

Ordinance No. 94-15

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY DESCRIBED HEREIN; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "PD-11", PLANNED DEVELOPMENT NO. 11 AND "SF-10" SINGLE FAMILY 10 DISTRICT CLASSIFICATION TO "PD-41" PLANNED DEVELOPMENT NO. 41; PROVIDING 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; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in zoning from "PD-11" Planned Development No. 11 and "SF-10" Single Family 10 to "PD-41" Planned Development No. 41 on the property described on Exhibit "A" has been requested by MAHR Development; 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 Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows,

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas as heretofore amended, be and the same is hereby amended by amending the Zoning Map of the City of Rockwall so as to grant a zoning change from "PD-11" Planned Development No. 11 and "SF-10" Single Family 10 to "PD-41" Planned Development District No. 41 on the property specifically described in Exhibit "A", attached hereto and made a part hereof.

SECTION 2. That Planned Development District Number 41 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby provided that the granting of Planned Development District No. 41 to the above described tract of land is subject to the following special conditions:

A. The use of the property covered by Planned Development District No. 41 shall be in accordance with the provisions of this ordinance and the list of approved uses. Any development of the property covered by Planned Development No. 41 shall be in

compliance with the preliminary plan attached hereto as Exhibit "B", and made a part hereof, and no substantial change in the development shall be permitted, except after obtaining approval of the change of such preliminary plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance.

B. Development of Planned Development District No. 41 shall be regulated by the following requirements:

1. That the land uses; area requirements, including restrictions on garages on front entry lots and minimum masonry requirements; preliminary plan; and amenities as submitted or as amended herein are attached hereto and made a part hereof as Exhibit "C".
2. That the land use acreage as submitted be generally approved, and that the actual acreage for the 10,000 sq. ft. lots and the drainway/open space shall not be less than the acreage identified on the preliminary plan.
3. That the Developer shall dedicate 10 feet of ROW along N. Lakeshore and 5 feet of ROW along Alamo Road adjacent to the development in addition to the ROW necessary for construction of the roadway, in conjunction with the first phase of development. The Developer shall also submit for approval by the Commission and City Council a detailed screening/landscape plan for N. Lakeshore and Alamo Road in conformance with the application. The plan shall at a minimum contain screening walls/fences; sidewalks, which shall be curvilinear along N. Lakeshore; sprinkler systems to irrigate the parkway and other landscaping; and vertical landscaping to include trees and shrubs. A minimum of one large tree for every 50 feet of frontage, as defined by the City's landscape ordinance, shall be provided along N. Lakeshore. The detailed plan shall provide a phasing plan of improvements.
4. That the Developer shall provide a linear greenbelt along and generally in the configuration as shown on the preliminary plan. The greenbelt shall be cleared by the Developer as required by the City. Prior to the development of the first phase, the Developer shall submit for approval by the Commission and City Council a detailed plan for the greenbelt in conformance with the application. The plans, at a minimum, shall include a phasing plan of the improvements, location and design of the paved hiking path at a minimum width of 6 feet, cross sections of the drainway and adjacent parkway, design of any required drainage improvements including headwalls as required by the City, public streets allocated along both sides of the drainway, and overall dimensions of the greenbelt. At that time the City shall determine if said greenbelt shall be dedicated to the City or privately maintained.
5. The Developer may, if approved by the City, construct an amenity center

in conjunction with the development for the exclusive use residents of the district, in accordance with the preliminary plan. Any such facilities shall be proposed in conjunction with development of the first phase.

SECTION 3. Any person, firm or corporation violating any of the provisions of this ordinance 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 continues shall be deemed to constitute a separate offense.

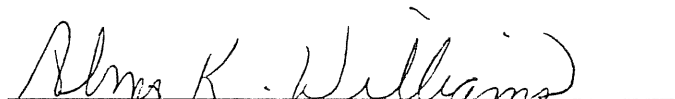
SECTION 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, 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 of this ordinance shall remain in full force and effect.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed to the extent of that conflict.


SECTION 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 4th day of April, 1994.

APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Secretary

1st reading 03-21-94

2nd reading 04-04-94

HILLCREST MEADOWS"PD" PLANNED DEVELOPMENT DISTRICT NO.

STATE OF TEXAS  
 COUNTY OF ROCKWALL

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the J.G.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as Tract 1, in Special Warranty Deed, recorded in Volume 147, Page 474, Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in Volume 100, Page 293, and being part of a 85.873 acre tract of land conveyed to H.L. Williams by deed recorded in Volume 51, Page 397, and being part of a tract conveyed from Dickerson to Robert S. Folsom by deed recorded in Volume 100, Page 677, and part of a tract being conveyed from W.F. Barrow, Jr., to R.S.Folsom by deed recorded in Volume 102, Page 403, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the intersection of the North line of Northshore Phase 2B, an addition to the City of Rockwall recorded in Slide B, Page 324, Plat Records, Rockwall County, Texas, with the Easterly line of North Lakeshore Drive, a 100 foot right-of-way;  
 THENCE: Along the Easterly lines of North Lakeshore Drive, all to 1/2" iron rods set for a corner, as follows:

North 4 degrees 49' 27" East a distance of 13.66 feet to the beginning of a curve to the right, having a central angle of 51 degrees 36' 07", a radius of 450.00 feet, and a chord that bears North 30 degrees 37' 30" East a distance of 391.72 feet;

Along said curve an arc distance of 405.28 feet to the end of said curve;

North 56 degrees 25' 34" East a distance of 279.87 feet to the beginning of a curve to the left having a central angle of 67 degrees 17' 45", a radius of 681.01 feet, and a chord that bears North 22 degrees 46' 41" East a distance of 754.68 feet;

Along said curve an arc distance of 799.87 feet to the end of said curve;

North 10 degrees 52' 11" West a distance of 800.41 feet to the beginning of a curve to the right having a central angle of 10 degrees 15' 10", a radius of 750.00 feet, and a chord that bears North 5 degrees 44' 36" West, a distance of 134.03 feet;

Along said curve an arc distance of 134.21 feet to the end of said curve; and

North 0 degrees 37' 01" West a distance of 30.46 feet to the center of a public road (Alamo Road);

THENCE: Along the center of said public road as follows: South 58 degrees 12' 46" East a distance of 266.02 feet to a 1/2" iron rod set for a corner; South 24 degrees 18' 28" East a distance of 129.52 feet to a 1/2" iron rod set for a corner; South 42 degrees 59' 16" East a distance of 88.95 feet to a 1/2" iron rod set for a corner; South 56 degrees 23' 18" East a distance

of 465.30 feet to a 1/2" iron rod set for a corner; and South 63 degrees 51' 31" East a distance of 383.27 feet to a 1/2" iron rod set for a corner at the Northeast corner of said Pickens tract;

THENCE: South 1 degree 08' 58" East a distance of 25.74 feet to a 1/2" iron rod set for a corner in a fence line on the Southerly line of said road and at the Northwest corner of said Dickerson tract;

THENCE: Along said Southerly line and generally with said fence line all to 1/2" iron rods set for corners as follows: South 65 degrees 56' 58" East a distance of 403.91 feet; South 81 degrees 00' 39" East a distance of 206.91 feet; North 88 degrees 14' 11" East a distance of 1150.00 feet; North 89 degrees 28' 09" East a distance of 965.12 feet; and South 63 degrees 42' 26" East a distance of 247.93 feet to a 1/2" iron rod set for a corner at the Northeast corner of said Barrow tract and said Tract 1;

THENCE: South 24 degrees 08' 47" West a distance of 194.61 feet with the East line of said Barrow tract and said Tract 1 to a 1/2" iron rod set for a corner at a fence post;

THENCE" South 8 degrees 54' 33" East a distance of 84.59 feet with an old fence line to a 1/2" iron rod set for a corner on the North line of Northshore Phase Three, an addition to the City of Rockwall, recorded in Slide A, Page 337;

THENCE: North 89 degrees 10' 45" East a distance of 305.83 feet to the Northeast corner of said addition;

THENCE: South 01 degree 10' 53" West a distance of 522.77 feet with the East line of said Addition to a point for a corner;

THENCE: South 00 degrees 12' 21" East a distance of 209.37 feet to the most Northerly Southeast corner of said Addition;

THENCE: South 89 degrees 26' 01" West a distance of 252.98 feet to an "ell" corner of said Addition;

THENCE: South 00 degrees 58' 56" West a distance of 232.75 feet to the Southerly Southeast corner of said Addition and the most Easterly Northeast corner Northshore Phase One, recorded in Slide A, Page 181, Plat Records, Rockwall County, Texas;

THENCE: With the North lines of said Northshore Phase One and the South lines of said Northshore Phase Three as follows:

South 89 degrees 43' 56" West a distance of 190.05 feet to a point for a corner;

South 00 degrees 58' 56" West a distance of 3.55 feet to a point for a corner;

South 89 degrees 43' 56" West passing at 318.51 feet the Southwest corner of said Phase Three and continuing a total distance of 1595.56 feet to the most Northerly Northwest corner of said Phase One;

