

City of Rockwall Project Plan Review History



Project Number Z2018-032	Owner COLUMBIA, EXTRUSION CORP	Applied 7/16/2018 LM
Project Name Park Station (LI to PD)	Applicant BILL BRICKER	Approved
Type ZONING		Closed
Subtype PD		Expired
Status NEED REVISIONS		Status 7/25/2018 RM

Site Address 1200 E WASHINGTON	City, State Zip ROCKWALL, TX 75087	Zoning
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Subdivision INDALLOY ADDITION	Tract 31	Block NULL	Lot No 31	Parcel No 0029-0000-0031-00-0R	General Plan
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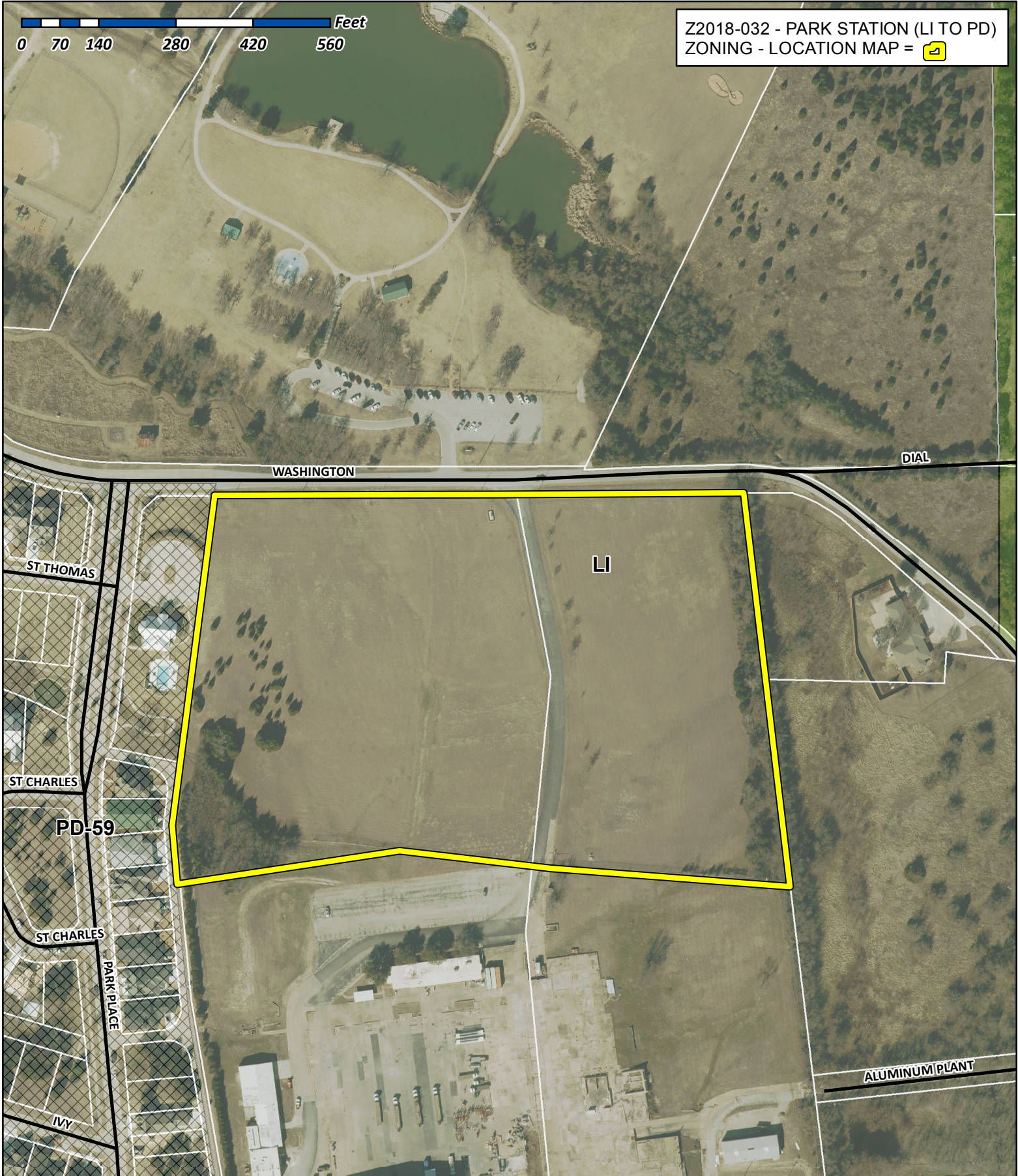
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	7/19/2018	7/26/2018	7/19/2018		APPROVED	
ENGINEERING	Sarah Hager	7/16/2018	7/23/2018	7/25/2018	9	APPROVED	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(7/25/2018 3:51 PM SH) - 4% Engineering Fees - Impact Fees - Car parking must be 20'x9' with 24' isles. Min curve radius is 20' - All paving to be reinforced concrete. - Min easement is 20' - No structures in easements. - Must construct 5' sidewalk along Washington - Need infrastructure study to tie in the sewer. - May tie into 12' water in Washington. - Must loop 8" waterline on site. - All retaining walls to be rock or stone faced. - Retaining walls 3' and over must be designed by an engineer. - Fountain will need it's own water line. - Must have detention. cannot detain in the floodplain. - Will need a Flood Study and LOMR (included a review fee). -Cul-de-sac paving radius is 47.5' and ROW is 57.5' - Existing or Proposed 15' Sanitary Sewer Easement to the west. - Must have a 250' CL radius for 50' ROW width. - Driveway spacing to the west must be 200' min. - All street intersections must be 90 degrees. - 100' min spacing between internal driveways. - No dead-end parking allowed. Must have turnaround. - Must verify the safety of the eastern most driveway or must be removed. -Parking lot paving must be out of floodplain, min 1.0' freeboard. - All buildings must be 2.0' freeboard above floodplain at finish floor elevation. - If using existing Floodplain models that are available, floodplain shall be delineated to conform to the topographic survey. - Please see the attached mark up.							
FIRE	Ariana Hargrove	7/16/2018	7/23/2018	7/19/2018	3	APPROVED	
PLANNING	Ryan Miller	7/16/2018	7/23/2018	7/25/2018	9	COMMENTS	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Z2018-032; Park Station (LI to PD)						Please address the following comments (M= Mandatory Comments; I = Informational Comments)
I.1						This is a request for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for commercial, light industrial and townhome land uses on a 16.26-acre tract of land identified as Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, and addressed as 1100 & 1300 E. Washington Street.
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.
M.3						For reference, include the case number (Z2018-032) in the lower right hand corner of all pages on future submittals.
I.4						The Future Land Use Map contained within the City's Comprehensive Plan indicates that the subject property is designated for Commercial/Industrial land uses. The proposed zoning does not conform to this designation and will require the City Council to amend the Future Land Use Map to reflect High Density Residential, Commercial/Industrial, and Commercial designations on the property.
M.5						Please review the attached draft ordinance prior to the July 31, 2018 Planning & Zoning Commission work session meeting.
M.6						Streets. On the concept plan, please label the proposed internal streets (e.g. Streets A, B & C) so that they may be referenced in the draft ordinance.
M.7						Parking. In the "Concept Data Table" remove all references to parking requirements, max floor area, and maximum building height. Also remove the sections pertaining to "Proposed Maximum Square Footage for all Structures" and "Proposed Construction Type".
I.8						According to the City's current Master Thoroughfare Plan (MTP) the future alignment of SH-66 is projected to be realigned with E. Washington Street, and extend north at the midpoint of the subject property connecting back with the current alignment of SH-66. The MTP calls this roadway out as a TXDOT4D (Texas Department of Transportation roadway, four [4] lane, divided roadway). The current concept plan does not show the required dedication of this roadway.
M.9						Please adjust the concept plan to show the alignment of the future SH-66 or provide a letter requesting that the City Council waive the dedication requirements. Please also note that any approval for the adjustment or waiver of a roadway depicted on the MTP is a discretionary decision for the City Council.
I.10						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 August 7, 2018; 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 August 14, 2018 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on July 31, 2018.
I.11						The projected City Council meeting dates for this case will be August 20, 2018 [1st Reading] & September 4, 2018 [2nd Reading].

0 70 140 280 420 560 Feet

Z2018-032 - PARK STATION (LI TO PD)
ZONING - LOCATION MAP = 



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.

