

CITY OF ROCKWALL

ORDINANCE NO. 25-61

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, BY AMENDING SUBSECTION 06.05, *SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT*, OF ARTICLE 05, *DISTRICT DEVELOPMENT STANDARDS, EXHIBITS 'A' THROUGH 'E'* OF THIS ORDINANCE; 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, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 20-02*] has been initiated by the City Council in accordance with Subsections 02.01(B)(1) and 02.01(C)(1) of Article 11, *Development Review Procedures*, of the Unified Development Code (UDC) to make changes to the Southside Residential Neighborhood Overlay (SRO) District as contained in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]; and,

WHEREAS, the Southside Residential Neighborhood Overlay (SRO) District was adopted on June 3, 1996 by *Ordinance No. 96-12* for the purpose of allowing "...flexibility necessary for the redevelopment [*of the Southside Neighborhood*] while protecting the integrity of the neighborhood ..."; and,

WHEREAS, the City Council of the City of Rockwall has determined that changes to the Southside Residential Neighborhood Overlay (SRO) District -- *including changing the boundaries of the district* -- are needed to ensure the district continues to preserve the Southside Neighborhood while accommodating new residential infill development within the district; 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 city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that *Ordinance No. 96-12* and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated by *Ordinance No. 96-12*;

SECTION 2. That the current boundaries of the Southside Residential Neighborhood Overlay (SRO) District are described in *Exhibit 'A'* of this ordinance and depicted in *Exhibit 'B'* of this ordinance;

SECTION 3. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as here to fore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the boundary of the Southside Residential Neighborhood Overlay (SRO) District as described in *Exhibit 'C'* of this ordinance and depicted in *Exhibit 'D'* of this ordinance;

SECTION 4. That Subsection 06.05, *Southside Residential Neighborhood Overlay (SRO) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'E'* of this ordinance;

SECTION 5. That the official zoning map of the City of Rockwall be corrected to reflect the changes in the zoning described herein;

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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 [Ordinance No. 20-02], 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 11. 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 OCTOBER, 2025.

ATTEST:


Kristy Teague, City Secretary

APPROVED AS TO FORM:


Frank J. Garza, City Attorney

1st Reading: September 15, 2025

2nd Reading: October 6, 2025

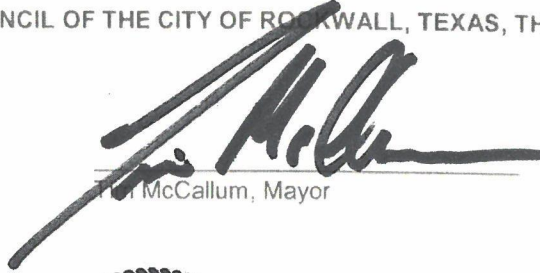

Tim McCallum, Mayor



EXHIBIT 'A'

Description of the Boundary of the Southside Residential Neighborhood Overlay (SRO) District as Approved by Ordinance No. 96-12

BEING 43.955 acres of land situated in Abstract 255, B.J.T. Smith Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING in the Southeastern corner of Tract 35, Abstract 255, also known as 408 Bourne St., RCAD # 13142 (NAD83 Texas State Plane GPS Coordinate (Grid): E2,595,231.526, N7,024,244.726 Feet);

