

CITY OF ROCKWALL

ORDINANCE NO. 09 - 19

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (ORD. NO. 04-38) OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM (AG) AGRICULTURAL DISTRICT TO (PD-74) PLANNED DEVELOPMENT NO. 74 DISTRICT ON A 405.184-ACRE TRACT OF LAND SITUATED IN THE J. STRICKLAND SURVEY, ABSTRACT NO. 187, T. R. BAILEY SURVEY, ABSTRACT NO. 30 AND THE J. SIMMONS SURVEY, ABSTRACT NO. 190, AND MORE FULLY DESCRIBED HEREIN AS EXHIBIT "A"; 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 Breezy Hill 405, Ltd., (hereinafter, together with its successors and assigns, "Developer"), for an amendment to the Unified Development Code (Ord. No. 04-38) of the City of Rockwall to change the zoning from (Ag) Agricultural District to (PD-74) Planned Development No. 74 District, on a 405.184-acre tract of land situated in the J. Strickland Survey, Abstract No. 187, T. R. Bailey Survey, Abstract No. 30 and the J. Simmons Survey, Abstract No. 190, hereinafter "the Property," and more fully described on Exhibit "A," which is attached hereto 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 should be amended as follows:

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

Section 1. That the Unified Development Code, as heretofore amended, shall be further amended by amending the zoning map of the City of Rockwall so as to change the zoning district classification for the Property from (Ag) Agricultural district to (PD-74) Planned Development No. 74 (the "District").

Section 2. That development of the Property shall generally be in accordance with the Concept Plan, attached hereto and incorporated herein by reference as Exhibit "B" (as such Concept Plan may be amended from time to time in accordance with the City of Rockwall Unified Development Code); the PD Development Standards, attached hereto and incorporated herein by reference as Exhibit "C", each of which is deemed hereby to be a condition of approval of the change in zoning classification for the Property;

Section 3. That a master parks and open space plan for the Property, prepared in accordance with this ordinance and consistent with the Concept Plan, ("Open Space Master

Plan”) shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

Section 4.

- (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 4(b) through 4(f) below), shall be the exclusive procedures applicable to the subdivision and platting of the 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 an Open Space Master Plan in accordance with the time period specified in Section 212.009 of the Texas Local Government Code.
 - 1. Open Space Master Plan
 - 2. Master plat
 - 3. PD development plans (required for retail areas only)
 - 4. PD site plans
 - 5. Preliminary plats
 - 6. Final plats
- (c) A master plat application covering all of the Property, other than the area designated on the Concept Plan as “Retail,” shall be submitted and shall identify each phase of development. No master plat application shall be approved until the Open Space Master Plan for all of the Property has been approved; however, the Open Space Master Plan may be processed by the City concurrently with the master plat application.
- (d) A PD Development Plan must be approved for the area designated on the Concept Plan as “Retail” prior to submittal of a PD site plan application and/or a preliminary plat application. No master plat is required for the area designated on the Concept Plan as “Retail.” A traffic impact analysis for the retail tract shall be submitted with the PD Development Plan to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each PD Site Plan for the retail tract.
- (e) A preliminary plat application shall be submitted for each phase of residential development. A PD site plan application, including a site plan application for improvements for parkland or trails, may be processed by the City concurrently with a preliminary plat application for that phase of the development.
- (f) A capital facilities agreement in the form of Exhibit “D” attached hereto and incorporated herein by reference (“Capital Facilities Agreement”) shall be executed by Developer providing for delivery of adequate public facilities and services within the District.

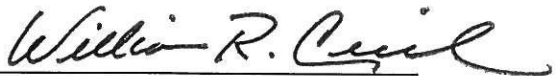
Section 5. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offense and each and every day such 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 and the publication of the caption of said ordinance as the law in such cases provides.

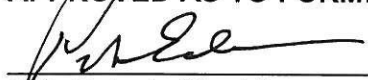
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 20th day of April, 2009.