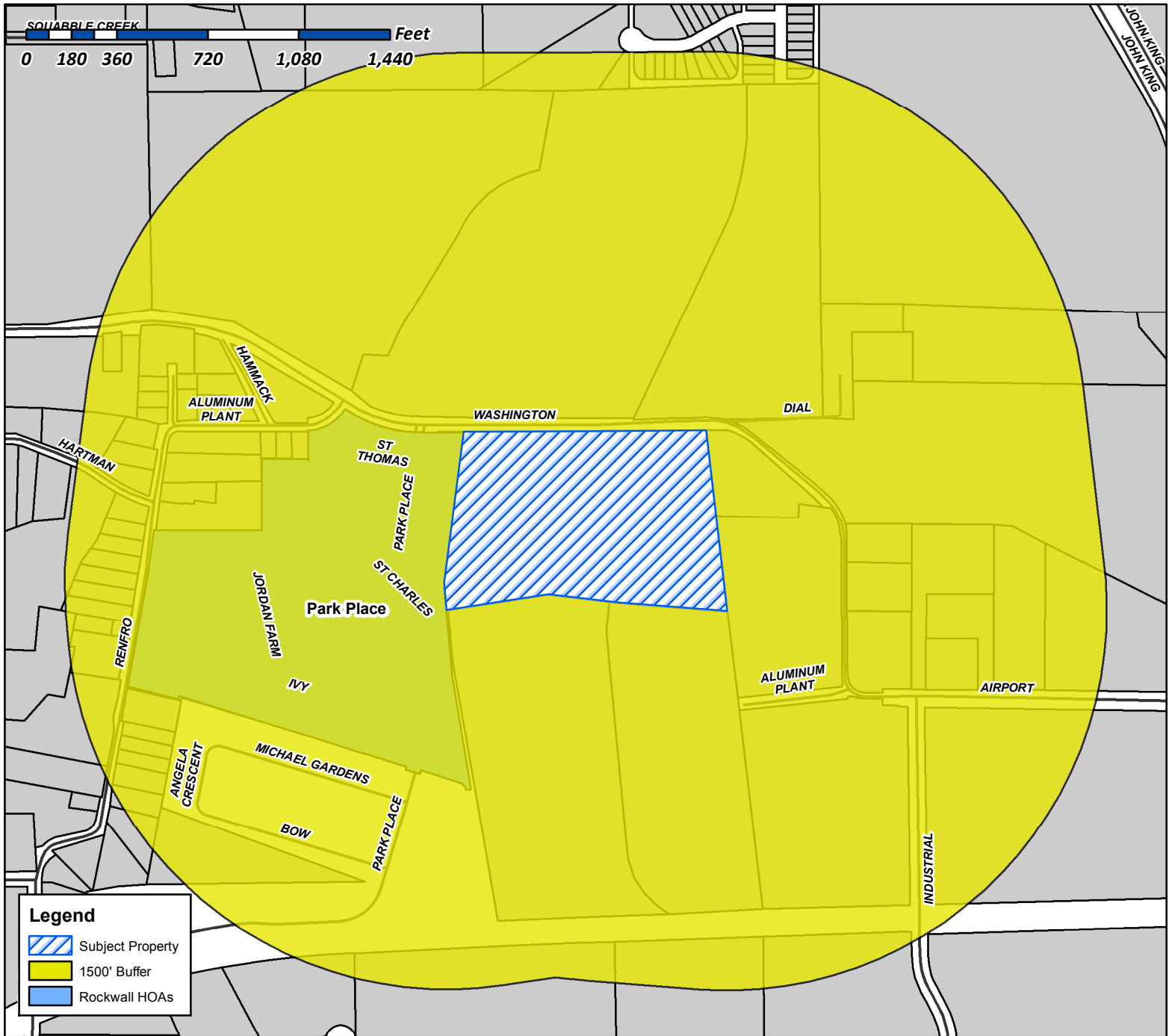
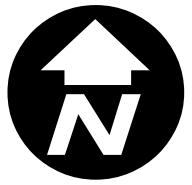




City of Rockwall

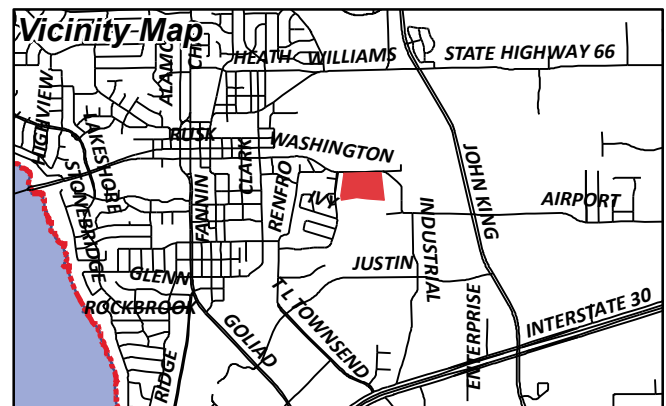
Planning & Zoning Department
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Rockwall, Texas 75087
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Case Number: Z2018-032
Case Name: Zoning Change (LI to PD)
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1100 & 1300 E. Washington Street

Date Created: 7/19/2018
For Questions on this Case Call (972) 771-7745

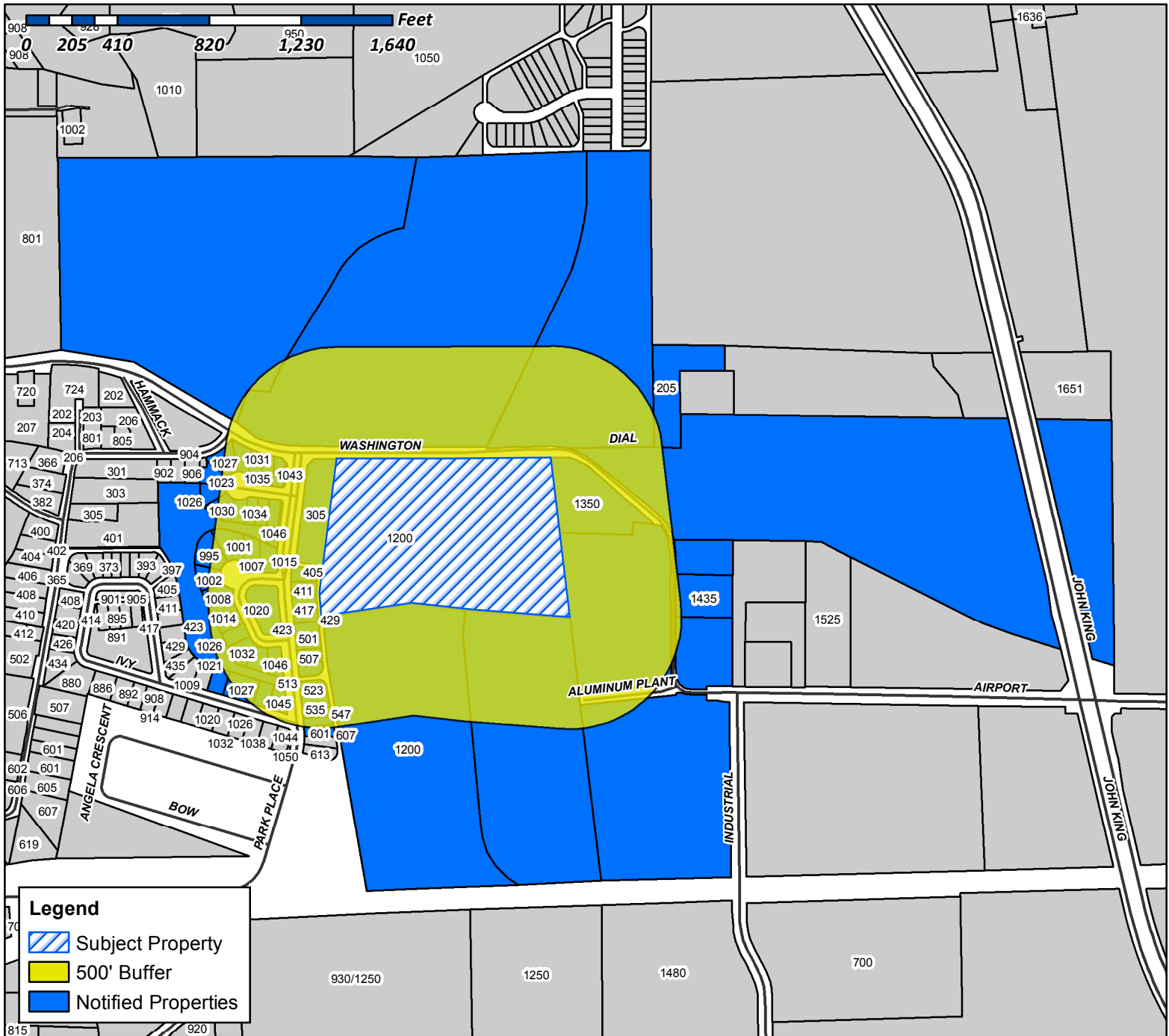




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Case Number: Z2018-032
Case Name: Zoning Change (LI to PD)
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1100 & 1300 E. Washington Street



Date Created: 07/19/2018

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

CURRENT RESIDENT
1001 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 ST CHARLES CT
ROCKWALL, TX 75087

TROSPER MARK AND GLORIA
1007 ST. CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1008 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1015 ST CHARLES CT
ROCKWALL, TX 75087

DAVID DAVID A AND CHRISTINE A
1020 SAINT CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1021 IVY LN
ROCKWALL, TX 75087

LEWIS WANDA C
1023 SAINT THOMAS CT
ROCKWALL, TX 75087

YOUNG PHIL & KATHY
1026 SAINT CHARLES COURT
ROCKWALL, TX 75087

IVEY BRUCE AND TINA
1026 ST THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1027 IVY LN
ROCKWALL, TX 75087

FOX DENNIS AND KAREN
1027 ST THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1030 ST THOMAS CT
ROCKWALL, TX 75087

CONFIDENTIAL
1031 SAINT THOMAS COURT
ROCKWALL, TX 75087

FIELDS SHAY AND JONI
1032 ST CHARLES COURT
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST
1034 ST THOMAS CT
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST
1034 ST THOMAS CT
ROCKWALL, TX 75087

JOHNSON RICHARD ERIC AND DIANNA MUNRO
1035 SAINT THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1038 ST THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1039 IVY LN
ROCKWALL, TX 75087

BEER TERRY L AND
1039 ST THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1040 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1042 ST THOMAS CT
ROCKWALL, TX 75087

SMITH RICHARD AND TAMMY
1044 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1045 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1046 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1046 ST THOMAS CT
ROCKWALL, TX 75087

HOULE GARY AND AYURNI NAKAMURA
114 MISCHIEF LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1200 E WASHINGTON
ROCKWALL, TX 75087

SOMMER RICHELLE AND RICHARD
131 COPTER LN
FATE, TX 75189

CURRENT RESIDENT
1350 E WASHINGTON
ROCKWALL, TX 75087

ARCHULETA JOSEPH AND KATHY
1403 ST THOMAS
ROCKWALL, TX 75087

CURRENT RESIDENT
1435 E WASHINGTON ST
ROCKWALL, TX 75087

ALVAPLAST US INC
1480 JUSTIN RD
ROCKWALL, TX 75087

ALVAPLAST US DEVELOPMENT LLC
1480 JUSTIN ROAD
ROCKWALL, TX 75087

VRANA MARK AND
1650 JOHN KING BLVD APT 3107
ROCKWALL, TX 75032

LAKEVIEW SUMMIT PROPERTIES LLC
1870 HILLCROFT DR
ROCKWALL, TX 75087

CURRENT RESIDENT
205 DIAL
ROCKWALL, TX 75087

P & P ENTERPRISES
230 MYERS RD
HEATH, TX 75032

SHERMAN JOCELYN D
233 WILLINGHAM DR
COPPELL, TX 75019

DEVENNEY DIANA
2944 PEGASUS DR
GARLAND, TX 75044

ROCKWALL PROPERTY CORP
305 PARK PLACE BLVD
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC
305 PARK PLACE BLVD
ROCKWALL, TX 75087

