



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

### NOTES:

<sup>1</sup> 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.  
<sup>2</sup> 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 \_\_\_\_\_

SUBDIVISION

*Emerson Farms Community*

LOT

*ALL*

BLOCK

*ALL*

GENERAL LOCATION

*Single Family Community on East Side of Dowell Rd. South of 276*

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

*(SF-1) - PD-76*

CURRENT USE

*Single Family Residential (SF-1)*

PROPOSED ZONING

PROPOSED USE

*Single Family Residential*

ACREAGE

*145.102*

LOTS [CURRENT]

*108*

LOTS [PROPOSED]

*108*

**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

APPLICANT

CONTACT PERSON

*Suresh Sridharani*

CONTACT PERSON

*Kenton Creekmore*

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

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

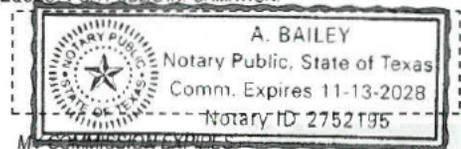
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ *2376.53* TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE *13th* DAY OF *March*, 20*26* BY SIGNING THIS 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."

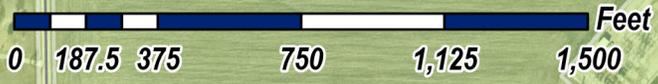
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE *13th* DAY OF *March*, 20*26*

OWNER'S SIGNATURE

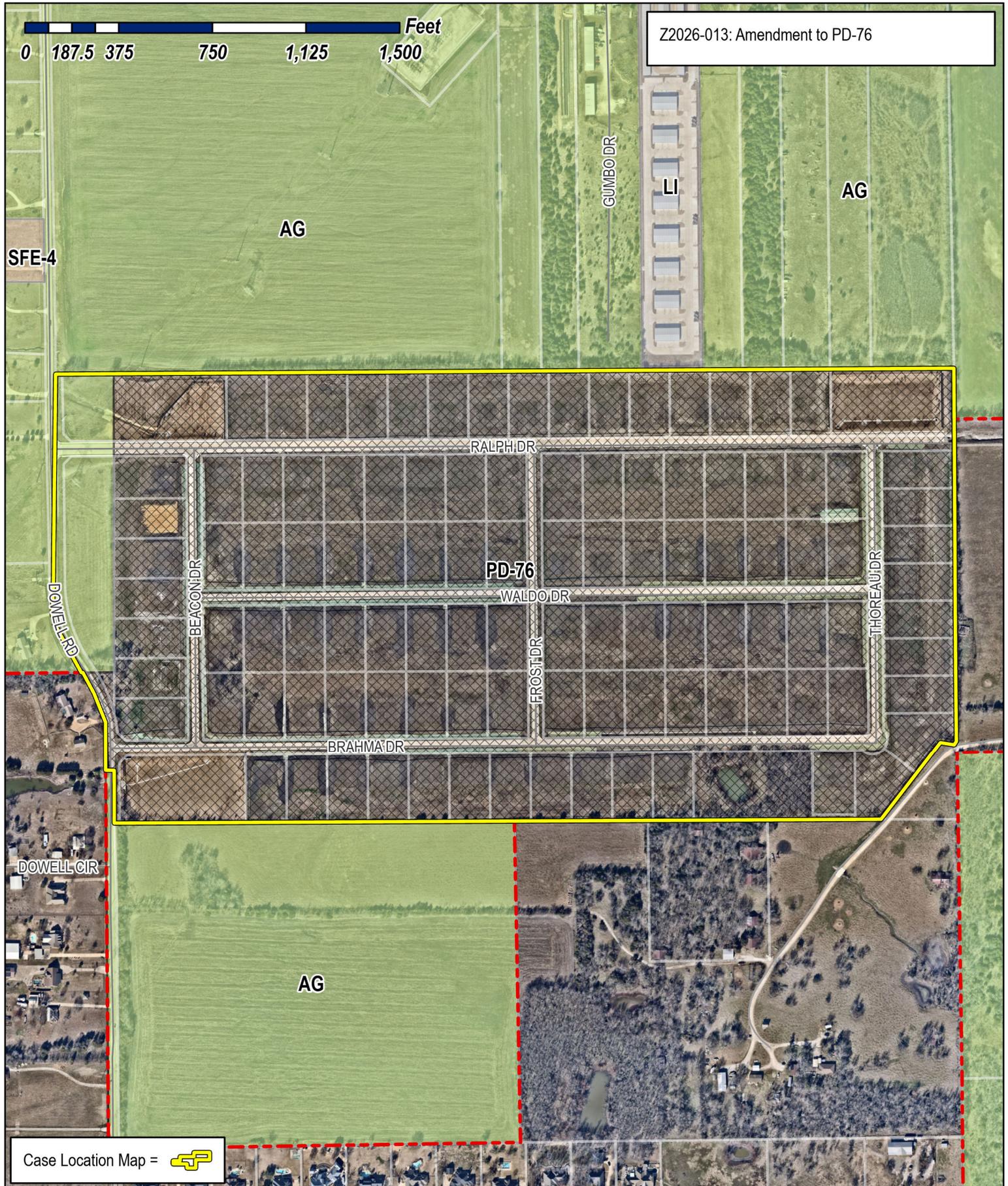
*[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2026-013: Amendment to PD-76



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.

