

ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, June 05, 2023 - 4:30 PM

City Hall Council Chambers - 385 Goliad St., Rockwall, TX 75087

I. Call Public Meeting to Order

II. Executive Session.

The City of Rockwall City Council will Recess into Executive Session to discuss the following matter as authorized by Chapter 551 of the Texas Government Code:

1. Discussion regarding Economic Development prospects, projects, and/or incentives pursuant to Section 551.087 (Economic Development)
2. Discussion regarding (re)appointments of Presiding Judge and Associate Judge of the Rockwall Municipal Court, pursuant to Section, §551.074 (Personnel Matters)
3. Discussion regarding appointment to the Planning & Zoning Commission (filling of vacancy), pursuant to Section 551.074 (Personnel Matters)
4. Discussion regarding possible sale/purchase/lease of real property in the vicinity of (1) the downtown area and (2) Airport Rd. and John King Blvd., pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)
5. Discussion regarding agreement between City of Rockwall and The Shores Country Club, LLC pursuant to Section §551.071 (Consultation with Attorney)
6. Discussion regarding status of *North TX Municipal Water District (NTMWD) v. City of Heath* lawsuit, pursuant to Section 551.071 (Consultation with Attorney)
7. Discussion regarding appointment assignments for city council subcommittees and board liaisons, pursuant to Section, §551.074 (Personnel Matters).

III. Adjourn Executive Session

IV. Reconvene Public Meeting (6:00 P.M.)

V. Invocation and Pledge of Allegiance - Councilmember McCallum

VI. Proclamations / Awards / Recognitions / Oath of Office

1. Swearing in of newly appointed City Councilmember, Place 4 - Sedric Thomas
2. Elder Abuse Awareness & Prevention Month

VII. Open Forum

This is a time for anyone to address the Council and public on any topic not already listed on the agenda or set for a public hearing. Per Council policy, public comments should be limited to three minutes out of respect for other citizens' time. If you have a topic that warrants longer time, please contact the City Secretary at kteague@rockwall.com to be placed on the Agenda during the "Appointment Items" portion of the meeting. This will allow your topic to be provided sufficient time for discussion and will permit proper notice to be given to the public. On topics raised during Open Forum, please know Council is not permitted to respond to your comments during the meeting since the topic has not been specifically listed on the agenda (the Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than 72 hours in advance of the Council meeting). This, in part, is so that other citizens who may have the same concern may also be involved in the discussion.

VIII. Take any Action as a Result of Executive Session

IX. Consent Agenda

These agenda items are routine/administrative in nature, have previously been discussed at a prior City Council meeting, and/or they do not warrant Council deliberation. If you would like to discuss one of these items, please let the City Secretary know before the meeting starts so that you may speak during "Open Forum."

1. Consider approval of the minutes from the May 15, 2023 city council meeting, and take any action necessary.
2. Consider approval of the minutes from the May 23, 2023 special city council meeting, and take any action necessary.
3. **Z2023-021** - Consider a request by James Stringfellow and Bethany Rood of Stingfellow Holdings, LLC for the approval of an **ordinance** for a Zoning Change from a Single-Family 10 (SF-10) District to a Single-Family 7 (SF-7) District for a 1.2811-acre parcel of land identified as Lot 2, Block A, North Alamo Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 405 N. Alamo Road, and take any action necessary **(2nd Reading)**.
4. **Z2023-022** - Consider a request by Dub Douphrate of Douphrate and Associates on behalf of Dewayne Cain for the approval of an **ordinance** for a Specific Use Permit (SUP) for a Freestanding Commercial Antenna on a 0.1234-acre tract of land identified as a portion of Tract 14 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 100 (PD-100) for Single-Family 1 (SF-1) and General Retail (GR) District land uses, situated within the East SH-66 Overlay (E. SH-66 OV) District, generally located southside of SH-66 east of the intersection of SH-66 and Davis Drive, and take any action necessary **(2nd Reading)**.
5. **Z2023-023** - Consider the approval of an **ordinance** for a Text Amendment to Article 04, Permissible Uses, and Article 13, Definitions, of the Unified Development Code (UDC) for the purpose of creating an Alcoholic Beverage Package Sales land use, and take any action necessary **(2nd Reading)**.
6. **P2023-013** - Consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Joanne Vuckovic of the Pregnancy Resource Center for the approval of a Replat for Lot 2, Block A, Pregnancy Resource Center Addition being a 0.32-acre tract of land identified as Lot 1, Block A, Pregnancy Resource Center Addition, City of Rockwall, Rockwall County, Texas, situated within the Scenic Overlay (SOV) District, addressed as 1010 Ridge Road [FM-740], and take any action necessary.
7. **P2023-014** - Consider a request by John Gardner of Kirkman Engineering on behalf of Jesus Sanchez of Victory Shops on 205, LLC for the approval of a Replat for Lots 3 & 4, Block 1, Meadowcreek Business Center Addition being a 1.93-acre tract of land identified as Lots 1 & 2, Block 1, Meadowcreek Business Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2325 S. Goliad Street [SH-205], and take any action necessary.
8. Consider approval of a recommendation from the Hotel Occupancy Tax (HOT) Subcommittee awarding funding for the Oasis Pickleball Tournaments in the amount of \$101,500 and authorize the City Manager to execute associated contract, and take any action necessary.
9. Consider renewing contracts with B&B Concrete (in the amount of \$250,000) and Medrano Enterprises (in the amount of \$200,000) for concrete pavement repairs, authorizing the City Manager to execute said contracts, which are to be funded by the Streets Maintenance Budget, and take any action necessary.

X. Action Items

If your comments are regarding an agenda item below, you are asked to wait until that particular agenda item is up for discussion, and the Mayor or Mayor Pro Tem will call you forth to the podium to hear your comments (please limit to 3 minutes or less). This allows for all public comments to be grouped with each specific agenda item for the Council to consider, and they are then easily referenced in meeting recordings.

1. Discuss and consider the Lone Star PACE (Property Assessed Clean Energy) as a funding tool for commercial development, and take any action necessary.

2. Discuss and consider the approval of an **ordinance** amending Article IV, Noise, of Chapter 16, Environment, of the Municipal Code of Ordinances for the purpose of extending the applicability of this section, and take any action necessary. **(1st reading)**
3. Discuss and consider directing staff to initiate a review of certain Planned Development District ordinances, and take any action necessary.

XI. City Manager's Report, Departmental Reports and related discussions pertaining to current city activities, upcoming meetings, future legislative activities, and other related matters.

1. Building Inspections Department Monthly Report - April 2023
2. Fire Department Monthly Report - April 2023
3. Parks & Recreation Monthly Report - April 2023
4. Police Department Monthly Report - April 2023
5. Sales Tax Historical Comparison
6. Water Consumption Historical Statistics

XII. Adjournment

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code ¶ 551.071 (Consultation with Attorney) ¶ 551.072 (Deliberations about Real Property) ¶ 551.074 (Personnel Matters) and ¶ 551.087 (Economic Development)

I, Kristy Teague, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 2nd day of June, 2023 at 4PM and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kristy Teague, City Secretary
or Margaret Delaney, Asst. to the City Sect.

Date Removed



Proclamation

Whereas, elderly and disabled residents are vital, integral members of our society, with their wisdom and experiences having enriched our lives throughout the generations; and

Whereas, abuse of the elderly and people with disabilities in domestic and institutional settings is a widespread problem, affecting hundreds of thousands across the U.S.; and

Whereas, in 2022, Texas Adult Protective Services staff investigated 121 cases of alleged abuse, neglect and/or exploitation of elderly or disabled individuals in Rockwall County, and more than 84,655 investigations took place statewide; and

Whereas, elder abuse is grossly underreported because the elderly who are being abused find it very difficult to tell anyone and are usually ashamed and sometimes afraid; and

Whereas, elder abuse happens to men and women of all income levels and all cultural and ethnic groups, whether they are in good health or are incapacitated in some way; and

Whereas, many of the cases investigated by Adult Protective Services in Texas involve self-neglect, and it is our duty to reach out to people in need and provide help to them.

Now, Therefore, I, Trace Johannesen, Mayor of the City of Rockwall, do hereby proclaim the month of **June 2023** as

ELDER ABUSE AWARENESS & PREVENTION MONTH

in the City of Rockwall and urge all residents to work together to help eradicate abuse and neglect of elderly and disabled people living in our community.

In Witness Whereof, I hereunto affix my hand and official seal this 5th day of June, 2023.

Trace Johannesen, Mayor

ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, May 15, 2023 - 5:00 PM

City Hall Council Chambers - 385 Goliad St., Rockwall, TX 75087

I. CALL PUBLIC MEETING TO ORDER

Trace Johannesen called the meeting to order at 5:00 p.m. Councilmembers present included: Trace Johannesen, Anna Campbell, Dennis Lewis, Clarence Jorif, Mark Moeller and Tim McCallum. Also present were City Manager Mary Smith, Assistant City Manager Joey Boyd and City Attorney Frank Garza. It is noted that Councilmember, Place 4 was a vacant seat (vacated by Johannesen who ran unopposed and became Mayor).

Johannesen read the below-listed discussion items into the record before recessing the meeting to go into Executive Session. (It is noted for the record that an official "Oath of Office" was administered to incoming Councilmember, Tim McCallum and to newly elected mayor, Trace Johannesen prior to the start of the meeting / Ex. Session).

II. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTER AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding appointment of Mayor Pro Tem and assignments for city council subcommittees and board liaisons, pursuant to Section, §551.074 (Personnel Matters)
2. Discussion regarding process associated with filling upcoming vacancy for City Council Member - Place 4, pursuant to Section 551.074 (Personnel Matters) and Section §551.071 (Consultation with Attorney)
3. Discussion regarding city noise and nuisance-related ordinances, pursuant to Section §551.071 (Consultation with Attorney)

III. ADJOURN EXECUTIVE SESSION

Council adjourned from Executive Session at 5:51 p.m.

IV. RECONVENE PUBLIC MEETING (6:00 P.M.)

Johannesen reconvened the meeting at 6:00 p.m.

V. INVOCATION AND PLEDGE OF ALLEGIANCE - COUNCILMEMBER LEWIS

Councilmember Lewis delivered the invocation and led the Pledge of Allegiance.

VI. PROCLAMATIONS / AWARDS / RECOGNITIONS / OATHS OF OFFICE

1. Swearing in of the following Newly Elected City Councilmembers by Matthew R. Scott, Presiding Judge - Rockwall Municipal Court:
 - Tim McCallum - Place 1

- Clarence Jorif - Place 3
- Dennis Lewis - Place 5
- Trace Johannesen - Mayor
 - Mayor's report regarding goals for this term of office

Judge Scott administered Oaths of Office to each of the above-listed, newly-elected councilmembers and mayor.

Mayor Johannesen briefly spoke following taking his Oath of Office. He explained that he plans to focus on transparency and facilities, including the city's Police Station, Fire Station 1 and the municipal airport. He thanked everyone for their faith in him and expressed that it is an honor to serve as Rockwall's mayor.

2. Older Americans Month Proclamation

Maureen Cook from the Rockwall Area Committee on Aging / Meals on Wheels organization came forth and accepted this proclamation from the mayor.

3. Police Memorial Week Proclamation

Mayor Johannesen called forth Police Chief Ed Fowler, Assistant Police Chief David Valliant and several members of the Rockwall Police Department. He then read and presented them with this proclamation.

4. Public Works Week Proclamation

Mayor Johannesen called forth Amy Williams, the city's Public Works Director, along with several members of her staff. He then read and presented them with this honorary proclamation.

VII. OPEN FORUM

Mayor Johannesen explained how Open Forum is conducted, asking if anyone would like to come forth and speak at this time.

**Danny Johnson
712 Monterey Drive
Rockwall, TX 75087**

Mr. Johnson came forth and expressed concern about the city's infrastructure, such as roadways, potholes and crosswalks, generally explaining that his main concern is related to roads. He shared that the poor road conditions are especially hard on cars. So he will appreciate the city working to address these sorts of concerns.

**Tisa White
3718 Huntcliff Drive
Rockwall, TX**

Ms. White came forth and asked the City to extend the city's noise ordinance beyond the city's city limit line so that the residents living on the edge of those limits may also be protected from disturbing noise.

There being no one else wishing to come forth and speak, the mayor then closed Open Forum.

VIII. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

Jorif moved to name Councilmember Anna Campbell as Mayor Pro Tem. Mayor Johannesen seconded the motion, which passed unanimously of those present (6 ayes to 0 nays, with one vacant seat (Place 4)).

IX. CONSENT AGENDA

1. Consider approval of the minutes from the May 1, 2023 city council meeting, and take any action necessary.
2. **P2023-010** - Consider a request by Cameron Slown, PE of Teague, Nall & Perkins, Inc. on behalf of the Alberto Dal-Cin of Discovery Lakes, LLC for the approval of a Master Plat for the Discovery Lakes Subdivision consisting of 289 single-family residential lots on a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for General Retail (GR) District and Single-Family 10 (SF-10) District land uses, generally located at the northeast corner of the intersection of SH-276 and Rochelle Road, and take any action necessary.
3. **P2023-011** - Consider a request by Cameron Slown, PE of Teague, Nall & Perkins, Inc. on behalf of the Alberto Dal-Cin of Discovery Lakes, LLC for the approval of a Preliminary Plat for Phase 2 of the Discovery Lakes Subdivision consisting of 31 single-family residential lots on a 27.465-acre portion of a larger 174.5990-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) Single-Family 10 (SF-10) District land uses, generally located at the northeast corner of the intersection of SH-276 and Rochelle Road, and take any action necessary.
4. Consider authorizing the City Manager to execute a contract for emergency repairs for the Heath Pump Station with Crescent Construction, Inc., in an amount not to exceed \$249,541.00, to be funded out of the Water and Sewer Fund, and take any action necessary.
5. Consider awarding a bid to Magnum Manhole and authorizing the City Manager to execute associated contract(s) in an amount not to exceed \$125,000 for the rehabilitation of 20 manholes within the city - to be funded by the Wastewater Operating Budget - and take any action necessary.

Councilmember McCallum pulled item #1. Councilmember Lewis then moved to approve the remaining Consent Agenda items (#s 2, 3, 4, and 5). Councilmember Moeller seconded the motion, which passed by a vote of (6 ayes with one vacant seat (Place 4)).

Regarding Consent Agenda item #1, Councilmember McCallum indicated he will be abstaining from this item. Councilmember Jorif then explained that Consent Agenda #5 is associated with an expenditure that was pre-budgeted in advance. He then moved to approve the minutes (Consent Agenda item #1), as presented. Councilmember Moeller seconded the motion, which passed by a vote of 5 ayes and 1 abstention (McCallum), with one vacant seat (Place 4).

X. APPOINTMENT ITEMS

1. Appointment with Planning & Zoning Commission representative to discuss and answer any questions regarding planning-related cases on the agenda.

Derek Deckard from the City's Planning & Zoning Commission very briefly spoke to Council, offering to answer any questions councilmembers may have regarding planning-related items on tonight's meeting agenda. No questions were asked, and the Council took no action at this time.

XI. PUBLIC HEARING ITEMS

1. **Z2023-021** - Hold a public hearing to discuss and consider a request by James Stringfellow and Bethany Rood of Stingfellow Holdings, LLC for the approval of an **ordinance** for a Zoning Change from a Single-Family 10 (SF-10) District to a Single-Family 7 (SF-7) District for a 1.2811-acre parcel of land identified as Lot 2, Block A, North Alamo Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 405 N. Alamo Road, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information pertaining to this agenda item. The property is on the west side of N. Alamo Street near the intersection of Goliad Street. The applicant would like to rezone the property in order to subdivide it into two, separate residential lots for the purpose of building two, residential homes on each property. Mr. Miller explained that the applicant meets the required lot size; however, the lots don't meet the city's 'lot frontage' requirements. So, they would like to rezone it to SF-7, which is consistent with zoning across the street and would meet lot size requirements. If they are approved this evening, they will eventually come back to Council at a later date in order to request a Specific Use Permit (SUP) to construct the single-family homes in this established subdivision. This zoning is consistent with the city's Zoning Map and Future Land Use Map in the Comprehensive Plan. In addition, the request does meet the density (requirements). The City's Planning & Zoning Commission has recommended approval of this request. Public notices were sent out to 136 property owners within 500' of the property. Two notices and one email were received back in favor of the request, and one notice was received back in opposition of this request. In addition, one HOA was also notified of this request.

Mayor Johannesen opened the Public Hearing, asking if anyone would like to come forth and speak at this time.

Brittany Rood, the applicant, came forth and indicated that her name is misstated as "Bethany" on the agenda. She provided very brief comments, expressing appreciation to Council for its consideration in approving this request.

Mayor Johannesen then closed the public hearing. Councilmember Jorif moved to approve Z2023-021. Councilmember Campbell seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 23-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM A SINGLE-FAMILY 10 (SF-10) DISTRICT TO A SINGLE-FAMILY 7 (SF-7) DISTRICT FOR A 1.2811-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2, BLOCK A, NORTH ALAMO ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; 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.

The motion passed by a vote of 6 ayes to 0 nays, with one vacant seat (Place 4).

2. **Z2023-022** - Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of Dewayne Cain for the approval of an ordinance for a *Specific Use Permit (SUP)* for a *Freestanding Commercial Antenna* on a 0.1234-acre tract of land identified as a portion of Tract 14 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 100 (PD-100) for Single-Family 1 (SF-1) and General Retail (GR) District land uses, situated within the East SH-66 Overlay (E. SH-66 OV) District, generally located southside of SH-66 east of the intersection of SH-66 and Davis Drive, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller provided background information pertaining to this agenda item. This property is on the south side of SH-66 near Davis Drive. The property is earmarked for General Retail District Land Uses. This Planned Development District (PD-100) was established in March of this year. The approved PD allows for one free-standing commercial antenna on the property, but it may only be constructed with approval of a Specific Use Permit (SUP). The applicant is here requesting said SUP in order construct a cellular, monopole antenna that will stand 110 feet in overall height and be surrounded with a wrought iron fence and have some tree screening along parts of it as well (i.e. along the adjacent residential neighborhood). Fourteen notices were sent out to adjacent land and property owners within 500' of the property. Of those, six notices from four property owners were received back in favor. In addition, the Rolling Meadows HOA was also notified. In addition, the City's Planning & Zoning Commission did unanimously vote to recommend approval of this request.

Mayor Johannesen opened the public hearing, asking if anyone would like to come forth and speak at this time. There being no one wishing to come forth and speak at this time, Mayor Johannesen then closed the public hearing.

The applicant then came forth to speak.

**Dewayne Cain
305 Stonebridge
Rockwall, TX**

Mr. Cain shared that he and his family have been here for many generations, and their children and grandkids are here in Rockwall too. Mr. Cain went on to provide historical information about previous developments that were put into place many, many years (decades) ago, including a previous developer named Art Weir. Mr. Cain when on to ask Council for its unanimous support of this request this evening. He explained that the antenna tower will be no higher than the existing Oncor lines. Also, there will be a lot of tree-related screening in the area. He shared that there currently is horrible cellular reception in this area, so this tower will help with that. Also, first responders and their communications equipment will also be helped by this tower being approved and erected.

Following brief questions from Councilmember Moeller and Councilmember Jorif, Councilmember Campbell moved to approve Z2023-022. Councilmember Jorif seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 23-XX
SPECIFIC USE PERMIT NO. S-XXX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
AMENDING PLANNED DEVELOPMENT DISTRICT 100 (PD-100) [*ORDINANCE***

NO. 23-07] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *COMMERCIAL FREESTANDING ANTENNA* ON A 0.1234-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF TRACT 14 OF THE D. HARR SURVEY, ABSTRACT NO 102, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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.

The motion passed by a vote of 6 ayes to 0 nays, with one vacant seat (Place 4).

3. **Z2023-023** - Hold a public hearing to discuss and consider the approval of an ordinance for a *Text Amendment* to Article 04, *Permissible Uses*, and Article 13, *Definitions*, of the Unified Development Code (UDC) for the purpose of creating an *Alcoholic Beverage Package Sales* land use, and take any action necessary (1st Reading).

Planning Director, Ryan Miller provided background information pertaining to this agenda item. Mr. Miller explained that this ordinance would create two new land uses – (1) alcoholic beverages package sales (beer, wine, liquor, and or distilled spirits) by a person, establishment or place of business and (2) an alcoholic beverage store (a standalone retail establishment that sells beer, wine, liquor, and or distilled spirits to the general public for off-premise consumption). Mr. Miller went on to explain that for alcoholic beverage package sales, the packaged sales will only be permitted with an alcoholic beverage store (and not as an accessory use to any other land use); and (2) package sales (beer and wine) should be permitted ‘by right’ as an accessory use to a general retail store, retail store with gasoline sales, brew pub, micro / craft brewery or winery, etc. The conditional land use standards for the alcoholic beverage store are that they shall include the sale of beer, wine and liquor or distilled spirits. It cannot locate within 1,000 feet of any ‘like use’ as measured from the parcel line to the nearest parcel line. Mr. Miller explained that the City is establishing these standards in order to be proactive, even though currently these sorts of stores / liquor sales are not currently allowed within the City of Rockwall. Proactively establishing these standards and guidelines will ensure the city has provisions in place in advance of any potential changes to State law(s) and/or any potential local option (liquor) election(s). Fifteen day advanced notice was published in the newspaper. In addition, the Planning & Zoning Commission did review this item and has unanimously recommended its approval.

Mayor Johannessen opened the public hearing, but no one came forth to speak. So he closed the Public Hearing.

Councilmember Lewis moved to approve Z2023-023. Councilmember Campbell seconded the motion. Following brief, clarifying comments from Councilmember Jorif, the ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 23-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE 04, *PERMISSIBLE USES*, AND ARTICLE 13, *DEFINITIONS*, AS DEPCITED IN *EXHIBIT ‘A’* OF THIS ORDINANCE; PROVIDING FOR A PENALTY

OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 6 ayes to 0 nays, with one vacant seat (Place 4).

XII. ADJOURNMENT

Mayor Johannesen reminded everyone that the Bellamy Brothers are opening up for Easton Corbin this weekend at the city's annual (free admission) Founder's Day Festival at Harry Myers Park. Also, the weekly Farmers Market will be held that morning on the downtown square.

The meeting was adjourned at 6:55 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 5th DAY OF JUNE, 2023.

TRACE JOHANNESSEN, MAYOR

ATTEST:

KRISTY TEAGUE, CITY SECRETARY

ROCKWALL CITY COUNCIL SPECIAL MEETING
Tuesday, May 23, 2023 - 5:00 PM
City Hall Council Chambers - 385 Goliad St., Rockwall, TX 75087

I. CALL PUBLIC MEETING TO ORDER

Mayor Johannesen called the meeting to order at 5:03 p.m. Present were Mayor Trace Johannesen, Mayor Pro Tem Anna Campbell, and Councilmembers Dennis Lewis, Clarence Jorif, Tim McCallum, and Mark Moeller. Also present were City Manager Mary Smith and Assistant City Manager Joey Boyd.

II. OPEN FORUM

No one was present to speak, so Mayor Johannesen moved on from Open Forum. He then read the below-listed discussion item into the record before recessing the public meeting to go into Executive Session at 5:04 p.m.

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTER AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding filling City Council Member - Place 4 vacancy, including conducting associated interviews, pursuant to Section, §551.074 (Personnel Matters) and Section §551.071 (Consultation with Attorney)

IV. ADJOURN EXECUTIVE SESSION & CALL PUBLIC MEETING BACK TO ORDER

Council adjourned from Ex. Session at 6:58 p.m., which Mayor Johannesen calling the public meeting back to order at 6:59 p.m.

V. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

Mayor Pro Tem Anna Campbell made a motion to appoint applicant Sedric Thomas to fill the Place 4 vacant seat on the Rockwall City Council. Councilmember McCallum seconded the motion, which passed unanimously of Council (6 ayes, 0 nays).

VI. ADJOURNMENT

The meeting was adjourned at 7:00 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 5th DAY OF JUNE, 2023.

TRACE JOHANNESSEN, MAYOR

ATTEST:

KRISTY TEAGUE, CITY SECRETARY

CITY OF ROCKWALL

ORDINANCE NO. 23-32

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM A SINGLE-FAMILY 10 (SF-10) DISTRICT TO A SINGLE-FAMILY 7 (SF-7) DISTRICT FOR A 1.2811-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2, BLOCK A, NORTH ALAMO ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; 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 James Stringfellow and Brittany Rood of Stringfellow Holdings, LLC for the approval of a Zoning Change from a Single-Family 10 (SF-10) District to a Single-Family 7 (SF-7) District for a 1.2811-acre parcel of land identified as Lot 2, Block A, North Alamo Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*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 Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from Single-Family 10 (SF-10) District to Single-Family 7 (SF-7) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family 7 (SF-7) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; Section 05.03, *General Residential District Standards*; and Section 03.09, *Single-Family 7 (SF-7) District*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

SECTION 4. 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 5. 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 (UDC) 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; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

SECTION 7. 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 5th DAY OF JUNE, 2023.

Trace Johanessen, Mayor

ATTEST:

Kristy Teague, City Secretary

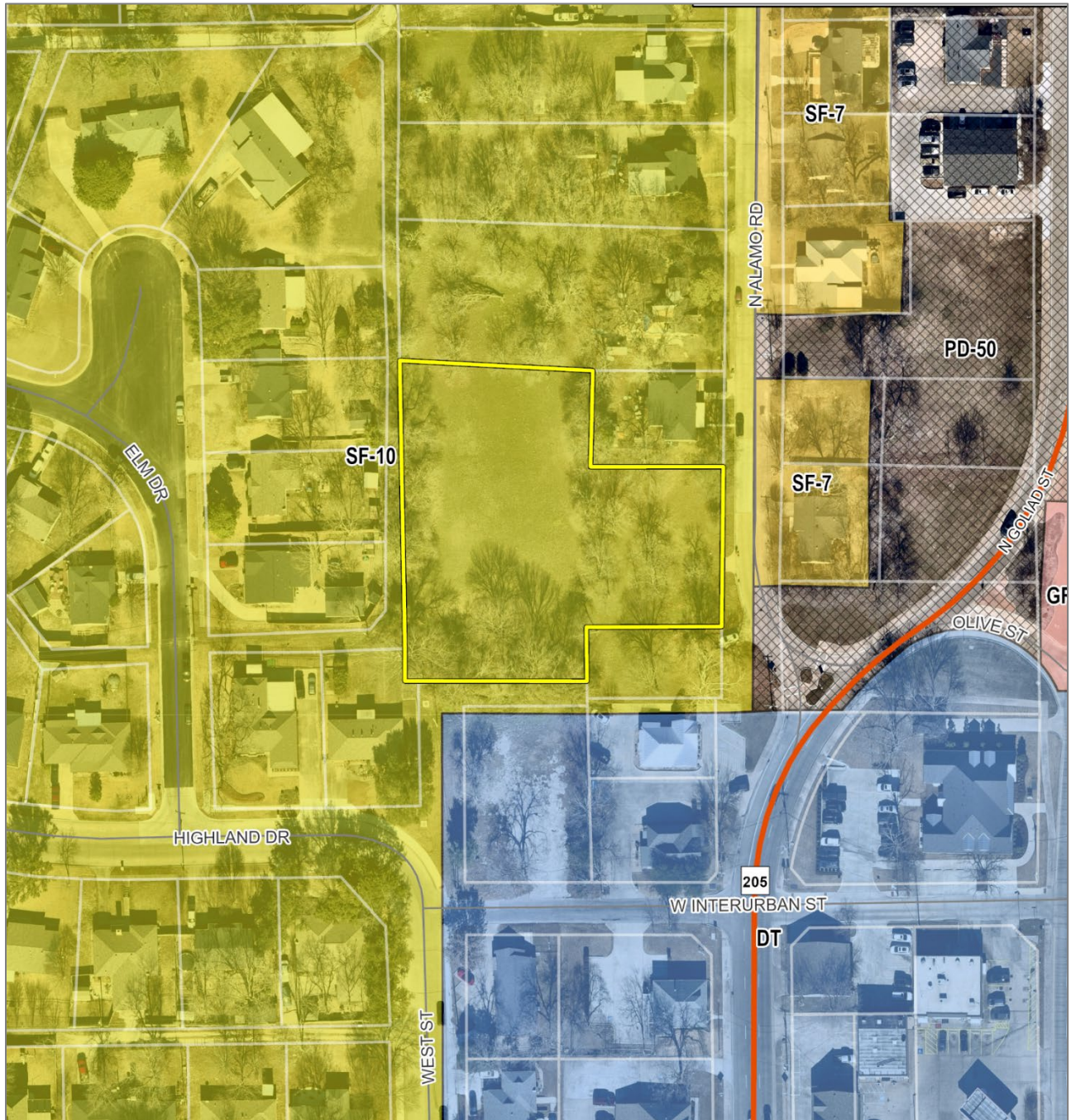
APPROVED AS TO FORM:

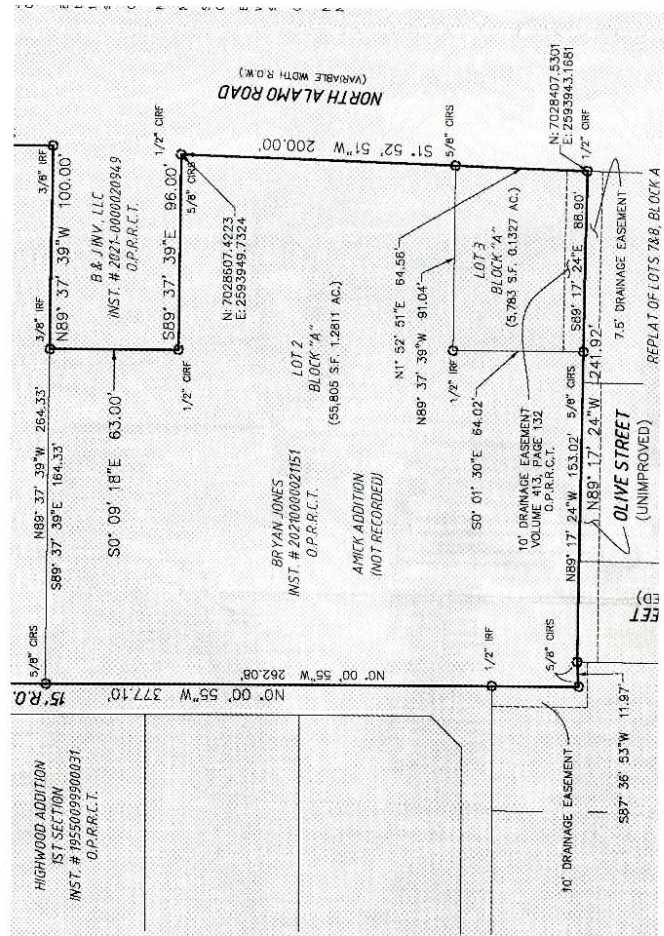
Frank J. Garza, City Attorney

1st Reading: May 15, 2023

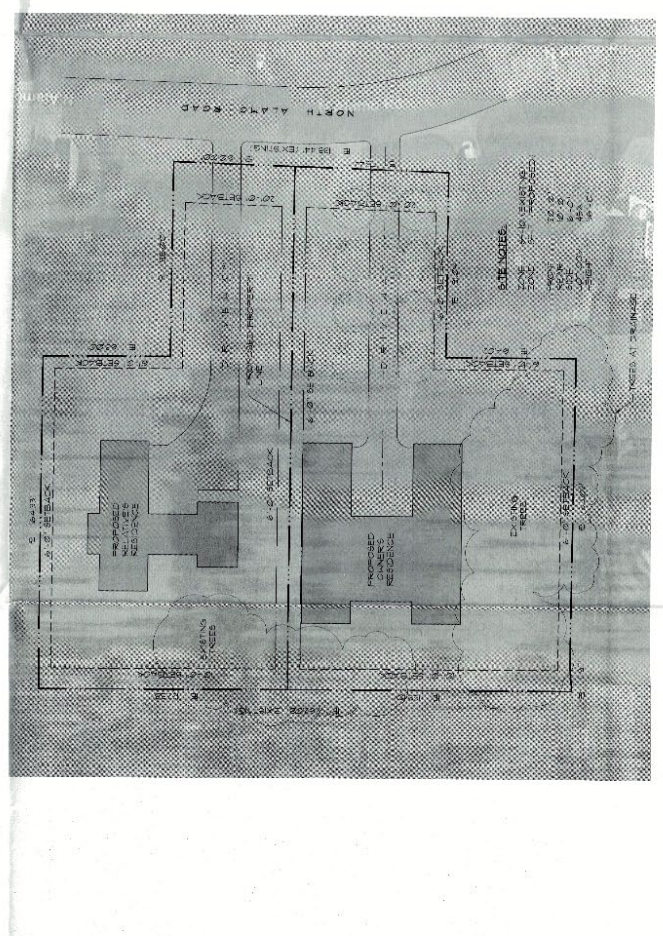
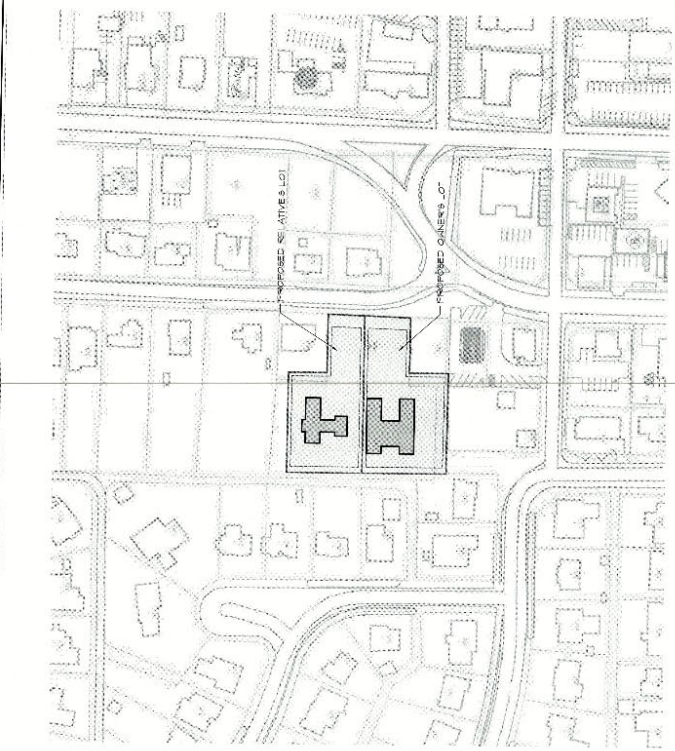
2nd Reading: June 5, 2023

Legal Description: Lot 2, Block A, North Alamo Addition

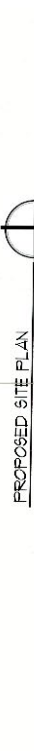




NEIGHBORHOOD PLAN
SCALE 1" = 80'-0"



PROPOSED SITE PLAN
SCALE 1" = 30'-0"



CITY OF ROCKWALL

ORDINANCE NO. 23-33

SPECIFIC USE PERMIT NO. S-305

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 100 (PD-100) [ORDINANCE NO. 23-07] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *COMMERCIAL FREESTANDING ANTENNA* ON A 0.1234-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF TRACT 14 OF THE D. HARR SURVEY, ABSTRACT NO 102, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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 request has been made by Dub Douphrate of Douphrate and Associates on behalf of Dewayne Cain for the approval of a *Specific Use Permit (SUP)* for a *Commercial Freestanding Antenna* on a 0.1234-acre tract of land identified as a portion of Tract 14 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 100 (PD-100) for General Retail (GR) District land uses, situated within the East SH-66 Overlay (E. SH-66 OV) District, generally located on the southside of SH-66 east of the intersection of SH-66 and Davis Drive, and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after 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, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 100 (PD-100) [*Ordinance No. 23-07*] and the Unified Development Code [*Ordinance No. 20-02*] 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 Planned Development District 100 (PD-100) [*Ordinance No. 23-07*] and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Commercial Freestanding Antenna* as stipulated by Planned Development District 100 (PD-100) [*Ordinance No. 23-07*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Planned Development District 100 (PD-100) [*Ordinance No. 23-07*], Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.01, *General Commercial*

District Standards; Subsection 04.04, *General Retail (GR) District*; and Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Commercial Freestanding Antenna* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The development and operation of a *Commercial Freestanding Antenna* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 2) Any necessary equipment building shall be enclosed by a decorative iron fence surrounded by a screening hedge which will achieve a height of at least six (6) feet at maturity or a masonry screening wall at least eight (8) feet in height; and,
- 3) At least one (1) paved parking space with paved access thereto shall be provided at the antenna location; said parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one (1) of the spaces provided for the principal use on the property; and,
- 4) Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction; and,

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (after proper notice) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. 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 5. 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 6. 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, 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 7. 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 5TH DAY OF JUNE, 2023.**

Trace Johannesen, Mayor

ATTEST:

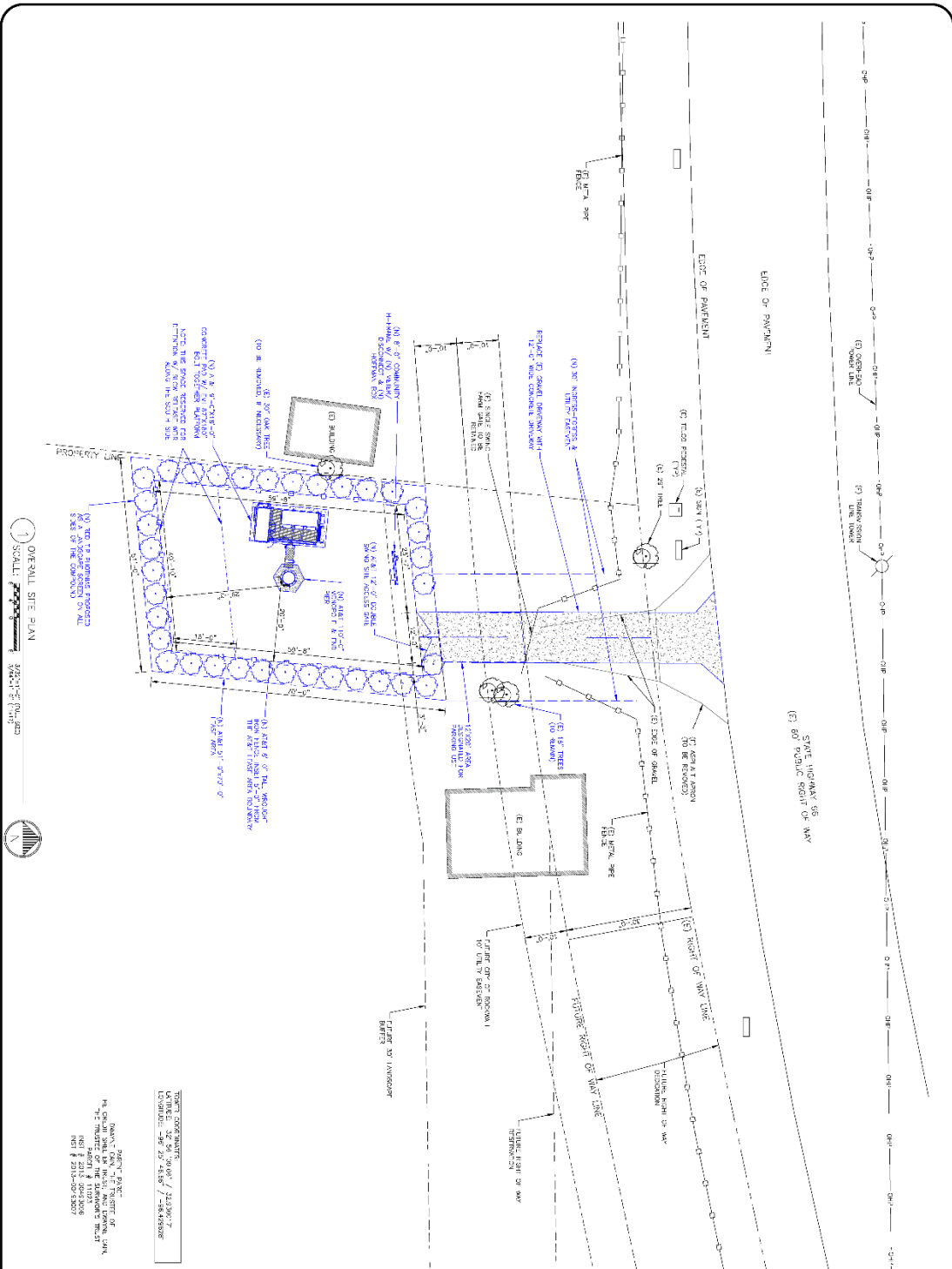
Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: May 15, 2023

2nd Reading: June 5, 2023



1 OVERALL SITE PLAN
 SCALE: 1/8" = 1'-0"
 NORTH

PROJECT NUMBER: 150520000000
 DATE: 12/27/2016 / 2:23:00 PM
 PROJECT: NEW MONORAIL TOWER
 CLIENT: AT&T
 PROJECT LOCATION: 770 DAVIS DRIVE, ROCKWALL, TX 75087

BROADUS SERVICES
 1000 WEST WILSON AVENUE
 DALLAS, TEXAS 75206
 TEL: 214-291-1100
 FAX: 214-291-1101
 WWW.BROADUS.COM

at&t
 1400 DALLAS VICTORY LANE
 FARMERS BRANCH, TX 75234

AT&T SITE NUMBER:
DD100380
 AT&T SITE NAME:
DD100380
 IA CODE:
15652026
 P&L ID:
MRNTX079135

770 DAVIS DRIVE
 ROCKWALL, TX 75087
 NEW MONORAIL TOWER

ISSUED FOR:

| NO. | DATE | BY | REVISION |
|-----|------------|-----------|------------|
| 1 | 12/27/2016 | JACK VILM | ISSUED FOR |
| 2 | 12/27/2016 | JACK VILM | ISSUED FOR |
| 3 | 12/27/2016 | JACK VILM | ISSUED FOR |

BROADUS SERVICES
 1000 WEST WILSON AVENUE
 DALLAS, TEXAS 75206

at&t
 1400 DALLAS VICTORY LANE
 FARMERS BRANCH, TX 75234

CITY OF ROCKWALL

ORDINANCE NO. 23-34

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE 04, *PERMISSIBLE USES*, AND ARTICLE 13, *DEFINITIONS*, AS DEPCITED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 20-02*] has been initiated by the City Council of the City of Rockwall to amend Article 04, *Permissible Uses*, and Article 13, *Definitions*, of the Unified Development Code [*Ordinance No. 20-02*] to create an *Alcoholic Beverage Package Sales and Alcoholic Beverage Store* land use; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that 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 Article 04, *Permissible Uses*, and Article 13, *Definitions*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

SECTION 2. 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 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 20-02*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 4. 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 5TH DAY OF JUNE, 2023.**

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: May 15, 2023

2nd Reading: June 5, 2023

Continued on Next Page ...



- (1) Setbacks from Other Uses. The club must be located not less than 300-feet from a church, public school, or public hospital. For a church or public hospital, the 300-feet shall be measured along the property lines of the street fronts and from front door to front door, and in a direct line across intersections. For public schools, the measurement of distance shall be in direct line from the property line of the public school to the property line of the private club and in a direct line across intersections.
- (2) Exterior Signs. There shall be no exterior signs advertising the sale of alcoholic beverages, provided this does not prohibit using established trademark names (e.g. Steak and Ale).
- (3) Alcoholic Sales Revenue. Revenues from the sale of alcoholic beverages shall not exceed 40% of the gross revenues derived from the sale of food and beverages. In the hotels and motels, the gross receipts shall include all restaurants and club operations in the facility as well as room rental charges. The City shall be provided with copies of the reports submitted by the establishment to the Texas Comptroller of Public Accounts and the Texas Alcoholic Beverage Commission within 30-days of the end of each quarter. Combined sales as reflected on the reports for the last two (2) reported quarters shall be used to determine if the sales of alcohol exceed the maximum allowed percentage.
- (4) Club Boundaries. The boundaries of a private club are hereby defined to be the building in which the private club is located, or in the case of a multi-tenant building such as a shopping center, only that portion of the building in which the private club is located which is separately leased or owned, or with contiguous internal access should such floor area be leased to more than one (1) party.
- (5) Certificate of Occupancy. A copy of the permit approved by the state shall be submitted to the city prior to issuance of a Certificate of Occupancy (CO) to ensure that the permit complies with the provisions of the zoning.
- (6) Allowed uses. No uses meeting the terms and definitions of Sexually Oriented Business as defined in [Article XI, Sexually Oriented Businesses, of Chapter 12, Businesses and Sales, of the Municipal Code of Ordinances](#), as it is currently adopted or as it may hereafter be amended, shall be located in a private club unless such uses are approved as a part of the Specific Use Permit (SUP) authorizing the Private Club. Any such approved use shall be in compliance with all requirements of this permit, all applicable requirements of the Unified Development Code (UDC), and any other applicable ordinances.

(7) Sexually Oriented Businesses.

- (a) Sexually Oriented Businesses shall not be permitted within any Overlay District in the City of Rockwall.

(F) Retail and Personal Service Land Uses.

(1) Alcoholic Beverage Package Sales.

- (a) The package sales of liquor or distilled spirits -- as defined by the Texas Alcoholic Beverage Code -- shall only be permitted in conjunction with an Alcoholic Beverage Store, and shall not be permitted as an accessory use to any other land use contained within this Unified Development Code (UDC).
- (b) The package sales of beer and wine shall be a permitted by-right as an accessory land use to a General Retail Store, Retail Store with Gasoline Sales, Brew Pub, Craft/Micro Brewery and/or Winery, Brewery, and Winery.

(2) Alcoholic Beverage Store.

- (a) An Alcoholic Beverage Store shall include the sale of beer, wine, and liquor or distilled spirits as defined by the Texas Alcoholic Beverage Code.
- (b) An Alcoholic Beverage Store shall be prohibited from locating within 1,000-feet of a lot, parcel, or tract of land with another Alcoholic Beverage Store situated on it as measured in a straight line between the nearest points of one (1) of the lots, parcels, or tracts of land to the other lot, parcel, or tract of land.

~~(4)~~(3) Portable Beverage Service Facility.

- (a) The service shall be limited to snow cone stands, beverage stands serving non-alcoholic beverages such as coffee, juices or sodas.
- (b) The maximum time limit of such temporary use shall not exceed 150-days annually or a time limit otherwise approved by the City Council. At the end of the time period, the structure shall be removed from the property.
- (c) Any temporary power poles will be removed on the date of or immediately following the termination date of the permit.
- (d) No additional freestanding signage shall be permitted.
- (e) The temporary portable structure or trailer shall meet all health and electrical codes of the City.
- (f) Any such temporary facility shall not reduce the number of required parking spaces of any nearby building or use.
- (g) Any such temporary facility shall have permanent restrooms for employees available within 300-feet of the door of the portable beverage facility. Written permission from the permanent building owner for restroom use must be submitted to the building official; no portable restroom facility is allowed.
- (h) Any such temporary facility shall be located on an all-weather (i.e. asphalt or concrete) parking surface with adequate space for parking and circulation, unless alternatively approved by the City Council.

~~(2)~~(4) Temporary Christmas Tree Sales Lot and Similar Uses.



- (A) *Grazing Animals*. In the SF-E and SF-1 Districts, grazing animals 500 pounds or greater, including horses and cattle must have a minimum fenced or enclosed area of 40,000 square feet per animal. Grazing animals of less than 500 pounds, including sheep and goats, must have a minimum fenced or enclosed area of 15,000 square feet per animal.
- (B) *Other Animals*. An SUP is required for other farm animals, including chickens and swine (except for “potbellied pigs” as defined in [Section 6-1, Definitions, of Chapter 6, Animals, of the Municipal Code of Ordinances](#)), and for a reduction in the land area required for grazing farm animals. The city shall not grant a SUP for any farm animal unless it is convinced that the presence of such animals will not injure the use and enjoyment of neighboring properties, including the impact of dust, flies and odor.
- (C) *General Conditions*. Notwithstanding the conditions above,
- (1) Ground accumulations of manure shall be collected and properly disposed of so as not to create offensive odors, fly breeding, or in any way pose a health hazard or nuisance to humans and animals;
 - (2) Fences or pens, corrals or similar enclosures shall be of sufficient height and strength to properly retain the animal; and
 - (3) In SF-E and SF-1 Districts, no swine or fowl are permitted, except for *potbellied pigs* as defined in [Section 6-1, Definitions, of Chapter 6, Animals, of the Municipal Code of Ordinances](#).
 - (4) In the Agricultural District or on unplatted tracts of land of five acres or more, standards for animals are found in [Section 6-1, Definitions, of Chapter 6, Animals, of the Municipal Code of Ordinances](#).

SUBSECTION 03.02: TEMPORARY ACCOMODATION FOR EMPLOYEES, CUSTORMERS AND VISITORS

- (A) Temporary accommodations. Temporary accommodation for employees, customers and visitors may be provided as an ancillary use in commercial zoning districts provided that:
- (1) Such accommodation is clearly in support of the business operation;
 - (2) No rental of such facilities to the general transient public occurs;
 - (3) Accommodation is for temporary stays, not to exceed 30 days; and
 - (4) No more than five (5) percent of the building area is utilized for this ancillary use.

SUBSECTION 03.03: UTILITY DISTRIBUTION LINES

All utility distribution lines shall be placed underground. Utility distribution lines placed above-ground shall require special approval of the City Council based upon a recommendation of the Planning and Zoning Commission.

SUBSECTION 03.04: FLAG POLES

Flag poles are permitted in all districts, but must meet the building height and setback requirements for each district. (See [Article 05, District Development Standards, of the Unified Development Code](#)).

SUBSECTION 03.05: ALCOHOLIC BEVERAGE SALES

- (A) *Restaurants with Alcoholic Beverage Sales*.
- (1) Restaurants may serve alcoholic beverages for on-premises consumption by right if they are located on property that was within the city limits as of November 14, 2007, and are located in a zoning district allowing such use. For restaurants located on property that was annexed after November 14, 2007, a private club permit must be obtained for the ability to serve alcohol and must be located in an appropriate zoning district that allows such use.
 - (2) Restaurants that sell alcoholic beverages for on-premises consumption shall be subject to compliance with the Texas Alcoholic Beverage Code, as it exists or may be amended and must be located not less than 300 feet from a church, public school, private school (*as defined by the Texas Alcoholic Beverage Code*) or public hospital. For a church or public hospital, the 300 feet shall be measured along the property lines of the street fronts and from front door to front door, and in a direct line across intersections. For public schools or private schools, the measurement of distance shall be in direct line from the property line of the public school or private school to the property line of the restaurant and in a direct line across intersections. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
- The City Council may grant a variance to the distance regulations if the City Council determines that enforcement of those regulations in a particular instance is not in the best interest of the public, constitutes waste of inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the City Council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.
- (3) Restaurants that sell alcoholic beverages for on-premises consumption shall be subject to compliance with the Texas Alcoholic Beverage Code, as it exists or may be amended and shall not be permitted to have exterior signs advertising the sale of alcoholic beverages other than those authorized under the Texas Alcoholic Beverage Code and chapter 32 of the Code of Ordinances, pertaining to signs.

(B) *Retail Establishments with Alcoholic Beverage Sales*.

- (1) Retail establishments or Alcoholic Beverage Stores may sell beer and wine for off-premises consumption by right if they are located on property that was within the city limits as of November 14, 2007, and are located in a zoning district allowing such use. Retail establishments or Alcoholic



Beverage Stores located on property that was annexed after November 14, 2007, may not engage in the selling of beer and wine for off-premises consumption.

- (2) Retail establishments engaged in the selling of beer and wine **or Alcoholic Beverage Stores engaged in the selling of beer, wine, and distilled spirits or liquor** to the general public for off-premises consumption shall be subject to compliance with the Texas Alcoholic Beverage Code, as it exists or may be amended and must be located not less than ~~300~~ 300-feet from a church, public school, private school (as defined by the Texas Alcoholic Beverage Code) or public hospital. For a church or public hospital, the ~~300~~ 300-feet shall be measured along the property lines of the street fronts and from front door to front door, and in a direct line across intersections. For public schools or private schools, the measurement of distance shall be in direct line from the property line of the public school to the property line of the retail establishment **or Alcoholic Beverage Store** and in a direct line across intersections. If the permit or license holder is located on or above the fifth story of a multistory building, the measurement shall be in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.

The City Council may grant a variance to the distance regulations if the City Council determines that enforcement of those regulations in a particular instance is not in the best interest of the public, constitutes waste of inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the City Council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.

- (3) Retail establishments engaged in the selling of beer and wine **or Alcoholic Beverage Stores engaged in the selling of beer, wine, and distilled spirits or liquor** for off-premise consumption shall be subject to compliance with the Texas Alcoholic Beverage Code, as it exists or may be amended and shall not be permitted to have exterior signs advertising the sale of alcoholic beverages other than those authorized under the Texas Alcoholic Beverage Code and Chapter 32 of the Code of Ordinances, pertaining to signs.

(C) Drive-Through Sales of Pre-Packaged Beverages, Convenience Stores, Retail Sales with Gasoline.

- (1) An establishment may not offer drive-in, drive-up, drive through, or walk-up sales or service of pre-packaged, sealed, unopened beverages.
- (2) A convenience store may not contain less than 1,000 square feet of retail space.
- (3) For purposes of this section, the terms "drive-in," "drive-up," "drive-through," and "walk-up" do not prohibit the service of food or beverages to customers:
 - (a) Who must physically leave their vehicles and enter a building in order to make a purchase; or

- (b) As part of a drive-through restaurant in connection with the sale or service of food to the customer.

SUBSECTION 03.06: ANTENNAS

- (A) Construction and Maintenance Requirements. All antenna masts, towers and antenna supports used for television and radio reception or transmission shall be constructed and maintained in accordance with the current National Electrical Code and the Building Code of the City.
- (B) Permit Required. Any person desiring to erect or have erected an antenna more than 25-feet in height above ground level, or an antenna mast 25-feet or less in height but not erected as required by this section, shall make written application to the building inspection department for a permit to erect same. Sufficient plans and specifications, as determined by the Chief Building Official, must accompany each application. It shall be unlawful and a violation of this division to erect, or cause to be erected, or to maintain, or cause to maintain, such antenna mast without first having obtained a permit. It shall be the duty of the permittee to request a final inspection upon completion of the antenna system. Domestic TV antennas are exempt from this section.
- (C) Restrictions and Limitations. All antenna systems constructed and maintained under the provisions of this section shall be subject to the following restrictions and limitations:
 - (1) No such antenna system shall be more than 99-feet in height.
 - (2) The location on the lot of such antenna system shall comply with the requirements of this Unified Development Code insofar as the front building line and side yard building line and requirements are concerned. No portion of an antenna system shall extend beyond the front building line on any lot, and on corner lots the side yard setback requirements shall be adhered to on the side adjacent to a public street, and where the front and side yard requirements are applicable, all portions of such structures shall be within the limits fixed by such requirements.
 - (3) All antenna systems constructed under the provisions of this section shall be maintained so as to at all times comply with the requirements of this section.
 - (4) The regulations contained herein shall not apply to the extent that they have been preempted by specific regulations of the FCC to the contrary.
- (D) Roof-Mounted Equipment. All roof-mounted equipment, including fans, vents, air conditioning units and cooling towers, should be screened to eliminate the view from the ground level of adjacent properties. The screen shall be constructed of materials approved by the Director of Planning and Zoning. Roof-mounted equipment should be placed and finished in a manner which minimizes its visibility from overhead views from nearby buildings and elevated thoroughfare sections.
 - (1) The overall screening height will be the height of the tallest element of roof-mounted equipment.
 - (2) The outside of the screening device should be painted or finished in a similar color to the building facade, trim or roof

LAND USE SCHEDULE

LEGEND:

| | |
|---|--|
| | Land Use <u>NOT</u> Permitted |
| P | Land Use Permitted <i>By-Right</i> |
| P | Land Use Permitted with Conditions |
| S | Land Use Permitted Specific Use Permit (SUP) |
| X | Land Use Prohibited by Overlay District |
| A | Land Use Permitted as an Accessory Use |

| LAND USES | LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions] | CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses | RESIDENTIAL DISTRICTS | | | | | | | | | | | MIXED USE DISTRICTS | | NON-RESIDENTIAL DISTRICTS | | | | | | OVERLAY DISTRICTS | | |
|--|---|---|----------------------------|---|---|---|---------------------------------|-----------------------------------|-----------------------------------|-------------------------------------|---------------------------------|-------------------------------|--------------------------|----------------------------------|------------------------|----------------------------------|-------------------------------------|------------------------------|-------------------------|--------------------------------|--------------------------------|--------------------------------|-------------------------------|--------------------------------|
| | | | Agricultural (AG) District | Single Family Estate 1.5 (SFE-1.5) District | Single Family Estate 2.0 (SFE-2.0) District | Single Family Estate 4.0 (SFE-4.0) District | Single Family 1 (SF-1) District | Single Family 16 (SF-16) District | Single Family 10 (SF-10) District | Single Family 8.4 (SF-8.4) District | Single Family 7 (SF-7) District | Zero Lot-Line (ZL-5) District | Two-Family (2F) District | Multi-Family 14 (MF-14) District | Downtown (DT) District | Residential Office (RO) District | Neighborhood Services (NS) District | General Retail (GR) District | Commercial (C) District | Heavy Commercial (HC) District | Light Industrial (LI) District | Heavy Industrial (HI) District | Scenic Overlay (SOV) District | SH-66 Overlay (SH-66) District |
| Office Building 5,000 SF or Greater | (2) | | | | | | | | | | | | | P | S | S | P | P | P | P | | | | |
| RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES | 2.02(E) | 2.03(E) | | | | | | | | | | | | | | | | | | | | | | |
| Temporary Carnival, Circus, or Amusement Ride | (1) | (1) | | | | | | | | | | | | S | | S | P | P | P | P | | | | |
| Indoor Commercial Amusement/Recreation | (2) | (2) | | | | | | | | | | | | S | | S | P | P | P | P | | | | |
| Outdoor Commercial Amusement/Recreation | (3) | (3) | | | | | | | | | | | | | | S | S | P | S | P | | | | |
| Public or Private Community or Recreation Club as an Accessory Use | (4) | | S | S | S | S | S | S | S | S | S | S | S | S | | S | P | P | P | P | P | | | |
| Private Country Club | (5) | | S | S | S | S | S | S | S | S | S | S | S | | | S | S | S | P | P | P | | | |
| Golf Driving Range | (6) | | | | | | | | | | | | | | | S | S | S | P | P | P | | | |
| Temporary Fundraising Events by Non-Profit | (7) | (4) | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | | | |
| Indoor Gun Club with Skeet or Target Range | (8) | (5) | | | | | | | | | | | | | | S | P | P | P | P | | | | |
| Outdoor Gun Club with Skeet or Target Range | (8) | | S | | | | | | | | | | | | | | | | P | | S | | | |
| Health Club or Gym | (9) | | | | | | | | | | | | A | P | | S | P | P | P | P | P | | | |
| Private Club, Lodge or Fraternal Organization | (10) | (6) | | | | | | | | | | | | S | | S | S | P | P | P | S | | | |
| Private Sports Arena, Stadium, and/or Track | (11) | | | | | | | | | | | | | | | | S | P | P | P | | | | |
| Public Park or Playground | (12) | | P | P | P | P | P | P | P | P | P | P | P | P | | P | P | P | P | P | P | | | |
| Sexually Oriented Businesses [Art. XI; CH. 12; Municipal Code] | (13) | (7) | | | | | | | | | | | | | | | | | | S | S | | | |
| Tennis Courts (i.e. Not Accessory to a Public or Private Country Club) | (14) | | S | S | S | S | S | S | S | S | S | S | S | | | S | S | S | P | P | P | | | |
| Theater | (15) | | | | | | | | | | | | | P | | S | P | P | P | P | | | | |
| RETAIL AND PERSONAL SERVICES LAND USES | 2.02(F) | 2.03(F) | | | | | | | | | | | | | | | | | | | | | | |
| Alcoholic Beverage Package Sales | (1) | (1) | | | | | | | | | | | | P | | S | P | P | P | S | | | | |
| Alcoholic Beverage Store | (2) | (2) | | | | | | | | | | | | S | | | | S | P | | | | | |
| Antique/Collectible Store | (42) | | | | | | | | | | | | | S | | S | P | P | P | | | | | |
| Astrologer, Hypnotist, or Psychic | (23) | | | | | | | | | | | | | S | P | P | P | P | P | | | | | |

LAND USE SCHEDULE

LEGEND:

| | |
|---|--|
| | Land Use <u>NOT</u> Permitted |
| P | Land Use Permitted <i>By-Right</i> |
| P | Land Use Permitted with Conditions |
| S | Land Use Permitted Specific Use Permit (SUP) |
| X | Land Use Prohibited by Overlay District |
| A | Land Use Permitted as an Accessory Use |

| LAND USES | LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions] | CONDITIONAL USE REFERENCE Reference [Article 04, Permissible Uses] | RESIDENTIAL DISTRICTS | | | | | | | | | | | MIXED USE DISTRICTS | | NON-RESIDENTIAL DISTRICTS | | | | | | OVERLAY DISTRICTS | | | | |
|--|--|---|----------------------------|---|---|---|---------------------------------|-----------------------------------|-----------------------------------|-------------------------------------|---------------------------------|-------------------------------|--------------------------|----------------------------------|------------------------|----------------------------------|-------------------------------------|------------------------------|-------------------------|--------------------------------|--------------------------------|--------------------------------|-------------------------------|--------------------------------|-----------------------------------|--|
| | | | Agricultural (AG) District | Single Family Estate 1.5 (SFE-1.5) District | Single Family Estate 2.0 (SFE-2.0) District | Single Family Estate 4.0 (SFE-4.0) District | Single Family 1 (SF-1) District | Single Family 16 (SF-16) District | Single Family 10 (SF-10) District | Single Family 8.4 (SF-8.4) District | Single Family 7 (SF-7) District | Zero Lot-Line (ZL-5) District | Two-Family (2F) District | Multi-Family 14 (MF-14) District | Downtown (DT) District | Residential Office (RO) District | Neighborhood Services (NS) District | General Retail (GR) District | Commercial (C) District | Heavy Commercial (HC) District | Light Industrial (LI) District | Heavy Industrial (HI) District | Scenic Overlay (SOV) District | SH-66 Overlay (SH-66) District | IH-30 Overlay (IH-30 OV) District | |
| Rental Store without Outside Storage and/or Display | 2627 | 810 | | | | | | | | | | | | | | S | P | P | P | P | | | | | | |
| Restaurant with less than 2,000 SF with Drive-Through or Drive-In | 2728 | 911 | | | | | | | | | | | | | | S | S | S | S | S | S | | | | | |
| Restaurant with less than 2,000 SF without Drive-Through or Drive-In | 2829 | | | | | | | | | | | | P | S | P | P | P | P | P | P | P | | | | | |
| Restaurant with 2,000 SF or more with Drive-Through or Drive-In | 2728 | 4012 | | | | | | | | | | | | | | S | S | P | P | P | P | | | | | |
| Restaurant with 2,000 SF or more without Drive-Through or Drive-In | 2829 | | | | | | | | | | | | P | | S | P | P | P | P | P | P | | | | | |
| Retail Store with Gasoline Sales that has Two (2) or less Dispensers (i.e. a Maximum of Four [4] Vehicles) | 2930 | | | | | | | | | | | | | | S | P | P | P | P | P | P | S | S | | | |
| Retail Store with Gasoline Sales that has more than Two (2) Dispensers | 2930 | | | | | | | | | | | | | | | S | P | P | P | P | P | S | S | | | |
| Secondhand Dealer | 3031 | | | | | | | | | | | | S | | | P | P | P | P | P | P | | | | | |
| Art, Photography, or Music Studio | 3432 | | | | | | | | | | | | P | P | P | P | P | P | P | P | | | | | | |
| Tailor, Clothing, and/or Apparel Shop | 3233 | | | | | | | | | | | | P | | P | P | P | P | | | | | | | | |
| Tattoo and/or Body Piercing | 3334 | | | | | | | | | | | | | | | | | | P | | | | | | | |
| Taxidermist Shop | 3435 | | | | | | | | | | | | | | | | | | P | P | | | | | | |
| COMMERCIAL AND BUSINESS SERVICES LAND USES | 2.02(G) | 2.03(G) | | | | | | | | | | | | | | | | | | | | | | | | |
| Bail Bond Service | 1 | | | | | | | | | | | | | | | | S | P | P | P | | | | | | |
| Building and Landscape Material with Outside Storage | 2 | 1 | | | | | | | | | | | | | | | | | | P | P | | | | | |
| Building and Landscape Material with Limited Outside Storage | 2 | 2 | | | | | | | | | | | | | | | | P | P | P | P | | | | | |
| Building Maintenance, Service, and Sales with Outside Storage | 3 | 3 | | | | | | | | | | | | | | | | | | P | P | | | | | |
| Building Maintenance, Service, and Sales without Outside Storage | 3 | | | | | | | | | | | | | | | | | P | P | P | P | | | | | |
| Commercial Cleaners | 4 | | | | | | | | | | | | | | | | | S | P | P | | | | | | |
| Custom and Craft Work | 5 | | | | | | | | | | | | | | | | | | P | P | P | | | | | |
| Electrical, Watch, Clock, Jewelry and/or Similar Repair | 6 | | | | | | | | | | | | P | | S | P | P | P | P | P | | | | | | |
| Feed Store or Ranch Supply | 7 | | | | | | | | | | | | | | | | | | P | S | P | | | | | |



apertures. This would be the primary use for a property and not attached to a Public or Private Country Club.

- (15) Theater. A structure that is open to the public and is used for dramatic, operatic, musical, motion picture, or other performance or entertainment-related activities, where admission is charged per performance or event, and where there is no audience participation other than as spectators. Such establishments may include incidental services such as food and beverage sales and other concessions.

(F) *Retail and Personal Service Land Uses.*

- (1) Alcoholic Beverage Package Sales. The act of selling beer, wine, and/or liquor or distilled spirits -- as defined by the Texas Alcoholic Beverage Code -- in accordance with the requirements of this Unified Development Code (UDC) by a person, establishment, or place of business.

- (2) Alcoholic Beverage Store. A standalone retail establishment that engages in the sale of beer, wine, and liquor or distilled spirits -- as defined by the Texas Alcoholic Beverage Code -- to the general public for off-premise personal or household consumption.

- (1)(3) Antique/Collectible Store. A retail establishment that engages in the selling of works of art, furniture or other artifacts of an earlier period.

- (2)(4) Astrologer, Hypnotist, or Psychic. An establishment providing predictions or readings of the future based on intuitive or mental powers, astrology, card or tea reading, crystal gazing, palmistry, or spiritual reading.

- (3)(5) Banquet Facility/Event Hall. An establishment that is leased on a temporary basis before the day of the event by individuals or groups who reserve the facility to accommodate private functions, including, but not limited to, banquets, weddings, anniversaries, receptions, business and organizational meetings, and other similar functions, to which the general public is not admitted and for which no admission charge is imposed. Such establishments may include kitchen facilities for the preparation of food or catering of food and areas for dancing, dining, and other entertainment activities that customarily occur in association with banquets, weddings, or receptions.

- (4)(6) Portable Beverage Service Facility. A portable beverage service facility is an establishment that sells beverages from a structure that can be moved from place to place but that stays at one location during a normal business day; food sales are prohibited in these facilities.

- (5)(7) Brewpub. A brewpub is a restaurant that incorporates a craft or microbrewery as an accessory use. The craft or microbrewery in conjunction with the restaurant allows for the manufacturing of beer -- in limited quantities -- for both on-premise and off-premise consumption.

- (6)(8) Business School. A business organized to operate for profit that offers instruction and training in a service or art such as secretarial school, barber college, beauty school or commercial art school, but not including manual trade schools.

- (7)(9) Catering Service. A food establishment without on-site banquet facilities that provides, prepares, and/or serves food at off-site locations for groups, where all food and service expenses are paid by the group and not for individual sale.

- (8)(10) Temporary Christmas Tree Sales Lot and Similar Uses. A building or land area that provides seasonal uses such as the sale of Christmas trees, pumpkins, and other temporary uses which occur at certain times of the year.

- (9)(11) Copy Center. An establishment that reproduces, in printed form, individual orders from a business, profession, service, industry, or government organization.

- (10)(12) Craft/Micro Brewery, Distillery and/or Winery. A craft/microbrewery is a small-scale brewing facility designed for the production of malt liquors such as beer and ale, using grains such as oats, hops, rice, wheat, and barley, designed and managed to brew no more than 75,000 barrels of beer per year. A distillery and/or winery is a small-scale facility designed for the manufacture, bottling, labeling, packaging, and sale of wine containing not more than 24% alcohol by volume, distilled spirits and other liquors.

- (11)(13) Incidental Display. An outdoor retail sale or commercial promotion, not in excess of thirty (30) days during any 12-month period, adjacent to an existing permanent business operated in the city where the products displayed or sold outdoors are the same as those sold inside the existing permanent business and where such activity is incidental to the normal conduct of business operated by the same merchant or his employer in an on-site building for which a valid Certificate of Occupancy (CO) exists and when permitted by the City.

- (12)(14) Food Truck/Trailer. A food truck or trailer is a mobile food vendor that sells food and/or beverages that are either pre-packaged or prepared in the confines of a portable truck/trailer, which can be moved from place to place, but is typically in a fixed location for extended periods of time.

- (13)(15) Garden Supply/Plant Nursery. An establishment for the cultivation and propagation, display, storage and sale (*i.e. retail and wholesale*) of large plants, shrubs, trees and other materials used for in indoor or outdoor plantings; and the contracting for installation and/or maintenance of landscape material as an accessory use.

- (14)(16) General Personal Service. Establishments primarily engaged in providing services generally involving the care of the person and/or his/her apparel including but not limited to barber and beauty shops, dressmaking, shoe shining, dry-cleaning and laundry pick-up stations, tailor or seamstress, and reducing salons/health clubs.

- (15)(17) General Retail Store. A facility or area for the retail sale of general merchandise or food to the public for direct consumption and not for wholesale. Typical general merchandise includes clothing and other apparel; equipment for hobbies or sports; gifts; flowers and household plants; dry goods; groceries, convenience, and specialty foods; toys; furniture; books and stationery; pets; drugs; hardware; and similar consumer goods. This use does not include uses that



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: June 5, 2023

SUBJECT: P2023-013; REPLAT FOR LOT 2, BLOCK A, PREGNANCY RESOURCE CENTER ADDITION

Attachments

Case Memo
Development Application
Location Map
Replat

Summary/Background Information

Consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Joanne Vuckovic of the Pregnancy Resource Center for the approval of a *Replat* for Lot 2, Block A, Pregnancy Resource Center Addition being a 0.32-acre tract of land identified as Lot 1, Block A, Pregnancy Resource Center Addition, City of Rockwall, Rockwall County, Texas, situated within the Scenic Overlay (SOV) District, addressed as 1010 Ridge Road [FM-740], and take any action necessary.

Action Needed

The City Council is being asked to approve, approve with conditions, or deny the proposed *Replat*.



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: June 05, 2023
APPLICANT: Dub Douphrate, *Douphrate & Associates, Inc.*
CASE NUMBER: P2023-013; *Replat for Lot 2, Block A, Pregnancy Resource Center Addition*

SUMMARY

Consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Joanne Vuckovic of the Pregnancy Resource Center for the approval of a Replat for Lot 2, Block A, Pregnancy Resource Center Addition being a 0.32-acre tract of land identified as Lot 1, Block A, Pregnancy Resource Center Addition, City of Rockwall, Rockwall County, Texas, situated within the Scenic Overlay (SOV) District, addressed as 1010 Ridge Road [FM-740], and take any action necessary.

PLAT INFORMATION

- The purpose of the applicant's request is to Replat a 0.32-acre parcel of land (*i.e. Lot 1, Block A, Pregnancy Resource Center Addition*) into one (1) lot (*i.e. Lot 2, Block A, Pregnancy Resource Center Addition*) for the purpose of amending a drainage easement for a future expansion of the existing building. The subject property is located southwest corner of the intersection of Ridge Road [FM-740] and Summit Ridge Drive, and is zoned Planned Development District 53 (PD-53) for Residential Office (RO) land uses.
- The subject property was annexed into the City of Rockwall on June 20, 1959 (*Case No. A1959-002*) by *Ordinance No. 59-02*. The subject property was zoned Single-Family 2 (SF-2) District according to the January 3, 1972 zoning map. According to the May 16, 1983 historic zoning map at some point between January 3, 1972 and May 16, 1983 the subject property was rezoned to a Single-Family 10 (SF-10) District. On July 1, 2003, the City Council approved a zoning change (*Ordinance No. 02-33*) for the subject property rezoning it from a Single-Family 10 (SF-10) District to Planned Development District 53 (PD-53) for Residential Office (RO) land uses. On June 2, 2014, the City Council approved an amendment (*Case No. Z2014-011; Ordinance No. 14-33*) to Planned Development District 53 (PD-53). At some point before February 10, 2016, the subject property was platted as Lot 3 of the R. S. Lofland Subdivision. On February 10, 2016, the City Council approved a final plat (*Case No. P2015-034*) that establish the subject property as Lot 1, Block A, Pregnancy Resource Center Addition.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for Lot 2, Block A, Pregnancy Resource Center Addition, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On May 30, 2023 Planning and Zoning Commission approved a motion to recommend approval of the Replat with a vote of 5-0, with Commissioner Llewellyn absent and one (1) vacant seat.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
PLANNING & ZONING CASE NO.

P2023-013

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST (SELECT ONLY ONE BOX):

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS

1010 of
~~1008~~ Ridge Rd

SUBDIVISION

Lot 1 Block A Pregnancy Resource Ctr

LOT

BLOCK

GENERAL LOCATION

Summit Ridge, & Ridge Rd SW corner.

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING

PD-53

CURRENT USE

office

PROPOSED ZONING

PD-53

PROPOSED USE

office

ACREAGE

.32

LOTS [CURRENT]

LOTS [PROPOSED]

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

OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED)

OWNER

Pregnancy Resource Center

APPLICANT

Doughrate & Assoc. Inc.

CONTACT PERSON

Joanne Vuckovic

CONTACT PERSON

Dub Doughrate

ADDRESS

1008 Ridge Rd
1010 of

ADDRESS

2235 Ridge Rd

CITY, STATE & ZIP

Rockwall, TX 75087

CITY, STATE & ZIP

Rockwall, TX 75087

PHONE

972 772 8292

PHONE

972 742 2210

E-MAIL

E-MAIL

wldoughrate@
doughrate.com

NOTARY VERIFICATION (REQUIRED)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Joanne Vuckovic [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

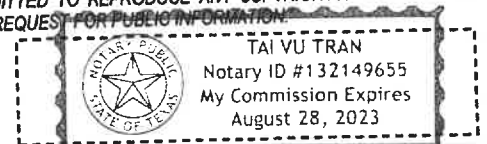
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 320 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF May, 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF May, 2023.

OWNER'S SIGNATURE

Joanne Vuckovic

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

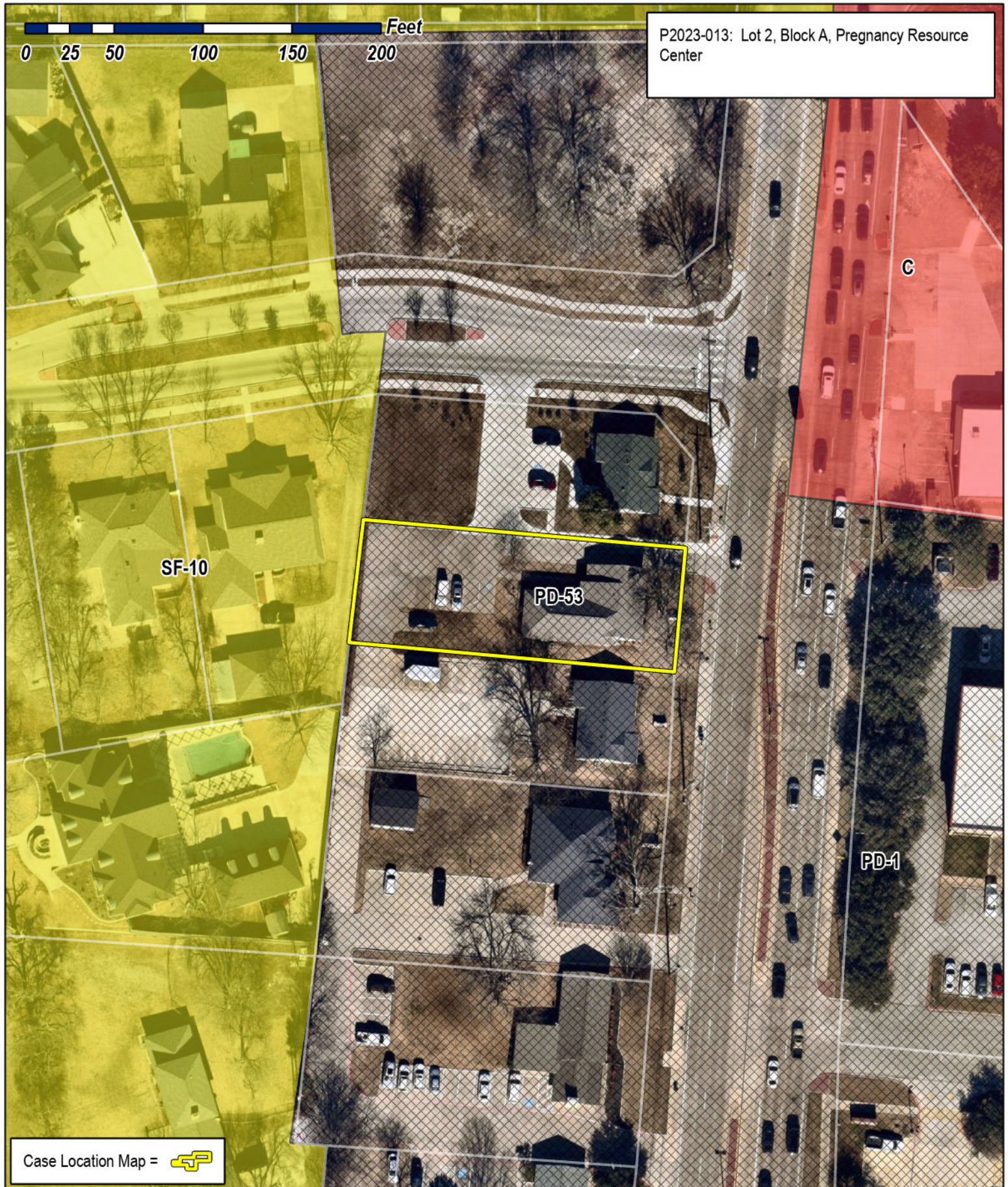


MY COMMISSION EXPIRES 08/28/2023

Feet

0 25 50 100 150 200

P2023-013: Lot 2, Block A, Pregnancy Resource Center



SF-10

PD-53

C

PD-1

Case Location Map = 

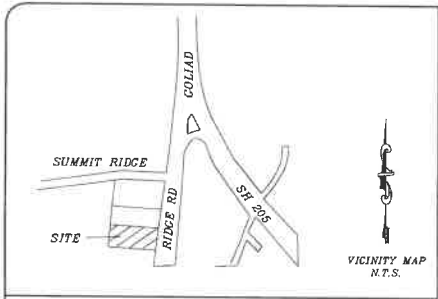


City of Rockwall

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

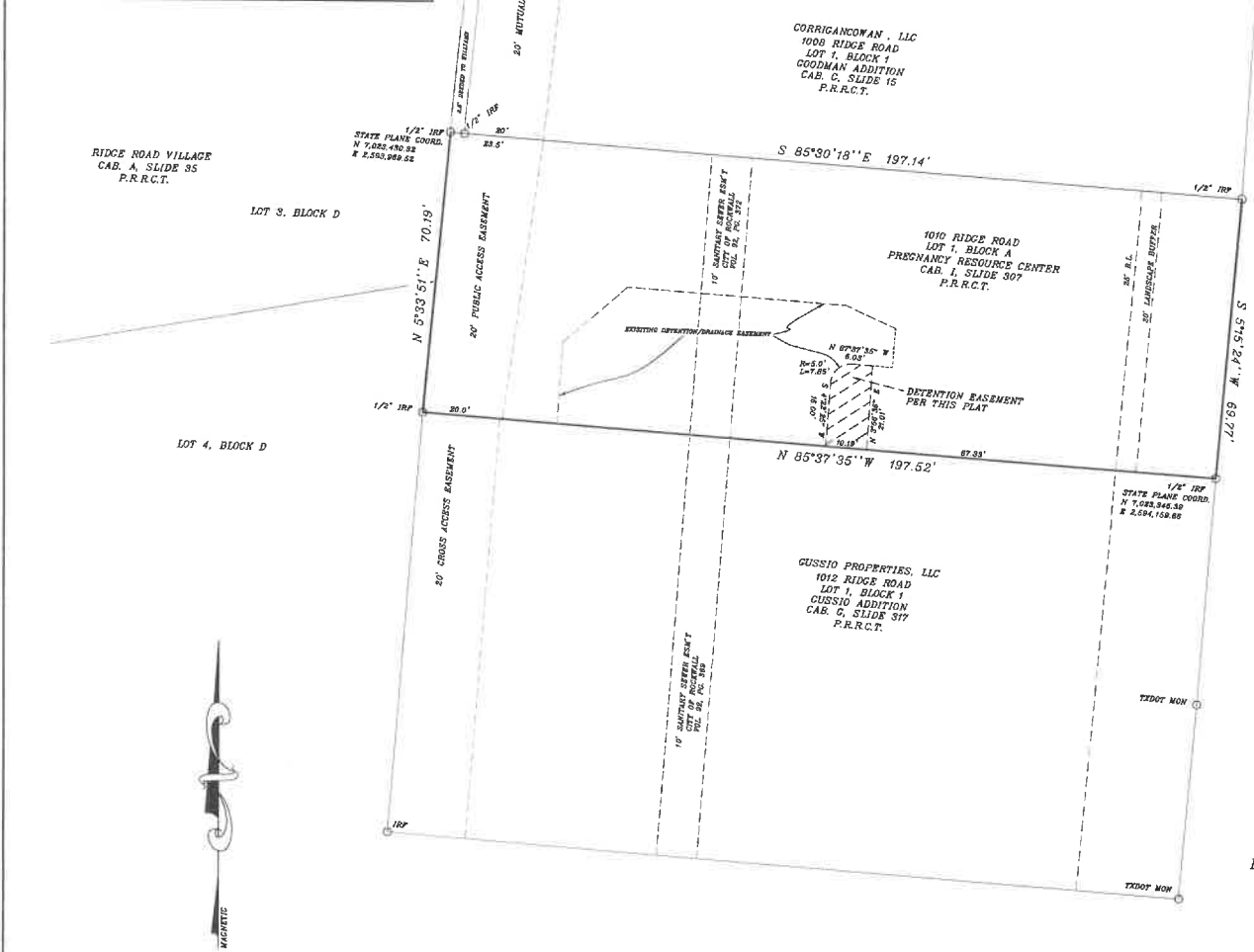
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





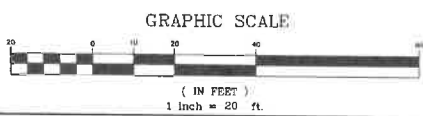
NOTE:
1. Bearings based on Lot 1, Block A, Pregnancy Resource Center Addition as recorded in Cabel 1, Slide 307 of the Plat Records of Rockwall County, Texas.

LEGEND:
IRFC = IRON ROD FOUND WITH CAP
CUT X = FOUND CUT X IN CONCRETE
P.R.R.C.T. = PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
U.E. = UTILITY EASEMENT
R.O.W. = RIGHT-OF-WAY



RIDGE ROAD
F.M. HWY. 740
VARIOUS WIDTH ACFT.

FINAL PLAT
LOT 1R, BLOCK A
PREGNANCY RESOURCE CENTER
BEING A REPLAT OF LOT 1, BLOCK A PREGNANCY RESOURCE CENTER
B.J.T. LEWIS SURVEY, ABSTRACT No. 255
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



Surveyor:
Rudy Rangel
Rangel Land Surveying
1012 Timberline Drive
Heath, Texas 75032
214-325-8026
Rangelandsurvey@sub.com

Engineer:
Doughraie & Associates, Inc
2235 Ridge Road, Suite 200
Rockwall, Texas 75087
214-771-9004

OWNER:
PREGNANCY RESOURCE CENTER OF LAKE RAY HUBBARD
1010 RIDGE RD
ROCKWALL, TX 75087
972-722-8292

CITY CASE No. _____ SHEET 1 OF 2

OWNERS CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, PREGNANCY RESOURCE CENTER OF LAKE RAY HUBBARD, BEING the owners of Lot 1, Block A of Pregnancy Resource Center as recorded in Cabinet 1, Slide 307 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows;

All that certain lot, tract or parcel of land situated in the B.J.T. LEWIS SURVEY, ABSTRACT No. 255, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block A of the Pregnancy Resource Center as recorded in Cabinet 1, Slide 307 of the Plat Records of Rockwall County, Texas;

BEGINNING at a 1/2" iron rod found for the northeast corner of Lot 1, Block 1 of the GUSSIO ADDITION, an addition to the City of Rockwall, Texas according to the the Plat thereof recorded in Cabinet C, Slide 317 of the Plat Records of Rockwall, County Texas and the southeast corner of said Lot 1, Block A of said Pregnancy Resource Center, said point being of the west right-of-way line of Ridge Road P.M. 740;

THENCE North 85°37'35" West along the common line of Lot 1, Block A of the Pregnancy Resource Center lot and Lot 1, Block 1 of the GUSSIO lot, a distance of 197.52' to a 1/2" iron rod found for a corner;

THENCE North 5°33'51" East a distance of 70.19' to a 1/2" iron rod found for a corner;

THENCE South 85°30'18" East a distance of 197.14' to a 1/2" iron rod found on the west right-of-way line of said Ridge Road;

THENCE South 5°15'24" West a distance of 69.77' to the POINT OF BEGINNING and containing 13,807 square feet or 0.32 acres of land.

OWNER'S CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Pregnancy Resource Center of Lake Ray Hubbard, the undersigned owner of the land shown on this plat, and designated herein as Lot 1R, Block A, Pregnancy Resource Center subdivision in the City of Rockwall, Texas, and whose name is subscribed herein, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the Lot 1, Rockwall Market Center South, subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon said easement strips for purposes of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by the storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which the property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewer, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such a written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer's progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. Property owners are responsible for maintenance, repair, and replacement of all retaining walls and drainage and detention systems in easements.

I further acknowledge that the dedications and/or easements made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of dedication of easements made herein.

FOR: PREGNANCY RESOURCE CENTER OF LAKE RAY HUBBARD

By:

FOR: _____ (LIEN HOLDER)

BY: _____ NAME: _____

TITLE:

APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman _____ Date _____

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2023.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred and eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2023.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I Rudy Rangel, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY _____, 2023.

RUDY RANGEL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5564
TDLPS No. 10077100

NOTARY CERTIFICATE

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 2023.

Notary Signature _____

Engineer:
Douglas & Associates, Inc
2235 Ridge Road, Suite 200
Rockwall, Texas 75087
214-771-9004

Surveyor:
Rudy Rangel
Rangel Land Surveying
1012 Timberline Drive
Heath, Texas 75032
214-325-8026
Rangellandsurvey@sub.com

OWNER:
PREGNANCY RESOURCE CENTER OF LAKE RAY HUBBARD
1010 RIDGE RD
ROCKWALL, TX 75087
972-722-8292

FINAL PLAT
LOT 1R, BLOCK A
PREGNANCY RESOURCE CENTER
BEING A REPLAT OF LOT 1, BLOCK A PREGNANCY RESOURCE CENTER
B.J.T. LEWIS SURVEY, ABSTRACT No. 255
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CITY CASE No. _____ SHEET 2 OF 2



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: June 5, 2023

SUBJECT: P2023-014; REPLAT FOR LOTS 3 & 4, BLOCK 1, MEADOWCREEK BUSINESS CENTER PHASE 1 ADDITION

Attachments

Case Memo
Development Application
Location Map
Replat

Summary/Background Information

Consider a request by John Gardner of Kirkman Engineering on behalf of Jesus Sanchez of Victory Shops on 205, LLC for the approval of a *Replat* for Lots 3 & 4, Block 1, Meadowcreek Business Center Addition being a 1.93-acre tract of land identified as Lots 1 & 2, Block 1, Meadowcreek Business Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2325 S. Goliad Street [*SH-205*], and take any action necessary.

Action Needed

The City Council is being asked to approve, approve with conditions, or deny the proposed *Replat*.



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: June 05, 2023
APPLICANT: John Gardner, *Kirkman Engineering*
CASE NUMBER: P2023-014; *Replat for Lots 3 & 4, Block 1, Meadowcreek Business Center Phase 1 Addition*

SUMMARY

Consider a request by John Gardner of Kirkman Engineering on behalf of Jesus Sanchez of Victory Shops on 205, LLC for the approval of a Replat for Lots 3 & 4, Block 1, Meadowcreek Business Center Addition being a 1.93-acre tract of land identified as Lots 1 & 2, Block 1, Meadowcreek Business Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2325 S. Goliad Street [*SH-205*], and take any action necessary.

PLAT INFORMATION

- ☑ The purpose of the applicant's request is to Replat a 1.93-acre parcel of land (*i.e. Lot 1, Block 1, Meadowcreek Business Center Phase 1 Addition*) into two (2) lots (*i.e. Lots 3 & 4, Block 1, Meadowcreek Business Center Phase 1 Addition*) and establish the necessary fire lane and utility easements to facilitate the construction of a drive-through restaurant. The subject property is located directly east of the intersection of S. Goliad Street [*SH-205*] and E. Ralph Hall Parkway, and is zoned Commercial (C) District.
- ☑ The subject property was annexed into the City of Rockwall on September 16, 1974 by *Ordinance No. 74-22 [Case No. A1974-002]*. The City's historic zoning map indicates the subject property was zoned Office (OF) District as of May 16, 1983. Sometime between May 16, 1983 and April 5, 2005 the zoning of the subject property was changed from an Office (OF) District to a Commercial (C) District. On December 27, 2005, the City Council approved a final plat [*Case No. P2005-047*] that established the subject property as Lot 2, Block 1, Meadowcreek Business Center Phase 1 Addition. The subject property has remained vacant since it was annexed in 1974. On February 7, 2022, the City Council approved a Specific Use Permit (SUP) (*S-270*) for a *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* [*Case No. Z2021-055; Ordinance No. 22- 07*]. On July 26, 2022, the Planning and Zoning Commission approved a site plan [*Case No. SP2022-033*] to allow the construction of a *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In*.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for *Lots 3 & 4, Block 1, Meadowcreek Business Center Phase 1 Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On May 30, 2023 Planning and Zoning Commission approved a motion to recommend approval of the Replat with a vote of 5-0, with Commissioner Llewellyn absent and one (1) vacant seat.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2325 S Goliad Street

SUBDIVISION Meadowcreek Business Park Center

LOT 2 BLOCK 1

GENERAL LOCATION The intersection of S Goliad Street and Ralph Hall Parkway

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C-Commercial-SUP

CURRENT USE Undeveloped

PROPOSED ZONING N/A

PROPOSED USE Multi Tenant Retail / Restaurant with DT

ACREAGE 1.93 ac

LOTS [CURRENT] 1

LOTS [PROPOSED] 2

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

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

OWNER Victory Shops on 205, LLC

APPLICANT Kirkman Engineering

CONTACT PERSON Jesus Sanchez

CONTACT PERSON John Gardner

ADDRESS 2911 Turtle Creek Blvd. #700

ADDRESS 5200 State Highway 121

CITY, STATE & ZIP Dallas, Texas 75219

CITY, STATE & ZIP Colleyville, TX 76034

PHONE 972-707-9555

PHONE 817-488-4960

E-MAIL jesus@vg-re.com

E-MAIL john.gardner@trustke.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tony Ramji [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 340.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF May, 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION. IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th DAY OF May, 2023.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

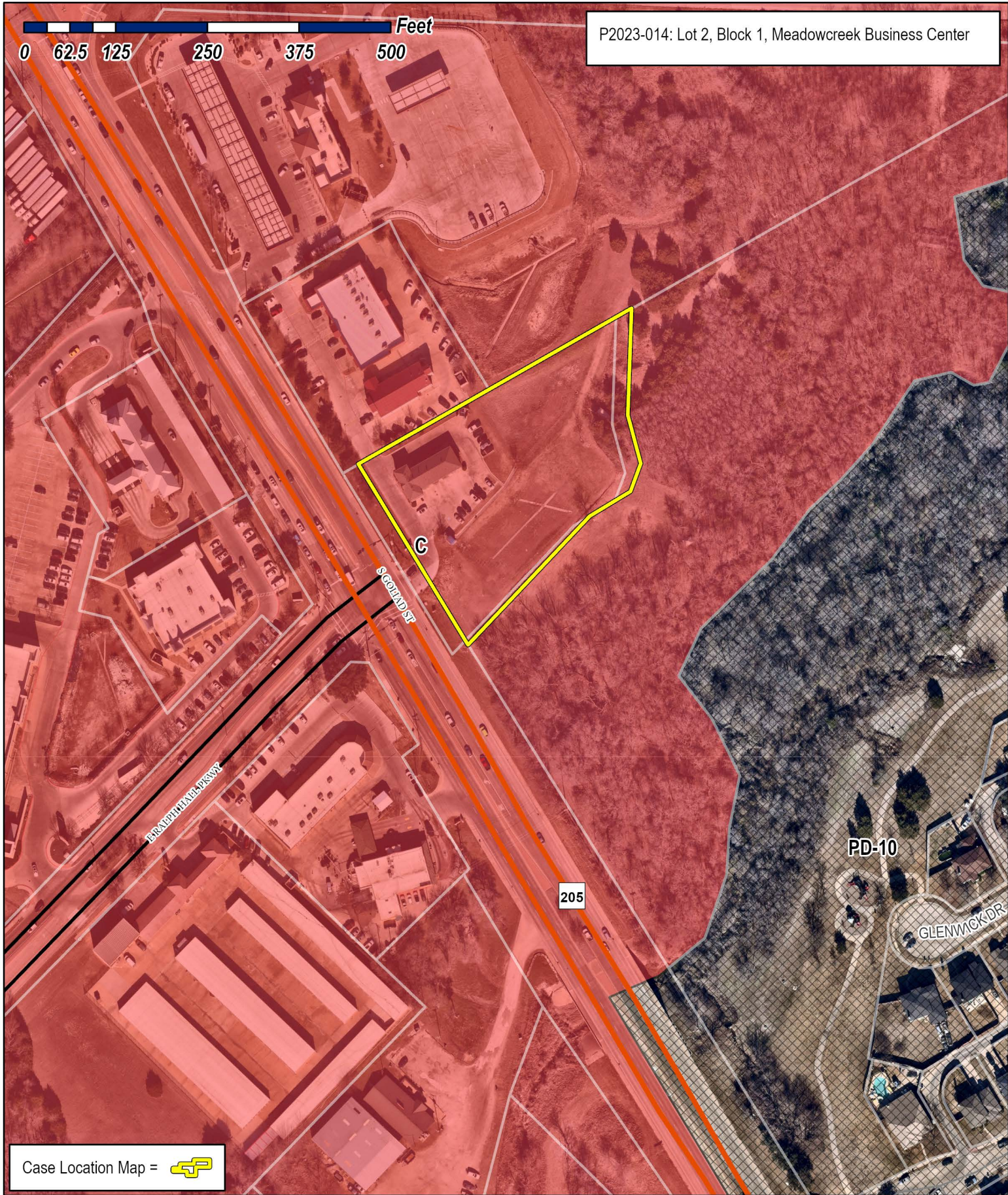


MY COMMISSION EXPIRES

10/09/2024

P2023-014: Lot 2, Block 1, Meadowcreek Business Center

0 62.5 125 250 375 500 Feet



Case Location Map = 

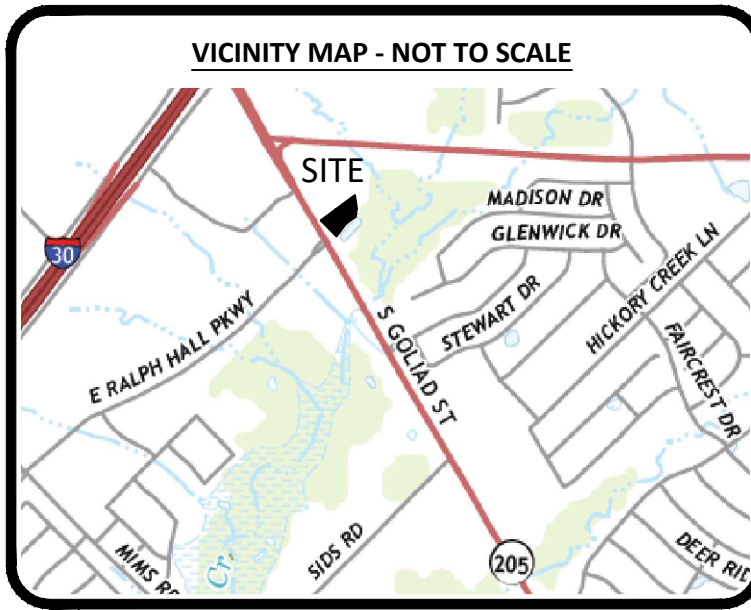


City of Rockwall

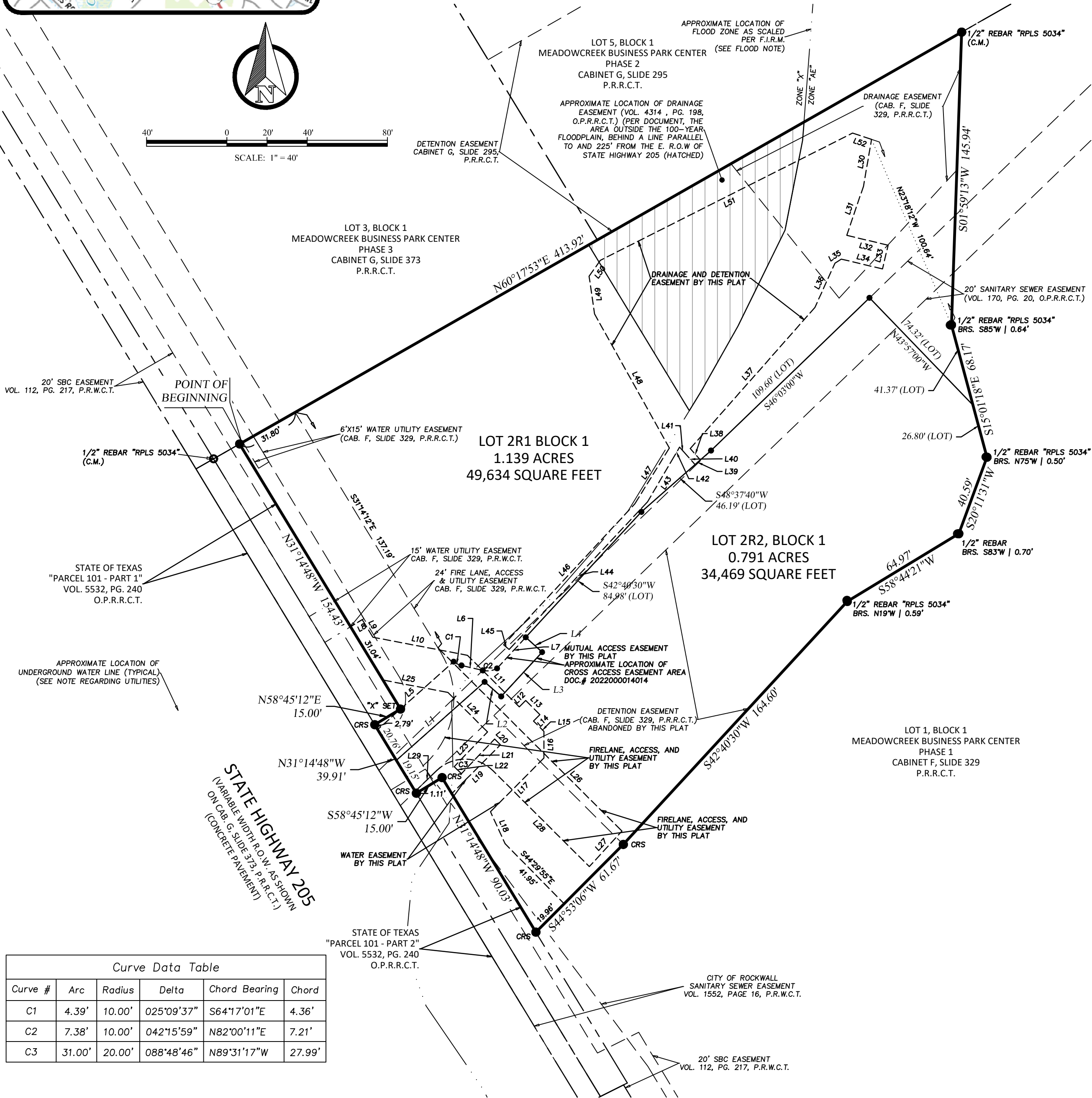
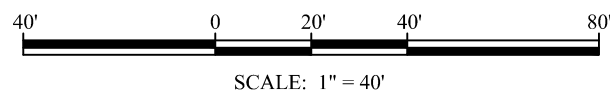
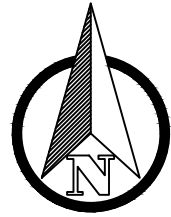
Planning & Zoning Department
 385 S. Goliad Street
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- LEGEND OF ABBREVIATIONS**
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
 - P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
 - O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
 - DOC.# DOCUMENT NUMBER
 - C.M. CONTROLLING MONUMENT
 - SQ. FT. SQUARE FEET
 - ROW RIGHT OF WAY
 - CRS CAPPED REBAR SET



SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.000146135.
- This property lies within Zone "X" & Zone "AE" of the Flood Insurance Rate Map for Rockwall County, Texas and Incorporated Areas, map no. 48397C0040L, with an effective date of September 26, 2008, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

PLAT NOTES:

- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

| Line # | Distance | Bearing |
|--------|----------|-------------|
| L1 | 58.78' | N48°21'22"E |
| L2 | 10.98' | N48°48'18"W |
| L3 | 30.04' | S42°44'56"W |
| L4 | 11.01' | S47°52'42"E |
| L5 | 50.71' | N48°13'36"E |
| L6 | 10.85' | S76°51'49"E |
| L7 | 21.06' | N42°40'30"E |
| L8 | 6.82' | N58°45'48"E |
| L9 | 10.26' | S31°14'12"E |
| L10 | 47.95' | S79°11'17"E |
| L11 | 36.40' | S45°06'54"E |
| L12 | 4.52' | N44°53'06"E |
| L13 | 10.00' | S45°06'54"E |
| L14 | 4.52' | S44°53'06"W |
| L15 | 7.28' | S45°06'54"E |
| L16 | 13.29' | S00°06'54"E |
| L17 | 37.73' | S44°53'06"W |
| L18 | 17.49' | S24°35'25"E |
| L19 | 34.33' | S44°53'06"W |
| L20 | 4.10' | S45°06'54"E |

| Line # | Distance | Bearing |
|--------|----------|-------------|
| L21 | 23.90' | N43°48'48"E |
| L22 | 5.00' | S46°11'12"E |
| L23 | 23.99' | S43°48'48"W |
| L24 | 27.85' | S45°06'54"E |
| L25 | 32.96' | S79°11'17"E |
| L26 | 129.32' | S45°06'54"E |
| L27 | 24.02' | S42°40'30"W |
| L28 | 67.59' | N45°06'54"W |
| L29 | 15.04' | S46°04'20"W |

| Curve # | Arc | Radius | Delta | Chord Bearing | Chord |
|---------|--------|--------|------------|---------------|--------|
| C1 | 4.39' | 10.00' | 025°09'37" | S64°17'01"E | 4.36' |
| C2 | 7.38' | 10.00' | 042°15'59" | N82°00'11"E | 7.21' |
| C3 | 31.00' | 20.00' | 088°48'46" | N89°31'17"W | 27.99' |

ENGINEER

Kirkman Engineering, LLC
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960
patrick.filson@trustke.com

| JOB NO. | 2021.001.224 |
|--------------------|--------------|
| DRAWN: | BCS |
| CHECKED: | JHB |
| TABLE OF REVISIONS | |
| DATE | SUMMARY |
| | |
| | |
| | |

SURVEYOR
BARTON CHAPA SURVEYING, LLC
JOHN H. BARTON, III RPLS# 6737
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
(817) 864-1957
JACK@BCSDFW.COM

OWNER
VICTORY SHOPS ON 205, LLC
2911 TURTLE CREEK BLVD. #700
DALLAS, TX 75219
PH. 972.707.9555

OWNER
BARBARA AND MARLYN ROBERTS
323 JULIAN DRIVE
ROCKWALL, TX 75087
PH. 972.707.9555

FINAL PLAT
LOTS 2R1 AND 2R2, BLOCK 1
MEADOWCREEK BUSINESS CENTER PHASE I
BEING A REPLAT OF LOT 2, BLOCK 1, MEADOWCREEK BUSINESS CENTER PHASE I 2 LOTS - 1.931 ACRES IN THE J. CADLE SURVEY, ABSTRACT NO. 65 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET:

1 OF 2

CITY CASE#P2022-XXX

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS VICTORY SHOPS ON 205, LLC, BARBARA ROBERTS, AND MARLYN ROBERTS are the owners of a tract situated in the J. Cadle Survey, Abstract No. 65 part of Lot 2, Block 1, Meadowcreek Business Park Center, an addition in the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Cabinet F, Slide 329, Plat Records, Rockwall County, Texas, the subject tract being more particularly described as follows (bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)):

BEGINNING at a point in the north line of said Lot 2, same being the northeast corner of the tract described in the deed to the State of Texas, recorded in Volume 5532, Page 240, Official Public Records, Rockwall County, Texas, from which a 1/2 inch rebar with cap stamped "RPLS 5034" found at the northwest corner of said Lot 2 bears SOUTH 60 degrees 17 minutes 53 seconds WEST, 15.01 feet;

THENCE with the perimeter and to the corners of said Lot 2, the following calls:

1. NORTH 60 degrees 17 minutes 53 seconds EAST, a distance of 413.92 feet to a 1/2 inch rebar with cap stamped "RPLS 5034"
2. SOUTH 01 degree 59 minutes 13 seconds WEST, a distance of 145.94 feet to a point from which a 1/2 inch rebar with cap stamped "RPLS 5034" (disturbed) bears SOUTH 85 degrees WEST, 0.64 feet;
3. SOUTH 15 degrees 01 minute 18 seconds EAST, a distance of 68.17 feet to a point from which a 1/2 inch rebar with cap stamped, "RPLS 5034" found bears NORTH 75 degrees West, 0.50 feet;
4. SOUTH 20 degrees 11 minutes 31 seconds WEST, a distance of 40.59 feet to a point from which a 1/2 inch rebar with cap stamped, "RPLS 5034" found bears SOUTH 83 degrees WEST, a distance of 0.70 feet;
5. SOUTH 58 degrees 44 minutes 21 seconds WEST, a distance of 64.97 feet to a point from which a 1/2 inch rebar with cap stamped, "RPLS 5034" found bears NORTH 19 degrees West, a distance of 0.59 feet;
6. SOUTH 42 degrees 40 minutes 30 seconds WEST, a distance of 164.60 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" set (hereinafter "capped rebar set");
7. SOUTH 44 degrees 53 minutes 06 seconds WEST, a distance of 61.67 feet to a capped rebar set in the NORTH line of "Parcel 101 - Part 2" described by deed to the State of Texas as recorded under Volume 5532, Page 240, Official Public Records, Rockwall County, Texas, (O.P.R.R.C.T.);

THENCE NORTH 31 degrees 14 minutes 48 seconds WEST, with the east line of said "Pacel 101 - Part 2", a distance of 90.03 feet to a capped rebar set at the northeast corner thereof;

THENCE SOUTH 58 degrees 45 minutes 12 seconds WEST, with the west line of said "Parcel 101 - Part 2", a distance of 15.00 feet to a capped rebar set for the northwest corner thereof, same being in the west line of said Lot 2;

THENCE NORTH 31 degrees 14 minutes 48 seconds WEST, with the west line of said Lot 2, a distance of 39.91 feet to a capped rebar set at the southwest corner of said State of Texas (Vol. 5532, Pg. 240) tract;

THENCE with the south line of said State of Texas tract, through the interior of said Lot 2, NORTH 58 degrees 45 minutes 12 seconds EAST a distance of 15.00 feet to an "X" cut set in a concrete driveway;

THENCE with the east line of said State of Texas tract, through the interior of said Lot 2, NORTH 31 degrees 14 minutes 48 seconds WEST, a distance of 154.43 feet, returning to the **POINT OF BEGINNING** and enclosing 1.931 acres (84,103 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Victory Shops on 205, LLC, (the undersigned owner of the land shown on this plat and designated as Lot 2R2, Block 1), and Barbara Roberts and Marlyn Roberts (the undersigned owners of the land shown on this plat and designated as Lot 2R1, Block 1), and designated herein as the **LOTS 2R1 AND 2R2, BLOCK 1, MEADOWCREEK BUSINESS CENTER PHASE I**, subdivision in the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **LOTS 2R1 AND 2R2, BLOCK 1, MEADOWCREEK BUSINESS CENTER PHASE I** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

VICTORY SHOPS ON 205, LLC (authorized agent)

STATE OF TEXAS §
COUNTY OF _____§

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for
the State of Texas

BARBARA ROBERTS
STATE OF TEXAS §
COUNTY OF _____§

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for
the State of Texas

MARLYN ROBERTS
STATE OF TEXAS §
COUNTY OF _____§

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for
the State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SURVEYOR'S CERTIFICATE

I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Date of Plat/Map: **May 16, 2023**

John H. Barton III, RPLS# 6737

Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the _____ day of _____, 20_____. This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____, 20_____.