William R. Cecil, Mayor

ATTEST:


Kristy Ashberry, City Secretary

APPROVED AS TO FORM:


Pete Eckert, City Attorney



1st Reading: 04-06-09

2nd Reading: 04-20-09

EXHIBIT "A"

PROPERTY DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN PARTS OF THE J. STRICKLAND SURVEY, ABSTRACT NUMBER 187, T.R. BAILEY SURVEY, ABSTRACT NUMBER 30 AND THE J. SIMMONS SURVEY, ABSTRACT NUMBER 190 OF ROCKWALL COUNTY, AND BEING THAT TRACT OF LAND CONVEYED TO W.W. CARUTH, JR. ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 66, PAGE 493, DEED RECORDS OF ROCKWALL COUNTY, TEXAS (D.R.R.C.T.) ALSO A PORTION OF THE J. STRICKLAND SURVEY, ABSTRACT 794-3 LYING IN COLLIN COUNTY, TEXAS, THAT TRACT OF LAND CONVEYED TO MABEL CARUTH ACCORDING TO THE FILE OF RECORD IN COUNTY CLERK FILE NUMBER 92-0054539 OF COLLIN COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING** AT A 1/2" IRON ROD FOUND AT THE BASE OF A CORNER POST, SAID IRON ROD BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO DONG WON KANG RECORDED IN VOLUME 4703, PAGE 1402, D.R.R.C.T., AND SAME BEING THE SOUTHEAST CORNER OF SAID TRACT "ONE" AS SHOWN HEREON;
- THENCE** NORTH 89°21'28" EAST, A DISTANCE OF 2077.92 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT;
- THENCE** SOUTH 00°01'37" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 1274.60 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;
- THENCE** SOUTH 89°19'07" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 686.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;
- THENCE** SOUTH 00°42'37" EAST, ALONG THE CENTER OF BREEZY HILLS ROAD, A DISTANCE OF 4777.93 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN THE NORTH LINE OF F.M. HIGHWAY 552, FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE** SOUTH 89°20'36" WEST, ALONG THE NORTH LINE OF SAID F.M. HIGHWAY, A DISTANCE OF 1887.13 FEET, TO A 5/8" IRON ROD

WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS"
SET FOR CORNER IN A ENTRYWAY OF A RANCH ROAD, FOR
THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 00°31'43" WEST, GENERALLY ALONG THE CENTER OF SAID
RANCH ROAD, PASSING AT A DISTANCE OF 10.00 FEET A 1/2"
IRON ROD FOUND ON THE WEST LINE OF THIS TRACT AND
CONTINUING A TOTAL DISTANCE OF 1593.55 FEET TO A 5/8"
IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER
BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 89°15'47" WEST, A DISTANCE OF 803.29 FEET TO A 5/8" IRON
ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER
BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 01°31'06" WEST, A DISTANCE OF 1189.10 FEET TO A 5/8" IRON
ROD FOUND AT THE BASE OF A CORNER POST, FOR A CORNER
OF THIS TRACT;

