



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-006

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) 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	John King Blvd. South of FM 552				
SUBDIVISION	Saddle Star South Est.	LOT	N/A	BLOCK	N/A
GENERAL LOCATION	East of John King South of 552				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Planned Development 79: ordinance 19-40	CURRENT USE	Single Family		
PROPOSED ZONING	Planned Development 79: ordinance 19-40	PROPOSED USE	Single Family		
ACREAGE	70.408	LOTS [CURRENT]	N/A	LOTS [PROPOSED]	N/A

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]

<input checked="" type="checkbox"/> OWNER	<input checked="" type="checkbox"/> APPLICANT	Pat Atkins
CONTACT PERSON	CONTACT PERSON	Pat Atkins
ADDRESS	ADDRESS	3076 Hays Lane
CITY, STATE & ZIP	CITY, STATE & ZIP	Rockwall, TX, 75087
PHONE	PHONE	972-388-6383
E-MAIL	E-MAIL	kpatatkins@yahoo.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [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 _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

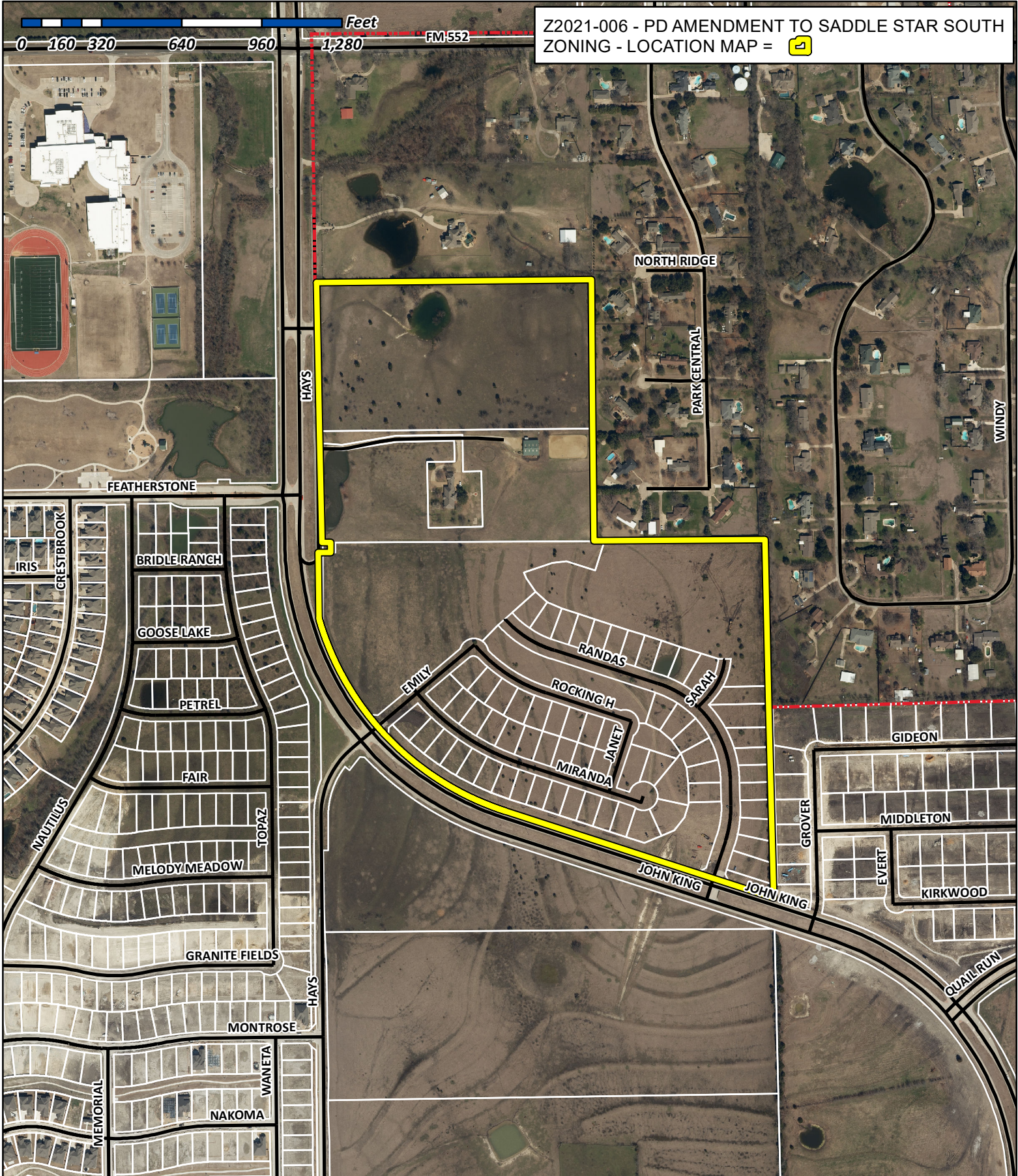
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.


OWNER'S SIGNATURE

See Enclosed

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



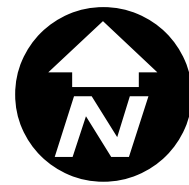
Z2021-006 - PD AMENDMENT TO SADDLE STAR SOUTH ZONING - LOCATION MAP = 



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.

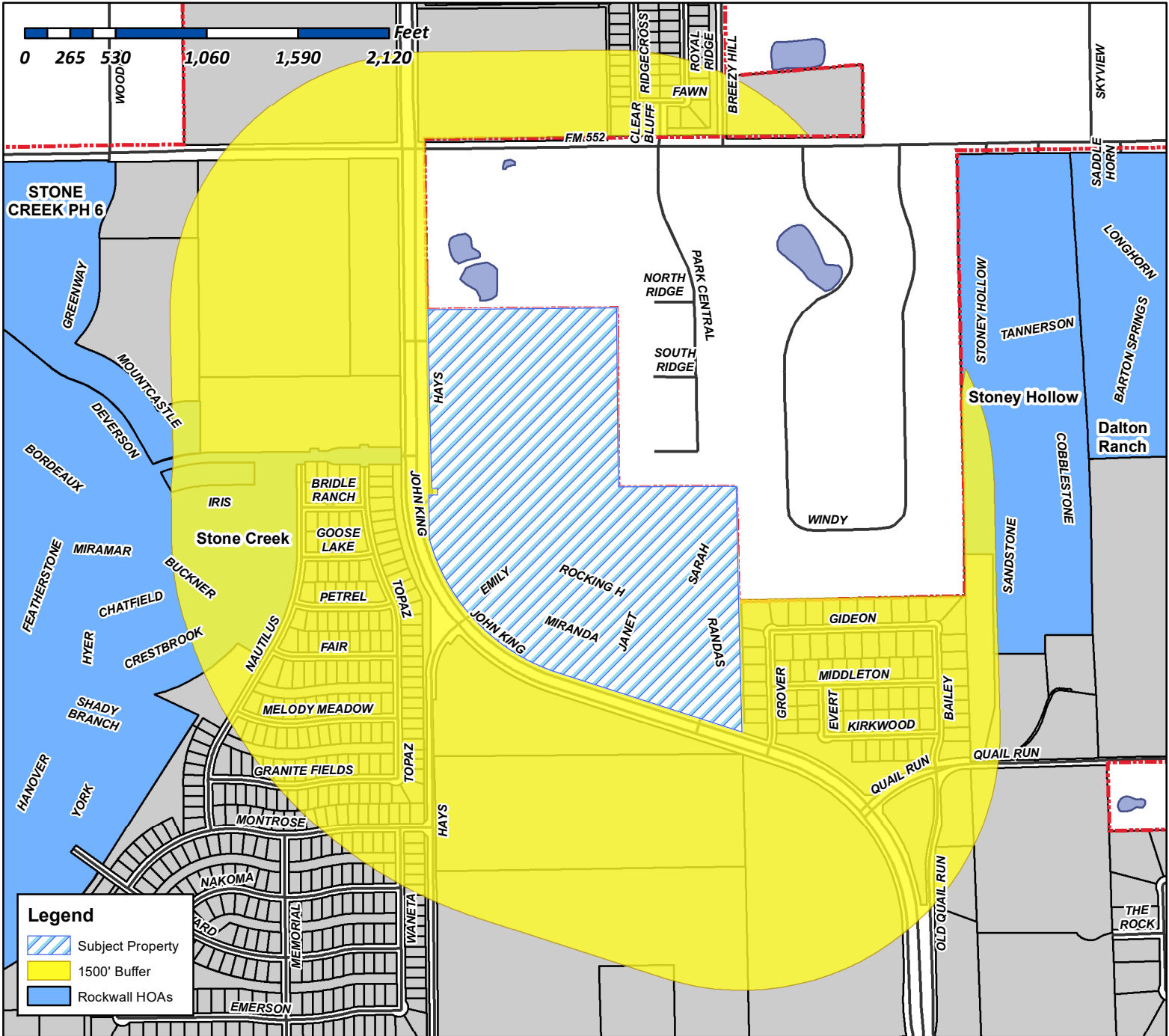




City of Rockwall

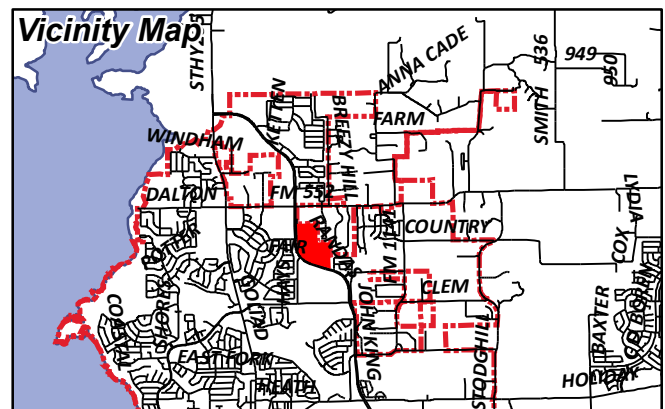
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2021-006
Case Name: Zoning
Case Type: Specific Use Permit
Zoning: Planned Development District 79 (PD-79)
Case Address: John King South of FM 552