Mayor, City of Rockwall

City Secretary

City Engineer

ENGINEER



Kirkman Engineering, LLC
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960
patrick.filson@trustke.com

JOB NO. 2021.001.224
DRAWN: BCS
CHECKED: JHB

TABLE OF REVISIONS

DATE SUMMARY

SURVEYOR
BARTON CHAPA SURVEYING, LLC
JOHN H. BARTON, III RPLS# 6737
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
(817) 864-1957
JACK@BCSDFW.COM

OWNER
VICTORY SHOPS ON 205, LLC
2911 TURTLE CREEK BLVD. #700
DALLAS, TX 75219
PH. 972.707.9555

OWNER
BARBARA AND MARLYN ROBERTS
323 JULIAN DRIVE
ROCKWALL, TX 75087
PH. 972.707.9555

**FINAL PLAT
LOTS 2R1 AND
2R2, BLOCK 1
MEADOWCREEK
BUSINESS
CENTER PHASE I**
BEING A REPLAT OF LOT 2,
BLOCK 1, MEADOWCREEK
BUSINESS CENTER PHASE I
2 LOTS - 1.931 ACRES
IN THE J. CADLE SURVEY,
ABSTRACT NO. 65
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

SHEET:

2 OF 2

CITY CASE#P2022-XXX



City of Rockwall
The New Horizon

MEMORANDUM

TO: Mayor and Council Members
FROM: Hotel Occupancy Tax Sub-committee Members
Mary Smith, City Manager
DATE: May 31, 2023
SUBJECT: Oasis Pickleball Tournaments

The Oasis Pickleball facility on SH205 is going to be the location for several upcoming national level Pickleball tournaments. The owner is requesting HOT funds to pay for the promotion and operational costs of several large state and national tournaments.

A complete application is attached for Council’s review. The subcommittee reviewed the request which totaled \$101,500.

Prior to Council action on the above, the Hotel Occupancy Tax budget is as follows:

| | |
|------------------------------|--------------------|
| Fund Balance carried forward | \$1,790,156 |
| Budgeted Revenues | 1,000,000 |
| Previously Allocated Funding | <u>(1,279,430)</u> |
| Projected Fund Balance | \$1,510,726 |

Subcommittee members Anna Campbell and Dennis Lewis discussed the request and recommend \$101,500 be awarded from hotel occupancy taxes for this event. Council is asked to consider approving the funds as recommended by the subcommittee and authorizing the City Manager to execute the agreement with Oasis.

**Hotel Occupancy Tax Revenue
Funding Request Summary
FY 2022-2023**

Organization: Oasis Pickleball Club

Amount: \$101,500

Program(s):

| | |
|---------------------------------------|-----------|
| Mid-South Pickleball Tournament | \$ 8,000 |
| PPA Pickleball Tournament | \$ 66,000 |
| APP Assoc. Pickleball Pros Tournament | \$ 27,500 |

Funding History

| <u>Year</u> | <u>Request \$</u> | <u>Award \$</u> |
|-------------|-------------------|-----------------|
| 2022 | 70,500 | 20,500 |
| 2021 | 15,300 | 15,300 |



City of Rockwall
The New Horizon

Hotel Occupancy Tax

Program Year 2023

Application

MUST BE TYPED or PRINTED

Deliver to:
City of Rockwall Finance Office
Attn: Lea Ann Ewing
385 S. Goliad St., Rockwall, TX 75087
Ph. 972-771-7700 Fax 972-771-7728 lewing@rockwall.com

Organization Name: DCR Sports Development DBA Oasis Pickleball
Name of Event: PPA Pickleball Tournament
Date(s) of Event: Sept 29-Oct 2 2023
Funding Request \$: ~~29,000~~ #66,000
Website Address: OasisPickleball.com
Mailing Address: 5606 Yacht Club Drive Rockwall TX 75032
Physical Address: 5757 Hwy 205 South Rockwall TX 75087
Telephone: 972-772-7768 Fax:

Primary Contact Name: Deanna Irving
(Project Director).
Mailing Address: 5606 Yacht Club Drive Rockwall, TX 75087

Email Address: deanna@oasistennis.com
Telephone: 214-206-7911 Fax:

Secondary Contact Name: Darren Rak
(President/ Board Chairman)
Mailing Address: 2412 Versailles Drive Heath, TX 75032

Email Address: drak1112@msn.com
Telephone: 972-567-0291 Fax:

- ▶ COMPLETE AN APPLICATION FOR EACH EVENT/PROGRAM/EXHIBIT REQUESTING FUNDS
- ▶ INCOMPLETE APPLICATIONS WILL NOT BE FORWARDED TO THE COUNCIL SUBCOMMITTEE

1. Mark an "X" next to the category or categories that your organization is requesting funds in the attached budget request.

Advertising/Tourism Requested funding amount \$ ~~58,000~~ ^{\$66,000}
 Conducting solicitation or promotional programs that encourage tourists and delegates to come to the City of Rockwall.

Arts Requested funding amount \$ 0
 Providing encouragement, promotion, improvement and application of the arts as it relates to the presentation, performance execution or exhibition of the major art forms in the City of Rockwall.

Historical Requested funding amount \$ 0
 Providing historical restoration, preservation, programs and encouragement to visit preserved historic sites or museums located in the City of Rockwall.

2. We are holding this event as we have become the largest pickleball facility in the state of Texas. We have 42 courts which is a result of adding to the 28 that we had last year. We received this vote from the board over Austin, McKinney, San Antonio, Houston and other large venues as a result of our adding additional amenities last year including additional courts and a bar area.

This event is the PPA which is the largest pickleball tournament in the U.S. It is annual and is covered by FOX Sports. We have over 1400 players from all over the world and over 12,000 spectators over a 4 day span. Rockwall will be able to hold this tournament for the next 5 years. Professionals come from all over the world to play as well as 600-700 amateur players from the U.S. It is a sanctioned tournament and players get points to worldwide ranking. Pickleball is the fastest growing sport in the United States. Fox Sports will be covering live for all four days both tournaments.

2. The APP Open brings in several thousand players and fans to Rockwall for 4-5 days to play or be a spectator for the event. Hotels occupancies will feel the positive impact as well as restaurants being sold out.

3. Is the event/program that the organization is requesting Hotel Tax funds held in/on City-owned property?
 No Name location: Oasis Pickleball Club

4. Will your organization provide special event insurance coverage for the event/program if held on City property? N/A
 Name of Insurance Company: NA

5. Provide 3 years attendance history for the above listed programs, activities, exhibits or event described in Item No. 2 above.

| Year | Attendance | Hotel Rooms |
|------|------------|-------------|
| 2022 | 11000 | Capacity |
| 2023 | 13000 | Capacity |
| 2024 | 15500 | Capacity |

6. What specific market will you target with the event/program's marketing plan?
 Attach up to 3 examples and evidence of marketing area and readership (Label Exhibit C).PickleballTournaments.com
 Oasistennis.com/ Google Advertising
 Fox Southwest Coverage and ESPN Radio Coverage of event also Living Magazine
7. The City of Rockwall must require segregated accounting of its Hotel funds. Organizations must maintain and account for revenue provided from the tax authorized by section 351.101(a) within one of the two options listed below.
- a) Separate checking account without combining with any other revenues or maintained in any other bank account or
 - b) Maintain a line item accounting, whereby the Hotel revenues may not be combined with any other revenues or expenditures. The funds may be maintained in the same bank account, provided they are reported as a separate line item in the organization's budget. Interest earned on the Hotel revenues must be used to support the event/program as well.

Will the organization be able to segregate the accounting process in either a) or b) above? yes Yes

8. Provide all of the following documentation with this application and label each as outlined below.

- Exhibit A Proposed budget for each event/program using attached form
- Exhibit B Letter of determination certifying federal tax exempt 501(c)(3) status
- Exhibit C Examples and evidence of marketing area and readership (limit 3)
- Exhibit D List members of the governing body including name, position, mailing address and phone number
- Exhibit E W-9 Form <https://www.irs.gov/pub/irs-pdf/fw9.pdf>
- Exhibit F Form 1295 https://www.ethics.stateOa.tx.us/whatsnew/elf_info_form1295.htm

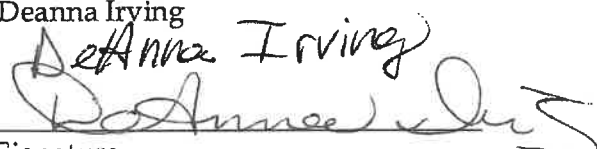
We certify, to the best of our ability, that the information in this application, including all exhibits and supporting documentation is true and correct to the best of our knowledge. It is understood and agreed that any funds awarded as a result of this application will be used for the purpose set for herein and the program guidelines.

President/Board Chairman:
 July 24, 2021
 Date

Darren Rak
 Print Name


 Signature

Event/Program Director:
 Deanna Irving
 Sept 24, 2022

Deanna Irving

 Signature

Both signatures are required for the application to be complete.

EXHIBIT A

**Hotel Occupancy Tax Funding Request
Event/Program Budget - Program Year 2022**

Financial information (round to the nearest dollar). Include a completed copy of this budget with funding request.

Organization Name: Oasis Pickleball Club
 Event/Program Name: PPA Professional Pickleball Tournament
 Requested Funding: ~~\$52,200~~ 66,000

| Expenses (for this project only) | Total Expenses | HOT Funds Request | | |
|---|----------------|-------------------------|--|--|
| 1. Personnel | | | | |
| Administrative | 9100 | 4500 | | |
| Technical | 6500 | 3200 | | |
| Band width increase for TV | 3000 | 1500 | | |
| Other Court resurfacing | 47000 | 15000 | | |
| 2. Fees for outside professional service | | | | |
| Administrative | 8000 | 5500 | | |
| Artistic. Flyers for future events | 4500 | 2250 | | |
| Technical Stage and seat rental | 18000 | 9000 | | |
| 3. Space Rental. Pool rental welcome party and band | 3500 | 1750 | | |
| 4. Equipment Rental. Tent AV speaker | 5500 | 2700 | | |
| 5. Travel/Transportation. Shuttle | 6200 | 3100 | | |
| 6. Promotion/Printing Banners/Elec Billboard | 12500 | 6500 | | |
| 7. Shirts volunteers flags etc | 4500 | 3500 | | |
| 8. Other (supplies, postage etc.) Bleachers and add'l parking | 12,500 | 7500 | | |
| 9. Sub -Totals | 123800 | 72500 66,000 | | |
| 10. Total Expenses | 123800 | 72500 66,000 | | |

| Total Revenues | | | | |
|--|-------------------------|---------|--|--|
| Revenues (for this project only) | | | | |
| 1. Total Amount of HOT fund request | 52200 66,000 | | | |
| 2. Admissions (ticket and concessions) | 19000 | | | |
| 3. Donations | 0 | | | |
| 4. Organizational funds budgeted | 0 | | | |
| 5. Grants (State) | 0 | | | |
| 6. Other (list): Court Rental | 12000 | | | |
| 7. Other (list): Food and Beverage | 6300 | | | |
| 8. Other (list): shirts | 9500 | | | |
| 9. Other (list): Court Rental <i>duplicate</i> | 12000 <i>?</i> | | | |
| 10. Total income and contributions | 0 | | | |
| 11. Total In-Kind | | | | |
| 12. Total Revenues | 111000 | 112,800 | | |

| Financial Information (for this project only) | | | | |
|---|-------------|-------------|-------------|----------------|
| Fiscal Year (Oct 1st - Sept 30th) | 2020 actual | 2021 actual | 2022 actual | 2023 Projected |
| | | | | |

| | | | | | |
|---------------------------|--|--|--|-------|--------|
| Total Revenues | | | | 32500 | 111000 |
| Total Expenses | | | | 74000 | 101800 |
| Total Hotel funds awarded | | | | | |

Exhibits B-F to follow.



City of Rockwall
The New Horizon

Hotel Occupancy Tax

Program Year 2023

Events held Oct. 1, 2022 – Sept. 30, 2023

Application

MUST BE TYPED or PRINTED

Deliver to:

City of Rockwall Finance Office

Attn: Lea Ann Ewing

385 S. Goliad St., Rockwall, TX 75087

Ph. 972-771-7700 Fax 972-771-7728 lewing@rockwall.com

Organization Name: Oasis Pickleball Club Rockwall
Name of Event: Mid-South Pickleball Tournament
Date(s) of Event: May 4-7, 2023
Funding Request \$: ~~\$20,000~~ 8,000
Website Address: oasispickleballclub.com
Mailing Address: 5606 Yacht Club Dr., Rockwall, TX 75032
Physical Address: 5757 S. State Hwy 205, Rockwall, TX 75032
Telephone: 214-206-7911 Fax:

Primary Contact Name: DeAnna Irving
 (Project Director)
Mailing Address: 5606 Yacht Club Dr., Rockwall TX 75032

Email Address: DeAnna@OasisTennis.com
Telephone: 214-206-7911 Fax:

Secondary Contact Name: Darren Rak
 (President/ Board Chairman)
Mailing Address: 5606 Yacht Club Dr., Rockwall, TX 75032

Email Address: drak1112@msn.com
Telephone: 972-567-0291 Fax:

- ▶ COMPLETE AN APPLICATION FOR EACH EVENT/PROGRAM/EXHIBIT REQUESTING FUNDS
- ▶ INCOMPLETE APPLICATIONS WILL NOT BE FORWARDED TO THE COUNCIL SUBCOMMITTEE

1. Mark an "X" next to the category or categories that your organization is requesting funds in the attached budget request.

Advertising/Tourism Requested funding amount \$ 8,000
 Conducting solicitation or promotional programs that encourage tourists and delegates to come to the City of Rockwall.

Arts Requested funding amount \$
 Providing encouragement, promotion, improvement and application of the arts as it relates to the presentation, performance execution or exhibition of the major art forms in the City of Rockwall.

Historical Requested funding amount \$
 Providing historical restoration, preservation, programs and encouragement to visit preserved historic sites or museums located in the City of Rockwall.

2. Describe the program or event for the upcoming fiscal year (Oct. 1 2022 - Sept. 30, 2023) that you are requesting Hotel Tax funding. What is your event and why are you having it?

We are holding 12 Pickleball tournament events in 2023 at our location in Rockwall. 9 of these events will bring over 500 people into Rockwall, from outside this area and they will need hotels and restaurants and various stores here in Rockwall. We need the city to help fund these events as we continue to grow, which brings more visitors into Rockwall for extended stay. We are currently building more parking spaces, which we need financial assistance.

3. How does the event/program meet the definition of the categories listed in Item No. 1 above (promotion of tourism and the hotel industry in the City of Rockwall)?
 Listed above

4. Is the event/program that the organization is requesting Hotel Tax funds held in/on City-owned property?
 no Name location: Oasis Pickleball Club

5. Will your organization provide special event insurance coverage for the event/program if held on City property?
 name of Insurance Company: N/A

6. Provide 3 years attendance history for the above listed programs, activities, exhibits or event described in Item No. 2 above.

| Event | Year | Event Duration (in Days) | Audience Size | # of Attendees in hotel rooms |
|-------------------------|------|--------------------------|---------------|-------------------------------|
| Mid south PB Tournament | 2021 | 3 | 600 | capacity |
| Mid South PB Tournament | 2022 | 3 | 800 | capacity |
| Mid South PB Tournament | 2023 | 3 | 900 | capacity |
| | | | | |
| | | | | |
| | | | | |

EXHIBIT A

**Hotel Occupancy Tax Funding Request
Event/Program Budget - Program Year 2023**

Financial information (round to the nearest dollar). Include a completed copy of this budget with funding request application.

Organization Name: Oasis Pickleball Club
 Event/Program Name: Mid-South Tournament
 Requested Funding: \$ ~~20,000~~ 8,000

| Expenses (for this project only) | Total Expenses | HOT Funding \$ Request | Additional Justification for HOT Funding Request |
|---|----------------|------------------------|--|
| 1. Personnel | \$ | | |
| Administrative | 5,000 | 2,500 | |
| Artistic | | | |
| Technical | 3,000 | 1,500 | |
| Other personnel | | | |
| 2. Fees for outside professional services | | | |
| Administrative | | | |
| Artistic | | | |
| Technical | 2,000 | 1,500 | |
| 3. Space Rental | | | |
| 4. Equipment Rental | | | |
| 5. Travel/Transportation | | | |
| 6. Promotion/Printing | 2,500 | 1,500 | |
| 7. Costumes/Royalties | | | |
| 8. Other (supplies, postage etc.) | 1,000 | 1,000 | |
| 9. Sub-Totals | | | |
| 10. Total Expenses | 13,500 | 8,000 | |

| Revenues (for this project only) | | Revenue - additional remarks |
|--|-----------------------------------|------------------------------|
| 1. Total Amount of HOT Fund Request | \$ 20,000 <u>8,000</u> | |
| 2. Admissions (ticket and concessions) | 5000 | |
| 3. Donations | 0 | |
| 4. Organizational funds budgeted | 0 | |
| 5. Grants (State) | 0 | |
| 6. Other (list): <u>court rental</u> | 9,000 | |
| 7. Other (list): | | |
| 8. Other (list): | | |
| 9. Other (list): | | |
| 10. Total income and contributions | 0 | |
| 11. Total In-Kind | | |
| 12. Total Revenues | 13,500 <u>22,000</u> | |

| Financial Information (for this project only) | | | | | |
|---|----|-------------|-------------|-------------|---------------|
| Fiscal Year (Oct 1st - Sept. 30th) | | 2020 Actual | 2021 Actual | 2022 Actual | 2023 Proposed |
| Total Revenues(including HOT funds) | \$ | | | | |
| Total Expenses | \$ | | | | |
| Total HOT funds awarded | \$ | | | | |

| | | | | |
|--|--|--|--|--|
| | | | | |
|--|--|--|--|--|


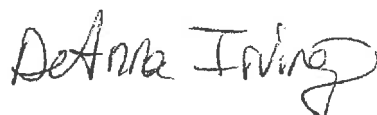
7. What specific market will you target with the event/program's marketing plan? Attach up to 3 examples and evidence of marketing area and readership (Label Exhibit C).
OasisPickleballClub.com/ Google advertising /Pickleball tournaments.com, /etc
8. The City of Rockwall must require segregated accounting of its Hotel funds. Organizations must maintain and account for revenue provided from the tax authorized by section 351.101(a) within one of the two options listed below.
- a) Separate checking account without combining with any other revenues or maintained in any other bank account or
 - b) Maintain a line item accounting, whereby the Hotel revenues may not be combined with any other revenues or expenditures. The funds may be maintained in the same bank account, provided they are reported as a separate line item in the organization's budget. Interest earned on the Hotel revenues must be used to support the event/program as well.

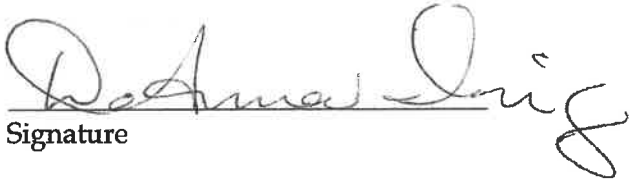
Will the organization be able to segregate the accounting process in either a) or b) above? Yes

9. Provide all of the following documentation with this application and label each as outlined below.

- | | |
|-----------|---|
| Exhibit A | Proposed budget for each event/program using attached form |
| Exhibit B | Letter of determination certifying federal tax exempt 501(c)(3) status |
| Exhibit C | Examples and evidence of marketing area and readership (limit 3) |
| Exhibit D | List members of the governing body including name, position, mailing address and phone number |
| Exhibit E | W-9 Form https://www.irs.gov/pub/irs-pdf/fw9.pdf |
| Exhibit F | Form 1295 https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm |

We certify, to the best of our ability, that the information in this application, including all exhibits and supporting documentation is true and correct to the best of our knowledge. It is understood and agreed that any funds awarded as a/ result of this application will be used for the purpose set for herein and the program guidelines.

| | |
|---------------------------|--|
| President/Board Chairman: | Darren Rak |
| Date | Print Name |
| |  |
| | Signature |
| Event/Program Director: | DeAnna irving |
| Date | Print Name |
| |  |


Signature

Both signatures are required for the application to be complete.

Exhibits B-F to follow

If you are submitting more than one application (one for each event/program funding) only provide one copy of the following documents/exhibits with your submittal:

- | | |
|-----------|---|
| Exhibit B | Letter of determination certifying federal tax exempt 501(c)(3) status |
| Exhibit D | List members of the governing body including name, position, mailing address and phone number |
| Exhibit E | W-9 Form https://www.irs.gov/pub/irs-pdf/fw9.pdf? |
| Exhibit F | Form 1295 https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm |



City of Rockwall
The New Horizon

Hotel Occupancy Tax

Program Year 2023

Events held Oct. 1, 2022 - Sept. 30, 2023

Application

MUST BE TYPED or PRINTED

Deliver to:

City of Rockwall Finance Office

Attn: Lea Ann Ewing

385 S. Goliad St., Rockwall, TX 75087

Ph. 972-771-7700 Fax 972-771-7728 lewing@rockwall.com

Organization Name:

Oasis Pickleball Club

Name of Event:

APP Association of Pickleball Professionals

Date(s) of Event:

October 4-8, 2023

Funding Request \$:

~~20,000~~ → *27,500*

Website Address:

OasisPickleballClub.com

Mailing Address:

5606 Yacht Club Dr, Rockwall, TX 75032

Physical Address:

5757 S State Hwy 205, Rockwall, TX 75032

Telephone:

214-206-7911 Fax:

Primary Contact Name:

DeAnna Irving

(Project Director)

Mailing Address:

5606 Yacht Club Dr., Rockwall, TX 75032

Email Address:

DeAnna@OasisTennis.com

Telephone:

Fax:

Secondary Contact Name:

Darren Rak

(President/ Board Chairman)

Mailing Address:

5606 Yacht Club Dr., Rockwall TX 75032

Email Address:

drak1112@msn.com

Telephone:

972-567-0291 Fax:

- ▶ COMPLETE AN APPLICATION FOR EACH EVENT/PROGRAM/EXHIBIT REQUESTING FUNDS
- ▶ INCOMPLETE APPLICATIONS WILL NOT BE FORWARDED TO THE COUNCIL SUBCOMMITTEE

1. Mark an "X" next to the category or categories that your organization is requesting funds in the attached budget request.

Advertising/Tourism Requested funding amount \$ *27,500*
 Conducting solicitation or promotional programs that encourage tourists and delegates to come to the City of Rockwall.

Arts Requested funding amount \$
 Providing encouragement, promotion, improvement and application of the arts as it relates to the presentation, performance execution or exhibition of the major art forms in the City of Rockwall.

Historical Requested funding amount \$
 Providing historical restoration, preservation, programs and encouragement to visit preserved historic sites or museums located in the City of Rockwall.

2. Describe the program or event for the upcoming fiscal year (Oct. 1 2022 – Sept. 30, 2023) that you are requesting Hotel Tax funding. What is your event and why are you having it?

This is only one of the prestigious pickleball tournaments Oasis will be hosting in 2023. It is anticipated to bring well over 500 people into Rockwall to participate and/or participate in this event. These visitors will be shopping at Rockwall shops and dining at Rockwall restaurants for 3 or 4 days. Oasis is currently designing and constructing 150 more parking spaces to accommodate the visitors our tournaments bring into Rockwall.

3. How does the event/program meet the definition of the categories listed in Item No. 1 above (promotion of tourism and the hotel industry in the City of Rockwall)?
 tourism

4. Is the event/program that the organization is requesting Hotel Tax funds held in/on City-owned property?
 Yes Name location:

5. Will your organization provide special event insurance coverage for the event/program if held on City property?
 no Name of Insurance Company: Philadelphia

6. Provide 3 years attendance history for the above listed programs, activities, exhibits or event described in Item No. 2 above.

| Event | Year | Event Duration (in Days) | Audience Size | # of Attendees in hotel rooms |
|---------------------------------|------|--------------------------|---------------|-------------------------------|
| Mid-south pickleball tournament | 2021 | 3 | 600 | capacity |
| PPA Texas PB Open | 2022 | 4 | 800 | capacity |
| World Pickleball Tour | 2022 | 3 | 500 | capacity |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

EXHIBIT A

**Hotel Occupancy Tax Funding Request
Event/Program Budget - Program Year 2023**

Financial information (round to the nearest dollar). Include a completed copy of this budget with funding request application.

Organization Name: Oasis Pickleball Club
 Event/Program Name: APP Tournament
 Requested Funding: \$ ~~29,000~~ 27,500

| Expenses (for this project only) | Total Expenses | HOT Funding \$ Request | Additional Justification for HOT Funding Request |
|---|----------------|---------------------------------|--|
| 1. Personnel | \$ 9,200 | | |
| Administrative | 5,000 | 3,000 | |
| Artistic | | | |
| Technical | 4,500 | 2,800 | |
| Other personnel | | | |
| 2. Fees for outside professional services | | | |
| Administrative | 9,000 | 4,000 | |
| Artistic | | | |
| Technical | 3,000 | 1,500 | |
| 3. Space Rental | 7,500 | 2,000 | |
| 4. Equipment Rental | | | |
| 5. Travel/Transportation | 5,000 | | |
| 6. Promotion/Printing | 20,500 | 11,500 | |
| 7. Costumes/Royalties | | | |
| 8. Other (supplies, postage etc.) | 5,000 | 2,700 | |
| 9. Sub-Totals | | | |
| 10. Total Expenses | 64,200 | 29,000 <u>27,500</u> | |

| Revenues (for this project only) | | | Revenue - additional remarks |
|--|---------------------------------|-------------|------------------------------|
| 1. Total Amount of HOT Fund Request | \$ 29,000 <u>27,500</u> | | |
| 2. Admissions (ticket and concessions) | 12,000 | | |
| 3. Donations | 0 | | |
| 4. Organizational funds budgeted | 0 | | |
| 5. Grants (State) | 0 | | |
| 6. Other (list): <u>court rental</u> | 14,000 | | |
| 7. Other (list): | | | |
| 8. Other (list): | 8,000 | Concessions | |
| 9. Other (list): | 2,000 | merchandise | |
| 10. Total income and contributions | 0 | | |
| 11. Total In-Kind | | | |
| 12. Total Revenues | 65,000 <u>63,500</u> | | |

| Financial Information (for this project only) | | | | |
|---|-------------|-------------|-------------|---------------|
| Fiscal Year (Oct. 1st - Sept. 30th) | 2020 Actual | 2021 Actual | 2022 Actual | 2023 Proposed |
| Total Revenues (including HOT funds) | \$ | | | |
| Total Expenses | \$ | | | |
| Total HOT funds awarded | \$ | | | |

7. What specific market will you target with the event/program's marketing plan? Attach up to 3 examples and evidence of marketing area and readership (Label Exhibit C).
 OasisPickleballClub.com, Google, PickleballTournaments.com, digital billboard by Bass Pro., Living magazine, Buffalo Creek magazine, facebook, twitter, etc
8. The City of Rockwall must require segregated accounting of its Hotel funds. Organizations must maintain and account for revenue provided from the tax authorized by section 351.101(a) within one of the two options listed below.
- a) Separate checking account without combining with any other revenues or maintained in any other bank account or
 - b) Maintain a line item accounting, whereby the Hotel revenues may not be combined with any other revenues or expenditures. The funds may be maintained in the same bank account, provided they are reported as a separate line item in the organization's budget. Interest earned on the Hotel revenues must be used to support the event/program as well.

Will the organization be able to segregate the accounting process in either a) or b) above? Yes

9. Provide all of the following documentation with this application and label each as outlined below.


- Exhibit A Proposed budget for each event/program using attached form
- Exhibit B Letter of determination certifying federal tax exempt 501(c)(3) status
- Exhibit C Examples and evidence of marketing area and readership (limit 3)
- Exhibit D List members of the governing body including name, position, mailing address and phone number
- Exhibit E W-9 Form <https://www.irs.gov/pub/irs-pdf/fw9.pdf>
- Exhibit F Form 1295 https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm

We certify, to the best of our ability, that the information in this application, including all exhibits and supporting documentation is true and correct to the best of our knowledge. It is understood and agreed that any funds awarded as a result of this application will be used for the purpose set for herein and the program guidelines.

President/Board Chairman: Darren Rak

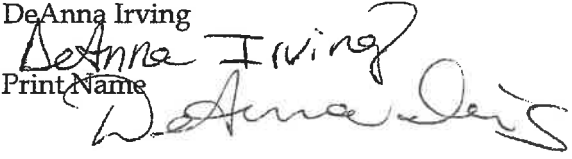
Date _____

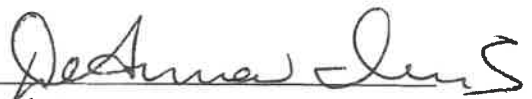
Print Name _____

Signature 

Event/Program Director: DeAnna Irving

Date _____

Print Name 


Signature

Both signatures are required for the application to be complete.

Exhibits B-F to follow

If you are submitting more than one application (one for each event/program funding) only provide one copy of the following documents/exhibits with your submittal:

- | | |
|-----------|---|
| Exhibit B | Letter of determination certifying federal tax exempt 501(c)(3) status |
| Exhibit D | List members of the governing body including name, position, mailing address and phone number |
| Exhibit E | W-9 Form https://www.irs.gov/pub/irs-pdf/fw9.pdf |
| Exhibit F | Form 1295 https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm |

Custom Concrete & Construction

2105 Berkdale
Rockwall, Texas 75087

Phone: Rex (214) 497-7206
rex@lifespringfamily.net

Quote

To: DCR Site Management
5757 Hwy 205 south
Rockwall

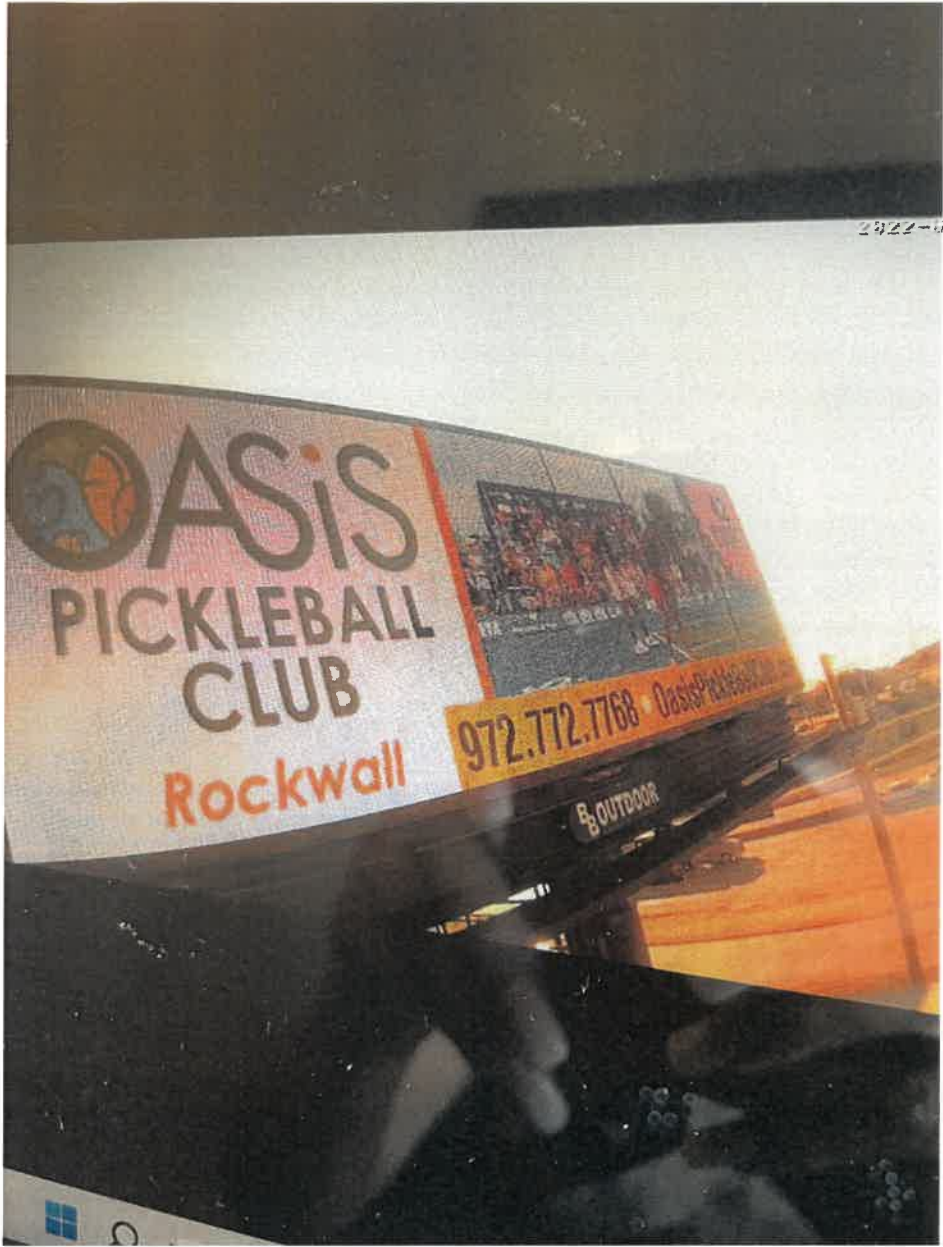
Date: 9-28-22

| Description: | Unit | Total |
|--|-----------|-------------------|
| Install parking lot 153'x114' with curb using 3/8 rebar on 18" centers with dowels. Use compacted roadbase under slab and use 3500 psi concrete 4" thickness. | 17,442 sf | \$ 121,919 |
| Sawcut and excavate roadway through 2 medians to alleviate traffic to urban air. Pour roadway 36'x24'. Use 3/8" rebar on 18" centers with dowels. Use compacted roadbase under slab. | 936 sf | \$ 6,546 |
| | | |
| | | |
| | | |
| | | |
| | | |
| TOTAL: ½ Payment is due upon completion of form and rebar setup. Final ½ payment is due upon completion of project. A financing fee can be assessed if payment is not made within 5 days after completion of the project. | | \$ 128,465 |

May God Bless You, Your Family, and Your Business!
Psalm 5:12

Few samples of our advertising. We have a digital billboard up by bass pro advertises all our events. We promote on Facebook and Instagram all our events. We have monthly Full page advertisements In the Living Magazine as well as Buffalo Creek magazine And we advertise through the chamber of commerce.







Post Details



Instagram Post Overview ⓘ

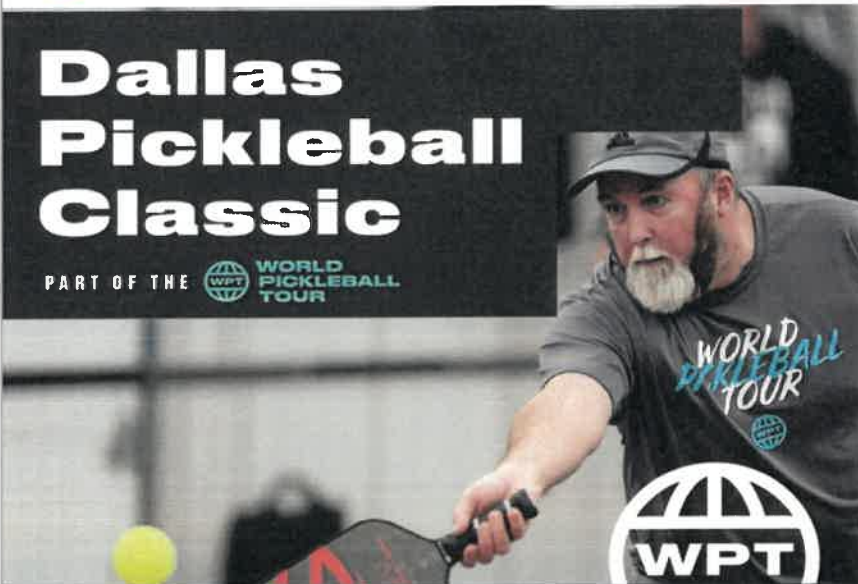
Instagram



oasispickleballclub

Dallas Pickleball Classic

PART OF THE  WORLD PICKLEBALL TOUR



**SEPTEMBER
23-25, 2022**

**OASIS
PICKLEBALL
& TENNIS CLUB**

5757 State Hwy 205
Rockwall, TX 75032

**\$5,000
CASH PURSE**

PAYS OUT TO ALL SKILL LEVEL WINNERS

TOURNAMENT FEATURES

- Mixed Doubles
- Men's & Women's Doubles/Singles
- Divisions by skill (3.0, 3.5, 4.0, 4.5, 5.0) and age (18+ and 50+)



oasispickleballclub Dallas World pickleball tour coming to Oasis this weekend

11:44



Post Details



Post Overview

Instagram


oasispickleballclub


WORLD
PICKLEBALL
TOUR

DALLAS PICKLEBALL CLASSIC

SEPTEMBER 23 - 25








oasispickleballclub We are excited to welcome the World Pickleball Tour at Oasis! Make sure you s... more

 17

 **Comment**

Boost Post

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.

| | |
|---|---|
| <p>1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. DCR Sports Management LLC</p> <p>2 Business name/disregarded entity name, if different from above Oasis Pickleball and Tennis Club</p> <p>3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.</p> <p><input type="checkbox"/> Individual/sole proprietor or single-member LLC</p> <p><input checked="" type="checkbox"/> C Corporation</p> <p><input checked="" type="checkbox"/> S Corporation</p> <p><input type="checkbox"/> Partnership</p> <p><input type="checkbox"/> Trust/estate</p> <p><input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____</p> <p>Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</p> <p><input type="checkbox"/> Other (see instructions) ▶</p> | <p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from FATCA reporting code (if any) _____</p> <p><small>(Applies to accounts maintained outside the U.S.)</small></p> |
| <p>5 Address (number, street, and apt. or suite no.) See instructions.</p> <p>6 City, state, and ZIP code</p> <p>7 List account number(s) here (optional)</p> | <p>Requester's name and address (optional)</p> |

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

| | | | | | | | | | | | | | | | | |
|--|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Social security number | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; height: 20px;"> <tr> <td style="width: 25%;"></td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> </tr> </table> | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| or | | | | | | | | | | | | | | | | |
| Employer identification number | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; height: 20px;"> <tr> <td style="width: 25%;">8</td> <td style="width: 25%;">2</td> <td style="width: 25%;">-</td> <td style="width: 25%;">1</td> </tr> <tr> <td style="width: 25%;">2</td> <td style="width: 25%;">0</td> <td style="width: 25%;">2</td> <td style="width: 25%;">1</td> </tr> <tr> <td style="width: 25%;">6</td> <td style="width: 25%;">1</td> <td style="width: 25%;">-</td> <td style="width: 25%;">6</td> </tr> <tr> <td style="width: 25%;">1</td> <td style="width: 25%;">6</td> <td style="width: 25%;">1</td> <td style="width: 25%;">1</td> </tr> </table> | 8 | 2 | - | 1 | 2 | 0 | 2 | 1 | 6 | 1 | - | 6 | 1 | 6 | 1 | 1 |
| 8 | 2 | - | 1 | | | | | | | | | | | | | |
| 2 | 0 | 2 | 1 | | | | | | | | | | | | | |
| 6 | 1 | - | 6 | | | | | | | | | | | | | |
| 1 | 6 | 1 | 1 | | | | | | | | | | | | | |

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification Instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here

Signature of U.S. person ▶

Date ▶

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
 Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
 2021-787716

Date Filed:
 08/06/2021

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Oasis Pickleball and Tennis Club
 Rockwall, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Rockwall Chamber of Commerce

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

123313123
 Pickleball tournament

| 4 | Name of Interested Party | City, State, Country (place of business) | Nature of interest (check applicable) | |
|---|--------------------------|--|---------------------------------------|--------------|
| | | | Controlling | Intermediary |
| | DARREN RAK | Rockwall, TX USA | 100% | |
| | | | | |
| | | | | |
| | | | | |
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| | | | | |
| | | | | |
| | | | | |
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5 Check only if there is NO Interested Party.

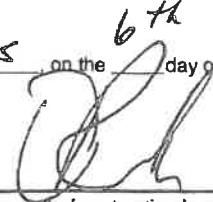
6 UNSWORN DECLARATION

My name is DARREN RAK, and my date of birth is _____.

My address is 2412 Versailles (street), Heath (city), TX (state), 75032 (zip code), USA (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Rockwall County, State of Texas, on the 6th day of 8, 2021
 (month) (year)



 Signature of authorized agent of contracting business entity (Declarant)

THE Texas RUMBLE 2022

ESTIMATED BUDGET Updated 9/28/2022 4:30 pm-based on 550 players

Estimated Income:

| | |
|------------------------------------|-----------------|
| 550+ registrations from all states | \$42,000 |
| T-shirts (payment from players) | \$ 2,300 |
| Baylor Scott & White Sponsorship | <u>\$ 3,000</u> |
| | \$47,300 |

Estimated Expenses:

| | |
|--|---|
| *Lunches—1170 4 days | \$ 4725 |
| Ref Fees | \$ 10,000 (approx. 920 matches) |
| Ready to Rumble Social/Ref Meeting Food | \$ 1000 |
| T-Shirts-- 230 @ \$10 (players pay \$10) | \$ 2300 |
| Giveaway item—430 Thorlos socks @ \$7 | \$ 3010 |
| Snacks | \$ 1600 |
| 500 Dura Fast 40 Balls | \$ 625 |
| State Flags | \$ 70 |
| 4 Wind Socks | \$ 30 |
| Medals—900 @ \$4.00 each | \$ 3887 |
| Port-a-Potties | \$ 1500 |
| Operations consultant (Mark Kellum) | \$ 500 |
| PT.com | \$ 750 |
| PT.com pay pal fees | \$ \$2000 already subtracted from net above |
| PT.com text notification fee | \$ 137 |
| Court Banners | \$ 850 |
| Medal backdrop | \$ 146 |
| Table & Chair Rental | \$ 800 |
| Tablecloths | \$ 160 |
| Ink and paper | \$ 250 |
| Check-in leis | \$ donated by Francyne |
| Volunteer Appreciation Dinner | \$ 1500 |
| PickleballDesk Volunteer Software | \$ 100 |
| 9 canopies (2 large, 2 small) | \$ 600 |
| Custom Referee clips & ref swag bags | \$ 245 |
| Miscellaneous—(ice....) | \$ 1000 |
| Estimated Tax | \$ 3200 |
| | |
| Total expenses | \$38,950 |
| Refunds | (\$1,125) |
| | |
| Estimated profit | <u>\$ 7,255</u> |

LUNCH 2022—550 total players—(est. 9/26)

*Lunch estimate includes 50 volunteers and non-playing refs on Thursday and 60 each of the other 3 days. Chick Fil A on Thursday, \$4. Bagel Lady on Friday, \$6. Chick Fil A on Saturday \$4. Jason's Deli on Sunday, \$2.75.

| | Players | Vols | Total | Cost |
|---|---------|------|-------------|---------------|
| Thursday Men's and Women's Singles . | 120 | 50 | 170 | \$680 |
| Friday Women's Skill/Age Doubles, Men's Open, Men's Senior Open, Junior Singles | 220 | 60 | 280 | \$1680 |
| Saturday Mixed Doubles | 314 | 60 | 374 | \$1496 |
| Sunday Men's Skill/Age Doubles, Women's Open, Women's Senior Open, Junior Doubles | 256 | 60 | 316 | \$ 869 |
| Estimated total lunches | | | 1170 | \$4725 |

| DESCRIPTION | AMOUNT |
|--|--------------|
| UMB Bank Routing# 101000695/ NexCourt Account# 0110032448 | |
| Please make checks payable to: | |
| NEXCOURT, INC. / 1127 S. AIRPORT CIRCLE / EULESS, TX 76040 | |
| Total Due | \$ 79,000.00 |

THANK YOU FOR YOUR BUSINESS!

10-6-22 ✓
 pd \$39,500

new bal = \$39,500

Custom Concrete & Construction

✓ paid

433 Southwestern
Rockwall, Texas 75087

Phone: Rex(214) 497-7206
rex@lifespringfamily.net

Invoice (Revised) – driveway, north parking and sidewalk & misc

To: Dr. Rak
Oasis Center
5757 st. hwy 205
Rockwall

Date: 6-21-21

| Description: | Unit | Total |
|--|----------------------|------------------|
| *3/8" rebar on 16" centers with dowels *3500 psi concrete 4-6" thickness *use roadbase under slab *light broom finish *sawcuts every 15' on center | | |
| Driveway up to south side parking area | 1680 sf | \$ 11,745 |
| Sidewalk to stadium area. | 420 sf | \$ 2,865 |
| Parking spaces (23) on north side of main entrance | 4620 sf 23 spaces | \$ 29,865 |
| 2 patches on sidewalk | | \$ 200 |
| Finish retaining wall | | \$ 1800 |
| TOTAL: | | \$ 46,475 |

May God Bless You, Your Family, and Your Business!
Psalm 5:12

✓ Rd

Custom Concrete & Construction

2105 Berkdale
Rockwall, Texas 75087

Phone: Rex (214) 497-7206
rex@lifespringfamily.net

Quote

Quote for more parking space

To: DCR Site Management
5757 Hwy 205 south
Rockwall

Date: 9-28-22

| Description: | Unit | Total |
|--|-----------|-------------------|
| Install parking lot 153'x114' with curb using 3/8 rebar on 18" centers with dowels. Use compacted roadbase under slab and use 3500 psi concrete 4" thickness. | 17,442 sf | \$ 121,919 |
| Sawcut and excavate roadway through 2 medians to alleviate traffic to urban air. Pour roadway 36'x24'. Use 3/8" rebar on 18" centers with dowels. Use compacted roadbase under slab. | 936 sf | \$ 6,546 |
| | | |
| | | |
| | | |
| | | |
| | | |
| TOTAL: ½ Payment is due upon completion of form and rebar setup. Final ½ payment is due upon completion of project. A financing fee can be assessed if payment is not made within 5 days after completion of the project. | | \$ 128,465 |

May God Bless You, Your Family, and Your Business!
Psalm 5:12

Ewing, Lea Ann

From: deanna . <deanna@adventureparkofrockwall.com>
Sent: Tuesday, October 4, 2022 5:56 PM
To: Ewing, Lea Ann
Cc: darren rak
Subject: HOT 3
Attachments: HOT 2 go.pdf

Lea Ann

Here is our application for HOT funding for 2023. Attached are only 3 of the 12 amazing Pickleball Tournaments Oasis will be hosting this year. We are very excited to be a main attraction of Rockwall Tourism and appreciate the city.

Kind Regards,

DeAnna D. Irving
214-206-7911
General Manager

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Misty Farris, Purchasing Agent

DATE: June 5, 2023

SUBJECT: **CONSIDER RENEWING CONTRACTS WITH B&B CONCRETE & MEDRANO ENTERPRISES FOR CONCRETE PAVEMENT REPAIRS**

Attachments

Summary/Background Information

Consider renewing contracts with B&B Concrete & Medrano Enterprises for Concrete Pavement Repairs, to be funded by the Streets Maintenance Budget.

B&B Concrete - \$250,000

Medrano Enterprises - \$200,000

Action Needed

Authorize the City Manager to execute contracts for this project, and take any action necessary.



City of Rockwall
The New Horizon

MEMORANDUM

TO: Mayor and Council Members
FROM: Mary Smith, City Manager
DATE: June 2, 2023
SUBJECT: Presentation regarding Property Assessed Clean Energy (PACE) Program

City Staff recently viewed a presentation by Ryan McCormick and Glenn Silva of Lone Star Pace regarding their program and its potential to assist developers in funding their projects in more difficult lending times than seen in the past. They were brought in at the request of an upcoming commercial development that intends to use PACE in their funding if the City approves. The program was established by statute and codified in Chapter 399 of the Local Government Code

Following the presentation to Council on Monday we will be asked to consider moving forward to adopt the program. This process requires a Resolution of Intent, publication on our website, and holding a public hearing regarding the program. The Council would then consider a Resolution establishing the program.

Ryan McCormick will attend the Council meeting present the program and answer any questions.



Property Assessed Clean Energy (“PACE”) Presentation to the City of Rockwall, Texas

May 4, 2023



City of Rockwall
The New Horizon

“If the energy efficiency of commercial and industrial buildings improved by 10 percent, the collected savings would be \$40 billion.”

– U.S. Department of Energy



LONE STAR PACE OVERVIEW

Lone Star PACE is a program administrator for local governments implementing Property Assessed Clean Energy (“PACE”) financing.

- **Lone Star PACE Principals**

- Program Administrator for Governmental Programs that Financed \$40 Billion in Public Benefit Projects Nationwide
- Registered Municipal Advisors with oversight by the Securities & Exchange Commission (SEC) and Municipal Securities Rulemaking Board (MSRB)
- More than 1,100 transactions completed to date Nationwide
- Over \$1.5 Billion Financed in 40+ Texas Cities/Counties

- **Current PACE Programs Administered by Lone Star PACE**

- Cities: Burleson, Cleburne, Decatur, Forney, Kaufman
- Counties: Collin, Dallas, Denton, Fort Bend, Freestone, Galveston, Harris, Haskell, Hays, Jefferson, Kaufman, and Wichita

“A 12W LED light bulb produces the same amount of light as a traditional 60W Incandescent light bulb while saving 75%-80% on energy costs and lasts 25X longer.”

– Energy.Gov



WHAT IS PACE?

Property Assessed Clean Energy (“PACE”) is a Simple and Effective Way to Finance Investment in Renewable Energy, Energy Efficiency, and Water Efficiency Upgrades.

Facilitates private investment in energy & water efficiency and renewable energy upgrades to commercial properties

- Aligns the utility bill savings with the cost of the capital improvements
- Property owners enter into a voluntary property assessment
- 100% project financing of qualified improvements with extended terms
- Assessments are paid over the useful life of the improvements.

“For a typical office building, energy represents 30 percent of the variable costs and constitutes the single largest controllable operating cost.”

- National Action Plan for Energy Efficiency



BENEFITS OF PACE

BENEFITS TO LOCAL GOVERNMENT:

- Encourage Energy and Water Conservation
- Promotes Economic Development
- Upgrades Existing Building Stock
- Improves Property Values
- No Cost to Implement
- Completely Voluntary Agreement

BENEFITS TO COMMERCIAL PROPERTY OWNERS:

- Immediate Cash Flow
- No Down Payment
- Long Term Funding
- Increased Property Value
- Non-Recourse

“If the energy efficiency of commercial and industrial buildings improved by 10 percent, the collected savings would be \$40 billion.”

– U.S. Department of Energy



TYPES OF PACE PROJECTS

COMMERCIAL PACE:

PACE is Eligible for New Construction or Upgrades to Existing Properties Whether Leased or Owner Occupied

- Multi-Family Housing (5 or More Units)
- Hospitality
- Industrial
- Commercial / Office
- Retail

Note: Governmental and Residential Properties Do Not Qualify

"Even if your air conditioner is only 10 years old, you may save 20% to 40% of your cooling energy costs by replacing it with a newer, more efficient model."

- Energy.Gov



QUALIFYING IMPROVEMENTS



Energy Efficiency

- HVAC
- LED Lighting
- Water Heating Systems
- Building Enclosure Improvements
- Combustion and Burner Upgrades
- Automated Energy Management Controls

Water Efficiency

- Low Flow Fixtures

Renewable Energy

- Solar Panels

“The choices a company makes about its energy sourcing and consumption can profoundly influence its cost structure.”

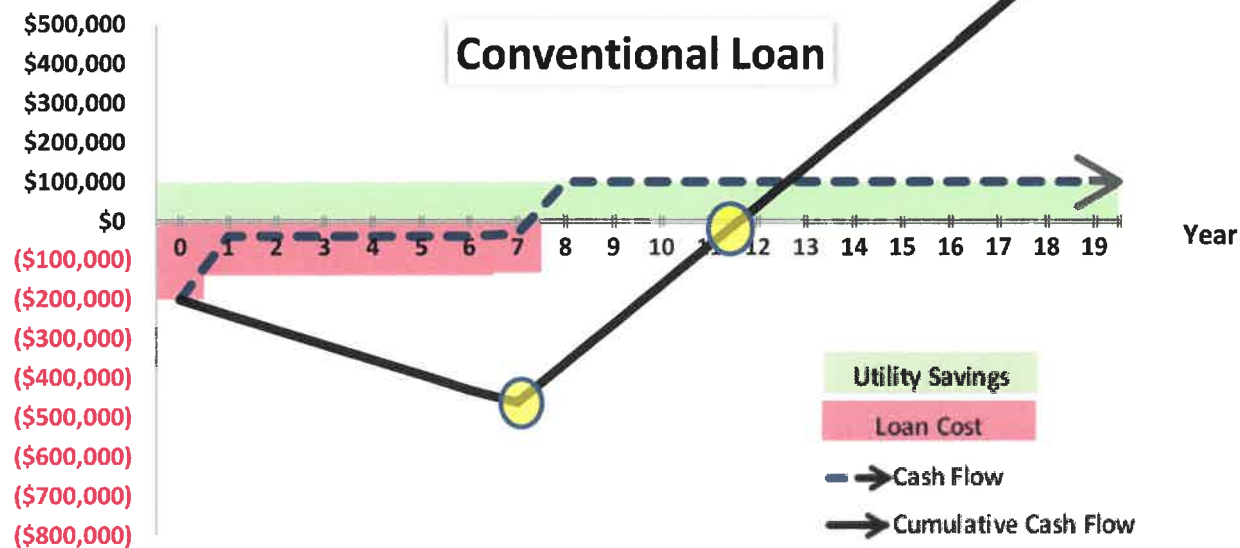
-Harvard Business Review



PACE COMPARISON

Option #1: Conventional Bank Loan

| | | | |
|------------------|--------------|-------------------------|-----------|
| Term: | 7 Years | Annual Payment: | \$138,256 |
| Interest Rate: | 5.0% | Annual Utility Savings: | \$100,000 |
| Total Amount: | \$1,000,000 | | |
| Down Payment: | (\$ 200,000) | | |
| Amount Financed: | \$ 800,000 | | |



“Drip irrigation systems can result in water savings of 30 to 65 percent compared to traditional systems.”

– Irrigation Green Industry

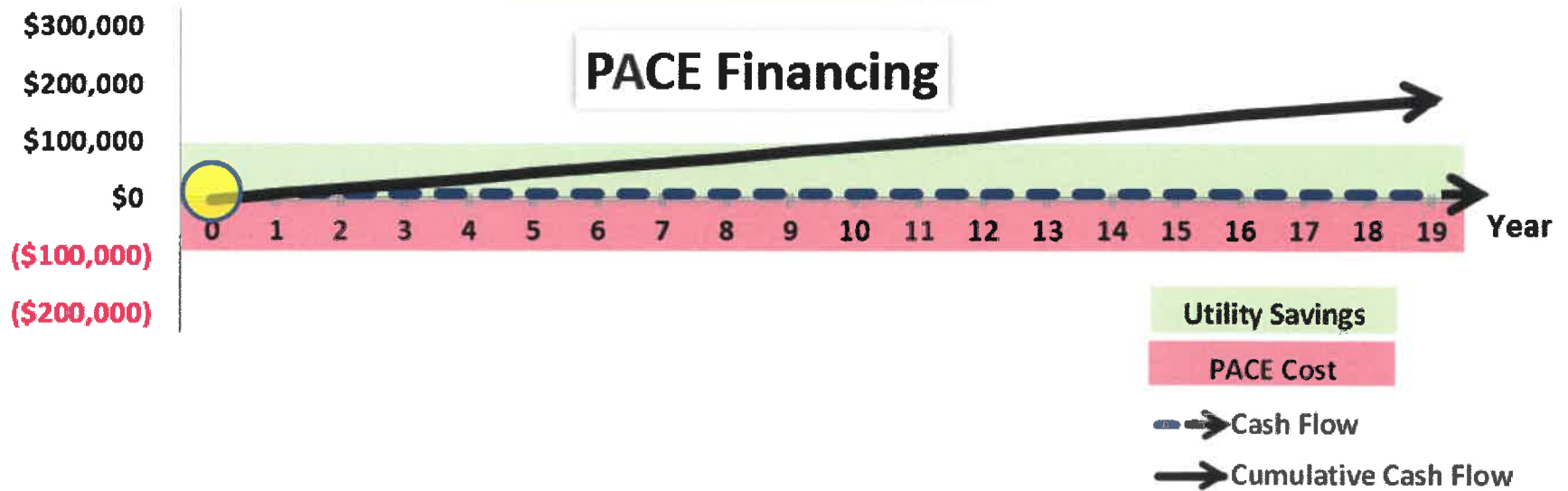


PACE COMPARISON

Option #2: PACE Financing

| | | | |
|------------------|-------------|-------------------------|-----------|
| Term: | 20 Years | Annual Payment: | \$90,756 |
| Interest Rate: | 6.5% | Annual Utility Savings: | \$100,000 |
| Total Amount: | \$1,000,000 | | |
| Down Payment: | (\$0) | | |
| Amount Financed: | \$1,000,000 | | |

Positive cash flow from day one

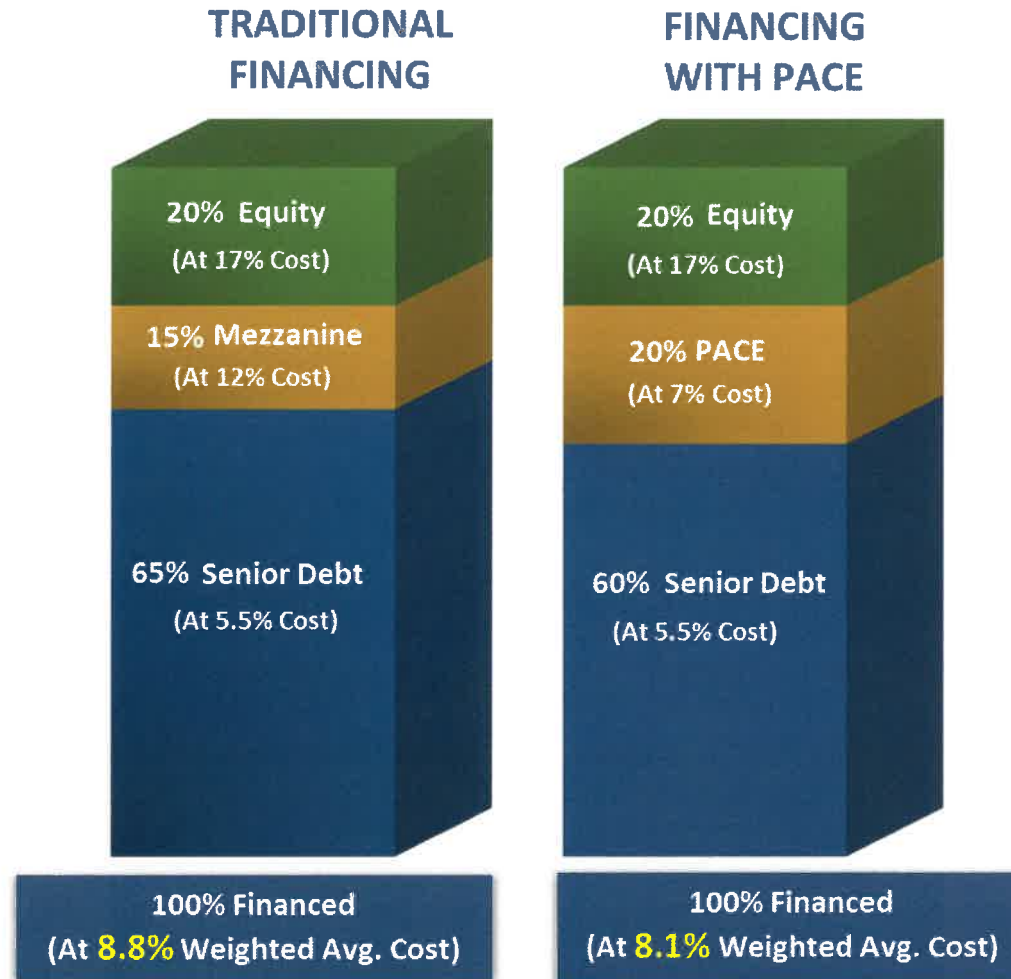


“ENERGY STAR qualified roof products can help reduce the amount of air conditioning needed in buildings, and can reduce peak cooling demand by 10-15 percent.”

– Energy Star



PACE COMPARISON



“Reducing Air Leaks Can Save Up to 20% of a Home’s Energy Use .”
– Payless Power



STEPS TO IMPLEMENT PACE

STEPS FOR LOCAL GOVERNMENT TO IMPLEMENT PACE: (Per Chapter 399)

- Meeting #1: Approve a Resolution of Intent
Then Publish a PACE Program Report on the City's Website
- Meeting #2: Hold a Public Hearing
Approve a Resolution Establishing a PACE Program
Approve a Services Agreement

"More than 2.2 million Americans have jobs in energy efficiency or clean energy production.."
– Natural Resources Defense Counsel



LONE STAR

— PACE —

E. Glenn Silva, CRE

Chief Operating Officer

6988 Lebanon Road, Suite 103

Frisco, TX 75034

Phone: (214) 256-3209

Cell: (214) 850-8230

E-Mail: gsilva@lonestarpace.com

Web: www.lonestarpace.com



City of Rockwall
The New Horizon

MEMORANDUM

TO: Rockwall Mayor and City Council

FROM: Jeffrey Widmer, Building Official

DATE: 6/5/23

SUBJECT: Amendment to Article IV, Noise, of Chapter 16, Environment, of the Municipal Code of Ordinances

Following discussion and public input at the April 17, 2023 City Council Meeting, Councilman Jorif agreed to work with the Northside business owners and concerned citizens, in an attempt to find a satisfactory solution. Mr. Jorif has asked that this item be placed back on the agenda for further discussion and Council consideration.

Included with this memo, is a draft ordinance that would extend the noise ordinance to all properties within 500-feet of the City's corporate boundaries. In addition, Mr. Millers memo from the April 17th packet is included. That memo explains the changes that have been made to the ordinance being considered.



CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council

CC: Mary Smith, *City Manager*
Joey Boyd, *Assistant City Manager*

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: April 17, 2023

SUBJECT: Amendment to Article IV, *Noise*, of Chapter 16, *Environment*, of the Municipal Code of Ordinances

During the open forum at the March 20, 2023 City Council meeting, the City Council heard from several Rockwall citizens -- *residing in the Harlan Park Subdivision* -- concerning issues they were experiencing resulting from an entertainment venue situated within the City's Extraterritorial Jurisdiction (ETJ). Specifically, these residences stated that they were having issues with noise and glare from the venue. Currently, the City's nuisance ordinances -- *which regulate environmental issues like noise and glare* -- are only applicable to properties inside the City's corporate boundaries; however, Section 217.042 of the Texas Local Government Code states that a "... municipality may define and prohibit any nuisance within the limits of the municipality and within 5,000-feet outside the limits ..." This means that the City's nuisance ordinances could be extended to regulate nuisances on property within the City's Extraterritorial Jurisdiction (ETJ). Based on this -- *and to give the City Council the option to address the citizens' concerns* -- staff has prepared an amendment that would extend the noise ordinance to all properties in the City's corporate boundaries and properties within 500-feet of the City's corporate boundaries.

In preparing this amendment, staff considered the extent that this may burden the Neighborhood Improvement Services (NIS) Division and Police Department. Based on this, staff only extended the noise ordinance as opposed to all of the City's nuisance ordinances. In addition, staff only extended the ordinance 500-feet into the Extraterritorial Jurisdiction (ETJ), and established criteria that requires complaints to come from citizens of the City of Rockwall (*i.e. not from property owners outside the City*). If the City Council chooses to address this issue, staff has included a draft ordinance that can be adopted to make this change. Should the City Council have any questions or further direction for staff, staff will be available at the April 17, 2023 City Council meeting.

ARTICLE IV. NOISE

DIVISION 1. GENERALLY

SEC. 16-179. DEFINITIONS AND STANDARDS.

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. All terminology used in this article and not defined in this section shall be in conformance with applicable publications of the American National Standards Institute (ANSI), or its successor body.

- *A-weighted sound pressure level* means the sound pressure level in decibels as measured on a sound level using the A-weighting network. The level so read shall be designated db(A) or dbA.
- *Ambient (background) sound pressure level* means the all-encompassing sound associated with a given environment, being usually a composite of sounds from all sources, excluding the alleged offensive sound, at the location and approximate time at which a comparison with the alleged offensive sound is to be made.
- *Construction* means any site preparation, assembly, erection, substantial repair, alteration, or similar action excluding demolition, for or on public or private rights-of-way, structures, utilities or similar property.
- *Decibel (dB)* means a unit for measuring the volume of a sound, equal to 20 times the logarithm to the base ten of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter), denoted as dB.
- *Device* means any mechanism which is intended to produce, or which actually produces, noise when operated or handled.
- *Emergency vehicle* means a motor vehicle used in response to a public calamity or to protect persons or property from an imminent exposure to danger.
- *Emergency work* means any work performed for the purpose of preventing or alleviating physical trauma or property damage threatened or caused by an emergency.
- *Energy equivalent sound level (Leq)* means the sound level corresponding to the average sound energy during a specified period of time. Its calculation involves the conversion of decibels (a logarithmic quantity) to corresponding intensities (a linear quantity), performing the averaging, and finally changing the average back to decibels.
- *Land use district* means those classifications established by the city Unified Development Code (i.e., the term "residential" means all residential classifications; the term "commercial/agricultural" means all commercial and/or agricultural classifications; and the term "industrial" means all industrial classifications). For purposes of this article, planned development districts shall be considered as residential, commercial, or industrial according to the primary use.
- *Motor vehicle* means any vehicle propelled by mechanical power, such as, but not limited to, any passenger car, truck, truck-trailer, semitrailer, camper, motorcycle, minibike, go-cart, dune buggy or racing vehicle.
- *Noise* means any sound which annoys or disturbs humans or which causes or tends to cause an adverse psychological or physiological effect on humans.
- *Noise disturbance* means any unreasonably loud, disturbing and unnecessary noise which is offensive to an adult person within the city, which noise renders the enjoyment of life or property uncomfortable or interferes with public peace and comfort.
- *Percentile sound pressure level:*
 - (1) *Unit percentile level* means the A-weighted pressure level that is exceeded one percent of the time in a measurement period. It is denoted as L₁.
 - (2) *Tenth percentile level* means the A-weighted sound pressure level that is exceeded ten percent of the time in any measurement period (such as the level that is exceeded for one minute in a ten-minute period). It is denoted as L₁₀.
 - (3) *Ninetieth percentile level* means the A-weighted sound pressure level that is exceeded 90 percent of the time in any measurement period (such as the level that is exceeded for nine minutes in a ten-minute period). It is denoted as L₉₀.
- *Property boundary* means an imaginary line exterior to any enclosed structure, at the ground surface, and its vertical extension, which separates the real property owned by one or controlled by a governmental entity.
- *Public property* means any real property or structures thereon which are owned or controlled by a governmental entity.

- *Public right-of-way* means any street, avenue, boulevard, highway, sidewalk, alley, or similar place which is owned or controlled by a governmental entity.
- *Sound* means a temporal or spatial oscillation in pressure, or other physical quantity, in a medium with internal forces that causes compression and rarefaction of that medium and which propagates at finite speed to distant points.
- *Sound level* means the weighted sound pressure level obtained by the use of a sound level meter and frequency weighting network, such as A, B, or C as specified in the American National Standards Institute specifications for sound level meters. If the frequency weighting employed is not indicated, the A-weighting shall apply.
- *Sound level meter* means an instrument for the measurement of sound, including a microphone, amplifier, RMS detector and integrator, time averager, output meter and weighted networks, that is sensitive to pressure fluctuations. The instruments read sound pressure levels when properly calibrated and is of Type II or better so specified in ANSI Publication S1.4-1971 or its successor body.
- *Sound pressure level* means, expressed in decibels, 20 times the logarithm to the base ten of the ratio of the pressure of the sound to a reference pressure, which reference pressure shall be explicitly stated.
- *Stationary sound source* means any device, fixed or movable, which is located or used on property other than a public right-of-way.

(Code 1982, § 18-5(b); Ord. of 10-5-1953, § 2; Ord. No. 91-31, § 1, 8-19-1991; Ord. No. 95-6, § 1, 3-20-1995; Ord. No. 03-19, § 1, 7-7-2003; Ord. No. 05-45, § 1, 10-3-2005; Ord. No. 09-21, §§ 1, 2, 5-4-2009)

SEC. 16-180. POLICY.

It is hereby declared to be the policy of the city to minimize the exposure ~~to~~ of citizens to the physiological and psychological harm of excessive noise and to protect, promote, and preserve the public health, comfort, convenience, safety and welfare. It is the express intent of the city council to control the level of noise in a manner which promotes commerce; protects the sleep and repose of citizens; promotes the use, value, and enjoyment of property; and preserves the quality of the environment.

(Code 1982, § 18-5(a); Ord. of 10-5-1953, § 2; Ord. No. 91-31, § 1, 8-19-1991; Ord. No. 95-6, § 1, 3-20-1995; Ord. No. 03-19, § 1, 7-7-2003; Ord. No. 05-45, § 1, 10-3-2005; Ord. No. 09-21, §§ 1, 2, 5-4-2009)

SEC. 16-181. APPLICABILITY.

The requirements of this *Article* shall apply to all real property, occupied or unoccupied, within the corporate limits of the City of Rockwall or the City of Rockwall's Extraterritorial Jurisdiction (ETJ) for a distance of 500-feet from the corporate limits as authorized by Section 217.042 of the Texas Local Government Code.

SEC. 16-~~181~~182. ADMINISTRATION OF PROGRAM.

The noise control program required by this division shall be administered by the chief of police ~~as a reactive or proactive measure~~ (*i.e. responding to a noise complaint raised by a citizen of the City of Rockwall or responding to a perceived violation*).

(Code 1982, § 18-5(c); Ord. of 10-5-1953, § 2; Ord. No. 91-31, § 1, 8-19-1991; Ord. No. 95-6, § 1, 3-20-1995; Ord. No. 03-19, § 1, 7-7-2003; Ord. No. 05-45, § 1, 10-3-2005; Ord. No. 09-21, §§ 1, 2, 5-4-2009)

SEC. 16-~~182~~183. GENERAL NOISE MEASUREMENT.

Sound level measurement shall be made with a sound level meter, Type II or better, using the A-weighting network in accordance and conforming with the noise measurement standards promulgated by the American National Standards Institute and testing procedures adopted by the police department.

(Code 1982, § 18-5(d); Ord. of 10-5-1953, § 2; Ord. No. 91-31, § 1, 8-19-1991; Ord. No. 95-6, § 1, 3-20-1995; Ord. No. 03-19, § 1, 7-7-2003; Ord. No. 05-45, § 1, 10-3-2005; Ord. No. 09-21, §§ 1, 2, 5-4-2009)

SEC. 16-~~183~~184. LIMITATIONS ON ENVIRONMENTAL SOUND LEVELS.

It shall be a violation of this article for any person to operate or permit to be operated any stationary source of sound which creates a unit percentile sound level (L_1) greater than 15 dbA above the ambient sound pressure level (L_{90}) as set forth in the table below in any residential use zone, or creates a tenth percentile sound level (L_{10}) or a 90th percentile sound level (L_{90}) which exceeds the limits set forth in the table below for the receiving land use districts when measured at the property boundary. For the purpose of enforcing these provisions, a measurement period shall not be less than ten minutes or more than 30 minutes.

LIMITING SOUND LEVELS
(IN dbA)

| Land Use District | Tenth Percentile (L ₁₀) | Ambient, or 90th Percentile (L ₉₀) |
|---------------------------------|-------------------------------------|--|
| <i>Residential:</i> | | |
| 7:00 a.m.—10:00 p.m. | 65 | 55 |
| 10:00 p.m.—7:00 a.m. | 60 | 50 |
| <i>Commercial/Agricultural:</i> | | |
| 7:00 a.m.—10:00 p.m. | 72 | 62 |
| 10:00 p.m.—7:00 a.m. | 67 | 57 |
| <i>Industrial:</i> | | |
| 7:00 a.m.—10:00 p.m. | 85 | 75 |
| 10:00 a.m.—7:00 a.m. | 85 | 75 |

When a noise source can be identified and its noise measured in more than one land use category, the limits of the most restrictive shall apply at the boundary and within the most restrictive land use category.

(Code 1982, § 18-5(e); Ord. of 10-5-1953, § 2; Ord. No. 91-31, § 1, 8-19-1991; Ord. No. 95-6, § 1, 3-20-1995; Ord. No. 03-19, § 1, 7-7-2003; Ord. No. 05-45, § 1, 10-3-2005; Ord. No. 09-21, §§ 1, 2, 5-4-2009)

SEC. 16-184185. POTENTIAL SOURCES OF NOISE DISTURBANCE.

The following sounds are hereby determined to be specific noises which can constitute a noise disturbance, and violations of this section are hereby defined:

- (1) *Radios, television sets, musical instruments and similar devices.* Operating or permitting to be operated any radio receiving set, musical instrument, television, phonograph, drum or other machine or device for the production or reproduction of sound in such a manner as to violate the sound levels as listed in section 16-183 or which unreasonably disturbs or interferes with the peace, comfort, or repose of neighboring persons of ordinary sensibilities.
- (2) *Exterior loudspeakers.* Operating or permitting to be operated any loudspeaker or sound amplifying equipment in a fixed or movable position mounted upon any vehicle in or upon any street, alley, sidewalk, park, place, public and/or private property for the purpose of commercial advertising, giving instructions, directions, talks, addresses, lectures, or transmitting music to any persons or assemblages of persons in such a manner as to violate the sound levels as listed in section 16-183 or which unreasonably disturbs or interferes with the peace, comfort, and repose of neighboring persons of ordinary sensibilities unless a permit of variance as outlined in section 16-187 is first obtained.
- (3) *Enclosed places of public entertainment.* Operating or permitting to be operated in any place of public entertainment any loudspeaker or other source of sound which produces, at a point that is normally occupied by the customer, maximum sound pressure levels of 100 dbA as read with the slow response on a sound level meter, unless a conspicuous and legible sign is posted near each public entrance stating: "WARNING: SOUND LEVELS WITHIN MAY CAUSE PERMANENT HEARING IMPAIRMENT." This provision shall not be construed to allow the operation of any loudspeaker or other source of sound in such a manner as to violate the sound levels as listed in section 16-183.
- (4) *Motor vehicles.*
 - a. *Exhaust system modifications.* No person shall operate or cause to be operated any motor vehicle unless the vehicle is equipped with an exhaust system which includes a tail pipe or resonator where the original vehicle design included a tail pipe and resonator. Such exhaust system shall:
 1. Be equipped with a muffler which is in good working order (free of damage to the baffles contained in the muffler) and in constant operation; and
 2. Not be equipped with any cutout, bypass or similar device.
 - b. *Tires.* It is unlawful for any person to operate a motor vehicle in such manner as to cause or allow to be emitted squealing, screeching or other such sound from the tires in contact with the ground because of rapid acceleration or excessive speed around corners or other such reason, provided that sound resulting from emergency braking to avoid imminent danger shall be exempt from this section.
 - c. *Off-highway motor vehicles.* No person shall operate or permit to be operated any motorized vehicle off a public right-of-way in such a manner as to exceed the sound levels as listed in section 16-183 at the receiving property boundary.

- (5) *Emergency signaling devices.* The intentional sounding or permitting the sounding outdoors of any fire, burglar, or civil defense alarm, siren, whistle or similar stationary emergency signaling device for more than five minutes during any consecutive 60-minute period or so as to violate the sound levels as listed in section 16-183, except for those exemptions outlined in section 16-216.

(Code 1982, § 18-5(f)(1), (2), (5), (7), (g); Ord. of 10-5-1953, § 2; Ord. No. 91-31, § 1, 8-19-1991; Ord. No. 95-6, § 1, 3-20-1995; Ord. No. 03-19, § 1, 7-7-2003; Ord. No. 05-45, § 1, 10-3-2005; Ord. No. 09-21, §§ 1, 2, 5-4-2009)

SEC. 16-~~185~~186. CONSTRUCTION WORK HOURS.

Construction and construction-related activities within the city limits or the extraterritorial jurisdiction (ETJ) of the city shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 7:00 p.m. on Saturday. Reasonable working hours outside of this limit will be allowed only after receiving permission from the city. There shall be no construction allowed on Thanksgiving Day, Christmas Day or New Year's Day. The construction related activity includes, but is not limited to, the maintenance, servicing and fueling of construction equipment. The delivery of construction-related materials and/or construction equipment shall also be limited to the hours noted in this section. It is the responsibility of the developer/contractor to use good judgment when scheduling work in construction zones, located in close proximity to residences, schools, churches, businesses, etc. This is to ensure that citizens are not subjected to undesirable or excessive construction noise. At locations where voluntary compliance is not being observed, the city may issue written orders to stop work or further regulate site construction working hours if site work is being done outside the above-noted defined time guidelines or is interfering with the reasonable tranquility of a neighborhood. The city may also issue citations if it is determined that a violation of this article exists.

(Code 1982, § 18-5(f)(3); Ord. of 10-5-1953, § 2; Ord. No. 91-31, § 1, 8-19-1991; Ord. No. 95-6, § 1, 3-20-1995; Ord. No. 03-19, § 1, 7-7-2003; Ord. No. 05-45, § 1, 10-3-2005; Ord. No. 09-21, §§ 1, 2, 5-4-2009)

SEC. 16-~~186~~187. PUBLIC AND PRIVATE PROJECT REVIEW.

All public and private projects shall be subject to a review process by the chief of police in order to determine if such projects are likely to cause noise or vibration in violation of this article. The chief of police shall be authorized to make or require any investigations or studies which in his opinion are necessary to determine if compliance with this section can be achieved. The chief of police shall also have the authority to require noise attenuation measures in accordance with the findings of said investigations or studies for the purpose of determining compliance with this article.

(Code 1982, § 18-5(j); Ord. of 10-5-1953, § 2; Ord. No. 91-31, § 1, 8-19-1991; Ord. No. 95-6, § 1, 3-20-1995; Ord. No. 03-19, § 1, 7-7-2003; Ord. No. 05-45, § 1, 10-3-2005; Ord. No. 09-21, §§ 1, 2, 5-4-2009)

SEC. 16-~~187~~188. VARIANCES.

The chief of police shall evaluate all applications for permits of variance from the requirements of this article and may grant said variances with respect to time for compliance, subject to such terms, conditions, and requirements as the chief of police may deem reasonable to achieve compliance with the provisions of this article. Each such variance shall set forth in detail the approved method of achieving compliance and a time schedule for its accomplishment. In determining the reasonableness of the terms of a proposed permit or variance, the chief of police shall consider the magnitude of nuisance caused by the offensive noise, the uses of property within the area or impingement by the noise, the time factors related to study, design, financing and construction of remedial work, the economic factors related to age and useful life of the equipment, and the general public interest and welfare.

(Code 1982, § 18-5(j); Ord. of 10-5-1953, § 2; Ord. No. 91-31, § 1, 8-19-1991; Ord. No. 95-6, § 1, 3-20-1995; Ord. No. 03-19, § 1, 7-7-2003; Ord. No. 05-45, § 1, 10-3-2005; Ord. No. 09-21, §§ 1, 2, 5-4-2009)

SECS. 16-~~188~~189—16-212. RESERVED.

DIVISION 2. ENFORCEMENT

SEC. 16-213. RESPONSIBILITY.

The chief of police shall have primary enforcement responsibility for the provisions of this article. The chief of police may, in exigent circumstances, designate the building inspector, code enforcement officer, or fire marshal to assist in the enforcement of this article. The chief of police shall establish procedures for enforcement of the provisions of this article with the following as a minimum:

- (1) Any sound level meter utilized shall meet the minimum requirements in this article.
- (2) Enforcement guidelines to include a notice to appear and/or a class C misdemeanor citation.
- (3) Frequency of random checks and method of response to complaints.

(Code 1982, § 18-5(k); Ord. of 10-5-1953, § 2; Ord. No. 91-31, § 1, 8-19-1991; Ord. No. 95-6, § 1, 3-20-1995; Ord. No. 03-19, § 1, 7-7-2003; Ord. No. 05-45, § 1, 10-3-2005; Ord. No. 09-21, §§ 1, 2, 5-4-2009)

SEC. 16-214. INSPECTION AUTHORITY.

In order to implement and enforce this article, and for the general purpose of noise abatement and control, the duly appointed and authorized representative of the police department, under the direct supervision of the chief of police, shall have the power to make necessary inspections and tests with proper authorization or permission from the owner on any private or public property or place and/or stop any motor vehicle or motorcycle operated on a public right-of-way or public space reasonably suspected of violating any provisions of this article and issue a notice of violation, and/or abatement order, or class C misdemeanor citation.

(Code 1982, § 18-5(l); Ord. of 10-5-1953, § 2; Ord. No. 91-31, § 1, 8-19-1991; Ord. No. 95-6, § 1, 3-20-1995; Ord. No. 03-19, § 1, 7-7-2003; Ord. No. 05-45, § 1, 10-3-2005; Ord. No. 09-21, §§ 1, 2, 5-4-2009)

SEC. 16-215. ~~APPLICABILITY~~EXCEPTIONS.

The provisions of this section shall not apply to:

- (1) Residential-type air conditioning, ventilating, or heating devices that do not exceed a sound level of 74 dBA measured at the property line.
- (2) Motor vehicles operated on public or private property in compliance with applicable federal, state or city statutes and/or ordinances.
- (3) Emergency or public service work, public utility operations. Sound caused in the performance of emergency or public service work, including public utility operations, acting to protect the health, safety, or welfare of the community shall not be subject to the provisions of this article. Nothing in this subsection, however, shall be construed to permit law enforcement, ambulance, fire or other public service personnel to make excessive noise in the performance of their duties when such sound is clearly unnecessary.
- (4) Construction in accordance with applicable ordinances.
- (5) Railway locomotives and cars.
- (6) Aircraft operation.
- (7) Houses of worship bells or chimes.
- (8) Occasional outdoor gatherings, public dances, parades, shows, and sporting and entertainment events, provided that the events are conducted pursuant to a permit or license issued by the city relative to the staging of events.
- (9) The sound produced by operating, or permitting the operation of, any mechanically powered saw, drill, sander, router, grinder, lawn or garden tool, lawnmower, or any other similar device used between the hours of 7:00 a.m. and 10:00 p.m. Between the hours of 10:00 p.m. and 7:00 a.m., sounds produced by these mechanical power tools must be operated in such a manner so as not to exceed the sound levels as listed in section 16-183 at the receiving property boundary.

(Code 1982, § 18-5(f)(4), (h), (m); Ord. of 10-5-1953, § 2; Ord. No. 91-31, § 1, 8-19-1991; Ord. No. 95-6, § 1, 3-20-1995; Ord. No. 03-19, § 1, 7-7-2003; Ord. No. 05-45, § 1, 10-3-2005; Ord. No. 09-21, §§ 1, 2, 5-4-2009)

SEC. 16-216. INJUNCTIVE RELIEF.

In addition to and accumulative of all other penalties, the city shall have the right to seek injunctive relief for any and all violations of this section.

(Code 1982, § 18-5(n); Ord. of 10-5-1953, § 2; Ord. No. 91-31, § 1, 8-19-1991; Ord. No. 95-6, § 1, 3-20-1995; Ord. No. 03-19, § 1, 7-7-2003; Ord. No. 05-45, § 1, 10-3-2005; Ord. No. 09-21, §§ 1, 2, 5-4-2009)

SECS. 16-217—16-240. RESERVED.

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE IV, *NOISE*, OF CHAPTER 16, *ENVIRONMENT*, FOR THE PURPOSE OF EXTENDING THE APPLICABILITY OF THE ARTICLE TO PROPERTIES WITHIN 500-FEET OF THE CITY OF ROCKWALL'S CORPORATE LIMITS AND THAT ARE SITUATED WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION (ETJ); 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, Texas (*City*) is a *Home-Rule City* in accordance with Chapter 9, *Home-Rule Municipality*, of the Texas Local Government Code, and by State law and the City Charter is permitted to establish ordinances for the purpose of protecting the health, safety, and general welfare of its residents; and

WHEREAS, Section 217.042 of the Texas Local Government Code allows the City of Rockwall to define and prohibit any nuisance within the limits of the City and within 5,000-feet outside the limits of the City's corporate limits; and

WHEREAS, the City Council seeks to extend the applicability of Article IV, *Noise*, of Chapter 16, *Environment*, of the Municipal Code of Ordinances to all properties situated within 500-feet of the City of Rockwall's corporate limits and that are located within in the City's Extraterritorial Jurisdiction (ETJ).

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

SECTION 1. That Article IV, *Noise*, of Chapter 16, *Environment*, of the Municipal Code of Ordinances of the City of Rockwall shall be amended as depicted in *Exhibit 'A'* of this ordinance;

SECTION 2. 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 3. 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 4. 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 2ND DAY OF MAY, 2023.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 5, 2023

2nd Reading: June 19, 2023

DRAFT
ORDINANCE
06.05.2023

DIVISION 1. GENERALLY

SEC. 16-179. DEFINITIONS AND STANDARDS.

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. All terminology used in this article and not defined in this section shall be in conformance with applicable publications of the American National Standards Institute (ANSI), or its successor body.

- A-weighted sound pressure level means the sound pressure level in decibels as measured on a sound level using the A-weighting network. The level so read shall be designated db(A) or dbA.
- Ambient (*background*) sound pressure level means the all-encompassing sound associated with a given environment, being usually a composite of sounds from all sources, excluding the alleged offensive sound, at the location and approximate time at which a comparison with the alleged offensive sound is to be made.
- Construction means any site preparation, assembly, erection, substantial repair, alteration, or similar action excluding demolition, for or on public or private rights-of-way, structures, utilities or similar property.
- Decibel (dB) means a unit for measuring the volume of a sound, equal to 20 times the logarithm to the base ten of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (*20 micronewtons per square meter*), denoted as dB.
- Device means any mechanism which is intended to produce, or which actually produces, noise when operated or handled.
- Emergency vehicle means a motor vehicle used in response to a public calamity or to protect persons or property from an imminent exposure to danger.
- Emergency work means any work performed for the purpose of preventing or alleviating physical trauma or property damage threatened or caused by an emergency.
- Energy equivalent sound level (Leq) means the sound level corresponding to the average sound energy during a specified period of time. Its calculation involves the conversion of decibels (*a logarithmic quantity*) to corresponding intensities (*a linear quantity*), performing the averaging, and finally changing the average back to decibels.
- Land use district means those classifications established by the city Unified Development Code (*i.e., the term "residential" means all residential classifications; the term "commercial/agricultural" means all commercial and/or agricultural classifications; and the term "industrial" means all industrial classifications*). For purposes of this article, planned development districts shall be considered as residential, commercial, or industrial according to the primary use.
- Motor vehicle means any vehicle propelled by mechanical power, such as, but not limited to, any passenger car, truck, truck-trailer, semitrailer, camper, motorcycle, minibike, go-cart, dune buggy or racing vehicle.
- Noise means any sound which annoys or disturbs humans or which causes or tends to cause an adverse psychological or physiological effect on humans.
- Noise disturbance means any unreasonably loud, disturbing and unnecessary noise which is offensive to an adult person within the city, which noise renders the enjoyment of life or property uncomfortable or interferes with public peace and comfort.
- Percentile sound pressure level:
 - (1) Unit percentile level means the A-weighted pressure level that is exceeded one percent of the time in a measurement period. It is denoted as L₁.
 - (2) Tenth percentile level means the A-weighted sound pressure level that is exceeded ten percent of the time in any measurement period (*such as the level that is exceeded for one*

minute in a ten-minute period). It is denoted as L₁₀.

(3) Ninetieth percentile level means the A-weighted sound pressure level that is exceeded 90 percent of the time in any measurement period (*such as the level that is exceeded for nine minutes in a ten-minute period*). It is denoted as L₉₀.

- Property boundary means an imaginary line exterior to any enclosed structure, at the ground surface, and its vertical extension, which separates the real property owned by one or controlled by a governmental entity.
- Public property means any real property or structures thereon which are owned or controlled by a governmental entity.
- Public right-of-way means any street, avenue, boulevard, highway, sidewalk, alley, or similar place which is owned or controlled by a governmental entity.
- Sound means a temporal or spatial oscillation in pressure, or other physical quantity, in a medium with internal forces that causes compression and rarefaction of that medium and which propagates at finite speed to distant points.
- Sound level means the weighted sound pressure level obtained by the use of a sound level meter and frequency weighting network, such as A, B, or C as specified in the American National Standards Institute specifications for sound level meters. If the frequency weighting employed is not indicated, the A-weighting shall apply.
- Sound level meter means an instrument for the measurement of sound, including a microphone, amplifier, RMS detector and integrator, time averager, output meter and weighted networks, that is sensitive to pressure fluctuations. The instruments read sound pressure levels when properly calibrated and is of Type II or better so specified in ANSI Publication S1.4-1971 or its successor body.
- Sound pressure level means, expressed in decibels, 20 times the logarithm to the base ten of the ratio of the pressure of the sound to a reference pressure, which reference pressure shall be explicitly stated.
- Stationary sound source means any device, fixed or movable, which is located or used on property other than a public right-of-way.

(Code 1982, § 18-5(b); Ord. of 10-5-1953, § 2; Ord. No. 91-31, § 1, 8-19-1991; Ord. No. 95-6, § 1, 3-20-1995; Ord. No. 03-19, § 1, 7-7-2003; Ord. No. 05-45, § 1, 10-3-2005; Ord. No. 09-21, §§ 1, 2, 5-4-2009)

SEC. 16-180. POLICY.

It is hereby declared to be the policy of the city to minimize the exposure to of citizens to the physiological and psychological harm of excessive noise and to protect, promote, and preserve the public health, comfort, convenience, safety and welfare. It is the express intent of the city council to control the level of noise in a manner which promotes commerce; protects the sleep and repose of citizens; promotes the use, value, and enjoyment of property; and preserves the quality of the environment.

(Code 1982, § 18-5(a); Ord. of 10-5-1953, § 2; Ord. No. 91-31, § 1, 8-19-1991; Ord. No. 95-6, § 1, 3-20-1995; Ord. No. 03-19, § 1, 7-7-2003; Ord. No. 05-45, § 1, 10-3-2005; Ord. No. 09-21, §§ 1, 2, 5-4-2009)

SEC. 16-181. APPLICABILITY.

The requirements of this Article shall apply to all real property, occupied or unoccupied, within the corporate limits of the City of Rockwall or the City of Rockwall's Extraterritorial Jurisdiction (ETJ) for a distance of 500-feet from the corporate limits as authorized by Section 217.042 of the Texas Local Government Code.

SEC. 16-~~184~~182. ADMINISTRATION OF PROGRAM.

The noise control program required by this division shall be administered by the chief of police *as a reactive or proactive measure (i.e. responding to a noise complaint raised by a citizen of the City of Rockwall or responding to a perceived violation).*

(Code 1982, § 18-5(c); Ord. of 10-5-1953, § 2; Ord. No. 91-31, § 1, 8-19-1991; Ord. No. 95-6, § 1, 3-20-1995; Ord. No. 03-19, § 1, 7-7-2003; Ord. No. 05-45, § 1, 10-3-2005; Ord. No. 09-21, §§ 1, 2, 5-4-2009)

SEC. 16-~~182~~183. GENERAL NOISE MEASUREMENT.

Sound level measurement shall be made with a sound level meter, Type II or better, using the A-weighting network in accordance and conforming with the noise measurement standards promulgated by the American National Standards Institute and testing procedures adopted by the police department.

(Code 1982, § 18-5(d); Ord. of 10-5-1953, § 2; Ord. No. 91-31, § 1, 8-19-1991; Ord. No. 95-6, § 1, 3-20-1995; Ord. No. 03-19, § 1, 7-7-2003; Ord. No. 05-45, § 1, 10-3-2005; Ord. No. 09-21, §§ 1, 2, 5-4-2009)

SEC. 16-~~183~~184. LIMITATIONS ON ENVIRONMENTAL SOUND LEVELS.

It shall be a violation of this article for any person to operate or permit to be operated any stationary source of sound which creates a unit percentile sound level (L_1) greater than 15 dbA above the ambient sound pressure level (L_{90}) as set forth in the table below in any residential use zone, or creates a tenth percentile sound level (L_{10}) or a 90th percentile sound level (L_{90}) which exceeds the limits set forth in the table below for the receiving land use districts when measured at the property boundary. For the purpose of enforcing these provisions, a measurement period shall not be less than ten minutes or more than 30 minutes.

LIMITING SOUND LEVELS (IN dbA)

| Land Use District | Tenth Percentile (L_{10}) | Ambient, or 90th Percentile (L_{90}) |
|---------------------------------|-------------------------------|--|
| <i>Residential:</i> | | |
| 7:00 a.m.—10:00 p.m. | 65 | 55 |
| 10:00 p.m.—7:00 a.m. | 60 | 50 |
| <i>Commercial/Agricultural:</i> | | |
| 7:00 a.m.—10:00 p.m. | 72 | 62 |
| 10:00 p.m.—7:00 a.m. | 67 | 57 |
| <i>Industrial:</i> | | |
| 7:00 a.m.—10:00 p.m. | 85 | 75 |
| 10:00 a.m.—7:00 a.m. | 85 | 75 |

When a noise source can be identified and its noise measured in more than one land use category, the limits of the most restrictive shall apply at the boundary and within the most restrictive land use category.

(Code 1982, § 18-5(e); Ord. of 10-5-1953, § 2; Ord. No. 91-31, § 1, 8-19-1991; Ord. No. 95-6, § 1, 3-20-1995; Ord. No. 03-19, § 1, 7-7-2003; Ord. No. 05-45, § 1, 10-3-2005; Ord. No. 09-21, §§ 1, 2, 5-4-2009)

SEC. 16-~~184~~185. POTENTIAL SOURCES OF NOISE DISTURBANCE.

The following sounds are hereby determined to be specific noises which can constitute a noise

disturbance, and violations of this section are hereby defined:

- (1) Radios, television sets, musical instruments and similar devices. Operating or permitting to be operated any radio receiving set, musical instrument, television, phonograph, drum or other machine or device for the production or reproduction of sound in such a manner as to violate the sound levels as listed in section 16-183 or which unreasonably disturbs or interferes with the peace, comfort, or repose of neighboring persons of ordinary sensibilities.
- (2) Exterior loudspeakers. Operating or permitting to be operated any loudspeaker or sound amplifying equipment in a fixed or movable position mounted upon any vehicle in or upon any street, alley, sidewalk, park, place, public and/or private property for the purpose of commercial advertising, giving instructions, directions, talks, addresses, lectures, or transmitting music to any persons or assemblages of persons in such a manner as to violate the sound levels as listed in section 16-183 or which unreasonably disturbs or interferes with the peace, comfort, and repose of neighboring persons of ordinary sensibilities unless a permit of variance as outlined in section 16-187 is first obtained.
- (3) Enclosed places of public entertainment. Operating or permitting to be operated in any place of public entertainment any loudspeaker or other source of sound which produces, at a point that is normally occupied by the customer, maximum sound pressure levels of 100 dbA as read with the slow response on a sound level meter, unless a conspicuous and legible sign is posted near each public entrance stating: "WARNING: SOUND LEVELS WITHIN MAY CAUSE PERMANENT HEARING IMPAIRMENT." This provision shall not be construed to allow the operation of any loudspeaker or other source of sound in such a manner as to violate the sound levels as listed in section 16-183.
- (4) Motor vehicles.
 - (a) Exhaust system modifications. No person shall operate or cause to be operated any motor vehicle unless the vehicle is equipped with an exhaust system which includes a tail pipe or resonator where the original vehicle design included a tail pipe and resonator. Such exhaust system shall:
 - (1) Be equipped with a muffler which is in good working order (free of damage to the baffles contained in the muffler) and in constant operation; and
 - (2) Not be equipped with any cutout, bypass or similar device.
 - (b) Tires. It is unlawful for any person to operate a motor vehicle in such manner as to cause or allow to be emitted squealing, screeching or other such sound from the tires in contact with the ground because of rapid acceleration or excessive speed around corners or other such reason, provided that sound resulting from emergency braking to avoid imminent danger shall be exempt from this section.
 - (c) Off-highway motor vehicles. No person shall operate or permit to be operated any motorized vehicle off a public right-of-way in such a manner as to exceed the sound levels as listed in section 16-183 at the receiving property boundary.
- (5) Emergency signaling devices. The intentional sounding or permitting the sounding outdoors of any fire, burglar, or civil defense alarm, siren, whistle or similar stationary emergency signaling device for more than five minutes during any consecutive 60-minute period or so as to violate the sound levels as listed in section 16-183, except for those exemptions outlined in section 16-216.

(Code 1982, § 18-5(f)(1), (2), (5), (7), (g); Ord. of 10-5-1953, § 2; Ord. No. 91-31, § 1, 8-19-1991; Ord. No. 95-6, § 1, 3-20-1995; Ord. No. 03-19, § 1, 7-7-2003; Ord. No. 05-45, § 1, 10-3-2005; Ord. No. 09-21, §§ 1, 2, 5-4-2009)

SEC. 16-~~185~~186. CONSTRUCTION WORK HOURS.

Construction and construction-related activities within the city limits or the extraterritorial jurisdiction (ETJ) of the city shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 7:00 p.m. on Saturday. Reasonable working hours outside of this limit will be allowed only after receiving permission from the city. There shall be no construction allowed on Thanksgiving Day, Christmas Day or New Year's Day. The construction related activity includes, but is not limited to, the maintenance, servicing and fueling of construction equipment. The delivery of construction-related materials and/or construction equipment shall also be limited to the hours noted in this section. It is the responsibility of the developer/contractor to use good judgment when scheduling work in construction zones, located in close proximity to residences, schools, churches, businesses, etc. This is to ensure that citizens are not subjected to undesirable or excessive construction noise. At locations where voluntary compliance is not being observed, the city may issue written orders to stop work or further regulate site construction working hours if site work is being done outside the above-noted defined time guidelines or is interfering with the reasonable tranquility of a neighborhood. The city may also issue citations if it is determined that a violation of this article exists.

(Code 1982, § 18-5(f)(3); Ord. of 10-5-1953, § 2; Ord. No. 91-31, § 1, 8-19-1991; Ord. No. 95-6, § 1, 3-20-1995; Ord. No. 03-19, § 1, 7-7-2003; Ord. No. 05-45, § 1, 10-3-2005; Ord. No. 09-21, §§ 1, 2, 5-4-2009)

SEC. 16-~~186~~187. PUBLIC AND PRIVATE PROJECT REVIEW.

All public and private projects shall be subject to a review process by the chief of police in order to determine if such projects are likely to cause noise or vibration in violation of this article. The chief of police shall be authorized to make or require any investigations or studies which in his opinion are necessary to determine if compliance with this section can be achieved. The chief of police shall also have the authority to require noise attenuation measures in accordance with the findings of said investigations or studies for the purpose of determining compliance with this article.

(Code 1982, § 18-5(i); Ord. of 10-5-1953, § 2; Ord. No. 91-31, § 1, 8-19-1991; Ord. No. 95-6, § 1, 3-20-1995; Ord. No. 03-19, § 1, 7-7-2003; Ord. No. 05-45, § 1, 10-3-2005; Ord. No. 09-21, §§ 1, 2, 5-4-2009)

SEC. 16-~~187~~188. VARIANCES.

The chief of police shall evaluate all applications for permits of variance from the requirements of this article and may grant said variances with respect to time for compliance, subject to such terms, conditions, and requirements as the chief of police may deem reasonable to achieve compliance with the provisions of this article. Each such variance shall set forth in detail the approved method of achieving compliance and a time schedule for its accomplishment. In determining the reasonableness of the terms of a proposed permit or variance, the chief of police shall consider the magnitude of nuisance caused by the offensive noise, the uses of property within the area or impingement by the noise, the time factors related to study, design, financing and construction of remedial work, the economic factors related to age and useful life of the equipment, and the general public interest and welfare.

(Code 1982, § 18-5(j); Ord. of 10-5-1953, § 2; Ord. No. 91-31, § 1, 8-19-1991; Ord. No. 95-6, § 1, 3-20-1995; Ord. No. 03-19, § 1, 7-7-2003; Ord. No. 05-45, § 1, 10-3-2005; Ord. No. 09-21, §§ 1, 2, 5-4-2009)

SECS. 16-~~188~~189—16-212. RESERVED. **DIVISION 2. ENFORCEMENT**

SEC. 16-213. RESPONSIBILITY.

The chief of police shall have primary enforcement responsibility for the provisions of this article. The chief of police may, in exigent circumstances, designate the building inspector, code enforcement officer, or fire marshal to assist in the enforcement of this article. The chief of police shall establish procedures for enforcement of the provisions of this article with the following as a minimum:

- (1) Any sound level meter utilized shall meet the minimum requirements in this article.
- (2) Enforcement guidelines to include a notice to appear and/or a class C misdemeanor citation.
- (3) Frequency of random checks and method of response to complaints.

(Code 1982, § 18-5(k); Ord. of 10-5-1953, § 2; Ord. No. 91-31, § 1, 8-19-1991; Ord. No. 95-6, § 1, 3-20-1995; Ord. No. 03-19, § 1, 7-7-2003; Ord. No. 05-45, § 1, 10-3-2005; Ord. No. 09-21, §§ 1, 2, 5-4-2009)

SEC. 16-214. INSPECTION AUTHORITY.

In order to implement and enforce this article, and for the general purpose of noise abatement and control, the duly appointed and authorized representative of the police department, under the direct supervision of the chief of police, shall have the power to make necessary inspections and tests with proper authorization or permission from the owner on any private or public property or place and/or stop any motor vehicle or motorcycle operated on a public right-of-way or public space reasonably suspected of violating any provisions of this article and issue a notice of violation, and/or abatement order, or class C misdemeanor citation.

(Code 1982, § 18-5(l); Ord. of 10-5-1953, § 2; Ord. No. 91-31, § 1, 8-19-1991; Ord. No. 95-6, § 1, 3-20-1995; Ord. No. 03-19, § 1, 7-7-2003; Ord. No. 05-45, § 1, 10-3-2005; Ord. No. 09-21, §§ 1, 2, 5-4-2009)

SEC. 16-215. APPLICABILITYEXCEPTIONS.

The provisions of this section shall not apply to:

- (1) Residential-type air conditioning, ventilating, or heating devices that do not exceed a sound level of 74 dBA measured at the property line.
- (2) Motor vehicles operated on public or private property in compliance with applicable federal, state or city statutes and/or ordinances.
- (3) Emergency or public service work, public utility operations. Sound caused in the performance of emergency or public service work, including public utility operations, acting to protect the health, safety, or welfare of the community shall not be subject to the provisions of this article. Nothing in this subsection, however, shall be construed to permit law enforcement, ambulance, fire or other public service personnel to make excessive noise in the performance of their duties when such sound is clearly unnecessary.
- (4) Construction in accordance with applicable ordinances.
- (5) Railway locomotives and cars.
- (6) Aircraft operation.
- (7) Houses of worship bells or chimes.
- (8) Occasional outdoor gatherings, public dances, parades, shows, and sporting and entertainment events, provided that the events are conducted pursuant to a permit or license issued by the city relative to the staging of events.
- (9) The sound produced by operating, or permitting the operation of, any mechanically powered saw, drill, sander, router, grinder, lawn or garden tool, lawnmower, or any other similar device

used between the hours of 7:00 a.m. and 10:00 p.m. Between the hours of 10:00 p.m. and 7:00 a.m., sounds produced by these mechanical power tools must be operated in such a manner so as not to exceed the sound levels as listed in section 16-183 at the receiving property boundary.

(Code 1982, § 18-5(f)(4), (h), (m); Ord. of 10-5-1953, § 2; Ord. No. 91-31, § 1, 8-19-1991; Ord. No. 95-6, § 1, 3-20-1995; Ord. No. 03-19, § 1, 7-7-2003; Ord. No. 05-45, § 1, 10-3-2005; Ord. No. 09-21, §§ 1, 2, 5-4-2009)

SEC. 16-216. INJUNCTIVE RELIEF.

In addition to and accumulative of all other penalties, the city shall have the right to seek injunctive relief for any and all violations of this section.

(Code 1982, § 18-5(n); Ord. of 10-5-1953, § 2; Ord. No. 91-31, § 1, 8-19-1991; Ord. No. 95-6, § 1, 3-20-1995; Ord. No. 03-19, § 1, 7-7-2003; Ord. No. 05-45, § 1, 10-3-2005; Ord. No. 09-21, §§ 1, 2, 5-4-2009)

SECS. 16-217—16-240. RESERVED.



MEMORANDUM

TO: Mary Smith, City Manager
CC: Honorable Mayor and City Council
FROM: Ryan Miller, Director of Planning & Zoning
DATE: June 5, 2023
SUBJECT: PLANNED DEVELOPMENT DISTRICT REVIEW

Attachments

Memorandum

PD-008 (1)

PD-008 (2)

PD-008 (3)

PD-008 (4)

PD-008 (5)

Draft Ordinance

Summary/Background Information

Discuss and consider directing staff to initiate a review of certain PD ordinances, and take any action necessary.

Action Needed

Staff is requesting Council consider directing staff to initiate zoning changes for certain Planned Development Districts that consist of multiple regulating ordinances.



CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
CC: Mary Smith, *City Manager*
Joey Boyd, *Assistant City Manager*
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: June 5, 2023
SUBJECT: Planned Development District Review

As the City Council is aware, Planned Development Districts have become a common practice within the City's zoning code, with there being over 100 active Planned Development Districts currently regulating the majority of property within the City. When a Planned Development District is created, a regulating ordinance is written, and -- prior to 2015 -- when a Planned Development District was amended an additional regulating ordinance was written that may have superseded or changed sections of the original regulating ordinance without completely superseding it. The issue with this process is that older Planned Development Districts -- or *Planned Development Districts that have been amended multiple times* -- tend to accumulate a large number of regulating ordinances. In these cases, unless the person interpreting the Planned Development District understands the timing and intent of each of the ordinances, it can be difficult to determine what the actual development requirements are for a particular property. For example, Planned Development District 8 (PD-8) -- which currently regulates the *Chandler's Landing Subdivision* -- consists of over 200 pages of regulations within 20 regulating ordinances and two (2) resolutions and over 100 development cases (see attached *Planned Development District 8 [PD-8]*). To give an idea of the size of this Planned Development District, the current Unified Development Code (UDC) (i.e. the zoning code for the City of Rockwall) is only 248 pages.

