



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO.

**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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

#### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
  - SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
  - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
  - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS John King Blvd, Rockwall, TX 75087

SUBDIVISION ABS A0183, G W Redlin Tract 1, 6-1, 6 LOT BLOCK

GENERAL LOCATION Southwest of Intersection at John King Blvd & Williams Street (Hwy 66)

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Agricultural CURRENT USE Agricultural

PROPOSED ZONING Planned Development District - SF10 PROPOSED USE Single Family Residential

ACREAGE 65.309 LOTS [CURRENT] LOTS [PROPOSED] 152

**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 type="checkbox"/> OWNER	Rockwall Property Corp	<input checked="" type="checkbox"/> APPLICANT	Michael Joyce Properties
CONTACT PERSON	Bill Bricker	CONTACT PERSON	Ryan Joyce
ADDRESS	305 Park Place Blvd	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE		PHONE	512-965-6280
E-MAIL		E-MAIL	ryan@michaeljoyceproperties.com

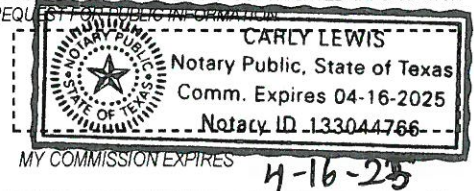
### NOTARY VERIFICATION [REQUIRED]

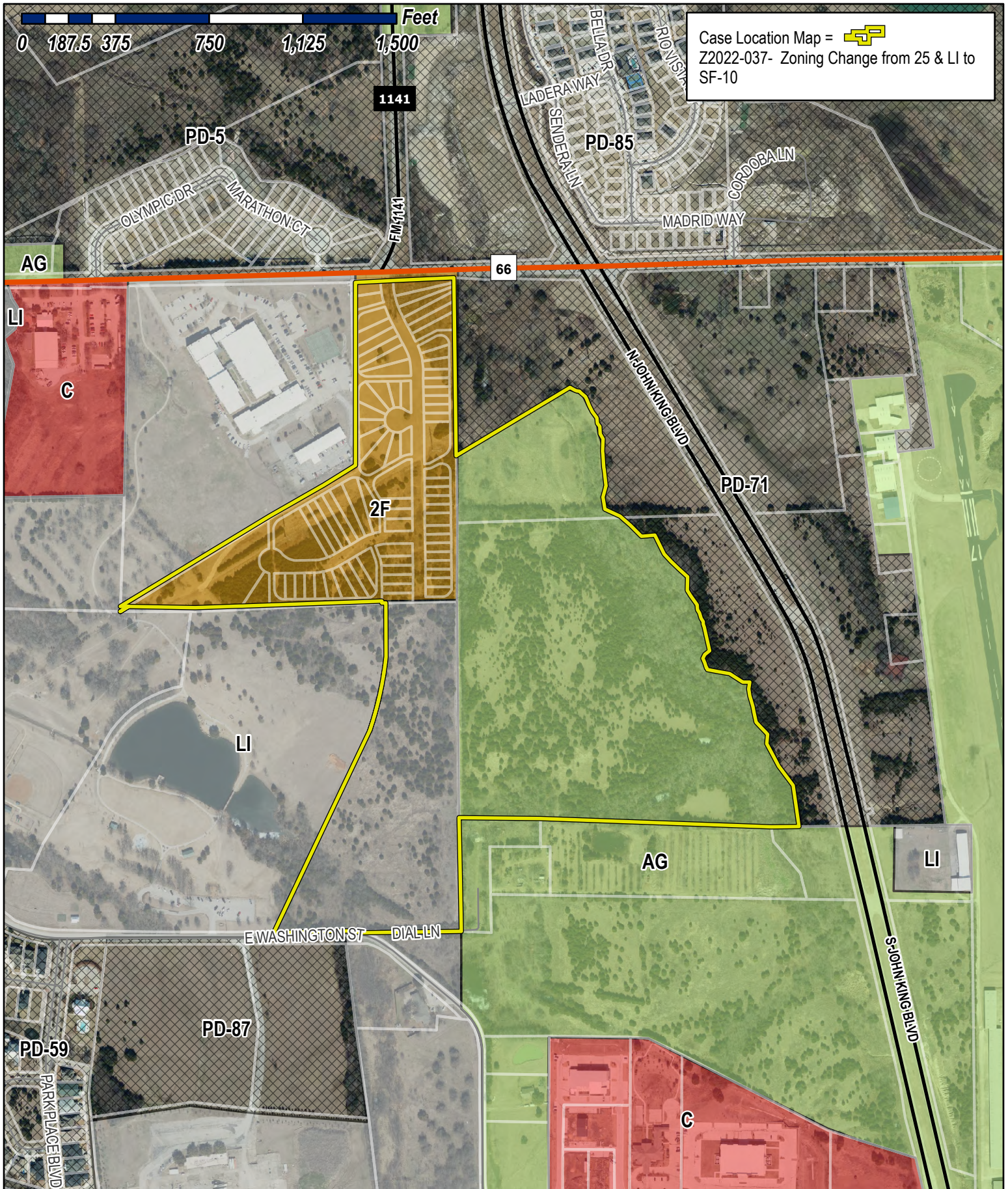
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Charles W Bricker [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 700 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17<sup>th</sup> DAY OF July 2022 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15<sup>th</sup> DAY OF July 2022

OWNER'S SIGNATURE Charles W Bricker  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Carly Lewis





# 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.

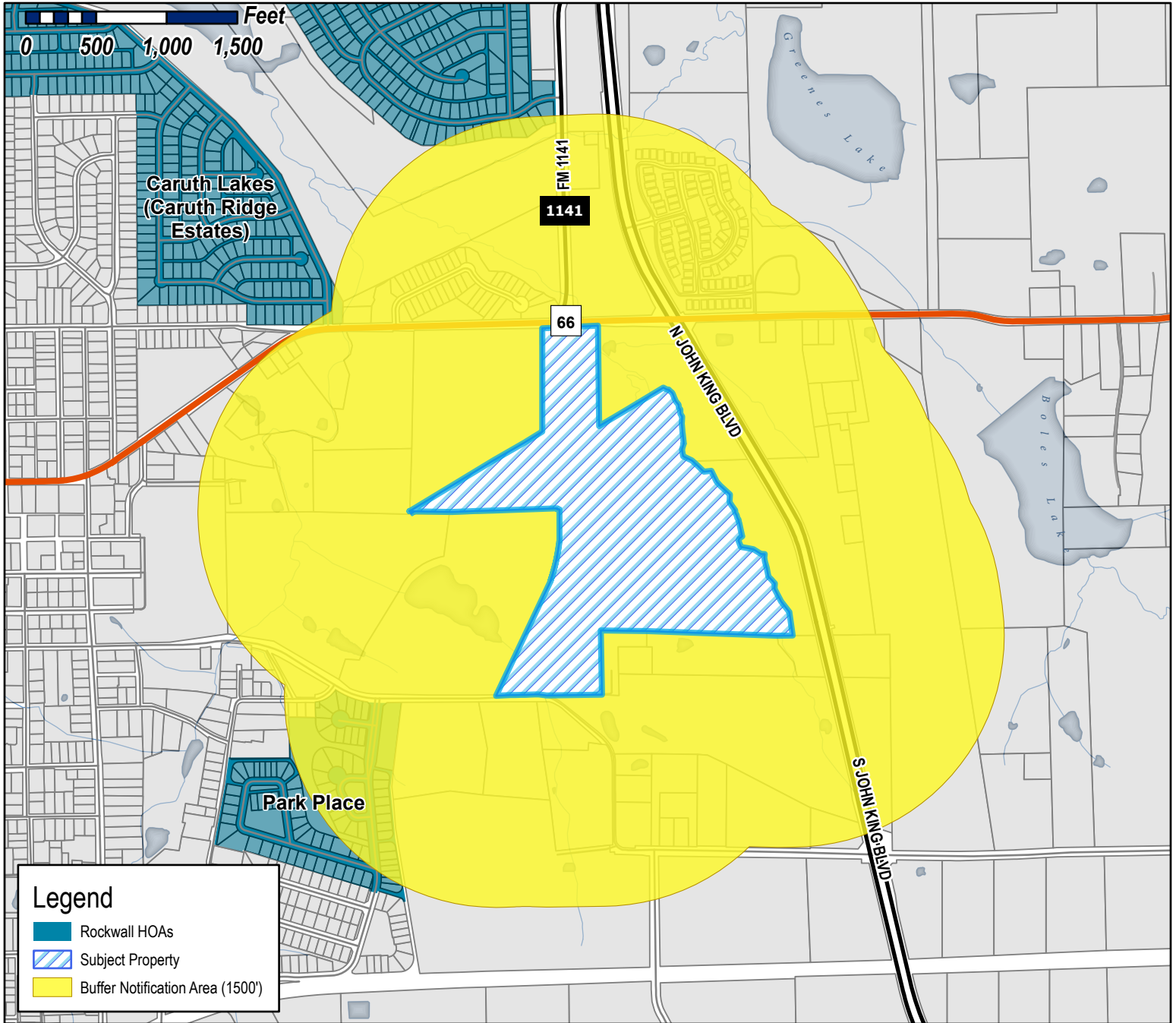







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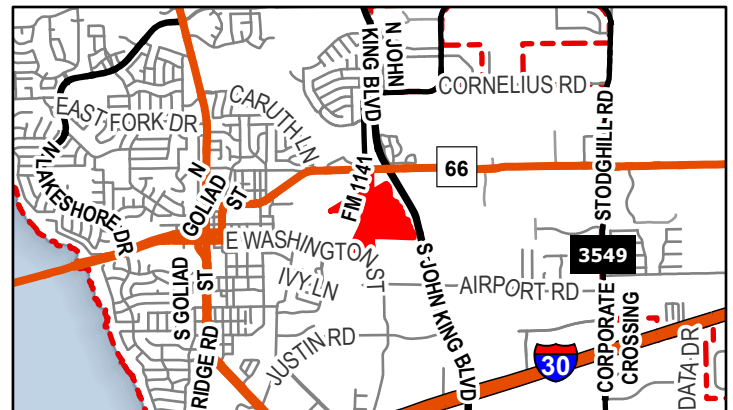