THENCE: North 0 degrees 16' 04" West a distance of 300.00 feet to a 1/2" iron rod found for a corner;

THENCE: South 89 degrees 43' 56" West a distance of 127.37 feet to a 1/2" iron rod found at the point of curvature of a circular curve to the left having a central angle of 24 degrees 00' 00", a radius of 650.00 feet, and a chord that bears South 77 degrees 43' 56" West a distance of 270.29

feet;

THENCE: Along said curve an arc distance of 272.27 feet to a 1/2" iron rod found for a corner;

THENCE: South 65 degrees 43' 56" West a distance of 285.56 feet to a 1/2" iron rod found at the point of curvature of a circular curve to the right having a central angle of 14 degrees 28' 26", a radius of 350.00 feet, and a chord that bears South 72 degrees 58' 09" West a distance of 88.18 feet;

THENCE: Along said curve an arc distance of 88.42 feet to a 1/2" iron rod found for a corner;

THENCE: South 9 degrees 47' 38" East passing at 297.25 feet the Northwest corner of Rockwall School Addition No. 2, an addition to the City of Rockwall and continuing a total distance of 315.00 feet to a 1/2" Iron rod found for a corner;

THENCE: South 0 degrees 44' 21" East a distance of 134.43 feet along the West line of said addition to a 1/2" iron rod set for a corner at the Northeast corner of that tract of land conveyed to N.L. Lofland by deed recorded in Volume 29, Page 462, Deed Records, Rockwall County, Texas;

THENCE: North 89 degrees 36' 50" West a distance of 377.53 feet generally along a fence and the North line of said Lofland tract to a 1/2" iron rod set for a corner;

THENCE: South 89 degrees 28' 21" West a distance of 307.93 feet continuing along said fence to a 1/2" iron rod found for a corner at a fence corner post;

THENCE: North 0 degrees 30' 20" East a distance of 127.33 feet to a fence corner post for a corner;

THENCE: North 89 degrees 36' 49" West a distance of 316.64 feet with said fence line to a 1/2" iron rod set for a corner in said fence line;

THENCE: North 89 degrees 29' 00" West a distance of 544.40 feet to a 1/2" iron rod found for a corner at the most Northerly Southeast corner of the previously mentioned Northshore Phase 2B;

THENCE: Along the East and then the North lines of said addition as follows: North 0 degrees 31' 00" East a distance of 190.00 feet to a 1/2" iron rod set for a corner; North 89 degrees 29' 00" West a distance of 5.01 feet to a 1/2" iron rod found for a corner; North 0 degrees 31' 00" East a distance of 140.00 feet to a 1/2" iron rod set for a corner at the most Northerly Northeast corner of said addition: North 89 degrees 29' 00" West a distance of ~~1323.03~~ feet to the Point of

Beginning and containing 145.744 acres of land.

500.68

## REASONS FOR REQUEST

The purpose of the request is to permit the development of single family homes comparable to those permitted on other tracts in the area. The development may include private amenities for the use and enjoyment of the residents within the subdivision. Other improvements will include greenbelts for the use and enjoyment of the general public and landscaping along North Lakeshore Drive and Alamo Road.

PROPOSED PLANNED DEVELOPMENT DISTRICT  
FOR  
RESIDENTIAL USES

1. In conjunction with development of the District, Developer may construct an amenity center for the exclusive use and enjoyment of the residents of the district. The location and facilities included in such amenity center shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. The cost of operating and maintaining the amenity center shall be the responsibility of the Developer and/or Homeowners Association formed by the Developer.
2. Exterior wall construction within the Planned Development district shall consist of a minimum of 75% masonry with no single elevation of any structure containing less than 50% of its exposed surface of masonry construction as specified herein. This requirement applies only to the first floor of the structure.
3. Developer shall dedicate to the City of Rockwall (subject to approval of the City) a linear greenbelt as indicated on the conceptual plan made a part of this ordinance. The details of the greenbelt shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. Developer shall construct a public street along both sides of the greenbelt and shall install for public use a paved hiking path between one of said streets and the creek. Developer shall clear the dedicated area of underbrush and debris at the time of development of the adjoining sections of the proposed subdivision.
4. Developer shall dedicate a minimum of 10 feet of additional right-of-way along North Lakeshore Drive for the purpose of constructing screening walls, landscaping, sprinkler systems (including coverage of the street parkway) and other improvements.
5. On those lots not accessible to a paved alley, garage doors shall be oriented so as not to face a public street.



HAROLD L. EVANS *Consulting Engineer*  
 2331 GUS THOMASSON ROAD, SUITE 102  
 P.O. BOX 28355 214-328-8133  
 DALLAS, TEXAS 75228 FAX 214-270-8847

HILLCREST MEADOWS

Zoning Application

Total Area of the Site		145.7 Acres
Area One - 10,000 S. F. Lots	Approximately 115 units	46.1 Acres
Area Two - 8,400 S. F. Lots	Approximately 216 units	72.0 Acres
Area Four - 10,000 S. F. Lots	Approximately 55 units	19.6 Acres
Assuming no alleys	-----	-----
	386	137.7 Acres
Park/Greenbelt		<u>8.0 Acres</u>
		145.7 Acres

The plan as submitted indicates the following percentages:

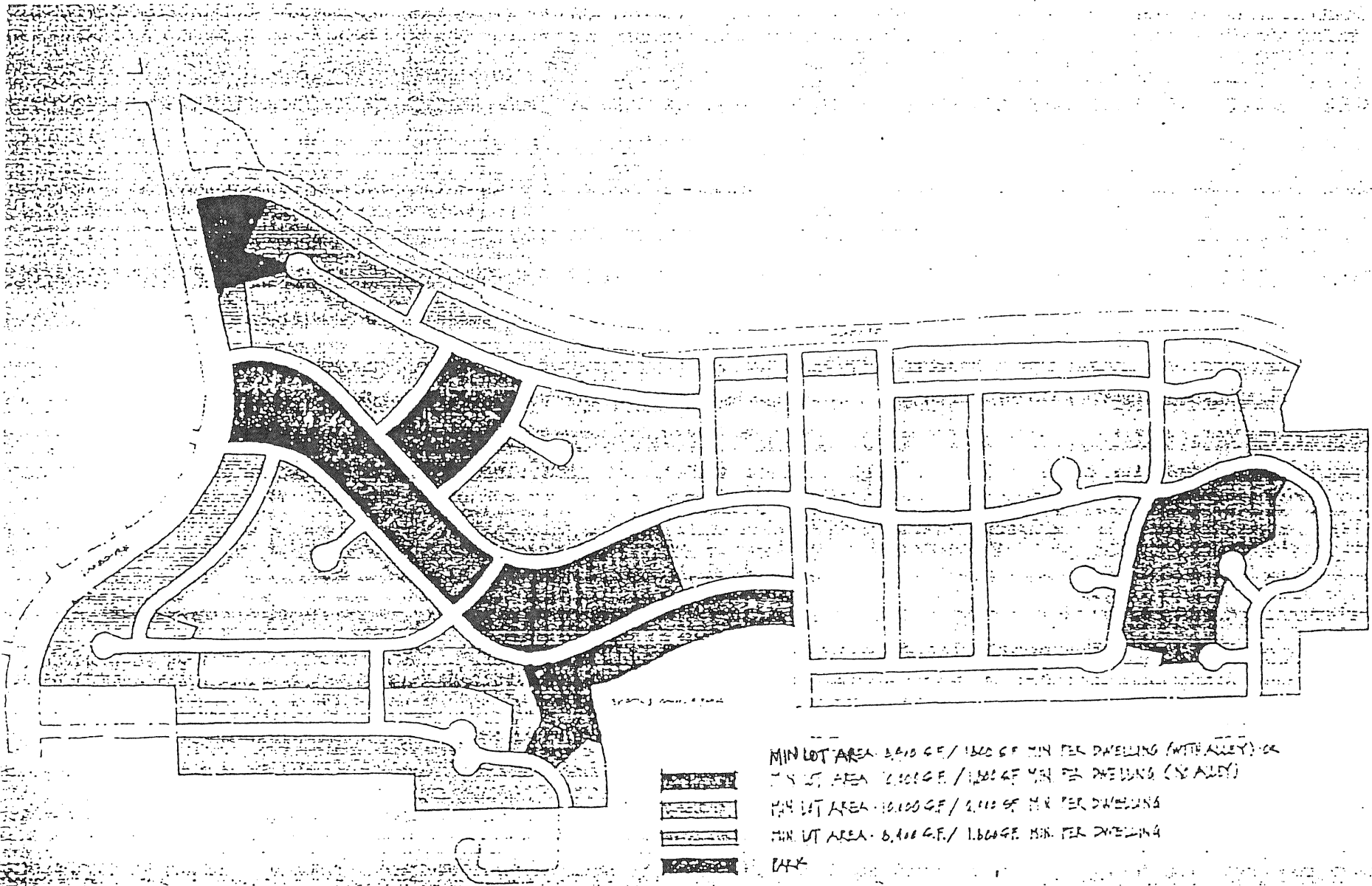
10,000 S. F. Lots	48% by land area	44% of total units
8,400 S. F. Lots	52% by land area	56% of total units


