



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) 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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.
²: 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 379 N Country Ln, Rockwall, TX 75087

SUBDIVISION J.A. Ramsey, Abstract No. 186, Tract 6

LOT -

BLOCK -

GENERAL LOCATION East of FM 1141 between N Country Ln and Clem Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Agricultural (AG)

CURRENT USE Vacant Land

PROPOSED ZONING Planned Development (SF-8.4)

PROPOSED USE Single Family Residential

ACREAGE 101.43

LOTS [CURRENT] N/A

LOTS [PROPOSED] 208

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER Estate of Karl W Erwin

APPLICANT Skorburg Company

CONTACT PERSON Dr. Karl Erwin, Executor

CONTACT PERSON Adam Buczek

ADDRESS 2030 Crosswood Ln

ADDRESS 8214 Westchester Dr

Suite 900

CITY, STATE & ZIP Irving, Tx 75063

CITY, STATE & ZIP Dallas, Tx 75225

PHONE (469) 877-4307

PHONE (214) 522-4945

E-MAIL kderwindpa@live.com

E-MAIL abuczek@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dr. Karl Erwin, Executor [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 \$1,722 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF November, 2024. 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."

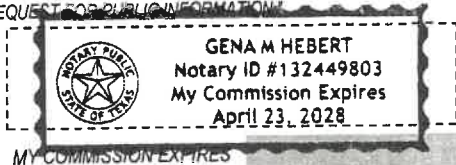
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th DAY OF December, 2024

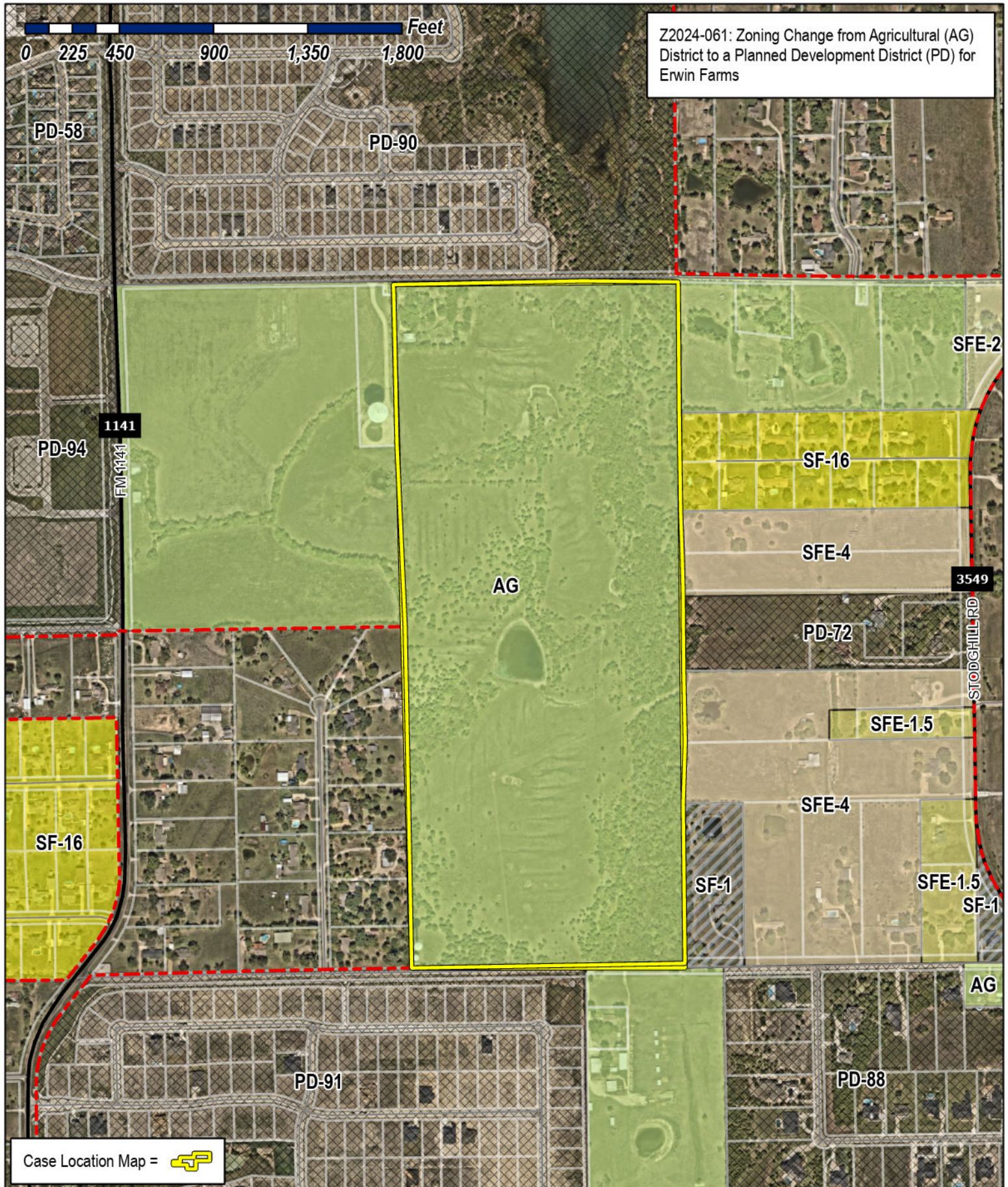
OWNER'S SIGNATURE

Karl W Erwin

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Genam Hebert





Z2024-061: Zoning Change from Agricultural (AG) District to a Planned Development District (PD) for Erwin Farms