**Legend**

-  Rockwall HOAs
-  Subject Property
-  Buffer Notification Area (1500')

**Case Number:** Z2022-037  
**Case Name:** Zoning Change from AG, 2F and LI to PD for SF-10  
**Case Type:** Residential  
**Zoning:** AG, 2F, & LI  
**Case Address:** John King Blvd & Williams Street

**Date Saved:** 7/18/2022  
 For Questions on this Case Call (972) 771-7745

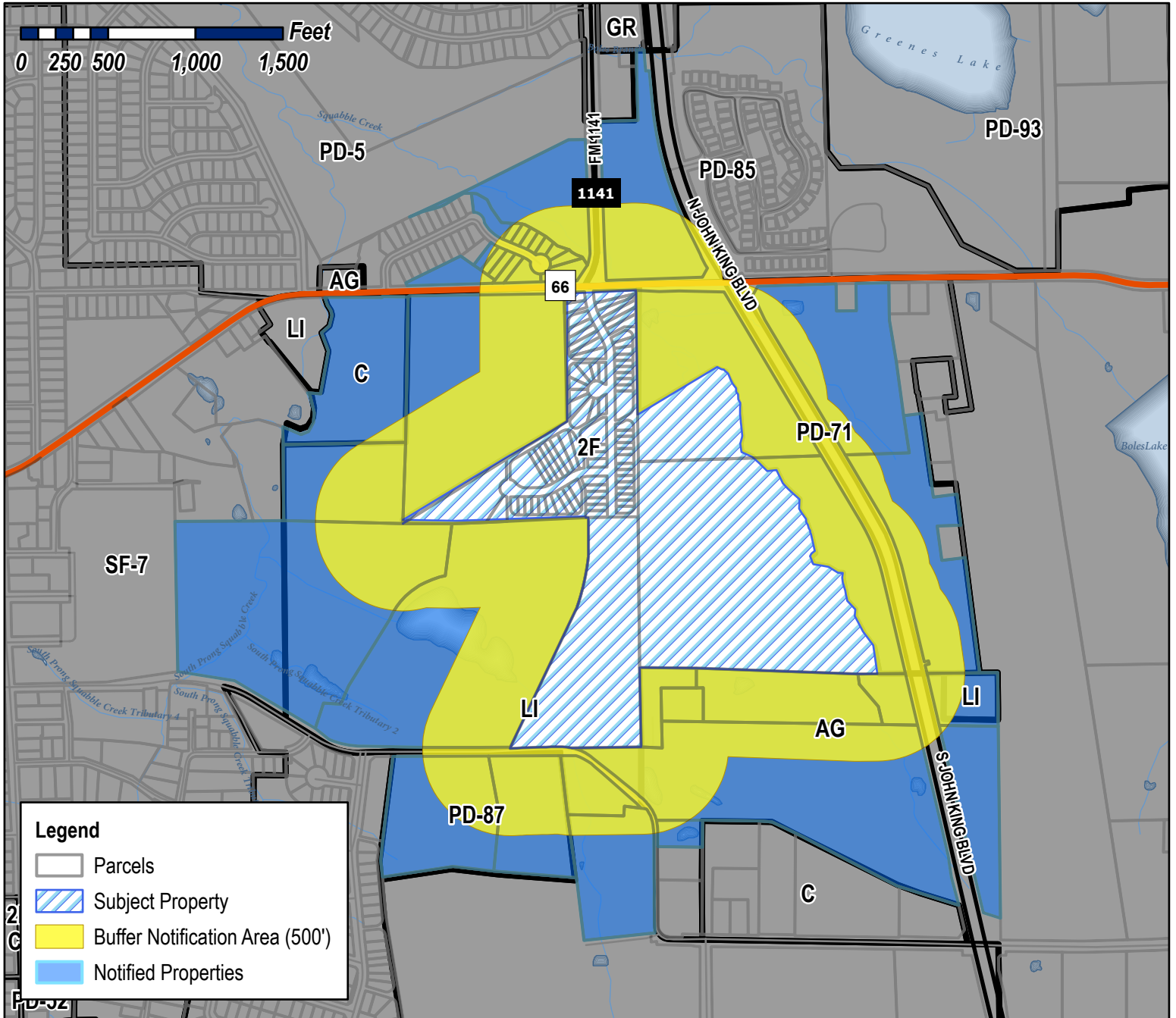




# City of Rockwall

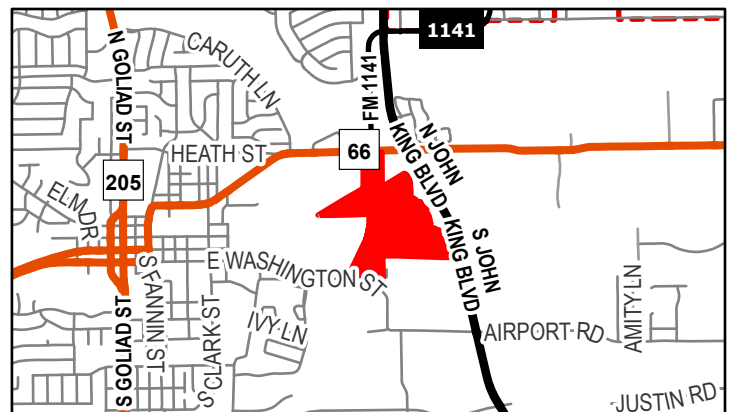
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BAYS JACOB M  
5602 YACHT CLUB DR.  
ROCKWALL, TX 75032

CITY OF ROCKWALL  
385 S GOLIAD ST  
ROCKWALL, TX 75087

COLUMBIA EXTRUSION  
ATTN:BILL BRICKER  
305 PARK PLACE BLVD  
ROCKWALL, TX 75087

CTDIGLAND LLC  
361 W BYRON NELSON BLVD  
SUITE 104  
ROANOKE, TX 76262

DEVENNEY DIANA  
2944 PEGASUS DR  
GARLAND, TX 75044

DILLENDER ROBERT O & SHERY  
PO BOX 2016  
ROCKWALL, TX 75087

F & F HOLDINGS I, LTD  
11226 INDIAN TRAIL  
DALLAS, TX 75229

FUNK JOSEPH  
11226 INDIAN TRAIL  
DALLAS, TX 75229

ROCKWALL COMMUNITY PLAYHOUSE  
609 E RUSK ST  
ROCKWALL, TX 75087

ROCKWALL COUNTY HELPING HANDS INC  
P O BOX 375  
ROCKWALL, TX 75087

ROCKWALL I S D  
1050 WILLIAMS ST  
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORP  
ATTN:BILL BRICKER  
305 PARK PLACE BLVD  
ROCKWALL, TX 75087

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

STONEFIELD HOMES LLC  
150 TURTLE CREEK  
SUITE 104-E  
DALLAS, TX 75207

WHITTLE HIGHLANDS, LLC  
PO BOX 369  
ROCKWALL, TX 75087



# JOHNSON VOLK CONSULTING

704 Central Parkway East | Suite 1200 | Plano, Texas 75074 | 972.201.3100

July 15, 2022

City of Rockwall  
Planning Department  
385 South Goliad  
Rockwall, TX 75087

**RE: Park Hills – Zoning Application**

Dear Staff,

The purpose of this letter is to formally request a zoning change for the referenced property located west of John King Blvd and south of SH 66. The subject development will consist of +/-152 single family lots on a 65.309 acre tract. After meeting with staff at a Development Review Committee Meeting, the Concept Plan included with this submittal is representative of our proposed vision for the property.

Please feel free to contact us if you have any questions regarding this project or application.