In 2015, staff changed how Planned Development Districts were amended by writing consolidating ordinances (i.e. writing one [1] ordinance that superseded all previous ordinances for a Planned Development District) when a development case proposed amending a Planned Development District. The purpose of instituting this change in procedure was to make zoning easier to understand for the City's external customers (i.e. developers and citizens), and also to make it easier for ordinances to be interpreted internally by City staff. The rationale behind making this change was also tied to how the Director interpreted the process of amending a Planned Development District. Prior to 2015, only the property affected by a proposed amendment was considered in the zoning and notification process; however, a Planned Development District is typically centered around an overall concept plan, and all properties within a Planned Development District are affected through changes in a concept plan or development regulations. Based on this rationale, staff started to notify all properties within a Planned Development District when an amendment was proposed. This allowed staff to write consolidating ordinances for Planned Development Districts. This process has been successfully utilized in consolidating PD-1, PD-7, PD-10, PD-32, PD-59, PD-70, and PD-74; however, there are multiple Planned Development Districts that are fully developed and have a low likelihood of being amended, but still which staff deals with interpreting the requirements on a regular basis. This includes Planned Development Districts like PD-2 (the *Lakeside Village and Turtle Cove Subdivisions*), PD-3 (the *Shores Subdivision*), PD-8 (the *Chandler's Landing Subdivision*), PD-9 (the *Hospital/Medical District*), PD-11 (the *Hillcrest Shores Subdivision*), and PD-13 (the *Windmill Ridge Subdivision*). Based on this staff is requesting that the City Council consider directing staff to initiate zoning changes for these Planned Development Districts. It should be noted that the proposed zoning change would not change any development requirements or the concept plans associated with these Planned Development Districts, but would simply consolidate the multiple regulating ordinances that make up these zoning districts for the purpose of making the districts easier to read and interpret. As previously stated, this not only assists staff in understanding these ordinances, but will also make the ordinances easier to read for citizens and developers who may own property or are looking to develop property in these areas.

The program that staff is proposing is somewhat similar to a program already referenced by the City's zoning code under Subsection 03.05, *Periodic Review*, of Article 10, *Planned Development Regulations*, the Unified Development Code (UDC). This section calls for the Planning and Zoning Commission to periodically review Planned Development Districts to determine

if a Planned Development District is reflective of the City's current growth patterns or community design policies, and authorizes them to request the City Council initiate zoning to change the requirements of a Planned Development District. This practice was discontinued in 2010, due to the difficulties for a City to change zoning and/or entitlements that have been granted through a previous zoning process without the property owner's consent. In addition, it was determined that many property owners did not want to participate in allowing the City to change their zoning or entitlements. As was stated previously, staff wants to initiate zoning in a similar manner, but not for the purpose of changing the concept plan or development requirements for a Planned Development District; rather, staff is simply proposing to consolidate the regulating ordinances associated with older Planned Development Districts that consist of multiple regulating ordinances. Staff has conferred with the City Attorney, and feels comfortable that what is being proposed avoids any of the aforementioned issues.

To assist the City Council in determining if this program is warranted, staff has prepared a consolidating ordinance for Planned Development District 8 (PD-8) along with the current ordinances associated with the Planned Development District as a comparison. Should the City Council direct staff to proceed, staff will bring the proposed amendment to Planned Development District 8 (PD-8) forward in accordance with the following schedule:

Planning and Zoning Commission Work Session: June 27, 2023
Planning and Zoning Commission [*Public Hearing*]: July 11, 2023
City Council [*Public Hearing/First Reading*]: July 17, 2023
City Council [*Second Reading*]: August 7, 2023

If this process proves to be successful, then staff, with City Council's concurrence, will begin researching and writing consolidating ordinances for the remainder of the multi-ordinance Planned Development Districts. Should the City Council have any questions, staff will be available at the June 5, 2023 City Council meeting.

| P&Z | CASE NO | ORDINANCE | PHASE NAME | ACTION | DESCRIPTION |
|------|---------|-----------|------------|--------|------------------------|
| 8539 | | 8543 | AMENITIES | Z | REVISED MASTER PARTIAL |
| 8662 | | 8687 | AMENITIES | Z | REVISED MASTER |
| 8753 | | 0 | AMENITIES | SP | REVISED SITE PLAN |

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8 CHANDLERS LANDING, MORE FULLY DESCRIBED HEREIN; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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 and Ordinance No. 84-4 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 and Ordinance 84-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to approve a zoning change and change in the preliminary plan for "PD" Planned Development District Number 8: Chandlers Landing on the property described in Exhibit "A".

ber 8: Chandlers Landing 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. 8: Chandlers Landing to the above described tract of land is subject to the following special conditions:

- A. Prior to issuance of any building permit in Planned Development District No. 8: Chandlers Landing, Phases 14, 18 Section 1, 19 and 20, a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "B" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.
- B. All development of property covered by Planned Development District No. 8: Chandlers Landing shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.
- C. Development of Planned Development No. 8: Chandlers Landing Phases 14, 18 Section 1, 19 and 20 shall be regulated by the requirements listed in Exhibit "C".
- D. Development of the amenities of Planned Development No. 8: Chandlers Landing shall be regulated by the requirements listed in Exhibit "D".

- E. Prior to the construction of streets and utilities in Phase 19, the developer must escrow the funds for 115% of the cost of 24 ft. of concrete paving along FM-740, including storm drainage, curb and gutter, sidewalk, and engineering.
- F. The new entrance off FM-740 can only be used for semi-trailer trucks until a southbound deceleration lane on FM-740 is constructed. The truck entrance must be chained and locked when not in use.

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 ONE THOUSAND DOLLARS(\$1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

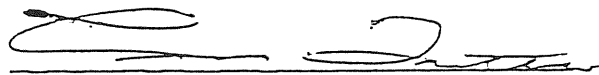
Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application 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 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 be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

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 26th day of August, 1985.

APPROVED:



Mayor

ATTEST:



City Secretary

1st reading 8/5/85

2nd reading 8/26/85

AMENITY IMPROVEMENTSYacht Club Area

1. Seven (7) tennis courts to be re-surfaced.
2. A new improved lighting system will be installed on five (5) courts.
3. Landscaped retaining walls will be constructed around all steep slopes adjacent to the courts.
4. A sub-surface drainage system will be installed to pick up surface run-off.
5. A new sidewalk system will be installed to accommodate golf carts - 6 ft. wide around existing tennis courts.
6. Major grading will be performed to improve landscaping and better maintenance - erosion ditch.
7. The courts will have spectator accommodations where the terrain permits.
8. The existing children's play area will be renovated and enlarged.
9. Outdoor tennis pavillion.
10. Additional major improvements will be made to the Yacht Club which include better accoustics, carpeting, renovation of Commodore State Room, outside lounging accommodations, structure cosmetics and landscaping.

Area A - Swimming & Tennis Park

1. Parking
2. Swimming pool
3. Gazebo
4. Children's play area
5. Restrooms/dressing
6. tennis courts (2), lights
7. General landscaping.
8. Large trees, small trees, shrubs and ground cover, lawn, elevated planters, lighting

Area B: Recreation Park

1. Limited parking and access
2. Park shelter
3. Children's play area (2)
4. Picnic spots (4)
5. Volleyball court
6. Half basketball court
7. Open lawn area
8. Exercise stations (7)
9. Pedestrian trail
10. Bridges (4)
11. General clearing and channel work
12. Tree pruning, stone boulders, retaining walls and fencing, flowering trees, and plants

AMENITIES SCHEDULE

I. Recreation Park

Start Fall. 1985

Open lawn area, Spring 1986

Completion, Fall 1987

II. Amenity Improvements for Yacht Club

Start Summer 1985

Completion Spring 1986

III. Swimming and Tennis Park

Start Spring 1986

Completion Fall 1987

LE 4411 ID 1

- ① potential (proposed) water treatment plant site
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an environmental design project for
CHANDLER LA NADA PARK

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 Appr. by: _____

ORDINANCE No. 86-87

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8 CHANDLERS LANDING, MORE FULLY DESCRIBED HEREIN; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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 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 and Ordinance No. 84-4 of the City of Rockwall should be amended as follows:

NOT, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance and Ordinance 84-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to approve a zoning change and change in the preliminary plan for "PD" Planned Development District Number 8, Chandlers Landing on the property described in Exhibit A.

SECTION 2. That Planned Development District Number 8, Chandlers Landing 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. 8, Chandlers Landing to the above described tract of land is subject to the following conditions:

A. The tract or land described in Exhibit A shall only be used for the following uses:

1. Park and recreation purposes as shown on Exhibit "B" and provided for in Ordinance No. 85-43.
2. Community Association maintenance facility as shown on Exhibit "B".

B. All development of property covered by Planned Development District No. 8, Chandlers Landing shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

C. Development of the above described tract within Planned Development No. 8, Chandlers Landing shall be regulated by the approved development plan attached as Exhibit "B".

D. Development of the amenities and maintenance facility within the above described tract located in Planned Development No. 8, Chandlers Landing shall be regulated by the requirements and phasing timetable approved in Exhibit "B".

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 ONE THOUSAND DOLLARS (\$1,000.00) for each offense and each and every day such offense shall continue 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 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 be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

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 3rd day of November, 1986.

APPROVED:



Mayor

ATTEST:

BY: 

1st reading 10/20/86
2nd reading ¹²³ 11/3/86

Exhibit "A"

RECREATION PARK

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of that 285.2916 acre tract of land conveyed to Clarke-Frutes Corporation by deed recorded in Volume 102, Page 895, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point in the Northerly R.O.W. line of Ranger Drive (31 foot R.O.W.), at the Southeast corner of Chandlers Landing, Phase 18, Section 1, as recorded in Slide B, Page 163 of the Plat Records of Rockwall County, Texas;
THENCE: North 4° 37' 31" East along the East line of said Chandlers Landing, Phase 18, Section 1, a distance of 80.40 feet to a point for a corner;
THENCE: North 23° 37' 54" West, continuing along the East line of the said Chandlers Landing, Phase 18, Section 1, a distance of 71.44 feet to a point for a corner in the Southerly R.O.W. line of Yacht Club Drive (44 foot R.O.W.);
THENCE: Along the Southerly R.O.W. line of Yacht Club Drive the following: North 80° 02' 38" East a distance of 120.06 feet to a point for a corner and the beginning of a circular curve to the right, said curve having a central angle of 16° 58' 21" and a radius of 278 feet;
THENCE: In an Easterly direction with said circular curve to the right, an arc distance of 82.35 feet to a point for a corner;
THENCE: South 82° 59' 01" East a distance of 194.40 feet to a point for a corner and the beginning of a circular curve to the left, said circular curve having a central angle of 17° 03' 57" and a radius of 222 feet;
THENCE: In an Easterly direction with said circular curve to the left, an arc distance of 66.12 feet;
THENCE: North 79° 57' 02" East a distance of 17.29 feet to a point for a corner and the beginning of a circular curve to the left, said circular curve having a central angle of 9° 55' 43" and a radius of 572.29 feet;
THENCE: In an Easterly direction with said circular curve to the left, an arc distance of 99.17 feet to a point for a corner;
THENCE: South 26° 43' 04" East a distance of 116.95 feet to a point for a corner;
THENCE: South 35° 04' 45" East a distance of 80.16 feet to a point for a corner;
THENCE: South 59° 55' East a distance of 53.04 feet to a point for a corner;
THENCE: South 84° 45' 09" East a distance of 117.86 feet to a point for a corner;
THENCE: North 70° 17' 39" East a distance of 82.11 feet to a point for a corner;
THENCE: South 32° 49' 50" East a distance of 74.69 feet to a point for a corner;
THENCE: South 08° 36' 10" East a distance of 43.84 feet to a point for a corner;
THENCE: South 29° 29' 24" West a distance of 102.97 feet to a point for a corner;
THENCE: South 67° 28' 06" East a distance of 203.35 feet to a point for a corner;
THENCE: North 69° 04' 05" East a distance of 58.29 feet to a point for a corner;
THENCE: South 75° 02' 19" East a distance of 41.90 feet to a point for a corner;
THENCE: North 72° 19' 24" East a distance of 42.00 feet to a point for a corner;
THENCE: North 88° 36' 46" East a distance of 39.01 feet to a point for a corner;
THENCE: North 85° 57' 21" East a distance of 48.20 feet to a point for a corner;
THENCE: South 80° 36' 13" East a distance of 43.83 feet to a point for a corner;
THENCE: South 06° 52' 12" East a distance of 257.27 feet to a point for a corner;
THENCE: South 69° 40' 47" West a distance of 286.34 feet to a point for a corner;
THENCE: South 30° 16' 31" West a distance of 55.36 feet to a point for a corner in the Northeast R.O.W. line of Ranger Drive (34 foot R.O.W.);
THENCE: North 40° 09' 30" West along the Northeast R.O.W. line of Ranger Drive, a distance of 18.45 feet to a point for a corner;
THENCE: North 32° 23' 32" East a distance of 69.22 feet to a point for a corner;
THENCE: North 06° 16' 50" West a distance of 62.16 feet to a point for a corner;
THENCE: North 15° 24' 34" West a distance of 50.66 feet to a point for a corner;
THENCE: North 57° 29' 51" West a distance of 156.00 feet to a point for a corner;
THENCE: South 32° 30' 09" West a distance of 10.00 feet to a point for a corner;
THENCE: North 57° 29' 51" West a distance of 36.00 feet to a point for a corner;
THENCE: North 61° 54' 20" West a distance of 99.30 feet to a point for a corner;
THENCE: South 89° 16' 42" West a distance of 94.02 feet to a point for a corner;
THENCE: North 50° 12' 48" West a distance of 14.21 feet to a point for a corner;
THENCE: North 25° 08' 38" West a distance of 83.19 feet to a point for a corner;
THENCE: South 77° 58' 06" West a distance of 64.54 feet to a point for a corner;
THENCE: North 85° 30' 45" West a distance of 100.79 feet to a point for a corner;
THENCE: North 56° 16' 16" West a distance of 124.00 feet to a point for a corner;
THENCE: South 83° 34' 48" West a distance of 87.90 feet to a point for a corner;
THENCE: North 13° 54' 57" West a distance of 120.45 feet to a point for a corner;

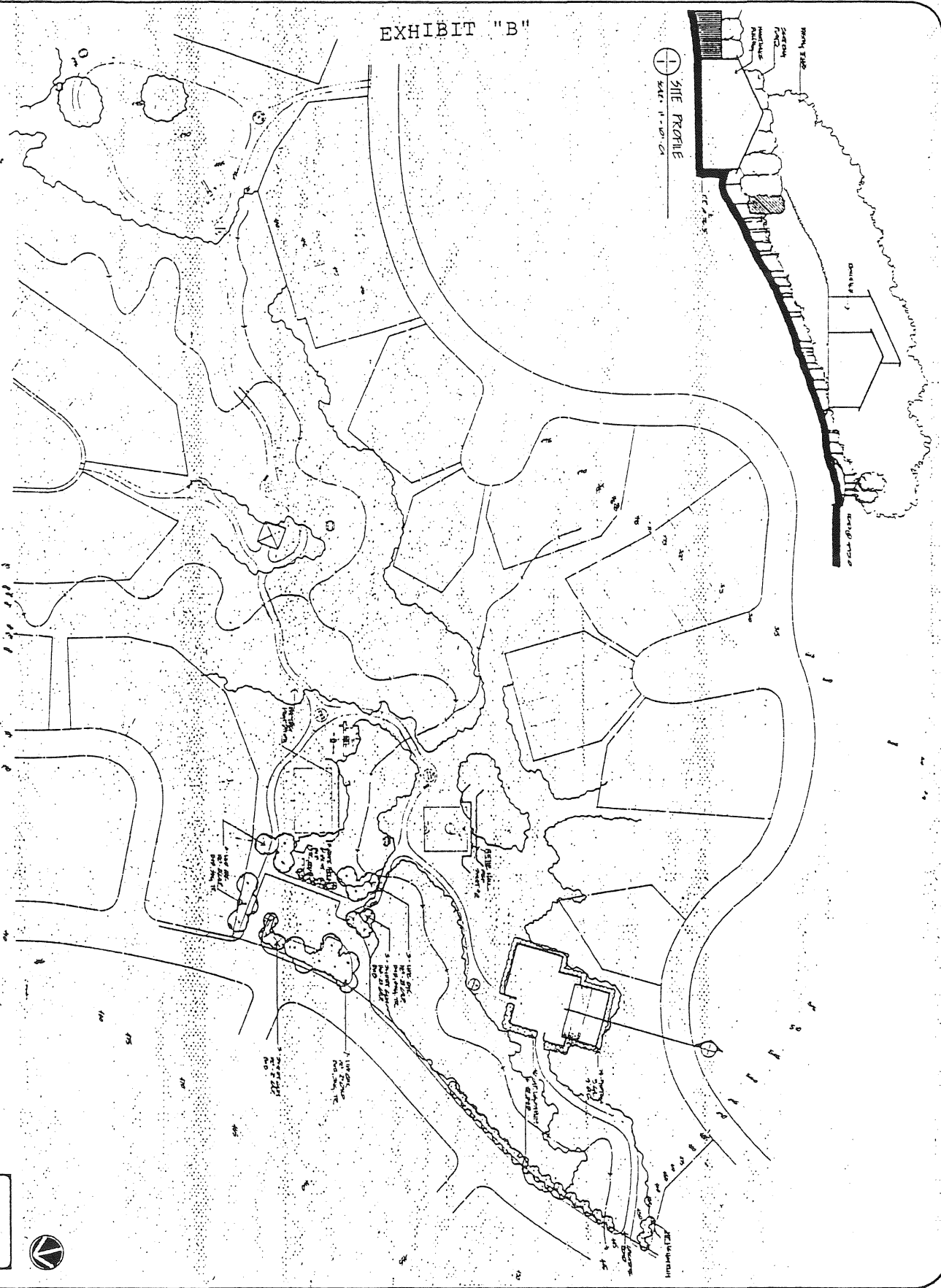
THENCE: North $73^{\circ} 51' 06''$ West a distance of 86.96 feet to a point for a corner;
THENCE: South $62^{\circ} 17' 57''$ West a distance of 70.90 feet to a point for a corner in the Northerly R.O.W. line of Ranger Drive (31 foot R.O.W.) and the beginning of a circular curve to the left, said curve having a chord bearing of North $53^{\circ} 25' 54''$ West, a chord of 137.18 feet, a central angle of $47^{\circ} 26' 29''$ and a radius of 170.50 feet;
THENCE: In a Northwesterly direction along the Northerly R.O.W. line of Ranger Drive an arc distance of 141.18 feet to a point for a corner;
THENCE: North $77^{\circ} 09' 08''$ West along the Northerly R.O.W. line of Ranger Drive a distance of 43.93 feet to the Point of Beginning and Containing 8.8497 Acres of Land.

Harold L. Evans, Consulting Engineer

July 2, 1985

EXHIBIT "B"

⊕ SITE PROFILE
DATE: 1-10-04



Sheet 1 of 1

Show/Hide

SEARCH

DATE

PROJECT

an environmental design project for
CHANDLER'S LANDING PARK
 ROCKWALL, TEXAS



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| REVISIONS |
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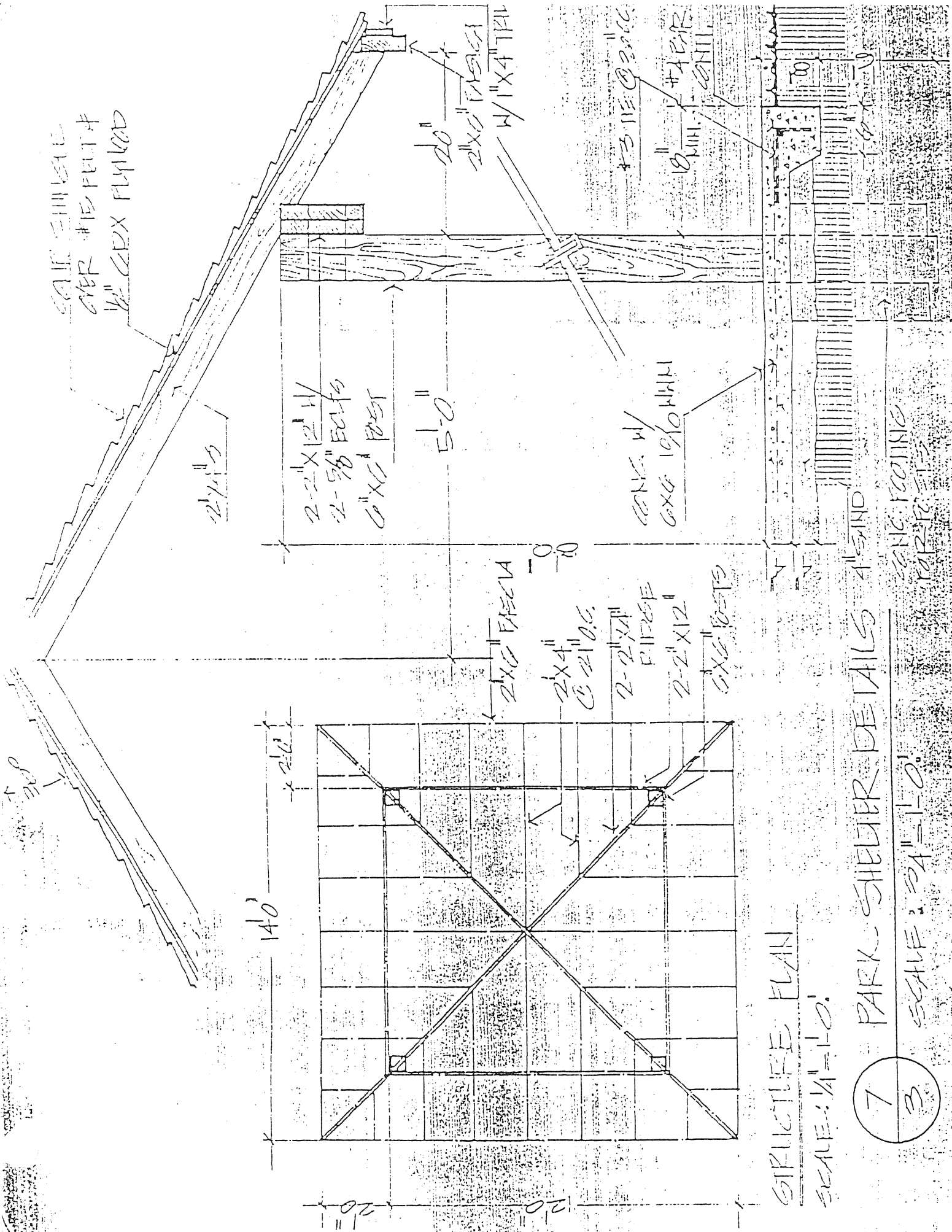
- ① existing (proposed) water utility
- ② proposed water distribution
- ③ park structure (with) observation
- ④ observation point (top of hill)
- ⑤ existing building (top of hill)
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an environmental design project for
CHANDLER-LANONG PARK

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STRUCTURE PLAN

SCALE: 1/4" = 1'-0"

7
3

PARK SHELTER DETAILS

SCALE: 3/4" = 1'-0"

CONC. FOOTING
RAPID SETS

4" SAND

CONC.

16" x 16"

16" x 16"

16" x 16"

16" x 16"

16" x 16"

16" x 16"

16" x 16"

16" x 16"

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16" x 16"

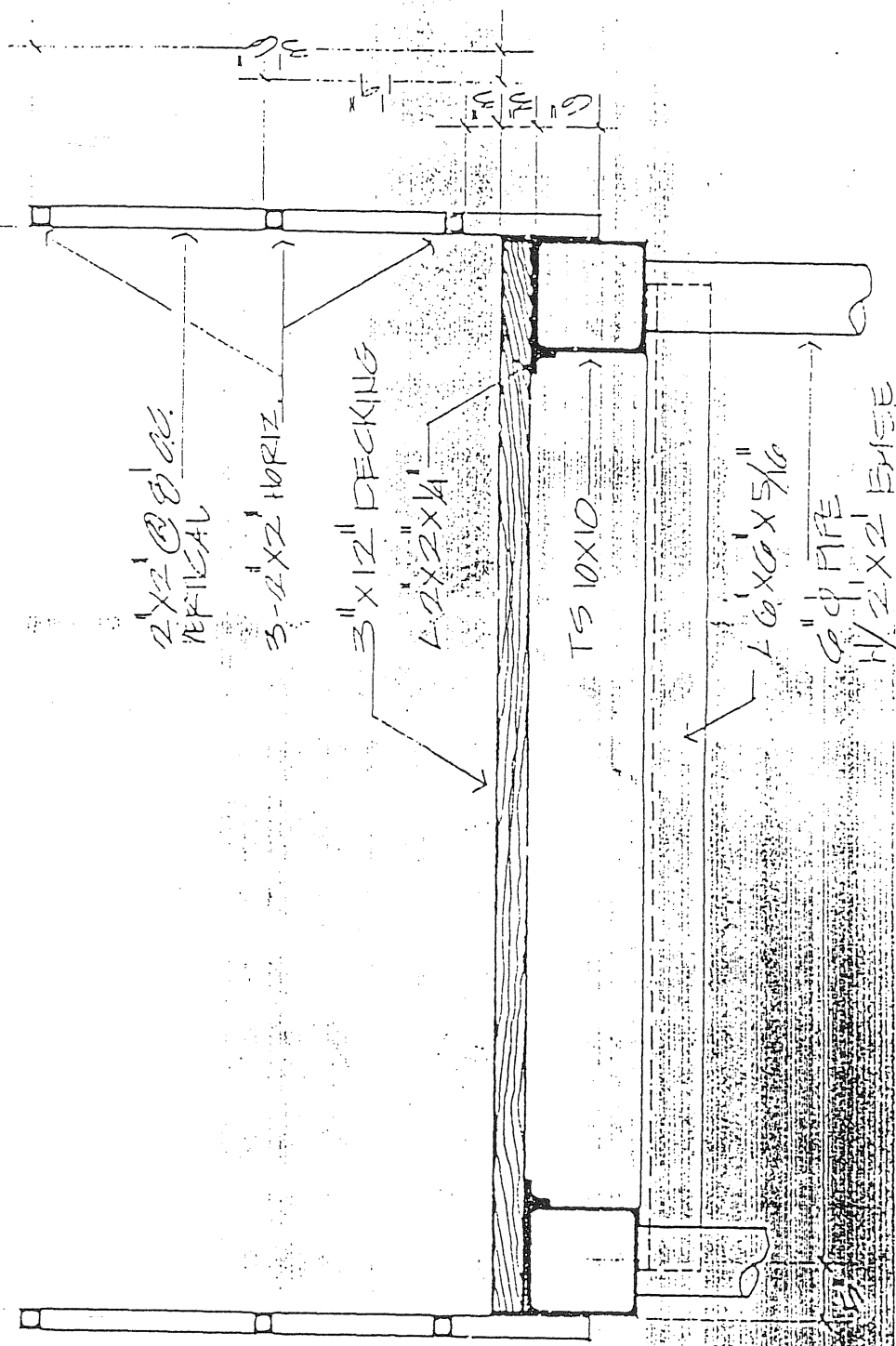
16" x 16"

16" x 16"

16" x 16"

16" x 16"

8'-0"



2x2 @ 8' OC
VERTICAL

3-2x2 HORIZ.

3" x 12" DECKING

4-2x2x1/4"

TS 10x10

1-6x6x5/16"

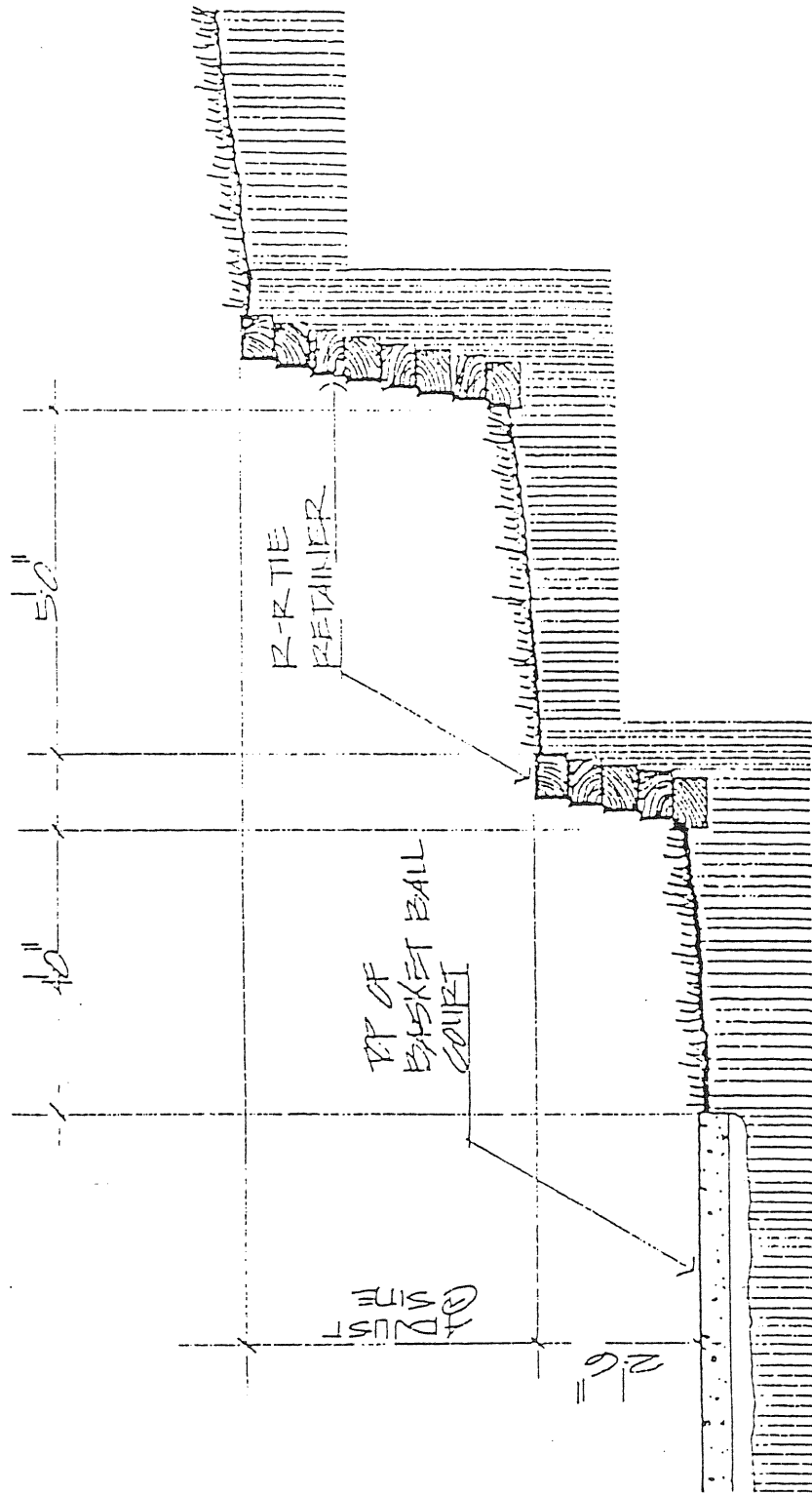
6" CP FIRE
1/2" x 2" BRSE

PLATE @ BOTTOM
ANCHOR TO CONC.
FOOTING

BRIDGE DETAILS

SCALE 3/4" = 1'-0"

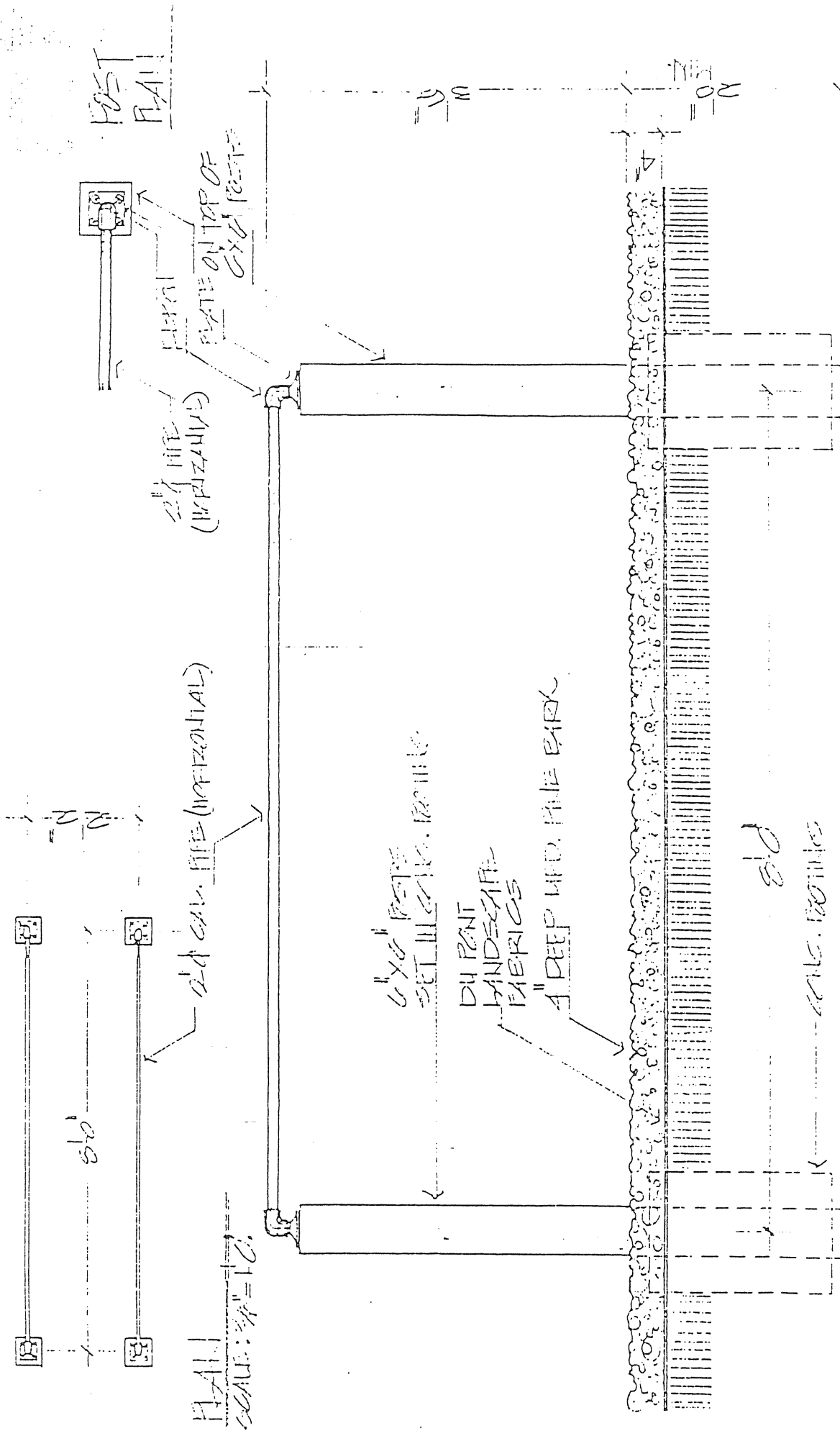




4
4

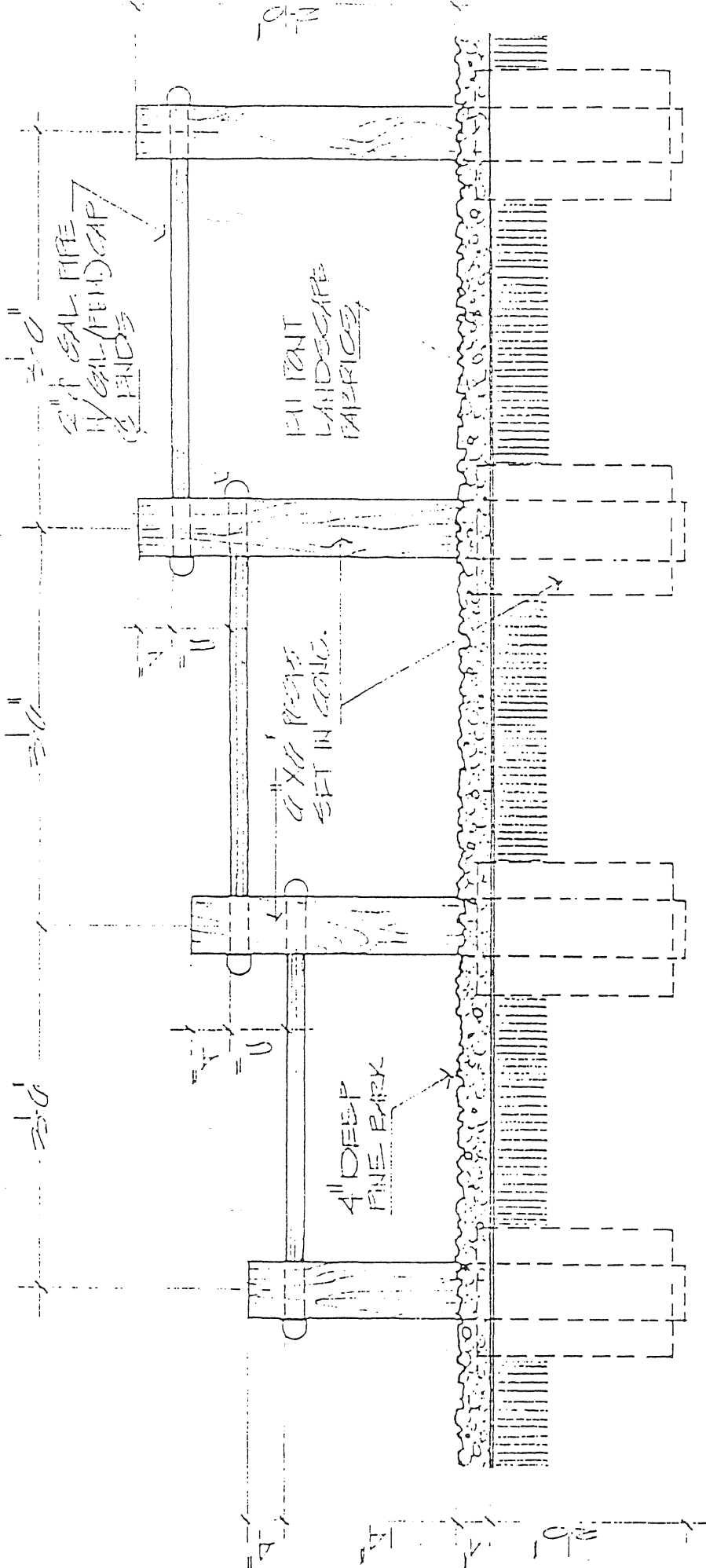
R-R TIE RETAINING WALL

SCALE : 3/8" = 1'-0"



Hand Rail

Hand Rail - Easy Dip - Apr. List
 1
 1/4" x 1/4" x 1/4"

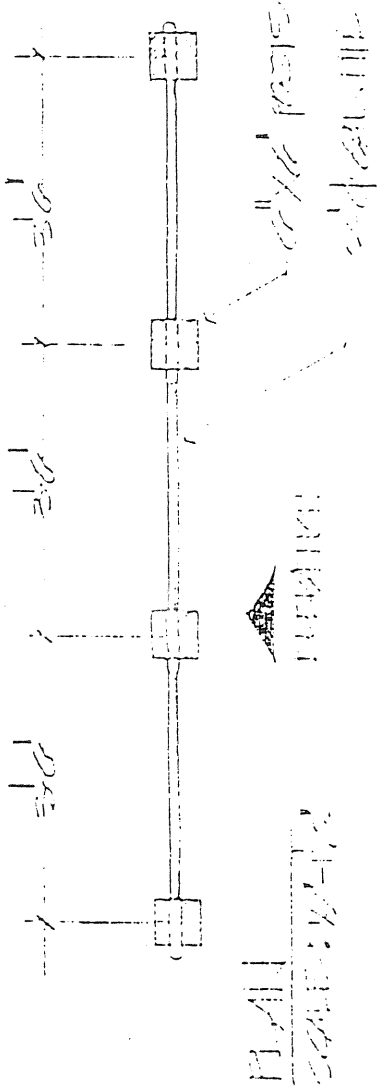
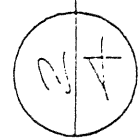


ELEVATION

SCALE: 3/4"=1'-0"

FUSH UP +
LINE STRETCH

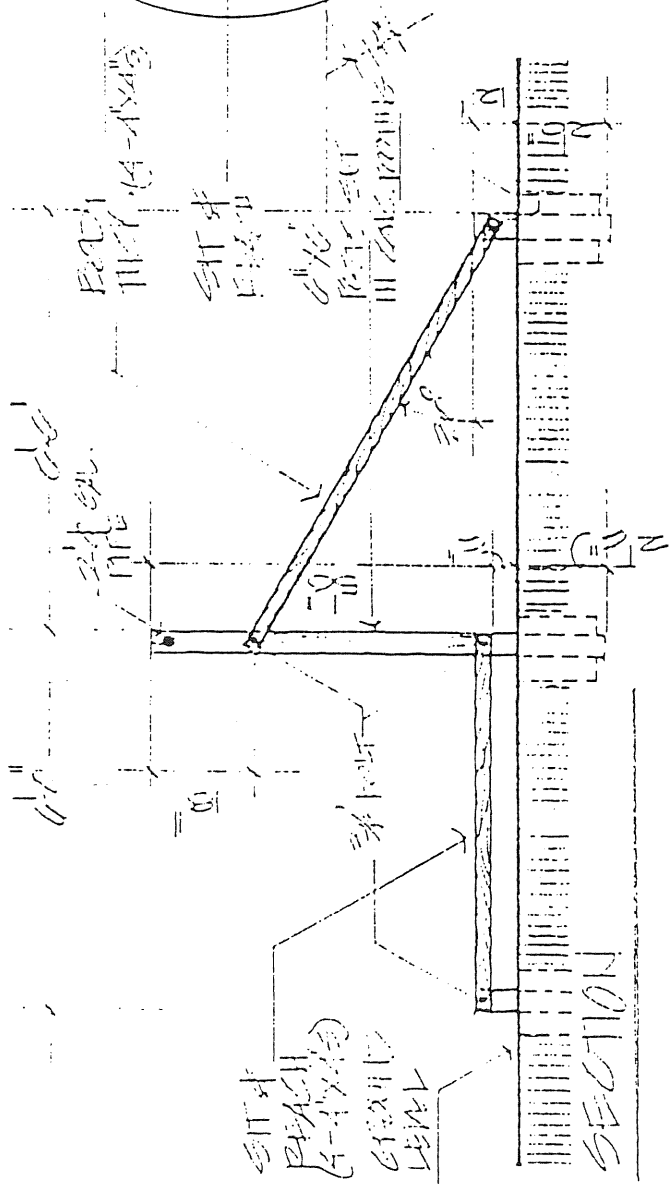
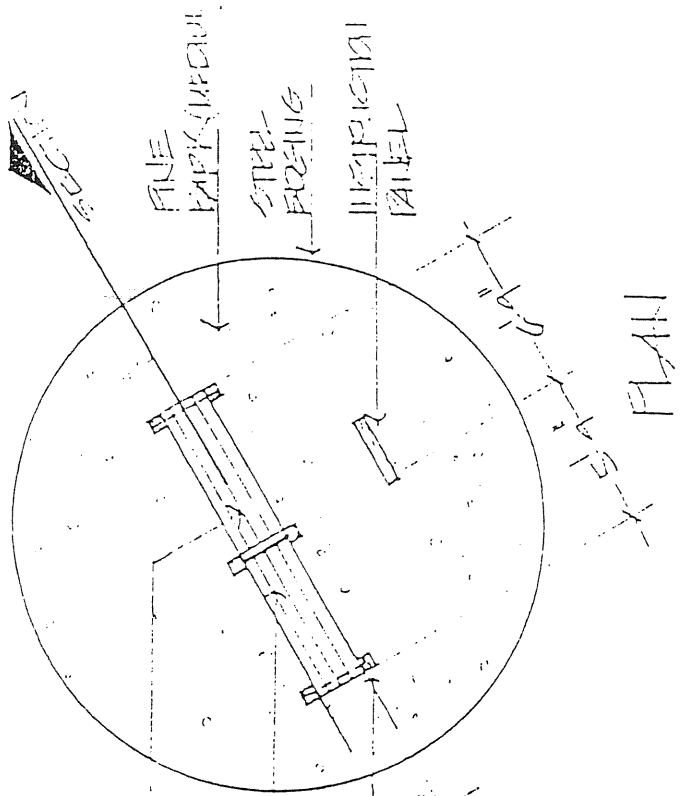
SCALE: 1/8"=1'-0"



PLAN
SCALE: 1/8"=1'-0"



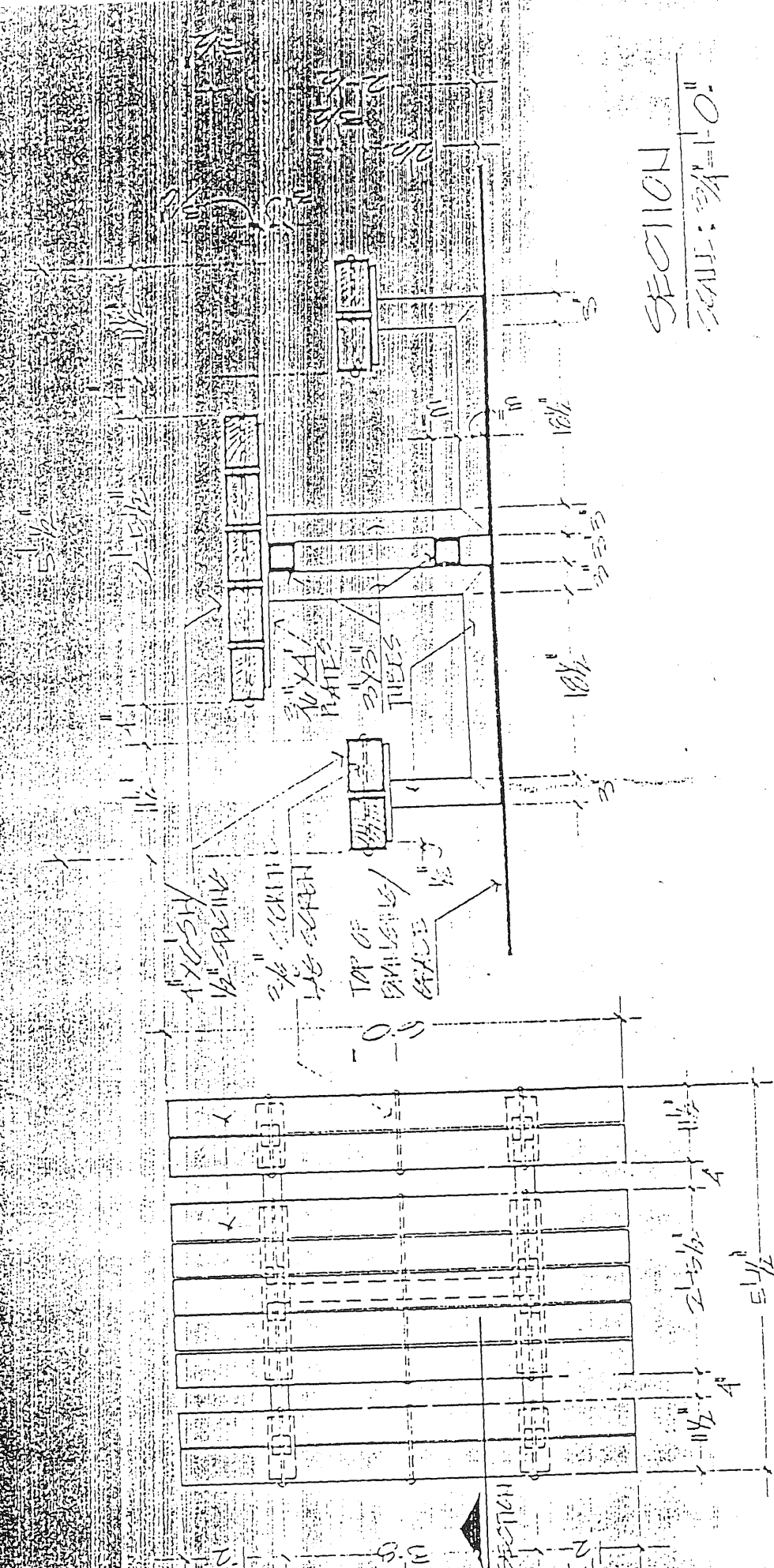
2" x 4" POSTS
4" x 4" CAPS



EXERCISE STATION

NOT TO SCALE

3/4



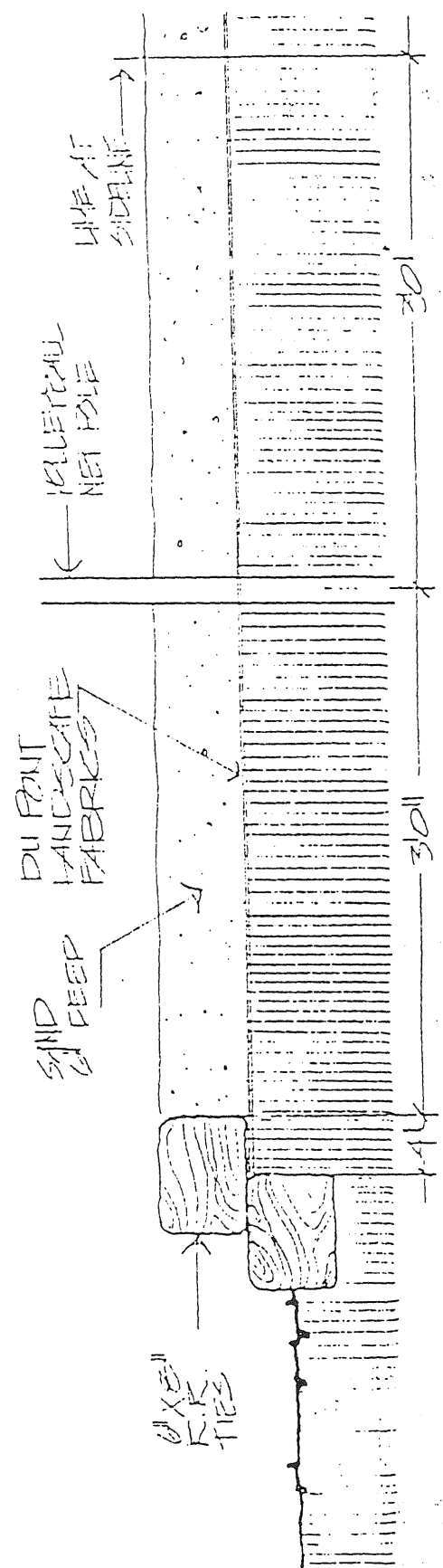
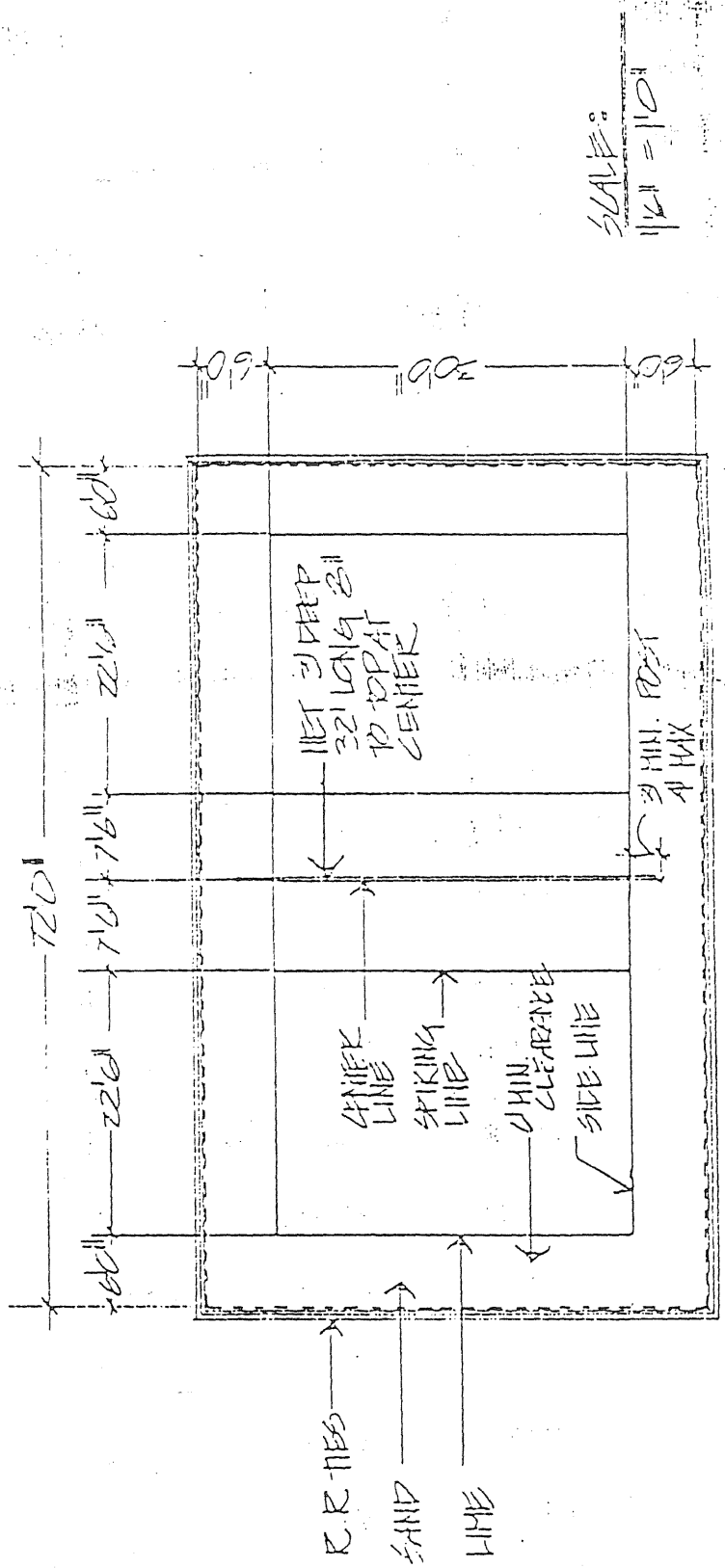
SECTION
SCALE: 1/2" = 1'-0"

PICNIC TABLE HIGH
METAL FRAME

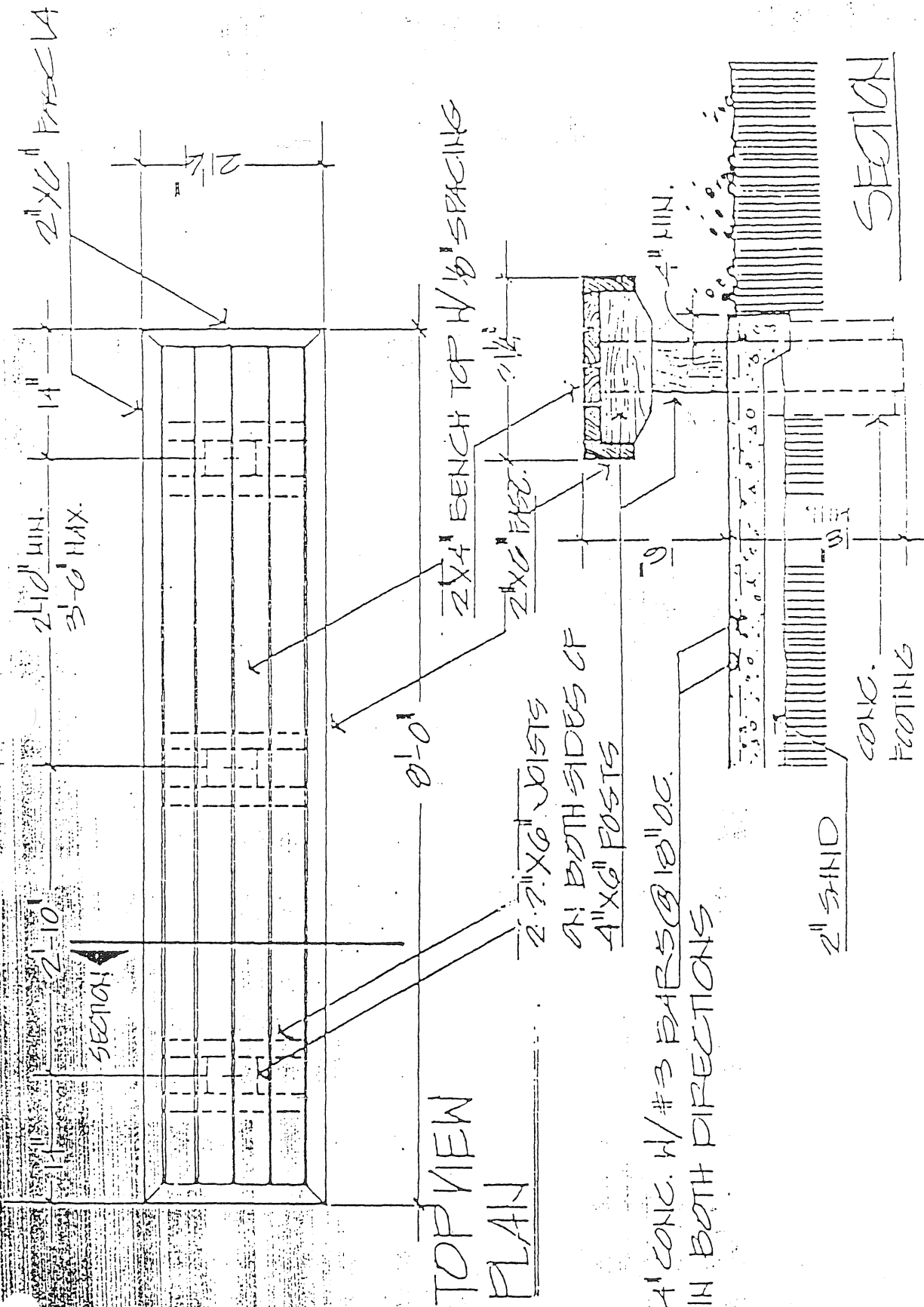
SCALE: AS SHOWN

6
3

PLAN
SCALE: 1/2" = 1'-0"



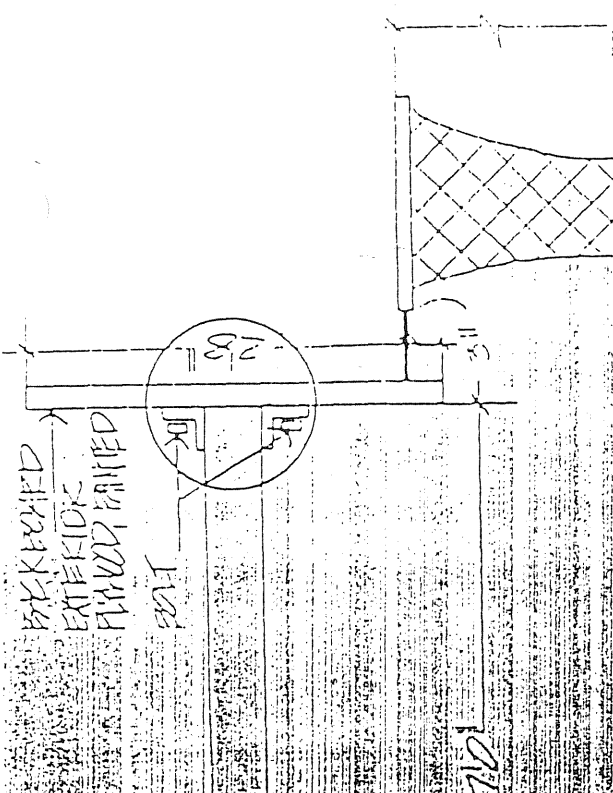
VOLEYBALL COURT LAYOUT PLAN.



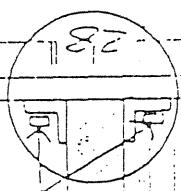
WOOD BENCH (8' LONG)

SCALE: 3/4" = 1'-0"

4
3



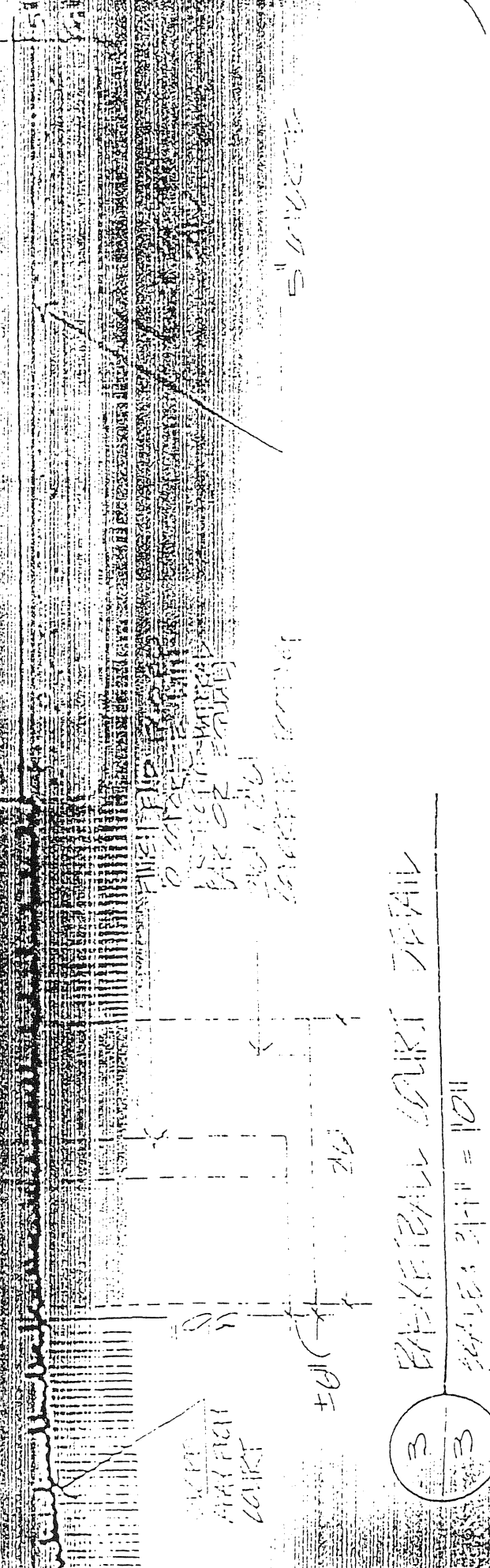
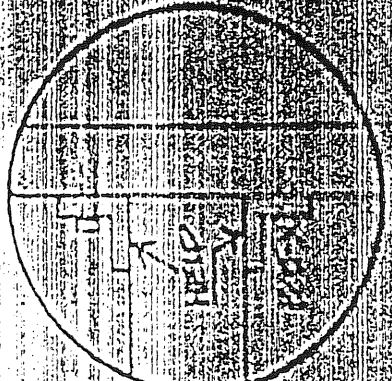
EXTERIOR
FLUOROPOLYMER



11.5"

2.5"

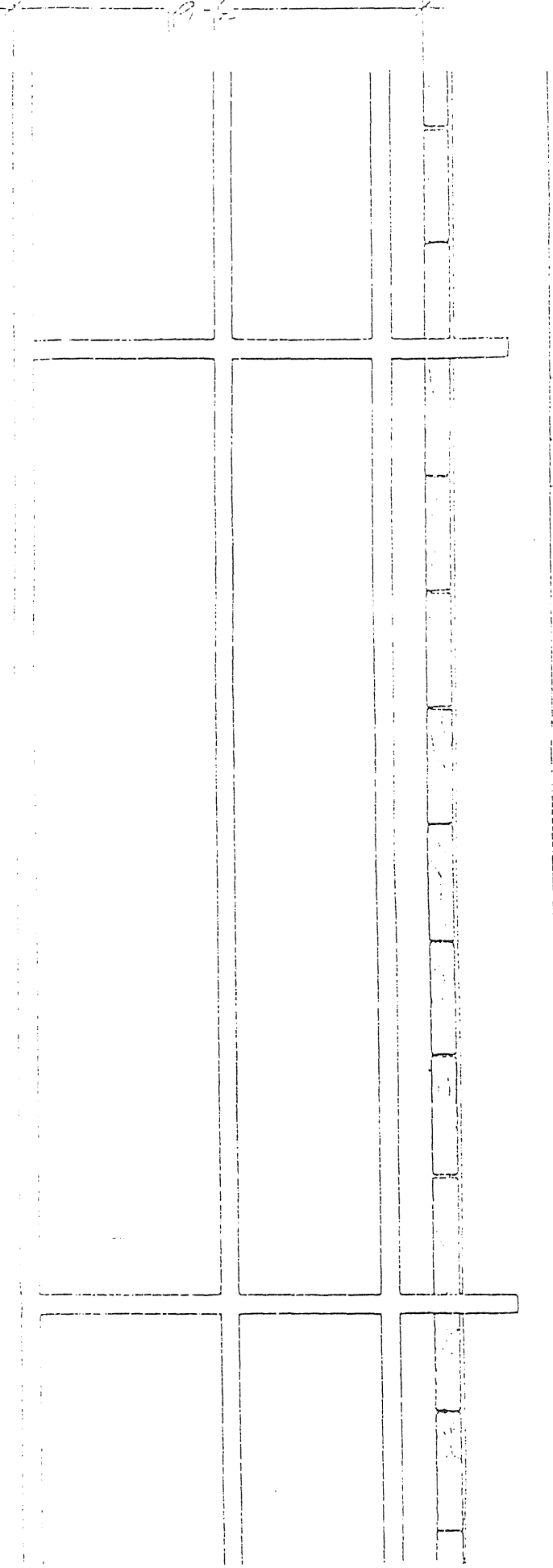
HEAT
SHIELD



BALL JOINT



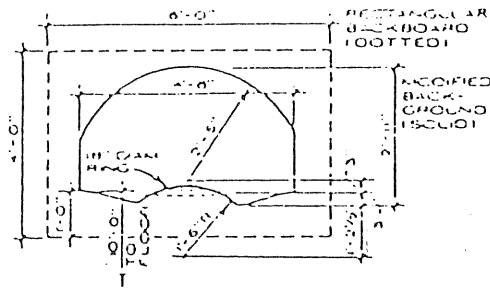
SEE 138



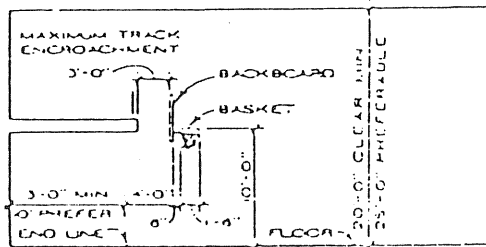
PARTIAL BRIDGE ELEVATION

SCALE: 3/4" = 1'-0"

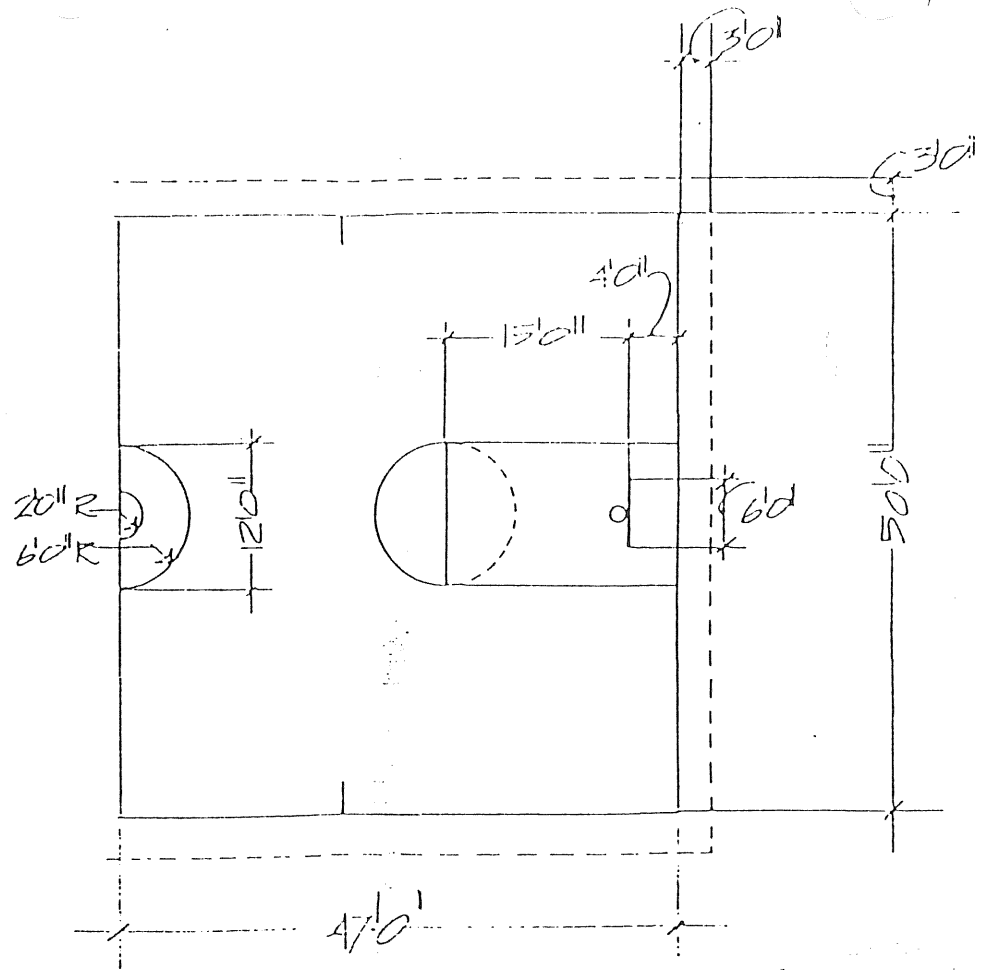
9
3



BACKBOARD DETAIL
 COLLEGE - TRANSPARENT RECTANGULAR BACKBOARD
 HIGH SCHOOL - EITHER TYPE WITH FAN SHAPE REQUIRED IN NEW EQUIPMENT



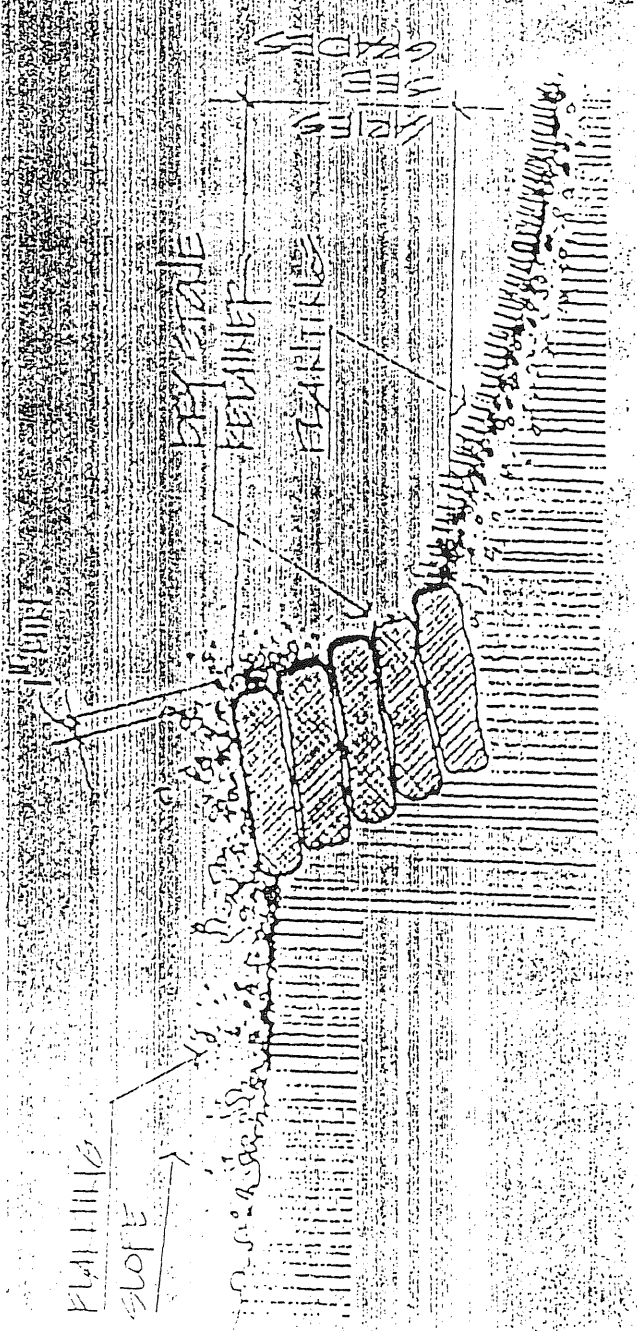
SECTION SHOWING BASKET AND ENCROACHMENTS



2
3

BASKETBALL COURT LAYOUT PLAN

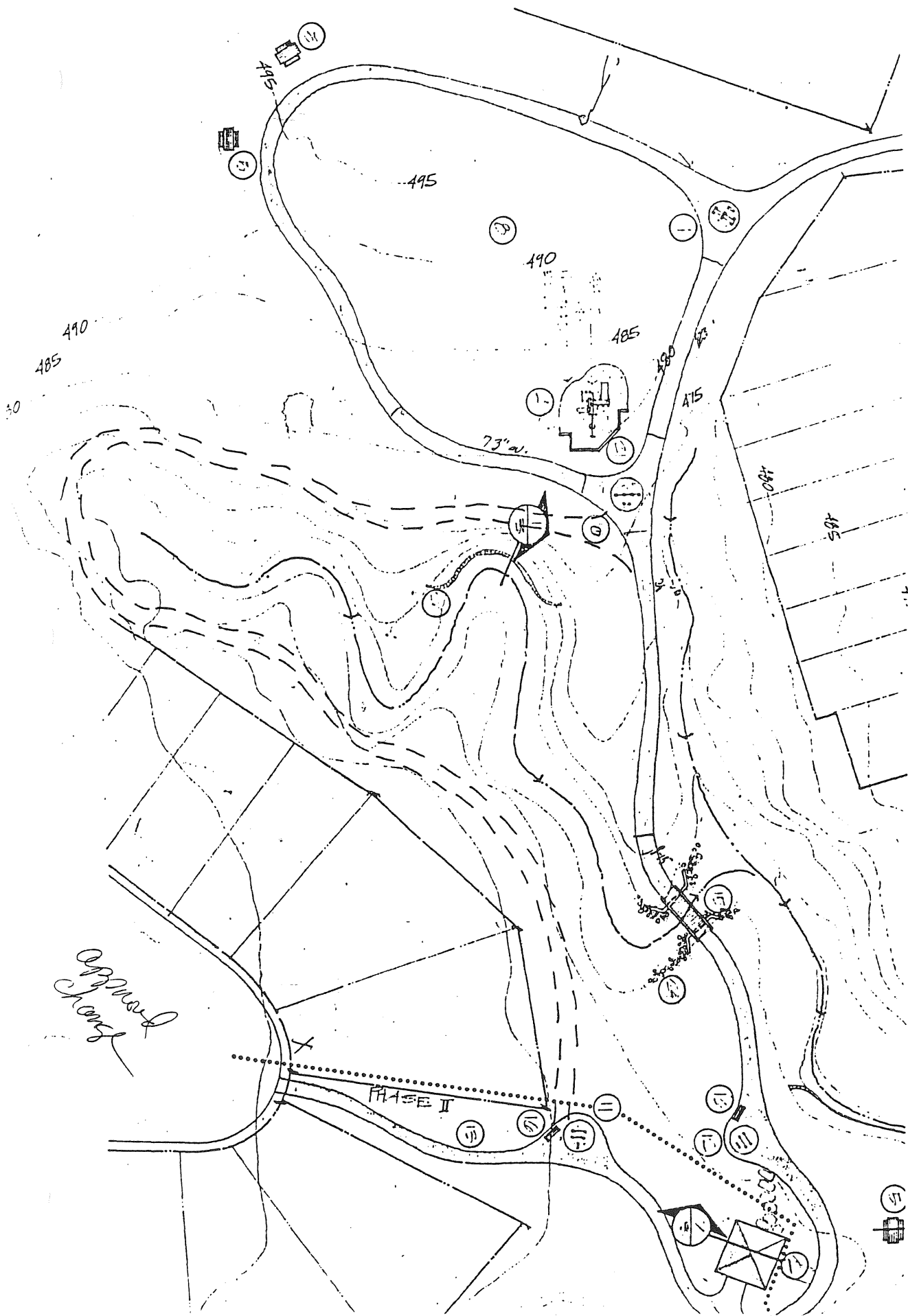
SCALE: 1/16" = 1'-0"

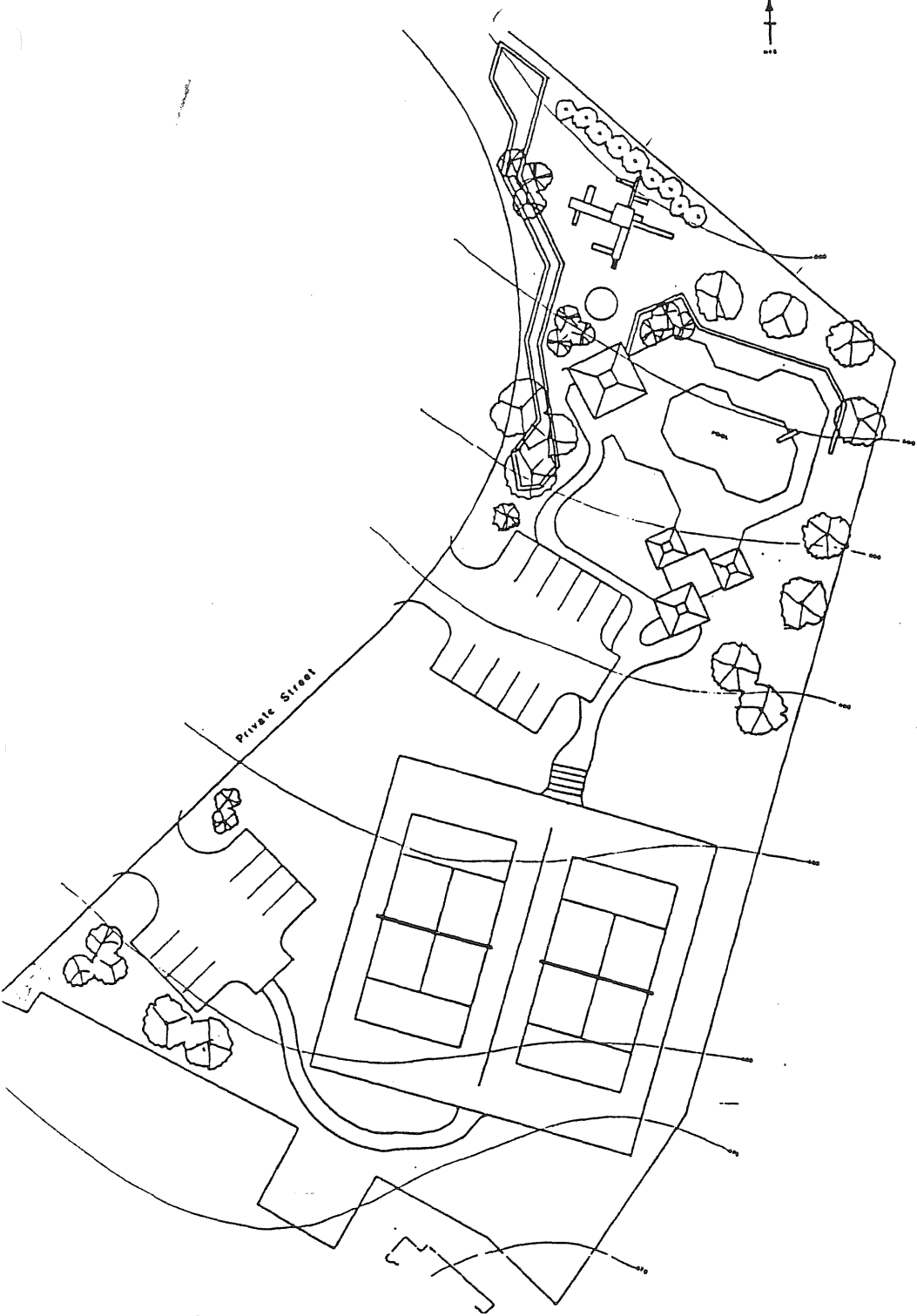


DRY STONE RET. WALL DET.

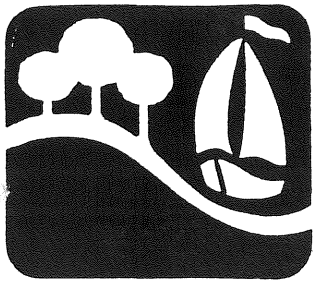
SCALE: 1/4" = 1'-0"

1/3





Swim And Tennis Park
Chandlers Landing



CITY OF ROCKWALL
"THE NEW HORIZON"

February 25, 1988

Mr. Larry Walker
Chandlers Landing Development Co.
1717 South Boulder
Tulsa, Oklahoma 75119

Re: Completion of Amenities in Chandlers Landing

Dear Mr. Walker:

This letter is to verify that, based on field inspections, the required improvements relating to the swim and tennis park in Chandlers Landing have been completed in compliance with the requirements of the site plans and ordinances applicable to these improvements.

If you have any other questions, please don't hesitate to contact us.

Sincerely,

A handwritten signature in black ink that reads "Julie Couch". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Julie Couch
Assistant City Manager

JC/mmp

| P&Z | CASE NO | ORDINANCE | PHASE NAME | ACTION | DESCRIPTION |
|------|---------|-----------|------------|--------|--------------------|
| 9029 | 9038 | | CABANAS | Z | AR TOWNHOUSE |
| 9029 | 0 | | CABANAS | RPP | TOWNHOUSE LOTS 1-6 |

ORDINANCE NO. 90-38

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO AMEND THE PRELIMINARY PLAN FOR PD-8 CHANDLERS LANDING, MORE FULLY DESCRIBED HEREIN; 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, 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 and No. 84-4 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, as heretofore amended, be and the same is hereby amended so as to a change in the preliminary plan for "PD" Planned Development District Number 8: Chandlers Landing on the property described in Exhibit "A".

SECTION 2. That Planned Development district Number 8: Chandlers Landing 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. 8: Chandlers Landing to the above described tract of land is subject to the following special conditions:

- A. Development of property covered by Planned Development District No. 8: Chandlers Landing shall be in accordance with the provisions of this ordinance and the approved comprehensive development plan and list of approved uses, attached hereto as Exhibit "B", and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.
- B. Development or redevelopment of the above described tract shall conform to the building style as shown on the attached exhibit "C".

C. Development or redevelopment of the above described tract shall be limited to no more than six (6) single family townhouse lots.

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 offense and each and every day such offense shall continue 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 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 of this ordinance are declared to be severable.

SECTION 5. That all ordinance of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

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 5th day of November 1990

APPROVED:

Jack R. Miller
Mayor

ATTEST:

BY Mary A. Nichols
City Secretary

1st reading 10/15/90

2nd reading 11/5/90

CABANAS CHANDLERS LANDING
LAND USE SPECIFICATIONS

I. PLANNED DEVELOPMENT SINGLE FAMILY

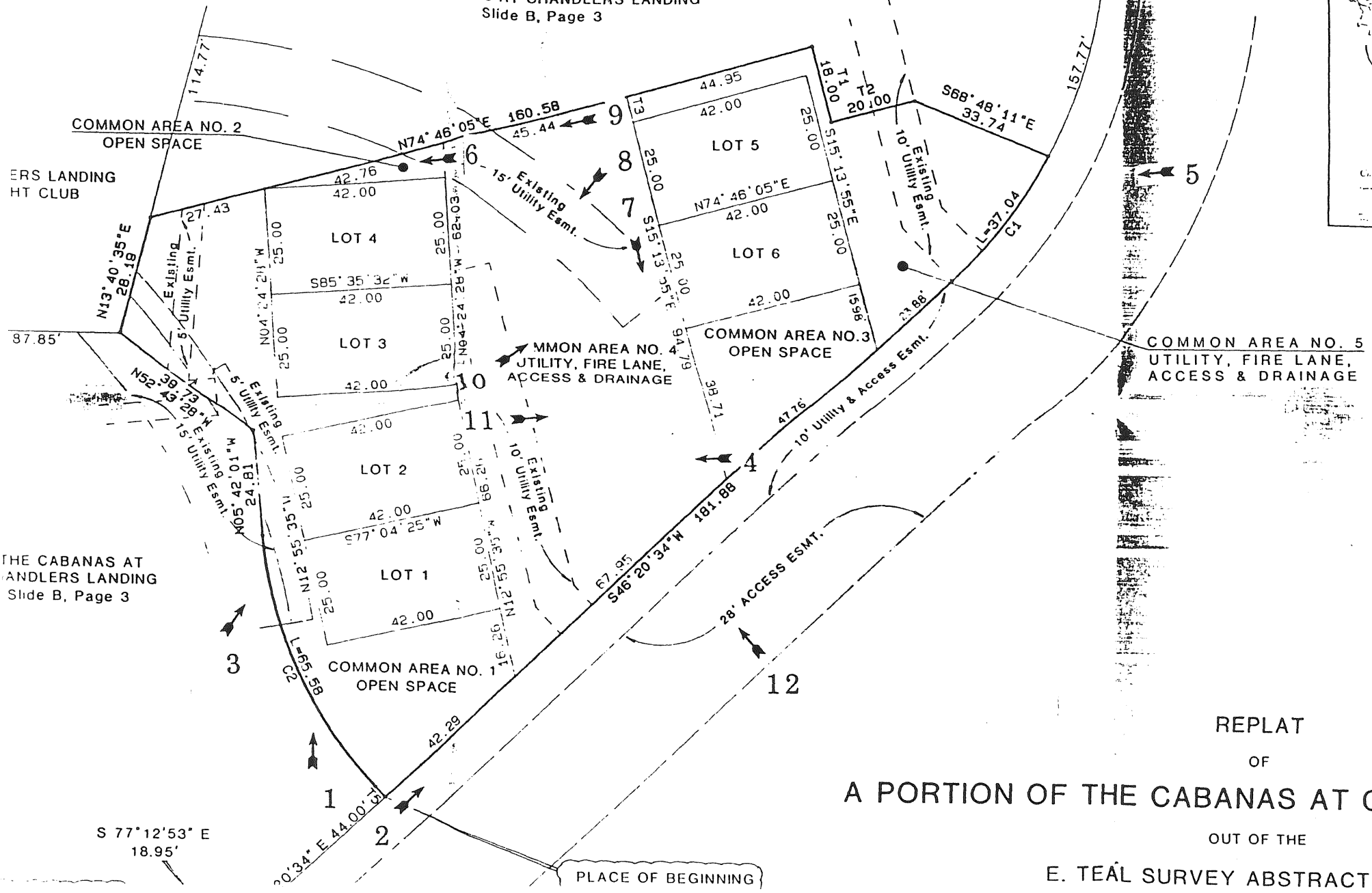
A. Permitted Uses

1. One attached townhouse unit with fire walls on an individual lot with a maximum of two attached units on two separate lots.

B. Area Requirements

1. Minimum lot area - 1,050 square feet
2. Maximum number of single family attached dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 1200 square feet
4. Minimum lot frontage on a public street or approved private access - 25 feet
5. Minimum lot depth - 42 feet
6. Minimum depth of front setback - 0 feet
7. Minimum depth of rear setback - 0 feet
8. Minimum width of side setback -
 - a. Abutting Structures - separated by fire retardant walls - 0 feet
 - b. Internal Lot - 0 feet meeting all building code requirements
9. Maximum building coverage as a percentage of lot area - 100% of lot area
10. Maximum height of structures - 23 feet
11. Minimum number of paved parking spaces required for each residential dwelling unit - 2 off street spaces

THE CABANAS AT CHANDLERS LANDING
Slide B, Page 3



REPLAT
OF
A PORTION OF THE CABANAS AT CHANDLERS LANDING
OUT OF THE
E. TEAL SURVEY ABSTRACT

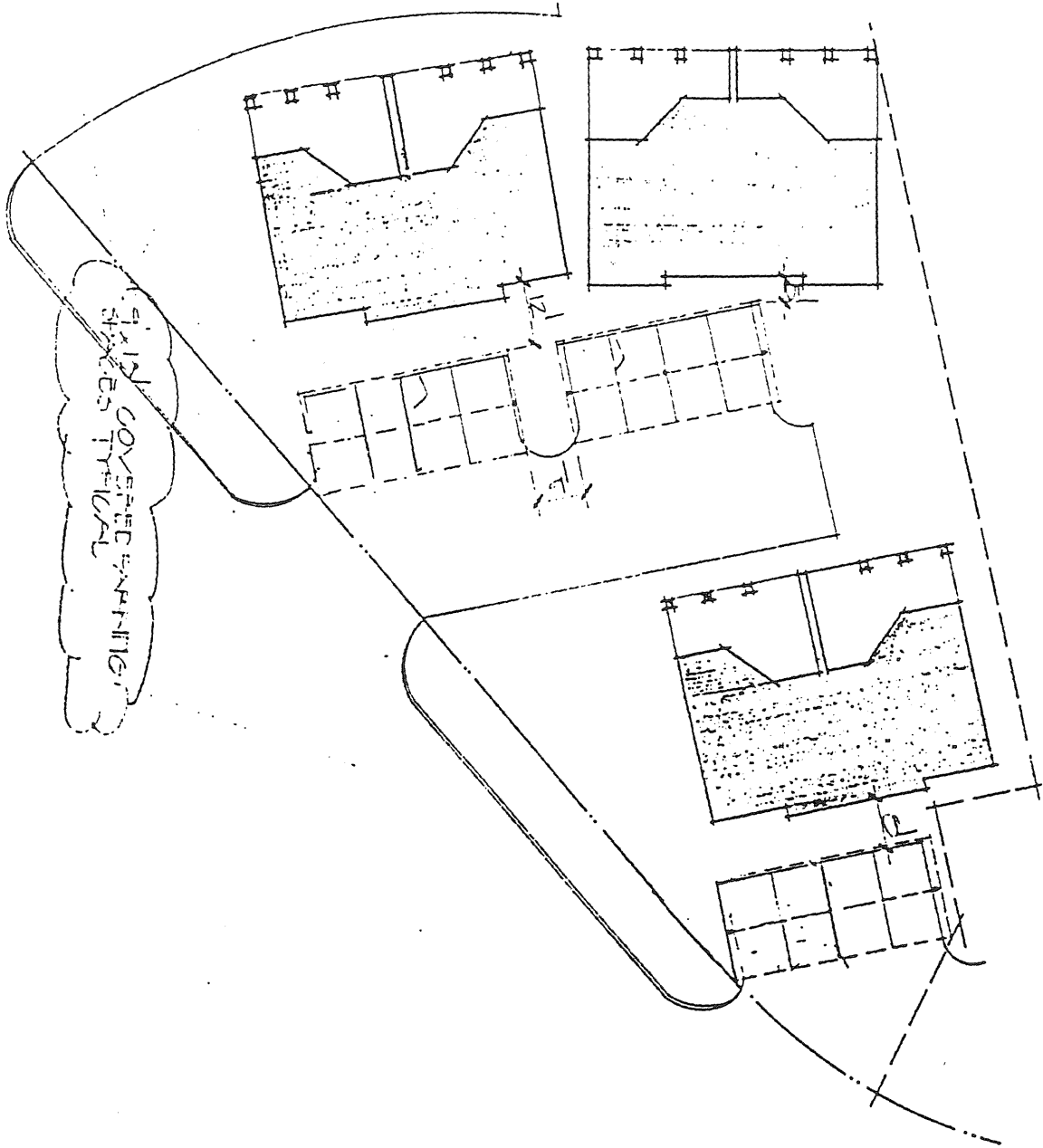
TOWNHOUSE LOTS 1-6

RPP

CABANAS

0

9029



Existing Development Plan
Matchpoint Homes

CITY OF ROCKWALL

ORDINANCE NO. 14-15

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [ORDINANCE NO. 73-48 & 84-04] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE DENSITY AND DIMENSIONAL REQUIREMENTS STIPULATED BY PLANNED DEVELOPMENT DISTRICT 8 (PD-8) FOR A 1.131-ACRE PORTION OF A PARCEL OF LAND IDENTIFIED AS THE CABANAS AT CHANDLER'S LANDING, ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; 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 by the Cabana's at Chandler's Landing Homeowner's Association on behalf of the residents of the Cabana's at Chandler's Landing, for an amendment to the density and development standards contained within Planned Development District 8 (PD-8) [specifically contained within *Ordinance No. 73-48 & 84-04*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall to allow for a lot layout similar to the lot layout depicted in *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Zoning Exhibit* and incorporated by reference herein, for a 1.131-acre portion of a parcel of land identified as the Cabanas at Chandler's Landing, Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* 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 8 [*Ordinance No. 73-48 & 84-04*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

Section 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by Planned Development District 8 (PD-8) [*Ordinance No. 73-48 & 84-04*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 2. That the subdivision of the *Subject Property* shall generally be in accordance with the *Zoning Exhibit*, described in *Exhibit 'B'* of this ordinance, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 3. That the development or redevelopment of the *Subject Property* shall generally be in

accordance with the *PD Development Standards*, described 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. The *Official Zoning Map* of the City of Rockwall, Texas shall be amended to reflect the change in zoning for the *Subject Property* as described in this ordinance;

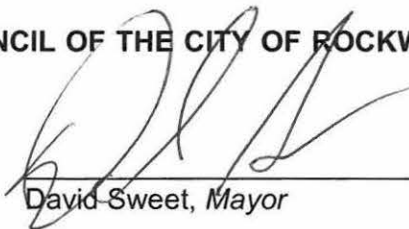
Section 5. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such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

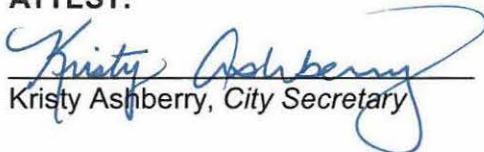
Section 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7TH DAY OF APRIL, 2014.**



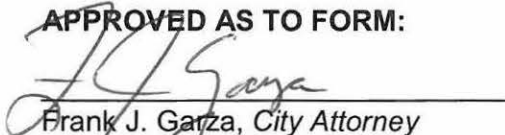
David Sweet, Mayor

ATTEST:



Kristy Ashberry, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



1st Reading: March 17, 2014

2nd Reading: April 7, 2014

Exhibit 'A':
Legal Description

13

BEING a tract or parcel of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of the Cabanas at Chandlers Landing, an addition to the city of Rockwall, recorded in Slide B, Page 3 & 4, Plat Records Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the North corner of said Cabanas at Chandlers Landing, said iron rod bears North 6° 20' 10" West, a distance of 950.39 feet from City of Dallas Take Line monument for Lake Ray Hubbard marked T-13-1 and T-11-6, said iron rod being on a circular curve to the left having a central angle of 24° 27' 31", a radius of 168.23 feet, and a chord that bears South 56° 35' 00" East, a distance of 71.27 feet;

THENCE: Along said curve and with the Northeast line of said Cabanas at Chandlers Landing an arc distance of 71.82 feet to an iron rod at the point of tangency of said curve;

THENCE: South 68° 48' 46" East a distance of 17.62 feet continuing along said Northeast line to an iron rod at the point of curvature of a circular curve to the right having a central angle of 15° 29' 42" and a radius of 114.09 feet;

THENCE: Along said curve and along said Northeast line an arc distance of 30.86 feet to an iron rod at the point of tangency of said curve;

THENCE: South 53° 19' 04" East, a distance of 103.07 feet continuing along said Northeast line to an iron rod at the point of curvature of a circular curve to the right having a central angle of 80° 42' 31" and a radius of 112.00 feet;

THENCE: Along said curve and continuing along said Northeast and then the East line an arc distance of 157.77 feet to an iron rod for a corner;

THENCE: Leaving said East line and traversing said Addition as follows: North 68° 48' 11" West, a distance of 33.74 feet to an iron rod for a corner, South 74° 46' 05" West a distance of 20.00 feet to an iron rod for a corner, North 15° 13' 55" West, a distance of 18.00 feet to an iron rod for a corner, South 74° 46' 05" West, a distance of 160.58 feet to an iron rod for a corner, on a Westerly line of said Addition;

THENCE: North 13° 40' 35" East, a distance of 114.76 feet with said Westerly line to an iron rod for a corner;

THENCE: Along the most Northerly South lines of said Addition as follows:

North 76° 19' 25" West, a distance of 36.34 feet to an iron rod for a corner, North 69° 07' 25" West, a distance of 28.00 feet to an iron rod for a corner, and North 61° 59' 55" west, a distance of 79.50 feet to an iron rod for a corner at the most Northerly West corner of said Addition;

THENCE: North 20° 52' 35" East, a distance of 79.84 feet along the most Northerly Northwest line of said Addition to an iron rod for a corner; said iron rod being on a circular curve to the left having a central angle of 18° 44' 09", a radius of 234.00 feet, and a chord that bears North 60° 29' 27" East, a distance of 76.18 feet;

THENCE: Along said curve an arc distance of 76.52 feet to an iron rod at the point of compound curvature of a circular curve to the left having a central angle of 0° 32' 08" and a radius of 300.00 feet;

THENCE: Along said curve an arc distance of 2.80 feet to the Point of Beginning and containing 49,268 square feet or 1.131 Acres of Land.

| | | | | | |
|---|------------|---------|------|------|-----------|
| FILED: | 5th | DAY OF: | Oct. | 1982 | 9:20 A.M. |
| RECORDED | 7th | DAY OF: | Nov. | 1982 | 3:00 P.M. |
| JUNE WIMPEE, COUNTY CLERK, ROCKWALL COUNTY, TEXAS | | | | | |
| BY: | Jana Davis | DEPUTY | | | |

**Exhibit 'B':
Zoning Exhibit**

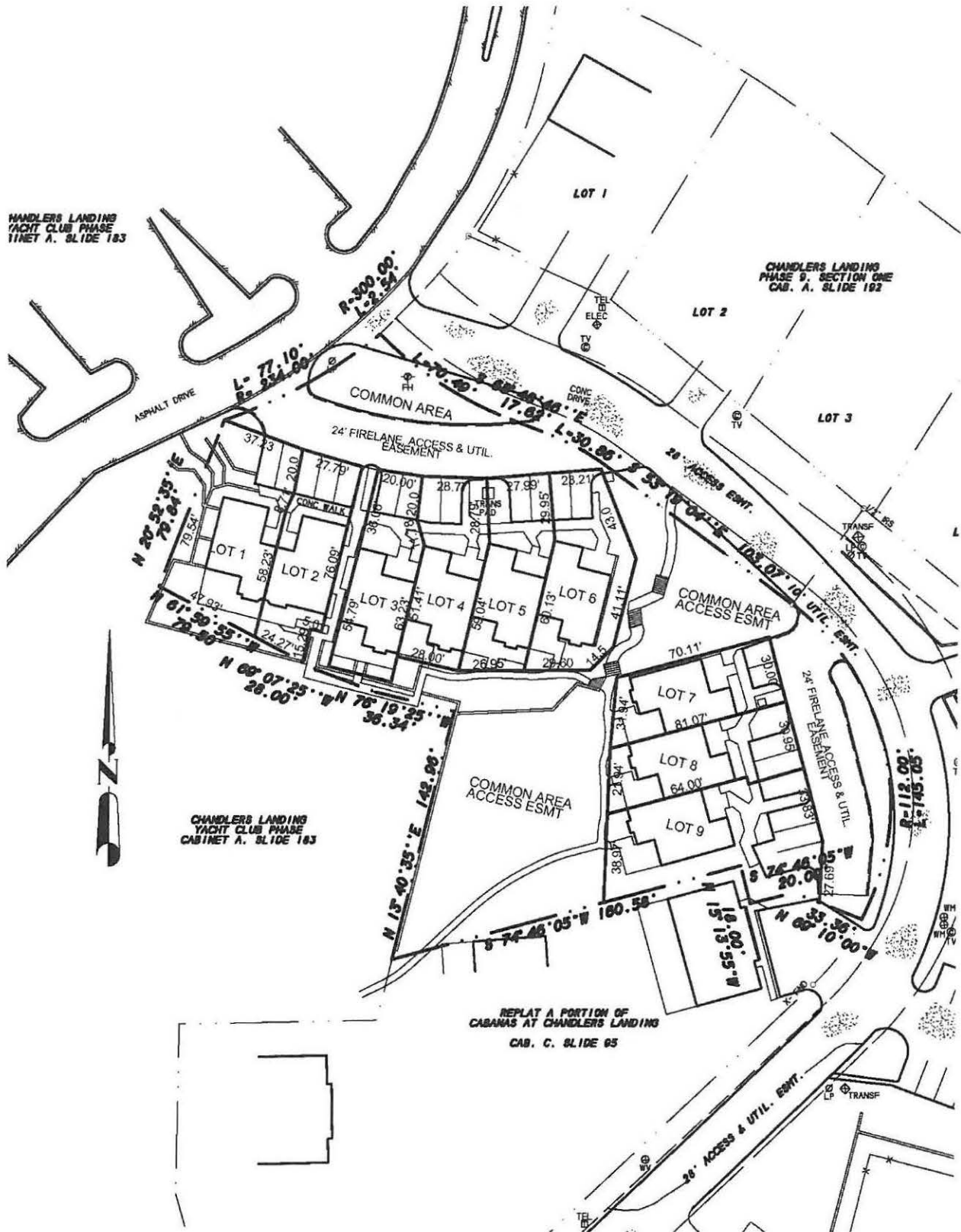


Exhibit 'C':
PD Development Standards

PD Development Standards.

1. *Purpose.* It is the intent of this zoning ordinance to maintain the current conditions of the subject property, while permitting property owners to physically subdivide their properties into lots to delineate the open space that will be dedicated to the *Chandler's Landing Homeowner's Association*.
2. *Allowed Uses.* The following are the only permitted land uses that shall be established on the *Subject Property*:
 - a. *Permitted Uses.* Uses permitted *by right* or by *Specific Use Permit (SUP)* in Planned Development District 8 (PD-8) [*Ordinance No. 73-48 & 84-04*]. Uses subject to the approval of a *Specific Use Permit (SUP)* shall be required to follow the procedure for requesting an *SUP* as set forth in Article XI, *Zoning-Related Applications*, of the Unified Development Code.
 - b. *Townhomes.* A single family dwelling unit constructed in a series, or group of units that share common walls, and are situated on an individual or separate lot.

NOTE: All development of the Subject Property should conform to the Zoning Exhibit in Exhibit 'B'.

3. *Maximum Number of Units.* The *Subject Property* may contain no more than nine (9) townhomes that conform to the *Zoning Exhibit* in *Exhibit 'B'*.
4. *Area Requirements.*
 - i. *Minimum Lot Area:* 2,200 Square Feet
 - ii. *Minimum Lot Width:* 20 Feet
 - iii. *Minimum Lot Depth:* 40 Feet
 - iv. *Maximum Number of Dwelling Units per Lot:* One
 - v. *Minimum Front Yard Building Setback:* 0 Feet
 - vi. *Minimum Rear Yard Setback:* 0 Feet
 - vii. *Minimum Side Yard Setback:*
 - a. *Internal Side Yard Setback:* 0 Feet [*subject to all building code requirements*]
 - b. *Side Yard Abutting a Structure:* 0 Feet [*required to be separated by a fire retardant wall*]
 - viii. *Maximum Lot Coverage:* 100% [*as a percentage of lot area*]
 - ix. *Maximum Height:* 30 Feet
 - x. *Minimum Number of Paved Parking Spaces per Lot:* Two (2) Off-Street Spaces
5. *Additional Restrictions.* No fences or any other type of barricade shall be permitted on any property depicted in the *Zoning Exhibit* in *Exhibit 'B'*.

RESTRICT: PHASE_NO = "CHAND" ES"

| P&Z | CASE NO | ORDINANCE | PHASE NAME | ACTION | DESCRIPTION |
|------|---------|-----------|------------|--------|----------------------|
| 1 | | 7348 | CHAND | Z | MASTER PLAN ORIGINAL |
| 2 | | 8404 | CHAND | Z | MASTER PLAN REVISED |
| 8539 | | 8543 | chand | Z | various changes |

ORDINANCE NO. 73-48

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO GIVE THE FOLLOWING-DESCRIBED TRACTS OF LAND A "PD" PLANNED DEVELOPMENT DISTRICT CLASSIFICATION ZONING FOR A COMBINATION OF SINGLE-FAMILY, MULTIPLE-FAMILY AND OTHER USES AS SET OUT HEREIN, TO BE DESIGNATED AS PLANNED DEVELOPMENT DISTRICT NUMBER 8, SAID PLANNED DEVELOPMENT DISTRICT BEING DESCRIBED ON THE PLAT ATTACHED HERETO; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

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 due 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 of the City of Rockwall, as heretofore amended, be, and the same is hereby, amended by amending the Zoning Map of the City of Rockwall so as to give the following-described property the zoning classification hereinafter set out, to-wit:

SECTION 2. The granting of the Planned Development District Number 8 to the above-described property is subject to the following Special Conditions:

(1) Planned Development District Number 8 shall be developed generally in accordance with the site plan for said area, which is attached to and made a part hereof as Exhibit "A."

(2) That all development of property covered by this ordinance shall be in accordance with the approved site plan, and no substantial change in the development shall be permitted except after obtaining approval of the change of such site plan in the manner required for change and amendments to the Comprehensive Zoning Ordinance.

(3) Prior to the issuance of any building permit in Planned Development District Number 8, a Comprehensive Site Plan of the Development shall be filed with the City Council of the City and shall be approved by them and filed as a part of this ordinance. Such required detailed plan shall set forth the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed site plan shall be considered as an amendment to this ordinance and shall be applicable to the property involved.

(4) Area 1. of Planned Development District No. 8 shall contain no more than 500 dwelling units, subject to the setbacks, yards, parking spaces and other requirements set out in Exhibit "B" hereto.

(5) Area 2. of Planned Development District No. 8 shall contain any single-family, multiple-family or non-residential use permitted in a Planned Development District under the Comprehensive Zoning Ordinance of the City of Rockwall, except the following:

- (a) Automobile-type uses under Section 8-106;
- (b) Retail and service-type uses under Section 8-107;
- (c) Commercial and service-type uses under Section 8-108;
- (d) Industrial uses under Section 8-109.

(6) The number of dwelling units in Area 2. shall not exceed six (6) per gross acre, or 1,520 unit total.

TRACT I.