Date Created: 3/18/2021
For Questions on this Case Call (972) 771-7745

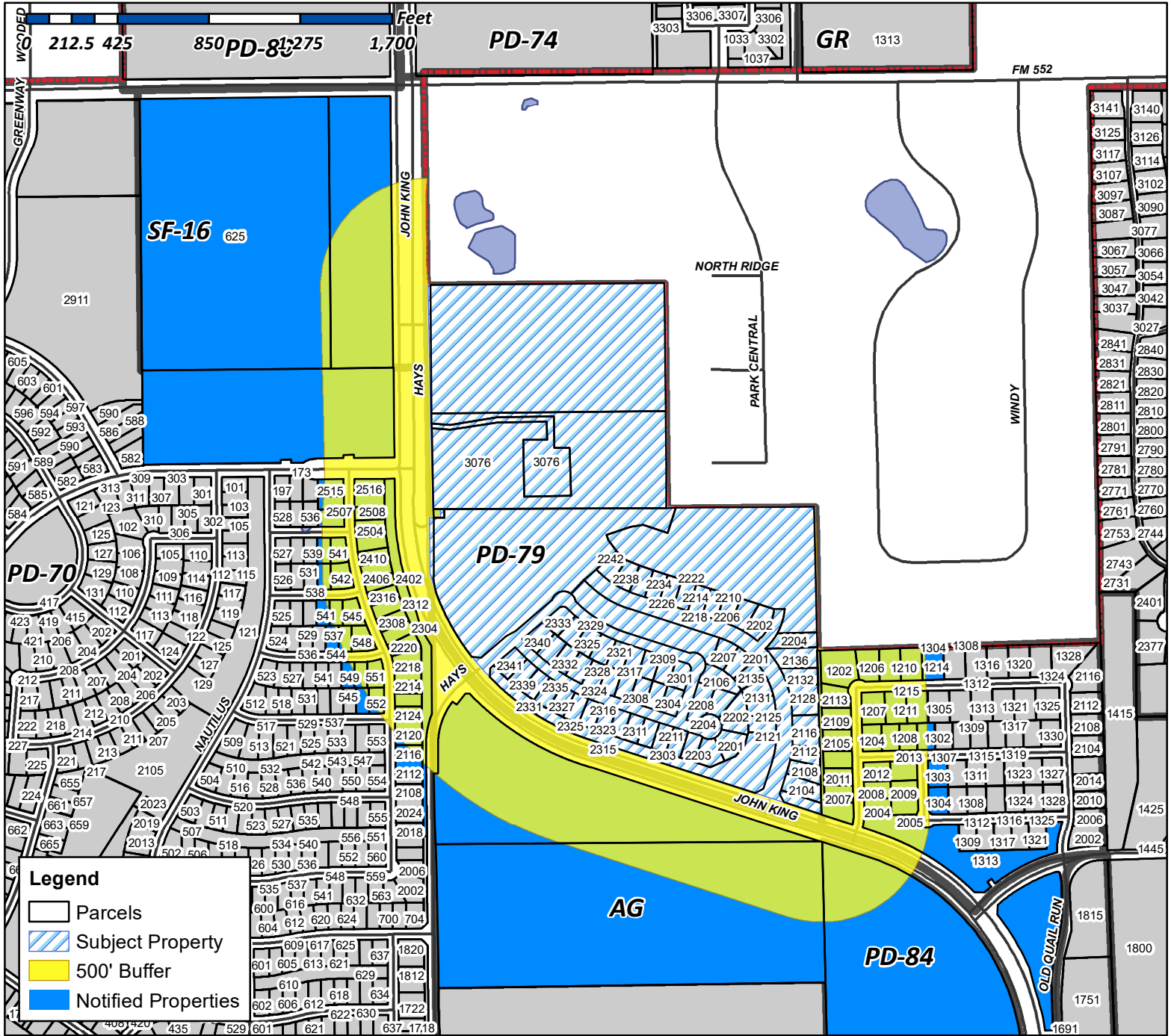




City of Rockwall

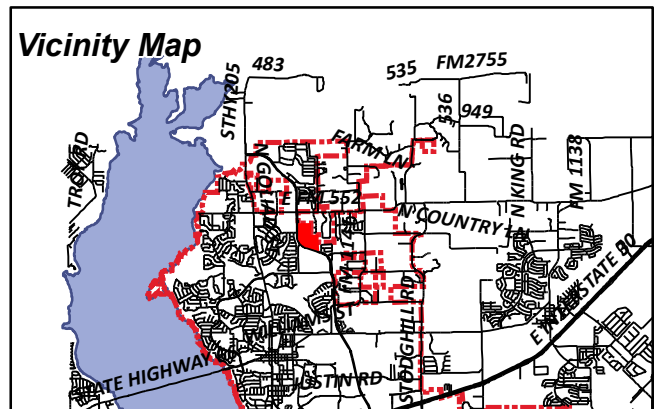
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2021-006
Case Name: PD Amendment to Saddle Star Estates
Case Type: Zoning
Zoning: Planned Development District 79 (PD-79)
Case Address: John King & South of FM 552

Date Created: 3/18/2021
For Questions on this Case Call (972) 771-7745



WINDSOR HOMES CUMBERLAND LLC
1202 GIDEON WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1204 MIDDLETON DRIVE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1206 GIDEON WAY
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
1207 GIDEON WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1208 MIDDLETON DRIVE
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
1210 GIDEON WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1211 GIDEON WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1212 MIDDLETON DRIVE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1214 GIDEON WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1215 GIDEON WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1302 MIDDLETON DRIVE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1303 MIDDLETON DRIVE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1304 GIDEON WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1304 KIRKWOOD ROAD
ROCKWALL, TX 75087

PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 0

PACESETTER HOMES LLC
2004 GROVER LANE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2005 EVERT WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2007 GROVER LANE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2008 GROVER LANE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2009 EVERT WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2011 GROVER LANE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2012 GROVER LANE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2013 EVERT WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2015 GROVER LANE
ROCKWALL, TX 75087

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 0

SADDLE STAR SOUTH HOLDINGS LLC
2104 RANDAS WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2105 GROVER LANE
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2106 JANET DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2108 RANDAS WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2109 GROVER LANE
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2112 RANDAS WAY
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2112 TOPAZ DR
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2113 GROVER LANE
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2116 RANDAS WAY
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2116 TOPAZ DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2120 RANDAS WAY
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2120 TOPAZ DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2121 RANDAS WAY
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2124 RANDAS WAY
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2124 TOPAZ DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2125 RANDAS WAY
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2128 RANDAS WAY
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2131 RANDAS WAY
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2132 RANDAS WAY
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2135 RANDAS WAY
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2136 RANDAS WAY
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2200 ROSS AVE SUITE 4200W
DALLAS, TX 0

SADDLE STAR SOUTH HOLDINGS LLC
2201 MIRANDAL N
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2201 RANDAS WAY
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2202 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2202 RANDAS WAY
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2202 TOPAZ DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2203 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2204 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2204 SARAH DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2206 RANDAS WAY
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2206 TOPAZ DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2207 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2207 RANDAS WAY
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2208 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2210 RANDAS WAY
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2210 TOPAZ DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2211 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2214 RANDAS WAY
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2214 TOPAZ DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2218 RANDAS WAY
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2218 TOPAZ DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2220 TOPAZ DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2222 RANDAS WAY
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2226 RANDAS WAY
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2230 RANDAS WAY
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2234 RANDAS WAY
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2238 RANDAS WAY
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2242 RANDAS WAY
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2301 ROCKING HTRL
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2303 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2304 MIRANDA LN
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2304 TOPAZ DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2305 ROCKING HTRL
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2307 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2308 MIRANDA LN
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2308 TOPAZ DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2309 ROCKING HTRL
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2311 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2312 MIRANDA LN
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2312 TOPAZ DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2313 ROCKING HTRL
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2315 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2316 MIRANDA LN
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2316 TOPAZ DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2317 ROCKING HTRL
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2319 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2321 ROCKING HTRL
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
23220 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2323 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2324 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2325 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2325 ROCKING HTRL
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2327 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2328 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2329 ROCKING HTRL
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2331 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2332 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2333 ROCKING HTRL
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2335 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2336 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2339 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2340 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2341 MIRANDA LN
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2402 TOPAZ DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2406 TOPAZ DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2410 TOPAZ DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2414 TOPAZ DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2504 TOPAZ DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2507 TOPAZ DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2508 TOPAZ DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2511 TOPAZ DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2512 TOPAZ DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2515 TOPAZ DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2516 TOPAZ DR
ROCKWALL, TX 75087

REED GWENDOLYN
3076 HAYS LN
ROCKWALL, TX 0

STONE CREEK PH 10 LTD
537 GOOSE LAKE DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
538 GOOSE LAKE DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
539 BRIDAL RANCH DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
540 PETREL DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
541 BRIDAL RANCH DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
541 GOOSE LAKE DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
542 GOOSE LAKE DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
544 PETREL DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
545 GOOSE LAKE DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
545 PETREL DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
546 ALBATROSS DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
548 PETREL DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
549 PETREL DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
551 PETREL DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
552 ALBATROSS DR
ROCKWALL, TX 75087

ROCKWALL I S D
625 FM 552
ROCKWALL, TX 75087

CDT ROCKWALL/2017 LLC
6925 FM 2515
KAUFMAN, TX 0

R & R HANCE INVESTMENTS LP
6946 SPERRY ST
DALLAS, TX 0

GIDEON GROVE ADDITION 2 LTD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 0

WINDSOR HOMES CUMBERLAND LLC
8214 WESTCHESTER DR STE 710
DALLAS, TX 0

STONE CREEK PH 10 LTD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 0



PAT ATKINS
President
KPA Consulting, Inc.
3076 Hays Lane, Rockwall Texas 75087

To: Ryan Miller – Director of Planning
385 S. Goliad St.
Rockwall, TX 75087

From: Gwen Reed

Subject: PD Amendment - Saddle Star South- 70.408 acres

Gwen Reed hereby authorize the change of Zoning as requested by KPA Consulting, Pat Atkins, President, to the current Planned Development: #79 Ordinance 19-40. This request is for a change of language in the garage orientation section, exhibit C, item 1, type A lots (See attachment with proposed revised language). The proposed request would allow for the modified swing with the garage facing the side yard to be at a setback of 20' feet.