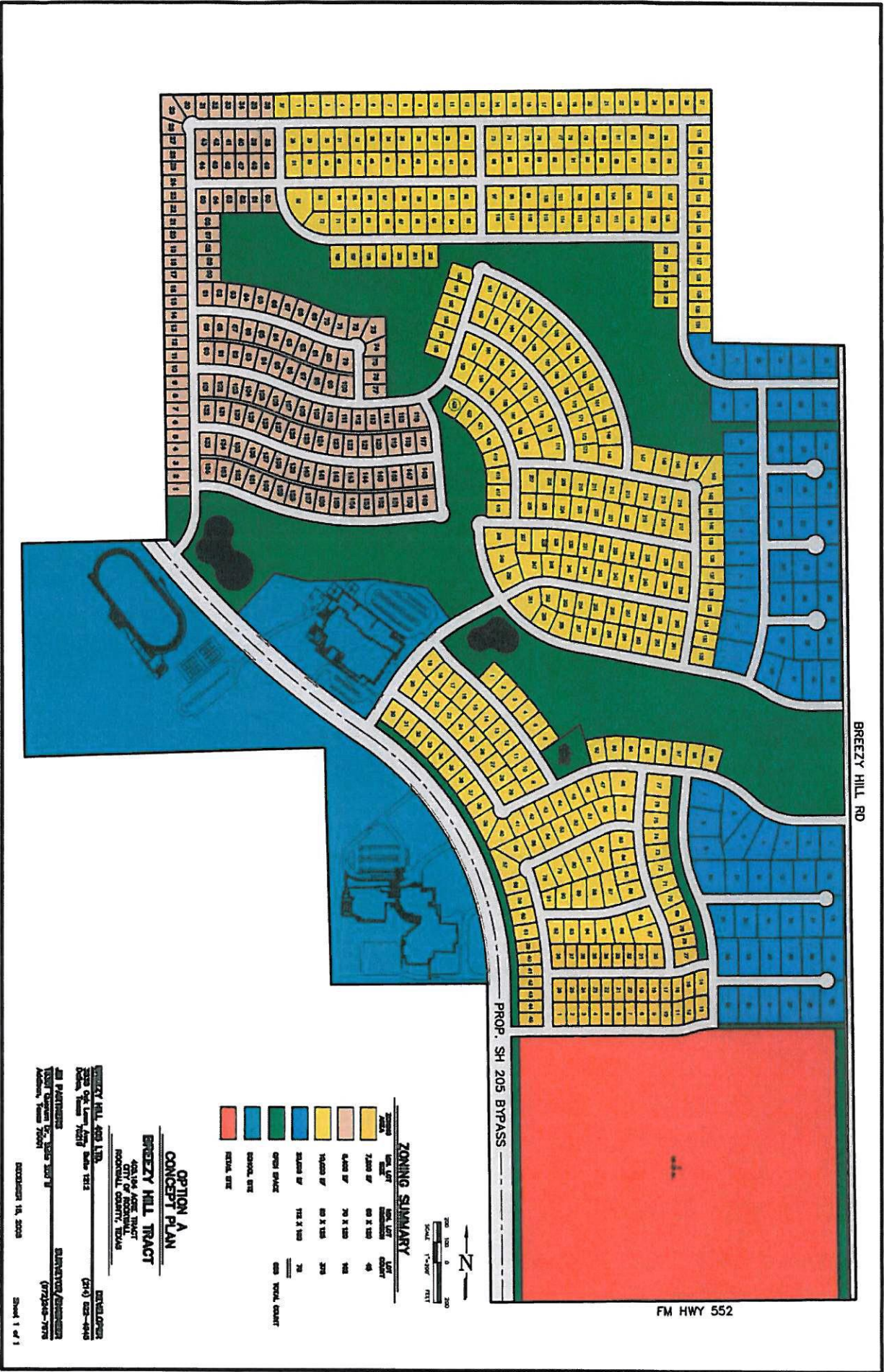
THENCE SOUTH 88°05'58" WEST, A DISTANCE OF 1546.66 FEET TO A 3/8" IRON
ROD FOUND FOR A CORNER OF THIS TRACT;

THENCE NORTH 00°47'14" WEST, A DISTANCE OF 1067.53 FEET TO A 5/8" IRON
ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER
BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE, N 88°33'50" E, A DISTANCE OF 748.00 FEET TO A 5/8" IRON ROD WITH
YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR
CORNER FOR A CORNER OF THIS TRACT;

THENCE, N 00°45'11" W, A DISTANCE OF 2243.67 FEET TO A 5/8" IRON ROD WITH
YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR
CORNER FOR A CORNER OF THIS TRACT;

THENCE, N 89°21'28" E, A DISTANCE OF 754.93 FEET TO THE **POINT OF
BEGINNING**, AND CONTAINING 405.184 ACRES OF LAND, MORE
OR LESS.



BREZY HILL RD

PROP. SH 205 BYPASS

FM HWY 552

ZONING SUMMARY

ZONING CODE	AREA (SQ FT)	PERCENT	TOTAL COUNT
RESIDENTIAL SINGLE-FAMILY (RS)	7,500	60.0%	48
RESIDENTIAL SINGLE-FAMILY (RS)	4,500	36.0%	28
RESIDENTIAL SINGLE-FAMILY (RS)	10,000	80.0%	275
RESIDENTIAL SINGLE-FAMILY (RS)	175,000	140.0%	70
OPEN SPACE			600
SCHOOL SITE			
RETAIL SITE			

**OPTION A
CONCEPT PLAN**

BREZY HILL TRACT
40.154 ACRES TRACT
SOUTHWEST CORNER, TEXAS

DEVELOPER
BREZY HILL, LLC
2000 Oak Lawn Ave. Suite 1512
Dallas, Texas 75201
(214) 822-4444

DESIGN PARTNERS
KIMLEY-HORN AND ASSOCIATES, INC.
14001 Coopers & Lytle Blvd. Suite 200
Houston, Texas 77040
(713) 264-7878

REVISION 14, 2008

Sheet 1 of 1

Exhibit “C”
DEVELOPMENT STANDARDS

A. GENERAL REQUIREMENTS

1. **Uses Allowed.** The following uses are permitted for the Property.

