
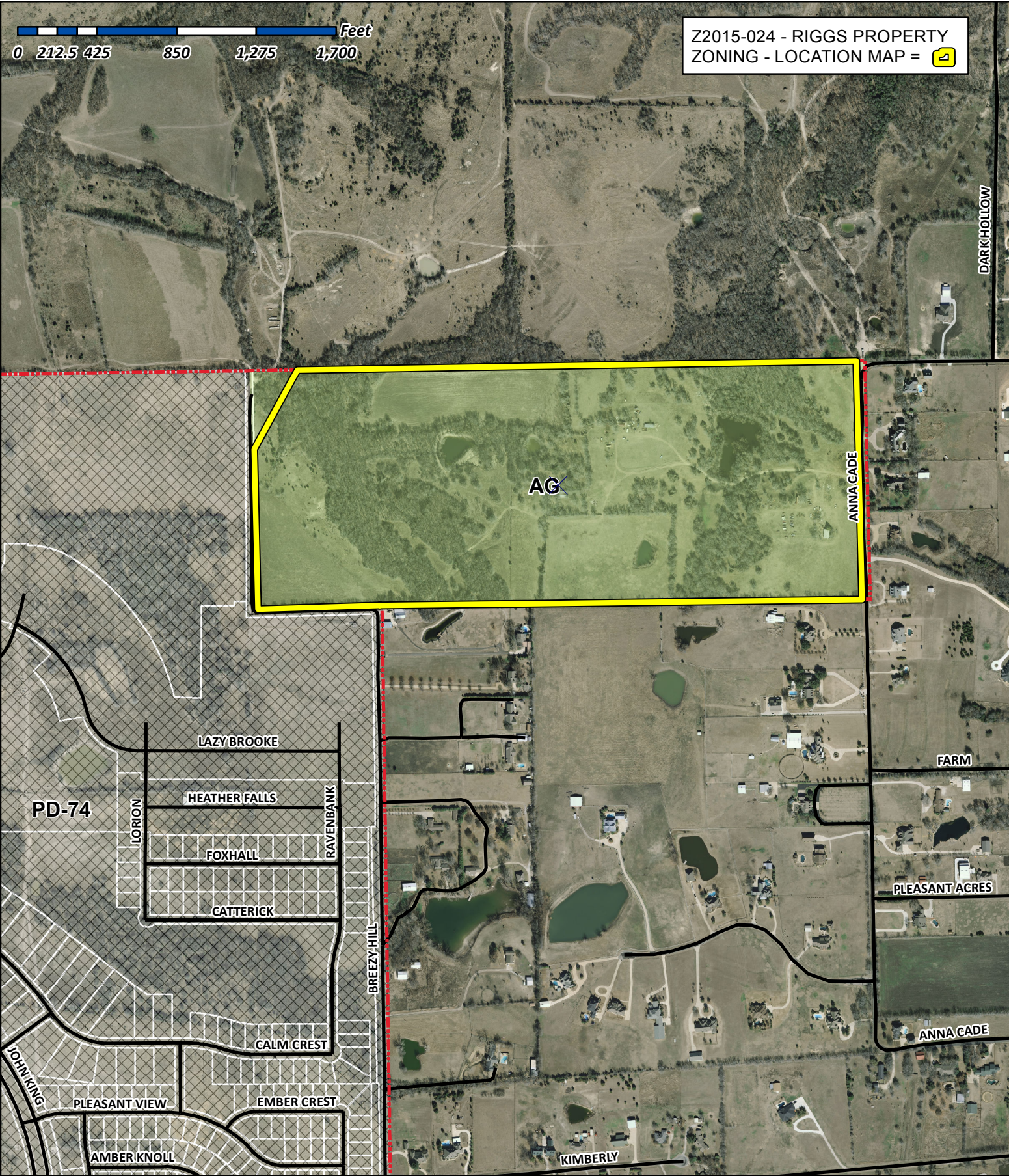


0 212.5 425 850 1,275 1,700 Feet

Z2015-024 - RIGGS PROPERTY
ZONING - LOCATION MAP = 



DARK HOLLOW

ANNA CADE

AG

PD-74

LAZY BROOKE

HEATHER FALLS

FOXHALL

CATTERICK

CALM CREST

EMBER CREST

AMBER KNOLL

PLEASANT VIEW

JOHN KING

BREEZY HILL

RAVENBANK

LORION

FARM

PLEASANT ACRES

ANNA CADE

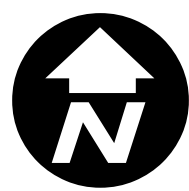
KIMBERLY



City of Rockwall

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

