



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-047

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

DIRECTOR OF PLANNING: *[Signature]*

CITY ENGINEER: *[Signature]*

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address CLEM RD @ FM 1141

Subdivision

Lot

Block

General Location SOUTHEAST CORNER OF CLEM ROAD AND FM 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning AG

Current Use AGRICULTURE

Proposed Zoning PLANNED DEVELOPMENT

Proposed Use SINGLE FAMILY RESIDENTIAL

Acreage 26.012

Lots [Current] 1

Lots [Proposed] 18

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner Alex Freeman

Applicant F2 Capital Partners, LLC

Contact Person Alex Freeman

Contact Person Mitchell Fielding and/or Michael Fielding

Address 18740 Wainborough Ln

Address 4232 Ridge Road, Suite 104

City, State & Zip Dallas, TX 75287

City, State & Zip Heath, TX 75032

Phone 469-233-4774

Phone 214-225-4700

E-Mail afreeman@pinnaclemonte.com

E-Mail mitchell@f2capital.com and michael@f2capital.com

NOTARY VERIFICATION [REQUIRED]

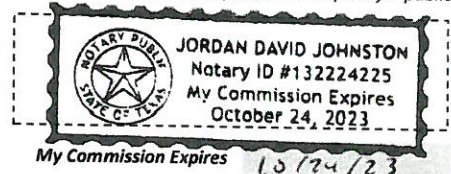
Before me, the undersigned authority, on this day personally appeared ALEX FREEMAN [Owner] the undersigned, who stated the information on this application to be true and certified the following:

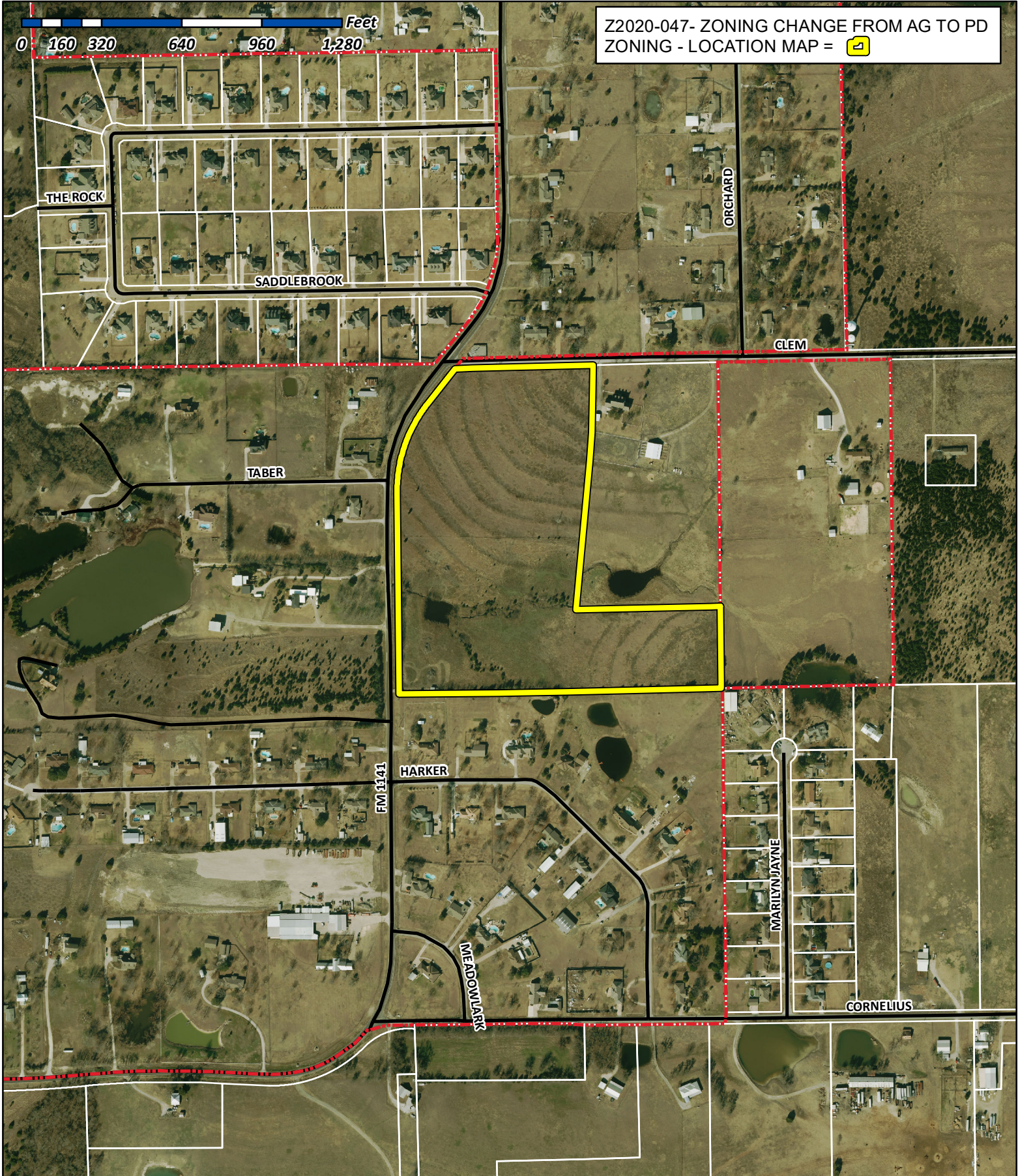
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 15 day of OCTOBER, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 15 day of OCTOBER, 2020.

Owner's Signature *[Signature]*

Notary Public in and for the State of Texas *[Signature]*





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.