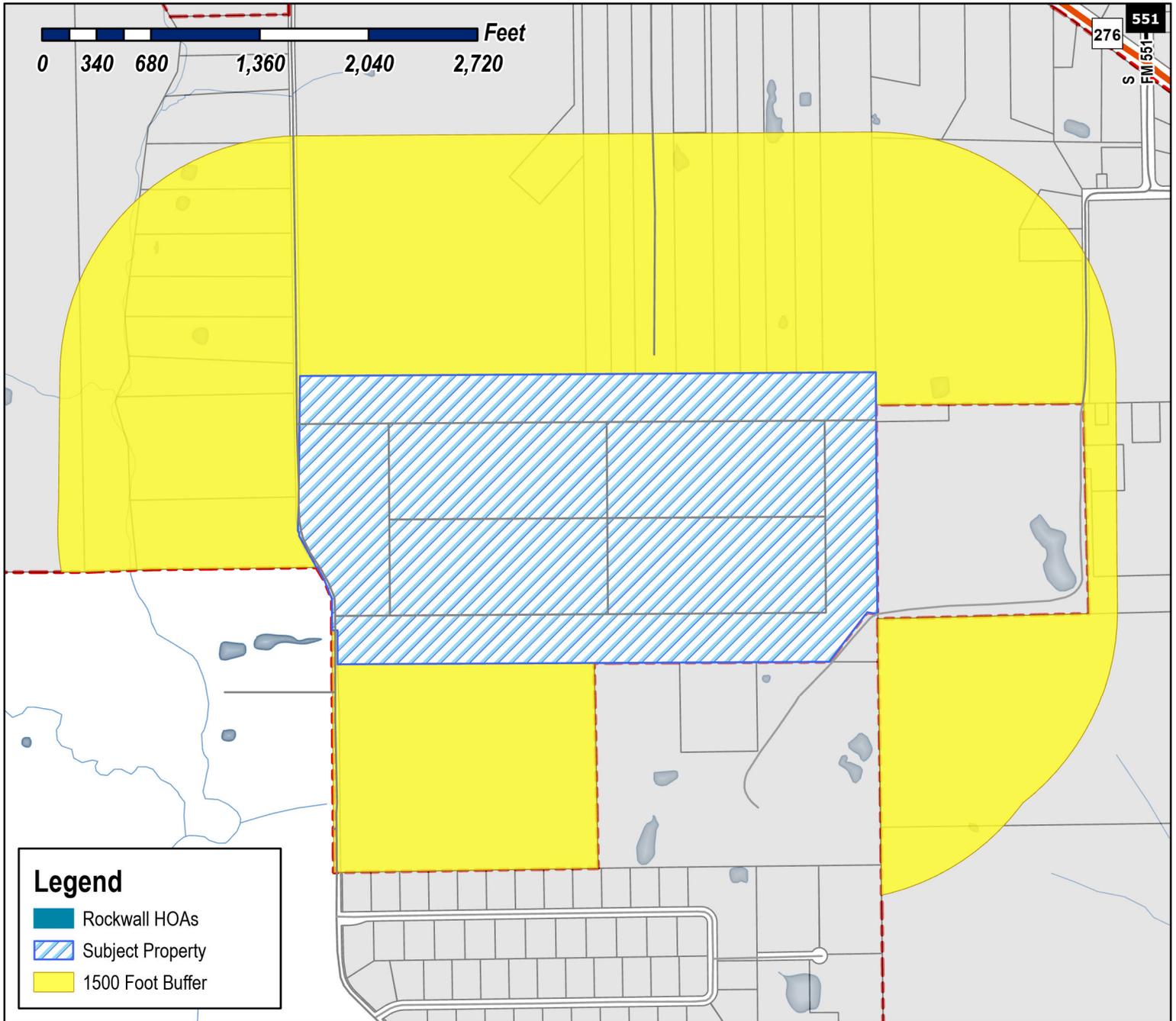




# City of Rockwall

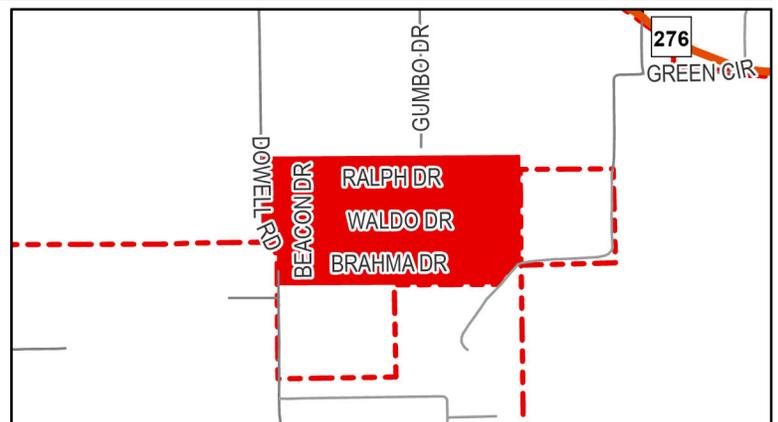
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**Case Number:** Z2026-013  
**Case Name:** Amendment to PD-76  
**Case Type:** Zoning  
**Zoning:** Planned Development