

Z2015-023 TOWNHOMES (C to PD)
 ZONING- LOCATION MAP = [icon]



City of Rockwall

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

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

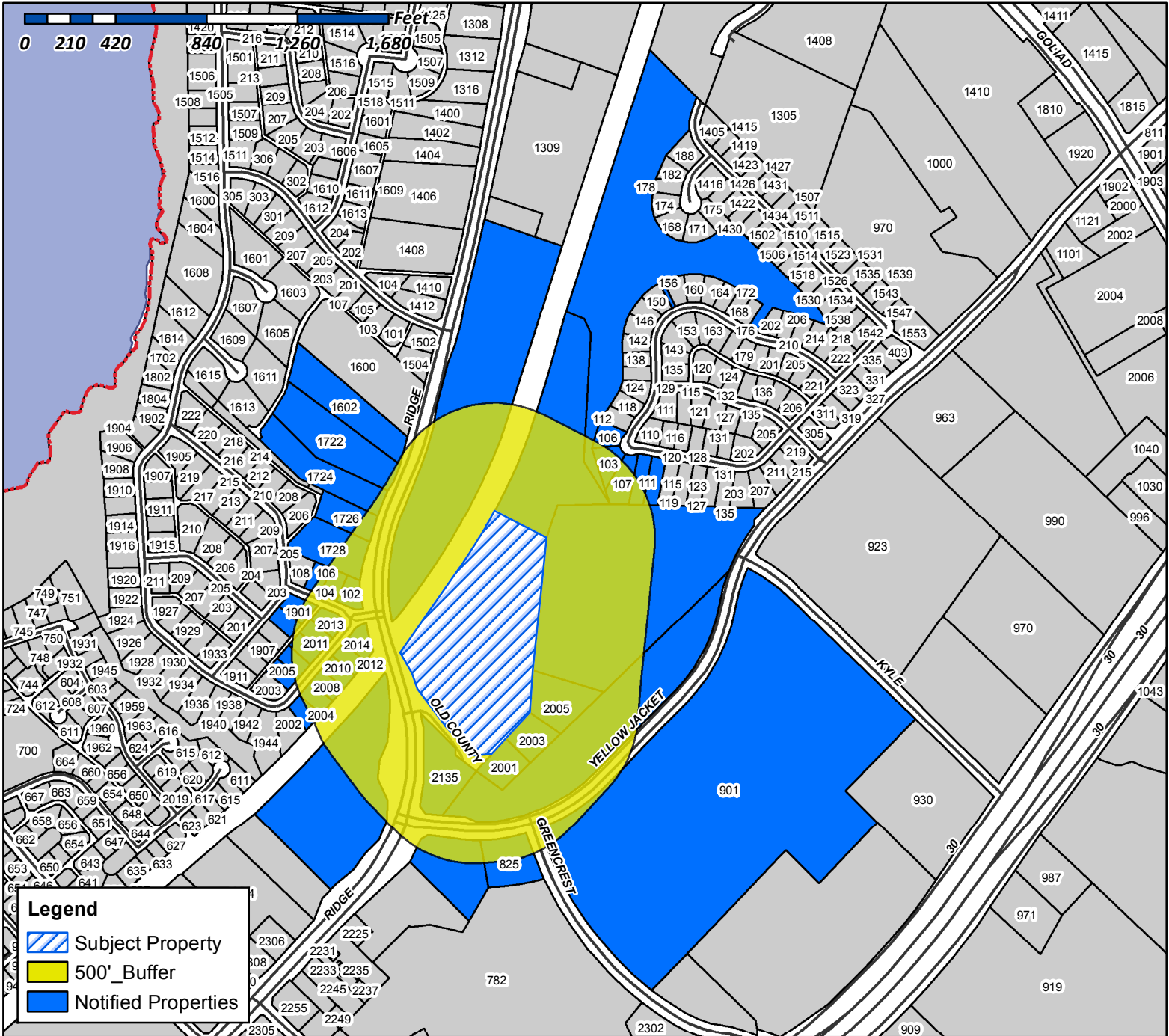




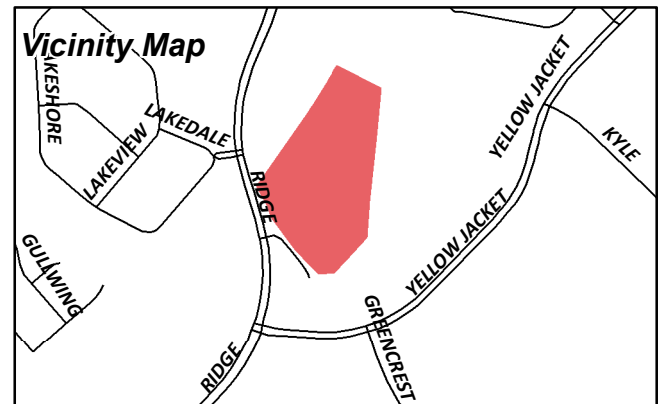
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2015-023
Case Name: Townhomes
Case Type: Zoning
Zoning: PD
Case Address: Along Ridge Road North of Yellow Jacket