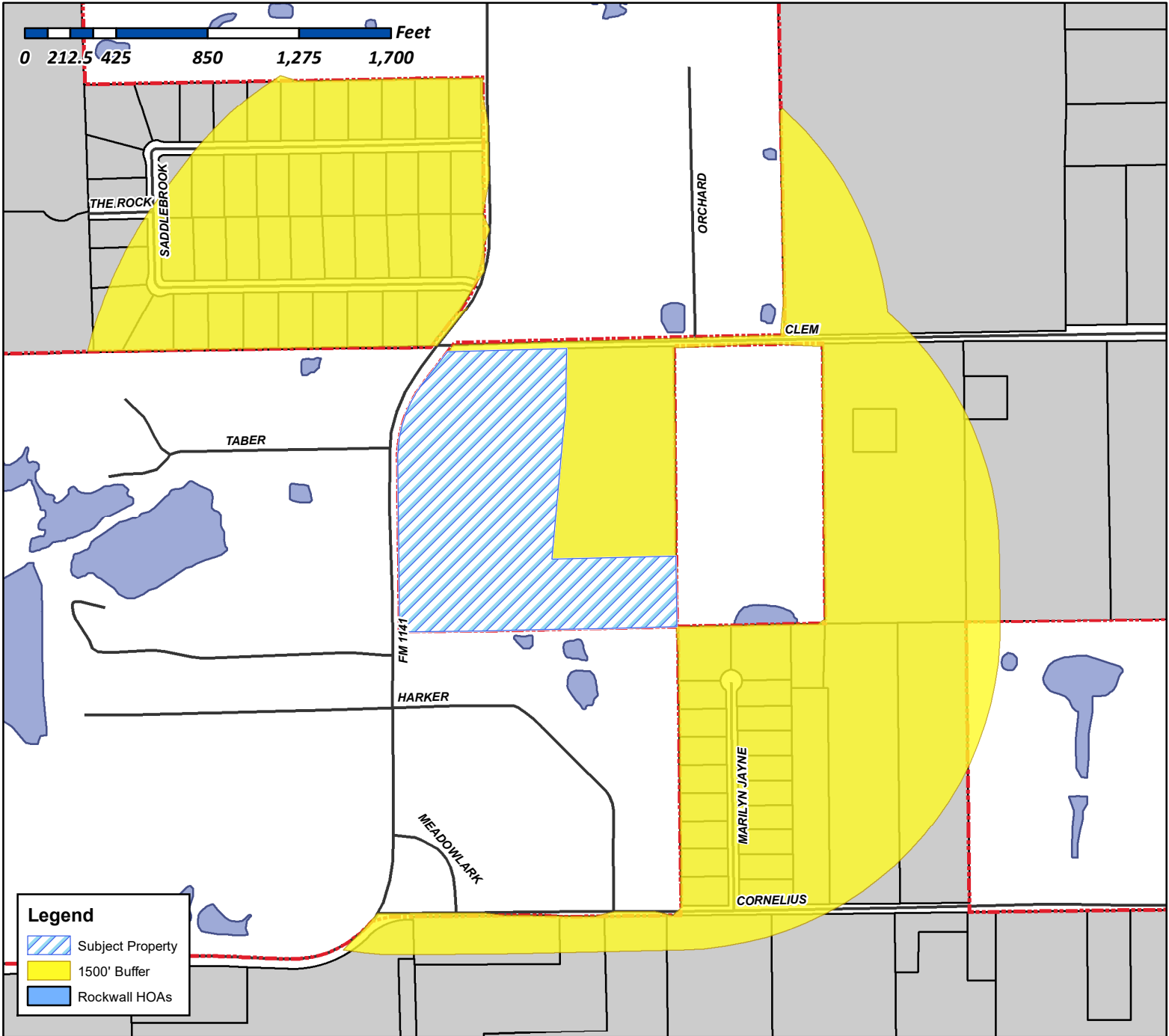




City of Rockwall

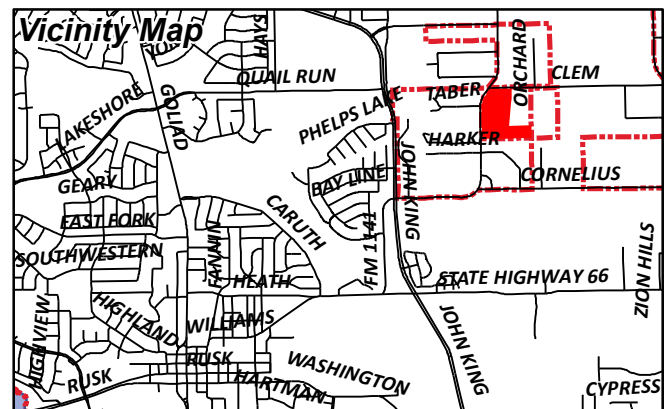
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Case Number: Z2020-047
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: SEC of Clem Road and FM 1141

Date Created: 10/19/2020
 For Questions on this Case Call (972) 771-7745

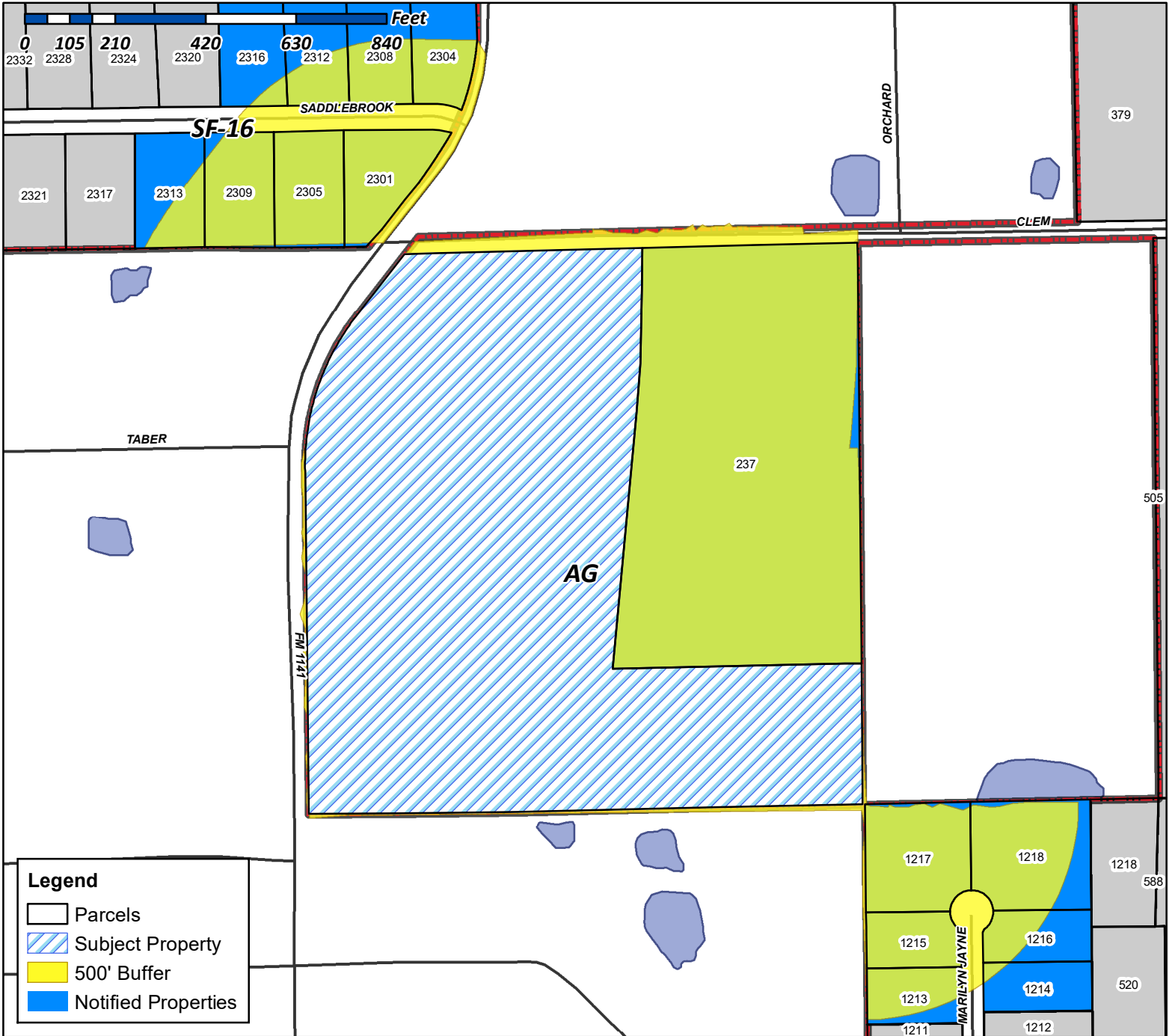




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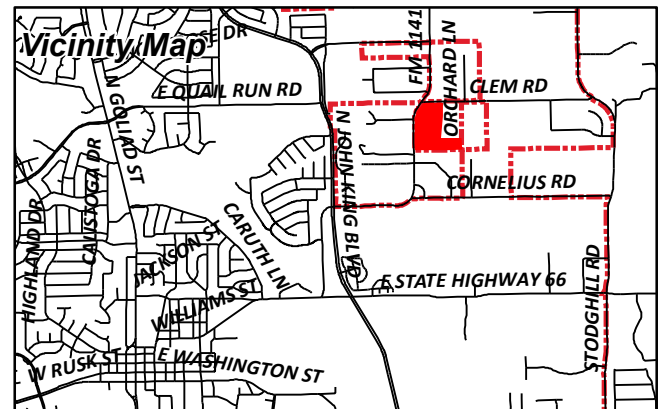
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VASUNDHARA REDDY K AND
ALEX R FREEMAN
CLEM RD @ FM1141
ROCKWALL, TX 75087