- 1 **THENCE** South 89°-39'-26" West, to the Centerline of Davy Crockett Street, a distance of 128.809 feet for a corner;
- 2 **THENCE** South 00°-34'-31" East, along said Centerline, a distance of 473.988 feet for a corner;
- 3 **THENCE** North 87°-48'-46" East, a distance of 28.96 feet to a point;
- 4 **THENCE** North 88°-58'-53" East, a distance of 111.243 feet to a point;
- 5 **THENCE** North 89°-56'-26" East, a distance of 121.614 feet to the beginning of a curve;
- 6 **THENCE** along said curve to the left, also being the Centerline of the Union Pacific / Dallas Garland Northeast Railroad, having an angle of 05°-09'-41", and a radius of 3,874.726 feet, with a chord bearing of South 29°-54'-33" West, and a chord distance of 348.927 feet;
- 7 **THENCE** continuing along said curve to the left, having an angle of 05°-42'-17", and a radius of 3,874.726 feet, with a chord bearing of South 24°-28'-34" West, and a chord distance of 385.639 feet;
- 8 **THENCE** North 53°-43'-12" West, a distance of 53.345 feet to a point;
- 9 **THENCE** North 42°-12'-26" West, a distance of 142.839 feet to a point;
- 10 **THENCE** North 42°-18'-05" West, a distance of 197.046 feet to a point;
- 11 **THENCE** North 41°-50'-24" West, a distance of 142.159 feet to the beginning of a curve;
- 12 **THENCE** along said curve to the left having an angle of 16°-06'-50", and a radius of 535.538 feet, with a chord bearing of North 33°-59'-03" East, and a chord distance of 150.119 feet;
- 13 **THENCE** continuing along said curve to the left, having an angle of 13°-21'-16", and a radius of 535.538 feet, with a chord bearing of North 19°-15'-00" East, and a chord distance of 124.541 feet;
- 14 **THENCE** South 88°-36'-15" West, a distance of 112.868 feet for a corner;
- 15 **THENCE** North 34°-50'-07" West, a distance of 63.396 feet for a corner;
- 16 **THENCE** North 01°-52'-07" W, a distance of 160.64 feet to a point;
- 17 **THENCE** North 00°-56'-20" East, a distance of 118.181 feet for a corner;
- 18 **THENCE** South 89°-44'-51" West, generally along the South Right of Way of Emma Jane Street, a distance of 28.524 feet for a corner;
- 19 **THENCE** North 00°-17'-45" East, a distance of 164.502 feet for a corner;
- 20 **THENCE** South 88°-33'-45" West, a distance of 47.169 feet for a corner;
- 21 **THENCE** North 00°-18'-59" West, a distance of 90.722 feet for a corner;
- 22 **THENCE** South 89°-24'-02" West, to the approximate Centerline of South Goliad Street, a distance of 288.387 feet for a corner;
- 23 **THENCE** North 03°-37'-36" East, along said Centerline, a distance of 71.405 feet for a corner;
- 24 **THENCE** North 89°-13'-13" East, a distance of 253.722 feet for a corner;
- 25 **THENCE** North 00°-18'-07" West, approximately along the Centerline of Throckmorton Street, a distance of 447.103 feet for a corner;
- 26 **THENCE** North 89°-51'-01" East, approximately along the Centerline of Ross Street, a distance of 245.605 feet for a corner;
- 27 **THENCE** North 00°-20'-52" West, approximately along the Centerline of Sam Houston Street, a distance of 459.89 feet for a corner;
- 28 **THENCE** North 89°-11'-04" East, approximately along the Centerline of East Boydston Avenue, a distance of 542.823 feet to a point;
- 29 **THENCE** North 89°-44'-54" East, a distance of 293.06 feet to a point;
- 30 **THENCE** North 88°-54'-08" East, a distance of 219.483 feet for a corner;
- 31 **THENCE** North 89°-09'-02" East, a distance of 285.502 feet to a point;
- 32 **THENCE** South 00°-26'-15" East, along the approximate Centerline of South Clark Street, a distance of 508.037 feet to a point;
- 33 **THENCE** South 00°-02'-43" East, a distance of 255.536 feet to the beginning of a curve;
- 34 **THENCE** along said curve to the left having an angle of 04°-24'-39", and a radius of 2641.593 feet, with a chord bearing of South 52°-48'-37" West, and a chord distance of 203.31 feet;
- 35 **THENCE** continuing along said curve to the left having an angle of 00°-26'-58", and a radius of 4328.33 feet, with a chord bearing of South 50°-22'-50" West, and a chord distance of 33.944 feet;
- 36 **THENCE** South 88°-31'-09" West, a distance of 84.579 feet for a corner;

EXHIBIT 'A'

*Description of the Boundary of the Southside Residential Neighborhood
Overlay (SRO) District as Approved by Ordinance No. 96-12*

- 37 **THENCE** South 87°-51'-02" West, a distance of 181.023 feet to a point;
- 38 **THENCE** South 89°-57'-17" West, generally along the Centerline of East Bourn Street, a distance of 438.243 feet for a corner;
- 39 **THENCE** South 00°-04'-29" East, along the east property line of Abstract 255, Tract 35, a distance of 166.167 feet to the POINT OF BEGINNING AND CONTAINING 43.955 acres of land (1,914,686.560 square feet) more or less.

