specific standards when it is determined by staff to serve a particular architectural theme.
- (3) *Garage Orientation.* Garages shall be provided as stipulated by *Table 2: Lot Dimensional Requirements*. Garages permitted for front entry maybe oriented toward the street in a *Flat Front Entry* format; however, the front façade of the garage must be situated a minimum of 25-feet off the front property line. All front entry garages shall incorporate an architectural element or feature separating the individual garage openings. *Swing*, *Traditional Swing* or *J-Swing* garages are permitted to have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the *Swing* configuration.

(d) *Anti-Monotony Restrictions.* The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (for spacing requirements see the illustration on the following page).

Table 3: Anti-Monotony Matrix

Lot Type	Minimum Lot Size	Elevation Features
A	80' x 200'	(1), (2), (3), (5)
B	70' x 110'	(1), (2), (3), (4)
C	60' x 110'	(1), (2), (3), (4)

- (1) 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

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

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

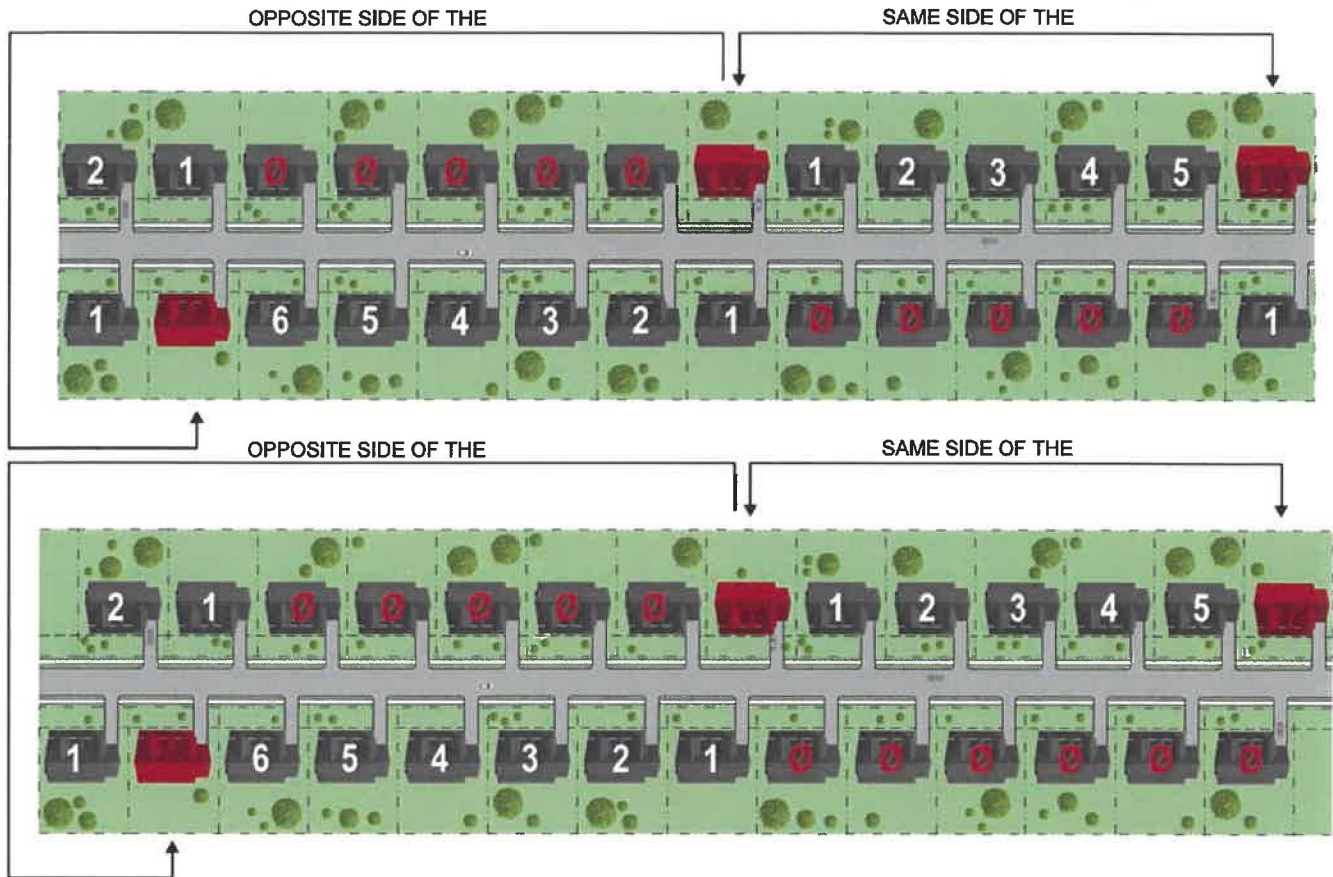
- (2) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on SH-276 or Rochelle Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
  - (a) Number of Stories
  - (b) Permitted Encroachment Type and Layout
  - (c) Roof Type and Layout
  - (d) Articulation of the Front Façade
- (3) Permitted encroachment (*i.e. porches*) 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.
- (4) 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*).
- (5) *Type 'A'* lots may use slate, imitation slate, tile, concrete tile, imitation tile, standing seam metal, or other high-end type roof materials.

*Continued on Next Page...*



**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

*Illustration 1: Anti-Monotony Exhibit*



(e) *Fencing Standards.* All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

- (1) *Wood Fences.* All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited. All solid fences shall incorporate a decorative top rail and/or cap detailing the design of the fence.

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

- (2) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of eight (8) feet in height.
- (3) *Corner Lots*. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of eight (8) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
- (4) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Landscape and Hardscape Standards.*

- (1) *Residential Landscape*. Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within the residential development shall be a minimum of three (3) caliper inches in size and all *Accent/Oramental/Under-Story Trees* shall be a minimum of four (4) feet in total height unless otherwise provided within this document.
- (2) *Single Family Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO) all single-family lots shall conform to the following:

- i) *Interior Lots*. All interior lots shall include a minimum of two (2) trees with a diameter at breast height (dbh) [*i.e. the diameter in inches of a tree as measured through the main trunk at a point of four and one-half (4½) inches above the natural ground level*] of three (3) inches shall be planted in the front yard, and two (2) additional trees of the same caliper inch shall be planted in the side yard facing the street for corner lots.

*Note: For the purposes of this section only, the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.*

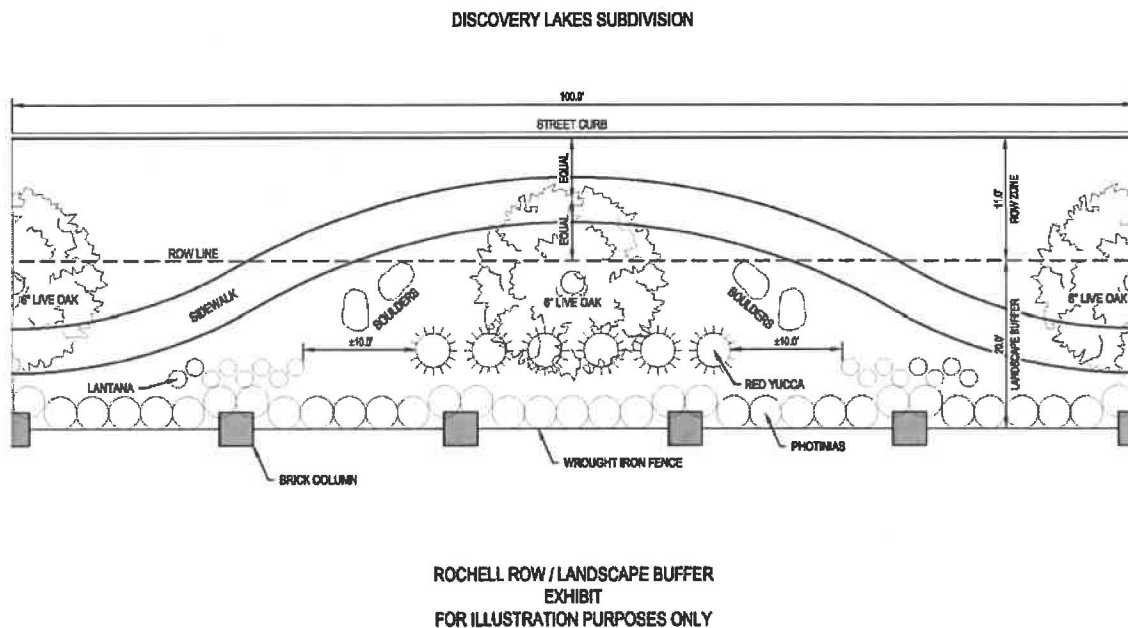
- ii) *Corner Lots*. All corner lots shall include a minimum of two (2) trees with a diameter at breast height (dbh) [*i.e. the diameter in inches of a tree as measured through the main trunk at a point of four and one-half (4½) inches above the natural ground level*] of three (3) inches shall be planted in the front yard of an interior lot.
- (3) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
  - (a) *Landscape Buffer and Sidewalks (Discovery Boulevard)*. A minimum of a 15-foot landscape buffer shall be provided along the frontage of Discovery Boulevard, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

maximum height of 48-inches. In addition, at least one (1) canopy tree shall be planted per 30-feet of linear frontage.

- (b) *Landscape Buffer (Rochell Road)*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of Rochell Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Shrubberty shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The landscape buffer along Rochell Road shall general conform to the following illustration [*i.e. Illustration 3*].

*Illustration 2: Landscape Buffer along Rochell Road.*



- (c) *Landscape Buffer (SH-276)*. A minimum of a 25-foot landscape buffer shall be provided along the frontage of SH-276, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Shrubberty shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. In addition, all buffer-strip planting requirements shall conform to the requirements of Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (*i.e. minimum four [4] inch caliper trees required*).
- (4) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

landscape architect and shall be maintained by the Homeowner's Association (HOA).

- (5) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.
- (g) *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.
- (h) *Sidewalks*.
  - i) *Internal Sidewalks*. All sidewalks adjacent to an interior residential street shall begin 5½-feet from the back of curb and be five (5) feet in overall width.
  - ii) *Sidewalks Adjacent to Rochell Road and Discovery Boulevard*. All sidewalks adjacent Rochell Road and Discovery Boulevard shall begin two (2) feet inside the right-of-way line and be five (5) feet in overall width.
- (i) *Open Space*. The development shall consist of a minimum of 20% open space as calculated from the gross land area, and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. Existing floodplain shall be counted at a rate of ½-acre for every acre provided (*e.g., 10-acres of floodplain would count as 5-acres of open space*). The Homeowner's Association (HOA) shall maintain all open space areas.
- (j) *Temporary On-Site Sanitary Sewer (OSSF)*. On-Site Sanitary Sewer (OSSF) systems shall only be allowed on *Type 'A'* lots that contain a minimum of 32,670 SF. OSSF's shall be designed by a State of Texas registered Professional Engineer, and each design shall specify an aerobic type system with drip (*underground*) irrigation system. All systems shall meet the minimum standards of the Texas Commission on Environmental Quality (TCEQ) and each installed system shall be inspected by a third-party licensed inspector and be paid for by the developer. Operation and maintenance of each individual OSSF shall be the responsibility of the property owner and the City will not assume any responsibility to the proper design, installation, operation, and maintenance of the system. In addition to the installation of the OSSF's for *Type 'A'* lots, each constructed home must provide a secondary connection that will allow the resident to disconnect and abandon the OSSF and connect to the future -- *developer provided* -- sanitary sewer system when it is made available. The *Developer*, during the development/construction of any phase of the subdivision, will be responsible for constructing the required sanitary sewer infrastructure (*i.e. mains and laterals*) as required by the City's Master Wastewater Plan. The *Developer* shall be responsible for escrowing the required impact fees for all lots utilizing an OSSF. A *Facilities Agreement* addressing how this money will be escrowed will be required to be drafted prior to the *Developer* submitting a preliminary plat with the City of Rockwall. This *Facilities Agreement* and the preliminary plat can be considered concurrently by the City Council; however, an approved, signed, and executed *Facilities Agreement* shall be a condition of approval of the preliminary plat. In addition, the *Developer* will be required to provide an appropriate disclosure statement regarding the obligation to connect to the City's wastewater system and any additional perceived costs to the



**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

homeowner associated with this connection in all real-estate contracts between the developer, homebuilder, and homeowner.

- (k) *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.
  - (l) *Community Center.* A site plan, landscape plan and building elevations shall be required for the proposed *Community Center* and shall be subject to site plan approval by the Planning and Zoning Commission prior to construction. The community center shall commence construction prior to the platting of the 201st residential lot, unless additional *Type 'A' lots -- above and beyond what is shown on the Concept Plan contained in Exhibit 'C' of this ordinance --* are requested; in which case, the developer shall commence construction of the community center as part of the phase that proposes the additional *Type 'A' lots*.
  - (m) *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision Regulations contained within the *Municipal Code of Ordinances* of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, amenity centers, screening fences associated with this development.
- (4) *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*3-phase lines*), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. 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.
- (5) *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 78 (PD-78) [ORDINANCE NO. 20-27] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF CHANGING THE DEVELOPMENT STANDARDS FOR A 316.315-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1 OF THE M. E. HAWKINS SURVEY, ABSTRACT NO. 100 AND TRACT 2 OF THE R. K. BRISCO SURVEY, ABSTRACT NO. 16, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Alyson DiBlasi of Discovery Lakes, LLC and Discovery Lakes Phase 1, LLC for the approval of an amendment to Planned Development District 78 (PD-78) [Ordinance No. 20-27] for the purpose of changing development standards for a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 78 (PD-78) [Ordinance No. 20-27] and 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 Planned Development Concept Plan, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

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

**SECTION 4.** That a *Master Parks and Open Space Plan* for the *Subject Property*, shall be prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* depicted in *Exhibit 'C'* of this ordinance, and that the *Master Parks and Open Space Plan* shall be considered for approval by the City Council following a recommendation by 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(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the 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 an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
  - (1) Open Space Master Plan
  - (2) Master Plat
  - (3) PD Development Plan (*Required for Retail Areas Only*)
  - (4) PD Site Plan
  - (5) Preliminary Plat
  - (6) Final Plat
- (c) A *PD Development Plan* must be approved for the area designated on the *Planned Development Concept Plan* as *Retail* prior to submittal of a *PD Site Plan* application and/or preliminary plat application. No *Master Plat* is required for the area designated on the *Concept Plan* as *Retail*. A traffic impact analysis for the retail tract shall be submitted with the *PD Development Plan* to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each *PD Site Plan* for each retail development.
- (d) *PD Site Plan*. A *PD Site Plan* covering all of the *Subject Property* 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 *Preliminary Plat Application* for the development.
- (e) *Preliminary Plat*. A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat Application* may be processed by the City concurrently with a *PD Site Plan Application* for the development.
- (f) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

**SECTION 9.** 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 10.** 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 11.** 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 12.** 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 1<sup>ST</sup> DAY OF DECEMBER, 2025.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: November 17, 2025

2<sup>nd</sup> Reading: December 1, 2025



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

Field notes for a 316.315-acre (13,778,691 square foot) tract of land situated in the M. E. Hawkins Survey, Abstract No. 100, and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County, Texas, and being all of that certain called 308.52-acre tract of land described in a Special Warranty Deed to 308 ON 276, L.P., as recorded in Volume 03662, Page 00315, of the Office Public Records of Rockwall County, Texas (O.P.R.R.C.T.) with said 316.315-acre (13, 778,691 square feet) tract of land being more particularly described by metes and bounds as follows:

*BEGINNING* a railroad spike set in asphalt marking the northwest corner of said 308 on 276, L.P. tract and the common southwest corner of that certain called 21. 935 acre tract of land described as Tract One in a Warranty Deed to Rockwall Fund I, L.L.C., as recorded in Volume 1 110, Page 190, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.) , said point being in the approximate center of Rochell Road, a county road with an unspecified right-of- way (R. O. W.) width;

*THENCE* North 89 degrees 00 minutes 24 seconds East (South 89 degrees 12 minutes 02 seconds East - deed call), along the common northerly line of said 308 ON 276, L.P. tract and the common southerly line of said Tract One, passing at a distance of 30. 00 feet, a 5/8 inch iron rod set with a yellow plastic cap stamped "THE WALLACE GROUP " ( "cap " ) for reference, continuing along said common line, passing at a distance of 1,799. 04-feet t, a ½-inch iron rod found marking the southeast corner of said Tract One, being common with the south west corner of that certain called 59.71-acre tract of land described in a Special Warranty Deed to Fate I- 30, L.P., as recorded in Volume 03542, Page 00039, O.P.R.R.C.T., continuing along the common northerly line of said 308 on 276, L.P. tract and the southerly line of said Fate I-30, L.P. tract, a total distance of 1,966.04 feet ( 1,902 .80 feet - deed call) to a 1/ 2 inch iron rod found marking the common most northerly northeast corner of said 308 on 276, L.P. tract and the north west corner of that certain coiled 85.479 acre tract of land described as Tract Two in the aforementioned Warranty Deed to Rockwall Fund I, L.L.C., as recorded in Volume 1 110, Page 190, O.R.R.C.T.;

*THENCE* South 01 degrees 59 minutes 29 seconds East (South 00 degrees 08 minutes 06 seconds West - deed call), along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said Tract Two, a distance of 2,204.26-feet t (2,166.70-feet - deed call) to a ½ inch iron rod found marking an ell corner of said 308 ON 276, L.P. tract and the southwest corner of said Tract Two;

*THENCE* North 87 degrees 20 minutes 20 seconds East (North 89 degrees 12 minutes 02 seconds East - deed call), continuing along the common northerly line of said 308 on 276, L.P. tract and the southerly line said Tract Two, a distance of 1,691. 90 feet (1,782.53 feet - deed call) to a 5/8-inch iron rod set with "cap" marking the common most easterly northeast corner of said 308 on 276, L.P. tract and the southeast corner of said Tract Two, from which a ½-inch iron rod found bears North 87 degrees 20 minutes 20 seconds East at 10. 49 feet, said 5/8-inch iron rod set being on the west line of that certain called 212.25-acre tract of land described in a Special Warranty Deed to South Rock wall Holdings, L.P., as recorded in Volume 03625, Page 00034, O.P.R.R.C.T.;

*THENCE* South 01 degrees 34 minutes 35 seconds East, along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said South Rock wall Holdings tract, a distance of 309.68-feet to a 5/8-inch iron rod set with "cap " marking the southwest corner of said South Rock wall Holdings tract, being common with the northwest corner of Lot 8, Equestrian Estates, according to the plot thereof recorded in Cabinet A, Page 19 7, of the Plot Records of Rock wall County, Texas (P.R.R.C.T.);

*THENCE* South 00 degrees 50 minutes 42 seconds East, along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said Equestrian Estates, a distance of 2,301.71 feet (South 00 degrees 06 minutes 38 seconds West, a distance of 2,580.60 feet - overall deed call) to a 5/8 inch iron rod set with "cap " marking the common southeast corner of said 308 ON 276, L.P. tract and on ell corner of the north R.O.W. line of State Highway No. 276 (having a variable width R.O.W.);

*THENCE* South 89 degrees 29 minutes 00 seconds West (North 89 degrees 29 minutes 07 seconds West - deed call), along the common southerly line of said 308 ON 2 76, L.P. tract and said north R.O.W. line of State Highway No. 276, passing at a distance of 1.66 feet a found TxDOT concrete monument, continuing along said common line for a tot al distance of 117.50-feet (115.83-feet - deed call) to a 5/8-inch iron rod set with "cap " marking the common ell corner of said 308 ON 276, L.P. tract and the most easterly southeast corner of that certain called 2.503-acre tract of land described as on Easement for Highway Purposes to the State of Texas, recorded in Volume 82, Page 583 of the Real Property Records of Rockwall County, Texas (R.P.R.R.C.T.);

*THENCE* North 00 degrees 31 minutes 03 seconds West (North 00 degrees 30 Minutes 13 seconds East - deed call), along a common interior line of said 308 on 2 76, L.P. tract and the easterly line of said Easement for Highway Purposes tract, a distance of 50.31-feet (50-feet - deed call) to a 5/8-inch iron rod set with "cap" marking the common ell corner of said 308 ON 276, L.P. tract and the north east corner of said Easement for Highway

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

Purposes tract;

*THENCE* South 89 degrees 28 minutes 57 seconds West (North 89 degrees 29 minutes 47 seconds West - deed call), along the common southerly line of said 308 on 276, L.P. tract and the northerly line of said Easement for Highway Purposes tract, a distance of 543.40-feet (543.73-feet - deed call) to a 5/8-inch iron rod set with "cap " for corner;

*THENCE* South 89 degrees 13 minutes 58 seconds West (South 89 degrees 48 minutes 55 seconds West - deed call), continuing along the common southerly line of said 308 ON 276, L.P. tract and the northerly line of said Easement for Highway Purposes tract, a distance of 757. 25-feet (756.93-feet - deed call) to a 5/8-inch iron rod found marking a common ell corner of said 308 ON 276, L.P. tract and the northwest corner of said Easement for Highway Purposes tract;

*THENCE* South 00 degrees 46 minutes 03 seconds East (South 00 degrees 11 minutes 05 seconds East - deed call), along a common interior line of said 308 ON 276, L.P. tract and the westerly line of said Easement for Highway Purposes tract, a distance of 90.30-feet (87.44-feet - deed call) to a 5/8-inch iron rod set with "cap " marking a common ell corner of said 308 ON 276, L.P. tract and the southwest corner of said Easement for Highway Purposes tract, said point being on said north R.O.W. line of State Highway No. 276;

*THENCE* South 89 degrees 13 minutes 57 seconds West (North 89 degrees 53 minutes 27 seconds West - deed call), along the common southerly line of said 308 ON 276, L.P. tract and said north R.O.W. line of State Highway No. 276, passing at a distance of 1,667.76-feet a 5/8-inch iron rod set with "cap " for reference, continuing along said common line for a total distance of 1,917.07-feet (1,917.34-feet - deed call) to a found TxDOT concrete monument, marking the transitional R.O.W. line from said north R.O.W. line of State Highway No. 276 to the east R.O.W. line of Springer Lane, on 80-foot wide R.O.W., (formerly F.M. No. 1143), said point being the beginning of a non-tangent curve to the right, with the radius point being situated North 21 degrees 40 minutes 52 seconds East, a distance of 533.69-feet;

*THENCE* Northerly along the common curving westerly line of said 308 ON 276, L.P. tract and said curving east R.O.W. line of Springer Lane, with said non-tangent curve to the right, through a central angle of 67 degrees 33 minutes 20 seconds (48 degrees 33 minutes 57 seconds - deed call), having a radius of 533. 69-feet (613.69-feet - deed call), a tangent distance of 356.97-feet, a chord bearing North 34 degrees 32 minutes 28 seconds West (North 40 degrees 41 minutes 57 seconds West - deed call), at 593.43-feet, and an arc distance of 629.26-feet (520.18-feet - deed call) to a 5/8-inch iron rod set with "cap" at the end of said non- tangent curve;

*THENCE* North 00 degrees 53 minutes 56 seconds West (North 00 degrees 43 minutes 17 seconds West - deed call), continuing along the common westerly line of said 308 on 276, L.P. tract and said east R.O.W. line of Springer Lane, a distance of 294.21-feet (430.56-feet - deed call) to an axle found for the beginning of a non-tangent curve to the left , with the radius point being situated South 89 degrees 08 minutes 07 seconds West, a distance of 612.96-feet;

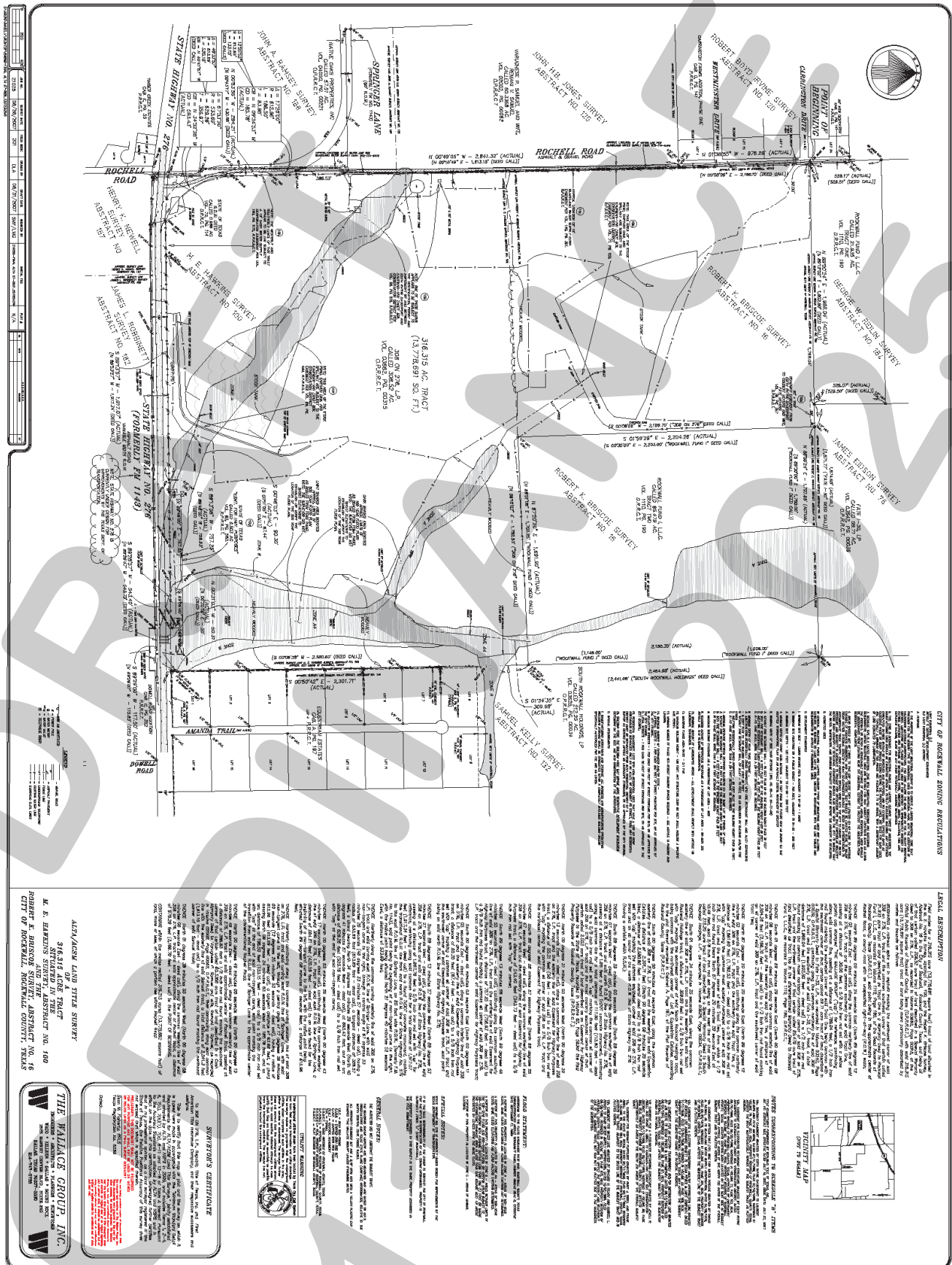
*THENCE* Northerly continuing along the common curving westerly line of said 308 ON 276, L.P. tract and said curving east R.O.W. line of Springer Lane, with said non-tangent curve to the left, through a central angle of 17 degrees 26 minutes 00 seconds (12 degrees 25 minutes 52 seconds - deed call), having a radius of 612.96-feet (613.69-feet - deed call), a tangent distance of 93.98 feet, a chord bearing North 09 degrees 34 minutes 53 seconds West at 185.78-feet, and an arc distance of 186.50-feet (133.15 feet - deed call) to a 5/8-inch iron rod set with "cap" at the end of said non-tangent curve, said point marking the transition from said east R.O.W. line of Springer Lane to the approximate center of the aforementioned Rochell Road;

*THENCE* North 00 degrees 49 minutes 05 seconds West (North 00 degrees 10 minutes 49 seconds East - deed call), along the common westerly line of said 308 ON 276, L.P. tract and said approximate center of Rochell Road, passing at a distance of 386.53-feet a 1/2-inch iron rod found marking the southeast corner of that certain called 60.3368-acre tract of land described in a Cash Warranty Deed to Varughese P. Samuel and wife, Remoni V. Samuel, as recorded in Volume 02002, Page 00062, O.P.R.R.C.T., then continuing along said common line with the easterly line of said Samuel tract, a total distance of 2,841.3-feet (1,613.15-feet - deed call) to a 1/2-inch iron rod found marking the northeast corner of said Samuel tract;

*THENCE* North 01 degrees 38 minutes 55 seconds West (North 00 degrees 08 minutes 06 seconds East - deed call), along the common westerly line of said 308 ON 276, L.P. tract and said approximate center of Rochell Road, a distance of 976.29-feet (2,166.70-feet - deed call) to the *POINT OF BEGINNING*.