District 76 (PD-76)  
**Case Address:** Dowell Rd

**Date Saved:** 3/13/2026  
 For Questions on this Case Call (972) 771-7745

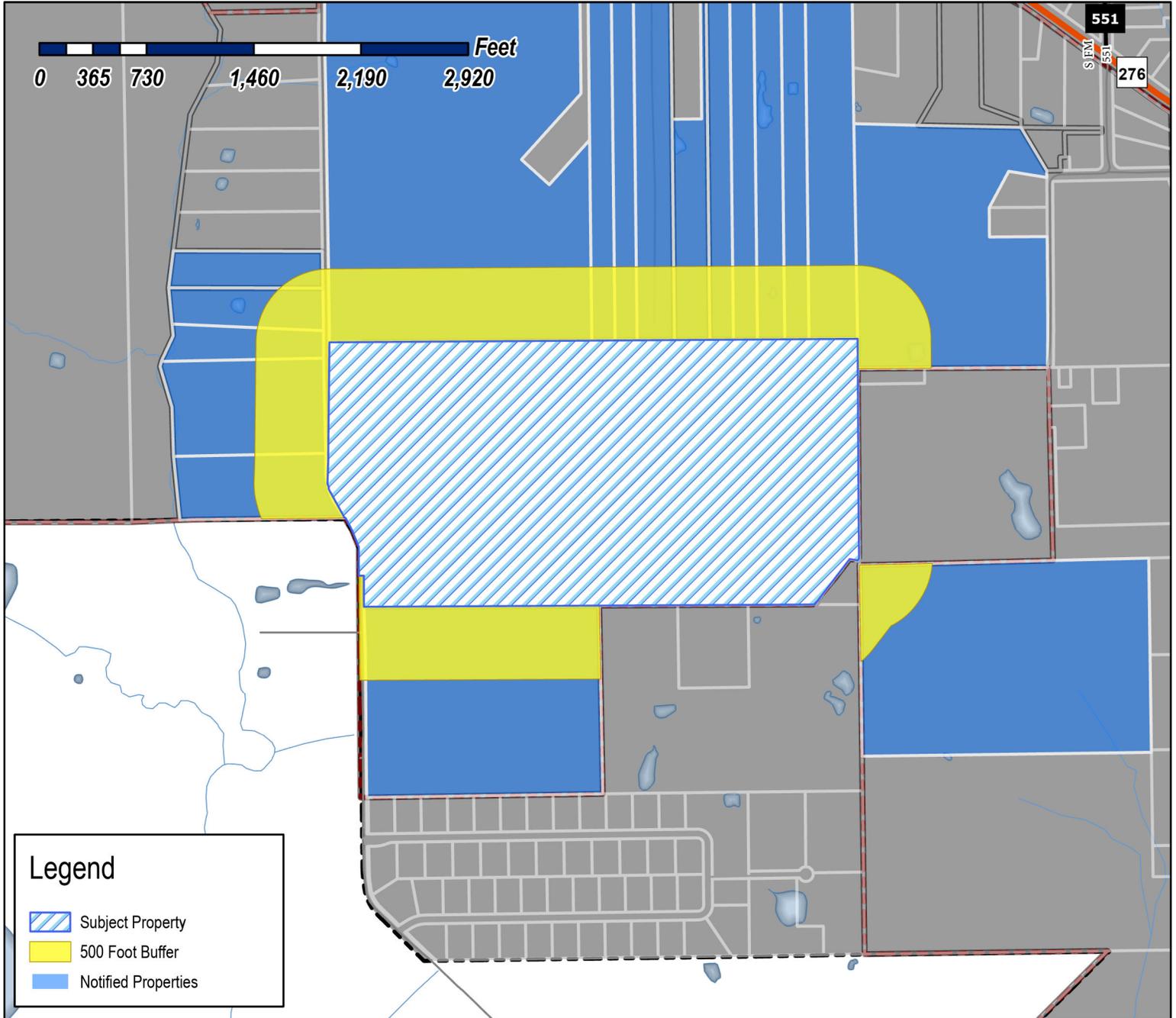




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For Questions on this Case Call: (972) 771-7745