BERGERHOUSE PHILLIP & KERRI
1213 MARILYN JAYNE DR
ROCKWALL, TX 75087

SOUTHALL MARK P & KATHY L
1214 MARILYN JAYNE LN
ROCKWALL, TX 75087

CONFIDENTIAL
1215 MARILYN JAYNE DRIVE
ROCKWALL, TX 75087

COUCH MITCHELL E AND PATRICIA M
1216 MARILYN JAYNE DR
ROCKWALL, TX 75087

KELLY JAMES B & DEA S
1217 MARILYN JAYNE DR
ROCKWALL, TX 75087

MENDOZA ROBERT E AND SANDRA J WILKINS
1218 MARILYN JAYNE DR
ROCKWALL, TX 75087

CULP TERRI L
2301 SADDLEBROOK LN
ROCKWALL, TX 75087

MURPHEY HARVEY W & BETTY J
2304 SADDLEBROOK LN
ROCKWALL, TX 75087

OSBORNE AARON & BARBARA
2305 SADDLEBROOK LANE
ROCKWALL, TX 75087

CONFIDENTIAL
2308 SADDLEBROOK LN
ROCKWALL, TX 75087

JONES JAMES E
2309 SADDLEBROOK LN
ROCKWALL, TX 75087

SMITH WILLIAM CLEVE JR &
EDITH LILLIAN
2312 SADDLEBROOK LN
ROCKWALL, TX 75087

ROMERO MARGARET ALLEN-
2313 SADDLEBROOK LANE
ROCKWALL, TX 75087

LLOYD DANIEL AND REBECCA R
2316 SADDLEBROOK LANE
ROCKWALL, TX 75087

M G & J K TAYLOR LIVING TRUST
MARK G TAYLOR AND JESSICA K TAYLOR-
TRUSTEES
237 CLEM ROAD
ROCKWALL, TX 75087

SOUTHALL MARK P & KATHY L
P. O. BOX 2214
ROCKWALL, TX 75087

PUBLIC NOTICE



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

Property Owner and/or Resident of the City of Rockwall:

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

Case No. Z2020-047: Zoning Change from AG to PD

Hold a public hearing to discuss and consider a request by Mitchell Fielding of F2 Capital Partners, LLC on behalf of Alex Freeman for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 26.012-acre tract of land identified as Tract 17-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, November 10, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 16, 2020 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

David Gonzales
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 Monday, November 16, 2020 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

----- PLEASE RETURN THE BELOW FORM -----

Case No. Z2020-047: Zoning Change from AG to PD

Please place a check mark on the appropriate line below:

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

[Redacted area]

Name: [Redacted]
Address: [Redacted]

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

THE SURVEY SET FORTH HEREON HAS BEEN CONDUCTED AND PREPARED AT THE REQUEST AND IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT OR REPRESENTATIVES THEREOF. BG&A LAND SURVEYING, INC. HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR THE EXISTENCE OF EASEMENTS, RESTRICTIONS, ENCUMBRANCES OR OTHER FACTS OR MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY. THE SURVEY SET FORTH HEREON IS NOT TO BE RELIED UPON FOR FUTURE CONSTRUCTION PURPOSES. CONTACT ALL GOVERNING AUTHORITIES (MUNICIPALITIES, UTILITY AGENCIES, ASSOCIATIONS, ETC.) PRIOR TO ANY EXCAVATION OR CONSTRUCTION. THE TEXAS EXCAVATION SAFETY SYSTEM CAN BE CONTACTED BY CALLING 811. CALL BEFORE YOU DIG.

PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF ROCKWALL:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72, ROCKWALL COUNTY, TEXAS, BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO GLEN D. WALKER AND WIFE, NITA A. WALKER, RECORDED IN VOLUME 542, PAGE 12, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 60D NAIL FOUND FOR CORNER AT THE INTERSECTION NEAR THE CENTER OF CLEM ROAD AND THE RECOGNIZED SOUTHEAST LINE OF F. M. HIGHWAY 1141, SAID POINT BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 06 MINUTES 09 SECONDS EAST, WITHIN SAID CLEM ROAD AND THE RECOGNIZED NORTH LINE OF SAID WALKER TRACT, A DISTANCE OF 533.77 FEET TO A POINT FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO MARK G. AND JESSICA K. TAYLOR, RECORDED IN VOLUME 7106, PAGE 191, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 01 DEGREES 23 MINUTES 21 SECONDS WEST, ALONG THE WEST LINE OF SAID TAYLOR TRACT, PASSING A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR WITNESS AT A DISTANCE OF 17.18 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 283.63 FEET TO A 4 INCH METAL FENCE CORNER FOR ANGLE POINT;

THENCE SOUTH 05 DEGREES 06 MINUTES 43 SECONDS WEST, ALONG THE WEST LINE OF SAID TAYLOR TRACT, A DISTANCE OF 113.32 FEET TO A 4 INCH METAL FENCE CORNER FOR ANGLE POINT;

THENCE SOUTH 05 DEGREES 35 MINUTES 13 SECONDS WEST, ALONG THE WEST LINE OF SAID TAYLOR TRACT, A DISTANCE OF 597.75 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING AN INNER ELL CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF SAID TAYLOR TRACT;

THENCE NORTH 89 DEGREES 06 MINUTES 09 SECONDS EAST, ALONG THE SOUTH LINE OF SAID TAYLOR TRACT, A DISTANCE OF 574.09 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE WEST LINE OF A TRACT OF LAND CONVEYED TO ALLEN AND LISA STEVENSON, RECORDED IN VOLUME 171, PAGE 885, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS, SAID POINT BEING THE SOUTHEAST CORNER OF SAID TAYLOR TRACT AND THE MOST SOUTHERLY NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 06 MINUTES 20 SECONDS EAST ALONG THE RECOGNIZED EAST LINE OF SAID WALKER TRACT AND THE WEST LINE OF SAID STEVENSON TRACT A DISTANCE OF 334.12 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER, THE APPARENT NORTHEAST CORNER OF LOT 5 OF MEADOWVIEW RANCH ESTATES, RECORDED IN CABINET A, SLIDE 247, PLAT RECORDS, ROCKWALL COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED SOUTHEAST CORNER OF SAID WALKER TRACT AND THE APPARENT SOUTHWEST CORNER OF SAID STEVENSON TRACT;

THENCE SOUTH 89 DEGREES 13 MINUTES 16 SECONDS WEST, ALONG THE RECOGNIZED SOUTH LINE OF SAID WALKER TRACT, A DISTANCE 510.41 FEET TO A 3/8 INCH IRON ROD FOUND FOR ANGLE POINT;

THENCE NORTH 89 DEGREES 58 MINUTES 55 SECONDS WEST, ALONG THE RECOGNIZED SOUTH LINE OF SAID WALKER TRACT, A DISTANCE OF 778.67 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE RECOGNIZED EAST LINE OF SAID F. M. HIGHWAY 1141, SAID POINT BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH, ALONG THE RECOGNIZED EAST LINE OF SAID HIGHWAY, PASSING A 60D NAIL FOUND ON A WOOD HIGHWAY MONUMENT FOR WITNESS AT A DISTANCE OF 734.11 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 810.94 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 AT THE BEGINNING OF A CURVE TO RIGHT HAVING A CENTRAL ANGLE OF 39 DEGREES 09 MINUTES 01 SECONDS, A RADIUS OF 533.14 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 19 DEGREES 34 MINUTES 34 SECONDS EAST- 357.25 FEET;

THENCE ALONG THE RECOGNIZED SOUTHEAST LINE OF SAID HIGHWAY AND SAID CURVE TO THE RIGHT AN ARC LENGTH OF 364.29 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 AT THE END OF SAID CURVE;