Sincerely,

**Johnson Volk Consulting, Inc.**

Tom Dayton, PE

**LEGAL DESCRIPTION**  
**65.309 ACRES**

**BEING** a tract of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas and being all of OAK CREEK, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 201, Plat Records, Rockwall County, Texas and being part of those tracts of land described in Deed to Rockwall Property Corporation, as recorded in Volume 444, Page 146 and Volume 2002, Page 150, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Property Corporation, as recorded in Volume 2051, Page 53, Deed Records, Rockwall County, Texas and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod found in the south line of State Highway No. 66, a 60 foot right-of-way, for the common northwest corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northeast corner of that tract of land described in Deed to Rockwall Independent School District, as recorded in Volume 105, Page 153, Deed Records, Rockwall County, Texas;

**THENCE** North 88 degrees 29 minutes 03 seconds East, with said south line, a distance of 411.45 feet to a wood post found for the common northeast corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northwest corner of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150;

**THENCE** South 00 degrees 56 minutes 16 seconds East, leaving said south line and with the common west line of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150 and east line of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53, a distance of 705.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

**THENCE** North 59 degrees 30 minutes 28 seconds East, leaving said common line, a distance of 503.69 feet to a point for corner;

**THENCE** South 69 degrees 21 minutes 48 seconds East, a distance of 40.60 feet to a point for corner;

**THENCE** South 25 degrees 06 minutes 25 seconds East, a distance of 64.89 feet to a point for corner;

**THENCE** South 31 degrees 25 minutes 37 seconds East, a distance of 51.80 feet to a point for corner;

**THENCE** South 09 degrees 09 minutes 13 seconds East, a distance of 55.61 feet to a point for corner;

**THENCE** South 16 degrees 55 minutes 05 seconds East, a distance of 49.61 feet to a point for corner;

**THENCE** South 03 degrees 11 minutes 20 seconds East, a distance of 109.33 feet to a point for corner;

**THENCE** South 04 degrees 27 minutes 24 seconds East, a distance of 60.49 feet to a point for corner;

**THENCE** South 16 degrees 19 minutes 49 seconds West, a distance of 39.76 feet to a point for corner;

**THENCE** South 08 degrees 12 minutes 45 seconds East, a distance of 48.89 feet to a point for corner;

**THENCE** South 64 degrees 09 minutes 47 seconds East, a distance of 66.87 feet to a point for corner;

**THENCE** South 47 degrees 50 minutes 45 seconds East, a distance of 73.04 feet to a point for corner;

**THENCE** South 42 degrees 29 minutes 55 seconds East, a distance of 44.81 feet to a point for corner;

**THENCE** North 85 degrees 31 minutes 53 seconds East, a distance of 53.72 feet to a point for corner;

**THENCE** South 25 degrees 10 minutes 09 seconds East, a distance of 84.31 feet to a point for corner;

**THENCE** South 42 degrees 22 minutes 14 seconds East, a distance of 59.42 feet to a point for corner;

**THENCE** South 47 degrees 09 minutes 28 seconds East, a distance of 71.66 feet to a point for corner;

**THENCE** South 02 degrees 46 minutes 29 seconds West, a distance of 57.76 feet to a point for corner;



**THENCE** South 31 degrees 26 minutes 15 seconds East, a distance of 71.66 feet to a point for corner;

**THENCE** South 18 degrees 53 minutes 46 seconds East, a distance of 88.10 feet to a point for corner;

**THENCE** South 11 degrees 41 minutes 53 seconds East, a distance of 110.02 feet to a point for corner;

**THENCE** South 53 degrees 25 minutes 21 seconds West, a distance of 34.88 feet to a point for corner;

**THENCE** South 20 degrees 12 minutes 22 seconds East, a distance of 44.84 feet to a point for corner;

**THENCE** South 79 degrees 08 minutes 23 seconds East, a distance of 90.02 feet to a point for corner;

**THENCE** South 56 degrees 28 minutes 11 seconds East, a distance of 62.92 feet to a point for corner;

**THENCE** South 87 degrees 49 minutes 07 seconds East, a distance of 28.55 feet to a point for corner;

**THENCE** South 05 degrees 58 minutes 08 seconds West, a distance of 28.02 feet to a point for corner;

**THENCE** South 10 degrees 07 minutes 55 seconds East, a distance of 46.33 feet to a point for corner;

**THENCE** South 10 degrees 56 minutes 13 seconds East, a distance of 88.76 feet to a point for corner;

**THENCE** South 42 degrees 32 minutes 37 seconds East, a distance of 66.83 feet to a point for corner;

**THENCE** South 05 degrees 48 minutes 00 seconds West, a distance of 37.66 feet to a point for corner;

**THENCE** South 27 degrees 06 minutes 51 seconds East, a distance of 115.84 feet to a point for corner;

**THENCE** South 36 degrees 05 minutes 07 seconds East, a distance of 93.26 feet to a point for corner;

**THENCE** South 09 degrees 53 minutes 27 seconds East, a distance of 144.51 feet to a point for corner in the common south line of said Rockwall Property Corporation tract recorded in Volume 444, Page 146 and north line of that tract of land described in Deed to Robert O. Dillender and wife, Sherry Dillender, as recorded in Volume 3356, Page 177, Deed Records, Rockwall County, Texas;

**THENCE** Westerly, with said south line, the following four (4) courses and distances:

North 89 degrees 15 minutes 43 seconds West, a distance of 1,002.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to F&F Holdings I, Ltd., as recorded in Document No. 20200000031089, Deed Records, Rockwall County, Texas and northeast corner of that tract of land described in Deed to D. Richard Devenney and wife, Diana Devenney, as recorded in Volume 165, Page 116, Deed Records, Rockwall County, Texas;

North 87 degrees 11 minutes 23 seconds West, a distance of 295.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an interior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 01 degrees 26 minutes 13 seconds West, a distance of 426.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common southwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an exterior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 88 degrees 33 minutes 07 seconds West, a distance of 724.98 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found in the north line of Washington Street, a variable width right-of-way, for the common southwest corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146 and southeast corner of that tract of land described in Deed to City of Rockwall, as recorded in Volume 2163, Page 96, Deed Records, Rockwall County, Texas;

**THENCE** Northerly, with the east line of said City of Rockwall tract, the following three (3) courses and distances:

North 24 degrees 23 minutes 30 seconds East, a distance of 884.48 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found at the beginning of a curve to the left having a central angle of 25 degrees 00 minutes 38 seconds, a radius of 700.00 feet and a chord bearing and distance of North 11 degrees 53 minutes 11 seconds East, 303.14 feet;

Northerly, with said curve to the left, an arc distance of 305.56 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found for corner;

North 00 degrees 37 minutes 07 seconds West, a distance of 201.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northeast corner of said City of Rockwall tract and an exterior ell corner of said Rockwall Property Corporation tract recorded in Volume 444, Page 146;

**THENCE** South 89 degrees 07 minutes 35 seconds West, a distance of 762.97 feet to a 3/8 inch iron rod found for the common northwest corner of said City of Rockwall tract and northeast corner of MUNICIPAL PARK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 49, Plat Records, Rockwall County, Texas;

**THENCE** South 89 degrees 15 minutes 52 seconds West, with the north line of said MUNICIPAL PARK ADDITION, a distance of 297.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southwest corner of the above mentioned OAK CREEK Addition;

**THENCE** North 59 degrees 30 minutes 28 seconds East, leaving said north line and with the west line of said OAK CREEK Addition, a distance of 1,091.77 feet to a 1/2 inch iron rod found for corner;

**THENCE** North 01 degrees 18 minutes 48 seconds West, continuing with said west line, a distance of 759.30 feet to the **POINT OF BEGINNING** and containing 65.309 acres of land, more or less.

**LEGAL DESCRIPTION:**

Point of Beginning is located in the SE/4 of the SW/4 of the SEC. 16, R. 22E, N. 30E, City of Rockwall, Rockwall County, Texas, one being at Oak Creek, as shown in the City of Rockwall, Rockwall County, Texas, plat recorded in Volume 100, Page 133, Deed Records, Rockwall County, Texas. The other being at the intersection of the east line of said Oak Creek Addition and said Rockwall Property Corporation tract recorded in Volume 226, Page 103, Deed Records, Rockwall County, Texas.

BEARING is all 1/2 inch iron rod in the south line of State Highway No. 88, as so set right-away by the corner northeast corner of said Oak Creek Addition and said Rockwall Property Corporation tract recorded in Volume 226, Page 103, Deed Records, Rockwall County, Texas, as measured in Volume 100, Page 133, Deed Records, Rockwall County, Texas.

TRACED North 88 degrees 26 minutes 03 seconds East, with said south line, a distance of 41.45 feet to the corner south line of said Rockwall Property Corporation tract recorded in Volume 226, Page 103, Deed Records, Rockwall County, Texas.