BEING a tract of land out of the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of those certain tracts of land as conveyed to Kirby Albright, by Deed as recorded in Vol. 83, Page 510, and a portion of that tract as conveyed to Whilden Construction Company, by Deed as recorded in Vol. 44, Page 618, and a portion of that tract of land as conveyed to A. L. Cross, by Deed as recorded in Vol. 63, Page 382, of the Deed Records of Rockwall County, Texas, and all of that tract of land as proposed to be conveyed to John L. Jones, by the City of Dallas, Texas, and being all of Lot 5, Scenic Estates Subdivision, as recorded in Vol. 1, Page 42, of the Map Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for a corner at the northerly northwest corner in the City of Dallas Take-Line in Lake Ray Hubbard, said point being the southwest corner of Kirby Albright 26.954 acre tract, as recorded in Deed Records of Rockwall County, Texas;
THENCE S 56° 53' 59" E, 732.68 feet to a point for a corner;
THENCE N 44° 37' 56" E, 1751.07 feet to a point for corner;
THENCE S 45° 29' 25" E, 1101.25 feet to the beginning of a circular curve to the left having a radius of 80.00 feet;
THENCE Southeasterly, to Northeasterly, along said circular curve to the left, thru a central angle of 116° 29' 35", an arc distance of 162.66 feet to the point of tangency;
THENCE N 18° 01' E, 375.02 feet to a point for a corner, in the Southwesterly line of a Public Road;
THENCE S 45° 18' 28" E, along the said Southwesterly line of a Public Road, 200.00 feet to a point for a corner;
THENCE N 39° 48' 39" E, 51.22 feet to a point for corner, in the above-referenced Westerly line of Farm-Market Highway 740;
THENCE S 37° 03' 22" E, continuing along the said Westerly line of Farm-Market Highway 740, 225.40 feet to an angle point;
THENCE S 12° 02' 06" E, continuing along the said Westerly line of Farm-Market Highway 740, 241.20 feet to an angle point;
THENCE S 8° 24' 31" E, continuing along the said Westerly line of Farm-Market Highway 740, 848.05 feet to a point for corner at northeast corner of Scenic Estates Subdivision;
THENCE N 84° 34' 07" West along the north line of Lot 1 of the above said Scenic Estate Subdivision, 391.10 feet to a point for corner;
THENCE S 2° 06' 52" W, along the Westerly line of the above said Scenic Estates Subdivision, 559.82 feet to a point for a corner, said point being the Southwesterly corner of Lot 4, of said subdivision;
THENCE S 84° 34' 07" E, along the Southerly line of the above said Lot 4, 352.30 feet to a point for a corner, in the above referenced West line of Farm-Market Highway 740;
THENCE S 6° 05' 20" W, along the said Westerly line of Farm-Market Highway 740, 310.00 feet to a point for corner;
THENCE N 89° 17' 49" W 4268.99 feet to a point for corner in the City of Dallas TakeLine for Lake Ray Hubbard;
THENCE, the following courses and distances along the existing and proposed City of Dallas Take-Line for Lake Ray Hubbard:

N 17° 56' 12" E 235.24 feet; N 17° 48' 56" E, 45.55 feet; N 57° 22' 11" E 107.47 feet; N 4° 36' 56" W, 137.44 feet; N 44° 11' 50" E, 137.84 feet; N 14° 30' 54" E, 137.19 feet; N 56° 08' 28" E, 255.03 feet; N 28° 15' 05" E, 192.07 feet; N 39° 23' 13" E, 599.08 feet; N 72° 30' 52" E, 138.00 feet; N 57° 05' 40" W, 236.77 feet; N 46° 18' 05" E, 120.00 feet to the POINT OF BEGINNING and containing 162.6 acres of land.

All of Lots 1, 3 & 4 out of the E. Teal Survey of the Scenic Estates Subdivision according to the Map or Plat thereof recorded in Vol. 1, Page 42, of the Rockwall County Map Records.

TRACT II.

BEING a tract of land out of the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of those certain tracts of land as conveyed to Kirby Albright by Deed as recorded in Vol. 83, Page 510, and a portion of that tract as conveyed to Whilden Construction Company, by Deed as recorded in Vol. 44, Page 618, and a portion of that tract of land as conveyed to A. L. Cross, by Deed as recorded in Vol. 63, Page 382, of the Deed Records of Rockwall County, Texas, and all of that tract of land as proposed to be conveyed to John L. Jones, by the City of Dallas, Texas, all shown in Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for a corner in the West right-of-way line of Farm-Market Road 740, said point being 310 feet S 6° 05' 20" West of Southeast corner of Lot 4, of Scenic Estates Subdivision as recorded in Vol. 1, Page 42, of the Map Records of Rockwall County, Texas;
THENCE S 6° 05' 20" W along westerly line of F. M. Road 740, 897.40 feet to the beginning of a circular curve to the right, having a radius of 100.00 feet;
THENCE Southwesterly, continuing along the said Westerly line of Farm-Market Highway 740, with said circular curve to the right thru a central angle of 82° 36' 10", an arc distance of 144.17 feet to the point of tangency;
THENCE S 88° 41' 30" W, continuing along the Westerly line of Farm-Market Highway 740, 344.81 feet to a point for a corner;
THENCE S 3° 02' 01" E, continuing along the said Westerly line of Farm-Market Highway 740, 695.57 feet to a point for a corner;
THENCE N 89° 31' 20" W, 948.14 feet to a point for a corner;
THENCE S 40° 57' W, 965.45 feet to a point for a corner in the City of Dallas Take-Line for Lake Ray Hubbard;
THENCE, the following courses and distances along the existing and proposed City of Dallas Take-Line for Lake Ray Hubbard:
N 14° 46' 41" W, 442.02 feet; N 1° 33' 58" W, 69.07 feet; N 20° 52' 35" W, 148.60 feet; N 31° 30' 06" W, 107.01 feet; N 58° 29' 49" E, 120.00 feet; N 38° 21' 05" W, 481.00 feet; N 56° 39' 37" W, 227.43 feet; N 86° 45' 01" W, 101.52 feet; N 67° 27' 32" W, 298.03 feet; N 3° 55' 02" W, 50.12 feet; N 44° 59' 06" W, 56.57 feet; S 86° 04' 55" W, 47.54 feet; N 46° 18' 55" W, 374.23 feet; N 7° 58' 58" E, 19.06 feet; N 58° 06' 47" W, 47.17 feet; N 81° 08' 45" W, 192.35 feet; N 61° 21' 03" W, 290.90 feet; N 51° 20' 46" W, 32.99 feet; N 24° 34' 31" W, 131.11 feet; N 76° 04' 56" W, 82.46 feet; N 40° 01' 45" W, 101.03 feet, S 44° 58' 04", W 22.73 feet; N 24° 50' 43" W, 276.57 feet; to a point for a corner;
THENCE S 89° 17' 49" E a distance of 4,268.99 feet to the POINT OF BEGINNING, and containing 122.7 acres of land.

SECTION 3. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. That the above-described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended herein, by the granting of this zoning change.

SECTION 5. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. Whereas, it appears that the above-described property requires classification as a Planned Development District in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, such requirement creates an urgency and an emergency in the preservation of the public welfare and requires that this ordinance 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 by the City Council of the City of Rockwall, Texas, on the 12th day of November, 1973.

APPROVED:

David Myers
MAYOR

ATTEST:

James C. Williams
CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY

Set Backs, Yards, Pa Spaces, Etc., Proposed

EXHIBIT B

| | <u>Min. Resi- dential Lot Area</u> | <u>Min. Resi- dential Lot Width</u> | <u>Min. Resi- dential Lot Depth</u> | <u>Max. Building Coverage</u> | <u>Min. Front Yard</u> | <u>Min. Side Yard</u> | <u>Min. Rear Yard</u> | <u>Min. Number of Parking Spaces</u> |
|---|--|---|---|-----------------------------------|----------------------------|---------------------------|---------------------------|--|
| Single-Family Structures With Side Yards On Both Sides | 6000 sq. ft. | 50 ft. | 100 ft. | 40% | 25 ft. | 5 ft. | 10 ft. | 2 per unit |
| Single-Family Structures With Side Yard On One Side Only. | 4000 sq. ft. | 40 ft. | 100 ft. | 60% | 25 ft. | 10 ft.* | 10 ft. | 2 per unit |
| Single-Family Structure With No Side Yard | 3000 sq. ft. | 20 ft. | 100 ft. | 60% | 25 ft. | - | 10 ft.** | 2 per unit |
| Multi-Family Structure Or Condominium | 2000 sq. ft. per unit | 70 ft. | 100 ft. | 40% | 25 ft. | as per 9-602 (2)&(3) | 10 ft. | 1 1/2 per unit |
| Non-Residential | - | - | - | 40% | 25 ft. | None | 10 ft. | As per 10-102 |

* No side yard required on one side

** Except none required where adjoining a common area

PLANNED DEVELOPMENT DISTRICT NO. 8

EXHIBIT "B"



ON TOWNHOUSE LOTS
THIRTY
NINE VILLAS

LAKE HUBBARD

BOAT LAUNCHING

VILLAGE

ENTRANCE CENTER

TE HOUSE & GENTRY

PRIVATE SCHOOL

NDLERS LANDING

MASTER SITE PLAN

Kiyotaki/Bell & Associates

Architects & Land Planners

10000 WILSON AVENUE, SUITE 100, DALLAS, TEXAS 75243
JAN. 12, 1977



ROUTE 140
TO INTERSTATE 3
& DALLAS

ORDINANCE NO. 84-4

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 73-48 OF THE CITY OF ROCKWALL AND AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND AS RELATES TO PLANNED DEVELOPMENT DISTRICT NUMBER 8, SAID PLANNED DEVELOPMENT DISTRICT BEING DESCRIBED ON THE PRELIMINARY SITE PLAN ATTACHED HERETO: PROVIDING FOR ORDERLY DEVELOPMENT OF SAID PLANNED DEVELOPMENT DISTRICT NO. 8; PROVIDING FOR LAND USE WITHIN SAID PLANNED DEVELOPMENT DISTRICT NUMBER 8 AND AREA REQUIREMENTS, AMENITIES AND DENSITIES OF DEVELOPMENT; DIRECTING THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL TO INSTITUTE A STUDY OF THE BEST LAND USE OF THE AREA PREVIOUSLY DESIGNATED 1-A OF PLANNED DEVELOPMENT DISTRICT NUMBER 8; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000) FOR EACH OFFENSE AND PROVIDING FOR AN EFFECTIVE DATE.

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 due 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 Ordinance No. 73-48 of the City of Rockwall and the Comprehensive Zoning Ordinance of the City of Rockwall as relates to Planned Development District Number 8 should be amended as set forth herein; and

WHEREAS, the governing body of The City of Rockwall has determined that a substantial change in circumstances and of land usages and development has occurred in Planned Development District Number 8 as authorized by Ordinance No. 73-48 of the City of Rockwall since the passage and effective date of said Ordinance, and that such changed circumstances, land uses and development necessitate amendment of said Ordinance No. 73-48 of the City of Rockwall as set forth herein:

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

Section 1. That Ordinance No. 73-48 of the City of Rockwall is hereby amended by deleting in its entirety Section 2 thereof and by adding a new section to be numbered Section 2 and to read as follows:

Section 2.

The granting of the Planned Development Number 8 to the above described property is subject to the following special conditions and provisions:

- (1) Planned Development District Number 8 shall be developed in accordance with the preliminary development plan for said area which is attached hereto and made a part hereof as Exhibit "A".
- (2) That all development of the property covered by this Ordinance shall be in accordance with the approved preliminary plan attached hereto as Exhibit "A", 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 amendments to the Comprehensive Zoning Ordinance.
- (3) Prior to the issuance of any Building Permit in Planned Development District Number 8, a final development plan prepared in accordance with the requirements of the Comprehensive Zoning Ordinance shall be filed with the City Council of the City of Rockwall and shall be approved by said governing body after review and recommendation by the Planning and Zoning Commission and filed as a part of this Ordinance. Such required development plan shall set forth the requirements for ingress and egress to the property, public or private streets or drive, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking, space, all area requirements and maximum lot coverage, yards and open spaces, screening walls or

fences, amenities, greenbelt areas and all other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed final development plan shall be considered as an amendment to this Ordinance and shall be applicable to the property involved.

- (4) That all development of Planned Development District Number 8 shall generally occur in the sequence according to the phasing plan consisting of six (6) separate phases as graphically depicted in Exhibit "B" which is attached hereto and made a part hereof.

- (5) That the area North of the existing entrance at the Southeast corner of Planned Development District Number 8 (designated on Exhibit "A" as Greenbelt A) be designated and maintained as permanent greenbelt area, and that the area South of the existing entrance at the Southeast corner of Planned Development District Number 8 (designated on Exhibit "A" as Greenbelt B) may be developed in a manner that would not interfere with the contemplated realignment and improvement of FM 740, and the governing body of the City of Rockwall must consider and specifically approve further development of said area. That all development, construction and other improvements be in strict accordance with the Comprehensive Zoning Ordinance (Ordinance No. 83-23) of the City of Rockwall as presently existing, as amended herein, or hereafter amended prior to any such development, construction or improvement,

except to the extent that the minimum square footages specifically stated on the preliminary development Plan attached hereto as Exhibit "A" exceed the minimum requirements of the Comprehensive Zoning Ordinance in which case said minimum square footages as specifically stated on Exhibit "A" attached hereto shall be applicable, and with the further exception relating to zero lot line requirements which shall be as follows:

- Minimum floor area per unit 1200 - 1500 sq. ft.
See Master Plan for minimum floor areas for any given tract.
- Maximum building height 30 ft.
- Minimum lot width 40 ft.
- Minimum lot depth 100 ft.
- Minimum front yard 20 ft.
- Minimum side yard 0 ft. and 10 ft.
- Minimum rear yard 15 ft.
- Minimum lot area 4000 ft.
- Maximum building coverage 60%
- Minimum distance between building 15 ft.
- Building setback from less dense use (One story construction) 25 ft.
- Building setback from less dense use (Two story construction) 35 ft.
- Minimum garage space one car
- Minimum number of parking spaces/unit 2 spaces

(6) That the area North of the existing Cutter Hill multi-family development within Planned Development District Number 8 shall be designated as recreational area. (On Exhibit "A" attached hereto.)

(7) That all densities of development as stated on Exhibit "A" attached hereto shall be construed as exact maximum densities of development and not approximations.

(8) That the construction and development of amenities for Planned Development District Number 8 for all future development thereof shall be based upon recreational units

with each single family dwelling unit equalling one-half recreation unit and each multi-family dwelling unit equalling one recreation unit, said minimum amenities to consist of the following;

| <u>ITEM</u> | <u>NUMBER</u> | <u>RATIO</u> |
|--|---------------|-----------------------|
| a. Sports Park | 3 | one per 300 Rec. Unit |
| b. Swim Club | 4 | one per 225 Rec. Unit |
| c. Play Parks | 4 | one per 250 Rec. Unit |
| d. Upland Lakes (two existing to be improved) | 3 | one per 300 Rec. Unit |
| e. Security Entrances | | |
| f. Landscape Entry Developments | | |
| g. Architectural Graphic and Signs | | |
| h. Common Greenbelts and Paths | | |

(9) That each amenity provided for herein shall be in accordance with the description of same attached hereto as Exhibit "C" and made a part hereof.

(10) That all multi-family development permitted hereby, as designated on Exhibit "A" North of Yacht Club Drive shall not exceed thirteen (13) dwelling units per acre.

(11) That all multi-family development permitted hereby North of Yacht Club Drive shall contain a minimum square footage of 1300 square feet per dwelling unit, and no more than fifteen percent (15%) of the total multi-family dwelling units shall be developed at such minimum square footage requirement and all other such multifamily dwelling units shall be in excess thereof.

(12) That all references herein to multi-family dwelling units and all such references contained on any attachments hereto, shall refer specifically to condominiums as defined in the

Comprehensive Zoning Ordinance of The City of Rockwall and shall specifically exclude any authorization for the development of apartment projects, all multi-family units shall be built to condominium construction standards.

- (13) That the residential product types that are permitted hereby as designated on Exhibit "A" are as specifically stated in Exhibit "D" attached hereto and made a part hereof.
- (14) That the governing body of the City of Rockwall does not by this Ordinance authorize the development of any specific total number of dwelling units, but authorizes the maximum densities for residential development, as designated on the preliminary plan attached hereto as Exhibit "A".
- (15) That the governing body of the City of Rockwall hereby directs the Planning and Zoning Commission of the City of Rockwall to institute a study of possible and appropriate land usages for the development of the area designated as I-A in the Site Plan attached as Exhibit "A".

Section 2. That Ordinance No. 73-48 of the City of Rockwall is hereby amended by deleting in its entirety Section 5 thereof and by adding a new Section to be numbered Section 5 to read as follows:

Section 5.

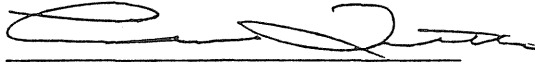
Any person, firm or corporation who violates any provisions of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof in the Municipal Court, shall be subject to a fine of not more than ONE THOUSAND DOLLARS (\$1,000) for each offense, and each and every day that the violation of

the Ordinance shall be permitted to
continue shall constitute a
separate offense.

Section 3. This Ordinance shall take effect
and be in full force on and after the 9th day
of January, 1984, and upon the publication of
the caption as the law in such cases
required.

PASSED AND APPROVED this 9th day of January, 1984.

APPROVED:



MAYOR

ATTEST:



CITY SECRETARY

Tract I - Being a tract of land out of the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of those certain tracts of land as conveyed to Kirby Albright, by Deed as recorded in Vol. 83, Page 510, and a portion of that tract as conveyed to Whilden Construction Company, by Deed as recorded in Vol. 44, Page 618, and a portion of that tract of land as conveyed to A.L. Cross, by Deed as recorded in Vol. 63, Page 382, of the Deed Records of Rockwall County, Texas, and all of that tract of land as proposed to be conveyed to John L. Jones, by the City of Dallas, Texas, and being all of Lot 5, Scenic Estates Subdivision, as recorded in Vol. 1, Page 42, of the Map Records of Rockwall County, Texas, and being more particularly described as follows:

Beginning at a point for a corner at the northerly northwest corner in the City of Dallas Take-Line in Lake Ray Hubbard, said point being the southwest corner of Kirby Albright 26.954 acre tract, as recorded in Deed Records of Rockwall County, Texas; Thence S 56 degrees 53' 59" E, 732.68 feet to a point for a corner; Thence N 44 degrees 37' 56" E, 1751.07 feet to a point for corner; Thence S 45 degrees 29' 25" E, 1101.25 feet to the beginning of a circular curve to the left having a radius of 80.00 feet; Thence Southeasterly, to Northeasterly, along said circular curve to the left, thru a central angle of 116 degrees 29' 35", an arc distance of 162.66 feet to the point of tangency; Thence N 18 degrees 01' E, 375.02 feet to a point for a corner, in the Southwesterly line of a Public Road; Thence S 45 degrees 18' 28" E, along the said Southwesterly line of a Public Road, 200.00 feet to a point for a corner; Thence N 39 degrees 48' 39" E, 51.22 feet to a point for corner, in the above-referenced Westerly line of Farm-Market Highway 740; Thence S 37 degrees 03' 22" E, continuing along the said Westerly line of Farm-Market Highway 740, 225.40 feet to an angle point; Thence S 12 degrees 02' 06" E, continuing along the said Westerly line of Farm-Market Highway 740, 241.20 feet to an angle point; Thence S 8 degrees 24' 31" E, continuing along the said Westerly line of Farm-Market Highway 740, 848.05 feet to a

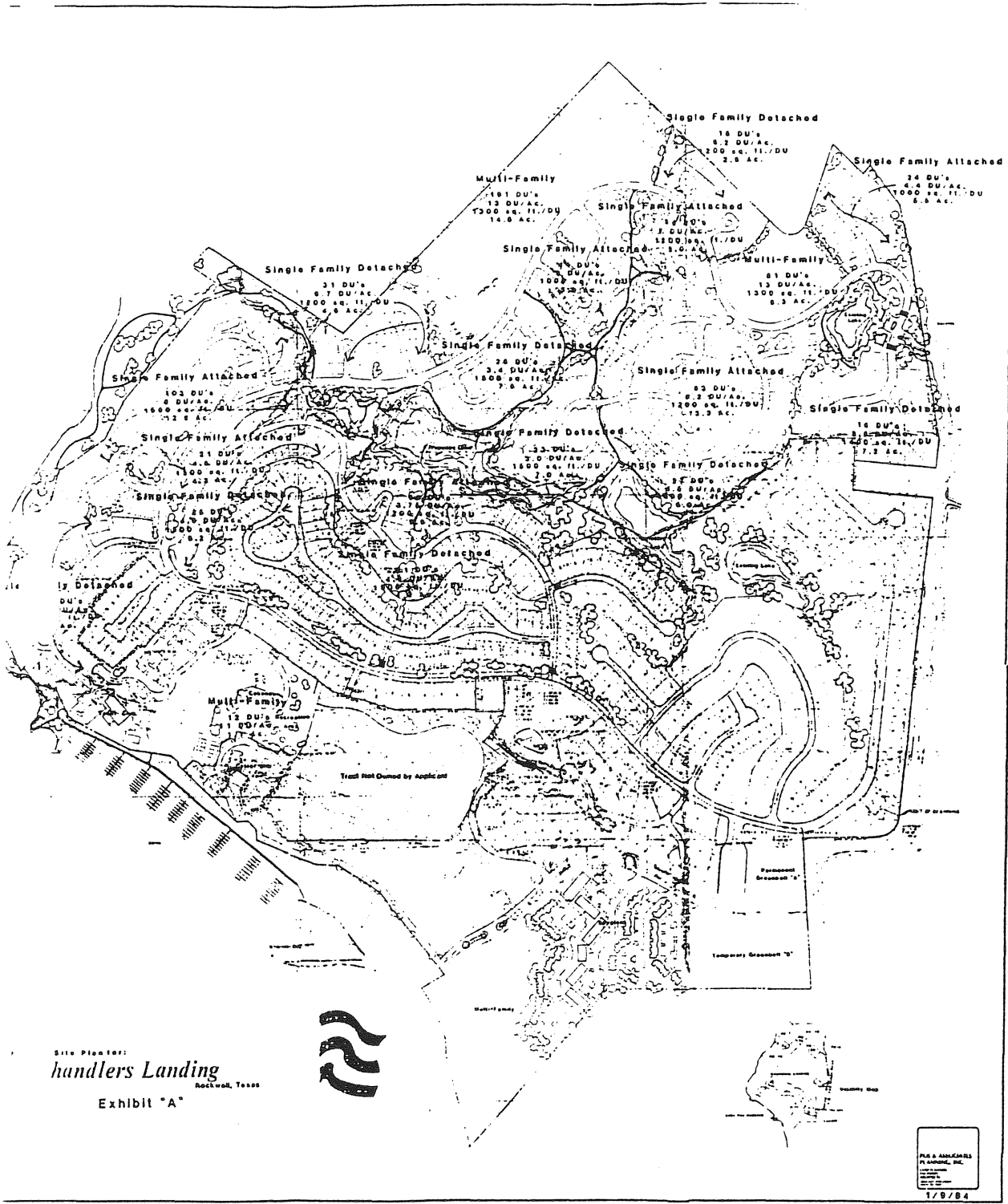
point for corner at northeast corner of Scenic Estates Subdivision; Thence N 84 degrees 34' 07" West along the north line of Lot 1 of the above said Scenic Estate Subdivision, 391.10 feet to a point for corner; Thence S 2 degrees 06' 52" W, along the Westerly line of the above said Scenic Estates Subdivision, 559.82 feet to a point for a corner, said point being the Southwesterly corner of Lot 4, of said subdivision; Thence S 84 degrees 34' 07" E, along the Southerly line of the above said Lot 4, 352.30 feet to a point for a corner, in the above referenced West line of Farm-Market Highway 740; Thence S 6 degrees 05' 20" W, along the said Westerly line of Farm-Market Highway 740, 310.00 feet to a point for corner; Thence N 89 degrees 17' 49" W 4268.99 feet to a point for corner in the City of Dallas Take-Line for Lake Ray Hubbard; Thence, the following courses and distances along the existing and proposed City of Dallas Take-Line for Lake Ray Hubbard: N 17 degrees 56' 12" E 235.24 feet; N 17 degrees 48' 56" E, 45.55 feet; N 57 degrees 22' 11" E 107.47 feet; N 4 degrees 36' 56" W, 137.44 feet; N 44 degrees 11' 50" E, 137.84 feet; N 14 degrees 30' 54" E, 137.19 feet; N 56 degrees 08' 28" E, 255.03 feet; N 28 degrees 15' 05" E, 192.07 feet; N 39 degrees 23' 13" E, 599.08 feet; N 72 degrees 30' 52" E, 138.00 feet; N 57 degrees 05' 40" W, 236.77 feet; N 46 degrees 18' 05" E, 120.00 feet to the Point of Beginning and containing 162.6 acres of land.

All of Lots 1, 3 & 4 out of the E. Teal Survey of the Scenic Estates Subdivision according to the Map or Plat thereof recorded in Vol. 1, Page 42, of the Rockwall County Map Records.

Tract II - Being a tract of land out of the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of those certain tracts of land as conveyed to Kirby Albright by Deed as recorded in Vol. 83, Page 510, and a portion of that tract as conveyed to Whilden Construction Company, by Deed as recorded in Vol. 44, Page 618, and a portion of that tract of land as conveyed to A.L. Cross, by Deed as recorded in Vol. 63, Page 382, of the Deed Records of Rockwall County, Texas, and all of that tract of land as proposed to be conveyed to John L. Jones, by the City of Dallas, Texas, all shown in Deed Records of Rockwall County, Texas, and being more particularly described as follows:

Beginning at a point for a corner in the West right-of-way line of Farm-Market Road 740, said point being 310 feet S 6 degrees 05' 20" West of Southeast corner of Lot 4, of Scenic Estates Subdivision as recorded in Vol. 1, Page 42, of the Map Records of Rockwall County, Texas;

Thence S 6 degrees 05' 20" W along Westerly line of F.M. Road 740, 897.40 feet to the beginning of a circular curve to the right, having a radius of 100.00 feet; Thence Southwesterly, continuing along the said Westerly line of Farm-Market Highway 740, with said circular curve to the right thru a central angle of 82 degrees 36' 10", an arc distance of 144.17 feet to the point of tangency; Thence S 88 degrees 41' 30" W, continuing along the Westerly line of Farm-Market Highway 740, 344.81 feet to a point for a corner; Thence S 3 degrees 02' 01" E, continuing along the said Westerly line of Farm-Market Highway 740, 695.57 feet to a point for a corner; Thence N 89 degrees 31' 20" W, 948.14 feet to a point for a corner; Thence S 40 degrees 57' W, 965.45 feet to a point for a corner in the City of Dallas Take-Line for Lake Ray Hubbard; Thence, the following courses and distance along the existing and proposed City of Dallas Take-Line for Lake Ray Hubbard: N 14 degrees 46' 41" W, 442.02 feet; N 1 degree 33' 58" W, 69.07 feet; N 20 degrees 52' 35" W, 148.60 feet; N 31 degrees 30' 06" W, 107.01 feet; N 58 degrees 29' 49" E, 120.00 feet; N 38 degrees 21' 05" W, 481.00 feet; N 56 degrees 39' 37" W, 227.43 feet; N 86 degrees 45' 01" W, 101.52 feet; N 67 degrees 27' 32" W, 298.03 feet; N 3 degrees 55' 02" W, 50.12 feet; N 44 degrees 59' 06" W, 56.57 feet; S 86 degrees 04' 55" W, 47.54 feet; N 46 degrees 18' 55" W, 374.23 feet; N 7 degrees 58' 58" E, 19.06 feet; N 58 degrees 06' 47" W, 47.17 feet; N 81 degrees 08' 45" W, 192.35 feet; N 61 degrees 21' 03" W, 290.90 feet; N 51 degrees 20' 46" W, 32.99 feet; N 24 degrees 34' 31" W, 131.11 feet; N 76 degrees 04' 56" W, 82.46 feet; N 40 degrees 01' 45" W, 101.03 feet; S 44 degrees 58' 04" W, 22.73 feet; N 24 degrees 50' 43" W, 276.57 feet; to a point for a corner; Thence S 89 degrees 17' 49" E a distance of 4,268.99 feet to the Point of Beginning, and containing 122.7 acres of land.



Site Planner:
handlers Landing
 Rockwall, Texas
 Exhibit "A"



PLS & ASSOCIATES
 PLANNING, INC.
 10000 W. LBJ Fwy.
 Suite 100
 Dallas, TX 75241
 1/9/84

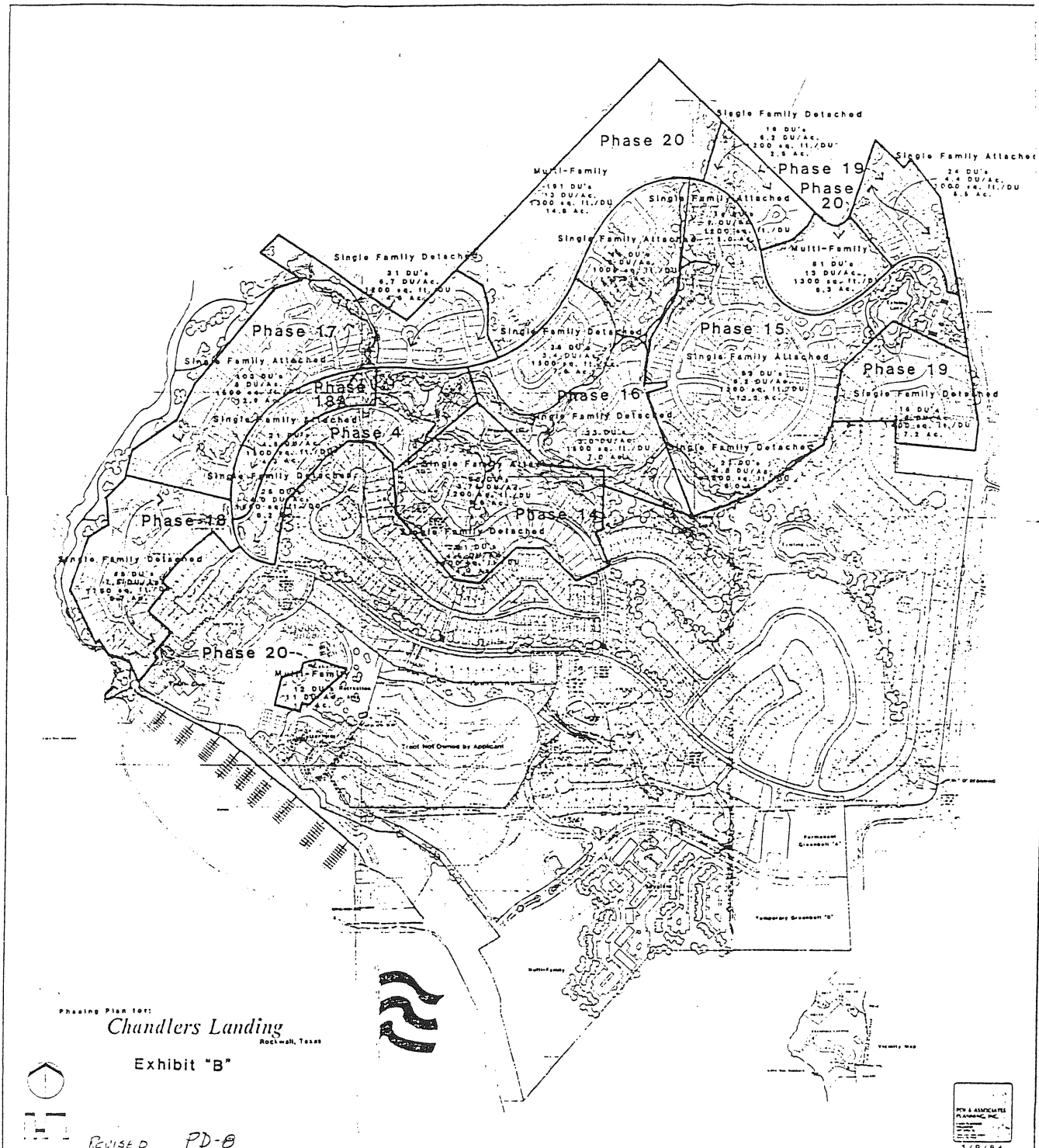


EXHIBIT C

AMENITY DESCRIPTIONS

- a. SPORTS PARK - A sports park will include a combination of one sports court, (lighted if properly located as not to disturb residences), exercise areas, rest areas, basketball, badminton, volleyball, racket tennis, paths and parking. All of the sports parks will be landscaped.
- b. SWIM CLUB - The swim club will contain a minimum of a 1,500 sq. ft. swimming pool, 1,800 sq. ft. club pavilion, restrooms, manager's office, parking for guests, lighting and landscaping.
- c. PLAY PARK - Each play park will be devoted to the young residents of Chandlers Landing and will have a large self-contained sand area with creative wood play equipment. These parks will be landscaped with shaded rest areas for adults. Each park will be strategically located for the benefit of the selected neighborhood.
- d. UPLAND LAKES - These are lakes either existing or to be built. These lakes will be kept clean and maintained to the shore line for residents to enjoy. No swimming or motorized boating will be allowed.
- e. SECURITY ENTRANCES - These entries will be well lighted, landscaped and maintained. They are to be secured by guards, or by a mechanical system. These entrances are strategically located throughout the development in order to provide proper ingress and egress.

LANDSCAPED ENTRY DEVELOPMENTS - These entries are to be paved with a brick or cobblestone pattern. On either side of the landscaped boulevard there will be lush plantings, berms, and decorative fences.

- g. ARCHITECTURAL GRAPHICS - These graphics and signs will be designed in harmony for all developable parcels in the remainder of Chandlers Landing. These signs will be very pleasing and will direct visitors through the development.
- h. COMMON GREENBELTS AND PATHS - These areas will flow through the development following the low areas as designated on the Master Plan. They will have paths for jogging, walking and golf carts. Along some areas of the greenbelts, we are planning an aerobic course.

It should be noted that all of the above described recreation uses must be designated in detail at the time of final plat.

EXHIBIT D

PRODUCT TYPES

SINGLE FAMILY DETACHED (Type "A") homes will consist of single family detached units that are clustered in groups of a slightly higher density than conventional single family homes. This concept promotes a slightly higher density in the area that is actually developed while creating more open space which is commonly owned and maintained by the homeowners and/or the Property Owners' Association. Ownership of these homes will involve the units as well as the lot on which the units are sited. These lots will have front, rear and side yards. These units will be one and one and a half story structures. This type unit will meet the area requirements for zero lot line units as specified in Section 2.(5) herein, except for side yard requirements which shall meet the requirements of the townhouse zoning district for side yards not constructed on the zero lot line.

SINGLE FAMILY DETACHED (Type "B") units are proposed as another form of single family detached housing being attached only by means of a garden wall. These units are proposed as zero lot line homes in which a unit is sited on one of the lot lines. This concept provides a more efficient use of the lot, having three yards instead of four, and therefore creates more open space within the common areas. Ownership of these homes involves the unit as well as the lot. This type unit shall meet the requirements for zero lot line units as specified in section 2.(5) herein.

SINGLE FAMILY DETACHED (Type "C") dwelling units are proposed as another form of detached housing. These lots will consist of parcels of land having access and frontage on a private road. Ownership of these homes would involve the unit as well as the lot. This type unit shall meet the area requirements of the "SF-7" Zoning District.

Note: The Single Family Detached unit Type "A", "B", and "C" shall be designated on each development plan as submitted.

SINGLE FAMILY ATTACHED UNITS are proposed as single family attached homes with party walls. The units are characteristically built as individual units in a series of four to eight units with common walls between units, and a side yard on the end units only. These units would be two story construction, and in some cases with enclosed garages that may or may not be attached. Ownership of these units would involve the unit as well as the lot. Greenspace would be commonly owned through the Community Owners' Association. This type unit shall meet the area requirements of the "TH" Townhouse Zoning District.

MULTIFAMILY ATTACHED UNITS shall meet the densities as established on Exhibit "A" attached herein, and shall meet the applicable area requirements as set forth in section 2.(11) herein, and as set forth in the Comprehensive Zoning Ordinance.

Note: A minimum of 20' will be maintained along both sides of the proposed collector road for landscape purposes.

All units located within the interior portion of the proposed collector road will be a maximum of 30' in height.

ORDINANCE NO. 85-43

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8 CHANDLERS LANDING, MORE FULLY DESCRIBED HEREIN; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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 and Ordinance No. 84-4 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 and Ordinance 84-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to approve a zoning change and change in the preliminary plan for "PD" Planned Development District Number 8: Chandlers Landing on the property described in Exhibit "A".

PD-8

ber 8: Chandlers Landing 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. 8: Chandlers Landing to the above described tract of land is subject to the following special conditions:

- A. Prior to issuance of any building permit in Planned Development District No. 8: Chandlers Landing, Phases 14, 18 Section 1, 19 and 20, a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "B" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.
- B. All development of property covered by Planned Development District No. 8: Chandlers Landing shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.
- C. Development of Planned Development No. 8: Chandlers Landing Phases 14, 18 Section 1, 19 and 20 shall be regulated by the requirements listed in Exhibit "C".
- D. Development of the amenities of Planned Development No. 8: Chandlers Landing shall be regulated by the requirements listed in Exhibit "D".

- E. Prior to the construction of streets and utilities in Phase 19, the developer must escrow the funds for 115% of the cost of 24 ft. of concrete paving along FM-740, including storm drainage, curb and gutter, sidewalk, and engineering.
- F. The new entrance off FM-740 can only be used for semi-trailer trucks until a southbound deceleration lane on FM-740 is constructed. The truck entrance must be chained and locked when not in use.

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 ONE THOUSAND DOLLARS (\$1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

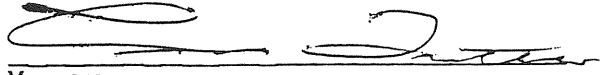
Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application 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 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 be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

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.

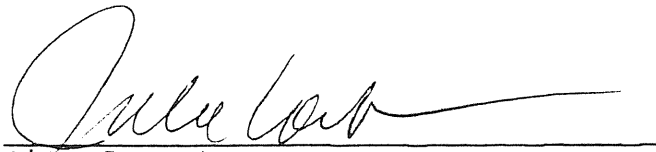
DULY PASSED AND APPROVED this 26th day of August, 1985.

APPROVED:



Mayor

ATTEST:



City Secretary

1st reading 8/5/85

2nd reading 8/26/85

Tract I - Being a tract of land out of the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of those certain tracts of land as conveyed to Kirby Albright, by Deed as recorded in Vol. 83, Page 510, and a portion of that tract as conveyed to Whilden Construction Company, by Deed as recorded in Vol. 44, Page 618, and a portion of that tract of land as conveyed to A.L. Cross, by Deed as recorded in Vol. 63, Page 382, of the Deed Records of Rockwall County, Texas, and all of that tract of land as proposed to be conveyed to John L. Jones, by the City of Dallas, Texas, and being all of Lot 5, Scenic Estates Subdivision, as recorded in Vol. 1, Page 42, of the Map Records of Rockwall County, Texas, and being more particularly described as follows:

Beginning at a point for a corner at the northerly northwest corner in the City of Dallas Take-Line in Lake Ray Hubbard, said point being the southwest corner of Kirby Albright 28.954 acre tract, as recorded in Deed Records of Rockwall County, Texas; Thence S 56 degrees 53' 59" E, 732.68 feet to a point for a corner; Thence N 44 degrees 37' 56" E, 1751.07 feet to a point for corner; Thence S 45 degrees 29' 25" E, 1101.25 feet to the beginning of a circular curve to the left having a radius of 80.00 feet; Thence Southeasterly, to Northeasterly, along said circular curve to the left, thru a central angle of 118 degrees 29' 35", an arc distance of 162.66 feet to the point of tangency; Thence N 18 degrees 01' E, 375.02 feet to a point for a corner, in the Southwesterly line of a Public Road; Thence S 45 degrees 18' 28" E, along the said Southwesterly line of a Public Road, 200.00 feet to a point for a corner; Thence N 39 degrees 48' 39" E, 51.22 feet to a point for corner, in the above-referenced Westerly line of Farm-Market Highway 740; Thence S 37 degrees 03' 22" E, continuing along the said Westerly line of Farm-Market Highway 740, 225.40 feet to an angle point; Thence S 12 degrees 02' 06" E, continuing along the said Westerly line of Farm-Market Highway 740, 241.20 feet to an angle point; Thence S 8 degrees 24' 31" E, continuing along the said Westerly line of Farm-Market Highway 740, 848.05 feet to a

point for corner at northeast corner of Scenic Estates Subdivision; Thence N 84 degrees 34' 07" West along the north line of Lot 1 of the above said Scenic Estate Subdivision, 391.10 feet to a point for corner; Thence S 2 degrees 06' 52" W, along the Westerly line of the above said Scenic Estates Subdivision, 559.82 feet to a point for a corner, said point being the Southwesterly corner of Lot 4, of said subdivision; Thence S 84 degrees 34' 07" E, along the Southerly line of the above said Lot 4, 352.30 feet to a point for a corner, in the above referenced West line of Farm-Market Highway 740; Thence S 6 degrees 05' 20" W, along the said Westerly line of Farm-Market Highway 740, 310.00 feet to a point for corner; Thence N 89 degrees 17' 49" W 4268.99 feet to a point for corner in the City of Dallas Take-Line for Lake Ray Hubbard; Thence, the following courses and distances along the existing and proposed City of Dallas Take-Line for Lake Ray Hubbard: N 17 degrees 56' 12" E 235.24 feet; N 17 degrees 48' 56" E, 45.55 feet; N 57 degrees 22' 11" E 107.47 feet; N 4 degrees 36' 56" W, 137.44 feet; N 44 degrees 11' 50" E, 137.84 feet; N 14 degrees 30' 54" E, 137.19 feet; N 56 degrees 08' 28" E, 255.03 feet; N 28 degrees 15' 05" E, 192.07 feet; N 39 degrees 23' 13" E, 599.08 feet; N 72 degrees 30' 52" E, 138.00 feet; N 57 degrees 05' 40" W, 236.77 feet; N 46 degrees 18' 05" E, 120.00 feet to the Point of Beginning and containing 162.6 acres of land.

All of Lots 1, 3 & 4 out of the E. Teal Survey of the Scenic Estates Subdivision according to the Map or Plat thereof recorded in Vol. 1, Page 42, of the Rockwall County Map Records.

Tract II - Being a tract of land out of the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of those certain tracts of land as conveyed to Kirby Albright by Deed as recorded in Vol. 83, Page 510, and a portion of that tract as conveyed to Whilden Construction Company, by Deed as recorded in Vol. 44, Page 618, and a portion of that tract of land as conveyed to A.L. Cross, by Deed as recorded in Vol. 63, Page 382, of the Deed Records of Rockwall County, Texas, and all of that tract of land as proposed to be conveyed to John L. Jones, by the City of Dallas, Texas, all shown in Deed Records of Rockwall County, Texas, and being more particularly described as follows:

Beginning at a point for a corner in the West right-of-way line of Farm-Market Road 740, said point being 310 feet S 6 degrees 05' 20" West of Southeast corner of Lot 4, of Scenic Estates Subdivision as recorded in Vol. 1, Page 42, of the Map Records of Rockwall County, Texas;

Thence S 6 degrees 05' 20" W along westerly line of F.M. Road 740, 897.40 feet to the beginning of a circular curve to the right, having a radius of 100.00 feet; Thence Southwesterly, continuing along the said Westerly line of Farm-Market Highway 740, with said circular curve to the right thru a central angle of 82 degrees 36' 10", an arc distance of 144.17 feet to the point of tangency; Thence S 88 degrees 41' 30" W, continuing along the Westerly line of Farm-Market Highway 740, 344.81 feet to a point for a corner; Thence S 3 degrees 02' 01" E, continuing along the said Westerly line of Farm-Market Highway 740, 695.57 feet to a point for a corner; Thence N 89 degrees 31' 20" W, 948.14 feet to a point for a corner; Thence S 40 degrees 57' W, 965.45 feet to a point for a corner in the City of Dallas Take-Line for Lake Ray Hubbard; Thence, the following courses and distance along the existing and proposed City of Dallas Take-Line for Lake Ray Hubbard: N 14 degrees 46' 41" W, 442.02 feet; N 1 degree 33' 58" W, 69.07 feet; N 20 degrees 52' 35" W, 148.60 feet; N 31 degrees 30' 06" W, 107.01 feet; N 58 degrees 29' 49" E, 120.00 feet; N 38 degrees 21' 05" W, 481.00 feet; N 56 degrees 39' 37" W, 227.43 feet; N 86 degrees 45' 01" W, 101.52 feet; N 67 degrees 27' 32" W, 298.03 feet; N 3 degrees 55' 02" W, 50.12 feet; N 44 degrees 59' 06" W, 56.57 feet; S 86 degrees 04' 55" W, 47.54 feet; N 46 degrees 18' 55" W, 374.23 feet; N 7 degrees 58' 58" E, 19.06 feet; N 58 degrees 05' 47" W, 47.17 feet; N 81 degrees 08' 45" W, 192.35 feet; N 61 degrees 21' 03" W, 290.90 feet; N 51 degrees 20' 46" W, 32.99 feet; N 24 degrees 34' 31" W, 131.11 feet; N 78 degrees 04' 56" W, 82.46 feet; N 40 degrees 01' 45" W, 101.03 feet; S 44 degrees 58' 04" W, 22.73 feet; N 24 degrees 50' 43" W, 276.57 feet; to a point for a corner; Thence S 89 degrees 17' 49" E a distance of 4,268.99 feet to the Point of Beginning, and containing 122.7 acres of land.

EXHIBIT C

CHANDLERS LANDING, PHASE 14, BLOCK A

AREA REQUIREMENTS

1. Minimum lot area----- 6,500 ft.
2. Maximum Units per lot----- 1
3. Minimum dwelling unit----- 1,200 sq. ft.
4. Minimum lot width----- 50 ft.
5. Minimum lot depth----- 100 ft.
6. Minimum front setback----- 20 ft.
7. Minimum rear setback----- 10 ft.
8. Minimum side setback----- 5 ft.
9. Minimum distance between buildings on same lot--- 10 ft.
10. Maximum building coverage----- 40%
11. Maximum height----- 30 ft.
12. Minimum distance between buildings----- 10 ft.
13. Minimum parking----- 2 spaces
14. Minimum garage----- 2 car

EXHIBIT C

CHANDLERS LANDING, PHASES 19 and 20

AREA REQUIREMENTS

1. Minimum lot area----- 6,000 sq. ft.
2. Maximum units per lot----- 1
3. Minimum dwelling unit----- 1,200 sq. ft.
4. Minimum lot width----- 50 ft.
5. Minimum lot depth----- 100 ft.
6. Minimum front setback----- 20 ft.
7. Minimum rear setback----- 10 ft.
8. Minimum side setback----- 5 ft.
9. Minimum distance between buildings on same lot---- 10 ft.
10. Maximum building coverage----- 40%
11. Maximum height----- 30 ft.
12. Minimum distance between buildings----- 10 ft.
13. Minimum parking----- 2 spaces
14. Minimum garage----- 2 car

AMENITY IMPROVEMENTS

Yacht Club Area

1. Seven (7) tennis courts to be re-surfaced.
2. A new improved lighting system will be installed on five (5) courts.
3. Landscaped retaining walls will be constructed around all steep slopes adjacent to the courts.
4. A sub-surface drainage system will be installed to pick up surface run-off.
5. A new sidewalk system will be installed to accommodate golf carts - 6 ft. wide around existing tennis courts.
6. Major grading will be performed to improve landscaping and better maintenance - erosion ditch.
7. The courts will have spectator accommodations where the terrain permits.
8. The existing children's play area will be renovated and enlarged.
9. Outdoor tennis pavillion.
10. Additional major improvements will be made to the Yacht Club which include better accoustics, carpeting, renovation of Commodore State Room, outside lounging accommodations, structure cosmetics and landscaping.

Area A - Swimming & Tennis Park

1. Parking
2. Swimming pool
3. Gazebo
4. Children's play area
5. Restrooms/dressing
6. tennis courts (2), lights
7. General landscaping.
8. Large trees, small trees, shrubs and ground cover, lawn, elevated planters, lighting

Area B: Recreation Park

1. Limited parking and access
2. Park shelter
3. Children's play area (2)
4. Picnic spots (4)
5. Volleyball court
6. Half basketball court
7. Open lawn area
8. Exercise stations (7)
9. Pedestrian trail
10. Bridges (4)
11. General clearing and channel work
12. Tree pruning, stone boulders, retaining walls and fencing, flowering trees, and plants

AMENITIES SCHEDULE

I. Recreation Park

Start Fall. 1985

Open lawn area, Spring 1986

Completion, Fall 1987

II. Amenity Improvements for Yacht Club

Start Summer 1985

Completion Spring 1986

III. Swimming and Tennis Park

Start Spring 1986

Completion Fall 1987

LEGEND:

- ① potential (or existing) water use area
- ② potential (or existing) water use area
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an environmental design project for
CHANDLER'S LANDING PARK

dmw
 ch
 app

| P&Z | CASE NO | ORDINANCE | PHASE NAME | ACTION | DESCRIPTION |
|------|---------|-----------|------------|--------|-------------------|
| 8423 | | 0 | CHAND 4 | PP | AR ZLL ALL ESTAB. |
| 8445 | | 0 | CHAND 4 | FP | ALL |

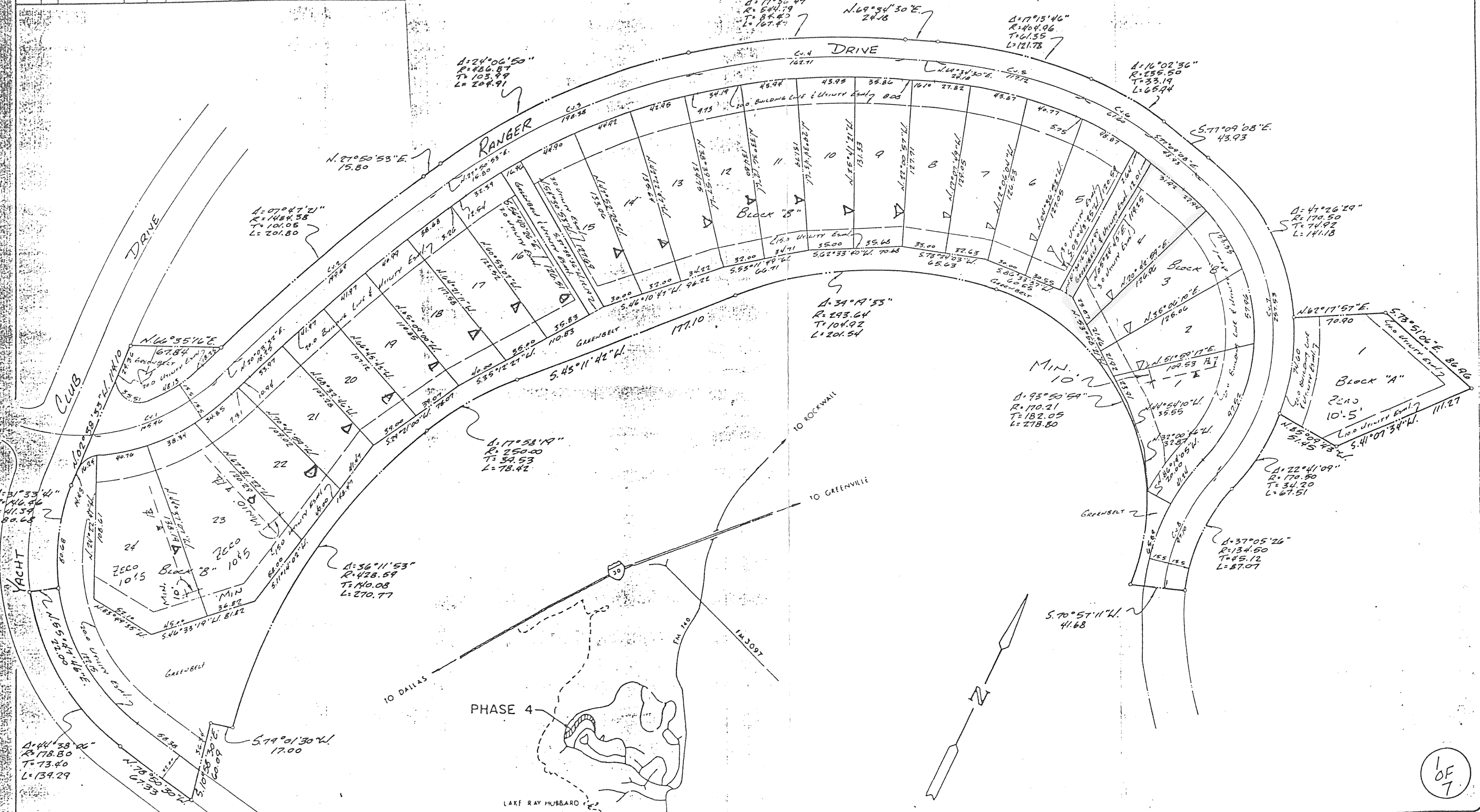
2516 Chantilly Ct. in Rockwell

CRJ 1984

AREA REQUIREMENTS:

- Minimum Lot Area.....4000 sq.ft.
- Minimum Floor Area per D.U.....1500 sq.ft.
- Minimum Lot Frontage.....40 ft.
- Minimum Lot Depth.....100 ft.
- Minimum Front Setback.....20 ft.
- Minimum Rear Setback.....15 ft.
- Minimum Side Yard.....0 ft. and 10 ft.
- Minimum Bldg. Separation.....10 ft.
- Maximum Bldg. Coverage.....60 %
- Maximum Bldg. Height.....30 ft.
- Minimum Off-Street Parking.....2 spaces/unit
(excluding garage)

| | | | | | | | |
|------|-----------|------|-----------|------|-----------|------|-----------|
| C.No | 1/50 | C.No | 1/50 | C.No | 1/50 | C.No | 1/50 |
| A | 40°28'21" | A | 24°06'50" | A | 17°15'46" | A | 95°14'46" |
| R | 150.00 | R | 471.37 | R | 387.46 | R | 155.00 |
| T | 55.30 | T | 100.68 | T | 59.00 | T | 169.73 |
| L | 105.96 | L | 198.38 | L | 117.12 | L | 267.53 |
| A | 07°47'21" | A | 17°56'47" | A | 16°02'36" | A | 37°05'26" |
| R | 146.88 | R | 524.29 | R | 220.00 | R | 150.00 |
| T | 100.00 | T | 82.00 | T | 31.00 | T | 50.32 |
| L | 199.69 | L | 162.71 | L | 61.60 | L | 97.10 |



8445 0 CHAND 4 FP ALL Location Map N.T.S.

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

REVISED FINAL PLAN
CHANDLERS LANDING PHASE 4
E. TEAL SURVEY ABSTRACT No. 207
CITY OF ROCKWALL
Rockwall County Texas
OWNER
Rockwall, TX. 75087

| | | |
|--------|---------|---------|
| SCALE | DATE | JOB NO. |
| 1"=50' | 10-1-84 | 72122 |

1 OF 7

| P&Z | CASE NO | ORDINANCE | PHASE NAME | ACTION | DESCRIPTION |
|-------|---------|-----------|------------|--------|----------------------|
| 8539 | 8543* | | CHAND 14 | Z | AR SFD BLOCK A |
| 8340 | 0 | | CHAND 14 | PP | AR ZZL BLOCK B, 1-21 |
| 8359 | 0 | | CHAND 14 | FP | ALL (VACATED) |
| 84112 | 0 | | CHAND 14 | FP | ALL (VACATED) |
| 8546 | 0 | | CHAND 14 | FP | ALL |

* See Chand Master Plan for full ordinance

EXHIBIT C

CHANDLERS LANDING, PHASE 14, BLOCK A

AREA REQUIREMENTS

- 1. Minimum lot area----- 6,500 ft.
- 2. Maximum Units per lot----- 1
- 3. Minimum dwelling unit----- 1,200 sq. ft.
- 4. Minimum lot width----- 50 ft.
- 5. Minimum lot depth----- 100 ft.
- 6. Minimum front setback----- 20 ft.
- 7. Minimum rear setback----- 10 ft.
- 8. Minimum side setback----- 5 ft.
- 9. Minimum distance between buildings on same lot--- 10 ft.
- 10. Maximum building coverage----- 40%
- 11. Maximum height----- 30 ft.
- 12. Minimum distance between buildings----- 10 ft.
- 13. Minimum parking----- 2 spaces
- 14. Minimum garage----- 2 car

111 J. 2

OVERALL DATA:

Total Gross Area -----App. 13.9 ac.
 Total No. of Units -----57 units
 No. of D.U.'s per gross ac.-----4.1 u/ac.
 Total Net Area (lots only)-----App. 5.9 ac.
 No. of D.U.'s per net ac. -----9.7 u/ac
 Total No. of Parking Spaces -----128 spaces
 (excluding garage parking)
 No. of Parking Spaces Per Unit -----2.25 spaces
 (excluding garage parking)
 Total Parking and Street Coverage-----App. 1.2 ac.
 Total Open Space -----App. 6.8 ac.

PATIO HOMES: Lots 1-21, Blk. 2

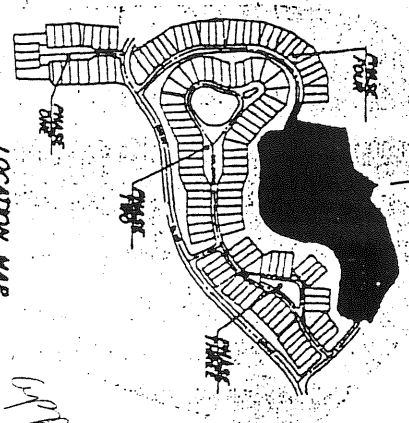
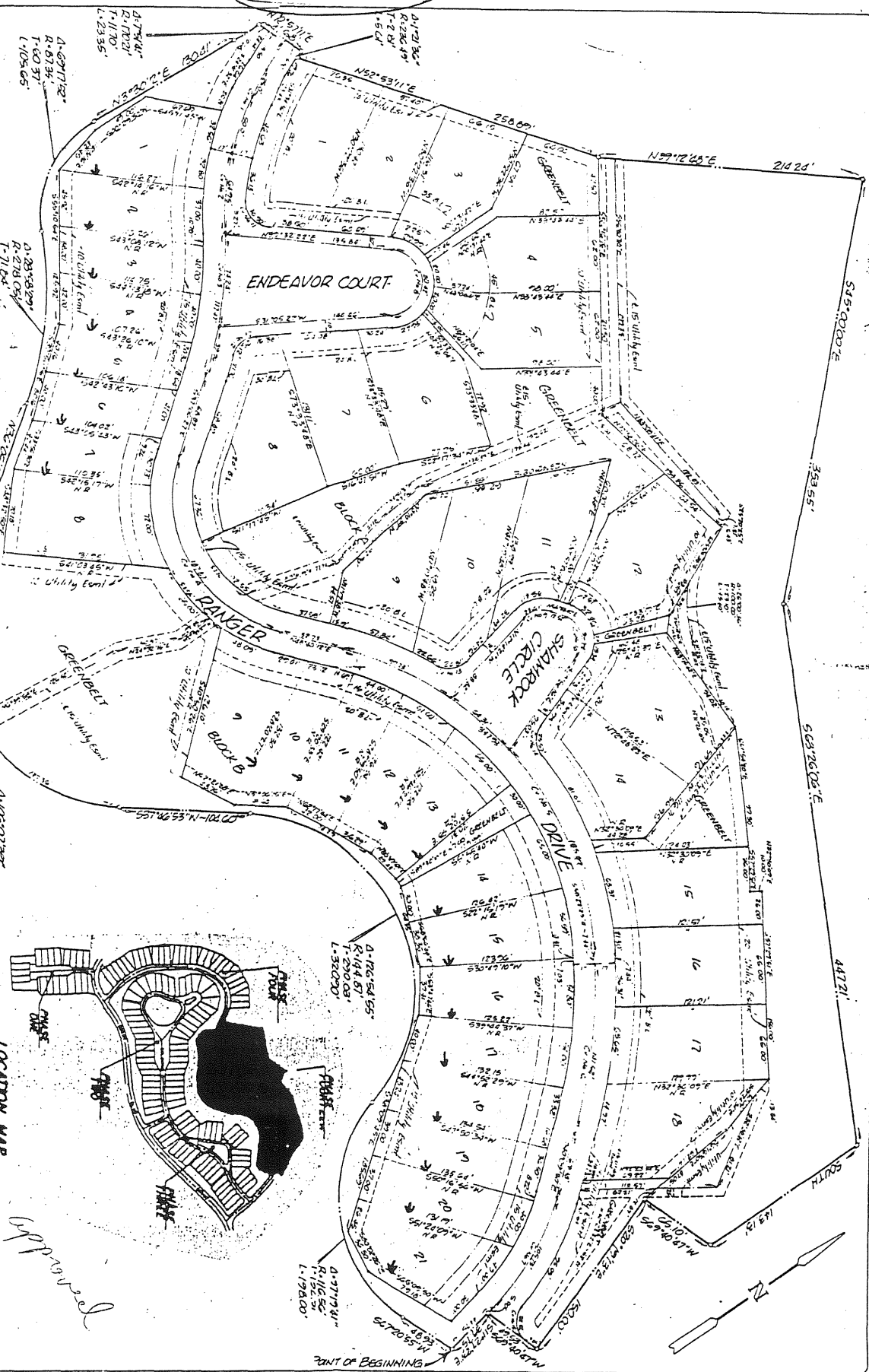
Gross Area -----App. 4.3 ac.
 Total No. of Units -----21 Units
 No. of D.U.'s per Gross ac.-----4.9 u/ac.
 Total Net Area (lots only)-----App. 2.7 ac.
 No. of D.U.'s per Net ac.-----7.8 u/ac.
 Total No. of Parking Spaces -----42 spaces
 (excluding garage parking)
 No. of Parking Spaces per Unit-----2.0 spaces
 (excluding garage parking)
 Total Street Coverage -----App. 0.5 ac.
 Total Open Space -----App. 1.1 ac.

AREA REQUIREMENTS:

Minimum Lot Area-----4200 sq. ft.
 Minimum Floor Area per D.U.-----1500 sq. ft.
 Minimum Lot Frontage -----40' (at bldg. line)
 Minimum Lot Depth -----105'
 Minimum Front Setback -----25'
 Minimum Rear Setback -----10'
 Minimum Side Yard -----0' and 10'
 Minimum Bldg. separation -----10'
 Maximum Bldg. coverage -----60%
 Maximum Bldg. height -----28'
 Minimum Off-street parking -----2 spaces/unit
 (excluding garage)

Feb 3 2
 Brett
 5/4/17

| Curve No. | Stationing | Radius (R) | Chord Length (C) | Chord Bearing | Delta Angle (Δ) | Area (A) | Perimeter (P) |
|-----------|----------------------|------------|------------------|---------------|-----------------|----------|---------------|
| 1 | 1+00.00 to 1+100.00 | 100.00 | 100.00 | 90°00'00" | 90°00'00" | 7853.98 | 314.16 |
| 2 | 1+100.00 to 1+200.00 | 100.00 | 100.00 | 90°00'00" | 90°00'00" | 7853.98 | 314.16 |
| 3 | 1+200.00 to 1+300.00 | 100.00 | 100.00 | 90°00'00" | 90°00'00" | 7853.98 | 314.16 |
| 4 | 1+300.00 to 1+400.00 | 100.00 | 100.00 | 90°00'00" | 90°00'00" | 7853.98 | 314.16 |
| 5 | 1+400.00 to 1+500.00 | 100.00 | 100.00 | 90°00'00" | 90°00'00" | 7853.98 | 314.16 |
| 6 | 1+500.00 to 1+600.00 | 100.00 | 100.00 | 90°00'00" | 90°00'00" | 7853.98 | 314.16 |
| 7 | 1+600.00 to 1+700.00 | 100.00 | 100.00 | 90°00'00" | 90°00'00" | 7853.98 | 314.16 |
| 8 | 1+700.00 to 1+800.00 | 100.00 | 100.00 | 90°00'00" | 90°00'00" | 7853.98 | 314.16 |
| 9 | 1+800.00 to 1+900.00 | 100.00 | 100.00 | 90°00'00" | 90°00'00" | 7853.98 | 314.16 |
| 10 | 1+900.00 to 2+000.00 | 100.00 | 100.00 | 90°00'00" | 90°00'00" | 7853.98 | 314.16 |
| 11 | 2+000.00 to 2+100.00 | 100.00 | 100.00 | 90°00'00" | 90°00'00" | 7853.98 | 314.16 |
| 12 | 2+100.00 to 2+200.00 | 100.00 | 100.00 | 90°00'00" | 90°00'00" | 7853.98 | 314.16 |
| 13 | 2+200.00 to 2+300.00 | 100.00 | 100.00 | 90°00'00" | 90°00'00" | 7853.98 | 314.16 |
| 14 | 2+300.00 to 2+400.00 | 100.00 | 100.00 | 90°00'00" | 90°00'00" | 7853.98 | 314.16 |
| 15 | 2+400.00 to 2+500.00 | 100.00 | 100.00 | 90°00'00" | 90°00'00" | 7853.98 | 314.16 |



HAROLD L. EVANS
CONSULTING ENGINEER
211 S. INDEPENDENCE RD. SUITE 02
DALLAS, TEXAS 75228
PHONE (214) 261-8133
DATE 11-8-84
JOB NO. 72122

CHANDLER'S LANDING
PHASE FOURTEEN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LOCATION MAP
REVISED FINAL PLAT OF
CHANDLER'S LANDING
PHASE FOURTEEN
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

VIEW: Pdffile
RESTRICT: PHASE_NO = "CHAND 15"

SORT: PHASE_NO

| P&Z | CASE NO | ORDINANCE | PHASE NAME | ACTION | DESCRIPTION |
|------|---------|-----------|------------|--------|-----------------|
| 8376 | | 0 | CHAND 15 | PP | ALL |
| 8432 | | 0 | CHAND 15 | FP | ALL - VACATED |
| 8645 | | 8664 | CHAND 15 | Z | ALL ZLL AND SFD |
| 8658 | | 0 | CHAND 15 | FP | ALL |
| 9238 | | 9241 | CHAND 15 | Z | ALL SFD, AR |
| 9243 | | 0 | CHAND 15 | PP | ALL |

ORDINANCE NO. 86-64

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREIN; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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 and Ordinance No. 84-4 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 and Ordinance No. 84-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to approve a zoning change and change in the preliminary plan for "PD" Planned Development District No. 8, Chandlers Landing on the property described in

Exhibit "A" herein attached and being further described as a portion of Phase 15, Chandlers Landing.

SECTION 2. That Planned Development District No. 8, Chandlers Landing 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. 8, Chandlers Landing to the above described tract of land is subject to the following special conditions:

- A. Prior to issuance of any building permit in Planned Development District No. 8, Chandlers Landing, a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "B" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.
- B. All development of property covered by Planned Development District No. 8, Chandlers Landing shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.
- C. Development of Planned Development No. 8, Chandlers Landing Phase 15 as described herein shall be regulated by the requirements listed in Exhibit "C". All area requirements not specifically listed on Exhibit "C" shall comply with the requirements set forth in the corresponding standard zoning classification for each use.

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 ONE THOUSAND DOLLARS (\$1,000.00) for each offense and each and every day such offense shall continue 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 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 be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

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 28th day of July, 1986.

APPROVED:

15/ R. L. Tuttle
Mayor

ATTEST:

BY: Joseph J. Powell

1st reading 7/21/86

2nd reading 7/28/86

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of that 285.2916 acre tract of land conveyed to Clarke-Frates Corporation by deed recorded in Volume 102, Page 895, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for a corner being the West corner of Lot 1 Block B of Chandlers Landing Phase 19 according to the plat recorded in Slide B at Page 282-285 of the Plat Records of Rockwall County, Texas, said point being on the Southerly line of Yacht Club Drive;

THENCE: South 54° 43' 44" East a distance of 150.51 feet along the Westerly line of said Phase 19 to a point for a corner;

THENCE: South 29° 43' 39" East a distance of 191.62 feet along said line of Phase 19 to a point for a corner;

THENCE: South 72° 57' 40" West a distance of 136.62 feet along said line of Phase 19 to a point for a corner;

THENCE: South 36° 02' 09" West a distance of 85.96 feet along said line of Phase 19 to a point for a corner;

THENCE: Leaving said line of Phase 19 and traversing said 285.2916 acre tract as follows;

North 44° 10' 15" West a distance of 51.54 feet to a point for a corner,

South 86° 50' 03" West a distance of 114.55 feet to a point for a corner

at the point of curvature of a circular curve to the right having a central angle of 49° 56' 05", and a radius of 319.64 feet, along said curve an arc distance of 278.58 feet to a point for a corner, South 41° 59' 14" West

a distance of 26.70 feet to a point for a corner at the point of curvature of a circular curve to the right having a central angle of 51° 35' 21",

and a radius of 331.06 feet, along said curve an arc distance of 298.08 feet to a point for a corner at the point of compound curvature of a circular

curve to the right, having a central angle of 42° 00' 30", a radius of 209.58 feet, along said curve an arc distance of 153.66 feet to a point

for a corner, North 44° 24' 53" West a distance of 105.73 feet to a point for a corner at the point of curvature of a circular curve to the right

having a central angle of 28° 44' 09", a radius of 355.25; along said curve an arc distance of 178.17 feet to a point for a corner, at the point of

compound curvature of a circular curve to the right having a central angle of 15° 16' 31", a radius of 133.87 feet, along said curve an arc distance

of 35.69 feet to a point for a corner, South 71° 09' 15" West a distance of 75.74 feet to a point for a corner,

North 73° 09' 06" West a distance of 63.00 feet to a point for a corner,

North 09° 21' 14" West a distance of 134.79 feet to a point for a corner, North 51° 49' 23" West a distance of 97.76 feet to a point for a corner

on the Southeast line of a replat of part of Chandlers Landing Phase 16 according to the plat recorded in Slide B at Page 270-272 of the Plat Records of Rockwall County, Texas;

THENCE: North 38° 10' 37" East a distance of 295.76 feet along said line of Phase 16 to a point for a corner;

THENCE: North 14° 29' 31" East a distance of 290.00 feet along said line of Phase 16 to a point for a corner;

THENCE: North 07° 33' 51" East a distance of 265.90 feet along said line of Phase 16 to a point for a corner on the Southerly line of said Yacht Club Drive;

THENCE: South $74^{\circ} 19' 02''$ East a distance of 34.06 feet along said Yacht Club Drive to a point for a corner at the point of curvature of a circular curve to the right having a central angle of $27^{\circ} 44' 26''$, and a radius of 382.98 feet;

THENCE: Along said curve with Yacht Club Drive an arc distance of 185.43 feet to a point for a corner;

THENCE: South $46^{\circ} 34' 36''$ East a distance of 52.55 feet along said Yacht Club Drive to a point for a corner at the point of curvature of a circular curve to the right having a central angle of $23^{\circ} 51' 44''$, and a radius of 232.83 feet;

THENCE: Along said curve with said Yacht Club Drive an arc distance of 96.97 feet to a point for a corner at the point of compound curvature of a circular curve to the right having a central angle of $09^{\circ} 43' 11''$, a radius of 989.46 feet;

THENCE: Along said curve with said Yacht Club Drive an arc distance of 167.85 feet to a point for a corner;

THENCE: South $12^{\circ} 59' 41''$ East a distance of 92.45 feet along said Yacht Club Drive to a point for a corner at the point of curvature of a circular curve to the left having a central angle of $24^{\circ} 00' 19''$, a radius of 311.51 feet;

THENCE: Along said curve with said Yacht Club Drive an arc distance of 130.52 feet to a point for a corner at the point of compound curvature of a circular curve to the left having a central angle of $105^{\circ} 56' 38''$, a radius of 188.00 feet;

THENCE: Along said curve with said Yacht Club Drive an arc distance of 347.63 feet to a point for a corner at the point of reverse curvature of a circular curve to the right having a central angle of $01^{\circ} 29' 24''$, and a radius of 555.36 feet;

THENCE: Along said curve with said Yacht Club Drive an arc distance of 14.44 feet to the Point of Beginning and Containing 16.956 Acres of Land.

PHASE 15

AREA REQUIREMENTS AND PORTION PHASE 16

Zoning Change from Townhouse to Patio Lots and S.F.10 Single Family Residential District. Change request in Block "A", Block "C" and a portion of Block "B".

AREA REQUIREMENTS PATIO HOMES: (100 Lots)

| | |
|---|------------------|
| 1. Minimum Lot Size | 4,000 S.F. |
| 2. Minimum Floor Area Per D.U. | 1,200 S.F. |
| 3. Minimum Lot Frontage At Bldg. Line | 40 FT. |
| 4. Minimum Lot Depth | 100 FT. |
| 5. Minimum Front Setback | 20 FT. |
| 6. Minimum Rear Setback | 15 FT. |
| 7. Minimum Side Yard | 0 FT. and 10 FT. |
| 8. Minimum Bldg. Separation | 10 FT. |
| 9. Maximum Bldg. Coverage | 60% |
| 10. Maximum Bldg. Height | 30 FT. |
| 11. Minimum Off-Street Parking Excluding Garage | 2 Spaces/Unit |
| 12. Minimum Garage Space | 2 Each |

AREA REQUIREMENTS S.F. 10 SINGLE FAMILY RESIDENCE: (6 Lots)

| | |
|--|-------------|
| 1. Minimum Lot Size | 10,000 S.F. |
| 2. Maximum Number of S.F. Detached Units/Lot | 1 Each |
| 3. Minimum Floor Area Per D.U. | 1,500 S.F. |
| 4. Minimum Lot Frontage At Building Line | 60 FT. |
| 5. Minimum Lot Depth | 100 FT. |
| 6. Minimum Depth of Front Setback | 20 FT. |
| 7. Minimum Depth of Rear Setback | 15 FT. |
| 8. Minimum Width of Side Setback | |
| a) Internal Lot | 6 FT. |
| b) Sideyard Abutting Street | 15 FT. |
| 9. Minimum Distance Between Buildings | 10 FT. |

PHASE 15

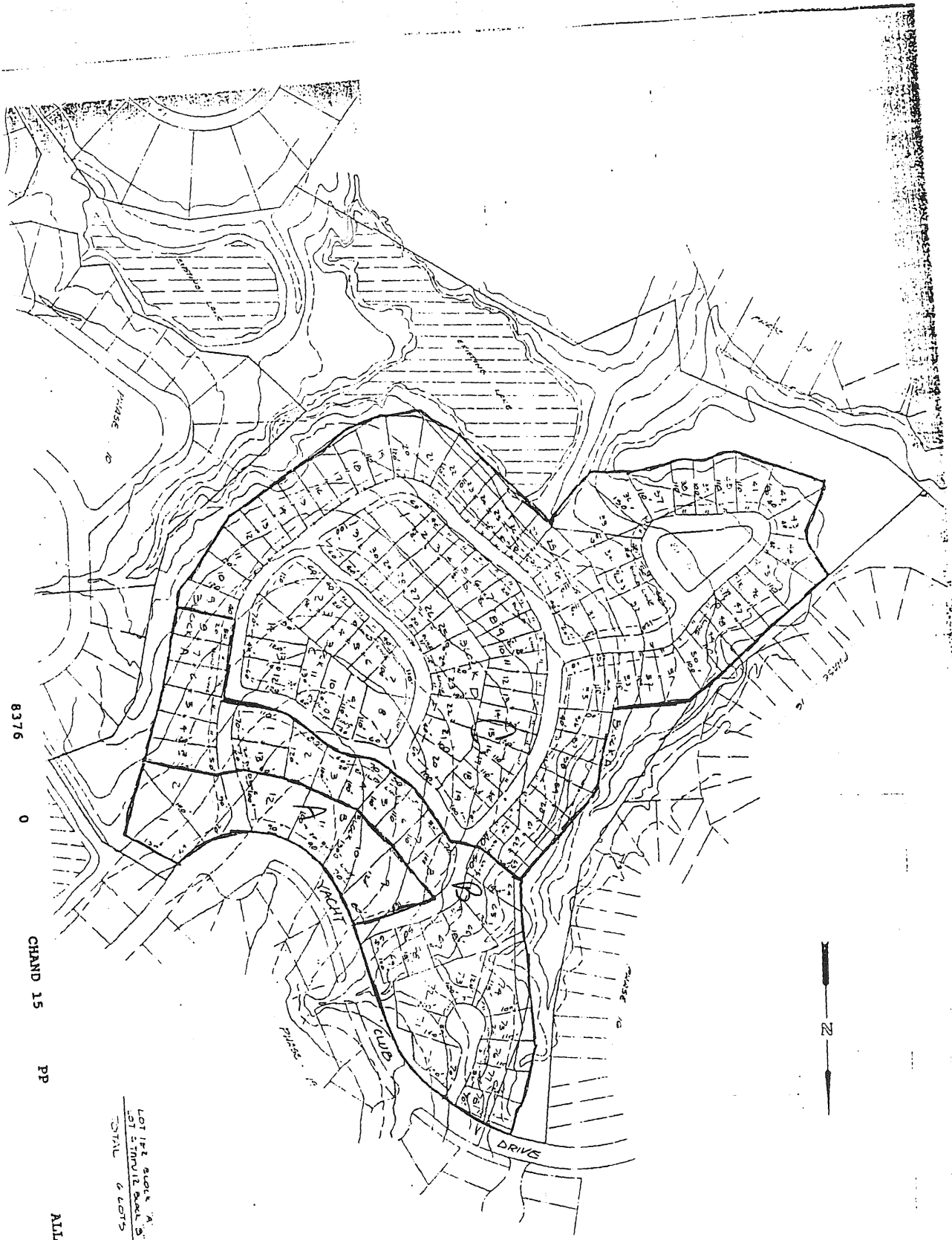
AREA REQUIREMENTS AND PORTION PHASE 16

PAGE 2

| | | |
|-----|---|---------------|
| 10. | Minimum Length of Driveway Pavement | 18 FT. |
| 11. | Maximum Bldg. Coverage | 35% |
| 12. | Maximum Bldg. Height | 30 FT. |
| 13. | Minimum Off-Street Parking Excluding Garage | 2 Spaces/Unit |
| 14. | Minimum Garage | 2 Each |
| 15. | Circular Drive Per D.U. | 1 Each |

AREA REQUIREMENTS PATIO LOTS: (30 Lots)

| | | |
|-----|---|------------------|
| 1. | Minimum Lot Size | 5,000 S.F. |
| 2. | Minimum Floor Area Per D.U. | 1,200 S.F. |
| 3. | Minimum Lot Frontage At Bldg. Line | 50 FT. |
| 4. | Minimum Lot Depth | 100 FT. |
| 5. | Minimum Front Setback | 20 FT. |
| 6. | Minimum Rear Setback | 15 FT. |
| 7. | Minimum Side Yard | 0 FT. and 10 FT. |
| 8. | Minimum Bldg. Separation | 10 FT. |
| 9. | Maximum Bldg. Coverage | 50% |
| 10. | Maximum Bldg. Height | 30 FT. |
| 11. | Maximum Off-Street Parking Excluding Garage | 2 Spaces/Unit |
| 12. | Minimum Garage Space | 2 Each |



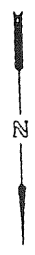
8376 0

CHAND 15

PP

ALL

LOT 1st SUEK A 10,000 sq ft
 1st SUEK B 10,000 sq ft
 TOTAL 6 LOTS 10,000 sq ft



LOT 1 & 2 BLOCK "A" 10,000 ☐
LOT 9 THRU 12 BLOCK "B" 10,000 ☐

A. TOTAL 6 LOTS 10,000 ☐

LOT 3 THRU 8 BLOCK "A" 5000 ☐
LOT 1 THRU 8 BLOCK "B" 5000 ☐
LOT 64 THRU 78 BLOCK "A" 5000 ☐

B. TOTAL 30 LOTS 5000 ☐

LOT 9 THRU 43 BLOCK "A" 4000 ☐
LOT 1 THRU 14 BLOCK "C" 4000 ☐
LOT 1 THRU 31 BLOCK "D" 4000 ☐

C. TOTAL 100 LOTS 4000 ☐

TOTAL 136 LOTS

L. EVANS
ENGINEER

SSON RD. SUITE 102
TEXAS 75228
(214) 328-8133

DATE JOB NO.

23-86 72122

CHANDLERS LANDING

PHASE 15 & PORTION OF PHASE 16

CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS

TEXAS FRATES CORPORATION OWNER
ONE COMMODORE PLAZA → ROCKWALL, TEXAS

ORDINANCE NO. 92-41

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN LAND USE DESIGNATION FROM ZERO LOT LINE TO SINGLE FAMILY DETACHED LAND USE AND AMEND THE PRELIMINARY PLAN FOR A PORTION OF PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREINAFTER; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR AREA REQUIREMENTS; PROVIDING FOR A DEVELOPMENT PLAN; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request for a change in land use designation under PD-8 from zero lot line residential to single family detached residential was submitted by C.L. Associates on a 37.155 acre tract of land; 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 and Ordinance 84-4 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 and Ordinance No. 84-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve a change in the preliminary plan for "PD-8" Planned Development District No. 8, Chandlers Landing on the property described on Exhibit "A", attached hereto and made a part hereof.

Section 2. That Planned Development District No. 8, Chandlers Landing 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. 8, Chandlers Landing to the above described tract of land is subject to the following special conditions:

- A. All development of property covered by Planned Development District No. 8, Chandlers Landing shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments in accordance with the provisions of the Comprehensive Zoning Ordinance.
- B. The property described on Exhibit "A", attached hereto, shall be used for Single Family Detached residential development and shall be regulated by the area requirements set forth in the SF-7 zoning classification, as currently adopted and as may be amended in the future, except as provided for as follows:
 - 1. Minimum Sq. Footage per Unit - 1,500 sq. ft.
 - 2. Minimum Side Setback, internal lot - 5 feet
- C. All development of this tract shall be in accordance with and regulated by the approved development plan, which shall be attached hereto and made a part hereof upon its final approval by the City Council.

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 offense and each and every day such offense shall continue 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 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 of this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

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 16th day of November, 1992.

APPROVED:


Mayor

ATTEST:

By: Hilda Crangle

1st reading 11/2/92

2nd reading 11/16/92

WINNING at an Iron rod for a corner being the West corner of Lot 1, Block B of Chandlers Landing Phase 19 according to the plat recorded in Slide B at Page 282-285 of the Plat Records of Rockwall County, Texas, said point being on the Southerly line of Yacht Club Drive;

ENCE: South 54° 43' 44" East a distance of 150.51 feet along the Westerly line of said Phase 19 to an Iron rod for a corner;
EN South 29° 43' 39" East a distance of 191.62 feet along said line of Phase 19 to an Iron rod for a corner;
EN South 72° 57' 40" West a distance of 136.62 feet along said line of Phase 19 to an Iron rod for a corner;
EN South 36° 02' 09" West a distance of 85.96 feet along said line of Phase 19 to an Iron rod for a corner;
ENCE: South 13° 28' 23" West a distance of 232.66 feet along said line of Phase 19 to an Iron rod for a corner being the Southwest corner of Lot 17, Block B of Chandlers Landing Phase 19 and the Northwest corner of Lot 25 Block B of Chandlers Landing Phase 19 Section One, according to the plat recorded in Slide A, Page 193 of the plat records of Rockwall County, Texas;
ENCE: Traversing the Westerly line of Phase Ten Section One as follows:

th 18° 28' 04" West a distance of 106.23 feet to an Iron rod for a corner; South 52° 00' 00" West a distance of 370.08 feet to an Iron rod for a corner; South 42° 16' 25" East a distance of 158.88 feet to an Iron rod for a corner; South 79° 12' 35" East a distance of 95.00 feet to an Iron rod for a corner; South 47° 35' 07" East a distance of 70.00 feet to an Iron rod for a corner; South 09° 13" East a distance of 84.39 feet to an Iron rod for a corner; South 22° 28' 48" East a distance of 107.46 feet to an Iron rod for a corner; East a distance of 38.00 feet to an Iron rod for a corner; South 01° 20' 34" East a distance of 65.00 feet to an Iron rod for a corner; South 69° 53' 03" East a distance of 95.00 feet to an Iron rod for a corner; North 83° 23' 00" East a distance of 50.00 feet to an Iron rod for a corner; South 63° 10' 51" West a distance of 154.33 feet to an Iron rod for a corner, South 27° 05" West a distance of 90.12 feet to an Iron rod for a corner; South 24° 40' 58" East a distance of 156.59 feet to an Iron rod for a corner; South 83° 54' 40" East a distance of 40.03 feet to an Iron rod for a corner; South 06° 05' 20" West a distance of 136.66 feet to an Iron rod for a corner; South 23° 33' 25" East a distance of 111.19 feet to an Iron rod for a corner; South 83° 40" East a distance of 75.00 feet to an Iron rod for a corner on the West Line of Yacht Club Drive;

ENCE: South 06° 05' 20" West a distance of 106.35 feet along said line of Yacht Club Drive to an Iron rod for a corner at the West corner of Lot 5-J of a replat of Chandlers Landing Phase Six according to the plat recorded in Slide A at Page 257 of the plat records of Rockwall County, Texas;

ENCE: Traversing the East Line and the Northerly Line of said replat of Chandlers Landing Phase Six as follows: North 83° 00' North a distance of 119.30 feet to an Iron rod for a corner; North 06° 17' 12" East a distance of 68.11 feet to an Iron rod for a corner; North 03° 00' 08" West a distance of 286.39 feet to an Iron rod for a corner; North 31° 22' 49" West a distance of 131 feet to an Iron rod for a corner; North 70° 41' 42" West a distance of 188.68 feet to an Iron rod for a corner; South 86° 18" West a distance of 183.08 feet to an Iron rod for a corner; South 40° 07' 58" West a distance of 52.39 feet to an Iron rod for a corner of the most Northerly East corner of Chandlers Landing Phase Five, according to the plat recorded in Volume 3 at Page 45 of the Plat Records of Rockwall County, Texas;

ENCE: North 55° 56' 10" West a distance of 638.29 feet along the Northerly line of said Phase Five to an Iron rod for a corner;
ENCE: South 69° 40' 47" West a distance of 221.24 feet along said line of Phase Five to an Iron rod for a corner at the intersection of the said Northerly line of Phase Five and the most Northerly East line of a replat of the revised final plat of Chandlers Landing Phase Fourteen, according to the plat recorded in Slide B at Page 249-250 of the plat records of Rockwall County, Texas.

ENCE: North a distance of 143.13 feet along the North line of said Phase Fourteen to an Iron rod for a corner;
ENCE: North 63° 26' 06" West a distance of 447.21 feet along said line of Phase Fourteen to an Iron rod for a corner;
ENCE: North 45° 00' 00" West a distance of 97.17 feet along said line of Phase Fourteen to an Iron rod for a corner; being the most Southerly corner of a replat of Chandlers Landing Phase 16, according to the plat recorded in Slide B at Page 270-272 of the plat records of Rockwall County, Texas;

ENCE: North 51° 39' 21" East a distance of 622.99 feet along the Easterly line of said Phase 16 to an Iron rod for a corner;
ENCE: North 38° 10' 37" East a distance of 397.35 feet along said line of Phase 16 to a point for a corner;
ENCE: North 14° 29' 31" East a distance of 290.00 feet along said line of Phase 16 to a point for a corner;
ENCE: North 07° 33' 51" East a distance of 265.90 feet along said line of Phase 16 to a point for a corner on the Southerly line of said Yacht Club Drive;

ENCE: South 74° 19' 02" East a distance of 34.06 feet along said Yacht Club Drive to a point for a corner at the point of curvature of a circular curve to the right having a central angle of 27° 44' 26", and a radius of 382.98 feet;

ENCE: Along said curve with Yacht Club Drive an arc distance of 185.43 feet to a point for a corner;

ENCE: South 46° 34' 36" East a distance of 52.55 feet along said Yacht Club Drive to a point for a corner at the point of curvature of a circular curve to the right having a central angle of 23° 51' 44", and a radius of 232.83 feet;

ENCE: Along said curve with said Yacht Club Drive an arc distance of 96.97 feet to a point for a corner at the point of compound curvature of a circular curve to the right having a central angle of 09° 43' 11", a radius of 989.46 feet;

ENCE: Along said curve with said Yacht Club Drive an arc distance of 167.85 feet to a point for a corner;

ENCE: South 12° 59' 41" East a distance of 92.45 feet along said Yacht Club Drive to a point for a corner at the point of curvature of a circular curve to the left having a central angle of 24° 00' 19", a radius of 311.51 feet;

ENCE: Along said curve with said Yacht Club Drive an arc distance of 130.52 feet to a point for a corner at the point of compound curvature of a circular curve to the left having a central angle of 105° 56' 38", a radius of 188.00 feet;

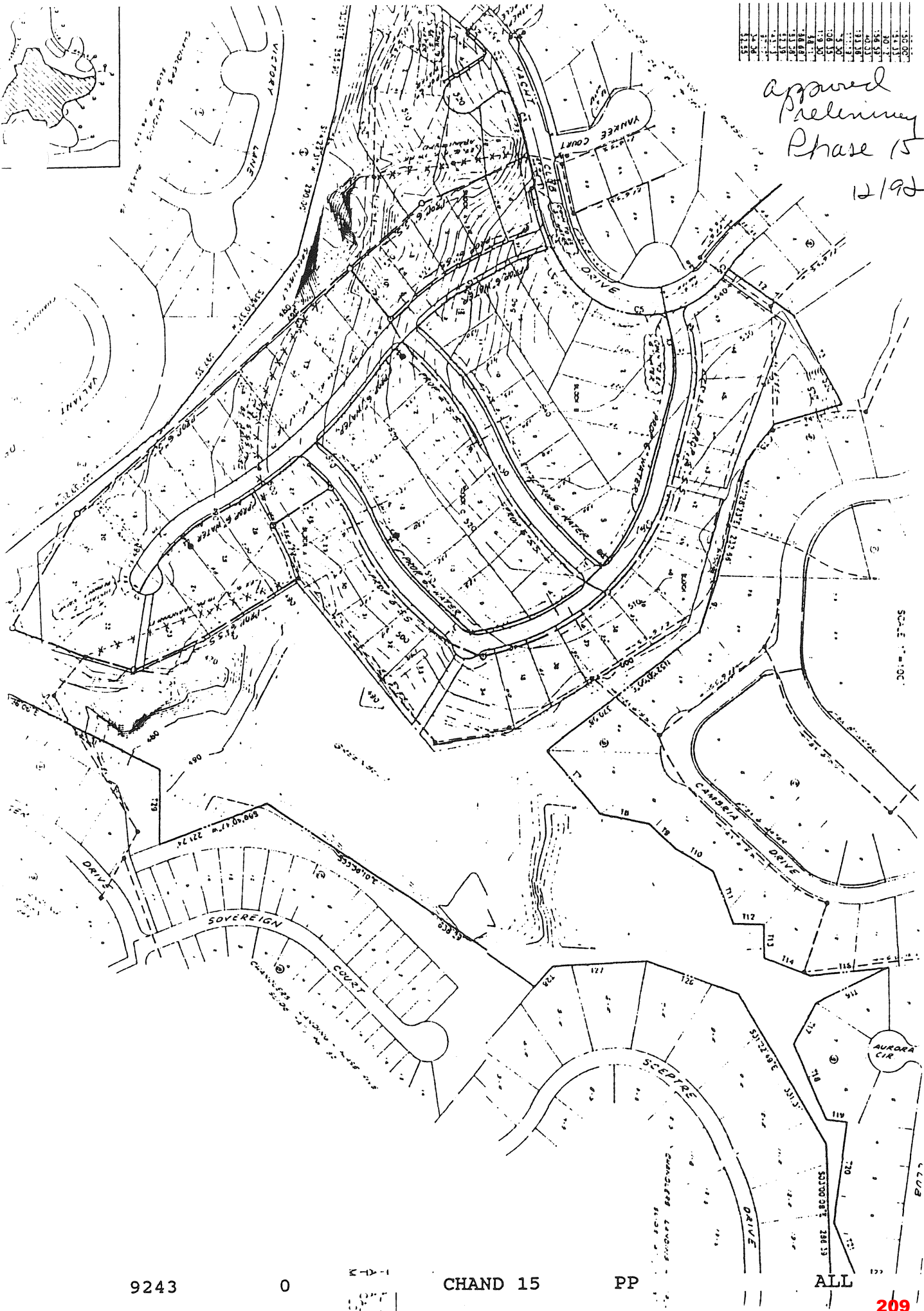
ENCE: Along said curve with said Yacht Club Drive an arc distance of 347.63 feet to a point for a corner at the point of reverse curvature of a circular curve to the right having a central angle of 01° 29' 24", and a radius of 555.36 feet;

ENCE: Along said curve with said Yacht Club Drive an arc distance of 14.44 feet to the Point of Beginning and Containing 155 Acres of Land.

ATTACHMENT "A"

| |
|-------|
| 50.00 |
| 51.31 |
| 50 |
| 56.59 |
| 54.00 |
| 52.19 |
| 51.40 |
| 50.00 |
| 48.11 |
| 46.81 |
| 45.00 |
| 43.19 |
| 41.31 |
| 39.00 |
| 37.19 |
| 35.00 |
| 33.19 |
| 31.31 |
| 29.00 |
| 27.19 |
| 25.00 |

Approved
Preliminary Plat
Phase 15
12/92



SCALE 1" = 100'

9243

0

CHAND 15

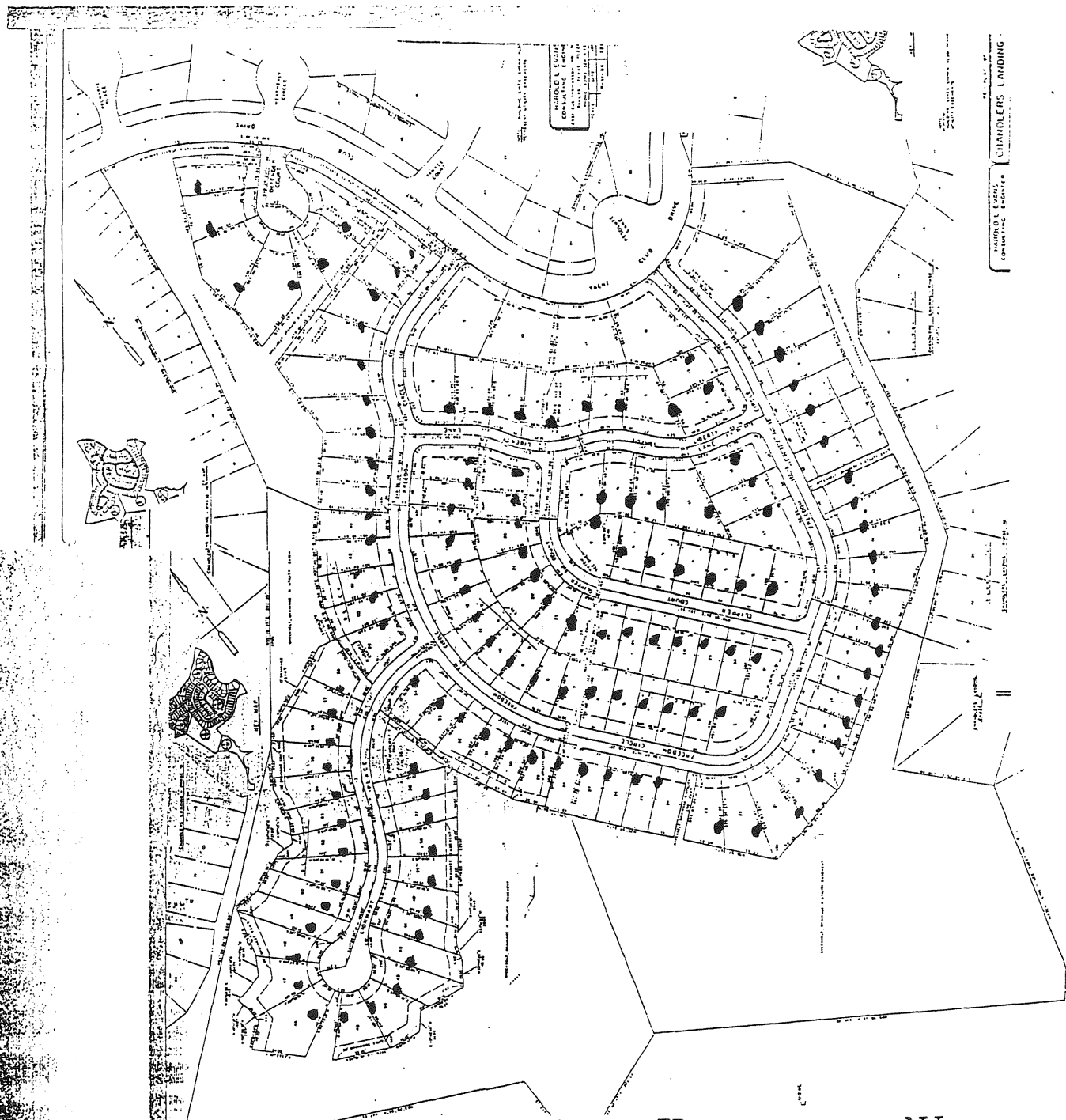
PP

ALL

209

5

Replac Phase 15
Approved 12/86



8658

0

CHAND 15

FP

ALL

210

RESTRICT: PHASE_NO = "CHAND 16" "

| P&Z | CASE NO | ORDINANCE | PHASE NAME | ACTION | DESCRIPTION |
|------|---------|-----------|------------|--------|---------------------------|
| 8409 | | 0 | CHAND 16 | PP | AR ZLL C1-19, D1-7 ESTAB. |
| 8463 | | 0 | CHAND 16 | FP | ALL - (VACATED) |
| 8550 | | 0 | CHAND 16 | FP | ALL - (VACATED) |
| 8574 | | 8604 | CHAND 16 | Z | ZLL E1-22, F1-12 |
| 8582 | | 0 | CHAND 16 | FP | ALL |

ORDINANCE NO. 86-4

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREIN; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING QR AN EFFECTIVE DATE.

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 and Ordinance No. 84-4 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 and Ordinance No. 84-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to approve a zoning change and change in the preliminary plan for "PD" Planned Development District No. 8: Chandlers Landing on the property described as Block E, Lots 1-26; Block F, Lots 1-11, Phase 16, Chandlers Landing.

Section 2. That Planned Development District No. 8: Chandlers Landing 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. 8: Chandlers Landing to the above described tract of land is subject to the following special conditions:

- A. Prior to issuance of any building permit in Planned Development District No. 8: Chandlers Landing, Phase 16, a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "A" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.
- B. All development of property covered by Planned Development District No. 8: Chandlers Landing shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.
- C. Development of Planned Development No. 8: Chandlers Landing Phase 16 shall be regulated by the requirements listed in Exhibit "B".

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 ONE THOUSAND DOLLARS (\$1,000.00) for each offense and each and every day such offense shall continue 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

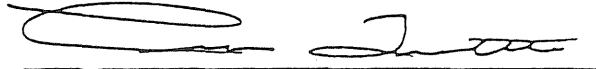
or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, not shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would 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 be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

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 20th day of January, 1986.

APPROVED:



Mayor

ATTEST:

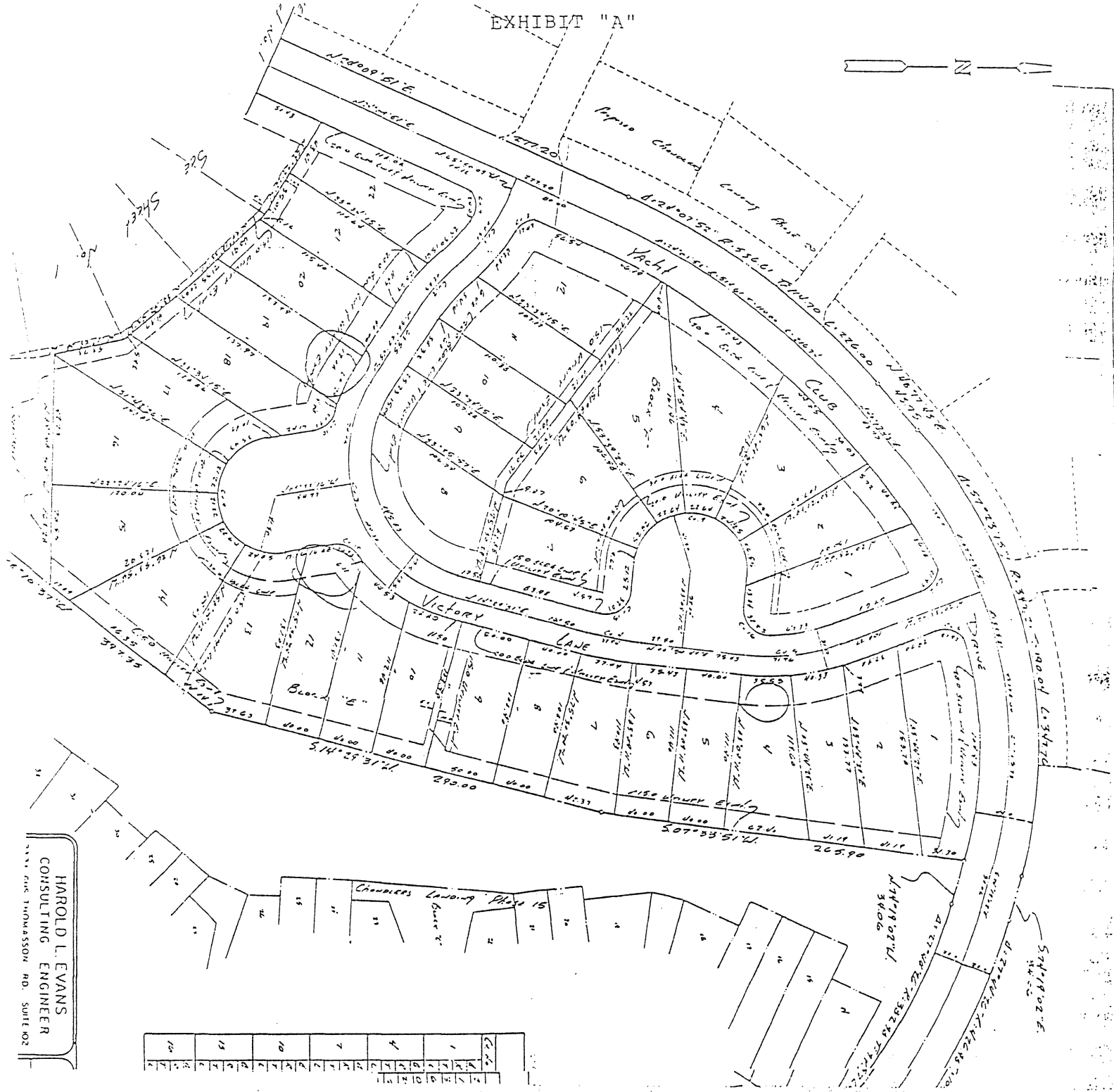
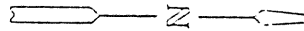


City Secretary

1st reading 1/6/86

2nd reading 1/20/86

EXHIBIT "A"



HAROLD L. EVANS
CONSULTING ENGINEER
1000 GLENN THOMASSON RD. SUITE 102

| | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|

EXHIBIT "B"

ZERO LOT LINE DEVELOPMENT

BLOCK E, LOTS 1-26; BLOCK F, LOTS 1-11, PHASE 16, CHANDLERS LANDING

Area Requirements

Minimum Lot Area-----4000 sq. ft.

Minimum Floor Area per D.U.-----1500 sq. ft.

Minimum Lot Frontage-----40 ft.

Minimum Lot Depth-----100 ft.

Minimum Front Setback-----20 ft.

Minimum Rear Setback-----15 ft.

Minimum Side Yard-----0 ft. & 10 ft.

Minimum Building Separation-----10 ft.

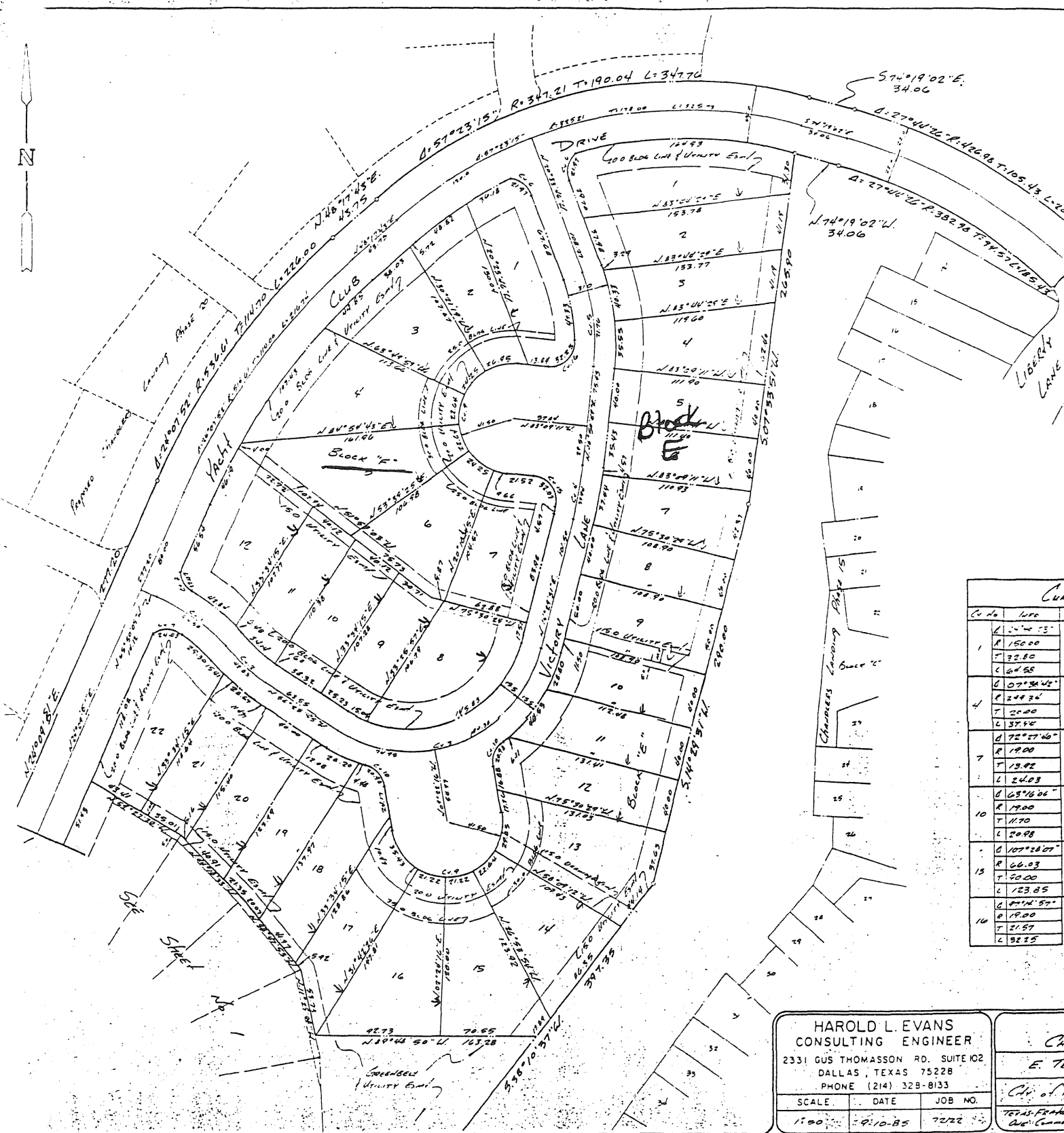
Maximum Building Coverage-----60%

Maximum Building Height-----30 ft.

Minimum Off-Street Parking-----2 spaces/unit
(excluding garage)

Garage Requirement-----2 car garage

All other area requirements of "ZLL-5" Zero Lot Line Classification not specifically addressed above are hereby incorporated as area requirements for Phase 16, Chandlers Landing.