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





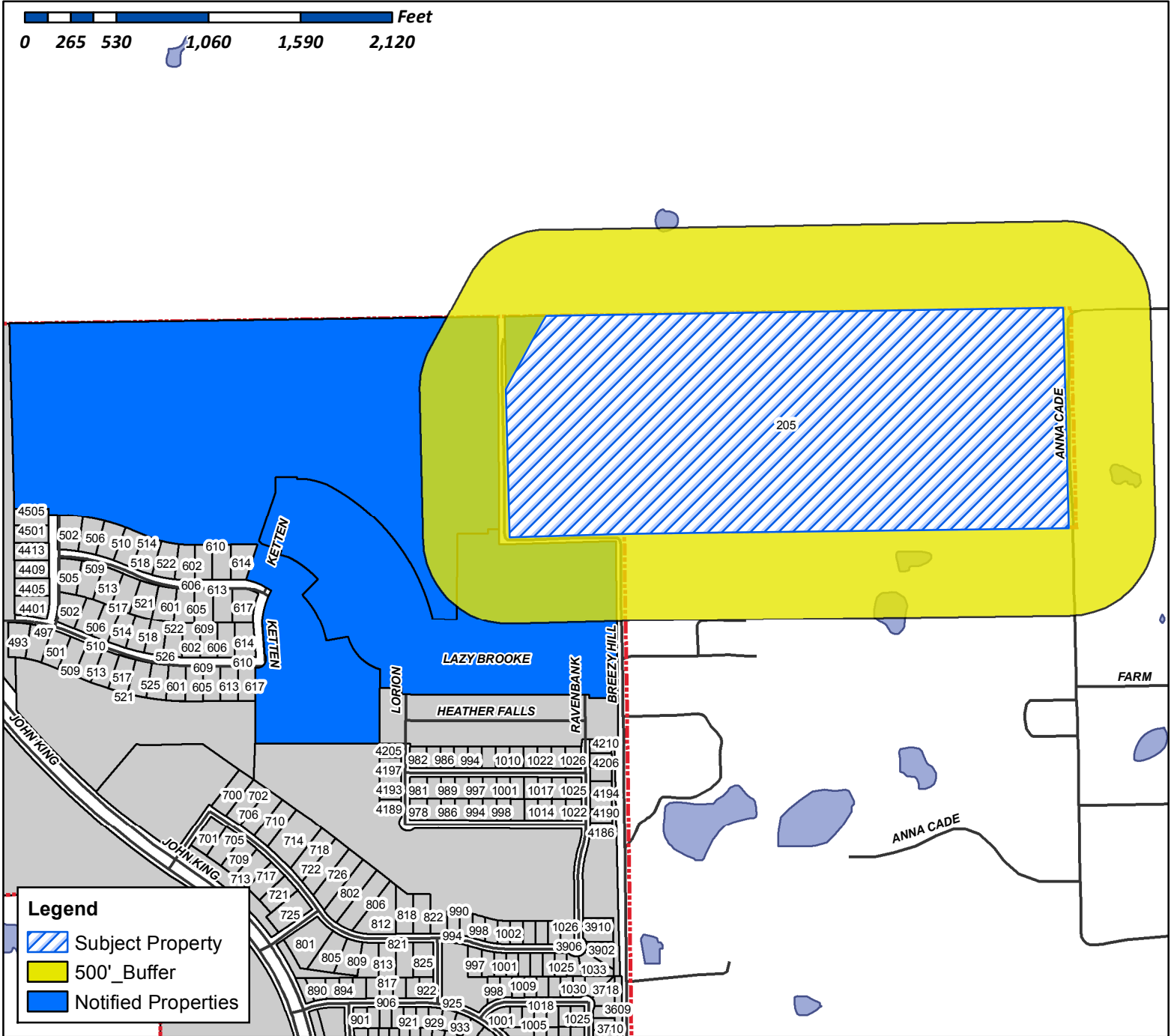
City of Rockwall

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

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



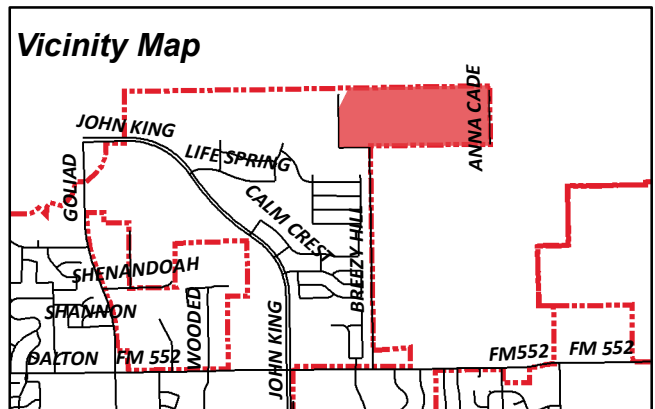
0 265 530 1,060 1,590 2,120 Feet



- Legend**
- Subject Property
 - 500' Buffer
 - Notified Properties

Case Number: Z2015-024
Case Name: Riggs Property
Case Type: Zoning
Zoning: PD
Case Address: 205 Rockhouse Ln.