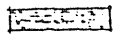
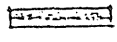

HILLCREST MEADOWS  
PD \_\_\_\_\_  
AREA REQUIREMENTS - AREA ONE

- |   |                                    |
|---|------------------------------------|
| 1. Minimum Lot Area -   | 10,000 square feet                 |
| 2. Max. number of single family dwellings per lot -   | 1                                  |
| 3. Minimum square footage per dwelling unit -   | 2,000 square feet                  |
| 4. Minimum lot width -  | 70 feet at the front building line |
| 5. Minimum lot depth -  | 100 feet                           |
| 6. Minimum depth of front set back -  | 25 feet                            |
| 7. Minimum depth of rear set back -   | 10 feet                            |
| 8. Minimum width of side set back -   |                                    |
| a) Internal lot -   | 6 feet                             |
| b) Sideyard set back (abutting street) -  | 15 feet                            |
| c) Sideyard set back (abutting an arterial) -   | 20 feet                            |
| 9. Minimum distance between separate buildings on the same lot -                                | 10 feet                            |
| 10. Maximum building area (as a percentage of lot area) -                                       | 35%                                |
| 11. Maximum height of structures -  | 36 feet                            |
| 12. Minimum number of off street parking spaces per unit (garage area will not be considered) - | 2                                  |

HILLCREST MEADOWSPDAREA REQUIREMENTS - AREA TWO

- |   |                                    |
|---|------------------------------------|
| 1. Minimum Lot Area -   | 8,400 square feet                  |
| 2. Max. number of single family dwellings per lot -   | 1                                  |
| 3. Minimum square footage per dwelling unit -   | 1,800 square feet                  |
| 4. Minimum lot width -  | 65 feet at the front building line |
| 5. Minimum lot depth -  | 100 feet                           |
| 6. Minimum depth of front set back -  | 25 feet                            |
| 7. Minimum depth of rear set back -   | 10 feet                            |
| 8. Minimum width of side set back -   |                                    |
| a) Internal lot -   | 6 feet                             |
| b) Sideyard set back (abutting street) -  | 15 feet                            |
| c) Sideyard set back (abutting an arterial) -   | 20 feet                            |
| 9. Minimum distance between separate buildings on the same lot -                                | 10 feet                            |
| 10. Maximum building area (as a percentage of lot area) -                                       | 35%                                |
| 11. Maximum height of structures -  | 36 feet                            |
| 12. Minimum number of off street parking spaces per unit (garage area will not be considered) - | 2                                  |



-  MIN LOT AREA - 8,810 G.F. / 1,800 SF MIN PER DWELLING (WITH ALLEY) OR 7,500 G.F. AREA / 1,800 SF MIN PER DWELLING (NO ALLEY)
-  MIN LOT AREA - 10,100 G.F. / 2,110 SF MIN PER DWELLING
-  MIN LOT AREA - 6,400 G.F. / 1,600 SF MIN PER DWELLING
-  PARK

HILLCREST MEADOWS 'PD'

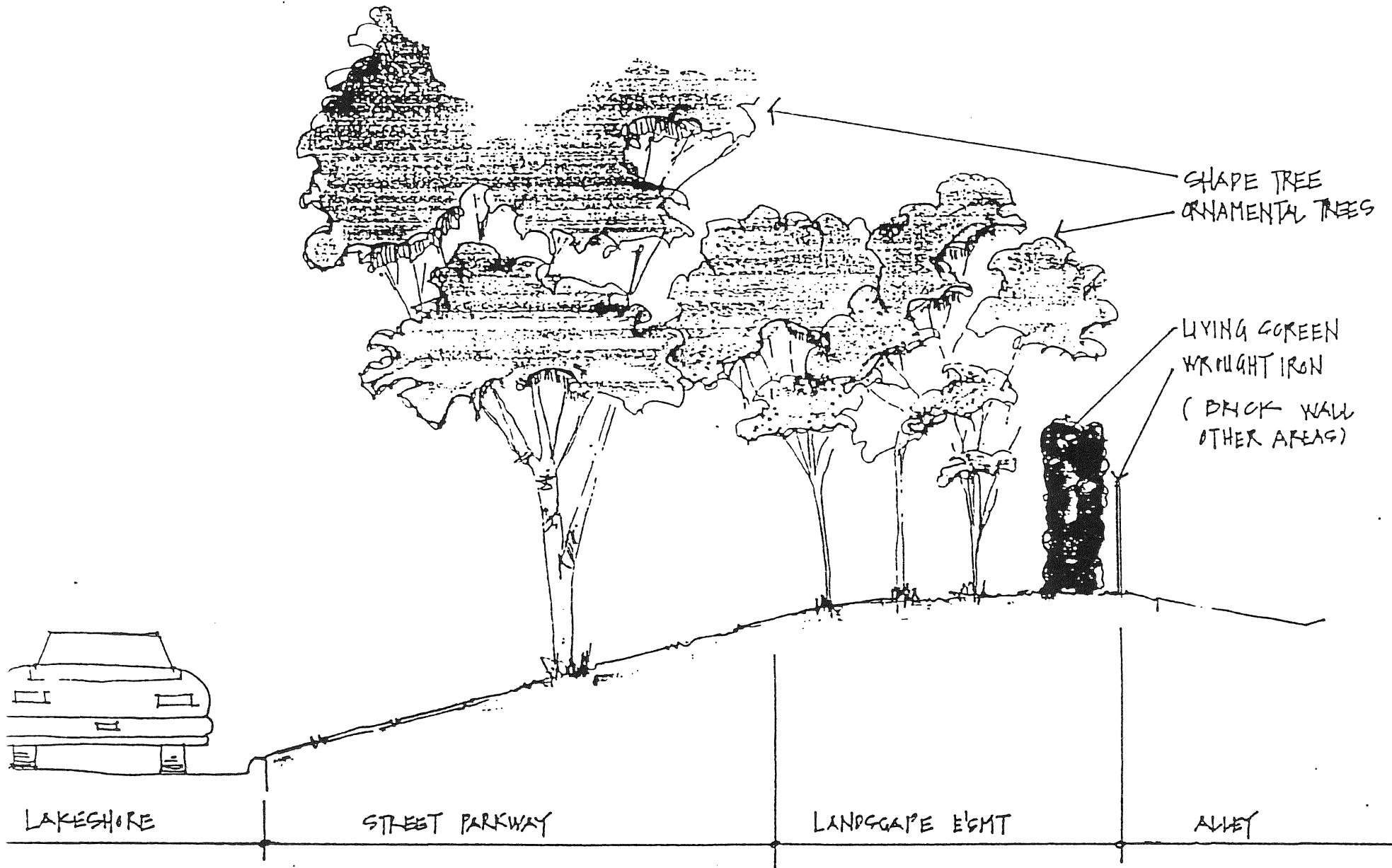
DATE: 11/11/11  
 SCALE: 1" = 40' (AS SHOWN)  
 SHEET NO. 1 OF 1