LAZO 2024 REVOCABLE TRUST  
AUGUSTIN SANTOYO - TRUSTEE  
101 E PARK BLVD STE 413  
PLANO, TX 75074

COMMERCIAL CONSTRUCTION SPECIALTIES LP  
10961 LAKESIDE DRIVE  
QUINLAN, TX 75474

RESIDENT  
114 GUMBO  
ROCKWALL, TX 75087

ZOLLNER BROOKS FAMILY LP  
1287 ZOLLNER RD  
ROYSE CITY, TX 75189

ZOLLNER BROOKS FAMILY LP  
1287 ZOLLNER RD  
ROYSE CITY, TX 75189

VALK PROPERTIES VII LLC  
1450 T L Townsend Dr Ste A1  
Rockwall, TX 75032

JOHNSON JAY LYNN  
2018 SUNNY CIR  
ROCKWALL, TX 75032

RESIDENT  
2300 DOWELL RD  
ROCKWALL, TX 75087

SUMEER HOMES INC  
2404 Texas Dr Ste 103  
Irving, TX 75062

MCAULEY CHRISTOPHER  
254 ZOLLNER RD  
ROYSE CITY, TX 75189

TOMAINO PROPERTIES LP  
2626 Cole Ave Ste 606  
Dallas, TX 75204

RESIDENT  
3000 BEACON DR  
ROCKWALL, TX 75087

RESIDENT  
3001 THOREAU DR  
ROCKWALL, TX 75087

RESIDENT  
3012 BEACON DR  
ROCKWALL, TX 75087

RESIDENT  
3013 THOREAU DR  
ROCKWALL, TX 75087

RESIDENT  
3024 BEACON DR  
ROCKWALL, TX 75087

RESIDENT  
3025 THOREAU DR  
ROCKWALL, TX 75087

RESIDENT  
3036 BEACON DR  
ROCKWALL, TX 75087

RESIDENT  
3037 THOREAU DR  
ROCKWALL, TX 75087

RESIDENT  
3102 BEACON DR  
ROCKWALL, TX 75087

RESIDENT  
3103 THOREAU DR  
ROCKWALL, TX 75087

RESIDENT  
3114 BEACON DR  
ROCKWALL, TX 75087

RESIDENT  
3115 THOREAU DR  
ROCKWALL, TX 75087

RESIDENT  
3126 BEACON DR  
ROCKWALL, TX 75087

RESIDENT  
3127 THOREAU DR  
ROCKWALL, TX 75087

RESIDENT  
3139 THOREAU DR  
ROCKWALL, TX 75087

RESIDENT  
3290 HWY276  
ROCKWALL, TX 75087

RESIDENT  
4351 BRAHMA DR  
ROCKWALL, TX 75087

RESIDENT  
4380 RALPH DR  
ROCKWALL, TX 75087

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4400 BRAHMA DR  
ROCKWALL, TX 75087

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4401 RALPH DR  
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4402 WALDO DR  
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4517 WALDO DR  
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RESIDENT  
4518 RALPH DR  
ROCKWALL, TX 75087

BOBALIK STEVE A  
4521 STATE HIGHWAY 276  
ROCKWALL, TX 75032

RESIDENT  
4525 BRAHMA DR  
ROCKWALL, TX 75087

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4526 BRAHMA DR  
ROCKWALL, TX 75087

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RESIDENT  
4565 WALDO DR  
ROCKWALL, TX 75087

RESIDENT  
4566 RALPH DR  
ROCKWALL, TX 75087

HAWKINS RONALD & JENIREE  
4571 State Highway 276  
Rockwall, TX 75032

RESIDENT  
4574 BRAHMA DR  
ROCKWALL, TX 75087

RESIDENT  
4575 RALPH DR  
ROCKWALL, TX 75087

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4576 WALDO DR  
ROCKWALL, TX 75087

RESIDENT  
4577 WALDO DR  
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RESIDENT  
4597 BRAHMA DR  
ROCKWALL, TX 75087