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



RIGGS WILLIAM AUDY SR ESTATE
C/O JASON G SMITH P C
105 E KAUFMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
205 ROCKHOUSE LN
ROCKWALL, TX 75087

SINKS CHARLES WILLIAM II & SANDRA LYNN
555 SINKS ROAD
ROCKWALL, TX 75032

BH BALANCE II LLC
8214 WESTCHESTER DRIVE SUITE 710
DALLAS, TX 75225

BH BALANCE III LLC
8214 WESTCHESTER DRIVE SUITE 710
DALLAS, TX 75225



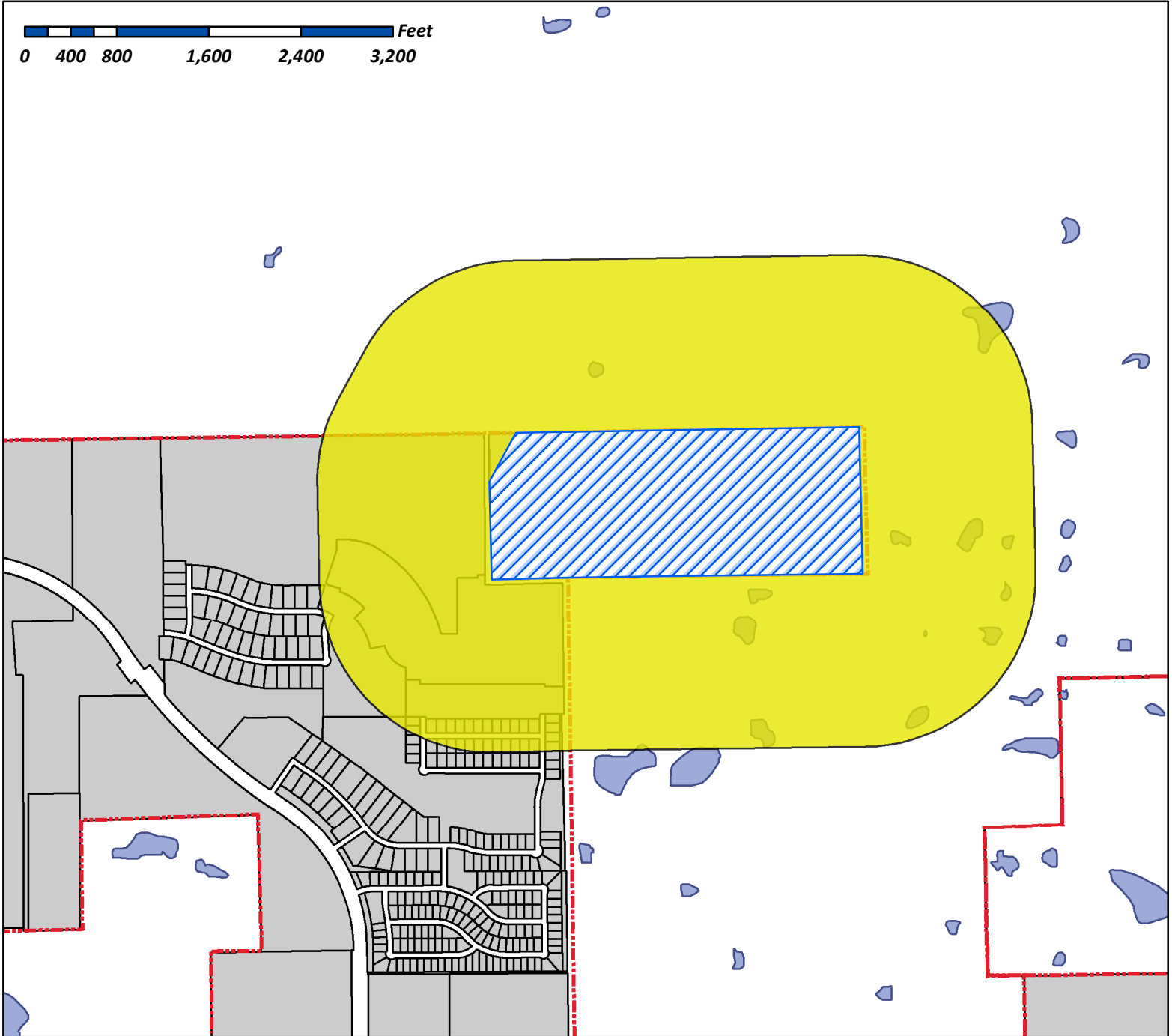
City of Rockwall

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

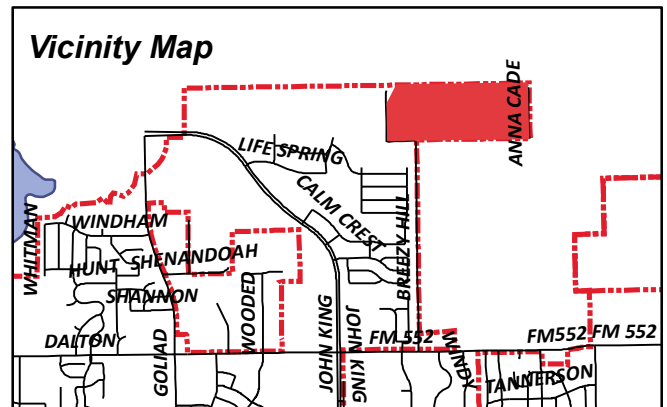
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



0 400 800 1,600 2,400 3,200 Feet



Case Number: Z2015-024
Case Name: Riggs Property
Case Type: Zoning
Zoning: PD
Case Address: 205 Rockhouse Ln.



Date Created: 07/20/2015
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 93 Acres (see "Exhibit A") of the A-187 Strickland, J, owned by William Audy Riggs Sr. Estate located West of Anna Cade Rd., E of Breezy Hill Ln. and East of the Breezy Hill Subdivision. (see "Exhibit B").

The property is currently zone Agricultural and we propose that the property be zoned Planned Development with Residential use for one hundred twenty (120) Residential 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

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in the Joseph Strickland Survey, Abstract No. 187, Rockwall County, Texas, and being part of that tract of land described in Deed from W. M. Motley to Helen Joy Riggs, et al, as recorded in Volume 54, Page 456 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found for corner in Anna Cade Road at the most southerly Southwest corner of the above cited Riggs tract, said point also being the Northeast corner of that tract of land described in a Deed from Ronald H. Jones, et ux, to William Gregory Schucany, et al, as recorded in Volume 1965, Page 138 of the Real Property Records of Rockwall County, Texas;