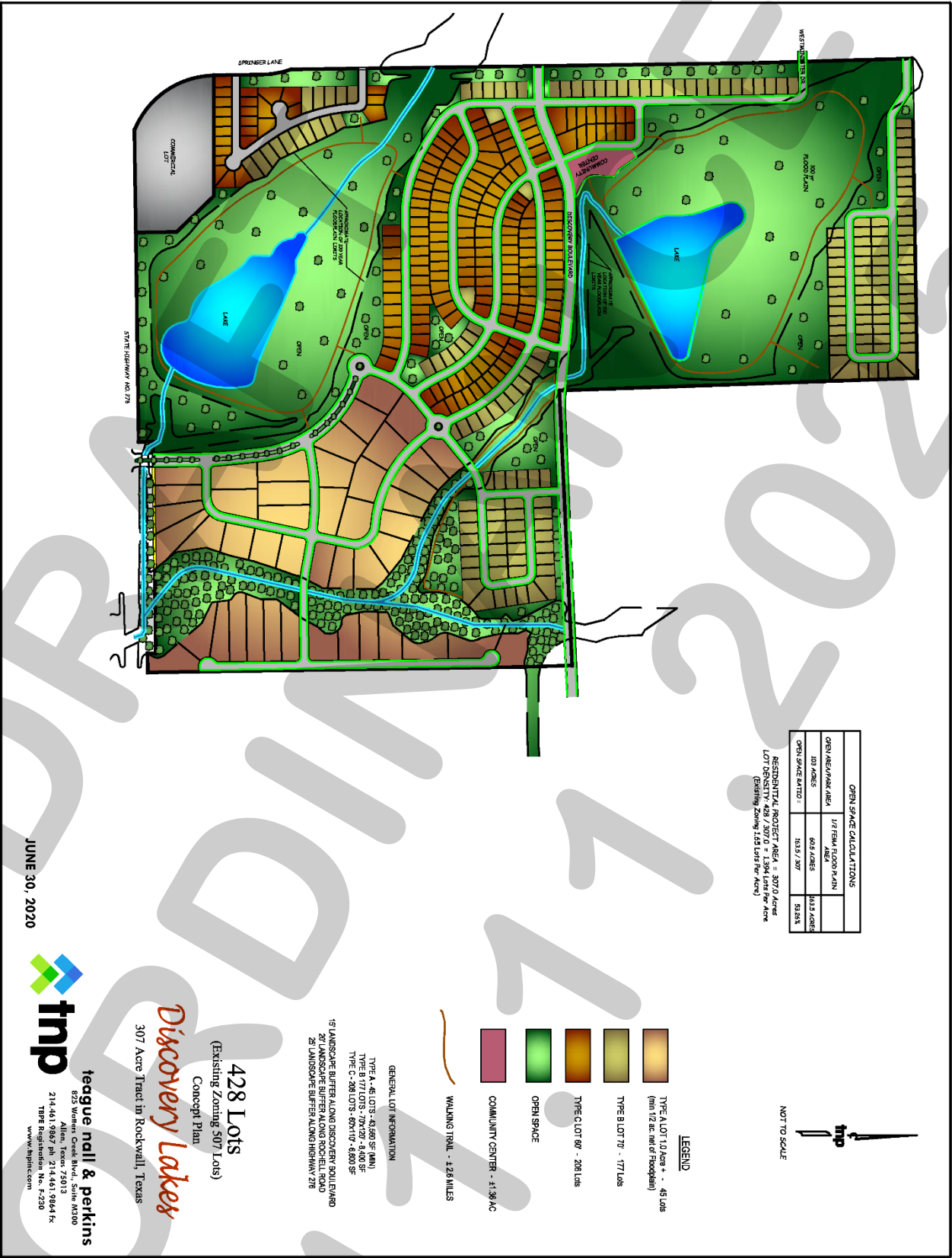
*CONTAINING* within the metes recited 316.315-acres (13,778,692 square feet) of land, more or less, of which a portion lies within Rochell Road.

**Exhibit 'B':**  
*Survey*





# Exhibit 'C': Area Map





**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

**(A) PURPOSE**

The purpose of this PD Zoning change is to allow for an area located at the southeastern portion of the property to be developed as a high-end custom home phase, with minimum one-acre single family residential lots. It is the desire of the owner to retain all the other non-conflicting entitlements on the property per the existing PD requirements and development standards with exceptions that will be noted throughout this document. The developer recognizes and accepts that the acreage utilized for this proposed custom phase will result in a loss of development density, from 507 single family homes to approximately 428 Single family homes. The owner requests the right and flexibility to replace smaller lot types with the 0.75-acre lot type throughout future phases of the development, without the need to rezone the Planned Development District as long as the general intent and layout of the approved revised concept plan is followed and the total number of lots does not increase.

To facilitate review of the proposed PD revisions, sections and development standards that are to be revised as a part of this re-zoning request will be highlighted in yellow throughout the document. All proposed revisions have been incorporated into the attached revised concept plan.

The Discovery Lakes Subdivision is located at the northeast corner of the intersection of SH-276 and Rochell Road. The *Subject Property* is a short walk or bike ride from the Rockwall Technology Park. The Discovery Lakes Subdivision will be a master planned residential neighborhood that will incorporate two (2) lakes, several acres of open space and ~2.6-miles of hiking/jogging/biking trails. The master plan calls for 428 single-family homes. There will be several view corridors strategically placed within the subdivision along with *front loaded* lots to provide for the enjoyment of the open space. A boulevard with 85-feet of right-of-way will connect SH-276 and be constructed up to the first round-about of the one (1) acre lots. The boulevard will have a 14-foot landscape median and a 25-foot travel lane on each side of the street. The residential streets will be 29-feet back-to-back, with a 10½-foot parkway on each side for a total of 50-feet of right-of-way. A *Community Center* with a pool will be provided to add increased amenity for the subdivision. Commencement of the Community Center and pool will take place at or before the final platting of the 201st residential lot or with the addition of additional *Type 'A'* lots. Additionally, the proposed development will incorporate nine (9) acres of commercial space that will be located at the hard corner of SH-276 and Rochell Road. This area will allow for neighborhood service types of uses and eating establishments. A maximum of one (1) hotel planned to service the needs of the subdivision and the Rockwall Technology Park. A 55-acre area adjacent to the northern lake will be dedicated as public parkland to serve Park District No. 31. The Discovery Lakes Subdivision will be a benefit to the community, allowing citizens of all ages the opportunity to live, work, and play in a connected master planned community.

**(B) GENERAL REQUIREMENTS**

***Development Standards.***

(1) *Permitted Uses.* The following uses are permitted on the *Subject Property* in accordance with the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance.

(a) *Residential Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

the Unified Development Code (UDC), shall be allowed for areas designated as *residential* on the *Concept Plan*.

(b) *Non-Residential*. Unless specifically provided by this Planned Development ordinance, only those uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), shall be allowed for areas designated as *commercial* on the *Concept Plan*; however, the following conditions shall apply:

(i) The following additional uses shall be permitted as *by-right* uses on the *Subject Property*:

- ☒ Hotel, Hotel (*Full Service*) or Motel (*With a Maximum Height of Four [4] Stories*) <sup>1</sup>
- ☒ Restaurant (*with Drive-Through or Drive-In*) <sup>2</sup>
- ☒ Retail Store (*with more than two [2] Gasoline Dispensers*)

*Notes:*

<sup>1</sup>: A maximum of one (1) hotel/motel shall be permitted with this Planned Development District. The height requirement of four (4) stories is permitted to exceed 36-feet, but in no case shall exceed 60-feet.

<sup>2</sup>: A maximum of three (3) restaurants (despite the size of the restaurant) shall be permitted within this Planned Development District.

(ii) The following uses shall be prohibited on the *Subject Property*:

- ☒ Convent or Monastery
- ☒ Hotel, Residence
- ☒ Cemetery/Mausoleum
- ☒ Mortuary of Funeral Chapel
- ☒ Social Service Provider
- ☒ Billiard Parlor or Pool Hall
- ☒ Carnival, Circus, or Amusement Ride
- ☒ Commercial Amusement/Recreation (*Outside*)
- ☒ Gun Club, Skeet or Target Range (*Indoor*)
- ☒ Astrologer, Hypnotist, or Psychic Art and Science
- ☒ Garden Supply /Plant Nursery
- ☒ Night Club, Discotheque, or Dance Hall
- ☒ Secondhand Dealer
- ☒ Car Wash, Self Service
- ☒ Mining and Extraction (Sand, Gravel, Oil and/or Other)
- ☒ Helipad
- ☒ Railroad Yard or Shop
- ☒ Transit Passenger Facility

(2) *Non-Residential Development*. The area designated as *commercial* on the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance shall be designed to be pedestrian-oriented, easily accessible, and integrated into the general design scheme of the adjacent neighborhood. This can be accomplished by removing the traditional barriers utilized to separate commercial and residential developments (e.g. *screening walls*) and incorporating landscape buffers/elements (e.g. *greenspace, parkways, and etcetera*) and urban design elements (e.g. *pathways, pergolas, and etcetera*) that can create compatibility with the adjacent single-family neighborhood. To better achieve this goal and in addition to the requirements of Section 4.1, *General Commercial District Standards*, and Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development*

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

*Standards*, of the Unified Development Code, all commercial development shall be required to adhere to the following supplemental standards:

- (a) *Retail Landscape*. Landscaping shall be reviewed and approved with the PD Site Plan. All Canopy/Shade Trees planted within the retail development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height unless otherwise provided within this document.
- (b) *Retail Landscape Buffers*. All landscape and plantings located within the buffers shall be maintained by the property owner.

- (1) *Landscape Buffer (Residential Adjacency)*. Where residential and retail uses share a direct adjacency, a minimum of a 30-foot landscape buffer shall be provided by the retail property adjacent to the residential property. This area shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the adjacency. This area should also incorporate pedestrian-oriented design elements (e.g. *pathways*) that allow access between the two (2) uses. Shrubby utilized in this area shall have a minimum height of 30-inches and a maximum height of 48-inches. Additionally, trees should be incorporated in this area to break up the façades of any commercial buildings.

- (2) *Landscape Buffer and Sidewalks (SH-276)*. A minimum of a 15-foot landscape buffer shall be provided along the frontage of SH-276, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. All buffer-strip planting requirements shall conform to the requirements of Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code.

- (3) *Landscape Buffer (Rochell Road Retail)*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of Rochell Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.

- (c) *Sidewalks*.

- i) *Sidewalk Adjacent to Rochell Road and SH-276*. The developer shall be responsible for the construction of a five (5) foot sidewalk that meanders through the required 20-foot landscape buffer adjacent to Rochell Road and SH-276.

- (3) *Residential Development Standards*. Except as modified by these *Development Standards*, the residential uses depicted in *Exhibit 'C'* of this ordinance shall be subject to the development standards for a Single Family 10 (SF-10) District as stipulated by Section 3.1, *General Residential District Standards*; Section 3.4, *Single-Family Residential (SF-10) District*; and Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V,

**Exhibit 'D':**  
**Permitted Land Uses and Development Standards**

*District Development Standards*, of the Unified Development Code. In addition, all residential development shall adhere to the following standards:

- (a) *Lot Composition and Layout*. The lot layout and composition of the *Subject Property* shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1* below. Allowances for changes to the quantity and locations of each lot type are permitted in conformance with the requirements listed below; however, in no case shall the proposed development exceed 428 units.

**Table 1: Lot Composition**

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	80' x 200'	32,670 SF	45	10.51%
B	70' x 110'	7,700 SF	177	41.36%
C	60' x 110'	6,600 SF	206	48.13%
Maximum Permitted Units:			428	100.00%

The allocation of single-family dwellings among lot types may deviate from *Table 1* provided that the proposed lot composition meets the following criteria:

- (1) The total number of lots does not exceed 428 units; and,
- (2) The average lot size for the total development is not less than 9,700 SF (*i.e. total square footage of all lots/total number of lots*); and,
- (3) Lot Type "A" shall not be decrease below 40 lots; and,
- (4) Lot Type "B" shall not be decreased below 38% of the total 428 lots; and,
- (5) Lot Type "C" shall not be increased beyond 55% of the total 428 lots.

- (b) *Density and Dimensional Requirements*. The maximum permissible density for the *Subject Property* shall not exceed 1.40 dwelling units per gross acre of land; however, in no case should the proposed development exceed 428 units. All lots shall conform to the standards depicted in *Table 2* below and generally conform to *Exhibit 'C'* of this ordinance.

**Table 2: Lot Dimensional Requirements**

Lot Type (see Concept Plan) ►	A	B	C
Minimum Lot Width <sup>(1) &amp; (5) &amp; (7)</sup>	80'	70'	60'
Minimum Lot Depth	200'	110'	110'
Minimum Lot Area	32,670 SF	7,700 SF	6,600 SF
Minimum Front Yard Setback <sup>(2), (6), &amp; (8)</sup>	25'	20'	20'
Minimum Side Yard Setback	10'	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) <sup>(2)</sup>	20'	15'	15'
Minimum Length of Driveway Pavement	25'	20'	20'
Maximum Height <sup>(3)</sup>	36'	36'	36'
Minimum Rear Yard Setback <sup>(4)</sup>	20'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	3,200 SF	2,250 SF	2,000 SF
Garage Orientation <sup>(8)</sup>	J-Swing, Flat Front or Side Entry	J-Swing or Flat Front	J-Swing or Flat Front
Maximum Number of Front Entry Garages Permitted	17	58	137
Maximum Lot Coverage	65%	65%	65%

**General Notes:**

- <sup>1.</sup> The minimum lot width shall be measured at the *Front Yard Building Setback*.
- <sup>2.</sup> The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3.</sup> The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single-



**Exhibit 'D':**  
**Permitted Land Uses and Development Standards**

family home.

4. As measured from the rear yard property line.
5. Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the lot width reduced by up to 20% as measured at the front property line provided that the lot width is met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows maybe reduced by up to ten (10%) percent, but shall meet the minimum lot size for each lot type.
6. 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 that increases the Front Yard Building Setback to 20-feet; however, the encroachment shall not exceed five (5) feet on Side Yard Setbacks (Adjacent to a Street) and shall not encroach into public right-of-way [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].
7. All lots with a *J-Swing* or *Traditional Swing* driveway require a minimum of a 65-foot lot width.
8. The minimum front yard setback for properties that have a *Flat Front Entry* garage format shall be 25-feet.

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

- (1) **Masonry Requirement.** The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, and cultured stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and/or stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted to be used to meet up to 50% of the masonry requirement.
- (2) **Roof Pitch.** A minimum of an 8:12 roof pitch is required on all structures with the exception of porches, which shall have a minimum of a 4:12 roof pitch. *Type 'A'* lots may have a variable pitch to the roofs that may deviate from these specific standards when it is determined by staff to serve a particular architectural theme.
- (3) **Garage Orientation.** Garages shall be provided as stipulated by *Table 2: Lot Dimensional Requirements*. Garages permitted for front entry maybe oriented toward the street in a *Flat Front Entry* format; however, the front façade of the garage must be situated a minimum of 25-feet off the front property line. All front entry garages shall incorporate an architectural element or feature separating the individual garage openings. *Side Entry, Traditional Swing, or J-Swing* garages are permitted to have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the *Swing* configuration.

(d) **Anti-Monotony Restrictions.** The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see the illustration on the following page*).

**Table 3: Anti-Monotony Matrix**

Lot Type	Minimum Lot Size	Elevation Features
A	80' x 200'	(1), (2), (3), (5)
B	70' x 110'	(1), (2), (3), (4)
C	60' x 110'	(1), (2), (3), (4)

- (1) 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

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

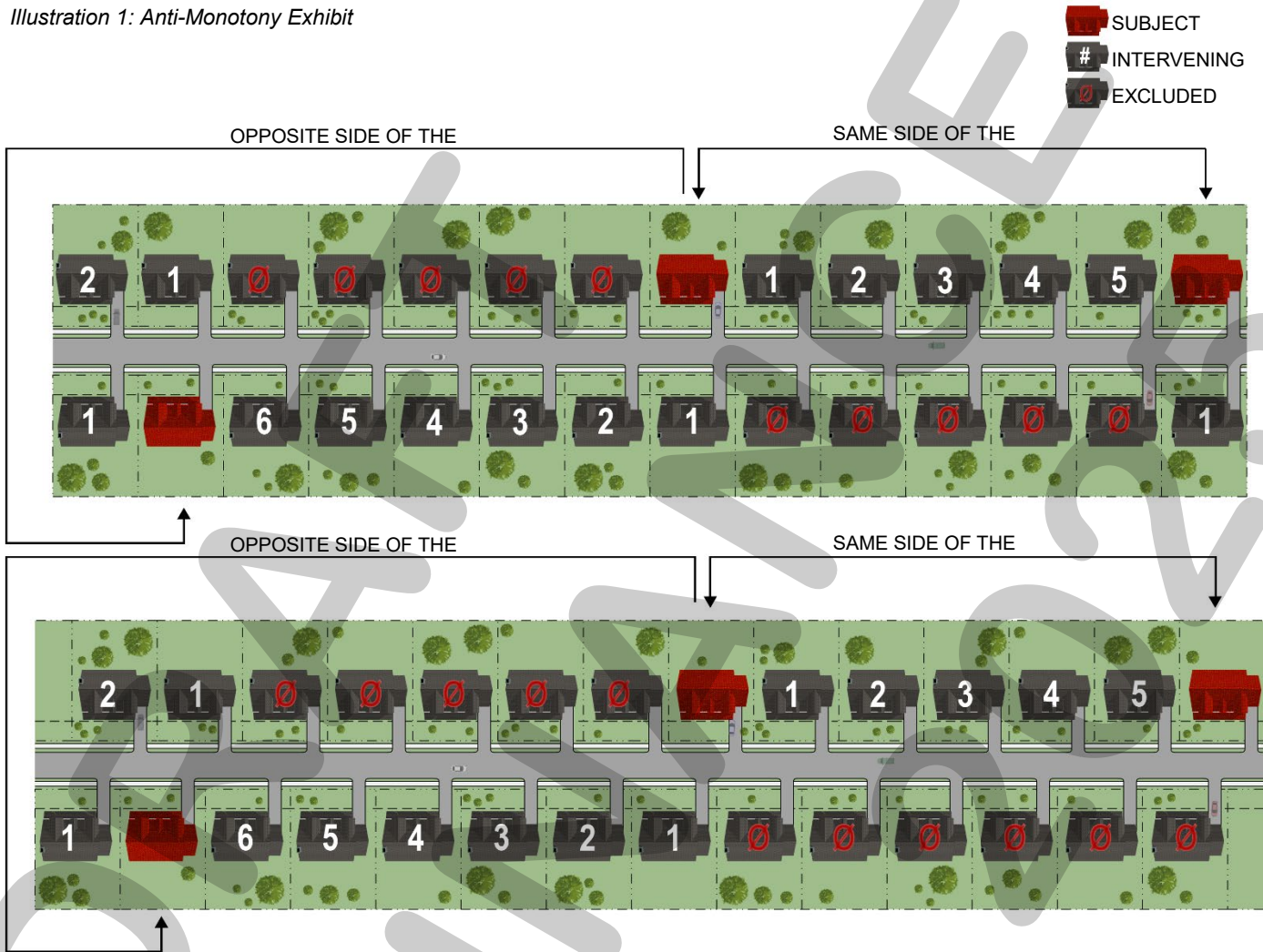
property and six (6) intervening homes of differing materials on the opposite side of the street.

- (2) 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 on SH-276 or Rochelle Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
  - (a) Number of Stories
  - (b) Permitted Encroachment Type and Layout
  - (c) Roof Type and Layout
  - (d) Articulation of the Front Façade
- (3) Permitted encroachment (*i.e. porches*) 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.
- (4) 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*).
- (5) Type 'A' lots may use slate, imitation slate, tile, concrete tile, imitation tile, standing seam metal, or other high-end type roof materials.

*Continued on Next Page...*

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

*Illustration 1: Anti-Monotony Exhibit*



(e) **Fencing Standards.** All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(1) **Wood Fences.** All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited. All solid fences shall incorporate a decorative top rail and/or cap detailing the design of the fence.

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

- (2) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of eight (8) feet in height.
- (3) *Corner Lots*. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of eight (8) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
- (4) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Landscape and Hardscape Standards.*

- (1) *Residential Landscape*. Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within the residential development shall be a minimum of three (3) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height unless otherwise provided within this document.

- (2) *Single Family Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO) all single-family lots shall conform to the following:

- i) *Interior Lots*. All interior lots shall include a minimum of two (2) trees with a diameter at breast height (dbh) [*i.e. the diameter in inches of a tree as measured through the main trunk at a point of four and one-half (4½) inches above the natural ground level*] of three (3) inches shall be planted in the front yard, and two (2) additional trees of the same caliper inch shall be planted in the side yard facing the street for corner lots.

*Note: For the purposes of this section only, the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.*

- ii) *Corner Lots*. All corner lots shall include a minimum of two (2) trees with a diameter at breast height (dbh) [*i.e. the diameter in inches of a tree as measured through the main trunk at a point of four and one-half (4½) inches above the natural ground level*] of three (3) inches shall be planted in the front yard of an interior lot.

- (3) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

- (a) *Landscape Buffer and Sidewalks (Discovery Boulevard)*. A minimum of a 15-foot landscape buffer shall be provided along the frontage of Discovery Boulevard, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a

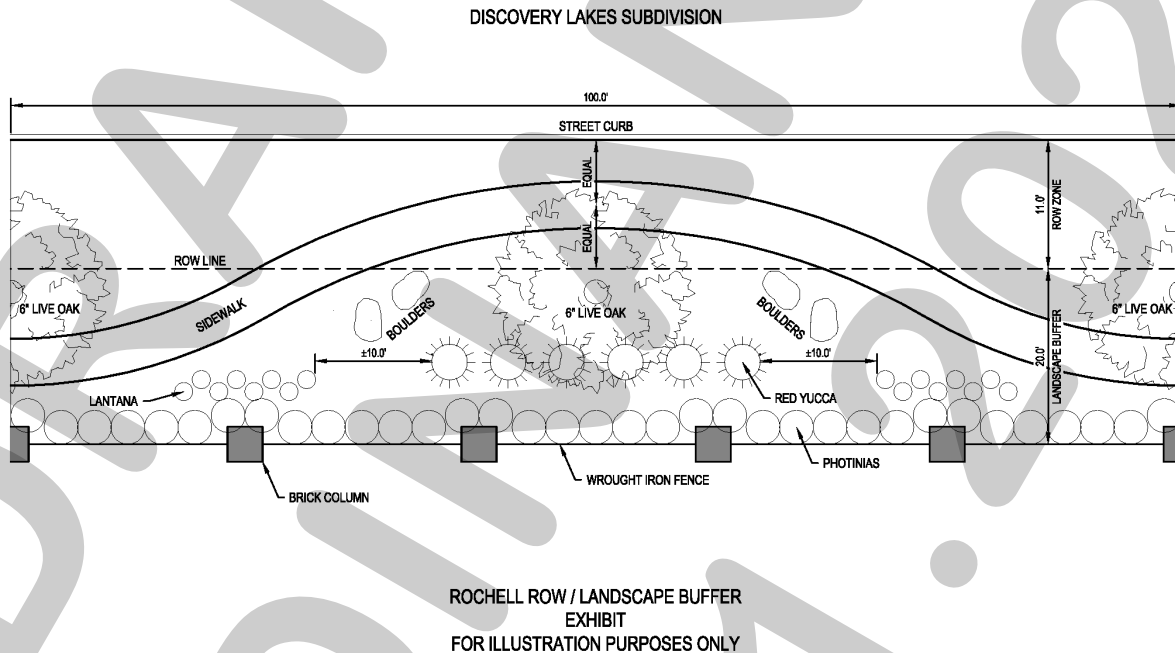


**Exhibit 'D':**  
**Permitted Land Uses and Development Standards**

maximum height of 48-inches. In addition, at least one (1) canopy tree shall be planted per 30-feet of linear frontage.

- (b) **Landscape Buffer (Rochell Road).** A minimum of a 20-foot landscape buffer shall be provided along the frontage of Rochell Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Shrubby shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The landscape buffer along Rochell Road shall general conform to the following illustration [i.e. *Illustration 3*].

*Illustration 2: Landscape Buffer along Rochell Road.*



- (c) **Landscape Buffer (SH-276).** A minimum of a 25-foot landscape buffer shall be provided along the frontage of SH-276, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Shrubby shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. In addition, all buffer-strip planting requirements shall conform to the requirements of Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (*i.e. minimum four [4] inch caliper trees required*).

- (4) **Irrigation Requirements.** Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

landscape architect and shall be maintained by the Homeowner's Association (HOA).

- (5) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.
- (g) *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.
- (h) *Sidewalks*.
- i) *Internal Sidewalks*. All sidewalks adjacent to an interior residential street shall begin 5½-feet from the back of curb and be five (5) feet in overall width.
  - ii) *Sidewalks Adjacent to Rochell Road and Discovery Boulevard*. All sidewalks adjacent Rochell Road and Discovery Boulevard shall begin two (2) feet inside the right-of-way line and be five (5) feet in overall width.
- (i) *Open Space*. The development shall consist of a minimum of 20% open space as calculated from the gross land area, and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. Existing floodplain shall be counted at a rate of ½-acre for every acre provided (*e.g., 10-acres of floodplain would count as 5-acres of open space*). The Homeowner's Association (HOA) shall maintain all open space areas.
- (j) *Temporary On-Site Sanitary Sewer (OSSF)*. On-Site Sanitary Sewer (OSSF) systems shall only be allowed on *Type 'A'* lots that contain a minimum of 32,670 SF. OSSF's shall be designed by a State of Texas registered Professional Engineer, and each design shall specify an aerobic type system with drip (*underground*) irrigation system. All systems shall meet the minimum standards of the Texas Commission on Environmental Quality (TCEQ) and each installed system shall be inspected by a third-party licensed inspector and be paid for by the developer. Operation and maintenance of each individual OSSF shall be the responsibility of the property owner and the City will not assume any responsibility to the proper design, installation, operation, and maintenance of the system. In addition to the installation of the OSSF's for *Type 'A'* lots, each constructed home must provide a secondary connection that will allow the resident to disconnect and abandon the OSSF and connect to the future -- *developer provided* -- sanitary sewer system when it is made available. The *Developer*, during the development/construction of any phase of the subdivision, will be responsible for constructing the required sanitary sewer infrastructure (*i.e. mains and laterals*) as required by the City's Master Wastewater Plan. The *Developer* shall be responsible for escrowing the required impact fees for all lots utilizing an OSSF. A *Facilities Agreement* addressing how this money will be escrowed will be required to be drafted prior to the *Developer* submitting a preliminary plat with the City of Rockwall. This *Facilities Agreement* and the preliminary plat can be considered concurrently by the City Council; however, an approved, signed, and executed *Facilities Agreement* shall be a condition of approval of the preliminary plat. In addition, the *Developer* will be required to provide an appropriate disclosure statement regarding the obligation to connect to the City's wastewater system and any additional perceived costs to the

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

homeowner associated with this connection in all real-estate contracts between the developer, homebuilder, and homeowner.

