

**CITY OF ROCKWALL**

**ORDINANCE NO. 25-43**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 11 (PD-11) AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CONSOLIDATE THE REGULATING ORDINANCES OF THE PLANNED DEVELOPMENT DISTRICT, BEING A 118.53-ACRE TRACT OF LAND SITUATED WITHIN THE A. HANNA SURVEY, ABSTRACT NO. 98, AND THE N. BUTLER SURVEY, ABSTRACT NO. 21, 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 of Rockwall has initiated an amendment to the Planned Development District 11 (PD-11) for the purpose of consolidating the regulating ordinances [*Ordinance No.'s 73-52, 80-13, 93-11, 94-28, 01-08, & 04-37*]; and,

**WHEREAS**, Planned Development District 11 (PD-11) is a 118.53-acre tract of land situated within the A. Hanna Survey, Abstract No. 98, and the N. Butler Survey, Abstract No. 21, City of Rockwall, Rockwall County, Texas and which is 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 Planned Development District 11 (PD-11) [*Ordinance No.'s 73-52, 80-13, 93-11, 94-28, 01-08, & 04-37*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 73-52, 80-13, 93-11, 94-28, 01-08, & 04-37*;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated

herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

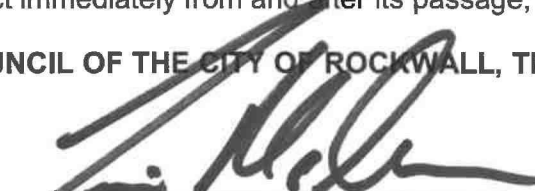
**SECTION 5.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 6.** 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;

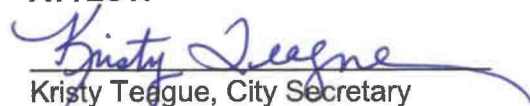
**SECTION 7.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different 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 8.** 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 4<sup>TH</sup> DAY OF AUGUST, 2025.**

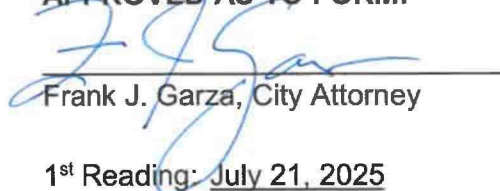
  
Tim McCallum, Mayor

**ATTEST:**

  
Kristy Teague, City Secretary



**APPROVED AS TO FORM:**

  
Frank J. Garza, City Attorney

1<sup>st</sup> Reading: July 21, 2025

2<sup>nd</sup> Reading: August 4, 2025

**Exhibit 'A':**  
**Legal Description**

**BEING** 118.53 acres of land situated in Abstract 98, A. Hanna and Abstract 21, N. Butler Surveys in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