THENCE South 89 degrees 37 minutes 22 seconds West, with the most westerly South line of said Riggs tract and the North line of said Schucany tract, a distance of 1094.75 feet to a ½ inch iron rod found for corner at the Northwest corner of said Schucany tract, said point also being the most northerly Northeast corner of that tract of land described in a Deed from Greg Dean to the David and Carolyn McLemore Trust as recorded in Volume 4943, Page 157 of the Official Public Records of Rockwall County, Texas;

THENCE South 89 degrees 46 minutes 34 seconds West with the most westerly South line of said Riggs tract and the most westerly North line of said McLemore Trust tract, a distance of 696.95 feet to a 3/8 inch iron rod found for corner at the Northwest corner of said McLemore Trust tract, said point also being the Northeast corner of that tract of land described in a Deed from Billy W. Peoples to Douglas D. Morris, et ux, as recorded in Volume 94, Page 318 of the Deed Records of Rockwall County, Texas;

THENCE South 89 degrees 52 minutes 13 seconds West with the most westerly South line of said Riggs tract and with the most easterly North line of said Morris tract, and with the North line of that tract of land described in a Deed from Thomas W. Bohannan to Douglas D. Morris, et ux, as recorded in Volume 136, Page 110 of the Deed Records of Rockwall County, Texas, a distance of 804.10 feet to a 3/8 inch iron rod found for corner at the fence corner post at the Northwest corner of said Morris tract, said point also being in the most southerly East line of that tract of land described as Tract Two in a Deed from Michael L. Heine, et al, to Dimensions Micro, Inc. as recorded in Volume 1577, Page 270 of the Real Property Records of Rockwall County, Texas;

THENCE North 01 degrees 23 minutes 14 seconds East with an East line of said Dimensions Micro tract a distance of 19.96 feet to a 1/2 inch iron rod with plastic cap stamped "STOVALL & ASSOC" set (hereinafter called ½" iron rod set) for corner at the most Easterly Northeast corner of said Dimensions Micro tract:

THENCE North 00 degrees 52 minutes 21 seconds East with an East line of said Dimensions Micro tract, a distance of 858.18 feet to a ½ inch iron rod set for corner at an interior corner of said Dimensions Micro tract;