Date Created: 07/21/2015
For Questions on this Case Call (972) 771-7745



NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

Case No. Z2015-023: Townhomes (C to PD)

Hold a public hearing to discuss and consider a request by Rich Darragh of the Skorburg Company on behalf of the owner James Syvrud for the approval of a zoning change from a Commercial (C) District to a Planned Development District for townhomes, on a 9.24-acre tract of land identified as Tract 9 of the D. Atkins Survey, Abstract No. 001, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located on the east side of Ridge Road north of the intersection of W. Yellow Jacket Lane and Ridge 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, 8/11/2015 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 8/17/2015 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by **8/17/2015** to ensure they are included in the information provided to the City Council.

Sincerely,

Robert LaCroix, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: [HTTP://WWW.ROCKWALL.COM/PLANNING/PLANNINGDEVCASES.ASP](http://www.rockwall.com/planning/planningdevcases.asp)

PLEASE RETURN THE BELOW FORM

Case No. Z2015-023: Townhomes (C to PD)

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

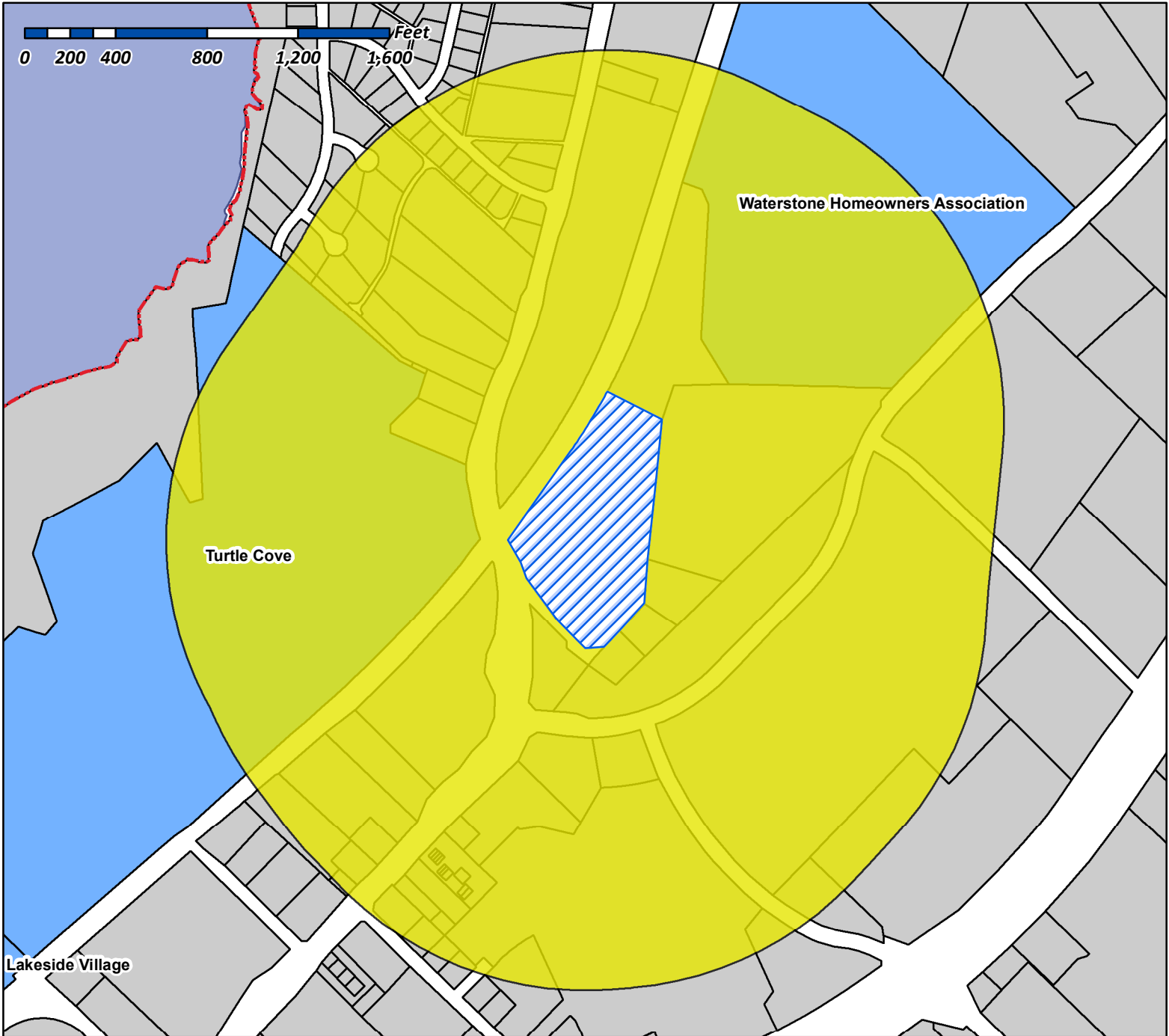
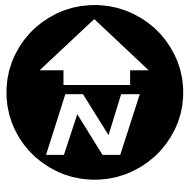
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