HILLCREST MEADOWS

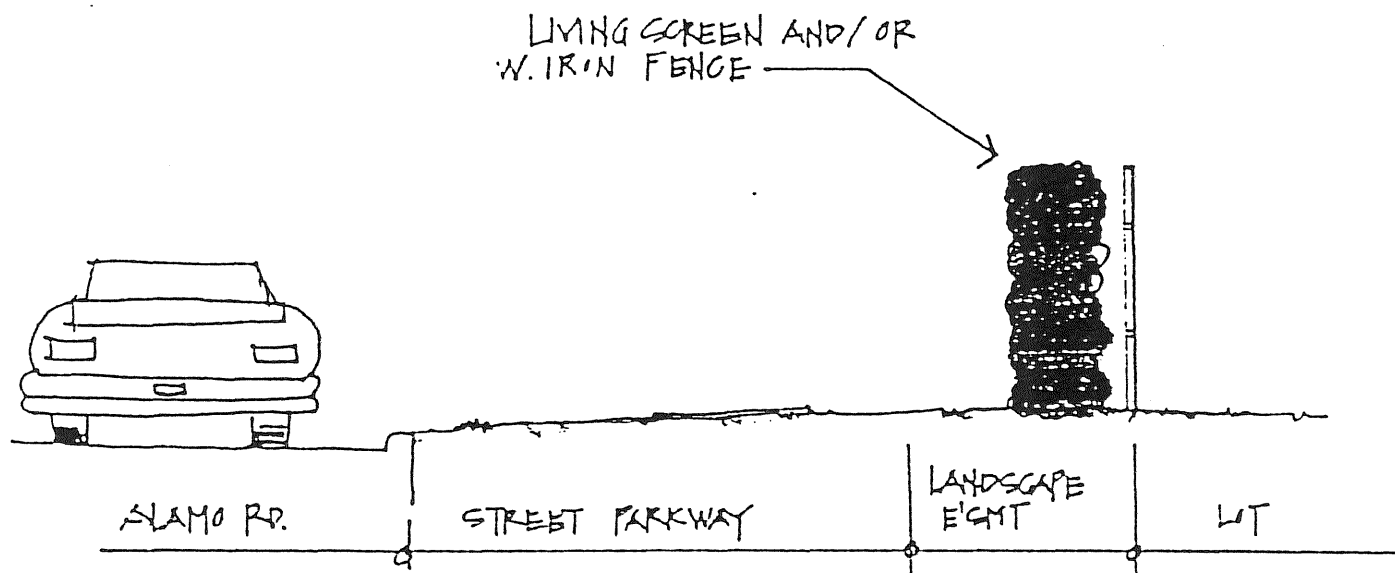
PD \_\_\_\_\_

AREA REQUIREMENTS - AREA FOUR

- |   |  |
|---|--|
| 1. Minimum Lot Area -   | 10,000 square feet (w/o alleys)<br>8,400 square feet (with alleys) |
| 2. Max. number of single family dwellings per lot -   | 1  |
| 3. Minimum square footage per dwelling unit -   | 1,800 square feet  |
| 4. Minimum lot width -  | 70 feet at the front building line                                 |
| 5. Minimum lot depth -  | 100 feet   |
| 6. Minimum depth of front set back -  | 25 feet  |
| 7. Minimum depth of rear set back -   | 10 feet  |
| 8. Minimum width of side set back -   |  |
| a) Internal lot -   | 6 feet   |
| b) Sideyard set back (abutting street) -  | 15 feet  |
| c) Sideyard set back (abutting an arterial) -   | 20 feet  |
| 9. Minimum distance between separate buildings on the same lot -                                | 10 feet  |
| 10. Maximum building area (as a percentage of lot area) -                                       | 35%  |
| 11. Maximum height of structures -  | 36 feet  |
| 12. Minimum number of off street parking spaces per unit (garage area will not be considered) - | 2  |



SCHEMATIC SECTION / LAKE SHORE



SCHEMATIC SECTION/ ALAMO RD.

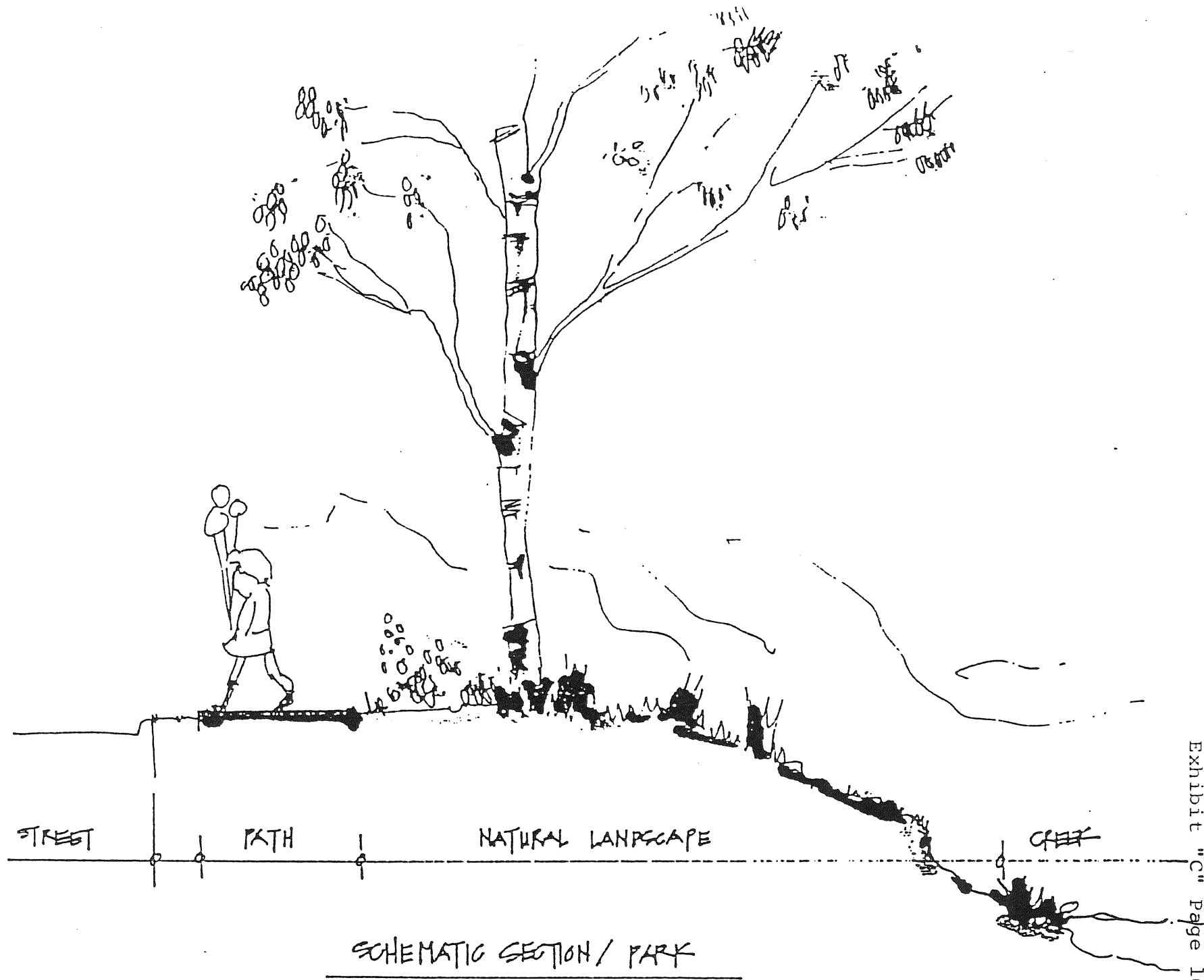
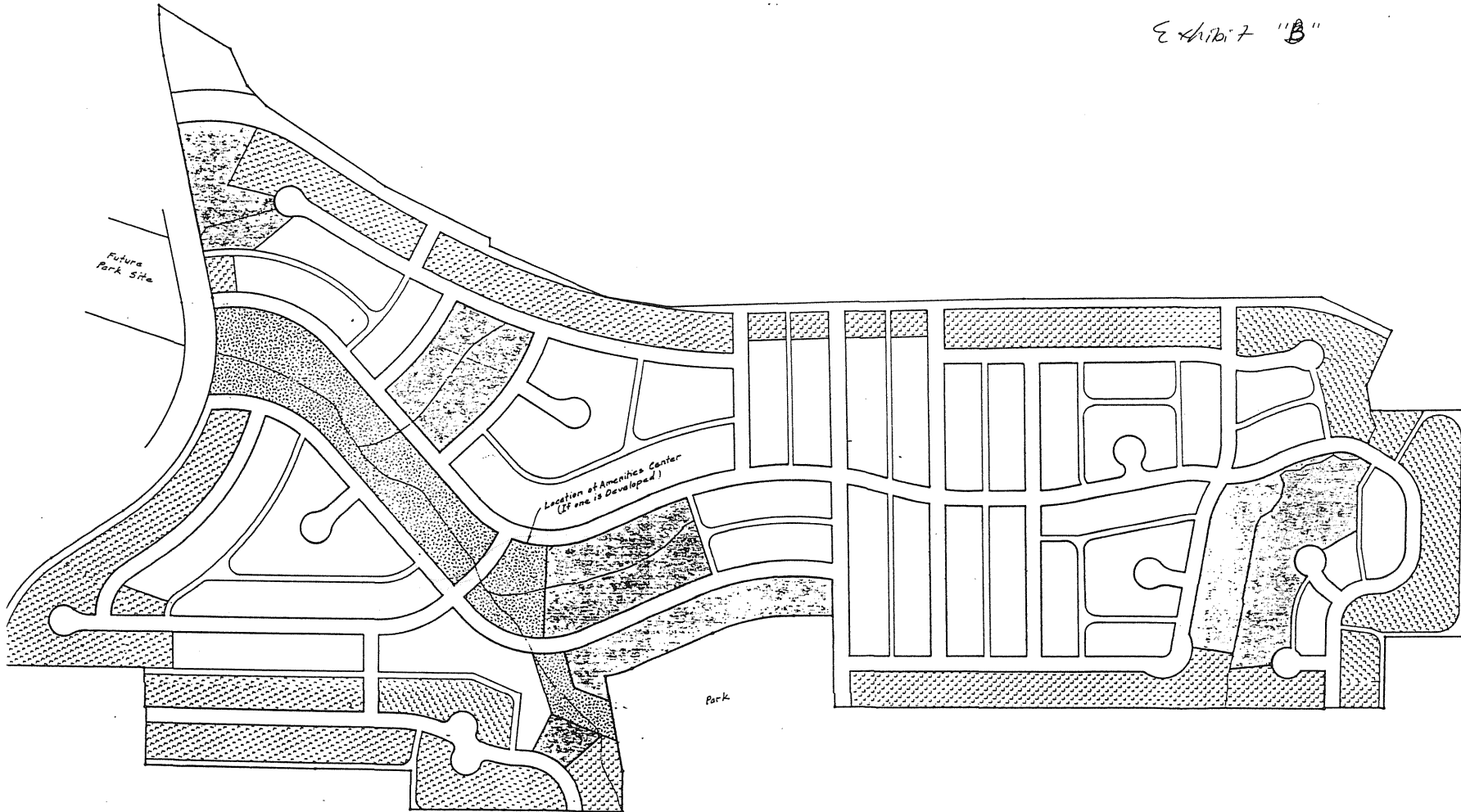




Exhibit "B"



NOTE: STREET ALIGNMENT SHOWN IS CONCEPTUAL ONLY.