Case Location Map = 



City of Rockwall

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

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

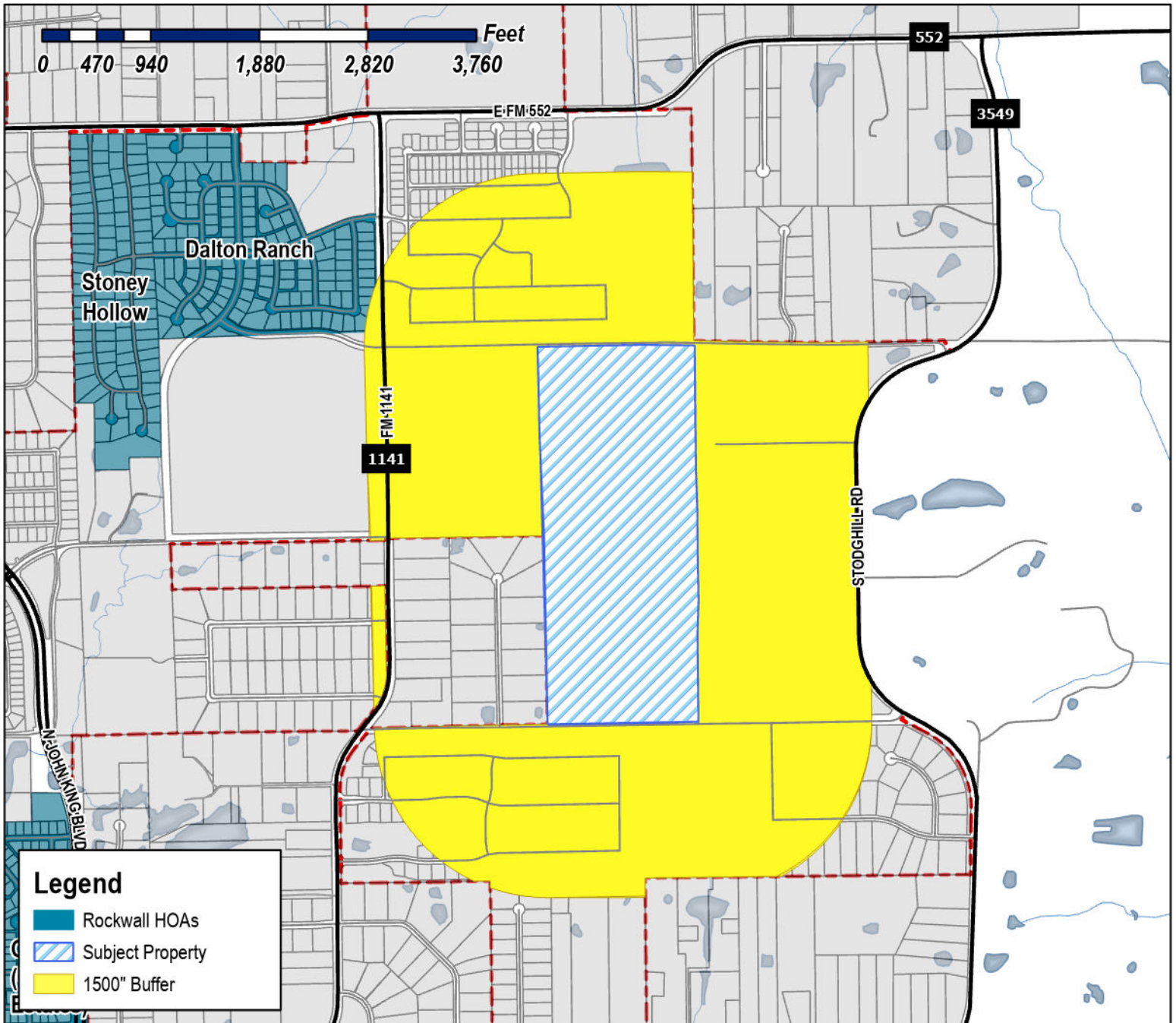




City of Rockwall

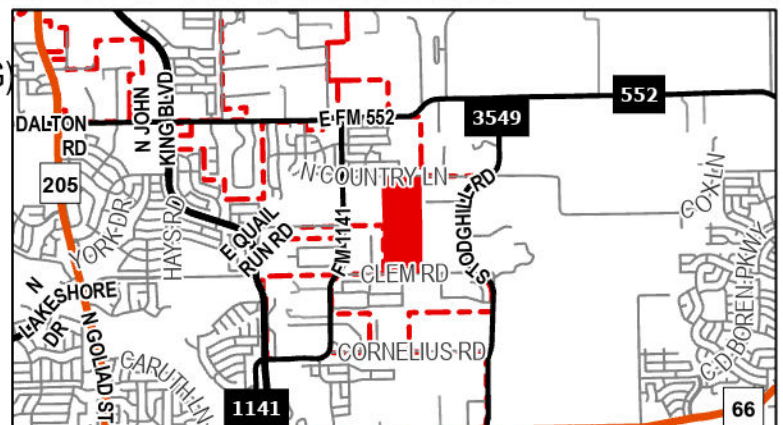
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Case Number: Z2024-061
Case Name: Zoning Change from Agricultural (AG) District to a Planned Development District (PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 379 N. Country Lane