A handwritten signature in blue ink, appearing to read "Gwen Reed", is written above a solid black horizontal line.

Gwen Reed

TEXAS NOTARY ACKNOWLEDGMENT

State of Texas

County of Rockwall

Before me, Gwen Reet (insert the name and character of the officer), on this day personally appeared _____, known to me (or proved to me on the oath of _____ or through _____ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 18th day of MARCH, 2021.



Notary Public Signature

(Seal)

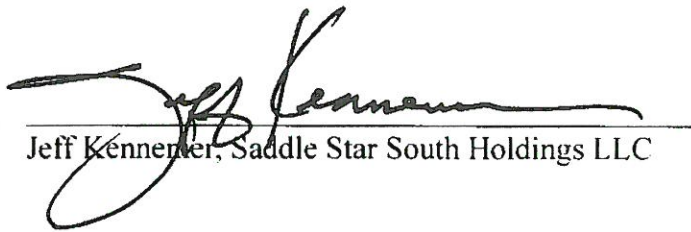


To: Ryan Miller – Director of Planning
385 S. Goliad St.
Rockwall, TX 75087

From: Jeff Kennemer (Saddle Star South Holdings LLC) Saddle Star South- 70.408 acres

Subject: PD Amendment – Saddle Star South – 70.408 Acres

Saddle Star South Holdings LLC hereby authorize the change of Zoning as requested by KPA Consulting, Pat Atkins, President, to the current Planned Development: #79 Ordinance 19-40. This request is for a change of language in the garage orientation section, exhibit C, item 1, type A lots. (See attachment with proposed revised language). The proposed request would allow for the modified swing with the garage facing the side yard to be at a setback of 20' feet.



Jeff Kennemer, Saddle Star South Holdings LLC

TEXAS NOTARY ACKNOWLEDGMENT

State of Texas

County of Dallas

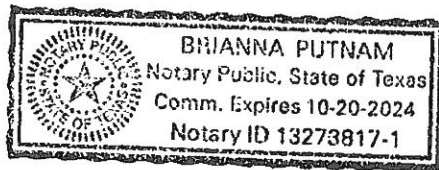
Before me, JOE KENNEDY (Managing Director), on this day personally appeared _____, known to me (or proved to me on the oath of _____ or through _____ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17th day of March, 2021.

B. P. Putnam

Notary Public Signature

(Seal)

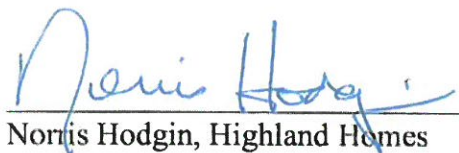


To: Ryan Miller – Director of Planning
385 S. Goliad St.
Rockwall, TX 75087

From: Norris Hodgin (Highland Homes) Saddle Star South- 70.408 acres

Subject: PD Amendment – Saddle Star South – 70.408 Acres

Highland Homes hereby authorize the change of Zoning as requested by KPA Consulting, Pat Atkins, President, to the current Planned Development: #79 Ordinance 19-40. This request is for a change of language in the garage orientation section, exhibit C, item 1, type A lots. (See attachment with proposed revised language). The proposed request would allow for the modified swing with the garage facing the side yard to be at a setback of 20' feet.



Norris Hodgin, Highland Homes

TEXAS NOTARY ACKNOWLEDGMENT

State of Texas

County of Collin

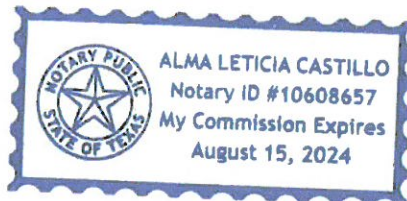
Before me, Alma Castillo (insert the name and character of the officer), on this day personally appeared Norris Hodgins, known to me (or proved to me on the oath of _____ or through known to me (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17th day of March, 2021.

Alma L. Castillo

Notary Public Signature

(Seal)





PAT ATKINS
President
KPA Consulting, Inc.
3076 Hays Lane, Rockwall Texas 75087

To: Ryan Miller – Director of Planning
385 S. Goliad St.
Rockwall, TX 75087

From: CDT-Pat Atkins

Subject: PD Amendment- Saddle Star South- 70.408 acres

CDT hereby authorize the change of Zoning as requested by KPA Consulting, Pat Atkins, President, to the current Planned Development: #79 Ordinance 19-40. This request is for a change of language in the garage orientation section, exhibit C, item 1, type A lots (see attachment with proposed revised language). The proposed request would allow for the modified swing with the garage facing the side yard to be at a setback of 20' feet.

A handwritten signature in blue ink, appearing to read 'Pat Atkins', is written over a horizontal line.

CDT, Pat Atkins


TEXAS NOTARY ACKNOWLEDGMENT

State of Texas


County of Rockwall

Before me, PAT ATKINS (insert the name and character of the officer), on this day personally appeared _____, known to me (or proved to me on the oath of _____ or through _____ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 18th day of MARCH, 2021.



Notary Public Signature

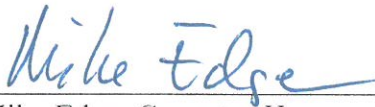
(Seal) 

To: Ryan Miller – Director of Planning
385 S. Goliad St.
Rockwall, TX 75087

From: Mike Edge - Coventry Homes Saddle Star South- 70.408 acres

Subject: PD Amendment – Saddle Star South – 70.408 Acres

Coventry Homes hereby authorize the change of Zoning as requested by KPA Consulting, Pat Atkins, President, to the current Planned Development: #79 Ordinance 19-40. This request is for a change of language in the garage orientation section, exhibit C, item 1, type A lots. (See attachment with proposed revised language). The proposed request would allow for the modified swing with the garage facing the side yard to be at a setback of 20' feet.



Mike Edge, Coventry Homes

State of Texas

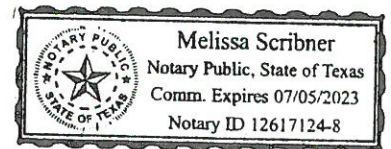
County of

Before me Melissa Scribner (insert the name and character of the officer), on this day personally appeared MIKE EDGE, known to me (or proved to me on the oath of _____ or through Known to me (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 10th day of March, 20 21.

Melina Scribner

Notary Public Signature



(Seal)

Exhibit C:
Garage Orientation

1. **Type A Lots:** 50% of the Type A lots may be configured in a traditional swing or modified swing (i.e. where a one (1) or two (2) car garage is situated facing the side property line and the driveway swings into the garage in a “j” configuration). On lots with a one (1) car garage configured in the modified swing a two (2) car garage will be required to be a setback behind the one (1) car garage. Garages with a traditional swing will be permitted to have a one (1) car garage facing the street if it is setback a minimum of 20 feet from the front façade of the single-family home.

Exhibit 'C':
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%. 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.
- 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.* This development shall adhere to the following garage orientation requirements:

1. *Type A Lots.* ~~The Type A lots (i.e. the blue and red lots depicted in Exhibit 'B') shall adhere to the following garage configurations: 50% of the Type A lots shall be oriented in a traditional swing or j-swing garage orientation (i.e. where the two [2] car garage is situated facing the side property line and the driveway swings into the garage in a "j" configuration). These garages will be permitted to have a one (1) car garage facing the street if it is setback a minimum of 20-feet from the front façade of the single-family home. The remaining 50% of the Type A lots may be configured in a flat front entry configuration with a minimum setback of 25-feet (i.e. allowing the garage to be flush with the front façade of the primary structure). In this case the front façade of the primary structure does not include the permitted encroachments outline in Table 2 above.~~

a. 50% of the Type A lots may be oriented in a flat front entry configuration with a minimum setback of 25-feet (i.e. allowing the garage to be flush with the front façade of the primary structure).

b. 50% of the Type A lots may be configured in a traditional swing or modified swing (i.e. where a one [1] or two [2] car garage is situated facing the side property line and the driveway swings into the garage in a "j" configuration). On lots with a one (1) car garage configured in the modified swing a two (2) car garage will be required to be setback behind the one (1) car garage. Garages with a traditional swing will be permitted to have a one (1) car garage facing the street if it is setback a minimum of 20-feet from the front façade of the single-family home.

2. *Type B Lots.* The Type B lots (i.e. the yellow lots depicted in Exhibit 'B') shall adhere to the following garage configurations:

a. 30% of the Type B lots may be oriented in a flat front entry configuration with a minimum setback of 25-feet (i.e. allowing the garage to be flush with the front façade of the primary structure).

CITY OF ROCKWALL

ORDINANCE NO. 20-35

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 79 (PD-79) [ORDINANCE NO. 19-40] THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 79 (PD-79) FOR THE PURPOSE OF AMENDING THE DEVELOPMENT STANDARDS ON A 70.408-ACRE TRACT OF LAND, ZONED PLANNED DEVELOPMENT DISTRICT 79 (PD-79) FOR SINGLE FAMILY 8.4 (SF-8.4) DISTRICT LAND USES, BEING IDENTIFIED AS TRACTS 1, 1-03, 1-5 & 2-03 OF THE P. B. HARRISON SURVEY, ABSTRACT NO. 97, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; 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 Pat Atkins of KPA Consulting, Inc. on behalf of the owners CDT Rockwall/2017, LLC for the purpose of amending Planned Development District 79 (PD-79) [Ordinance No. 19-40] in order to change the development standards for a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located east of the intersection of Featherstone Drive and John King Boulevard, and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 79 [Ordinance No. 19-40] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 19-40*;

SECTION 2. 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 3. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(g) 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 an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Open Space Master Plan
 - (2) Master Plat
 - (3) PD Site Plan
 - (4) Preliminary Plat
 - (5) Final Plat
- (c) *Open Space Master Plan.* An *Open Space Master Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan*, and shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat.* A *Master Plat* for the *Subject Property* shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Open Space Master Plan* for the development.
- (e) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Preliminary Plat* application for the development.
- (f) *Preliminary Plat.* A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat* application may be processed by the City concurrently with a *PD Site Plan* application for the development.
- (g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.