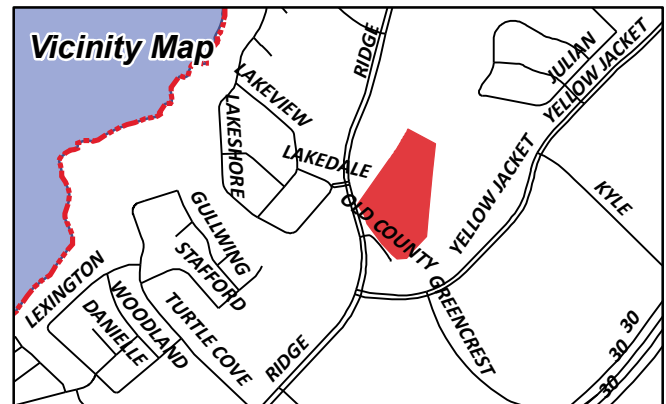
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Case Name: Townhomes
Case Type: Zoning
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For Questions on this Case Call (972) 771-7745



July 17, 2015

City of Rockwall
Attn: Ryan Miller

Skorburg Company
8214 Westchester, Suite 710
Dallas, TX 75225

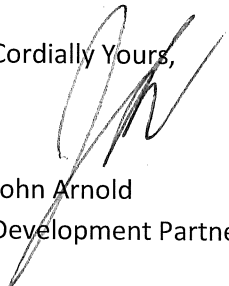
Dear Ryan,

Skorburg Company plans to rezone and develop 9.24 Acres (see "Exhibit A") in Abstract A0001 D Atkins, Tract 9, of the City of Rockwall, Rockwall, TX owned by James P Syvrud and Mary Jean Syvrud located near the intersection of Yellow Jacket Ln. and Ridge Rd. (see "Exhibit B").

The property is currently zoned Commercial and we propose that the property be zoned Planned Development with Residential use for fifty (50) Residential Town Homes. This community will provide for a greater variety of housing that the market demands and will still reflect the beautiful aesthetic of the surrounding communities and the City of Rockwall as a whole.

We look forward to working with the City on this project.

Cordially Yours,



John Arnold
Development Partner

03/07/91

11:51

003

EXHIBIT "A"

935

All that certain lot, tract or parcel of land situated in Rockwall County, Texas, being a tract of land irregular in shape, and being situated on the Easterly side of the Missouri-Kansas-Texas Railroad Company of Texas, Dallas Subdivision Main tract opposite mile post 740, out of the D. ADKINS HEADRIGHT and being more particularly described as follows:

COMMENCING at a point located in the center line of said railroad company's Dallas Subdivision main tract at valuation chaining, station 4152 plus 27.3 distance 1,846.7 feet measured northeasterly along the center line of said main tract from the southwesterly line of the D. Adkins Headright:

THENCE deflecting an angle of 87° 35' to the left, southeasterly from the centerline of said main tract to a line bearing South 76° 01' East a distance of 50.04 feet to a rail for point of beginning, distance 50 feet main tract;

THENCE South 60° 49' East, 88.55 feet to an iron pin;

THENCE South 26° 03' East, 75.06 feet to an iron pin;

THENCE South 32° 42' West, 592.58 feet to an iron pin;

THENCE South 2° 24' East 230.13 feet to a steel rail;

THENCE South 69° 28' West, 155.11 feet to a steel rail;

THENCE South 68° 52' West, 135.14 feet to a steel rail;

THENCE South 14° 17' West 259.25 feet to a steel rail;

THENCE South 5° 24' West, 633.05 feet to an iron pipe;

THENCE South 43° 45' West, 272.76 feet to an iron pin;

THENCE South 88° 33' West, 44.17 feet to an iron pin;

THENCE North 55° 38' West, 46.42 feet to an iron pin;

THENCE North 38° 02' West, 139.82 feet to an iron pin;

THENCE North 28° 33' West, 437.13 feet to a wooden state highway marker in the easterly right of way line of said main tract, distant 50 feet measured easterly at right angles from center line of said main tract;

THENCE Northeastery along said easterly right of way line parallel to and 50.0 feet easterly from the center line of said main tract, a distance of 1741.85 feet, more or less to the point of beginning, containing an area of 16.24 acres of land, more or less, save and except that portion deeded to the State of Texas for Highway purposes.