THENCE NORTH 39 DEGREES 09 MINUTES 00 SECONDS EAST ALONG THE RECOGNIZED SOUTHEAST LINE OF SAID HIGHWAY, A DISTANCE OF 215.67 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1,133,124.22 SQUARE FEET OR 26.012 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO (CHICAGO TITLE, BENCHMARK TITLE, SKORBURG RETAIL CORPORATION, CLEN D. WALKER AND NITA A. WALKER), IN CONNECTION WITH THE TRANSACTION DESCRIBED IN G.F. PL15-17531 THAT, THE SURVEY AND DESCRIPTION SET FORTH HEREON WERE PREPARED FROM AN ACTUAL ON-THE-GROUND INSPECTION OF THE SUBJECT PROPERTY; SUCH SURVEY WAS CONDUCTED BY THE UNDERSIGNED, OR UNDER HIS DIRECTION; THE PLAT HEREON CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME THE SURVEY WAS PERFORMED AND IS AN ACCURATE REPRESENTATION OF THE PROFESSIONAL OPINION OF THE UNDERSIGNED; LOCATION AND DESCRIPTION OF VISIBLE AND APPARENT IMPROVEMENTS ARE AS INDICATED AND THERE ARE NO VISIBLE AND APPARENT ENCROACHMENTS OR PROTRUSIONS ON THE GROUND EXCEPT AS INDICATED; THE SURVEY SET FORTH HEREON WAS PERFORMED EXCLUSIVELY FOR THE BENEFIT OF THE ABOVE NOTED PARTIES AND TRANSACTION; ANY USE OF THIS SURVEY BY OTHER PARTIES AND/OR USE FOR ANY OTHER PURPOSE SHALL BE AT USER'S OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

EXECUTED THIS 4TH DAY OF JANUARY, 2016

Brian Gallia
BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569



ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTE: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 48397C0035L THIS PROPERTY APPEARS TO LIE IN ZONE X AND APPEARS NOT TO LIE WITHIN THE 100 YEAR FLOOD ZONE. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES, THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE: BEARINGS ARE BASED ON DEED RECORDED IN VOLUME 542, PAGE 12. THIS SURVEY IS NOT A REPRESENTATION OF WARRANTY OF TITLE OR GUARANTEE OF OWNERSHIP.

TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 10150300

LEGEND	
	BRICK
	COVERED AREA
	CONCRETE
	WOOD DECK
	STONE
	GRAVEL/ROCK ROAD OR DRIVE
	ASPHALT PAVING
	IRF/IRS-IRON ROD FOUND/SET
	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
	1/2" IRON ROD SET
	1" IRON PIPE FOUND
	MONUMENT FOUND
	"X" FOUND/SET
	ELECTRIC METER
	LP-LIGHT POLE
	GUY WIRE
	D&U-E- DRAINAGE & UTILITY EASEMENT
	BL- BUILDING LINE/SET BACK LINE
	CHAIN LINK FENCE
	WOOD FENCE
	BARBED/WIRE
	METAL FENCE
	PIPE FENCE
	W-W WATER LINE
	G-G GAS LINE
	ELECTRIC METER
	LP-LIGHT POLE
	GUY WIRE
	PFC-POINT FOR CORNER
	ROW- RIGHT-OF-WAY
	EASMT- EASEMENT
	AC- AIR CONDITIONING
	PE- POOL EQUIPMENT
	UGT-UNDERGROUND TELEPHONE
	CATY-UNDERGROUND CABLE TV
	TRANS-ELECTRIC TRANSFORMER
	OHP-OHP OVERHEAD POWER LINE

~BRIAN GALLIA & ASSOCIATES~
BG&A Land Surveying, Inc.
 8877 COUNTY ROAD 3609
 QUINLAN, TEXAS, 75474
 PHONE: (903) 447-0658
 FAX: (903) 447-0931
 www.bgasurveying.com

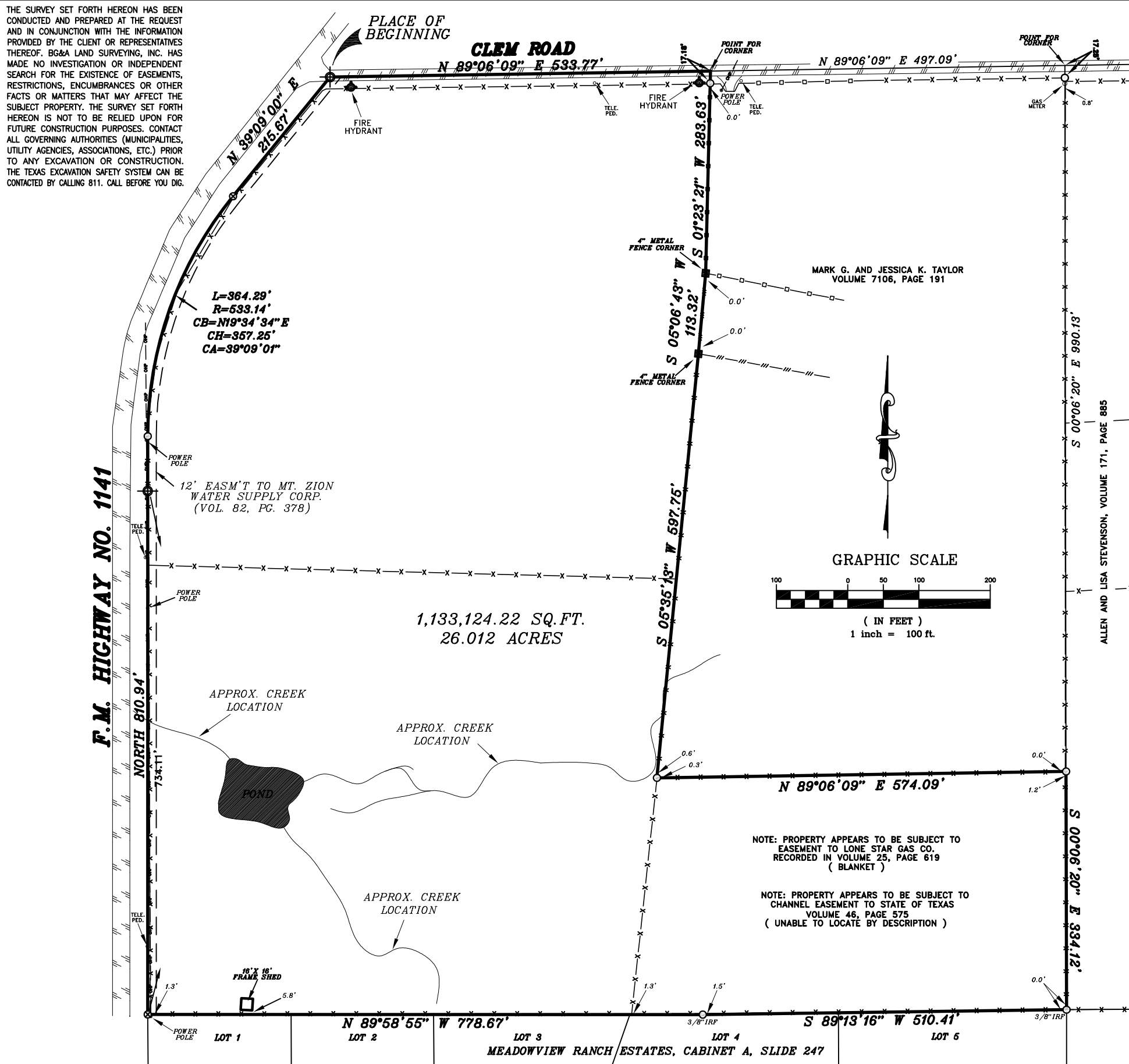
JOB NO. 1501740-2 CAD. TECH. A.OWEN

SURVEY PLAT

CLEM ROAD & F. M. HIGHWAY 1141

WILLIAM DALTON SURVEY, ABSTRACT NO. 72

ROCKWALL COUNTY, TEXAS



STATE OF TEXAS:
COUNTY OF ROCKWALL:

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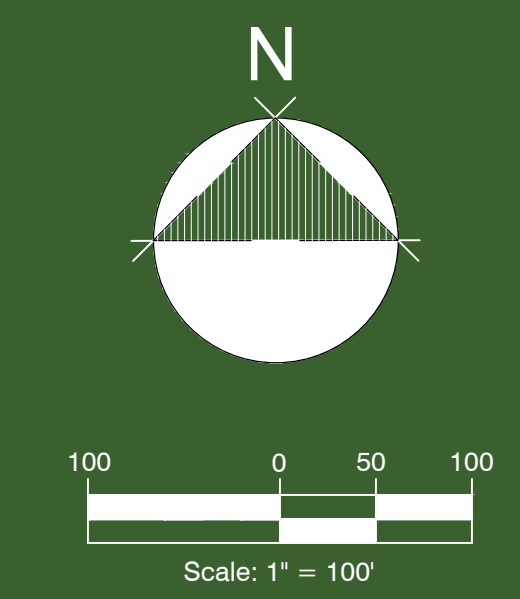
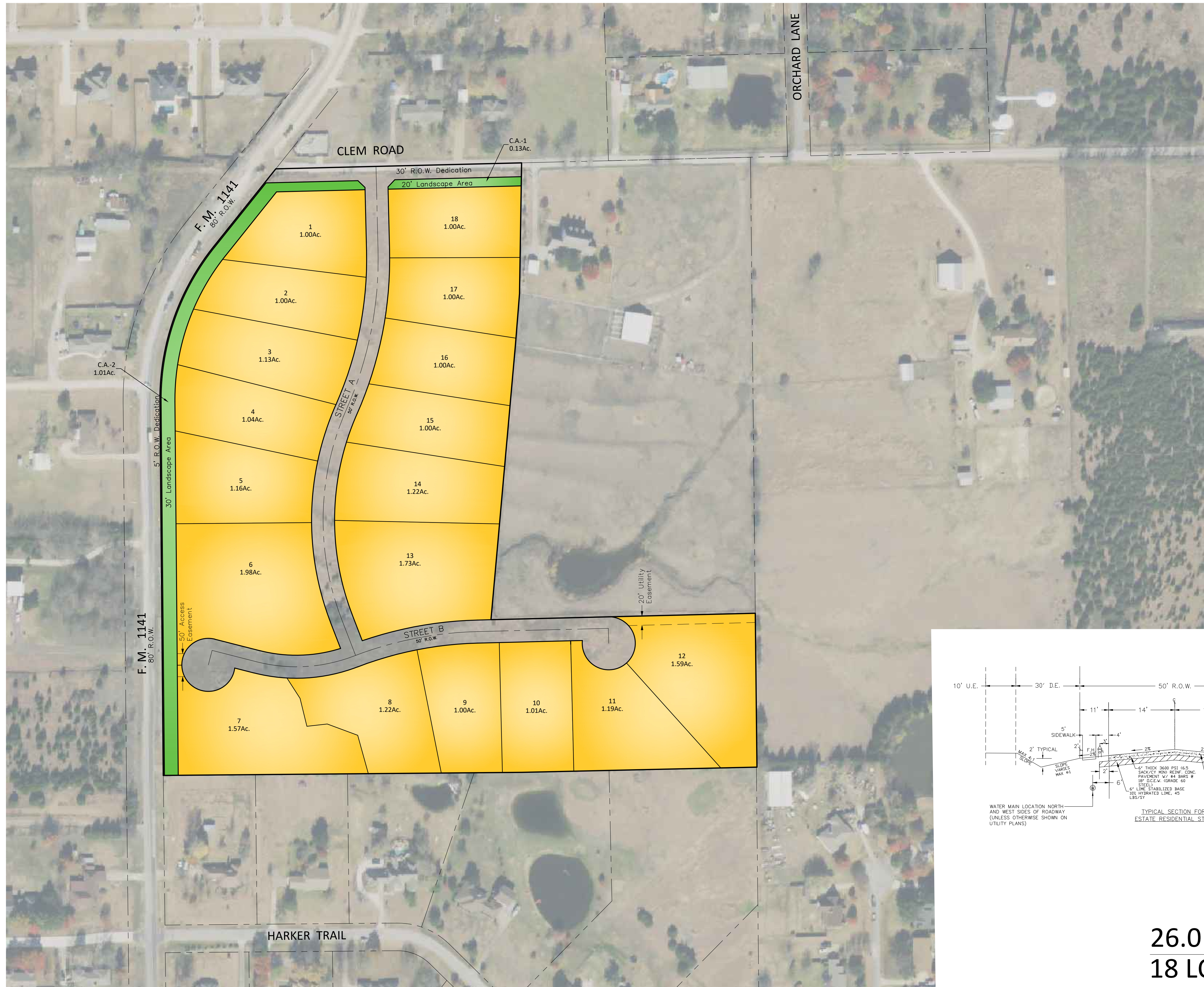
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THENCE NORTH 89 DEGREES 58 MINUTES 55 SECONDS WEST, ALONG THE RECOGNIZED SOUTH LINE OF SAID WALKER TRACT, A DISTANCE OF 778.67 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE RECOGNIZED EAST LINE OF SAID F. M. HIGHWAY 1141, SAID POINT BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

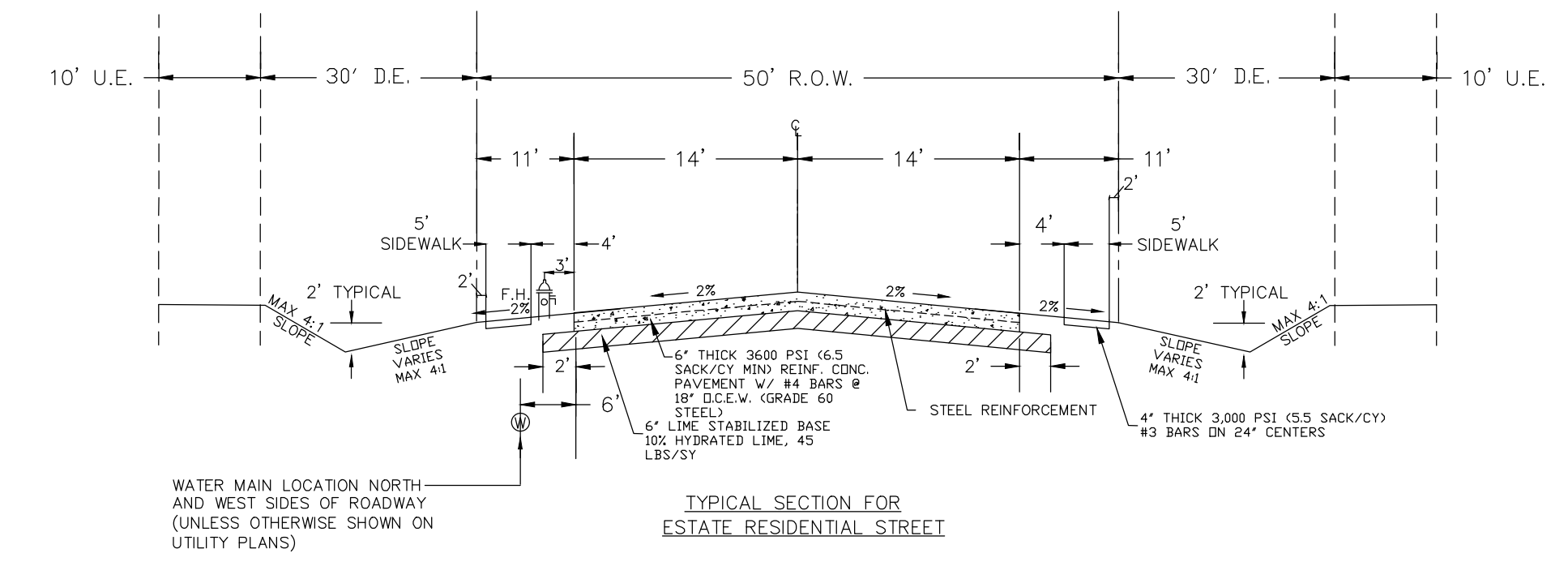
THENCE NORTH, ALONG THE RECOGNIZED EAST LINE OF SAID HIGHWAY, PASSING A 60D NAIL FOUND ON A WOOD HIGHWAY MONUMENT FOR WITNESS AT A DISTANCE OF 734.11 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 810.94 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 AT THE BEGINNING OF A CURVE TO RIGHT HAVING A CENTRAL ANGLE OF 39 DEGREES 09 MINUTES 01 SECONDS, A RADIUS OF 533.14 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 19 DEGREES 34 MINUTES 34 SECONDS EAST- 357.25 FEET;