Date Saved: 12/12/2024
 For Questions on this Case Call (972) 771-7745

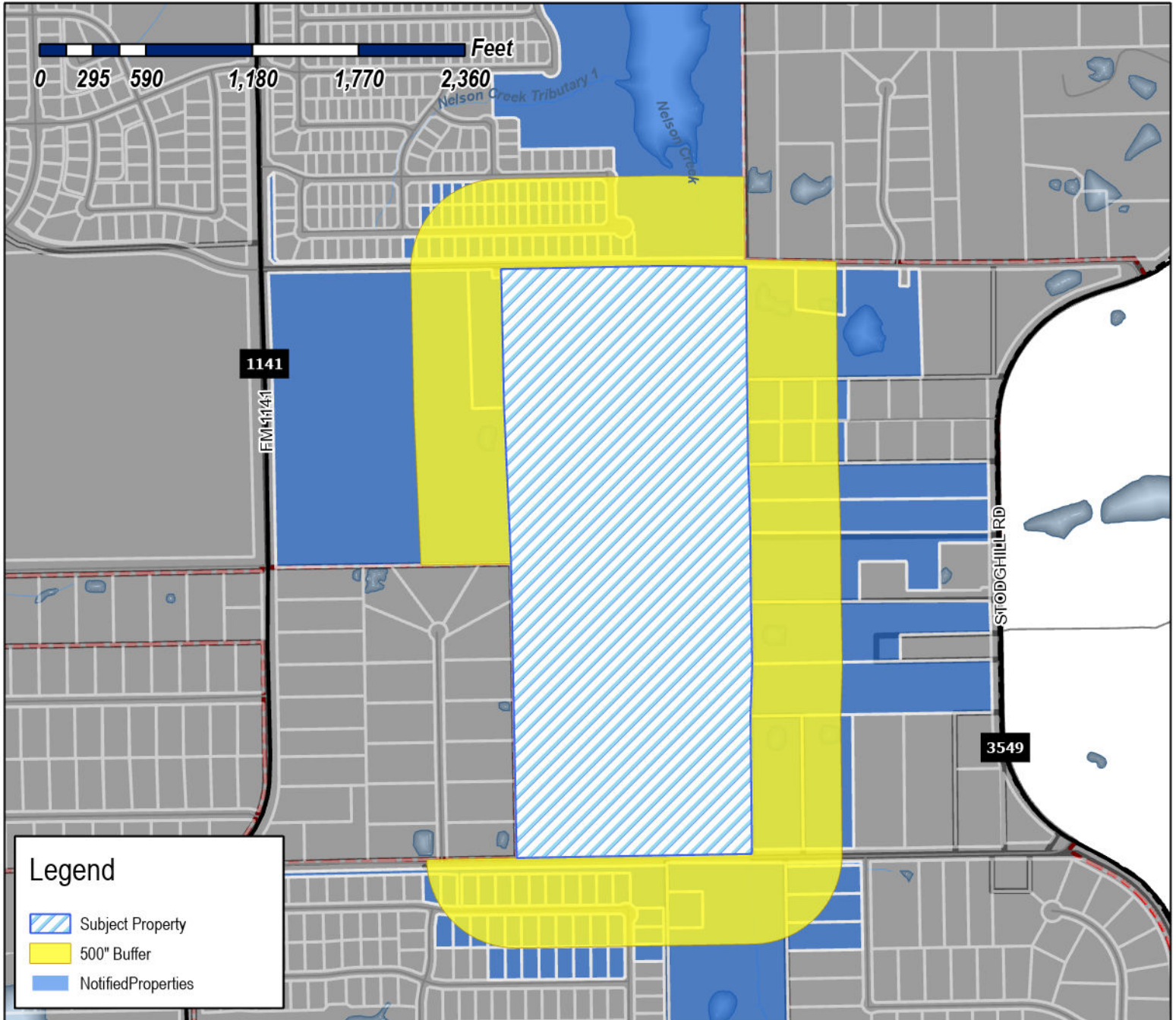




City of Rockwall

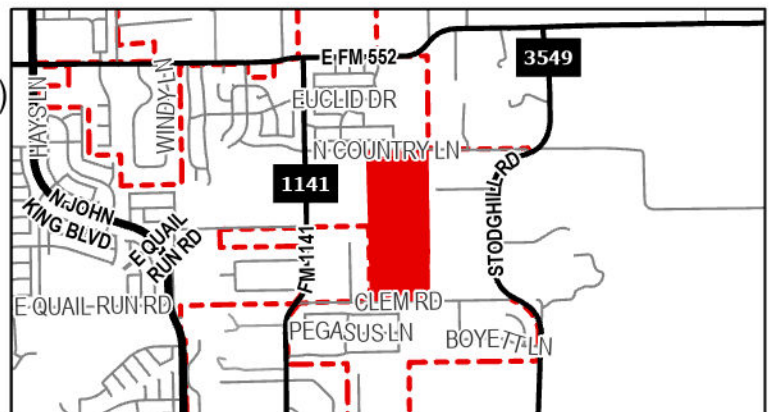
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Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 379 N. Country Lane
Date Saved: 12/12/2024

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



RESIDENT
FM1141
ROCKWALL, TX 75087

RESIDENT
FM3549 STODGHILL RD
ROCKWALL, TX 75087

RESIDENT
10 CRESTVIEW CIR
ROCKWALL, TX 75087

ERBERT STEPHEN RICHARD & PATRICIA ERBERT
1004 CEDAR GLEN TRL
ROCKWALL, TX 75032

ERBERT STEPHEN RICHARD & PATRICIA ERBERT
1004 CEDAR GLEN TRL
ROCKWALL, TX 75032

NORTHGATE ROCKWALL HOMEOWNERS
ASSOCIATIONS INC
1189 WATERS EDGE DRIVE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C SUITE 200
PFLUGERVILLE, TX 78660