- a. *Residential uses.* Uses permitted of right or by special use permit for the **(SF-10) Single Family Residential District**, as set forth in Article IV, Permissible Uses, of the City of Rockwall Unified Development Code, shall be allowed for areas designated as Single-Family on the Concept Plan, subject to approval of a Special Use Permit if required by the SF-10 District Regulations.
- b. *Non-residential uses.* Non-residential uses shall be allowed only within the area designated as Retail on the approved Concept Plan for the District, and are limited to those uses permitted of right or by special use permit for the **(GR) General Retail District** subject to approval of a PD Development Plan and PD Site Plan in accordance with the Planned Development District regulations, Article X, Section 2 of the Unified Development Code, and subject to approval of a Special Use Permit if required by the GR District Regulations; provided, however, that the following uses are expressly prohibited:

- Animal Hospital, Clinic
- Convent or Monastery
- Hotel or Motel
- Hotel, Residence
- Cemetery/Mausoleum
- Mortuary or Funeral Chapel
- Social Service Provider
- Billiard Parlor or Pool Hall
- Carnival, Circus, or Amusement Ride
- Commercial Amusement/Recreation (Outside)
- Gun Club, Skeet or Target Range (indoor)
- Astrologer, Hypnotist, or Psychic Art and Science
- Garden Supply/Plant Nursery
- Night Club, Discotheque, or Dance Hall
- Secondhand Dealer
- Car Wash, Self Service*
- Service Station*
- Mining and Extraction (Sand, Gravel, Oil & other)
- Helipad
- Railroad Yard or Shop
- Transit Passenger Facility

* Not including a convenience store with an accessory car wash use or more than four (4) gas pumps, which accessory uses are permitted by SUP.

The following additional use shall be permitted of right in the PD District:

- Grocery Store with a maximum building area of one hundred and thirty thousand (130,000) square feet.
- c. *Design of non-residential uses.* The retail area shall be designed to be pedestrian-oriented and easily accessible to adjacent residential neighborhoods.

Exhibit “C”
DEVELOPMENT STANDARDS

Additionally, the retail area shall be designed and constructed to be integrated with adjacent uses, not separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from adjacent development into the retail area and through the use of landscaping buffers, building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

- d. *Density and lot composition.* If the retail develops in accordance with the attached Concept Plan, no more than 658 single-family residential dwelling units may be constructed within the Property. Except as provided in subsection (e), single-family residential units shall be allocated by product type in accordance with the following table:

Table 1

LOT COMPOSITION

LOT TYPE	LOT SIZE (MINIMUM)	LOT SQ. FT. (MINIMUM) (TOTAL)	Driveway Access	Units (TOTAL)	Total Dwelling Units %
B	60' x 120'	7,200	Front	45	6.8
C	70' x 120'	7,200	Rear	86	13.0
D	70' x 120'	8,400	Front	76	11.6
E	80' x 125'	10,000	Front	375	57.0
F	100' x 200'	20,000	Front	76	11.6
Average Lot Size		10,000			
MAXIMUM ALLOWED TOTAL UNITS				658	100%

- e. *Variation in lot composition.* The allocation of single-family dwellings among lot types may deviate from that in subsection (d), provided that the maximum allowed total dwelling units does not exceed 658 units, the average lot size for the development is not less than 10,000 sq. ft., and the following rules are met:

- (1) Lot types “B, C, & D” may increase not more than 5% in aggregate number.
- (2) Lot type “E” shall not be decreased below 55% of the total 658 lots.
- (3) Lot Type “F” shall not be decreased below 76 of the total lots.