TRACED North 20 degrees 56 minutes 16 seconds East, bearing said south line and the corner west line of said Rockwall Property Corporation tract recorded in Volume 205, Page 100 and west line of said Oak Creek Addition and said Rockwall Property Corporation tract recorded in Volume 205, Page 33, a distance of 400.16 feet to a 1/2 inch iron rod with a yellow plastic cap stamped set for corner.

TRACED North 34 degrees 30 minutes 28 seconds East, bearing said corner line, a distance of 23.23 feet to a post for corner.

TRACED South 70 degrees 28 minutes 25 seconds East, a distance of 57.48 feet to a post for corner.

TRACED South 88 degrees 12 minutes 42 seconds East, a distance of 54.89 feet to a post for corner.

TRACED South 32 degrees 31 minutes 24 seconds East, a distance of 50.50 feet to a post for corner.

TRACED South 10 degrees 15 minutes 26 seconds East, a distance of 5581 feet to a post for corner.

TRACED South 16 degrees 01 minutes 23 seconds East, a distance of 49.87 feet to a post for corner.

TRACED South 04 degrees 17 minutes 27 seconds East, a distance of 109.33 feet to a post for corner.

TRACED South 03 degrees 33 minutes 41 seconds East, a distance of 40.48 feet to a post for corner.

TRACED South 15 degrees 10 minutes 23 seconds West, a distance of 26.76 feet to a post for corner.

TRACED South 08 degrees 19 minutes 02 seconds East, a distance of 40.99 feet to a post for corner.

TRACED South 88 degrees 15 minutes 04 seconds East, a distance of 58.87 feet to a post for corner.

TRACED North 48 degrees 07 minutes 04 seconds East, a distance of 73.54 feet to a post for corner.

TRACED South 13 degrees 25 minutes 12 seconds East, a distance of 44.81 feet to a post for corner.

TRACED North 84 degrees 25 minutes 36 seconds East, a distance of 53.72 feet to a post for corner.

TRACED North 38 degrees 15 minutes 28 seconds East, a distance of 84.13 feet to a post for corner.

TRACED South 43 degrees 29 minutes 38 seconds East, a distance of 59.42 feet to a post for corner.

TRACED North 48 degrees 15 minutes 43 seconds East, a distance of 72.09 feet to a post for corner.

TRACED South 01 degree 40 minutes 17 seconds West, a distance of 57.36 feet to a post for corner.

TRACED South 32 degrees 32 minutes 25 seconds East, a distance of 71.86 feet to a post for corner.

TRACED South 20 degrees 09 minutes 03 seconds East, a distance of 89.10 feet to a post for corner.

TRACED South 12 degrees 48 minutes 10 seconds East, a distance of 110.23 feet to a post for corner.

TRACED South 32 degrees 19 minutes 04 seconds West, a distance of 34.98 feet to a post for corner.

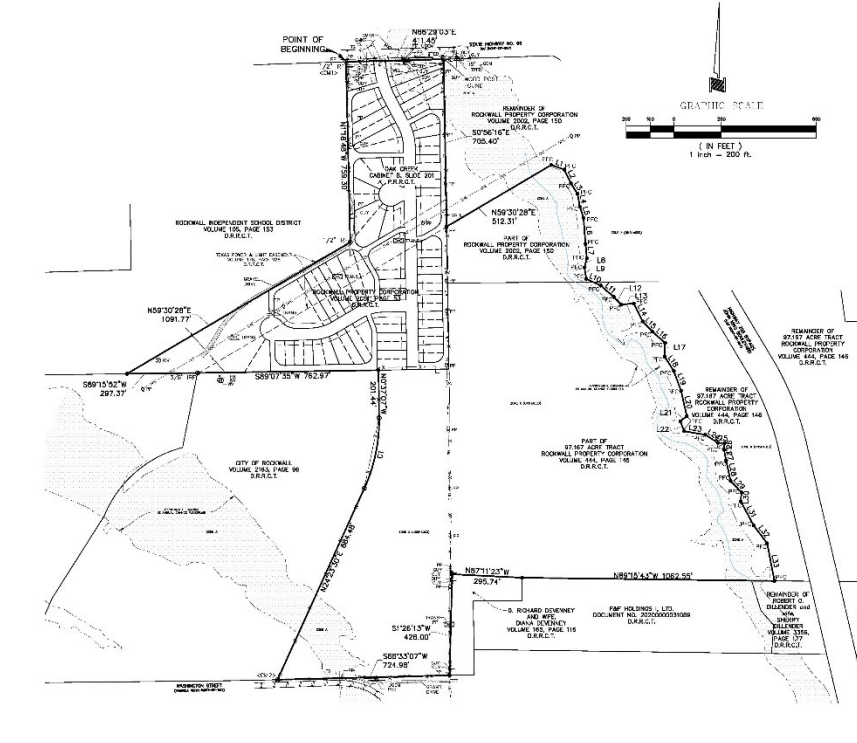
TRACED South 31 degrees 18 minutes 33 seconds East, a distance of 44.84 feet to a post for corner.

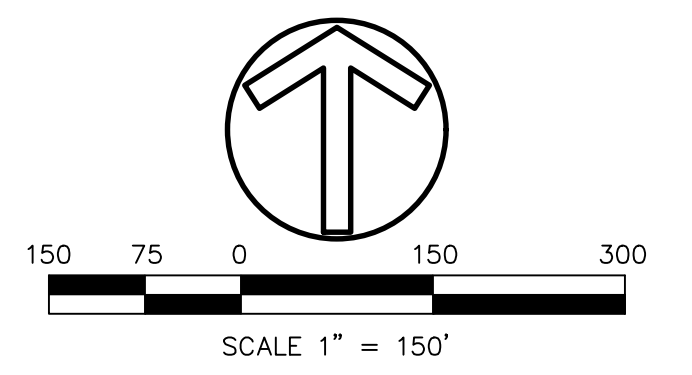
TRACED North 46 degrees 14 minutes 40 seconds East, a distance of 60.02 feet to a post for corner.

TRACED South 37 degrees 08 minutes 28 seconds East, a distance of 62.02 feet to a post for corner.

TRACED North 88 degrees 05 minutes 24 seconds East, a distance of 28.93 feet to a post for corner.

TRACED South 24 degrees 51 minutes 01 seconds West, a distance of 28.02 feet to a post for corner.





**LEGEND**

<span style="color: green;">■</span>	TYPE A LOT
<span style="color: pink;">■</span>	TYPE B LOT
<span style="color: cyan;">■</span>	TYPE C LOT
<span style="color: lightpink;">■</span>	AMENITY CENTER

**LAND USE TABLE**

LOT TYPE	A	B	C
LOT COUNT	41	68	43
PERCENTAGE	27%	45%	28%
MINIMUM LOT AREA (SF)	8,400	7,200	6,000
MINIMUM LOT WIDTH (FT)*	72	62	52
MINIMUM LOT DEPTH (FT)	120	120	120
FRONT BUILDING SETBACK (FT)	20	20	20
REAR BUILDING SETBACK (FT)	10	10	10
SIDE BUILDING SETBACK - INTERIOR (FT)	6	6	6
SIDE BUILDING SETBACK - CORNER (FT)	15	15	15
MAXIMUM BUILDING HEIGHT	35 FEET / 2.5 STORIES		
MAXIMUM LOT COVERAGE (%)	65	65	65

\*Measured at front building setback

**LOT DIMENSION STANDARDS**

LAND USE	AREA (AC)	PERCENT OF TOTAL
RESIDENTIAL	38.58	59.1%
FUTURE HWY 66 R.O.W.	5.09	7.8%
OPEN SPACE		
Private Open Space	14.22	21.8%
Amenity Center	1.07	1.6%
Floodplain	6.35	9.7%
OPEN SPACE TOTAL	21.64	33.1%
<b>TOTAL</b>	<b>65.309</b>	<b>100.0%</b>