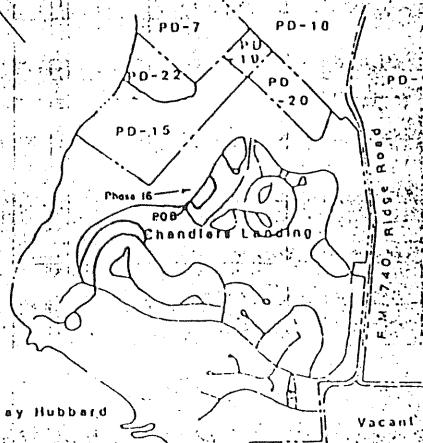
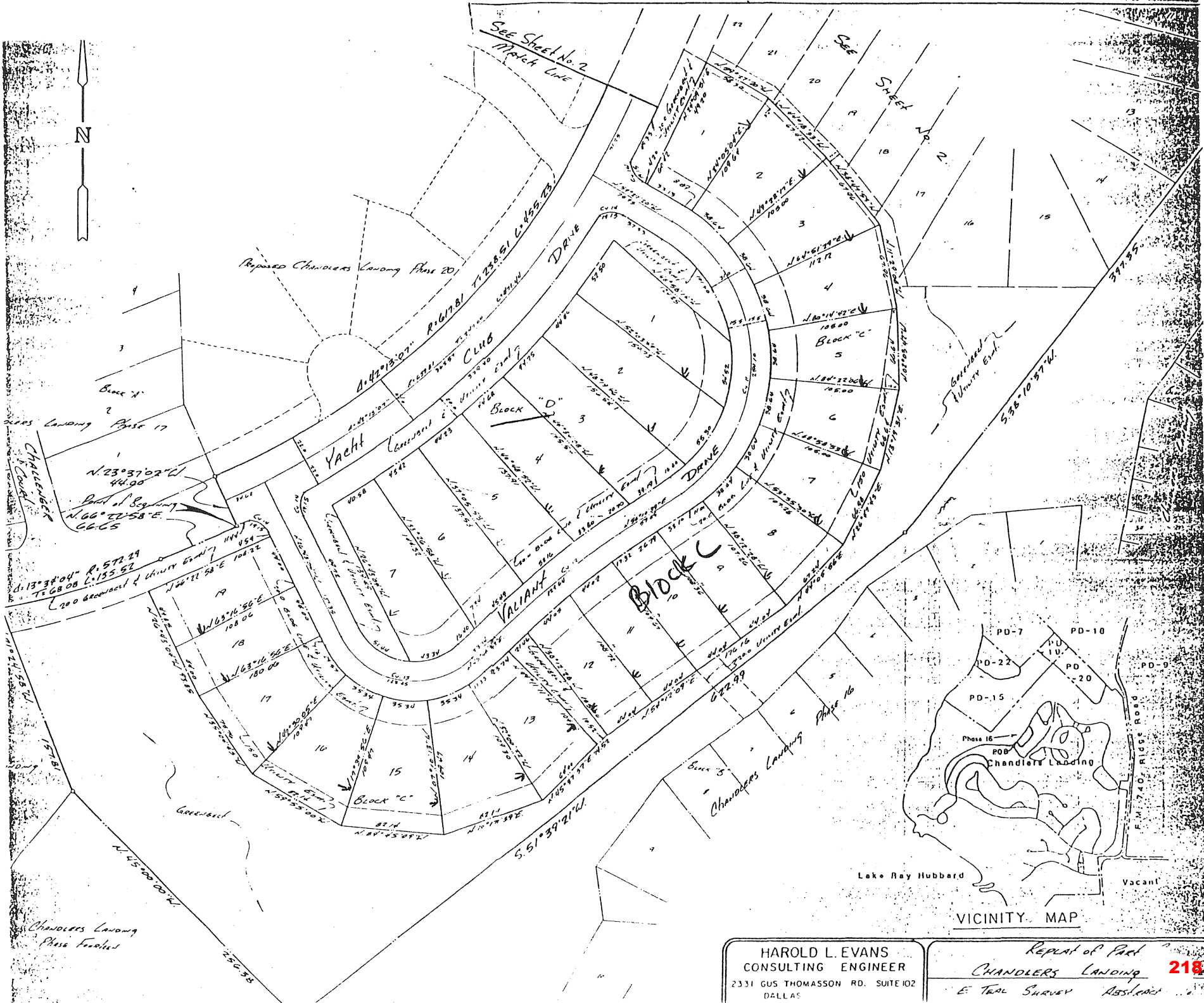
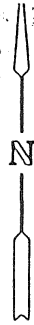


| CUR | | |
|------|--------|---|
| Code | Area | C |
| 1 | 150.00 | |
| 2 | 150.00 | |
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| 11 | 150.00 | |
| 12 | 150.00 | |
| 13 | 150.00 | |
| 14 | 150.00 | |
| 15 | 150.00 | |
| 16 | 150.00 | |

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

SCALE: 1"=80' DATE: 9-10-85 JOB NO: 7272

CH
 E. T
 City of Ho
 Texas State
 Civil Comm.



VICINITY MAP

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS

Replat of Part of
CHANDLERS LANDING 218
E. TOWN SURVEY ASSOCIATES

PATIO HOMES: LOTS ~~21-39~~¹⁻¹⁹, BLOCK ~~Z~~^C; LOTS 1-7, BLOCK ~~A~~^D

Gross Area.....±7.6 acres
Total Number of Units.....26.0 units
No. of D.U.'s per Gross Acre.....3.4 U/ac.
Total Net Area (Lots only).....2.9 acres
No. of D.U.'s per Net Acre.....8.9 U/ac.
Total No. of Parking Spaces.....68.0 spaces
(excluding garage parking)
No. of Parking Spaces per Unit.....2.6 spaces
(excluding garage parking)
Total Parking & Street Coverage.....2.1 acres
Total Open Space.....2.6 acres

AREA REQUIREMENTS:

Minimum Lot Area.....4000 sq.ft.
Minimum Floor Area per D.U.....1500 sq.ft.
Minimum Lot Frontage.....40 ft. (at bldg. line)
Minimum Lot Depth.....100 ft.
Minimum Front Setback.....20 ft.
Minimum Rear Setback.....15 ft.
Minimum Side Yard.....0 ft. and 10 ft.
Minimum Bldg. Separation.....10 ft. 15 ft ✓
Maximum Bldg. Coverage.....60 %
Maximum Bldg. Height.....30 ft.
Minimum Off-Street Parking.....2 spaces/unit
(excluding garage)

RESTRICT: PHASE_NO = "CHAND 17"

| P&Z | CASE NO | ORDINANCE | PHASE NAME | ACTION | DESCRIPTION |
|-------|---------|-----------|------------|--------|-----------------------------|
| 8410 | | 0 | CHAND 17 | PP | AR-ZLL A, -TH B, C, D, E, F |
| 8446 | | 0 | CHAND 17 | FP | ALL |
| 8547 | | 0 | CHAND 17 | RPP | A1-25 |
| 8740/ | 8745 | | CHAND 17 | Z | AR ZLL C1-4 |
| 8740 | | 0 | CHAND 17 | RPP | PARTIAL, C1-4 (C1-3) |
| 9125 | 9143 | | CHAND 17 | Z | AR SFD B1-8R, F13-14R, C1R |
| 9125 | | 0 | CHAND 17 | RPP | B1-16, F13-17, C1-2SEE ABOV |

0-94-11

lots 1-25, Block A

AREA REQUIREMENTS:

- Minimum Lot Area.....4000 sq.ft.
- Minimum Floor Area per D.U.....1500 sq.ft.
- Minimum Lot Frontage.....40 ft.(at bldg.line)
- Minimum Lot Depth.....100 ft.
- Minimum Front Setback.....20 ft.
- Minimum Rear Setback.....15 ft.
- Minimum Side Yard.....0 ft. and 10 ft.
- Minimum Bldg. Separation.....10 ft.
- Maximum Bldg. Coverage.....60 %
- Maximum Bldg. Height.....30 ft.
- Minimum Off-Street Parking.....2 spaces/unit
(excluding garage)

Ord 84-C

Block B, C, D, E, F

AREA REQUIREMENTS:

| | |
|--|--|
| Minimum Lot Area..... | 3000 sq.ft. |
| Minimum Floor Area per D.U..... | 1000 sq.ft. |
| Minimum Lot Frontage..... | 26 ft. |
| Minimum Front Setback..... | 20 ft. (15 ft. w/side entry garage) |
| Minimum Rear Setback..... | 10 ft. |
| Minimum Side Yard (abutting structure).... | 0 ft. |
| Minimum Side Yard (abutting street)..... | 10 ft. |
| Minimum Bldg. Separation..... | 10 ft. (20' every 250') |
| Maximum Bldg. Coverage..... | 60 % |
| Maximum No. of Attached Units..... | 8 units |
| Maximum Bldg. Height..... | 30 ft. |

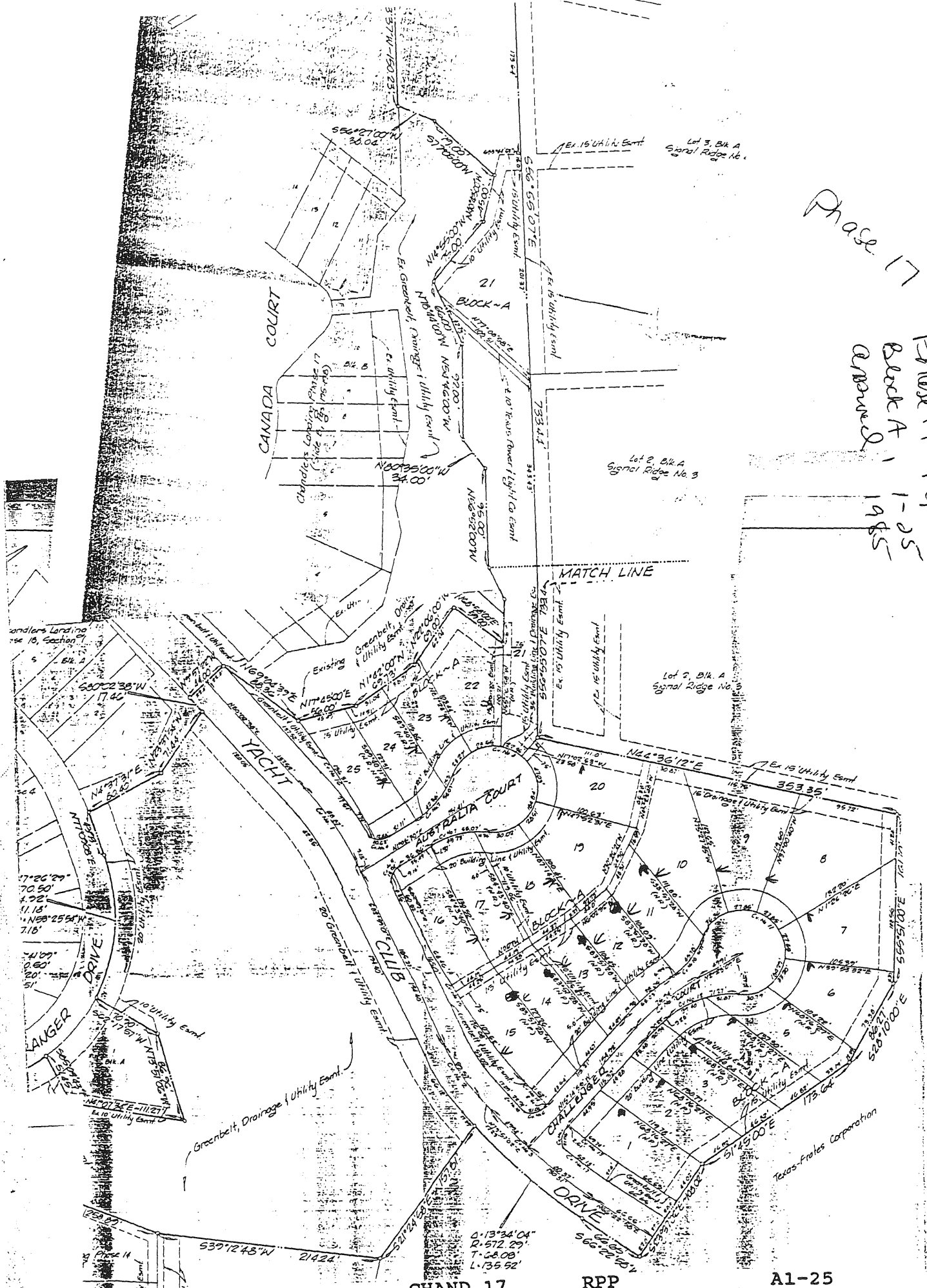
1-25 Block A

PATIO HOMES: LOTS 51-73, BLOCK B

| | |
|---|-------------|
| Gross Area..... | ±5.7 acres |
| Total Number of Units..... | 23.0 units |
| No. of D.U.'s per Gross Acre..... | 4.0 U/ac. |
| Total Net Area (Lots only)..... | 4.2 acres |
| No. of D.U.'s per Net Acre..... | 5.5 U/ac. |
| Total No. of Parking Spaces..... (excluding garage parking) | 46.0 spaces |
| No. of Parking Spaces per Unit..... (excluding garage parking) | 2.0 spaces |
| Total Parking & Street Coverage..... | 0.5 acres |
| Total Open Space..... | 1.0 acres |

Phase 17

Phase 17 Replat
Block A
1-25
1985



8547

0

CHAND 17

RPP

A1-25
REPLAT OF PAK 1 C

HAROLD L. EVANS

223

Phase 17

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREIN; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLIARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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 and Ordinance No. 84-4 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 and Ordinance No. 84-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve a change in the preliminary plan for "PD" Planned Development District No. 8, Chandlers Landing, on the property described as Block C, Lots 1-4, Phase 17. Chandlers Landing.

Section 2. That the above described tract of land 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. 8, Chandlers Landing, to the above described tract of land is subject to the following special conditions:

A. The above described tract of land shall be developed for Zero Lot Line single family dwellings meeting the requirements listed on Exhibit "A" attached hereto and made a part hereof.

B. Development of the above described tract of land shall comply with the development plan attached hereto as Exhibit "B" and made a part hereof.

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 ONE THOUSAND DOLLARS (\$1,000.00) for each offense and each and every day such offense shall continue 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 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 be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

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 17th day of August, 1987.

APPROVED:



Mayor

ATTEST:

By 

1st reading 8/3/87
2nd reading 8/17/87

EXHIBIT "A"

ZERO LOT LINE DEVELOPMENT

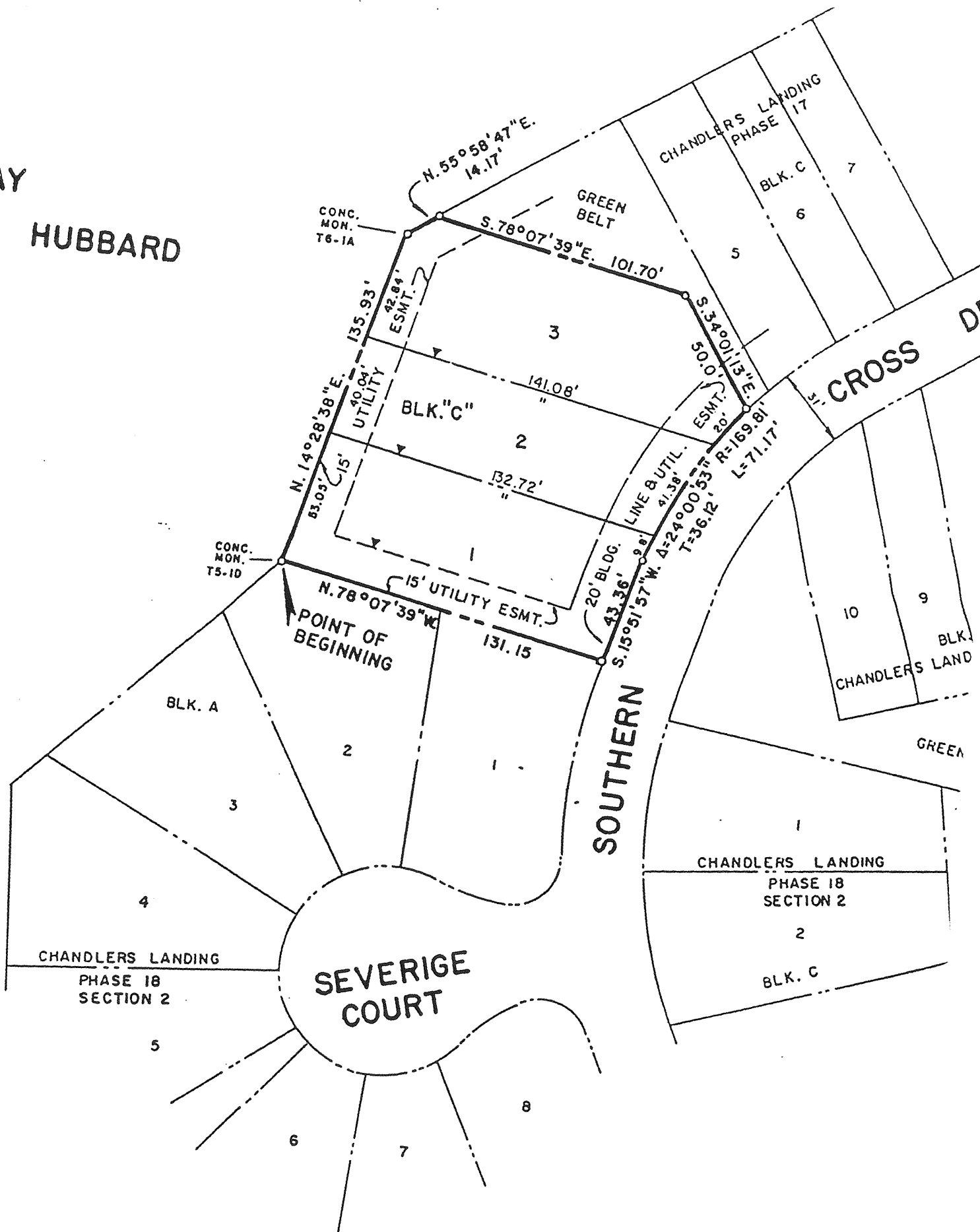
Block C, Lots 1-4, Phase 17

Area Requirements

| | |
|---|-------------------------------------|
| Minimum Lot area----- | 5,000 sq. ft. |
| Minimum Floor Area per Dwelling Unit----- | 1,750 sq. ft. |
| Minimum Lot Frontage----- | 40 ft. |
| Minimum Lot Depth----- | 100 ft. |
| Minimum Front Setback----- | 20 ft. |
| Minimum Rear Setback----- | 15 ft. |
| Minimum Side Yard----- | 0 ft. & 10 ft. |
| Minimum Building Separation----- | 10 ft. |
| Maximum Building Coverage----- | 60% |
| Maximum Building Height----- | 30 ft. |
| Minimum Off-Street Parking----- | 2 spaces/unit (excluding garage) |

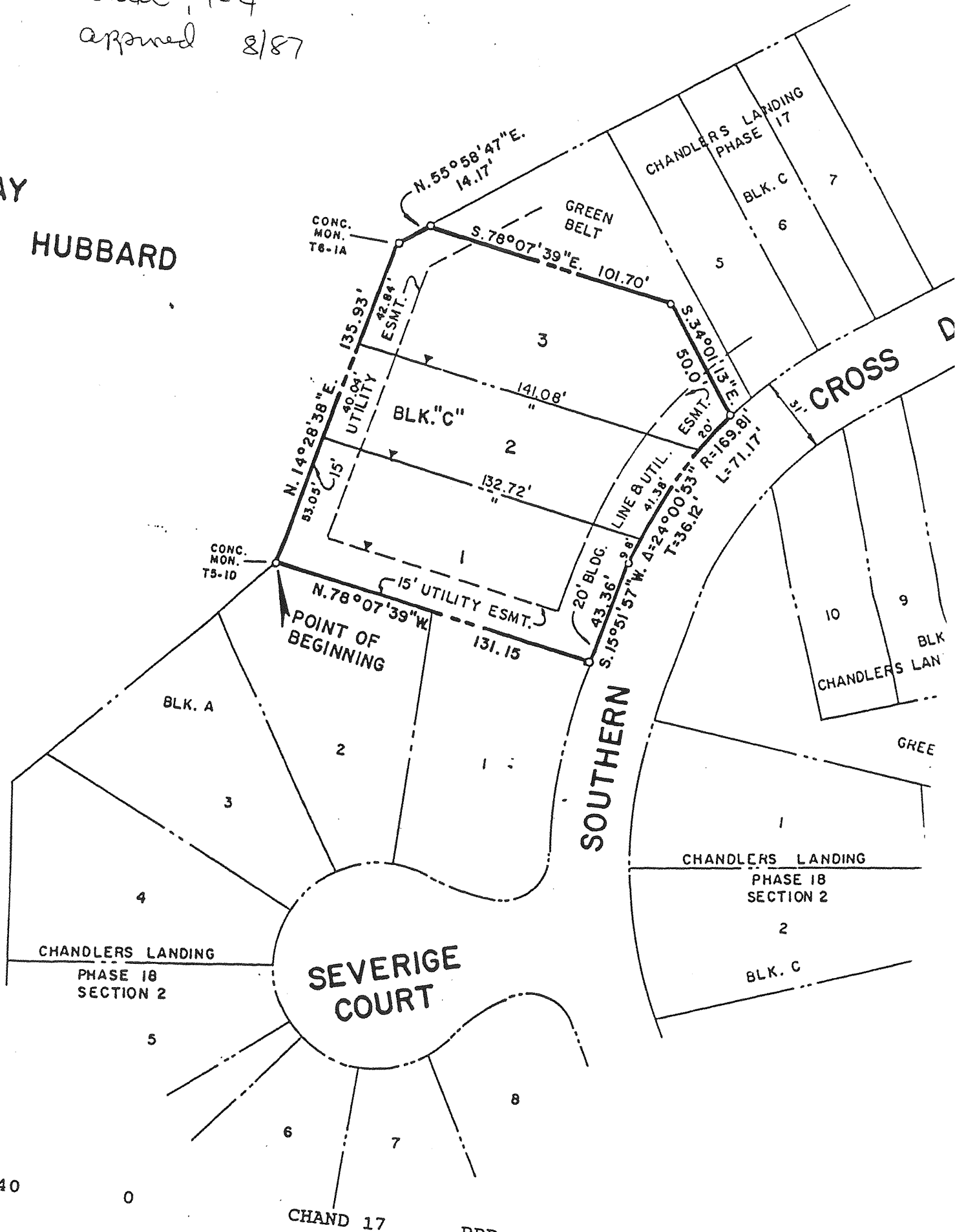
All other area requirements of "ZLL-5" Zero Lot Line classification not specifically addressed above are hereby incorporated as area requirements for Block C, Lots 1-4, Phase 17.

RAY
HUBBARD



Kiplat Phase 17
Block 1-4
approved 8/87

RAY
HUBBARD



8740

0

CHAND 17

RPP

PARTIAL, C1-4 (C1-3) **228**

ORDINANCE NO. 91-43

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREINAFTER; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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 and Ordinance 84-4 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 and Ordinance No. 84-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve a change in the preliminary plan for "PD-8" Planned Development District No. 8, Chandlers Landing on the property described (see attachments for lot description).

Section 2. That Planned Development District No. 8, Chandlers Landing 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. 8, Chandlers Landing to the above described tract of land is subject to the following special conditions:

- A. All development of property covered by Planned Development District No. 8, Chandlers Landing shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

- B. Development of those portions of Planned Development, Chandlers Landing Phase 17, Phase 18, Section 1 and Phase 18, Section 2 as described herein shall be regulated by the requirements as specified on Exhibit "A" attached hereto and made a part hereof. All area requirements not specifically listed herein shall comply with the requirements set forth in the corresponding standard zoning classification for each use.

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 offense and each and every day such offense shall continue 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 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 of this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

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 7th day of October 1991,
1991.

APPROVED:



Mayor

ATTEST:

By: Mary Nichols

1st reading September 16, 1991

2nd reading October 7, 1991

ORDINANCE NO. _____

EXHIBIT "A"

Page 1 of 4

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R THROUGH 8-R, BLOCK B; AND 13-R, & 14-R, BLOCK F

| | |
|---|---------------|
| Minimum Lot Area | 5,500 sq. ft. |
| Minimum Floor Area per Dwelling Unit | 1,750 sq. ft. |
| Minimum Lot Frontage | 40 ft. |
| Minimum Average Lot Depth | 100 ft. |
| Minimum Front Set Back | 20 Lin. Ft. |
| Minimum Rear Set Back | 10 ft. |
| Minimum Side Yard (internal lot) | 5 ft. |
| Minimum Side Yard (adjacent to a side street) | 15 ft. |
| Minimum Building Separation | 10 ft. |
| Maximum Building Coverage | 40% |
| Maximum Building Height | 30 ft. |
| Minimum Off-Street Parking (excluding garage) | 2 sps./unit |
| Minimum Garage Space | 2 vehicles |

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R through 8-R, Block 6, and 13-R & 14-R, Block F, Phase 17.

ORDINANCE NO. _____

EXHIBIT "A"

Page 2 of 4

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R, BLOCK C

| | |
|---|---------------|
| Minimum Lot Area | 5,500 sq. ft. |
| Minimum Floor Area per Dwelling Unit | 1,750 sq. ft. |
| Minimum Lot Frontage | 40 ft. |
| Minimum Lot Depth | 100 ft. |
| Minimum Front Set Back | 20 ft. |
| Minimum Rear Set Back | 10 ft. |
| Minimum Side Yard (internal lot) | 5 ft. |
| Minimum Side Yard (adjacent to a street) | 15 ft. |
| Minimum Building Separation | 10 ft. |
| Maximum Building Coverage | 40% |
| Maximum Building Height | 30 ft. |
| Minimum Off-Street Parking (excluding garage) | 2 sps./unit |
| Minimum Garage Space | 2 vehicles |

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, Block C, Phase 17.

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 1

LOTS 1-R, 2-R, 3-R, 4-R, AND 5-R, BLOCK A

| | |
|---|---------------|
| Minimum Lot Area | 6,000 sq. ft. |
| Minimum Floor Area per Dwelling Unit | 1,750 sq. ft. |
| Minimum Lot Frontage | 40 ft. |
| Minimum Lot Depth | 100 ft. |
| Minimum Front Set Back | 20 ft. |
| Minimum Rear Set Back | 10 ft. |
| Minimum Side Yard (internal lot) | 5 ft. |
| Minimum Side Yard (adjacent to a street) | 15 ft. |
| Minimum Building Separation | 10 ft. |
| Maximum Building Coverage | 40% |
| Maximum Building Height | 30 ft. |
| Minimum Off-Street Parking (excluding garage) | 2 sps./unit |
| Minimum Garage Space | 2 vehicles |

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, 2-R, 3-R, 4-R, and 5-R, Block A, Phase 18, Section 1.

ORDINANCE NO. _____

EXHIBIT "A"

Page 3 of 4

AREA REQUIREMENTS

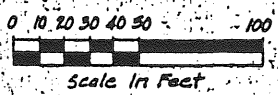
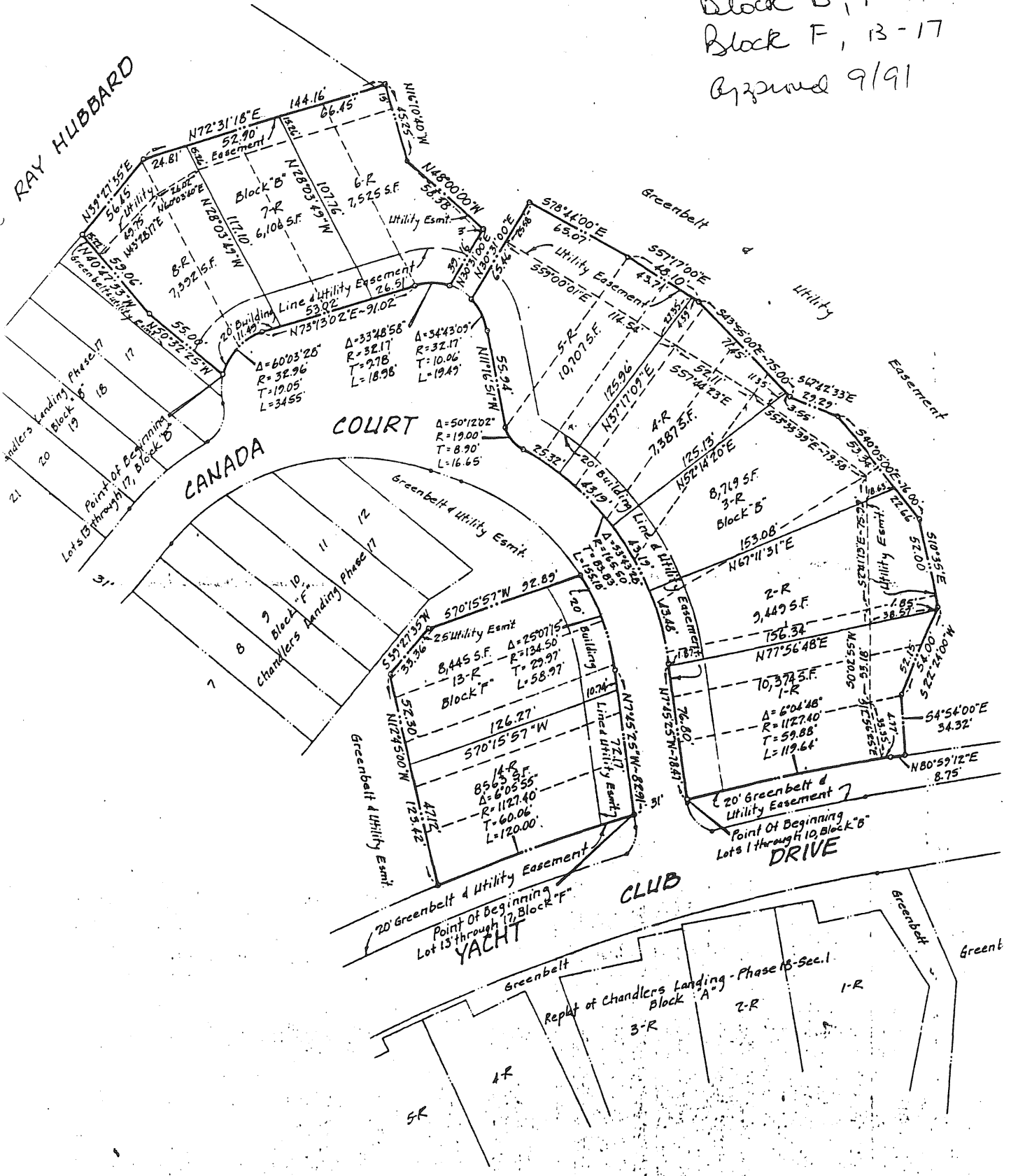
CHANDLERS LANDING PHASE 18, SECTION 2

LOTS 1-R, BLOCK B AND LOTS 1-R, 4-R, AND 5-R, BLOCK C

| | |
|---|---------------|
| Minimum Lot Area | 6,000 sq. ft. |
| Minimum Floor Area per Dwelling Unit | 1,750 sq. ft. |
| Minimum Lot Frontage | 40 ft. |
| Minimum Lot Depth | 100 ft. |
| Minimum Front Set Back | 20 ft. |
| Minimum Rear Set Back | 10 ft. |
| Minimum Side Yard (internal lot) | 5 ft. |
| Minimum Side Yard (adjacent to a street) | 15 ft. |
| Minimum Building Separation | 10 ft. |
| Maximum Building Coverage | 40% |
| Maximum Building Height | 30 ft. |
| Minimum Off-Street Parking (excluding garage) | 2 sps./unit |
| Minimum Garage Space | 2 vehicles |

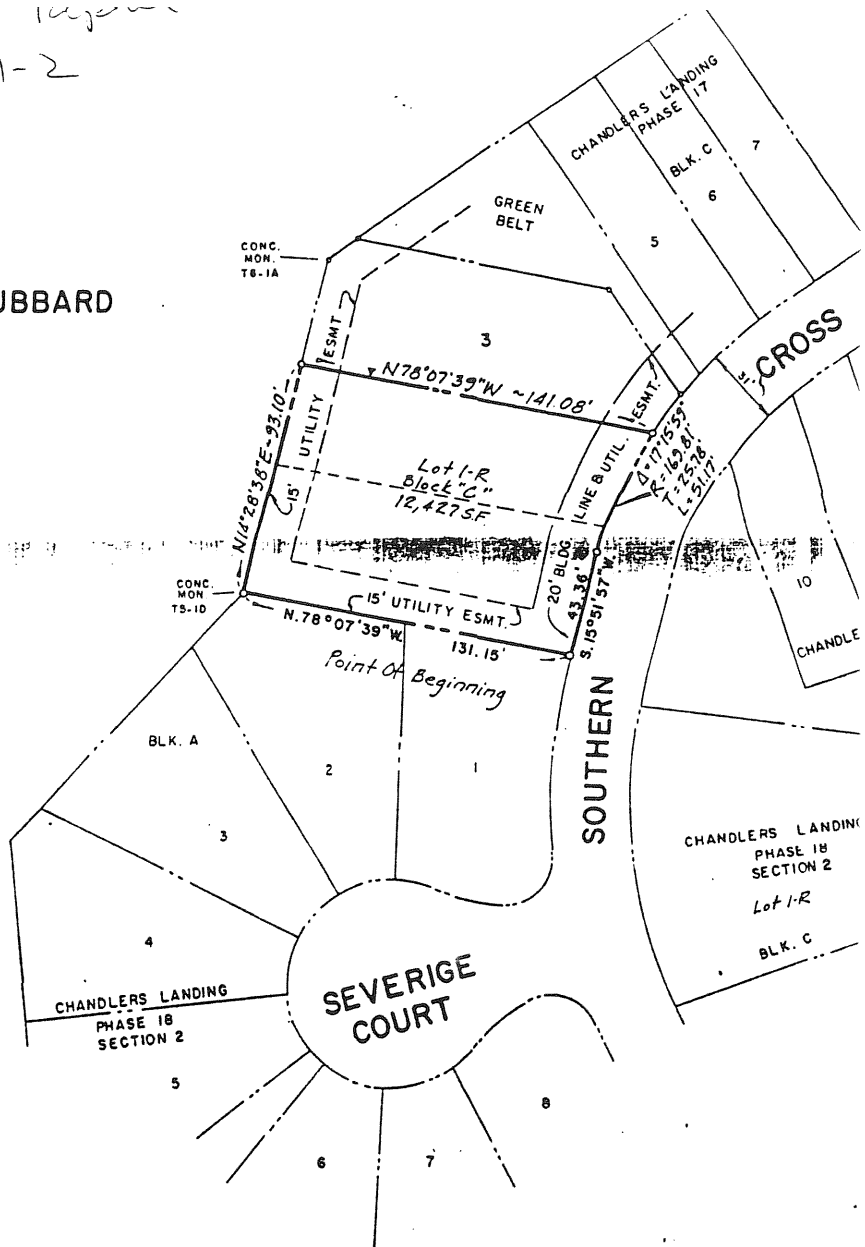
All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R, Block B and Lots 1-R, 4-R, and 5-R, Block C, Phase 18, Section 2.

Replat Phase 17
 Block B, 1-16
 Block F, 13-17
 Approved 9/91



Phase 11
Block C, 1-2

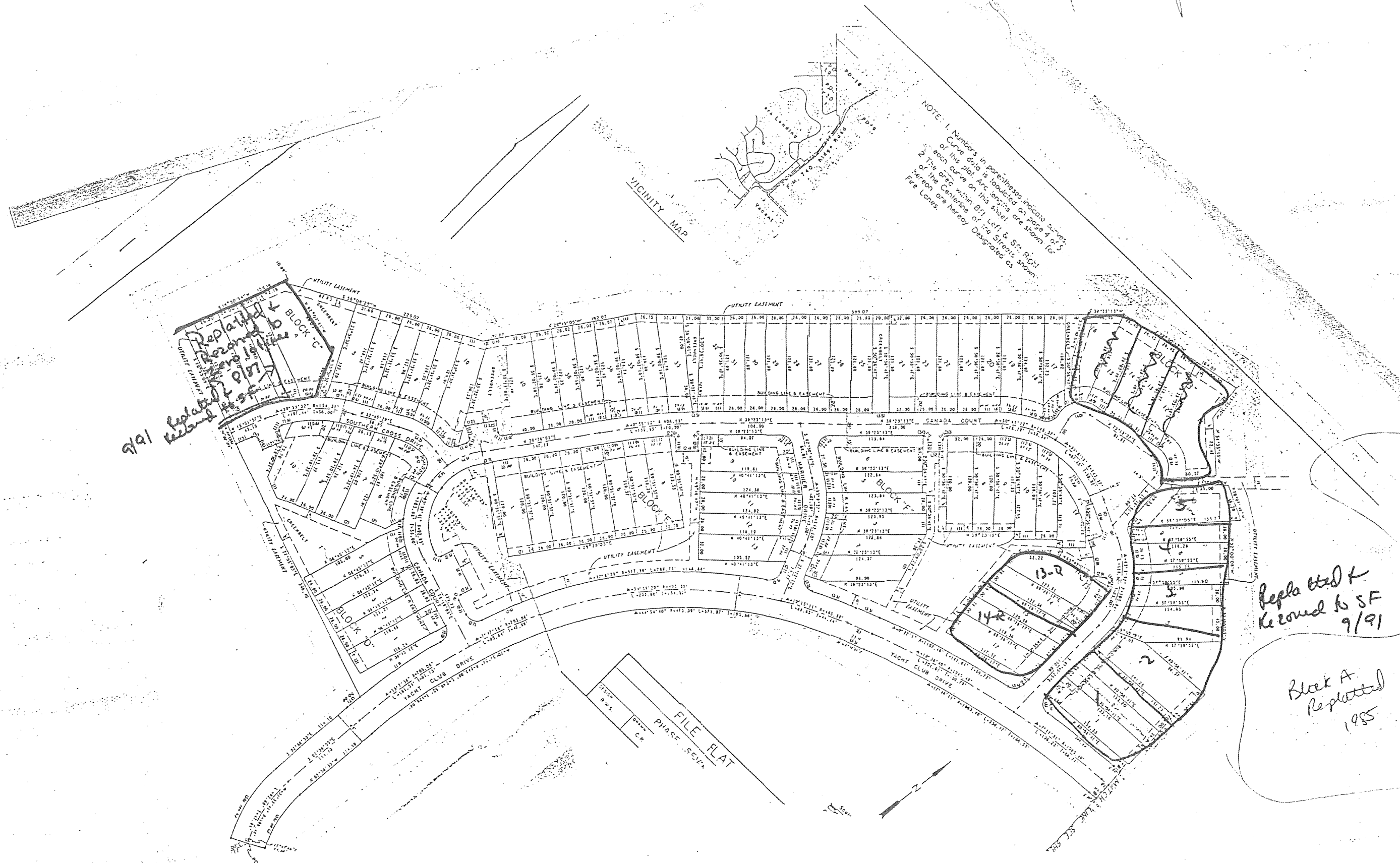
LAKE
RAY
HUBBARD



Approved
9/91

TELETYPE POST N7174

Phase 1



NOTE: 1. Numbers in parentheses indicate degrees of Curve data is located on page 4 of 5
 2. The arc curve on this sheet are shown for each curve on this sheet are shown for section are hereby Designated as

9/91 Replotted
 Replotted
 Replotted

Replotted
 Kezoned to SF
 9/91

Block A
 Replotted
 1985

| P&Z | CASE NO | ORDINANCE | PHASE NAME | ACTION | DESCRIPTION |
|------|---------|-----------|------------|--------|-----------------------|
| 8539 | 8543* | | CHAND 18-1 | Z | AR ALL TH |
| 8424 | 0 | | CHAND 18-1 | PP | ALL |
| 8469 | 0 | | CHAND 18-1 | FP | ALL |
| 9125 | 9143 | | CHAND 18-1 | Z | AR SFD BLOCK A, 1R-5R |
| 9241 | 9243 | | CHAND 18-1 | Z | AR SFD BLOCK A, 6R-8R |
| 9125 | 0 | | CHAND 18-1 | RPP | BLOCK A, 1-10(1R-5R) |
| 9241 | 0 | | CHAND 18-1 | RPP | BLOCK A, 11-15(6R-8R) |

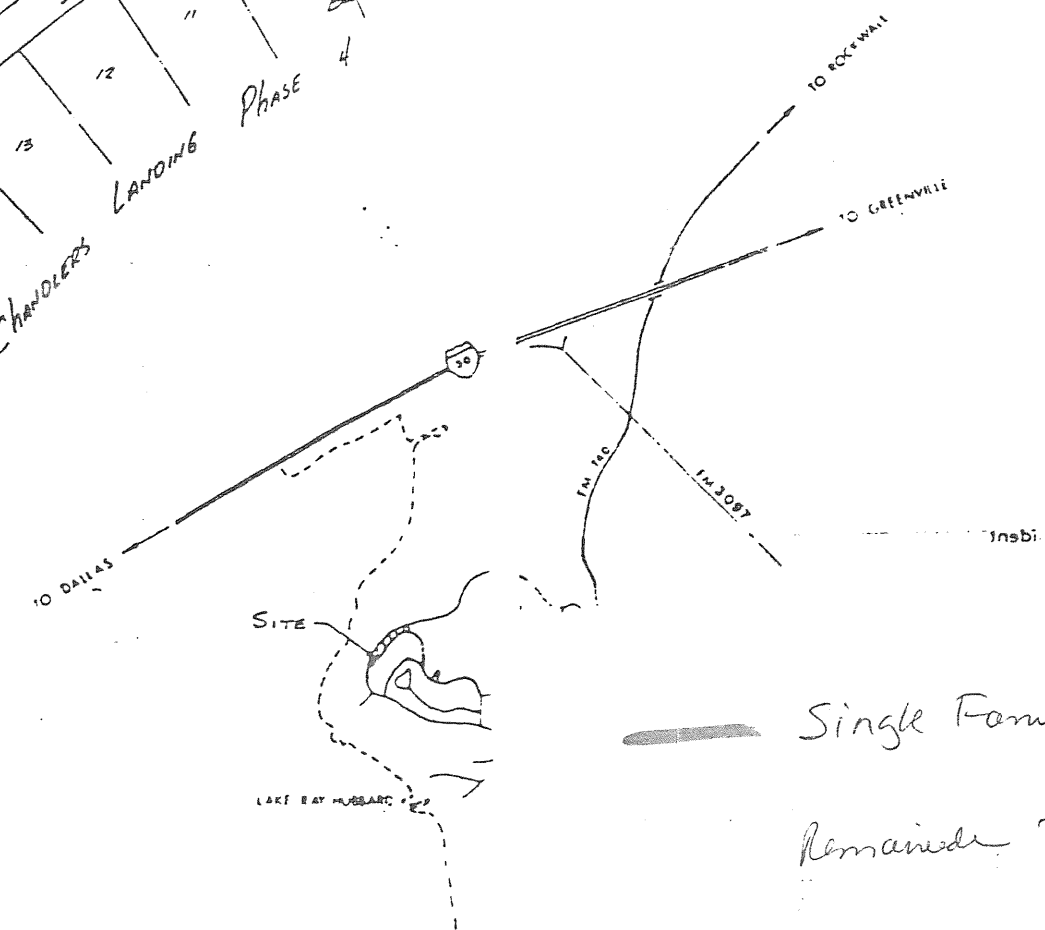
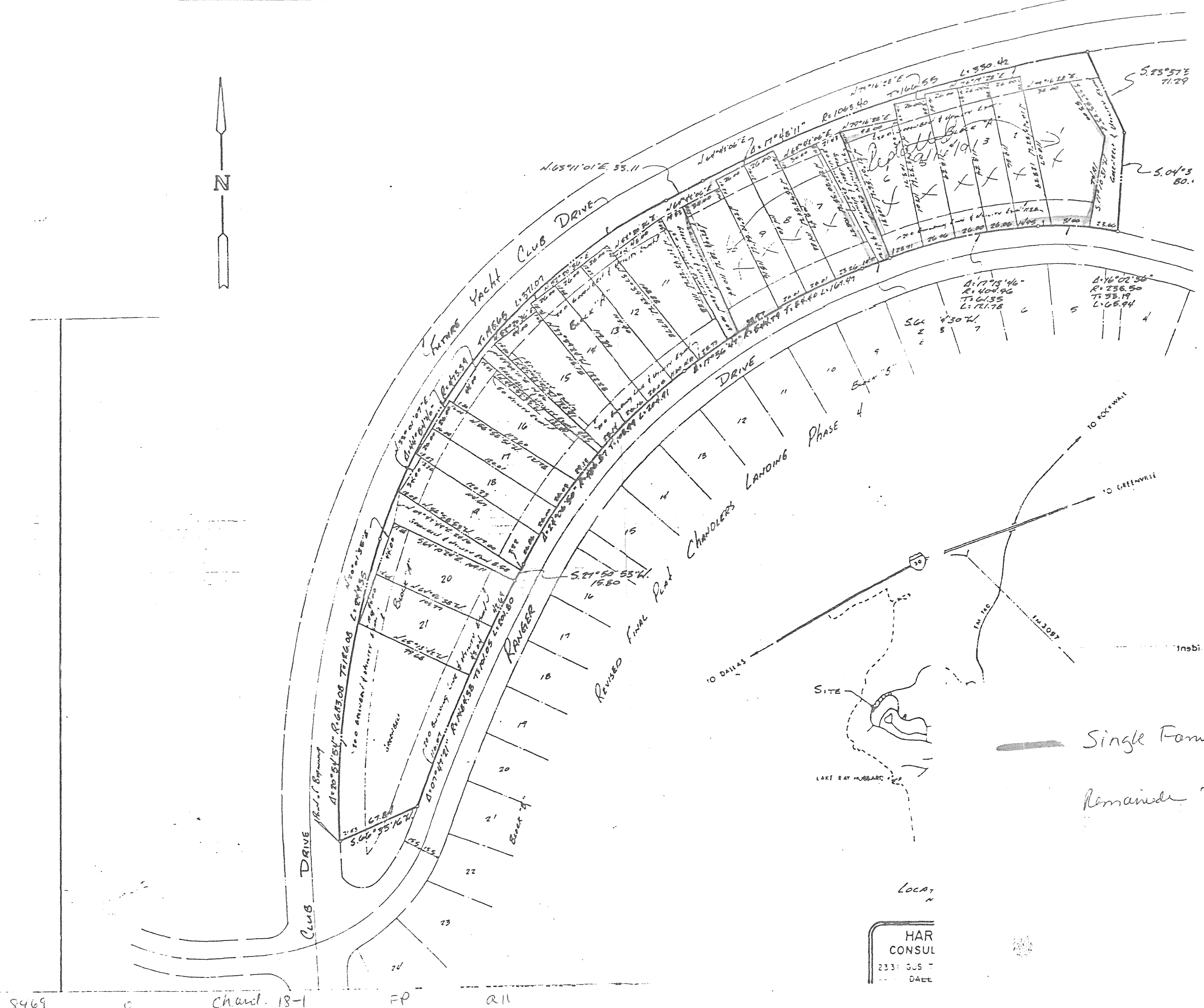
* See "Chand" master Plan section for full ordinance

EXHIBIT C

CHANDLERS LANDING PHASE 18, SECTION 1

TOWNHOUSE AREA REQUIREMENTS

1. Minimum lot area----- 3,000 sq. ft.
2. Maximum dwelling units per lot----- 1
3. Minimum sq. ft. per dwelling unit----- 1,000 sq. ft.
4. Minimum lot width----- 26 ft. at
building line
5. Minimum lot depth----- 100 ft.
6. Minimum front setback
front entry garage----- 20 ft.
side or rear----- 15 ft.
7. Minimum rear setback----- 10 ft.
8. Minimum side setback----- 0 ft.
abutting street----- 10 ft.
9. Minimum separation between attached buildings- 20 ft. every
250 ft.
10. Minimum length of driveway pavement
on side or rear yard----- 20 ft.
11. Minimum landscaping----- 10%
12. Maximum density----- 8 per acre
13. Maximum height----- 30 ft.
14. Minimum off street parking----- 2 spaces
15. Minimum garage----- 2 car
16. Maximum number attached units----- 8 up to 250 ft.
17. Maximum building coverage----- 60%



Single Family Detached use
 Remained Townhouse

Locat
 HAR
 CONSUL
 2331 GUS T
 DATE

ORDINANCE NO. 91-43

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREINAFTER; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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 and Ordinance 84-4 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 and Ordinance No. 84-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve a change in the preliminary plan for "PD-8" Planned Development District No. 8, Chandlers Landing on the property described (see attachments for lot description).

Section 2. That Planned Development District No. 8, Chandlers Landing 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. 8, Chandlers Landing to the above described tract of land is subject to the following special conditions:

- A. All development of property covered by Planned Development District No. 8, Chandlers Landing shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

- B. Development of those portions of Planned Development, Chandlers Landing Phase 17, Phase 18, Section 1 and Phase 18, Section 2 as described herein shall be regulated by the requirements as specified on Exhibit "A" attached hereto and made a part hereof. All area requirements not specifically listed herein shall comply with the requirements set forth in the corresponding standard zoning classification for each use.

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 offense and each and every day such offense shall continue 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 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 of this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

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 7th day of October 1991,
1991.

APPROVED:



Mayor

ATTEST:

By: Mary Nichols

1st reading September 16, 1991
2nd reading October 7, 1991

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R THROUGH 8-R, BLOCK B; AND 13-R, & 14-R, BLOCK F

| | |
|---|---------------|
| Minimum Lot Area | 5,500 sq. ft. |
| Minimum Floor Area per Dwelling Unit | 1,750 sq. ft. |
| Minimum Lot Frontage | 40 ft. |
| Minimum Average Lot Depth | 100 ft. |
| Minimum Front Set Back | 20 Lin. Ft. |
| Minimum Rear Set Back | 10 ft. |
| Minimum Side Yard (internal lot) | 5 ft. |
| Minimum Side Yard (adjacent to a side street) | 15 ft. |
| Minimum Building Separation | 10 ft. |
| Maximum Building Coverage | 40% |
| Maximum Building Height | 30 ft. |
| Minimum Off-Street Parking (excluding garage) | 2 sps./unit |
| Minimum Garage Space | 2 vehicles |

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R through 8-R, Block 6, and 13-R & 14-R, Block F, Phase 17.

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R, BLOCK C

| | |
|---|---------------|
| Minimum Lot Area | 5,500 sq. ft. |
| Minimum Floor Area per Dwelling Unit | 1,750 sq. ft. |
| Minimum Lot Frontage | 40 ft. |
| Minimum Lot Depth | 100 ft. |
| Minimum Front Set Back | 20 ft. |
| Minimum Rear Set Back | 10 ft. |
| Minimum Side Yard (internal lot) | 5 ft. |
| Minimum Side Yard (adjacent to a street) | 15 ft. |
| Minimum Building Separation | 10 ft. |
| Maximum Building Coverage | 40% |
| Maximum Building Height | 30 ft. |
| Minimum Off-Street Parking (excluding garage) | 2 sps./unit |
| Minimum Garage Space | 2 vehicles |

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, Block C, Phase 17.

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 1

LOTS 1-R, 2-R, 3-R, 4-R, AND 5-R, BLOCK A

| | |
|---|---------------|
| Minimum Lot Area | 6,000 sq. ft. |
| Minimum Floor Area per Dwelling Unit | 1,750 sq. ft. |
| Minimum Lot Frontage | 40 ft. |
| Minimum Lot Depth | 100 ft. |
| Minimum Front Set Back | 20 ft. |
| Minimum Rear Set Back | 10 ft. |
| Minimum Side Yard (internal lot) | 5 ft. |
| Minimum Side Yard (adjacent to a street) | 15 ft. |
| Minimum Building Separation | 10 ft. |
| Maximum Building Coverage | 40% |
| Maximum Building Height | 30 ft. |
| Minimum Off-Street Parking (excluding garage) | 2 sps./unit |
| Minimum Garage Space | 2 vehicles |

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, 2-R, 3-R, 4-R, and 5-R, Block A, Phase 18, Section 1.

AREA REQUIREMENTS

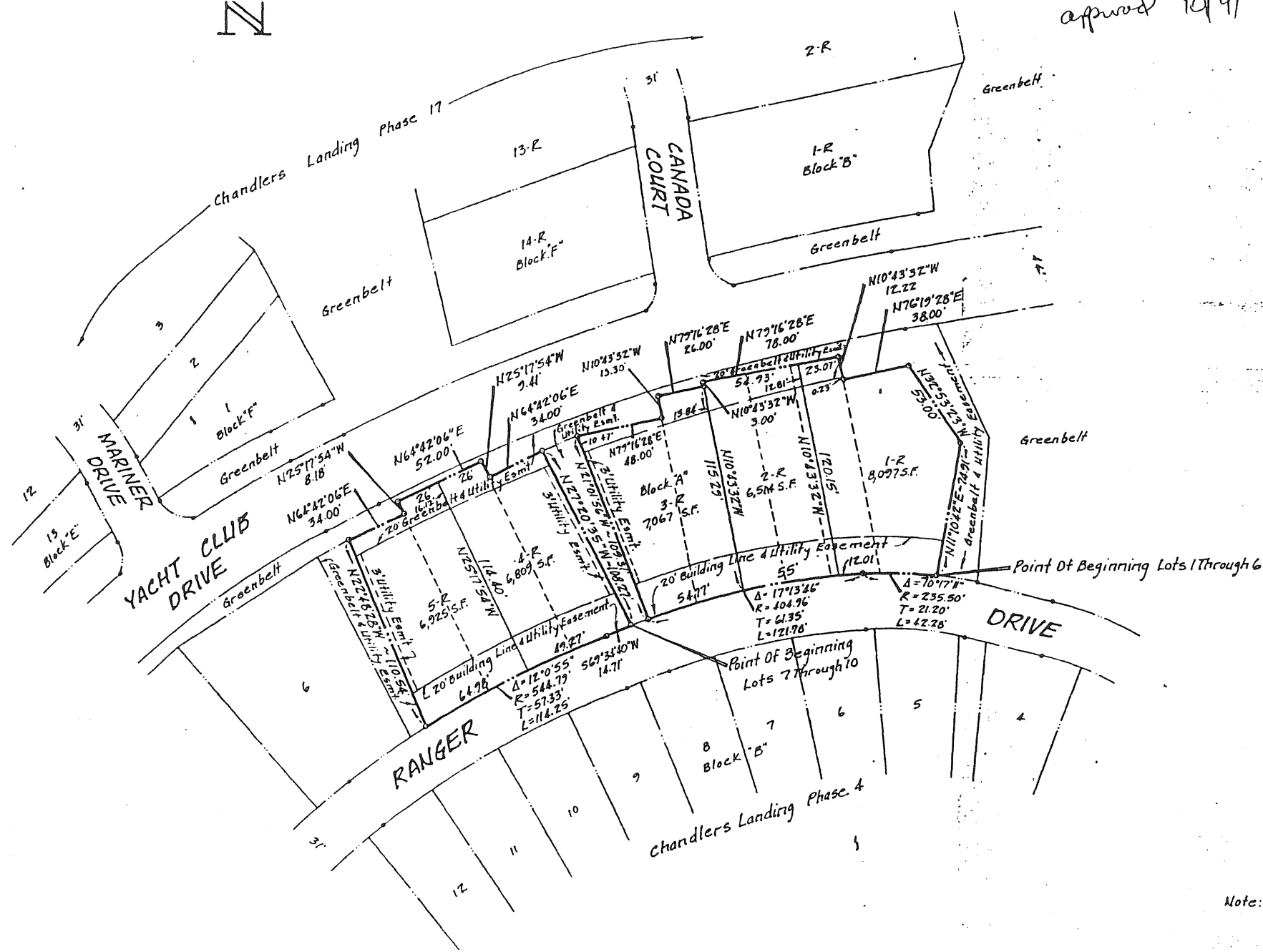
CHANDLERS LANDING PHASE 18, SECTION 2

LOTS 1-R, BLOCK B AND LOTS 1-R, 4-R, AND 5-R, BLOCK C

| | |
|---|---------------|
| Minimum Lot Area | 6,000 sq. ft. |
| Minimum Floor Area per Dwelling Unit | 1,750 sq. ft. |
| Minimum Lot Frontage | 40 ft. |
| Minimum Lot Depth | 100 ft. |
| Minimum Front Set Back | 20 ft. |
| Minimum Rear Set Back | 10 ft. |
| Minimum Side Yard (internal lot) | 5 ft. |
| Minimum Side Yard (adjacent to a street) | 15 ft. |
| Minimum Building Separation | 10 ft. |
| Maximum Building Coverage | 40% |
| Maximum Building Height | 30 ft. |
| Minimum Off-Street Parking (excluding garage) | 2 sps./unit |
| Minimum Garage Space | 2 vehicles |

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R, Block B and Lots 1-R, 4-R, and 5-R, Block C, Phase 18, Section 2.

Replat Phase 18-1
 Block A, 1-10
 approved 10/9/91



BLOCK A, 1-10 (1R-5R)

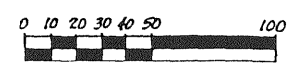
RPP

CHAND 18-1

0

9125

Note: All property are iron



| | | |
|------------|--------|-----|
| HAROLD | | EV |
| 247 INC | | EN |
| 2331 | THOMAS | N F |
| DALLAS, TX | | |

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN LAND USE DESIGNATION FROM TOWNHOUSE TO SINGLE FAMILY DETACHED LAND USE AND AMEND THE PRELIMINARY PLAN FOR A PORTION OF PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREINAFTER; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR AREA REQUIREMENTS; PROVIDING FOR A DEVELOPMENT PLAN; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request for a change in land use designation under PD-8 from zero lot line residential to single family detached residential was submitted by C.B.N. Development Corporation on Lots 6-R, 7-R, and 8-R, Block A, Phase 18, Section 1, Chandlers Landing; 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 and Ordinance 84-4 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 and Ordinance No. 84-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve a change in the preliminary plan for "PD-8" Planned Development District No. 8, Chandlers Landing on the property described as Lots 6-R, 7-R, and 8-R, Block A, Phase 18, Section 1, Chandlers Landing.

Section 2. That Planned Development District No. 8, Chandlers Landing 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. 8, Chandlers Landing to the above described tract of land is subject to the following special conditions:

- A. All development of property covered by Planned Development District No. 8, Chandlers Landing shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments in accordance with the provisions of the Comprehensive Zoning Ordinance.
- B. The property described on Exhibit "A", attached hereto, shall be used for Single Family Detached residential development and shall be regulated by the area requirements as set forth on Exhibit "A", attached hereto and made a part hereof.
- C. All development of this tract shall be in accordance with and regulated by the approved development plan, which is attached hereto and made a part hereof As Exhibit "B".

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 offense and each and every day such offense shall continue 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 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 of this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

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 7th day of December, 1992,
1992.

APPROVED:


Mayor

ATTEST:

By: Hilda Crangle

1st reading 11/16/92

2nd reading 12/7/92

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 1

LOTS 6-R, 7-R AND 8-R, BLOCK A

| | |
|--|---------------|
| Minimum Lot Area..... | 5,700 Sq. FT |
| Minimum Floor Area per Dwelling Unit..... | 1,750 Sq. Ft. |
| Minimum Lot Frontage..... | 40 Lin. Ft |
| Minimum Lot Depth..... | 100 Lin. Ft. |
| Minimum Front Set Back..... | 25 Lin. Ft. |
| Minimum Rear Set Back..... | 20 Lin. Ft. |
| Minimum Side Yard (internal lot)..... | 5 Lin. Ft. |
| Minimum Building Separation..... | 10 Lin. Ft. |
| Maximum Building Coverage..... | 40 % |
| Maximum Building Height..... | 30 Vert. Ft. |
| Minimum Off-Street Parking (Excluding Garage)..... | 2 Sps./Unit |
| Minimum Garage Space..... | 2 Vehicles |

All other area requirements of "SF-10" Single Family zoning classification, not specifically addressed above, are hereby incorporated as area requirements for lots 6-R, 7-R and 8-R, Block A, Phase 18, Section 1.

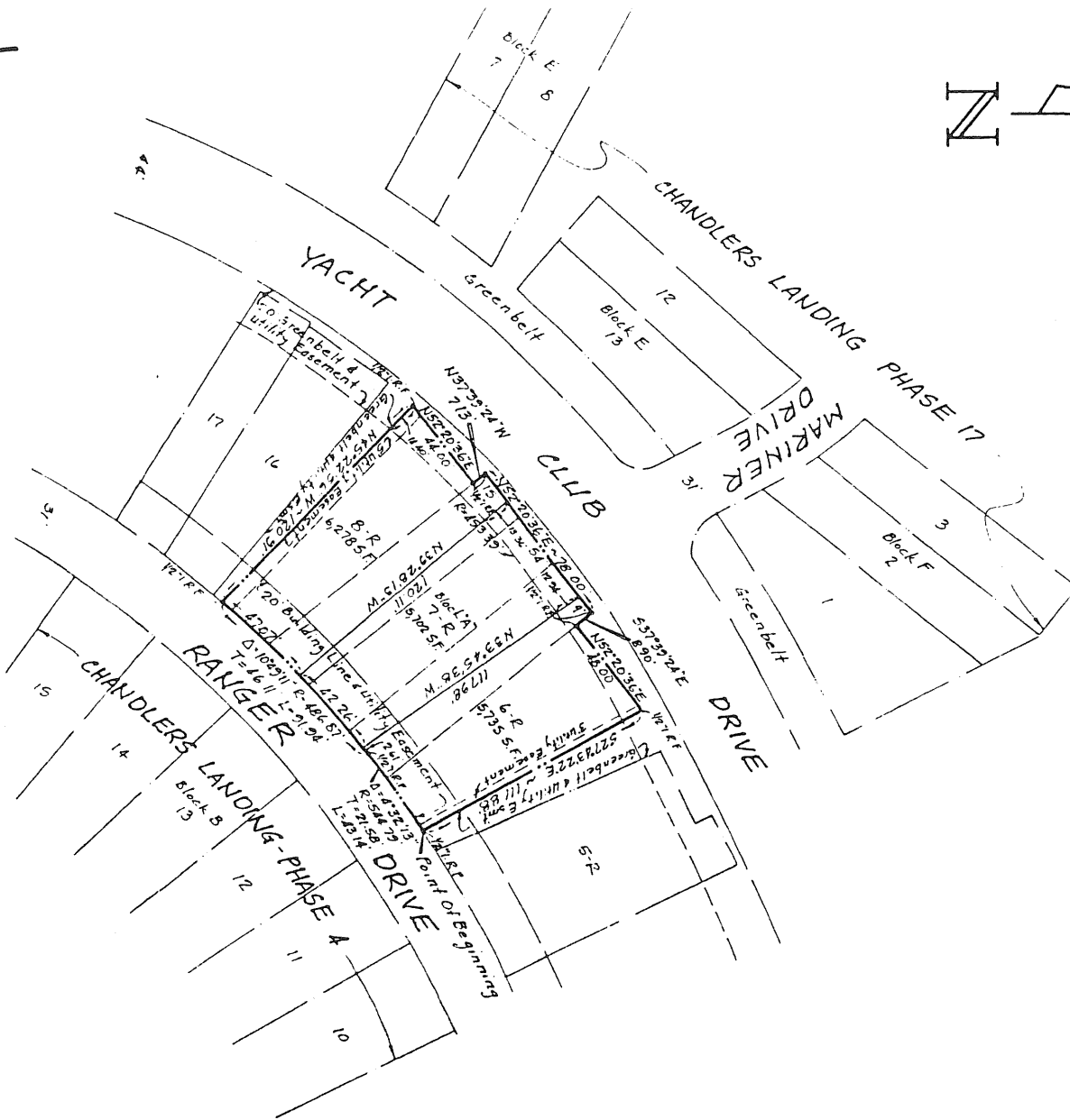
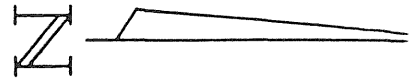
OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, CBN Development Corporation is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of Lots 11 through 15, Block A of Chandlers Landing, Phase 18, Section 1, an addition to the City of Rockwall, recorded in Slide B, Page 163, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the East corner of said Lot 11 and on the Northwesterly line of Ranger Drive, a 31 foot roadway, said point being on a curve to the left, having a central angle of $4^{\circ} 32' 13''$, a radius of 544.79 feet, and a chord that bears South $54^{\circ} 13' 50''$ West a distance of 43.13 feet;
THENCE: Along said curve and with said Northwesterly line an arc distance of 43.14 feet to a 1/2" iron rod found at the point of compound curvature of a curve to the left, having a central angle of $10^{\circ} 49' 11''$, a radius of 486.87 feet, and a chord that bears South $46^{\circ} 33' 07''$ West a distance of 91.80 feet;
THENCE: Along said curve and continuing with said Northwesterly line an arc distance of 91.94 feet to a 1/2" iron rod found at the South corner of said Lot 15;
THENCE: North $45^{\circ} 22' 56''$ West a distance of 120.91 feet to a 1/2" iron rod found at the West corner of said Lot 15;
THENCE: Along the Northwesterly lines of Lots 15, 14, 13, 12, and 11, all to 1/2" iron rods found for corners as follows: North $52^{\circ} 20' 36''$ East a distance of 44.00 feet; North $37^{\circ} 39' 24''$ West a distance of 7.13 feet; North $52^{\circ} 20' 36''$ East a distance of 78.00 feet; South $37^{\circ} 39' 24''$ East a distance of 8.90 feet; and North $52^{\circ} 20' 36''$ East a distance of 48.00 feet, the North corner of said Lot 11;
THENCE: South $27^{\circ} 43' 22''$ East a distance of 111.88 feet to the Point of Beginning and containing 0.4067 acres of land.

W

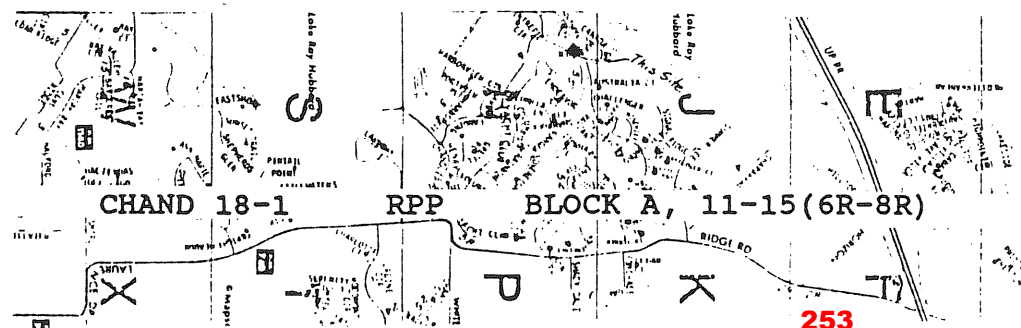


Phase B-1
 Parcel Report
 Block A, 11-15
 approved 11/92

9241

0

LOCATIC
Scale:



RESTRICT: PHASE_NO = "CHAND 18-2" GE"

| P&Z | CASE NO | ORDINANCE | PHASE NAME | ACTION | DESCRIPTION |
|------|---------|-----------|------------|--------|---------------------------|
| 8424 | | 0 | CHAND 18-2 | PP | AR ZLL ALL |
| 8477 | | 0 | CHAND 18-2 | FP | ALL |
| 8808 | | 0 | CHAND 18-2 | RPP | A1,7,8, C1-3(VOID) |
| 8832 | | 0 | CHAND 18-2 | RPP | A9-32(9-23), B4-16(4-13) |
| 8838 | 8851 | | CHAND 18-2 | Z | AR SFD BLOCK A9-23 |
| 8859 | | 0 | CHAND 18-2 | RPP | A1,7,8(1,7), C1-3(1-3) |
| 9125 | 9143 | | CHAND 18-2 | Z | AR SFD B1-R;C1-R,4-R,5-R |
| 9125 | | 0 | CHAND 18-2 | RPP | B1-2(1R);C1,2,4-7(1,4-5R) |

AREA REQUIREMENTS:

- Minimum Lot Area.....4000 sq.ft.
- Minimum Floor Area per D.U..... 1,750 sq.ft.
- Minimum Lot Frontage.....40 ft.(at bldg.line)
- Minimum Lot Depth.....100 ft.
- Minimum Front Setback.....20 ft.
- Minimum Rear Setback.....15 ft.
- Minimum Side Yard.....0 ft. and 10 ft.
- Minimum Bldg. Separation.....10 ft.
- Maximum Bldg. Coverage.....60 %
- Maximum Bldg. Height.....30 ft.
- Minimum Off-Street Parking.....2 spaces/unit
(excluding garage)



Phase 18 Section 2

- Replatted 3189 (See Replat)
- Replatted 1188 (See Replat)
- Replatted 10191 (See Replat)
- Redesignated to SFD
- Remainder of hand used zero lot line

LANDING PHASE 18 SECTION 2
 SURVEY ABSTRACT NO. 207

ROCKWALL COUNTY, TEXAS

ORDINANCE NO. 8⁸-51

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREIN; 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, 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 and Ordinance 84-4 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 and Ordinance No. 84-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve a change in the preliminary plan for "PD-8" Planned Development District No. 8, Chandlers Landing on the property described as Lots 9 through 23, Block A, Section II, Chandlers Landing, Phase 18.

SECTION 2. That Planned Development District No. 8, Chandlers Landing 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. 8, Chandlers Landing to the above described tract of land is subject to the following special conditions:

- A. Prior to issuance of any building permit in Planned Development District No. 8, Chandlers Landing, a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "A" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.
- B. All development of property covered by Planned Development District No.

- B. All development of property covered by Planned Development District No. 8, Chandlers Landing shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.
- C. Development of Planned Development No. 8, Chandlers Landing Phase 18 as described herein shall be regulated by the requirements as follows. All area requirements not specifically listed herein shall comply with the requirements set forth in the corresponding standard zoning classification for each use.

Use-Single Family Detached

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 2

LOTS 9 THROUGH 23, BLOCK A

1. Minimum lot area - 6,500 square feet
2. Maximum number of single family detached dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 1,500 square feet
4. Minimum lot width - 45 feet at building line
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 20 feet
7. Minimum depth of rear setback - 15 feet
8. Minimum width of side setback - 5 feet
9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
10. Maximum building coverage as a percentage of lot area - 40 percent
11. Maximum height of structures - 30 feet
12. Minimum distance between buildings - 10 feet
13. Minimum garage space - 2 cars
14. Minimum number of parking spaces/unit - 2 spaces

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 offense and each and every day such offense shall continue 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 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 of this ordinance are declared to be severable.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

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 3rd day of October, 1988.

APPROVED:

Frank R. Miller
Mayor

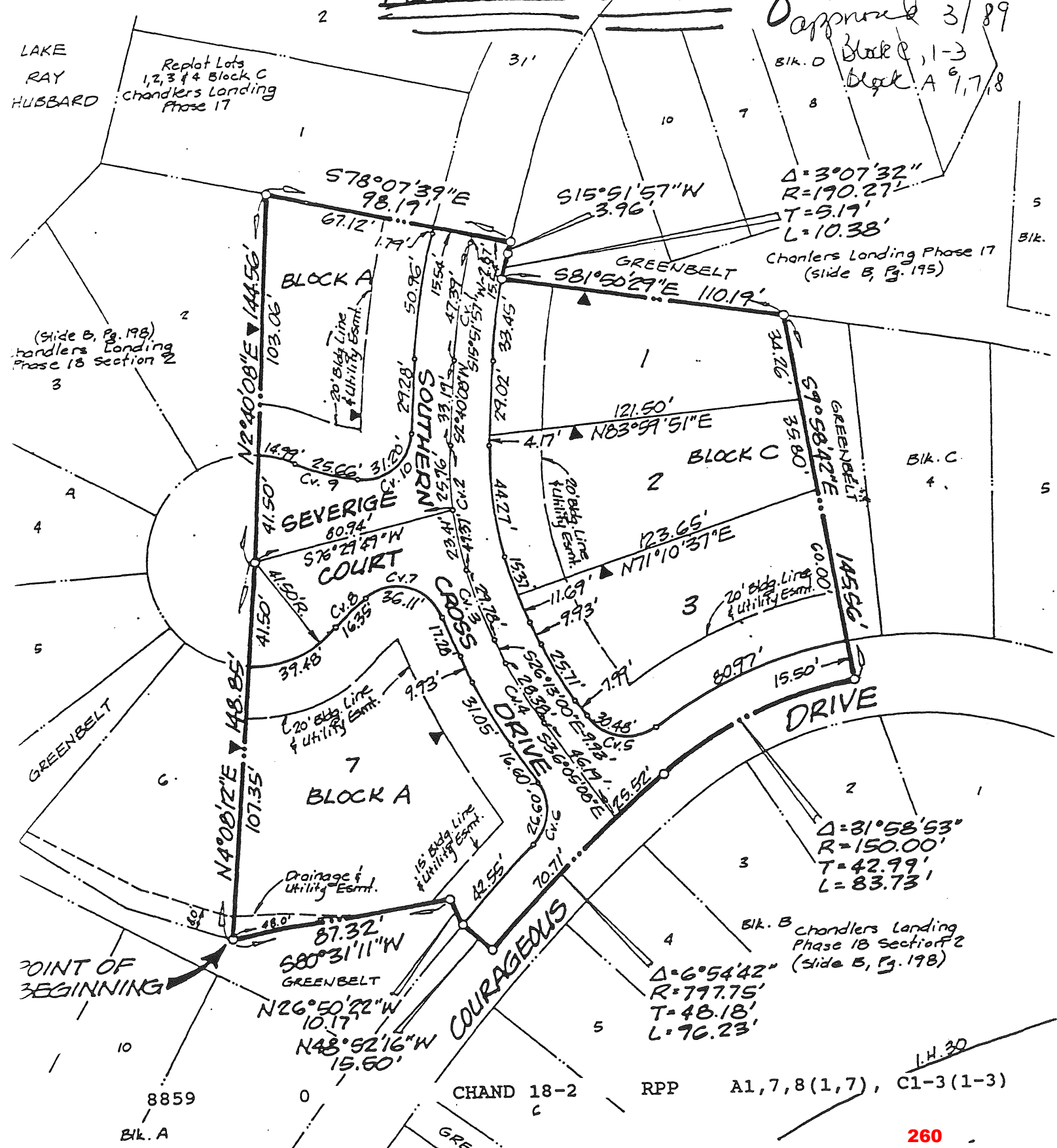
ATTEST:

By Julie Court

1st reading 9/19/88
2nd reading 10/3/88

and with said centerline an arc distance of 83.73 feet to the point of compound curvature of a central angle of $6^{\circ} 54' 42''$, and a radius of 797.75 feet;
 and with said centerline, passing at an arc distance of 25.52 feet the existing centerline intersecting Courageous Drive, and continuing a total arc distance of 96.23 feet to a point for a corner;
 West a distance of 15.50 feet to the Southwest corner of Lot 8, Block A;
 West a distance of 10.17 feet to the Southeast corner of Lot 7, Block A;
 West a distance of 87.32 feet to the Point of Beginning and Containing 51,050 Square Feet or 1.

~~DEED~~
PROPOSED REPLAT of Phase 18-2
 approved 3/89



ORDINANCE NO. 91-43

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-8, CHANDLERS LANDING, MORE FULLY DESCRIBED HEREINAFTER; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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 and Ordinance 84-4 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 and Ordinance No. 84-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve a change in the preliminary plan for "PD-8" Planned Development District No. 8, Chandlers Landing on the property described (see attachments for lot description).

Section 2. That Planned Development District No. 8, Chandlers Landing 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. 8, Chandlers Landing to the above described tract of land is subject to the following special conditions:

- A. All development of property covered by Planned Development District No. 8, Chandlers Landing shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

- B. Development of those portions of Planned Development, Chandlers Landing Phase 17, Phase 18, Section 1 and Phase 18, Section 2 as described herein shall be regulated by the requirements as specified on Exhibit "A" attached hereto and made a part hereof. All area requirements not specifically listed herein shall comply with the requirements set forth in the corresponding standard zoning classification for each use.

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 offense and each and every day such offense shall continue 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 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 of this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

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 7th day of October 1991,
1991.

APPROVED:



Mayor

ATTEST:

By: Mary Nichols

1st reading September 16, 1991

2nd reading October 7, 1991

ORDINANCE NO. _____

EXHIBIT "A"

Page 1 of 4

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R THROUGH 8-R, BLOCK B; AND 13-R, & 14-R, BLOCK F

| | |
|---|---------------|
| Minimum Lot Area | 5,500 sq. ft. |
| Minimum Floor Area per Dwelling Unit | 1,750 sq. ft. |
| Minimum Lot Frontage | 40 ft. |
| Minimum Average Lot Depth | 100 ft. |
| Minimum Front Set Back | 20 Lin. Ft. |
| Minimum Rear Set Back | 10 ft. |
| Minimum Side Yard (internal lot) | 5 ft. |
| Minimum Side Yard (adjacent to a side street) | 15 ft. |
| Minimum Building Separation | 10 ft. |
| Maximum Building Coverage | 40% |
| Maximum Building Height | 30 ft. |
| Minimum Off-Street Parking (excluding garage) | 2 sps./unit |
| Minimum Garage Space | 2 vehicles |

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R through 8-R, Block 6, and 13-R & 14-R, Block F, Phase 17.

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R, BLOCK C

| | |
|---|---------------|
| Minimum Lot Area | 5,500 sq. ft. |
| Minimum Floor Area per Dwelling Unit | 1,750 sq. ft. |
| Minimum Lot Frontage | 40 ft. |
| Minimum Lot Depth | 100 ft. |
| Minimum Front Set Back | 20 ft. |
| Minimum Rear Set Back | 10 ft. |
| Minimum Side Yard (internal lot) | 5 ft. |
| Minimum Side Yard (adjacent to a street) | 15 ft. |
| Minimum Building Separation | 10 ft. |
| Maximum Building Coverage | 40% |
| Maximum Building Height | 30 ft. |
| Minimum Off-Street Parking (excluding garage) | 2 sps./unit |
| Minimum Garage Space | 2 vehicles |

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, Block C, Phase 17.

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 1

LOTS 1-R, 2-R, 3-R, 4-R, AND 5-R, BLOCK A

| | |
|---|---------------|
| Minimum Lot Area | 6,000 sq. ft. |
| Minimum Floor Area per Dwelling Unit | 1,750 sq. ft. |
| Minimum Lot Frontage | 40 ft. |
| Minimum Lot Depth | 100 ft. |
| Minimum Front Set Back | 20 ft. |
| Minimum Rear Set Back | 10 ft. |
| Minimum Side Yard (internal lot) | 5 ft. |
| Minimum Side Yard (adjacent to a street) | 15 ft. |
| Minimum Building Separation | 10 ft. |
| Maximum Building Coverage | 40% |
| Maximum Building Height | 30 ft. |
| Minimum Off-Street Parking (excluding garage) | 2 sps./unit |
| Minimum Garage Space | 2 vehicles |

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, 2-R, 3-R, 4-R, and 5-R, Block A, Phase 18, Section 1.

AREA REQUIREMENTS

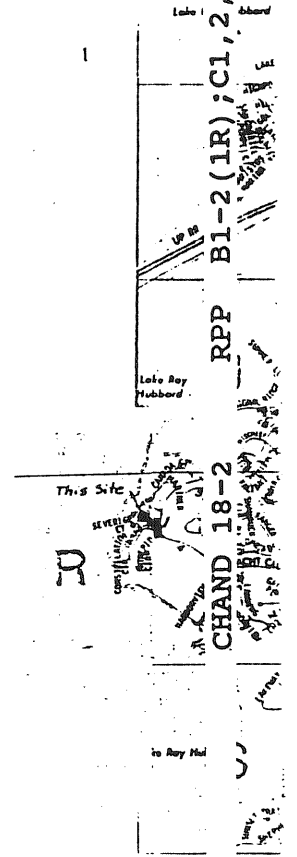
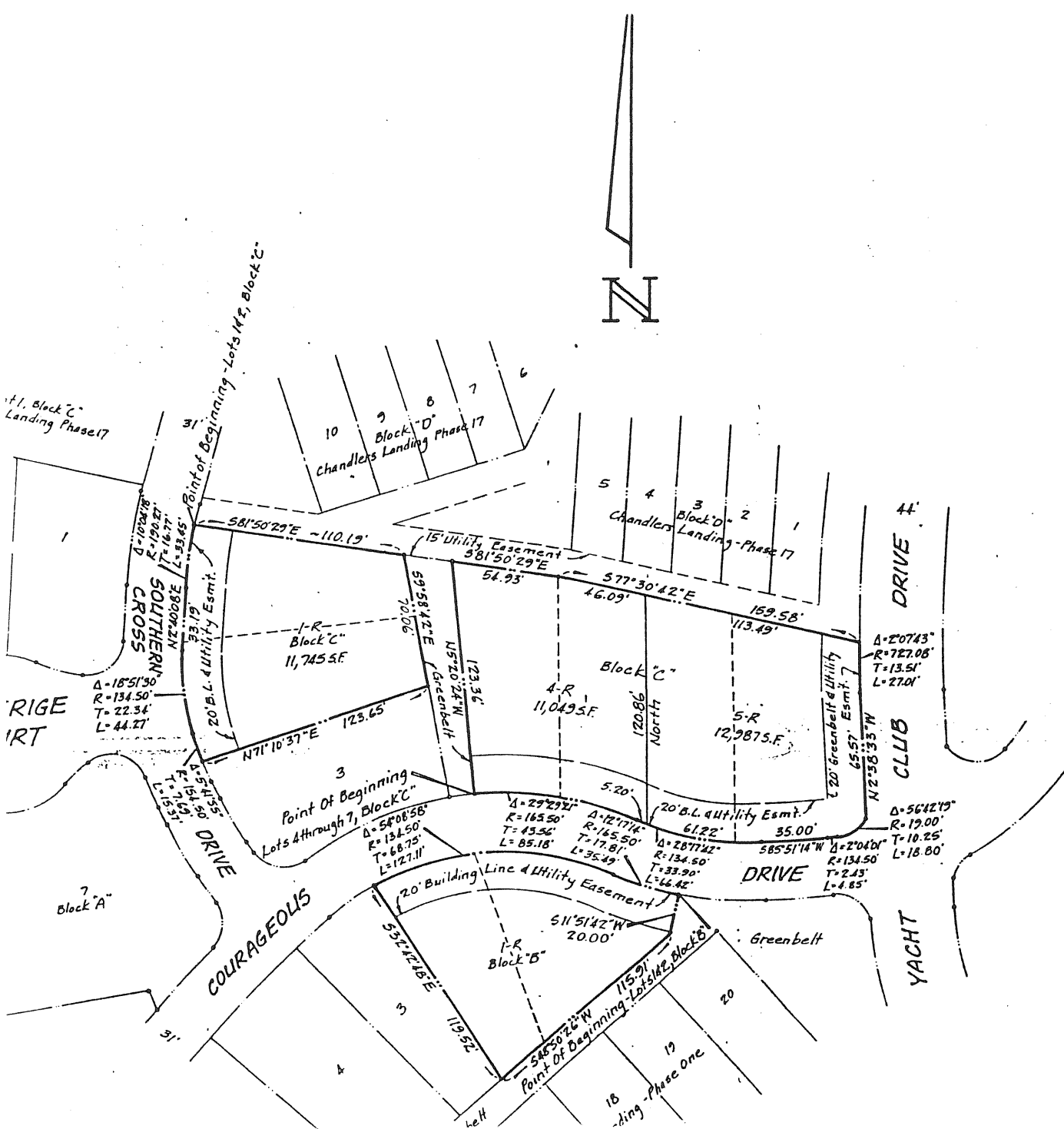
CHANDLERS LANDING PHASE 18, SECTION 2

LOTS 1-R, BLOCK B AND LOTS 1-R, 4-R, AND 5-R, BLOCK C

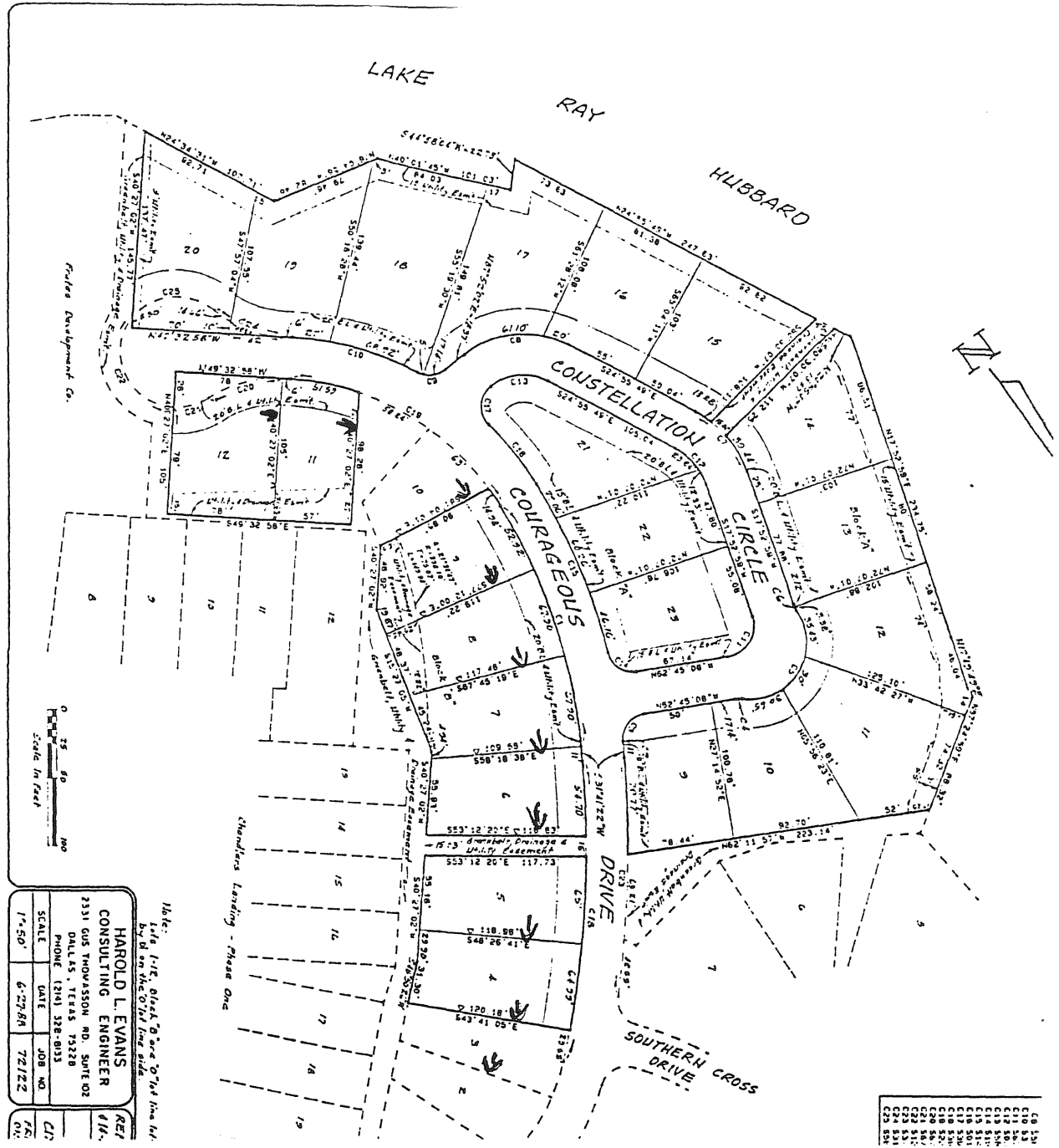
| | |
|---|---------------|
| Minimum Lot Area | 6,000 sq. ft. |
| Minimum Floor Area per Dwelling Unit | 1,750 sq. ft. |
| Minimum Lot Frontage | 40 ft. |
| Minimum Lot Depth | 100 ft. |
| Minimum Front Set Back | 20 ft. |
| Minimum Rear Set Back | 10 ft. |
| Minimum Side Yard (internal lot) | 5 ft. |
| Minimum Side Yard (adjacent to a street) | 15 ft. |
| Minimum Building Separation | 10 ft. |
| Maximum Building Coverage | 40% |
| Maximum Building Height | 30 ft. |
| Minimum Off-Street Parking (excluding garage) | 2 sps./unit |
| Minimum Garage Space | 2 vehicles |

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R, Block B and Lots 1-R, 4-R, and 5-R, Block C, Phase 18, Section 2.

Replot Phase 18-2
 Block B, 1-2
 Block C, 1, 2, 4, 5, 6, 7
 10/91



CHAND 18-2 RPP B1-2(1R); C1, 2, 4-7(1, 4-5R)
 9125



166 ft.
 1/4 Sec. 14, T.19, R.10, S. 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

~~Proposed~~ Replat
 Phase P-2
 amended 11/8

| P&Z | CASE NO | ORDINANCE | PHASE NAME | ACTION | DESCRIPTION |
|------|---------|-----------|------------|--------|-------------|
| 8525 | | 0 | CHAND 19 | PP | ALL |
| 8545 | | 0 | CHAND 19 | PP | REVISED ALL |
| 8556 | | 0 | CHAND 19 | FP | ALL |
| 8539 | | 8543* | CHAND 19 | Z | AR SFD ALL |

* See "Chand" master plan for full ordinance

EXHIBIT C

CHANDLERS LANDING, PHASES 19 and 20

AREA REQUIREMENTS

1. Minimum lot area----- 6,000 sq. ft.
2. Maximum units per lot----- 1
3. Minimum dwelling unit----- 1,200 sq. ft.
4. Minimum lot width----- 50 ft.
5. Minimum lot depth----- 100 ft.
6. Minimum front setback----- 20 ft.
7. Minimum rear setback----- 10 ft.
8. Minimum side setback----- 5 ft.
9. Minimum distance between buildings on same lot---- 10 ft.
10. Maximum building coverage----- 40%
11. Maximum height----- 30 ft.
12. Minimum distance between buildings----- 10 ft.
13. Minimum parking----- 2 spaces
14. Minimum garage----- 2 car

The Council then considered the final plat of the Smith Addition submitted by John Smith. Mr. Smith explained to the Council his one lot residential subdivision. Couch explained that this plat was adjacent to the Chenault residential subdivision. She also explained that Smith was agreeable to dedication of additional right-of-way to meet the requirements of the Thoroughfare Plan, but, as was the case with the Chenault residential subdivision, he was requesting that he not be required to place funds in escrow for improvement of the State highway.

Gournay made a motion that the final plat for the Smith Addition be approved with a waiver of the requirements for escrowing of funds with the restriction that if the use becomes anything other than single family the waiver would expire. Bullock seconded the motion. The motion was voted on and passed unanimously.

The Council then considered vacating a portion of Chandlers Landing, Phase 15 and approval of a final plat on Chandlers Landing, Phase 19. Couch explained the items under consideration.

Welborn made a motion that the Council approve vacating a portion of Chandlers Landing, Phase 15 and approve a final plat for Chandlers Landing, Phase 19 subject to the following stipulations:

1. That the designation labeled "area of widening" be changed to read "right-of-way".
2. That the right-of-way be obtained from the center of the existing right-of-way line rather than the center of the existing pavement.
3. That funds be escrowed for paving 24 ft. of FM-740 and for curb, gutter, and engineering to be paid prior to construction of any portion of this phase.
4. That a deceleration lane be built prior to construction of any portion of this phase.
5. That the street name "Lavonia Court" be changed since there is already such a street so named on file with the County Clerk.
6. That the variances from the City's horizontal and vertical curve standards be granted.
7. That credit for the turn lane be given for the amount of pavement used in the deceleration lane in calculation of the amount of funds to be escrowed.

Eubank's seconded the motion. The motion was voted on and carried unanimously.

The Council then considered a resolution requesting the rural water supply corporations to reconsider their contracts with

of this sort was by property ownership and told the Council that this was the method under which the Staff would proceed.

Davis asked if Freese and Nichols had looked into the possibility of taking sewer north to Camp Creek Basin. Eisen stated that he would discuss this matter with Freese and Nichols and told the Council that the City of Lavon would be making a presentation to the Council on the subject of bringing sewage to the Rockwall system. He stated that Lavon was making this request based on recommendations from the North Central Texas Council of Governments.

Eisen reported on the status of improving traffic flow at SH-205 and SH-66 as requested at a previous meeting by Davis. Eisen stated that several alternatives had been considered and that his recommendation involved re-striping of several areas. He presented the detailed plan for the Council to comment on. The Council indicated support for the proposal as presented and expressed their appreciation for the work done on the plan. Tuttle stated that the Council had previously made a commitment about eighteen months ago to continue the improvements made to the Square and asked if it would be possible to take the sidewalks in to obtain more room for the street.

Eubanks suggested that the City also consider the need that no-parking periods be provided in the morning as well as in the afternoon to accommodate the traffic generated by school traffic. Eisen indicated that this option would be considered.

Welborn asked if the Staff had completed work toward providing a plan for additional planning in the downtown area. Eisen indicated that the Staff had been trying to schedule a meeting with the committee of downtown merchants to discuss this matter but had not, as yet, held the meeting. Tuttle stated that it was his opinion that for the plan improving the traffic flow to be acceptable, it would be necessary for the City to offer additional parking. He stated that it was his feeling that the old City Hall site would have to be opened along with the plans being discussed for the intersection of Goliad and SH-66.

Eisen stated that if there was no objection the City would proceed with the improvements on the northbound lanes and continue to work on the other aspects of the problem.

The Council then considered approval of a preliminary plat development plan for Phase 19 of Chandlers Landing. Couch reviewed the recommendations of the Staff and the Planning and Zoning Commission.

Welborn made a motion to approve the preliminary plat development plan for Phase 19 of Chandlers Landing with the following stipulations:

1. That a determination of whether "eyebrow" streets proposed meet the City's engineering requirements be made.
2. That the ten lots fronting on Yacht Club Drive be required to have circular driveways.

3. That a deceleration and acceleration lane be required to be built on SH-740 simultaneously with the opening of the construction entrance to this phase as well as a left turn lane for traffic going north on SH-740 (contingent upon Texas Department of Highways and Public Transportation approval).

4. That dedication and escrowing of funds in accordance with present City ordinances be required at the time of final platting of any portion of Phase 19.

Eubanks seconded the motion. The motion was voted on and passed unanimously.

Tuttle agreed with a suggestion by Davis that it might be advantageous to meet with representatives from the City of Heath regarding planning in areas near that City. He suggested that Eisen contact Mayor Burns for establishing groundwork for such meetings and suggested use of Council committees to work out these details.

The Council then considered approval of a preliminary plat development plan for Phase 20 of Chandlers Landing. Couch stated that comments from Staff were the same as had been discussed under the previous items. She reviewed these matters in the motion.

Motion was made by Welborn that the preliminary plat development plan for Phase 20 of Chandlers Landing be approved subject to engineering review of "eyebrow" streets to insure they meet the City standards. Eubanks seconded the motion. The motion was voted on and passed unanimously.

Van Hall, representing Chandlers Landing, told the Council that the developers had gone to a great deal of engineering expense to preserve trees and natural areas in the development. He explained that this produced some odd-shaped cul-de-sacs to preserve the natural terrain. He asked the Council to ask the Staff to work with them in engineering review of the-odd shaped cul-de-sacs and noncompliant curves. The Council generally agreed that such review could be done by the Staff and that if the Staff and developers were unable to come to agreement, the developer could come back to the Council for final resolution of any such problem.

The Council then considered vacating the existing plats on Phases 8 and 14 and approving a replat of Chandlers Landing, Phase 14. Couch pointed out that as a part of the preliminary plan already considered the previous night the land use involved changing a portion of Phase 14 from Townhome to Single Family Detached. She stated that the Council would need to take three actions to revise the plat:

1. Vacate existing Phase 14 and approve the replatting of Phase 14.
2. Vacate old Phase 8 plat which was platted in the new Phase 14.

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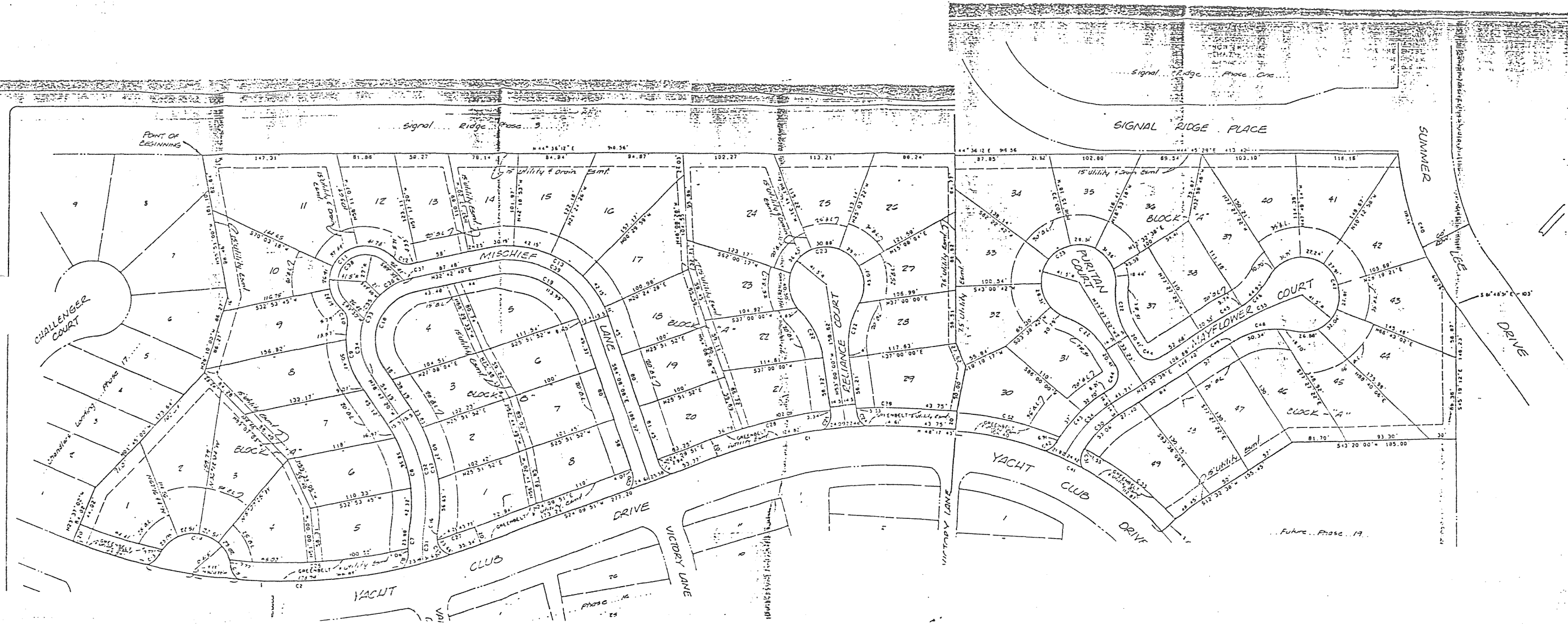
| P&Z | CASE NO | ORDINANCE | PHASE NAME | ACTION | DESCRIPTION |
|------|---------|-----------|------------|--------|-------------|
| 8539 | 8543* | | CHAND 20 | Z | AR SFD ALL |
| 8549 | 0 | | CHAND 20 | PP | ALL |
| 8551 | 0 | | CHAND 20 | FP | ALL |

* See "Chand" master Plan Section for full ordinance

CHANDLERS LANDING, PHASES 19 and 20

AREA REQUIREMENTS

- 1. Minimum lot area----- 6,000 sq. ft.
- 2. Maximum units per lot----- 1
- 3. Minimum dwelling unit----- 1,200 sq. ft.
- 4. Minimum lot width----- 50 ft.
- 5. Minimum lot depth----- 100 ft.
- 6. Minimum front setback----- 20 ft.
- 7. Minimum rear setback----- 10 ft.
- 8. Minimum side setback----- 5 ft.
- 9. Minimum distance between buildings on same lot---- 10 ft.
- 10. Maximum building coverage----- 40%
- 11. Maximum height----- 30 ft.
- 12. Minimum distance between buildings----- 10 ft.
- 13. Minimum parking----- 2 spaces
- 14. Minimum garage----- 2 car



RESTRICT: PHASE_NO = "HARBOR LANDING"

| CASE_NO | ORD_NO | PHASE_NO | TYPE | DESC | ADOPTED |
|---------|--------|----------------|------|----------------------|----------|
| 8430 | 8416 | HARBOR LANDING | Z | AR SFD SF-10, SF-7 | 00/00/00 |
| 8430 | 8416 | HARBOR LANDING | | RES 87-19 SETTLEMENT | 00/00/00 |
| 8430 | 8416 | HARBOR LANDING | | RES 87-20 SETTLEMENT | 00/00/00 |
| 8648 | 0 | HARBOR LANDING | FP | ALL - PHASE 1 | 01/01/86 |
| 8722 | 0 | HARBOR LANDING | PP | ALL - PHASE 2 | 01/01/87 |
| 8730 | 0 | HARBOR LANDING | FP | ALL - PHASE 2 | 01/01/87 |

Exhibit "C"
Harbor Landing Phase 2

BLOCK B

| Lot # | Maximum Rooftop Elevation Per Court Order | Maximum Pad Elevation Per Court Order | As-Built Pad Elevation | Maximum House Height Per Court Order | Adjusted Maximum House Height |
|-------|---|---------------------------------------|------------------------|--------------------------------------|-------------------------------|
| 4 | 488 | 466 | | 22' | |
| 5 | 488 | 459 | | 29' | |
| 6 | 471 | 448 | 450 | 23' | 21' |
| 7 | 471 | 448 | | 23' | |
| 8 | 471 | 448 | | 23' | |
| 9 | 469 | 447 | | 22' | |
| 10 | 469 | 447 | | 22' | |
| 11 | 478.5 | 452 | | 26.5' | |
| 12 | 489 | 451 | | 29' | |
| 13 | 474.5 | 451.5 | | 23' | |
| 14 | 469 | 446 | | 23' | |
| 15 | 469 | 446 | | 23' | |
| 16 | 468 | 445 | 446 | 23' | 22' |
| 17 | 468 | 445 | 447 | 23' | 21' |
| 18 | 468 | 445 | 448 | 23' | 20' |
| 19 | 477 | 449 | | 28' | |
| 20 | 480 | 450 | | 30' | |
| 21 | 477 | 450 | | 27' | |
| 22 | 484 | 458 | 454 | 26' | 30' |
| 23 | 490 | 460 | | 30' | |

BLOCK C

| Lot # | Maximum Rooftop Elevation Per Court Order | Maximum Pad Elevation Per Court Order | As-Built Pad Elevation | Maximum House Height Per Court Order | Adjusted Maximum House Height |
|-------|---|---------------------------------------|------------------------|--------------------------------------|-------------------------------|
| 14 | 479 | 456 | 459 | 23' | 20' |
| 15 | 481 | 456 | | 25' | |
| 16 | 482 | 457 | | 25' | |
| 17 | 485.5 | 462.5 | | 23' | |
| 18 | 495 | 470 | | 25' | |
| 19 | 496.5 | 473.5 | | 23' | |
| 20 | 493 | 470 | | 23' | |
| 21 | 492 | 466.5 | | 26.5' | |
| 22 | 478.5 | 456 | | 22.5' | |
| 23 | 479 | 457 | | 22' | |
| 24 | 479 | 457 | | 22' | |
| 25 | 489 | 467 | | 22' | |

ORDINANCE NO. 84-16

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 73-48 OF THE CITY OF ROCKWALL AND AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND AS RELATES TO TRACT I-A OF PLANNED DEVELOPMENT DISTRICT NUMBER 8, SAID TRACT BEING DESCRIBED ON THE PRELIMINARY SITE PLAN ATTACHED HERETO; PROVIDING FOR ORDERLY DEVELOPMENT OF SAID TRACT I-A OF PLANNED DEVELOPMENT DISTRICT NUMBER 8; PROVIDING FOR LAND USE WITHIN SAID TRACT I-A OF PLANNED DEVELOPMENT DISTRICT NUMBER 8 AND AREA REQUIREMENTS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE AND PROVIDING FOR AN EFFECTIVE DATE.

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 due 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 Ordinance No. 73-48 of the City of Rockwall and the Comprehensive Zoning Ordinance of the City of Rockwall as relates to Tract I-A of Planned Development District Number 8 should be amended as set forth herein; and

WHEREAS, the governing body of the City of Rockwall has determined that a substantial change in circumstances and of land usages and development has occurred in Planned Development District Number 8 as authorized by Ordinance No. 73-48 of the City of Rockwall since the passage and effective date of said development necessitate amendment of said Ordinance No. 73-48 of the City of Rockwall as set forth herein:

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

SECTION 1. That Ordinance No. 73-48 of the City of Rockwall is hereby amended by adding a new section to be numbered Section 2a and to read as follows:

Section 2a. The granting of the Planned Development Number 8 to to the above described property is subject to the following special conditions and provisions:

- (1) Tract IA of Planned Development District Number 8 shall be developed in accordance with the preliminary development plan for said area which is

attached hereto and made a part hereof as Exhibit "A".

(2) That all development of the property covered by this Ordinance shall be in accordance with the approved preliminary plan attached hereto as Exhibit "A", 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 amendments to the Comprehensive Zoning Ordinance.

(3) Prior to the issuance of any Building Permit in Tract I-A of Planned Development District Number 8, a final development plan prepared in accordance with the requirements of the Comprehensive Zoning Ordinance shall be filed with the City Council of the City of Rockwall and shall be approved by said governing body after review and recommendation by the Planning and Zoning Commission and filed as a part of this Ordinance. Such required development plan shall set forth the requirements for ingress and egress to the property, public or private streets of drive, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, all area requirements and maximum lot coverage, yards and open spaces, screening walls or fences, amenities, greenbelt areas and all other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed final development plan shall be considered as an amendment to this Ordinance and shall be applicable to the property involved.

(4) That all development in Area "A" on the attached site plan meet the requirements of "SF-10" Single Family Residential District.

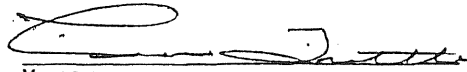
(5) That all development in area "B" on the attached site plan meet the requirements of "SF-7" Single Family Residential district.

(6) That all development shall meet the height restrictions of no more than 30 feet above existing grade nor 12 feet above the building line of the uphill lot.

SECTION 3. This ordinance shall take effect immediately from and after its passage and the publication of the caption as the law in such cases requires.

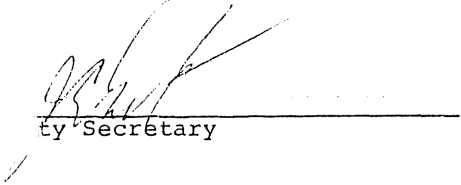
PASSED AND APPROVED this 2nd day of April, 1984.

APPROVED:



Mayor

ATTEST:



City Secretary

32

TRACT IA

BEING a tract of land situated in the Edward Teal Survey, Abstract No. 207 in the City of Rockwall, Rockwall County, Texas, and said tract being a part of a 285.2916 acre tract of land conveyed to Clarke-Prates Corporation by deed as recorded in Volume 102, Page 895 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at the most southerly Southeast corner of Cutter Hill, Phase Three an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Slide A, Page 399 of the Deed Records of Rockwall County, Texas said commencing point being on the City of Dallas take line for Lake Ray Hubbard and also being North $46^{\circ} 18' 55''$ West, a distance of 132.23 feet from the City of Dallas monument T 13-1 and T 11-6.

THENCE: Along the Southerly line of the said Cutter Hill, Phase Three, North $54^{\circ} 39' 29''$ East, a distance of 54 feet to an iron rod for a corner;

THENCE: North $74^{\circ} 47' 07''$ East, a distance of 24.70 feet to an iron rod for a corner and the point of Beginning of this tract.

THENCE: North $74^{\circ} 47' 07''$ East, along the Southeast line of Cutter Hill, Phase Two, an addition to the City of Rockwall, Rockwall County, Texas recorded in Slide A, Page 285 of the Deed Records of Rockwall County, Texas, a distance of 61.24 feet to an iron rod for a corner;

THENCE: North $33^{\circ} 38' 08''$ East, continuing along the Southeast line of the said Cutter Hill, Phase Two, a distance of 363 feet to an iron rod for a corner;

THENCE; North $14^{\circ} 47' 36''$ East, a distance of 191.50 feet to an iron rod for a corner and the beginning of a circular curve to the left, said curve having a chord bearing of South $75^{\circ} 25' 44''$ East, a central angle of $29^{\circ} 08' 32''$ and a radius of 190.70 feet;

THENCE: In an Easterly direction with said curve to the left, an arc distance of 96.99 feet to an iron rod for a corner;

THENCE: East, a distance of 20 feet to an iron rod for a corner and the beginning of circular curve to the right, said curve having a central angle of $36^{\circ} 07' 46''$ and a radius of 245.27 feet.

THENCE: In an Easterly direction with said curve to the right, an arc distance of 154.66 feet to an iron rod for a corner;

THENCE: South $53^{\circ} 52' 14''$ East, a distance of 67.62 feet to an iron rod for a corner and the beginning of a circular curve to the left, said curve having a central angle of $55^{\circ} 50' 15''$ and a radius of 188.72 feet;

THENCE: In an Easterly direction with said curve to the left, an arc distance of 183.91 feet to an iron rod for a corner;

THENCE: North $70^{\circ} 17' 31''$ East, a distance of 74.68 feet to an iron rod for a corner and the beginning of a circular curve to the right, said curve having a central angle of $70^{\circ} 29' 43''$ and a radius of 155.66 feet.