RESIDENT
1506 QUASAR DR
ROCKWALL, TX 75087

RESIDENT
1510 QUASAR DR
ROCKWALL, TX 75087

RESIDENT
1514 QUASAR DR
ROCKWALL, TX 75087

RESIDENT
1518 QUASAR DR
ROCKWALL, TX 75087

MCCALLUM CRAIG WILLIAM
1983 N STODGHILL RD
ROCKWALL, TX 75087

ERWIN KARL DANIEL EXECUTOR
KARL W ERWIN ESTATE
2030 CROSSWOOD LANE
IRVING, TX 75063

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

RESIDENT
2105 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2109 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2109 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2110 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2113 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2113 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2114 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2116 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2117 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2117 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2120 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2121 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2121 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2122 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2124 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2125 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2125 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2128 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2129 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2129 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2132 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2201 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2201 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2202 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2203 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2203 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2204 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2205 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2206 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2206 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2207 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2207 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2207 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2209 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2210 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2210 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2211 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2211 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2213 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2214 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2214 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2214 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2215 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2215 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2215 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2218 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2218 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2218 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2219 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2219 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2219 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2219 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2220 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2222 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2222 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2223 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2223 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2225 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2226 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2227 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2227 WICKERSHAM RD
ROCKWALL, TX 75087

ZAMBRANO PEDRO A & LAURA R
2227 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2230 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2231 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2231 WICKERSHAM RD
ROCKWALL, TX 75087

SWIATKIEWICZ CHRISTINE AND GABRIEL
2231 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2235 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2239 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2301 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2302 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2304 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2305 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2306 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2308 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2309 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2310 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2312 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2313 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2314 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2316 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2317 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2318 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2320 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2321 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2322 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2324 PEGASUS LN
ROCKWALL, TX 75087

SHADDOCK HOMES LTD
2400 DALLAS PKWY STE 560
PLANO, TX 75093

GAIL PROPERTIES LLC
2422 BROOKSIDE DR
ROWLETT, TX 75088

OWNBY MITCH AND SANDRA
255 COUNTRY CLUB DR
HEATH, TX 75032

CONNER KEVIN AND AMY
2652 N FM 3549
ROCKWALL, TX 75087

VALK JAMES WILLIAM JR & RENEE LUCILLE
BURNS
TRUSTEES OF JAMES WILLIMA VALK JR LIVING
TRUST
2730 FM 3549 STODGHILL RD
ROCKWALL, TX 75087

WATSON STANLEY & PATRICIA
2826 FM 3549 STODGHILL RD
ROCKWALL, TX 75087

RESIDENT
325 N COUNTRY LN
ROCKWALL, TX 75087

RESIDENT
379 N COUNTRY LN
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

ROCKWELL TX LLC
4250 W LOVERS LN STE 150
DALLAS, TX 75209

HANKS MICHAEL JOEL AND BATINA L
5 CRESTVIEW CIR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
5310 HARVEST HILL RD SUITE 162
DALLAS, TX 75230

LENZI LEWIS B AND MARY K
6 CRESTVIEW CIRCLE
ROCKWALL, TX 75087

RESIDENT
611 CLEM RD
ROCKWALL, TX 75087

RESIDENT
611 CLEM RD
ROCKWALL, TX 75087

RESIDENT
656 N COUNTRY LN
ROCKWALL, TX 75087

GIPSON ANTHONY D & JOYCE E
7 CRESTVIEW CIR
ROCKWALL, TX 75087

CANAVAN JOHN P & RITA
714 CLEM RD
ROCKWALL, TX 75087

PEARCE CAROL ALLEY
721 N COUNTRY LN
ROCKWALL, TX 75087

PEARCE CAROL ALLEY &
BRIAN S & NICOLE DEJARNETT
721 N COUNTRY LN
ROCKWALL, TX 75087

BELL SALLY REDDICK
768 CLEM RD
ROCKWALL, TX 75087

PRITCHARD BRIAN E AND JENNIFER L
8 CRESTVIEW CIR
ROCKWALL, TX 75087

FALCON PLACE SF LTD
8214 WESTCHESTER DRIVE SUITE 900
DALLAS, TX 75225

BUTLER ZACHARY AND COURTNEY
9 CRESTVIEW CIR
ROCKWALL, TX 75087

BENEDETTO MATTHEW & STEPHANIE
914 IVY LN
ROCKWALL, TX 75087



Skorburg Company
8214 Westchester Dr., Ste.
900
Dallas, TX 75225
Phone: 214/522-4945
Fax: 214/522-7244

December 10, 2024

City of Rockwall
Attn: Ryan Miller, AICP
385 S Goliad St
Rockwall, TX 75087

Dear Mr. Miller,

In conjunction with the December 13, 2024 submittal cycle, the Skorburg Company respectfully requests that our project be taken to the next available Planning and Zoning Commission meeting for a work session as the first step in the zoning change request process. This project is for the proposed development of the ±101.4 acres identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas located between North Country Lane and Clem Road east of FM 1141 and west of N. Stodghill Road (referred to as “Erwin Farms”).

The property is currently zoned AG. We are proposing a development for Single-Family Residential homes on lots ranging from 8,640 SF (72’ x 120’) to 87,120 SF minimum (with a weighted average lot size of ±10,300 SF, which is greater than the typical 82’ x 120’ sized lot). This community will feature high quality homes as featured in other nearby Skorburg communities such as Quail Hollow, Stone Creek Estates, Breezy Hill Estates, Nelson Lakes, Winding Creek and Gideon Grove.

Within the property boundary for this development, we have incorporated extensive 8’ wide hike and bike trails and a centralized, linear open space with other amenities for residents to enjoy that will complement the eventual City public park to the adjacent west of the site.

We look forward to working with the City to bring this high-quality community to fruition.