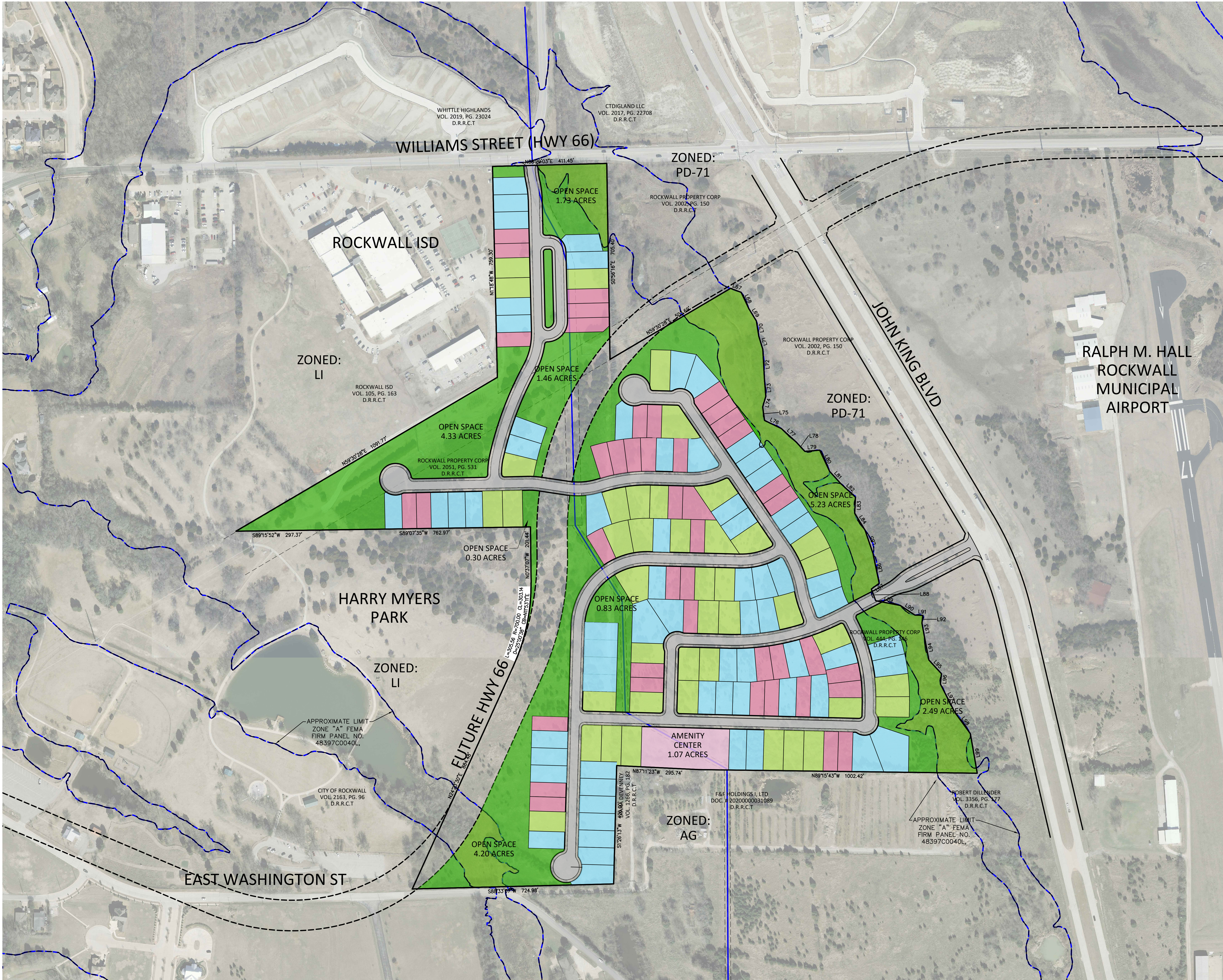
Open Space Required (20%) = 65.309 x 20% = 13.06 acres  
 Open Space Provided (assuming 1/2 of floodplain) = 18.46 Ac.

**Line Table**

Line	Length	Direction
L67	40.60	S69° 21' 48"E
L68	64.89	S25° 06' 25"E
L69	51.80	S31° 25' 37"E
L70	55.61	S9° 09' 13"E
L71	49.61	S16° 55' 05"E
L72	109.33	S3° 11' 20"E
L73	60.49	S4° 27' 24"E
L74	39.76	S16° 19' 49"W
L75	48.89	S8° 12' 45"E
L76	66.87	S64° 09' 47"E
L77	73.04	S47° 50' 45"E
L78	44.81	S42° 29' 55"E
L79	53.72	N85° 31' 53"E
L80	84.31	S25° 10' 09"E
L81	59.42	S42° 22' 14"E
L82	72.07	S47° 09' 28"E
L83	57.76	S2° 46' 29"W
L84	71.66	S31° 26' 15"E
L85	88.10	S18° 53' 46"E
L86	110.02	S11° 41' 53"E

**Line Table**

Line	Length	Direction
L87	34.88	S53° 25' 21"W
L88	44.84	S20° 12' 22"E
L89	90.02	S79° 08' 23"E
L90	62.92	S56° 28' 11"E
L91	28.55	S87° 49' 07"E
L92	28.02	S5° 58' 08"W
L93	46.33	S10° 07' 55"E
L94	88.76	S10° 56' 13"E
L95	66.83	S42° 32' 37"E
L96	37.66	S5° 48' 00"W
L97	115.84	S27° 06' 07"E
L98	93.26	S36° 05' 07"E
L99	144.51	S9° 53' 27"E



**CONCEPT PLAN**  
**PARK HILLS**  
 152 SINGLE-FAMILY LOTS  
 65.309 Acres  
 Rockwall, Texas

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 10 (SF-10) DISTRICT AND COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 65.309-ACRE TRACT OF LAND IDENTIFIED AS ALL OF OAK CREEK, AN ADDITION TO THE CITY OF ROCKWALL ACCORDING TO PLAT RECORDED IN CABINET B, SLIDE 201, PLAT RECORDS OF ROCKWALL COUNTY, TX AND BEING PART OF THOSE TRACTS OF LAND DESCRIBED IN DEED TO ROCKWALL PROPERTY CORPORATION AS RECORDED IN VOLUME 444, PAGE 146 AND ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO ROCKWALL PROPERTY CORPORATION AS RECORDED IN VOLUME 2051, PAGE 53, DEED RECORDS, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City has received a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Bricker of Rockwall Property Group for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District, on a 65.309-acre tract of land as described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

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

amended zoning classification for the *Subject Property*;

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

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

**SECTION 5.** That residential development on 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 a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
  - (1) Master Parks and Open Space Plan
  - (2) Master Plat
  - (3) Preliminary Plat
  - (4) PD Site Plan
  - (5) Final Plat
- (c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, 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*, as depicted in *Exhibit 'C'* of this ordinance, 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 *Master Parks and Open Space Plan* application for the development.
- (e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.
- (f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall

identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

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

**SECTION 6.** That commercial development on the *Subject Property* shall be in conformance with the process and procedures stipulated by this Planned Development District ordinance, the City's subdivision regulations, and the Unified Development Code (UDC);

**SECTION 7.** 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 8.** 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 9.** 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 10.** 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 6<sup>TH</sup> DAY OF SEPTEMBER, 2022.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*



1<sup>st</sup> Reading: August 15, 2022

2<sup>nd</sup> Reading: September 6, 2022

**Exhibit 'B':**  
*Survey*

**LEGAL DESCRIPTION**  
**65.309 ACRES**

**BEING** a tract of land situated in the **GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183**, City of Rockwall, Rockwall County, Texas and being all of **OAK CREEK**, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 201, Plat Records, Rockwall County, Texas and being part of those tracts of land described in Deed to Rockwall Property Corporation, as recorded in Volume 444, Page 146 and Volume 2002, Page 150, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Property Corporation, as recorded in Volume 2051, Page 53, Deed Records, Rockwall County, Texas and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod found in the south line of State Highway No. 66, a 60 foot right-of-way, for the common northwest corner of said **OAK CREEK** Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northeast corner of that tract of land described in Deed to Rockwall Independent School District, as recorded in Volume 105, Page 153, Deed Records, Rockwall County, Texas;

**THENCE** North 88 degrees 29 minutes 03 seconds East, with said south line, a distance of 411.45 feet to a wood post found for the common northeast corner of said **OAK CREEK** Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northwest corner of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150;

**THENCE** South 00 degrees 56 minutes 16 seconds East, leaving said south line and with the common west line of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150 and east line of said **OAK CREEK** Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53, a distance of 705.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

**THENCE** North 59 degrees 30 minutes 28 seconds East, leaving said common line, a distance of 503.69 feet to a point for corner;