LEGEND

- 46.1 ACRES - [diagonal hatching] AREA ONE - MIN. LOT AREA - 10,000 SQ. FT. - 2,000 MIN. SQ. FT. PER DWELLING.
- 72.0 ACRES - [horizontal hatching] AREA TWO - MIN. LOT AREA - 10,000 SQ. FT. - 1,800 MIN. SQ. FT. PER DWELLING.
- 8 ACRES - [stippled] AREA THREE - PARK / GREENBELT
- 12.6 ACRES - [vertical hatching] AREA FOUR - MIN. LOT AREA - 10,000 SQ. FT. - 1,800 MIN. SQ. FT. PER DWELLING.

APPLICABLE SETBACKS ARE SHOWN ADJACENT TO DRAINAGEWAYS

HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 02 DALLAS, TEXAS 75228 PHONE (214) 328-8133	DATE _____
	JOB NO. _____
	SCALE _____
HILLCK. M MAHR DEVELOPMENT CO.	

ORDINANCE NO. 01-27

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND ORDINANCE 94-15 AS HERETOFORE AMENDED SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY DESCRIBED HEREIN; ORDERING A CHANGE IN THE USE OF SAID PROPERTY "PD-41", PLANNED DEVELOPMENT NO. 41; ADOPTING REVISED AREA REQUIREMENTS; 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**, a City of Rockwall initiated change in zoning from "PD-41" – Planned Development No. 41 with "SF-10"-Single Family 10 and "SF-8.4"-Single Family 8.4 residential district requirements to "PD-41" – Planned Development No. 41 with "SF-10"-Single Family 10 on the property more fully described on the attached Exhibit "A"; 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, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas:

**Section 1.** That the Comprehensive Zoning Ordinance (Ord. No. 83-23) and Ordinance No. 94-15 of the City of Rockwall, Texas as heretofore amended, be and the same is hereby amended with the approval of the amended Concept Plan (Exhibit "B") with revised area requirements for the property more fully described in Exhibit "A", attached hereto and made a part thereof.

**Section 2.** That "PD-41" - Planned Development No. 41, the tract of land described in the attached Exhibit "A" shall be used only in the manner and for the

purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this approval of the revised Concept Plan (Exhibit "B") for "PD-41" shall affect only the property described in the attached Exhibit "A" and said property shall be limited to the uses, density, area, setback and other requirements set forth herein and is subject to the following special conditions:

A. The use of the property covered by "PD-41" – Planned Development No. 41 shall be in accordance with the provisions of this ordinance and the list of approved uses. Any development of the property covered by Planned Development No. 41 shall be in compliance with the revised Concept Plan attached hereto as Exhibit "B", and made part hereof, and no substantial change in the development shall be permitted, except after obtaining approval of the change of such Concept Plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance of the City of Rockwall.

B. Development of "PD-41" – Planned Development No. 41 shall be regulated by the following requirements:

1. That the land uses; area requirements, including restrictions on garages, on front-entry garages and minimum masonry requirements; Concept Plan; and amenities as submitted or as amended herein are attached hereto and made part hereof as Exhibit "C".
2. That the land use acreage as submitted be generally approved, and that the actual acreage for the 10,000 sq. ft. lots, 10,000 sq. ft. lots within the drainways and the park/greenbelt space shall not be less than the acreage identified on the Concept Plan (Exhibit "B") and detailed within Exhibit "C".
3. That the Developer shall dedicate 10 feet of right-of-way along North Lakeshore and 5 feet of right-of-way along Alamo Road adjacent to the development in addition to the right-of-way necessary for construction of the roadway, in conjunction with the first phase of development. The Developer shall also submit for approval by the City of Rockwall Planning and Zoning Commission and City Council a detailed screening/landscape plan for North Lakeshore and Alamo Road in conformance with the application. The plan shall at a minimum contain screening walls/fences; sidewalks, which shall be curvilinear along North Lakeshore; sprinkler systems to irrigate the parkway and other landscaping; and vertical landscaping to include trees and shrubs. A minimum of one large tree for every 50 feet of frontage, as defined by the City landscape ordinance, shall be provided along North Lakeshore. The detailed plan shall provide a phasing plan of improvements.

4. That the Developer shall provide a linear greenbelt along and generally in the configuration as shown on the Concept Plan (Exhibit "B"). The greenbelt shall be cleared by the Developer as required by all applicable ordinances of the City of Rockwall. Prior to the development of the first phase, the Developer shall submit for approval by the City of Rockwall Planning and Zoning Commission and City Council a detailed plan for the greenbelt in conformance with the application. The plans, at a minimum, shall include a phasing plan for improvements, location and design of the paved hiking path at a minimum width of 6 feet, cross sections of the drainway and adjacent parkway, design of any required drainage improvements including headwalls as required by the City, public streets allocated both sides of the drainway, and overall dimensions of the greenbelt. At that time the City shall determine if said greenbelt will be dedicated to the City or privately maintained. All elements of the greenbelt, pathways, hiking trails and sidewalks are subject to review and recommendation by the City's Park Board.
5. The Developer may, if approved by the City, construct an amenity center in conjunction with the development for the exclusive use of residents of the district, in accordance with the revised Concept Plan. Any such facilities shall be proposed in conjunction with development of the first phase.

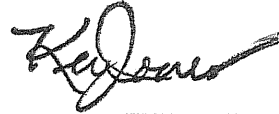
**Section 3.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**Section 4.** 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 Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, 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 5.** 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.

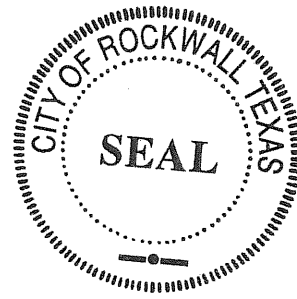
**Section 6.** That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 18 day of June, 2001.



APPROVED

Belinda Page  
ATTEST



1st Reading 6-4-01  
2nd Reading 6-18-01

# EXHIBIT "A"

## HILLCREST MEADOWS

### "PD" PLANNED DEVELOPMENT DISTRICT NO. 41

#### STATE OF TEXAS COUNTY OF ROCKWALL

**BEING** a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the J.G.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as Tract 1, in Special Warranty Deed, recorded in Volume 147, Page 474, Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in Volume 100, Page 293, and being part of a 85.873 acre tract of land conveyed to H.L. Williams by deed recorded in Volume 51, Page 397, and being part of a tract conveyed from Dickerson to Robert S. Folsom by deed recorded in Volume 100, Page 677, and part of a tract being conveyed from W.F. Barrow Jr., to R.S. Folsom by deed recorded in Volume 102, Page 403, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at a ½" iron rod set at the intersection of the North line of Northshore Phase 2B, an addition to the City of Rockwall recorded in Slide B, Page 324, Plat Records, Rockwall County, Texas, with Easterly line of North Lakeshore Drive, 1 100 foot right-of-way;

**THENCE:** Along the Easterly lines of North Lakeshore Drive, all to ½" iron rods set for corner as follows:

North 4°49'27" East a distance of 13.66 feet to the beginning of a curve to the right, having a central angle 51°36'07", a radius of 450 feet, and a chord that bears North 30°37'30" East a distance of 391.72 feet;

Along said curve an arc distance of 405.28 feet to the end of said curve;

North 56°25'34" East a distance of 279.87 feet to the beginning of a curve to the left having a central angle of 67°17'45", a radius of 681.01 feet, and a chord that bears North 22°46'41" East a distance of 754.68 feet;

Along said curve an arc distance of 799.87 feet to the end of said curve;

North 10°52'11" West a distance of 800.41 feet to the beginning of a curve to the right having a central angle of 10°15'10", a radius of 750.00 feet, and a chord that bears North 5°44'36" West a distance of 134.03 feet;

Along said curve an arc distance of 134.21 feet to the end of said curve; and

North 0°37'01" West a distance of 30.46 feet to the center of a public road (Alamo Road);