2. **Development Standards Applicable.** Except as may be modified by these Development Standards, residential uses shall be subject to the development standards for a **(SF-10) Single Family Residential District**, as set forth in Article V, District Development Standards for Section 3.4 of the City of Rockwall Unified Development Code; to the development standards in the 205 Bypass Overlay District; and to all supplemental standards contained in the Unified Development Code, including but not limited to the tree preservation regulations in the Unified Development Code.

Exhibit “C”
DEVELOPMENT STANDARDS

B. SPECIAL DEVELOPMENT STANDARDS

1. Dimensional Standards for Residential Uses -- Lot Type Matrix

Table 2

Lot Types	B	C&D	E	F
Maximum Building Height	36'	36'	36'	
Air Conditioned Square Footage (Minimum)	2,200	2,400	2,600***	3,000
Minimum Building Setback: Front Yard	20'	20'	20'	25'
<i>Front porch may encroach to within 10' of front property line.</i>	X'			
Rear Yard	10'	10'	15'	15'
Interior Side Yard	5'	5'	6'	7'
Corner (Side) Yard	15'	15'	15'	
Minimum Distance of driveway from prop. line. (applicable to front entry only)	20'	20'	20'	25'
Minimum Lot Area - Square Feet	7,200	8,400	10,000	20,000
**Minimum Lot Frontage	60'	70'	80'	100'

**Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by twenty percent (20%) in lot width measured at the front property line provided that the lot width will be met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to 10 percent (10%) but shall meet the minimum lot size for each lot type as referenced within Table 1.

***A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.

Exhibit “C”
DEVELOPMENT STANDARDS

2. Development Standards for Residential Uses by Lot (Product) Type

a. Detached Single Family Lot Type B

Minimum Lot Size	7,200 SF
Minimum Lot Width @ Front Bldg. Line	60'
Minimum Lot Depth	110'
Minimum Corner Lot Width	65'
Side Yard Setback	5'
Front / Rear Bldg. Line	20'/10'
Minimum House Size	2,200 air conditioned sq. ft.
Minimum Roof Pitch	8:12 except for 4:12 on porch roofs
Masonry Requirement	80% (brick, stone, cultured stone, 3-part stucco)
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional “swing” or “J” drive. Second single garage door facing street is permitted behind (width) of double garage door in “swing” or “J” configuration only. A minimum of 33% of Type ‘B’ lots shall have 3-car garages.
Maximum Lot Coverage:	65%

Exhibit "C"
DEVELOPMENT STANDARDS

b. Detached Single Family Lot Type C

Minimum Lot Size	8,400 SF
Minimum Lot Width @ Front Bldg. Line	70'
Minimum Lot Depth	120'
Minimum Corner Lot Width	75'
Side Yard Setback	5'
Front / Rear Bldg. Line	20'/10'
Minimum House Size	2400 air conditioned sq. ft.
Minimum Roof Pitch	8:12 except for 4:12 on porch roofs
Masonry Requirement	80% (brick, stone, cultured stone, 3-part stucco)
Garage Orientation	Rear access required
Maximum Lot Coverage:	65%

Exhibit "C"
DEVELOPMENT STANDARDS

c. Detached Single Family Lot Type D

Minimum Lot Size	8,400 SF
Minimum Lot Width @ Front Bldg. Line	70'
Minimum Lot Depth	120'
Minimum Corner Lot Width	75'
Side Yard Setback	5'
Front / Rear Bldg. Line	20'/10'
Minimum House Size	2,400 air conditioned sq. ft.
Minimum Roof Pitch	8:12 except for 4:12 on porch roofs
Masonry Requirement	80% (brick, stone, cultured stone, 3-part stucco)
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drives. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type D lots shall have 3 car garages.
Maximum Lot Coverage:	65%

Exhibit “C”
DEVELOPMENT STANDARDS

d. Detached Single Family Lot Type E

Minimum Lot Size	10,000 SF
Minimum Lot Width @ Front Bldg. Line	80'
Minimum Lot Depth	125'
Minimum Corner Lot Width	85'
Side Yard Setback	6'
Front / Rear Bldg. Line	20'/15'
Minimum House Size	2600 air conditioned sq. ft.*
Minimum Roof Pitch	8:12 except for 4:12 on porch roofs
Masonry Requirement	80% (brick, stone, cultured stone, 3-part stucco)
Garage Orientation	Traditional “swing” or “J” drive required. Second single garage door facing street is permitted behind (width) of double garage door in “swing” or “J” configuration only. A minimum of 80% of Type E lots shall have 3 car garages.
Maximum Lot Coverage:	65%

*A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.