COLUMBIA EXTRUSION CORP
305 PARK PLACE BLVD
ROCKWALL, TX 75087

BARRON GARY S AND DELL S
405 PARK PLACE BLVD
ROCKWALL, TX 75087

JONES KENNETH AND CINDY
411 PARK PLACE BLVD
ROCKWALL, TX 75087

COLBERT PHILIP AND MARGIE
417 PARK PLACE BLVD
ROCKWALL, TX 75087

STANLEY STEVEN B AND ROBIN
423 PARK PLACE BLVD
ROCKWALL, TX 75087

MORGAN WILBUR J AND NANCY F
429 PARK PLACE BLVD
ROCKWALL, TX 75087

ROLLINS DANNY & JONNA
4505 LAKE HILL DR
ROWLETT, TX 75089

KRAEMER TERESA A
4525 COLE AVENUE
DALLAS, TX 75205

LOVOI JOSEPH J SR AND VELMA J
501 PARK PLACE BLVD
ROCKWALL, TX 75087

RASMUSSEN MICHAEL AND DELILA RASMUSSEN
507 PARK PLACE BLVD
ROCKWALL, TX 75087

GARCIA MELISSA P AND
513 PARK PLACE BLVD
ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G
5205 S FM 549
ROCKWALL, TX 75032

CURRENT RESIDENT
535 PARK PLACE BLVD
ROCKWALL, TX 75087

HENRY PATRICIA A
541 PARK PLACE BLVD
ROCKWALL, TX 75087

BAYS JACOB M
5435 N GARLAND AVE
GARLAND, TX 75040

CURRENT RESIDENT
547 PARK PLACE BLVD
ROCKWALL, TX 75087

DUKE JERI L
5911 PINEY BIRCH COURT
KINGWOOD, TX 77345

CURRENT RESIDENT
601 PARK PLACE BLVD
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

FUNK JOSEPH
6623 ROYAL CREST DR
DALLAS, TX 75230

BENEDETTO MATT
907 W HOLIDAY RD
ROCKWALL, TX 75087

MOORE CONNIE JO
908 COUNTRY CLUB DR
HEATH, TX 75032

MARTIN CHARLES TED & RHONDA K
995 ST CHARLES CT
ROCKWALL, TX 75087

PODINA HERB AND LAURA
PO BOX 1586
ROCKWALL, TX 75087

SOROPTIMIST INT'L OF ROCKWALL
PO BOX 372
ROCKWALL, TX 75087

DAVIS SHAUNTE AND JACOB
PO BOX 462311
GARLAND, TX 75046



**Columbia
Development
Company, L.L.C.**

305 Park Place Blvd.
Rockwall, Texas 75087
Tel 972.722.2439
Cell 214.801.6157
bill@parkplacerockwall.com

July 13, 2018

City of Rockwall
385 S Goliad
Rockwall, TX 75087

Columbia Development is proposing to convert approximately 15.6 acres of Light Industrial property located at 1200 E Washington to Light Industrial planned development. This property has been zoned LI for many years and the expected use has been industrial based manufacturing, much as has been the case for the portion of the property located directly south of the subject property and now owned by Alvaplast US Development.

The City plan would reflect the future use of this property as LI. With the property rezoned to PD we would lessen the impact of the use on the surrounding area which is adjacent to Harry Myers Park and the Park Place West subdivision to the west. We feel that developing the land into several types of uses will buffer the industrial component of the property to adjacent uses.

We proposed to build approximately 10 townhouse units on the west property line facing the Park Place community center. This component would be annexed to the Park Place West HOA, be built to the same architectural standards as Park Place West and subject to the Park Place West ARC for approval of the facades. This would be an effective transition to the industrial buildings immediately to the east.

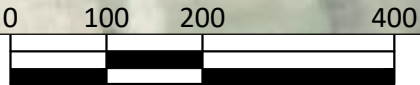
Along Washington we propose retail, commercial and restaurant space in buildings designed to convey a sense of Texas historic bus and rail stations. The first building is presented as a 22,000 sq ft two story structure with views of the park from all tenant spaces.

As the project develops additional buildings of various sizes and similar uses would be built as specs, leased space, build to suit or purchased for particular uses. These structures would be restricted to carrying forward the Park Station theme for all buildings facing Washington.

The interior of the project would remain based in LI uses with certain restrictions to limit uses that are not compatible with the surrounding townhomes, single family, and retail, restaurant and commercial activities.

Columbia feels this project will be appreciated by the City as one that removes the potential of large industrial use and provides a type of housing that is desirable for people who want a Park Place lifestyle with the convenience of a townhome. Additionally the retail/commercial aspect of the project will complement Harry Myers with uses that enjoy the view and proximity of the City's preeminent park. Limiting the potential for industrial and providing land for smaller businesses to lease or build their own space is a healthy benefit for the community.

CW Brucker



SCALE: 1"=200'



TOMDEN ENGINEERING, L.L.P.

5815 MEADOWCREST
DALLAS, TX 75230

FIRM No. 19244

tjones@tomden.com

PARK STATION - 16.26 ACRES			
ROCKWALL, ROCKWALL COUNTY, TEXAS			
AERIAL EXHIBIT			
DRAWN BY:	DATE:	SCALE:	CODE:
JTP	07/13/2018	1" = 200'	611.009003.00

Dwg Name: P:\611.009 Tom Jones Support\003 Park Station\dwg\Eng\Exhibits\AERIAL EXHIBIT.dwg Updated By: JPyka 08:39

All that certain lot, tract or parcel of land situated in the R. BALLARD SURVEY, ABSTRACT NO. 29, City of Rockwall, Rockwall County, Texas, and being a part of Lot 1, Block 1, INDALLOY ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 273 of the Plat Records of Rockwall County, Texas, and also being a part of a 98.319 acres tract of land as described in a Warranty deed from Alumax Aluminum Corporation to Columbia Extrusion Corporation, dated December 22, 1988 and being recorded in Volume 444, Page 102 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the northeast corner of said Lot 1, Block 1, said point being in the south right-of-way line of E. Washington Street;

THENCE S. 06 deg. 42 min. 50 sec. E. along the east boundary line of Lot 1, a distance of 718.54 feet to a 1/2" iron rod found for corner;

THENCE N. 85 deg. 37 min. 16 sec. W. a distance of 435.64 feet to a 1/2" iron rod found for corner on the West boundary line of said Lot 1, Block 1;

THENCE N. 83 deg. 23 min. 14 sec. W. a distance of 274.94 feet to a 1/2" iron rod found for corner;

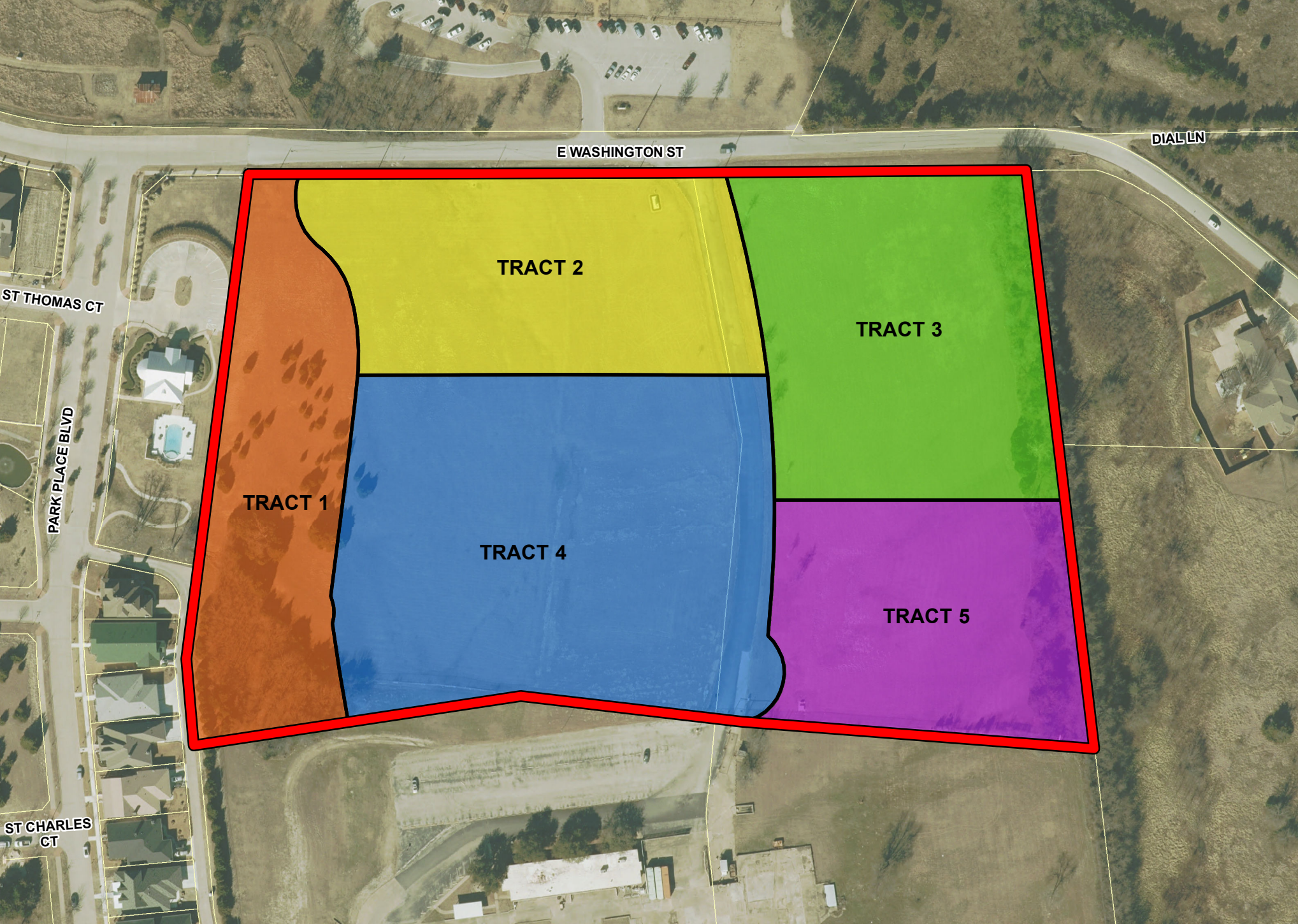
THENCE S. 81 deg. 27 min. 00 sec. W. a distance of 408.12 feet to a 1/2" iron rod found for corner in the east boundary line of PARK PLACE WEST II, according to the Amended plat thereof recorded in Cabinet G, Slide 100, of the Plat Records of Rockwall County, Texas;

THENCE N. 04 deg. 52 min. 54 sec. W. along said addition, a distance of 106.88 feet to a 1/2" iron rod found for corner;

THENCE N. 07 deg. 20 min. 27 sec. E. along said addition, a distance of 603.20 feet to a 1/2" iron rod found for corner in the south line of E. Washington Street;

THENCE N. 89 deg. 51 min. 05 sec. E. along the south line of said street, a distance of 513.76 feet to a P-K nail found for corner at the northwest corner of said Lot 1, Block 1;

THENCE N. 89 deg. 34 min. 40 sec. E. along the south line of said street and north line of said Lot 1, a distance
Of 445.34 feet to the POINT OF BEGINNING and containing 16.26 acres of land.