- (k) *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.
  - (l) *Community Center.* A site plan, landscape plan and building elevations shall be required for the proposed *Community Center* and shall be subject to site plan approval by the Planning and Zoning Commission prior to construction. The community center shall commence construction prior to the platting of the 201st residential lot, unless additional *Type 'A' lots -- above and beyond what is shown on the Concept Plan contained in Exhibit 'C' of this ordinance --* are requested; in which case, the developer shall commence construction of the community center as part of the phase that proposes the additional *Type 'A' lots*.
  - (m) *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision Regulations contained within the *Municipal Code of Ordinances* of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, amenity centers, screening fences associated with this development.
- (4) *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*3-phase lines*), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. 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.
- (5) *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code 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  
**DATE:** November 17, 2025  
**APPLICANT:** Alyson DiBlasi; *Discover Lakes, LLC & Discovery Lakes Phase 1, LLC*  
**SUBJECT:** Z2025-066; *Amendment to Planned Development District 78 (PD-78)*

The applicant -- *Alyson DiBlasi* -- is requesting to amend Planned Development District 78 (PD-78) for the purpose of allowing *Side Entry Garages* for the *Type 'A' Lots*. Planned Development District 78 (PD-78) -- *also known as the Discovery Lakes Subdivision* -- was originally established by the City Council on August 17, 2015 by *Ordinance No. 15-24*. At the time of approval, this Planned Development District allowed 507 single-family residential lots on 305.315-acres and nine (9) acres of land dedicated for General Retail (GR) District land uses. The 507 single-family residential lots consisted of three (3) lot types: [1] 121 *Type 'A' Lots* that were a minimum size of 80' x 120' or 9,600 SF, [2] 127 *Type 'B' Lots* that were a minimum size of 70' x 110' or 7,700 SF, and [3] 259 *Type 'C' Lots* that were minimum size of 60' x 110' or 6,000 SF. On August 3, 2020, the City Council amended Planned Development District 78 (PD-78) through *Ordinance No. 20-27*. This new ordinance reduced the number of single-family residential lots from 507 to 428 (i.e. 45 *Type 'A' Lots*, 177 *Type 'B' Lots*, and 206 *Type 'C' Lots*), and changed the *Type 'A' Lots* from a minimum of 80' x 120' or 9,600 SF to 80' x 200' or 32,670 SF. Contained within both *Ordinance No. 15-24* and *Ordinance No. 20-27* was the following language pertaining to garage orientation:

#### Subsection (3)(c)(3)

Garage Orientation. *Garages shall be provided as stipulated by Table 2: Lot Dimensional Requirements. Garages permitted for front entry maybe oriented toward the street in a Flat Front Entry format; however, the front façade of the garage must be situated a minimum of 25 -feet off the front property line. All front entry garages shall incorporate an architectural element or feature separating the individual garage openings. Swing, Traditional Swing or J-Swing garages are permitted to have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the Swing configuration.*

Based on this language, the lots within the Planned Development District were permitted garage orientations in a *Flat Front Entry* and *Swing* or *J-Swing* or *Traditional Swing* configuration. This was not interpreted to incorporate *Side Entry* garage configurations at the time the ordinance was approved. Recently, the City of Rockwall adopted *Ordinance No. 25-55*, which amended the Unified Development Code (UDC) to define various types of garage orientations. With this language adopted, the applicant approached staff requesting to amend the Planned Development District to incorporate the *Side Entry* garage configuration for the larger *Type 'A' Lots*. In requesting this change, the applicant conveyed to staff that many of the custom home builders that have purchased lots in Phase 1 of the subdivision -- *which is exclusively composed of the larger Type 'A' Lots* -- have stated that they would prefer this garage configuration, and that it would provide greater variation in the façades of the homes in this phase. Based on this the applicant is proposing the following changes to the Planned Development District ordinance (*changes shown in RED*):

#### Excerpt from Table 2: Lot Dimensional Requirements

Garage Orientation	J-Swing, <del>or</del> Flat Front <i>or Side Entry</i>	J-Swing or Flat Front	J-Swing or Flat Front
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#### Subsection (3)(c)(3)

Garage Orientation. *Garages shall be provided as stipulated by Table 2: Lot Dimensional Requirements. Garages permitted for front entry maybe oriented toward the street in a Flat Front Entry format; however, the front façade of the garage must be situated a minimum of 25-feet off the front property line. All front entry garages shall incorporate an architectural element or feature separating the individual garage openings. **Side Entry Swing**, Traditional Swing, or J-Swing garages are permitted to*



*have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the Swing configuration.*

These are the only changes being proposed to the Planned Development District ordinance. After reviewing the elevations of some of the proposed homes in this phase of the subdivision, staff has no objection to the applicant's request; however, this case being a zoning change, the decision remains discretionary to the City Council pending a recommendation from the Planning and Zoning Commission.

Since this case is a zoning change, staff notified all properties within Planned Development District 78 (PD-78) and within 500-feet of its boundary on October 21, 2025. This included 57 notices. In addition, staff notified the Timber Creek Homeowner's Association (HOA), which was the only Homeowner's Association (HOA) or Neighborhood Organization within 1,500-feet of Planned Development District 78 (PD-78). As of this memorandum, staff has received one (1) notice from a property owner within the 500-foot buffer in favor of the applicant's request. In addition, the Planning and Zoning Commission reviewed the case on November 11, 2025, and approved a motion to recommend approval by a vote of 6-0, with Commissioner Hustings absent. If the City Council has any questions concerning this case, staff and the applicant will be available at the November 17, 2025 City Council meeting.



# 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 None

SUBDIVISION Discovery Lakes and Discovery Lakes Phase I

LOT

BLOCK

GENERAL LOCATION 316.315 Acre tract near the NE corner of SH 276 and Rochelle Road

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

CURRENT ZONING PD-78

CURRENT USE Single Family Residential /Commercial

PROPOSED ZONING Amend PD-78, ordinance no. 20-27, specifically Garages, see Exhibit A

PROPOSED USE Single Family Residential /Commercial

ACREAGE 316.315 acres

LOTS [CURRENT]

31 existing lots

LOTS [PROPOSED]

428 (as stated in PD-78)

☐ **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 Discovery Lakes, LLC & Discovery Lakes Phase I, LLC

☒ APPLICANT Alyson DiBlasi

CONTACT PERSON Alyson DiBlasi (See Exhibit B)

CONTACT PERSON Alyson DiBlasi

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 Alyson DiBlasi [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

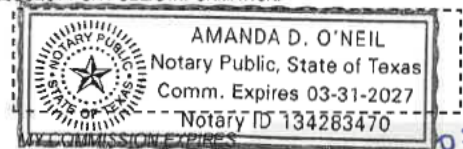
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 4,944.73 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 25 DAY OF October, 2025. BY SIGNING THIS APPLICATION, 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 1<sup>st</sup> DAY OF October, 2025

OWNER'S SIGNATURE

*A. DiBlasi*  
*Amanda D. O'Neil*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



**LIMITED LIABILITY COMPANY  
AUTHORIZATION**

**Discovery Lakes Phase I, LLC**

The undersigned being the manager of Discovery Lakes Phase I, LLC, a Texas limited liability company (the "LLC"), hereby authorizes and appoints Alyson DiBlasi to act as an authorized representative of the LLC in connection with the sale of any of the platted lots in the Discovery Lakes Phase I, LLC, City of Rockwall, Rockwall County, Texas (the "Subdivision").

Such authorization and appointment to include, but not to be limited to, the authority to execute and deliver in the name of and on behalf of the LLC, a purchase and sale contract, together with all documents, certificates, affidavits, agreements, deeds, consents, receipts, waivers, notices, escrow funds, escrow agreements and closing statements, as an authorized representative of the LLC, in connection with the sale of any of the platted lots in the Subdivision.

The undersigned on behalf of the LLC, hereby ratifies, approves and confirms any actions taken by Alyson DiBlasi to negotiate, contract and sell any of the platted lots in the Subdivision.

EXECUTED AND DELIVERED this 5th day of MAY, 2023.

DISCOVERY LAKES PHASE I, LLC

A Texas limited liability company

By: 

Alberto Dal Cin, Manager

**Discovery Lakes, LLC**  
**Discovery Lakes Phase I, LLC**  
15400 Knoll Trail Dr.  
Ste 230  
Dallas, TX 75248

September 29, 2025


City of Rockwall  
Attn: Ryan Miller, Director of Planning and Zoning  
385 S. Goliad Street  
Rockwall, TX 75087

To Whom It May Concern:

**Re: Letter of Acknowledgement re: Amendment of PD-078**

I, Qaiser Ali Kahn, as owner of Lot 1 Block A, 1645 Canyon Lake Rd., Rockwall County, TX, 75034, do acknowledge and do approve the requested Amendment to Zoning Ordinance, PD-078. I understand that the Amendment specifically addresses Garage Orientations for Lot Types A, 80' and larger, to allow for Side Entry Garages.

Sincerely,  
Qaiser Ali Kahn

Signed by:  
  
Baf2032e00c1ef4...



**Discovery Lakes, LLC**  
**Discovery Lakes Phase I, LLC**  
15400 Knoll Trail Dr.  
Ste 230  
Dallas, TX 75248

September 29, 2025

City of Rockwall  
Attn: Ryan Miller, Director of Planning and Zoning  
385 S. Goliad Street  
Rockwall, TX 75087

To Whom It May Concern:

**Re: Letter of Acknowledgement re: Amendment of PD-078**


We, ADETOKUNBO DOUGLAS AND OSADEBAWMEN DOUGLAS, as owners of Lot 3 Block A, 1633 Canyon Lake Rd., Rockwall County, TX, 75034, do acknowledge and do approve the requested Amendment to Zoning Ordinance, PD-078. We understand that the Amendment specifically addresses Garage Orientations for Lot Types A, 80' and larger, to allow for Side Entry Garages.

Sincerely,

ADETOKUNBO DOUGLAS



OSADEBAWMEN DOUGLAS



**Discovery Lakes, LLC**  
**Discovery Lakes Phase I, LLC**

15400 Knoll Trail Dr.  
Ste 230  
Dallas, TX 75248

September 29, 2025

City of Rockwall  
Attn: Ryan Miller, Director of Planning and Zoning  
385 S. Goliad Street  
Rockwall, TX 75087

To Whom It May Concern:

**Re: Letter of Acknowledgement re: Amendment of PD-078**

We, HORTON CAPITAL PROPERTIES, LLC DBA KINDRED HOMES, as owners of Lot 3 Block C, 1515 Twin Lakes Blvd; Lot 1 Block B, 1644 Canyon Lake Dr.; Lot 3 Block B, 4601 Bear Lake Dr.; and Lot 2 Block C, 1509 Twin Lakes Blvd, Rockwall County, TX, 75034, do acknowledge and do approve the requested Amendment to Zoning Ordinance, PD-078. We understand that the Amendment specifically addresses Garage Orientations for Lot Types A, 80' and larger, to allow for Side Entry Garages.

Sincerely,

HORTON CAPITAL PROPERTIES, LLC DBA KINDRED HOMES,  
a Texas limited liability company

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

Todd Miller, President

Date of Execution: \_\_\_\_\_

9/29/25

**Discovery Lakes, LLC**  
**Discovery Lakes Phase I, LLC**  
15400 Knoll Trail Dr.  
Ste 230  
Dallas, TX 75248

September 29, 2025

City of Rockwall  
Attn: Ryan Miller, Director of Planning and Zoning  
385 S. Goliad Street  
Rockwall, TX 75087

To Whom It May Concern:

**Re: Letter of Acknowledgement re: Amendment of PD-078**

Double Cross 276, LLC, as owners of the 9.129-acre tract of land more particularly described in Exhibit "A", do acknowledge and do approve the requested Amendment to Zoning Ordinance, PD-078. We understand that the Amendment specifically addresses Garage Orientations for Lot Types A, 80' and larger, to allow for Side Entry Garages.

Sincerely,  
Double Cross 276, LLC  
a Texas limited liability company

By:   
DocuSigned by:  
60D6739447884C3...

Printed Name: Kenny Huff

Title: Mr

**Discovery Lakes, LLC**  
**Discovery Lakes Phase I, LLC**  
15400 Knoll Trail Dr.  
Ste 230  
Dallas, TX 75248

September 29, 2025

City of Rockwall  
Attn: Ryan Miller, Director of Planning and Zoning  
385 S. Goliad Street  
Rockwall, TX 75087

To Whom It May Concern:

**Re: Letter of Acknowledgement re: Amendment of PD-078**

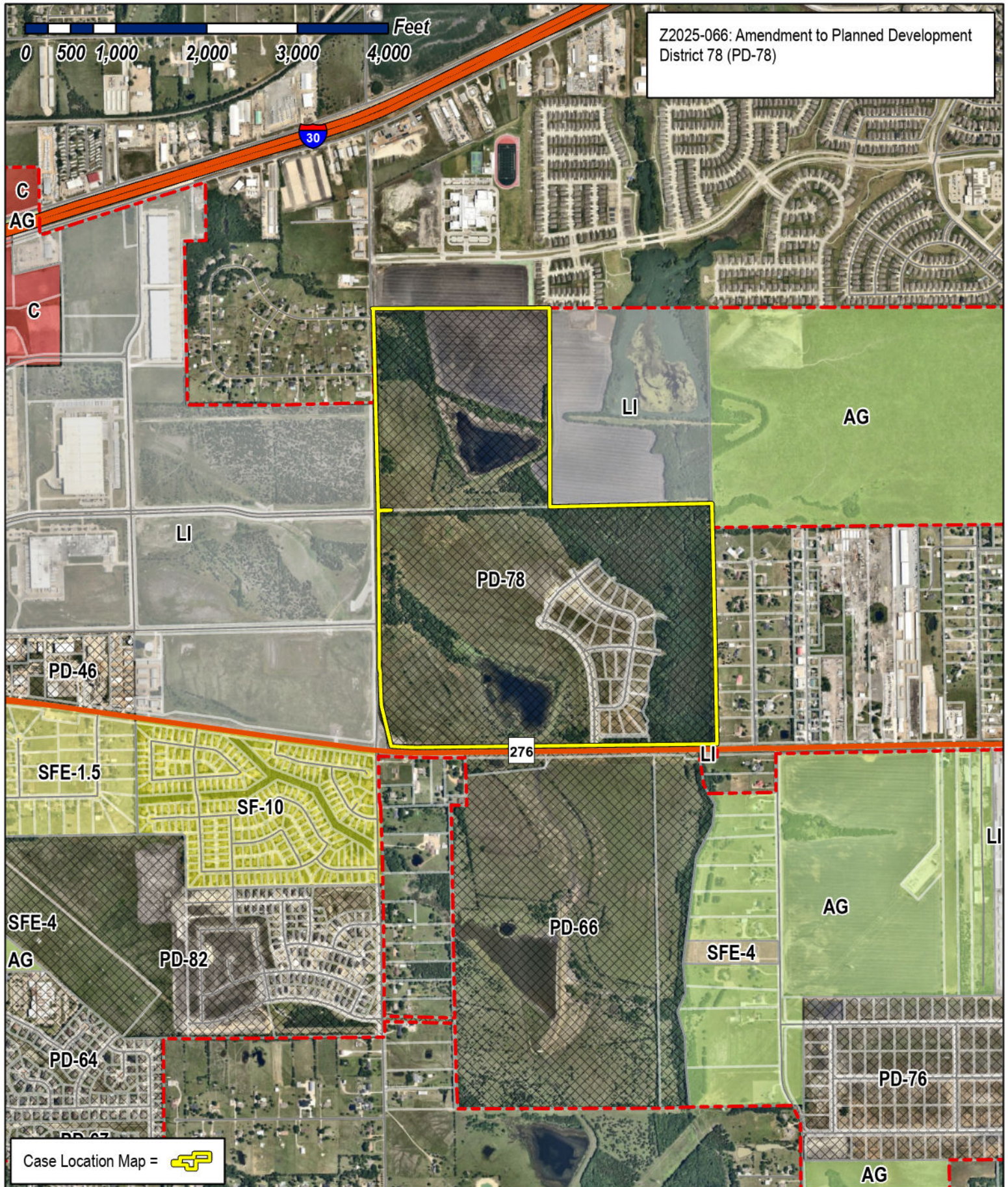
I, David Garcia, as owner of Lot 2 Block A, 1639 Canyon Lake Rd., Rockwall County, TX, 75034, do acknowledge and do approve the requested Amendment to Zoning Ordinance, PD-078. I understand that the Amendment specifically addresses Garage Orientations for Lot Types A, 80' and larger, to allow for Side Entry Garages.

Sincerely,

David Garcia

A handwritten signature in dark ink, appearing to read 'David Garcia', is written over a horizontal line.





Case Location Map = 



## City of Rockwall

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

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



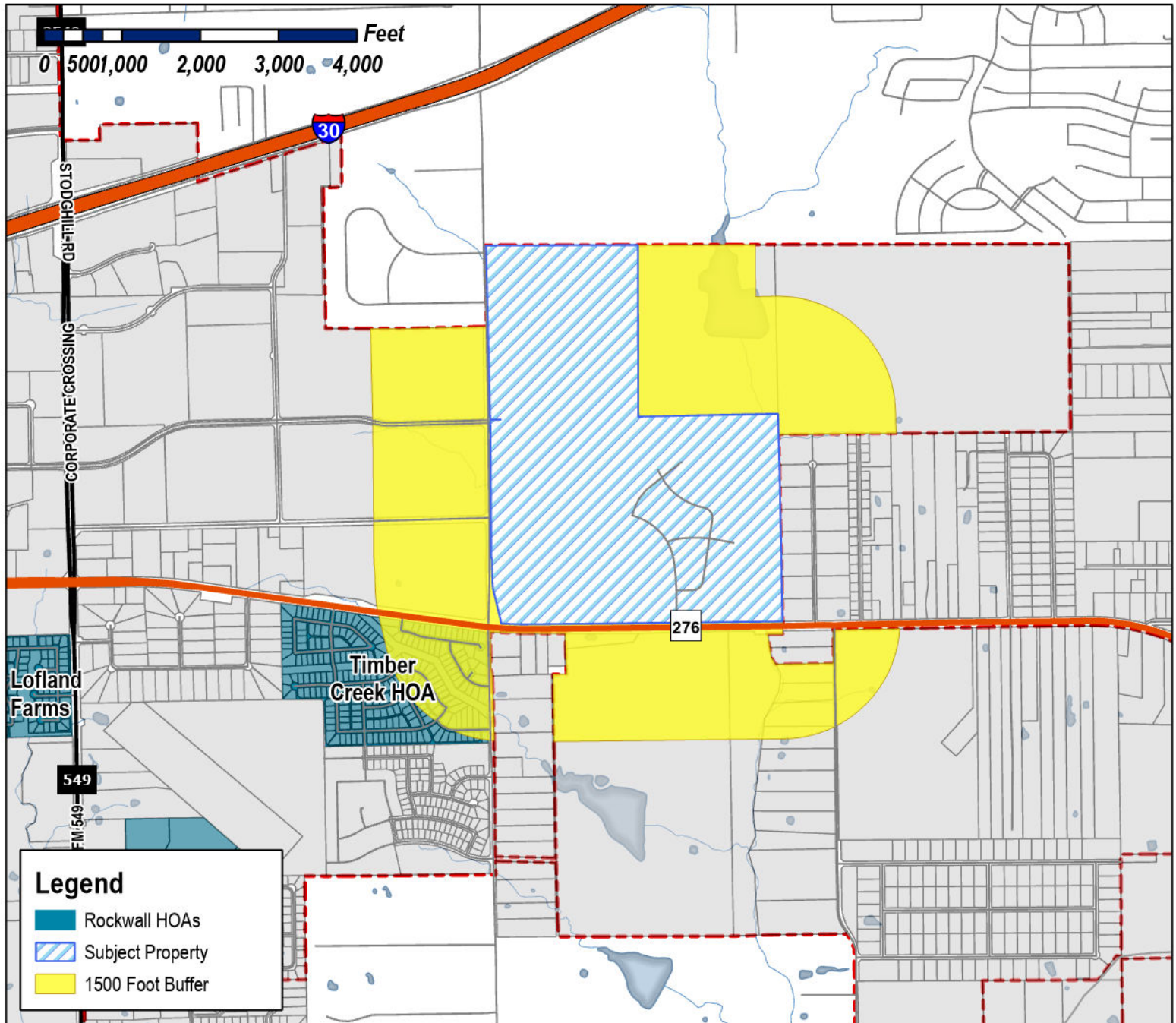




# City of Rockwall

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

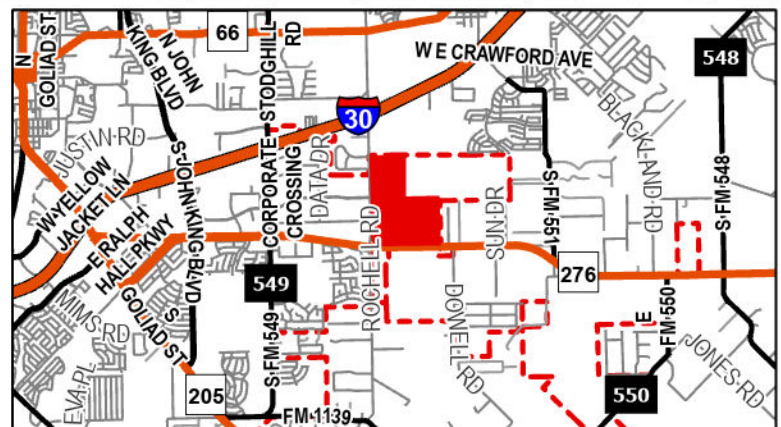
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**Case Number:** Z2025-066  
**Case Name:** Amendment to PD-78  
**Case Type:** Zoning  
**Zoning:** Planned Development District 78 (PD-78)  
**Case Address:** Discovery Lakes Subdivision

**Date Saved:** 10/13/2025

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



## Miller, Ryan

---

**From:** Zavala, Melanie  
**Sent:** Wednesday, October 22, 2025 12:38 PM  
**Cc:** Miller, Ryan; Lee, Henry; Ross, Bethany  
**Subject:** Neighborhood Notification Program [Z2025-066]  
**Attachments:** Public Notice (10.20.2025).pdf; HOA Map (10.13.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, October 24, 2025](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, November 11, 2025 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, November 17, 2025 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

### **Z2025-066 : Amendment to PD-78**

Hold a public hearing to discuss and consider a request by Alyson DiBlasi of Discovery Lakes, LLC and Discovery Lakes, Phase 1, LLC for the approval of a [Zoning Change](#) amending Planned Development District 78 (PD-78) [*Ordinance No. 20-27*] to change the *Garage Orientation* requirements for a 316.315-acre tract of land identified as: [1] Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, [2] Tract 2 of the R. K. Brisco Survey, Abstract No. 16, and [3] Lots 1-9, Block A; Lots 1-5, Block B; Lots 1-11, Block C; Lots 1-10, Block D; and Lot 1, Block E, Discovery Lakes, Phase 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and Rochell Road, and take any action necessary.

Thank you,

*Melanie Zavala*

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568

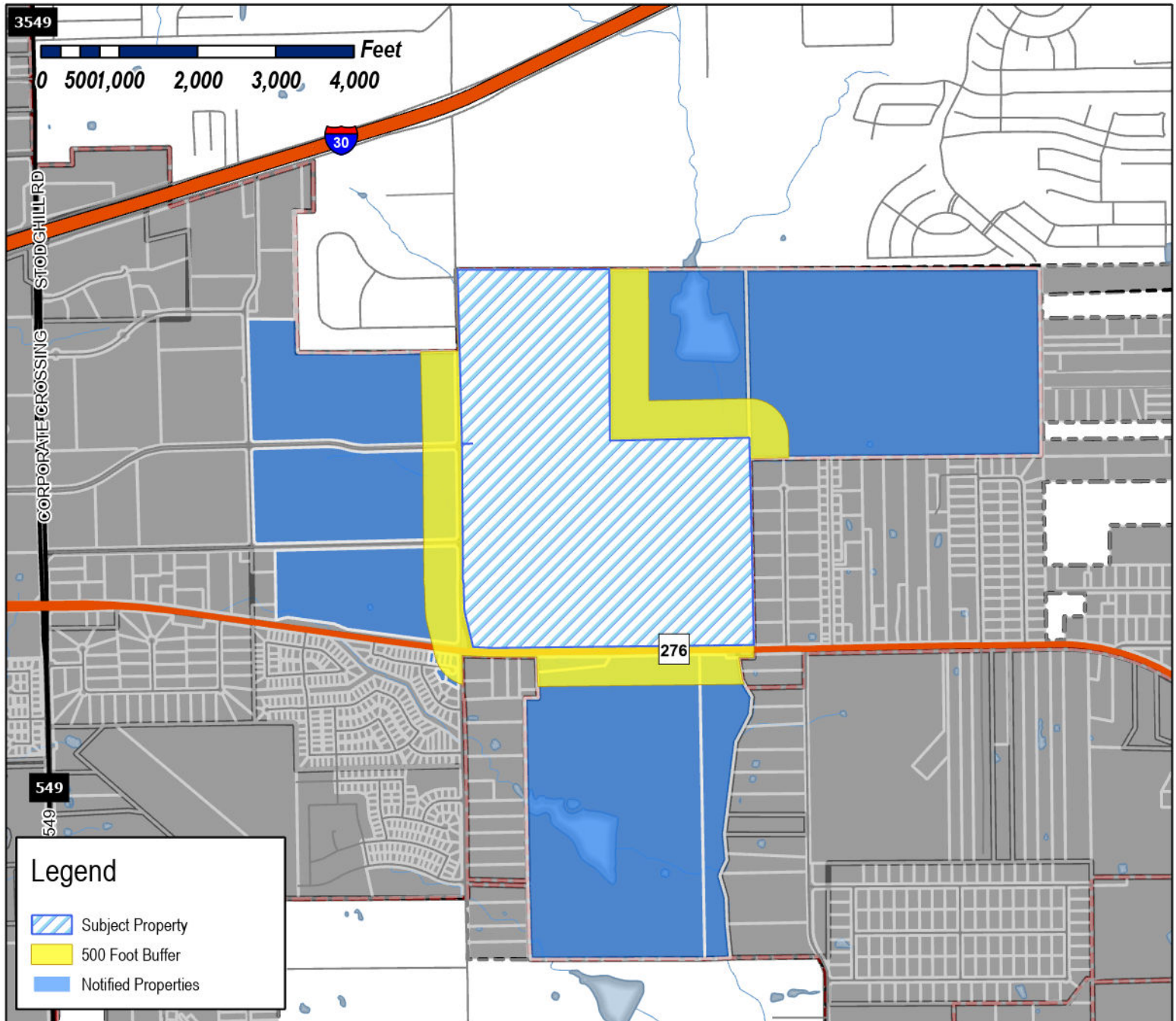




# City of Rockwall

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

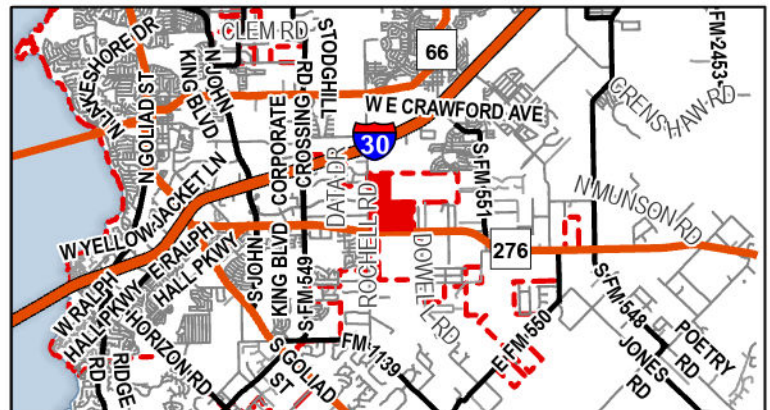
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**Case Number:** Z2025-066  
**Case Name:** Amendment to PD-78  
**Case Type:** Zoning  
**Zoning:** Planned Development District 78  
(PD-78) District  
**Case Address:** Discovery Lakes Subdivision

**Date Saved:** 10/13/2025

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





GARCIA DAVID VANN  
112 JEREMY DRIVE  
FATE, TX 75189

SRP SUB, LLC  
1131 W WARNER RD STE 102  
SCOTTSDALE, AZ 85284

RESIDENT  
1500 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1501 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1503 TWIN LAKES BLVD  
ROCKWALL, TX 75032

RESIDENT  
1506 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1507 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1509 TWIN LAKES BLVD  
ROCKWALL, TX 75032