THENCE: In an Easterly direction with said curve to the right, an arc distance of 191.52 feet to an iron rod for a corner;

THENCE: South $39^{\circ} 12' 46''$ East, a distance of 10.38 feet to an iron rod for a corner and the beginning of a circular curve to the right, said curve having a central angle of $60^{\circ} 15' 01''$ and a radius of 155.10 feet.

THENCE: In a Southerly direction with said curve to the right, an arc distance of 163.10 feet to an iron rod for a corner;

THENCE: South $21^{\circ} 02' 15''$ West, a distance of 130.62 feet to an iron rod for a corner and the beginning of a circular curve to the left, said curve having a central angle of $49^{\circ} 55' 27''$ and a radius of 214.24 feet.

THENCE: In a Southerly direction with a curve to the left, an arc distance of 186.68 feet to an iron rod for a corner and the point of compound curvature of a circular curve to the left having a central angle of $56^{\circ} 22' 10''$ and a radius of 184.75 feet;

THENCE: In a Southeasterly direction with said curve to the left, an arc distance of 181.77 feet to an iron rod for a corner;

THENCE: South $85^{\circ} 15' 22''$ East, a distance of 83.83 feet to an iron rod for a corner and the beginning of a circular curve to the right, said curve having a central angle of $42^{\circ} 14' 23''$ and a radius of 152.74 ft.;

THENCE: In a Southeasterly direction with said curve to the right, an arc distance of 112.61 feet to an iron rod for a corner;

THENCE: South $43^{\circ} 0' 59''$ East, a distance of 19.74 feet to an iron rod for a corner in the Northerly right-of-way line of Henry M. Chandler Drive;

THENCE: South $46^{\circ} 59' 01''$ West, along the Northerly right-of-way line of Henry M. Chandler Drive, a distance of 153.61 feet to an iron rod for a corner and the beginning of a circular curve to the right having a central angle of $21^{\circ} 41' 24''$ and a radius of 782.99 feet;

THENCE: In a Southwesterly direction with said curve to the right, an arc distance of 296.41 feet to an iron rod for a corner;

THENCE: South $68^{\circ} 40' 25''$ West, a distance of 11.91 feet to an iron rod for a corner and the beginning of a circular curve to the left having a central angle of $23^{\circ} 11' 15''$ and a radius of 136.48 feet;

THENCE: In a Southwesterly direction with said curve to the left, an arc distance of 55.23 feet to an iron rod for a corner;

THENCE: South $45^{\circ} 29' 10''$ West, a distance of 120.24 feet to an iron rod for a corner;

THENCE: North $38^{\circ} 21' 05''$ West, a distance of 402.14 feet to an iron rod for a corner;

THENCE: North $56^{\circ} 39' 37''$ West, a distance of 232.26 feet to an iron rod for a corner;

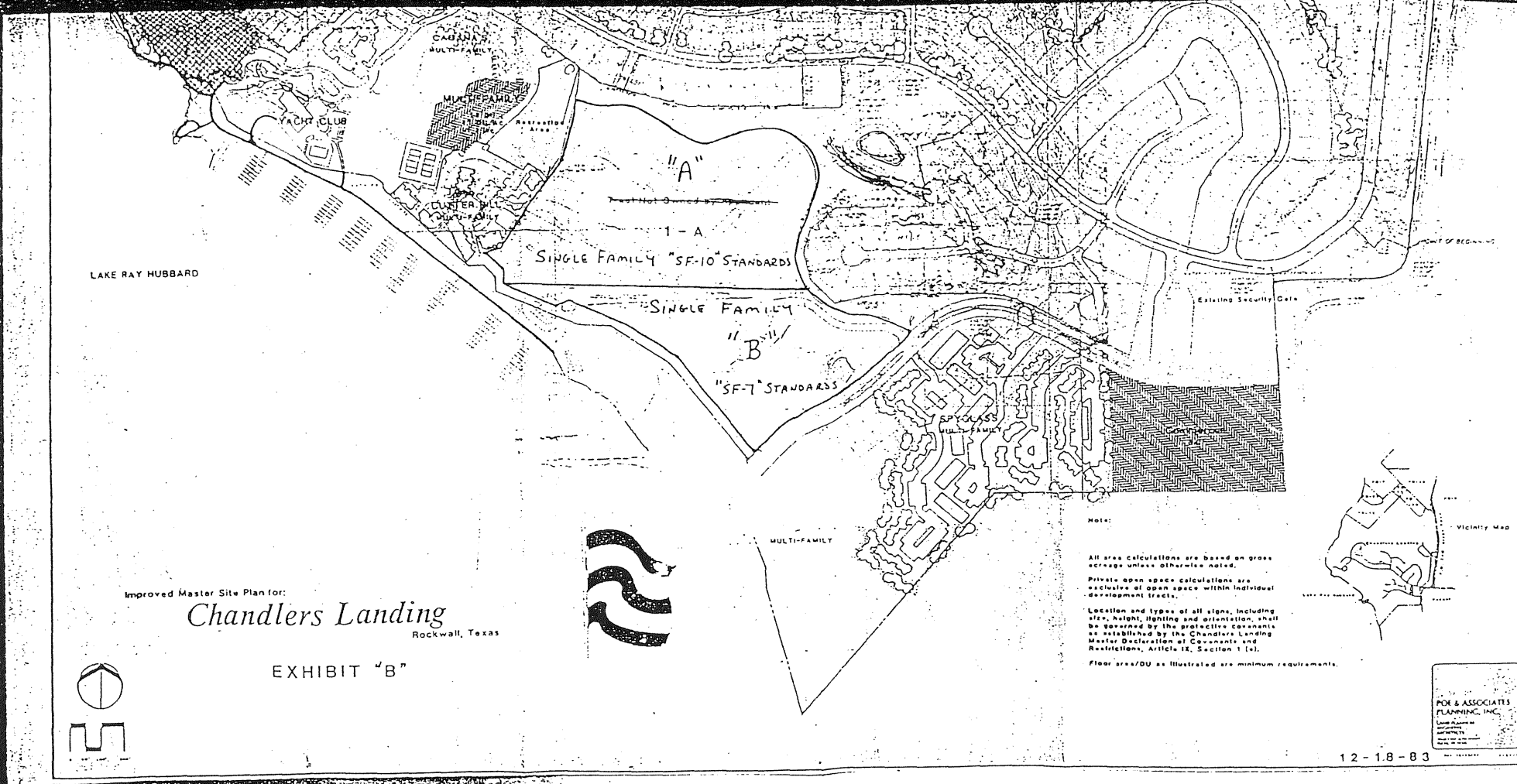
THENCE: North $67^{\circ} 16' 48''$ West, a distance of 162.79 feet to an iron rod for a corner;

THENCE: South $62^{\circ} 44' 42''$ West, a distance of 43.88 feet to an iron rod for a corner;

THENCE: North $67^{\circ} 27' 32''$ West, a distance of 189.78 feet to an iron rod for a corner;

THENCE: North $3^{\circ} 55' 02''$ West, a distance of 42.77 feet to an iron rod for a corner;

THENCE: North $44^{\circ} 59' 06''$ West, a distance of 89.31 feet to the Point of Beginning and containing 17.7348 acres (772,529 sq. ft.) of land.



Improved Master Site Plan for:
Chandlers Landing
 Rockwall, Texas

EXHIBIT "B"

Note:
 All area calculations are based on gross acreage unless otherwise noted.
 Private open space calculations are exclusive of open space within individual development tracts.
 Location and types of all signs, including size, height, lighting and orientation, shall be governed by the protective covenants as established by the Chandlers Landing Master Declaration of Covenants and Restrictions, Article IX, Section 1 (a).
 Floor area/DU as illustrated are minimum requirements.

PKA & ASSOCIATES
 PLANNING, INC.
 12000 Rockwall Road
 Rockwall, Texas 75087
 Phone: 972-962-1111

12-18-83

A RESOLUTION AUTHORIZING THE AGREEMENT AND SETTLEMENT OF ALL MATTERS IN CONTROVERSY BETWEEN THE CITY OF ROCKWALL AND PLAINTIFF AND INTERVENORS IN THAT CERTAIN ACTION STYLED ROCKWALL HARBOR LANDING, INC., A TEXAS CORPORATION VS. CITY OF ROCKWALL, TEXAS, CAUSE NUMBER 87-124; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1

That the Mayor is hereby authorized to sign an agreement settling and compromising all matters in controversy between the City of Rockwall and Plaintiff and Intervenor in that certin action styled Rockwall Harbor Landing, Inc., A Texas Corporation vs. City of Rockwall, Texas, as shown on the attached Exhibit "A".

Section 2

That this Resolution shall in no way be construed to be an admission of liability by the City of Rockwall with respect to any matter in controversy between the City and Plaintiff and Intervenor.

Section 3

That this Resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED: June 15, 1987.

CITY OF ROCKWALL, TEXAS


MAYOR

ATTESTED TO BY:


CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY

| | | |
|--------------------------------|---|------------------------|
| ROCKWALL HARBOR LANDING, INC., |) | IN THE DISTRICT COURT |
| TEXAS CORPORATION, |) | |
| Plaintiff, |) | |
| |) | |
| VS. |) | 86TH JUDICIAL DISTRICT |
| |) | |
| CITY OF ROCKWALL, TEXAS, |) | |
| Defendant. |) | ROCKWALL COUNTY, TEXAS |

AGREED JUDGMENT

On the ____ day of _____, 1987, came on to be heard the above-entitled and numbered cause wherein Rockwall Harbor Landing, Inc., hereinafter referred to as Plaintiff, City of Rockwall, Texas, hereinafter referred to as Defendant and Rick S. Burgy, Leigh Burgy, Charles N. Capri, Thelma L. Capri, Claude F. Fulton, Francis Fulton, Peter G. Oetking, Maude Oetking, and Revival Tabernacle Association, Inc., hereinafter referred to as Intervenors, appeared in person and by their attorneys of record. Defendant, having been duly and legally cited to appear and answer, has filed an answer in this matter, Intervenors have duly appeared and filed their Plea Of Intervention; all parties have reached an agreement to settle all matters of controversy pending before the Court and have agreed to the terms and conditions of this Agreed Judgment.

The parties have announced to the Court that they have reached an agreement in this cause and have executed a Settlement Agreement, which has been filed with the Court, the terms of said Settlement Agreement are incorporated herein by reference as if set forth anew. The Court, after having reviewed the Settlement Agreement, approves said Settlement Agreement and the terms and conditions recited therein, and after considering same,

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED by the Court that, subject to the terms and conditions of the Settlement Agreement, the above-entitled

and numbered cause of action be in all things dismissed, and that all costs of court are to be taxed against the party incurring same.

SIGNED AND ENTERED this _____ day of _____, 1987.

JUDGE PRESIDING

AGREED AS TO FORM AND CONTENT:

SALLINGER, NICHOLS, JACKSON,
KIRK & DILLARD

By: _____

Robert E. Hager
Texas Bar Card 08689500
1800 Lincoln Plaza
Dallas, Texas 75201
Phone: (214) 954-3333

ATTORNEYS FOR PLAINTIFF

HUTCHISON PRICE BOYLE & BROOKS

By: _____

Pete Eckert
Texas Bar Card 06399000
Kent S. Hofmeister
Texas Bar Card 09791700
3900 First City Center
Dallas, Texas 75201-4622
Phone: (214) 754-8600

ATTORNEYS FOR DEFENDANT

BIRD & RENEKER

By: _____

D. Ronald Reneker
Texas Bar Card 16770000
D. Grant Seabolt, Jr.
Texas Bar Card 17942500
1100 Premier Place
5910 North Central Expressway
Dallas, Texas 75206
Phone: (214) 373-7070

ATTORNEYS FOR INTERVENORS

AGREED JUDGMENT - PAGE 2

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CLARIFYING THE CONTENT OF ORDINANCE NUMBER 84-16

WHEREAS, the zoning and platting of a subdivision within the City of Rockwall named Harbor Landing Phase I has been approved by the City Council, and

WHEREAS, a lawsuit has been filed against the City of Rockwall by Rockwall Harbor Landing, Inc., and

WHEREAS, the lawsuit seeks from the Court a judicial interpretation of the meaning of Section 1(6) of Ordinance Number 84-16, and

WHEREAS, certain residents of the area adjacent to Harbor Landing Phase I have intervened in this lawsuit, and

WHEREAS, the City of Rockwall, Rockwall Harbor Landing, Inc., and the intervenors in the lawsuit have agreed to the interpretation and application of the Ordinance Number 84-16 as it pertains to Harbor Landing Phase I, and

WHEREAS, the agreed interpretation and application specifies the building pad elevations and maximum elevations of buildings in the subdivision, as shown in "Exhibit A" to this resolution, and the term "house height" shall be defined as the distance between a monument located at the front building line of each lot and the highest point of the structure on each such lot; and

WHEREAS, the Rockwall Harbor Landing, Inc., Plaintiff in the lawsuit, has agreed to dismiss with prejudice all claims as to each party to the lawsuit upon the approval and enactment of this resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rockwall that:

1. It is the intent of the City Council that Ordinance Number 84-16 be interpreted, applied and enforced as specified in Exhibit A, and

2. The City Manager is instructed to enforce Ordinance Number 84-16 in such a manner that the pad elevations and maximum building elevations shown in Exhibit A are adhered to.

0320h/4

PASSED AND APPROVED the 15th day of June,
1987.

APPROVED:

J. R. Mester

ATTEST:

By *Julie Cook*



Revised June 3 1987
 Revised June 10, 1987

| | | |
|--------------------------------|---|------------------------|
| ROCKWALL HARBOR LANDING, INC., |) | IN THE DISTRICT COURT |
| A TEXAS CORPORATION, |) | |
| Plaintiff, |) | |
| |) | |
| VS. |) | 86TH JUDICIAL DISTRICT |
| |) | |
| CITY OF ROCKWALL, TEXAS, |) | |
| Defendant. |) | ROCKWALL COUNTY, TEXAS |

SETTLEMENT AGREEMENT

THIS AGREEMENT is made and entered into this _____ day of _____, 1987, by and between Rockwall Harbor Landing, Inc., hereinafter referred to as Plaintiff, City of Rockwall, Texas, hereinafter referred to as Defendant and Rick S. Burgy, Leigh Burgy, Charles N. Capri, Thelma L. Capri, Claude F. Fulton, Francis Fulton, Peter G. Oetking, Maude Oetking, and Revival Tabernacle Association, Inc., hereinafter referred to as Intervenors.

WHEREAS, Plaintiff has filed a suit in the 86th Judicial District Court in Rockwall County, Texas, against Defendant in Cause Number 87-124; the City has duly appeared and filed an Answer in said proceeding; and, Intervenors have duly appeared and filed their Plea of Intervention in said proceedings.

WHEREAS, the parties have reached an agreement to settle the matters in controversy recited in Plaintiff's Original Petition and have agreed to enter into an Agreed Judgment to dismiss the pending litigation, subject to the provisions recited therein.

NOW THEREFORE, in consideration of the terms, conditions and covenants recited herein, the parties agree as follows:

1. Approval of Plat Plan. Defendant, by and through the authorized actions of its City Council, hereby approves for all purposes the Plat Plan which is attached hereto and incorporated herein as Exhibit "A", which sets forth the maximum

roof top elevation, maximum building pad elevation and maximum height for single family residences in Rockwall Harbor Landing Phase I. Defendant agrees and acknowledges that under its Zoning Ordinance 84-16, attached hereto as Exhibit "B", and the previously filed Plat applicable to Plaintiff's property which is described in Exhibit "C" attached hereto and incorporated herein by reference, Plaintiff may sell and/or construct single family residences on its property. The approval of Exhibit "A" does hereby interpret the Zoning Ordinance 84-16, attached hereto as Exhibit "B", and specifically incorporates the terms of this Agreement as the official interpretation of said ordinance.

Defendant recognizes and agrees that Plaintiff or any subsequent purchaser of Plaintiff's property shall have the right to construct single family residences on said property subject to (i) the terms recited in Exhibit "A" and (ii) compliance with other standard requirements (in addition to site plan approval) required by city ordinances to obtain a building permit for single family residences.

2. Plat Restrictions. The parties agree, that pursuant to Resolution Number _____, concerning the attached Exhibit "A" submitted by Plaintiff for the Rockwall Harbor Landing Plat, in connection therewith, the attached Exhibit "A" establishes for each lot within said Plat the following: (i) maximum roof-top elevation; (ii) maximum building pad elevation; (iii) maximum height for single-family residences. Intervenor and Defendant agree to take no action of any kind to amend, alter, revise or relocate in any manner the restrictions contained in Exhibit "A" which would interfere or impede Plaintiff's development of said property. Defendant further agrees that no action of any nature is pending or contemplated to attempt to amend Ordinance number 84-16, or to otherwise change or restrict the current use allowed under the existing ordinances and as provided in the filed plat, as amended herein.

3. Settlement of Litigation. The parties agree that upon the approval of Resolution number _____, the parties shall execute and deliver to the 86th Judicial

Court of Rockwall County, Texas, the Agreed Judgment in the form attached hereto as Exhibit "D", to be entered in the pending litigation referenced above. Pursuant to the terms of the Agreed Judgment, the pending cause of action and claims of Plaintiff and Intervenor shall be dismissed and all court costs assessed against the party incurring the same. Further, in consideration of the terms and conditions recited herein, Plaintiff hereby agrees that upon the occurrence of the Conditions Precedent recited above, and the performance by Defendant of the terms recited herein, Plaintiff shall release, remise and discharge Defendant from all claims, demands, damages, costs and expenses of any nature, including attorney's fees, alleged in Plaintiffs' Original Petition filed in the pending litigation. Defendant, in consideration of the release by Plaintiff recited herein, shall hereby release, remise and discharge Plaintiff from any and all claims, demands, damages, costs and expenses, including attorney's fees, arising from Plaintiff's Original Petition or any other action of Plaintiff's related thereto. Intervenor, in consideration of the release by Plaintiff and Defendant recited herein, shall hereby release, remise and discharge Plaintiff and Defendant from any and all claims, demands, damages, costs and expenses, including attorney's fees, arising from Intervenor's Plea Of Intervention or any other action of Intervenor's related thereto. All parties acknowledge that this Agreement has been executed of their own free will and volition, and that each party has consulted its own counsel to review and advise them of the matter contained herein prior to execution of this Agreement. Further, this Agreement is binding and fully enforceable against the parties recited herein and may be introduced into evidence in any court proceedings related to the matters referenced herein.

4. Invalidity. Except as expressly provided to the contrary herein, each section, part, term or provision of this Agreement shall be considered severable; and if for any reason any section, part, term or provision herein is determined to be invalid and contrary to or in conflict with any existing or future law or regulation by a Court or agency having valid jurisdiction, such determination shall not impair the operation

of or have any other affect on other sections, parts, terms or provisions of this agreement as may remain otherwise intelligible, and the latter shall cotinue to be given full force and effect and bind the parties hereto, and said invalid sections, parts, terms or provisions shall not be deemed to be a part of this Agreement.

5. State Law. This Agreement has been executed and delivered in the State of Texas and shall be construed in accordance with the laws of the State of Texas. Any action brought to enforce or interpret this Agreement shall be brought in the court of appropriate jurisdiction in Rockwall County, Texas. Should any provision of this Agreement require judicial interpretation, it is agreed that the court interpreting or considering same shall not apply the presumption that the terms hereof shall be more strictly construed against a party by reason of the rule or conclusion that a document should be construed more strictly against the party who itself or through its agent prepared the same, it being agreed that all parties hereto have participated in the preparation of this Agreement and that legal counsel was consulted by each responsible party before the execution of this Agreement.

6. Successors and Assigns. This Agreement and the terms and provisions hereof shall inure to the benefit of and binding upon the parties hereto and their respective successors and assigns whenever the context so requires or permits.

EXECUTED this _____ day of _____, 1987.

Plaintiff:

ROCKWALL HARBOR LANDING, INC., A
TEXAS CORPORATION

By: _____

Title: _____

Defendant:

CITY OF ROCKWALL, TEXAS

By: _____

Title: _____

Intervenors:

Rick S. Burgy

Leigh Burgy

Charles N. Capri

Thelma L. Capri

Claude F. Fulton

Francis Fulton

Peter G. Oetking

Maude Oetking

REVIVAL TABERNACLE ASSOCIATION, INC.

By: _____

Title: _____

AGREED AS TO FORM AND CONTENT:

SALLINGER, NICHOLS, JACKSON,
KIRK & DILLARD

By: _____

Robert E. Hager
Texas Bar Card 08689500
1800 Lincoln Plaza
Dallas, Texas 75201
Phone: (214) 954-3333

ATTORNEYS FOR PLAINTIFF

HUTCHISON PRICE BOYLE & BROOKS

By: _____

Pete Eckert
Texas Bar Card 06399000
Kent S. Hofmeister
Texas Bar Card 09791700
3900 First City Center
Dallas, Texas 75201-4622
Phone: (214) 754-8600

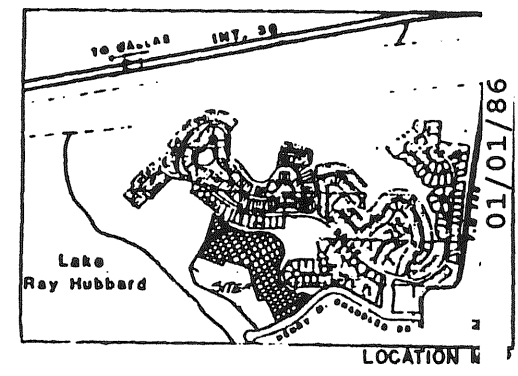
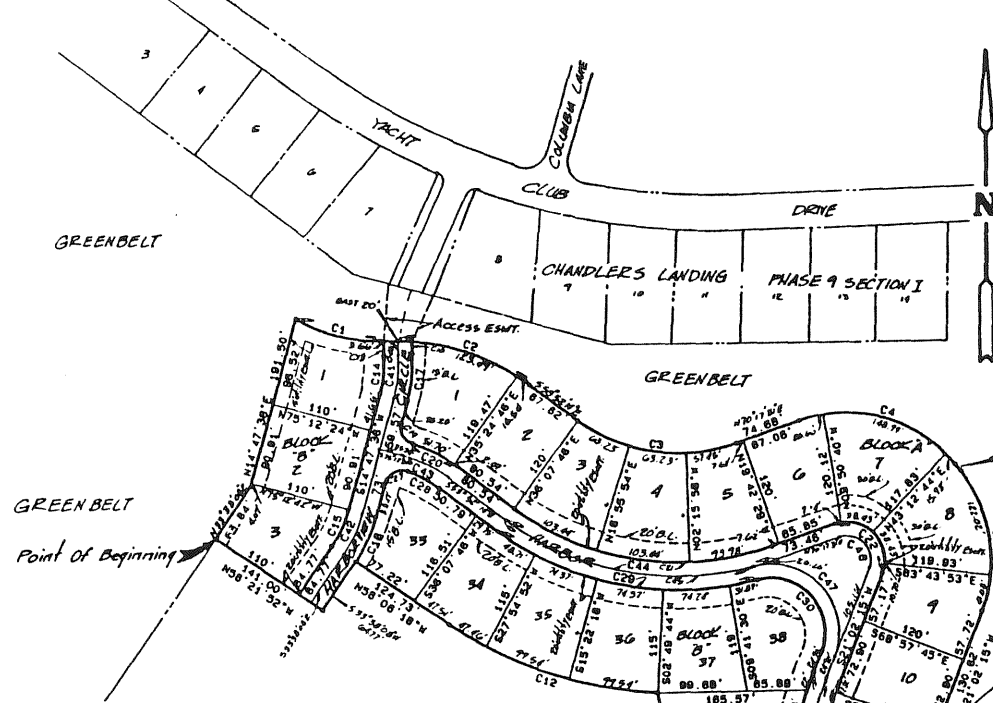
ATTORNEYS FOR DEFENDANT

BIRD & RENEKER

By: _____

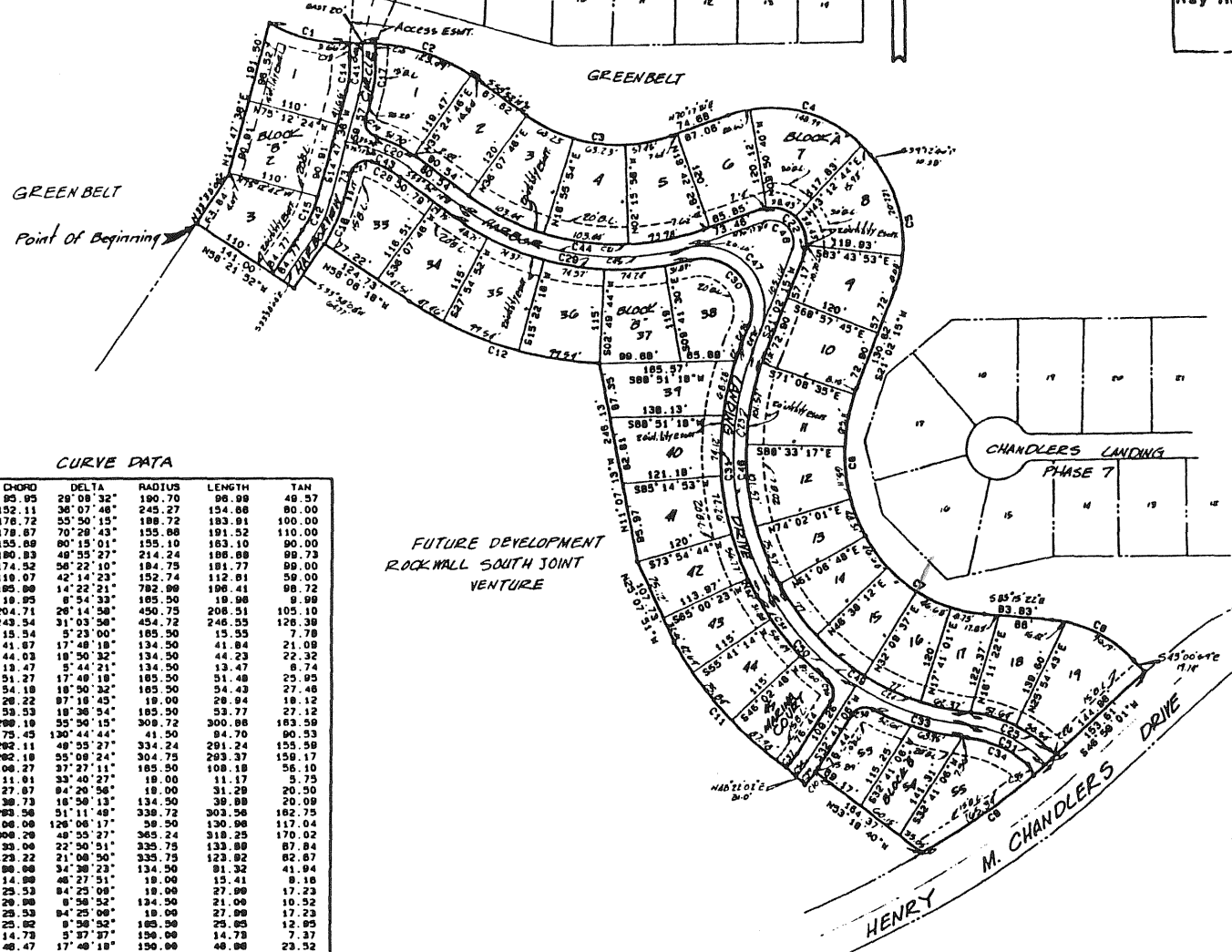
D. Ronald Reneker
Texas Bar Card 16770000
D. Grant Seabolt, Jr.
Texas Bar Card 17942500
1100 Premier Place
5910 North Central Expressway
Dallas, Texas 75206
Phone: (214) 373-7070

ATTORNEYS FOR INTERVENORS



01/01/86

86-48



CURVE DATA

| NO. | BEARING | CHORD | DELTA | RADIUS | LENGTH | TAN |
|-----|----------------|--------|--------------|--------|--------|--------|
| C1 | 575° 25' 44" E | 85.95 | 29° 08' 32" | 190.70 | 98.99 | 49.57 |
| C2 | 571° 56' 07" E | 152.11 | 36° 07' 46" | 245.27 | 154.86 | 80.00 |
| C3 | 581° 47' 21" E | 178.72 | 55° 50' 15" | 188.72 | 183.91 | 100.00 |
| C4 | 574° 27' 38" E | 178.87 | 70° 28' 43" | 155.88 | 191.52 | 110.00 |
| C5 | 508° 05' 18" E | 155.89 | 60° 15' 01" | 155.10 | 163.10 | 90.00 |
| C6 | 503° 55' 20" E | 180.83 | 49° 55' 27" | 214.24 | 186.89 | 99.73 |
| C7 | 357° 04' 17" E | 174.52 | 56° 22' 10" | 184.75 | 181.77 | 99.00 |
| C8 | 584° 08' 11" E | 119.07 | 42° 14' 23" | 152.74 | 112.81 | 59.00 |
| C9 | 854° 10' 11" W | 185.86 | 14° 22' 21" | 782.99 | 196.41 | 98.72 |
| C10 | 538° 10' 41" W | 10.95 | 8° 54' 33" | 185.50 | 19.98 | 8.99 |
| C11 | N42° 00' 41" W | 204.71 | 26° 14' 58" | 450.75 | 208.51 | 105.10 |
| C12 | N71° 56' 17" W | 243.54 | 31° 03' 58" | 454.72 | 246.55 | 126.38 |
| C13 | S00° 20' 11" E | 15.34 | 5° 23' 00" | 185.50 | 15.35 | 7.78 |
| C14 | S05° 52' 57" W | 41.87 | 17° 48' 18" | 134.50 | 41.84 | 21.09 |
| C15 | S24° 12' 52" W | 44.03 | 18° 50' 32" | 134.50 | 44.23 | 22.32 |
| C16 | S00° 08' 35" E | 13.47 | 5° 44' 21" | 134.50 | 13.47 | 8.74 |
| C17 | S05° 52' 57" W | 51.27 | 17° 48' 18" | 185.50 | 51.48 | 25.95 |
| C18 | S24° 12' 52" W | 54.18 | 18° 50' 32" | 185.50 | 54.43 | 27.46 |
| C19 | S28° 50' 48" E | 28.22 | 87° 18' 45" | 19.00 | 28.94 | 18.12 |
| C20 | S83° 10' 41" E | 53.53 | 18° 38' 54" | 185.50 | 53.77 | 27.12 |
| C21 | S81° 47' 22" E | 289.18 | 55° 50' 15" | 308.72 | 300.88 | 183.59 |
| C22 | S44° 20' 07" E | 75.45 | 130° 44' 44" | 41.50 | 84.70 | 90.53 |
| C23 | S03° 55' 20" E | 282.11 | 48° 55' 27" | 334.24 | 291.24 | 155.58 |
| C24 | S56° 27' 54" E | 282.10 | 55° 08' 24" | 304.75 | 293.37 | 159.17 |
| C25 | S85° 18' 00" E | 108.27 | 37° 27' 11" | 185.50 | 108.18 | 56.10 |
| C26 | S83° 25' 38" E | 11.81 | 33° 40' 27" | 18.00 | 11.17 | 5.75 |
| C27 | N81° 58' 04" E | 27.87 | 84° 20' 56" | 18.00 | 31.29 | 20.50 |
| C28 | S82° 21' 51" E | 38.73 | 18° 50' 13" | 134.50 | 39.88 | 20.09 |
| C29 | S78° 28' 08" E | 283.58 | 51° 11' 48" | 338.72 | 303.58 | 162.75 |
| C30 | S42° 00' 54" E | 108.08 | 126° 08' 17" | 58.50 | 117.04 | 117.04 |
| C31 | S03° 55' 20" E | 308.28 | 48° 55' 27" | 365.24 | 318.25 | 170.02 |
| C32 | S40° 18' 37" E | 133.08 | 22° 50' 51" | 335.75 | 133.88 | 87.84 |
| C33 | S73° 28' 10" E | 123.22 | 21° 08' 50" | 335.75 | 123.82 | 82.87 |
| C34 | S88° 43' 24" E | 88.08 | 34° 38' 23" | 134.50 | 81.32 | 41.94 |
| C35 | S28° 10' 17" E | 14.88 | 48° 27' 51" | 19.00 | 15.41 | 8.18 |
| C36 | S08° 31' 28" E | 25.53 | 84° 25' 08" | 19.00 | 27.09 | 17.23 |
| C37 | S37° 08' 32" W | 28.88 | 8° 58' 52" | 134.50 | 21.00 | 10.52 |
| C38 | S74° 53' 41" W | 25.53 | 84° 25' 08" | 19.00 | 27.09 | 17.23 |
| C39 | S37° 08' 32" W | 25.82 | 8° 58' 52" | 185.50 | 25.85 | 12.85 |
| C40 | S00° 12' 53" E | 14.73 | 5° 37' 37" | 158.00 | 14.73 | 7.37 |
| C41 | S05° 52' 57" W | 48.47 | 17° 48' 18" | 158.00 | 48.88 | 23.52 |
| C42 | S24° 12' 52" W | 48.11 | 18° 50' 32" | 158.00 | 48.38 | 24.88 |
| C43 | S84° 32' 18" E | 55.34 | 21° 20' 10" | 158.00 | 55.88 | 28.28 |
| C44 | S81° 47' 21" E | 308.81 | 55° 50' 15" | 324.22 | 315.87 | 171.80 |
| C45 | S78° 28' 08" E | 280.18 | 51° 11' 48" | 324.22 | 288.71 | 155.39 |
| C46 | S44° 20' 07" E | 47.27 | 130° 44' 44" | 28.00 | 56.39 | 58.52 |
| C47 | S42° 00' 54" E | 123.71 | 126° 08' 17" | 78.00 | 188.87 | 147.53 |
| C48 | S03° 55' 20" E | 285.18 | 48° 55' 27" | 348.74 | 304.74 | 182.81 |
| C49 | S58° 27' 54" E | 288.58 | 55° 08' 24" | 328.25 | 308.38 | 187.27 |
| C50 | S43° 08' 03" E | 157.27 | 26° 25' 42" | 328.25 | 158.88 | 81.12 |
| C51 | S83° 32' 38" E | 88.08 | 41° 00' 02" | 158.00 | 187.34 | 98.08 |
| C52 | S37° 08' 32" E | 88.08 | 8° 58' 52" | 190.00 | 23.42 | 11.74 |

FUTURE DEVELOPMENT
ROCKWALL SOUTH JOINT
VENTURE

FINAL PLAT

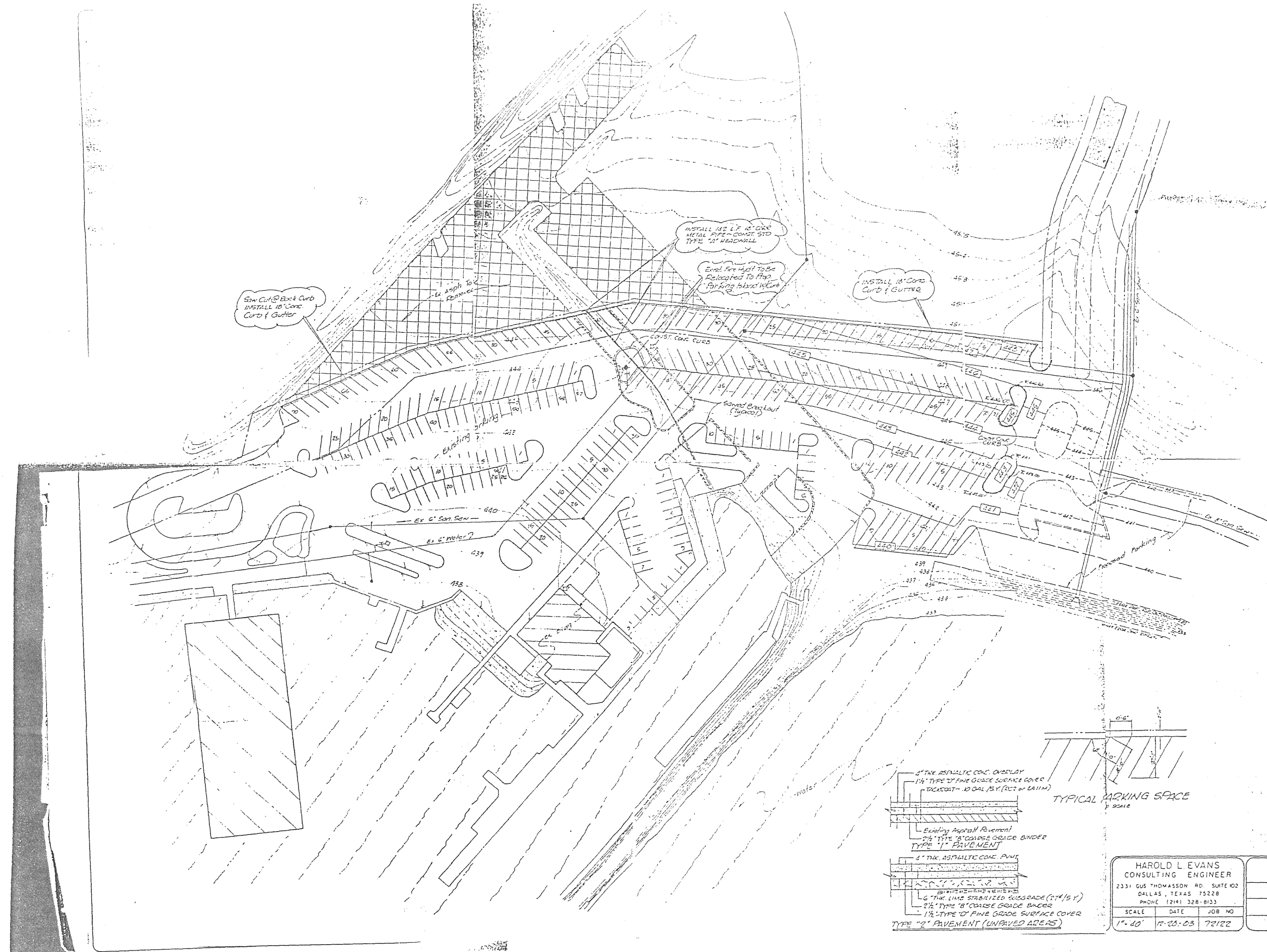
HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

HARBOR LANDING PHASE ONE
EDWARD TEAL SURVEY ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY TEXA
ROCKWALL SOUTH JOINT VENTURE
P.O. BOX 1234 GREENVILLE, TX

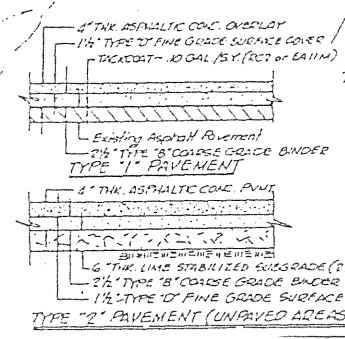
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ALL - PHASE 1
HARBOR LANDING FP

| P&Z | CASE NO | ORDINANCE | PHASE NAME | ACTION | DESCRIPTION |
|------|---------|-----------|------------|--------|--|
| 8417 | 8419 | | MARINA | Z | LAND USE AND SITE PLAN |
| 8810 | 0 | | MARINA | Z | REVISED SITE PLAN <i>(added guard house, not included herein)</i> |



- GENERAL NOTES:
1. Contractor shall inspect the existing parking areas that are to be overlaid with asphalt and determine by his own means if there are any deteriorated areas that should be removed and replaced before the overlaying operation begins.
 2. In areas where new asphalt joins existing asphalt, the existing pavement shall be saw cut on outside edge and removed to provide a neat edge to join new asphalt pavement to old pavement.



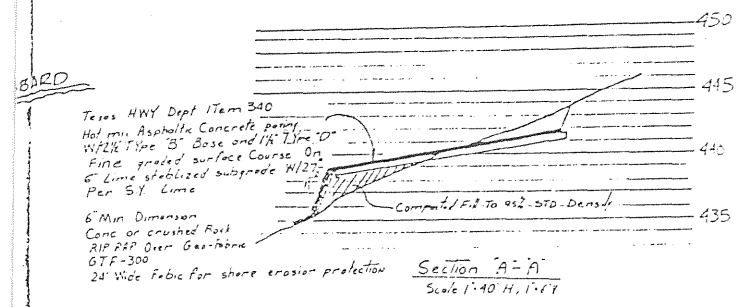
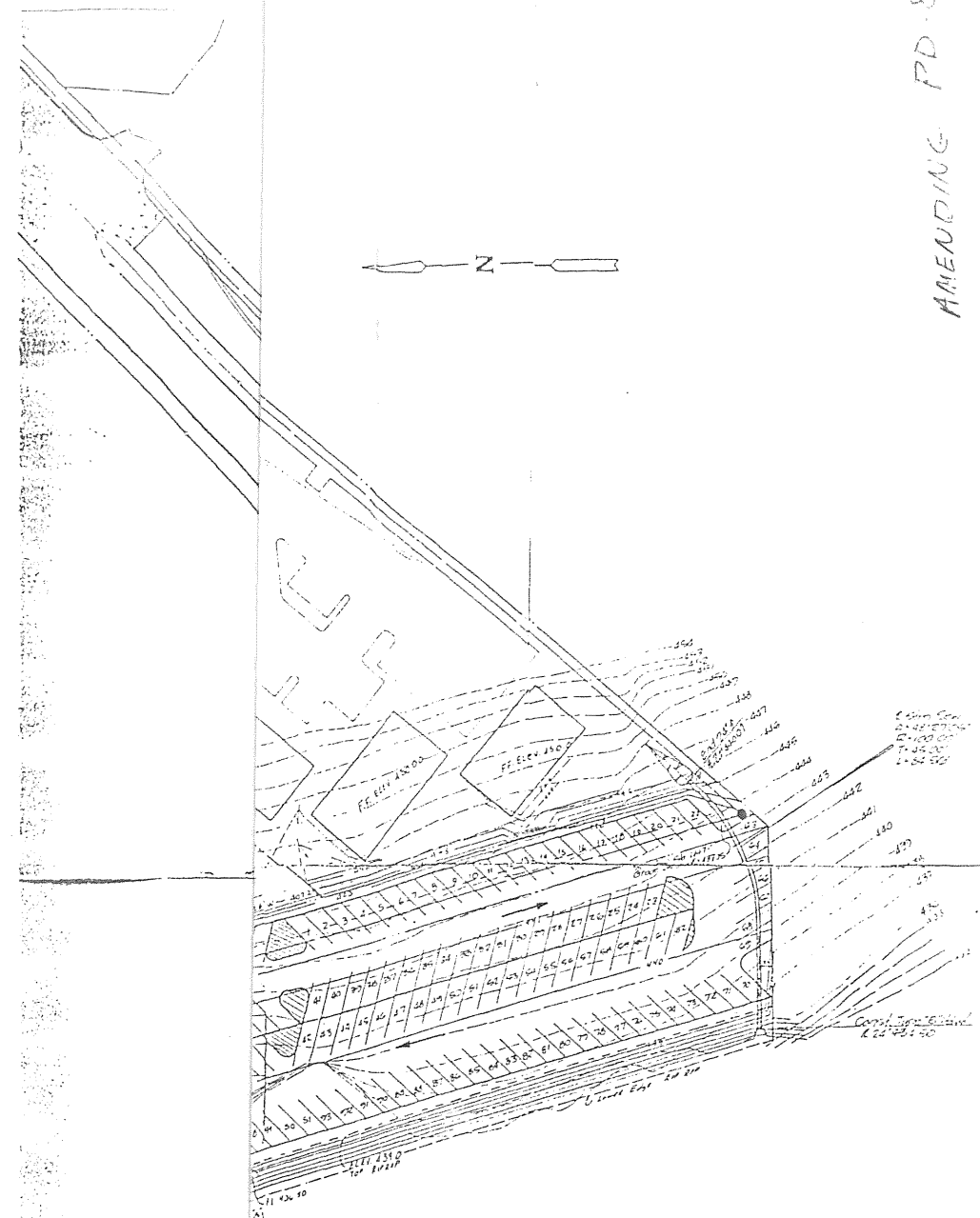
TYPICAL PARKING SPACE
SCALE

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 402
DALLAS, TEXAS 75228
PHONE (214) 328-8133

| | | |
|----------|----------|---------|
| SCALE | DATE | JOB NO. |
| 1" = 40' | 11-25-03 | 72122 |

PARKING LAYOUT
CHANDLERS LANDING
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENDING PD 8



Texas HWY Dept Item 340
 Hot mix Asphalt Concrete paving
 WIPAK Type "B" Base and 1 1/2" Type "D"
 Fine graded surface Course On
 6" Lime stabilized subgrade W/2%
 Per 5% Lime
 6" Min Dimension
 Conc or crushed Falt
 RIP RAP Over Gas-tanks
 GTF-300
 24" Wide Fabric for shore erosion protection

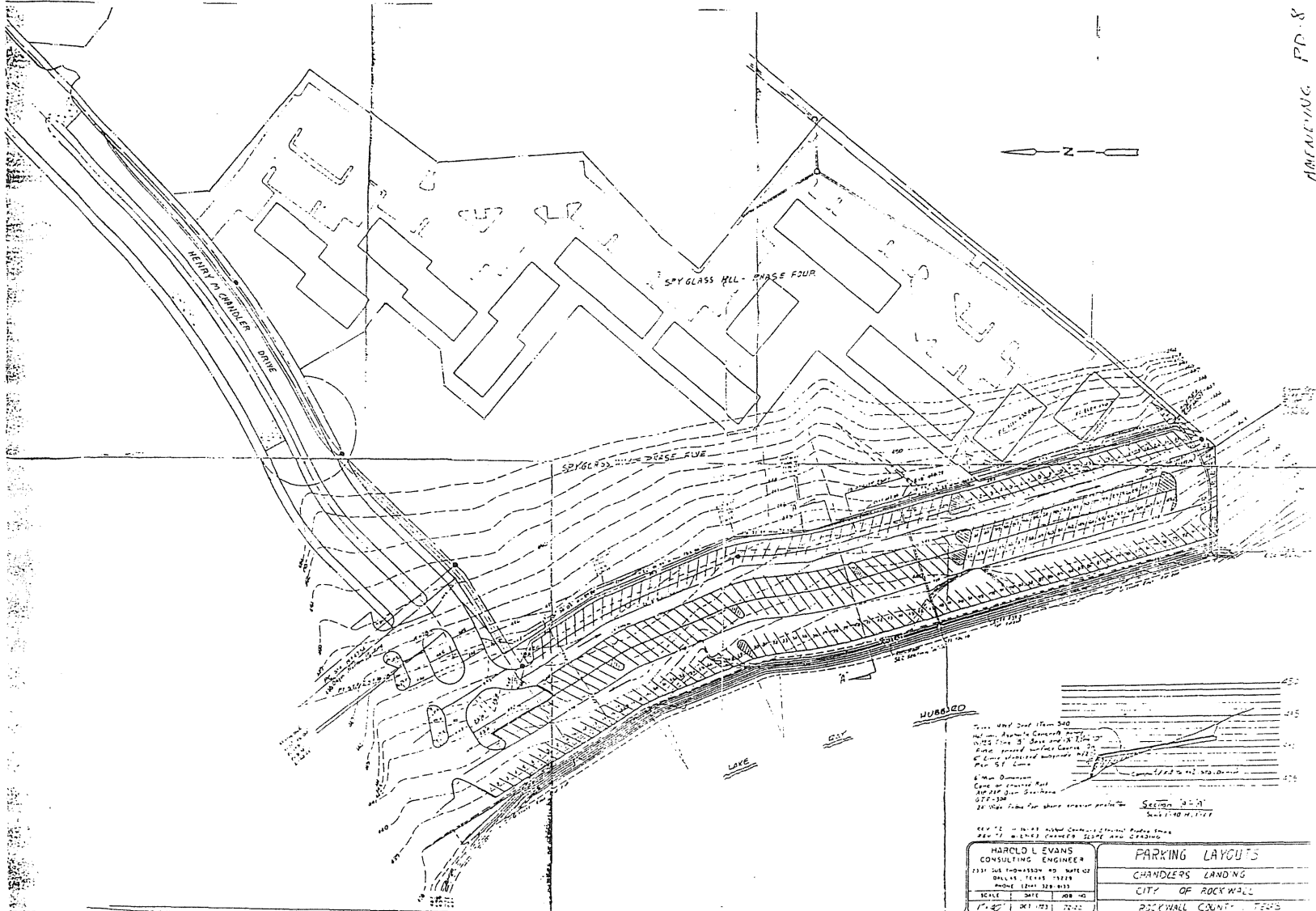
Section "A-A"
 Scale 1" = 40' H, 1" = 10'

REV #2 11-30-83 Initial Contours Proposed Paved Shape
 REV #1 6-27-83 CHANGED SLOPE AND GRADING

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

PARKING LAYOUTS
 CHANDLERS LANDING
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

| SCALE | DATE | JOB NO. |
|----------|----------|---------|
| 1" = 40' | OCT 1983 | 72122 |



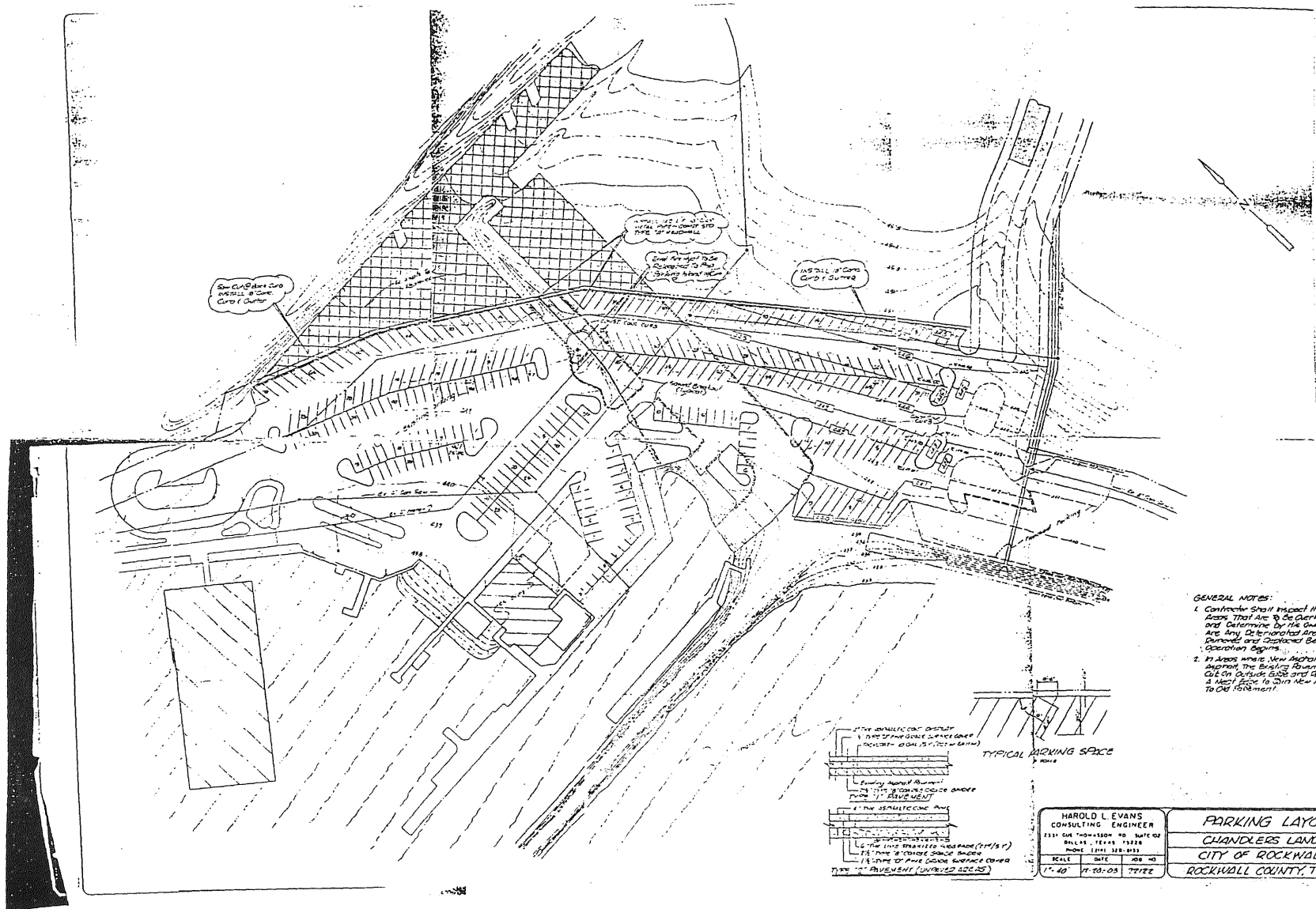
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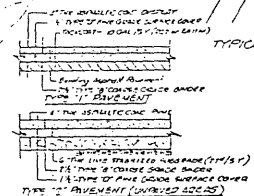
HAROLD L EVANS
 CONSULTING ENGINEER
 2331 JUBILATION RD. SUITE 402
 DALLAS, TEXAS 75214
 PHONE 1204-1015

| | | |
|----------|---------|---------|
| SCALE | DATE | JOB NO. |
| 1" = 40' | 01/1971 | 72-02 |

| | |
|------------------------|--|
| PARKING LAYOUTS | |
| CHANDLER'S LANDS | |
| CITY OF ROCKWALL | |
| ROCKWALL COUNTY, TEXAS | |



- GENERAL NOTES:**
- Contractor shall inspect the existing parking areas that are to be disturbed and determine by the own means if there are any deteriorated areas that should be removed and replaced before the clearing operation begins.
 - In areas where new asphalt is being installed the existing pavement shall be cut out on outside edge and removed to provide a neat edge to new asphalt surface to old pavement.



| | | | |
|--|----------|---|--|
| HAROLD L EVANS CONSULTING ENGINEER 2111 Oak Tenth-1300th St. Suite 02 Rockwall, TX 75087 Phone (972) 218-8131 | | PARKING LAYOUT CHANDLERS LANDING CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS | |
| SCALE | DATE | JOB NO. | |
| 1" = 40' | 11-01-03 | 77122 | |

ORDINANCE NO. 84-19

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 73-48 OF THE CITY OF ROCKWALL AND AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND AS RELATES TO PD NO 8 SO AS TO GRANT A CONDITIONAL USE PERMIT FOR A MARINA DRY STORAGE AND PARKING AREA IN PD DISTRICT NO. 8 AND IN AN AGRICULTURAL ZONED DISTRICT ON THE FOLLOWING TRACT: BEING A TRACT OF LAND SITUATED IN THE E. TEAL SURVEY, ABSTRACT NO 207, ROCKWALL COUNTY, TEXAS, AND BEING A PART OF THAT 97.79 ACRE, MORE OR LESS, TRACT KNOWN AS MARINA SITE K, PART OF A TRACT OF LAND CONVEYED TO WHILDEN CONSTRUCTION COMPANY BY DEED RECORDED IN VOLUME 44, PAGE 618, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID WHILDEN TRACT AND AT THE SOUTHEAST CORNER OF SAID MARINA SITE K; THENCE: WEST, A DISTANCE OF 98.17 FEET ALONG THE SOUTH LINE OF SAID MARINA SITE K TO A POINT FOR A CORNER; THENCE: TRAVERSING SAID MARINA SITE K AS FOLLOWS: NORTH 14° 35' 26" WEST A DISTANCE OF 416.96 FEET TO A POINT FOR A CORNER; NORTH 1° 33' 59" WEST A DISTANCE OF 63.76 FEET TO A POINT FOR A CORNER; NORTH 20° 51' 59" WEST A DISTANCE OF 123.65 FEET TO A POINT FOR A CORNER; NORTH 31° 30' 08" WEST A DISTANCE OF 252.98 FEET TO A POINT FOR A CORNER; NORTH 38° 21' 05" WEST A DISTANCE OF 70.00 FEET TO A POINT FOR A CORNER; NORTH 77° 39' 39" EAST A DISTANCE OF 65.30 FEET TO A POINT FOR A CORNER; AND NORTH 3° 08' 55" EAST, PASSING AT 205.73 FEET THE EAST LINE OF SAID MARINA SITE K AND THE WEST LINE OF SAID WHILDEN TRACT AND CONTINUING A TOTAL DISTANCE OF 251.00 FEET TO A POINT FOR A CORNER; THENCE: TRAVERSING SAID WHILDEN TRACT AS FOLLOWS: SOUTH 38° 21' 05" EAST A DISTANCE OF 325.00 FEET TO A POINT FOR A CORNER; AND SOUTH 54° 29' 10" WEST A DISTANCE OF 30.17 FEET TO A POINT FOR A CORNER ON THE WEST LINE OF SAID WHILDEN TRACT AND THE EAST LINE OF SAID MARINA SITE K; THENCE: ALONG SAID LINE AS FOLLOWS: SOUTH 38° 21' 05" EAST A DISTANCE OF 80.46 FEET TO A POINT FOR A CORNER; AND SOUTH 58° 29' 50" WEST A DISTANCE OF 90.00 FEET TO A POINT FOR A CORNER; THENCE: TRAVERSING SAID WHILDEN TRACT AS FOLLOWS: SOUTH 31° 30' 08" EAST A DISTANCE OF 109.80 FEET TO A POINT FOR A CORNER; SOUTH 20° 51' 59" EAST A DISTANCE OF 156.54 FEET TO A POINT FOR A CORNER; SOUTH 1° 33' 59" EAST A DISTANCE OF 70.75 FEET TO A POINT FOR A CORNER; AND SOUTH 14° 35' 26" EAST A DISTANCE OF 407.29 FEET TO A POINT FOR A CORNER ON THE SOUTH LINE OF SAID WHILDEN TRACT; THENCE: SOUTH 41° 32' 55" WEST A DISTANCE OF 36.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.5488 ACRES OF LAND; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

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 due hearings and afforded a full and fair hearing to all property owners generally and to all persons 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 Ordinance No. 73-48 of the City of Rockwall and 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
Rockwall, Texas:

SECTION 1. That Ordinance no. 73-48 of the City of Rockwall is hereby amended to add the allowed use of marina dry storage and parking lot as shown on Exhibit "A" attached hereto and made a part hereof.

SECTION 2. 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 Conditional Use Permit for marina dry storage and parking lot on the following described property:

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of that 97.79 acre, more or less, tract known as Marina Site K, as on file with the City of Dallas Department of Parks and Recreation, and also being a part of a tract of land conveyed to Whilden Construction Company by deed recorded in Volume 44, Page 618, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the most Southerly corner of said Whilden tract and at the Southeast corner of said Marina Site K;

THENCE; West, a distance of 98.17 feet along the South line of said Marina Site K to a point for a corner;

THENCE: Traversing said Marina Site K as follows: North $14^{\circ} 35' 26''$ West a distance of 416.96 feet to a point for a corner; North $1^{\circ} 33' 59''$ West a distance of 63.76 feet to a point for a corner; North $20^{\circ} 51' 59''$ West a distance of 123.65 feet to a point for a corner; North $31^{\circ} 30' 08''$ West a distance of 252.98 feet to a point for a corner; North $38^{\circ} 21' 05''$ West a distance of 70.00 feet to a point for a corner; North $77^{\circ} 39' 39''$ East a distance of 65.30 feet to a point for a corner; and North $3^{\circ} 08' 55''$ East, passing at 205.73 feet the East line of said Marina Site K and the West line of said Whilden Tract and continuing a total distance of 251.00 feet to a point for a corner;

THENCE: Traversing said Whilden tract as follows: South $38^{\circ} 21' 05''$ East a distance of 325.00 feet to a point for a corner; and south $54^{\circ} 29' 10''$ West a distance of 30.17 feet to a point for a corner on the West line of said Whilden tract and the East line of said Marina Site K;

THENCE: Along said line as follows: South $38^{\circ} 21' 05''$ East a distance of 80.46 feet to a point for a corner; and South $58^{\circ} 29' 50''$ West a distance of 90.00 feet to a point for a corner;

THENCE: Traversing said Whilden tract as follows: South $31^{\circ} 30' 08''$ East a distance of 109.80 feet to a point for a corner; South $20^{\circ} 51' 59''$ East a distance of 156.54 feet to a point for a corner; South $1^{\circ} 33' 59''$ East a distance of 70.75 feet to a point for a corner; and South $14^{\circ} 35' 26''$ East a distance of 407.29 feet to a point for a corner on the South line of said Whilden tract;

THENCE: South $41^{\circ} 32' 55''$ West a distance of 36.13 feet to the Point of BEginning and Containing 3.5488 Acres of Land,

as shown on Exhibit "A".

SECTION 3. That the paved area shown on Exhibit "A" must have landscaped screening from the adjacent property in Windward Slope.

SECTION 4. That the paved area must have screening from the area the east generally known as Spyglass Hill when such area shall develop.

SECTION 5. That the expansion shall follow the design included as Exhibit "A".

SECTION 6. That there shall be no time limit on the Conditional Use Permit.

SECTION 7. That the above described tract of land shall be used only in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

SECTION 8. Any person, firm, corporation or firm violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended hereby, and as may be amended in the future, and upon conviction shall be punished by a penalty of not to exceed the sum of \$1,000.00 for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 9. WHEREAS, it appears that the above described property requires classification so as to grant a Conditional Use Permit for marina dry storage and parking lot in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, such requirement creates an urgency and an emergency in the preservation of the public welfare and requires that this ordinance take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

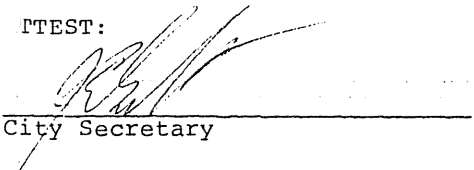
DULY PASSED by the City Council of the City of Rockwall, Texas, on the 2nd day of April, 1984.

APPROVED:



Mayor

TEST:



City Secretary

CITY OF ROCKWALL

ORDINANCE NO. 02-50

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND AMENDING ORDINANCE NO. 84-19, AS PREVIOUSLY AMENDED, AS IT RELATES TO PLANNED DEVELOPMENT DISTRICT NO. 8, SO AS TO GRANT A CONDITIONAL USE PERMIT FOR A MARINA DRY STORAGE AND PARKING AREA IN PLANNED DEVELOPMENT DISTRICT NO. 8 AND IN AN "A", AGRICULTURAL ZONED DISTRICT ON THE PROPERTY BEING MORE FULLY DESCRIBED IN 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 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 Ordinance No. 84-19 and 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 Ordinance No. 84-19 of the City of Rockwall is hereby amended to allow the use of marina dry storage and parking lot as shown on Exhibit "B" attached hereto and made a part thereof.

Section 2. That the tract of land described as 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 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.

Section 3. That development in the area within Exhibit "A" shall be limited to uses and requirements listed in Ordinance No. 73-48 and Ordinance 84-19 and the Conditional Use Permit shall be subject to the following additional conditions:

1. That the property be subject to site plan review and all other development requirements of the City of Rockwall prior to any future development.
2. That marina dry storage and boat sales shall be limited to the paved area south of Henry M. Chandler Drive as indicated on Exhibit "B".
3. That parking of vehicles and parking of boats awaiting repair shall be limited to the paved area north of Henry M. Chandler Drive in the locations specified on Exhibit "B".
4. The storage of "RV", Recreational Vehicles, shall be limited to the marina dry storage area as indicated on Exhibit "B".
5. Parking of "RV", Recreational Vehicles, shall be limited to a maximum of seventy two (72) hours per vehicle for any period of time extending more than one day (24 hours) and shall be limited to the paved parking area north of Henry M. Chandler Drive as indicated on Exhibit "B".

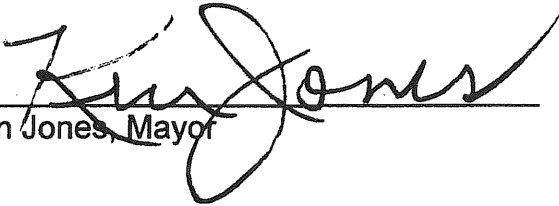
Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 5. 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 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.


Section 7. That 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 4th day of November, 2002.



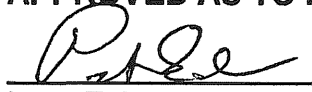
Ken Jones, Mayor

ATTEST:

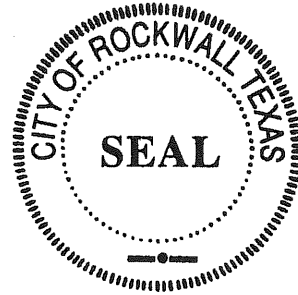


Dorothy Brooks, City Secretary

APPROVED AS TO FORM:



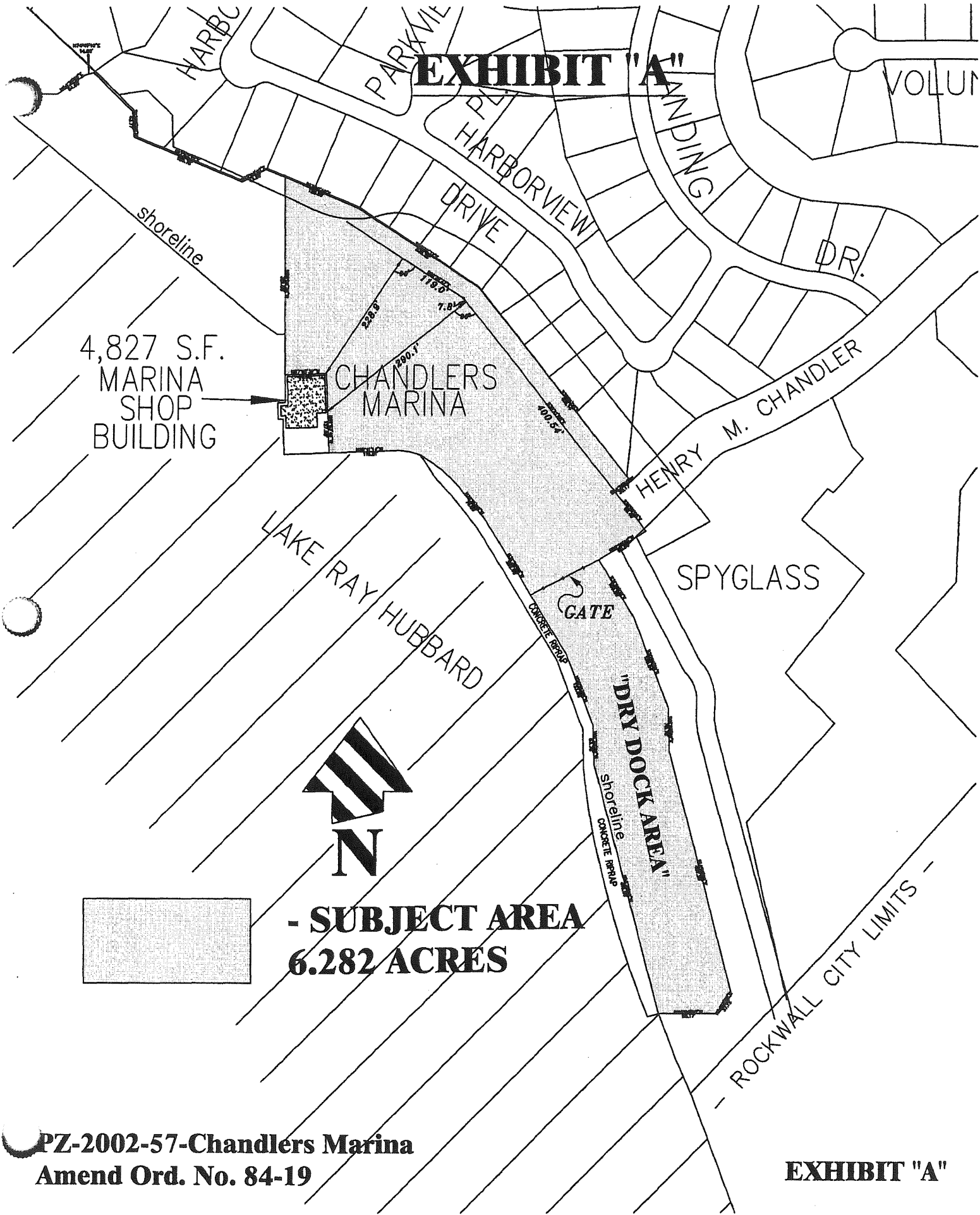
Pete Eckert, City Attorney



1st Reading: October 21, 2002

2nd Reading: November 4, 2002

EXHIBIT "A"



4,827 S.F.
MARINA
SHOP
BUILDING

CHANDLERS
MARINA

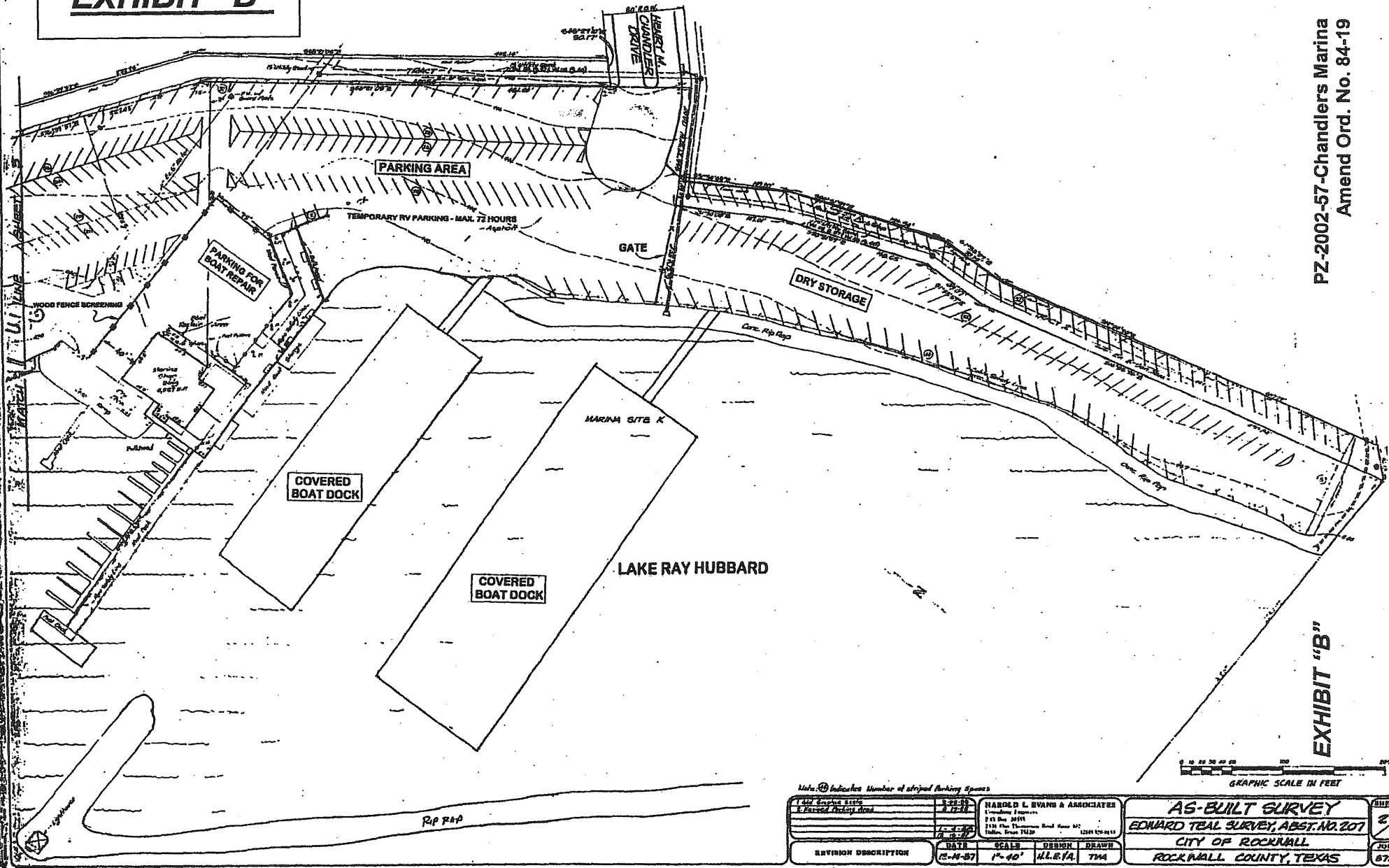
"DRY DOCK AREA"

- SUBJECT AREA
6.282 ACRES

PZ-2002-57-Chandlers Marina
Amend Ord. No. 84-19

EXHIBIT "A"

EXHIBIT "B"



PZ-2002-57-Chandlers Marina
Amend Ord. No. 84-19

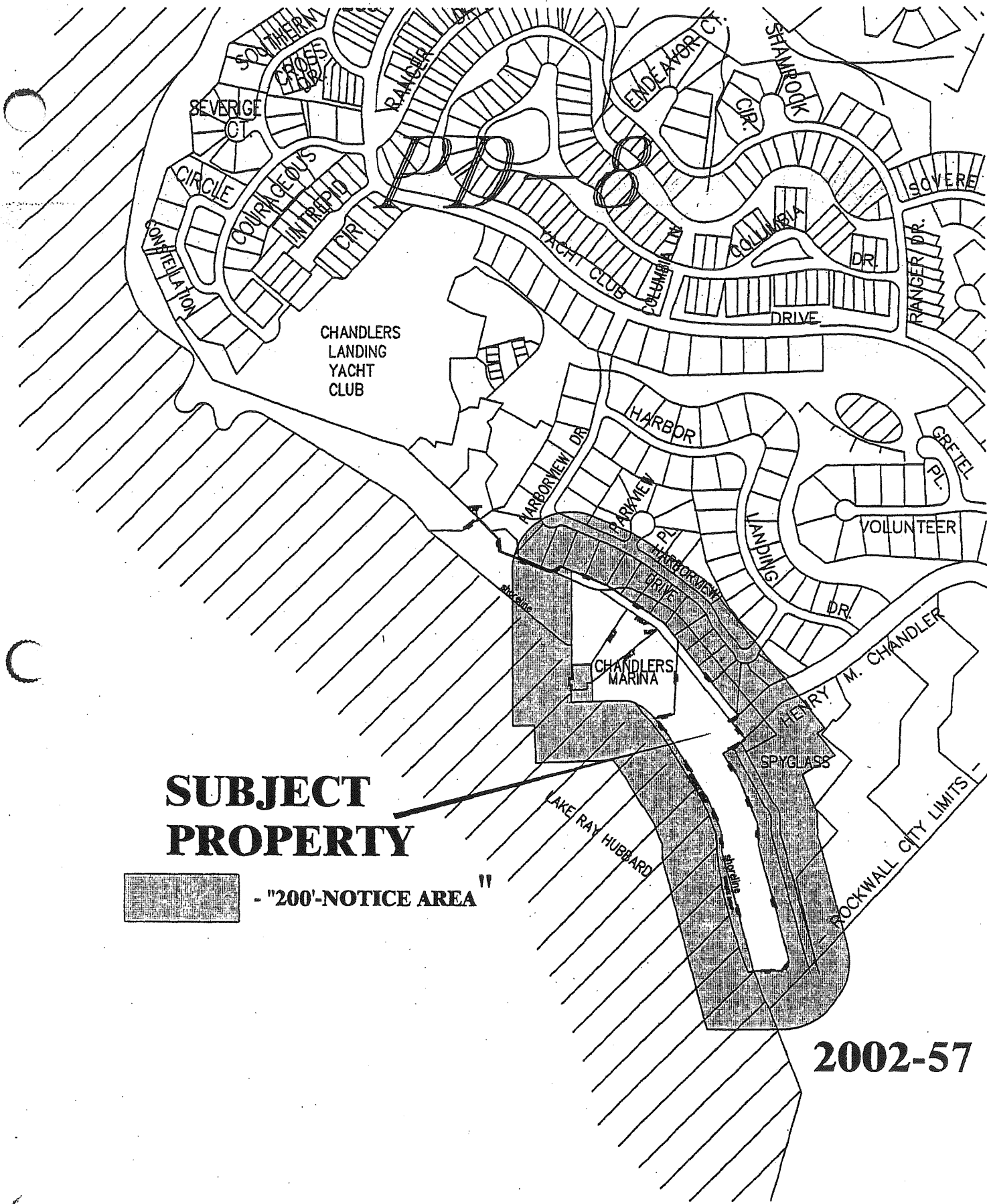
EXHIBIT "B"



Note: ⊕ Indicates Number of striped parking spaces

| | | | | |
|-----------------------------------|---------|--------|------------|--------|
| AS-BUILT SURVEY | DATE | SCALE | DESIGN | DRAWN |
| EDWARD TEAL SURVEY, ABST. NO. 207 | 2-14-97 | 1"=40' | M.L.B.F.A. | T.M.A. |
| CITY OF ROCKWALL | | | | |
| ROCKWALL COUNTY, TEXAS | | | | |

2002-57



**SUBJECT
PROPERTY**



- "200'-NOTICE AREA"

2002-57

CITY OF ROCKWALL

ORDINANCE NO. 21-38

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND THE PLANNED DEVELOPMENT CONCEPT PLAN AND DEVELOPMENT STANDARDS APPROVED WITH ORDINANCE NO. 92-39, BEING A 6.88-ACRE TRACT OF LAND IDENTIFIED AS LOT 4, BLOCK A, SPYGLASS HILL #4 ADDITION AND TRACT 134-12 OF THE E. TEAL SURVEY ABSTRACT NO 207, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Troy Lewis of Newstream Capital Partners for an amendment to the *Planned Development Concept Plan* and *Development Standards* contained within Planned Development District 8 (PD-8) [Ordinance No. 92-39], for a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* 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 8 (PD-8) [Ordinance No. 92-39] 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. 92-39*;

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 development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Preliminary Plat
 - (2) PD Site Plan
 - (3) Final Plat
- (c) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall include a *Treescape Plan* for the area being platted.
- (d) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.
- (e) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.


SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF AUGUST, 2021.



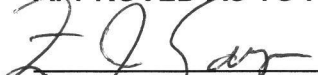
Kevin Fowler, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: August 2, 2021

2nd Reading: August 16, 2021



Exhibit 'A':
Legal Description

BEING a tract of land situated in the E. *TEAL SURVEY, ABSTRACT NO. 207*, City of Rockwall, Rockwall County, Texas, and being a part of that 285.2916-acre tract as conveyed to Clarke-Frates Corporation, as recorded in Volume 102, Page 895, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the South line of Henry M. Chandler Drive, said point being the Northwest corner of Spyglass Hill Condominiums, Phase Three, an addition to the City of Rockwall, as recorded in Slide B, page 175, Map Records, Rockwall County, Texas, a ½" iron stake set for corner;

THENCE Along the Westerly lines of said Spyglass Hill Condominiums, the following:

South 03 deg. 27' 05" East a distance of 39.65 feet to a ½" iron stake set for corner;
South 48 deg. 27' 05" East a distance of 160.16 feet to a ½" iron stake set for corner;
South 37 deg. 16' 05" West a distance of 180.50 feet to a ½" iron stake set for corner;
South 03 deg. 27' 05" East a distance of 142.73 feet to a ½" iron stake set for corner;
South 48 deg. 23' 55" West a distance of 95.59 feet to a ½" iron stake set for corner;
South 41 deg. 23' 55" West a distance of 56.00 feet to a ½" iron stake set for corner;
South 48 deg. 27' 05" East a distance of 203.00 feet to a ½" iron stake set for a corner;

THENCE South 41 deg. 32' 55" West, along the Northerly line of Windward Slope Addition, and addition to the city of Heath, Rockwall County, Texas, a distance of 480.10 feet to a ½" iron stake found for corner;

THENCE North 14 deg. 35' 26" West, a distance of 407.29 feet to a ½" iron stake set for corner;

THENCE North 1 deg. 33' 59" West a distance of 70.75 feet to a ½" iron stake set for corner;

THENCE North 20 deg. 51' 59" West a distance of 156.54 feet to a ½" iron stake set for corner;

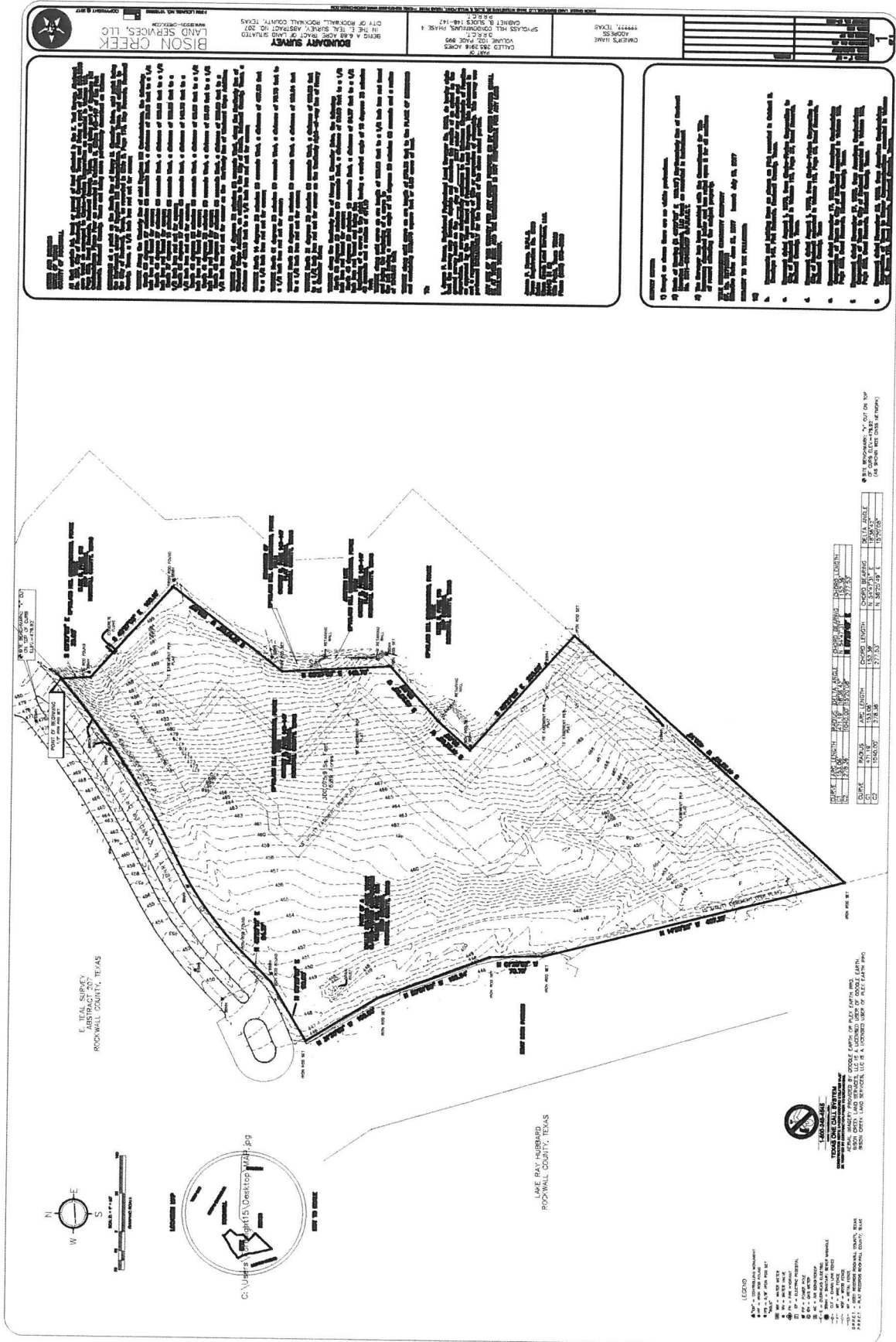
THENCE North 31 deg. 30' 08" West a distance of 109.80 feet to a ½" iron stake found for corner;

THENCE along the Southerly line of Henry M. Chandler Drive, the following:

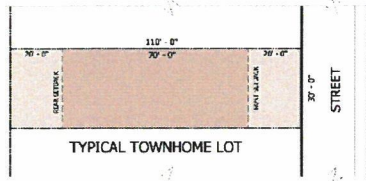
North 58 deg. 29' 50" East a distance of 90.00 feet to a ½" iron stake set for corner;
North 45 deg. 29' 10" East a distance of 54.37 feet to the beginning of a curve to the right having a central angle of 18 deg. 36' 41", and a radius of 471.19 feet, a ½" iron stake set for corner;
Around said curve, a distance of 153.06 feet to the beginning of a curve to the left having a central angle of 15 deg. 20' and a radius of 1,040.00 feet, a ½" iron stake set for corner;

Around said curve a distance of 278.32 feet to the *PLACE OF BEGINNING* and containing 6.88 acres of land. This description is based on the Land Title Survey and Plat made by Kenneth E. Brown, Registered Professional Land Surveyor on February 25, 1992.

Exhibit 'B': Survey



**Exhibit 'C':
Concept Plan**

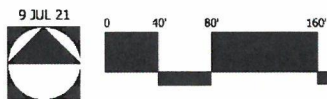


Data Summary

| | | |
|----------------------------|----------------|-----------------|
| Townhome Lots (30' x 100') | 36 Lots | 2.77 ac. |
| Open Space | 37.8% | 2.60 ac. |
| R.O.W. | | 1.51 ac. |
| TOTAL | 36 Lots | 6.88 ac. |

Applicant:
 NEWSTREAM CAPITAL PARTNERS, LLC
 311 South Dixie St. #250
 Rockwall, Texas 75087
 617-461-8153

Planner:
SAGE GROUP, INC.
 Master Planning
 Urban Design
 Architecture
 Landscape Architecture
 1180 N. Coit Ave., Ste. 200
 Rockwall, Texas 75087
 417-404-2828



Marina Village - Rockwall

Rockwall, Rockwall County, Texas

Exhibit 'D':
Density and Development Standards

PD Development Standards.

(1) Permitted Uses. Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Two Family (2F) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on the *Subject Property*; however, the following additional land uses shall be permitted *by-right*:

- Townhomes/Townhouses

(2) Density and Dimensional Standards. Unless specifically provided by this Planned Development ordinance, any development on the *Subject Property* shall be subject to the density and dimensional requirements required for a Two Family (2F) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. In addition, the maximum permissible density for the *Subject Property* shall be 5.23 dwelling units per gross acre of land; however, in no case should the proposed development exceed 36-units. All development on the *Subject Property* shall conform to the standards stipulated by *Table 2: Lot Dimensional Requirements* below, and generally conform to the lot layout depicted in *Exhibit 'B'* of this ordinance.

Table 2: Lot Dimensional Requirements

| | |
|--|----------|
| Minimum Lot Width | 30' |
| Minimum Lot Depth | 110' |
| Minimum Lot Area | 3,000 SF |
| Minimum Front Yard Setback ⁽¹⁾ | 20' |
| Minimum Side Yard Setback ⁽²⁾ | 0'/10' |
| Minimum Side Yard Setback (Adjacent to a Street) | 15' |
| Minimum Length of Driveway Pavement from Front Property Line | 25' |
| Maximum Height ⁽³⁾ | 30' |
| Minimum Rear Yard Setback | 20' |
| Minimum Area/Dwelling Unit (SF) [Sum of All Floor Area's] | 1,900 SF |
| Maximum Lot Coverage | 90% |

General Notes:

- ¹: Porches, stoops, bay windows, balconies, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to five (5) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks* where appropriate for such use and shall not encroach into the private right-of-way.
- ²: The side yard setback on the attached side maybe zero (0) if directly abutting a structure on an adjacent lot.
- ³: The Maximum Height shall be measured to the midpoint of the roof of the single-family home, and in no case should any home exceed an elevation of 500-feet above sea level.

(3) Garage Orientation. Garages shall be permitted to be forward facing (*i.e. facing onto the private street in a flat front entry configuration*) with a minimum driveway length of 25-feet.

(4) Building Standards. The building elevations shall differ in appearance through the use of varying entry features, use of detail and trim, use of materials, articulation and setback, and shall conform to the following requirements:

- (i) Masonry Requirements. The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall

Exhibit 'D':
Density and Development Standards

be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and, stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) may be used for up to 50% of the exterior of the building and shall be limited to the anti-monotony restrictions as outlined in this ordinance.

- (ii) Roof Design Requirements. All buildings shall be designed such that no roof mounted mechanical equipment (i.e. *HVAC, satellite, vents, etc.*) shall be visible from any direction.

Note: Screening of mechanical equipment is necessary for all equipment regardless of location (i.e. *roof mounted, ground mounted, or otherwise attached to the building and/or located on the site*).

- (iii) Architectural Requirements. All units shall be architecturally finished on all sides of the building with the same materials, detailing and features.

- (5) Anti-Monotony Restrictions. All development shall adhere to the following anti-monotony restrictions:

- (i) Identical brick blends, paint colors and, cementaceous products (i.e. *Hardy Plank lap siding, etc.*) may not occur on adjacent (i.e. *side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.
- (ii) Front building elevations shall not repeat along any block face without at least two (2) intervening homes of differing appearance on the same block face within the development.
- (iii) The rear elevation of homes shall not repeat without at least two (2) (i.e. *side-by-side*) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
- a) Front Encroachment (i.e. *Porch and/or Sunroom*) Type and Layout
 - b) Roof Type and Layout
 - c) Articulation of the Front Façade
 - d) Differing Primary Exterior Materials

- (6) Landscaping Standards.

- (i) Landscape Requirements. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.
- (ii) Landscape Buffers. A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Henry M. Chandler Drive, and shall incorporate a minimum of one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage.
- (iii) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

Exhibit 'D':

Density and Development Standards

- (7) Trash Dumpster Enclosure. If proposed trash dumpster enclosures shall be four (4) sided, with eight (8) foot walls constructed and clad with materials matching the primary structures of the townhomes, and have a self-latching opaque gate. All trash dumpster enclosures shall be internal to the site and not be situated within any established building setbacks or landscape buffers.
- (8) Fence Standards. All fences shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height.
- (9) Open Space. A minimum of 20% open space shall be provided which generally conforms to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. The Homeowner's Association (HOA) shall be responsible for maintaining all open space areas.
- (10) Private Right-of-Way. The proposed private right-of-way shall incorporate a minimum of a 29-foot *back-to-back* concrete street built to the City's standards.
- (11) Homeowner's Association (HOA). A Homeowner's Association shall be created or the subject property shall be incorporated into the existing Chandler's Landing Homeowner's Association to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks, open space and common areas, irrigation, landscaping, screening fences and the private roadways, drive aisles and drive approaches for the subject property associated with this development.
- (12) Variances. The variance procedures and standards for approval that are set forth in the UDC shall apply to any application for variances to this ordinance

| P&Z | CASE NO | ORDINANCE | PHASE NAME | ACTION | DESCRIPTION |
|------|---------|-----------|----------------|--------|-------------------------|
| 8811 | 8817 | | SCENIC ESTATES | Z | LAND USE AND CONDITIONS |

ORDINANCE NO. 88-17

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED AND AS IT RELATES TO PD-8, SO AS TO GRANT A CHANGE IN ZONING FROM "A" AGRICULTURAL TO "PD-8" PLANNED DEVELOPMENT ON A TRACT OF LAND DESCRIBED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR ORDERLY DEVELOPMENT OF "PD-8"; PROVIDING FOR LAND USE WITHIN PLANNED DEVELOPMENT NO. 8; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in the classification of a zoning district has been requested by Chandlers Landing Development Corporation for the property described as Lot 2, Scenic Estates; 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 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 of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to give PD-8 District Classification to the tract of land described as Lot 2, Scenic Estates.

Section 2. That the property described as Lot 2, Scenic Estates 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 zoning change, and as may be amended in the future, providing that granting of "PD-8" classification to the above described tract is subject to the following conditions:

- A. The tract of land described as Lot 2, Scenic Estates shall only be used for the following uses:
 - 1. Swimming amenities for PD-8 property owners

2. Community meeting center for small social and meeting functions of community members of PD-8
 3. Play area and large toy for children in PD-8
 4. Administrative offices for overall project management of PD-8; the facility is not to be used as sales offices
- B. All development of this tract shall be in accordance with and regulated by the approved site plan attached as Exhibit "A" and the following requirements:
1. A security fence of not less than six feet in height will be constructed around the sides and rear of the lot and will be of a material stronger than a cedar fence
 2. Men and women's restrooms will be constructed outside the house in the pool area
- or
- direct entry will be provided from the outside to indoor restroom facilities
3. Additional parking will be built in the rear of the house to provide space for a minimum of five (5) vehicles
 4. Additional screening/landscaping will be provided in the island area of the front parking lot including closing access to Ridge Road and constructing a berm along the property frontage on FM-740
 5. Drive access will be provided from Independence Place to the parking area adjacent to Ridge Road

Section 4. 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 shall continue shall be deemed to constitute a separate offense.

Section 5. 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 for this ordinance shall remain in full force and effect.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 2nd day of May, 1988.

APPROVED:

John S. Miller
Mayor

ATTEST:

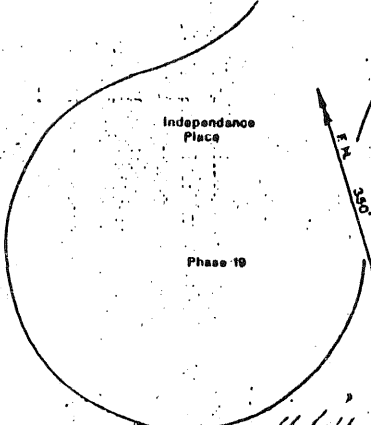
By: *[Signature]*

1st reading 4/18/88

2nd reading 5/2/88



NTS.



Independence Place

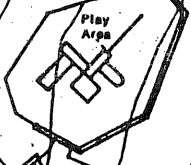
Phase 10

330'

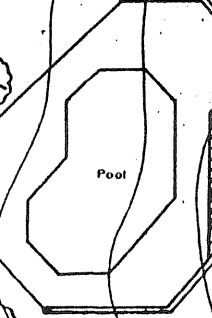
Photinia (Screening)
Approx. 2 1/2 Ft. Centers (Typ)

Existing Entrance Sign

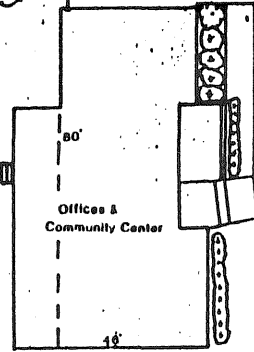
R/W



Play Area



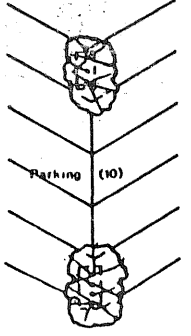
Pool



Offices &
Community Center

80'

16'



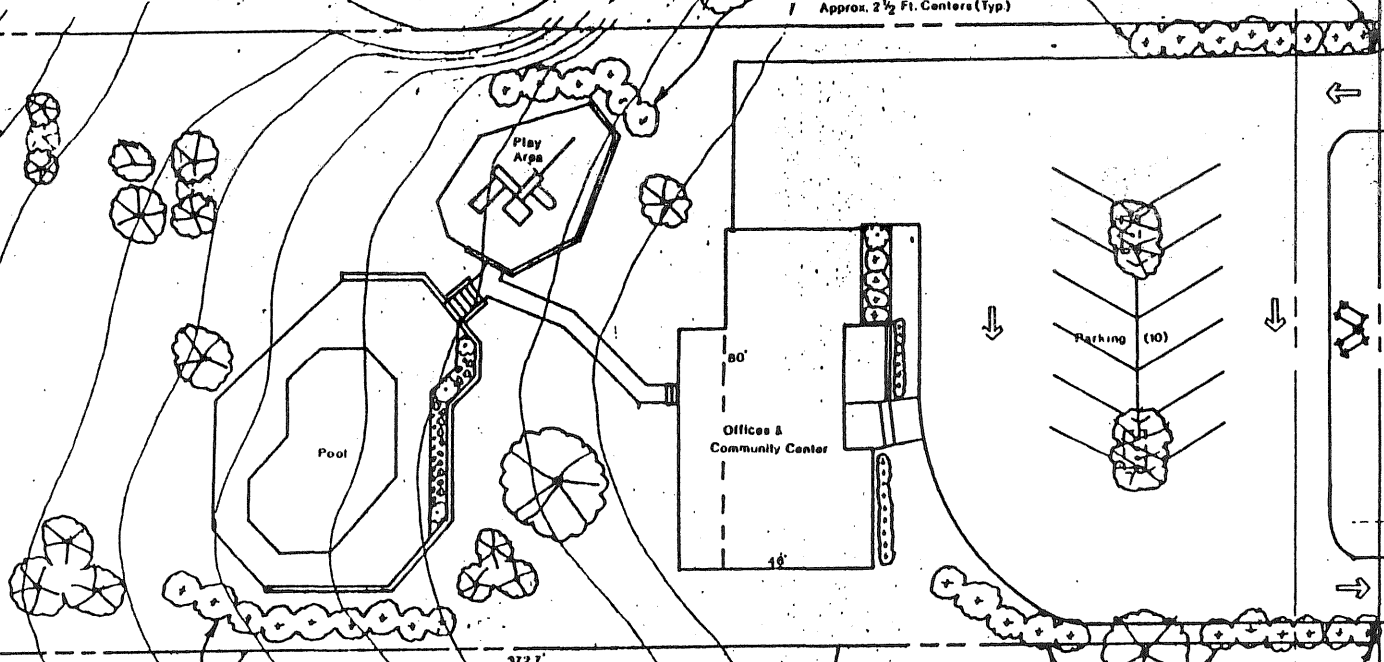
Parking (10)



FM
740



R/W



Photinia

372.7'

Photinia

Existing Exit Sign

Phase 10

**CHANDLERS LANDING
COMMUNITY CENTER**

| | |
|-----------------------|-------------|
| Area-Front of Bldg. | 16,800 SF ± |
| Green Area-Front | 3,800 SF ± |
| Area Behind Bldg. | 30,000 SF ± |
| Comm. Center Rooms | 910 |
| Parking Spaces-Req'd. | 10 |



CITY OF ROCKWALL

ORDINANCE NO. 05-30

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL AND ORDINANCE NO. 88-17, AS HERETOFORE AMENDED, SO AS TO AMEND (PD-8) PLANNED DEVELOPMENT DISTRICT NO. 8 TO ALLOW FOR SINGLE-FAMILY RESIDENTIAL USES ON A 1.21-ACRE TRACT KNOWN AS LOT 2, SCENIC ESTATES AND MORE FULLY DESCRIBED HEREIN AS EXHIBIT "A"; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kama Roux of the Chandlers Landing Community Association for an amendment to (PD-8), Planned Development District No. 8 to allow for Single-Family Residential uses on a 1.21-acre tract known as Lot 2, Scenic Estates and more fully described herein as 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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code 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 Unified Development Code of the City of Rockwall and Ordinance No. 88-17, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to amend (PD-8), Planned Development District No. 8 to allow for Single-Family Residential uses on a 1.21-acre tract known as Lot 2, Scenic Estates and more fully described herein as Exhibit "A"; and

Section 2. That the property described herein shall be used only in the manner and for the purposes provided for in **Article V, Section 3.6, Single Family Residential (SF-7) District** of the Unified Development Code of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future and subject to the following additional conditions:

1. No Access shall be permitted from Ridge Road (FM 740).

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. 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 shall continue shall be deemed to constitute a separate offense.

Section 5. 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 Unified Development Code 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.

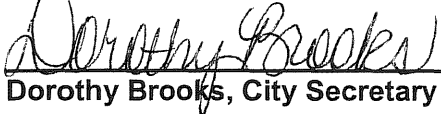
Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 7. 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 5th day of July, 2005.


William R. Cecil, Mayor

ATTEST:

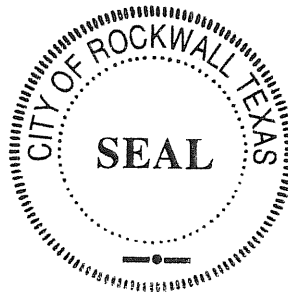

Dorothy Brooks, City Secretary

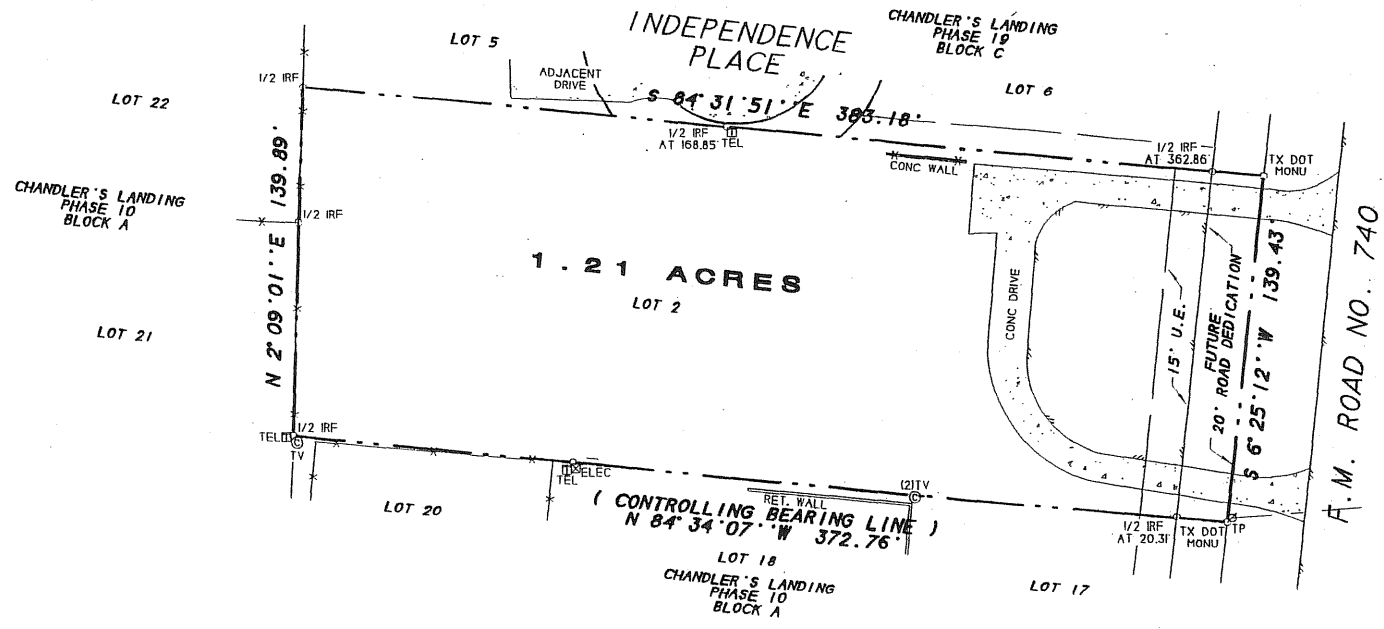
APPROVED AS TO FORM:


Pete Eckert, City Attorney

1st Reading: 06-20-05

2nd Reading: 07-05-05





RECEIVED
MAY 20 2005
By _____

EXHIBIT "A"

DESCRIPTION

All that certain lot, tract or parcel of land situated in Rockwall County, Texas, and being out of the E. Teal Survey, and being all of Lot (2) of the Scenic Estate Subdivision, according to the Map thereof, recorded in Cabinet A, Slide 42, Map Records of Rockwall County, Texas.

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for CHANDLER'S LANDING COMMUNITY ASSOCIATION at F.M. ROAD NO. 740, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 2nd day of May, 2005.

NOTES

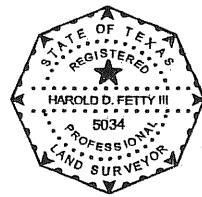
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

SURVEY ACCEPTED BY:

DATE _____

DATE _____

[Signature]
Harold D. Fetty III, R.P.L.S. No. 5034



SYMBOL LEGEND

| | | | | |
|------------|--------------|-------|-----------------|---------|
| TV | GAS | TEL | FH | FP |
| TELEPHONE | METER | PHONE | POLE | POLE |
| CABLE POST | WATER | RISE | HYDRANT | |
| ELEC | TU | ELEC | 1/2" IRF | |
| ELECTRIC | BOX | WATER | RIGHT ROD FOUND | |
| METER | JUNCTION BOX | METER | 1 CORNER | |
| -K- | FENCE | APL | LIGHT | PROPANE |
| | | EQD. | POLE | TANK |
| | | DATE | | |

PROPERTY USE

R.S.C.I.
ROCKWALL SURVEYING CO., INC.

LAND SURVEYING

SURVEY DATE MAY 2, 2005
SCALE 1" = 50' FILE # 20050733
CLIENT C.L.C.A. GF # NONE

1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

FILE COP

2005 023

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) 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 230.80-ACRE TRACT OF LAND SITUATED WITHIN THE E. TEAL SURVEY, ABSTRACT NO. 207, 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 8 (PD-8) for the purpose of consolidating the regulating ordinances [*Ordinance No.'s 73-48, 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, & 21-38* and *Resolution No.'s 87-19 & 87-20*].

WHEREAS, Planned Development District 8 (PD-8) is a 293.80-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and which is more fully described in *Exhibit 'A'* 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 8 (PD-8) [*Ordinance No.'s 73-48, 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, & 21-38* and *Resolution No.'s 87-19 & 87-20*] 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 73-48, 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, & 21-38* and *Resolution No.'s 87-19 & 87-20*;

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. Prior to the issuance of any building permit in Planned Development District 8 (PD-8), a final development plan prepared in accordance with the requirements of the Unified Development Code (UDC) [*Ordinance No. 20-02*] shall be filed with the City Council of the City of Rockwall and shall be approved by said governing body after review and recommendation from the Planning and Zoning Commission and filed as a part of this ordinance. Such required development plan shall set forth the requirements for ingress and egress to the property, public or private streets or drive, with adequate right-of-way to conform to the Master Thoroughfare Plan contain in the OURHometown Vision 2040 Comprehensive Plan of the City of Rockwall, sidewalks, utilities, drainage, parking, open space, all area requirements and maximum lot coverage, screening walls or fences, amenities, greenbelt areas, and all other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed final development plan shall be considered as an amendment to this ordinance and shall be applicable to the property involved.