SECTION 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 8TH DAY OF SEPTEMBER, 2020.**



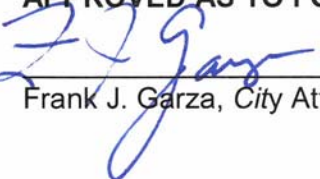
Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



1st Reading: August 17, 2020

2nd Reading: September 8, 2020

Exhibit 'A':
Legal Description and Survey

TRACT 1:

BEING 44.292 acres of land situated in the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of two tracts of land, the "*First Tract*" being a called 32.5 acres and the "*Second Tract*" being a called 32 acres, described in a Special Warranty Deed to R & R Hance Investments, LP., recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 of the Deed Records of Rockwall County, Texas (DRRCT), SAVE AND EXCEPT the called "Parcel 16 (Parts 1 and 2)" conveyed to the City of Rockwall, recorded as Instrument No. 2007-00380919 and in Volume 5124, Page 210 (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod stamped, "6081," found for corner in the northeasterly right-of-way line of John King Boulevard (120' right-of-way) at the common north corner of said "Part 1" of Parcel 16 and called "Parcel 15" conveyed to the City of Rockwall, recorded as Instrument No. 2009-00424601 and in Volume 5951, Page 84 (DRRCT), said point also being in the common line of said "First Tract" and a called 29.185 acre tract of land conveyed to Gideon Grove Ltd., recorded as Instrument No. 20150000014609 of the Official Public Records of Rockwall County, Texas;

THENCE North 72°06'44" West along the common northeasterly line of said John King Boulevard and said Part 1, a distance of 1,126.56 feet to a point for corner at the beginning of a tangent curve to the right, having a radius of 1,140.00 feet and a chord which bears North 44° 02' 06" West, a distance of 1,073.12-feet;

THENCE in the northwesterly direction along said curve to the right, and last mentioned common line, through a central angle of 56°09'19", an arc distance of 1,117.31-feet to a 1/2" iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve and at the most northerly corner of said Part 1;

THENCE North 00°38'27" West continuing along the east right-of-way line of said John King Boulevard, a distance of 261.96 feet to a "PK" nail set for corner at the southwest corner of said Part 2;

THENCE North 89°38'44" East along the south line of said Part 2, a distance of 50.00 feet to a 1/2" iron rod with a yellow cap found for the southeast corner thereof;

THENCE North 00°38'27" West along the east line of said Part 2, a distance of 40.00 feet to a 1/2" iron rod with a yellow cap found for the northeast corner thereof in the north line of said Second Tract and being in the south line of a tract of land conveyed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 89°38'05" East along the common line of last mentioned tracts, at 1,051.89 feet passing a 1/2" iron rod found for the southeast corner of said Reed tract common to the southwest corner of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), and continuing along the north line of said Second Tract and the south line of said Park Ridge Estates, a total distance of 1,736.25 feet to a 3/8" iron rod found for the common east corner thereof, and being in the west line of Block A of Windmill Valley Subdivision, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 157 (PRRCT);

THENCE South 01°17'27" East along the common line of said Second Tract and said Block A, a distance of 669.75 feet to a 1/2" iron rod found for the southwest corner of said Block A, and being the northwest corner of said 29.185 acre tract;

THENCE South 01°30'45" East along the west line of said 29.185-acre tract and partially along the east lines of said First Tract and said Second Tract, a distance of 761.52 feet to the PLACE OF BEGINNING and Containing 44.292 acres, or 1,929,345 square feet, of land.

Exhibit 'A':
Legal Description and Survey

TRACT 2:

BEING 11.121 acres of land situated in the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of a called 11.126 acre tract of land described in a Warranty Deed with Vendor's Lien to Randy Reed and wife, Gwen Reed, recorded in Volume 260, Page 1 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner near the edge of an asphalt surface in the east margin of Hays Road, said point being the common west corner of said Reed tract and a tract of land conveyed to Stephen L. Branch and Judy C. Branch, recorded in Volume 234, Page 527 (DRRCT);

THENCE North 89°26'12" East along the common line of last mentioned tracts, a distance of 1,092.52-feet to a 1/2" iron rod found for the common east corner thereof, and being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE South 00°30'07" East along the common line of said Reed tract and said Park Ridge Estates, a distance of 446.60 feet to a 1/2" iron rod found for the common south corner thereof, and being in the north line of a called 32 acre tract described, in a Special Warranty Deed to R & R Hance Investments, L.P., as "Second Tract," recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 (DRRCT);

THENCE South 89°38'05" West along the common line of said Second Tract and said Reed tract, a distance of 1,086.19-feet to a 1/2" iron rod found at the southwest corner of said Reed tract and being in the east margin of said Hays Road;

THENCE North 01°19'17" West along the west line of said Reed tract and the east line of said Hays Road, a distance of 442.88-feet to the PLACE OF BEGINNING and Containing 11.121-acres, or 484,450 square feet, of land.

TRACT 3:

BEING 14.955 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and all of a called 15.00 acre tract of land described in a Warranty Deed to Steve L. Branch and wife Judy C. Branch, recorded in Volume 234, Page 527 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the original Hays Road at the common west corner of said 15.00 acre tract and a tract of land described in a deed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 01°10'15" West, continuing along and within Hays Road and with the west line of said 15.00 acre Branch tract, a distance of 596.15 feet, to a 1/2" iron rod found for corner at the northwest corner thereof, common to the southwest corner of a called 15.00 acre tract of land described in a deed to Gerald Glen Cox and wife Rosalba Cox, recorded in Volume 3295 Page 9, (DRRCT);

THENCE North 89°26'26" East, along the common line of last mentioned tracts, a distance of 1,099.11 feet, to a point for corner at the common east corner thereof, and also being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), from which a 1/2" iron rod with a yellow cap stamped "5034" bears South 68°26'26" West, a distance of 0.18 feet;

Exhibit 'A':
Legal Description and Survey

THENCE South 00°32'13" East, along the common line of said Branch tract and said Park Ridge Estates, a distance of 596.04 feet, to a 1/2" iron rod found for corner at the southeast corner thereof, common to the northeast corner of said Reed tract;

THENCE South 89°26'12" West, along the common line of last-mentioned tracts, a distance of 1,092.52 feet to PLACE OF BEGINNING and Containing 653,191 square feet, or 14.995 acres of land.

Exhibit 'C':
Development Standards

Development Standards.

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 8.4 (SF-8.4) 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 'B'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	70' x 125'	8,750 SF	143	78.41%
B	80' x 125'	10,000 SF	33	21.59%
<i>Maximum Permitted Units:</i>			176	100.00%

3. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Single Family 8.4 (SF-8.4) 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 2.50 dwelling units per gross acre of land; however, in no case should the proposed development exceed 176 units. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

Table 2: Lot Dimensional Requirements

	Lot Type >	
	A	B
<i>Minimum Lot Width</i> ⁽¹⁾	70'	80'
<i>Minimum Lot Depth</i>	125'	125'
<i>Minimum Lot Area</i>	8,750 SF	10,000 SF
<i>Minimum Front Yard Setback</i> ^{(2) & (5)}	20'	20'
<i>Minimum Side Yard Setback</i>	5'	5'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2) & (5)}	10'	10'
<i>Minimum Length of Driveway Pavement</i>	25'	25'
<i>Maximum Height</i> ⁽³⁾	30'	30'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	20'	20'
<i>Minimum Area/Dwelling Unit (SF)</i>	2,700 SF	2,700 SF
<i>Maximum Lot Coverage</i>	65%	65%
<i>Permitted Encroachment into Required Setbacks</i> ⁽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 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 (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:

Exhibit 'C':
Development Standards

- a. *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement 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.
- 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.* This development shall adhere to the following garage orientation requirements:
 1. *Type A Lots.* 50% of the *Type A* lots shall be oriented in a *traditional swing* or *j-swing* garage orientation (i.e. where the two [2] car garage is situated facing the side property line and the driveway swings into the garage in a 'j' configuration). These garages will be permitted to have a one (1) car garage facing the street if it is setback a minimum of 20-feet from the front façade of the single-family home. The remaining 50% of the *Type A* lots may be configured in a flat front entry configuration with a minimum setback of 25-feet (i.e. allowing the garage to be flush with the front façade of the primary structure). In this case the front façade of the primary structure does not include the permitted encroachments outline in *Table 2* above.
 2. *Type B Lots.* The *Type B* lots (i.e. the yellow lots depicted in *Exhibit 'B'*) shall adhere to the following garage configurations:
 - a. 30% of the *Type B* lots may be oriented in a flat front entry configuration with a minimum setback of 25-feet (i.e. allowing the garage to be flush with the front façade of the primary structure).
 - b. 70% of the *Type B* lots may be configured in a *traditional swing* or *modified swing* (i.e. where a one [1] or two [2] car garage is situated facing the side property line and the driveway swings into the garage in a 'j' configuration). On lots with a one (1) car garage configured in the *modified swing* a two (2) car garage will be required to be setback behind the one (1) car garage. Garages with a *traditional swing* will be permitted to have a one (1) car garage facing the street if it is setback a minimum of 20-feet from the front façade of the single-family home.
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).

Exhibit 'C':
Development Standards

Table 3: Anti-Monotony Matrix

<u>Lot Type</u>	<u>Minimum Lot Size</u>	<u>Elevation Features</u>
A	70' x 125'	(1), (2), (3), (4)
B	80' x 125'	(1), (2), (3), (4)

1. Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
2. Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on John King Boulevard shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
 - (a) Number of Stories
 - (b) Permitted Encroachment Type and Layout
 - (c) Roof Type and Layout
 - (d) Articulation of the Front Façade
3. Permitted 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.
4. Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

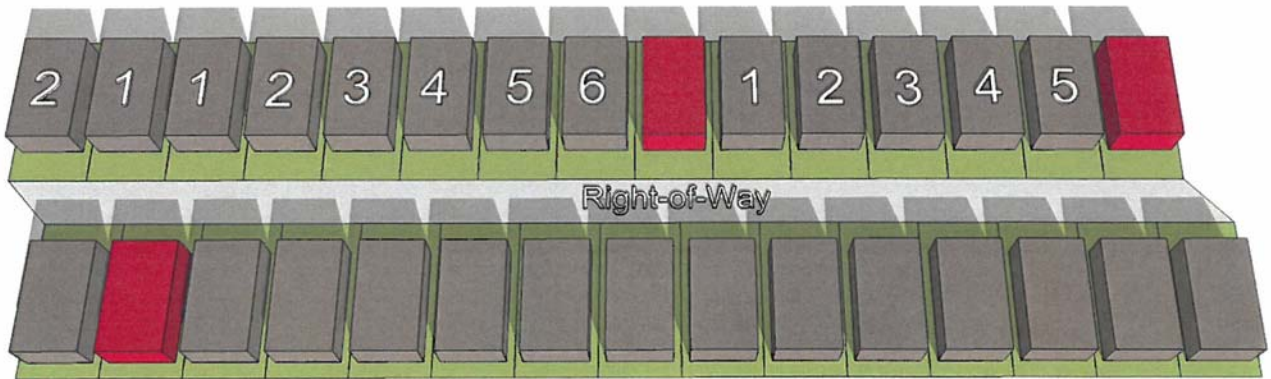
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Illustration 1: Properties line up on the opposite side of the street. Where RED is the subject property.