THENCE North 27 degrees 36 minutes 06 seconds East with a Southeast line of said Dimensions Micro tract, a distance of 398.17 feet to a ½ inch iron rod set for corner in the most westerly North line of said Riggs tract, at the most northerly Northeast corner of said Dimensions Micro tract, said point also being in the South line of that tract of land described in a Deed from Dimensions Micro, Inc. to Dong Won Kang as recorded in Volume 4703, Page 1402 of the Land Records of Collin County, Texas;

THENCE North 89 degrees 55 minutes 28 seconds East with the most westerly North line of said Riggs tract and with the South line of said Kang tract, a distance of 2468.36 feet to a 1 inch iron pipe found for corner at the Southeast corner of said Kang tract, said point also being the most southerly Southwest corner of that tract of land described in a Deed from Rockwall Blue Stars, L.P. to Dong Won Kang as recorded in File No. 20080822001023160 of the Official Public Records of Collin County, Texas;

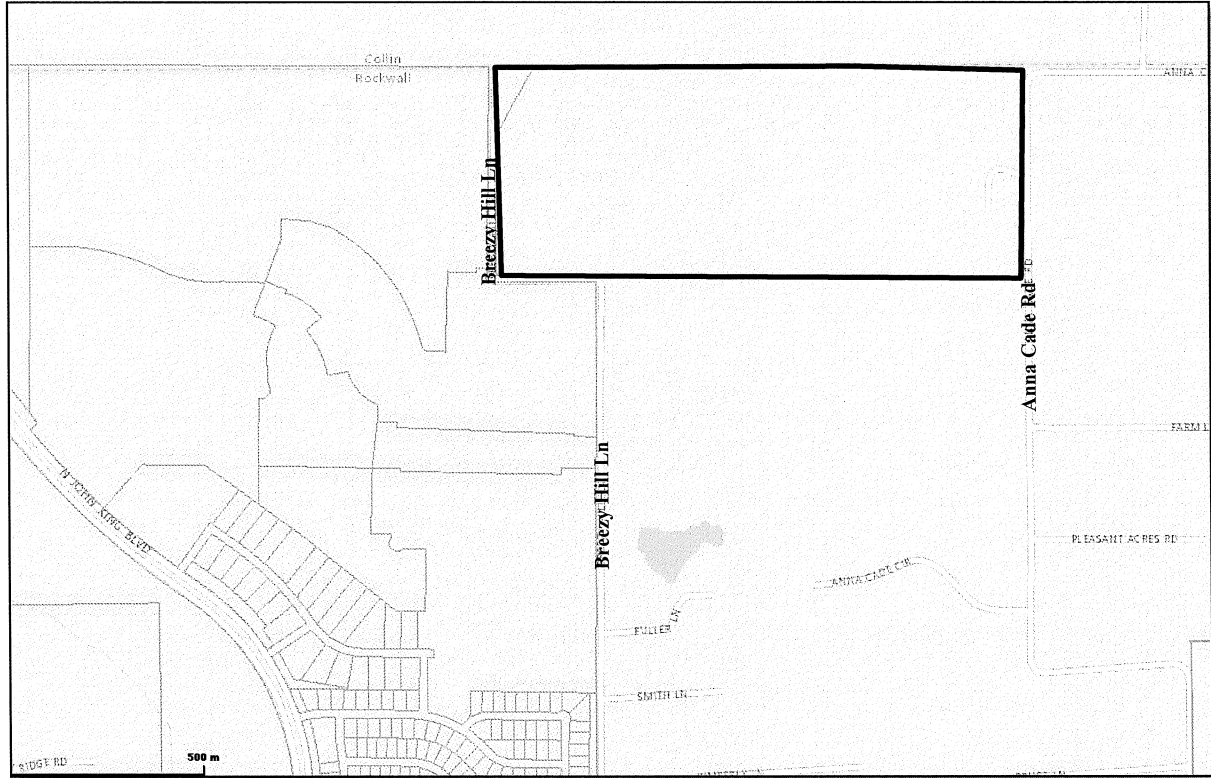
THENCE North 88 degrees 07 minutes 34 seconds East with the most easterly South line of said Kang tract, a distance of 549.32 feet to a ½ inch iron rod found (smooth) for corner;

THENCE South 79 degrees 54 minutes 40 seconds East with the most easterly South line of said Kang tract, a distance of 21.57 feet to a ½" iron rod found for corner at the projection of the center of Anna Cade Road, said point also being an interior corner of said Riggs tract;