Sincerely,

Skorburg Company


Adam J. Buczek, President

TRACT 1:

All that certain lot, tract, or parcel of land lying and being situated in the County of Rockwall, State of Texas, Located about 3 1/2 miles Northeast of the town of Rockwall, being part of the John M. Gass Survey, Abst. No. 88 and more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron pin in the Southeast corner of the John M. Gass Survey, being also the Southwest corner of the J. E. Sherwood Survey and said point located in the middle of a public road;

THENCE SOUTH 89 deg. 45' West 1318 feet distance with survey line and the middle of the road to an iron pin insaid road, said point being also the Southeast corner of the Jess Peoples tract;

THENCE NORTH 0 deg. 35' West 3310 feet iron fence being set back about 18 inches East of the Peoples East line continuing on with the Rochell line to an iron pin in a county road;

THENCE EAST 1356.5 feet along middle of road to an iron pin in road;

THENCE SOUTH 835 feet to an iron pin for a corner;

THENCE NORTH 89 deg. 00' West 669 feet with fence line to an original Bois d'Arc stake for a corner;

THENCE SOUTH 00 deg. 15' East 821 feet to an iron pin for a corner;

THENCE SOUTH 89 deg. 45' East 665 feet with a line of old fence post fence line meanders on and off line, corners 10' East of fence post;

THENCE SOUTH 1658' with old hedge row, fence line meanders on and off line to the East and to the West, to the place of beginning containing 89.04 acres as surveyed R.E.L. Halford, County Surveyor by Survey dated July 21, 1962; and being the same land that conveyed by Thomas B. Corrie and wife, Maxine J. Corrie to D.L. Hairston by deed dated August 8, 1962 and of record in Vol. 65 Page 647 of the Deed Records of Rockwall County, Texas,

SAVE AND EXCEPT:

.08 acre tract located in the Southwest corner of said 89.04 acre tract being more particularly described as follows:

BEGINNING at an iron pin at the Southwest Corner of said 89.04 acre tract in the middle of a country road, said pin also being Southeast corner of said Peoples tract;

THENCE North 0 deg. 35' West a distance of 90.0 ft. to an iron pin for a corner;

THENCE North 89 deg. 45' East a distance of 40.0 ft. to an iron pin for a corner;

THENCE South 0 deg. 35' East for 89 deg. 45' West along said South line and center of public road for a distance of 40.0 ft. to the place of beginning and containing 3600 sq. ft. or .08 acres of land, more or less.

SAVE AND EXCEPT that portion thereof conveyed from Karl W. Erwin and wife, Lenore E. Erwin to Mt. Zion

Water Supply Corporation filed April 24, 1968 and recorded in Volume 82, Page 280, Real Property Records, Dallas County, Texas.

SAVE AND EXCEPT that portion thereof conveyed from Karl W. Erwin and wife, Lenore E. Erwin to Mt. Zion Water Supply Corp. filed February 18, 2000 and recorded in Volume 1810, Page 34, Real Property Records, Dallas County, Texas.

TRACT 2:

All that certain tract or parcel of land situated in Rockwall County, Texas, and being a part of the J.M. GASS SURVEY, Abstract No. 44 located approximately four miles Northeast of the City of Rockwall, Texas, and being a part of the same tract conveyed by Deed to Earl W. Meridith from T.H. Meridith dated December 15, 1928, and recorded in Vol. 39, page 233, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING: at an iron pin that is 829.88 feet S 00 03' E from an iron pin set in the center of a County Road, said pin in County road being Northwest corner of a 116.71 acre tract as surveyed by R.E.L. Halford, Rockwall County Surveyor, April 25, 1959.

THENCE SOUTH: 0° 25' E a distance of 803.07 feet to a point for a corner;

THENCE SOUTH: 88° 10' W a distance of 667.34 feet to a point for a corner;

THENCE NORTH: 10° 08' W a distance of 824.36 feet to a point for a corner;

THENCE SOUTH: 89° 19' E a distance of 667.74 feet to the place of beginning and containing 12.468 acres of land

more or less.

**Erwin Farms
Lot Matrix**

<u>Lot Type</u>	<u># of lots</u>	<u>% of lots</u>	<u>Min Lot size (SF)</u>
72's	105	50.0%	8,640
82's	74	35.2%	9,840
100 x 120	3	1.4%	12,000
100' x 150	27	12.9%	15,000
2-acre	1	0.5%	87,120
Total / Avg	210	100.0%	10,302



CITY OF ROCKWALL

ORDINANCE NO. 25-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 LAND USES ON THE SUBJECT PROPERTY, BEING A 101.428-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4 OF THE J. M. GASS SURVEY, ABSTRACT NO. 88, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl Erwin for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 101.428-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted 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 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined 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 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That 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 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 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 6th DAY OF JANURARY, 2025.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: January 21, 2025

2nd Reading: February 3, 2025

Exhibit 'A':
Legal Description

TRACT 1.

All that certain lot, tract, or parcel of land lying and being situated in the County of Rockwall, State of Texas, located about 3 1/2 miles Northeast of the town of Rockwall, being part of the John M. Gass Survey, Abst. No. 88 and more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron pin in the Southeast corner of the John M. Gass Survey, being also the Southwest corner of the J. E. Sherwood Survey and said point located in the middle of a public road;

THENCE SOUTH 89 deg. 45' West 1318 feet distance with survey line and the middle of the road to an iron pin in said road, said point being also the Southeast corner of the Jess Peoples tract;

THENCE NORTH 0 deg. 35' West 3310 feet iron fence being set back about 18 inches East of the Peoples East line continuing on with the Rochell line to an iron pin in a county road;

THENCE EAST 1356.5 feet along middle of road to an iron pin in road;

THENCE SOUTH 835 feet to an iron pin for a corner;

THENCE NORTH 89 deg. 00' West 669 feet with fence line to an original Bois d'Arc stake for a corner;

THENCE SOUTH 00 deg. 15' East 821 feet to an iron pin for a corner;

THENCE SOUTH 89 deg. 45' East 665 feet with a line of old fence post fence line meanders on and off line, corners 10' East of fence post;

THENCE SOUTH 1658' with old hedge row, fence line meanders on and off line to the East and to the West, to the place of beginning containing 89.04 acres as surveyed R.E.L. Halford, County Surveyor by Survey dated July 21, 1962; and being the same land that conveyed by Thomas B. Corrie and wife, Maxine J. Corrie to D.L. Hairston by deed dated August 8, 1962 and of record in Vol. 65 Page 647 of the Deed Records of Rockwall County, Texas,

SAVE AND EXCEPT.