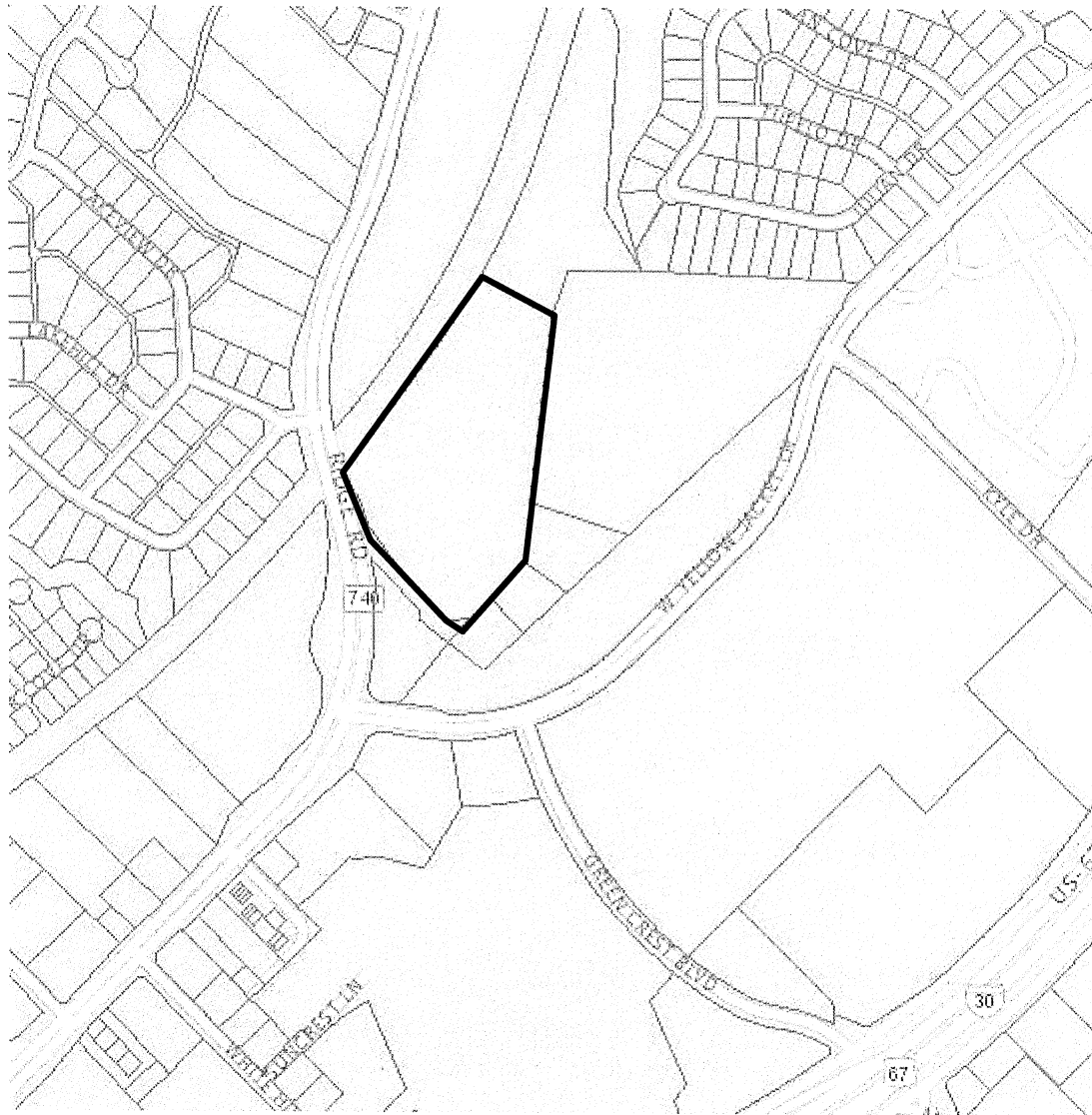
SAVE AND EXCEPT 1 acres tract conveyed to Church on the Rock in Deed Volume 377, Page 267, Deed Records; Four 1 acre tracts conveyed to Church on the Rock in Deed Volume 451, Page 196 and 1 acre tract conveyed to Church on the Rock in Deed Volume 585, Page 274, Deed Records, Rockwall County, Texas.

3-28-91
J. M. S.
20-91

Exhibit "B"

Property Depiction (+/- 9.24 Acres)

The Property is outlined in the bold, black line of the exhibit below.