Exhibit “C”
DEVELOPMENT STANDARDS

e. Detached Single Family Lot Type F

Minimum Lot Size	20,000 SF
Minimum Lot Width @ Front Bldg. Line	100'
Minimum Lot Depth	175'
Minimum Corner Lot Width	100'
Side Yard Setback	7'
Front / Rear Bldg. Line	25'/15'
Minimum House Size	3,000 air conditioned sq. ft.
Minimum Roof Pitch	8:12 except for 4:12 on porch roofs
Masonry Requirement	80% (brick, stone, cultured stone, 3-part stucco)
Garage Orientation	Traditional “swing” or “J” drive required. Single garage door facing street is permitted behind (width) of double garage door in “swing” or “J” configuration only. 80% of Type F lots shall have a minimum of 3 car garages.
Maximum Lot Coverage:	70%

Exhibit “C”
DEVELOPMENT STANDARDS

3. **Fencing.** All individual residential fencing for lots less than 20,000 square feet shall be cedar standard fencing material (minimum ½” thickness) or better (spruce fencing will not be allowed). All cedar pickets shall be placed on the “public side” facing the street, alley or neighboring property. Lots containing 20,000 sq. ft., lots located along perimeter roadways, and lots abutting open spaces, greenbelts and parks shall be required to install tubular steel fencing. Corner lot fencing (adjacent to the street) shall provide masonry columns at forty-five feet (45’) off center spacing that begins at the rear property line corner and terminates ten feet (10’) behind the front yard building setback line. A maximum six (6’) foot solid board on board “panel” cedar fencing shall be allowed between the masonry columns along the side and/or rear yard lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five feet (5’). The property owner shall maintain that portion of the property outside the fence.

4. **Anti-Monotony Features.** Lot types shall incorporate the following elevation features.

Table 3
ANTI-MONOTONY MATRIX

Lot Type	Lot Size (Approx.)	Elevation Features
B	60’ x 120’	ii, iii, iv
C&D	70’ x 120’	ii, iii, iv
E	80’ x 125’	ii, iii, iv
F	100’ x 200’	ii, iii, iv

- ii. Exterior facade must be composed of eighty percent (80%) masonry (brick, stone, cultured stone, or three-part stucco). Identical brick blends may not occur to adjacent (side-by-side) properties. Elevations shall not repeat along the fronting or siding streetscape without at least four (4) intervening homes of sufficient dissimilarity (to be determined by the ARC) on the same side of the street and (2) intervening homes on the opposite side of the street). The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least two (2) intervening homes of sufficient dissimilarity (to be determined by the ARC). Masonry (brick, stone, cultured stone, or three-part stucco) chimneys shall be required on all homes.

- iii. Minimum of 8:12 roof pitch, except for 4:12 roof pitches on porches. For each phase, a maximum of four compatible roof colors may be used. Dimensional shingles shall be used. Crown molding will be installed in all living and family rooms, unless vaulted or pop-up ceilings are utilized. No Formica counters in kitchens and bathrooms, no blown acoustic ceilings. No vinyl flooring will be used in kitchens.

- iv. Alley access required except for lots adjacent to open spaces, schools, and buffers, or as approved on the Concept Plan that will be allowed to have the garage accessed from the street, unless otherwise approved by the City Council. If the garage is accessed from the street a traditional “swing” or “J” drive will be used. Second single garage door facing street is permitted behind (width) of double garage door in “swing” or “J” configuration only.

Exhibit “C”
DEVELOPMENT STANDARDS

5. **Streetscape Landscape.** Prior to issuance of a Certificate of Occupancy, yards for all single-family lots in the District shall be landscaped with large canopy trees.
 - (1) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.
 - (2) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two additional trees of same caliper shall be planted in the side yard facing the street.
 - (3) For purposes of this section only, the term “front yard” includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.
6. **Master Design Guidelines.** Additional design guidelines specific to each phase of development that shall apply to all single-family dwellings units within that phase of development, shall be submitted to the City prior to issuance of any building permits for that portion of the development.