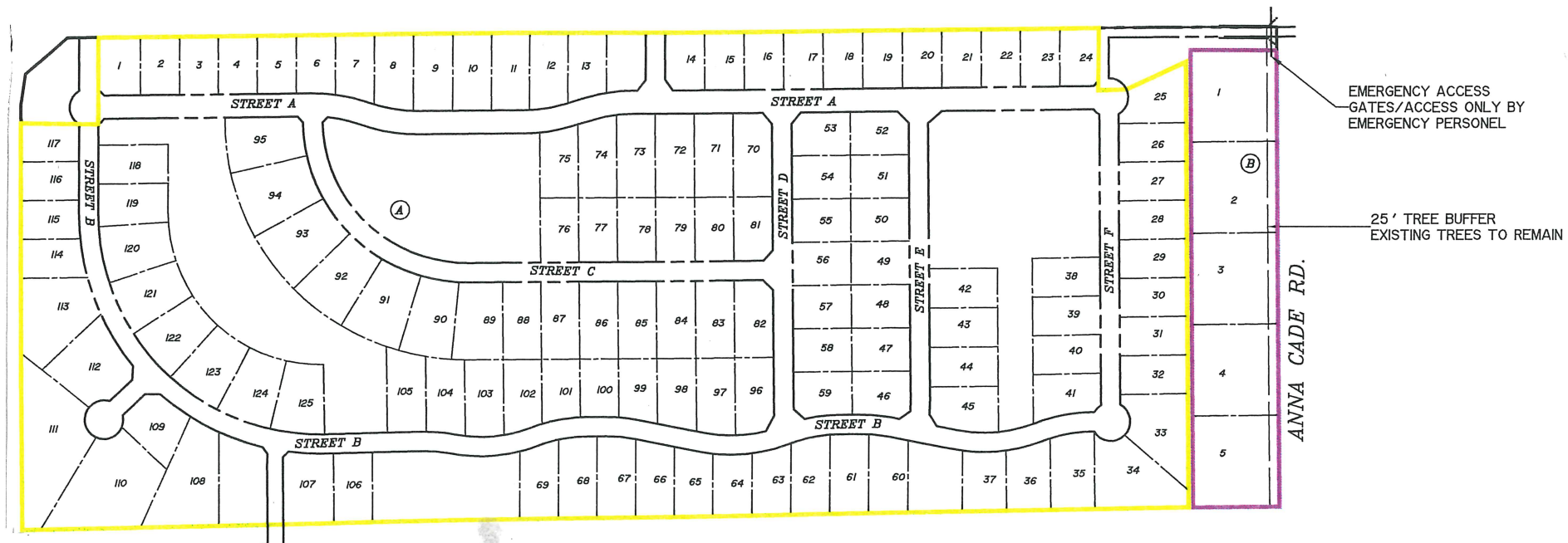
THENCE South 00 degrees 29 minutes 09 seconds East along Anna Cade Road and with the most southerly East line of said Riggs tract, a distance of 1272.76 feet to the POINT OF BEGINNING and containing 93.00 acres of land.

The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.

EXHIBIT "B"

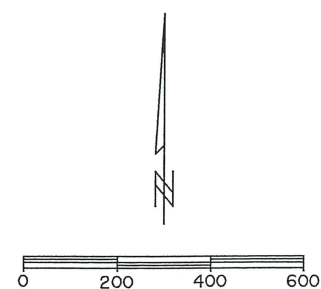


PRINTED: 7/20/2015 5TB FILE: WIER-PAVING.STB LAST SAVED: 7/20/2015 4:19 PM SAVED BY: RENEW FILE: BASE-CONCEPT-RIGGS-REV10-15005-7-20-15.DWG



— 100' WIDE LOTS = 125 LOTS
— 1 ACRE LOTS = 5 LOTS

93 ACRES TOTAL
 16 ACRES OPEN SPACE
 130 LOTS



CONCEPT PLAN
 RIGGS
 ROCKWALL, TEXAS
 PREPARED BY:
WIA WIER & ASSOCIATES, INC.
 ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
 Texas Firm Registration No. F-2776 www.wierassociates.com
 Texas Board of Professional Land Surveying Registration No. 10033900

Exhibit 'C':
PD Development Standards

A. GENERAL REQUIREMENTS

Development Standards.