Rockwall, Texas Townhouse Design Standards

Lot Characteristics:

Minimum Lot Area: 2,250 SF

Minimum Lot Dimensions:

Lot Depth: 115'

Lot Width: 25'

Minimum Front Yard: 15'

Minimum Rear Yard: 10'

Minimum Side at Corner Setback: 15'

Minimum Building Separation: 10'

Minimum Driveway Length: 20'

Community Design Characteristics:

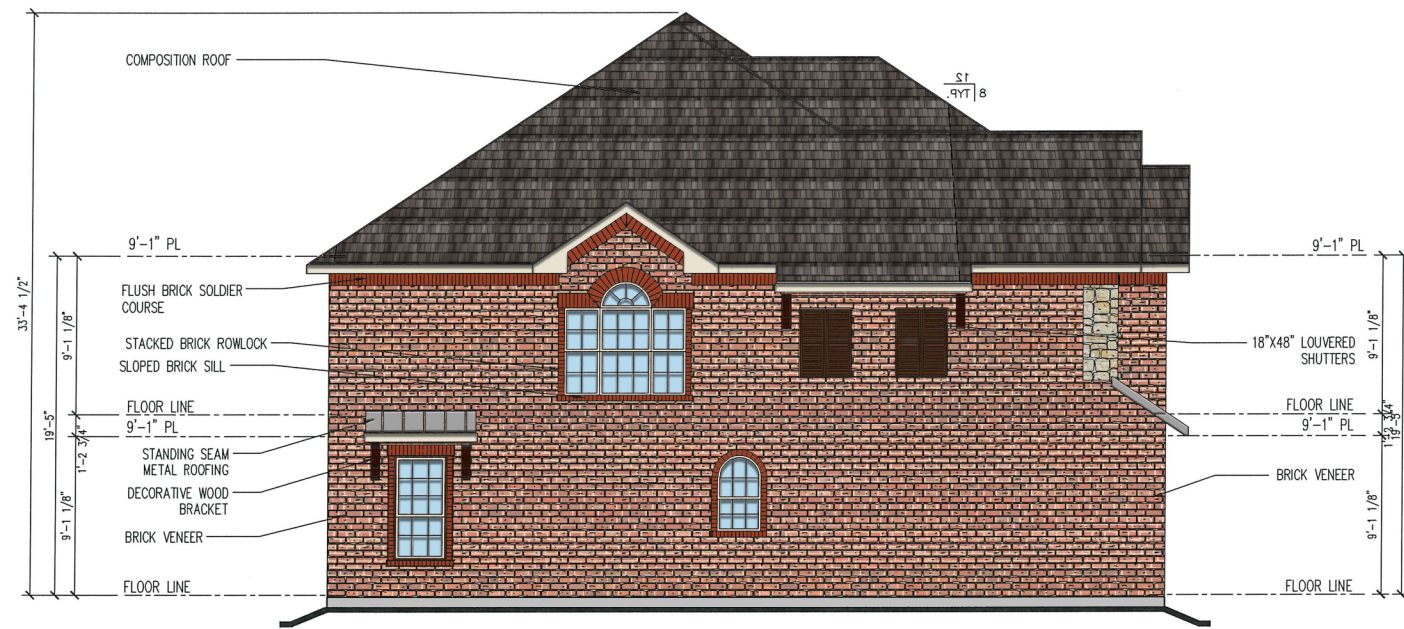
Townhouses shall have front entry garages

Minimum stone/masonry requirement: 65%

Mandatory Home Owner's Association (HOA) with Architectural Control Committee (ACC)