Depiction of the Boundary of the Southside Residential Neighborhood Overlay (SRO) District as Approved by Ordinance No. 96-12



EXHIBIT 'C'

*Description of the Boundary of the Southside Residential Neighborhood
Overlay (SRO) District*

BEING 35.632 acres of land situated in Abstract 255, B.J.T. Smith Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING in the Southeastern corner of Tract 35, Abstract 255, also known as 408 Bourne St., RCAD # 13142 (NAD83 Texas State Plane GPS Coordinate (Grid): E2,595,231.526, N7,024,244.726 Feet);

- 1 **THENCE** South 89°-39'-26" West, to the Centerline of Davy Crockett Street, a distance of 128.809 feet for a corner;
- 2 **THENCE** South 00°-34'-31" East, along said Centerline, a distance of 473.988 feet for a corner;
- 3 **THENCE** North 87°-48'-46" East, a distance of 28.96 feet to a point;
- 4 **THENCE** North 88°-58'-53" East, a distance of 111.243 feet to a point;
- 5 **THENCE** North 89°-56'-26" East, a distance of 121.614 feet to the beginning of a curve;
- 6 **THENCE** along said curve to the left, also being the Centerline of the Union Pacific / Dallas Garland Northeast Railroad, having an angle of 05°-09'-41", and a radius of 3,874.726 feet, with a chord bearing of South 29°-54'-33" West, and a chord distance of 348.927 feet;
- 7 **THENCE** North 68°-36'-05" West, a distance of 65.092 feet to a point;
- 8 **THENCE** North 70°-03'-36" West, a distance of 367.083 feet to a point;
- 9 **THENCE** North 70°-28'-57" West, a distance of 37.111 feet to the beginning of a curve;
- 10 **THENCE** along said curve to the left having an angle of 13°-21'-16", and a radius of 535.538 feet, with a chord bearing of North 19°-15'-00" East, and a chord distance of 124.541 feet;
- 11 **THENCE** South 88°-36'-15" West, a distance of 112.868 feet for a corner;
- 12 **THENCE** North 34°-50'-07" West, a distance of 63.396 feet for a corner;
- 13 **THENCE** North 01°-52'-07" W, a distance of 160.64 feet to a point;
- 14 **THENCE** North 00°-56'-20" East, a distance of 118.181 feet for a corner;
- 15 **THENCE** South 89°-44'-51" West, generally along the South Right of Way of Emma Jane Street, a distance of 28.524 feet for a corner;
- 16 **THENCE** North 00°-17'-45" East, a distance of 164.502 feet for a corner;
- 17 **THENCE** South 88°-33'-45" West, a distance of 47.169 feet for a corner;
- 18 **THENCE** North 00°-18'-59" West, a distance of 162.886 feet for a corner;
- 19 **THENCE** South 89°-06'-13" West, a distance of 29.761 feet for a corner;
- 20 **THENCE** North 00°-18'-07" West, approximately along the Centerline of Throckmorton Street, a distance of 447.103 feet for a corner;
- 21 **THENCE** North 89°-51'-01" East, approximately along the Centerline of Ross Street, a distance of 245.605 feet for a corner;
- 22 **THENCE** North 00°-20'-52" West, approximately along the Centerline of Sam Houston Street, a distance of 459.89 feet for a corner;
- 23 **THENCE** North 89°-11'-04" East, approximately along the Centerline of East Boydston Avenue, a distance of 542.823 feet to a point;
- 24 **THENCE** North 89°-44'-54" East, a distance of 293.06 feet to a point;
- 25 **THENCE** North 88°-54'-08" East, a distance of 219.483 feet for a corner;
- 26 **THENCE** South 13°-00'-08" East, a distance of 28.997 feet to a point;
- 27 **THENCE** South 17°-14'-42" East, a distance of 160.325 feet to a point;
- 28 **THENCE** South 26°-04'-55" East, a distance of 170.351 feet to a point;
- 29 **THENCE** South 22°-05'-12" East, a distance of 99.356 feet for a corner;
- 30 **THENCE** South 88°-14'-08" West, a distance of 182.46 feet for a corner;
- 31 **THENCE** South 01°-09'-25" East, a distance of 95.897 feet for a corner;
- 32 **THENCE** North 89°-50'-52" East, a distance of 20.739 feet for a corner;
- 33 **THENCE** South 01°-33'-25" East, a distance of 378.308 feet for a corner;
- 34 **THENCE** South 87°-51'-02" West, a distance of 181.023 feet to a point;
- 35 **THENCE** South 89°-57'-17" West, generally along the Centerline of East Bourn Street, a distance of 438.243 feet for a corner;
- 36 **THENCE** South 00°-04'-29" East, along the east property line of Abstract 255, Tract 35, a distance of 166.167 feet to the POINT OF BEGINNING AND CONTAINING 35.632 acres of land (1,552,124.920 square feet) more or less.