**THENCE** South 69 degrees 21 minutes 48 seconds East, a distance of 40.60 feet to a point for corner;

**THENCE** South 25 degrees 06 minutes 25 seconds East, a distance of 64.89 feet to a point for corner;

**THENCE** South 31 degrees 25 minutes 37 seconds East, a distance of 51.80 feet to a point for corner;

**THENCE** South 09 degrees 09 minutes 13 seconds East, a distance of 55.61 feet to a point for corner;

**Exhibit 'B':**  
*Survey*

**THENCE South 16 degrees 55 minutes 05 seconds East, a distance of 49.61 feet to a point for corner;**

**THENCE South 03 degrees 11 minutes 20 seconds East, a distance of 109.33 feet to a point for corner;**

**THENCE South 04 degrees 27 minutes 24 seconds East, a distance of 60.49 feet to a point for corner;**

**THENCE South 16 degrees 19 minutes 49 seconds West, a distance of 39.76 feet to a point for corner;**

**THENCE South 08 degrees 12 minutes 45 seconds East, a distance of 48.89 feet to a point for corner;**

**THENCE South 64 degrees 09 minutes 47 seconds East, a distance of 66.87 feet to a point for corner;**

**THENCE South 47 degrees 50 minutes 45 seconds East, a distance of 73.04 feet to a point for corner;**

**THENCE South 42 degrees 29 minutes 55 seconds East, a distance of 44.81 feet to a point for corner;**

**THENCE North 85 degrees 31 minutes 53 seconds East, a distance of 53.72 feet to a point for corner;**

**THENCE South 25 degrees 10 minutes 09 seconds East, a distance of 84.31 feet to a point for corner;**

**THENCE South 42 degrees 22 minutes 14 seconds East, a distance of 59.42 feet to a point for corner;**

**THENCE South 47 degrees 09 minutes 28 seconds East, a distance of 71.66 feet to a point for corner;**

**THENCE South 02 degrees 46 minutes 29 seconds West, a distance of 57.76 feet to a point for corner;**

**THENCE South 31 degrees 26 minutes 15 seconds East, a distance of 71.66 feet to a point for corner;**

**THENCE South 18 degrees 53 minutes 46 seconds East, a distance of 88.10 feet to a point for corner;**

**THENCE South 11 degrees 41 minutes 53 seconds East, a distance of 110.02 feet to a point**

**Exhibit 'B':**  
*Survey*

**for corner;**

**THENCE South 53 degrees 25 minutes 21 seconds West, a distance of 34.88 feet to a point for corner;**

**THENCE South 20 degrees 12 minutes 22 seconds East, a distance of 44.84 feet to a point for corner;**

**THENCE South 79 degrees 08 minutes 23 seconds East, a distance of 90.02 feet to a point for corner;**

**THENCE South 56 degrees 28 minutes 11 seconds East, a distance of 62.92 feet to a point for corner;**

**THENCE South 87 degrees 49 minutes 07 seconds East, a distance of 28.55 feet to a point for corner;**

**THENCE South 05 degrees 58 minutes 08 seconds West, a distance of 28.02 feet to a point for corner;**

**THENCE South 10 degrees 07 minutes 55 seconds East, a distance of 46.33 feet to a point for corner;**

**THENCE South 10 degrees 56 minutes 13 seconds East, a distance of 88.76 feet to a point for corner;**

**THENCE South 42 degrees 32 minutes 37 seconds East, a distance of 66.83 feet to a point for corner;**

**THENCE South 05 degrees 48 minutes 00 seconds West, a distance of 37.66 feet to a point for corner;**

**THENCE South 27 degrees 06 minutes 51 seconds East, a distance of 115.84 feet to a point for corner;**

**THENCE South 36 degrees 05 minutes 07 seconds East, a distance of 93.26 feet to a point for corner;**

**THENCE South 09 degrees 53 minutes 27 seconds East, a distance of 144.51 feet to a point for corner in the common south line of said Rockwall Property Corporation tract recorded in Volume 444, Page 146 and north line of that tract of land described in Deed to Robert O. Dillender and wife, Sherry Dillender, as recorded in Volume 3356, Page 177, Deed Records, Rockwall County, Texas;**

**THENCE Westerly, with said south line, the following four (4) courses and distances:**

**Exhibit 'B':**  
*Survey*

North 89 degrees 15 minutes 43 seconds West, a distance of 1,002.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to F&F Holdings I, Ltd., as recorded in Document No. 2020000031089, Deed Records, Rockwall County, Texas and northeast corner of that tract of land described in Deed to D. Richard Devenney and wife, Diana Devenney, as recorded in Volume 165, Page 116, Deed Records, Rockwall County, Texas;

North 87 degrees 11 minutes 23 seconds West, a distance of 295.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an interior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 01 degrees 26 minutes 13 seconds West, a distance of 426.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common southwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an exterior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 88 degrees 33 minutes 07 seconds West, a distance of 724.98 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found in the north line of Washington Street, a variable width right-of-way, for the common southwest corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146 and southeast corner of that tract of land described in Deed to City of Rockwall, as recorded in Volume 2163, Page 96, Deed Records, Rockwall County, Texas;

**THENCE** Northerly, with the east line of said City of Rockwall tract, the following three (3) courses and distances:

North 24 degrees 23 minutes 30 seconds East, a distance of 884.48 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found at the beginning of a curve to the left having a central angle of 25 degrees 00 minutes 38 seconds, a radius of 700.00 feet and a chord bearing and distance of North 11 degrees 53 minutes 11 seconds East, 303.14 feet;

Northerly, with said curve to the left, an arc distance of 305.56 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found for corner;

North 00 degrees 37 minutes 07 seconds West, a distance of 201.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northeast corner of said City of Rockwall tract and an exterior ell corner of said Rockwall Property Corporation tract recorded in Volume 444, Page 146;

**THENCE** South 89 degrees 07 minutes 35 seconds West, a distance of 762.97 feet to a 3/8 inch iron rod found for the common northwest corner of said City of Rockwall tract and

**Exhibit 'B':**  
*Survey*

**northeast corner of MUNICIPAL PARK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 49, Plat Records, Rockwall County, Texas;**

**THENCE South 89 degrees 15 minutes 52 seconds West, with the north line of said MUNICIPAL PARK ADDITION, a distance of 297.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southwest corner of the above mentioned OAK CREEK Addition;**

**THENCE North 59 degrees 30 minutes 28 seconds East, leaving said north line and with the west line of said OAK CREEK Addition, a distance of 1,091.77 feet to a 1/2 inch iron rod found for corner;**

**THENCE North 01 degrees 18 minutes 48 seconds West, continuing with said west line, a distance of 759.30 feet to the POINT OF BEGINNING and containing 65.309 acres of land, more or less.**

# Exhibit 'B': Survey

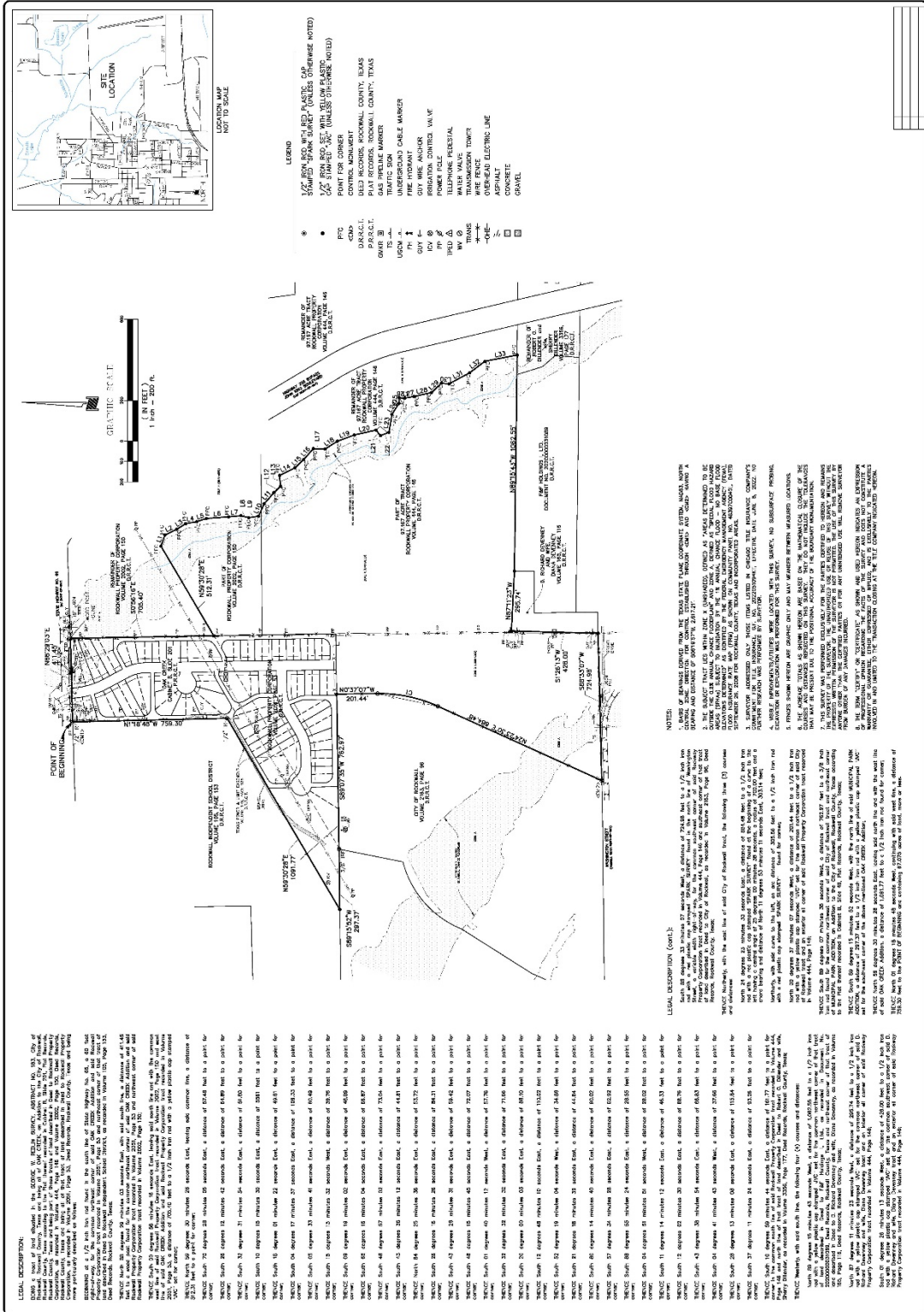


JOHNSON YORK  
SURVEYING & ENGINEERING, L.P.  
1000 West Loop South, Suite 1000  
Houston, Texas 77027