**THENCE:** Along the center of said public road as follows: South 58°12'46" East a distance of 266.02 feet to a ½" iron rod set for corner; South 24°18'28" East a distance of 129.52 feet to a ½" iron rod set for corner; South 42°59'16" East a distance of 88.95 feet to a ½" iron rod set for corner; South 56°23'18" East a distance of 465.30 feet to a

## EXHIBIT "A"

½" iron rod set for corner; South 63°51'31" East a distance of 383.27 feet to a ½" iron rod set for corner at the Northeast corner of said Pickens tract;

**THENCE:** South 1°08'58" East a distance of 25.74 feet to a ½" iron rod set for corner in a fence line on the Southerly line of said road and at the Northwest corner of said Dickerson tract;

**THENCE:** Along said Southerly line and generally with said fence line all ½" iron rods set for corner as follows: South 65°56'58" East a distance of 403.91 feet; South 81°00'39" East a distance of 206.91 feet; North 88°14'11" East a distance of 1150.00 feet; North 81°00'39" East a distance of 965.12 feet; and South 63°00'39" East a distance of 247.93 feet to a ½" iron rod set for corner at the Northeast corner of said Barrow Tract and said Tract 1;

**THENCE:** South 24°08'47" West a distance of 194.61 feet with the East line of said Barrow tract and said Tract 1 to a ½" iron rod set for corner at a fence post;

**THENCE:** South 08°54'33" East a distance of 84.59 feet with an old fence line to a ½" iron rod set for corner on the North line of Northshore Phase Three, an addition to the City of Rockwall, recorded in Slide A, Page 337;

**THENCE:** North 89°10'45" East a distance of 305.83 feet to the Northeast corner of said addition;

**THENCE:** South 01°10'53" West a distance of 522.77 feet with the East line of said Addition to a point for a corner;

**THENCE:** South 00°12'21" East a distance of 209.37 feet to the most Northerly Southeast corner of said Addition;

**THENCE:** South 89°26'01" West a distance of 252.98 feet to an "ell" corner of said Addition;

**THENCE:** South 00°58'56" West a distance of 232.75 to the Southerly Southeast corner of said Addition and the most Easterly Northeast corner of Northshore Phase One, recorded in Slide A, Page 181, Plat Records, Rockwall County, Texas;

**THENCE:** With the North lines of said Northshore Phase One and the South lines of said Northshore Phase Three as follows:

South 89°43'56" West a distance of 190.05 feet to a point for a corner;

South 00°58'56" West a distance of 3.55 feet to a point for a corner;

South 89°43'56" West passing at 318.51 feet to the Southwest corner of said Phase Three and continuing a total distance of 1595.56 feet to the most Northerly Northwest corner of said Phase One;

**THENCE:** North 00°16'04" West a distance of 300.00 feet to a ½" iron rod found for a corner;

**THENCE:** South 89°43'56" West a distance of 127.37 feet to a ½" iron rod found at the point of curvature of a circular curve to the left having a central angle of 24°00'00", a radius of 650.00 feet, and a chord that bears South 77°43'56" West a distance of 270.29 feet;

**THENCE:** Along said curve an arc distance of 272.27 feet to a ½" iron rod found for a corner;

**THENCE:** South 65°43'56" West a distance of 285.66 feet to a ½" iron rod found at the point of curvature of a circular curve to the right having a central angle 14°28'26", a

## EXHIBIT "A"

radius of 350.00 feet, and a chord that bears South 72°58'09" West a distance of 88.18 feet;

**THENCE:** Along said curve an arc distance of 88.42 feet to a ½" iron rod found for a corner;

**THENCE:** South 09°47'38" East passing at 297.25 feet to the Northwest corner Rockwall School Addition No. 2, an addition to the City of Rockwall and continuing a total distance of 315.00 feet to ½" iron rod found for corner;

**THENCE:** South 00°44'21" East a distance of 134.43 feet along the West line of said addition to a ½" iron rod set for corner at the Northeast corner of that tract of land conveyed to N.L. Lofland by deed recorded in Volume 29, Page 462, Deed Records, Rockwall County, Texas;

**THENCE:** South 89°36'50" West a distance of 377.53 feet generally along a fence and the North line of said Lofland tract to a ½" iron rod set for a corner;

**THENCE:** North 89°28'21" West a distance of 307.93 feet continuing along said fence to a ½" iron rod found for a corner at a fence corner post;

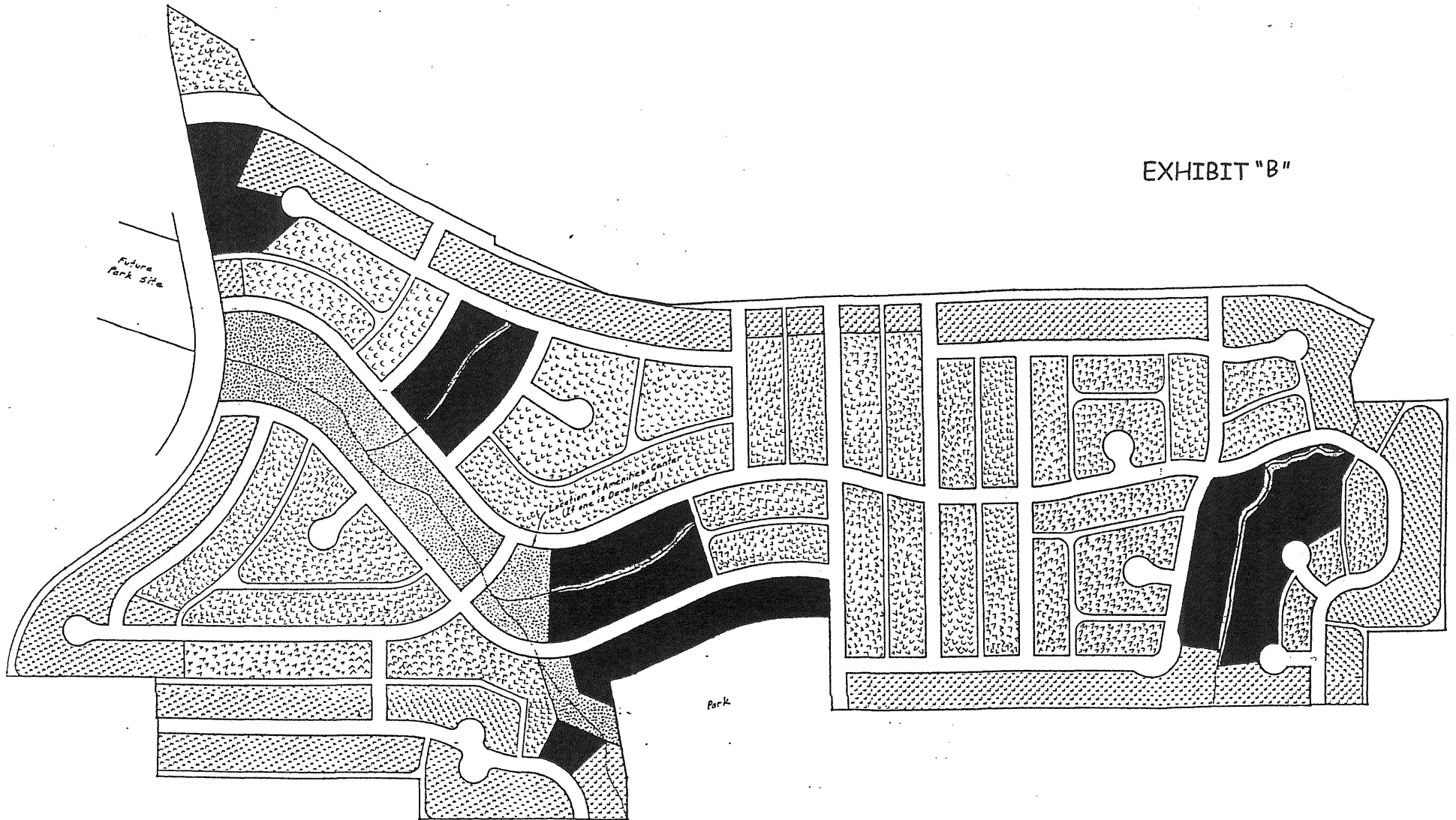
**THENCE:** North 00°30'20" East a distance of 127.33 feet to a fence corner post for a corner;

**THENCE:** North 89°29'00" West a distance of 544.40 feet to a ½" iron rod found for a corner at the most Northerly Southeast corner of the previously mentioned Northshore Phase 2B;

**THENCE:** Along the East and then the North lines of said addition as follows: North 00°31'00" East a distance of 190.00 feet to a ½" iron rod set for a corner; North 89°29'00" West a distance of 5.01 feet to a ½" iron rod set for a corner; North 00°31'00" East a distance of 140.00 feet to a ½" iron rod set for a corner at the most Northerly Northeast corner of said addition: North 89°29'00" West a distance of 500.68 feet to the **POINT OF BEGINNING** and containing 145.744 acres of land.



EXHIBIT "B"



NOTE STREET ALIGNMENT SHOWN IS CONCEPTUAL ONLY.