RESIDENT  
4610 RALPH DR  
ROCKWALL, TX 75087

RESIDENT  
4649 HWY276  
ROCKWALL, TX 75087

ROMO DIANE  
4695 STATE HIGHWAY 276  
ROCKWALL, TX 75032

SHERRY ZACHARY REVOCABLE LIVING TRUST  
SHERRY ZACHARY- TRUSTEE  
4783 STATE HIGHWAY 276  
ROYSE CITY, TX 75189

GSS HOTELS LLC  
4827 STATE HWY 276  
ROCKWALL, TX 75189

GARDNER PETER AND JANYCE  
548 DOWELL RD  
ROCKWALL, TX 75032

QUINONEZ OSCAR  
598 DOWELL RD  
ROCKWALL, TX 75032

TRENTACOSTA AARON L & NIKOLE L  
648 DOWELL ROAD  
ROCKWALL, TX 75032

OVALLE JUAN FRANCISCO  
842 DOWELL RD  
EMORY, TX 75440

SORRELLS ROBERT  
8731 REXFORD DR  
DALLAS, TX 75209

\* Notes in Reel \*

CITY OF ROCKWALL

ORDINANCE NO. 14-50

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN ~~AGRICULTURAL (AG) DISTRICT~~ TO ~~PLANNED DEVELOPMENT DISTRICT 76 (PD-76)~~ FOR SINGLE FAMILY 1 (SF-1) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 138.79-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1 OF THE J. LOCKHART SURVEY, ABSTRACT NO. 137, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Barry Luff of L2 Properties, LLC for an amendment to the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall for the purpose of changing the zoning from an Agricultural (AG) District to Planned Development District 76 (PD-76) for Single Family 1 (SF-1) District land uses, for a 138.79-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, 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 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 Unified Development Code [Ordinance No. 04-38], as heretofore amended, shall be further amended by amending the zoning map of the City of Rockwall so as to change the zoning district classification for the *Subject Property* from an Agricultural (AG) District to Planned Development District 76 (PD-76) for Single Family 1 (SF-1) District land uses.

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this ordinance 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 3.** That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described within this ordinance, and unless specifically modified within this ordinance the *Subject Property* shall adhere to all development standards stipulated by the Single Family 1

(SF-1) District as specified in Section 3.2-1, *Single-Family One (SF-1) District*, of Article V, *District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

**SECTION 4.** That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, 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 generally be in accordance with the *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 8.** 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*).

- (1) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* 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 *Preliminary Plat Application* for the development.
- (2) *Preliminary Plat.* A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat Application* may be processed by the *City* concurrently with a *PD Site Plan Application* for the development.
- (3) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

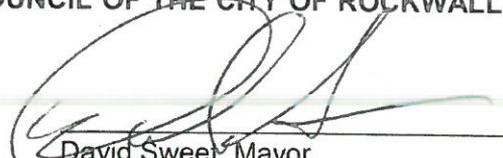
**SECTION 9.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 10.** 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;

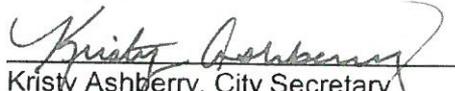
**SECTION 11.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different 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 12.** 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;

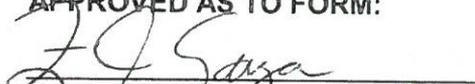
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 17<sup>TH</sup> DAY OF NOVEMBER, 2014.**

  
\_\_\_\_\_  
David Sweet, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Kristy Ashberry, City Secretary

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Frank J. Garza, City Attorney



1<sup>st</sup> Reading: 11/03/2014

2<sup>nd</sup> Reading: 11/17/2014

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

Legal Description of 138.79-Acre Tract

Located in the John Lockhart Survey, Abstract 137, and the Newell Survey, Abstract No. 167, Rockwall, Texas

All that certain lot, tract or parcel of land situated in the JOHN LOCKHART SURVEY, ABSTRACT NO. 137 and H. K. NEWELL SURVEY, ABSTRACT NO. 167, Rockwall County, Texas, and being all of that 138.781 acres tract of land as described in a Warranty deed from Farm Credit Bank of Texas to Allen Anderson and wife, Loretta Anderson, dated November 27, 1991 and being recorded in Volume 657, Page 303 of the Real Property Records of Rockwall County, Texas, and the same tract as conveyed to L2 Properties, LLC by Deed recorded in Volume 4096, Page 237 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 112" iron rod found for corner at the base of a fence corner post at the Northeast corner of the above cited tract of land;

THENCE S. 00 deg. 19 min. sec. E. along the fenced East line of said tract, a distance of 1207.96 feet to a 112" iron rod found for corner;

THENCE S. 00 deg. 37 min. 17 sec. E. along the fenced East line of said tract, a distance of 286.47 feet to a 1/2" iron rod found for corner at the base of a fence corner post;

THENCE S. 31 deg. 44 min. 42 sec. W. along the fenced East line of said tract, a distance of 16.52 feet to a 112" iron rod found for corner at the base of a fence corner post;

THENCE N. 80 deg. 40 min. 29 sec. W. along the fenced boundary line of said tract, a distance of 55.86 feet to a 1/2" iron rod found for corner at the base of a fence corner post;

THENCE S. 37 deg. 34 min. 16 sec. W. along the fenced boundary line of said tract, a distance of 390.25 feet to a 112" iron rod found for corner at the base of a fence corner post at the Southeast corner of said tract and being at the Southwest corner of a 1.275 acres tract as described in a Deed to Paul Liechty, et al as recorded in Volume 240, Page 546 of the Real Property Records of Rockwall County, Texas;

THENCE S. 89 deg. 42 min. 38 sec. W. (Controlling bearing line) along the South line of said 138.781 acres tract, a distance of 3070.62 feet to a 112" iron rod found for corner in the East edge of Dowell Road;