THENCE ALONG THE RECOGNIZED SOUTHEAST LINE OF SAID HIGHWAY AND SAID CURVE TO THE RIGHT AN ARC LENGTH OF 364.29 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 AT THE END OF SAID CURVE;

THENCE NORTH 39 DEGREES 09 MINUTES 00 SECONDS EAST ALONG THE RECOGNIZED SOUTHEAST LINE OF SAID HIGHWAY, A DISTANCE OF 215.67 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1,133,124.22 SQUARE FEET OR 26.012 ACRES OF LAND.



CONCEPT PLAN
WALKER ESTATES
CITY, OF ROCKWALL, TEXAS



26.012 ACRES
18 LOTS
 (1.0 Acre Minimum)

ENGINEERING CONCEPTS & DESIGN, L.P.
 CIVIL ENGINEERING / PROJECT MANAGEMENT /
 FIRM REGISTRATION #FC011145
 201 WINDCO DRIVE, SUITE 200, WYCK, TX 75098
 972.941.1800 WWW.ENGCONC.COM FAX 972.941.1801

EXHIBIT D

Density and Development Standards

Density and Development Standards

1. *Permitted Uses.* Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 1 (SF-1) District, as stipulated by the *Permissible Use Charts* contained in Article 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* included in *Exhibit "C"* 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	120' x 200'	43,560 SF	14	78%
B	140' x 200'	65,340 SF	4	12%
Maximum Permitted Units:			18	100.00%

3. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development, District ordinance, the development standards stipulated by the Single Family 1 (SF-1) District, as specified by Article V, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the Subject Property. The maximum permissible density for the Subject Property shall not exceed 0.70 dwelling units per gross acre of land; however, in no case should the proposed development exceed 18 dwelling units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	A	B
Minimum Lot Width ⁽¹⁾	120'	140'
Minimum Lot Depth	200'	200'
Minimum Lot Area	43,560 SF	65,340 SF
Minimum Front Yard Setback ^{(2) & (5)}	50'	50'
Minimum Side Yard Setback	25'	25'
Minimum Side Yard Setback (Adjacent to a Street) ^{(2) & (5)}	30'	30'
Minimum Length of Driveway Pavement	70'	70'
Maximum Height ⁽³⁾	38'	38'
Minimum Rear Yard Setback ⁽⁴⁾	30'	30'
Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]	2,500 SF	2,500 SF
Maximum Lot Coverage	20%	20%
Permitted Encroachment in Required Setbacks ⁽⁵⁾	Allowed	Allowed

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: As measured from the rear yard property line.

⁵: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimney, eaves, and similar architectural features may encroach beyond the Front Yard Building Setback by up to ten (10) feet for a property; however, the encroachment shall not exceed five (5) feet on side yard setbacks (adjacent to a street) and shall not encroach into public right-of way. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

4. *Building Standards.* All development shall adhere to the following building standards:
 - a. *Masonry Requirement.* The minimum masonry requirement for the exterior facades of all buildings shall be 80%. For purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (e.g., HardiBoard or Hardy Plank) and stucco (i.e., three 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 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), side entry, or in a flat-front entry configuration (i.e., even with the front façade of the primary structure). Garages utilizing a traditional swing (or j-swing) are permitted to have a single garage door facing the street that is behind the width of the double car garage that is accessed from a traditional swing configuration. All garage doors shall be required to have upgraded finishes (e.g., divided garage bay doors, carriage style hardware and lighting elements, cedar clad garage doors, glass and metal garage doors or similar alternatives—to be approved by staff).
5. *Anti-Monotony Matrix.* Developer may elect to incorporate customary anti-monotony standards and restrictions in the codes, covenants and restrictions that will be recorded against the Subject Property, which language shall be acceptable to city staff.
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. *Wrought Iron/Tubular Steel.* All lots shall utilize fencing materials that shall be open in nature and not to exceed six (6) feet in height. Fences that extend beyond the front building line of any structure shall be required to be a pipe-rail or similar. No chain link or wooden fencing shall be allowed.
 - b. *Wrought Iron/Tubular Steel.* Lots located along the perimeter of the subdivision, abutting open spaces, greenbelts, and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences shall not exceed six (6) feet in height. All perimeter fencing of the development shall incorporate masonry columns at 45-feet off center spacing.

7. *Landscape and Hardscape Standards.*

- a. *Landscape.* Landscaping shall be reviewed and approved with the PD Site Plan. All canopy/shade trees planted within this development shall be a minimum of four (4) caliper inches in size and all accent, ornamental, and under-story trees shall be a minimum of four (4) feet in height.
- b. *Landscape Buffers.* All landscape buffers and plantings located within buffer areas shall be maintained by the Homeowners Association (HOA).
- c. *Street Trees.* Prior to 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 size proportions:
 - i. A minimum of three (3), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of the required lots.
 - ii. A minimum of two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the rear yards of the required lots.
 - iii. A minimum of two (2) three (3) inch trees measured six (6) inches above the root ball shall be planted in the side yards facing the street.
- d. *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 HOA.
- e. *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan. Developer shall be required to install sidewalks along each street located within the Subject Property.
- f. *Streets.* All streets (excluding drives, fire lanes, and private parking areas) shall be built in accordance with the City's street standards.
- g. *Lighting.* Light poles shall not exceed 20-feet in total height (i.e., base and lighting standard). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- h. *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. 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.
- i. *Neighborhood Signage and Enhancements.* Permanent subdivision identification signage shall be permitted at all major and minor entry point(s) for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the PD Site Plan. The final design of these areas shall be provided on the PD Site Plan.
- j. *Homeowner's Association (HOA).* A HOA shall be formed 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 any and all private neighborhood parks, trails, open space and common areas (including drainage facilities), irrigation, landscaping, screening fences, and neighborhood signage associated with this development.