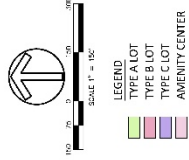
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183  
67.95 ACRES  
LAND TITLE SURVEY



1" = 100.00 FT.  
NAD 83  
UTM 14Q UZC  
ELECTRIC



# Exhibit 'C': Concept Plan



**LAND USE TABLE**

LOT TYPE	A	B	C
TYPE A LOT	41	48	43
TYPE B LOT	10	10	10
TYPE C LOT	10	10	10
AMENITY CENTER	10	10	10

**LEGEND**

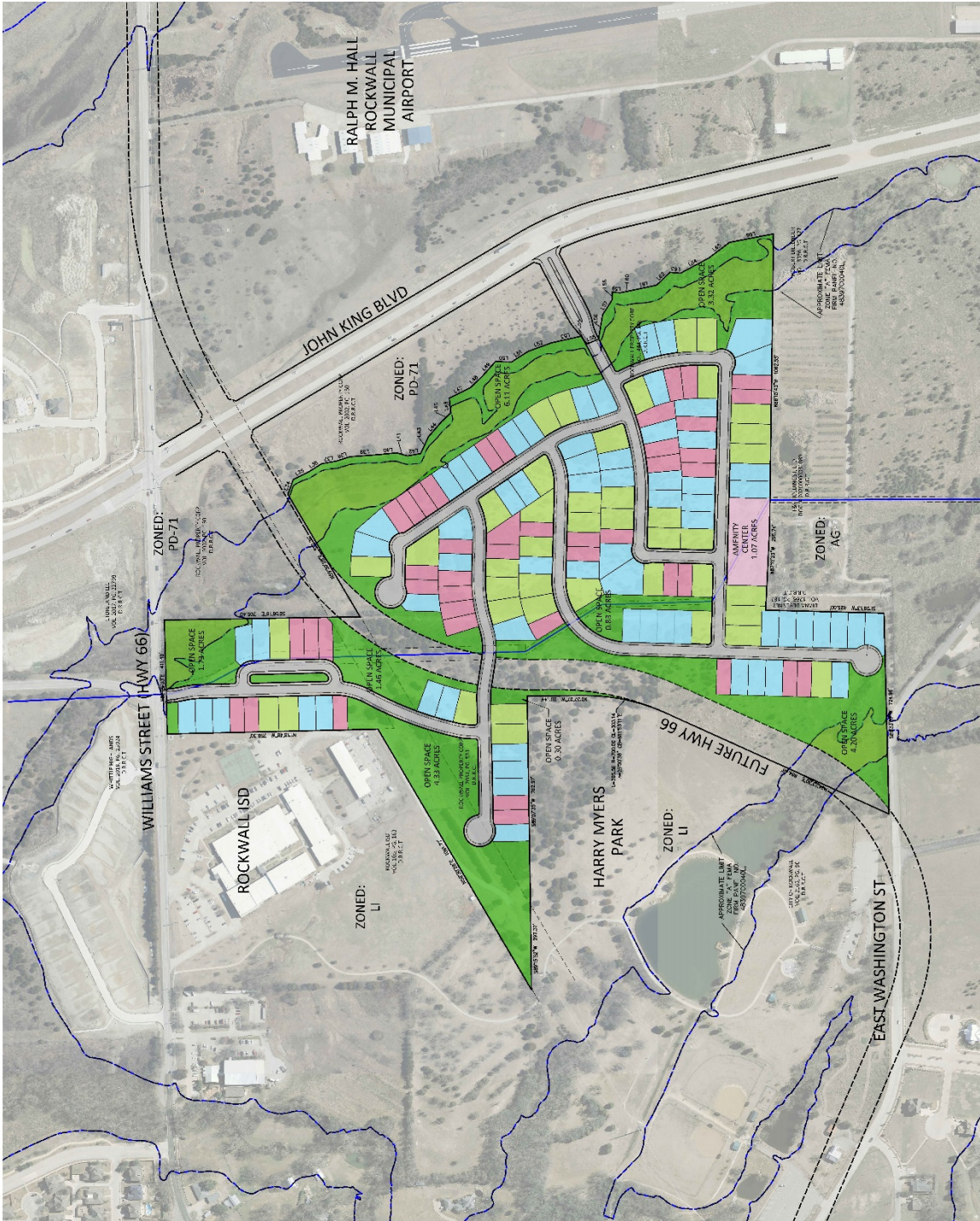
- TYPE A LOT (Green)
- TYPE B LOT (Yellow)
- TYPE C LOT (Blue)
- AMENITY CENTER (Pink)

**LOT DIMENSION STANDARDS**

LAND USE	AREA/ACRE	PERCENT OF TOTAL
AMENITY CENTER	28.00	5.10%
TYPE A LOT	500	7.8%
TYPE B LOT	100	1.6%
TYPE C LOT	100	1.6%
OPEN SPACE	18.00	3.3%
AMENITY CENTER	1.07	1.9%
AMENITY CENTER	6.43	1.2%
OPEN SPACE TOTAL	23.37	4.3%
TOTAL	357.87	100.0%

**Lot Area Table**

Lot #	Area (sq ft)	Area (Acres)
1	10,000	0.23
2	10,000	0.23
3	10,000	0.23
4	10,000	0.23
5	10,000	0.23
6	10,000	0.23
7	10,000	0.23
8	10,000	0.23
9	10,000	0.23
10	10,000	0.23
11	10,000	0.23
12	10,000	0.23
13	10,000	0.23
14	10,000	0.23
15	10,000	0.23
16	10,000	0.23
17	10,000	0.23
18	10,000	0.23
19	10,000	0.23
20	10,000	0.23
21	10,000	0.23
22	10,000	0.23
23	10,000	0.23
24	10,000	0.23
25	10,000	0.23
26	10,000	0.23
27	10,000	0.23
28	10,000	0.23
29	10,000	0.23
30	10,000	0.23
31	10,000	0.23
32	10,000	0.23
33	10,000	0.23
34	10,000	0.23
35	10,000	0.23
36	10,000	0.23
37	10,000	0.23
38	10,000	0.23
39	10,000	0.23
40	10,000	0.23
41	10,000	0.23
42	10,000	0.23
43	10,000	0.23
44	10,000	0.23
45	10,000	0.23
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51	10,000	0.23
52	10,000	0.23
53	10,000	0.23
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62	10,000	0.23
63	10,000	0.23
64	10,000	0.23
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69	10,000	0.23
70	10,000	0.23
71	10,000	0.23
72	10,000	0.23
73	10,000	0.23
74	10,000	0.23
75	10,000	0.23
76	10,000	0.23
77	10,000	0.23
78	10,000	0.23
79	10,000	0.23
80	10,000	0.23
81	10,000	0.23
82	10,000	0.23
83	10,000	0.23
84	10,000	0.23
85	10,000	0.23
86	10,000	0.23
87	10,000	0.23
88	10,000	0.23
89	10,000	0.23
90	10,000	0.23
91	10,000	0.23
92	10,000	0.23
93	10,000	0.23
94	10,000	0.23
95	10,000	0.23
96	10,000	0.23
97	10,000	0.23
98	10,000	0.23
99	10,000	0.23
100	10,000	0.23



**CONCEPT PLAN**  
**PARK HILLS**  
 152 SINGLE-FAMILY LOTS  
 67.07 Acres  
 Rockwall, Texas

**JOHNSON VOLK CONSULTING**  
 2400 Rockwall Blvd, Suite 100, Rockwall, TX 75087  
 972.967.1111

ZONING CASE #2022-XXX



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

**Density and Development Standards.**

(1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, the following uses are permitted on the *Subject Property*:

(a) Residential Land Uses. Residential land uses shall be allowed only within the area designated for residential lots as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permit *by-right* or by Specific Use Permit (SUP) for the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

(b) Non-Residential Land Uses. Non-residential land uses shall be allowed only within the area designated for *Commercial* land uses as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the Commercial (C) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) and subject to the approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC); however, the following uses are expressly prohibited:

- Animal Boarding/Kennel without Outside Pens
- Animal Hospital or Clinic
- Convent, Monastery, or Temple
- Commercial Parking Garage
- Residence Hotel
- Motel
- Cemetery/Mausoleum
- Congregate Care Facility/Elderly Housing
- Emergency Ground Ambulance Services
- Hospital
- Mortuary or Funeral Chapel
- Temporary Carnival, Circus, or Amusement
- Private Sports Arena, Stadium, and or Track
- Portable Beverage Service Facility
- Temporary Christmas Tree Sales Lot and/or Similar Uses
- Copy Center
- Garden Supply/Plant Nursery
- Self Service Laundromat
- Night Club, Discotheque, or Dance Hall
- Pawn Shop
- Rental Store without Outside Storage and/or Display
- Retail Store with Gasoline Sales that has more than Two (2) Dispensers
- Bail Bond Service
- Building and Landscape Material with Limited Outside Storage
- Building Maintenance, Service, and Sales without Outside Storage
- Furniture Upholstery/Refinishing and Resale
- Rental, Sales, and Service of Heavy Machinery and Equipment
- Research and Technology or Light Assembly