- 118.1 ACRES - [Pattern] AREA ONE - MIN. LOT AREA=10,000 SQ.FT.-2,000 MIN. SQ.FT. PER DWELLING
- 19.6 ACRES - [Pattern] AREA TWO - MIN. LOT AREA=10,000 SQ.FT.-1,800 MIN. SQ.FT. PER DWELLING ASSUMING ALLEYS ARE WAIVED ADJACENT TO DRAINWAYS, DWELLING UNITS WILL HAVE SIDE ENTRY GARAGES
- 8 ACRES - [Pattern] AREA THREE - PARK / GREENBELT

HAROLD L. EVANS  
CONSULTING ENGINEER  
2331 GUS THOMASSON RD. SUITE 102  
DALLAS, TEXAS 75228  
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=200'	11-23-93	9323-A

ZONING MAP  
HILLCREST MEADOWS  
MAHR DEVELOPMENT CORP.  
14755 Preston Road, Suite 830, Dallas, Texas 75240

## REASONS OF THE REQUEST

The city initiated planned development zoning change of "PD-41" – Planned Development No. 41, amendment of the City of Rockwall Comprehensive Zoning Ordinance (Ord. No. 83-23) and Ordinance No. 94-15 resulted from the Planned Development review process performed by the City of Rockwall Planning and Zoning Commission as required under the Planned Development section of the Comprehensive Zoning Ordinance.

Furthermore, the purposed of the change is to allow the development of a single-family residential homes comparable to those permitted on other tracts in the area. The development may include private amenities for the use an enjoyment of the residents within the proposed development. Other improvements include greenbelts and landscaping along North Lakeshore Drive and Alamo Drive for the use and enjoyment of the general public.

**PROPOSED PLANNED DEVELOPMENT DISTRICT  
FOR  
RESIDENTIAL USES**

1. In conjunction with development of the District, Developer may construct an amenity center for the exclusive use and enjoyment of the residents of the district. The location and facilities included within such amenity center shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. The cost of operating and maintaining the amenity center shall be responsibility of the Developer and/or Homeowners Association formed by the Developer.
2. Exterior wall construction with the Planned Development district shall consist of a minimum of 75% masonry with no single elevation of any structure containing less than 50% of its exposed surface of masonry construction as specified herein. This requirement applies only to the first floor of the structure.
3. Developer shall dedicate to the City of Rockwall (subject to approval of the City) a linear greenbelt as indicated on the revised Concept Plan (Exhibit "B") made part hereto of this ordinance. The details of the greenbelt shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. Developer shall construct a public street along both sides of the greenbelt and shall (with review and recommendation for approval by the City's Park Board) install for public use a paved hiking path between one of the said streets and the creek.
4. Developer shall dedicate a minimum of 10 feet of additional right-of-way along North Lakeshore Drive and 5 feet along Alamo Drive for the purposes of constructing screening walls, landscaping, irrigation systems (including coverage of the street parkway) and other improvements.
5. On those lots not accessible to a paved alley, garage doors shall be oriented so as to not face a public street (i.e. j-swing garage access)

EXHIBIT "C"

HILLCREST MEADOWS  
REVISED ZONING APPLICATION

Total Area of the Site		145.7 Acres
Area One – 10,000 s.f. Lots	Approximately 294 units*	118.1 Acres
Area Two – 10,000 s.f. Lots Assuming No Alleys	Approximately 55 units	19.6 Acres
	_____	_____
	349 units	137.7 Acres
Area Three - Park / Greenbelt		<u>8.0 Acres</u>
		145.7 Acres

*The revised Concept Plan as reflected through this ordinance indicates the following percentages:*

10,000 s.f. Lots	81 % by land area	84 % by total units
10,000 s.f. Lots	13 % by land area	16 % by total units

EXHIBIT "C"

**HILLCREST MEADOWS  
PLANNED DEVELOPMENT NO. 41  
AREA REQUIREMENTS – AREA ONE**

1.	Maximum Lot Area -	10,000 square feet
2.	Maximum number of single family dwellings per lot -	1
3.	Minimum square footage per dwelling unit -	2,000 square feet
4.	Minimum Lot Width -	80 feet at the front building line
5.	Minimum Lot Depth -	100 feet
6.	Minimum Depth of Front Setback -	25 feet
7.	Minimum Depth of Rear Setback -	10 feet
8.	Minimum Depth of Side Setback -	
	(a) Internal Lot -	6 feet
	(b) Sideyard set back (abutting street) -	15 feet
	(c) Sideyard set back (abutting an arterial) -	20 feet
9.	Minimum distance between separate buildings on the same lot -	10 feet
10.	Maximum building area (as a percentage of lot area) -	35%
11.	Maximum Height of Structures -	36 feet
12.	Minimum Number of off-street Parking spaces per unit (garage Area will not be considered) -	2

**HILLCREST MEADOWS  
PLANNED DEVELOPMENT NO. 41  
AREA REQUIREMENTS – AREA TWO**

1.	Maximum Lot Area -	10,000 square feet (without alleys)
4.	Maximum number of single family dwellings per lot -	1
5.	Minimum square footage per dwelling unit -	1,800 square feet
4.	Minimum Lot Width -	80 feet at the front building line
5.	Minimum Lot Depth -	100 feet
6.	Minimum Depth of Front Setback -	25 feet
7.	Minimum Depth of Rear Setback -	10 feet
8.	Minimum Depth of Side Setback -	
	(a) Internal Lot -	6 feet
	(b) Sideyard set back (abutting street) -	15 feet
	(c) Sideyard set back (abutting an arterial) -	20 feet
9.	Minimum distance between separate buildings on the same lot -	10 feet
10.	Maximum building area (as a percentage of lot area) -	35%
11.	Maximum Height of Structures -	36 feet
13.	Minimum Number of off-street Parking spaces per unit (garage Area will not be considered) -	2

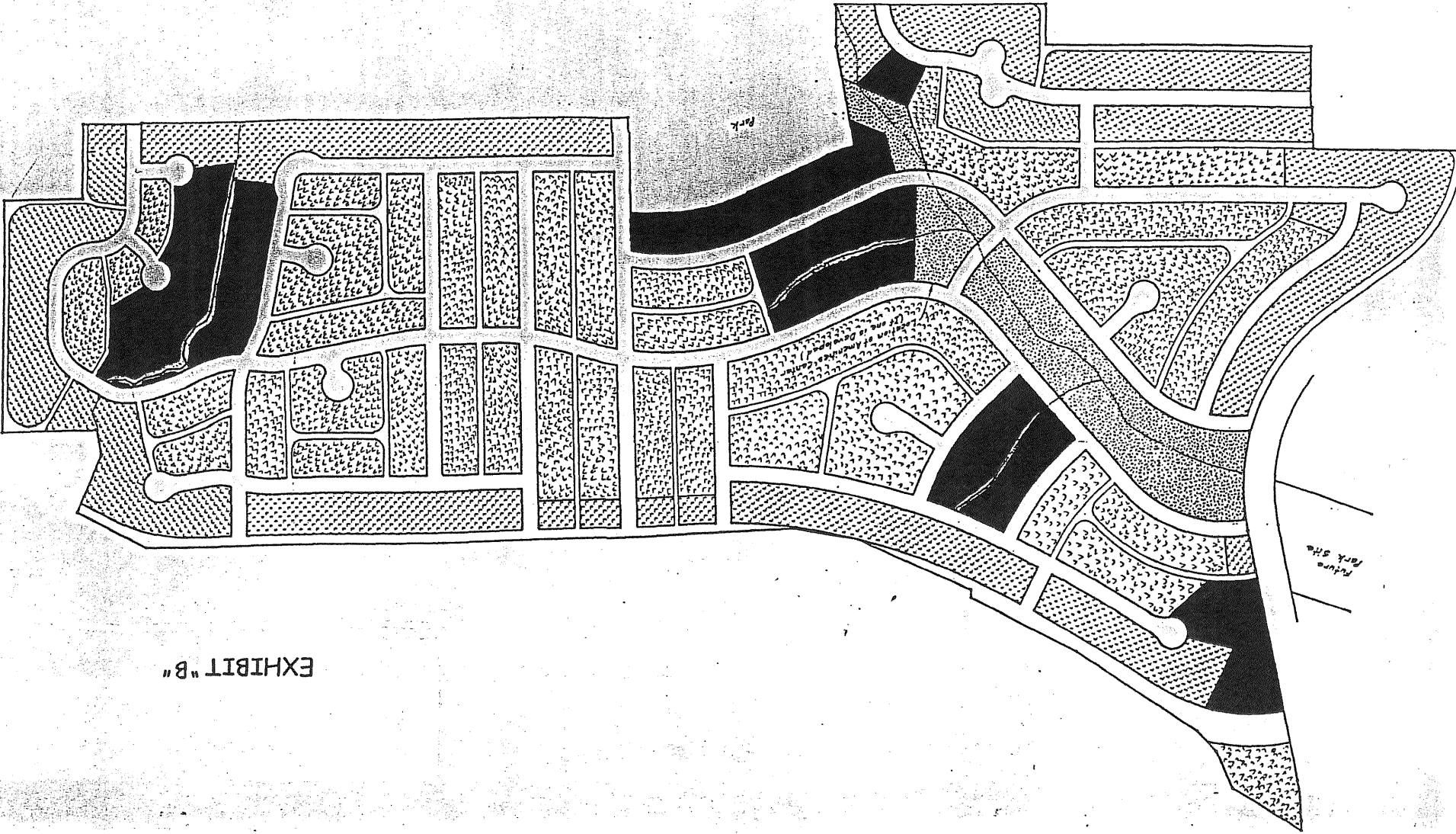
ZONING MAP		HAROLD L. EVANS CONSULTING ENGINEER	
HILLCREST MEADOWS		2331 BUS THOMASSON RD, SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133	
MAHR DEVELOPMENT CORP.		JOB NO.	9923-A
14755 Preston Road, Suite 830, Dallas, Texas 75240		SCALE	1"=200'
		DATE	11-23-93

NOTE STREET ALIGNMENT SHOWN IS CONCEPTUAL ONLY.