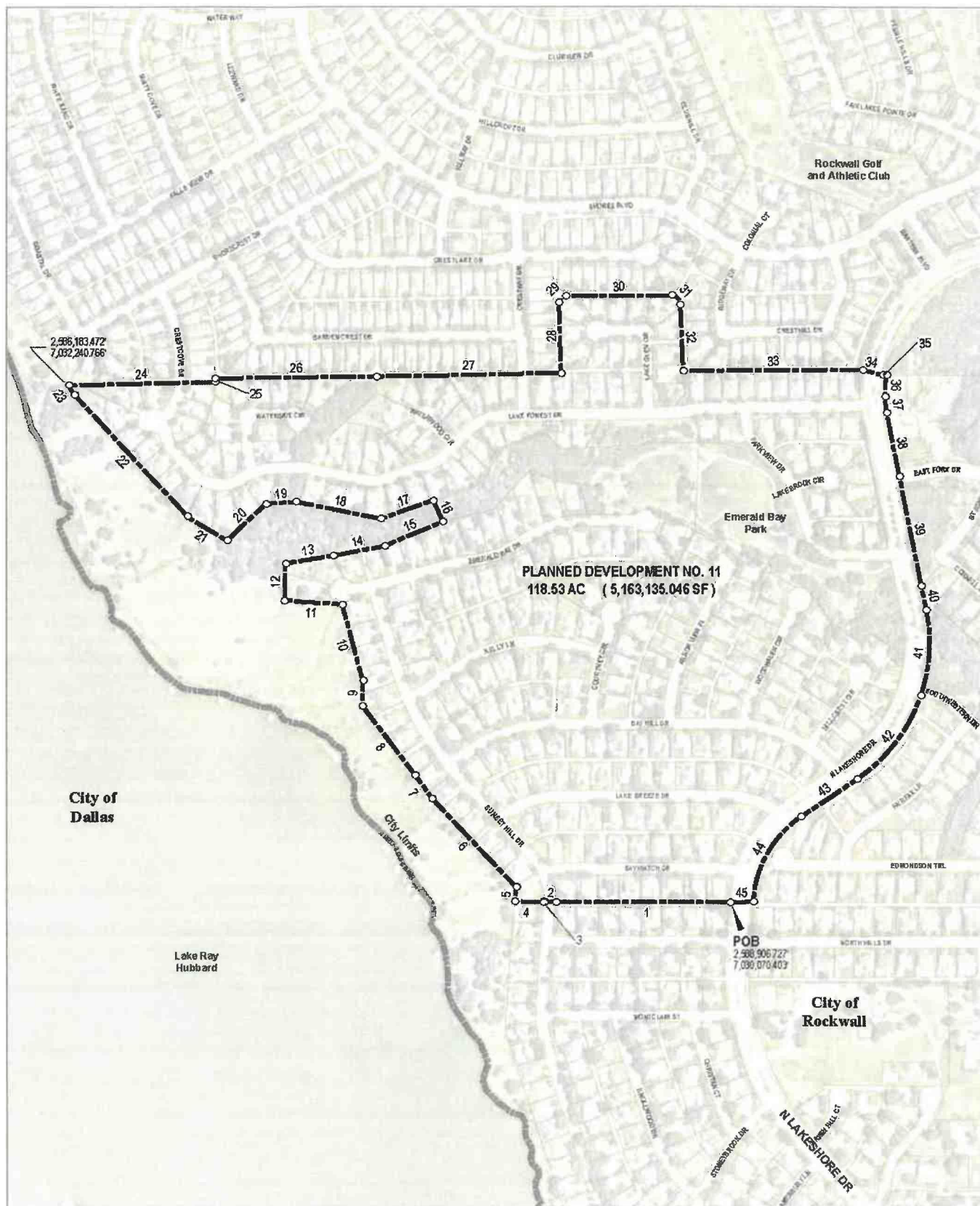
**BEGINNING** in the Southeast corner of Lot 16, Block M, Hillcrest Shores Addition, RCAD # 44180, and the West Right of Way line of North Lakeshore Drive (*NAD83 Texas State Plane GPS Coordinate (Grid): E2,588,906.727, N7,030,070.403 Feet*);