Exhibit “C”
DEVELOPMENT STANDARDS

C. STANDARDS FOR DISTRICT DESIGN AND CONNECTIVITY

1. **Streetscape Standards for Collectors & Non-Fronting Thoroughfares.** All streets, excluding drives, fire lanes and private parking areas, shall be built according to City of Rockwall street standards. Sidewalks and Hike / Bike trails are to be placed according to city requirements and as set forth in the Open Space Master Plan for the District.
 - a. **Buffer-Strip (SH 205 By-Pass)** - The landscape buffer strip along John King Blvd shall be as described in the City of Rockwall Unified Development Code, Article V (District Development Standards), Section 6.10 E (Landscape Standards) and be a minimum width of fifty (50) feet as shown on the Concept Plan.
 - b. **Buffer-Strip (FM 552).** A landscape buffer strip with a minimum width of fifteen (15) feet shall be provided along the frontage of FM 552, and shall be landscaped with at least one canopy tree per 30-ft and a combination of berms and shrubbery to be reviewed with the PD Site Plan(s) for the retail tract.
 - c. **Buffer-Strip (Breezy Hill) – Retail.** The minimum buffer width between the proposed retail area and Breezy Hill Rd shall be fifty (50) feet, and shall include a berm with a minimum height of five (5) feet with at least three (3) canopy trees and four (4) accent trees per 100-ft of frontage. A detail of this landscape buffer shall be approved by the Planning and Zoning Commission and City Council at the time of PD Development Plan for the retail tract. **No direct vehicular access to the retail tract shall be allowed from Breezy Hill Rd.**
 - d. **Buffer-Strip (Breezy Hill) - Residential.** A landscape buffer strip with a minimum width of ten (10) feet shall be provided between any residential area and Breezy Hill Rd.
 - e. **Irrigation.** Any irrigation installed in landscape areas and public parks must be designed by a Texas licensed irrigator or landscape architect.
 - f. **Fencing.** The Association will maintain all common area and perimeter fencing surrounding the Property. Such perimeter fencing shall be composed of six foot (6’) tall tubular steel fencing with masonry entry features or such other fencing as may be approved by the City at the time of platting. Perimeter screening may also be accomplished by earthen berms landscaped with living screening. Property owners will maintain all fences constructed on private property.
 - g. **Curvilinear Walks.** Walks are to be a minimum of five feet (5’) wide to six feet (6’) maximum width (hike and bike trail) consistent with the approved Open Space Master Plan. “Collector streets” with or without center medians may incorporate sidewalks six feet (6’) in width adjacent to or within “front yard” landscape easements. Walks may meander within parkway and common area; however, edge of walk shall be no closer than four feet (4’) from back-of-curb.
 - h. **Medians.** Any proposed median openings shall meet the City standards at the time of PD site plan approval.
2. **Lighting.** Light poles shall not exceed twenty feet (20’) in height. All light fixtures shall direct light downward and be contained to the site.
3. **Sidewalks.** At a minimum, sidewalks located on streets shall begin four feet (4’) behind the back of curb and be five feet (5’) in overall width.