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

- Trade School
- Minor Auto Repair Garage
- New or Used Boat and Trailer Dealership
- Self Service Car Wash
- New and/or Use Indoor Motor Vehicle Dealership/Showroom
- New Motor Vehicle Dealership-for Cars and Light Trucks
- Used Motor Vehicle Dealership-for Cars and Light Trucks
- Commercial Parking
- Non-Commercial Parking Lot
- Recreational Vehicle (RV) Sales and Service
- Service Station
- Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- Commercial Freestanding Antenna
- Helipad
- Railroad Yard or Shop
- Transit Passenger Facility

- (2) Residential Lot Composition and Layout. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

<i>Lot Type</i>	<i>Minimum Lot Size (FT)</i>	<i>Minimum Lot Size (SF)</i>	<i>Dwelling Units (#)</i>	<i>Dwelling Units (%)</i>
A	72' x 120'	8,400 SF	41	27%
B	62' x 120'	7,200 SF	68	45%
C	52' x 120'	6,000 SF	43	28%
<i>Maximum Permitted Units:</i>			152	100.00%

- (3) Variation in Residential Lot Composition. The allocation of single-family residential lot types may deviate from that in Subsection (2), *Residential Lot Composition and Layout*, provided that the maximum allowed total dwelling units does not exceed 152 units provided [1] a minimum of 72% of the total lot count be comprised of *Lot Types 'A' & 'B'*, [2] a minimum of 41 *Lot Type 'A'* lots and 68 *Lot Type 'B'* lots are provided, and [3] a maximum of 28% *Lot Type 'C'* lots can be provided.

- (4) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated for the *Subject Property* shall be as follows:

- (a) Residential. Except as modified by this Planned Development District ordinance, residential land uses on the *Subject Property* shall be required to meet the development standards for the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The maximum permissible density for the *Subject Property* shall not exceed 2.266 dwelling units per gross acre of land; however, in no case should the proposed development exceed 152 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

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

Lot Type (see Concept Plan) ►	A	B	C
Minimum Lot Width <sup>(1)</sup>	72'	62'	52'
Minimum Lot Depth	120'	120'	120'
Minimum Lot Area (SF)	8,400	7,200	6,000
Minimum Front Yard Setback <sup>(2), (5) &amp; (6)</sup>	20'	20'	20'
Minimum Side Yard Setback	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) <sup>(2) &amp; (5)</sup>	15'	15'	15'
Minimum Length of Driveway Pavement	20'	20'	20'
Maximum Height <sup>(3)</sup>	35'	35'	35'
Minimum Rear Yard Setback <sup>(4)</sup>	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,500	2,500	2,400
Maximum Lot Coverage	65%	65%	65%

General Notes:

- <sup>1</sup>: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- <sup>4</sup>: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- <sup>5</sup>: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
- <sup>6</sup>: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a maximum of five (5) feet.

(b) *Non-Residential*. Except as modified by this Planned Development District ordinance, the non-residential land uses on the *Subject Property* shall be required to meet the development standards stipulated by the *General Overlay District Standards*, *General Commercial District Standards*, and the standards required for the Commercial (C) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) for a property in a Commercial (C) District. In addition, the *Commercial* area shall be designed to be pedestrian-oriented and easily accessible to the adjacent residential neighborhoods, and be constructed to be integrated with the adjacent uses, not be separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from the adjacent development into the *Commercial* area and through the use of landscaping buffers utilizing a berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*), building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

(5) *Building Standards for Residential*. All residential development shall adhere to the following building standards:

(a) *Masonry Requirement*. The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative

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pattern (see examples below) may be used for up to 80% of the masonry requirement; however, administrative from the Director of Planning and Zoning approval may be requested for housing plans that utilize cementitious fiberboard in excess of 80% of the masonry requirement on a case-by-case basis.

Examples of Cementitious Fiberboard



- (b) Roof Pitch. A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) Garage Orientation and Garage Doors. A total of 20.39% or 31 of 152 of all garages may be oriented toward the street in a *Front Entry* garage configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front façade of the primary structure. The remaining 79.61% or 121 of all garages shall be oriented in a *J-Swing (or Traditional Swing)* configuration or be situated a minimum of 20-feet behind the front façade of the home. In addition, the following architectural elements must be incorporated into all garage configurations: [1] divided garage bay doors (*i.e. for two (2) car garages two (2) individual entrances and for three (3) car garages a standard two (2) bay garage door with a single bay garage door adjacent*), [2] carriage style hardware and lighting, [3] decorative wood doors or wood overlays on insulated metal doors, and [4] driveways must be constructed with ornamental stamped concrete brick pavers, broom finished, or salt finish. An example of a garage door meeting these standards is depicted in *Figure 1*.

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Figure 1. Examples of Enhanced Wood Garage Door



- (6) Anti-Monotony Restrictions. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (for spacing requirements see *Figures 3 & 4* below).

Table 3: Anti-Monotony Matrix

<u>Lot Type</u>	<u>Minimum Lot Size</u>	<u>Elevation Features</u>
A	62' x 120'	(1), (2), (3), (4)
B	62' x 120'	(1), (2), (3), (4)
C	52' x 120'	(1), (2), (3), (4)

- (a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
- (b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, FM-549 or Wylie Road 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:
- (1) Number of Stories
  - (2) Permitted Encroachment Type and Layout
  - (3) Roof Type and Layout
  - (4) Articulation of the Front Façade
- (c) Permitted encroachment (*i.e. porches 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

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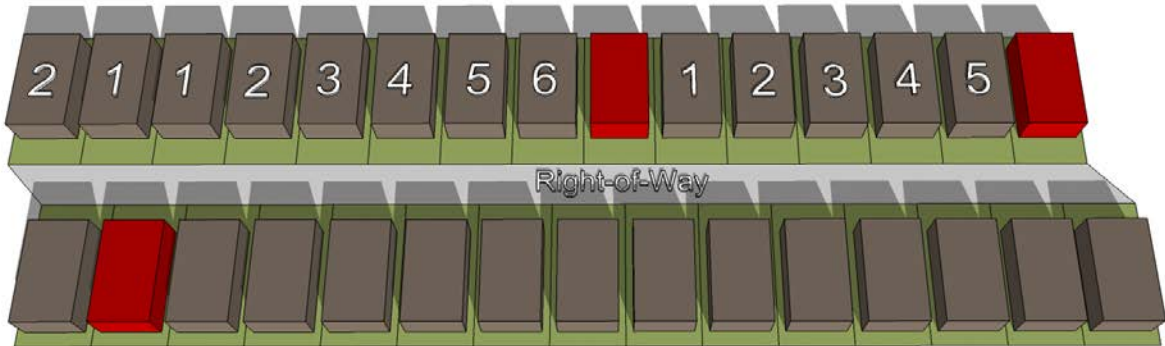
adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

- (d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Figure 3: Properties line up on the opposite side of the street. Where **RED** is the subject property.



Figure 4: Properties do not line up on opposite side of the street. Where **RED** is the subject property.



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

- (a) Front Yard Fences. Front yard fences shall be prohibited.

- (b) Wood Fences. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

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- (c) 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.
  - (d) 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.
  - (e) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
  - (f) Fence in Easements. No fencing shall be constructed in or across North Texas Municipal Water District (NTMWD) and/or City of Rockwall's easements.
- (8) 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. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).
  - (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 (Future HWY-66). A minimum of a 30-foot landscape buffer shall be provided along Future Hwy 66 ROW (*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 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.
    - (2) Landscape Buffer and Sidewalks (Williams Street). A minimum of a 30-foot landscape buffer shall be provided along Williams Street for the residential property (*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 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be

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planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

- (c) Street Trees. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-foot vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.
- (d) Residential Lot Landscaping. Prior to the issuance of a Certificate of Occupancy (CO), all residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.
- (e) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within detention areas, common areas, landscape buffers, and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (f) Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (9) Street. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (10) 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.
- (11) Sidewalks. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be a minimum of five (5) feet in overall width.
- (12) 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.
- (13) Open Space/Public Park. The development shall consist of a minimum of 20% open space (*or a minimum of 13.32-acres -- as calculated by the formula stipulated in the*



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*Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.

- (14) Trails. A minimum of a six (6) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance, and shall provide connectivity Harry Myers Park.
- (15) Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be required 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*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.
- (16) Homeowner's Association (HOA). A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), detention and drainage easements, floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.
- (17) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.