E WASHINGTON ST

DIAL LN

ST THOMAS CT

PARK PLACE BLVD

ST CHARLES CT

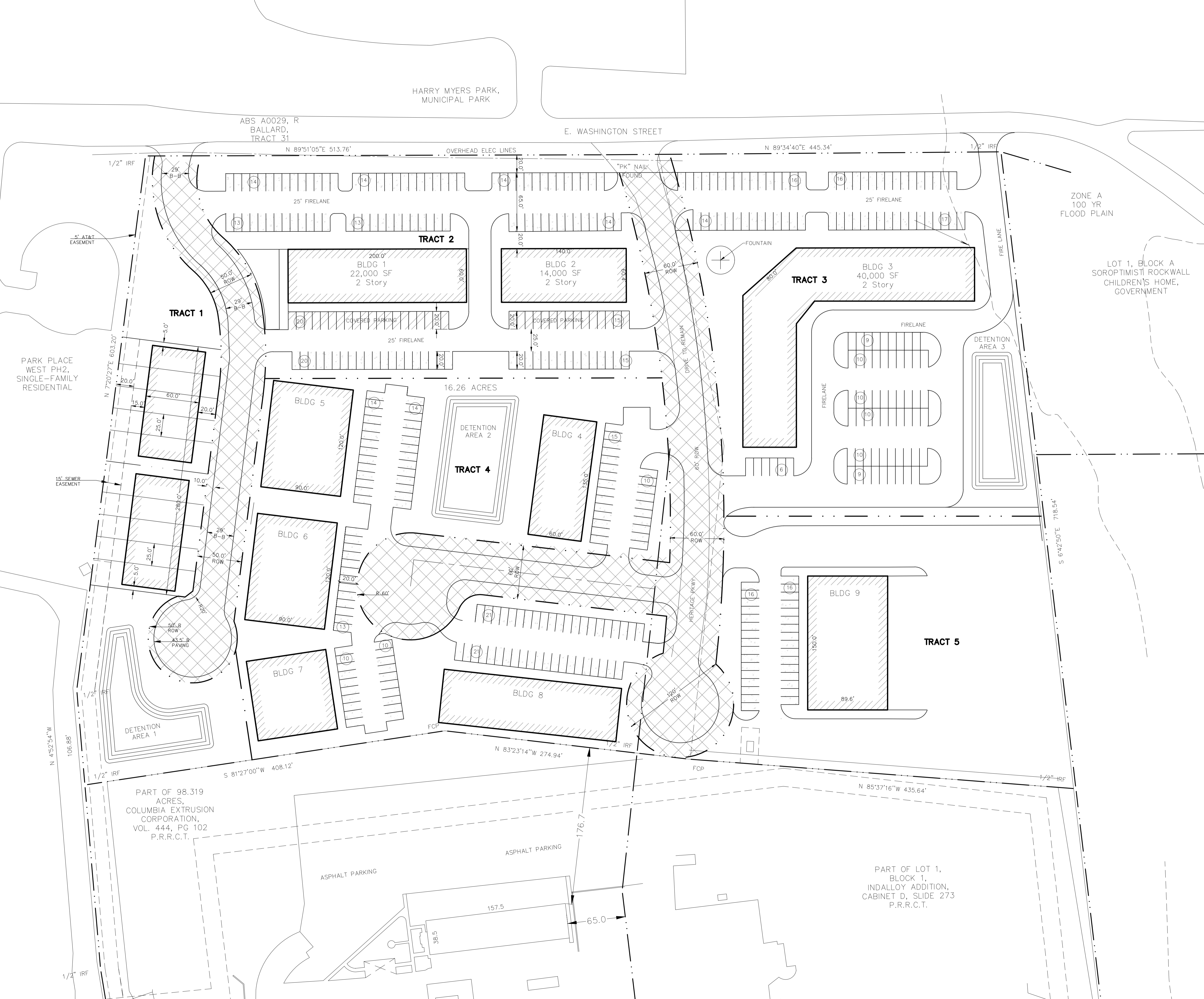
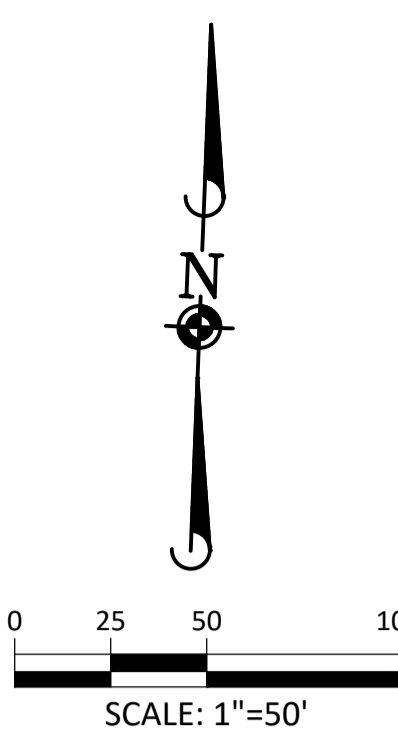
TRACT 2

TRACT 3

TRACT 1

TRACT 4

TRACT 5



CONCEPT DATA TABLE	
TOTAL SITE AREA	16.26 ACRES
PROPOSED USE:	
TOWNHOUSE (T-H)	
TRACT 1	
SITE AREA:	2.02 ACRES
BUILDING AREA:	1,500 SQ FT
TOTAL UNITS:	10
MAX UNIT DENSITY:	16 UNITS/ACRE
MAX BUILDING HEIGHT:	36'
COMMERCIAL (CO)	
TRACT 2	
SITE AREA:	2.92 ACRES
BUILDING AREA:	36,000 SQ FT
PARKING REQUIREMENT:	1 FOR 250 SQ FT
REQ. PARKING SPACES:	144
MAX FLOOR AREA RATIO:	4:1
MAX BUILDING HEIGHT:	60'
TRACT 3	
SITE AREA:	3.65 ACRES
BUILDING AREA:	40,000 SQ FT
PARKING REQUIREMENT:	1 FOR 250 SQ FT
REQ. PARKING SPACES:	160
MAX FLOOR AREA RATIO:	4:1
MAX BUILDING HEIGHT:	60'
LIGHT INDUSTRIAL (LI)	
TRACT 4	
SITE AREA:	4.90 ACRES
BUILDING AREA:	49,800 SQ FT
PARKING REQUIREMENT:	1 FOR 500 SQ FT
REQ. PARKING SPACES:	100
MAX FLOOR AREA RATIO:	2:1
MAX BUILDING HEIGHT:	120'
TRACT 5	
SITE AREA:	2.77 ACRES
BUILDING AREA:	13450 SQ FT
PARKING REQUIREMENT:	1 FOR 500 SQ FT
REQ. PARKING SPACES:	27
MAX FLOOR AREA RATIO:	2:1
MAX BUILDING HEIGHT:	120'
PROPOSED MAXIMUM SQUARE FOOTAGE FOR ALL STRUCTURES	NA
PROPOSED CONSTRUCTION TYPE	NA

Permitted Land Uses in a Single Family-10 (SF-10) District

Date: March 21, 2014

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; ¹: Additional Requirements

Rural & Animal-Related	
Agricultural Uses on Un-Platted Land	P

Residential & Lodging	
Accessory Building ¹	P
Garage	A
Guest Quarters/ Secondary Living Unit ¹	A
Home Occupation ¹	P
Portable Building ¹	P
Single Family, Detached ¹	P
Swimming Pool, Private	A
Tennis Court Private	S

Institutional & Community Service	
Church/House of Worship ¹	S
Day Care (7 or More Children) ¹	S
Group or Community Home+	P
Public or Private School, Primary ¹	S
Public or Private School, Secondary ¹	S
Public or Private School Temporary Education Building ¹	S

Recreation, Entertainment & Amusement	
Community or Recreation Club, Public or Private (Accessory)	S
Country Club, Private	S
Fund Raising Events by Non-Profit, Indoor or Outdoor, Temporary ¹	P
Public Park or Playground	P
Tennis Courts (Not accessory to a public or private club)	S

Retail & Personal Services	
Real Estate Sales Office, On-site, Temporary ¹	P

Commercial & Business Services	
Temporary On-site Construction Office ¹	P

Industrial & Manufacturing	
Asphalt or Concrete Batch Plant, Temporary ¹	P
Mining and Extraction (Sand, Gravel Oil & other) ¹	S

Utilities, Communications & Transportation	
Antenna, Accessory ¹	S
Antenna, Dish ¹	A
Utilities (Non-Municipally owned or Controlled), including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	S
Municipally Owned or Controlled Facilities, Utilities and Uses	P
Private Streets	S
Railroad Yard or Shop	S
Satellite Dish ¹	P
Utilities Holding a Franchise from City of Rockwall	S
Utility Installation, Other than Listed	S
Utility/ Transmission Lines	S
Wireless Communication Tower	S



Permitted Land Uses in a General Retail (GR) District

Date: May 30, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; ¹: Additional Requirements