Exhibit “C”
DEVELOPMENT STANDARDS

4. **Curbing.** Within certain lot types “B, C, D, E & F,” “roll up curbing” may be incorporated in an effort to minimize frequent curb cuts and maximize streetscape continuity, as approved by the City of Rockwall (Engineering Department) with approval of the final plat application.
5. **Buried Utilities.** New distribution power-lines required to serve the Property shall be placed underground, whether such lines are located internally or along the perimeter of the Property, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (3 phase lines), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the Property, except along the 205 Bypass. Additionally, if such above ground lines are installed along the perimeter of the property and adjacent to non-residential use, then the lines shall be installed behind the non-residential buildings where the installation is possible. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the Property. Temporary power-lines constructed across undeveloped portions of the 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.
6. **Parks and Open Space.** Allowing inclusion of approximately 50% of the school sites and floodplain shown on the Development Plan and approximately 20.0% of the land in the District shall constitute open space, which is hereby deemed sufficient if supported by the following standards and conditions.
 - a. The District shall contain not less than one hundred twenty (120) acres of open space, including the land depicted for school sites as shown herein on the attached Exhibit B.
 - b. Allowable open space may include but is not limited to public or private parks, trails, natural areas, buffers, traffic circle medians, entry features, common areas (including any Association recreation center or similar facilities) and other features depicted on the Development Plan, as set forth in the Open Space Master Plan prepared in accordance with subparagraph (c) below. Street right of way will not be included as open space. At least 80% of the single-family dwellings within the development shall be located within eight hundred feet (800’) of public or private open space. In order to qualify, such open space must be at least one (1) continuous acre in area, not including roadway buffers less than fifty (50’) feet in width.
 - c. The Developer shall prepare the Open Space Master Plan to be consistent with the approved Development Plan. The purpose of an Open Space Master Plan is to supplement the Development Plan by providing an additional level of detail for public and private open space areas. The Open Space Master Plan shall identify the locations of and improvements to public parks, school sites and other public and private open space or common areas, taking into consideration the proximity of single-family dwellings, as required by subparagraph (a), and shall illustrate an integral system of trail improvements that, together with intervening land held by other property owners or the City, is designed to connect residential areas, schools and retail areas within the District to parks and open space within the District and that provides for continuation and connection of the trail system to off-site parks and open space, in accordance with the City’s Master Park and Recreation Plan. The Open Space Master Plan shall clearly differentiate public

Exhibit “C”
DEVELOPMENT STANDARDS

parcs from private facilities and common lands to be maintained by the Association. The locations of public parks, school sites and other public and private open space or common areas shown on the Open Space Master Plan shall be in conformance with the Development Plan. The Open Space Master Plan shall include a phasing plan for construction of all trails, parks, common open space and facilities. The Open Space Master Plan shall be considered for approval if it complies with this section, the applicable City regulations, the Development Plan, and generally accepted park-planning practices.

- d. The District shall contain not less than 10 acres of land to be used as public or private parkland. A minimum of ten (10) contiguous acres shall be dedicated to the City in accordance with the City’s Neighborhood Parkland Dedication Ordinance on approval of the final plat for the first phase of the development. The remaining area will be retained as a private park within the District. Park improvements shall be constructed in accordance with the approved Open Space Master Plan. The site plan incorporating the design of park improvements and hike /bike trail improvements shall be considered for approval with the final plat for the phase of the development containing such improvements. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City’s Neighborhood Parkland Dedication Ordinance regarding land dedication. At the time of recordation of final plats for each phase, Developer shall pay park improvement fees to the City. These fees shall be held in an escrow account until the commencement of Phase 3, at which time the Developer shall inform the City if the Developer wishes to use the escrowed fees as well as future fees to construct park improvements. Said improvements shall be approved by Parks Director, approval not to be unreasonably withheld, and invoices for improvements shall be submitted to Parks Director for approval. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City’s Neighborhood Parkland Dedication Ordinance regarding park development fees, provided that park improvements are installed at a value equal or exceeding the value of park improvement fees for the entire District applicable at that time, or improvement fees are paid. Thereafter, the Developer shall not be responsible for additional parkland dedication or park development fees associated with the Property, except as otherwise may be provided in a capital facilities agreement approved by the City.
7. Developer shall provide a minimum of two (2) retention ponds in the District with hard edges and fountain features as generally shown on the Development Plan. The exact configuration and location of the ponds will be determined at development. All retention pond hardedges shall be similar to the hardedge shown on Appendix A.
8. **Signage.** Permanent subdivision identification signage shall be permitted at all major entry points, in general conformance to the signage shown in Appendix B. Final design of entry features to be determined with the Planned Development Site Plan.
9. **Variances.** The variance procedures and standards for approval set forth in the Unified Development Code shall apply to any application for variances to this ordinance.
10. **Amenity Center.** A site plan, landscape plan and building elevations for the Amenity Center shall be approved by the Planning and Zoning Commission prior to construction.
11. **Trees.** All trees planted within the District shall be a minimum three (3) inch caliper measured six (6) inches above the root ball.