THENCE N. 00 deg. 03 min. 28 sec. W. along the East edge of Dowell Road, a distance of 211.73 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 89 deg. 29 min. 31 sec. W. crossing said Dowell Road, a distance of 34.26 feet to a 112" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the West margin of said road;

THENCE N. 00 deg. 04 min. 32 sec. W. along the West margin of said road, a distance of 194.53 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 21 deg. 45 min. 35 sec. W. along the West margin of said road, a distance of 123.31 feet to a 112" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

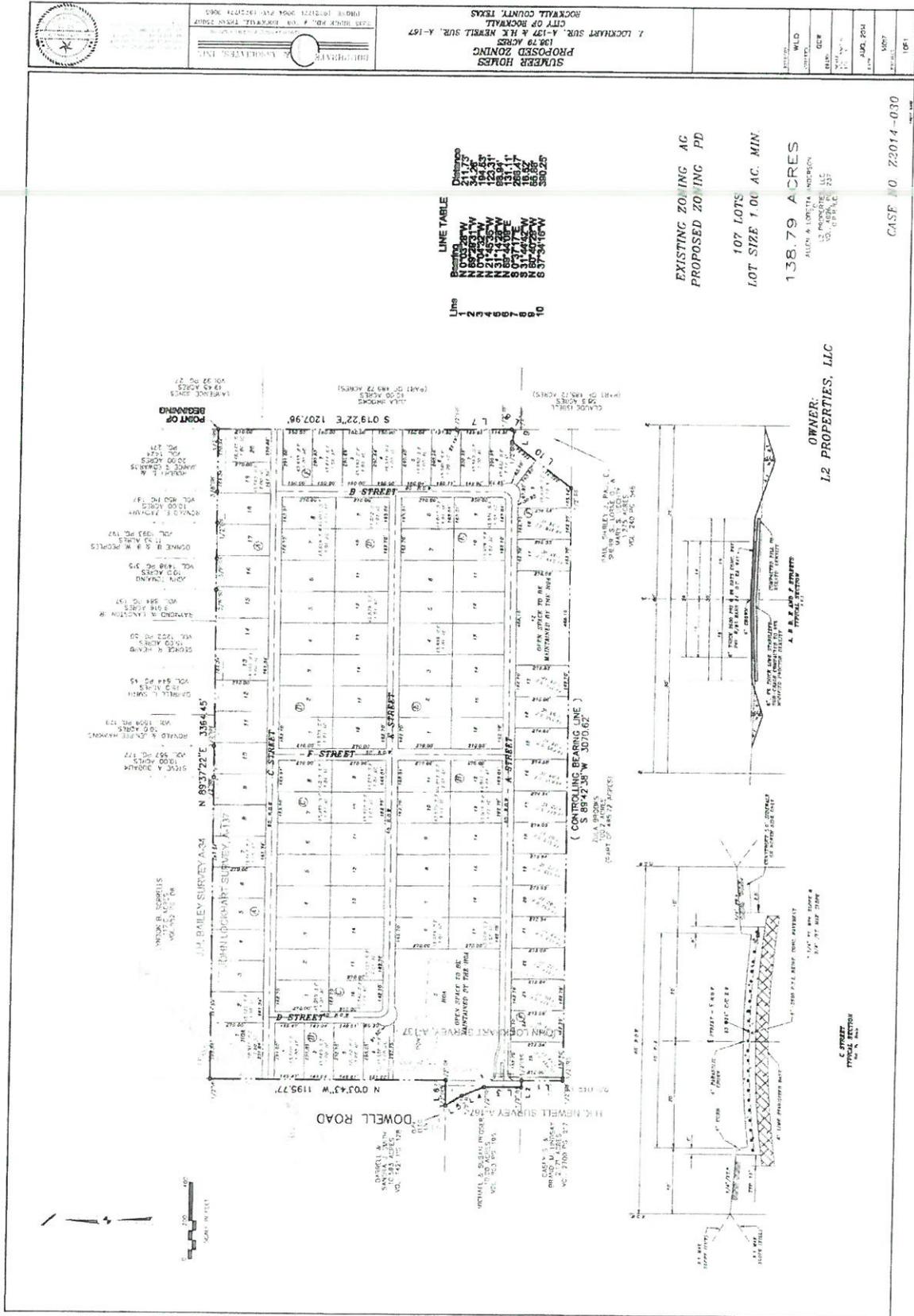
THENCE N. 31 deg. 14 min. 48 sec. W. along the West margin of said road, a distance of 98.94 feet to a 112" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 89 deg. 44 min. 09 sec. E. crossing said Dowell Road, a distance of 131.11 feet to a 112" iron rod found for corner;

THENCE N. 00 deg. 03 min. 43 sec. W. a distance of 1195.77 feet to a 112" iron rod found for corner at the Northwest corner of said 138.781 acres tract;

THENCE N. 89 deg. 37 min. 22 sec. E. along the North line of said tract, a distance of 3364.45 feet to the POINT OF BEGINNING and containing 138.79 acres of land.