Rural & Animal-Related	
Agricultural Uses on Un-Platted Land	P
Animal Boarding/Kennel without Outside Pens	S
Animal Clinic for small animals, no outdoor pens ¹	P
Animal Hospital, Clinic	S
Urban Agriculture-Community Garden ¹	S
Urban Agriculture-Community Urban Farm ¹	S

Residential & Lodging	
Accessory Building ¹	P
Caretakers Quarters/Domestic or Security Unit	P
Convent or Monastery	P
Garage	A
Hotel or Motel	S
Hotel, Residence	S
Residential Care Facility	S

Institutional & Community Service	
Assisted Living Facility ¹	S
Blood Plasma Donor Center	P
Cemetery/ Mausoleum	P
Church/House of Worship ¹	P
Convalescent Care Facility/Nursing Home ¹	P
Congregate Care Facility/Elderly Housing ¹	S
Day Care (7 or More Children) ¹	P
Emergency Ambulance Services, Ground	P
Group or Community Home ¹	P
Government Facility	P
Hospice	P
Hospital	P
Library, Art Gallery or Museum (Public)	P
Mortuary or Funeral Chapel (Stand-Alone)	P
Post Office, Local Service	P
Public or Private School, Primary ¹	P
Public or Private School, Secondary ¹	P
Public or Private School Temporary Education Building ¹	S
Social Service Provider, except Rescue Mission or Homeless Shelter	S

Office & Professional	
Financial Institution with Drive-Through ¹	P
Financial Institution without Drive-Through	P
Office, General	P
Office Building, less than 5,000 Sq. Ft.	P
Office Building, 5,000 Sq. Ft. or more	P

Recreation, Entertainment & Amusement	
Carnival, Circus, or Amusement Ride, Temporary ¹	P
Commercial Amusement/ Recreation (Inside) ¹	S
Commercial Amusement/ Recreation (Outside)	S
Community or Recreation Club, Public or Private (Accessory)	P
Country Club, Private	S
Golf Driving Range	S



Permitted Land Uses in a General Retail (GR) District

Date: May 30, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; ¹: Additional Requirements

Fund Raising Events by Non-Profit, Indoor or Outdoor, Temporary ¹	P
Gun Club, Skeet or Target Range (Indoor)	S
Health Club	P
Private Club, Lodge or Fraternal Organization	P
Public Park or Playground	P
Tennis Courts (Not accessory to a public or private club)	S
Theater	S

Retail & Personal Services	
Antique/Collectible Store	P
Astrologer, Hypnotist, or Psychic Art and Science	P
Banquet Facility	P
Beverage and/or Food Service Facility, Portable ¹	S
Business School	P
Catering Service	P
Christmas Tree Sales Lot & Similar Uses, Temporary ¹	P
Copy Center	P
Display, Incidental ¹	P
Garden Supply/Plant Nursery	P
General Personal Service	P
General Retail Store	P
Hair Salon, Manicurist	P
Laundry, Drop-off/Pickup	P
Laundry, Self Service	P
Massage Therapist	P
Museum or Art Gallery (Private)	P
Night Club, Discoteque, or Dance Hall	S
Pet Shop	P
Private Club ¹	P
Real Estate Sales Office, On-site, Temporary ¹	P
Rental Store, w/o Outside Storage and Display	S
Restaurant, Less than 2000 Sq. Ft., w/ Drive-Thru or Drive-in ¹	S
Restaurant, Less than 2000 Sq. Ft., w/o Drive-Thru or Drive-in	P
Restaurant, 2000 Sq. Ft. or more, w/ Drive-Thru or Drive-in ¹	S
Restaurant, 2000 Sq. Ft. or more, w/o Drive-Thru or Drive-in	P
Restaurant with accessory Private Club or Brew Pub ¹	P
Retail store with gasoline product sales limited to 2 dispensers and 4 vehicles	P
Retail store with more than 2 dispensers	S
Secondhand Dealer	P
Studio - Art, Photography or Music	P
Tailor, Clothing or Apparel Shop	P

Commercial & Business Services	
Electrical, Watch, Clock, Jewelry & Similar Repair	P
Locksmith	P
Shoe and Boot Repair and Sales	P
Trade School	S
Temporary On-site Construction Office ¹	P

Auto & Marine-Related	
Auto Repair Garage, Minor ¹	S
Car Wash/Auto Detail ¹	S



Permitted Land Uses in a General Retail (GR) District

Date: May 30, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; ¹: Additional Requirements

Car Wash, Self Service	S
Parking Lot, non-commercial	P
Service Station ¹	P

Industrial & Manufacturing	
Asphalt or Concrete Batch Plant, Temporary ¹	P
Mining and Extraction (Sand, Gravel Oil & other) ¹	S

Utilities, Communications & Transportation	
Antenna, Accessory ¹	P
Antenna, Commercial ¹	S
Antenna, Amateur Radio ¹	P
Antenna, Dish ¹	P
Antenna, Commercial, Free-Standing ¹	S
Antenna, Commercial, Mounted ¹	S
Helipad	S
Utilities (Non-Municipally owned or Controlled), including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	S
Municipally Owned or Controlled Facilities, Utilities and Uses	P
Private Streets	S
Radio Broadcasting	P
Railroad Yard or Shop	S
Recording Studio	S
Satellite Dish ¹	P
Solar Energy Collector Panels and Systems ¹	P
Transit Passenger Facility	S
TV Broadcasting & Other Communication Service	S
Utilities Holding a Franchise from City of Rockwall	S
Utility Installation, Other than Listed	S
Utility/ Transmission Lines	S
Wireless Communication Tower	S



Permitted Land Uses in a Light Industrial (LI) District

Date: October 06, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; ¹: Additional Requirements

Rural & Animal-Related	
Agricultural Uses on Un-Platted Land	P
Animal Boarding/Kennel <i>without</i> Outside Pens	P
Animal Clinic for small animals, no outdoor pens ¹	P
Animal Hospital, Clinic	P
Animal Shelter	P
Urban Agriculture-Community Garden ¹	S
Urban Agriculture-Urban Farm ¹	S

Residential & Lodging	
Accessory Building ¹	P
Caretakers Quarters/Domestic or Security Unit	P
Garage	A
Hotel	S
Hotel, Full Service	S
Hotel, Residential	S
Motel	S

Institutional & Community Service	
Assisted Living Facility ¹	S
Blood Plasma Donor Center	P
Cemetery/ Mausoleum	P
Church/House of Worship ¹	P
College, University, or Seminary	P
Convalescent Care Facility/Nursing Home ¹	S
Congregate Care Facility/Elderly Housing ¹	S
Crematorium (Stand Alone)	S
Day Care (7 or More Children) ¹	S
Emergency Ambulance Services, Ground	P
Government Facility	P
Hospice	S
Hospital	P
Library, Art Gallery or Museum (Public)	P
Mortuary or Funeral Chapel	P
Post Office, Local Service	P
Post Office, Regional	P
Prison/Custodial Institution	P
Public or Private School, Primary ¹	P
Public or Private School, Secondary ¹	P
Rescue Mission or Shelter for the Homeless	P
Social Service Provider, except Rescue Mission or Homeless Shelter	P

Office & Professional	
Financial Institution with Drive-Through ¹	P
Financial Institution without Drive-Through	P
Office, General	P
Office Building, less than 5,000 Sq. Ft.	P
Office Building, 5,000 Sq. Ft. or more	P

Recreation, Entertainment & Amusement	
Carnival, Circus, or Amusement Ride, Temporary ¹	P
Commercial Amusement/ Recreation (Inside) ¹	P



Permitted Land Uses in a Light Industrial (LI) District

Date: October 06, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; ¹: Additional Requirements

Commercial Amusement/ Recreation (Outside)	S
Community or Recreation Club, Public or Private (Accessory)	P
Country Club, Private	P
Golf Driving Range	P
Fund Raising Events by Non-Profit, Indoor or Outdoor, Temporary ¹	P
Gun Club, Skeet or Target Range (Indoor)	P
Health Club	P
Private Club, Lodge or Fraternal Organization	P
Private Sports Arena, Stadium or Track	P
Public Park or Playground	P
Tennis Courts (Not accessory to a public or private club)	P
Theater	P

Retail & Personal Services	
Beverage and/or Food Service Facility, Portable ¹	S
Business School	P
Catering Service	P
Christmas Tree Sales Lot & Similar Uses, Temporary ¹	P
Copy Center	P
Display, Incidental	P
Garden Supply/Plant Nursery	P
General Personal Service	S
General Retail Store	S
Hair Salon, Manicurist	S
Laundry, Drop-off/Pickup	P
Laundry, Self Service	P
Museum or Art Gallery (Private)	P
Night Club, Discoteque, or Dance Hall	S
Pawn Shop	P
Private Club ¹	P
Real Estate Sales Office, On-site, Temporary ¹	P
Rental Store, w/o Outside Storage and Display	P
Restaurant, Less than 2000 Sq. Ft., w/ Drive-Thru or Drive-in ¹	S
Restaurant, Less than 2000 Sq. Ft., w/o Drive-Thru or Drive-in	P
Restaurant, 2000 Sq. Ft. or more, w/ Drive-Thru or Drive-in ¹	P
Restaurant, 2000 Sq. Ft. or more, w/o Drive-Thru or Drive-in	P
Restaurant with accessory Private Club or Brew Pub ¹	P
Retail store with gasoline product sales limited to 2 dispensers and 4 vehicles	P
Retail store with more than 2 dispensers	P
Secondhand Dealer	P
Studio - Art, Photography or Music	P
Taxidermist Shop	P
Winery ¹	P

Commercial & Business Services	
Bail Bond Service	P
Building & Landscape Material <i>with</i> Outside Storage	P
Building & Landscape Material <i>with Limited</i> Outside Storage ¹	P
Building Maintenance, Service & Sales <i>with</i> Outside Storage ¹	P
Building Maintenance, Service & Sales <i>without</i> Outside Storage	P
Cleaners, Commercial	P
Commercial, Other than Listed	P



Permitted Land Uses in a Light Industrial (LI) District

Date: October 06, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; ¹: Additional Requirements

Custom & Craft Work	P
Electrical, Watch, Clock, Jewelry & Similar Repair	P
Feed Store, Ranch Supply	S
Food Processing	P
Furniture or Cabinet Repair	P
Furniture Upholstery, Refinishing or Resale	P
Gunsmith Repair and Sales	P
Heavy Machinery & Equipment (Rental, Sales & Service)	S
Locksmith	P
Machine Shop	P
Medical or Scientific Research Lab	P
Research & Technology / Light Assembly	P
Trade School	P
Temporary On-site Construction Office ¹	P