RESIDENT  
1512 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1513 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1515 TWIN LAKES BLVD  
ROCKWALL, TX 75032

RESIDENT  
1518 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1519 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1521 TWIN LAKES BLVD  
ROCKWALL, TX 75032

RESIDENT  
1524 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1525 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1531 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1537 SALT LAKE DR  
ROCKWALL, TX 75032

DISCOVERY LAKES PHASE I LLC  
15400 Knoll Trail Dr Ste 230  
Dallas, TX 75248

RESIDENT  
1543 SALT LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
1603 CANYON LAKE RD  
ROCKWALL, TX 75032

RESIDENT  
1609 CANYON LAKE RD  
ROCKWALL, TX 75032

RESIDENT  
1615 CANYON LAKE RD  
ROCKWALL, TX 75032

RESIDENT  
1621 CANYON LAKE RD  
ROCKWALL, TX 75032

RESIDENT  
1627 CANYON LAKE RD  
ROCKWALL, TX 75032

RESIDENT  
1633 CANYON LAKE RD  
ROCKWALL, TX 75032

RESIDENT  
1634 CANYON LAKE RD  
ROCKWALL, TX 75032

RESIDENT  
1639 CANYON LAKE RD  
ROCKWALL, TX 75032

RESIDENT  
1644 CANYON LAKE RD  
ROCKWALL, TX 75032

RESIDENT  
1645 CANYON LAKE RD  
ROCKWALL, TX 75032

SOUTH ROCKWALL HOLDINGS LP  
C/O AD VALROEM TAX DEPT  
2101 Cedar Springs Rd Ste 600  
Dallas, TX 75201

ROCKWALL FUND I LLC  
212 S Palm Ave Fl 2  
Alhambra, CA 91801

HARLAN PROPERTIES INC  
2404 Texas Dr Ste 103  
Irving, TX 75062

HARLAN PROPERTIES INC  
2404 Texas Dr Ste 103  
Irving, TX 75062

HARLAN PROPERTIES INC  
2404 Texas Dr Ste 103  
Irving, TX 75062

HORTON CAPITAL PROPERTIES LLC  
3120 SABRE DR STE 240  
SOUTHLAKE, TX 76092

HORTON CAPITAL PROPERTIES LLC  
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SOUTHLAKE, TX 76092

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3120 SABRE DR STE 240  
SOUTHLAKE, TX 76092

HORTON CAPITAL PROPERTIES LLC  
3120 SABRE DR STE 240  
SOUTHLAKE, TX 76092

PACIFIC PHOENIX TRUST OF 2013  
WALTER E & LINDA H MOELLER TRUSTEES  
3330 TERRA GRANADA DRIVE #2A  
WALNUT CREEK, CA 94595

DOUGLAS ADETOKUNBO AND OSADEBAWMEN  
3810 Harlan Dr  
Sachse, TX 75048

RESIDENT  
3884 PINEBLUFF LN  
ROCKWALL, TX 75032

RESIDENT  
4010 PINEBLUFF LN  
ROCKWALL, TX 75032

BARSOUM LINDSEY NICOLE  
4010 PINEBLUFF LN  
ROCKWALL, TX 75032

NWIGWE CHARLES & VANIECY  
4015 PINEBLUFF LN  
ROCKWALL, TX 75032

FIELDS RUTH A  
4016 PINEBLUFF LN  
ROCKWALL, TX 75032

RESIDENT  
4022 PINEBLUFF LN  
ROCKWALL, TX 75032

RESIDENT  
4030 PINEBLUFF LN  
ROCKWALL, TX 75032

TAURONE ANTHONY LEVI AND ALEXANDRIA  
MAE  
4035 PINEBLUFF LANE  
ROCKWALL, TX 75032

RESIDENT  
4601 BEAR LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
4602 BEAR LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
4607 BEAR LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
4608 BEAR LAKE DR  
ROCKWALL, TX 75032

RESIDENT  
4613 BEAR LAKE DR  
ROCKWALL, TX 75032

KAHN KAISER ALI  
5905 CHURCHILL MEADOWS BLVD  
MISSISSAUGU, ONTARIO 0

YAMASA CO LTD., A JAPANESE CORPORATION  
PO BOX 4090  
SCOTTSDALE, AZ 85261

ROCKWALL ECONOMIC DEVELOPMENT  
PO BOX 968  
ROCKWALL, TX 75087

# 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:

## **Z2025-066: Amendment to PD-78**

*Hold a public hearing to discuss and consider a request by Alyson DiBlasi of Discovery Lakes, LLC and Discovery Lakes, Phase 1, LLC for the approval of a Zoning Change amending Planned Development District 78 (PD-78) [Ordinance No. 20-27] to change the Garage Orientation requirements for a 316.315-acre tract of land identified as: [1] Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, [2] Tract 2 of the R. K. Brisco Survey, Abstract No. 16, and [3] Lots 1-9, Block A; Lots 1-5, Block B; Lots 1-11, Block C; Lots 1-10, Block D; and Lot 1, Block E, Discovery Lakes, Phase 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and Rochell Road, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, November 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 17, 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:

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

You may also email your comments to the Planning Department at [planning@rockwall.com](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, November 17, 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. Z2025-066: Amendment to PD-78**

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.

# 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:

## Z2025-066: Amendment to PD-78

Hold a public hearing to discuss and consider a request by Alyson DiBlasi of Discovery Lakes, LLC and Discovery Lakes, Phase 1, LLC for the approval of a Zoning Change amending Planned Development District 78 (PD-78) [Ordinance No. 20-27] to change the Garage Orientation requirements for a 316.315-acre tract of land identified as: [1] Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, [2] Tract 2 of the R. K. Brisco Survey, Abstract No. 16, and [3] Lots 1-9, Block A; Lots 1-5, Block B; Lots 1-11, Block C; Lots 1-10, Block D; and Lot 1, Block E, Discovery Lakes, Phase 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and Rochell Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, November 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 17, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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Your comments must be received by Monday, November 17, 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

USE THIS QR CODE  
TO GO DIRECTLY  
TO THE WEBSITE



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. Z2025-066: Amendment to PD-78

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:

Harlan Properties, Inc.

Address:

2404 TEXAS DR., #103, IRVING, TX 75062

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.



## EXHIBIT A

### Exhibit 'D'

Page 11, Table 2 shall be amended to include in Garage Orientation, **Side-Entry**, for Lot Types A

Page 12, (c) (3), **Side-Entry** has been added as follows:

(3) Garage Orientation. Garages shall be provided as stipulated by Table 2: Lot Dimensional Requirements. Garages permitted for front entry may be oriented toward the street in a Flat Front Entry format; however, the front facade of the garage must be situated a minimum of 25-feet off the front property line. All front entry garages shall incorporate an architectural element or feature separating the individual garage openings. **Side Entry, Swing, Traditional Swing or J-Swing** garages are permitted to have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the Swing configuration. **Side Entry garages are permitted on Lot Type A.**

**Exhibit 'D':**  
**Permitted Land Uses and Development Standards**

*District Development Standards*, of the Unified Development Code. In addition, all residential development shall adhere to the following standards:

- (a) *Lot Composition and Layout*. The lot layout and composition of the *Subject Property* shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1* below. Allowances for changes to the quantity and locations of each lot type are permitted in conformance with the requirements listed below; however, in no case shall the proposed development exceed 428 units.

**Table 1: Lot Composition**

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	80' x 200'	32,670 SF	45	10.51%
B	70' x 110'	7,700 SF	177	41.36%
C	60' x 110'	6,600 SF	206	48.13%
Maximum Permitted Units:			428	100.00%

The allocation of single-family dwellings among lot types may deviate from *Table 1* provided that the proposed lot composition meets the following criteria:

- (1) The total number of lots does not exceed 428 units; and,
  - (2) The average lot size for the total development is not less than 9,700 SF (*i.e. total square footage of all lots/total number of lots*); and,
  - (3) Lot Type "A" shall not be decrease below 40 lots; and,
  - (4) Lot Type "B" shall not be decreased below 38% of the total 428 lots; and,
  - (5) Lot Type "C" shall not be increased beyond 55% of the total 428 lots.
- (b) *Density and Dimensional Requirements*. The maximum permissible density for the *Subject Property* shall not exceed 1.40 dwelling units per gross acre of land; however, in no case should the proposed development exceed 428 units. All lots shall conform to the standards depicted in *Table 2* below and generally conform to *Exhibit 'C'* of this ordinance.

**Table 2: Lot Dimensional Requirements**

Lot Type (see Concept Plan) ►	A	B	C
Minimum Lot Width <sup>(1)</sup> & <sup>(5)</sup> & <sup>(7)</sup>	80'	70'	60'
Minimum Lot Depth	200'	110'	110'
Minimum Lot Area	32,670 SF	7,700 SF	6,600 SF
Minimum Front Yard Setback <sup>(2)</sup> , <sup>(6)</sup> , & <sup>(8)</sup>	25'	20'	20'
Minimum Side Yard Setback	10'	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) <sup>(2)</sup>	20'	15'	15'
Minimum Length of Driveway Pavement	25'	20'	20'
Maximum Height <sup>(3)</sup>	36'	36'	36'
Minimum Rear Yard Setback <sup>(4)</sup>	20'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	3,200 SF	2,250 SF	2,000 SF
Garage Orientation <sup>(6)</sup>	Side-Entry, J-Swing or Flat Front	J-Swing or Flat Front	J-Swing or Flat Front
Maximum Number of Front Entry Garages Permitted	17	58	137
Maximum Lot Coverage	65%	65%	65%

**General Notes:**

- <sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single-family home.

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

4. As measured from the rear yard property line.
5. Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the lot width reduced by up to 20% as measured at the front property line provided that the lot width is met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows maybe reduced by up to ten (10%) percent, but shall meet the minimum lot size for each lot type.
6. 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 that increases the Front Yard Building Setback to 20-feet; however, the encroachment shall not exceed five (5) feet on Side Yard Setbacks (Adjacent to a Street) and shall not encroach into public right-of-way [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].
7. All lots with a *J-Swing* or *Traditional Swing* driveway require a minimum of a 65-foot lot width.
8. The minimum front yard setback for properties that have a *Flat Front Entry* garage format shall be 25-feet.

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

- (1) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, and cultured stone. Cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and/or stucco (i.e. *three [3] part stucco* or a comparable – to be determined by staff) shall be permitted to be used to meet up to 50% of the masonry requirement.
- (2) *Roof Pitch.* A minimum of an 8:12 roof pitch is required on all structures with the exception of porches, which shall have a minimum of a 4:12 roof pitch. *Type 'A'* lots may have a variable pitch to the roofs that may deviate from these specific standards when it is determined by staff to serve a particular architectural theme.
- (3) *Garage Orientation.* Garages shall be provided as stipulated by *Table 2: Lot Dimensional Requirements*. Garages permitted for front entry maybe oriented toward the street in a *Flat Front Entry* format; however, the front façade of the garage must be situated a minimum of 25-feet off the front property line. All front entry garages shall incorporate an architectural element or feature separating the individual garage openings. *Side Entry, Swing, Traditional Swing* or *J-Swing* garages are permitted to have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the *Swing* configuration. **Side-Entry Garages are permitted on Lot Type A.**

(ci) *Anti-Monotony Restrictions.* The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (for spacing requirements see the illustration on the following page).

Table 3: Anti-Monotony Matrix

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
<b>A</b>	80' x 200'	(1), (2), (3), (5)
<b>B</b>	70' x 110'	(1), (2), (3), (4)
<b>C</b>	60' x 110'	(1), (2), (3), (4)

- (1) 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

### Exhibit 'B'

#### Discovery Lakes Lot Owner Information:

Lot	Block	Address	PURCHASER
1	A	1645 Canyon Lake Dr.	QAISER ALI KAHN
2	A	1639 Canyon Lake Dr.	DAVID GARCIA
3	A	1633 Canyon Lake Dr.	ADETOKUNBO DOUGLAS AND OSADEBAWMEN DOUGLAS
1	B	1644 Canyon Lake Dr.	HORTON CAPITAL PROPERTIES, LLC DBA KINDRED HOMES
3	B	4601 Bear Lake Dr.	HORTON CAPITAL PROPERTIES, LLC DBA KINDRED HOMES
2	C	1509 Twin Lakes Blvd.	HORTON CAPITAL PROPERTIES, LLC DBA KINDRED HOMES
3	C	1515 Twin Lakes Blvd.	HORTON CAPITAL PROPERTIES, LLC DBA KINDRED HOMES
Commercial Tract		9.129-acre tract of land	DOUBLE CROSS 276, LLC



**CITY OF ROCKWALL**

**ORDINANCE NO. 20-27**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 78 (PD-78) [*ORDINANCE NO. 15-24*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF CHANGING THE CONCEPT PLAN AND DEVELOPMENT STANDARDS FOR A 316.315-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1 OF THE M. E. HAWKINS SURVEY, ABSTRACT NO. 100 AND TRACT 2 OF THE R. K. BRISCO SURVEY, ABSTRACT NO. 16, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City has received a request by Chris Cuny of Teague, Nall & Perkins on behalf of Nick DiGuiseppe of Discovery Lakes, LLC for the approval of an amendment to Planned Development District 78 (PD-78) [*Ordinance No. 15-24*] for the purpose of changing the concept plan and development standards for a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 78 (PD-78) and 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 Planned Development Concept Plan, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the Subject Property;

**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 4.** That a *Master Parks and Open Space Plan* for the *Subject Property*, shall be prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* depicted in *Exhibit 'C'* of this ordinance, and that the *Master Parks and Open Space Plan* shall be considered for approval by the City Council following a recommendation by 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(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the 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 an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
  - (1) Open Space Master Plan
  - (2) Master Plat
  - (3) PD Development Plan (*Required for Retail Areas Only*)
  - (4) PD Site Plan
  - (5) Preliminary Plat
  - (6) Final Plat
- (c) A *PD Development Plan* must be approved for the area designated on the *Planned Development Concept Plan* as *Retail* prior to submittal of a *PD Site Plan* application and/or preliminary plat application. No *Master Plat* is required for the area designated on the *Concept Plan* as *Retail*. A traffic impact analysis for the retail tract shall be submitted with the *PD Development Plan* to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each *PD Site Plan* for each retail development.
- (d) *PD Site Plan*. A *PD Site Plan* covering all of the *Subject Property* 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 *Preliminary Plat Application* for the development.
- (e) *Preliminary Plat*. A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat Application* may be processed by the City concurrently with a *PD Site Plan Application* for the development.

- (f) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

**SECTION 9.** 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 10.** 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 11.** 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 12.** That this ordinance shall take effect immediately from and after its passage;

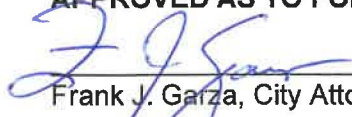
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 3<sup>RD</sup> DAY OF AUGUST, 2020.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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



1<sup>st</sup> Reading: July 20, 2020

2<sup>nd</sup> Reading: August 3, 2020

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

Field notes for a 316.315-acre (13,778,691 square foot) tract of land situated in the M. E. Hawkins Survey, Abstract No. 100, and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County, Texas, and being all of that certain called 308.52-acre tract of land described in a Special Warranty Deed to 308 ON 276, L.P., as recorded in Volume 03662, Page 00315, of the Office Public Records of Rockwall County, Texas (O.P.R.R.C.T.) with said 316.315-acre (13, 778,691 square feet) tract of land being more particularly described by metes and bounds as follows:

*BEGINNING* a railroad spike set in asphalt marking the northwest corner of said 308 on 276, L.P. tract and the common southwest corner of that certain called 21. 935 acre tract of land described as Tract One in a Warranty Deed to Rockwall Fund I, L.L.C., as recorded in Volume 1 110, Page 190, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.) , said point being in the approximate center of Rochell Road, a county road with an unspecified right-of- way (R. O. W.) width;

*THENCE* North 89 degrees 00 minutes 24 seconds East (South 89 degrees 12 minutes 02 seconds East - deed call), along the common northerly line of said 308 ON 276, L.P. tract and the common southerly line of said Tract One, passing at a distance of 30. 00 feet, a 5/8 inch iron rod set with a yellow plastic cap stamped "THE WALLACE GROUP " ( "cap ") for reference, continuing along said common line, passing at a distance of 1,799. 04-feet t, a ½-inch iron rod found marking the southeast corner of said Tract One, being common with the south west corner of that certain called 59.71-acre tract of land described in a Special Warranty Deed to Fate I- 30, L.P., as recorded in Volume 03542, Page 00039, O.P.R.R.C.T., continuing along the common northerly line of said 308 on 276, L.P. tract and the southerly line of said Fate I-30, L.P. tract, a total distance of 1,966.04 feet ( 1,902 .80 feet - deed call) to a 1/ 2 inch iron rod found marking the common most northerly northeast corner of said 308 on 276, L.P. tract and the north west corner of that certain coiled 85.479 acre tract of land described as Tract Two in the aforementioned Warranty Deed to Rockwall Fund I, L.L.C., as recorded in Volume 1 110, Page 190, O.R.R.C.T.;

*THENCE* South 01 degrees 59 minutes 29 seconds East (South 00 degrees 08 minutes 06 seconds West - deed call), along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said Tract Two, a distance of 2,204.26-feet t (2,166.70-feet - deed call) to a ½ inch iron rod found marking an ell corner of said 308 ON 276, L.P. tract and the southwest corner of said Tract Two;

*THENCE* North 87 degrees 20 minutes 20 seconds East (North 89 degrees 12 minutes 02 seconds East - deed call), continuing along the common northerly line of said 308 on 276, L.P. tract and the southerly line said Tract Two, a distance of 1,691. 90 feet (1,782.53 feet - deed call) to a 5/8-inch iron rod set with "cap" marking the common most easterly northeast corner of said 308 on 276, L.P. tract and the southeast corner of said Tract Two, from which a ½-inch iron rod found bears North 87 degrees 20 minutes 20 seconds East at 10. 49 feet, said 5/8-inch iron rod set being on the west line of that certain called 212.25-acre tract of land described in a Special Warranty Deed to South Rock wall Holdings, L.P., as recorded in Volume 03625, Page 00034, O.P.R.R.C.T.;

*THENCE* South 01 degrees 34 minutes 35 seconds East, along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said South Rock wall Holdings tract, a distance of 309.68-feet to a 5/8-inch iron rod set with "cap " marking the southwest corner of said South Rock wall Holdings tract, being common with the northwest corner of Lot 8, Equestrian Estates, according to the plot thereof recorded in Cabinet A, Page 19 7, of the Plot Records of Rock wall County, Texas (P.R.R.C.T.);

*THENCE* South 00 degrees 50 minutes 42 seconds East, along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said Equestrian Estates, a distance of 2,301.71 feet (South 00 degrees 06 minutes 38 seconds West, a distance of 2,580.60 feet - overall deed call) to a 5/8 inch iron rod set with "cap " marking the common southeast corner of said 308 ON 276, L.P. tract and on ell corner of the north R.O.W. line of State Highway No. 276 (having a variable width R.O.W.);

*THENCE* South 89 degrees 29 minutes 00 seconds West (North 89 degrees 29 minutes 07 seconds West - deed call), along the common southerly line of said 308 ON 2 76, L.P. tract and said north R.O.W. line of State Highway No. 276, passing at a distance of 1.66 feet a found TxDOT concrete monument, continuing along said common line for a tot al distance of 117.50-feet (115.83-feet - deed call) to a 5/8-inch iron rod set with "cap " marking the common ell corner of said 308 ON 276, L.P. tract and the most easterly southeast corner of that certain called 2.503-acre tract of land described as on Easement for Highway Purposes to the State of Texas, recorded in Volume 82, Page 583 of the Real Property Records of Rockwall County, Texas (R.P.R.R.C.T.);

*THENCE* North 00 degrees 31 minutes 03 seconds West (North 00 degrees 30 Minutes 13 seconds East - deed call), along a common interior line of said 308 on 2 76, L.P. tract and the easterly line of said Easement for Highway Purposes tract, a distance of 50.31-feet (50-feet - deed call) to a 5/8-inch iron rod set with "cap" marking the common ell corner of said 308 ON 276, L.P. tract and the north east corner of said Easement for Highway



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

Purposes tract;

*THENCE* South 89 degrees 28 minutes 57 seconds West (North 89 degrees 29 minutes 47 seconds West - deed call), along the common southerly line of said 308 ON 276, L.P. tract and the northerly line of said Easement for Highway Purposes tract, a distance of 543.40-feet (543.73-feet - deed call) to a 5/8-inch iron rod set with "cap " for corner;

*THENCE* South 89 degrees 13 minutes 58 seconds West (South 89 degrees 48 minutes 55 seconds West - deed call), continuing along the common southerly line of said 308 ON 276, L.P. tract and the northerly line of said Easement for Highway Purposes tract, a distance of 757.25-feet (756.93-feet - deed call) to a 5/8-inch iron rod found marking a common ell corner of said 308 ON 276, L.P. tract and the northwest corner of said Easement for Highway Purposes tract;

*THENCE* South 00 degrees 46 minutes 03 seconds East (South 00 degrees 11 minutes 05 seconds East - deed call), along a common interior line of said 308 ON 276, L.P. tract and the westerly line of said Easement for Highway Purposes tract, a distance of 90.30-feet (87.44-feet - deed call) to a 5/8-inch iron rod set with "cap " marking a common ell corner of said 308 ON 276, L.P. tract and the southwest corner of said Easement for Highway Purposes tract, said point being on said north R.O.W. line of State Highway No. 276;

*THENCE* South 89 degrees 13 minutes 57 seconds West (North 89 degrees 53 minutes 27 seconds West - deed call), along the common southerly line of said 308 ON 276, L.P. tract and said north R.O.W. line of State Highway No. 276, passing at a distance of 1,667.76-feet a 5/8-inch iron rod set with "cap " for reference, continuing along said common line for a total distance of 1,917.07-feet (1,917.34-feet - deed call) to a found TxDOT concrete monument, marking the transitional R.O.W. line from said north R.O.W. line of State Highway No. 276 to the east R.O.W. line of Springer Lane, on 80-foot wide R.O.W., (formerly F.M. No. 1143), said point being the beginning of a non-tangent curve to the right, with the radius point being situated North 21 degrees 40 minutes 52 seconds East, a distance of 533.69-feet;

*THENCE* Northerly along the common curving westerly line of said 308 ON 276, L.P. tract and said curving east R.O.W. line of Springer Lane, with said non-tangent curve to the right, through a central angle of 67 degrees 33 minutes 20 seconds (48 degrees 33 minutes 57 seconds - deed call), having a radius of 533.69-feet (613.69-feet - deed call), a tangent distance of 356.97-feet, a chord bearing North 34 degrees 32 minutes 28 seconds West (North 40 degrees 41 minutes 57 seconds West - deed call), at 593.43-feet, and an arc distance of 629.26-feet (520.18-feet - deed call) to a 5/8-inch iron rod set with "cap" at the end of said non-tangent curve;

*THENCE* North 00 degrees 53 minutes 56 seconds West (North 00 degrees 43 minutes 17 seconds West - deed call), continuing along the common westerly line of said 308 ON 276, L.P. tract and said east R.O.W. line of Springer Lane, a distance of 294.21-feet (430.56-feet - deed call) to an axle found for the beginning of a non-tangent curve to the left, with the radius point being situated South 89 degrees 08 minutes 07 seconds West, a distance of 612.96-feet;

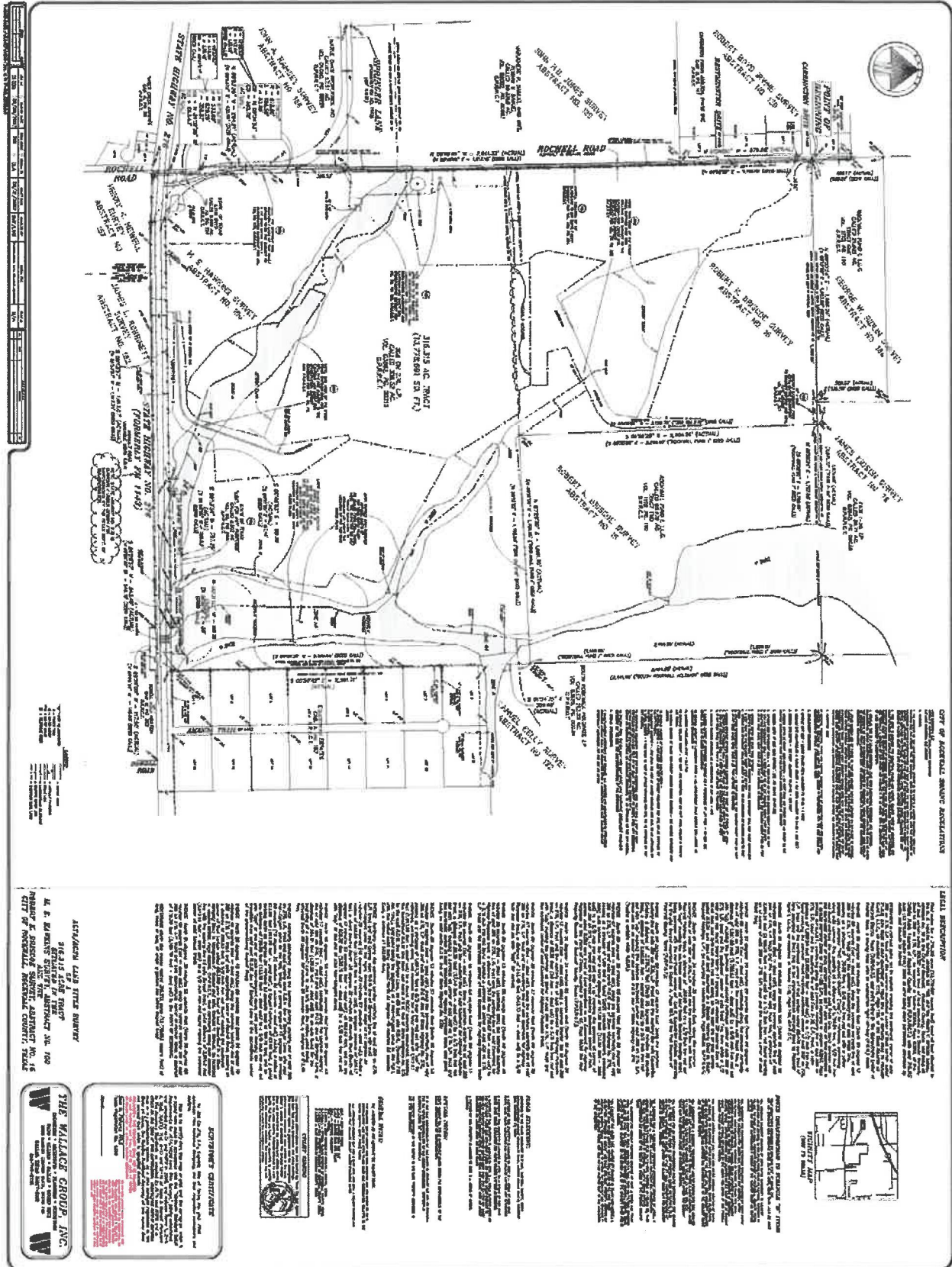
*THENCE* Northerly continuing along the common curving westerly line of said 308 ON 276, L.P. tract and said curving east R.O.W. line of Springer Lane, with said non-tangent curve to the left, through a central angle of 17 degrees 26 minutes 00 seconds (12 degrees 25 minutes 52 seconds - deed call), having a radius of 612.96-feet (613.69-feet - deed call), a tangent distance of 93.98 feet, a chord bearing North 09 degrees 34 minutes 53 seconds West at 185.78-feet, and an arc distance of 186.50-feet (133.15 feet - deed call) to a 5/8-inch iron rod set with "cap" at the end of said non-tangent curve, said point marking the transition from said east R.O.W. line of Springer Lane to the approximate center of the aforementioned Rochell Road;

*THENCE* North 00 degrees 49 minutes 05 seconds West (North 00 degrees 10 minutes 49 seconds East - deed call), along the common westerly line of said 308 ON 276, L.P. tract and said approximate center of Rochell Road, passing at a distance of 386.53-feet a 1/2-inch iron rod found marking the southeast corner of that certain called 60.3368-acre tract of land described in a Cash Warranty Deed to Varughese P. Samuel and wife, Remoni V. Samuel, as recorded in Volume 02002, Page 00062, O.P.R.R.C.T., then continuing along said common line with the easterly line of said Samuel tract, a total distance of 2,841.3-feet (1,613.15-feet - deed call) to a 1/2-inch iron rod found marking the northeast corner of said Samuel tract;

*THENCE* North 01 degrees 38 minutes 55 seconds West (North 00 degrees 08 minutes 06 seconds East - deed call), along the common westerly line of said 308 ON 276, L.P. tract and said approximate center of Rochell Road, a distance of 976.29-feet (2,166.70-feet - deed call) to the *POINT OF BEGINNING*.