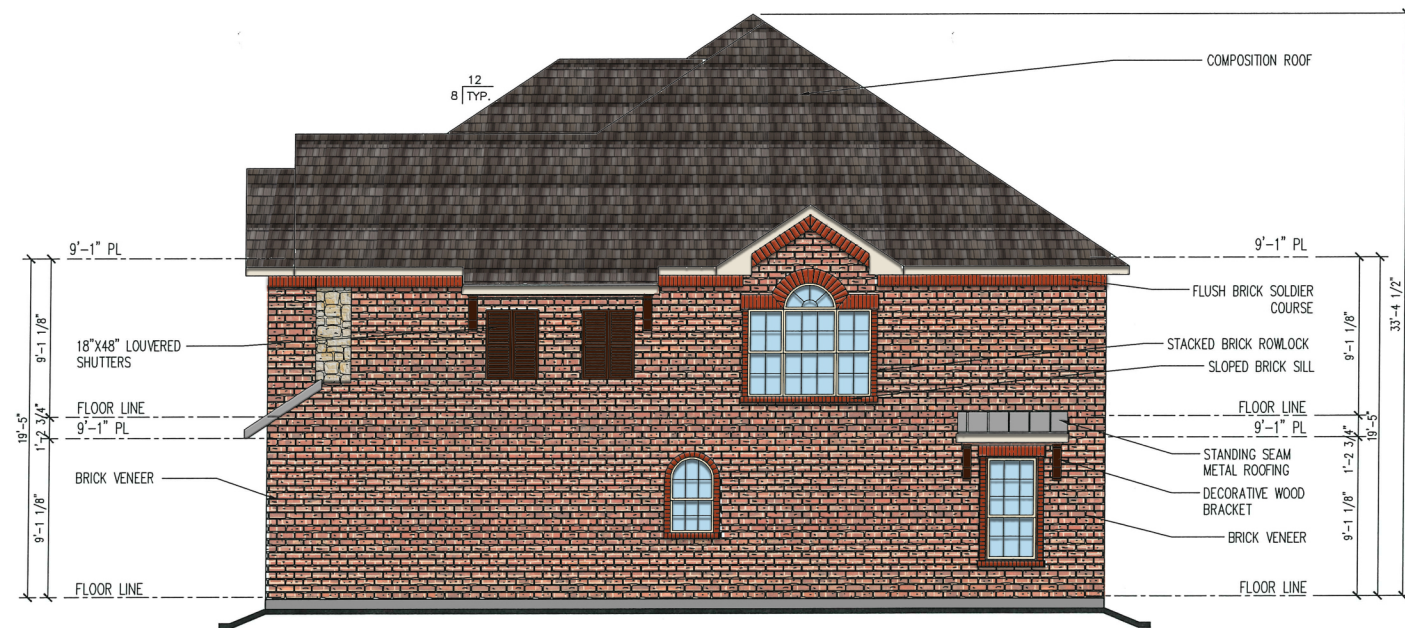
Minimum Square Feet: 1200

Please see the attached product examples



LEFT ELEVATION

SCALE 3/32" = 1'-0" (NOTE: SCALE 3/16" = 1'-0" ON 22x34 PAPER)



RIGHT ELEVATION

SCALE 3/32" = 1'-0" (NOTE: SCALE 3/16" = 1'-0" ON 22x34 PAPER)

XXXX-XX

DESCRIPTION

DATE

No.

CONCEPT PLAN

CARROLLTON



RIGHT ELEVATION

DESIGN: MM DRAWN: SAL

PLAN No:

SHEET A4.02

22x34 - 1/4" = 1'-0"
11x17 - 1/8" = 1'-0"

XXXX-XX	
No.	DESCRIPTION

CONCEPT PLAN



REAR ELEVATION

DESIGN: MM DRAWN: SAL

PLAN No:

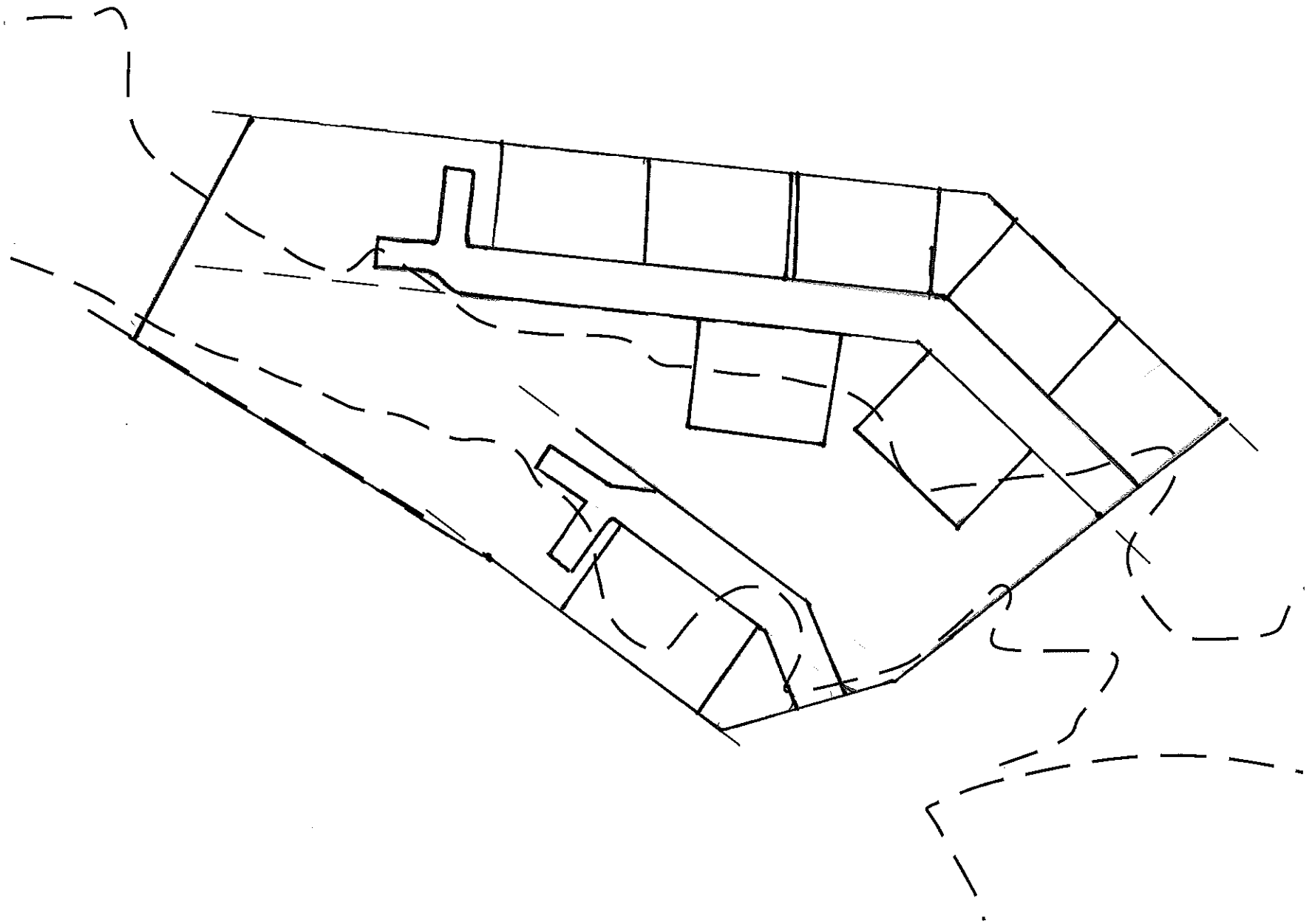
SHEET
A4.02

22x34 - 1/4" = 1'-0"
11x17 - 1/8" = 1'-0"



REAR ELEVATION

SCALE 3/32" = 1'-0" (NOTE: SCALE 3/16" = 1'-0" ON 22x34 PAPER)



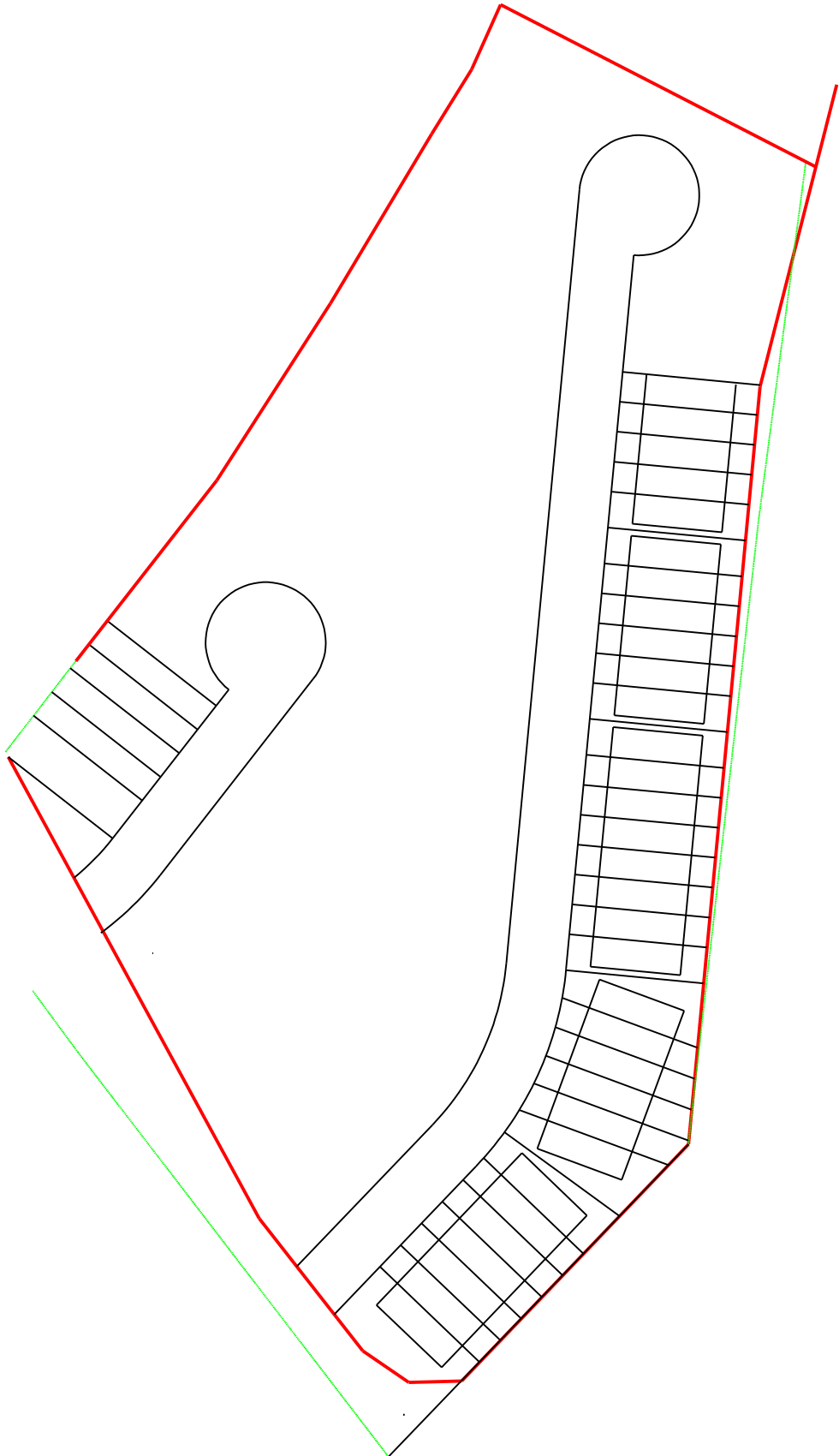


Exhibit 'C':
Development Standards

Development and Land Use Standards.