- 1     **THENCE** North 88°-56'-18" West, along the Southern boundary line of the Hillcrest Shore Addition, a distance of 724.279 feet to a point;
- 2     **THENCE** North 83°-45'-12" West, continuing along said boundary line, a distance of 49.405 feet to a point;
- 3     **THENCE** South 02°-36'-24" West, a distance of 5.253 feet to a point;
- 4     **THENCE** North 86°-25'-49" West, a distance of 121.1 feet for a corner;
- 5     **THENCE** North 05°-32'-43" East, along the City of Dallas Lake Ray Hubbard Takeline, a distance of 60.502 feet for a corner;
- 6     **THENCE** North 42°-07'-32" West, continuing along said Takeline, a distance of 503.224 feet to a point;
- 7     **THENCE** North 34°-38'-28" West, a distance of 119.083 feet to a point;
- 8     **THENCE** North 36°-04'-27" West, a distance of 359.701 feet to a point;
- 9     **THENCE** North 01°-58'-02" East, a distance of 106.557 feet to a point;
- 10    **THENCE** North 14°-10'-52" West, a distance of 326.452 feet to a point;
- 11    **THENCE** North 84°-56'-38" West, a distance of 238.245 feet to a point;
- 12    **THENCE** North 02°-26'-00" East, a distance of 153.538 feet to a point;
- 13    **THENCE** North 81°-55'-48" East, a distance of 200.961 feet to a point;
- 14    **THENCE** North 80°-31'-26" East, a distance of 216.91 feet to a point;
- 15    **THENCE** North 68°-22'-45" East, a distance of 260.441 feet to a point;
- 16    **THENCE** North 23°-23'-19" West, a distance of 96.295 feet to a point;
- 17    **THENCE** South 71°-49'-15" West, a distance of 229.31 feet to a point;
- 18    **THENCE** North 77°-23'-38" West, a distance of 356.781 feet to a point;
- 19    **THENCE** South 86°-51'-07" West, a distance of 125.365 feet to a point;
- 20    **THENCE** South 47°-47'-09" West, a distance of 220.357 feet to a point;
- 21    **THENCE** North 57°-32'-43" West, a distance of 190.446 feet to a point;
- 22    **THENCE** North 41°-36'-42" West, a distance of 688.446 feet to a point;
- 23    **THENCE** North 30°-34'-19" West, a distance of 45.538 feet for a corner (*NAD83 Texas State Plane GPS Coordinate (Grid): E2,586,183.472, 7,032,240.766 Feet*);
- 24    **THENCE** North 89°-54'-31" East, along the Northern boundary line of the Hillcrest Shore Addition Phase 3, a distance of 606.247 feet to a point;
- 25    **THENCE** North 00°-12'-51" East, continuing along said boundary line, a distance of 15.459 feet to a point;
- 26    **THENCE** South 89°-29'-32" East, a distance of 665.819 feet to a point;
- 27    **THENCE** South 89°-52'-24" East, a distance of 762.35 feet for a corner;
- 28    **THENCE** North 00°-21'-55" West 291.147 feet to the beginning of a curve;
- 29    **THENCE** along said curve to the right having an angle of 70°-50'-26", and a radius of 34.945 feet, with a chord bearing of North 49°-30'-26" East, and a chord distance of 40.506 feet;
- 30    **THENCE** South 89°-15'-07" East, a distance of 437.391 to the beginning of a curve;
- 31    **THENCE** along said curve to the right having an angle of 94°-01'-39", and a radius of 35.92 feet, with a chord bearing of South 42°-21'-29" East, and a chord distance of 52.552 feet;
- 32    **THENCE** South 01°-21'-08" East, a distance of 273.833 feet for a corner;
- 33    **THENCE** South 89°-25'-39" East, a distance of 737.795 feet to a point;
- 34    **THENCE** South 74°-56'-00" East, crossing North Lakeshore Drive, a distance of 83.869 feet to a point;
- 35    **THENCE** South 89°-35'-03" East, a distance of 17.421 to the beginning of a curve;
- 36    **THENCE** along said curve to the left and along the Eastern Right of Way line of North Lakeshore Drive, having an angle of 18°-18'-37", and a radius of 282.065 feet, with a chord bearing of South 05°-33'-18" West, and a chord distance of 89.757 feet;
- 37    **THENCE** continuing along said curve to the left having an angle of 05°-07'-36" and a radius of