118.1 ACRES - MIN. LOT AREA=10,000 SQ. FT.-2,000 MIN. SQ. FT. PER DWELLING

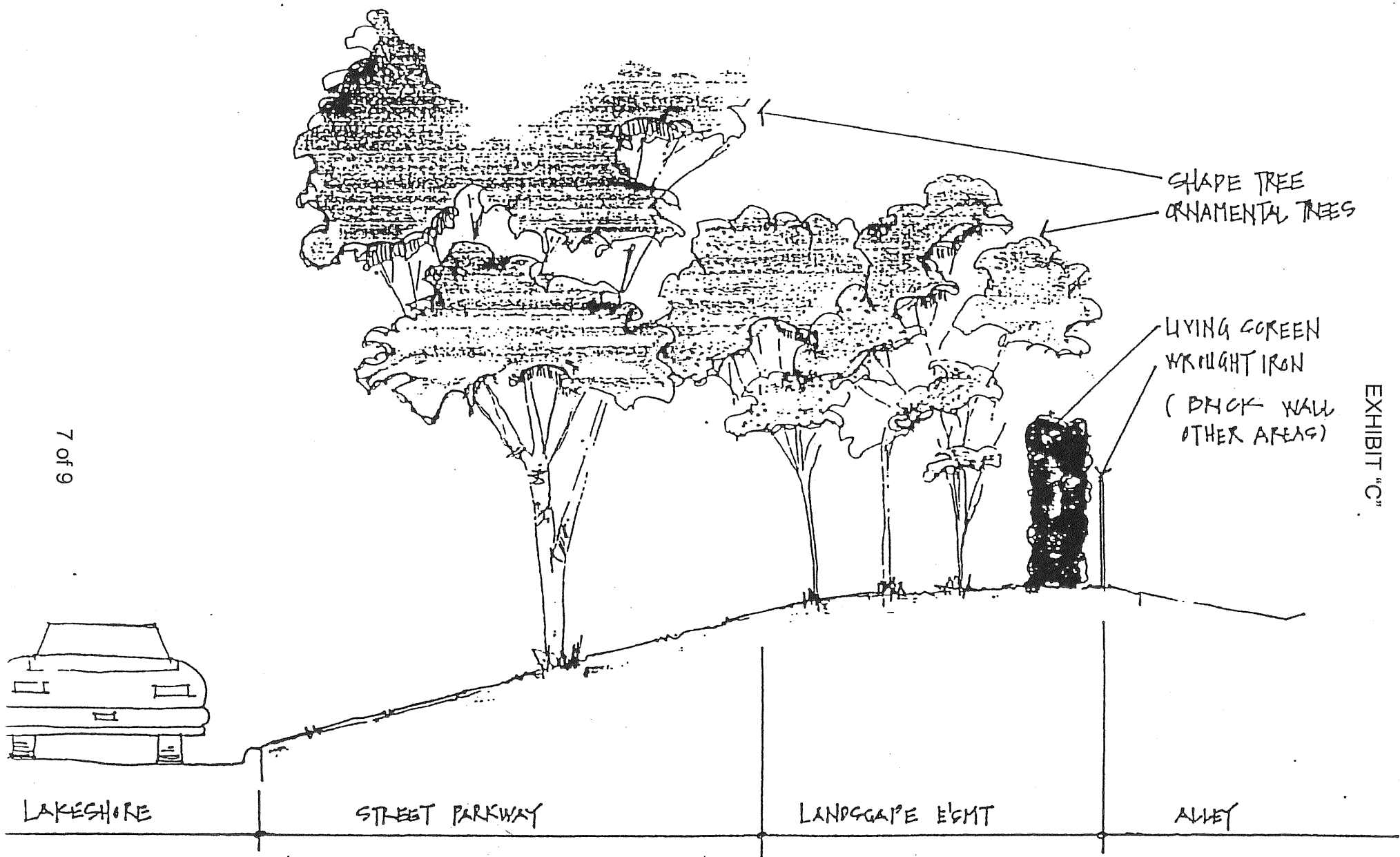
19.6 ACRES - AREA TWO - MIN. LOT AREA=10,000 SQ. FT.-1,800 MIN. SQ. FT. PER DWELLING ASSUMING ALLEYS ARE WAITED ADJACENT TO DRAINWAYS, DWELLING UNITS WILL HAVE SIDE ENTRY GARAGES

8 ACRES - AREA THREE - PARK / GREENBELT



6 of 9

EXHIBIT "B"



7 of 9

LAKE SHORE

STREET PARKWAY

LANDSCAPE ELEMENT

ALLEY

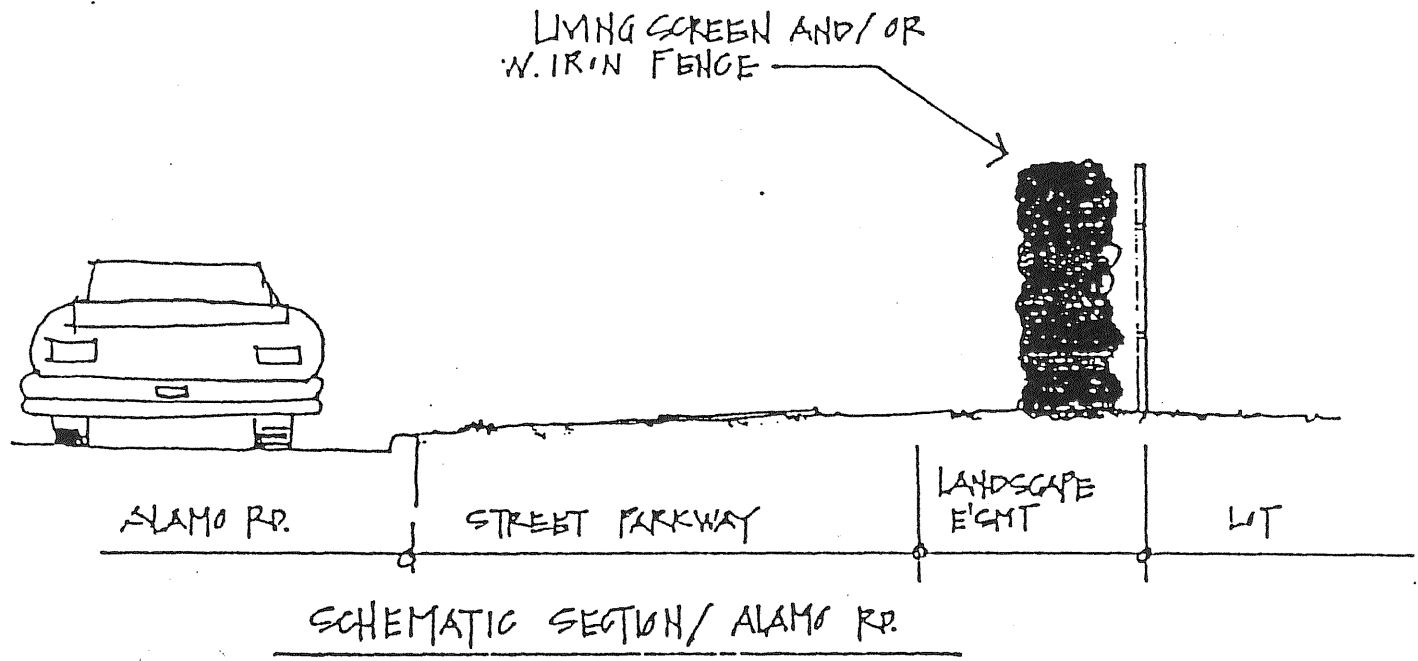
SHAPE TREE  
ORNAMENTAL TREES

LIVING SCREEN  
WROUGHT IRON  
(BRICK WALL  
OTHER AREAS)

EXHIBIT "C"

SCHEMATIC SECTION / LAKE SHORE







SCHEMATIC SECTION / PARK