0.08-acre tract located in the Southwest corner of said 89.04-acre tract being more particularly described as follows:

BEGINNING at an iron pin at the Southwest Corner of said 89.04-acre tract in the middle of a country road, said pin also being Southeast corner of said Peoples tract;

THENCE North 0 deg. 35' West a distance of 90.0 ft. to an iron pin for a corner;

THENCE North 89 deg. 45' East a distance of 40.0 ft. to an iron pin for a corner;

THENCE South 0 deg. 35' East for 89 deg. 45' West along said South line and center of public road for a distance of 40.0 ft. to the place of beginning and containing 3600 sq. ft. or .08 acres of land, more or less.

SAVE AND EXCEPT that portion thereof conveyed from Karl W. Erwin and wife, Lenore E. Erwin to Mt. Zion Water Supply Corporation filed April 24, 1968 and recorded in Volume 82, Page 280, Real Property Records, Dallas County, Texas.

SAVE AND EXCEPT that portion thereof conveyed from Karl W. Erwin and wife, Lenore E. Erwin to Mt. Zion Water Supply Corp. filed February 18, 2000 and recorded in Volume 1810, Page 34, Real Property Records, Dallas County,

Exhibit 'A':
Legal Description

Texas.

TRACT 2.

All that certain tract or parcel of land situated in Rockwall County, Texas, and being a part of the J.M. GASS SURVEY, Abstract No. 44 located approximately four miles Northeast of the City of Rockwall, Texas, and being a part of the same tract conveyed by Deed to Earl W. Meridith from T.H. Meridith dated December 15, 1928, and recorded in Vol. 39, page 233, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron pin that is 829.88 feet S 00 03' E from an iron pin set in the center of a County Road, said pin in County road being Northwest corner of a 116.71-acre tract as surveyed by R.E.L. Halford, Rockwall County Surveyor, April 25, 1959.

THENCE SOUTH: 0° 25' E a distance of 803.07 feet to a point for a corner;

THENCE SOUTH: 88° 10' W a distance of 667.34 feet to a point for a corner;

THENCE NORTH: 10° 08' W a distance of 824.36 feet to a point for a corner;

THENCE SOUTH: 89° 19' E a distance of 667.74 feet to the place of beginning and containing 12.468 acres of land more or less.

**Exhibit 'B':
Concept Plan**

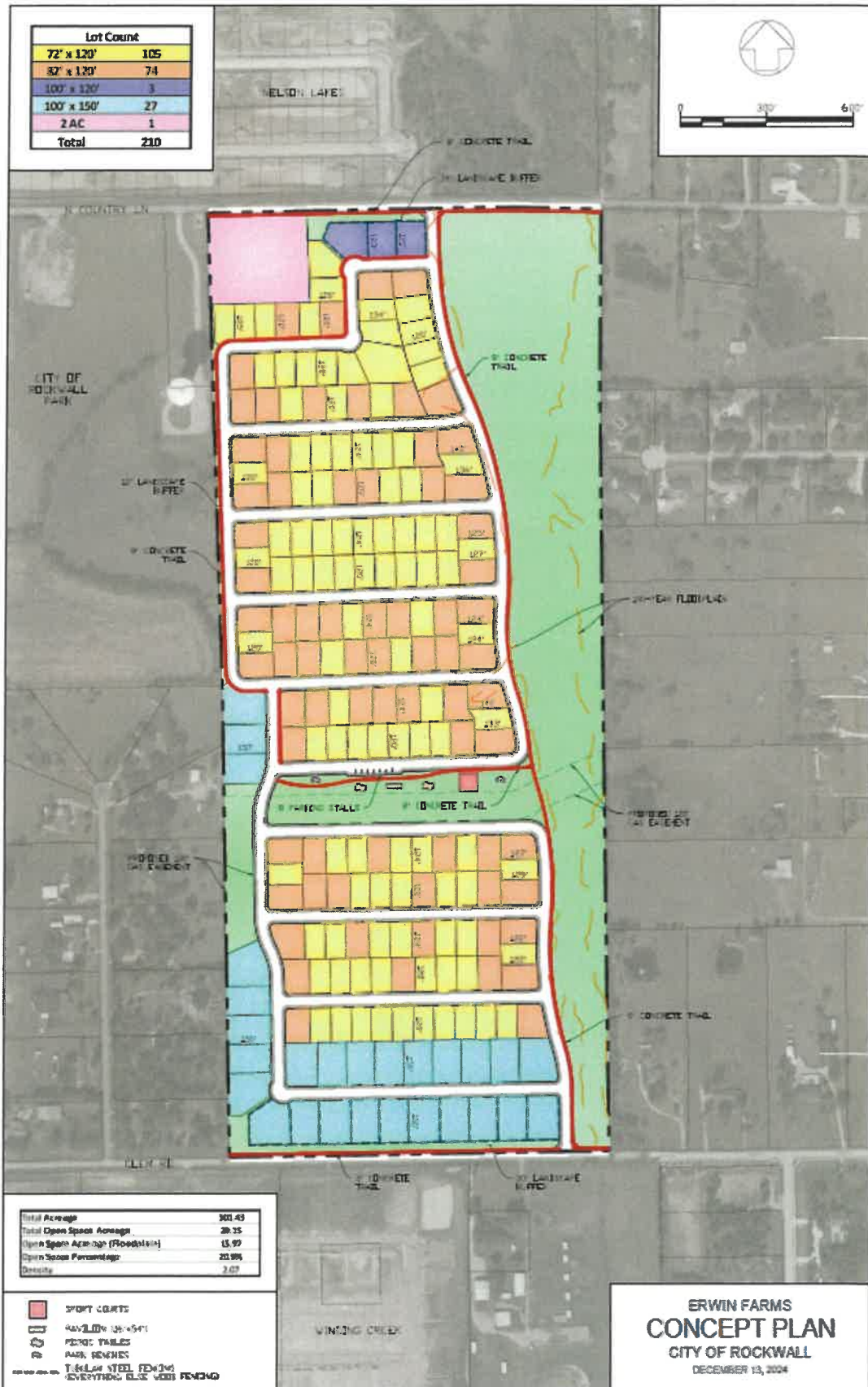


Exhibit 'C':
Density and Development Standards

Density and Development Standards.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (2) Lot Composition and Layout. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