- k. On-Site Sewage Facilities.* Septic systems are permitted on all lots within this subdivision pending conformance to the following standards:
 - i.* All septic systems shall be designed by a licensed on-site sewage facility (OSSF) professional (e.g., licensed engineer, sanitarian, etc.).
 - ii.* A stamped and signed copy of the Septic System plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a lot-by-lot basis.
 - iii.* All septic systems shall be inspected and approved by the City's selected inspector.
- l. Storm Drainage.* Above surface open channel drainage is permitted within this subdivision so long as it is designed by a licensed engineer and conforms to applicable City ordinances.
- m. Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 1 (SF-1) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 26.012-ACRE TRACT OF LAND IDENTIFIED AS TRACT 17-01 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED 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 of Rockwall has received a request from Mitchell Fleming of F2 Capital Partners, LLC, a Texas limited liability company (*formerly known as Fielding Capital, LLC*) on behalf of Reddy K. Vasundhara and Alex R. Freeman for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses, on a 26.012-acre tract of land identified as Tract 17-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That the development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the zoning classification for the *Subject Property*;

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

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

SECTION 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That the development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(i) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Preliminary Plat
 - (2) Master Open Space Plan
 - (3) PD Site Plan
 - (4) Final Plat
- (c) *Preliminary Plat.* A Preliminary Plat covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat* application may be processed concurrently with a *Master Open Space Plan* application for the development.
- (d) *Master Open Space Plan.* A *Master Open Space Plan* for the *Subject Property*, prepared in accordance with *Exhibit 'C'* of this ordinance, shall be considered for approval by the Planning and Zoning Commission and City Council (*if necessary*) following a recommendation of the Parks and Recreation Board. A *Master Open Space Plan* application may be processed concurrently with a *PD Site Plan* application for the development.
- (e) *PD Site Plan.* A *PD Site Plan* for the development 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 concurrently with a *Final Plat* application for the development.
- (f) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat* shall be submitted for approval. A *Final Plat* application may be processed concurrently with a *PD Site Plan* application for the development.

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 7TH DAY OF DECEMBER, 2020.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: November 16, 2020

2nd Reading: December 7, 2020

Exhibit 'A':
Legal Description

All that certain lot, tract or parcel of land situated in the WILLIAM DALTON SURVEY, Abstract No. 72, Rockwall County, Texas, being a part of that certain tract Lofland conveyed to Glen D. Walker and wife, Nita A. Walker, recorded in Volume 542, Page 12, Real Property Records, Rockwall County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 60d nail found for corner at the intersection near the center of Clem Road and the recognized southeast line of F.M. Highway 1141, said point being the northwest corner of herein described tract;

THENCE North 89 degrees 06 minutes 09 seconds East, within said Clem Road and the recognized north line of said Walker tract, a distance of 533.77 feet to a point for corner, said point being the northeast corner of herein described tract and the northwest corner of a tract of land described in deed to Mark G. and Jessica K. Taylor, recorded in Volume 7106, Page 191, Official Public Records, Rockwall County, Texas;

THENCE South 01 degrees 23 minutes 21seconds West, along the west line of said Taylor tract, passing a 112 inch iron rod found with yellow cap stamped BG&A RPLS 5569 for witness at a distance of 17.18 feet and continuing for a total distance of 283.63 feet to a 4 inch metal fence corner for angle point;

THENCE South 05 degrees 06 minutes 43 seconds West, along the west line of said Taylor tract, a distance of 113.32 feet to a 4 inch metal fence corner for angle point;

THENCE South 05 degrees 35 minutes 13 seconds West, along the west line of said Taylor tract, a distance of 597.75 feet to a 112 inch iron rod found with yellow cap stamped BG&A RPLS 5569 for corner, said point being an inner ell corner of herein described tract and the southwest corner of said Taylor tract;

THENCE North 89 degrees 06 minutes 09 seconds East, along the south line of said Taylor tract, a distance of 574.09 feet to a 112 inch iron rod found with yellow cap stamped BG&A RPLS 5569 for corner in the west line of a tract of land conveyed to Allen and Lisa Stevenson, recorded in Volume 171, Page 885, Real Property Records, Rockwall County, Texas, said point being the southeast corner of said Taylor tract and the most southerly northeast corner of herein described tract;

THENCE South 00 degrees 06 minutes 20 seconds East along the recognized east line of said Walker tract and the west line of said Stevenson tract a distance of 334.12 feet to a 3/8 inch iron rod found for corner, the apparent northeast corner of Lot 5 of Meadowview Ranch Estates, recorded in Cabinet A, Slide 247, Plat Records, Rockwall County, Texas, said point being the recognized southeast corner of said Walker tract and the apparent southwest corner of said Stevenson tract;

THENCE South 89 degrees 13 minutes 16 seconds West, along the recognized south line of said Walker tract, a distance 510.41 feet to a 3/8 inch iron rod found for angle point;

THENCE North 89 degrees 58 minutes 55 seconds West, along the recognized south line of said Walker tract, a distance of 778.67 feet to a 112 inch iron rod set with yellow cap stamped BG&A RPLS 5569 for corner in the recognized east line of said F.M. Highway 1141, said point being the southwest corner of herein described tract;

Exhibit 'A':
Legal Description

THENCE North, along the recognized east line of said highway, passing a 60d nail found on a wood highway monument for witness at a distance of 734.11 feet and continuing for a total distance of 810.94 feet to a 112 inch iron rod set with yellow cap stamped BG&A RPLS 5569 at the beginning of a curve to right having a central angle of 39 degrees 09 minutes 01 seconds, a radius of 533.14 feet and a chord bearing and distance of North 19 degrees 34 minutes 34 seconds East - 357.25 feet;

THENCE along the recognized southeast line of said highway and said curve to the right an arc length of 364.29 feet to a 112 inch iron rod set with yellow cap stamped BG&A RPLS 5569 at the end of said curve;

THENCE North 39 degrees 09 minutes 00 seconds East along the recognized southeast line of said highway, a distance of 215.67 feet to the Place of Beginning and containing 1,133,124.22 square feet or 26.012 acres of land.

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

Density and Development Standards.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single-Family 1 (SF-1) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) are allowed on the *Subject Property*.
- (2) Lot Composition and Layout. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* 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	120' x 200'	43,560 SF	14	77.78%
B	140' x 200'	65,340 SF	4	22.22%
<i>Maximum Permitted Units:</i>			18	100.00%

- (3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single-Family 1 (SF-1) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 0.79 dwelling units per gross acre of land; however, in no case should the proposed development exceed 18 dwelling units. All lots shall conform to the standards depicted in *Table 1*, which are as follows:

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ▶	A	B
Minimum Lot Width ⁽¹⁾	120'	140'
Minimum Lot Depth	200'	200'
Minimum Lot Area	43,560 SF	65,340 SF
Minimum Front Yard Setback ^{(2), (5) & (6)}	50'	50'
Minimum Side Yard Setback	25'	25'
Minimum Side Yard Setback (Adjacent to a Street) ^{(5) & (7)}	50'	50'
Minimum Length of Driveway Pavement	70'	70'
Maximum Height ⁽³⁾	38'	38'
Minimum Rear Yard Setback ⁽⁴⁾	30'	30'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,500 SF	2,500 SF
Maximum Lot Coverage	20%	20%

General Notes:

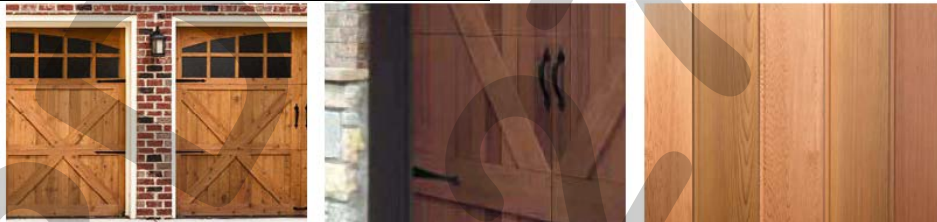
- ¹: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- ⁴: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- ⁵: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
- ⁶: Flat front entry garage configurations are permitted on up to 20% of the total amount of lots provided the front yard building setback is increased to a minimum of 25-feet.
- ⁷: This includes lots that side to Clem Road or FM-1141.