*CONTAINING* within the metes recited 316.315-acres (13,778,692 square feet) of land, more or less, of which a portion lies within Rochell Road.

# Exhibit 'B': Survey





# Exhibit 'C': Area Map



**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

**(A) PURPOSE**

The purpose of this PD Zoning change is to allow for an area located at the southeastern portion of the property to be developed as a high-end custom home phase, with minimum one-acre single family residential lots. It is the desire of the owner to retain all the other non-conflicting entitlements on the property per the existing PD requirements and development standards with exceptions that will be noted throughout this document. The developer recognizes and accepts that the acreage utilized for this proposed custom phase will result in a loss of development density, from 507 single family homes to approximately 428 Single family homes. The owner requests the right and flexibility to replace smaller lot types with the 0.75-acre lot type throughout future phases of the development, without the need to rezone the Planned Development District as long as the general intent and layout of the approved revised concept plan is followed and the total number of lots does not increase.

To facilitate review of the proposed PD revisions, sections and development standards that are to be revised as a part of this re-zoning request will be highlighted in yellow throughout the document. All proposed revisions have been incorporated into the attached revised concept plan.

The Discovery Lakes Subdivision is located at the northeast corner of the intersection of SH-276 and Rochell Road. The *Subject Property* is a short walk or bike ride from the Rockwall Technology Park. The Discovery Lakes Subdivision will be a master planned residential neighborhood that will incorporate two (2) lakes, several acres of open space and ~2.6-miles of hiking/jogging/biking trails. The master plan calls for 428 single-family homes. There will be several view corridors strategically placed within the subdivision along with *front loaded* lots to provide for the enjoyment of the open space. A boulevard with 85-feet of right-of-way will connect SH-276 and be constructed up to the first round-about of the one (1) acre lots. The boulevard will have a 14-foot landscape median and a 25-foot travel lane on each side of the street. The residential streets will be 29-feet back-to-back, with a 10½-foot parkway on each side for a total of 50-feet of right-of-way. A *Community Center* with a pool will be provided to add increased amenity for the subdivision. Commencement of the Community Center and pool will take place at or before the final platting of the 201st residential lot or with the addition of additional *Type 'A'* lots. Additionally, the proposed development will incorporate nine (9) acres of commercial space that will be located at the hard corner of SH-276 and Rochell Road. This area will allow for neighborhood service types of uses and eating establishments. A maximum of one (1) hotel planned to service the needs of the subdivision and the Rockwall Technology Park. A 55-acre area adjacent to the northern lake will be dedicated as public parkland to serve Park District No. 31. The Discovery Lakes Subdivision will be a benefit to the community, allowing citizens of all ages the opportunity to live, work, and play in a connected master planned community.

**(B) GENERAL REQUIREMENTS**

***Development Standards.***

- (1) *Permitted Uses.* The following uses are permitted on the *Subject Property* in accordance with the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance.
  - (a) *Residential Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of



**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

the Unified Development Code (UDC), shall be allowed for areas designated as *residential* on the *Concept Plan*.

(b) *Non-Residential*. Unless specifically provided by this Planned Development ordinance, only those uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), shall be allowed for areas designated as *commercial* on the *Concept Plan*; however, the following conditions shall apply:

(i) The following additional uses shall be permitted as *by-right* uses on the *Subject Property*:

- ☒ Hotel, Hotel (*Full Service*) or Motel (*With a Maximum Height of Four [4] Stories*) <sup>1</sup>
- ☒ Restaurant (*with Drive-Through or Drive-In*) <sup>2</sup>
- ☒ Retail Store (*with more than two [2] Gasoline Dispensers*)

*Notes:*

<sup>1</sup>: A maximum of one (1) hotel/motel shall be permitted with this Planned Development District. The height requirement of four (4) stories is permitted to exceed 36-feet, but in no case shall exceed 60-feet.

<sup>2</sup>: A maximum of three (3) restaurants (despite the size of the restaurant) shall be permitted within this Planned Development District.

(ii) The following uses shall be prohibited on the *Subject Property*:

- ☒ Convent or Monastery
- ☒ Hotel, Residence
- ☒ Cemetery/Mausoleum
- ☒ Mortuary or Funeral Chapel
- ☒ Social Service Provider
- ☒ Billiard Parlor or Pool Hall
- ☒ Carnival, Circus, or Amusement Ride
- ☒ Commercial Amusement/Recreation (*Outside*)
- ☒ Gun Club, Skeet or Target Range (*Indoor*)
- ☒ Astrologer, Hypnotist, or Psychic Art and Science
- ☒ Garden Supply /Plant Nursery
- ☒ Night Club, Discotheque, or Dance Hall
- ☒ Secondhand Dealer
- ☒ Car Wash, Self Service
- ☒ Mining and Extraction (Sand, Gravel, Oil and/or Other)
- ☒ Helipad
- ☒ Railroad Yard or Shop
- ☒ Transit Passenger Facility

(2) *Non-Residential Development*. The area designated as *commercial* on the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance shall be designed to be pedestrian-oriented, easily accessible, and integrated into the general design scheme of the adjacent neighborhood. This can be accomplished by removing the traditional barriers utilized to separate commercial and residential developments (e.g. *screening walls*) and incorporating landscape buffers/elements (e.g. *greenspace, parkways, and etcetera*) and urban design elements (e.g. *pathways, pergolas, and etcetera*) that can create compatibility with the adjacent single-family neighborhood. To better achieve this goal and in addition to the requirements of Section 4.1, *General Commercial District Standards*, and Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development*

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

*Standards*, of the Unified Development Code, all commercial development shall be required to adhere to the following supplemental standards:

- (a) *Retail Landscape*. Landscaping shall be reviewed and approved with the PD Site Plan. All Canopy/Shade Trees planted within the retail development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height unless otherwise provided within this document.
- (b) *Retail Landscape Buffers*. All landscape and plantings located within the buffers shall be maintained by the property owner.
  - (1) *Landscape Buffer (Residential Adjacency)*. Where residential and retail uses share a direct adjacency, a minimum of a 30-foot landscape buffer shall be provided by the retail property adjacent to the residential property. This area shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the adjacency. This area should also incorporate pedestrian-oriented design elements (e.g. *pathways*) that allow access between the two (2) uses. Shrubby utilized in this area shall have a minimum height of 30-inches and a maximum height of 48-inches. Additionally, trees should be incorporated in this area to break up the façades of any commercial buildings.
  - (2) *Landscape Buffer and Sidewalks (SH-276)*. A minimum of a 15-foot landscape buffer shall be provided along the frontage of SH-276, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. All buffer-strip planting requirements shall conform to the requirements of Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code.
  - (3) *Landscape Buffer (Rochell Road Retail)*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of Rochell Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.
- (c) *Sidewalks*.
  - i) *Sidewalk Adjacent to Rochell Road and SH-276*. The developer shall be responsible for the construction of a five (5) foot sidewalk that meanders through the required 20-foot landscape buffer adjacent to Rochell Road and SH-276.
- (3) *Residential Development Standards*. Except as modified by these *Development Standards*, the residential uses depicted in *Exhibit 'C'* of this ordinance shall be subject to the development standards for a Single Family 10 (SF-10) District as stipulated by Section 3.1, *General Residential District Standards*; Section 3.4, *Single-Family Residential (SF-10) District*; and Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V,

**Exhibit 'D':**  
**Permitted Land Uses and Development Standards**

*District Development Standards*, of the Unified Development Code. In addition, all residential development shall adhere to the following standards:

- (a) *Lot Composition and Layout*. The lot layout and composition of the *Subject Property* shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1* below. Allowances for changes to the quantity and locations of each lot type are permitted in conformance with the requirements listed below; however, in no case shall the proposed development exceed 428 units.

**Table 1: Lot Composition**

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	80' x 200'	32,670 SF	45	10.51%
B	70' x 110'	7,700 SF	177	41.36%
C	60' x 110'	6,600 SF	206	48.13%
Maximum Permitted Units:			428	100.00%

The allocation of single-family dwellings among lot types may deviate from *Table 1* provided that the proposed lot composition meets the following criteria:

- (1) The total number of lots does not exceed 428 units; and,
  - (2) The average lot size for the total development is not less than 9,700 SF (*i.e. total square footage of all lots/total number of lots*); and,
  - (3) Lot Type "A" shall not be decrease below 40 lots; and,
  - (4) Lot Type "B" shall not be decreased below 38% of the total 428 lots; and,
  - (5) Lot Type "C" shall not be increased beyond 55% of the total 428 lots.
- (b) *Density and Dimensional Requirements*. The maximum permissible density for the *Subject Property* shall not exceed 1.40 dwelling units per gross acre of land; however, in no case should the proposed development exceed 428 units. All lots shall conform to the standards depicted in *Table 2* below and generally conform to *Exhibit 'C'* of this ordinance.

**Table 2: Lot Dimensional Requirements**

Lot Type (see Concept Plan) ►	A	B	C
Minimum Lot Width <sup>(1) &amp; (5) &amp; (7)</sup>	80'	70'	60'
Minimum Lot Depth	200'	110'	110'
Minimum Lot Area	32,670 SF	7,700 SF	6,600 SF
Minimum Front Yard Setback <sup>(2), (6), &amp; (8)</sup>	25'	20'	20'
Minimum Side Yard Setback	10'	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) <sup>(2)</sup>	20'	15'	15'
Minimum Length of Driveway Pavement	25'	20'	20'
Maximum Height <sup>(3)</sup>	36'	36'	36'
Minimum Rear Yard Setback <sup>(4)</sup>	20'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	3,200 SF	2,250 SF	2,000 SF
Garage Orientation <sup>(6)</sup>	J-Swing or Flat Front	J-Swing or Flat Front	J-Swing or Flat Front
Maximum Number of Front Entry Garages Permitted	17	58	137
Maximum Lot Coverage	65%	65%	65%

**General Notes:**

- <sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single-family home.

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

4. As measured from the rear yard property line.
5. Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the lot width reduced by up to 20% as measured at the front property line provided that the lot width is met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows maybe reduced by up to ten (10%) percent, but shall meet the minimum lot size for each lot type.
6. 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 that increases the Front Yard Building Setback to 20-feet; however, the encroachment shall not exceed five (5) feet on Side Yard Setbacks (Adjacent to a Street) and shall not encroach into public right-of-way [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].
7. All lots with a *J-Swing* or *Traditional Swing* driveway require a minimum of a 65-foot lot width.
8. The minimum front yard setback for properties that have a *Flat Front Entry* garage format shall be 25-feet.

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

- (1) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, and cultured stone. Cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and/or stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) shall be permitted to be used to meet up to 50% of the masonry requirement.
- (2) *Roof Pitch.* A minimum of an 8:12 roof pitch is required on all structures with the exception of porches, which shall have a minimum of a 4:12 roof pitch. *Type 'A'* lots may have a variable pitch to the roofs that may deviate from these specific standards when it is determined by staff to serve a particular architectural theme.
- (3) *Garage Orientation.* Garages shall be provided as stipulated by *Table 2: Lot Dimensional Requirements*. Garages permitted for front entry maybe oriented toward the street in a *Flat Front Entry* format; however, the front façade of the garage must be situated a minimum of 25-feet off the front property line. All front entry garages shall incorporate an architectural element or feature separating the individual garage openings. *Swing*, *Traditional Swing* or *J-Swing* garages are permitted to have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the *Swing* configuration.

(d) *Anti-Monotony Restrictions.* The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (for spacing requirements see the illustration on the following page).

Table 3: Anti-Monotony Matrix

Lot Type	Minimum Lot Size	Elevation Features
A	80' x 200'	(1), (2), (3), (5)
B	70' x 110'	(1), (2), (3), (4)
C	60' x 110'	(1), (2), (3), (4)

- (1) 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



**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

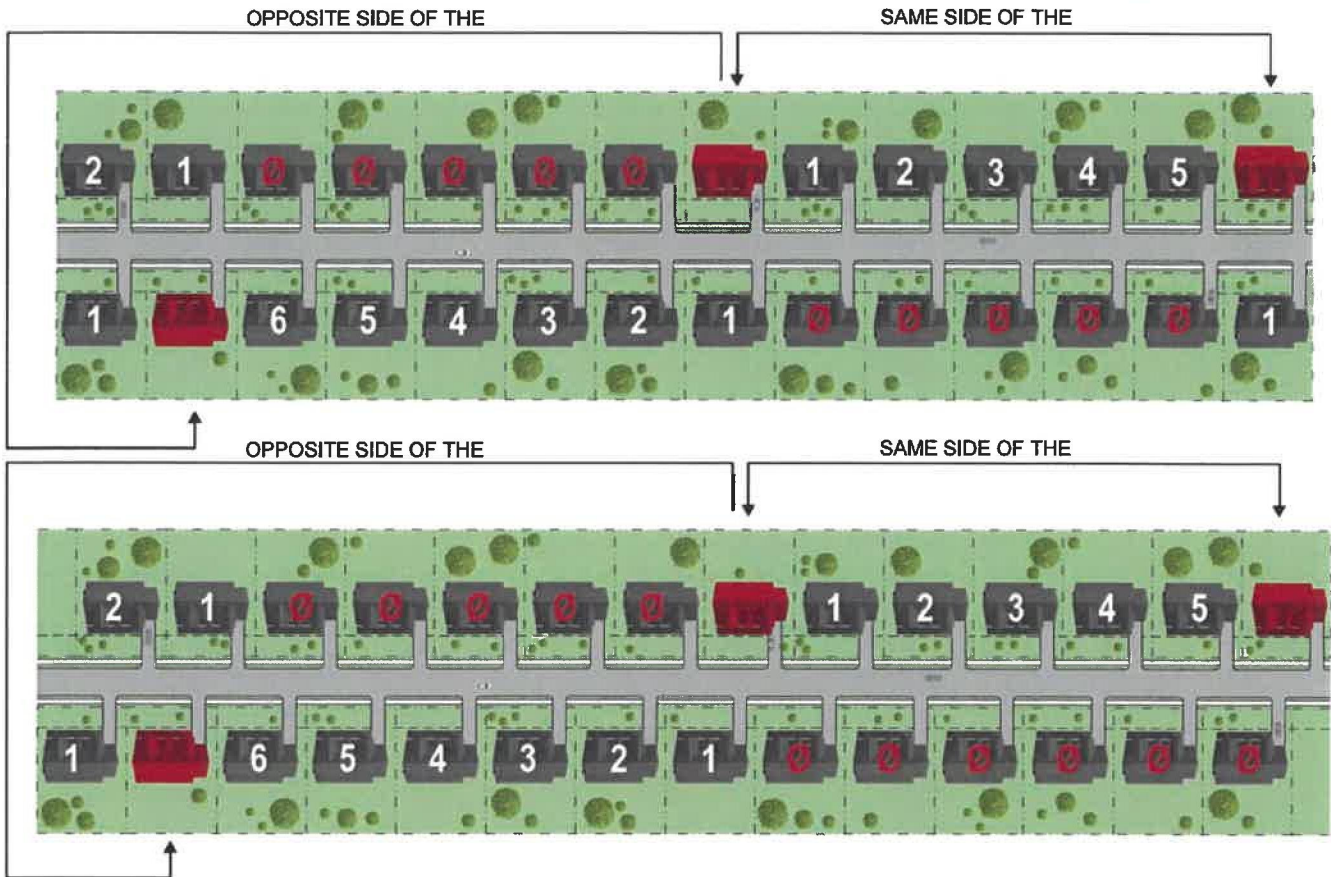
property and six (6) intervening homes of differing materials on the opposite side of the street.

- (2) 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 on SH-276 or Rochelle Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
  - (a) Number of Stories
  - (b) Permitted Encroachment Type and Layout
  - (c) Roof Type and Layout
  - (d) Articulation of the Front Façade
- (3) Permitted encroachment (*i.e. porches*) 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.
- (4) 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*).
- (5) *Type 'A'* lots may use slate, imitation slate, tile, concrete tile, imitation tile, standing seam metal, or other high-end type roof materials.

*Continued on Next Page...*

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

*Illustration 1: Anti-Monotony Exhibit*



(e) *Fencing Standards.* All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

- (1) *Wood Fences.* All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited. All solid fences shall incorporate a decorative top rail and/or cap detailing the design of the fence.

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

- (2) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of eight (8) feet in height.
- (3) *Corner Lots*. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of eight (8) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
- (4) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Landscape and Hardscape Standards.*

- (1) *Residential Landscape*. Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within the residential development shall be a minimum of three (3) caliper inches in size and all *Accent/Oramental/Under-Story Trees* shall be a minimum of four (4) feet in total height unless otherwise provided within this document.
- (2) *Single Family Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO) all single-family lots shall conform to the following:

- i) *Interior Lots*. All interior lots shall include a minimum of two (2) trees with a diameter at breast height (dbh) [*i.e. the diameter in inches of a tree as measured through the main trunk at a point of four and one-half (4½) inches above the natural ground level*] of three (3) inches shall be planted in the front yard, and two (2) additional trees of the same caliper inch shall be planted in the side yard facing the street for corner lots.

*Note: For the purposes of this section only, the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.*

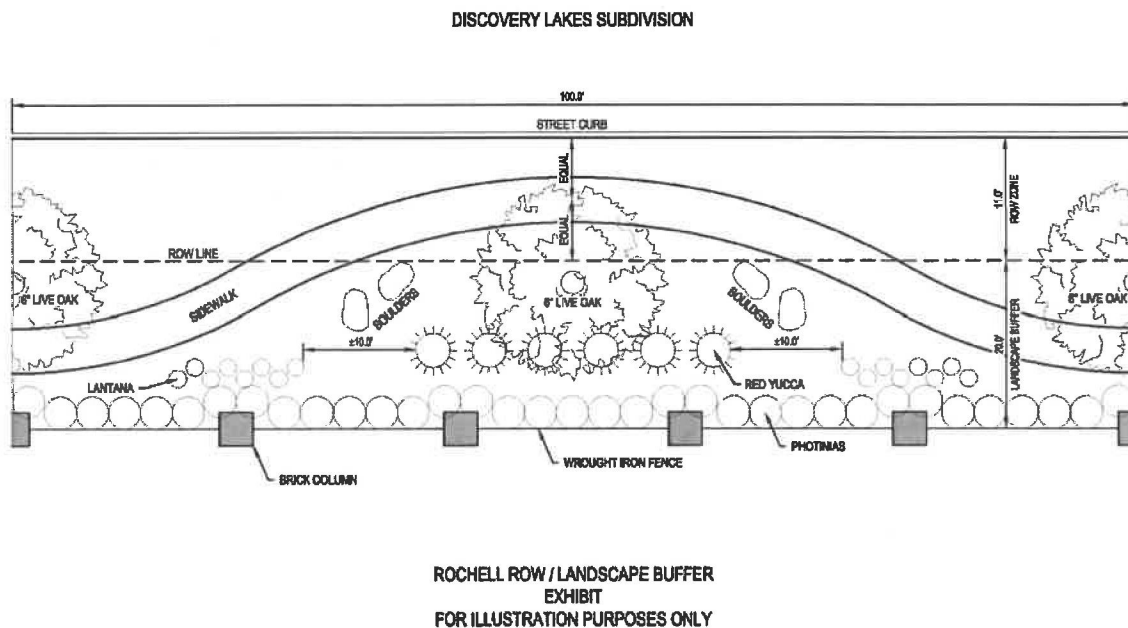
- ii) *Corner Lots*. All corner lots shall include a minimum of two (2) trees with a diameter at breast height (dbh) [*i.e. the diameter in inches of a tree as measured through the main trunk at a point of four and one-half (4½) inches above the natural ground level*] of three (3) inches shall be planted in the front yard of an interior lot.
- (3) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
  - (a) *Landscape Buffer and Sidewalks (Discovery Boulevard)*. A minimum of a 15-foot landscape buffer shall be provided along the frontage of Discovery Boulevard, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a

**Exhibit 'D':**  
**Permitted Land Uses and Development Standards**

maximum height of 48-inches. In addition, at least one (1) canopy tree shall be planted per 30-feet of linear frontage.

- (b) *Landscape Buffer (Rochell Road)*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of Rochell Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Shrubberty shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The landscape buffer along Rochell Road shall general conform to the following illustration [*i.e. Illustration 3*].

*Illustration 2: Landscape Buffer along Rochell Road.*



- (c) *Landscape Buffer (SH-276)*. A minimum of a 25-foot landscape buffer shall be provided along the frontage of SH-276, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Shrubberty shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. In addition, all buffer-strip planting requirements shall conform to the requirements of Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (*i.e. minimum four [4] inch caliper trees required*).
- (4) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or



**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

landscape architect and shall be maintained by the Homeowner's Association (HOA).

- (5) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.
- (g) *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.
- (h) *Sidewalks*.
  - i) *Internal Sidewalks*. All sidewalks adjacent to an interior residential street shall begin 5½-feet from the back of curb and be five (5) feet in overall width.
  - ii) *Sidewalks Adjacent to Rochell Road and Discovery Boulevard*. All sidewalks adjacent Rochell Road and Discovery Boulevard shall begin two (2) feet inside the right-of-way line and be five (5) feet in overall width.
- (i) *Open Space*. The development shall consist of a minimum of 20% open space as calculated from the gross land area, and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. Existing floodplain shall be counted at a rate of ½-acre for every acre provided (*e.g., 10-acres of floodplain would count as 5-acres of open space*). The Homeowner's Association (HOA) shall maintain all open space areas.
- (j) *Temporary On-Site Sanitary Sewer (OSSF)*. On-Site Sanitary Sewer (OSSF) systems shall only be allowed on *Type 'A'* lots that contain a minimum of 32,670 SF. OSSF's shall be designed by a State of Texas registered Professional Engineer, and each design shall specify an aerobic type system with drip (*underground*) irrigation system. All systems shall meet the minimum standards of the Texas Commission on Environmental Quality (TCEQ) and each installed system shall be inspected by a third-party licensed inspector and be paid for by the developer. Operation and maintenance of each individual OSSF shall be the responsibility of the property owner and the City will not assume any responsibility to the proper design, installation, operation, and maintenance of the system. In addition to the installation of the OSSF's for *Type 'A'* lots, each constructed home must provide a secondary connection that will allow the resident to disconnect and abandon the OSSF and connect to the future -- *developer provided* -- sanitary sewer system when it is made available. The *Developer*, during the development/construction of any phase of the subdivision, will be responsible for constructing the required sanitary sewer infrastructure (*i.e. mains and laterals*) as required by the City's Master Wastewater Plan. The *Developer* shall be responsible for escrowing the required impact fees for all lots utilizing an OSSF. A *Facilities Agreement* addressing how this money will be escrowed will be required to be drafted prior to the *Developer* submitting a preliminary plat with the City of Rockwall. This *Facilities Agreement* and the preliminary plat can be considered concurrently by the City Council; however, an approved, signed, and executed *Facilities Agreement* shall be a condition of approval of the preliminary plat. In addition, the *Developer* will be required to provide an appropriate disclosure statement regarding the obligation to connect to the City's wastewater system and any additional perceived costs to the

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

homeowner associated with this connection in all real-estate contracts between the developer, homebuilder, and homeowner.

- (k) *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.
  - (l) *Community Center.* A site plan, landscape plan and building elevations shall be required for the proposed *Community Center* and shall be subject to site plan approval by the Planning and Zoning Commission prior to construction. The community center shall commence construction prior to the platting of the 201st residential lot, unless additional *Type 'A' lots -- above and beyond what is shown on the Concept Plan contained in Exhibit 'C' of this ordinance --* are requested; in which case, the developer shall commence construction of the community center as part of the phase that proposes the additional *Type 'A' lots*.
  - (m) *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision Regulations contained within the *Municipal Code of Ordinances* of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, amenity centers, screening fences associated with this development.
- (4) *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*3-phase lines*), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. 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.
- (5) *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 78 (PD-78) [ORDINANCE NO. 20-27] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF CHANGING THE DEVELOPMENT STANDARDS FOR A 316.315-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1 OF THE M. E. HAWKINS SURVEY, ABSTRACT NO. 100 AND TRACT 2 OF THE R. K. BRISCO SURVEY, ABSTRACT NO. 16, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Alyson DiBlasi of Discovery Lakes, LLC and Discovery Lakes Phase 1, LLC for the approval of an amendment to Planned Development District 78 (PD-78) [Ordinance No. 20-27] for the purpose of changing development standards for a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 78 (PD-78) [Ordinance No. 20-27] and 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 Planned Development Concept Plan, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

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

**SECTION 4.** That a *Master Parks and Open Space Plan* for the *Subject Property*, shall be prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* depicted in *Exhibit 'C'* of this ordinance, and that the *Master Parks and Open Space Plan* shall be considered for approval by the City Council following a recommendation by 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(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the 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 an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
  - (1) Open Space Master Plan
  - (2) Master Plat
  - (3) PD Development Plan (*Required for Retail Areas Only*)
  - (4) PD Site Plan
  - (5) Preliminary Plat
  - (6) Final Plat
- (c) A *PD Development Plan* must be approved for the area designated on the *Planned Development Concept Plan* as *Retail* prior to submittal of a *PD Site Plan* application and/or preliminary plat application. No *Master Plat* is required for the area designated on the *Concept Plan* as *Retail*. A traffic impact analysis for the retail tract shall be submitted with the *PD Development Plan* to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each *PD Site Plan* for each retail development.
- (d) *PD Site Plan*. A *PD Site Plan* covering all of the *Subject Property* 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 *Preliminary Plat Application* for the development.
- (e) *Preliminary Plat*. A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat Application* may be processed by the City concurrently with a *PD Site Plan Application* for the development.
- (f) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.