TABLE 1: LOT COMPOSITION

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	72' x 120'	8,640 SF	105	50.00%
B	82' x 120'	9,840 SF	74	35.24%
C	100' x 120'	12,000 SF	3	01.43%
D	100' x 150'	15,000 SF	27	12.86%
E	250' x 250'	87,120 SF	1	00.48%
<i>Maximum Permitted Units:</i>			210	100.00%

Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 10 (SF-10) 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 2.07 dwelling units per gross acre of land; however, in no case should the proposed development to exceed 210 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	A	B	C	D	E
<i>Minimum Lot Width</i> ⁽¹⁾	72'	82'	100'	100'	250'
<i>Minimum Lot Depth</i>	120'	120'	120'	150'	250'
<i>Minimum Lot Area</i>	8,640 SF	9,840 SF	12,000 SF	15,000 SF	87,120 SF
<i>Minimum Front Yard Setback</i> ^{(2), (5) & (6)}	20'	20'	20'	20'	20'
<i>Minimum Side Yard Setback</i>	6'	6'	6'	6'	6'
<i>Minimum Side Yard Setback Adjacent to a Street</i> ^{(2), (5), & (7)}	20'	20'	20'	20'	20'
<i>Minimum Length of Driveway Pavement</i>	25'	25'	25'	25'	25'
<i>Maximum Height</i> ⁽³⁾	36'	36'	36'	36'	36'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	10'	10'	10'	10'	10'
<i>Minimum Area/Dwelling Unit (SF)</i> ^{(8) & (9)}	2,700 SF	2,800 SF	2,800 SF	2,800 SF	2,800 SF
<i>Maximum Lot Coverage</i>	65%	65%	65%	65%	65%

General Notes:

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the *Front 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*.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- ⁴: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- ⁵: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching

Exhibit 'C':
Density and Development Standards

- faces.
6. Type 'A' Lots that incorporate a *flat-front entry* garage configuration shall be required to have a minimum setback of 25-feet. In addition, no more than 20.00% (i.e. 21 lots) of the Type 'A' Lots may have a flat-front entry garage configuration.
 7. All *Comer Lots* that back to a lot that fronts onto the same street that the *Comer Lot* sides to (i.e. a *Keystone Lot*), shall have a side setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.
 8. Air-Conditioned Space.
 9. No more than 20.00% (i.e. 21 lots) of the Type 'A' Lots may have a dwelling unit size between 2,700 SF and 2,799 SF.

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

- (a) **Masonry Requirement.** The minimum masonry requirement for the exterior façade of all buildings shall be 100.00% (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 pattern (see examples below) may be used for up to 50.00% of the masonry requirement; however, a Specific Use Permit (SUP) may be requested for housing plans that utilize cementitious fiberboard in excess of 50.00% of the masonry requirement.

FIGURE 1: 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.** This development shall adhere to the following garage design and orientation requirements
 - (1) **Type 'A' Lots.** The Type 'A' Lots (i.e. the yellow lots depicted in Exhibit 'C') may be oriented in a *traditional swing* (or *j-swing*) garage configuration -- where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration. In a *traditional swing* (or *j-swing*) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (or *j-swing*) configuration. A maximum of 20.00% of these lots (i.e. 21 Lots or 10.09% of the total lots) shall be permitted to be oriented in a *flat-front entry configuration* -- allowing the garage to be flush with the front façade of the primary

Exhibit 'C':
Density and Development Standards

structure -- pending the front yard setback is increased to a minimum setback of 25-feet.

- (2) Type 'B', 'C', 'D' & 'E' Lots. The Type 'B', 'C', 'D' and 'E' Lots (i.e. orange, purple, light blue and pink lots, respectively, as depicted in Exhibit 'C') may be oriented in a traditional swing (or j-swing) garage configuration -- where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration. In a traditional swing (or j-swing) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the traditional swing (or j-swing) configuration.

- (3) All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [1] coach lighting, [2] decorative wood doors or wood overlays on insulated metal doors, [3] include one [1] of the upgraded or enhanced finishes from *Figure 3* below, and [4] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished [see *Figures 1 – 3* for examples of the aforementioned garage and driveway features].

FIGURE 2. EXAMPLE OF COACH LIGHTING



FIGURE 3: EXAMPLES OF UPGRADED OR ENHANCED FINISHES



DIVIDED BAYS



CARRIAGE HARDWARE



CEDAR CLADDING



ORNAMENTAL PAVING

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

FIGURE 4: EXAMPLES OF UPGRADED GARAGES



Anti-Monotony Restrictions. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (for spacing requirements see *Figures 5 & 6* below).

TABLE 3: ANTI-MONOTONY MATRIX

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	72' x 120'	(1), (2), (3), (4)
B	82' x 120'	(1), (2), (3), (4)
C	100' x 120'	(1), (2), (3), (4)
D	100' x 150'	(1), (2), (3), (4)
E	250' x 250'	(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 materials on the opposite side of the street.