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7TH DAY OF AUGUST, 2023.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 17, 2023

2nd Reading: August 7, 2023

DRAFT
ORDINANCE
06.05.2023

BEING 293.80 acres of land situated in the Abstract 207, E. Teal Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the North Right of Way of Henry M. Chandler Dr. at the City of Rockwall Geodetic Control Monument #5. (NAD83 Texas State Plane GPS Coordinate (Grid): E 2,589,936.483, N 7,007,500.489 Feet) bearing South 37° 22' 04" East, a distance of 488.384 feet to the POINT OF BEGINNING;

BEGINNING at a Southeastern corner of Abstract 207, E. Teal Survey, Tract 134-02, also known as Henry M. Chandler Park, (NAD83 Texas State Plane GPS Coordinate (Grid): E 2,590,225.307, N 7,007,160.123 Feet);

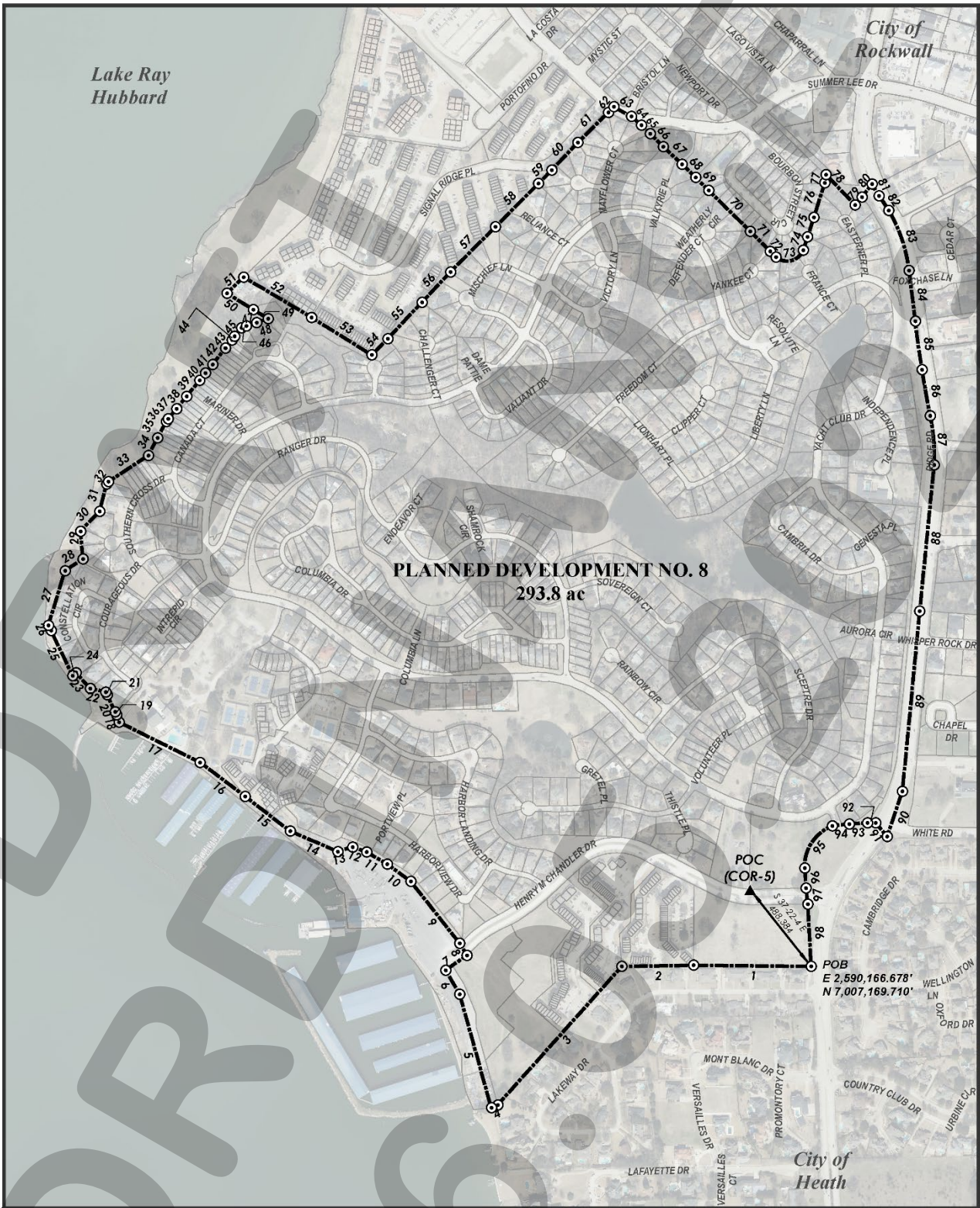
- 1 THENCE North 88°-18'-11" West along the Southern City of Rockwall Limits line, a distance of 582.443 feet to a point;
- 2 THENCE North 89°-48'-59" West continuing along said City Limits line, a distance of 355.507 feet to a point;
- 3 THENCE South 43°-0'-23" West, a distance of 919.737 feet to a point;
- 4 THENCE South 67°-4'-25" West, a distance of 35.098 feet for a corner;
- 5 THENCE North 14°-30'-14" West along the City of Dallas Lake Ray Hubbard Takeline, a distance of 583.017 feet to a point;
- 6 THENCE North 29°-2'-31" West continuing along said Takeline, a distance of 137.581 feet for a corner;
- 7 THENCE North 56°-8'-41" East, a distance of 128.545 feet for a corner;
- 8 THENCE North 30°-32'-7" West, a distance of 69.156 feet to a point;
- 9 THENCE North 37°-8'-45" West, a distance of 390.351 feet to a point;
- 10 THENCE North 52°-36'-21" West, a distance of 145.287 feet to a point;
- 11 THENCE North 58°-32'-34" West, a distance of 118.386 feet to a point;
- 12 THENCE North 69°-16'-12" West, a distance of 73.067 feet to a point;
- 13 THENCE South 74°-15'-59" West, a distance of 77.354 feet to a point;
- 14 THENCE North 65°-43'-7" West, a distance of 256.437 feet to a point;
- 15 THENCE North 51°-11'-9" West, a distance of 281.288 feet to a point;
- 16 THENCE North 51°-53'-10" West, a distance of 279.71 feet to a point;
- 17 THENCE North 62°-32'-22" West, a distance of 447.671 feet to a point;
- 18 THENCE North 17°-20'-59" West, a distance of 37.541 feet to a point;
- 19 THENCE North 26°-11'-34" West, a distance of 17.364 feet to a point;
- 20 THENCE North 23°-38'-49" West, a distance of 92.977 feet to a point;
- 21 THENCE North 29°-3'-32" West, a distance of 15.446 feet to a point;
- 22 THENCE North 75°-11'-11" West, a distance of 79.16 feet to a point;
- 23 THENCE North 40°-51'-30" West, a distance of 103.986 feet to a point;
- 24 THENCE South 48°-53'-36" West, a distance of 22.644 feet to a point;
- 25 THENCE North 24°-19'-40" West, a distance of 248.667 feet to a point;
- 26 THENCE North 26°-7'-15" West, a distance of 28.5 feet to a point;
- 27 THENCE North 17°-59'-7" East, a distance of 281.413 feet to a point;
- 28 THENCE North 57°-36'-17" East, a distance of 106.753 feet to a point;
- 29 THENCE North 3°-51'-8" West, a distance of 137.544 feet to a point;
- 30 THENCE North 44°-49'-51" East, a distance of 136.993 feet to a point;
- 31 THENCE North 15°-21'-46" East, a distance of 138.342 feet to a point;
- 32 THENCE North 39°-56'-11" East, a distance of 15.252 feet to a point;
- 33 THENCE North 57°-56'-35" East, a distance of 236.839 feet to a point;
- 34 THENCE North 28°-19'-43" East, a distance of 98.253 feet to a point;
- 35 THENCE North 29°-9'-48" East, a distance of 92.112 feet to a point;
- 36 THENCE North 36°-59'-49" East, a distance of 15.953 feet to a point;
- 37 THENCE North 40°-49'-32" East, a distance of 64.585 feet to a point;
- 38 THENCE North 39°-57'-21" East, a distance of 79.555 feet to a point;
- 39 THENCE North 40°-17'-52" East, a distance of 102.428 feet to a point;
- 40 THENCE North 39°-59'-46" East, a distance of 45.353 feet to a point;

41 *THENCE* North 41°-24'-4" East, a distance of 55.609 feet to a point;
 42 *THENCE* North 39°-1'-18" East, a distance of 102.883 feet to a point;
 43 *THENCE* North 39°-56'-1" East, a distance of 51.761 feet to a point;
 44 *THENCE* North 36°-1'-35" East, a distance of 21.146 feet to a point;
 45 *THENCE* North 40°-3'-54" East, a distance of 55.794 feet to a point;
 46 *THENCE* North 70°-51'-23" East, a distance of 25.361 feet to a point;
 47 *THENCE* North 74°-3'-0" East, a distance of 53.495 feet to a point;
 48 *THENCE* North 71°-19'-43" East, a distance of 59.736 feet to a point;
 49 *THENCE* North 57°-6'-5" West, a distance of 85.273 feet for a corner;
 50 *THENCE* North 57°-21'-4" West, a distance of 153.393 feet for a corner;
 51 *THENCE* North 46°-48'-21" East, a distance of 115.66 feet for a corner;
 52 *THENCE* South 58°-8'-28" East along the boundary of the Signal Ridge Place Addition, a distance of 390.89 feet to a point;
 53 *THENCE* South 56°-59'-48" East continuing along said Signal Ridge Place boundary, a distance of 351.404 feet for a corner;
 54 *THENCE* North 45°-48'-4" East, a distance of 112.664 feet to a point;
 55 *THENCE* North 44°-19'-51" East, a distance of 247.254 feet to a point;
 56 *THENCE* North 44°-19'-51" East, a distance of 206.252 feet to a point;
 57 *THENCE* North 46°-3'-5" East, a distance of 314.449 feet to a point;
 58 *THENCE* North 46°-3'-5" East, a distance of 303.267 feet to a point;
 59 *THENCE* North 46°-3'-6" East, a distance of 93.323 feet to a point;
 60 *THENCE* North 44°-27'-14" East, a distance of 188.011 feet to a point;
 61 *THENCE* North 46°-20'-42" East, a distance of 211.787 feet to a point;
 62 *THENCE* North 45°-53'-44" East, a distance of 40.132 feet to the beginning of a curve found in the Centerline of Summer Lee Dr.
 63 said being the beginning of a curve to the left having a tangent of 49.883 feet and a radius of 525.622 feet with a chord distance of 99.319 feet and a chord bearing of South 60°-9'-24" East to a point;
 64 *THENCE* South 46°-32'-42" East, a distance of 65.598 feet to a point;
 65 *THENCE* South 45°-32'-36" East along the Southern boundary of the Newport Place Addition, a distance of 61.079 feet to a point;
 66 *THENCE* South 44°-4'-56" East continuing along said Newport Place boundary, a distance of 90.696 feet to a point;
 67 *THENCE* South 45°-42'-7" East, a distance of 127.883 feet to a point;
 68 *THENCE* South 44°-41'-28" East, a distance of 93.59 feet to a point;
 69 *THENCE* South 44°-12'-37" East along the Southern boundary of the Orleans on the Lake Addition, a distance of 91.186 feet to a point;
 70 *THENCE* South 44°-11'-59" East continuing along said Orleans on the Lake boundary, a distance of 288.305 feet to a point;
 71 *THENCE* South 44°-9'-51" East, a distance of 140.065 feet to a point;
 72 *THENCE* South 43°-26'-16" East along said Orleans on the Lake boundary, a distance of 39.385 feet to the beginning of a curve,
 73 said being the beginning of a curve to the left having a tangent of 117.273 feet and a radius of 86.764 feet with a chord distance of 139.499 feet and a chord bearing of North 77°-17'-18" East to a point;
 74 *THENCE* North 19°-17'-22" East, a distance of 69.972 feet to a point;
 75 *THENCE* North 19°-8'-59" East, a distance of 101.965 feet to a point;
 76 *THENCE* North 18°-34'-28" East, a distance of 179.36 feet to a point;
 77 *THENCE* North 9°-3'-26" East, a distance of 40.216 feet for a corner;
 78 *THENCE* South 42°-45'-6" East, a distance of 208.889 feet for a corner;
 79 *THENCE* North 41°-41'-29" East, a distance of 52.007 feet to a point;
 80 *THENCE* North 38°-39'-57" East to the Centerline of Ridge Road, a distance of 80.613 feet to the beginning of a curve,
 81 said being the beginning of a curve to the left having a tangent of 34.265 feet and a radius of 486.839 feet with a chord distance of 68.36 feet and a chord bearing of South 30°-3'-27" East to the beginning of a curve,
 82 Continuing along a curve to the right having a tangent of 43.415 feet and a radius of 728.077 feet with a chord distance of 86.675 feet and a chord bearing of South 32°-43'-26" East to the beginning

- of a curve,
- 83 Continuing along a curve to the right having a tangent of 159.757 feet and a radius of 766.621 feet with a chord distance of 312.794 feet and a chord bearing of South 17°-33'-54" East to a point;
- 84 *THENCE* South 5°-54'-11" East, a distance of 252.075 feet to the beginning of a curve,
- 85 said being the beginning of a curve to the left having a tangent of 121.934 feet and a radius of 3593.301 feet with a chord distance of 243.727 feet and a chord bearing of South 6°-48'-53" East to the beginning of a curve,
- 86 Continuing along a curve to the left having a tangent of 115.369 feet and a radius of 15094.377 feet with a chord distance of 230.732 feet and a chord bearing of South 8°-49'-25" East to the beginning of a curve,
- 87 Continuing along a curve to the right having a tangent of 123.432 feet and a radius of 938.92 feet with a chord distance of 244.758 feet and a chord bearing of South 3°-34'-39" East to a point;
- 88 *THENCE* South 6°-45'-10" West, a distance of 726.609 feet to a point;
- 89 *THENCE* South 6°-36'-9" West, a distance of 894.838 feet to a point;
- 90 *THENCE* South 19°-43'-59" West to a point intersecting the City of Heath City Limits, as described in the adopted Boundary Agreement, City of Rockwall Ordinance 21-15 (exhibit area 1, dated March 23, 2021), a distance of 236.664 feet for a corner;
- 91 *THENCE* North 38°-39'-37" West continuing along said City Limits line, a distance of 88.874 feet to the beginning of a curve,
- 92 said being the beginning of a curve to the left having a tangent of 20.272 feet and a radius of 1327.182 feet with a chord distance of 40.539 feet and a chord bearing of North 89°-14'-41" West to the beginning of a curve,
- 93 Continuing along a curve to the left having a tangent of 44.837 feet and a radius of 3408.623 feet with a chord distance of 89.666 feet and a chord bearing of South 87°-26'-59" West to the beginning of a curve,
- 94 Continuing along a curve to a curve to the left having a tangent of 42.557 feet and a radius of 3577.031 feet with a chord distance of 85.108 feet and a chord bearing of South 84°-41'-24" West to the beginning of a curve,
- 95 Continuing along a curve to the left having a tangent of 153.911 feet and a radius of 213.23 feet with a chord distance of 249.594 feet and a chord bearing of South 34°-28'-51" West to a point;
- 96 *THENCE* South 2°-41'-7" East, a distance of 100.099 feet to a point;
- 97 *THENCE* South 5°-36'-7" East, a distance of 80.149 feet to a point;
- 98 *THENCE* South 1°-55'-40" East, a distance of 308.063 feet, to the *POINT OF BEGINNING AND CONTAINING* 293.80 acres of land (12,797,923.461 square feet) more or less.

Lake Ray
Hubbard

City of
Rockwall



PLANNED DEVELOPMENT NO. 8
293.8 ac

POC
(COR-5)

POB
E 2,590,166.678'
N 7,007,169.710'



City of
Rockwall



**PLANNED DEVELOPMENT
NO. 8**



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GENERAL REQUIREMENTS

- (A) **PD Concept Plan.** Planned Development District 8 (PD-8) shall be developed in accordance with the Concept Plan depicted in Exhibit 'C' of this ordinance, and no substantial change in the development shall be permitted except after obtaining approval of the change in the manner required for amendments as stipulated by the Unified Development Code (UDC) of the City of Rockwall, as heretofore amended, as amended herein by this zoning change, and as maybe amended in the future.
- (B) **Development Plan.** Prior to the issuance of any *Building Permit* in Planned Development District 8 (PD-8), a final *Development Plan* prepared in accordance with the requirements of the Unified Development Code (UDC) shall be filed with the City Council of the City of Rockwall and shall be approved by said governing body after review and recommendation by the Planning and Zoning Commission and filed as part of this ordinance. Such required *Development Plan* shall set forth the requirements for ingress and egress to the property, public or private streets or drive, with adequate right-of-way to conform to the Master Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking spaces, all area requirements and maximum lot coverage, yards and open space, screening walls or fences, amenities, greenbelts areas, and all other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed final *Development Plan* shall be considered as an amendment to this ordinance and shall be applicable to the property involved.
- (C) **Greenbelts and Open Space.**
- (1) **Greenbelt 'A'.** That the area north of the existing entrance at the southeast corner of Planned Development District 8 (PD-8) [*designated as Greenbelt 'A' on the Concept Plan depicted in Exhibit 'C' of this ordinance*] shall be designated and maintained as a permanent greenbelt area.
 - (2) **Greenbelt 'B'.** That the area south of the existing entrance at the southeast corner of Planned Development District 8 (PD-) [*designated as Greenbelt 'B' on the Concept Plan depicted in Exhibit 'C' of this ordinance*] may be developed in a manner that would not interfere with the contemplated realignment and improvement of FM-740 [*i.e. Ridge Road*], and the governing body of the City of Rockwall must consider and specifically approve further development of said area.
- (D) **Amenities (Per Ordinance No. 84-04).** That the construction and development of amenities for Planned Development District 8 (PD-8) for all future development thereof shall be based upon recreational units with each single-family dwelling unit equaling one-half ($\frac{1}{2}$) recreation unit and each multi-family dwelling unit equaling one (1) recreation unit, said amenities are to consist of the follow:
- (1) **Sports Park.** A sports park will include a combination of one (1) sports court -- *lighted if properly located as not to disturb residences* --, exercise areas, rest areas, basketball, badminton, volleyball, racket tennis, paths and parking. All of the sports parks will be landscaped.

Ratio Required: 1/300 Recreation Unit
Number Required: 3
 - (2) **Swim Club.** The swim club will contain a minimum of a 1,500 SF swimming pool, 1,800 SF club pavilion, restrooms, manager's office, parking for guests, lighting and landscaping.

Ratio Required: 1/225 Recreation Unit
Number Required: 4
 - (3) **Play Park.** Each play park will be devoted to the young residents of Chandler's Landing and will have a large self-contained sand area with creative wood play equipment. These parks will be landscaped with shaded rest areas for adults.

Ratio Required: 1/250 Recreation Unit
Number Required: 4

- (4) Upland Lakes. These are lakes either existing or to be built. These lakes will be kept clean and maintained to the shoreline for residents to enjoy. No swimming or motorized boating will be allowed.

Ratio Required: 1/300 Recreation Unit

Number Required: 3

- (5) Security Entrances. These entries will be well lighted, landscaped, and maintained. They are to be secured by guards, or by a mechanical system. These entrances are strategically located throughout the development in order to provide proper ingress and egress.
- (6) Landscape Developments. These entries are to be paved with a brick or cobblestone pattern. On either side of the landscaped boulevard there will be lush plantings, berms, and decorative fencings.
- (7) Architectural Graphics. These graphics and signs will be designated in harmony for all developable parcels in the remainder of Chandler's Landing. These signs will be very pleasing and will direct visitors through the development.
- (8) Common Greenbelts and Paths. These areas will flow through the development following the low areas as designated on the Master Plan. They will have paths for jogging, walking and golf carts. Along some areas of the greenbelts, we are planning an aerobic course.

NOTE: It should be noted that all of the above described recreation uses must be designated in detail at the time of Final Plat.

- (E) Amenities (Per Ordinance No. 85-43). That the construction and development of amenities for Planned Development District 8 (PD-8) shall be as depicted in the *Concept Plan* depicted in Subsection (G) below and as follows:

(1) Yacht Club Area.

- (a) Seven (7) tennis courts to be resurfaced.
- (b) A new improved lighting system will be installed on five (5) courts.
- (c) Landscaped retaining walls will be constructed around all steep slopes adjacent to the courts.
- (d) A subsurface drainage system will be installed to pick up surface run-off.
- (e) A new sidewalk system will be installed to accommodate golf carts that is a minimum of six (6) feet wide around the existing golf courts.
- (f) Major grading will be performed to improve landscaping and better maintain the erosion ditch.
- (g) The courts will have spectator accommodations where the terrain permits.
- (h) The existing children's play area will be renovated and enlarged.
- (i) Outdoor tennis pavilion.
- (j) Additional major improvements will be made to the Yacht Club, which will include better acoustics, carpeting, renovation of Commodore State Room, outside lounging accommodations, structure cosmetics, and landscaping.

(2) Area 'A': Swimming and Tennis Park.

- (a) Parking.
- (b) Swimming Pool.
- (c) Gazebo.
- (d) Children's Play Area.
- (e) Restrooms/Dressing.
- (f) Two (2) Tennis Courts with Lights.
- (g) General Landscaping.
- (h) Large Trees, Small Trees, Shrubs and Ground Cover, Lawn, Elevated Planters and Lights.

(3) Area 'B': Recreation Park.

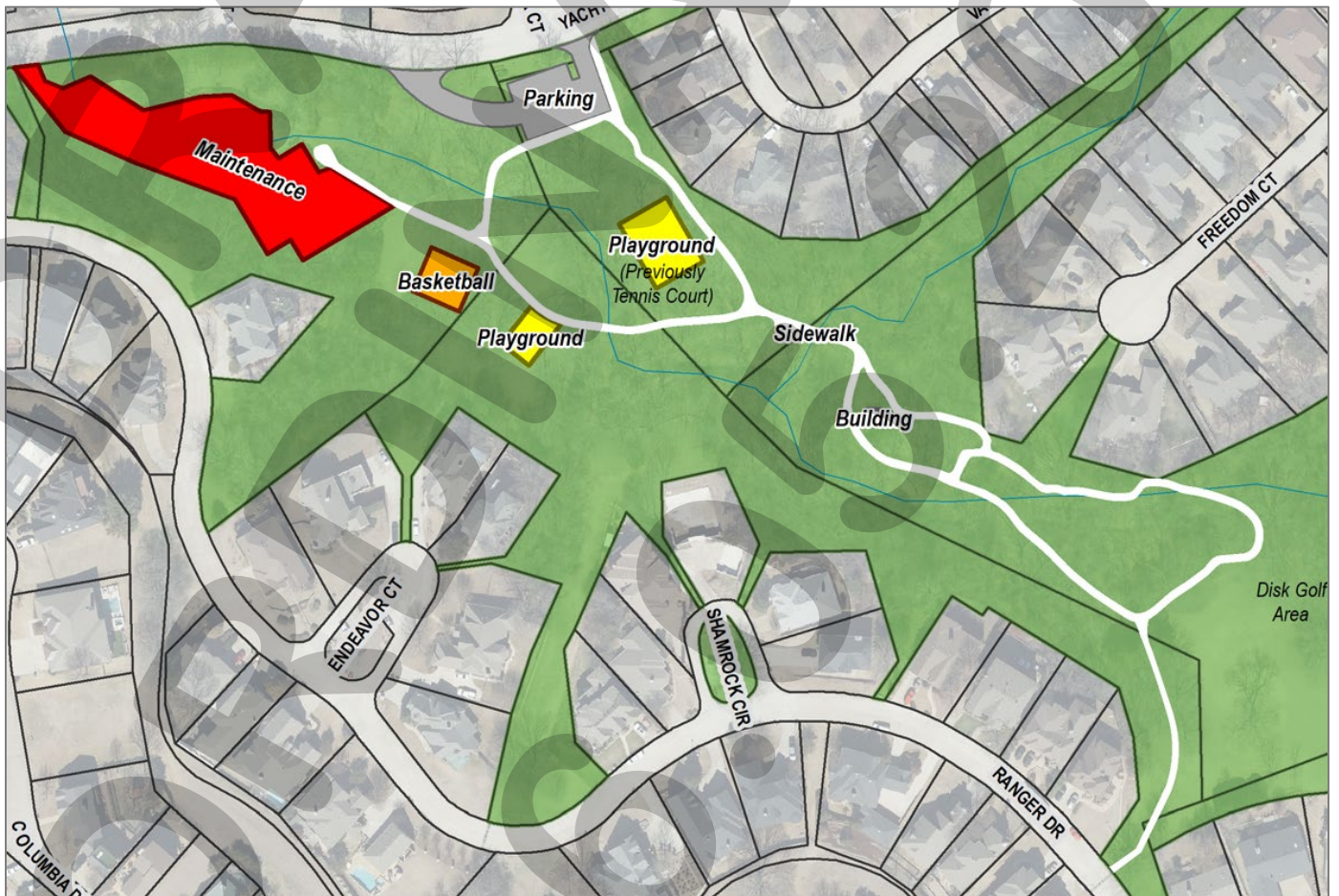
- (a) Limited Parking and Access.

- (b) Park Shelter.
- (c) Two (2) Children's Play Areas.
- (d) Four (4) Picnic Spots.
- (e) Volleyball Court.
- (f) Half Basketball Court.
- (g) Open Lawn Area.
- (h) Seven (7) Exercise Stations.
- (i) Pedestrian Trail.
- (j) Four (4) Bridges.
- (k) General Clearing and Channel Work.
- (l) Tree Pruning, Stone Boulders, Retaining Walls and Fencing, Flowering Trees, and Plants.

(F) Amenities (Per Ordinance No. 86-87). That the construction and development of amenities for Planned Development District 8 (PD-8) shall be as depicted in *Concept Plan* depicted in Subsection (G) below and as follows:

- (1) The tract of land shown in the *Concept Plan* depicted in Subsection (G) shall only be used for park and recreation purposes and as a Community Association maintenance facility.
- (2) The development of the tract of land shown in the *Concept Plan* depicted in Subsection (G) shall be in conformance with the *Concept Plan* depicted in Subsection (G) below.

(G) Concept Plan.



CHANDLER'S LANDING, PHASES 1, 2 & 3

(H) Land Uses. Zero Lot Line Homes

(I) Development Cases.

PHASE 1.

- (1) Subdivision Plat. Approved by the Commissioners Court on July 9, 1973.
- (2) 1973: Zoning (Ordinance No. 73-48). Adopted on November 12, 1973.

PHASE 2.

- (3) Subdivision Plat. Approved by the Commissioners Court on July 9, 1973.
- (4) 1973: Zoning (Ordinance No. 73-48). Adopted on November 12, 1973.

PHASE 3.

- (5) Subdivision Plat. Approved by the Commissioners Court on July 9, 1973.
- (6) 1973: Zoning (Ordinance No. 73-48). Adopted on November 12, 1973.

(J) Regulating Ordinance. Ordinance No. 73-48

(K) Concept Plans.

PHASE 1. ZERO LOT LINE HOMES.

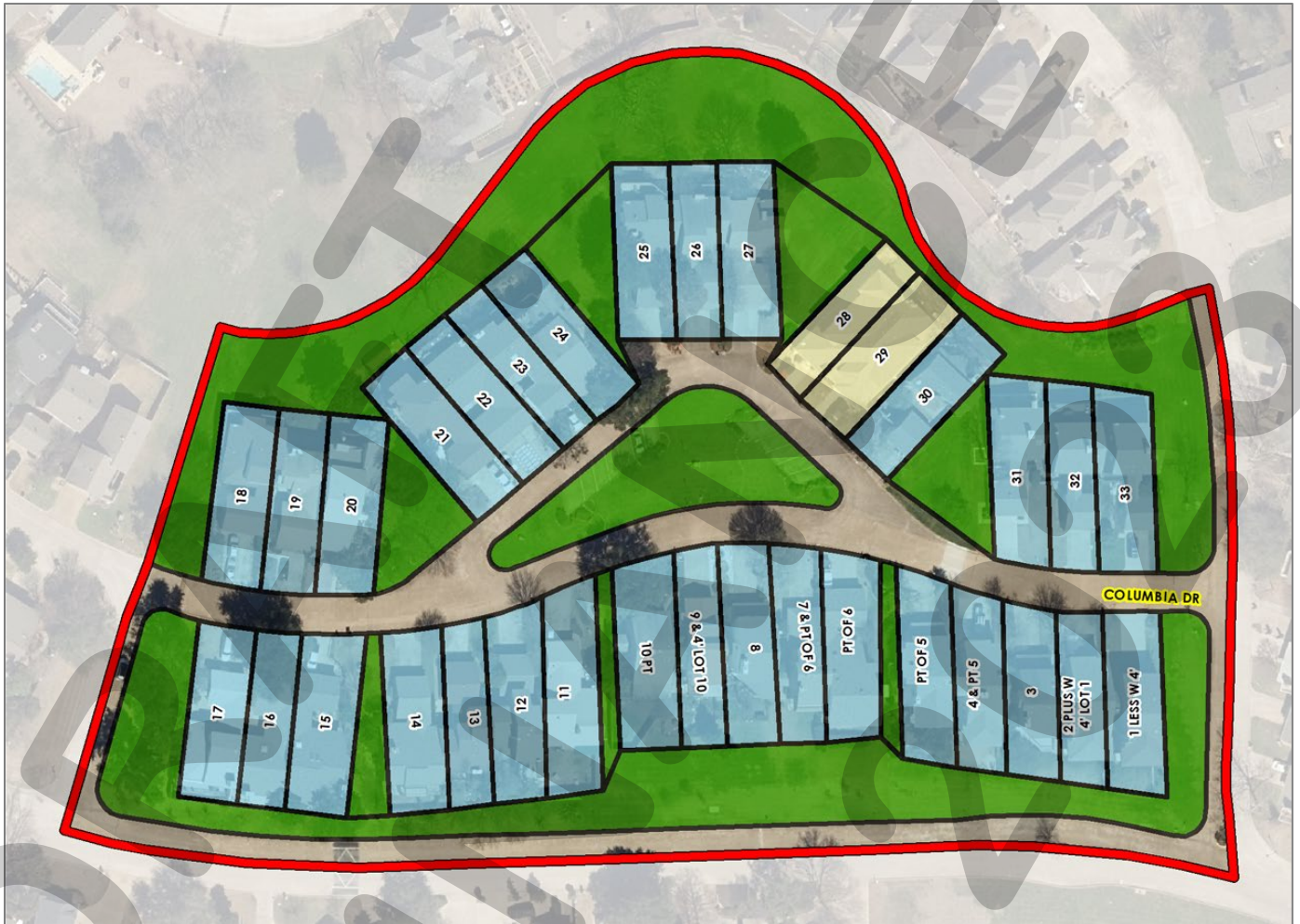


PHASE 2. ZERO LOT LINE AND SINGLE-FAMILY HOMES.



DRAFT
ORDINANCE 06.05

PHASE 3. ZERO LOT LINE SINGLE-FAMILY ATTACHED HOMES.



(L) Density and Development Standards.

| | SINGLE-FAMILY | ZERO-LOT-LINE | SINGLE-FAMILY ATTACHED | MULTI-FAMILY OR CONDOMINIUM |
|--|---------------|--------------------|------------------------|-----------------------------|
| MINIMUM LOT WIDTH | 50' | 40' | 20' | 70' |
| MINIMUM LOT DEPTH | 100' | 100' | 100' | 100' |
| MINIMUM LOT AREA | 6,000 SF | 4,000 SF | 3,000 SF | 2,000 SF |
| MINIMUM FRONT YARD SETBACK | 25' | 25' | 25' | 25' |
| MINIMUM SIDE YARD SETBACK | 5' | 10' ⁽¹⁾ | 0' | (2) & (3) ⁽³⁾ |
| MINIMUM REAR YARD SETBACK | 10' | 10' | 10' ⁽²⁾ | 10' |
| MINIMUM PARKING SPACES REQUIRED PER UNIT | 2 | 2 | 2 | 1½ |
| MAXIMUM BUILDING COVERAGE | 40% | 60% | 60% | 40% |

NOTES:

- ¹: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
- ²: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
- ³: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

- (2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WALL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.
- (3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

DRAFT
ORDINANCE
06.05.2023

CHANDLER'S LANDING, PHASE 4

(A) Land Uses. Zero Lot Line Homes

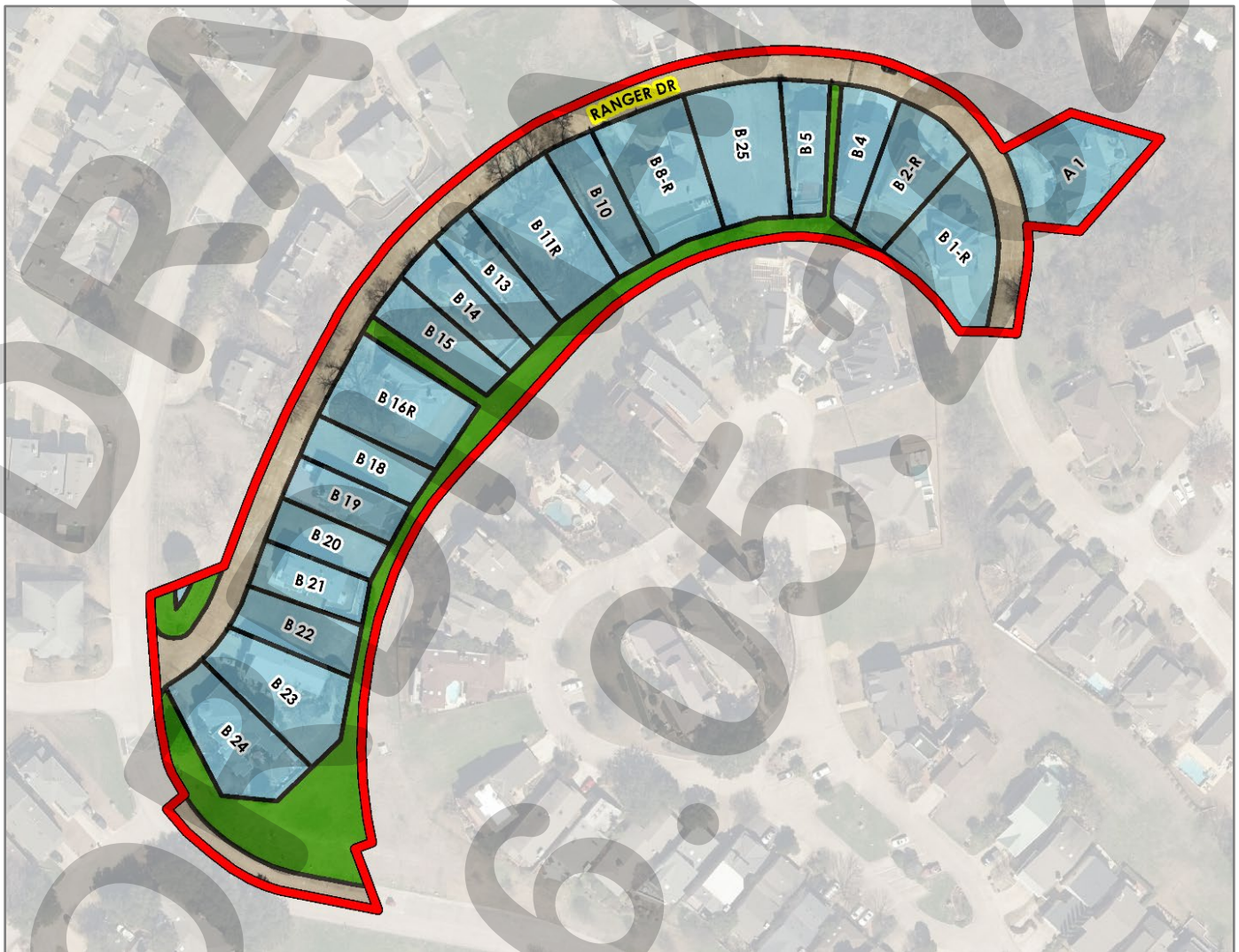
(B) Development Cases.

- (1) 1973: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
- (2) PZ1983-012-01. Site Plan. Adopted on May 2, 1983.
- (3) PZ1983-037-01. Preliminary Plat, Site Plan, and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
- (4) PZ1984-023-01. Preliminary Plat. Adopted on March 5, 1985.
- (5) PZ1984-023-02. Concept Plan. Adopted on March 5, 1985.
- (6) PZ1984-045-01. Final Plat. Adopted on May 7, 1984.
- (7) PZ1996-005-01. Replat. Adopted on March 18, 1996.
- (8) PZ1999-030-01. Replat. Adopted on May 17, 1999.

(C) Original Regulating Ordinance. Ordinance No. 84-04

(D) Concept Plans.

PHASE 4. ZERO LOT LINE HOMES.



(E) Development Standards.

ZERO LOT LINE HOMES.

| | |
|---|----------|
| MINIMUM LOT WIDTH | 40' |
| MINIMUM LOT DEPTH | 100' |
| MINIMUM LOT AREA | 4,000 SF |
| MINIMUM FRONT YARD SETBACK | 20' |
| MINIMUM SIDE YARD SETBACK | 0'/10' |
| MINIMUM REAR YARD SETBACK | 15' |
| MINIMUM PARKING SPACES REQUIRED ⁽¹⁾ | 2 |
| MAXIMUM HEIGHT | 30' |
| MINIMUM DISTANCE BETWEEN BUILDINGS | 10' |
| MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S] | 1,500 SF |
| MAXIMUM BUILDING COVERAGE | 60% |

NOTES:

¹: EXCLUDING GARAGE SPACES.

DRAFT
ORDINANCE
06.05.2023

CHANDLER'S LANDING, PHASE 5

(A) Land Uses. Single-Family, Single-Family Attached, and Zero Lot Line Homes

(B) Development Cases.

- (1) 1973: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
- (2) 1976: Replat. Adopted on September 7, 1976.
- (3) 1977: Replat. Adopted on March 7, 1977.

(C) Original Regulating Ordinance. *Ordinance No. 73-48*

(M) Concept Plans.

PHASE 5. SINGLE-FAMILY, SINGLE-FAMILY ATTACHED, AND ZERO LOT LINE HOMES.



(N) Density and Development Standards.

| | SINGLE-FAMILY | ZERO-LOT-LINE | SINGLE-FAMILY ATTACHED | MULTI-FAMILY OR CONDOMINIUM |
|-------------------|---------------|---------------|------------------------|-----------------------------|
| MINIMUM LOT WIDTH | 50' | 40' | 20' | 70' |
| MINIMUM LOT DEPTH | 100' | 100' | 100' | 100' |
| MINIMUM LOT AREA | 6,000 SF | 4,000 SF | 3,000 SF | 2,000 SF |

| | | | | |
|---|-----|--------------------|--------------------|--------------------------|
| <i>MINIMUM FRONT YARD SETBACK</i> | 25' | 25' | 25' | 25' |
| <i>MINIMUM SIDE YARD SETBACK</i> | 5' | 10' ⁽¹⁾ | 0' | (2) & (3) ⁽³⁾ |
| <i>MINIMUM REAR YARD SETBACK</i> | 10' | 10' | 10' ⁽²⁾ | 10' |
| <i>MINIMUM PARKING SPACES REQUIRED PER UNIT</i> | 2 | 2 | 2 | 1½ |
| <i>MAXIMUM BUILDING COVERAGE</i> | 40% | 60% | 60% | 40% |

NOTES:

¹: NO SIDE YARD REQUIRED ON ONE (1) SIDE.

²: NONE REQUIRED WHEN ADJOINING A COMMON AREA.

³: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

- (4) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WALL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.
- (5) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

CHANDLER'S LANDING, PHASE 6

(A) Land Uses. Single-Family, Single-Family Attached, and Zero Lot Line Homes

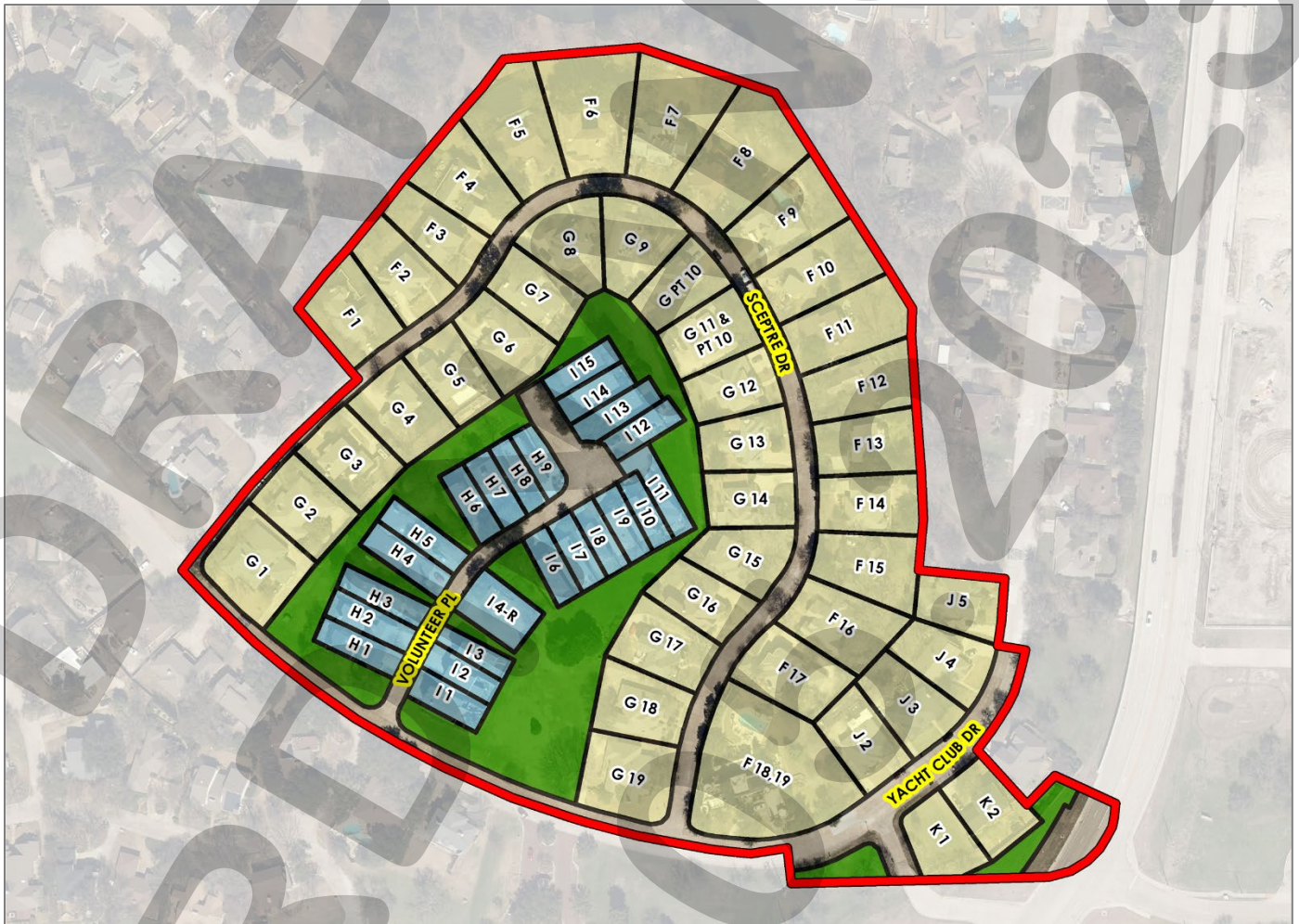
(B) Development Cases.

- (1) 1973: Zoning (Ordinance No. 73-48). Adopted on November 12, 1973.
- (2) 1977. Replat. Adopted on February 1, 1977.

(C) Original Regulating Ordinance. Ordinance No. 73-48

(D) Concept Plans.

PHASE 6. SINGLE-FAMILY, SINGLE-FAMILY ATTACHED, AND ZERO LOT LINE HOMES.



(E) Density and Development Standards.

| | SINGLE-FAMILY | ZERO-LOT-LINE | SINGLE-FAMILY ATTACHED | MULTI-FAMILY OR CONDOMINIUM |
|-------------------|---------------|---------------|------------------------|-----------------------------|
| MINIMUM LOT WIDTH | 50' | 40' | 20' | 70' |
| MINIMUM LOT DEPTH | 100' | 100' | 100' | 100' |
| MINIMUM LOT AREA | 6,000 SF | 4,000 SF | 3,000 SF | 2,000 SF |

| | | | | |
|---|-----|--------------------|--------------------|--------------------------|
| <i>MINIMUM FRONT YARD SETBACK</i> | 25' | 25' | 25' | 25' |
| <i>MINIMUM SIDE YARD SETBACK</i> | 5' | 10' ⁽¹⁾ | 0' | (2) & (3) ⁽³⁾ |
| <i>MINIMUM REAR YARD SETBACK</i> | 10' | 10' | 10' ⁽²⁾ | 10' |
| <i>MINIMUM PARKING SPACES REQUIRED PER UNIT</i> | 2 | 2 | 2 | 1½ |
| <i>MAXIMUM BUILDING COVERAGE</i> | 40% | 60% | 60% | 40% |

NOTES:

¹: NO SIDE YARD REQUIRED ON ONE (1) SIDE.

²: NONE REQUIRED WHEN ADJOINING A COMMON AREA.

³: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

- (6) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WALL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.
- (7) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

CHANDLER'S LANDING, PHASE 7

(A) Land Uses. Single-Family Homes

(B) Development Cases.

- (1) 1973: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
- (2) 1976: Final Plat of Phase 7, Installment 1. Adopted on June 7, 1976.
- (3) 1976: Final Plat of Phase 7, Installment 2. Adopted on June 7, 1976.

(C) Original Regulating Ordinance. *Ordinance No. 73-48*

(D) Concept Plans.

PHASE 7. SINGLE-FAMILY HOMES.



(E) Density and Development Standards.

| | SINGLE-FAMILY | ZERO-LOT-LINE | SINGLE-FAMILY ATTACHED | MULTI-FAMILY OR CONDOMINIUM |
|-------------------|---------------|---------------|------------------------|-----------------------------|
| MINIMUM LOT WIDTH | 50' | 40' | 20' | 70' |
| MINIMUM LOT DEPTH | 100' | 100' | 100' | 100' |
| MINIMUM LOT AREA | 6,000 SF | 4,000 SF | 3,000 SF | 2,000 SF |

| | | | | |
|---|-----|--------------------|--------------------|--------------------------|
| <i>MINIMUM FRONT YARD SETBACK</i> | 25' | 25' | 25' | 25' |
| <i>MINIMUM SIDE YARD SETBACK</i> | 5' | 10' ⁽¹⁾ | 0' | (2) & (3) ⁽³⁾ |
| <i>MINIMUM REAR YARD SETBACK</i> | 10' | 10' | 10' ⁽²⁾ | 10' |
| <i>MINIMUM PARKING SPACES REQUIRED PER UNIT</i> | 2 | 2 | 2 | 1½ |
| <i>MAXIMUM BUILDING COVERAGE</i> | 40% | 60% | 60% | 40% |

NOTES:

¹: NO SIDE YARD REQUIRED ON ONE (1) SIDE.

²: NONE REQUIRED WHEN ADJOINING A COMMON AREA.

³: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

- (8) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WALL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.
- (9) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

CHANDLER'S LANDING, PHASE 9

(A) Land Uses. Single-Family and Zero Lot Line Homes

(B) Development Cases.

- (1) 1973: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
- (2) 1975: Replat. Adopted on April 1, 1975.

(C) Original Regulating Ordinance. *Ordinance No. 73-48*

(D) Concept Plans.

PHASE 9. SINGLE-FAMILY AND ZERO LOT LINE HOMES.



(E) Density and Development Standards.

| | SINGLE-FAMILY | ZERO-LOT-LINE | SINGLE-FAMILY ATTACHED | MULTI-FAMILY OR CONDOMINIUM |
|-------------------|---------------|---------------|------------------------|-----------------------------|
| MINIMUM LOT WIDTH | 50' | 40' | 20' | 70' |
| MINIMUM LOT DEPTH | 100' | 100' | 100' | 100' |
| MINIMUM LOT AREA | 6,000 SF | 4,000 SF | 3,000 SF | 2,000 SF |

| | | | | |
|---|-----|--------------------|--------------------|--------------------------|
| <i>MINIMUM FRONT YARD SETBACK</i> | 25' | 25' | 25' | 25' |
| <i>MINIMUM SIDE YARD SETBACK</i> | 5' | 10' ⁽¹⁾ | 0' | (2) & (3) ⁽³⁾ |
| <i>MINIMUM REAR YARD SETBACK</i> | 10' | 10' | 10' ⁽²⁾ | 10' |
| <i>MINIMUM PARKING SPACES REQUIRED PER UNIT</i> | 2 | 2 | 2 | 1½ |
| <i>MAXIMUM BUILDING COVERAGE</i> | 40% | 60% | 60% | 40% |

NOTES:

¹: NO SIDE YARD REQUIRED ON ONE (1) SIDE.

²: NONE REQUIRED WHEN ADJOINING A COMMON AREA.

³: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(10) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WALL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(11) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

CHANDLER'S LANDING, PHASE 9, SECTION 1

(A) Land Uses. Single-Family Home

(B) Development Cases.

- (1) 1973: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
- (2) 1975: Replat. Adopted on April 1, 1975.

(C) Original Regulating Ordinance. *Ordinance No. 73-48*

(D) Concept Plans.

PHASE 9, SECTION 1. SINGLE-FAMILY HOME.



(E) Density and Development Standards.

| | SINGLE-FAMILY | ZERO-LOT-LINE | SINGLE-FAMILY ATTACHED | MULTI-FAMILY OR CONDOMINIUM |
|-------------------|---------------|---------------|------------------------|-----------------------------|
| MINIMUM LOT WIDTH | 50' | 40' | 20' | 70' |
| MINIMUM LOT DEPTH | 100' | 100' | 100' | 100' |
| MINIMUM LOT AREA | 6,000 SF | 4,000 SF | 3,000 SF | 2,000 SF |

| | | | | |
|---|-----|--------------------|--------------------|--------------------------|
| <i>MINIMUM FRONT YARD SETBACK</i> | 25' | 25' | 25' | 25' |
| <i>MINIMUM SIDE YARD SETBACK</i> | 5' | 10' ⁽¹⁾ | 0' | (2) & (3) ⁽³⁾ |
| <i>MINIMUM REAR YARD SETBACK</i> | 10' | 10' | 10' ⁽²⁾ | 10' |
| <i>MINIMUM PARKING SPACES REQUIRED PER UNIT</i> | 2 | 2 | 2 | 1½ |
| <i>MAXIMUM BUILDING COVERAGE</i> | 40% | 60% | 60% | 40% |

NOTES:

¹: NO SIDE YARD REQUIRED ON ONE (1) SIDE.

²: NONE REQUIRED WHEN ADJOINING A COMMON AREA.

³: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

(12) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WALL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.

(13) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

CHANDLER'S LANDING, PHASE 10

(A) Land Uses. Single-Family and Zero Lot Line Homes

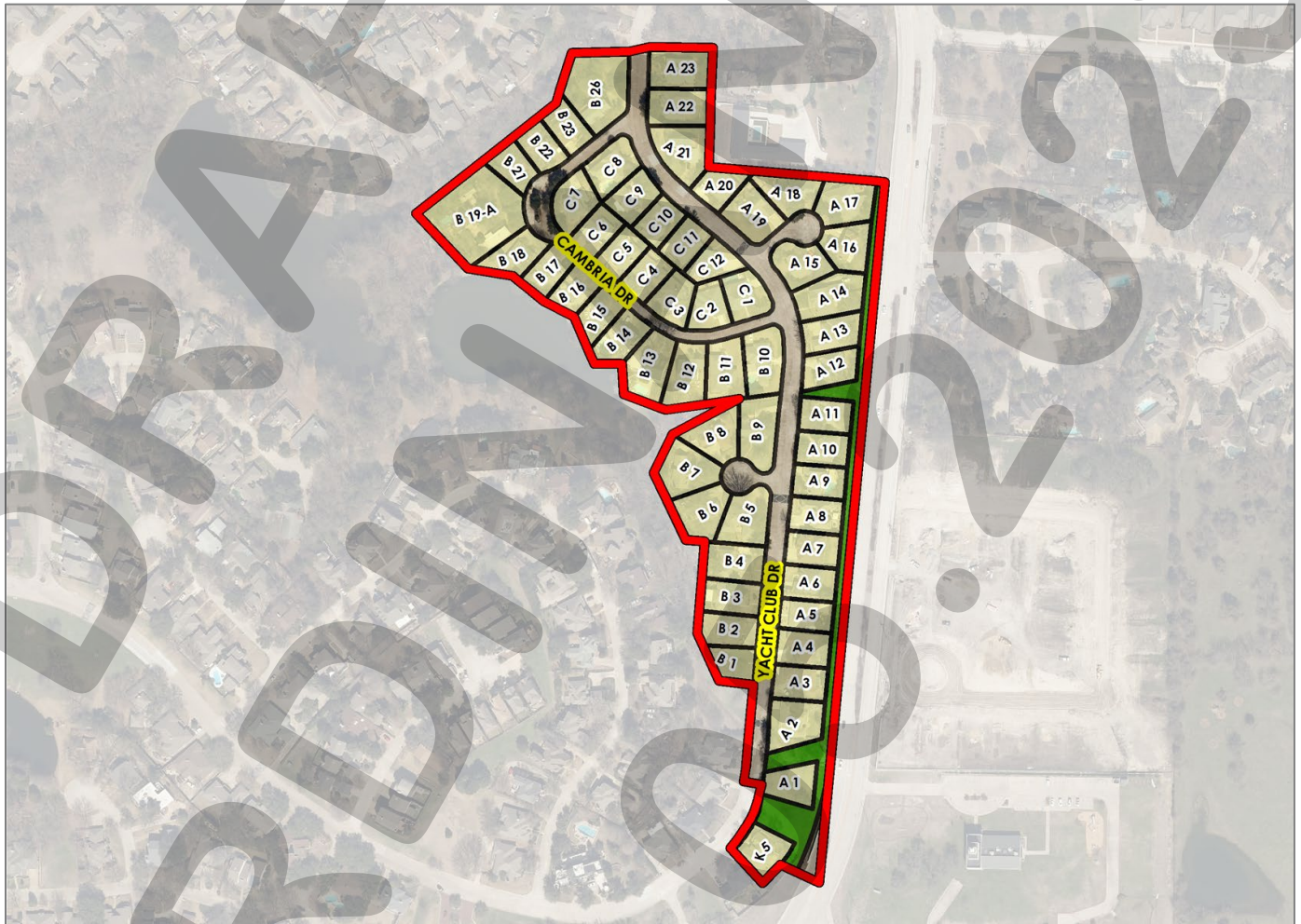
(B) Development Cases.

- (1) 1973: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
- (2) 1975: Replat. Adopted on August 1, 1975.
- (3) PZ1996-051-01: Replat [*Lot 11 and part of Lot 10*]. Adopted on August 19, 1996.

(C) Original Regulating Ordinance. *Ordinance No. 73-48*

(D) Concept Plans.

PHASE 10. SINGLE-FAMILY AND ZERO LOT LINE HOMES.



(E) Density and Development Standards.

| | SINGLE-FAMILY | ZERO-LOT-LINE | SINGLE-FAMILY ATTACHED | MULTI-FAMILY OR CONDOMINIUM |
|-------------------|---------------|---------------|------------------------|-----------------------------|
| MINIMUM LOT WIDTH | 50' | 40' | 20' | 70' |
| MINIMUM LOT DEPTH | 100' | 100' | 100' | 100' |
| MINIMUM LOT AREA | 6,000 SF | 4,000 SF | 3,000 SF | 2,000 SF |

| | | | | |
|---|-----|--------------------|--------------------|--------------------------|
| <i>MINIMUM FRONT YARD SETBACK</i> | 25' | 25' | 25' | 25' |
| <i>MINIMUM SIDE YARD SETBACK</i> | 5' | 10' ⁽¹⁾ | 0' | (2) & (3) ⁽³⁾ |
| <i>MINIMUM REAR YARD SETBACK</i> | 10' | 10' | 10' ⁽²⁾ | 10' |
| <i>MINIMUM PARKING SPACES REQUIRED PER UNIT</i> | 2 | 2 | 2 | 1½ |
| <i>MAXIMUM BUILDING COVERAGE</i> | 40% | 60% | 60% | 40% |

NOTES:

- ¹: NO SIDE YARD REQUIRED ON ONE (1) SIDE.
- ²: NONE REQUIRED WHEN ADJOINING A COMMON AREA.
- ³: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

- (14) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WALL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.
- (15) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

CHANDLER'S LANDING, PHASE 14

(A) Land Uses. Single-Family Homes

(B) Development Cases.

- (1) 1973: Zoning (Ordinance No. 73-48). Adopted on November 12, 1973.
- (2) PZ1983-012-01. Site Plan [Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20]. Adopted on May 2, 1983.
- (3) PZ1983-037-01. Preliminary Plat, Site Plan and Zoning Change [Ordinance No. 84-04]. Adopted on January 9, 1984.
- (4) PZ1983-040-01. Preliminary Plat [Lots 1-21, Block B]. Adopted on December 5, 1983.
- (5) PZ1983-059-01. Final Plat. Adopted on December 5, 1983.
- (6) PZ1984-112-01. Final Plat. Adopted on December 3, 1984.
- (7) PZ1985-039-01. Zoning [Ordinance No. 85-43]. Adopted on August 26, 1985.
- (8) PZ1985-046-01. Final Plat. Adopted on July 2, 1985.
- (9) PZ1994-030-01. Replat. Adopted on November 21, 1994.
- (10) PZ1999-045-01. Replat [Lots 6 & 7, Block A]. Adopted on July 19, 1999.
- (11) PZ1999-046-01. Replat [Lots 6 & 7, Block B into Lot 6R, Block B]. Adopted on July 19, 1999.
- (12) PZ1999-111-01. Replat [Lots 11 -13, Block B into Lots 11R & 12R, Block B]. Adopted on January 28, 2000.
- (13) PZ2000-083-01. Replat [Lots 3-6, Block D]. Adopted on October 2, 2000.

(C) Original Regulating Ordinance. Ordinance No. 85-43

(D) Concept Plans.

PHASE 14. SINGLE-FAMILY HOMES.



(E) Density and Development Standards.

BLOCK A. SINGLE-FAMILY HOMES.

| | |
|---|----------|
| MINIMUM LOT WIDTH | 50' |
| MINIMUM LOT DEPTH | 100' |
| MINIMUM LOT AREA | 6,500 SF |
| MAXIMUM UNITS PER LOT | 1 |
| MINIMUM FRONT YARD SETBACK | 20' |
| MINIMUM SIDE YARD SETBACK | 5' |
| MINIMUM REAR YARD SETBACK | 10' |
| MINIMUM PARKING SPACES REQUIRED | 2 |
| MINIMUM NUMBER OF GARAGE PARKING SPACES | 2 |
| MAXIMUM HEIGHT | 30' |
| MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT | 10' |
| MINIMUM DISTANCE BETWEEN BUILDINGS | 10' |
| MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S] | 1,200 SF |
| MAXIMUM BUILDING COVERAGE | 40% |

BLOCK B. PATIO HOMES.

| | |
|---|----------|
| MINIMUM LOT WIDTH ¹ | 40' |
| MINIMUM LOT DEPTH | 105' |
| MINIMUM LOT AREA | 4,200 SF |
| MINIMUM FRONT YARD SETBACK | 25' |
| MINIMUM SIDE YARD SETBACK | 0'/10' |
| MINIMUM REAR YARD SETBACK | 10' |
| MINIMUM PARKING SPACES REQUIRED | 2 |
| MINIMUM NUMBER OF PARKING SPACES ² | 2 |
| MAXIMUM HEIGHT | 28' |
| MINIMUM DISTANCE BETWEEN BUILDINGS | 10' |
| MINIMUM FLOOR AREA PER DWELLING UNIT | 1,500 SF |
| MAXIMUM BUILDING COVERAGE | 60% |

NOTES:

¹: AT FRONT BUILDING LINE.

²: EXCLUDING GARAGE PARKING SPACES.

CHANDLER'S LANDING, PHASE 15

(A) Land Uses. Single-Family Homes

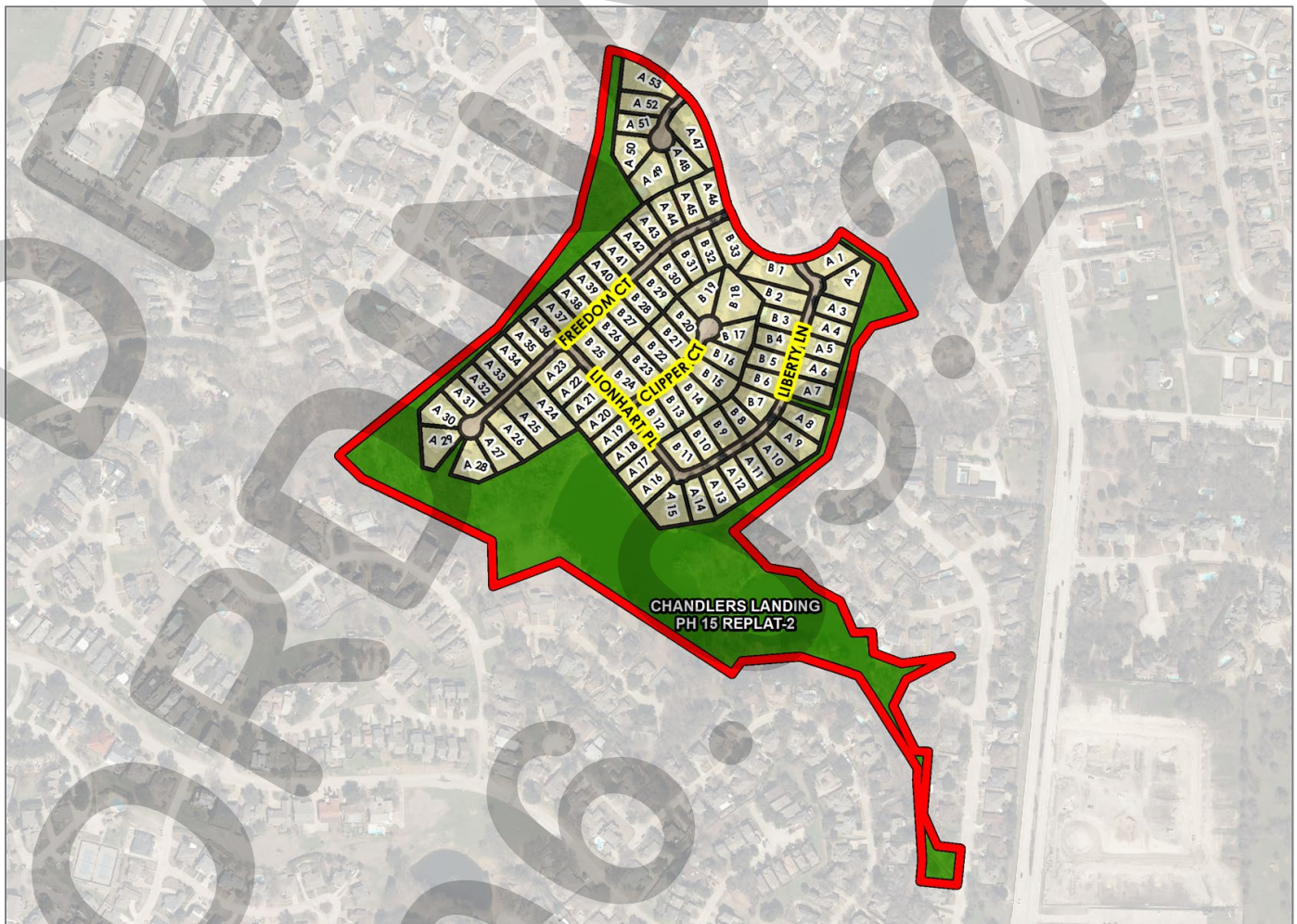
(B) Development Cases.

- (1) 1973: Zoning (Ordinance No. 73-48). Adopted on November 12, 1973.
- (2) PZ1983-012-01. Site Plan [Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20]. Adopted on May 2, 1983.
- (3) PZ1983-037-01. Preliminary Plat, Site Plan and Zoning Change [Ordinance No. 84-04]. Adopted on January 9, 1984.
- (4) PZ1983-076-01. Preliminary Plat. Adopted on January 9, 1984.
- (5) PZ1983-076-02. Concept Plan. Adopted on January 9, 1984.
- (6) PZ1984-032-01. Final Plat. Adopted on April 2, 1984.
- (7) PZ1986-045-01. Zoning [Ordinance No. 86-64; Zero Lot Line and Single-Family Homes]. Adopted on July 28, 1986.
- (8) PZ1986-058-01. Final Plat. Adopted on December 15, 1986.
- (9) PZ1992-038-01. Zoning (Ordinance No. 92-41; Superseded 84-04 & 86-64) [Single-Family Homes]. Adopted on November 16, 1992.
- (10) PZ1992-043-01. Preliminary Plat. Adopted on November 16, 1992.
- (11) PZ1994-012-01. Final Plat. Adopted on November 16, 1992.

(C) Original Regulating Ordinance. Ordinance No. 92-41

(D) Concept Plan.

PHASE 15. SINGLE-FAMILY HOMES.



(E) Development Standards. Unless specifically provided by this Planned Development ordinance, any development within Chandler's Landing, Phase 15 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 7 (SF-7) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

| | |
|---|----------|
| MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S] | 1,500 SF |
| MINIMUM INTERNAL SIDE YARD SETBACK | 5' |

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06.05.2023

CHANDLER'S LANDING, PHASE 16

(A) Land Uses. Zero Lot Line Homes

(B) Development Cases.

- (1) 1973: Zoning (Ordinance No. 73-48). Adopted on November 12, 1973.
- (2) PZ1983-012-01. Site Plan [Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20]. Adopted on May 2, 1983.
- (3) PZ1983-037-01. Preliminary Plat, Site Plan and Zoning Change [Ordinance No. 84-04]. Adopted on January 9, 1984.
- (4) PZ1984-009-01. Preliminary Plat [Lots 1-19, Block C and Lots 1-7, Block D]. Adopted on February 6, 1984.
- (5) PZ1984-063-01. Final Plat. Adopted on June 11, 1984.
- (6) PZ1985-082-01. Final Plat and Zoning [Ordinance No. 86-04; Lots 1-22, Block E and Lots 1-12, Block F]. Adopted on January 20, 1986.
- (7) PZ1996-093-01. Replat [Lots 1 & 2, Block D]. Adopted on December 16, 1996.
- (8) PZ1999-034-01. Replat [Lots 1 & 2, Block E]. Adopted on May 17, 1999.
- (9) PZ2000-025-01. Replat [Lots 5-9 & 17-19, Block E and Lots 8-10, Block F]. Adopted on April 3, 2000.

(C) Original Regulating Ordinance. Ordinance No. 86-04

(D) Concept Plan.

PHASE 16. ZERO LOT LINE HOMES.



(E) Dimensional Standards. Unless specifically provided by this Planned Development ordinance, any development within Chandler's Landing, Phase 16 shall be subject to the density and dimensional requirements required for a property

situated within the Zero Lot Line (ZL-5) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

| | |
|---|----------|
| MINIMUM LOT WIDTH | 40' |
| MINIMUM LOT DEPTH | 100' |
| MINIMUM LOT AREA | 4,000 SF |
| MINIMUM FRONT YARD SETBACK | 20' |
| MINIMUM SIDE YARD SETBACK | 0'/10' |
| MINIMUM REAR YARD SETBACK | 15' |
| MINIMUM PARKING SPACES REQUIRED ⁽¹⁾ | 2 |
| MINIMUM NUMBER OF GARAGE PARKING SPACES | 2 |
| MAXIMUM HEIGHT | 30' |
| MINIMUM DISTANCE BETWEEN BUILDINGS | 10' |
| MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S] | 1,500 SF |
| MAXIMUM BUILDING COVERAGE | 60% |

NOTES:

¹: EXCLUDING GARAGE SPACES.

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ORDINANCE
06.05.2023

CHANDLER'S LANDING, PHASE 17

(A) Land Uses. Townhomes, Single-Family Homes, and Zero Lot Line Homes

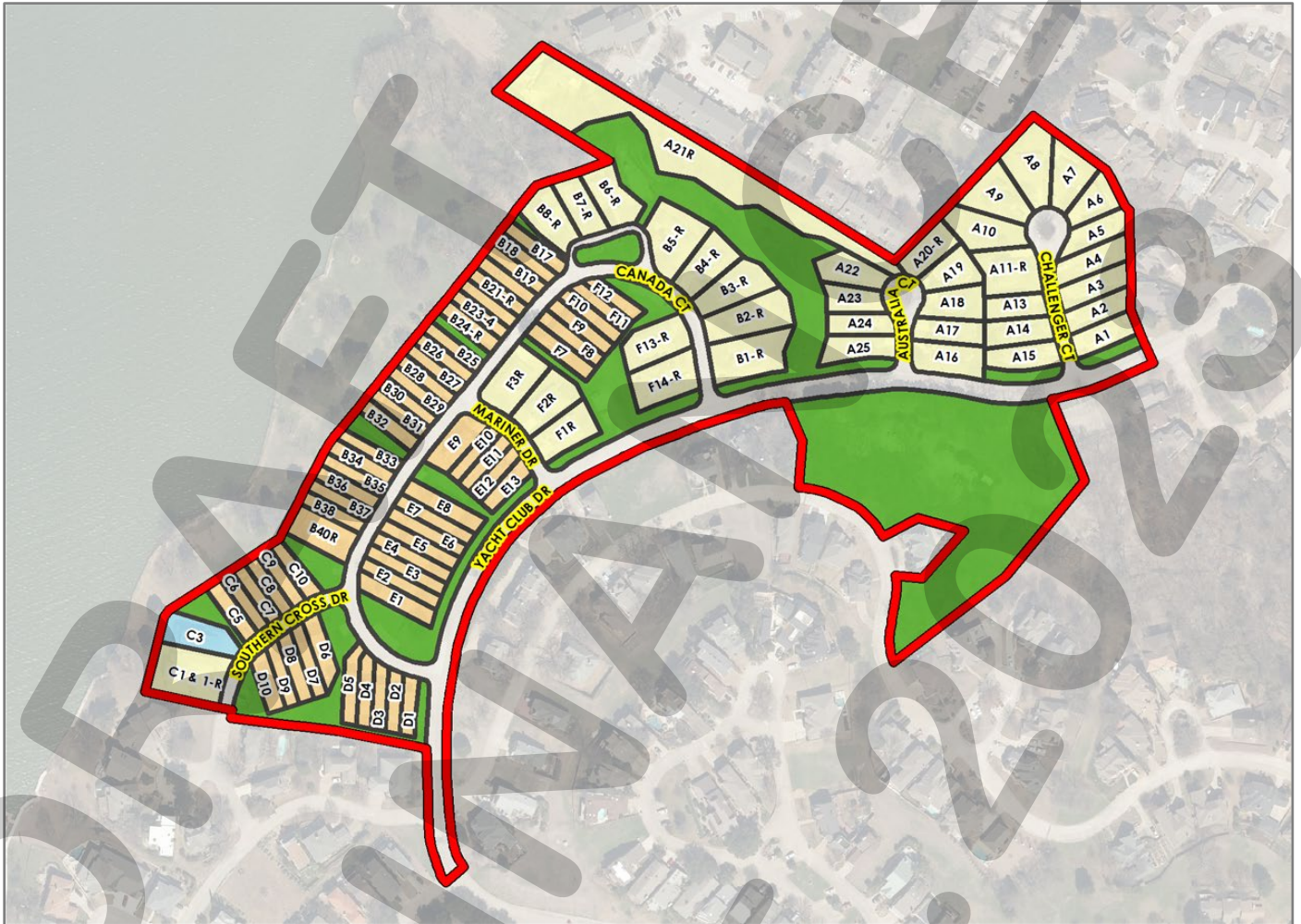
(B) Development Cases.

- (1) 1973: Zoning (Ordinance No. 73-48). Adopted on November 12, 1973.
- (2) PZ1983-012-01. Site Plan [*Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20*]. Adopted on May 2, 1983.
- (3) PZ1983-037-01. Preliminary Plat, Site Plan and Zoning Change [*Ordinance No. 84-04*]. Adopted on January 9, 1984.
- (4) PZ1984-010-01. Preliminary Plat. Adopted on February 6, 1984.
- (5) PZ1984-046-01. Final Plat. Adopted on June 11, 1984.
- (6) PZ1985-047-01. Replat. Adopted on July 2, 1985.
- (7) PZ1987-040-01: Replat [*Lots 1-4, Block C*]. Adopted on August 17, 1987.
- (8) PZ1987-041-01. Preliminary Plat and Zoning [*Ordinance No. 87-45; Single-Family to Townhomes*]. Adopted on August 17, 1987.
- (9) PZ1991-025-01. Replat. Adopted September on 16, 1991.
- (10) PZ1991-025-02. Zoning [*Ordinance No. 91-43*]. Adopted on October 7, 1991.
- (11) PZ1994-047-01. Replat [*Lot 21, Block A*]. Adopted on January 12, 1995.
- (12) PZ1996-025-01. Replat [*Lots 1-6, Block A into Lots 1R – 3R, Block A*]. Adopted on May 20, 1996.
- (13) PZ1996-042-01. Replat and Zoning Change [*Ordinance No. 96-18; Changed Zoning for Lots 1R – 3R, Block A*]. Adopted on July 1, 1996.
- (14) PZ2002-017-01. Replat [*Lot 21, Block A*]. Adopted on March 18, 2002.

(C) Original Regulating Ordinance. Ordinance No.'s 87-45, 91-43 & 96-18

(D) Concept Plan.

PHASE 17. TOWNHOMES, SINGLE-FAMILY HOMES, AND ZERO LOT LINE HOMES.



(E) Dimensional Standards.

LOTS 1-25. BLOCK A, CHANDLER'S LANDING PHASE 17.

| | |
|---|----------|
| MINIMUM LOT WIDTH ⁽¹⁾ | 40' |
| MINIMUM LOT DEPTH | 100' |
| MINIMUM LOT AREA | 4,000 SF |
| MINIMUM FRONT YARD SETBACK | 20' |
| MINIMUM SIDE YARD SETBACK | 0'/10' |
| MINIMUM REAR YARD SETBACK | 15' |
| MINIMUM PARKING SPACES REQUIRED ⁽²⁾ | 2 |
| MAXIMUM HEIGHT | 30' |
| MINIMUM DISTANCE BETWEEN BUILDINGS | 10' |
| MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S] | 1,500 SF |
| MAXIMUM BUILDING COVERAGE | 60% |

NOTES:

- 1: AT FRONT YARD BUILDING SETBACK.
- 2: EXCLUDING GARAGE SPACES.

BLOCKS B, C, D, E, & F, CHANDLER'S LANDING PHASE 17.

| | |
|-------------------|-----|
| MINIMUM LOT WIDTH | 26' |
|-------------------|-----|

| | |
|---|----------|
| MINIMUM LOT AREA | 3,000 SF |
| MINIMUM FRONT YARD SETBACK ⁽¹⁾ | 20' |
| MINIMUM SIDE YARD SETBACK | 0' |
| MINIMUM SIDE YARD ADJACENT TO A STREET | 10' |
| MINIMUM REAR YARD SETBACK | 10' |
| MAXIMUM HEIGHT | 30' |
| MINIMUM DISTANCE BETWEEN BUILDINGS ⁽²⁾ | 10' |
| MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S] | 1,000 SF |
| MAXIMUM BUILDING COVERAGE | 60% |

NOTES:

- ¹: 15-FEET WITH A SIDE ENTRY GARAGE.
- ²: MINIMUM OF 20-FEET BETWEEN BUILDINGS EVERY 250-FEET.

LOTS 1-4, BLOCK C, CHANDLER'S LANDING PHASE 17.

Unless specifically provided by this Planned Development ordinance, any development on Lots 1-4, Block C, Chandler's Landing, Phase 17 shall be subject to the density and dimensional requirements required for a property situated within the Zero Lot Line (ZL-5) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

| | |
|---|----------|
| MINIMUM LOT WIDTH | 40' |
| MINIMUM LOT DEPTH | 100' |
| MINIMUM LOT AREA | 5,000 SF |
| MINIMUM FRONT YARD SETBACK | 20' |
| MINIMUM SIDE YARD SETBACK | 0'/10' |
| MINIMUM PARKING SPACES REQUIRED ⁽¹⁾ | 2 |
| MINIMUM REAR YARD SETBACK | 15' |
| MAXIMUM HEIGHT | 30' |
| MINIMUM DISTANCE BETWEEN BUILDINGS | 10' |
| MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S] | 1,750 SF |
| MAXIMUM BUILDING COVERAGE | 60% |

NOTES:

- ¹: EXCLUDING GARAGE SPACES.

LOTS 1-R – 8-R, BLOCK B; LOTS 1-R, BLOCK C; AND LOTS 13-R & 14-R, BLOCK F, CHANDLER'S LANDING PHASE 17.

Unless specifically provided by this Planned Development ordinance, any development on Lots 1-R – 8-R, Block B; Lots 1-R, Block C; and Lots 13-R & 14-R, Block F, Chandler's Landing Phase 17 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

| | |
|---|----------|
| MINIMUM LOT WIDTH | 40' |
| MINIMUM LOT DEPTH | 100' |
| MINIMUM LOT AREA | 5,500 SF |
| MINIMUM FRONT YARD SETBACK | 20' |
| MINIMUM SIDE YARD SETBACK | 5' |
| MINIMUM SIDE YARD ADJACENT TO A STREET | 15' |
| MINIMUM REAR YARD SETBACK | 10' |
| MINIMUM PARKING SPACES REQUIRED ⁽¹⁾ | 2 |
| MINIMUM GARAGE PARKING SPACES REQUIRED | 2 |
| MAXIMUM HEIGHT | 30' |
| MINIMUM DISTANCE BETWEEN BUILDINGS | 10' |
| MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S] | 1,750 SF |
| MAXIMUM BUILDING COVERAGE | 40% |

NOTES:

- ¹: EXCLUDING GARAGE SPACES.

CHANDLER'S LANDING, PHASE 18/SECTION 1

(A) Land Uses. Townhomes and Single-Family Homes

(B) Development Cases.

- (1) 1973: Zoning (Ordinance No. 73-48). Adopted on November 12, 1973.
- (2) PZ1983-012-01. Site Plan [Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20]. Adopted on May 2, 1983.
- (3) PZ1983-037-01. Preliminary Plat, Site Plan and Zoning Change [Ordinance No. 84-04]. Adopted on January 9, 1984.
- (4) PZ1984-024-01. Preliminary Plat and Concept Plan. Adopted on April 2, 1984.
- (5) PZ1985-039-01. Preliminary Plat, Final Plat, Site Plan, and Zoning [Ordinance No 85-43]. Adopted on August 26, 1985.
- (6) PZ1985-048-01. Final Plat. Adopted on July 2, 1985.
- (7) PZ1991-025-01. Replat [Lots 1-10, Block A to Lots 1-R – 5-R, Block A]. Adopted on September 16, 1991.
- (8) PZ1991-025-02. Zoning [Ordinance No. 91-43; Lots 1-R – 5-R, Block A]. Adopted on October 7, 1991.
- (9) PZ1992-041-01. Replat [Lots 11-15, Block A to Lots 6-R – 8-R, Block A] and Zoning [Ordinance No. 92-43; Lots 6-R – 8-R]. Adopted on December 7, 1992.
- (10) PZ1994-006-01. Replat [Lots 1-R & 2-R, Block A]. Adopted on March 21, 1994.
- (11) PZ1999-002-01. Replat [Lots 7 & 8, Block A to Lot 7RA, Block A]. Adopted on February 9, 1999.

(C) Original Regulating Ordinance. Ordinance No. 's 85-43, 91-43 & 92-43

(F) Concept Plan.

PHASE 18/SECTION 1. TOWNHOMES AND SINGLE-FAMILY HOMES.



(D) Dimensional Standards.

TOWNHOMES.

| | |
|--|----------|
| MINIMUM LOT WIDTH ⁽¹⁾ | 26' |
| MINIMUM LOT DEPTH | 100' |
| MINIMUM LOT AREA | 3,000 SF |
| MAXIMUM UNITS PER LOT | 1 |
| MINIMUM FRONT YARD SETBACK [FRONT ENTRY GARAGE] ⁽²⁾ | 20' |
| MINIMUM SIDE YARD SETBACK | 0' |
| MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET | 10' |
| MINIMUM REAR YARD SETBACK | 10' |
| MINIMUM PARKING SPACES REQUIRED | 2 |
| MINIMUM NUMBER OF GARAGE PARKING SPACES | 2 |
| MAXIMUM HEIGHT | 30' |
| MINIMUM LENGTH OF DRIVEWAY PAVEMENT ON SIDE OR REAR | 20' |
| MINIMUM DISTANCE BETWEEN BUILDINGS ⁽³⁾ | 20' |
| MAXIMUM NUMBER OF ATTACHED UNITS ⁽⁴⁾ | 8 |
| MAXIMUM DENSITY [DWELLING UNITS PER ACRE] | 8 |
| MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S] | 1,000 SF |
| MINIMUM LANDSCAPING PERCENTAGE | 10% |
| MAXIMUM BUILDING COVERAGE | 60% |

NOTES:

- 1: THE MINIMUM LOT WIDTH SHALL BE MEASURE AT THE FRONT YARD BUILDING SETBACK.
- 2: THE FRONT YARD SETBACK CAN BE REDUCED TO 15-FEET FOR SIDE AND REAR ENTRY GARAGES.
- 3: EVERY 250-FEET.
- 4: UP TO 250-FEET.

LOTS 1-R – 5-R, BLOCK A, CHANDLER'S LANDING PHASE 18/SECTION 1.

Unless specifically provided by this Planned Development ordinance, any development on Lots 1-R – 5-R, Block A, Chandler's Landing Phase 18/Section 1 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

| | |
|---|----------|
| MINIMUM LOT WIDTH | 40' |
| MINIMUM LOT DEPTH | 100' |
| MINIMUM LOT AREA | 6,000 SF |
| MINIMUM FRONT YARD SETBACK | 20' |
| MINIMUM SIDE YARD SETBACK | 5' |
| MINIMUM SIDE YARD ADJACENT TO A STREET | 15' |
| MINIMUM REAR YARD SETBACK | 10' |
| MINIMUM PARKING SPACES REQUIRED ⁽¹⁾ | 2 |
| MINIMUM GARAGE PARKING SPACES REQUIRED | 2 |
| MAXIMUM HEIGHT | 30' |
| MINIMUM DISTANCE BETWEEN BUILDINGS | 10' |
| MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S] | 1,750 SF |
| MAXIMUM BUILDING COVERAGE | 40% |

NOTES:

- 1: EXCLUDING GARAGE SPACES.

LOTS 6-R – 8-R, BLOCK A, CHANDLER'S LANDING PHASE 18/SECTION 1.

Unless specifically provided by this Planned Development ordinance, any development on Lots 6-R – 8-R, Block A, Chandler's Landing Phase 18/Section 1 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

| | |
|-------------------|-----|
| MINIMUM LOT WIDTH | 40' |
|-------------------|-----|

| | |
|---|----------|
| MINIMUM LOT DEPTH | 100' |
| MINIMUM LOT AREA | 5,700 SF |
| MINIMUM FRONT YARD SETBACK | 25' |
| MINIMUM SIDE YARD SETBACK | 5' |
| MINIMUM REAR YARD SETBACK | 20' |
| MINIMUM PARKING SPACES REQUIRED ⁽¹⁾ | 2 |
| MINIMUM GARAGE PARKING SPACES REQUIRED | 2 |
| MAXIMUM HEIGHT | 30' |
| MINIMUM DISTANCE BETWEEN BUILDINGS | 10' |
| MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S] | 1,750 SF |
| MAXIMUM BUILDING COVERAGE | 40% |

NOTES:

¹: EXCLUDING GARAGE SPACES.

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CHANDLER'S LANDING, PHASE 18/SECTION 2

(A) Land Uses. Zero Lot Line Homes and Single-Family Homes

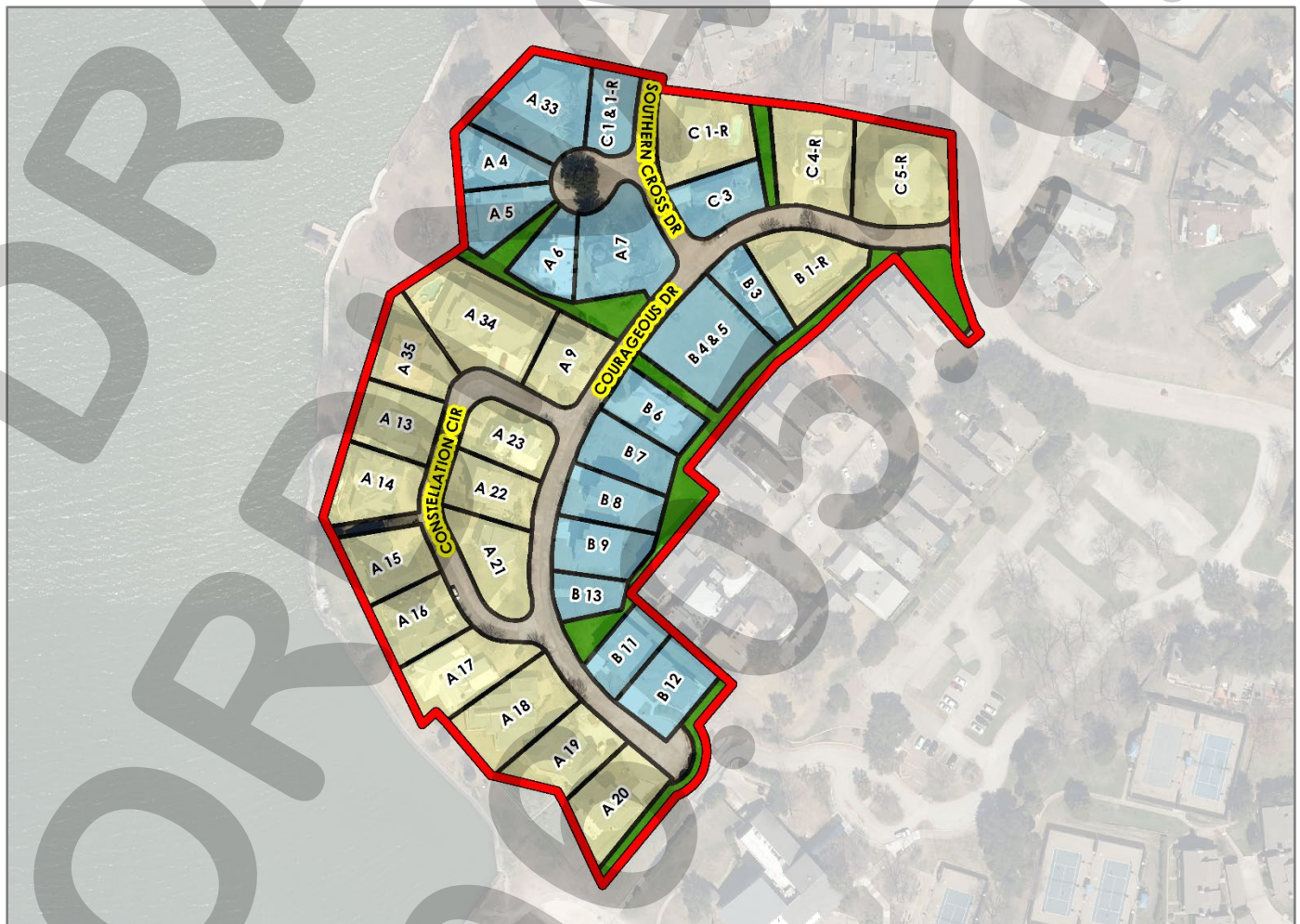
(B) Development Cases.

- (1) 1973: Zoning (Ordinance No. 73-48). Adopted on November 12, 1973.
- (2) PZ1983-012-01. Site Plan [Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20]. Adopted on May 2, 1983.
- (3) PZ1983-037-01. Preliminary Plat, Site Plan and Zoning Change [Ordinance No. 84-04]. Adopted on January 9, 1984.
- (4) PZ1984-024-01. Preliminary Plat and Concept Plan. Adopted on April 2, 1984.
- (5) PZ1985-039-01. Preliminary Plat, Final Plat, Site Plan, and Zoning [Ordinance No 85-43]. Adopted on August 26, 1985.
- (6) PZ1985-048-01. Final Plat. Adopted on July 2, 1985.
- (7) PZ1988-008-01. Replat [Lots 1, 7 & 8, Block A and Lots 1-3, Block C]. Adopted on May 2, 1988.
- (8) PZ1988-032-01. Replat [Lots 1-32, Block A and Lots 4-16, Block B]. Adopted on August 1, 1988.
- (9) PZ1988-038-01. Zoning [Ordinance No. 88-51; Single Family Homes for Lots 9-23, Block A]. Adopted on October 3, 1988.
- (10) PZ1988-059-01. Replat [Lots 1, 7 & 8, Block A and Lots 1-3, Block C]. Adopted on March 20, 1989.
- (11) PZ1991-025-01. Replat [Lots 1-10, Block A to Lots 1-R – 5-R, Block A]. Adopted on September 16, 1991.
- (12) PZ1991-025-02. Zoning [Ordinance No. 91-43; Lots 1-R – 5-R, Block A]. Adopted on October 7, 1991.

(C) Original Regulating Ordinance. Ordinance No.'s 84-04, 88-51 & 91-43

(D) Concept Plan.

PHASE 18/SECTION 2, ZERO LOT LINE HOMES AND SINGLE-FAMILY HOMES



(E) *Dimensional Standards.*

ZERO LOT LINE HOMES.

| | |
|---|----------|
| MINIMUM LOT WIDTH ⁽¹⁾ | 40' |
| MINIMUM LOT DEPTH | 100' |
| MINIMUM LOT AREA | 4,000 SF |
| MINIMUM FRONT YARD SETBACK | 20' |
| MINIMUM SIDE YARD SETBACK | 0'/10' |
| MINIMUM REAR YARD SETBACK | 15' |
| MINIMUM PARKING SPACES REQUIRED ⁽²⁾ | 2 |
| MAXIMUM HEIGHT | 30' |
| MINIMUM DISTANCE BETWEEN BUILDINGS | 10' |
| MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S] | 1,750 SF |
| MAXIMUM BUILDING COVERAGE | 60% |

NOTES:

- ¹: THE MINIMUM LOT WIDTH SHALL BE MEASURE AT THE FRONT YARD BUILDING SETBACK.
- ²: EXCLUDING GARAGE SPACES.

LOTS 9-23, BLOCK A, CHANDLER'S LANDING PHASE 18/SECTION 2 (SINGLE-FAMILY DETACHED HOMES).

| | |
|--|----------|
| MINIMUM LOT WIDTH ⁽¹⁾ | 45' |
| MINIMUM LOT DEPTH | 100' |
| MINIMUM LOT AREA | 6,500 SF |
| MAXIMUM HOMES PER LOT | 1 |
| MINIMUM FRONT YARD SETBACK | 20' |
| MINIMUM SIDE YARD SETBACK | 5' |
| MINIMUM REAR YARD SETBACK | 15' |
| MINIMUM PARKING SPACES REQUIRED | 2 |
| MINIMUM GARAGE PARKING SPACES REQUIRED | 2 |
| MAXIMUM HEIGHT | 30' |
| MINIMUM DISTANCE BETWEEN SEPARATE BUILDINGS ⁽²⁾ | 10' |
| MINIMUM DISTANCE BETWEEN BUILDINGS | 10' |
| MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S] | 1,500 SF |
| MAXIMUM BUILDING COVERAGE | 40% |

NOTES:

- ¹: THE MINIMUM LOT WIDTH SHALL BE MEASURE AT THE FRONT YARD BUILDING SETBACK.
- ²: ON THE SAME LOT OR PARCEL OF LAND.

LOT 1-R, BLOCK B AND LOTS 1-R, 4-R & 5-R, BLOCK C, CHANDLER'S LANDING PHASE 18/SECTION 2.

Unless specifically provided by this Planned Development ordinance, any development on Lot 1-R, Block B and Lots 1-R, 4-R, & 5-R, Block C, Chandler's Landing Phase 18/Section 2 shall be subject to the density and dimensional requirements required for a property situated within the Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however the following additional requirements shall apply:

| | |
|---|----------|
| MINIMUM LOT WIDTH | 40' |
| MINIMUM LOT DEPTH | 100' |
| MINIMUM LOT AREA | 6,000 SF |
| MINIMUM FRONT YARD SETBACK | 20' |
| MINIMUM SIDE YARD SETBACK | 5' |
| MINIMUM SIDE YARD ADJACENT TO A STREET | 15' |
| MINIMUM REAR YARD SETBACK | 10' |
| MINIMUM PARKING SPACES REQUIRED ⁽¹⁾ | 2 |
| MINIMUM GARAGE PARKING SPACES REQUIRED | 2 |
| MAXIMUM HEIGHT | 30' |
| MINIMUM DISTANCE BETWEEN BUILDINGS | 10' |
| MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S] | 1,750 SF |
| MAXIMUM BUILDING COVERAGE | 40% |

NOTES:

- ¹: EXCLUDING GARAGE SPACES.

CHANDLER'S LANDING, PHASE 19

(A) Land Uses. Single-Family Homes

(B) Development Cases.

- (1) PZ1973-012-01. Zoning (Ordinance No. 73-48). Adopted on November 12, 1973.
- (2) PZ1983-012-01. Site Plan [Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20]. Adopted on May 2, 1983.
- (3) PZ1983-037-01. Preliminary Plat, Site Plan and Zoning Change [Ordinance No. 84-04]. Adopted on January 9, 1984.
- (4) PZ1985-025-01. Preliminary Plat. Adopted on April 2, 1984.
- (5) PZ1985-025-01. Concept Plan. Adopted on April 2, 1984.
- (6) PZ1985-039-01. Preliminary Plat, Final Plat, Site Plan, and Zoning Change [Ordinance No. 85-43]. Adopted on July 2, 1985.
- (7) PZ1985-045-01. Preliminary Plat and Concept Plan. Adopted on July 2, 1985.
- (8) PZ1985-056-01. Final Plat. Adopted on July 2, 1985.
- (9) PZ1996-015-01. Replat [Lots 7 & 8, Block A to Lot 7R, Block A]. Adopted on May 20, 1996.
- (10) PZ1998-040-01. Replat [Lots 33 & 34, Block A]. Adopted on September 21, 1998.
- (11) PZ1999-015-01. Replat. Adopted on March 15, 1999.
- (12) PZ2000-009-01. Replat [Lot 1R, Block B]. Adopted on March 20, 2000.

(C) Original Regulating Ordinance. Ordinance No. 85-43

(D) Concept Plan.

PHASE 19. SINGLE-FAMILY HOMES



(E) Dimensional Standards.

SINGLE-FAMILY HOMES.

| | |
|---|----------|
| MINIMUM LOT WIDTH | 50' |
| MINIMUM LOT DEPTH | 100' |
| MINIMUM LOT AREA | 6,000 SF |
| MAXIMUM UNITS PER LOT | 1 |
| MINIMUM FRONT YARD SETBACK | 20' |
| MINIMUM SIDE YARD SETBACK | 5' |
| MINIMUM REAR YARD SETBACK | 10' |
| MINIMUM PARKING SPACES REQUIRED | 2 |
| MINIMUM NUMBER OF GARAGE PARKING SPACES | 2 |
| MAXIMUM HEIGHT | 30' |
| MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT | 10' |
| MINIMUM DISTANCE BETWEEN BUILDINGS | 10' |
| MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S] | 1,200 SF |
| MAXIMUM BUILDING COVERAGE | 40% |

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CHANDLER'S LANDING, PHASE 20

(A) Land Uses. Single-Family Homes

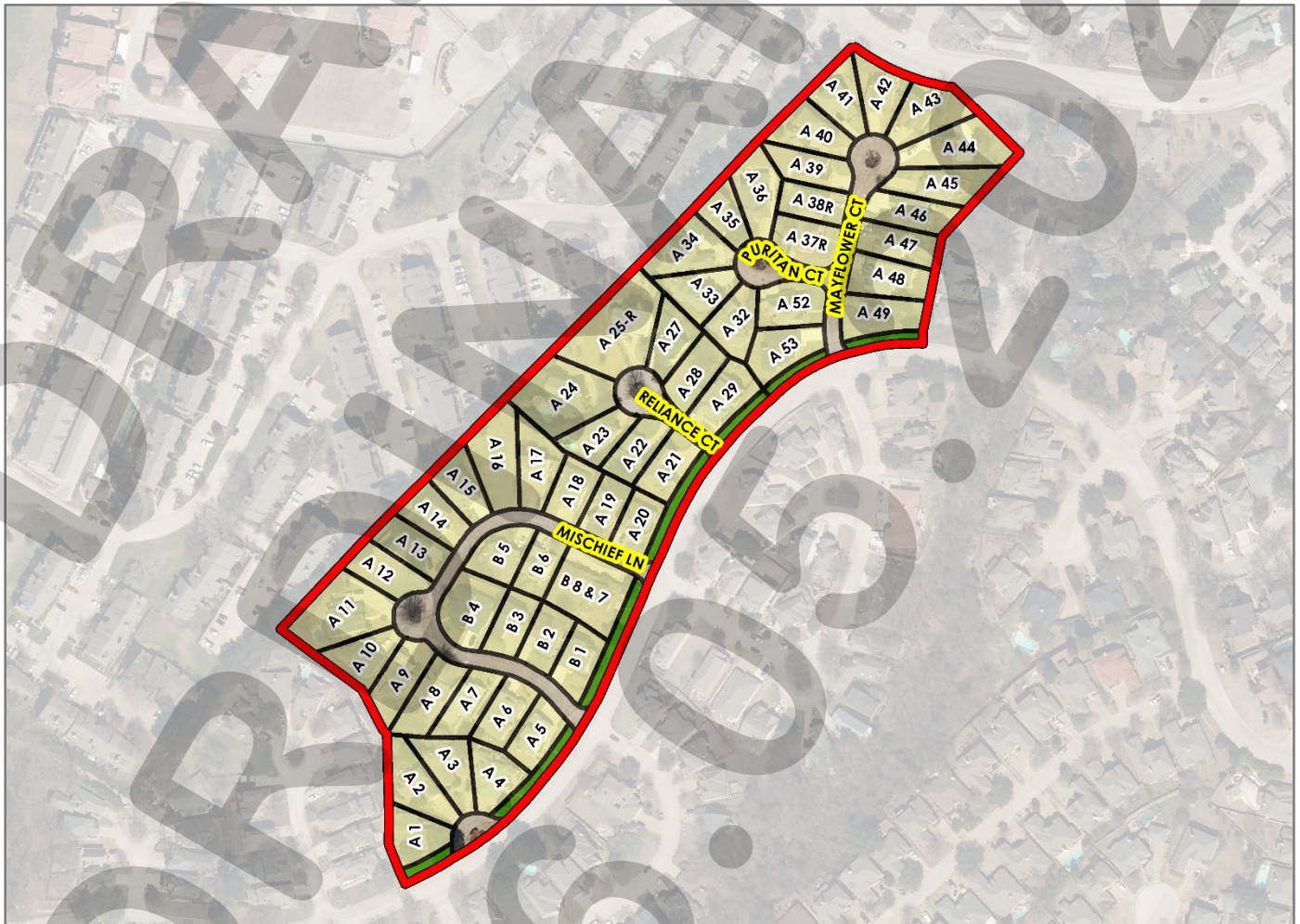
(B) Development Cases.

- (1) 1973: Zoning (Ordinance No. 73-48). Adopted on November 12, 1973.
- (2) PZ1983-012-01. Site Plan [Phases 4, 14, 15, 16, 17, 18, 18A, 19 & 20]. Adopted on May 2, 1983.
- (3) PZ1983-037-01. Preliminary Plat, Site Plan and Zoning Change [Ordinance No. 84-04]. Adopted on January 9, 1984.
- (4) PZ1985-039-01. Preliminary Plat, Final Plat, Site Plan, and Zoning Change [Ordinance No. 85-43]. Adopted on July 2, 1985.
- (5) PZ1985-049-01. Preliminary Plat and Concept Plan. Adopted on July 2, 1985.
- (6) PZ1985-051-01. Final Plat. Adopted on July 2, 1985.
- (7) PZ1994-029-01. Replat. Adopted on November 21, 1994.
- (8) PZ2002-034-01. Replat [Lots 37 & 38, Block A to Lot 37A, Block A]. Adopted on May 20, 2002.

(C) Original Regulating Ordinance. Ordinance No. 85-43

(D) Concept Plan.

PHASE 20. SINGLE-FAMILY HOMES



(E) Dimensional Standards.

SINGLE-FAMILY HOMES.

MINIMUM LOT WIDTH

50'

| | |
|---|----------|
| MINIMUM LOT DEPTH | 100' |
| MINIMUM LOT AREA | 6,000 SF |
| MAXIMUM UNITS PER LOT | 1 |
| MINIMUM FRONT YARD SETBACK | 20' |
| MINIMUM SIDE YARD SETBACK | 5' |
| MINIMUM REAR YARD SETBACK | 10' |
| MINIMUM PARKING SPACES REQUIRED | 2 |
| MINIMUM NUMBER OF GARAGE PARKING SPACES | 2 |
| MAXIMUM HEIGHT | 30' |
| MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT | 10' |
| MINIMUM DISTANCE BETWEEN BUILDINGS | 10' |
| MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S] | 1,200 SF |
| MAXIMUM BUILDING COVERAGE | 40% |

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THE CABANAS AT CHANDLER'S LANDING.

(A) Land Uses. Townhomes

(B) Development Cases.

- (1) 1973: Zoning (Ordinance No. 73-48). Adopted on November 12, 1973.
- (2) PZ1984-081-01. Development Plan. Adopted on September 10, 1984.
- (3) PZ1985-072-01. Concept Plan. Adopted on September 10, 1984.
- (4) PZ1990-029-01. Zoning Change [Ordinance No. 90-38]. Adopted on November 5, 1990.
- (5) Z2014-006. Zoning [Ordinance No. 14-15]. Adopted on April 7, 2014.
- (6) P2014-007. Replat. Adopted on July 7, 2014.

(C) Original Regulating Ordinance. Ordinance No. 14-15

(D) Concept Plan.

THE CABANAS AT CHANDLER'S LANDING. TOWNHOMES



(E) Development Standards.

- (1) Purpose. It was the intent of Ordinance No. 14-15 to maintain the current conditions of the subject property, while permitting property owners to physically subdivide their properties into lots to delineate the open space that will be dedicated to the Chandler's Landing Homeowner's Association.

(2) Permitted Uses. The following are the only permitted land uses that shall be established on the *Subject Property*:

- (a) Permitted Uses. Uses permitted *by right* or by *Specific Use Permit (SUP)* in Planned Development District 8 (PD-8). Uses subject to the approval of a *Specific Use Permit (SUP)* shall be required to follow the procedure for requesting a *SUP* as set forth in Article 11, *Development Applications and Review Procedures*, of the Unified Development Code.
- (b) Townhomes. A single-family dwelling unit constructed in a series, or group of units that share common walls, and are situated on an individual or separate lot.

NOTE: All development of the *Subject Property* should conform to the *Concept Plan* depicted above.

(3) Maximum Number of Units. The *Subject Property* may contain no more than nine (9) townhomes that conform to the *Concept Plan* depicted above.

(4) Density and Development Requirements.

TOWNHOMES

| | |
|---|----------|
| MINIMUM LOT WIDTH | 20' |
| MINIMUM LOT DEPTH | 40' |
| MINIMUM LOT AREA | 2,200 SF |
| MAXIMUM UNITS PER LOT | 1 |
| MINIMUM FRONT YARD SETBACK | 0' |
| MINIMUM SIDE YARD SETBACK ¹ | 0' |
| MINIMUM REAR YARD SETBACK | 0' |
| MINIMUM OFF-STREET PARKING SPACES REQUIRED | 2 |
| MAXIMUM HEIGHT | 30' |
| MAXIMUM BUILDING COVERAGE (AS PERCENTAGE OF LOT AREA) | 100% |

NOTES:

¹: THE INTERNAL SIDE YARD SETBACK SHALL BE SUBJECT TO ALL BUILDING CODES AND THE SIDE YARD ABUTTING A STRUCTURE SHALL BE REQUIRED TO BE SEPERATED BY A FIRE-RETARDANT WALL.

(5) Additional Restrictions. No fences or any other type of barricade shall be permitted on any property depicted in the *Concept Plan* depicted above.

THE CABANAS.

(A) Land Uses. Townhomes

(B) Development Cases.

- (1) 1973: Zoning (Ordinance No. 73-48). Adopted on November 12, 1973.
- (2) PZ1990-029-01. Zoning Change [Ordinance No. 90-38]. Adopted on November 5, 1990.
- (3) PZ1990-029-02. Final Plat. Adopted on November 5, 1990.

(C) Original Regulating Ordinance. Ordinance No. 90-38

(D) Concept Plan.

THE CABANAS. TOWNHOMES



(E) Development Standards.

- (1) Permitted Uses. One (1) attached townhouse unit with fire walls on an individual lot with a maximum of two (2) attached units on two (2) separate lots.
- (2) Density. Development or redevelopment of the above described tract shall be limited to no more than six (6) single-family townhouse lots.

(3) Density and Development Requirements.

TOWNHOMES

| | |
|---|----------|
| MINIMUM LOT WIDTH ¹ | 25' |
| MINIMUM LOT DEPTH | 42' |
| MINIMUM LOT AREA | 1,050 SF |
| MAXIMUM UNITS PER LOT | 1 |
| MINIMUM SQUARE FOOT PER DWELLING UNIT | 1,200 SF |
| MINIMUM FRONT YARD SETBACK | 0' |
| MINIMUM SIDE YARD SETBACK ² | 0' |
| MINIMUM REAR YARD SETBACK | 0' |
| MINIMUM OFF-STREET PAVED PARKING SPACES REQUIRED ³ | 2 |
| MAXIMUM HEIGHT | 23' |
| MAXIMUM BUILDING COVERAGE (AS PERCENTAGE OF LOT AREA) | 100% |

NOTES:

¹: ON A PUBLIC STREET OR APPROVED PRIVATE ACCESS.

²: THE INTERNAL SIDE YARD SETBACK SHALL BE SUBJECT TO ALL BUILDING CODES AND THE SIDE YARD ABUTTING A STRUCTURE SHALL BE REQUIRED TO BE SEPERATED BY A FIRE-RETARDANT WALL.

³: REQUIRED FOR EACH RESIDENTIAL DWELLING UNIT.

MATCH POINT.

(A) Land Uses. Townhomes

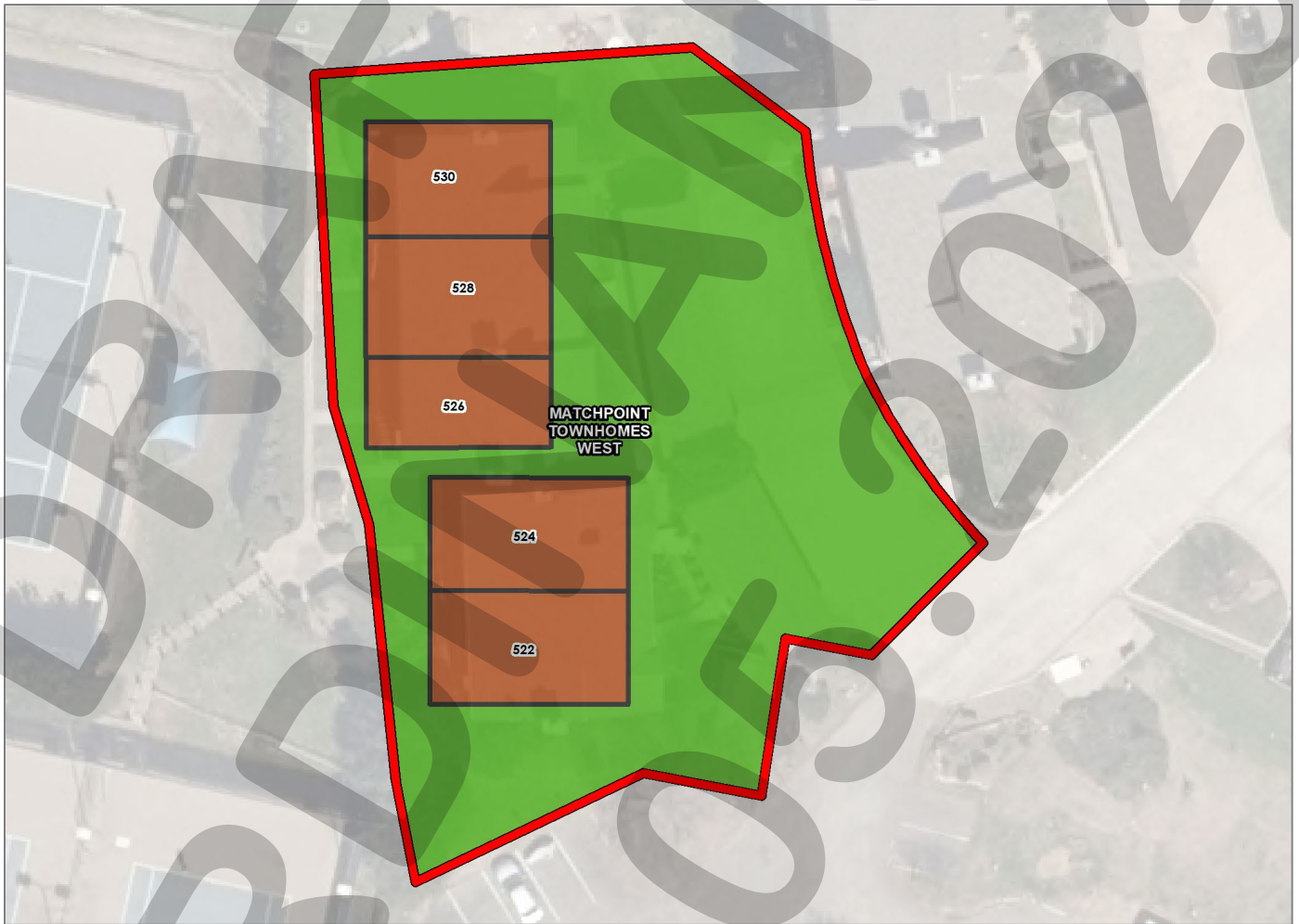
(B) Development Cases.