Exhibit 'C':
Development Standards

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

Exhibit 'C':
Development Standards

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. The following tree species are approved for planting within this subdivision:
 1. *Canopy/Shade Trees.* Bald Cypress, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak.
 2. *Accent/Ornamental/Under-Story Trees.* Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.

- 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 (John King Boulevard).* A minimum of a 50-foot landscape buffer shall be provided along the frontage of John King Boulevard (*outside of and beyond any required right-of-way dedication*), 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 ten (10) foot curvilinear sidewalk situated within the 50-foot landscape buffer adjacent to John King Boulevard.

- c. *Streetscape Landscaping.* Prior to the issuance of a Certificate of Occupancy (CO), all residential, single family lots situated within the proposed subdivision shall be landscaped with canopy trees from the list stipulated by *Section 7(1)* of this ordinance in the following sizes and proportions:
 1. Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.
 2. Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two (2), three (3) inch caliper trees shall be planted in the side yard facing the street.

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

- 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.

Exhibit 'C':
Development Standards

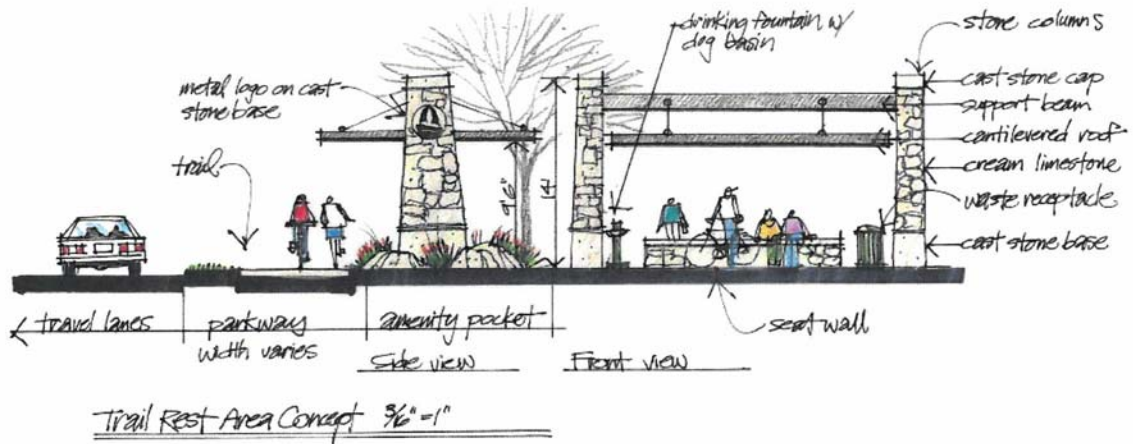
- e. *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.
- 8. *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- 9. *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- 10. *Sidewalks*. At a maximum, all sidewalks adjacent to a street shall begin two (2) feet behind 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 20% open space (*or 14.082-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).

Continued on Next Page ...

- 13. *Trail Rest Area*. The developer shall be responsible for the construction of a *Trail Rest Area* that generally conforms to the rest area depicted in *Figure 1 (below)*.

Figure 1: *Trail Rest Area Concept*

Exhibit 'C':
Development Standards

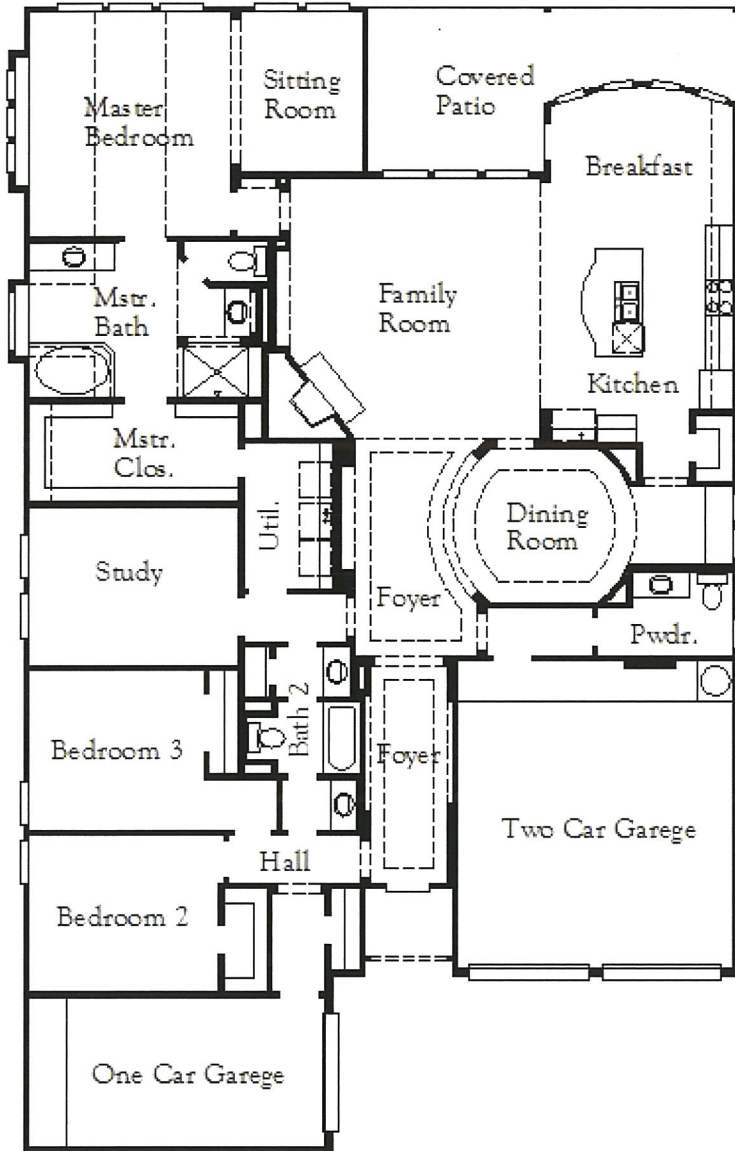


14. *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.
15. *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of Section 38-15 of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, screening fences associated with this development.
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.

Design Options

- Additional Bedrooms
- Additional Bathrooms
- Garage Layouts
- Covered Porches
- Specialty Rooms

Visit our website to view the above design options, additional elevations and other modifications that may be available.



Elevation A



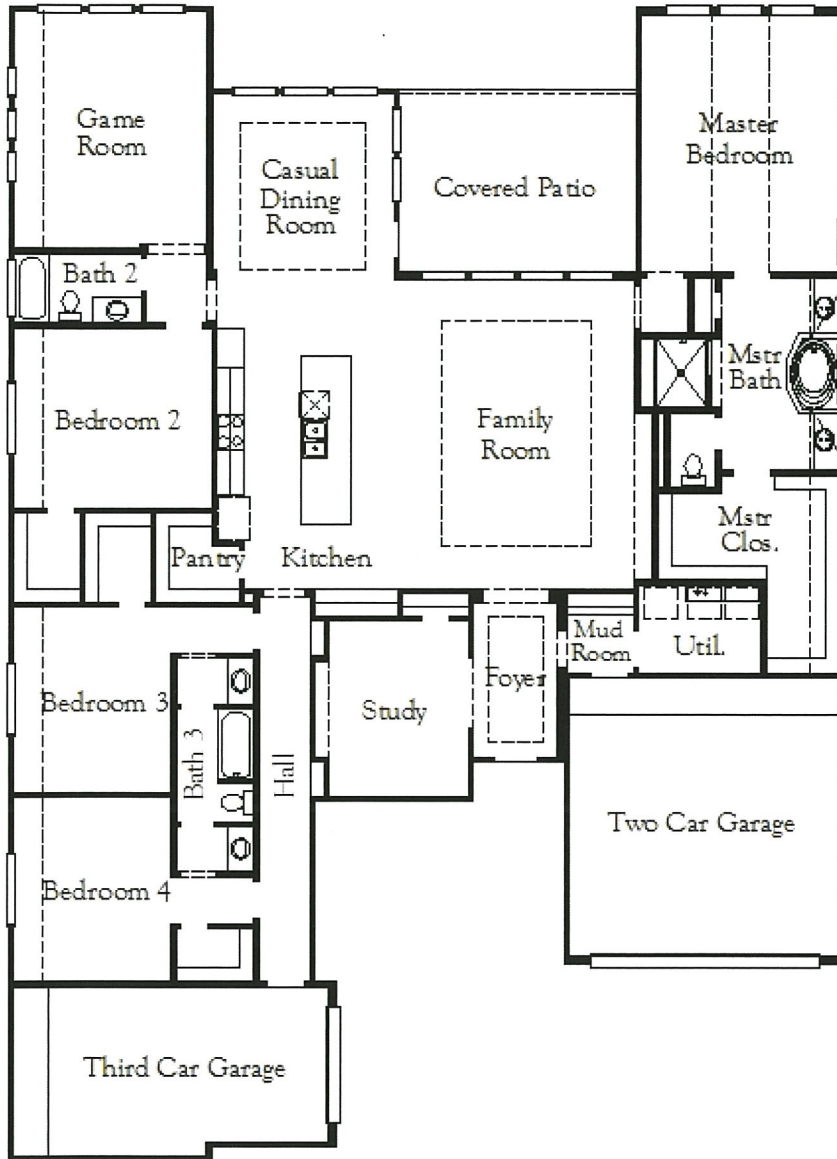
Elevation B



Design Options

- Additional Bedrooms
- Additional Bathrooms
- Garage Layouts
- Covered Porches
- Specialty Rooms

Visit our website to view the above design options, additional elevations and other modifications that may be available.