Exhibit 'C':
Density and Development Standards

intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or Clem 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 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 5: PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.

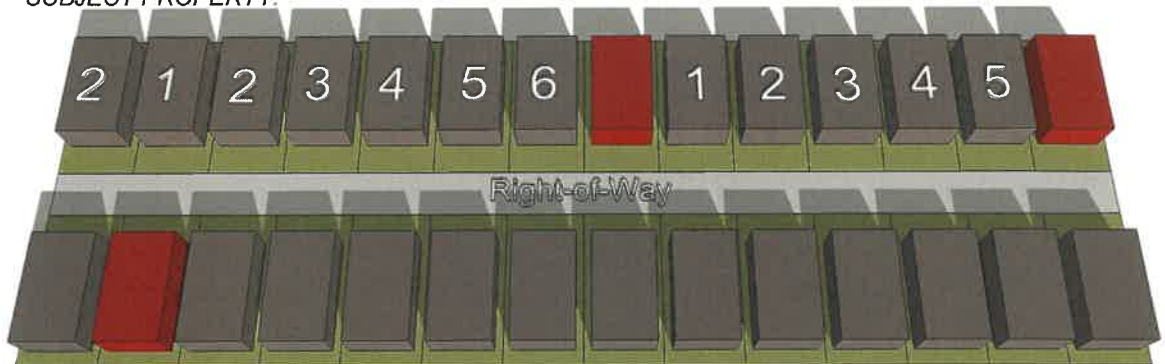
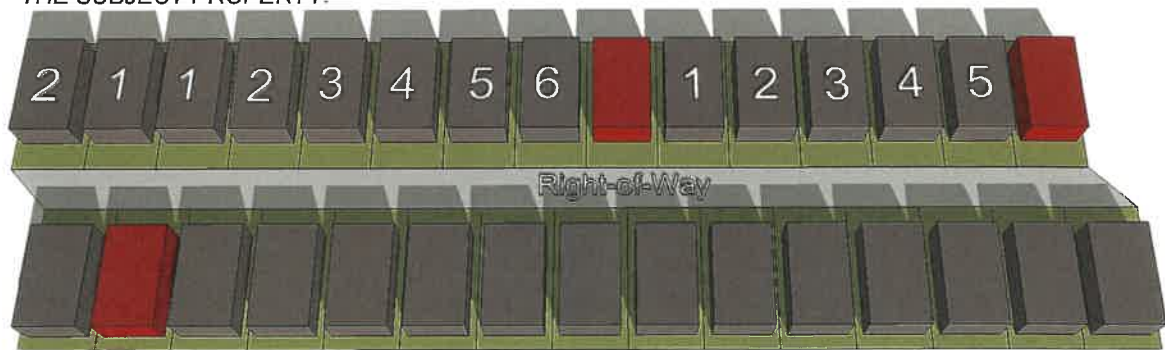


FIGURE 6: PROPERTIES DO NOT LINE UP ON OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



- (4) 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.

Exhibit 'C':
Density and Development Standards

- (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.
 - (c) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (*i.e. North Country Lane and Clem Road*), abutting open space contiguous to perimeter roads, greenbelts and parks shall be required to install a wrought iron or tubular steel fence as depicted in the *Concept Plan* in *Exhibit 'B'* of this ordinance. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height and a minimum of four (4) feet in height.
 - (d) Corner Lots. Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns evenly spaced along the side and/or rear property line – *with columns not exceeding 45-foot centers* – that begin 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. 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 a franchise utility or the City of Rockwall's easements.
- (5) 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). All trail locations shall generally be in accordance with *Exhibit 'C'* of this ordinance.
 - (1) Landscape Buffer and Sidewalks (North Country Lane). A minimum of a 30-foot landscape buffer shall be provided along North Country Lane (*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 shall

Exhibit 'C':
Density and Development Standards

have a minimum height of 30-inches and a maximum height of 48-inches. No berms shall be allowed on water or sanitary sewer lines. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 30-foot landscape buffer.

- (2) Landscape Buffer and Sidewalks (Clem Road). A minimum of a 30-foot landscape buffer shall be provided along Clem Road (*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 shall have a minimum height of 30-inches and a maximum height of 48-inches. No berms shall be allowed on water or sanitary sewer lines. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) 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 that are less than ten (10) inches in size, and ten (10) feet from public water, sanitary sewer, and storm lines that are ten (10) inches and greater. In addition, no street trees shall be allowed to be located within public right-of-way. 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), any 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 one (1), 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*.
- (6) Street. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (7) 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.
- (8) Sidewalks. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width; however, trails adjacent to residential lots -- *as depicted in Exhibit 'B' of this ordinance* -- shall be eight (8) feet in width and shall

Exhibit 'C':
Density and Development Standards

be permitted to extend up to two (2) feet outside the right-of-way, inside the residential lot, in a pedestrian access easement.

- (9) 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.
- (10) Open Space. The development shall consist of a minimum of 20.00% open space (or a minimum of 20.286-acres -- as calculated by the formula stipulated in the *Comprehensive Plan*), and generally conform to the Concept Plan contained in *Exhibit 'C'* of this ordinance. All open space areas (including landscape buffers) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).
- (11) Trails. A minimum of an eight (8) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance.
- (12) Amenities. Amenities shall be constructed in generally the same areas as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenities shall be approved with the *PD Site Plan*; however, the proposed pavilion shall be of a quality that is better than or equal to the pavilion picture in *Figure 7* below. The amenities will feature at least one (1) pavilion, a multi-use court (e.g. pickle ball and basketball court), four (4) benches, two (2) grills.

FIGURE 4: PAVILION



Exhibit 'C':
Density and Development Standards

- (13) 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*.

- (14) 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*), 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*.

- (15) 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.