Auto & Marine-Related	
Auto Repair Garage, Major ¹	P
Auto Repair Garage, Minor ¹	P
Automobile Rental	S
Boat & Trailer Dealership (New and Used) ¹	S
Car Wash/Auto Detail ¹	P
Car Wash, Self Service	P
Indoor Motor Vehicle Dealership/Showroom. New and/or Used ¹	S
Motor Vehicle Dealership, New (Cars and Light Trucks) ¹	S
Motor Vehicle Dealership, Used (Cars and Light Trucks) ¹	A
Parking, Commercial	P
Parking Lot, non-commercial	P
Recreational Vehicle (RV) Sales and Service	S
Service Station ¹	P
Towing & Impound Yard	S
Towing Service, No Storage ¹	P
Truck Rental	S
Truck Stop with Fuel and Accessory Services ¹	S

Industrial & Manufacturing	
Asphalt or Concrete Batch Plant ¹	S
Asphalt or Concrete Batch Plant, Temporary ¹	P
Bottle Works, Milk or Soft Drinks	P
Brewery, Distillery or Winery (Excluding Brew Pub)	P
Carpet and Rug Cleaning	P
Environmentally Hazardous Materials ¹	S
Food Processing (No Slaughtering)	P
Light Assembly & Fabrication	P
Manufacturing, Heavy	S
Manufacturing, Light	P
Metal Plating, Electro Plating	S
Mining and Extraction (Sand, Gravel Oil & other) ¹	S
Printing & Publishing	P
Salvage or Reclamation of Products (Indoors)	P
Salvage or Reclamation of Products (Outdoors)	S
Sheet Metal Shop	P
Tool, Dye, Gauge and Machine Shop	P



Permitted Land Uses in a Light Industrial (LI) District

Date: October 06, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; ¹: Additional Requirements

Welding Repair	P
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Wholesale, Distribution & Storage	
Cold Storage Plant	P
Heavy Construction Trade Yard	P
Mini-warehouse ¹	P
Outside Storage and/or Outside Display ¹	P
Recycling Collection Center	P
Warehouse/ Distribution Center	P
Wholesale Showroom Facility	P

Utilities, Communications & Transportation	
Airport, Heliport or Landing Field	S
Antenna, Accessory ¹	P
Antenna, Commercial ¹	S
Antenna, Amateur Radio ¹	P
Antenna, Dish ¹	P
Antenna, Commercial, Free-Standing ¹	P
Antenna, Commercial, Mounted ¹	P
Bus Charter Service & Service Facility	P
Helipad	S
Utilities (Non-Municipally owned or Controlled), including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	S
Municipally Owned or Controlled Facilities, Utilities and Uses	P
Private Streets	S
Radio Broadcasting	P
Railroad Yard or Shop	S
Recording Studio	P
Satellite Dish ¹	P
Solar Energy Collector Panels and Systems ¹	P
Transit Passenger Facility	S
Trucking Company	P
TV Broadcasting & Other Communication Service	P
Utilities Holding a Franchise from City of Rockwall	P
Utility Installation, Other than Listed	S
Utility/ Transmission Lines	S
Wireless Communication Tower	S



CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A LIGHT INDUSTRIAL (LI) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR TOWNHOMES, COMMERCIAL/RETAIL, AND LIGHT INDUSTRIAL LAND USES ON THE SUBJECT PROPERTY, BEING A 16.26-ACRE TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK 1, INDALLOY ADDITION AND TRACT 31 OF THE R. BALLARD SURVEY, ABSTRACT NO. 29, 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 the applicant Bill Bricker on behalf of the owner, Columbia Development Company, LLC, for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for the purpose of establishing commercial/retail, light industrial, and townhome land uses on a 16.26-acre tract of land identified as Lot 1, Block 1, Indalloy Addition and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street 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 the Unified Development Code [*Ordinance No. 04-38*] 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. 04-38*] 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 be in accordance with the *Planned Development Concept Plan*, contained 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 3. That development of the *Subject Property* shall be in accordance with the *Development Standards*, described in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of *Tract 1* of the *Subject Property* -- as depicted in *Exhibits 'C' & 'D'* of this ordinance -- 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(d) below], shall be the exclusive procedures applicable to the subdivision and platting of *Tract 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance.
- (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). If required, 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) PD Site Plan
 - (2) Final Plat
- (c) *PD Site Plan*. A *PD Site Plan* covering all of *Tract 1* as depicted in *Exhibit 'B'* of this ordinance shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat Application* after engineering approval.
- (d) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, for all of *Tract 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be submitted for approval.

SECTION 5. That development of *Tracts 2, 3, 4 & 5* of the *Subject Property* -- as depicted in *Exhibits 'C' & 'D'* of this ordinance -- shall be in conformance with the procedures set forth in the Unified Development Code [*Ordinance No. 04-38*];

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF SEPTEMBER, 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: August 20, 2018

2nd Reading: September 4, 2018

Exhibit 'A':
Legal Description

All that certain lot, tract or parcel of land situated in the *R. BALLARD SURVEY, ABSTRACT NO. 29*, City of Rockwall, Rockwall County, Texas, and being a part of Lot 1, Block 1, *INDALLOY ADDITION*, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 273 of the Plat Records of Rockwall County, Texas, and also being a part of a 98.319 acres tract of land as described in a Warranty deed from Alumax Aluminum Corporation to Columbia Extrusion Corporation, dated December 22, 1988 and being recorded in Volume 444, Page 102 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the northeast corner of said Lot 1, Block 1, said point being in the south right-of-way line of E. Washington Street;

THENCE S. 06 deg. 42 min. 50 sec. E. along the east boundary line of Lot 1, a distance of 718.54 feet to a 1/2" iron rod found for corner;

THENCE N. 85 deg. 37 min. 16 sec. W. a distance of 435.64 feet to a 1/2" iron rod found for corner on the West boundary line of said Lot 1, Block 1;

THENCE N. 83 deg. 23 min. 14 sec. W. a distance of 274.94 feet to a 1/2" iron rod found for corner;

THENCE S. 81 deg. 27 min. 00 sec. W. a distance of 408.12 feet to a Y," iron rod found for corner in the east boundary line of *PARK PLACE WEST II*, according to the Amended plat thereof recorded in Cabinet G, Slide 100, of the Plat Records of Rockwall County, Texas;

THENCE N. 04 deg. 52 min. 54 sec. W. along said addition, a distance of 106.88 feet to a W' iron rod found for corner;

THENCE N. 07 deg. 20 min. 27 sec. E. along said addition, a distance of 603.20 feet to a W' iron rod found for corner in the south line of E. Washington Street;

THENCE N. 89 deg. 51 min. 05 sec. E. along the south line of said street, a distance of 513.76 feet to a P-K nail found for corner at the northwest corner of said Lot 1, Block 1;

THENCE N. 89 deg. 34 min. 40 sec. E. along the south line of said street and north line of said Lot 1, a distance of 445.34 feet to the *POINT OF BEGINNING* and containing 16.26 acres of land.