Elevation A



Elevation B



Elevation D

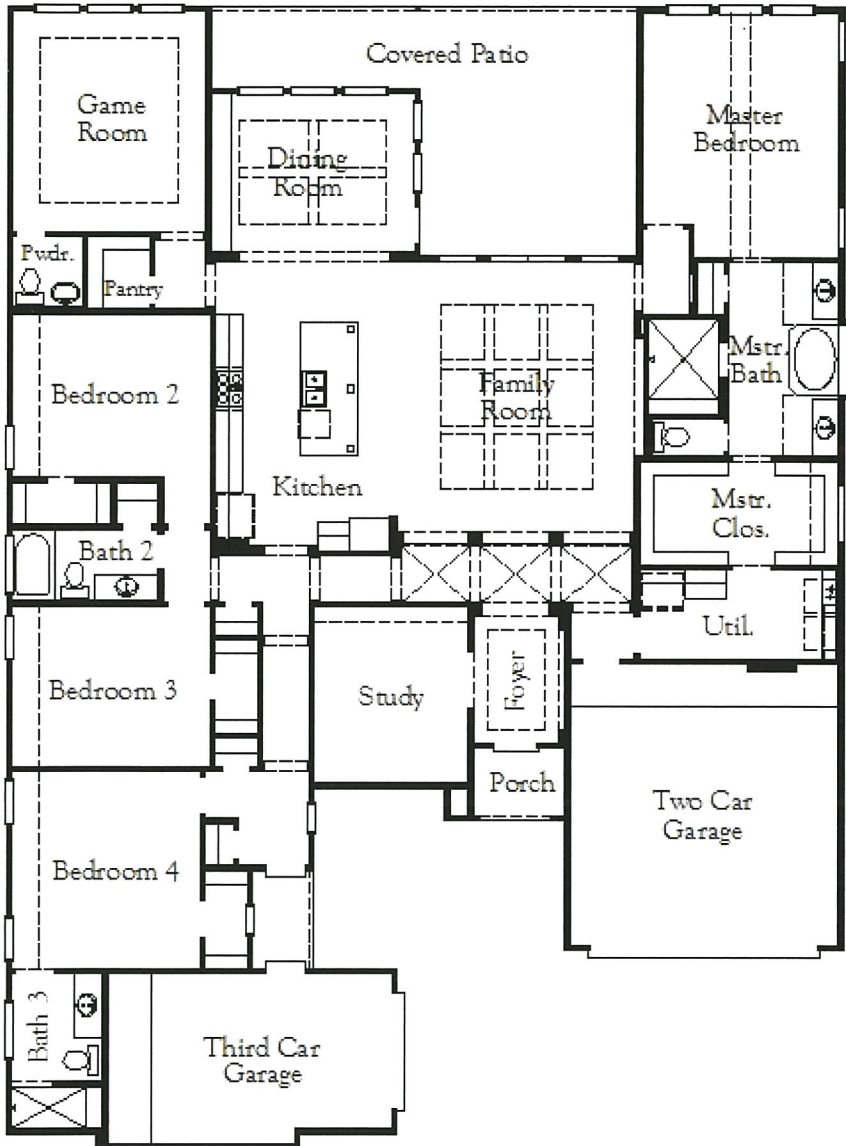


This floor plan insert is a general illustration of the overall room layout and floor plan design. Elevation renderings are an artist's interpretation and some may be shown with optional stone, stucco and or front porches. Some elements shown may not be standard in all communities. Architectural details may vary from the rendering. Additional Elevations may be available, however not all elevations and floor plans may be offered in all communities. Please review the Feature Sheet in the Community of purchase for specific features included in this floor plan design. Ask your Sales Counselor for more details prior to purchase.

Design Options

- Additional Bedrooms
- Additional Bathrooms
- Garage Layouts
- Covered Porches
- Specialty Rooms

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Elevation A



Elevation C



Elevation D

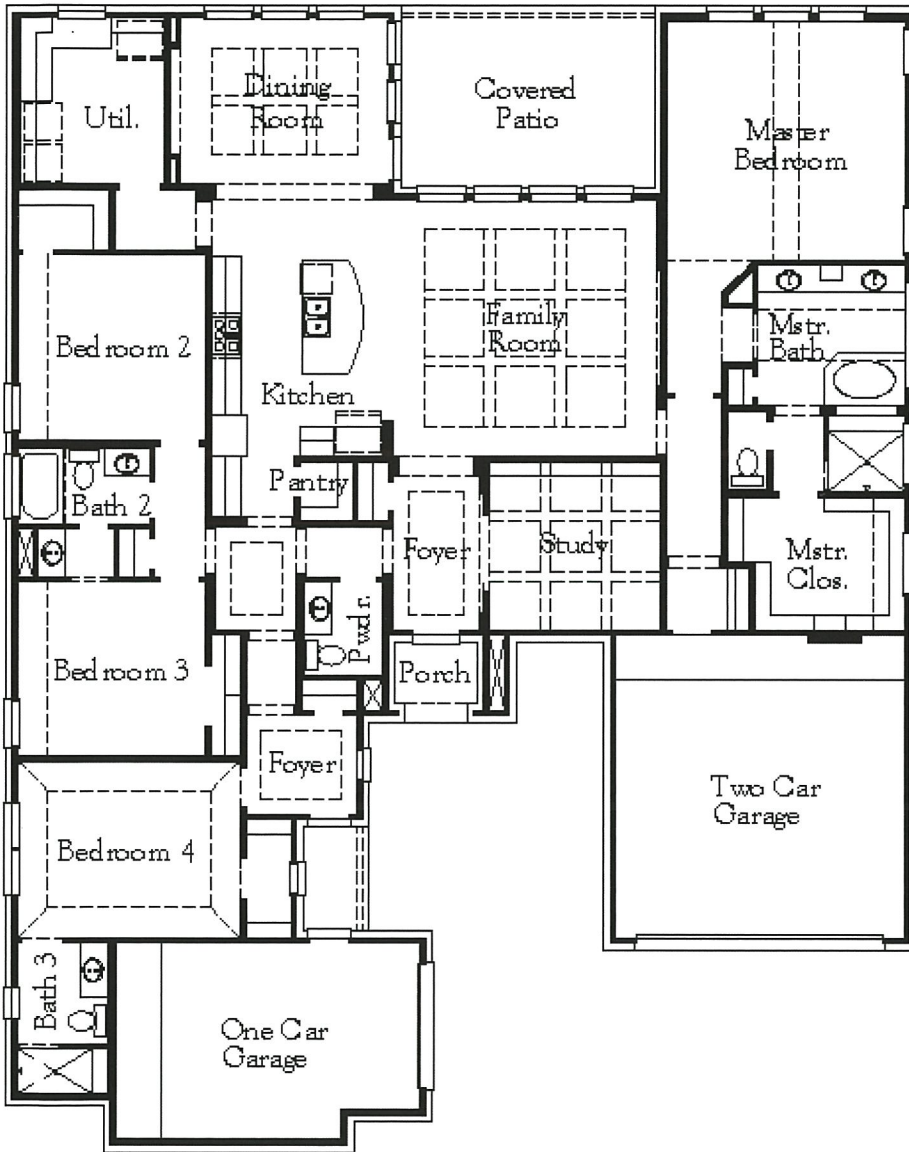


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Design Options

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- Additional Bathrooms
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- Covered Porches
- Specialty Rooms

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Elevation A



Elevation B



Elevation C

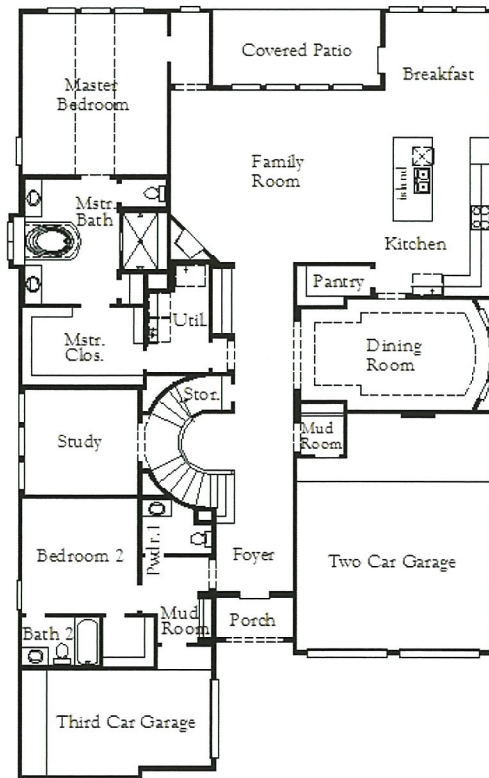
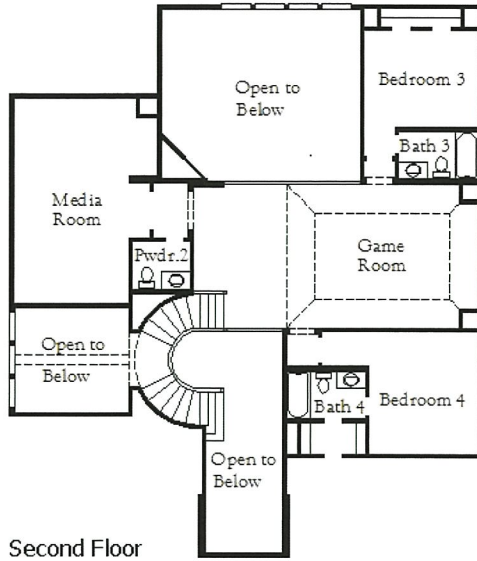


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Design Options

- Additional Bedrooms
- Additional Bathrooms
- Garage Layouts
- Covered Porches
- Specialty Rooms

Visit our website to view the above design options, additional elevations and other modifications that may be available.