1. *Permitted 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 the Unified Development Code (UDC), are allowed on the *Subject Property*.
2. *Lot Composition and Layout.* The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	200' x 220'	43,560 SF	5	3.85%
B	100' x 150'	15,000 SF	125	96.15%
Average Lot Size:		~20,000 SF		
Maximum Permitted Units:			130	100.00%

3. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Single Family 10 (SF-10) District, as specified by Article V, *District Development Standards*, of the Unified Development Code are applicable to all development on the *Subject Property*. 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 130 units. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	A	B
Minimum Lot Width/Frontage ⁽¹⁾	200'	100'
Minimum Lot Depth	220'	150'
Minimum Lot Area	43,560 SF	15,000 SF
Minimum Front Yard Setback ⁽³⁾	20'	20'
Minimum Side Yard Setback	5'	5'
Minimum Side Yard Setback (Adjacent to a Street)	10'	10'
Minimum Length of Driveway Pavement	20'	20'
Maximum Height	36'	36'
Minimum Rear Yard Setback	10'	10'
Minimum Area/Dwelling Unit (SF) ⁽²⁾	2,200 SF	2,200 SF
Maximum Lot Coverage	70%	70%

General Notes:

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to 10%, but shall meet the minimum lot size for each lot type as referenced within *Table 1*.
- ²: A maximum of 20% of the lots may have homes not less than 2,500 SF.
- ³: The Director of Planning or his designee may grant a reduction in the required 20-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 20-foot front yard building setback would create an undue hardship on the property.

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

Exhibit 'C':
PD Development Standards

shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and, stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) may be used for up to 50% of the masonry requirement.

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

(c) *Garage Orientation.* Garages shall be oriented in a *traditional swing* (or *j-swing*) or in a front entry configuration. If a front entry garage configuration is utilized, that garage shall be located a minimum of 20-feet behind the front façade of the primary structure. On *traditional swing* (or *j-swing*) garages a second single garage door facing the street is permitted if it is located behind the width of the double garage door.

5. *Anti-Monotony Restrictions.* The development shall adhere to the *Anti-Monotony Matrix* depicted in *Table 4* below (for spacing requirements see *Illustrations 1 & 2* on the next page).

Table 4 : Anti-Monotony Matrix

Lot Type	Minimum Lot Size	Elevation Features
A	200' x 220'	(1), (2), (3), (4)
B	100' x 150'	(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 four (4) intervening homes of differing materials on the same side of the street beginning with the adjacent property and two (2) 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 four (4) intervening homes of differing appearance on the same side of the street and two (2) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or directly onto adjacent properties 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) 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*).

Exhibit 'C':
PD Development Standards

Illustration 1: Properties line up on the opposite side of the street. Where RED are the same.



Illustration 2: Properties do not line up on opposite side of the street. Where RED are the same.



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

- (a) **Wood Fences.** All wood fences shall be constructed of a standard fencing material (*minimum of ½" thickness or better; spruce fencing will not be allowed*), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be painted and/or stained with all pickets being placed on the *public side* facing the street. All wood fences shall be smooth-finished, free of burs and splinters, and be a maximum of six (6) feet in height.
- (b) **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 six (6) feet in height.
- (c) **Corner Lots.** Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-foot off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
- (d) **Solid Fences (including Wood Fences).** All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

7. **Landscape and Hardscape Standards.**

Exhibit 'C':
PD Development Standards

(1) *Landscape.* Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within this development, unless specifically provided by this PD Ordinance, 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. 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) *Streetscape Landscaping.* Prior to the issuance of a Certificate of Occupancy (CO), all residential, single family lots situated within the proposed subdivision shall be landscaped with canopy trees from the list stipulated by *Section 7(1)* of this ordinance in the following sizes and proportions:

(i) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.

(ii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two (2), three (3) inch caliper trees shall be planted in the side yard facing the street.

Note: For the purposes of this section only [i.e. Section 7(3)], the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

(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.

(4) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.

8. *Street.* All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

9. *Lighting.* Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

10. *Sidewalks.* At a minimum, all sidewalks located on lay down curb section streets shall begin four (4) feet behind the back of curb and be four (4) feet in overall width.

11. *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*i.e. 3-phase lines*), or additional lines that are added to existing poles, may be above ground, if

Exhibit 'C':
PD Development Standards

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.

12. *Open Space*. The development shall consist of a minimum of 17% open space (or 16.0-acres; calculation below), and generally conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. The Homeowner's Association (HOA) shall maintain all open space areas.

Net Open Space = Buffer Strips + (Floodplain/2) + Open Space (Outside of Floodplain)

13. *Neighborhood Signage*. Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision and shall generally conform to the signage depicted in *Figures 1 & 2* (depicted on the next page). Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.

See the Illustrations on the following page.