**SECTION 9.** 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 10.** 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 11.** 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 12.** 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 1<sup>ST</sup> DAY OF DECEMBER, 2025.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: November 17, 2025

2<sup>nd</sup> Reading: December 1, 2025

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

Field notes for a 316.315-acre (13,778,691 square foot) tract of land situated in the M. E. Hawkins Survey, Abstract No. 100, and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County, Texas, and being all of that certain called 308.52-acre tract of land described in a Special Warranty Deed to 308 ON 276, L.P., as recorded in Volume 03662, Page 00315, of the Office Public Records of Rockwall County, Texas (O.P.R.R.C.T.) with said 316.315-acre (13, 778,691 square feet) tract of land being more particularly described by metes and bounds as follows:

*BEGINNING* a railroad spike set in asphalt marking the northwest corner of said 308 on 276, L.P. tract and the common southwest corner of that certain called 21. 935 acre tract of land described as Tract One in a Warranty Deed to Rockwall Fund I, L.L.C., as recorded in Volume 1 110, Page 190, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.) , said point being in the approximate center of Rochell Road, a county road with an unspecified right-of- way (R. O. W.) width;

*THENCE* North 89 degrees 00 minutes 24 seconds East (South 89 degrees 12 minutes 02 seconds East - deed call), along the common northerly line of said 308 ON 276, L.P. tract and the common southerly line of said Tract One, passing at a distance of 30. 00 feet, a 5/8 inch iron rod set with a yellow plastic cap stamped "THE WALLACE GROUP " ( "cap " ) for reference, continuing along said common line, passing at a distance of 1,799. 04-feet t, a ½-inch iron rod found marking the southeast corner of said Tract One, being common with the south west corner of that certain called 59.71-acre tract of land described in a Special Warranty Deed to Fate I- 30, L.P., as recorded in Volume 03542, Page 00039, O.P.R.R.C.T., continuing along the common northerly line of said 308 on 276, L.P. tract and the southerly line of said Fate I-30, L.P. tract, a total distance of 1,966.04 feet ( 1,902 .80 feet - deed call) to a 1/ 2 inch iron rod found marking the common most northerly northeast corner of said 308 on 276, L.P. tract and the north west corner of that certain coiled 85.479 acre tract of land described as Tract Two in the aforementioned Warranty Deed to Rockwall Fund I, L.L.C., as recorded in Volume 1 110, Page 190, O.R.R.C.T.;

*THENCE* South 01 degrees 59 minutes 29 seconds East (South 00 degrees 08 minutes 06 seconds West - deed call), along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said Tract Two, a distance of 2,204.26-feet t (2,166.70-feet - deed call) to a ½ inch iron rod found marking an ell corner of said 308 ON 276, L.P. tract and the southwest corner of said Tract Two;

*THENCE* North 87 degrees 20 minutes 20 seconds East (North 89 degrees 12 minutes 02 seconds East - deed call), continuing along the common northerly line of said 308 on 276, L.P. tract and the southerly line said Tract Two, a distance of 1,691. 90 feet (1,782.53 feet - deed call) to a 5/8-inch iron rod set with "cap" marking the common most easterly northeast corner of said 308 on 276, L.P. tract and the southeast corner of said Tract Two, from which a ½-inch iron rod found bears North 87 degrees 20 minutes 20 seconds East at 10. 49 feet, said 5/8-inch iron rod set being on the west line of that certain called 212.25-acre tract of land described in a Special Warranty Deed to South Rock wall Holdings, L.P., as recorded in Volume 03625, Page 00034, O.P.R.R.C.T.;

*THENCE* South 01 degrees 34 minutes 35 seconds East, along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said South Rock wall Holdings tract, a distance of 309.68-feet to a 5/8-inch iron rod set with "cap " marking the southwest corner of said South Rock wall Holdings tract, being common with the northwest corner of Lot 8, Equestrian Estates, according to the plot thereof recorded in Cabinet A, Page 19 7, of the Plot Records of Rock wall County, Texas (P.R.R.C.T.);

*THENCE* South 00 degrees 50 minutes 42 seconds East, along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said Equestrian Estates, a distance of 2,301.71 feet (South 00 degrees 06 minutes 38 seconds West, a distance of 2,580.60 feet - overall deed call) to a 5/8 inch iron rod set with "cap " marking the common southeast corner of said 308 ON 276, L.P. tract and on ell corner of the north R.O.W. line of State Highway No. 276 (having a variable width R.O.W.);

*THENCE* South 89 degrees 29 minutes 00 seconds West (North 89 degrees 29 minutes 07 seconds West - deed call), along the common southerly line of said 308 ON 2 76, L.P. tract and said north R.O.W. line of State Highway No. 276, passing at a distance of 1.66 feet a found TxDOT concrete monument, continuing along said common line for a tot al distance of 117.50-feet (115.83-feet - deed call) to a 5/8-inch iron rod set with "cap " marking the common ell corner of said 308 ON 276, L.P. tract and the most easterly southeast corner of that certain called 2.503-acre tract of land described as on Easement for Highway Purposes to the State of Texas, recorded in Volume 82, Page 583 of the Real Property Records of Rockwall County, Texas (R.P.R.R.C.T.);

*THENCE* North 00 degrees 31 minutes 03 seconds West (North 00 degrees 30 Minutes 13 seconds East - deed call), along a common interior line of said 308 on 2 76, L.P. tract and the easterly line of said Easement for Highway Purposes tract, a distance of 50.31-feet (50-feet - deed call) to a 5/8-inch iron rod set with "cap" marking the common ell corner of said 308 ON 276, L.P. tract and the north east corner of said Easement for Highway

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

Purposes tract;

*THENCE* South 89 degrees 28 minutes 57 seconds West (North 89 degrees 29 minutes 47 seconds West - deed call), along the common southerly line of said 308 on 276, L.P. tract and the northerly line of said Easement for Highway Purposes tract, a distance of 543.40-feet (543.73-feet - deed call) to a 5/8-inch iron rod set with "cap " for corner;

*THENCE* South 89 degrees 13 minutes 58 seconds West (South 89 degrees 48 minutes 55 seconds West - deed call), continuing along the common southerly line of said 308 ON 276, L.P. tract and the northerly line of said Easement for Highway Purposes tract, a distance of 757. 25-feet (756.93-feet - deed call) to a 5/8-inch iron rod found marking a common ell corner of said 308 ON 276, L.P. tract and the northwest corner of said Easement for Highway Purposes tract;

*THENCE* South 00 degrees 46 minutes 03 seconds East (South 00 degrees 11 minutes 05 seconds East - deed call), along a common interior line of said 308 ON 276, L.P. tract and the westerly line of said Easement for Highway Purposes tract, a distance of 90.30-feet (87.44-feet - deed call) to a 5/8-inch iron rod set with "cap " marking a common ell corner of said 308 ON 276, L.P. tract and the southwest corner of said Easement for Highway Purposes tract, said point being on said north R.O.W. line of State Highway No. 276;

*THENCE* South 89 degrees 13 minutes 57 seconds West (North 89 degrees 53 minutes 27 seconds West - deed call), along the common southerly line of said 308 ON 276, L.P. tract and said north R.O.W. line of State Highway No. 276, passing at a distance of 1,66 7.76-feet a 5/8-inch iron rod set with "cap " for reference, continuing along said common line for a total distance of 1,917.07-feet (1,917.34-feet - deed call) to a found TxDOT concrete monument, marking the transitional R.O.W. line from said north R.O.W. line of State Highway No. 276 to the east R.O.W. line of Springer Lane, on 80-foot wide R.O.W., (formerly F.M. No. 1143), said point being the beginning of a non-tangent curve to the right, with the radius point being situated North 21 degrees 40 minutes 52 seconds East, a distance of 533.69-feet;

*THENCE* Northerly along the common curving westerly line of said 308 ON 276, L.P. tract and said curving east R.O.W. line of Springer Lane, with said non-tangent curve to the right, through a central angle of 67 degrees 33 minutes 20 seconds (48 degrees 33 minutes 57 seconds - deed call), having a radius of 533. 69-feet (613.69-feet - deed call), a tangent distance of 356.97-feet, a chord bearing North 34 degrees 32 minutes 28 seconds West (North 40 degrees 41 minutes 57 seconds West - deed call), at 593.43-feet, and an arc distance of 629.26-feet (520.18-feet - deed call) to a 5/8-inch iron rod set with "cap" at the end of said non- tangent curve;

*THENCE* North 00 degrees 53 minutes 56 seconds West (North 00 degrees 43 minutes 17 seconds West - deed call), continuing along the common westerly line of said 308 on 276, L.P. tract and said east R.O.W. line of Springer Lane, a distance of 294.21-feet (430.56-feet - deed call) to an axle found for the beginning of a non-tangent curve to the left , with the radius point being situated South 89 degrees 08 minutes 07 seconds West, a distance of 612.96-feet;

*THENCE* Northerly continuing along the common curving westerly line of said 308 ON 276, L.P. tract and said curving east R.O.W. line of Springer Lane, with said non-tangent curve to the left, through a central angle of 17 degrees 26 minutes 00 seconds (12 degrees 25 minutes 52 seconds - deed call), having a radius of 612.96-feet (613.69-feet - deed call), a tangent distance of 93.98 feet, a chord bearing North 09 degrees 34 minutes 53 seconds West at 185.78-feet, and an arc distance of 186.50-feet (133.15 feet - deed call) to a 5/8-inch iron rod set with "cap" at the end of said non-tangent curve, said point marking the transition from said east R.O.W. line of Springer Lane to the approximate center of the aforementioned Rochell Road;

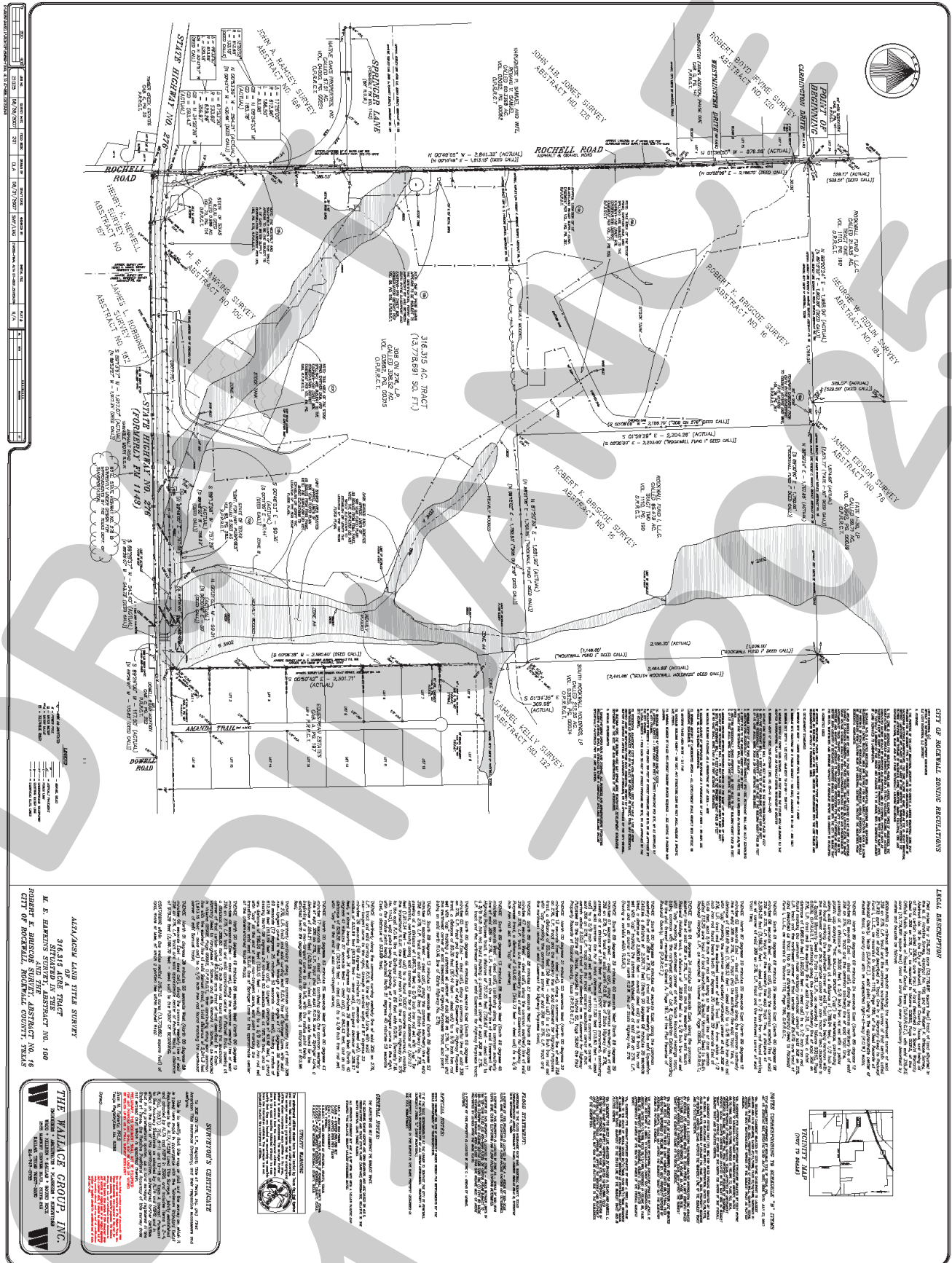
*THENCE* North 00 degrees 49 minutes 05 seconds West (North 00 degrees 10 minutes 49 seconds East - deed call), along the common westerly line of said 308 ON 276, L.P. tract and said approximate center of Rochell Road, passing at a distance of 386.53-feet a ½-inch iron rod found marking the southeast corner of that certain called 60.3368-acre tract of land described in a Cash Warranty Deed to Varughese P. Samuel and wife, Remoni V. Samuel, as recorded in Volume 02002, Page 00062, O.P.R.R.C.T., then continuing along said common line with the easterly line of said Samuel tract, a total distance of 2,841.3-feet (1,613.15-feet - deed call) to a ½-inch iron rod found marking the northeast corner of said Samuel tract;

*THENCE* North 01 degrees 38 minutes 55 seconds West (North 00 degrees 08 minutes 06 seconds East - deed call), along the common westerly line of said 308 ON 276, L.P. tract and said approximate center of Rochell Road, a distance of 976.29-feet (2,166.70-feet - deed call) to the *POINT OF BEGINNING*.

*CONTAINING* within the metes recited 316.315-acres (13,778,692 square feet) of land, more or less, of which a portion lies within Rochell Road.

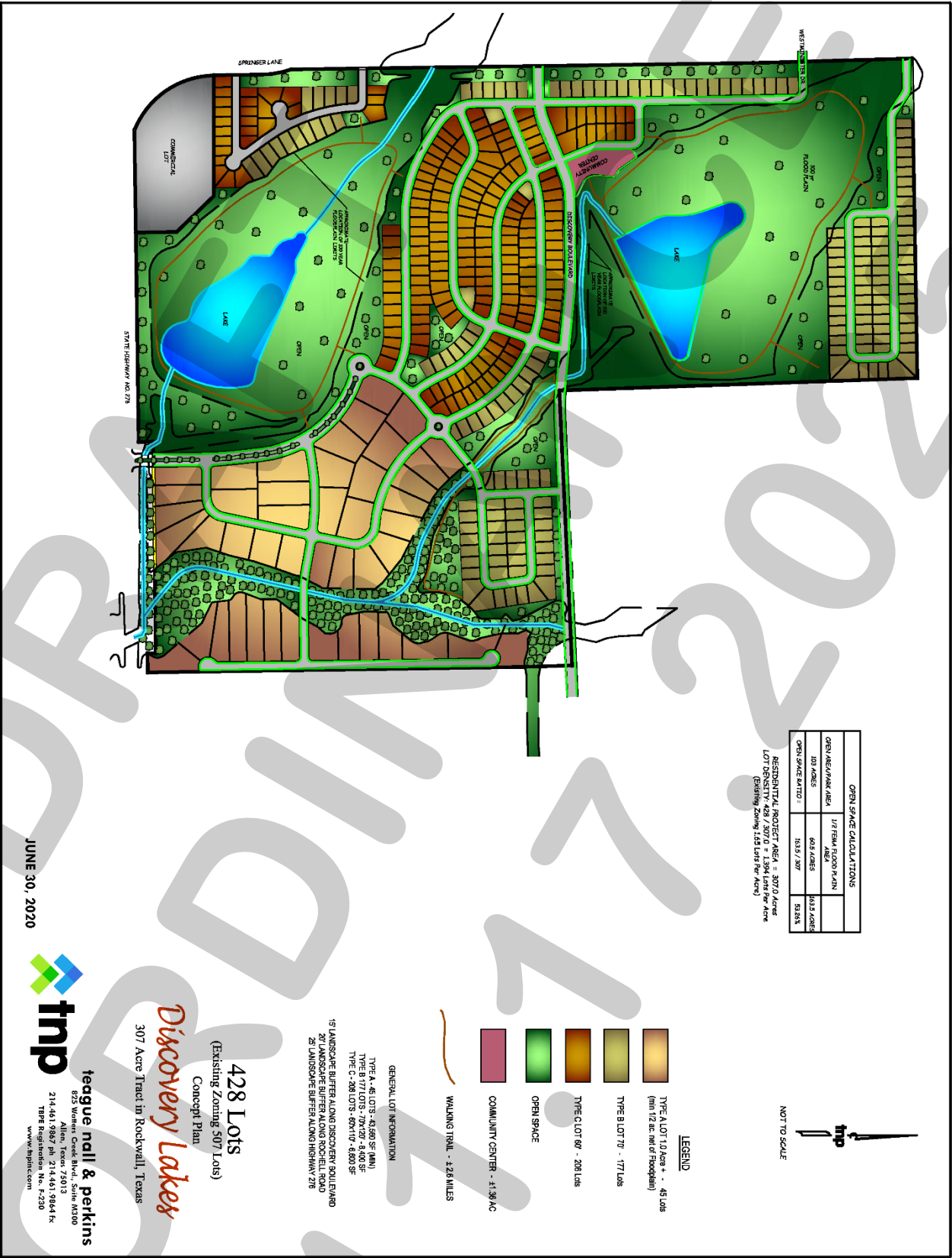


# Exhibit 'B': Survey





# Exhibit 'C': Area Map



**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

**(A) PURPOSE**

The purpose of this PD Zoning change is to allow for an area located at the southeastern portion of the property to be developed as a high-end custom home phase, with minimum one-acre single family residential lots. It is the desire of the owner to retain all the other non-conflicting entitlements on the property per the existing PD requirements and development standards with exceptions that will be noted throughout this document. The developer recognizes and accepts that the acreage utilized for this proposed custom phase will result in a loss of development density, from 507 single family homes to approximately 428 Single family homes. The owner requests the right and flexibility to replace smaller lot types with the 0.75-acre lot type throughout future phases of the development, without the need to rezone the Planned Development District as long as the general intent and layout of the approved revised concept plan is followed and the total number of lots does not increase.

To facilitate review of the proposed PD revisions, sections and development standards that are to be revised as a part of this re-zoning request will be highlighted in yellow throughout the document. All proposed revisions have been incorporated into the attached revised concept plan.

The Discovery Lakes Subdivision is located at the northeast corner of the intersection of SH-276 and Rochell Road. The *Subject Property* is a short walk or bike ride from the Rockwall Technology Park. The Discovery Lakes Subdivision will be a master planned residential neighborhood that will incorporate two (2) lakes, several acres of open space and ~2.6-miles of hiking/jogging/biking trails. The master plan calls for 428 single-family homes. There will be several view corridors strategically placed within the subdivision along with *front loaded* lots to provide for the enjoyment of the open space. A boulevard with 85-feet of right-of-way will connect SH-276 and be constructed up to the first round-about of the one (1) acre lots. The boulevard will have a 14-foot landscape median and a 25-foot travel lane on each side of the street. The residential streets will be 29-feet back-to-back, with a 10½-foot parkway on each side for a total of 50-feet of right-of-way. A *Community Center* with a pool will be provided to add increased amenity for the subdivision. Commencement of the Community Center and pool will take place at or before the final platting of the 201st residential lot or with the addition of additional *Type 'A'* lots. Additionally, the proposed development will incorporate nine (9) acres of commercial space that will be located at the hard corner of SH-276 and Rochell Road. This area will allow for neighborhood service types of uses and eating establishments. A maximum of one (1) hotel planned to service the needs of the subdivision and the Rockwall Technology Park. A 55-acre area adjacent to the northern lake will be dedicated as public parkland to serve Park District No. 31. The Discovery Lakes Subdivision will be a benefit to the community, allowing citizens of all ages the opportunity to live, work, and play in a connected master planned community.

**(B) GENERAL REQUIREMENTS**

***Development Standards.***

(1) *Permitted Uses.* The following uses are permitted on the *Subject Property* in accordance with the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance.

(a) *Residential Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

the Unified Development Code (UDC), shall be allowed for areas designated as *residential* on the *Concept Plan*.

(b) *Non-Residential*. Unless specifically provided by this Planned Development ordinance, only those uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), shall be allowed for areas designated as *commercial* on the *Concept Plan*; however, the following conditions shall apply:

(i) The following additional uses shall be permitted as *by-right* uses on the *Subject Property*:

- ☒ Hotel, Hotel (*Full Service*) or Motel (*With a Maximum Height of Four [4] Stories*) <sup>1</sup>
- ☒ Restaurant (*with Drive-Through or Drive-In*) <sup>2</sup>
- ☒ Retail Store (*with more than two [2] Gasoline Dispensers*)

*Notes:*

<sup>1</sup>: A maximum of one (1) hotel/motel shall be permitted with this Planned Development District. The height requirement of four (4) stories is permitted to exceed 36-feet, but in no case shall exceed 60-feet.

<sup>2</sup>: A maximum of three (3) restaurants (despite the size of the restaurant) shall be permitted within this Planned Development District.

(ii) The following uses shall be prohibited on the *Subject Property*:

- ☒ Convent or Monastery
- ☒ Hotel, Residence
- ☒ Cemetery/Mausoleum
- ☒ Mortuary of Funeral Chapel
- ☒ Social Service Provider
- ☒ Billiard Parlor or Pool Hall
- ☒ Carnival, Circus, or Amusement Ride
- ☒ Commercial Amusement/Recreation (*Outside*)
- ☒ Gun Club, Skeet or Target Range (*Indoor*)
- ☒ Astrologer, Hypnotist, or Psychic Art and Science
- ☒ Garden Supply /Plant Nursery
- ☒ Night Club, Discotheque, or Dance Hall
- ☒ Secondhand Dealer
- ☒ Car Wash, Self Service
- ☒ Mining and Extraction (Sand, Gravel, Oil and/or Other)
- ☒ Helipad
- ☒ Railroad Yard or Shop
- ☒ Transit Passenger Facility

(2) *Non-Residential Development*. The area designated as *commercial* on the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance shall be designed to be pedestrian-oriented, easily accessible, and integrated into the general design scheme of the adjacent neighborhood. This can be accomplished by removing the traditional barriers utilized to separate commercial and residential developments (e.g. *screening walls*) and incorporating landscape buffers/elements (e.g. *greenspace, parkways, and etcetera*) and urban design elements (e.g. *pathways, pergolas, and etcetera*) that can create compatibility with the adjacent single-family neighborhood. To better achieve this goal and in addition to the requirements of Section 4.1, *General Commercial District Standards*, and Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development*

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

*Standards*, of the Unified Development Code, all commercial development shall be required to adhere to the following supplemental standards:

- (a) *Retail Landscape*. Landscaping shall be reviewed and approved with the PD Site Plan. All Canopy/Shade Trees planted within the retail development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height unless otherwise provided within this document.
- (b) *Retail Landscape Buffers*. All landscape and plantings located within the buffers shall be maintained by the property owner.

- (1) *Landscape Buffer (Residential Adjacency)*. Where residential and retail uses share a direct adjacency, a minimum of a 30-foot landscape buffer shall be provided by the retail property adjacent to the residential property. This area shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the adjacency. This area should also incorporate pedestrian-oriented design elements (e.g. *pathways*) that allow access between the two (2) uses. Shrubby utilized in this area shall have a minimum height of 30-inches and a maximum height of 48-inches. Additionally, trees should be incorporated in this area to break up the façades of any commercial buildings.

- (2) *Landscape Buffer and Sidewalks (SH-276)*. A minimum of a 15-foot landscape buffer shall be provided along the frontage of SH-276, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. All buffer-strip planting requirements shall conform to the requirements of Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code.

- (3) *Landscape Buffer (Rochell Road Retail)*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of Rochell Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.

- (c) *Sidewalks*.

- i) *Sidewalk Adjacent to Rochell Road and SH-276*. The developer shall be responsible for the construction of a five (5) foot sidewalk that meanders through the required 20-foot landscape buffer adjacent to Rochell Road and SH-276.

- (3) *Residential Development Standards*. Except as modified by these *Development Standards*, the residential uses depicted in *Exhibit 'C'* of this ordinance shall be subject to the development standards for a Single Family 10 (SF-10) District as stipulated by Section 3.1, *General Residential District Standards*; Section 3.4, *Single-Family Residential (SF-10) District*; and Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V,



**Exhibit 'D':**  
**Permitted Land Uses and Development Standards**

*District Development Standards*, of the Unified Development Code. In addition, all residential development shall adhere to the following standards:

- (a) *Lot Composition and Layout*. The lot layout and composition of the *Subject Property* shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1* below. Allowances for changes to the quantity and locations of each lot type are permitted in conformance with the requirements listed below; however, in no case shall the proposed development exceed 428 units.

**Table 1: Lot Composition**

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	80' x 200'	32,670 SF	45	10.51%
B	70' x 110'	7,700 SF	177	41.36%
C	60' x 110'	6,600 SF	206	48.13%
Maximum Permitted Units:			428	100.00%

The allocation of single-family dwellings among lot types may deviate from *Table 1* provided that the proposed lot composition meets the following criteria:

- (1) The total number of lots does not exceed 428 units; and,
- (2) The average lot size for the total development is not less than 9,700 SF (*i.e. total square footage of all lots/total number of lots*); and,
- (3) Lot Type "A" shall not be decrease below 40 lots; and,
- (4) Lot Type "B" shall not be decreased below 38% of the total 428 lots; and,
- (5) Lot Type "C" shall not be increased beyond 55% of the total 428 lots.

- (b) *Density and Dimensional Requirements*. The maximum permissible density for the *Subject Property* shall not exceed 1.40 dwelling units per gross acre of land; however, in no case should the proposed development exceed 428 units. All lots shall conform to the standards depicted in *Table 2* below and generally conform to *Exhibit 'C'* of this ordinance.

**Table 2: Lot Dimensional Requirements**

Lot Type (see Concept Plan) ►	A	B	C
Minimum Lot Width <sup>(1) &amp; (5) &amp; (7)</sup>	80'	70'	60'
Minimum Lot Depth	200'	110'	110'
Minimum Lot Area	32,670 SF	7,700 SF	6,600 SF
Minimum Front Yard Setback <sup>(2), (6), &amp; (8)</sup>	25'	20'	20'
Minimum Side Yard Setback	10'	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) <sup>(2)</sup>	20'	15'	15'
Minimum Length of Driveway Pavement	25'	20'	20'
Maximum Height <sup>(3)</sup>	36'	36'	36'
Minimum Rear Yard Setback <sup>(4)</sup>	20'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	3,200 SF	2,250 SF	2,000 SF
Garage Orientation <sup>(8)</sup>	J-Swing, Flat Front or Side Entry	J-Swing or Flat Front	J-Swing or Flat Front
Maximum Number of Front Entry Garages Permitted	17	58	137
Maximum Lot Coverage	65%	65%	65%

**General Notes:**

- <sup>1.</sup> The minimum lot width shall be measured at the *Front Yard Building Setback*.
- <sup>2.</sup> The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3.</sup> The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single-

**Exhibit 'D':**  
**Permitted Land Uses and Development Standards**

family home.

4. As measured from the rear yard property line.
5. Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the lot width reduced by up to 20% as measured at the front property line provided that the lot width is met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows maybe reduced by up to ten (10%) percent, but shall meet the minimum lot size for each lot type.
6. 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 that increases the Front Yard Building Setback to 20-feet; however, the encroachment shall not exceed five (5) feet on Side Yard Setbacks (Adjacent to a Street) and shall not encroach into public right-of-way [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].
7. All lots with a *J-Swing* or *Traditional Swing* driveway require a minimum of a 65-foot lot width.
8. The minimum front yard setback for properties that have a *Flat Front Entry* garage format shall be 25-feet.

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

- (1) **Masonry Requirement.** The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, and cultured stone. Cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and/or stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) shall be permitted to be used to meet up to 50% of the masonry requirement.
- (2) **Roof Pitch.** A minimum of an 8:12 roof pitch is required on all structures with the exception of porches, which shall have a minimum of a 4:12 roof pitch. *Type 'A'* lots may have a variable pitch to the roofs that may deviate from these specific standards when it is determined by staff to serve a particular architectural theme.
- (3) **Garage Orientation.** Garages shall be provided as stipulated by *Table 2: Lot Dimensional Requirements*. Garages permitted for front entry maybe oriented toward the street in a *Flat Front Entry* format; however, the front façade of the garage must be situated a minimum of 25-feet off the front property line. All front entry garages shall incorporate an architectural element or feature separating the individual garage openings. *Side Entry*, *Traditional Swing*, or *J-Swing* garages are permitted to have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the *Swing* configuration.

(d) **Anti-Monotony Restrictions.** The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (for spacing requirements see the illustration on the following page).