*Depiction of the Boundary of the Southside Residential Neighborhood
Overlay (SRO) District*

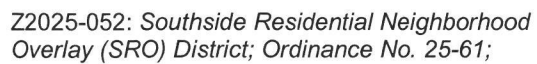


EXHIBIT 'E'
**Changes to Subsection 06.05, Southside Residential Neighborhood
Overlay (SRO) District, of Article 05, District Development Standards, of the UDC**



(J) Lighting Standards. In addition to the requirements of the outdoor lighting requirements no light pole, pole base or combination thereof shall exceed 20 feet in the North Goliad Corridor Overlay District. All lighting fixtures shall focus light downward and be contained on the site. Lighting elements shall be incandescent, metal Halide, or halogen only. No HID or fluorescent lights (except fluorescent bulbs that screw into standard socket fixtures) may be used on the exterior of buildings. All street lighting shall meet the specifications for a B1 & B2 contained in Subsection (I), Streetscape Elements, of Section 04.07, Downtown (DT) District, of the Unified Development Code (UDC).

(K) Variance. The City Council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship. Approval of any variance to any provision of this section shall require City Council approval by a three-quarter majority vote of those City Council members present with a minimum of four affirmative votes.

**SUBSECTION 06.05: SOUTHSIDE RESIDENTIAL NEIGHBORHOOD
OVERLAY (SRO) DISTRICT**

(A) Purpose. The purpose of the overlay district is to provide the flexibility necessary for allowing infill and redevelopment of the Southside Neighborhood, while maintaining and protecting the character and integrity of the existing neighborhood.

~~(B) Other Requirements. Any requirements not specifically stated in this section shall comply with the Single Family 7 (SF-7) District requirements.~~

~~(C) Area Requirements:~~

- ~~(1) Minimum lot area: 5,000 square feet.~~
- ~~(2) Maximum number of single family detached dwellings units per lot: One.~~
- ~~(3) Minimum square footage per dwelling unit: 900 square feet.~~
- ~~(4) Minimum lot frontage on a public street: 50 feet.~~
- ~~(5) Minimum lot depth: 100 feet.~~
- ~~(6) Minimum depth of front yard setback: 20 feet.~~
- ~~(7) Minimum depth of rear yard setback: 10 feet.~~
- ~~(8) Minimum width of side yard setback:~~
 - ~~(a) Internal lot: 6 feet.~~
 - ~~(b) Abutting street: 15 feet.~~
 - ~~(c) Abutting an arterial: 20 feet.~~
- ~~(9) Minimum distance between separate buildings on the same lot or parcel of land: ten feet.~~
- ~~(10) Minimum length of driveway pavement from the public right-of-way for rear or side yards: 20 feet.~~
- ~~(11) Maximum building coverage as a percentage of lot area: 40%.~~
- ~~(12) Maximum building height: 32 feet.~~

~~(13) Minimum number of paved off street parking spaces required for:~~

~~(a) One single family dwelling unit: Two (2) Parking Spaces. An enclosed garage shall not be considered in meeting the off street parking requirements.~~

~~(b) All other uses: see Article 06, Parking and Loading, of the Unified Development Code (UDC).~~

~~(D)(B) Consideration of Special Request in Furtherance of Neighborhood Preservation. The City Council may consider special requests in furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district. Such requests may include, but not necessarily be limited to neighborhood signage plans, the use of alternate building materials reductions in the building setbacks, or other requests submitted for consideration to the **planning-Planning and zoning Zoning department**Department.~~

Upon receipt of such requests, the Planning and Zoning Commission shall review the case and forward a recommendation to the City Council for consideration. The City Council may approve special request. Any such approval shall preempt any other underlying zoning restrictions in the Unified Development Code (UDC). Such special requests may be denied by the City Council by the passage of a motion to deny.

Special requests shall not include any request to change the land use of a property.

SUBSECTION 06.06: IH-30 OVERLAY (IH-30 OV) DISTRICT

(A) Purpose. The intent of the IH-30 Overlay (IH-30 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, single-family land uses shall be excluded from these standards except as otherwise stated.

(B) Application and Boundaries. The IH-30 Overlay (IH-30 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the future right-of-way of IH-30. The IH-30 Overlay (IH-30 OV) District spans east to west along IH-30 from the eastern city limits (approximately 3,600-feet east of FM 549), west to the western city limit line along Lake Ray Hubbard. The standards and regulations set forth in the IH-30 Overlay (IH-30 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.

(C) Overlay District Standards. If any portion of a property is situated within the boundaries of the IH-30 Overlay (IH-30 OV) District, the entire property shall be subject to the requirements of Section 06.02, General Overlay District Standards.

SUBSECTION 06.07: SH-205 OVERLAY (SH-205 OV) DISTRICT

(A) Purpose. The intent of the SH-205 Overlay (SH-205 OV) District is to provide for consistent development of office, retail and