Elevation A



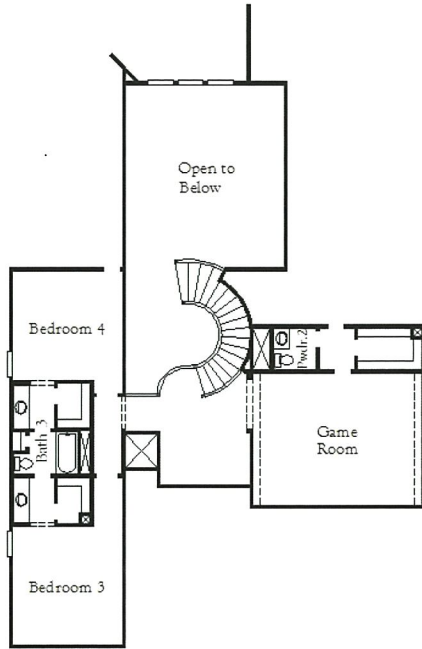
Elevation B



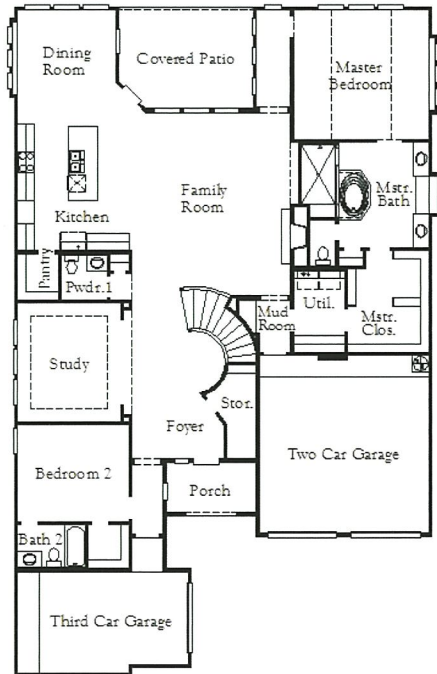
Design Options

- Additional Bedrooms
- Additional Bathrooms
- Garage Layouts
- Covered Porches
- Specialty Rooms

Visit our website to view the above design options, additional elevations and other modifications that may be available.



Second Floor



First Floor



Elevation A



Elevation B



CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 79 (PD-79) [ORDINANCE NO. 20-35] THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 79 (PD-79) FOR THE PURPOSE OF AMENDING THE DEVELOPMENT STANDARDS ON A 70.408-ACRE TRACT OF LAND, ZONED PLANNED DEVELOPMENT DISTRICT 79 (PD-79) FOR SINGLE FAMILY 8.4 (SF-8.4) DISTRICT LAND USES, BEING IDENTIFIED AS TRACTS 1, 1-03, 1-5 & 2-03 OF THE P. B. HARRISON SURVEY, ABSTRACT NO. 97, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; 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 Pat Atkins of KPA Consulting, Inc. on behalf of the owners CDT Rockwall/2017, LLC for the purpose of amending Planned Development District 79 (PD-79) [Ordinance No. 20-35] in order to change the development standards for a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located east of the intersection of Featherstone Drive and John King Boulevard, and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 79 [Ordinance No. 20-35] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 20-35*;

SECTION 2. 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 3. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(g) 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 an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Open Space Master Plan
 - (2) Master Plat
 - (3) PD Site Plan
 - (4) Preliminary Plat
 - (5) Final Plat
- (c) *Open Space Master Plan.* An *Open Space Master Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan*, and shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat.* A *Master Plat* for the *Subject Property* shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Open Space Master Plan* for the development.
- (e) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Preliminary Plat* application for the development.
- (f) *Preliminary Plat.* A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat* application may be processed by the City concurrently with a *PD Site Plan* application for the development.

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

SECTION 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 3RD DAY OF MAY, 2021.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 19, 2021

2nd Reading: May 3, 2021

Exhibit 'A':
Legal Description and Survey

TRACT 1:

BEING 44.292 acres of land situated in the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of two tracts of land, the "First Tract" being a called 32.5 acres and the "Second Tract" being a called 32 acres, described in a Special Warranty Deed to R & R Hance Investments, LP., recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 of the Deed Records of Rockwall County, Texas (DRRCT), SAVE AND EXCEPT the called "Parcel 16 (Parts 1 and 2)" conveyed to the City of Rockwall, recorded as Instrument No. 2007-00380919 and in Volume 5124, Page 210 (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod stamped, "6081," found for corner in the northeasterly right-of-way line of John King Boulevard (120' right-of-way) at the common north corner of said "Part 1" of Parcel 16 and called "Parcel 15" conveyed to the City of Rockwall, recorded as Instrument No. 2009-00424601 and in Volume 5951, Page 84 (DRRCT), said point also being in the common line of said "First Tract" and a called 29.185 acre tract of land conveyed to Gideon Grove Ltd., recorded as Instrument No. 20150000014609 of the Official Public Records of Rockwall County, Texas;

THENCE North 72°06'44" West along the common northeasterly line of said John King Boulevard and said Part 1, a distance of 1,126.56 feet to a point for corner at the beginning of a tangent curve to the right, having a radius of 1,140.00 feet and a chord which bears North 44° 02' 06" West, a distance of 1,073.12-feet;

THENCE in the northwesterly direction along said curve to the right, and last mentioned common line, through a central angle of 56°09'19", an arc distance of 1,117.31-feet to a 1/2" iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve and at the most northerly corner of said Part 1;

THENCE North 00°38'27" West continuing along the east right-of-way line of said John King Boulevard, a distance of 261.96 feet to a "PK" nail set for corner at the southwest corner of said Part 2;

THENCE North 89°38'44" East along the south line of said Part 2, a distance of 50.00 feet to a 1/2" iron rod with a yellow cap found for the southeast corner thereof;

THENCE North 00°38'27" West along the east line of said Part 2, a distance of 40.00 feet to a 1/2" iron rod with a yellow cap found for the northeast corner thereof in the north line of said Second Tract and being in the south line of a tract of land conveyed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 89°38'05" East along the common line of last mentioned tracts, at 1,051.89 feet passing a 1/2" iron rod found for the southeast corner of said Reed tract common to the southwest corner of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), and continuing along the north line of said Second Tract and the south line of said Park Ridge Estates, a total distance of 1,736.25 feet to a 3/8" iron rod found for the common east corner thereof, and being in the west line of Block A of Windmill Valley Subdivision, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 157 (PRRCT);

THENCE South 01°17'27" East along the common line of said Second Tract and said Block A, a distance of 669.75 feet to a 1/2" iron rod found for the southwest corner of said Block A, and being the northwest corner of said 29.185 acre tract;

THENCE South 01°30'45" East along the west line of said 29.185-acre tract and partially along the east lines of said First Tract and said Second Tract, a distance of 761.52 feet to the PLACE OF BEGINNING and Containing 44.292 acres, or 1,929,345 square feet, of land.

Exhibit 'A':
Legal Description and Survey

TRACT 2:

BEING 11.121 acres of land situated in the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of a called 11.126 acre tract of land described in a Warranty Deed with Vendor's Lien to Randy Reed and wife, Gwen Reed, recorded in Volume 260, Page 1 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner near the edge of an asphalt surface in the east margin of Hays Road, said point being the common west corner of said Reed tract and a tract of land conveyed to Stephen L. Branch and Judy C. Branch, recorded in Volume 234, Page 527 (DRRCT);

THENCE North 89°26'12" East along the common line of last mentioned tracts, a distance of 1,092.52-feet to a 1/2" iron rod found for the common east corner thereof, and being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE South 00°30'07" East along the common line of said Reed tract and said Park Ridge Estates, a distance of 446.60 feet to a 1/2" iron rod found for the common south corner thereof, and being in the north line of a called 32 acre tract described, in a Special Warranty Deed to R & R Hance Investments, L.P., as "*Second Tract*," recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 (DRRCT);

THENCE South 89°38'05" West along the common line of said Second Tract and said Reed tract, a distance of 1,086.19-feet to a 1/2" iron rod found at the southwest corner of said Reed tract and being in the east margin of said Hays Road;

THENCE North 01°19'17" West along the west line of said Reed tract and the east line of said Hays Road, a distance of 442.88-feet to the PLACE OF BEGINNING and Containing 11.121-acres, or 484,450 square feet, of land.

TRACT 3:

BEING 14.955 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and all of a called 15.00 acre tract of land described in a Warranty Deed to Steve L. Branch and wife Judy C. Branch, recorded in Volume 234, Page 527 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the original Hays Road at the common west corner of said 15.00 acre tract and a tract of land described in a deed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 01°10'15" West, continuing along and within Hays Road and with the west line of said 15.00 acre Branch tract, a distance of 596.15 feet, to a 1/2" iron rod found for corner at the northwest corner thereof, common to the southwest corner of a called 15.00 acre tract of land described in a deed to Gerald Glen Cox and wife Rosalba Cox, recorded in Volume 3295 Page 9, (DRRCT);

THENCE North 89°26'26" East, along the common line of last mentioned tracts, a distance of 1,099.11 feet, to a point for corner at the common east corner thereof, and also being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), from which a 1/2" iron rod with a yellow cap stamped "5034" bears South 68°26'26" West, a distance of 0.18 feet;

Exhibit 'A':
Legal Description and Survey

THENCE South 00°32'13" East, along the common line of said Branch tract and said Park Ridge Estates, a distance of 596.04 feet, to a 1/2" iron rod found for corner at the southeast corner thereof, common to the northeast corner of said Reed tract;

THENCE South 89°26'12" West, along the common line of last-mentioned tracts, a distance of 1,092.52 feet to PLACE OF BEGINNING and Containing 653,191 square feet, or 14.995 acres of land.