**Table 3: Anti-Monotony Matrix**

Lot Type	Minimum Lot Size	Elevation Features
A	80' x 200'	(1), (2), (3), (5)
B	70' x 110'	(1), (2), (3), (4)
C	60' x 110'	(1), (2), (3), (4)

- (1) 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

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

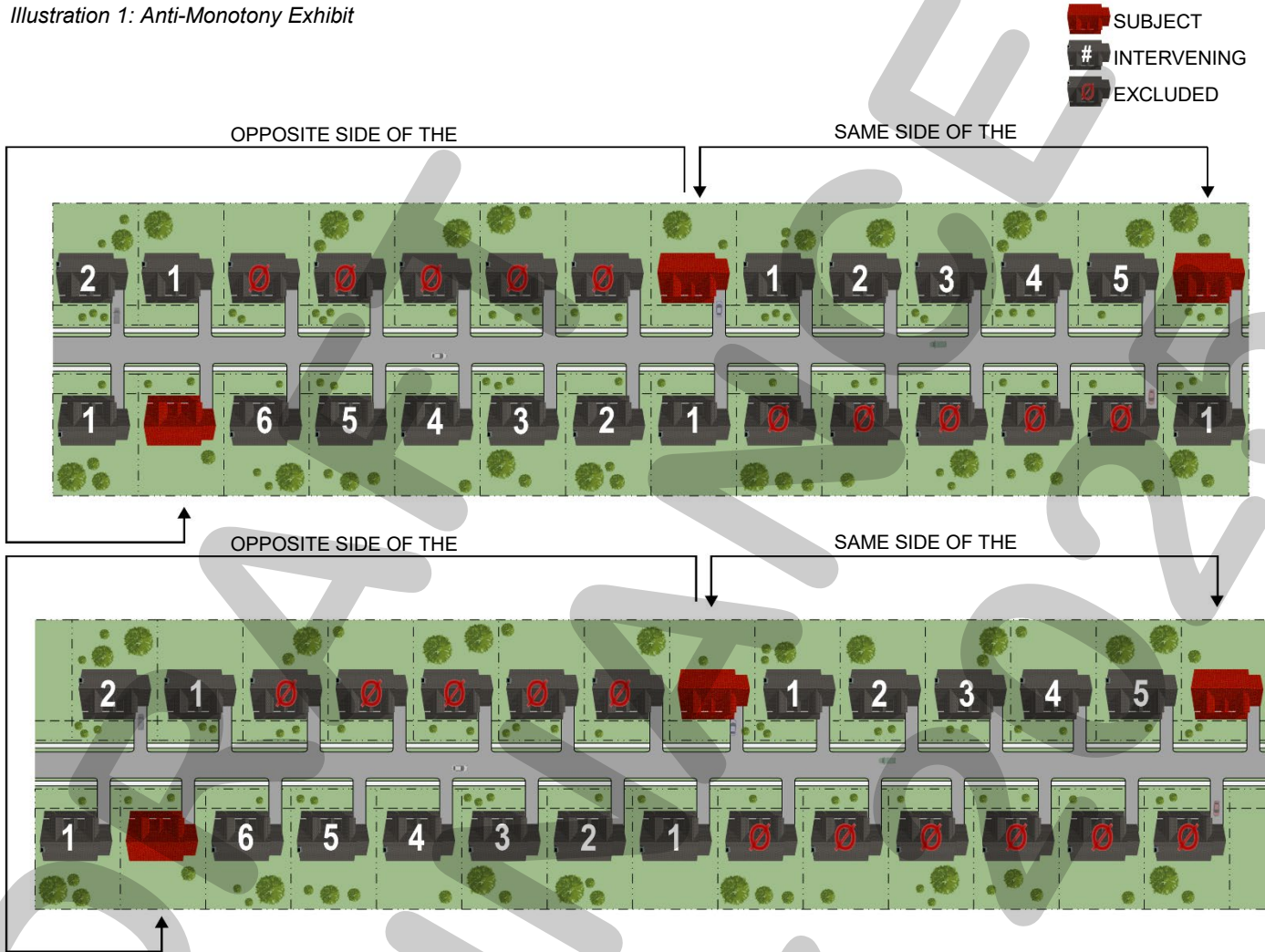
property and six (6) intervening homes of differing materials on the opposite side of the street.

- (2) 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 on SH-276 or Rochelle Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
  - (a) Number of Stories
  - (b) Permitted Encroachment Type and Layout
  - (c) Roof Type and Layout
  - (d) Articulation of the Front Façade
- (3) Permitted encroachment (*i.e. porches*) 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.
- (4) 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*).
- (5) Type 'A' lots may use slate, imitation slate, tile, concrete tile, imitation tile, standing seam metal, or other high-end type roof materials.

*Continued on Next Page...*

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

Illustration 1: Anti-Monotony Exhibit



(e) **Fencing Standards.** All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(1) **Wood Fences.** All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of 1½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited. All solid fences shall incorporate a decorative top rail and/or cap detailing the design of the fence.



**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

- (2) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of eight (8) feet in height.
- (3) *Corner Lots*. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of eight (8) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
- (4) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Landscape and Hardscape Standards.*

- (1) *Residential Landscape*. Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within the residential development shall be a minimum of three (3) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height unless otherwise provided within this document.

- (2) *Single Family Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO) all single-family lots shall conform to the following:

- i) *Interior Lots*. All interior lots shall include a minimum of two (2) trees with a diameter at breast height (dbh) [*i.e. the diameter in inches of a tree as measured through the main trunk at a point of four and one-half (4½) inches above the natural ground level*] of three (3) inches shall be planted in the front yard, and two (2) additional trees of the same caliper inch shall be planted in the side yard facing the street for corner lots.

*Note: For the purposes of this section only, the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.*

- ii) *Corner Lots*. All corner lots shall include a minimum of two (2) trees with a diameter at breast height (dbh) [*i.e. the diameter in inches of a tree as measured through the main trunk at a point of four and one-half (4½) inches above the natural ground level*] of three (3) inches shall be planted in the front yard of an interior lot.

- (3) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

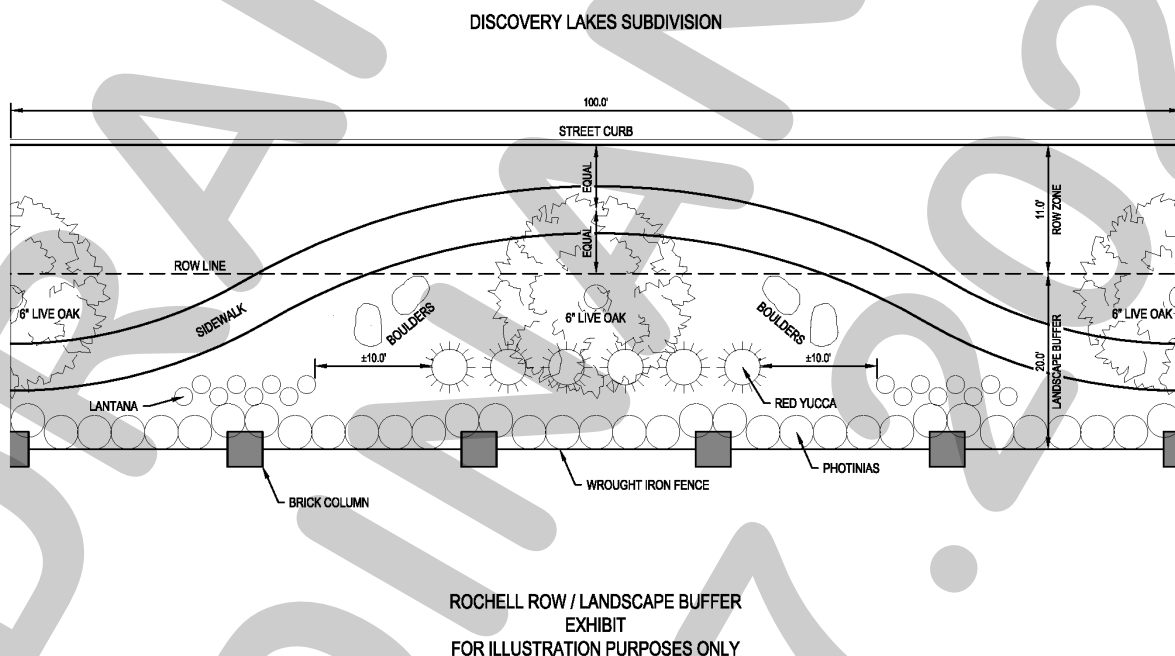
- (a) *Landscape Buffer and Sidewalks (Discovery Boulevard)*. A minimum of a 15-foot landscape buffer shall be provided along the frontage of Discovery Boulevard, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a

**Exhibit 'D':**  
**Permitted Land Uses and Development Standards**

maximum height of 48-inches. In addition, at least one (1) canopy tree shall be planted per 30-feet of linear frontage.

- (b) **Landscape Buffer (Rochell Road).** A minimum of a 20-foot landscape buffer shall be provided along the frontage of Rochell Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Shrubberty shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The landscape buffer along Rochell Road shall general conform to the following illustration [i.e. *Illustration 3*].

*Illustration 2: Landscape Buffer along Rochell Road.*



- (c) **Landscape Buffer (SH-276).** A minimum of a 25-foot landscape buffer shall be provided along the frontage of SH-276, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Shrubberty shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. In addition, all buffer-strip planting requirements shall conform to the requirements of Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (*i.e. minimum four [4] inch caliper trees required*).

- (4) **Irrigation Requirements.** Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

landscape architect and shall be maintained by the Homeowner's Association (HOA).

- (5) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.
- (g) *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.
- (h) *Sidewalks*.
- i) *Internal Sidewalks*. All sidewalks adjacent to an interior residential street shall begin 5½-feet from the back of curb and be five (5) feet in overall width.
  - ii) *Sidewalks Adjacent to Rochell Road and Discovery Boulevard*. All sidewalks adjacent Rochell Road and Discovery Boulevard shall begin two (2) feet inside the right-of-way line and be five (5) feet in overall width.
- (i) *Open Space*. The development shall consist of a minimum of 20% open space as calculated from the gross land area, and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. Existing floodplain shall be counted at a rate of ½-acre for every acre provided (*e.g., 10-acres of floodplain would count as 5-acres of open space*). The Homeowner's Association (HOA) shall maintain all open space areas.
- (j) *Temporary On-Site Sanitary Sewer (OSSF)*. On-Site Sanitary Sewer (OSSF) systems shall only be allowed on *Type 'A'* lots that contain a minimum of 32,670 SF. OSSF's shall be designed by a State of Texas registered Professional Engineer, and each design shall specify an aerobic type system with drip (*underground*) irrigation system. All systems shall meet the minimum standards of the Texas Commission on Environmental Quality (TCEQ) and each installed system shall be inspected by a third-party licensed inspector and be paid for by the developer. Operation and maintenance of each individual OSSF shall be the responsibility of the property owner and the City will not assume any responsibility to the proper design, installation, operation, and maintenance of the system. In addition to the installation of the OSSF's for *Type 'A'* lots, each constructed home must provide a secondary connection that will allow the resident to disconnect and abandon the OSSF and connect to the future -- *developer provided* -- sanitary sewer system when it is made available. The *Developer*, during the development/construction of any phase of the subdivision, will be responsible for constructing the required sanitary sewer infrastructure (*i.e. mains and laterals*) as required by the City's Master Wastewater Plan. The *Developer* shall be responsible for escrowing the required impact fees for all lots utilizing an OSSF. A *Facilities Agreement* addressing how this money will be escrowed will be required to be drafted prior to the *Developer* submitting a preliminary plat with the City of Rockwall. This *Facilities Agreement* and the preliminary plat can be considered concurrently by the City Council; however, an approved, signed, and executed *Facilities Agreement* shall be a condition of approval of the preliminary plat. In addition, the *Developer* will be required to provide an appropriate disclosure statement regarding the obligation to connect to the City's wastewater system and any additional perceived costs to the

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

homeowner associated with this connection in all real-estate contracts between the developer, homebuilder, and homeowner.

- (k) *Neighborhood Signage*. Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.
  - (l) *Community Center*. A site plan, landscape plan and building elevations shall be required for the proposed *Community Center* and shall be subject to site plan approval by the Planning and Zoning Commission prior to construction. The community center shall commence construction prior to the platting of the 201st residential lot, unless additional *Type 'A' lots -- above and beyond what is shown on the Concept Plan contained in Exhibit 'C' of this ordinance --* are requested; in which case, the developer shall commence construction of the community center as part of the phase that proposes the additional *Type 'A' lots*.
  - (m) *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision Regulations contained within the *Municipal Code of Ordinances* of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, amenity centers, screening fences associated with this development.
- (4) *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*3-phase lines*), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. 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.
- (5) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.



**CITY OF ROCKWALL**

**ORDINANCE NO. 25-77**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 78 (PD-78) [ORDINANCE NO. 20-27] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF CHANGING THE DEVELOPMENT STANDARDS FOR A 316.315-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1 OF THE M. E. HAWKINS SURVEY, ABSTRACT NO. 100 AND TRACT 2 OF THE R. K. BRISCO SURVEY, ABSTRACT NO. 16, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City has received a request by Alyson DiBlasi of Discovery Lakes, LLC and Discovery Lakes Phase 1, LLC for the approval of an amendment to Planned Development District 78 (PD-78) [*Ordinance No. 20-27*] for the purpose of changing development standards for a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 78 (PD-78) [*Ordinance No. 20-27*] and 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 Planned Development Concept Plan, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

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

**SECTION 4.** That a *Master Parks and Open Space Plan* for the *Subject Property*, shall be prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* depicted in *Exhibit 'C'* of this ordinance, and that the *Master Parks and Open Space Plan* shall be considered for approval by the City Council following a recommendation by 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(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the 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 an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
  - (1) Open Space Master Plan
  - (2) Master Plat
  - (3) PD Development Plan (*Required for Retail Areas Only*)
  - (4) PD Site Plan
  - (5) Preliminary Plat
  - (6) Final Plat
- (c) A *PD Development Plan* must be approved for the area designated on the *Planned Development Concept Plan* as *Retail* prior to submittal of a *PD Site Plan* application and/or preliminary plat application. No *Master Plat* is required for the area designated on the *Concept Plan* as *Retail*. A traffic impact analysis for the retail tract shall be submitted with the *PD Development Plan* to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each *PD Site Plan* for each retail development.
- (d) *PD Site Plan*. A *PD Site Plan* covering all of the *Subject Property* 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 *Preliminary Plat Application* for the development.
- (e) *Preliminary Plat*. A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat Application* may be processed by the City concurrently with a *PD Site Plan Application* for the development.
- (f) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

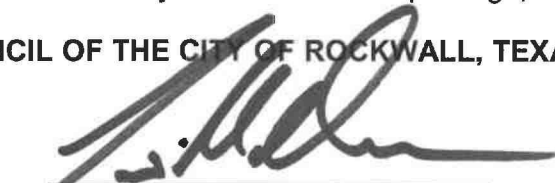
**SECTION 9.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 10.** 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 11.** 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 12.** 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 1<sup>ST</sup> DAY OF DECEMBER, 2025.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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



1<sup>st</sup> Reading: November 17, 2025

2<sup>nd</sup> Reading: December 1, 2025

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

Field notes for a 316.315-acre (13,778,691 square foot) tract of land situated in the M. E. Hawkins Survey, Abstract No. 100, and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County, Texas, and being all of that certain called 308.52-acre tract of land described in a Special Warranty Deed to 308 ON 276, L.P., as recorded in Volume 03662, Page 00315, of the Office Public Records of Rockwall County, Texas (O.P.R.R.C.T.) with said 316.315-acre (13, 778,691 square feet) tract of land being more particularly described by metes and bounds as follows:

*BEGINNING* a railroad spike set in asphalt marking the northwest corner of said 308 on 276, L.P. tract and the common southwest corner of that certain called 21. 935 acre tract of land described as Tract One in a Warranty Deed to Rockwall Fund I, L.L.C., as recorded in Volume 1 110, Page 190, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.) , said point being in the approximate center of Rochell Road, a county road with an unspecified right-of- way (R. O. W.) width;

*THENCE* North 89 degrees 00 minutes 24 seconds East (South 89 degrees 12 minutes 02 seconds East - deed call), along the common northerly line of said 308 ON 276, L.P. tract and the common southerly line of said Tract One, passing at a distance of 30. 00 feet, a 5/8 inch iron rod set with a yellow plastic cap stamped "THE WALLACE GROUP " ( "cap ") for reference, continuing along said common line, passing at a distance of 1,799. 04-feet, a ½-inch iron rod found marking the southeast corner of said Tract One, being common with the south west corner of that certain called 59.71-acre tract of land described in a Special Warranty Deed to Fate I- 30, L.P., as recorded in Volume 03542, Page 00039, O.P.R.R.C.T., continuing along the common northerly line of said 308 on 276, L.P. tract and the southerly line of said Fate I-30, L.P. tract, a total distance of 1,966.04 feet ( 1,902 .80 feet - deed call) to a 1/ 2 inch iron rod found marking the common most northerly northeast corner of said 308 on 276, L.P. tract and the north west corner of that certain called 85.479 acre tract of land described as Tract Two in the aforementioned Warranty Deed to Rockwall Fund I, L.L.C., as recorded in Volume 1 110, Page 190, O.R.R.C.T.;

*THENCE* South 01 degrees 59 minutes 29 seconds East (South 00 degrees 08 minutes 06 seconds West - deed call), along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said Tract Two, a distance of 2,204.26-feet (2,166.70-feet - deed call) to a ½ inch iron rod found marking an ell corner of said 308 ON 276, L.P. tract and the southwest corner of said Tract Two;

*THENCE* North 87 degrees 20 minutes 20 seconds East (North 89 degrees 12 minutes 02 seconds East - deed call), continuing along the common northerly line of said 308 on 276, L.P. tract and the southerly line said Tract Two, a distance of 1,691. 90 feet (1,782.53 feet - deed call) to a 5/8-inch iron rod set with "cap" marking the common most easterly northeast corner of said 308 on 276, L.P. tract and the southeast corner of said Tract Two, from which a ½-inch iron rod found bears North 87 degrees 20 minutes 20 seconds East at 10. 49 feet, said 5/8-inch iron rod set being on the west line of that certain called 212.25-acre tract of land described in a Special Warranty Deed to South Rock wall Holdings, L.P., as recorded in Volume 03625, Page 00034, O.P.R.R.C.T.;

*THENCE* South 01 degrees 34 minutes 35 seconds East, along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said South Rock wall Holdings tract, a distance of 309.68-feet to a 5/8-inch iron rod set with "cap " marking the southwest corner of said South Rock wall Holdings tract, being common with the northwest corner of Lot 8, Equestrian Estates, according to the plot thereof recorded in Cabinet A, Page 19 7, of the Plot Records of Rock wall County, Texas (P.R.R.C.T.);

*THENCE* South 00 degrees 50 minutes 42 seconds East, along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said Equestrian Estates, a distance of 2,301.71 feet (South 00 degrees 06 minutes 38 seconds West, a distance of 2,580.60 feet - overall deed call) to a 5/8 inch iron rod set with "cap " marking the common southeast corner of said 308 ON 276, L.P. tract and on ell corner of the north R.O.W. line of State Highway No. 276 (having a variable width R.O.W.);

*THENCE* South 89 degrees 29 minutes 00 seconds West (North 89 degrees 29 minutes 07 seconds West - deed call), along the common southerly line of said 308 ON 2 76, L.P. tract and said north R.O.W. line of State Highway No. 276, passing at a distance of 1.66 feet a found TxDOT concrete monument, continuing along said common line for a tot al distance of 117.50-feet (115.83-feet - deed call) to a 5/8-inch iron rod set with "cap " marking the common ell corner of said 308 ON 276, L.P. tract and the most easterly southeast corner of that certain called 2.503-acre tract of land described as on Easement for Highway Purposes to the State of Texas, recorded in Volume 82, Page 583 of the Real Property Records of Rockwall County, Texas (R.P.R.R.C.T.);

*THENCE* North 00 degrees 31 minutes 03 seconds West (North 00 degrees 30 Minutes 13 seconds East - deed call), along a common interior line of said 308 on 2 76, L.P. tract and the easterly line of said Easement for Highway Purposes tract, a distance of 50.31-feet (50-feet - deed call) to a 5/8-inch iron rod set with "cap" marking the common ell corner of said 308 ON 276, L.P. tract and the north east corner of said Easement for Highway



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

Purposes tract;

*THENCE* South 89 degrees 28 minutes 57 seconds West (North 89 degrees 29 minutes 47 seconds West - deed call), along the common southerly line of said 308 on 276, L.P. tract and the northerly line of said Easement for Highway Purposes tract, a distance of 543.40-feet (543.73-feet - deed call) to a 5/8-inch iron rod set with "cap " for corner;

*THENCE* South 89 degrees 13 minutes 58 seconds West (South 89 degrees 48 minutes 55 seconds West - deed call), continuing along the common southerly line of said 308 ON 276, L.P. tract and the northerly line of said Easement for Highway Purposes tract, a distance of 757.25-feet (756.93-feet - deed call) to a 5/8-inch iron rod found marking a common ell corner of said 308 ON 276, L.P. tract and the northwest corner of said Easement for Highway Purposes tract;

*THENCE* South 00 degrees 46 minutes 03 seconds East (South 00 degrees 11 minutes 05 seconds East - deed call), along a common interior line of said 308 ON 276, L.P. tract and the westerly line of said Easement for Highway Purposes tract, a distance of 90.30-feet (87.44-feet - deed call) to a 5/8-inch iron rod set with "cap " marking a common ell corner of said 308 ON 276, L.P. tract and the southwest corner of said Easement for Highway Purposes tract, said point being on said north R.O.W. line of State Highway No. 276;

*THENCE* South 89 degrees 13 minutes 57 seconds West (North 89 degrees 53 minutes 27 seconds West - deed call), along the common southerly line of said 308 ON 276, L.P. tract and said north R.O.W. line of State Highway No. 276, passing at a distance of 1,667.76-feet a 5/8-inch iron rod set with "cap " for reference, continuing along said common line for a total distance of 1,917.07-feet (1,917.34-feet - deed call) to a found TxDOT concrete monument, marking the transitional R.O.W. line from said north R.O.W. line of State Highway No. 276 to the east R.O.W. line of Springer Lane, on 80-foot wide R.O.W., (formerly F.M. No. 1143), said point being the beginning of a non-tangent curve to the right, with the radius point being situated North 21 degrees 40 minutes 52 seconds East, a distance of 533.69-feet;

*THENCE* Northerly along the common curving westerly line of said 308 ON 276, L.P. tract and said curving east R.O.W. line of Springer Lane, with said non-tangent curve to the right, through a central angle of 67 degrees 33 minutes 20 seconds (48 degrees 33 minutes 57 seconds - deed call), having a radius of 533.69-feet (613.69-feet - deed call), a tangent distance of 356.97-feet, a chord bearing North 34 degrees 32 minutes 28 seconds West (North 40 degrees 41 minutes 57 seconds West - deed call), at 593.43-feet, and an arc distance of 629.26-feet (520.18-feet - deed call) to a 5/8-inch iron rod set with "cap" at the end of said non-tangent curve;

*THENCE* North 00 degrees 53 minutes 56 seconds West (North 00 degrees 43 minutes 17 seconds West - deed call), continuing along the common westerly line of said 308 on 276, L.P. tract and said east R.O.W. line of Springer Lane, a distance of 294.21-feet (430.56-feet - deed call) to an axle found for the beginning of a non-tangent curve to the left, with the radius point being situated South 89 degrees 08 minutes 07 seconds West, a distance of 612.96-feet;

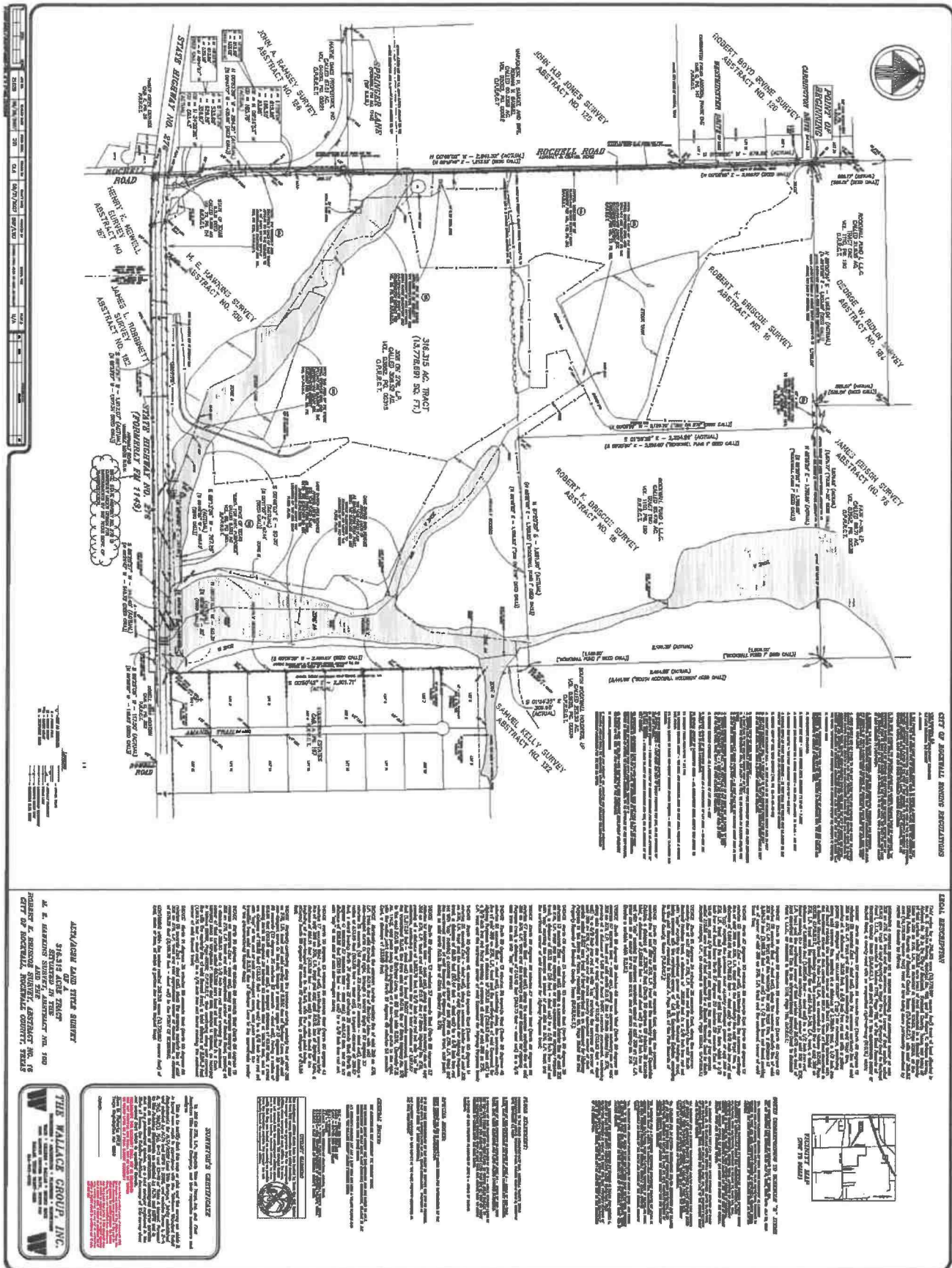
*THENCE* Northerly continuing along the common curving westerly line of said 308 ON 276, L.P. tract and said curving east R.O.W. line of Springer Lane, with said non-tangent curve to the left, through a central angle of 17 degrees 26 minutes 00 seconds (12 degrees 25 minutes 52 seconds - deed call), having a radius of 612.96-feet (613.69-feet - deed call), a tangent distance of 93.98 feet, a chord bearing North 09 degrees 34 minutes 53 seconds West at 185.78-feet, and an arc distance of 186.50-feet (133.15 feet - deed call) to a 5/8-inch iron rod set with "cap" at the end of said non-tangent curve, said point marking the transition from said east R.O.W. line of Springer Lane to the approximate center of the aforementioned Rochell Road;

*THENCE* North 00 degrees 49 minutes 05 seconds West (North 00 degrees 10 minutes 49 seconds East - deed call), along the common westerly line of said 308 ON 276, L.P. tract and said approximate center of Rochell Road, passing at a distance of 386.53-feet a 1/2-inch iron rod found marking the southeast corner of that certain called 60.3368-acre tract of land described in a Cash Warranty Deed to Varughese P. Samuel and wife, Remoni V. Samuel, as recorded in Volume 02002, Page 00062, O.P.R.R.C.T., then continuing along said common line with the easterly line of said Samuel tract, a total distance of 2,841.3-feet (1,613.15-feet - deed call) to a 1/2-inch iron rod found marking the northeast corner of said Samuel tract;

*THENCE* North 01 degrees 38 minutes 55 seconds West (North 00 degrees 08 minutes 06 seconds East - deed call), along the common westerly line of said 308 ON 276, L.P. tract and said approximate center of Rochell Road, a distance of 976.29-feet (2,166.70-feet - deed call) to the *POINT OF BEGINNING*.