Exhibit 'C':
PD Development Standards

Figure 1: Example of Subdivision Signage Locations

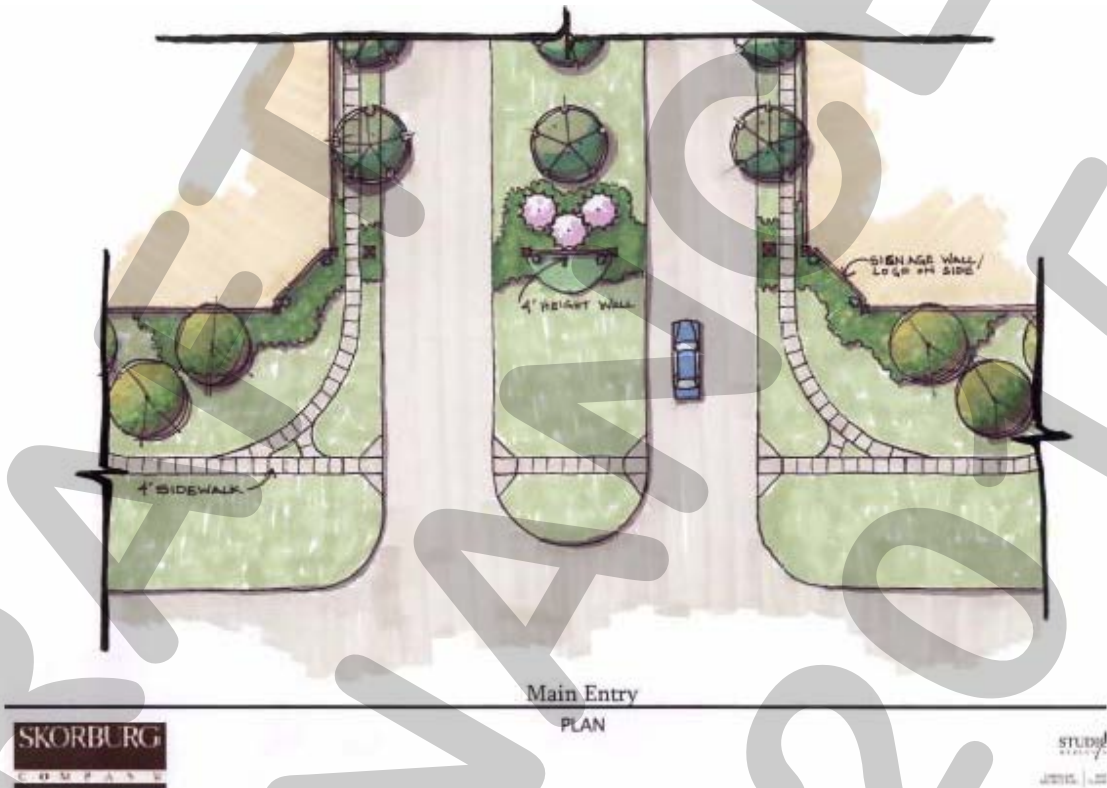


Figure 2: Example of Subdivision Signage Design Standard

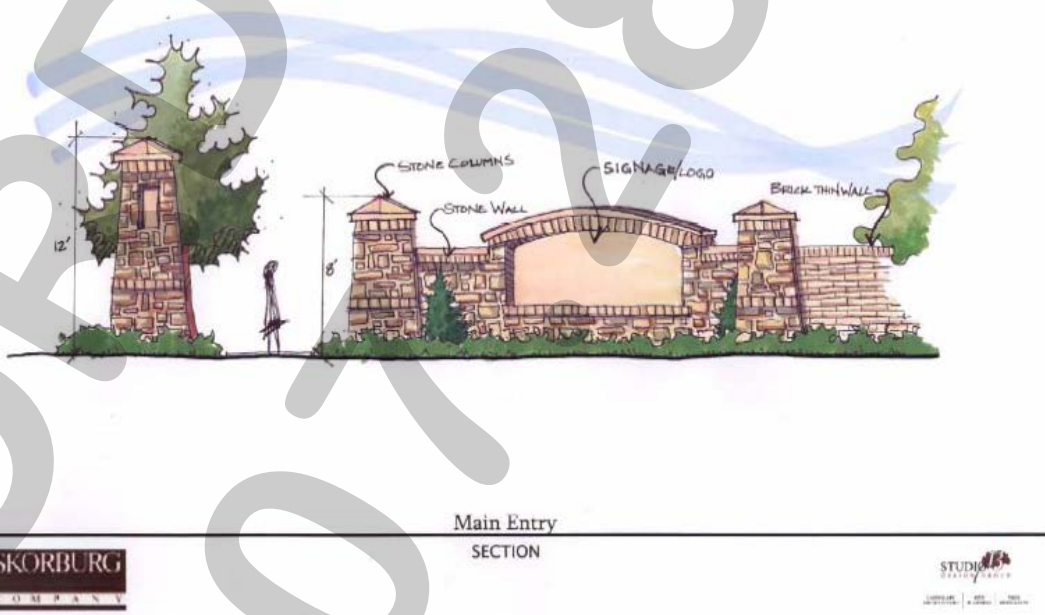


Exhibit 'C':
PD Development Standards

14. *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.
15. *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