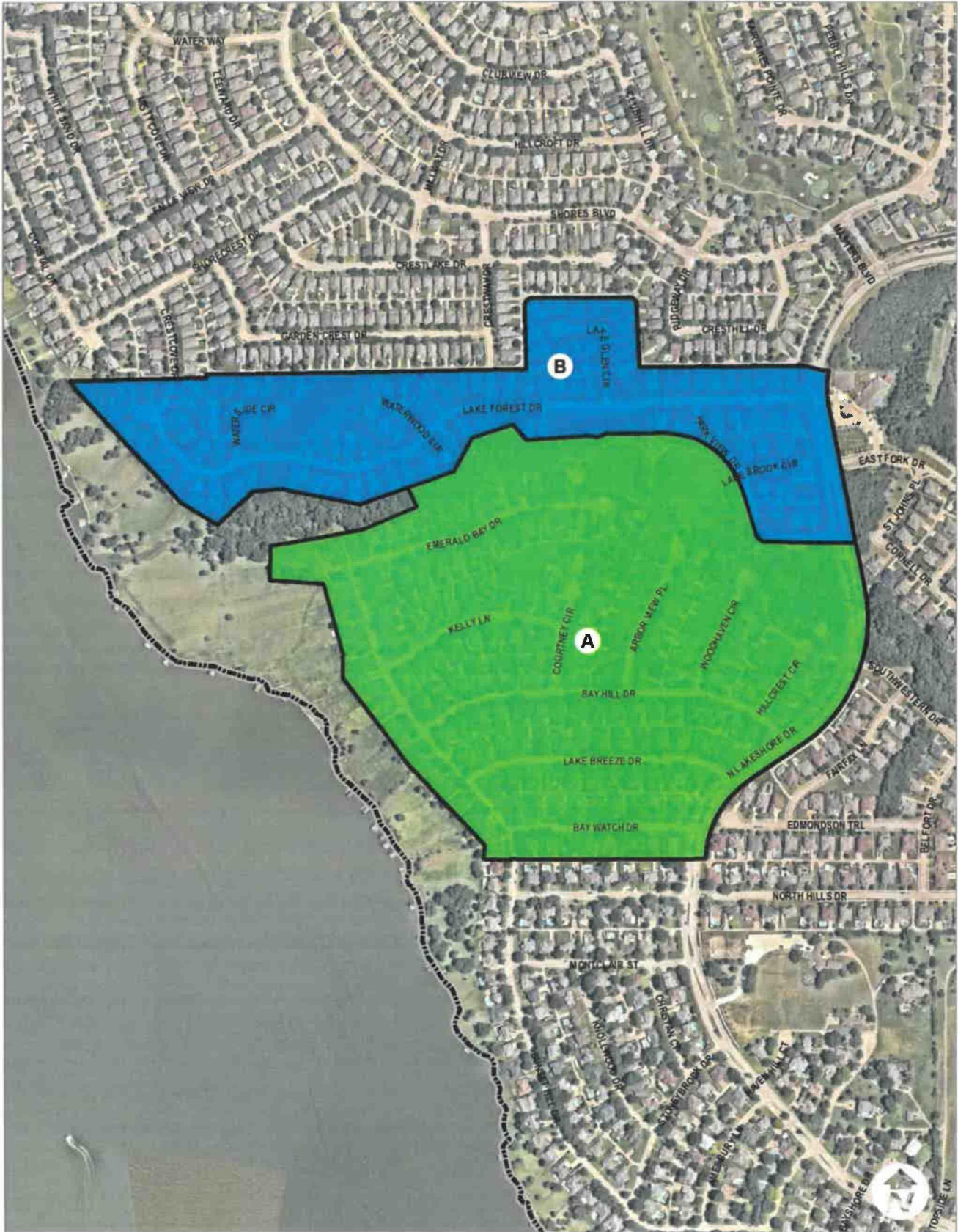
**Exhibit 'A':**  
***Legal Description***

750.064 feet, with a chord bearing of South 05°-02'-27" East, and a chord distance of 67.09 feet;  
38 **THENCE** South 10°-08'-02" East, a distance of 268.924 feet to a point;  
39 **THENCE** South 10°-18'-33" East, a distance of 463.091 feet to a point;  
40 **THENCE** South 10°-18'-22" East, a distance of 103.877 feet to the beginning of a curve;  
41 **THENCE** along said curve to the right having an angle of 30°-06'-45", and a radius of 681.101 feet,  
with a chord bearing of South 04°-45'-34" West, and a chord distance of 353.855 feet;  
42 **THENCE** along said curve to the right having an angle of 37°-09'-18", and a radius of 681.094 feet,  
with a chord bearing of South 38°-23'-35" West, and a chord distance of 433.974 feet;  
43 **THENCE** South 56°-58'-57" West, a distance of 279.925 feet to the beginning of a curve;  
44 **THENCE** along said curve to the left having an angle of 53°-15'-29", and a radius of 450.979 feet,  
with a chord bearing of South 30°-19'-37" West, and a chord distance of 404.269 feet, for a corner;  
45 **THENCE** South 88°-43'-09" West, crossing North Lakeshore Drive, a distance of 95.674 feet to the  
POINT OF BEGINNING AND CONTAINING 118.53 acres of land (5,163,135.046 square feet)  
more or less.