- (1) 1973: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
- (2) 1981: Final Plat. Adopted on August 5, 1981.

(C) Original Regulating Ordinance. *Ordinance No. 73-48*

(D) Concept Plan.

MATCH POINT. MULTI-FAMILY STRUCTURE OR CONDOMINIUM



(E) Density and Development Standards.

MULTI-FAMILY STRUCTURE OR CONDOMINIUM

| | |
|----------------------------|--------------------------|
| MINIMUM LOT WIDTH | 70' |
| MINIMUM LOT DEPTH | 100' |
| MINIMUM LOT AREA | 2,000 SF |
| MINIMUM FRONT YARD SETBACK | 25' |
| MINIMUM SIDE YARD SETBACK | (2) & (3) ⁽¹⁾ |
| MINIMUM REAR YARD SETBACK | 10' |

| | |
|--|-----|
| MINIMUM PARKING SPACES REQUIRED PER UNIT | 1½ |
| MAXIMUM BUILDING COVERAGE | 40% |

NOTES:

¹: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

- (2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WALL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.
- (3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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CUTTER HILL, PHASES 1, 2, & 3

(A) Land Uses. Condominiums

(B) Development Cases.

- (1) 1973: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
- (2) 1977: Final Plat for Phase 1. Adopted on January 4, 1977.
- (3) 1977: Final Plat for Phase 2. Adopted on November 17, 1977.
- (4) 1981: Final Plat for Phase 3. Adopted on June 15, 1981.

(C) Original Regulating Ordinance. *Ordinance No. 73-48*

(D) Concept Plan.

CUTTER HILL, PHASES 1, 2, & 3. MULTI-FAMILY STRUCTURE OR CONDOMINIUM



(E) Density and Development Standards.

MULTI-FAMILY STRUCTURE OR CONDOMINIUM

| | |
|----------------------------|----------|
| MINIMUM LOT WIDTH | 70' |
| MINIMUM LOT DEPTH | 100' |
| MINIMUM LOT AREA | 2,000 SF |
| MINIMUM FRONT YARD SETBACK | 25' |

| | |
|--|--------------------------|
| MINIMUM SIDE YARD SETBACK | (2) & (3) ⁽¹⁾ |
| MINIMUM REAR YARD SETBACK | 10' |
| MINIMUM PARKING SPACES REQUIRED PER UNIT | 1½ |
| MAXIMUM BUILDING COVERAGE | 40% |

NOTES:

¹: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

- (2) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35-FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WALL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.
- (3) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15-FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

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HARBOR LANDING. PHASES 1 & 2

(A) Land Uses. Single-Family Homes

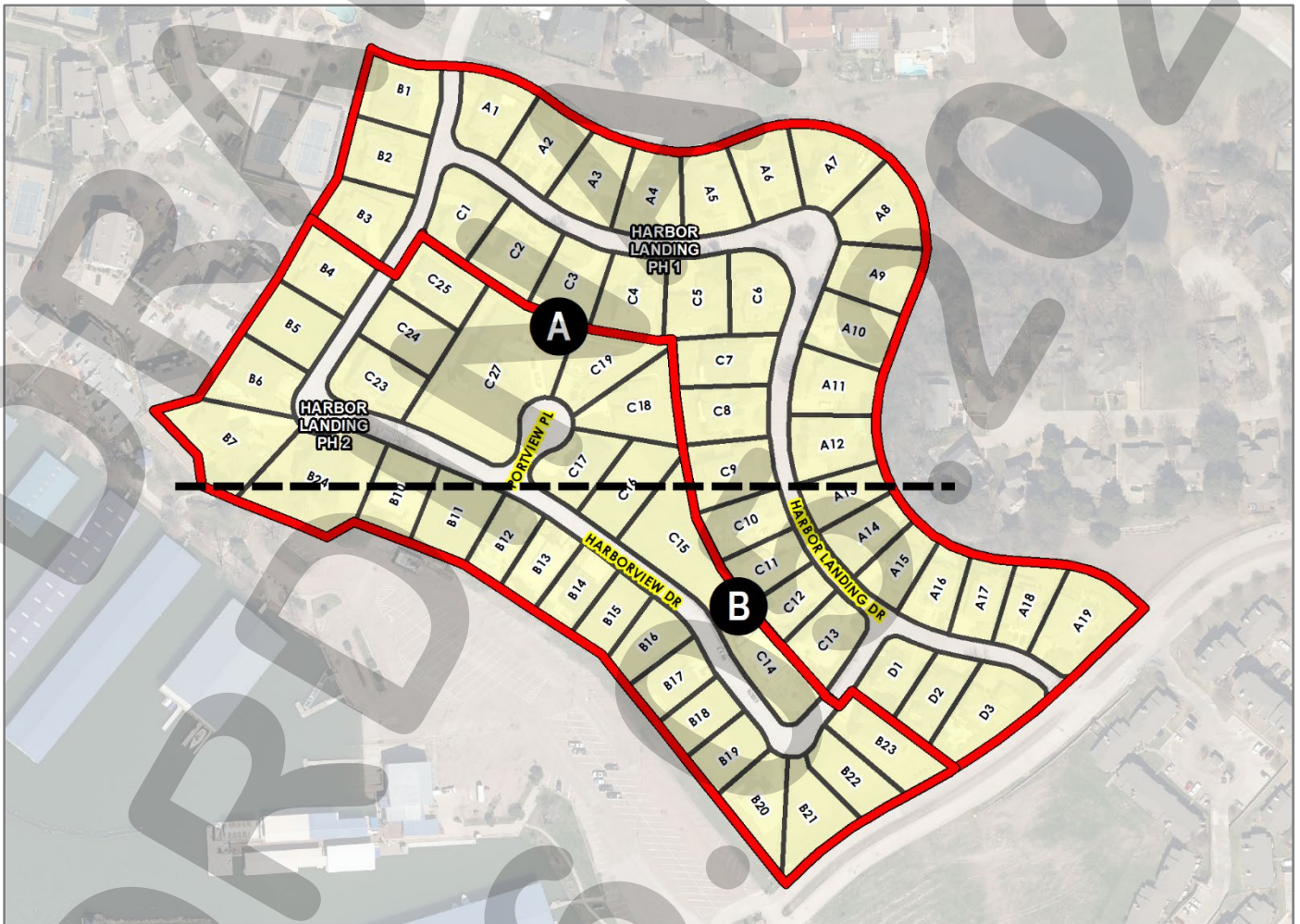
(B) Development Cases.

- (1) PZ1984-030-01: Zoning Change [Ordinance No. 84-16; Single-Family 10 (SF-10) District & Single-Family 7 (SF-7) District Land Uses]. Adopted on April 2, 1984.
- (2) PZ1984-030-01: Resolution [Resolution No. 87-19; Settlement Agreement]. Adopted on June 15, 1987.
- (3) PZ1984-030-01: Resolution [Resolution No. 87-20; Settlement Agreement]. Adopted on June 15, 1987.
- (4) PZ1986-048-01: Final Plat for Phase 1. Adopted on December 15, 1986.
- (5) PZ1987-022-01: Preliminary Plat for Phase 2. Adopted on April 20, 1987.
- (6) PZ1987-030-01: Final Plat for Phase 2. Adopted on June 15, 1987.

(C) Original Regulating Ordinance. Ordinance No. 84-16

(D) Concept Plan.

PHASES 1 & 2. SINGLE-FAMILY HOMES



(E) Elevations Per Settlement Agreement.

BLOCK B.

| LOT NO. | MAXIMUM ROOFTOP ELEVATION PER COURT ORDER | MAXIMUM PAD ELEVATION PER COURT ORDER | AS-BUILT PAD ELEVATION | MAXIMUM HEIGHT PER COURT ORDER | ADJUSTED MAXIMUM HEIGHT |
|---------|---|---------------------------------------|------------------------|--------------------------------|-------------------------|
| 4 | 488.00 | 466.00 | | 22.00' | |
| 5 | 488.00 | 459.00 | | 29.00' | |
| 6 | 471.00 | 448.00 | 450.00 | 23.00' | 21.00' |
| 7 | 471.00 | 448.00 | | 23.00' | |
| 8 | 471.00 | 448.00 | | 23.00' | |
| 9 | 469.00 | 447.00 | | 22.00' | |
| 10 | 469.00 | 447.00 | | 22.00' | |
| 11 | 478.50 | 452.00 | | 26.50' | |
| 12 | 489.00 | 451.00 | | 29.00' | |
| 13 | 474.50 | 451.50 | | 23.00' | |
| 14 | 469.00 | 446.00 | | 23.00' | |
| 15 | 469.00 | 446.00 | | 23.00' | |
| 16 | 468.00 | 445.00 | 446.00 | 23.00' | 22.00' |
| 17 | 468.00 | 445.00 | 447.00 | 23.00' | 21.00' |
| 18 | 468.00 | 445.00 | 448.00 | 23.00' | 20.00' |
| 19 | 477.00 | 449.00 | | 28.00' | |
| 20 | 480.00 | 450.00 | | 30.00' | |
| 21 | 477.00 | 450.00 | | 27.00' | |
| 22 | 484.00 | 458.00 | 454.00 | 26.00' | 30.00' |
| 23 | 490.00 | 460.00 | | 30.00' | |

BLOCK C.

| LOT NO. | MAXIMUM ROOFTOP ELEVATION PER COURT ORDER | MAXIMUM PAD ELEVATION PER COURT ORDER | AS-BUILT PAD ELEVATION | MAXIMUM HEIGHT PER COURT ORDER | ADJUSTED MAXIMUM HEIGHT |
|---------|---|---------------------------------------|------------------------|--------------------------------|-------------------------|
| 14 | 479.00 | 456.00 | 459.00 | 23.00' | 20.00' |
| 15 | 481.00 | 456.00 | | 25.00' | |
| 16 | 482.00 | 457.00 | | 25.00' | |
| 17 | 485.50 | 462.50 | | 23.00' | |
| 18 | 495.00 | 470.00 | | 25.00' | |
| 19 | 496.50 | 473.50 | | 23.00' | |
| 20 | 493.00 | 470.00 | | 23.00' | |
| 21 | 492.00 | 466.50 | | 26.50' | |
| 22 | 478.50 | 456.00 | | 22.50' | |
| 23 | 479.00 | 457.00 | | 22.00' | |
| 24 | 479.00 | 457.00 | | 22.00' | |
| 25 | 489.00 | 467.00 | | 22.00' | |

(F) **Dimensional Standards.** That all development in Area 'A' (i.e. Lots A1 – A12; Lots B1 - B7, & B24; Lots C1 – C9, C17 – C19, C23 – C25; & C27) on the above *Concept Plan* shall meet the requirements of the Single-Family 10 (SF-10) District as stipulated by the Unified Development Code (UDC). That all development in Area 'B' (i.e. Lots A13 – A19; Lots B10 – B23; C10 – C16; Lots D1 – D3) on the above *Concept Plan* shall meet the requirements of the Single-Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC).

(G) **Maximum Height.** That all development shall meet the height restrictions of no more than 30-feet above existing grade nor 12-feet above the building line of the uphill lot.

MARINA VILLAGE.

(A) Land Uses. Townhomes

(B) Development Cases.

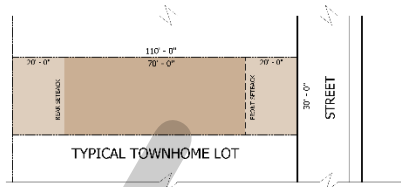
- (1) PZ1992-008-01. Zoning Change [*Ordinance No. 92-39*]. Adopted on October 19, 1992.
- (2) PZ1992-008-02. Preliminary Plat. Adopted on November 5, 1992.
- (3) Z2021-026. Zoning Change [*Ordinance No. 21-38*]. Adopted on August 16, 2021.

(C) Original Regulating Ordinance. *Ordinance No. 21-38*

(D) Concept Plan.

DRAFT
ORDINANCE
06.05.2023

MARINA VILLAGE. TOWNHOMES HOMES



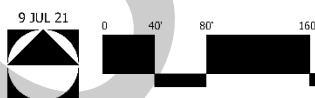
Data Summary

| | | | |
|--|----------------------------|----------------|-----------------|
| | Townhome Lots (30' x 100') | 36 Lots | 2.77 ac. |
| | Open Space | 37.8% | 2.60 ac. |
| | R.O.W | | 1.51 ac. |
| | TOTAL | 36 Lots | 6.88 ac. |

Applicant:
 NEWSTREAM CAPITAL PARTNERS, LLC
 311 South Dixie, #250
 Rockwall, Texas 75082
 817-464-8193

Planner:

SAGE GROUP, INC.
 Master Planning
 Urban Design
 Architecture
 Landscape Architecture
 1180 N. Central Ave., Ste. 300
 Southlake, Texas 76092
 817-494-5026



TAN HATCH INDICATES GARAGE IS AT GRADE ON THE UPPER FLOOR
 BLUE HATCH INDICATES GARAGE IS AT GRADE ON THE LOWER FLOOR

VISITOR PARKING - 23 SPOTS

Marina Village - Rockwall

Rockwall, Rockwall County, Texas

(E) Dimensional Standards.

(1) Permitted Uses. Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Two Family (2F) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on the *Subject Property*; however, the following additional land uses shall be permitted *by-right*:

- ☑ Townhomes/Townhouses

(2) Density and Dimensional Standards. Unless specifically provided by this Planned Development ordinance, any development on the *Subject Property* shall be subject to the density and dimensional requirements required for a Two Family (2F) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. In addition, the maximum permissible density for the *Subject Property* shall be 5.23 dwelling units per gross acre of land; however, in no case should the proposed development exceed 36-units. All development on the *Subject Property* shall conform to the standards stipulated by *Table 2: Lot Dimensional Requirements* below, and generally conform to the lot layout depicted in *Exhibit 'B'* of this ordinance.

Table 2: Lot Dimensional Requirements

| | |
|--|----------|
| MINIMUM LOT WIDTH | 30' |
| MINIMUM LOT DEPTH | 100' |
| MINIMUM LOT AREA | 3,000 SF |
| MINIMUM FRONT YARD SETBACK ⁽¹⁾ | 20' |
| MINIMUM SIDE YARD SETBACK ⁽²⁾ | 0'/25' |
| MINIMUM SIDE YARD SETBACK (ADJACENT TO A STREET) | 15' |
| MINIMUM LENGTH OF DRIVEWAY PAVEMENT FROM FRONT PROPERTY LINE | 25' |
| MAXIMUM HEIGHT ⁽³⁾ | 30' |
| MINIMUM REAR YARD SETBACK | 10' |
| MINIMUM AREA/DWELLING UNIT (SF) [SUM OF ALL FLOOR AREA'S] | 1,900 SF |
| MAXIMUM LOT COVERAGE | 90% |

NOTES:

- ¹: PORCHES, STOOPS, BAY WINDOWS, BALCONIES, EAVES AND SIMILAR ARCHITECTURAL FEATURES MAY ENCROACH BEYOND THE *FRONT YARD BUILDING SETBACK* BY UP TO FIVE (5) FEET FOR ANY PROPERTY; HOWEVER, THE ENCROACHMENT SHALL NOT EXCEED FIVE (5) FEET ON *SIDE YARD SETBACKS* WHERE APPROPRIATE FOR SUCH USE AND SHALL NOT ENCROACH INTO THE PRIVATE RIGHT-OF-WAY.
- ²: THE SIDE YARD SETBACK ON THE ATTACHED SIDE MAYBE ZERO (0) IF DIRECTLY ABUTTING A STRUCTURE ON AN ADJACENT LOT.
- ³: THE MAXIMUM HEIGHT SHALL BE MEASURED TO THE MIDPOINT OF THE ROOF OF THE SINGLE-FAMILY HOME, AND IN NO CASE SHOULD ANY HOME EXCEED AN ELEVATION OF 500-FEET ABOVE SEA LEVEL.

(3) Garage Orientation. Garages shall be permitted to be forward facing (*i.e. facing onto the private street in a flat front entry configuration*) with a minimum driveway length of 25-feet.

(4) Building Standards. The building elevations shall differ in appearance through the use of varying entry features, use of detail and trim, use of materials, articulation and setback, and shall conform to the following requirements:

(i) Masonry Requirements. The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the exterior of the building and shall be limited to the anti-monotony restrictions as outlined in this ordinance.

(ii) Roof Design Requirements. All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction.

Note: Screening of mechanical equipment is necessary for all equipment regardless of location (*i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site*).

(iii) Architectural Requirements. All units shall be architecturally finished on all sides of the building with the same materials, detailing and features.

(5) Anti-Monotony Restrictions. All development shall adhere to the following anti-monotony restrictions:

(i) Identical brick blends, paint colors and, cementaceous products (*i.e. Hardy Plank lap siding, etc.*) may not occur on adjacent (*i.e. side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.

(ii) Front building elevations shall not repeat along any block face without at least two (2) intervening homes of differing appearance on the same block face within the development.

(iii) The rear elevation of homes shall not repeat without at least two (2) (*i.e. side-by-side*) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

- (a) Front Encroachment (*i.e. Porch and/or Sunroom*) Type and Layout
- (b) Roof Type and Layout
- (c) Articulation of the Front Façade
- (d) Differing Primary Exterior Materials

(6) Landscaping Standards.

(i) Landscape Requirements. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.

(ii) Landscape Buffers. A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Henry M. Chandler Drive, and shall incorporate a minimum of one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage.

(iii) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(7) Trash Dumpster Enclosure. If proposed trash dumpster enclosures shall be four (4) sided, with eight (8) foot walls constructed and clad with materials matching the primary structures of the townhomes, and have a self-latching opaque gate. All trash dumpster enclosures shall be internal to the site and not be situated within any established building setbacks or landscape buffers.

(8) Fence Standards. All fences shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height.

(9) Open Space. A minimum of 20% open space shall be provided which generally conforms to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. The Homeowner's Association (HOA) shall be responsible for maintaining all open space areas.

(10) Private Right-of-Way. The proposed private right-of-way shall incorporate a minimum of a 29-foot *back-to-back* concrete street built to the City's standards.

(11) Homeowner's Association (HOA). A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks,

open space and common areas, irrigation, landscaping, screening fences and the private roadways, drive aisles and drive approaches for the subject property associated with this development.

(12) Variances. The variance procedures and standards for approval that are set forth in the UDC shall apply to any application for variances to this ordinance

DRAFT
ORDINANCE
06.05.2023

SPYGLASS HILL, PHASES 1, 2, & 3

(A) Land Uses. Condominiums

(B) Development Cases.

- (1) 1973: Zoning (*Ordinance No. 73-48*). Adopted on November 12, 1973.
- (2) 1982: Final Plat for Phase 1. Adopted on April 5, 1982.
- (3) 1982: Final Plat for Phase 2. Adopted on August 2, 1982.
- (4) 1985: Final Plat for Phase 3. Adopted on January 15, 1985.

(C) Original Regulating Ordinance. *Ordinance No. 73-48*

(D) Concept Plan.

SPYGLASS HILL, PHASES 1, 2, & 3. MULTI-FAMILY STRUCTURE OR CONDOMINIUM



(E) Density and Development Standards.

MULTI-FAMILY STRUCTURE OR CONDOMINIUM

| | |
|----------------------------|----------|
| MINIMUM LOT WIDTH | 70' |
| MINIMUM LOT DEPTH | 100' |
| MINIMUM LOT AREA | 2,000 SF |
| MINIMUM FRONT YARD SETBACK | 25' |

| | |
|--|--------------------------|
| MINIMUM SIDE YARD SETBACK | (2) & (3) ⁽¹⁾ |
| MINIMUM REAR YARD SETBACK | 10' |
| MINIMUM PARKING SPACES REQUIRED PER UNIT | 1½ |
| MAXIMUM BUILDING COVERAGE | 40% |

NOTES:

¹: AS PER 9-602 OF THE 1972 ZONING ORDINANCE:

- (4) MULTIPLE FAMILY DWELLINGS NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTEEN (15) FEET BETWEEN ANY BUILDING WALL CONTAINING OPENINGS FOR WINDOWS, LIGHT, AND AIR AND ANY SIDE LOT LINE EXCEPT THAT ANY SUCH BUILDING FACE OR WALL NOT EXCEEDING 35- FEET IN WIDTH MAY PROVIDE A MINIMUM SIDE YARD OF TEN (10) FEET. WHERE A BUILDING WALL CONTAINS NO OPENINGS FOR WINDOWS, LIGHT OR AIR, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SUCH WALL AND THE SIDE LOT LINE.
- (5) ON A CORNER LOT, A SIDE YARD ADJACENT TO A STREET FOR A MULTIPLE FAMILY DWELLING NOT EXCEEDING THREE (3) STORIES IN HEIGHT SHALL NOT BE LESS THAN 15- FEET AND NO BALCONY OR PORCH OR ANY PORTION OF THE BUILDING MAY EXTEND INTO SUCH REQUIRED SIDE YARD EXCEPT THAT A ROOF MAY OVERHANG SUCH SIDE YARD NOT TO EXCEED FOUR (4) FEET.

DRAFT
ORDINANCE
06.05.2023



City of Rockwall
The New Horizon

Building Inspections Department Monthly Report

April 2023

Permits

| | |
|--|------------------------|
| Total Permits Issued: | 296 |
| Building Permits: | 22 |
| Contractor Permits: | 274 |
| | |
| Total Commercial Permit Values: | \$52,336,232.00 |
| Building Permits: | \$49,479,152.00 |
| Contractor Permits: | \$2,857,080.00 |
| | |
| Total Fees Collected: | \$727,627.76 |
| Building Permits: | \$684,729.98 |
| Contractor Permits: | \$42,897.78 |

Board of Adjustment

Board of Adjustment Cases: 1

5/2/2023
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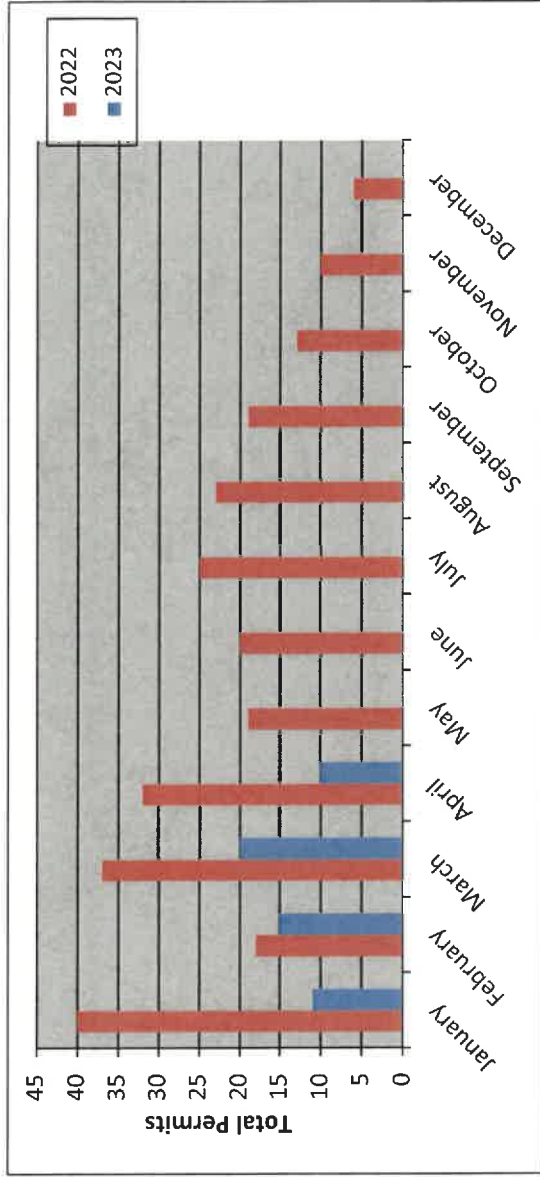
City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 4/1/2023 to 4/30/2023

| Type/Subtype | # of Permits Issued | Valuation of Work | Fees Charged |
|------------------------------------|---------------------|-------------------|---------------------|
| Commercial Building Permit | 41 | \$52,336,232.00 | \$642,618.72 |
| Addition | 1 | 12,500.00 | \$239.45 |
| Backflow Permit | 1 | 1,500.00 | \$82.11 |
| Certificate of Occupancy | 6 | 1.00 | \$456.00 |
| Concrete Permit | 2 | 37,300.00 | \$173.40 |
| Electrical Permit | 5 | 18,000.00 | \$418.47 |
| Fence Permit | 1 | 15,000.00 | \$51.00 |
| Irrigation Permit | 2 | 19,000.00 | \$2,034.34 |
| Mechanical Permit | 1 | 1,090,944.00 | \$6,071.45 |
| New Construction | 4 | 49,466,652.00 | \$620,451.59 |
| Plumbing Permit | 4 | 6,200.00 | \$334.66 |
| Remodel | 5 | 1,621,684.00 | \$11,095.75 |
| Roofing Permit | 1 | | \$76.50 |
| Sign Permit | 5 | 47,451.00 | \$459.00 |
| Temporary Certificate of Occupancy | 3 | | \$675.00 |
| Residential Building Permit | 255 | | \$85,009.04 |
| Accessory Building Permit | 6 | | \$602.97 |
| Concrete Permit | 14 | | \$1,323.55 |
| Deck Permit | 1 | | \$51.00 |
| Demolition | 2 | | \$101.00 |
| Driveway Permit | 3 | | \$413.12 |
| Electrical Permit | 4 | | \$484.50 |
| Fence Permit | 48 | | \$2,438.00 |
| Generator | 2 | | \$306.00 |
| Irrigation Permit | 35 | | \$2,656.50 |
| Mechanical Permit | 21 | | \$2,564.00 |
| New Single Family Residential | 10 | | \$63,215.65 |
| Patio Cover/Pergola | 12 | | \$1,323.50 |
| Plumbing Permit | 37 | | \$2,920.50 |
| Pool | 11 | | \$1,673.00 |
| Retaining Wall Permit | 1 | | \$51.00 |
| Roofing Permit | 30 | | \$2,287.50 |
| Solar Panel Permit | 4 | | \$1,717.93 |
| Takeline - Boat House | 1 | | \$220.32 |
| Takeline - Seawall Cap | 1 | | \$51.00 |
| Window & Door Permit | 12 | | \$608.00 |
| Totals: | 296 | | \$727,627.76 |

New Residential Permits

Calendar Year

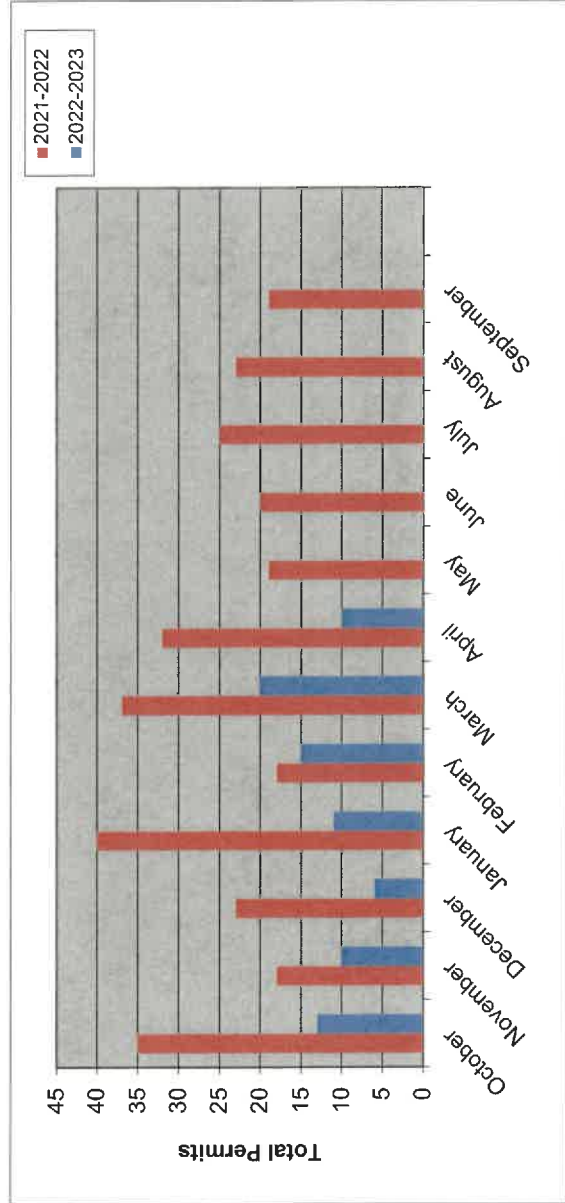
| | Year | |
|---------------|------------|-----------|
| | 2022 | 2023 |
| January | 40 | 11 |
| February | 18 | 15 |
| March | 37 | 20 |
| April | 32 | 10 |
| May | 19 | |
| June | 20 | |
| July | 25 | |
| August | 23 | |
| September | 19 | |
| October | 13 | |
| November | 10 | |
| December | 6 | |
| Totals | 262 | 56 |



New Residential Permits

Fiscal Year

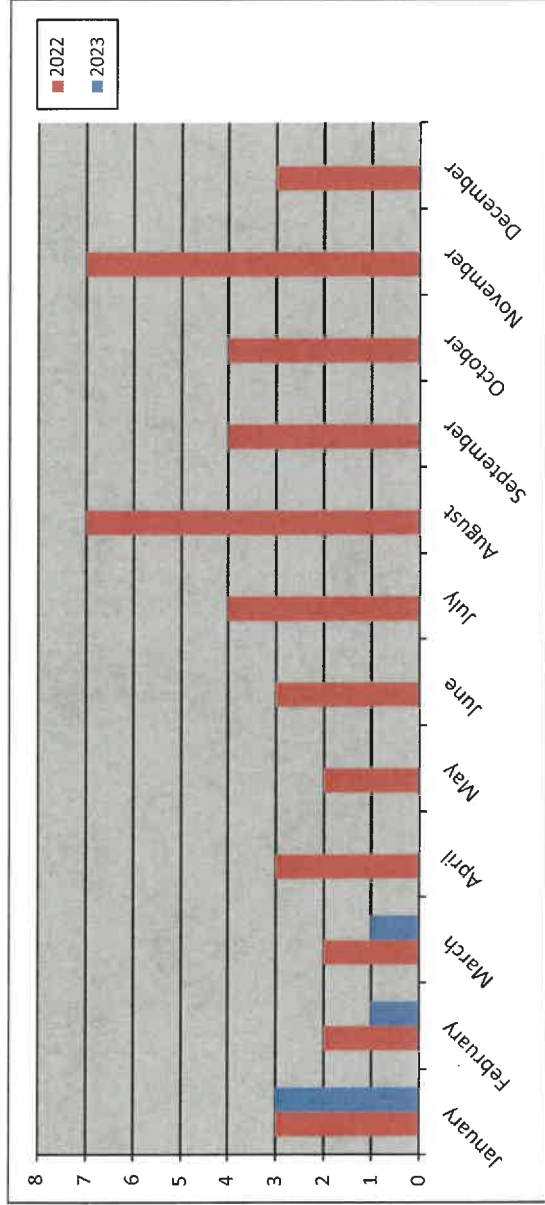
| | Year | |
|---------------|------------|-----------|
| | 2021-2022 | 2022-2023 |
| October | 35 | 13 |
| November | 18 | 10 |
| December | 23 | 6 |
| January | 40 | 11 |
| February | 18 | 15 |
| March | 37 | 20 |
| April | 32 | 10 |
| May | 19 | |
| June | 20 | |
| July | 25 | |
| August | 23 | |
| September | 19 | |
| Totals | 309 | 85 |



Residential Remodel Permits

Calendar Year

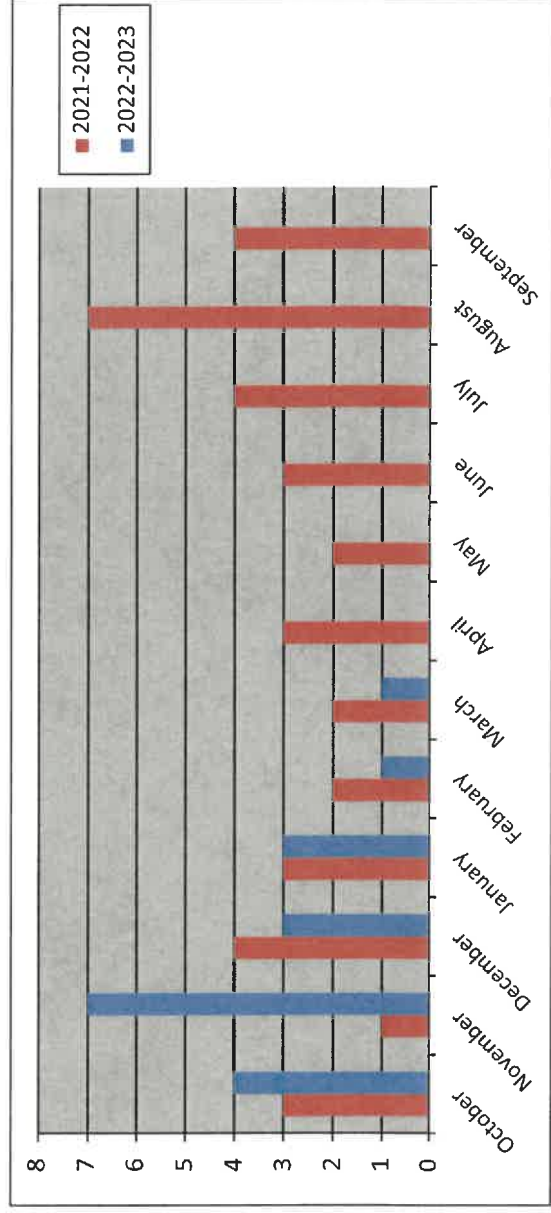
| | Year | |
|---------------|-----------|----------|
| | 2022 | 2023 |
| January | 3 | 3 |
| February | 2 | 1 |
| March | 2 | 1 |
| April | 3 | 0 |
| May | 2 | |
| June | 3 | |
| July | 4 | |
| August | 7 | |
| September | 4 | |
| October | 4 | |
| November | 7 | |
| December | 3 | |
| Totals | 44 | 5 |



Residential Remodel Permits

Fiscal Year

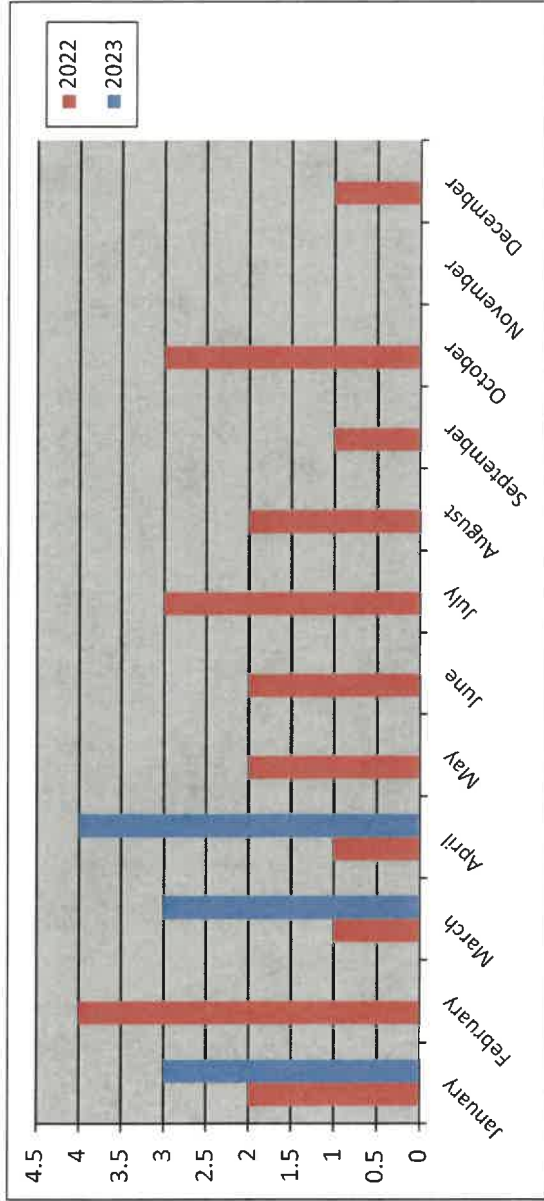
| | Year | |
|---------------|-----------|-----------|
| | 2021-2022 | 2022-2023 |
| October | 3 | 4 |
| November | 1 | 7 |
| December | 4 | 3 |
| January | 3 | 3 |
| February | 2 | 1 |
| March | 2 | 1 |
| April | 3 | 0 |
| May | 2 | |
| June | 3 | |
| July | 4 | |
| August | 7 | |
| September | 4 | |
| Totals | 38 | 19 |



New Commercial Permits

Calendar Year

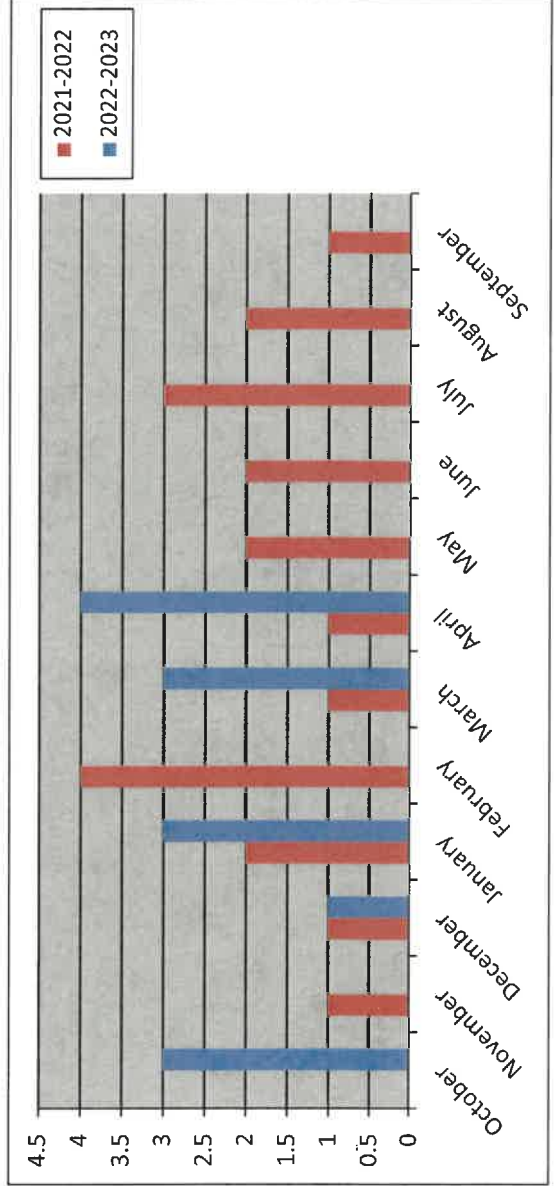
| | Year | |
|---------------|-----------|-----------|
| | 2022 | 2023 |
| January | 2 | 3 |
| February | 4 | 0 |
| March | 1 | 3 |
| April | 1 | 4 |
| May | 2 | |
| June | 2 | |
| July | 3 | |
| August | 2 | |
| September | 1 | |
| October | 3 | |
| November | 0 | |
| December | 1 | |
| Totals | 22 | 10 |



New Commercial Permits

Fiscal Year

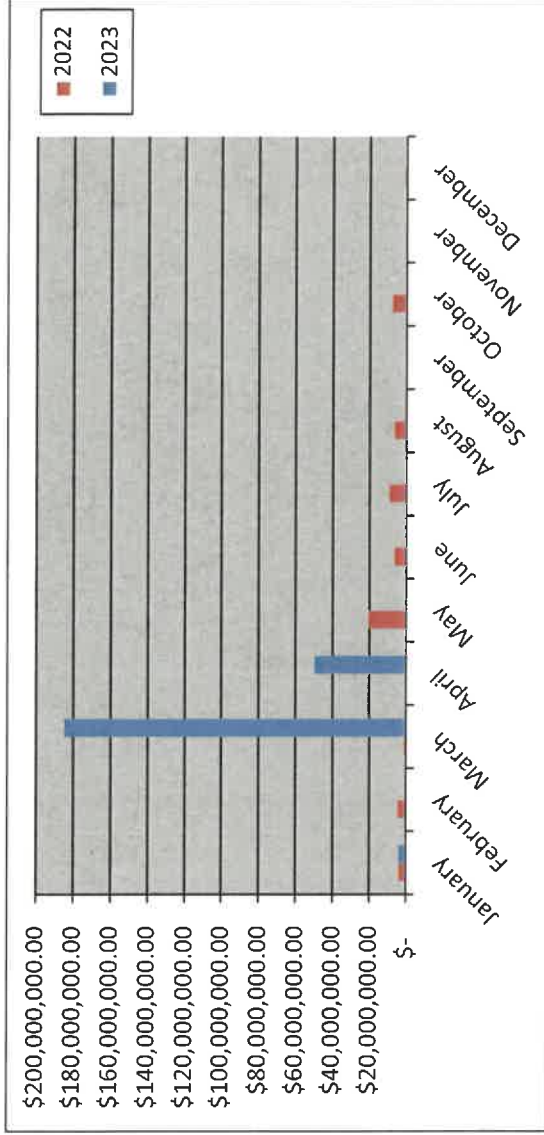
| | Year | |
|---------------|-----------|-----------|
| | 2021-2022 | 2022-2023 |
| October | 0 | 3 |
| November | 1 | 0 |
| December | 1 | 1 |
| January | 2 | 3 |
| February | 4 | 0 |
| March | 1 | 3 |
| April | 1 | 4 |
| May | 2 | |
| June | 2 | |
| July | 3 | |
| August | 2 | |
| September | 1 | |
| Totals | 20 | 14 |



New Commercial Value

Calendar Year

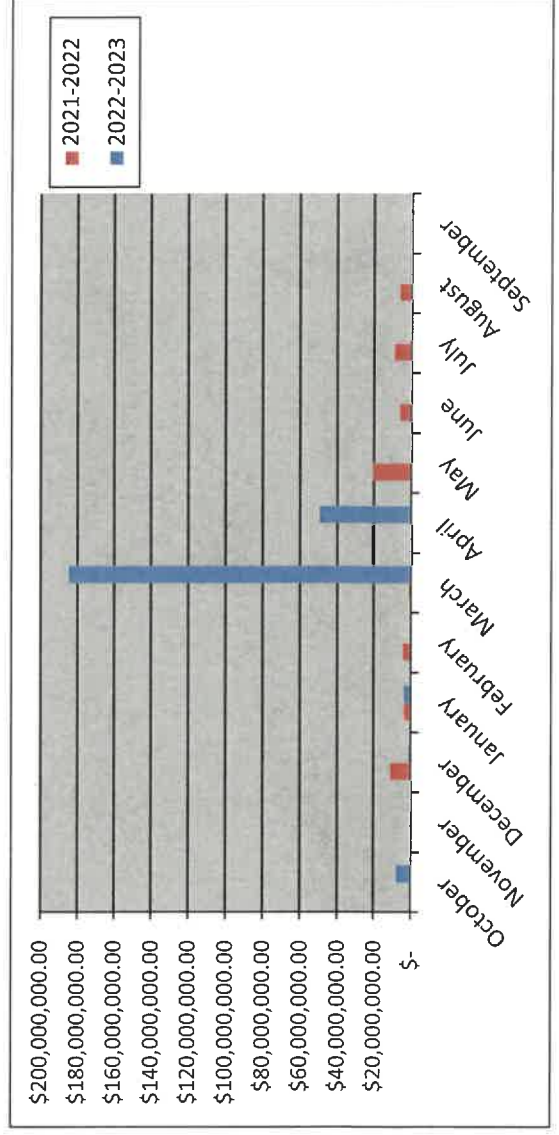
| | Year | |
|---------------|-------------------------|--------------------------|
| | 2022 | 2023 |
| January | \$ 3,625,000.00 | \$ 3,684,500.00 |
| February | \$ 4,186,300.00 | \$ - |
| March | \$ 1,200,000.00 | \$ 184,834,500.00 |
| April | \$ 250,000.00 | \$ 49,466,652.00 |
| May | \$ 20,400,000.00 | |
| June | \$ 6,300,000.00 | |
| July | \$ 9,075,000.00 | |
| August | \$ 6,244,700.00 | |
| September | \$ 550,000.00 | |
| October | \$ 7,472,450.00 | |
| November | \$ - | |
| December | \$ 1,000,000.00 | |
| Totals | \$ 60,303,450.00 | \$ 237,985,652.00 |



New Commercial Value

Fiscal Year

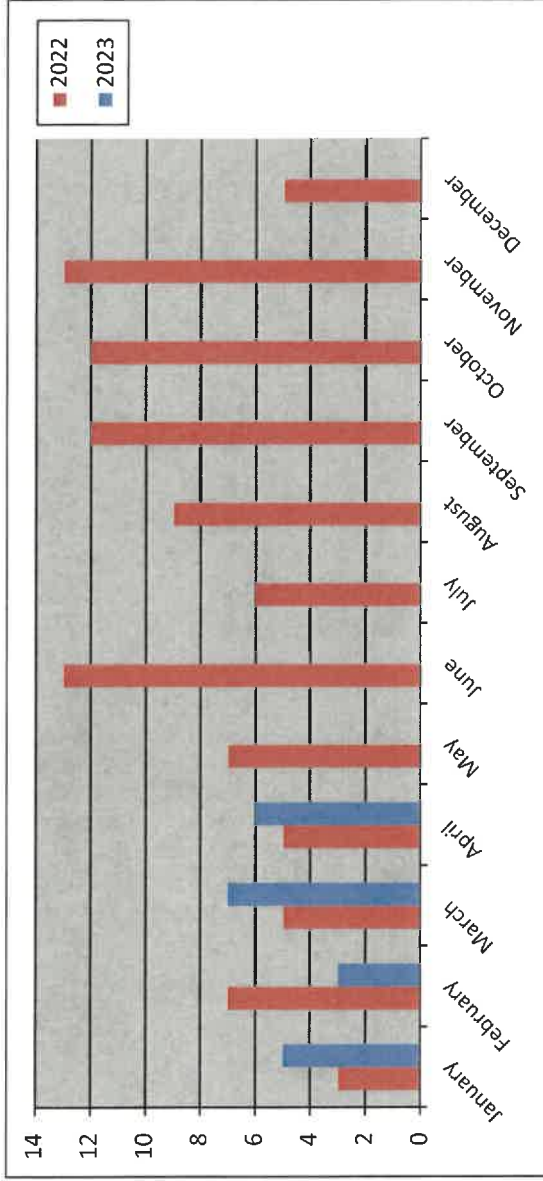
| | Year | |
|---------------|-------------------------|--------------------------|
| | 2021-2022 | 2022-2023 |
| October | \$ - | \$ 7,472,450.00 |
| November | \$ 750,000.00 | \$ - |
| December | \$ 11,000,000.00 | \$ 1,000,000.00 |
| January | \$ 3,625,000.00 | \$ 3,684,500.00 |
| February | \$ 4,186,300.00 | \$ - |
| March | \$ 1,200,000.00 | \$ 184,834,500.00 |
| April | \$ 250,000.00 | \$ 49,466,652.00 |
| May | \$ 20,400,000.00 | |
| June | \$ 6,300,000.00 | |
| July | \$ 9,075,000.00 | |
| August | \$ 6,244,700.00 | |
| September | \$ 550,000.00 | |
| Totals | \$ 63,581,000.00 | \$ 246,458,102.00 |



Commercial Remodel Permits

Calendar Year

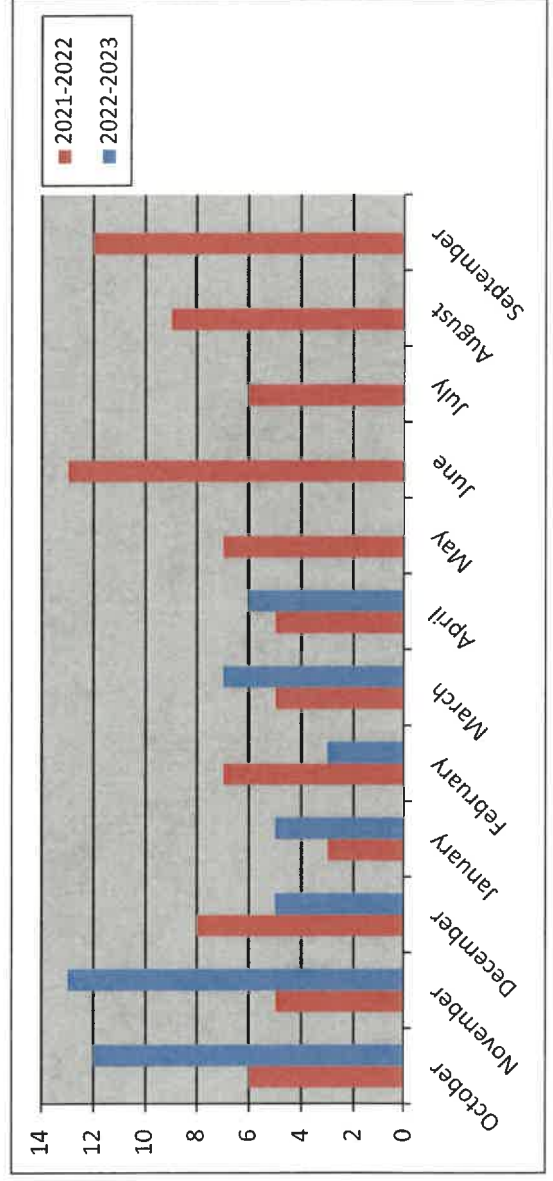
| | Year | |
|---------------|-----------|-----------|
| | 2022 | 2023 |
| January | 3 | 5 |
| February | 7 | 3 |
| March | 5 | 7 |
| April | 5 | 6 |
| May | 7 | |
| June | 13 | |
| July | 6 | |
| August | 9 | |
| September | 12 | |
| October | 12 | |
| November | 13 | |
| December | 5 | |
| Totals | 97 | 21 |



Commercial Remodel Permits

Fiscal Year

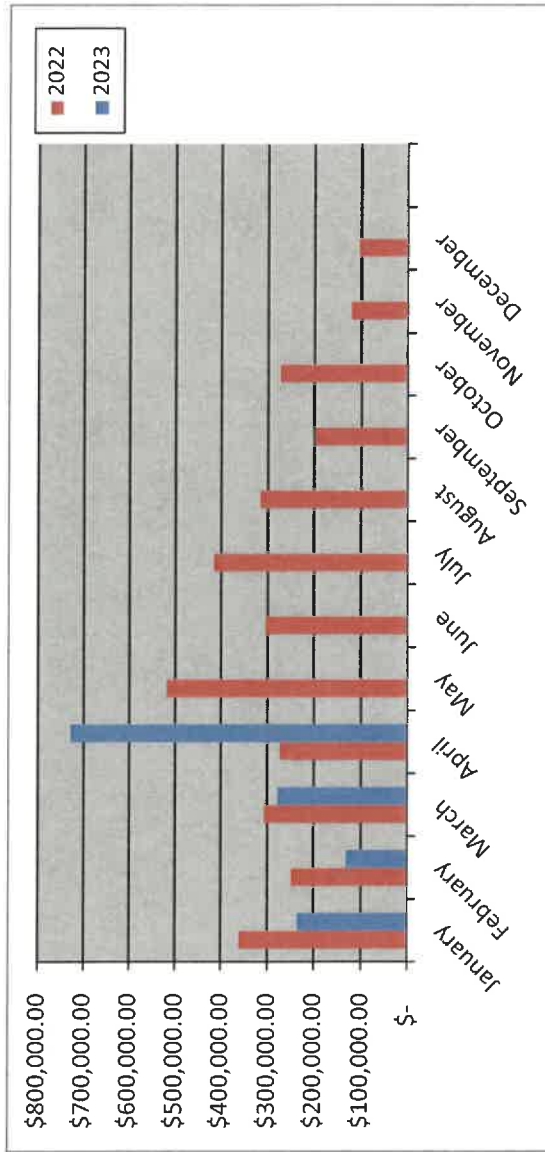
| | Year | |
|---------------|-----------|-----------|
| | 2021-2022 | 2022-2023 |
| October | 6 | 12 |
| November | 5 | 13 |
| December | 8 | 5 |
| January | 3 | 5 |
| February | 7 | 3 |
| March | 5 | 7 |
| April | 5 | 6 |
| May | 7 | |
| June | 13 | |
| July | 6 | |
| August | 9 | |
| September | 12 | |
| Totals | 86 | 51 |



Total Fees Collected

Calendar Year

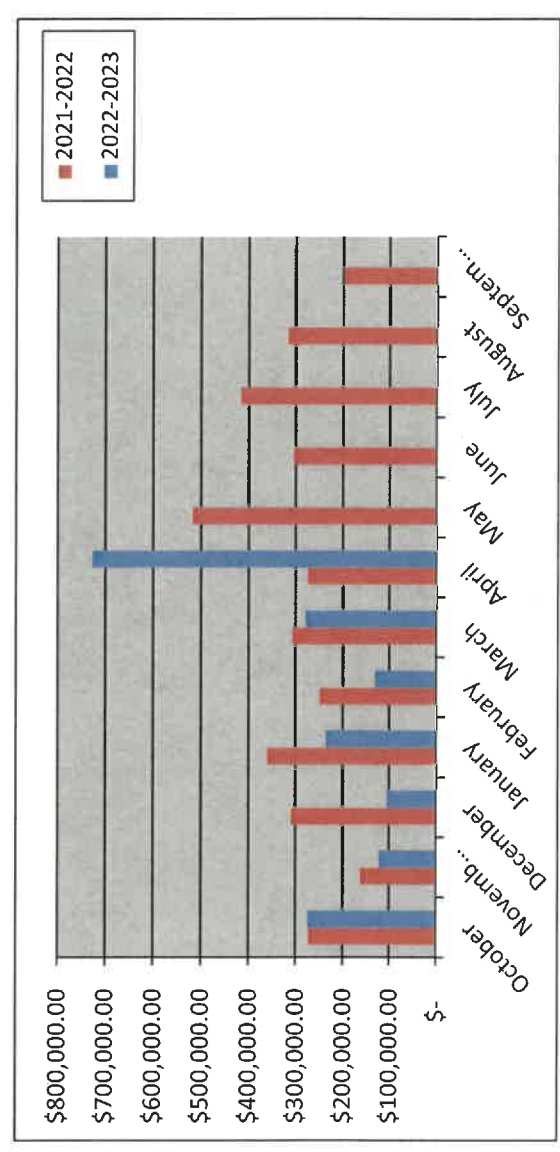
| | Year | |
|---------------|------------------------|------------------------|
| | 2022 | 2023 |
| January | \$ 361,270.18 | \$ 235,769.45 |
| February | \$ 250,094.89 | \$ 131,295.33 |
| March | \$ 307,866.69 | \$ 278,577.39 |
| April | \$ 274,768.54 | \$ 727,627.76 |
| May | \$ 518,725.96 | |
| June | \$ 304,895.03 | |
| July | \$ 416,616.46 | |
| August | \$ 317,170.14 | |
| September | \$ 197,419.77 | |
| October | \$ 274,314.07 | |
| November | \$ 122,821.42 | |
| December | \$ 105,480.50 | |
| Totals | \$ 3,451,443.65 | \$ 1,373,269.93 |



Total Fees Collected

Fiscal Year

| | Year | |
|---------------|------------------------|------------------------|
| | 2021-2022 | 2022-2023 |
| October | \$ 273,670.22 | \$ 274,314.07 |
| November | \$ 163,206.06 | \$ 122,821.42 |
| December | \$ 310,002.73 | \$ 105,480.50 |
| January | \$ 361,270.18 | \$ 235,769.45 |
| February | \$ 250,094.89 | \$ 131,295.33 |
| March | \$ 307,866.69 | \$ 278,577.39 |
| April | \$ 274,768.54 | \$ 727,627.76 |
| May | \$ 518,725.96 | |
| June | \$ 304,895.03 | |
| July | \$ 416,616.46 | |
| August | \$ 317,170.14 | |
| September | \$ 197,419.77 | |
| Totals | \$ 3,695,706.67 | \$ 1,875,885.92 |



10:18:43AM

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 4/1/2023 to 4/30/2023

| Permit Number | Permit Type | Site Address | Total Fees | Fees Paid |
|------------------|----------------------------|--------------------|------------|-----------|
| Application Date | Subtype | Parcel Number | | |
| Issue Date | Status of Permit | Subdivision Name | Total SQFT | |
| | Business Name | Plan Number | Valuation | |
| COM2023-1137 | Commercial Building Permit | | | |
| 03/20/2023 | Certificate of Occupancy | 333 COUNTY LINE RD | \$76.50 | \$76.50 |
| 04/24/2023 | ISSUED | | 3,000.00 | |
| | PK Floors Plus | | | |

| Contact Type | Contact Name Business Phone | Contact Address | | | |
|----------------|--------------------------------|--------------------|------------|----|-------|
| Business Owner | Patrick Kelley 469-693-9187 | 333 County Line Rd | Rockwall | TX | 75087 |
| Property Owner | Rex Kelly | 2334 E I-30 | Royse City | TX | 75189 |

Contractors

| | | | | |
|--------------|----------------------------|--------------------|----------|---------|
| COM2023-1202 | Commercial Building Permit | | | |
| 03/23/2023 | Certificate of Occupancy | 335 COUNTY LINE RD | \$76.50 | \$76.50 |
| 04/24/2023 | ISSUED | | 3,000.00 | |
| | PK Floors Plus | | | |

| Contact Type | Contact Name Business Phone | Contact Address | | | |
|----------------|--------------------------------|--------------------|------------|----|-------|
| Business Owner | Patrick Kelley 469-693-9187 | 333 County Line Rd | Rockwall | TX | 75087 |
| Property Owner | Rex Kelly | 2334 E I-30 | Royse City | TX | 75189 |

Contractors

| | | | | |
|--------------|------------------------------------|---------------------|-----------|----------|
| COM2023-1316 | Commercial Building Permit | | | |
| 03/30/2023 | Temporary Certificate of Occupancy | 5701 HORIZON RD, A, | \$300.00 | \$300.00 |
| 04/04/2023 | ISSUED | ROCKWALL, TX, 75032 | 10,918.00 | |
| | Texas Ranch Trails | | | |

| Contact Type | Contact Name Business Phone | Contact Address | | | |
|----------------|--|----------------------|----------|----|-------|
| Business Owner | Texas Ranch Trails LLC 469-863-3255 | 3023 Red Ridge Dr | Rockwall | TX | 75032 |
| Business Owner | Texas Ranch Trails LLC 469-863-3255 | 3023 Red Ridge Dr | Rockwall | TX | 75032 |
| Applicant | Joshua Houser | 105 WEATHERLY CIRCLE | ROCKWALL | TX | 75087 |

Contractors

| | | | | |
|--------------|---|----------------------|-----------|----------|
| COM2023-1404 | Commercial Building Permit | | | |
| 04/04/2023 | Temporary Certificate of Occupancy | 2350 DISCOVERY BLVD, | \$300.00 | \$300.00 |
| 04/06/2023 | ISSUED | ROCKWALL, TX 75032 | 49,011.00 | |
| | The Royalton at Discovery PH2 - Bldg 3 (B) 46 Units | | | |

10:18:43AM

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 4/1/2023 to 4/30/2023

| Permit Number | Permit Type | Site Address | | Total Fees | |
|--------------------|--------------------------------|----------------------------|-----------|------------|-----------|
| Application Date | Subtype | Parcel Number | | | |
| Issue Date | Status of Permit | Subdivision Name | | | |
| | Business Name | Plan Number | Valuation | Total SQFT | Fees Paid |
| Contact Type | Contact Name Business Phone | Contact Address | | | |
| Business Owner | SWBC RW2, LP 469-889-1661 | 5949 SHERRY LN, SUITE 750 | Dallas | TX | 75225 |
| Property Owner | Spencer Byington | 5949 Sherry Ln | Dallas | TX | 75225 |
| Contact | Yessica Sweeney | Jordan Foster Construction | | | |
| Contractors | | | | | |

| | | | | | |
|--------------|----------------------------|---------------------|--|----------|---------|
| COM2023-1451 | Commercial Building Permit | | | | |
| 04/05/2023 | Certificate of Occupancy | 6531 HORIZON RD, C, | | \$75.00 | \$75.00 |
| 04/20/2023 | ISSUED | ROCKWALL, TX, 75032 | | 2,185.00 | |
| | Petrissage Massage | | | | |

| Contact Type | Contact Name Business Phone | Contact Address | | | |
|--------------------|---------------------------------|-----------------|----------|----|-------|
| Business Owner | Helen Patterson 214-908-5618 | 6531 Horizon Rd | Rockwall | TX | 75032 |
| Property Owner | Kris Sharp | 3021 Ridge Rd | Rockwall | TX | 75032 |
| Contractors | | | | | |

| | | | | | |
|--------------|------------------------------------|------------------|--|---------|---------|
| COM2023-1648 | Commercial Building Permit | | | | |
| 04/18/2023 | Temporary Certificate of Occupancy | 901 S GOLIAD ST, | | \$75.00 | \$75.00 |
| 04/27/2023 | ISSUED | ROCKWALL, 75087 | | 80.00 | |
| | Rockwall Ice Train | | | | |

| Contact Type | Contact Name Business Phone | Contact Address | | | |
|--------------------|--------------------------------|---------------------|----------|----|-------|
| Business Owner | Tim Moore 214-577-8502 | 313 Stonebridge Dr. | Rockwall | TX | 75087 |
| Property Owner | Tim Moore | 313 Stonebridge Dr. | Rockwall | TX | 75087 |
| Contractors | | | | | |

| | | | | | |
|--------------|----------------------------|------------------------|--|----------|---------|
| COM2023-1878 | Commercial Building Permit | | | | |
| 04/27/2023 | Certificate of Occupancy | 2235 S GOLIAD ST Suite | | \$76.50 | \$76.50 |
| 04/28/2023 | ISSUED | 100 | | 2,785.00 | |
| | Starbucks Coffee Company | | | | |

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 4/1/2023 to 4/30/2023

| Permit Number | Permit Type | Site Address | Valuation | Total Fees | Total SQFT | Fees Paid |
|------------------|---|--------------------|-----------|------------|------------|-----------|
| Application Date | Subtype | Parcel Number | | | | |
| Issue Date | Status of Permit | Subdivision Name | | | | |
| Contact Type | Contact Name Business Name Business Phone | Contact Address | | | | |
| Business Owner | Starbucks Coffee Company 206-594-7273 | PO Box 34442 STAX2 | Seattle | WA | 98124 | |
| Property Owner | Starbucks Coffee Company | PO Box 34442 STAX2 | Seattle | WA | 98124 | |

Contractors

| | | | | | | |
|-------------|----------------------------|---------------------|--------|--|----------|---------|
| COM2023-725 | Commercial Building Permit | | | | | |
| 02/22/2023 | Certificate of Occupancy | 2455 Ridge Rd, 100, | \$1.00 | | \$76.50 | \$76.50 |
| 04/21/2023 | ISSUED | Rockwall, TX, 75087 | | | 2,058.00 | |
| | Rockwall Stretch Zone | | | | | |

| Contact Type | Contact Name Business Name Business Phone | Contact Address | | | | |
|---------------------|---|-----------------------------|------------|----|-------|--|
| Applicant | Joslin Sansom | 2455 Ridge Rd, Suite 100 | Rockwall | TX | 75087 | |
| Property Owner | 2455 Ridge LLC | 2701 Custer Parkway, S. 706 | Richardson | TX | 75080 | |
| Inspection Report C | Jeff Bales | | | | | |
| Business Owner | Joslin Sansom 972-281-9330 | 2455 Ridge Rd, Suite 100 | Rockwall | TX | 75087 | |

Contractors

| Contact Type | Contact Name Business Name Business Phone | Contact Address | | | | |
|---------------------|---|-----------------------------|------------|----|-------|--|
| Applicant | Joslin Sansom | 2455 Ridge Rd, Suite 100 | Rockwall | TX | 75087 | |
| Property Owner | 2455 Ridge LLC | 2701 Custer Parkway, S. 706 | Richardson | TX | 75080 | |
| Inspection Report C | Jeff Bales | | | | | |
| Business Owner | Joslin Sansom 972-281-9330 | 2455 Ridge Rd, Suite 100 | Rockwall | TX | 75087 | |

Contractors

| | | | | | | |
|-------------|----------------------------|--------------------|--|--|----------|---------|
| COM2023-847 | Commercial Building Permit | | | | | |
| 03/01/2023 | Certificate of Occupancy | 337 COUNTY LINE RD | | | \$75.00 | \$75.00 |
| 04/18/2023 | ISSUED | | | | 1,000.00 | |
| | Hail Team Specialists | | | | | |

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 4/1/2023 to 4/30/2023

| Permit Number | Permit Type | Site Address | Total Fees | | |
|------------------|-------------------------------|------------------|------------|------------|-----------|
| Application Date | Subtype | Parcel Number | | | |
| Issue Date | Status of Permit | Subdivision Name | | | |
| | Business Name | Plan Number | Valuation | Total SQFT | Fees Paid |
| Contact Type | Contact Name | Contact Address | | | |
| | Business Phone | | | | |
| Business Owner | Dorothy Marin 786-634-7843 | 535 Blanche Dr | Rockwall | TX 75032 | |
| Property Owner | Dorothy Marin | 535 Blanche Dr | Rockwall | TX 75032 | |

Contractors

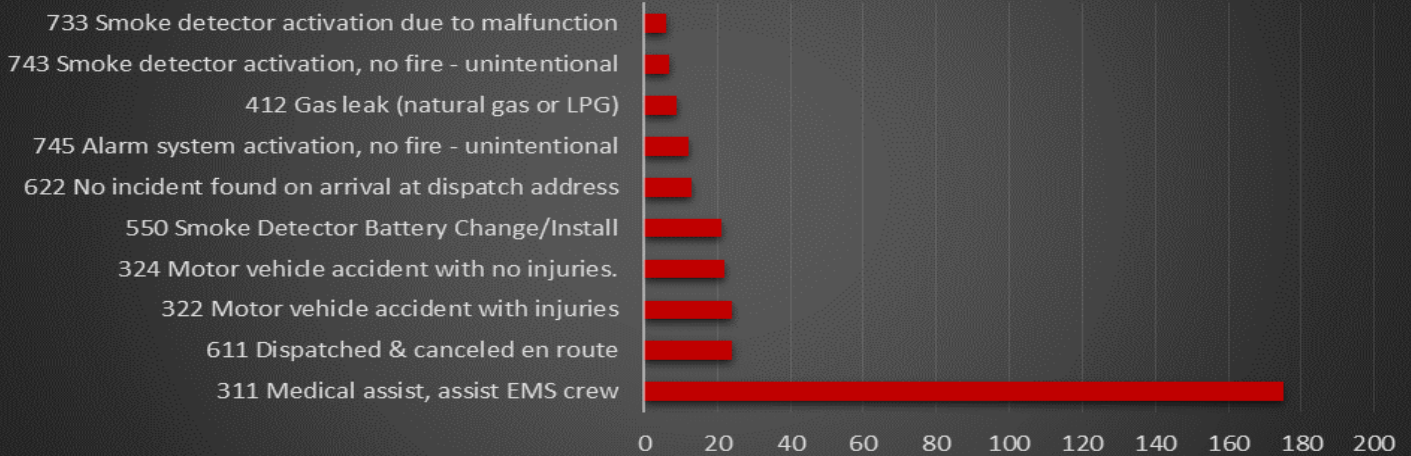
10

Total Valuation: \$2.00
Total Fees: \$1,207.50
Total Fees Paid: \$1,207.50



April 2023 Monthly
Report

Top 10 NFIRS Call Types



All Calls By NFIRS Call Type



Incident Count

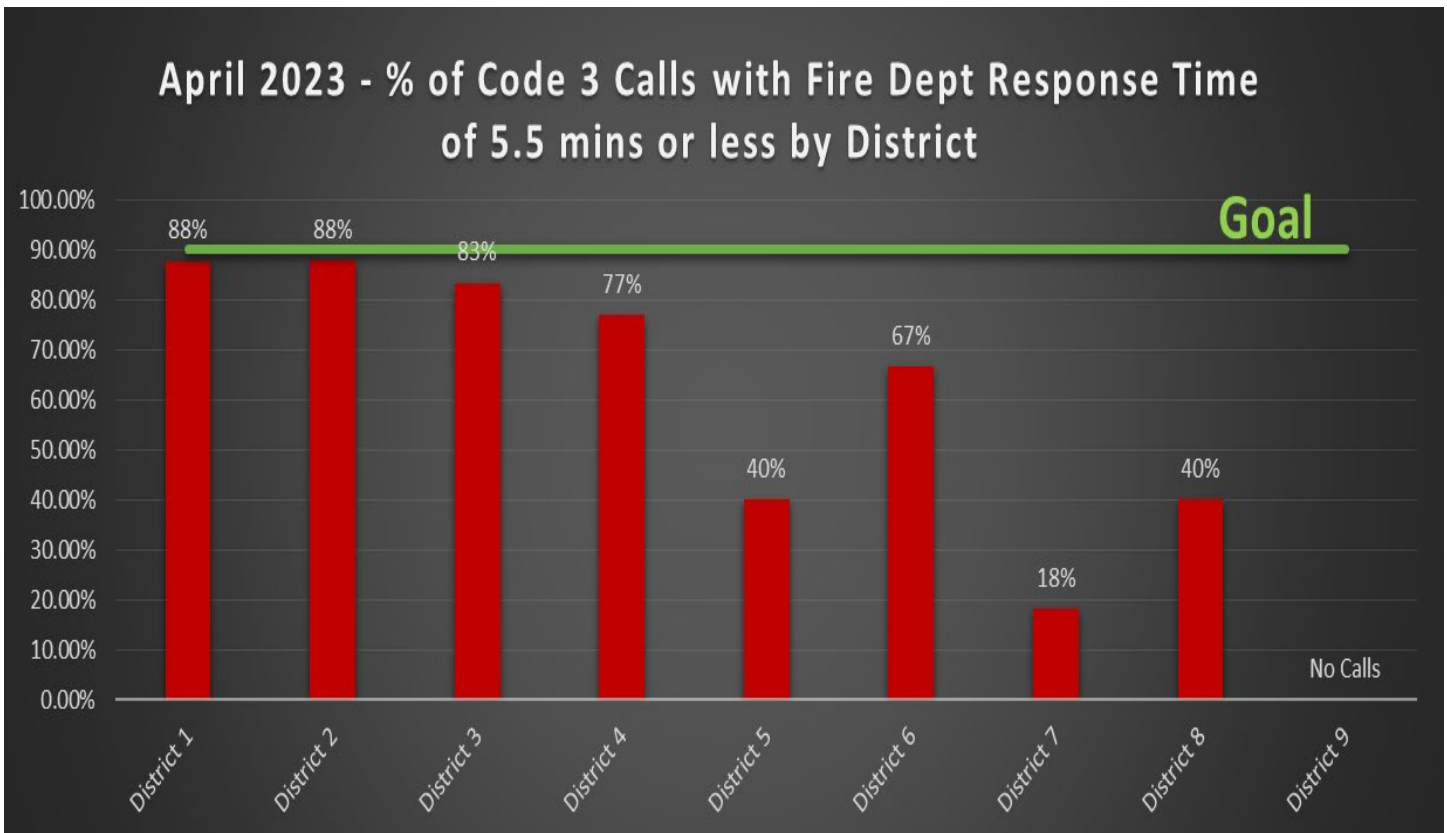
| | |
|--|-----|
| 111 Building fire | 2 |
| 113 Cooking fire, confined to container | 1 |
| 121 Fire in mobile home used as fixed residence | 1 |
| 131 Passenger vehicle fire (cars, pickups, SUV's) | 3 |
| 143 Grass fire | 1 |
| 251 Excessive heat, scorch burns with no ignition | 1 |
| 300 Rescue, EMS incident, other | 1 |
| 311 Medical assist, assist EMS crew | 175 |
| 322 Motor vehicle accident with injuries | 24 |
| 324 Motor vehicle accident with no injuries. | 22 |
| 350 Extrication, rescue, other | 1 |
| 353 Removal of victim(s) from stalled elevator | 3 |
| 365 Watercraft rescue | 1 |
| 412 Gas leak (natural gas or LPG) | 9 |
| 413 Oil or other combustible liquid spill | 1 |
| 421 Chemical hazard (no spill or leak) | 1 |
| 440 Electrical wiring/equipment problem, other | 1 |
| 441 Heat from short circuit (wiring), defective/worn | 1 |
| 480 Attempted burning, illegal action, other | 1 |
| 500 Service Call, other | 1 |
| 510 Person in distress, other | 1 |
| 511 Lock-out | 1 |
| 522 Water or steam leak | 3 |
| 550 Smoke Detector Battery Change/Install | 21 |
| 551 Assist police or other governmental agency | 1 |
| 553 Public service | 1 |
| 554 Assist invalid | 2 |
| 600 Good intent call, other | 2 |
| 611 Dispatched & canceled en route | 24 |
| 622 No incident found on arrival at dispatch address | 13 |
| 651 Smoke scare, odor of smoke | 4 |
| 652 Steam, vapor, fog or dust thought to be smoke | 1 |
| 730 System malfunction, other | 4 |
| 733 Smoke detector activation due to malfunction | 6 |
| 735 Alarm system sounded due to malfunction | 5 |
| 736 CO detector activation due to malfunction | 1 |
| 740 Unintentional transmission of alarm, other | 2 |
| 741 Sprinkler activation, no fire - unintentional | 2 |
| 743 Smoke detector activation, no fire - unintentional | 7 |
| 744 Detector activation, no fire - unintentional | 1 |
| 745 Alarm system activation, no fire - unintentional | 12 |
| 746 Carbon monoxide detector activation, no CO | 1 |
| 814 Lightning strike (no fire) | 1 |

Grand Total

409 367

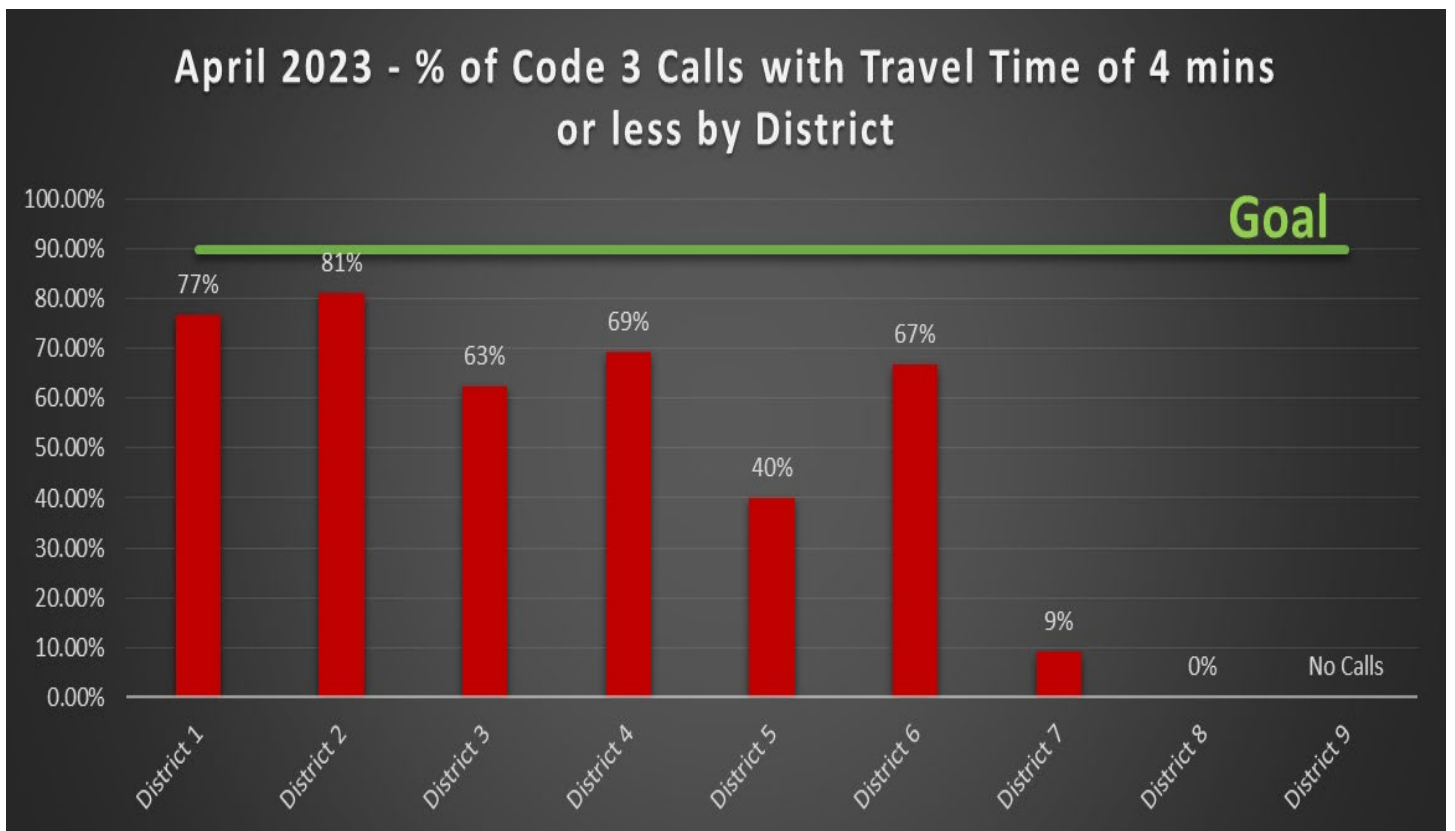
April 2023 Dispatch to Arrival Analysis

| District | Total Number of Calls | Percent of Runs per District | Number of Calls in 5.5 mins or Less | Average FD Response Time Minutes | % in 5.5 min or less | Goal of 90% |
|-------------------|-----------------------|------------------------------|-------------------------------------|----------------------------------|----------------------|-------------|
| District 1 | 90 | 31% | 79 | 0:04:38 | 88% | 90% |
| District 2 | 74 | 26% | 65 | 0:04:11 | 88% | 90% |
| District 3 | 24 | 8% | 20 | 0:04:13 | 83% | 90% |
| District 4 | 65 | 23% | 50 | 0:04:28 | 77% | 90% |
| District 5 | 15 | 5% | 6 | 0:06:14 | 40% | 90% |
| District 6 | 3 | 1% | 2 | 0:04:59 | 67% | 90% |
| District 7 | 11 | 4% | 2 | 0:06:51 | 18% | 90% |
| District 8 | 5 | 2% | 2 | 0:06:37 | 40% | 90% |
| District 9 | 0 | 0% | 0 | 0:00:00 | No Calls | 90% |
| Department | 287 | 100% | 226 | 0:04:39 | 79% | 90% |



April 2023 Travel Time by District

| District | Total Number of Calls | Percent of Runs per District | Number of Calls in 4 or Less | Average Travel Time Minutes | % in 4 min or less | Goal of 90% |
|------------|-----------------------|------------------------------|------------------------------|-----------------------------|--------------------|-------------|
| District 1 | 90 | 31% | 69 | 0:03:42 | 77% | 90% |
| District 2 | 74 | 26% | 60 | 0:03:14 | 81% | 90% |
| District 3 | 24 | 8% | 15 | 0:03:29 | 63% | 90% |
| District 4 | 65 | 23% | 45 | 0:03:31 | 69% | 90% |
| District 5 | 15 | 5% | 6 | 0:05:28 | 40% | 90% |
| District 6 | 3 | 1% | 2 | 0:03:55 | 67% | 90% |
| District 7 | 11 | 4% | 1 | 0:05:43 | 9% | 90% |
| District 8 | 5 | 2% | 0 | 0:05:48 | 0% | 90% |
| District 9 | 0 | 0% | 0 | 0:00:00 | No Calls | 90% |
| Department | 287 | 100% | 198 | 0:03:44 | 69% | 90% |





Total Dollar Losses

April 2023



City of Rockwall
The New Horizon

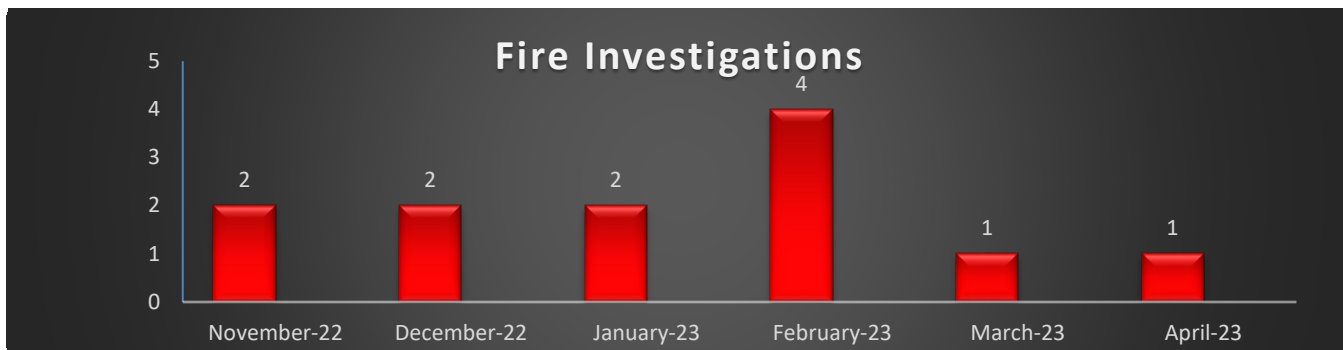
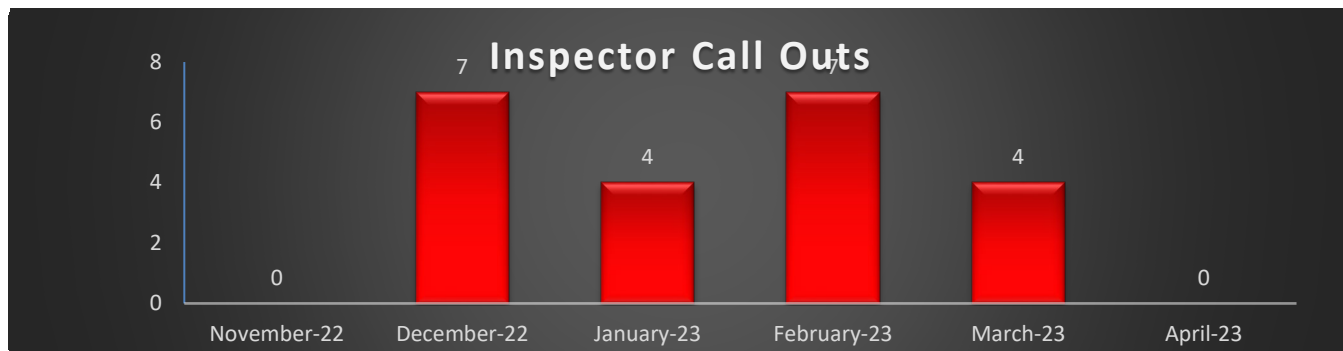
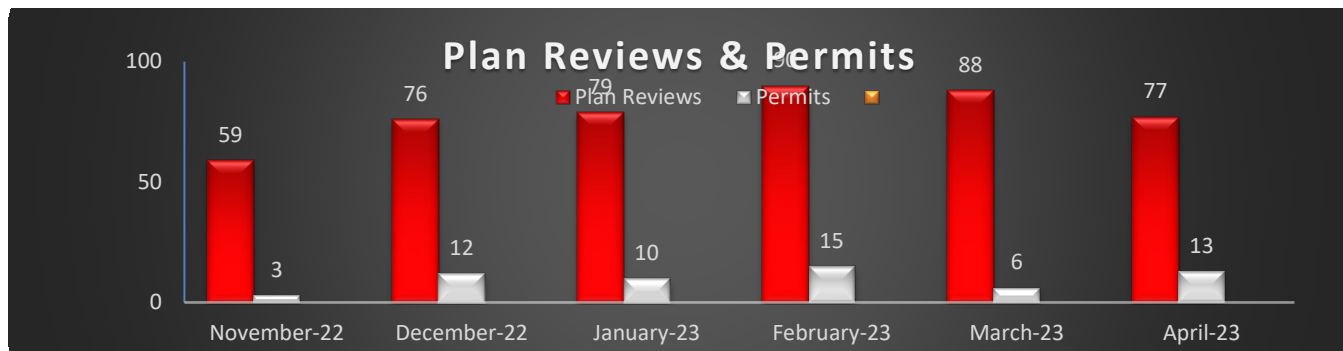
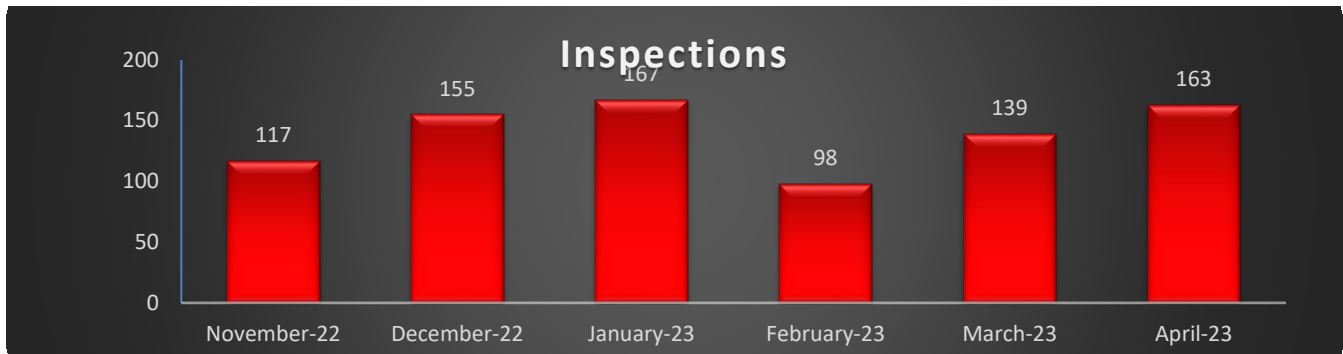
Rockwall Fire Department

Print Date/Time: 05/12/2023 11:11
Login ID: rck\ldgang
Layer: All
Areas: All

ORI Number: TX504
Incident Type: All
Station: All

| | Current Month | Last Month | Same Month Last Year | Year To Date | Last Year To Date |
|------------------------------------|---------------|------------|----------------------|-----------------|-------------------|
| Total Property Loss: | \$0.00 | \$0.00 | \$70,620.00 | \$994,430.00 | \$857,720.00 |
| Total Content Loss: | \$0.00 | \$0.00 | \$5,000.00 | \$1,714,100.00 | \$845,000.00 |
| Total Property Pre-Incident Value: | \$0.00 | \$0.00 | \$223,620.00 | \$57,340,990.00 | \$60,485,410.00 |
| Total Contents Pre-Incident Value | \$0.00 | \$0.00 | \$5,000.00 | \$24,213,828.00 | \$21,740,000.00 |
| Total Losses: | \$0.00 | \$0.00 | \$75,620.00 | \$2,708,530.00 | \$0.00 |
| Total Value: | \$0.00 | \$0.00 | \$228,620.00 | \$81,554,818.00 | \$82,225,410.00 |

Fire Prevention, Education, & Investigations Division Monthly Report April 2023

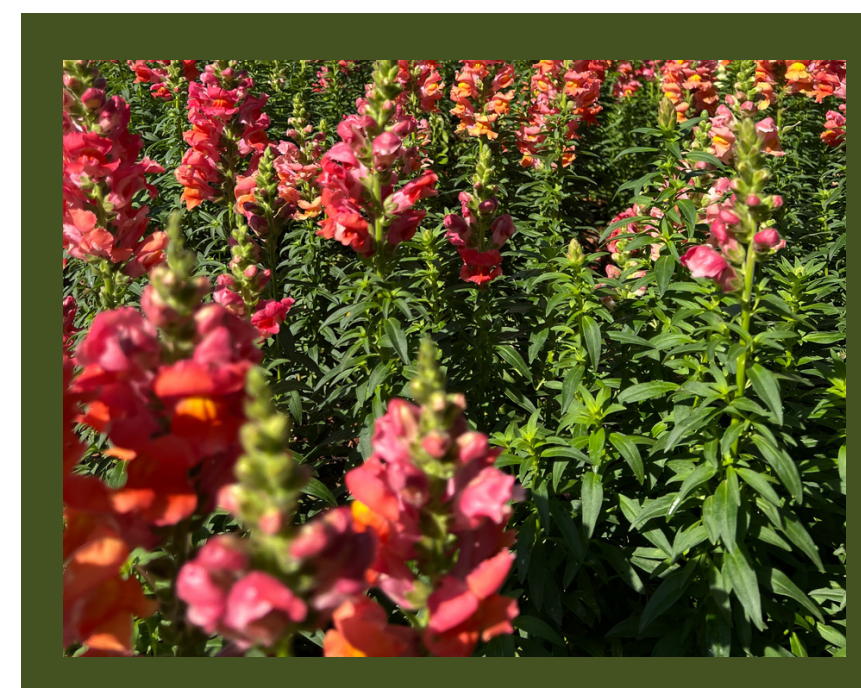




Monthly Report April 2023



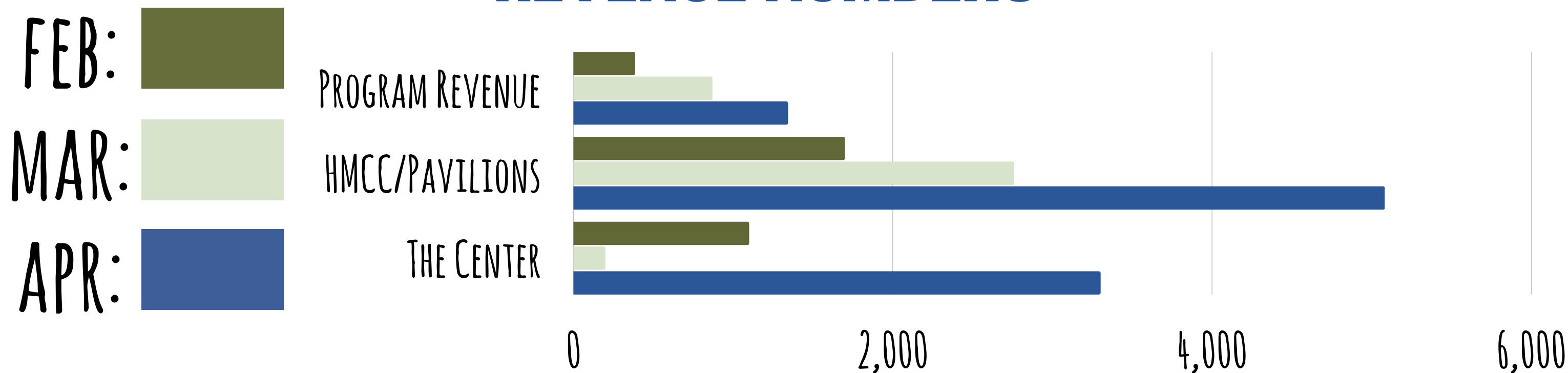
SPRING EGGSTRAVAGANZA
2000 ATTENDEES



SENIOR TRIP - ARBORETUM
25 PARTICIPANTS



REVENUE NUMBERS



Upcoming:

| | |
|---------------------|----------------------|
| Concert by the Lake | June 1 - The Harbor |
| Concert by the Lake | June 8 - The Harbor |
| Concert by the Lake | June 15 - The Harbor |

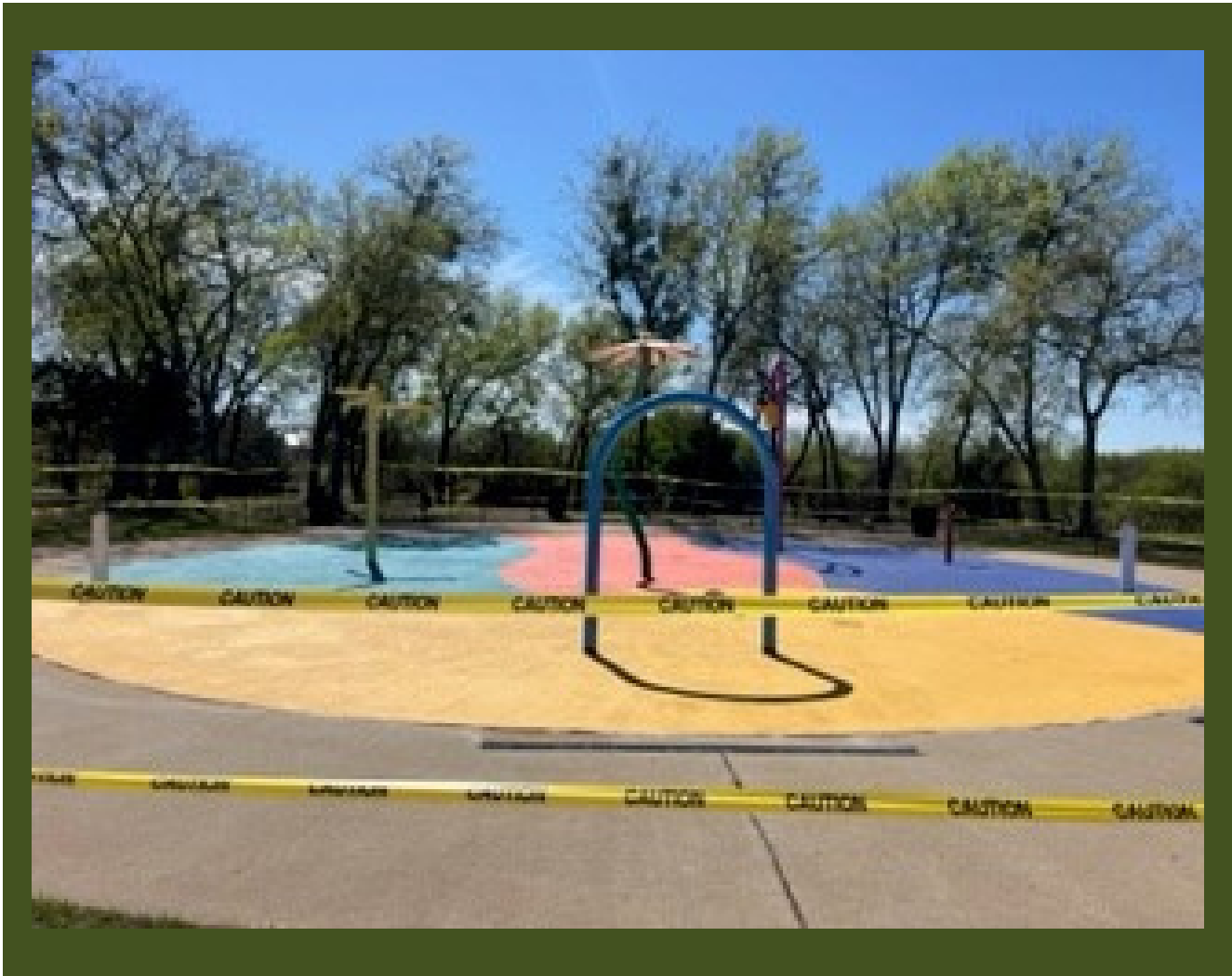
PARKS PROJECT UPDATE – APRIL 2023



FOUNDERS DAY SITE PREP



DOWNTOWN PARKING SIGN



SPLASH PAD PAINTING



HARRY MYERS DISC GOLF COURSE WORK

Other Projects

NEW PARK BUILDING

HARRY MYERS SIDEWALK REPLACEMENT

Rockwall Police Department

Monthly Activity Report

April-2023

| ACTIVITY | CURRENT MONTH APRIL | PREVIOUS MONTH MARCH | YTD 2023 | YTD 2022 | YTD % CHANGE |
|----------|------------------------|-------------------------|-------------|-------------|-----------------|
|----------|------------------------|-------------------------|-------------|-------------|-----------------|

PART 1 OFFENSES

| | | | | | |
|-------------------------|------------|------------|------------|------------|---------------|
| Homicide / Manslaughter | 0 | 0 | 0 | 0 | 0.00% |
| Sexual Assault | 2 | 2 | 5 | 6 | -16.67% |
| Robbery | 1 | 1 | 3 | 6 | -50.00% |
| Aggravated Assault | 1 | 2 | 9 | 13 | -30.77% |
| Burglary | 3 | 7 | 14 | 13 | 7.69% |
| Larceny | 48 | 53 | 207 | 234 | -11.54% |
| Motor Vehicle Theft | 7 | 10 | 33 | 12 | 175.00% |
| TOTAL PART I | 62 | 75 | 271 | 284 | -4.58% |
| TOTAL PART II | 136 | 118 | 478 | 485 | -1.44% |
| TOTAL OFFENSES | 198 | 193 | 749 | 769 | -2.60% |

ADDITIONAL STATISTICS

| | | | | | |
|-----------------|----|----|----|----|---------|
| FAMILY VIOLENCE | 10 | 11 | 40 | 32 | 25.00% |
| D.W.I. | 17 | 10 | 47 | 58 | -18.97% |

ARRESTS

| | | | | | |
|----------------------|-----------|-----------|------------|------------|----------------|
| FELONY | 30 | 23 | 94 | 97 | -3.09% |
| MISDEMEANOR | 54 | 55 | 202 | 226 | -10.62% |
| WARRANT ARREST | 8 | 8 | 27 | 28 | -3.57% |
| JUVENILE | 4 | 4 | 18 | 39 | -53.85% |
| TOTAL ARRESTS | 96 | 90 | 341 | 390 | -12.56% |

DISPATCH

| | | | | | |
|-------------------|------|------|------|------|--------|
| CALLS FOR SERVICE | 2524 | 2472 | 9346 | 7473 | 25.06% |
|-------------------|------|------|------|------|--------|

ACCIDENTS

| | | | | | |
|--------------|-----------|-----------|------------|------------|---------------|
| INJURY | 2 | 2 | 7 | 20 | -65.00% |
| NON-INJURY | 95 | 91 | 338 | 273 | 23.81% |
| FATALITY | 0 | 0 | 0 | 0 | 0.00% |
| TOTAL | 97 | 93 | 345 | 293 | 17.75% |

FALSE ALARMS

| | | | | | |
|---------------------------|------------|------------|-------------|-------------|---------------|
| RESIDENT ALARMS | 37 | 47 | 153 | 173 | -11.56% |
| BUSINESS ALARMS | 117 | 181 | 580 | 590 | -1.69% |
| TOTAL FALSE ALARMS | 154 | 228 | 733 | 763 | -3.93% |
| Estimated Lost Hours | 101.64 | 150.48 | 483.78 | 503.58 | -3.93% |
| Estimated Cost | \$2,417.80 | \$3,579.60 | \$11,508.10 | \$11,979.10 | -3.93% |

ROCKWALL NARCOTICS UNIT

| | |
|-----------------|------------|
| Number of Cases | 3 |
| Arrests | 2 |
| Arrest Warrants | 0 |
| Search Warrants | 0 |
| Seized | |
| Marijuana | 1 oz |
| Fentanyl | 3000 pills |
| | |
| | |
| | |

Rockwall Police Department

Dispatch and Response Times

April 2023

Police Department

| | Average Response Time | |
|-------------------|-----------------------|-----------------------------|
| Priority 1 | | Number of Calls 178 |
| Call to Dispatch | 0:00:44 | |
| Call to Arrival | 0:05:23 | |
| % over 7 minutes | 23% | |
| | Average Response Time | |
| Priority 2 | | Number of Calls 1172 |
| Call to Dispatch | 0:02:54 | |
| Call to Arrival | 0:10:07 | |
| % over 7 minutes | 13% | |
| | Average Response Time | |
| Priority 3 | | Number of Calls 60 |
| Call to Dispatch | 0:02:26 | |
| Call to Arrival | 0:11:10 | |
| % over 7 minutes | 53% | |

Average dispatch response time goals are as follows:

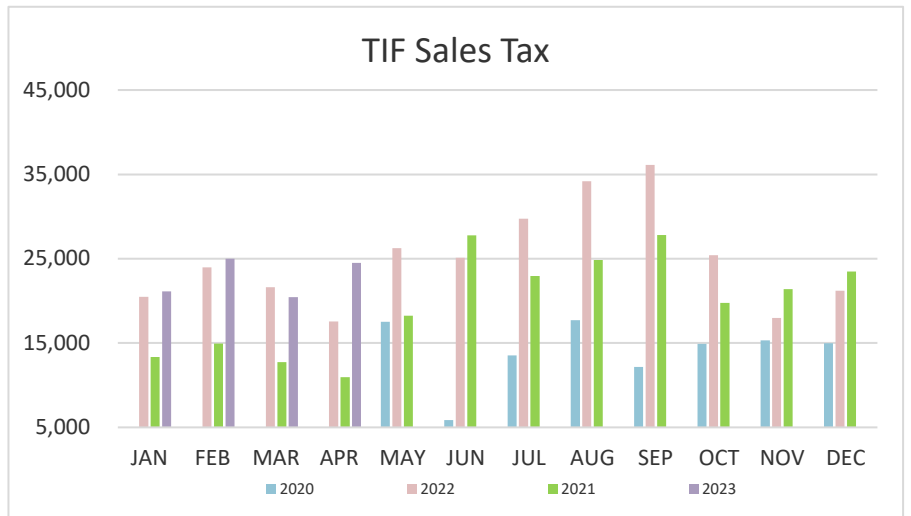
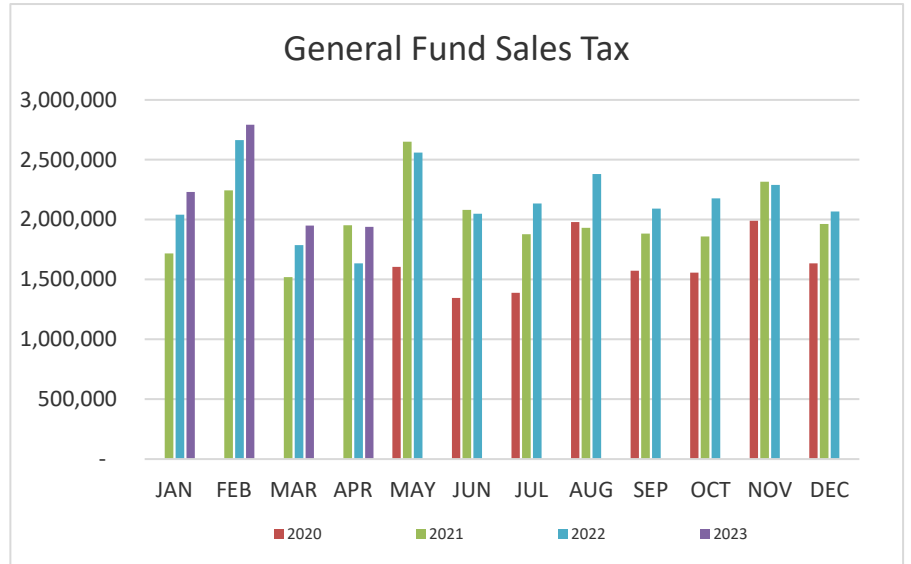
Priority 1: 1 Minute

Priority 2: 1 Minute, 30 Seconds

Priority 3: 3 Minutes

Sales Tax Collections - Rolling 36 Months

| | General Fund Sales Tax | TIF Sales Tax |
|--------|---------------------------|------------------|
| Mar-20 | 1,458,193 | 19,955 |
| Apr-20 | 1,292,639 | 15,829 |
| May-20 | 1,605,986 | 17,538 |
| Jun-20 | 1,345,598 | 5,881 |
| Jul-20 | 1,376,026 | 13,529 |
| Aug-20 | 1,979,539 | 17,706 |
| Sep-20 | 1,573,352 | 12,179 |
| Oct-20 | 1,558,570 | 14,888 |
| Nov-20 | 1,989,955 | 15,299 |
| Dec-20 | 1,634,280 | 14,994 |
| Jan-21 | 1,718,364 | 13,341 |
| Feb-21 | 2,244,778 | 14,935 |
| Mar-21 | 1,521,031 | 12,738 |
| Apr-21 | 1,952,165 | 10,954 |
| May-21 | 2,651,412 | 18,252 |
| Jun-21 | 2,080,645 | 27,773 |
| Jul-21 | 1,877,982 | 22,940 |
| Aug-21 | 1,930,521 | 24,860 |
| Sep-21 | 1,882,276 | 27,803 |
| Oct-21 | 1,860,016 | 19,744 |
| Nov-21 | 2,317,862 | 21,385 |
| Dec-21 | 1,963,345 | 23,464 |
| Jan-22 | 2,040,002 | 20,495 |
| Feb-22 | 2,664,185 | 23,976 |
| Mar-22 | 1,786,902 | 21,605 |
| Apr-22 | 1,633,850 | 17,548 |
| May-22 | 2,559,349 | 26,254 |
| Jun-22 | 2,050,066 | 25,127 |
| Jul-22 | 2,135,457 | 29,738 |
| Aug-22 | 2,381,510 | 34,190 |
| Sep-22 | 2,092,217 | 36,105 |
| Oct-22 | 2,177,040 | 25,420 |
| Nov-22 | 2,291,130 | 17,990 |
| Dec-22 | 2,068,593 | 21,213 |
| Jan-23 | 2,231,654 | 21,134 |
| Feb-23 | 2,792,696 | 24,982 |
| Mar-23 | 1,949,994 | 20,438 |
| Apr-23 | 1,938,490 | 24,487 |



Notes:

75% of total sales tax collected is deposited to the General Fund each month

Comptroller tracks sales tax generated in the TIF and reports it monthly

75% of TIF sales tax (city share) is pledged to the TIF

Monthly Water Consumption - Rolling 27 Months

| | <u>Total Gallons</u> | <u>Daily Average</u> | <u>Maximum Day</u> |
|--------|----------------------|----------------------|--------------------|
| Feb-21 | 199,821,312 | 8,288,901 | 17,044,360 |
| Mar-21 | 230,130,315 | 7,423,560 | 9,739,996 |
| Apr-21 | 289,545,756 | 9,651,525 | 12,683,656 |
| May-21 | 247,421,005 | 7,981,324 | 10,400,411 |
| Jun-21 | 342,904,230 | 11,430,141 | 16,988,604 |
| Jul-21 | 446,687,809 | 14,409,284 | 17,918,524 |
| Aug-21 | 486,443,590 | 15,691,730 | 18,928,160 |
| Sep-21 | 377,898,464 | 17,173,544 | 19,016,086 |
| Oct-21 | 293,280,384 | 11,880,576 | 15,338,545 |
| Nov-21 | 280,398,508 | 9,346,618 | 12,584,820 |
| Dec-21 | 262,730,021 | 8,475,163 | 10,313,293 |
| Jan-22 | 245,557,172 | 7,921,199 | 10,742,941 |
| Feb-22 | 211,955,941 | 7,569,855 | 10,394,759 |
| Mar-22 | 256,035,618 | 8,529,214 | 10,544,988 |
| Apr-22 | 281,707,217 | 9,390,241 | 11,718,730 |
| May-22 | 356,050,664 | 11,485,506 | 15,634,756 |
| Jun-22 | 496,374,560 | 16,545,820 | 21,414,344 |
| Jul-22 | 679,705,160 | 21,925,974 | 24,474,168 |
| Aug-22 | 534,145,350 | 17,230,494 | 23,206,750 |
| Sep-22 | 434,247,536 | 14,474,915 | 17,617,728 |
| Oct-22 | 421,229,833 | 13,588,058 | 17,692,206 |
| Nov-22 | 228,795,657 | 7,626,522 | 11,187,251 |
| Dec-22 | 249,341,535 | 8,043,275 | 12,260,392 |
| Jan-23 | 243,528,725 | 7,855,765 | 11,040,666 |
| Feb-23 | 198,103,255 | 7,075,116 | 8,544,708 |
| Mar-23 | 220,326,930 | 7,107,320 | 10,825,669 |
| Apr-23 | 292,874,560 | 9,762,486 | 13,280,734 |

Source: SCADA Monthly Reports generated at the Water Pump Stations