**Exhibit 'B':
Survey**

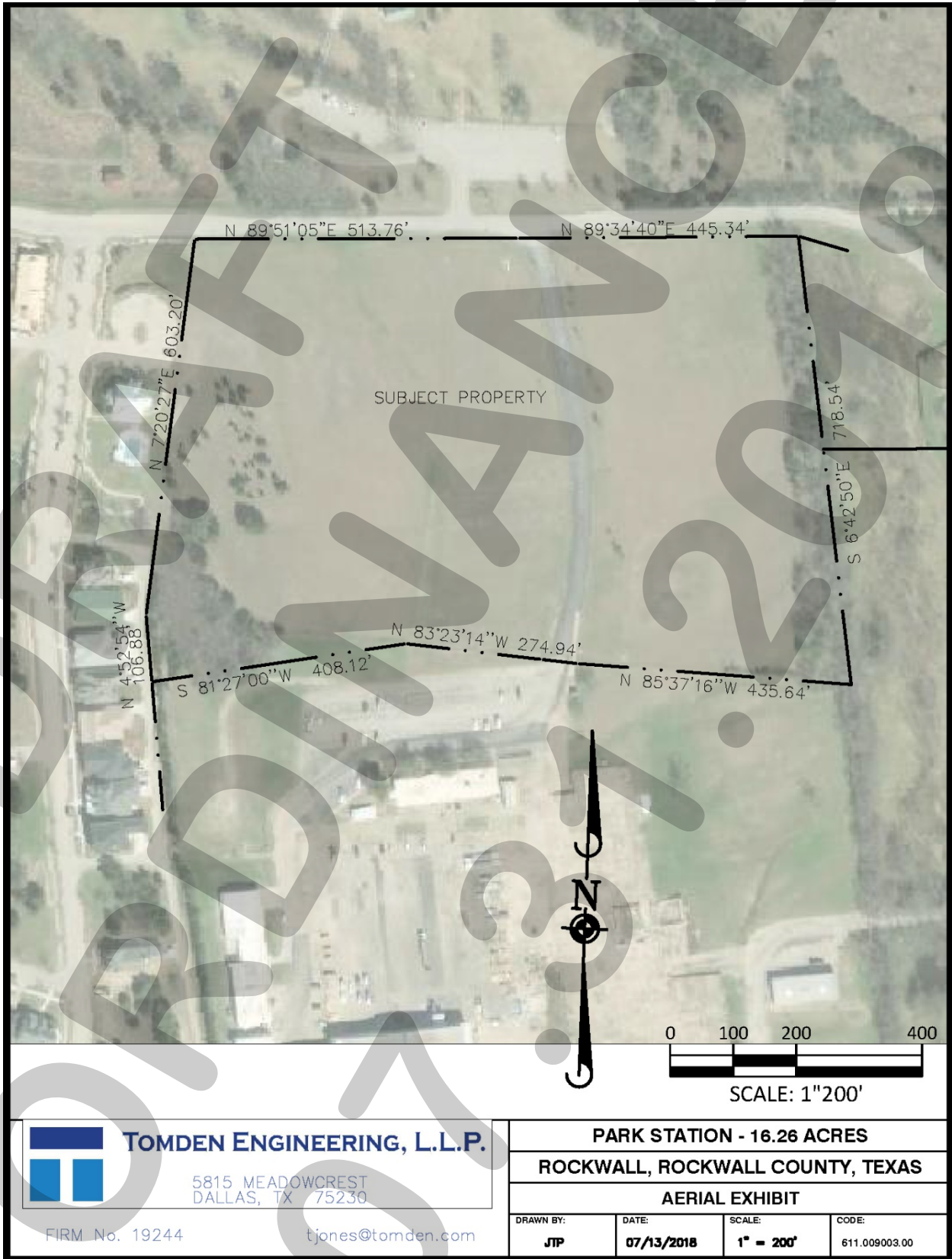


Exhibit 'C':
Area Map

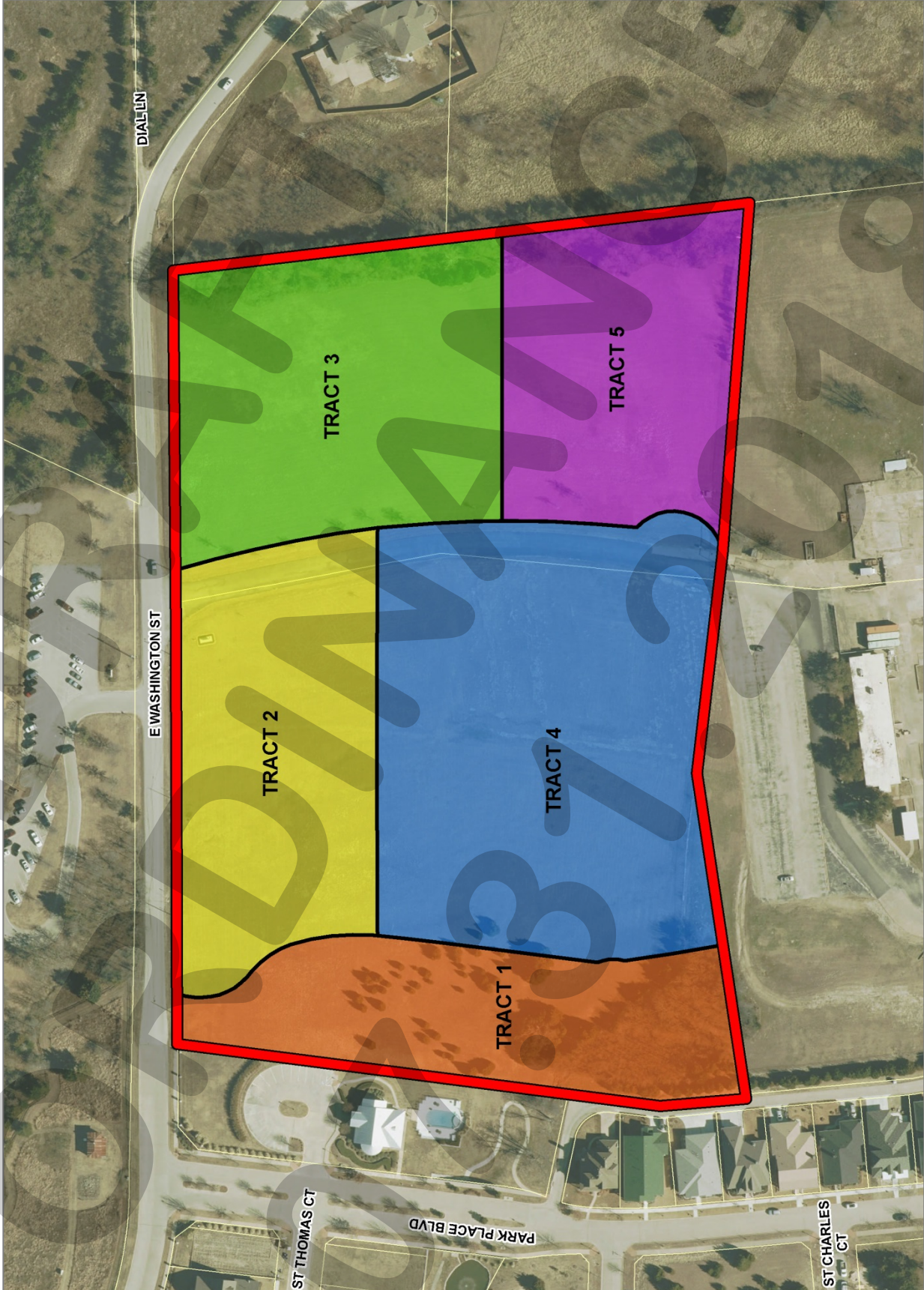


Exhibit 'D': Concept Plan



CONCEPT DATA TABLE	
TOTAL SITE AREA	16.28 ACRES
PROPOSED USE:	
TOWNSHIP (TH)	16.28 ACRES
TRACTS	5
SITE AREA:	232 ACRES
BUILDING AREA:	1,500,500 FT ²
TOTAL UNITS:	10
MAX UNIT DENSITY:	16 UNITS/ACRE
MAX BUILDING HEIGHT:	36
COMMERCIAL (CD)	
TRACT 1	
SITE AREA:	2.92 ACRES
BUILDING AREA:	36,000 SQ FT
MAX FLOOR AREA RATIO:	1 FOR 300 SQ FT
REG. PARKING SPACES:	144
MAX FLOOR AREA RATIO:	4.1
MAX BUILDING HEIGHT:	60'
TRACT 2	
SITE AREA:	3.55 ACRES
BUILDING AREA:	40,000 SQ FT
MAX FLOOR AREA RATIO:	1 FOR 300 SQ FT
REG. PARKING SPACES:	160
MAX FLOOR AREA RATIO:	4.1
MAX BUILDING HEIGHT:	60'
TRACT 3	
SITE AREA:	4.90 ACRES
BUILDING AREA:	49,000 SQ FT
MAX FLOOR AREA RATIO:	1 FOR 300 SQ FT
REG. PARKING SPACES:	100
MAX FLOOR AREA RATIO:	2.1
MAX BUILDING HEIGHT:	120'
TRACT 4	
SITE AREA:	2.77 ACRES
BUILDING AREA:	24,000 SQ FT
MAX FLOOR AREA RATIO:	1 FOR 300 SQ FT
REG. PARKING SPACES:	27
MAX FLOOR AREA RATIO:	2.1
MAX BUILDING HEIGHT:	250'
TRACT 5	
SITE AREA:	NA
BUILDING AREA:	NA
MAX FLOOR AREA RATIO:	NA
REG. PARKING SPACES:	NA
MAX BUILDING HEIGHT:	NA
PROPOSED MAXIMUM SIGNAGE FOR ALL STRUCTURES	NA
PROPOSED CONSTRUCTION TYPE	NA