DRAFT
ORDINANCE
03.22.2021

Exhibit 'B': Concept Plans

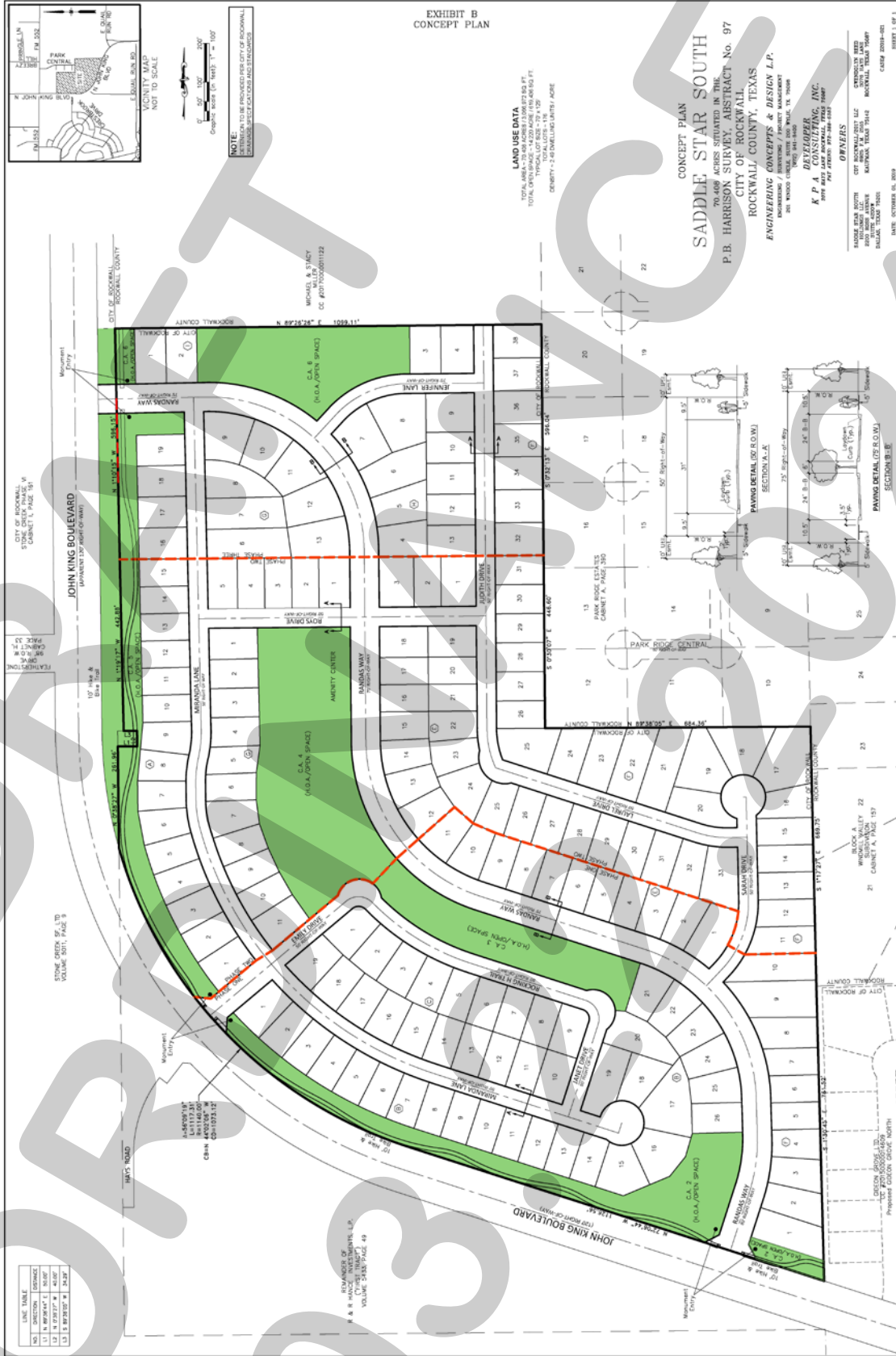


Exhibit 'C':
Development Standards

Development Standards.

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 8.4 (SF-8.4) 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 'B'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	70' x 125'	8,750 SF	143	78.41%
B	80' x 125'	10,000 SF	33	21.59%
<i>Maximum Permitted Units:</i>			176	100.00%

3. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Single Family 8.4 (SF-8.4) 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 2.50 dwelling units per gross acre of land; however, in no case should the proposed development exceed 176 units. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

Table 2: Lot Dimensional Requirements

	Lot Type >	
	A	B
<i>Minimum Lot Width</i> ⁽¹⁾	70'	80'
<i>Minimum Lot Depth</i>	125'	125'
<i>Minimum Lot Area</i>	8,750 SF	10,000 SF
<i>Minimum Front Yard Setback</i> ^{(2) & (5)}	20'	20'
<i>Minimum Side Yard Setback</i>	5'	5'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2) & (5)}	10'	10'
<i>Minimum Length of Driveway Pavement</i>	25'	25'
<i>Maximum Height</i> ⁽³⁾	30'	30'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	20'	20'
<i>Minimum Area/Dwelling Unit (SF)</i>	2,700 SF	2,700 SF
<i>Maximum Lot Coverage</i>	65%	65%
<i>Permitted Encroachment into Required Setbacks</i> ⁽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 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 (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].

Exhibit 'C':
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%. 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.
- 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.* This development shall adhere to the following garage orientation requirements:
 1. *Type A Lots.* The *Type A* lots (i.e. the blue and red lots depicted in Exhibit 'B') shall adhere to the following garage configurations:
 - a. 50% of the *Type A* lots may be oriented in a flat front entry configuration with a minimum setback of 25-feet (i.e. allowing the garage to be flush with the front façade of the primary structure).
 - b. 50% of the *Type A* lots may be configured in a *traditional swing* or *modified swing* (i.e. where a one [1] or two [2] car garage is situated facing the side property line and the driveway swings into the garage in a 'j' configuration). On lots with a one (1) car garage configured in the *modified swing* a two (2) car garage will be required to be setback behind the one (1) car garage. Garages with a *traditional swing* will be permitted to have a one (1) car garage facing the street if it is setback a minimum of 20-feet from the front façade of the single-family home.
 2. *Type B Lots.* The *Type B* lots (i.e. the yellow lots depicted in Exhibit 'B') shall adhere to the following garage configurations:
 - a. 30% of the *Type B* lots may be oriented in a flat front entry configuration with a minimum setback of 25-feet (i.e. allowing the garage to be flush with the front façade of the primary structure).
 - b. 70% of the *Type B* lots may be configured in a *traditional swing* or *modified swing* (i.e. where a one [1] or two [2] car garage is situated facing the side property line and the driveway swings into the garage in a 'j' configuration). On lots with a one (1) car garage configured in the *modified swing* a two (2) car garage will be required to be setback behind the one (1) car garage. Garages with a *traditional swing* will be permitted to have a one (1) car garage facing the street if it is setback a minimum of 20-feet from the front façade of the single-family home.

Exhibit 'C':
Development Standards

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	70' x 125'	(1), (2), (3), (4)
B	80' x 125'	(1), (2), (3), (4)

1. Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
2. Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on John King Boulevard shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
 - (a) Number of Stories
 - (b) Permitted Encroachment Type and Layout
 - (c) Roof Type and Layout
 - (d) Articulation of the Front Façade
3. Permitted 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.
4. Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Continued on Next Page ...

Exhibit 'C':
Development Standards

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:
1. **Wood Fences.** All wood fences shall be constructed of a standard fencing material (*minimum of ½" thickness or better; spruce fencing will not be allowed*), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the *public side* facing the street. All wood fences shall be smooth-finished, free of burs and splinters, and be a maximum of six (6) feet in height.
 2. **Wrought Iron/Tubular Steel.** Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
 3. **Corner Lots.** Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

Exhibit 'C':
Development Standards

4. *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

7. *Landscape and Hardscape Standards.*

- 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. The following tree species are approved for planting within this subdivision:

1. *Canopy/Shade Trees*. Bald Cypress, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak.
2. *Accent/Ornamental/Under-Story Trees*. Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.

- 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 (John King Boulevard)*. A minimum of a 50-foot landscape buffer shall be provided along the frontage of John King Boulevard (*outside of and beyond any required right-of-way dedication*), 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 ten (10) foot curvilinear sidewalk situated within the 50-foot landscape buffer adjacent to John King Boulevard.

- c. *Streetscape Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), all residential, single family lots situated within the proposed subdivision shall be landscaped with canopy trees from the list stipulated by *Section 7(1)* of this ordinance in the following sizes and proportions:

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

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

- d. *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation

Exhibit 'C':
Development Standards

installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association.

- e. *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.
- 8. *Street.* All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- 9. *Lighting.* Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- 10. *Sidewalks.* At a maximum, all sidewalks adjacent to a street shall begin two (2) feet behind 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 20% open space (*or 14.082-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. *Trail Rest Area.* The developer shall be responsible for the construction of a *Trail Rest Area* that generally conforms to the rest area depicted in *Figure 1 (below)*.

Figure 1: Trail Rest Area Concept

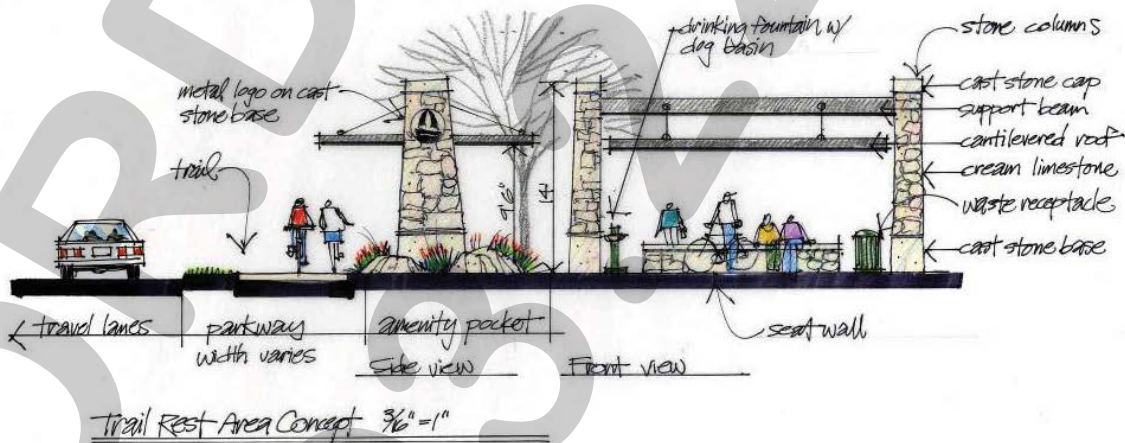


Exhibit 'C':
Development Standards

14. *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.
15. *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of Section 38-15 of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, screening fences associated with this development.
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.