Exhibit 'D':
Density and Development Standards

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

- (a) Masonry Requirement. The minimum masonry requirement for the exterior façades of all buildings shall be 90% on each facade, with front façades being 100% masonry. 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 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; however, stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) shall be permitted through a Specific Use Permit (SUP) only. Siding products (e.g. *HardiBoard* or *Hardy Plank*) shall not be visible from any major thoroughfare (i.e. *FM-1141 as shown on Exhibit 'C' of this ordinance*).
- (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 flat front entry configuration (i.e. *even with the front façade of the primary structure*). Garages utilizing a *traditional swing* (or *j-swing*) are permitted to have a second garage door facing the street that is behind the front façade of the primary structure. Garages configured in a flat front entry configuration shall be allowed on a maximum of 20% of the lots provided that the front yard building setback is increased to 25-feet. All garage doors shall be required to have upgraded finishes (e.g. *divided garage bay doors, carriage style hardware and lighting elements, cedar clad garage doors, or a similar alternative -- to be approved by staff*) [examples of acceptable garage configurations are depicted in Figures 1 & 2]. All garage configurations not conforming to this section shall meet the requirements of Article 09, *Parking and Loading*, of the Unified Development Code (UDC).

Figure 1. Examples of Upgraded Finishes



Divided Bays

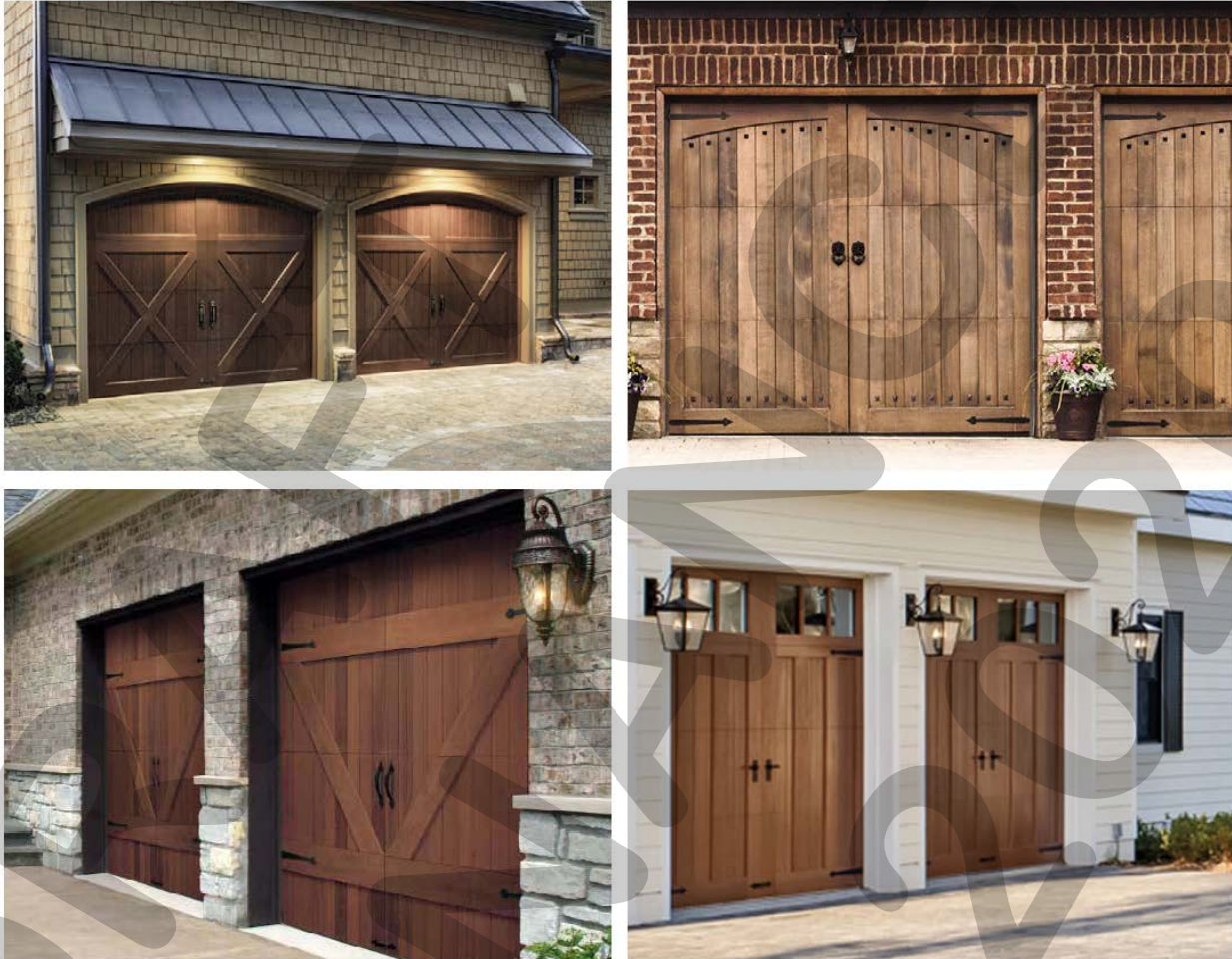
Carriage Hardware

Cedar Cladding

Continued on Next Page ...

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

Figure 2. Examples of Acceptable Garage Enhancements



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

Table 3: Anti-Monotony Matrix

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	120' x 200'	(1), (2), (3), (4)
B	140' x 200'	(1), (2), (3), (4)

(a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on FM-1141 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:

Exhibit 'D':
Density and Development Standards

- (1) Number of Stories
 - (2) Permitted Encroachment Type and Layout
 - (3) Roof Type and Layout
 - (4) Articulation of the Front Façade
- (c) Permitted encroachments (*i.e. porch and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.
- (d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Illustration 1: Properties line up on the opposite side of the street. Where RED is the subject property.



Illustration 2: Properties do not line up on opposite side of the street. Where RED is the subject property.



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

- (a) Wrought Iron/Tubular Steel. All lots shall utilize fencing materials that shall be open in nature and not to exceed six (6) feet in height. Fences that extend beyond the

Exhibit 'D':
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front building setback of any structure (*i.e. Front Yard Fences*) shall be required to be pipe-rail or a similar material, and shall be approved in accordance with the requirements of the Unified Development Code (UDC). Chain-link, wood or any type of opaque fencing shall be prohibited.

- (b) Perimeter Fencing. Lots located along the perimeter of the subdivision, abutting open spaces, greenbelts, and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences shall not exceed six (6) feet in height. All perimeter fencing for the development shall incorporate masonry columns at a maximum center spacing of 45-feet.

(7) Landscape and Hardscape Standards.

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

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

- (1) Landscape Buffer and Sidewalks. A minimum of a thirty (30) foot landscape buffer shall be provided along FM-1141 and Clem Road and shall incorporate ground cover, a *built-up* berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a five (5) foot sidewalk situated within and meandering through the landscape buffers.

- (c) Street Trees. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-foot vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

- (d) 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).

- (e) Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*. Developer shall be required to install sidewalks along each street located within the Subject Property.

- (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.

Exhibit 'D':
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- (10) Sidewalks. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.
- (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. 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 4.38% open space (or 1.14-acres), and generally conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. All open space areas shall be maintained by the Homeowner's Association (HOA).
- (13) Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be permitted at all major and minor entry point(s) for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the PD Site Plan. The final design of these areas shall be provided on the PD Site Plan.
- (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 private neighborhood parks, trails, open space and common areas (*including drainage facilities*), irrigation, landscaping, screening fences and neighborhood signage associated with this development.
- (15) On-Site Sewage Facilities. Septic systems are permitted on all lots within this subdivision pending conformance to the following standards:
- (a) All septic systems shall be designed by a licensed on-site sewage facility (OSSF) professional (e.g., *licensed engineer, sanitarian, etc.*).
 - (b) A stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a lot-by-lot basis.
 - (c) All septic systems shall be inspected and approved by the City's selected inspector.
- (16) 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