All development occurring within the boundaries of the zoning area shall conform to the development and land use standards contained within this Planned Development District ordinance. Development and land use standards not explicitly mentioned in this ordinance shall be governed by all pertinent development and land use standards specified in the Unified Development Code [*Ordinance No. 04-25*].

1. *Permitted Uses.* Uses permitted as of right or by Specific Use Permit (SUP) for the Two-Family (2F) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are permitted to be established on the *Subject Property*; however, the following conditions shall apply:

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

- Townhouses

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

- Accessory Building
 - Duplex
 - Guest Quarters/Secondary Living Unit
 - Portable Building
 - Church/House of Worship
 - Day Care with Seven (7) or More Children

2. *Residential Development Standards.* Except as modified by these *Development Standards*, the residential uses depicted in *Exhibit 'B'* of this ordinance shall be subject to the development standards stipulated by Section 3.1, *General Residential District Standards*, and Section 6.8, *Scenic Overlay (SOV) District*, of Article V, *District Development Standards*, of the Unified Development Code. In addition, all residential development shall adhere to the following standards:

- (a) *Density and Dimensional Requirements.* The maximum permissible density for the *Subject Property* shall not exceed 5.45 dwelling units per gross acre of land; however, in no case should the proposed development exceed 50 units. All lots shall conform to the standards depicted in *Table 2* below and generally conform to *Exhibit 'B'* of this ordinance.

Table 2: Lot Dimensional Requirements

<i>Minimum Lot Width</i> ⁽¹⁾	25'
<i>Minimum Lot Depth</i>	115'
<i>Minimum Lot Area</i>	2,250 SF
<i>Minimum Front Yard Setback</i> ⁽²⁾	20'
<i>Minimum Side Yard Setback</i>	5'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ⁽²⁾	15'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	10'
<i>Maximum Height</i> ⁽³⁾	36'
<i>Minimum Distance Between Buildings</i>	10'
<i>Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]</i>	1,200 SF
<i>Maximum Lot Coverage</i>	75%

General Notes:

- ¹: The minimum lot width shall be measured at the *Front Yard Building Setback*.

Exhibit 'C':
Development Standards

2. The location of the *Front Yard Building Setback* as measured from the front property line.
3. The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the townhome.
4. As measured from the rear yard property line.

(b) *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 80%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, cast/cultured stone, cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*), and cementaceous fiberboard shake lap-siding (e.g. *HardiBoard* or *Hardy Plank*). 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 for 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.
- (3) *Garage Orientation.* Garages may be oriented toward the street in a front entry configuration; however, all garage configurations that are not front entry shall meet the requirements of Article VI, *Parking and Loading*, of the Unified Development Code.

(c) *Fencing Standards.* All individual residential fencing shall be *wrought iron/tubular steel* or *board-on-board cedar fencing* and be located within the rear yard of the residential lot. Wrought iron/tubular steel or board-on-board fences can be a minimum of four (4) feet in height.

(d) *Landscape and Hardscape Standards.*

- (1) *Landscape.* Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. The following tree species are approved for planting within this subdivision:

(a) *Canopy/Shade Trees.* Bald Cypress, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak.

(b) *Accent/Ornamental/Under-Story Trees.* Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.

- (2) *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 (Ridge Road).* A minimum of a 20-foot landscape buffer shall be provided along the frontage of Ridge Road [FM-740], 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

Exhibit 'C':
Development Standards

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. In addition, all buffer-strip planting requirements shall conform to the requirements of Section 6.8, *Scenic Overlay (SOV) District*, of Article V, *District Development Standards*, of the Unified Development Code.

- (3) *Irrigation Requirements.* Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (4) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.
- (e) *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.
- (f) *Sidewalks.* All sidewalks will be built to the standards stipulated by the Engineering Department's *Standards of Design and Construction Manual*.
- (g) *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.
- (h) *Open Space.* The development shall consist of a minimum of 20% open space (*or ~4.62-acres*), and generally conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. Floodplain shall only be calculated at ½ the total acreage. The Homeowner's Association (HOA) shall maintain all open space areas.
- (i) *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.
- (j) *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, screening fences associated with this development.

Exhibit 'C':
Development Standards

3. *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.

DRAFT
ORDINANCE
07.28.2015