# Exhibit 'B': Concept Plan



**Exhibit 'C':**  
*Development Standards*

**Development Standards.**

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 1 (SF-1) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
2. *Density and Dimensional Requirements.* The maximum permissible density for the *Subject Property* shall not exceed one (1) dwelling unit per gross acre of land; however, in no case should the proposed development exceed 107 units. All lots shall conform to the standards depicted in *Table 1* below unless specifically provided for in *Table 2* below.

Table 1: Lot Dimensional Requirements

Minimum Lot Width <sup>(1)</sup>	150'
Minimum Lot Depth	250'
Minimum Lot Area	43,560 SF
Minimum Front Yard Setback <sup>(2)</sup>	40'
Minimum Side Yard Setback	25'
Minimum Side Yard Setback (Adjacent to a Street)	25'
Minimum Length of Driveway Pavement (Rear and Side Yard Only)	25'
Maximum Height <sup>(3)</sup>	36'
Minimum Rear Yard Setback <sup>(4)</sup>	25'
Minimum Area/Dwelling Unit (SF) <sup>(5)</sup>	2,600 SF
Maximum Lot Coverage	45%
Minimum Number of Paved Off-Street Parking Spaces	2 Spaces
Minimum Distance Between Buildings	10'

General Notes:

- <sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single family home.
- <sup>4</sup>: As measured from the rear yard property line.
- <sup>5</sup>: The minimum area/dwelling unit only includes air conditioned square space.

Table 2: Lot Exceptions

<i>Lot/Block Number</i>	<i>Width</i>	<i>Depth</i>	<i>Lot Area</i>
<i>Lot 1, Block B</i>	149.47'	291'	43,560 SF
<i>Lot 2, Block B</i>	149.04'	291.85'	43,560 SF
<i>Lot 3, Block B</i>	148.61'	292.70'	43,560 SF
<i>Lot 16, Block C</i>	142.70'	250'	43,560 SF
<i>Lot 7, Block F</i>	149.92'	290.23'	43,560 SF
<i>Lot 9, Block E</i>	143.01'	250'	43,926 SF

*Note. All lots are as depicted in Exhibit 'B' of this ordinance. Changes to the dimensions of these lots can be administratively approved by the Director of Planning or his/her designee, but at no point should the lot area be less than 43,560 SF.*

3. *Building Standards.* All development shall adhere to the following building standards:
  - (a) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 80%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, cast stone, cementaceous fiberboard

**Exhibit 'C':**  
*Development Standards*

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). Cementaceous products (e.g. *HardiBoard*, *Hardy Plank*, *Stucco*, etcetera) shall be limited to 50% of the masonry requirement.

(b) *Roof Pitch*. A minimum of an 8:12 roof pitch is required on all structures with the exception of porches, which shall have a minimum of a 4:12 roof pitch.

*or side entry*  
(c) *Garage Orientation*. Garages shall be accessed from a traditional 'J'-Swing or Swing type driveway arrangement. A second, single garage door facing the street is permitted behind the width of the required double door garage that is accessed from a traditional 'J'-Swing or Swing configuration.

K.L.

4. *Anti-Monotony Restrictions*. The development shall adhere to the following *Anti-Monotony* restrictions (for spacing requirements see the illustration below):

(1) Exterior wall materials must comply with the *Masonry Requirements* listed in Section 3.(a). Additionally, all chimneys are required to utilize masonry materials.

(2) Identical brick blends or paint colors may not occur on adjacent (side-by-side) properties along any block face without at least four (4) intervening homes of differing materials on the same side of the street beginning with the adjacent property and two (2) intervening homes of differing materials on the opposite side of the street.

(3) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and ~~two (2)~~ *Six (6)* intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on Dowell Road shall not repeat without at least two (2) intervening homes of differing appearance. Homes are consider to have a differing appearance if any of the following two (2) items deviate: *K.L.*

(a) Number of Stories

(b) Garage Location

(c) Roof Type and Layout

(d) Articulation of the Front Façade

K.L.

(4) ~~Crown molding will be installed in all living and family rooms, unless vaulted or pop-up ceilings are utilized.~~ No *Formica* countertops maybe installed in kitchens and/or bathrooms, and vinyl flooring and blown acoustic ceilings are prohibited.

(5) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles* are prohibited).