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



**Exhibit 'C':  
Concept Plan**



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

**(A) TRACT A. [Hillcrest Shores, Phases 1 & 2]**

- (1) Concept Plan. All development of *Tract A* shall conform with the *Concept Plan* depicted in *Figure 1*.

**FIGURE 1. CONCEPT PLAN FOR TRACT A**



- (2) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract A* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses stipulated for properties in a Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.
- (3) Density and Development Standards. Unless specifically provided by this Planned Development District, the development of *Tract A* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional requirements stipulated for properties in a Single-Family 10 (SF-10) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, all lots in *Tract A* shall conform to the additional standards depicted in *Table 1*, which are as follows:

**TABLE 1: LOT DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY IN TRACT A**

	LOT TYPE ►	SINGLE-FAMILY
MINIMUM FRONT YARD SETBACK		
ONE (1) STORY STRUCTURE		20'
TWO (2) STORY STRUCTURE		25'

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

**(B) TRACT B. [Hillcrest Shores, Phase 3]**

- (1) Concept Plan. All development of *Tract B* shall conform with the *Concept Plan* depicted in *Figure 2*.

**FIGURE 2. CONCEPT PLAN FOR TRACT B**



- (2) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract B* -- as depicted in *Exhibit 'C' of this ordinance* -- shall be subject to the land uses stipulated for properties in a Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.
- (3) Density and Development Standards. Unless specifically provided by this Planned Development District, the development of *Tract B* -- as depicted in *Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for properties in a Single-Family 10 (SF-10) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, all lots in *Tract B* shall conform to the standards depicted in *Table 2*, which are as follows:

**TABLE 2: LOT DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY IN TRACT B**

	LOT TYPE ►	SINGLE-FAMILY
AVERAGE LOT SIZE <sup>(1)</sup>		10,600 SF
MINIMUM DWELLING UNIT SIZE		2,000 SF
MINIMUM LOT WIDTH		60'
MINIMUM LOT DEPTH		100'
MINIMUM FRONT YARD SETBACK		20'
MINIMUM SIDE YARD SETBACK		6'
MINIMUM SIDE YARD ADJACENT TO A STREET <sup>(2)</sup>		15'
MINIMUM REAR YARD SETBACK		10'
MINIMUM NUMBER OF OFF-STREET PARKING SPACES <sup>(3)</sup>		2

**GENERAL NOTES:**

- <sup>1</sup>: *Tract B* -- as depicted in *Exhibit 'C' of this ordinance* -- may consist of 117 lots with at least 83 lots having a minimum lot size of 10,000 SF and the remaining 34 lots having a minimum lot size of 8,400 SF.
- <sup>2</sup>: The side yard setback adjacent to North Lakeshore Drive shall be 20-feet.
- <sup>3</sup>: Minimum of a two (2) car garage is required for each dwelling unit. All garages shall be side or rear entry only.

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

- (4) Masonry Requirement. The exterior façades of the dwelling unit shall consist of a minimum of 75.00% masonry materials.
- (5) Roof Design Standards. The minimum roof pitch shall be 6:12 or higher.
- (6) Subdivision Entry Signage and Fencing. The screening walls or fences along North Lakeshore Drive shall be wrought iron with masonry columns. The entry sign will be stone or masonry.
- (7) Anti-Monotony Standards. 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 no closer than 200-feet on the opposite side of the street or around a corner.
- (8) Access to Public Park and Takeline. *Tract B -- as depicted in Exhibit 'C' of this ordinance --* shall adhere to the following:
  - (a) Access to the public park and takeline shall be provided via walkways at approximately the locations as shown in *Exhibit 'C'* of this ordinance and as was established by the subdivision plat for Phase 3 of the Hillcrest Shores Subdivision.
  - (b) If requested by the City, the developer will build up to eight (8) parking spaces adjacent to the public park.