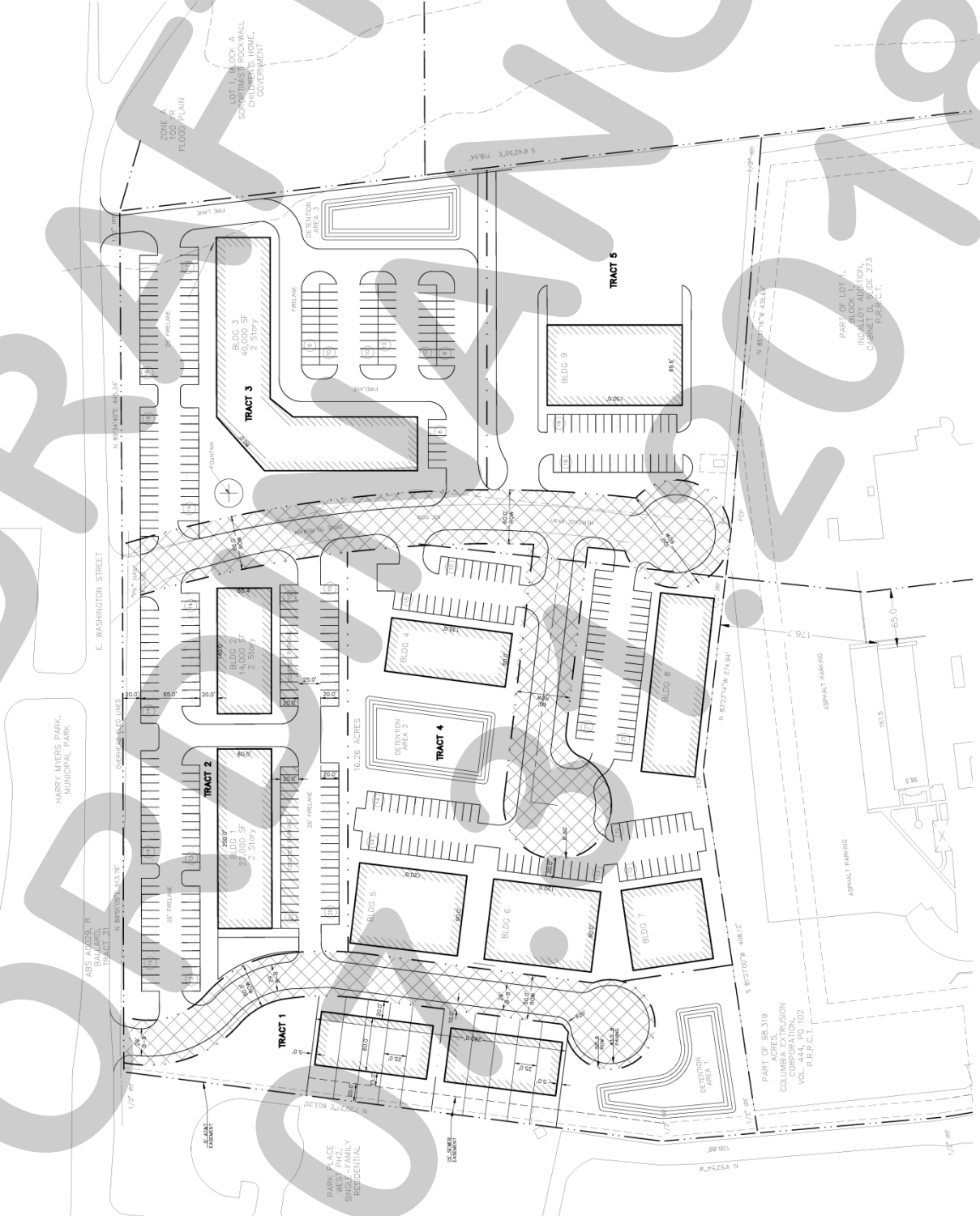


Exhibit 'E':
PD Development Standards

Tracts 1-5 (16.26-Acres): Development Standards for all Tracts

- (1) **Landscaping Standards.**
 - (i) **Landscape Requirements.** Landscaping shall be reviewed and approved with a *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.
 - (ii) **Landscape Buffers (Streets A, B, & C).** A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of *Streets A, B & C* as depicted in *Exhibit 'D'* of this ordinance, and shall incorporate a minimum of one (1) canopy tree per 50-feet of linear frontage unless otherwise specified in this ordinance.
 - (iii) **Landscape Buffer and Sidewalks (E. Washington Street).** A minimum of a 20-foot landscape buffer shall be provided along E. Washington Street (*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, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.
 - (iv) **Landscape Buffer (Adjacent to Residential).** A minimum of a 20-foot landscape buffer shall be provided along the western boundary of *Tracts 2 & 4 (i.e. areas adjacent to residential land uses)*. The landscape buffer shall incorporate a combination of shrubbery and ground cover along the entire length of the adjacency for the purpose of screening the commercial areas from the residential areas without using a physical barrier. In addition, the landscape buffer shall incorporate canopy trees planted on 20-foot centers along the entire length of the adjacency. *Tract 4* shall also incorporate a minimum of a six (6) foot wrought iron fence in the required landscape buffer.
 - (v) **Irrigation Requirements.** Irrigation shall be installed for all required landscaping. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.
- (2) **Buried Utilities.** New transmission and 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. The *Developer* shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property* as long as these lines remain in their current pre-developed state. 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.
- (3) **Variances.** The variance procedures and standards for approval that are set forth in the Unified Development Code [*Ordinance No. 04-38*] shall apply to any application for variances to any provisions of this ordinance.

Tract 1: Townhomes (2.02-Acres)

- (1) **Permitted Uses.** Unless specifically provided by this Planned Development ordinance, *Tract 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Single Family 10 (SF-10) District as stipulated by the *Permissible Use Charts* contained in

Exhibit 'E':
PD Development Standards

Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following conditions shall apply:

The following land uses shall be permitted on the *Tract 1* in addition to the land uses permitted in the Single Family 10 (SF-10) District:

- Townhomes

However, the following land uses shall be expressly prohibited on *Tract 1*:

- Accessory Building
- Guest Quarters/Secondary Living Unit
- Portable Buildings
- Church/House of Worship
- Day Care
- Private or Public School
- Railroad Yard or Shop

- (2) *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, *Tract 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards for the Single Family 10 (SF-10) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. The maximum permissible density for the *Subject Property* shall not exceed 5.0 dwelling units per gross acre of land; however, in no case should the proposed development exceed 10 dwelling units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

<i>Minimum Lot Width</i> ⁽¹⁾	28'
<i>Minimum Lot Depth</i>	115'
<i>Minimum Lot Area</i>	3,000 SF
<i>Minimum Front Yard Setback</i> ^{(2) & (4)}	20'
<i>Minimum Side Yard Setback</i>	0'
<i>Minimum Distance Between Buildings</i>	10'
<i>Minimum Length of Driveway Pavement</i>	20'
<i>Maximum Height</i> ⁽³⁾	36'
<i>Minimum Rear Yard Setback</i>	20'
<i>Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]</i>	1,500 SF
<i>Garage Orientation</i>	<i>Rear Entry</i>
<i>Maximum Number of Attached Units</i>	5 Units
<i>Maximum Lot Coverage</i>	70%

General Notes:

- ¹: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- ⁴: Porches, stoops, bay windows, balconies, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to five (5) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks* where appropriate for such use and shall not encroach into public right-of-way.

- (3) *Garage Orientation.* All garages are required to be rear entry and shall generally conform to the Concept Plan depicted in *Exhibit 'D'* of this ordinance (*i.e. the Townhomes will front towards the Park Place Subdivision*).

Exhibit 'E':
PD Development Standards

- (4) *Building Standards.* The building elevations shall generally conform to the *Conceptual Building Elevations* depicted in *Exhibit 'F'* of this ordinance; however, all development shall adhere to the following building standards:
- (i) *Masonry Requirements.* 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 cast stone. Cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and/or similar cementaceous products may be used for up to 100% of the exterior of the building pending conformance with the anti-monotony restrictions outlined in this ordinance. Stucco (i.e. *three [3] part stucco* or similar) shall be prohibited.
 - (ii) *Roof Design Requirements.* All buildings shall be designed such that no roof mounted mechanical equipment (i.e. *HVAC, satellite, vents, etc.*) shall be visible from any direction. *Note: Screening of mechanical equipment is necessary for all equipment regardless of location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).*
 - (iii) *Architectural Requirements.* All units shall be architecturally finished on all sides of the building that are visible from a public right-of-way or open space with the same materials, detailing and features.
- (5) *Anti-Monotony Restrictions.* The development shall generally conform to development scheme portrayed in the *Conceptual Building Elevations* depicted in *Exhibit 'F'* of this ordinance; however, all development shall adhere to the following anti-monotony restrictions:
- (i) Identical brick blends, paint colors and, cementaceous products (i.e. *Hardy Plank lap siding, etc.*) may not occur on adjacent (i.e. *side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.
 - (ii) Front building elevations shall not repeat along any block face without at least two (2) intervening homes of differing appearance on the same block face within the development.
 - (iii) The rear elevation of the homes, backing to the public right-of-way (i.e. *Street A*), shall not repeat without at least two (2) (i.e. *side-by-side*) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
 - a) Front Encroachment (i.e. *Porch and/or Sunroom*) Type and Layout
 - b) Roof Type and Layout
 - c) Articulation of the Front Façade
 - d) Differing Primary Exterior Materials
- (6) *Fence Standards.* All fences shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height.
- (7) *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. As an alternative -- *and pending the approval of an adjacent HOA* --, this property can be incorporated into an existing HOA. The HOA shall also maintain all neighborhood parks, open space and common areas, irrigation, landscaping, screening fences and the private roadway, drive aisles and drive approaches for the subject property associated with this development.

Exhibit 'E':
PD Development Standards

Tracts 2 & 3: Commercial/Retail (6.57-Acres)

- (1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Tracts 2 & 3* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the General (GR) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following conditions shall apply:

The following land uses shall be expressly prohibited on *Tracts 2 & 3*:

- Convent or Monastery
- Hotel or Motel
- Residence Hotel
- Cemetery/Mausoleum
- Church/House of Worship
- Convalescent Care Facility/Nursing Home
- Emergency Ambulance Services (*Ground*)
- Hospital
- Mortuary or Funeral Chapel
- Social Service Provider
- Billiard Parlor or Pool Hall
- Carnival, Circus, or Amusement Ride
- Commercial Amusement/Recreation (*Outside*)
- Golf Driving Range
- Gun Club, Skeet or Target Range (*Indoor*)
- Astrologer, Hypnotist, or Psychic Art and Science
- Night Club, Discotheque, or Dance Hall
- Secondhand Dealer
- Auto Repair Garage (*Minor*)
- Car Wash/Auto Detail
- Car Wash (*Self Service*)
- Retail Store with Gasoline Product Sales (*Any Amount of Dispensers*)
- Service Station
- Mining and Extraction (*Sand, Gravel, Oil & Other*)
- Helipad
- Railroad Yard or Shop
- Transit Passenger Facility

- (2) *Density and Dimensional Requirements.* Any development on *Tracts 2 & 3* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards required for properties in a General Retail (GR) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

Tracts 4 & 5: Light Industrial (7.67-Acres)

- (1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Tracts 4 & 5* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Light Industrial (LI) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following conditions shall apply:

The following land uses shall be expressly prohibited on the *Tracts 4 & 5*:

Exhibit 'E':
PD Development Standards

- Animal Shelter
- Hotel or Motel
- Residence Hotel
- Cemetery/Mausoleum
- Church/House of Worship
- Crematorium (*Stand Alone*)
- Emergency Ambulance Services (*Ground*)
- Mortuary or Funeral Chapel
- Prison/Custodial Institution
- Rescue Mission or Shelter for the Homeless
- Social Service Provider
- Billiard Parlor or Pool Hall
- Carnival, Circus, or Amusement Ride
- Commercial Amusement/Recreation (*Outside*)
- Golf Driving Range
- Gun Club, Skeet or Target Range (Indoor)
- Private Sports Arena, Stadium or Track
- Night Club, Discotheque, or Dance Hall
- Secondhand Dealer
- Car Wash (*Self Service*)
- Building & Landscape Material with Outside Storage
- Building & Landscape Material with Limited Outside Storage
- Building Maintenance, Service & Sales with Outside Storage
- Commercial Cleaners
- Food Processing
- Heavy Machinery & Equipment (Rental, Sales & Service)
- Auto Repair Garage (*Minor*)
- Auto Repair Garage (*Major*)
- Motor Vehicle Dealership (*New or Used*)
- Recreation Vehicle Sales
- Service Station
- Towing & Impound Yard
- Truck Rental
- Truck Stop with Fuel and Accessory Services
- Asphalt or Concrete Batch Plant
- Environmentally Hazardous Materials
- Food Processing (*No Slaughtering*)
- Heavy Manufacturing
- Metal Plating/Electro Plating
- Mining and Extraction (*Sand, Gravel, Oil & Other*)
- Salvage or Reclamation of Products (*Indoors or Outdoors*)
- Heavy Construction Trade Yard
- Mini-Warehouse
- Outside Storage and/or Outside Display
- Bus Charter Service & Service Facility
- Airport, Heliport or Landing Field
- Railroad Yard or Shop
- Transit Passenger Facility

- (2) *Density and Dimensional Requirements.* Any development on *Tracts 4 & 5* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards required for properties in a Light Industrial (LI) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

Exhibit 'F':
Conceptual Townhome Elevations

DRAFT
ORDINANCE
07.31.2018