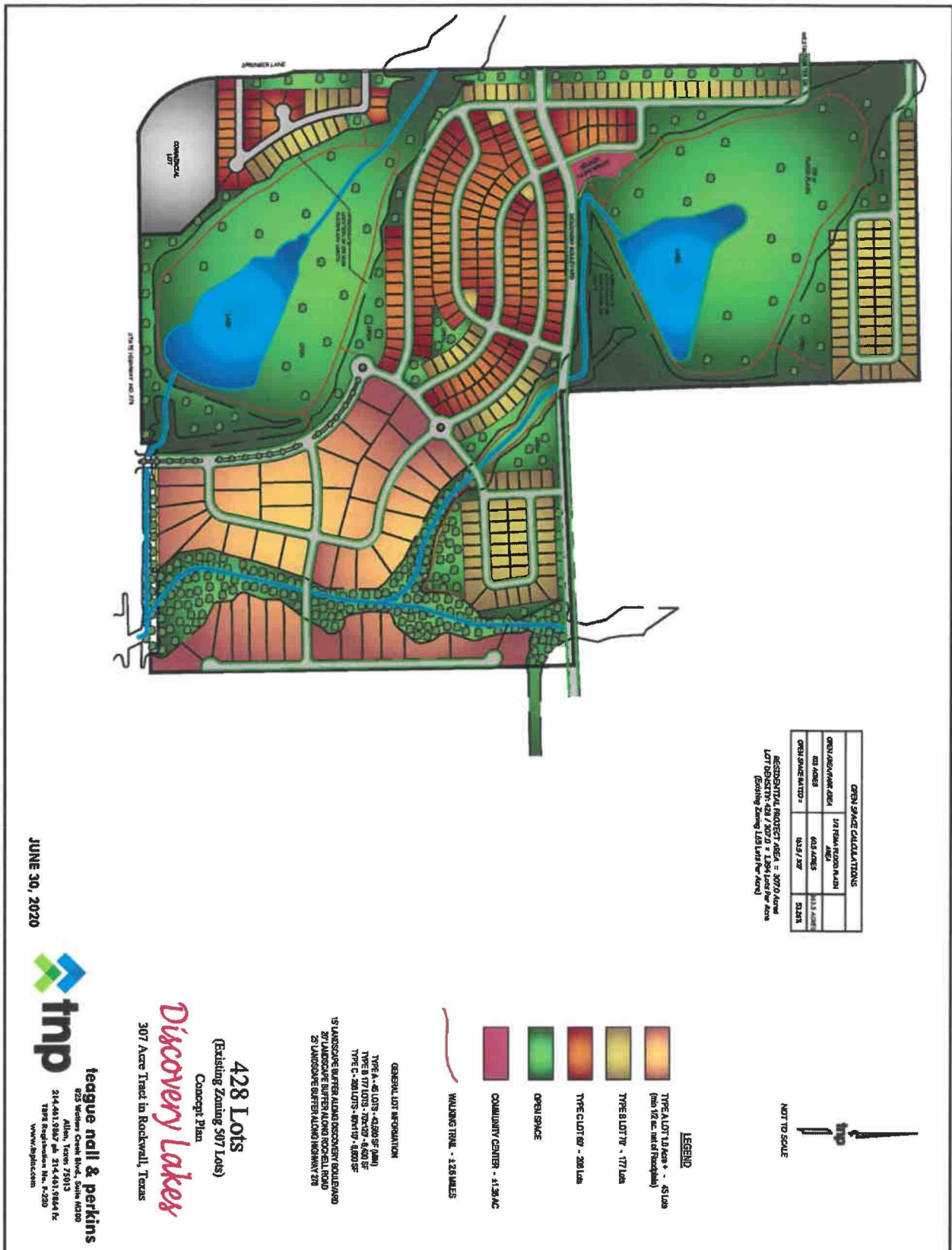
*CONTAINING* within the metes recited 316.315-acres (13,778,692 square feet) of land, more or less, of which a portion lies within Rochell Road.

# Exhibit 'B': Survey





# Exhibit 'C': Area Map



**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

**(A) PURPOSE**

The purpose of this PD Zoning change is to allow for an area located at the southeastern portion of the property to be developed as a high-end custom home phase, with minimum one-acre single family residential lots. It is the desire of the owner to retain all the other non-conflicting entitlements on the property per the existing PD requirements and development standards with exceptions that will be noted throughout this document. The developer recognizes and accepts that the acreage utilized for this proposed custom phase will result in a loss of development density, from 507 single family homes to approximately 428 Single family homes. The owner requests the right and flexibility to replace smaller lot types with the 0.75-acre lot type throughout future phases of the development, without the need to rezone the Planned Development District as long as the general intent and layout of the approved revised concept plan is followed and the total number of lots does not increase.

To facilitate review of the proposed PD revisions, sections and development standards that are to be revised as a part of this re-zoning request will be highlighted in yellow throughout the document. All proposed revisions have been incorporated into the attached revised concept plan.

The Discovery Lakes Subdivision is located at the northeast corner of the intersection of SH-276 and Rochell Road. The *Subject Property* is a short walk or bike ride from the Rockwall Technology Park. The Discovery Lakes Subdivision will be a master planned residential neighborhood that will incorporate two (2) lakes, several acres of open space and ~2.6-miles of hiking/jogging/biking trails. The master plan calls for 428 single-family homes. There will be several view corridors strategically placed within the subdivision along with *front loaded* lots to provide for the enjoyment of the open space. A boulevard with 85-feet of right-of-way will connect SH-276 and be constructed up to the first round-about of the one (1) acre lots. The boulevard will have a 14-foot landscape median and a 25-foot travel lane on each side of the street. The residential streets will be 29-feet back-to-back, with a 10½-foot parkway on each side for a total of 50-feet of right-of-way. A *Community Center* with a pool will be provided to add increased amenity for the subdivision. Commencement of the Community Center and pool will take place at or before the final platting of the 201st residential lot or with the addition of additional *Type 'A'* lots. Additionally, the proposed development will incorporate nine (9) acres of commercial space that will be located at the hard corner of SH-276 and Rochell Road. This area will allow for neighborhood service types of uses and eating establishments. A maximum of one (1) hotel planned to service the needs of the subdivision and the Rockwall Technology Park. A 55-acre area adjacent to the northern lake will be dedicated as public parkland to serve Park District No. 31. The Discovery Lakes Subdivision will be a benefit to the community, allowing citizens of all ages the opportunity to live, work, and play in a connected master planned community.

**(B) GENERAL REQUIREMENTS**

***Development Standards.***

(1) *Permitted Uses.* The following uses are permitted on the *Subject Property* in accordance with the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance.

(a) *Residential Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of



**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

the Unified Development Code (UDC), shall be allowed for areas designated as *residential* on the *Concept Plan*.

(b) *Non-Residential*. Unless specifically provided by this Planned Development ordinance, only those uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), shall be allowed for areas designated as *commercial* on the *Concept Plan*; however, the following conditions shall apply:

(i) The following additional uses shall be permitted as *by-right* uses on the *Subject Property*:

- ☒ Hotel, Hotel (*Full Service*) or Motel (*With a Maximum Height of Four [4] Stories*) <sup>1</sup>
- ☒ Restaurant (*with Drive-Through or Drive-In*) <sup>2</sup>
- ☒ Retail Store (*with more than two [2] Gasoline Dispensers*)

*Notes:*

<sup>1</sup>: A maximum of one (1) hotel/motel shall be permitted with this Planned Development District. The height requirement of four (4) stories is permitted to exceed 36-feet, but in no case shall exceed 60-feet.

<sup>2</sup>: A maximum of three (3) restaurants (despite the size of the restaurant) shall be permitted within this Planned Development District.

(ii) The following uses shall be prohibited on the *Subject Property*:

- ☒ Convent or Monastery
- ☒ Hotel, Residence
- ☒ Cemetery/Mausoleum
- ☒ Mortuary or Funeral Chapel
- ☒ Social Service Provider
- ☒ Billiard Parlor or Pool Hall
- ☒ Carnival, Circus, or Amusement Ride
- ☒ Commercial Amusement/Recreation (*Outside*)
- ☒ Gun Club, Skeet or Target Range (*Indoor*)
- ☒ Astrologer, Hypnotist, or Psychic Art and Science
- ☒ Garden Supply /Plant Nursery
- ☒ Night Club, Discotheque, or Dance Hall
- ☒ Secondhand Dealer
- ☒ Car Wash, Self Service
- ☒ Mining and Extraction (Sand, Gravel, Oil and/or Other)
- ☒ Helipad
- ☒ Railroad Yard or Shop
- ☒ Transit Passenger Facility

(2) *Non-Residential Development*. The area designated as *commercial* on the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance shall be designed to be pedestrian-oriented, easily accessible, and integrated into the general design scheme of the adjacent neighborhood. This can be accomplished by removing the traditional barriers utilized to separate commercial and residential developments (e.g. *screening walls*) and incorporating landscape buffers/elements (e.g. *greenspace, parkways, and etcetera*) and urban design elements (e.g. *pathways, pergolas, and etcetera*) that can create compatibility with the adjacent single-family neighborhood. To better achieve this goal and in addition to the requirements of Section 4.1, *General Commercial District Standards*, and Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development*

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

*Standards*, of the Unified Development Code, all commercial development shall be required to adhere to the following supplemental standards:

- (a) *Retail Landscape*. Landscaping shall be reviewed and approved with the PD Site Plan. All Canopy/Shade Trees planted within the retail development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height unless otherwise provided within this document.
- (b) *Retail Landscape Buffers*. All landscape and plantings located within the buffers shall be maintained by the property owner.
  - (1) *Landscape Buffer (Residential Adjacency)*. Where residential and retail uses share a direct adjacency, a minimum of a 30-foot landscape buffer shall be provided by the retail property adjacent to the residential property. This area shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the adjacency. This area should also incorporate pedestrian-oriented design elements (*e.g. pathways*) that allow access between the two (2) uses. Shrubby utilized in this area shall have a minimum height of 30-inches and a maximum height of 48-inches. Additionally, trees should be incorporated in this area to break up the façades of any commercial buildings.
  - (2) *Landscape Buffer and Sidewalks (SH-276)*. A minimum of a 15-foot landscape buffer shall be provided along the frontage of SH-276, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. All buffer-strip planting requirements shall conform to the requirements of Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code.
  - (3) *Landscape Buffer (Rochell Road Retail)*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of Rochell Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.
- (c) *Sidewalks*.
  - i) *Sidewalk Adjacent to Rochell Road and SH-276*. The developer shall be responsible for the construction of a five (5) foot sidewalk that meanders through the required 20-foot landscape buffer adjacent to Rochell Road and SH-276.
- (3) *Residential Development Standards*. Except as modified by these *Development Standards*, the residential uses depicted in *Exhibit 'C'* of this ordinance shall be subject to the development standards for a Single Family 10 (SF-10) District as stipulated by Section 3.1, *General Residential District Standards*; Section 3.4, *Single-Family Residential (SF-10) District*; and Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V,

**Exhibit 'D':**  
**Permitted Land Uses and Development Standards**

*District Development Standards*, of the Unified Development Code. In addition, all residential development shall adhere to the following standards:

- (a) *Lot Composition and Layout*. The lot layout and composition of the *Subject Property* shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1* below. Allowances for changes to the quantity and locations of each lot type are permitted in conformance with the requirements listed below; however, in no case shall the proposed development exceed 428 units.

**Table 1: Lot Composition**

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	80' x 200'	32,670 SF	45	10.51%
B	70' x 110'	7,700 SF	177	41.36%
C	60' x 110'	6,600 SF	206	48.13%
Maximum Permitted Units:			428	100.00%

The allocation of single-family dwellings among lot types may deviate from *Table 1* provided that the proposed lot composition meets the following criteria:

- (1) The total number of lots does not exceed 428 units; and,
  - (2) The average lot size for the total development is not less than 9,700 SF (*i.e. total square footage of all lots/total number of lots*); and,
  - (3) Lot Type "A" shall not be decrease below 40 lots; and,
  - (4) Lot Type "B" shall not be decreased below 38% of the total 428 lots; and,
  - (5) Lot Type "C" shall not be increased beyond 55% of the total 428 lots.
- (b) *Density and Dimensional Requirements*. The maximum permissible density for the *Subject Property* shall not exceed 1.40 dwelling units per gross acre of land; however, in no case should the proposed development exceed 428 units. All lots shall conform to the standards depicted in *Table 2* below and generally conform to *Exhibit 'C'* of this ordinance.

**Table 2: Lot Dimensional Requirements**

Lot Type (see Concept Plan) ►	A	B	C
Minimum Lot Width <sup>(1)</sup> & <sup>(5)</sup> & <sup>(7)</sup>	80'	70'	60'
Minimum Lot Depth	200'	110'	110'
Minimum Lot Area	32,670 SF	7,700 SF	6,600 SF
Minimum Front Yard Setback <sup>(2)</sup> , <sup>(6)</sup> , & <sup>(8)</sup>	25'	20'	20'
Minimum Side Yard Setback	10'	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) <sup>(2)</sup>	20'	15'	15'
Minimum Length of Driveway Pavement	25'	20'	20'
Maximum Height <sup>(3)</sup>	36'	36'	36'
Minimum Rear Yard Setback <sup>(4)</sup>	20'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	3,200 SF	2,250 SF	2,000 SF
Garage Orientation <sup>(8)</sup>	J-Swing or Side Entry	J-Swing or Flat Front	J-Swing or Flat Front
Maximum Number of Front Entry Garages Permitted	17	58	137
Maximum Lot Coverage	65%	65%	65%

**General Notes:**

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

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

<sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single-family home.

**Exhibit 'D':**  
**Permitted Land Uses and Development Standards**

4. As measured from the rear yard property line.
5. Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the lot width reduced by up to 20% as measured at the front property line provided that the lot width is met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows maybe reduced by up to ten (10%) percent, but shall meet the minimum lot size for each lot type.
6. 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 that increases the Front Yard Building Setback to 20-feet; however, the encroachment shall not exceed five (5) feet on Side Yard Setbacks (Adjacent to a Street) and shall not encroach into public right-of-way [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].
7. All lots with a *J-Swing* or *Traditional Swing* driveway require a minimum of a 65-foot lot width.
8. The minimum front yard setback for properties that have a *Flat Front Entry* garage format shall be 25-feet.

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

- (1) **Masonry Requirement.** The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, and cultured stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and/or stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted to be used to meet up to 50% of the masonry requirement.
- (2) **Roof Pitch.** A minimum of an 8:12 roof pitch is required on all structures with the exception of porches, which shall have a minimum of a 4:12 roof pitch. *Type 'A'* lots may have a variable pitch to the roofs that may deviate from these specific standards when it is determined by staff to serve a particular architectural theme.
- (3) **Garage Orientation.** Garages shall be provided as stipulated by *Table 2: Lot Dimensional Requirements*. Garages permitted for front entry maybe oriented toward the street in a *Flat Front Entry* format; however, the front façade of the garage must be situated a minimum of 25-feet off the front property line. All front entry garages shall incorporate an architectural element or feature separating the individual garage openings. *Side Entry, Traditional Swing, or J-Swing* garages are permitted to have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the *Swing* configuration.

(d) **Anti-Monotony Restrictions.** The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see the illustration on the following page*).

**Table 3: Anti-Monotony Matrix**

<b>Lot Type</b>	<b>Minimum Lot Size</b>	<b>Elevation Features</b>
A	80' x 200'	(1), (2), (3), (5)
B	70' x 110'	(1), (2), (3), (4)
C	60' x 110'	(1), (2), (3), (4)

- (1) 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



**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

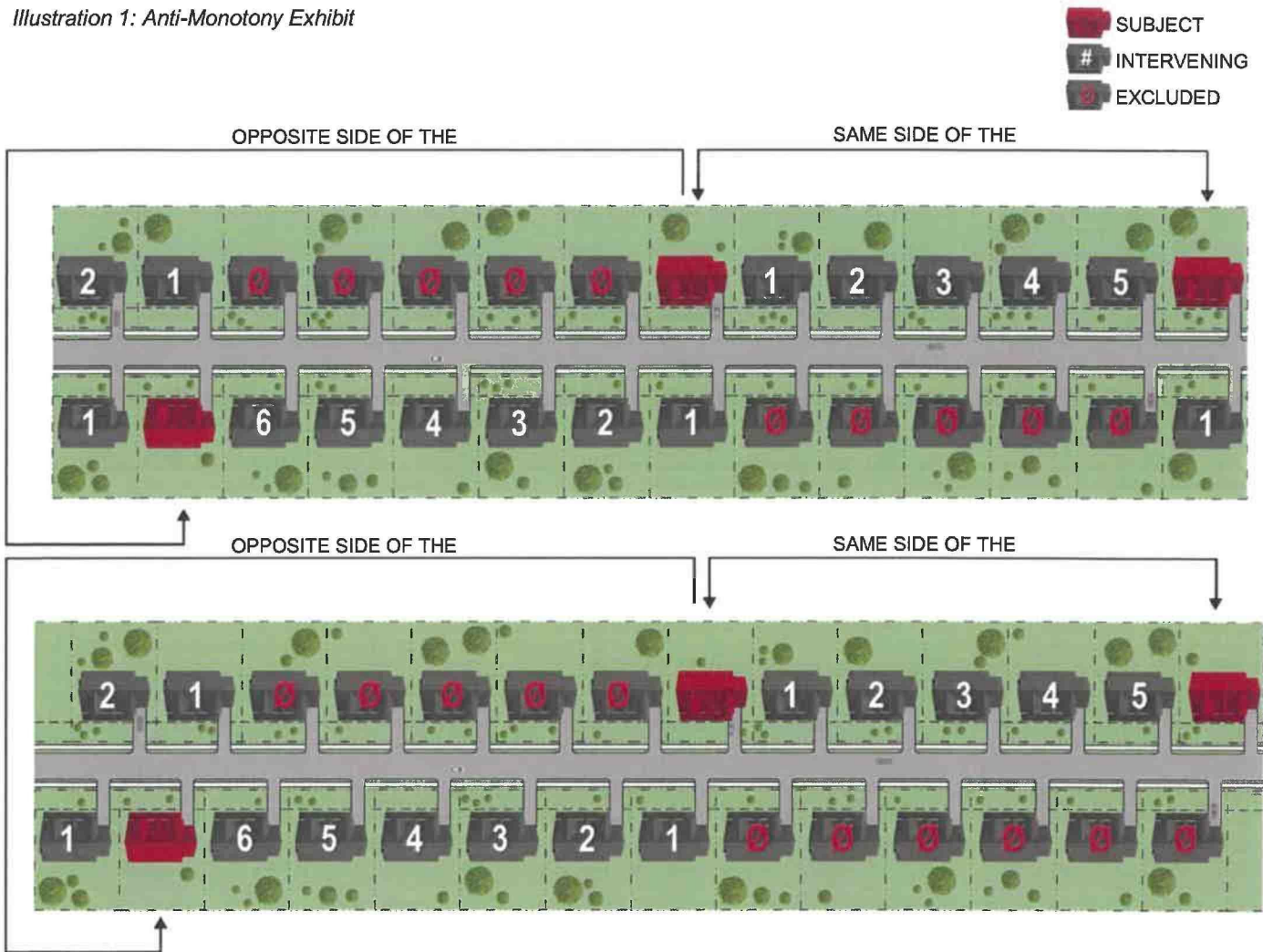
property and six (6) intervening homes of differing materials on the opposite side of the street.

- (2) 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 on SH-276 or Rochelle Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
  - (a) Number of Stories
  - (b) Permitted Encroachment Type and Layout
  - (c) Roof Type and Layout
  - (d) Articulation of the Front Façade
- (3) Permitted encroachment (*i.e. porches*) 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.
- (4) 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*).
- (5) Type 'A' lots may use slate, imitation slate, tile, concrete tile, imitation tile, standing seam metal, or other high-end type roof materials.

*Continued on Next Page...*

**Exhibit 'D':**  
**Permitted Land Uses and Development Standards**

Illustration 1: Anti-Monotony Exhibit



(e) *Fencing Standards.* All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

- (1) *Wood Fences.* All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited. All solid fences shall incorporate a decorative top rail and/or cap detailing the design of the fence.

**Exhibit 'D':**  
**Permitted Land Uses and Development Standards**

- (2) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of eight (8) feet in height.
  - (3) *Corner Lots*. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of eight (8) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
  - (4) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
- (f) *Landscape and Hardscape Standards*.
- (1) *Residential Landscape*. Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within the residential development shall be a minimum of three (3) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height unless otherwise provided within this document.
  - (2) *Single Family Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO) all single-family lots shall conform to the following:
    - i) *Interior Lots*. All interior lots shall include a minimum of two (2) trees with a diameter at breast height (dbh) [*i.e. the diameter in inches of a tree as measured through the main trunk at a point of four and one-half (4½) inches above the natural ground level*] of three (3) inches shall be planted in the front yard, and two (2) additional trees of the same caliper inch shall be planted in the side yard facing the street for corner lots.

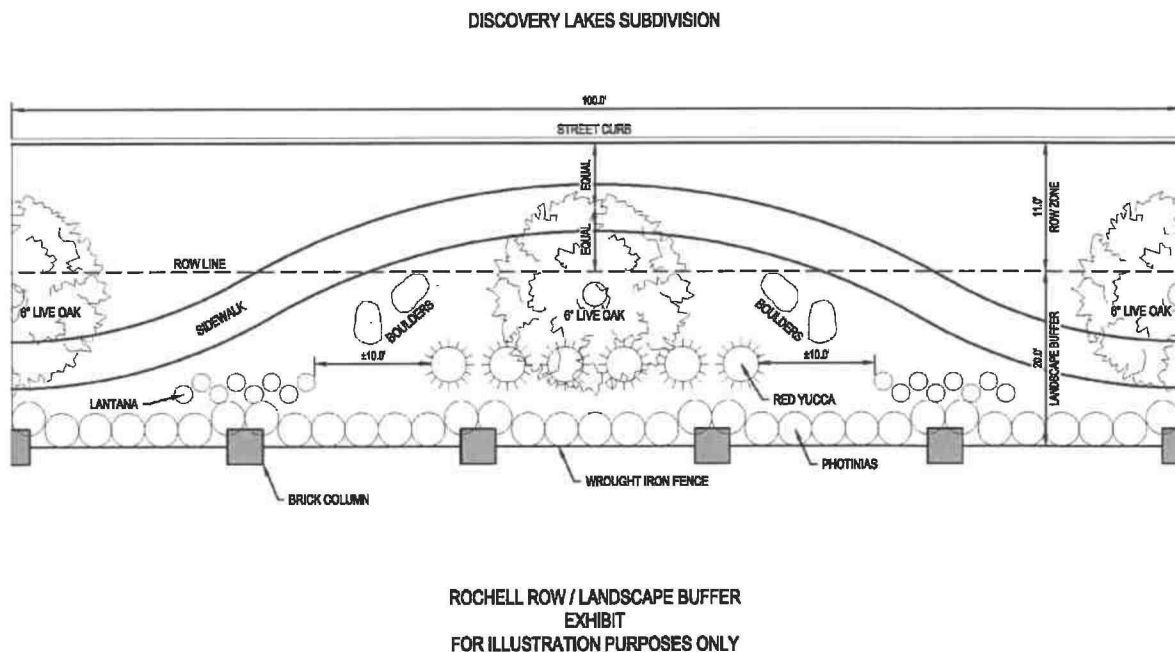
*Note: For the purposes of this section only, the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.*
    - ii) *Corner Lots*. All corner lots shall include a minimum of two (2) trees with a diameter at breast height (dbh) [*i.e. the diameter in inches of a tree as measured through the main trunk at a point of four and one-half (4½) inches above the natural ground level*] of three (3) inches shall be planted in the front yard of an interior lot.
  - (3) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
    - (a) *Landscape Buffer and Sidewalks (Discovery Boulevard)*. A minimum of a 15-foot landscape buffer shall be provided along the frontage of Discovery Boulevard, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a

**Exhibit 'D':**  
**Permitted Land Uses and Development Standards**

maximum height of 48-inches. In addition, at least one (1) canopy tree shall be planted per 30-feet of linear frontage.

- (b) *Landscape Buffer (Rochell Road)*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of Rochell Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Shrubby shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The landscape buffer along Rochell Road shall general conform to the following illustration [*i.e. Illustration 3*].

*Illustration 2: Landscape Buffer along Rochell Road.*



- (c) *Landscape Buffer (SH-276)*. A minimum of a 25-foot landscape buffer shall be provided along the frontage of SH-276, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Shrubby shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. In addition, all buffer-strip planting requirements shall conform to the requirements of Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (*i.e. minimum four [4] inch caliper trees required*).
- (4) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or



**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

landscape architect and shall be maintained by the Homeowner's Association (HOA).

- (5) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.
- (g) *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.
- (h) *Sidewalks*.
- i) *Internal Sidewalks*. All sidewalks adjacent to an interior residential street shall begin 5½-feet from the back of curb and be five (5) feet in overall width.
  - ii) *Sidewalks Adjacent to Rochell Road and Discovery Boulevard*. All sidewalks adjacent Rochell Road and Discovery Boulevard shall begin two (2) feet inside the right-of-way line and be five (5) feet in overall width.
- (i) *Open Space*. The development shall consist of a minimum of 20% open space as calculated from the gross land area, and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. Existing floodplain shall be counted at a rate of ½-acre for every acre provided (*e.g., 10-acres of floodplain would count as 5-acres of open space*). The Homeowner's Association (HOA) shall maintain all open space areas.
- (j) *Temporary On-Site Sanitary Sewer (OSSF)*. On-Site Sanitary Sewer (OSSF) systems shall only be allowed on *Type 'A'* lots that contain a minimum of 32,670 SF. OSSF's shall be designed by a State of Texas registered Professional Engineer, and each design shall specify an aerobic type system with drip (*underground*) irrigation system. All systems shall meet the minimum standards of the Texas Commission on Environmental Quality (TCEQ) and each installed system shall be inspected by a third-party licensed inspector and be paid for by the developer. Operation and maintenance of each individual OSSF shall be the responsibility of the property owner and the City will not assume any responsibility to the proper design, installation, operation, and maintenance of the system. In addition to the installation of the OSSF's for *Type 'A'* lots, each constructed home must provide a secondary connection that will allow the resident to disconnect and abandon the OSSF and connect to the future -- *developer provided* -- sanitary sewer system when it is made available. The *Developer*, during the development/construction of any phase of the subdivision, will be responsible for constructing the required sanitary sewer infrastructure (*i.e. mains and laterals*) as required by the City's Master Wastewater Plan. The *Developer* shall be responsible for escrowing the required impact fees for all lots utilizing an OSSF. A *Facilities Agreement* addressing how this money will be escrowed will be required to be drafted prior to the *Developer* submitting a preliminary plat with the City of Rockwall. This *Facilities Agreement* and the preliminary plat can be considered concurrently by the City Council; however, an approved, signed, and executed *Facilities Agreement* shall be a condition of approval of the preliminary plat. In addition, the *Developer* will be required to provide an appropriate disclosure statement regarding the obligation to connect to the City's wastewater system and any additional perceived costs to the

**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

homeowner associated with this connection in all real-estate contracts between the developer, homebuilder, and homeowner.

- (k) *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.
  - (l) *Community Center.* A site plan, landscape plan and building elevations shall be required for the proposed *Community Center* and shall be subject to site plan approval by the Planning and Zoning Commission prior to construction. The community center shall commence construction prior to the platting of the 201st residential lot, unless additional *Type 'A' lots -- above and beyond what is shown on the Concept Plan contained in Exhibit 'C' of this ordinance --* are requested; in which case, the developer shall commence construction of the community center as part of the phase that proposes the additional *Type 'A' lots*.
  - (m) *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision Regulations contained within the *Municipal Code of Ordinances* of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, amenity centers, screening fences associated with this development.
- (4) *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*3-phase lines*), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. 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.
- (5) *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.