*See the Illustrations on the following page.*

*Illustration 1: Properties line up on the opposite side of the street. Where RED are the same.*

Exhibit 'C':  
Development Standards

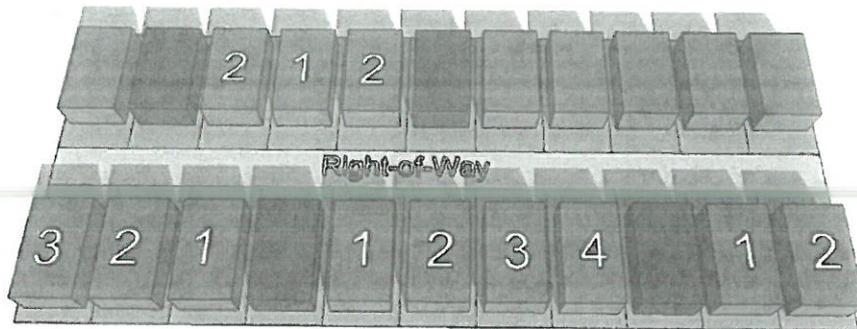
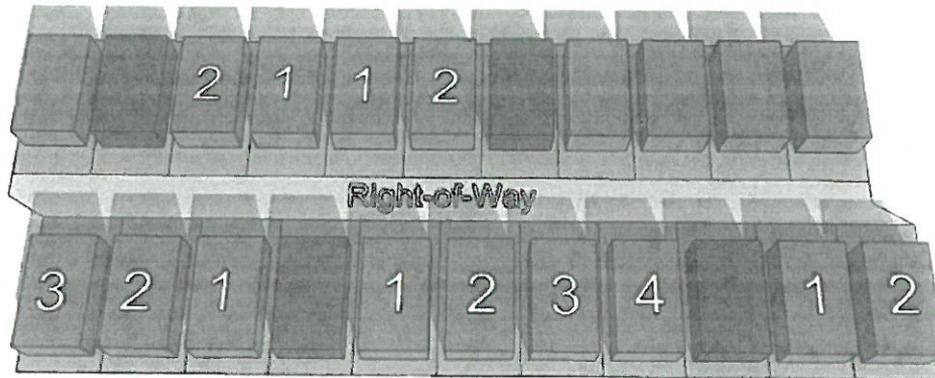


Illustration 2: Properties do not line up on opposite side of the street. Where RED are the same.



5. **Fencing Standards.** Fences are not mandatory for any lot within this subdivision; however, if a property owner chooses to construct a fence it will need to adhere to the following standards:

(a) ~~Solid Residential Fencing.~~ All solid residential fencing shall be cedar standard fencing material (minimum  $\frac{1}{2}$ " thickness) or better (~~spruce fencing is not allowed~~). All cedar pickets shall be placed on the public side facing the street or neighboring property.

(b) ~~Wrought-Iron/Tubular Steel Fencing.~~ Lots located along perimeter roadways (i.e. Dowell Road and Streets 'E' & 'A') and abutting open spaces, greenbelts and/or parks shall be required to install tubular steel fencing. *- All lots to have Wrought Iron Fences Installed*

(c) ~~Common Area Fencing.~~ All common areas and perimeter fencing shall be maintained by a Homeowners Association (HOA) as specified by the Subdivision Regulations contained in Chapter 38 of the City's Municipal Code of Ordinances. Common area fencing shall be constructed of tubular steel and not exceed four (4) feet in height. *K.C.*

6. **Landscaping.** At the time of final inspection, all single-family lots shall be landscaped with large canopy trees as follows:

(a) Two (2) minimum three (3) inch caliper trees, as measured six (6) inches above the root ball, shall be planted in the front yard of all interior lots.

(b) Two (2) minimum three (3) inch caliper trees, as measured six (6) inches above the root ball, shall be planted in the front yard of all corner lots and two (2) additional trees shall be planted in the side yard facing the street.

**Exhibit 'C':**  
*Development Standards*

*Note. Any existing trees that are in conformance with the tree mitigation requirements stipulated by Article IX, Tree Preservation, of the Unified Development Code, which can be preserved, will be counted as credits towards all required landscaping requirements.*

7. *Lighting.* Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
8. *Streets.* The street cross sections shall be as depicted within *Exhibit 'B'* of this ordinance. The property owner (with direct adjacency) shall be responsible for maintaining the area between edge of pavement and their property line (*i.e. the bar ditches/drainage areas*).
9. *Sidewalks.* Sidewalks shall be required to be located along the northern boundary of *Street 'C'* as depicted in *Exhibit 'B'* of this ordinance, and shall begin two (2) feet behind the right-of-way line and be a minimum of five (5') feet in width.
10. *On-Site Sewage Facilities.* *Septic Systems* are permitted on all lots within this subdivision pending conformance to the following standards:
  - (a) All *Septic Systems* shall be designed by a licensed *On-Site Sewage Facility (OSSF)* professional (*e.g. licensed engineer, sanitarian, and etcetera*).
  - (b) A stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis.
  - (c) All *Septic Systems* shall be inspected and approved by the City's chosen inspector.
11. *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*3-phase lines*), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The *Developer* shall not be required to relocate existing overhead power-lines along the perimeter of the *Subject Property*.
12. *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the PD Site Plan.
13. *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, trails, open space and common areas, irrigation, landscaping, screening fences associated with this development.
14. *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

Sumeer Homes Inc.  
2404 Texas Dr.  
Suite 103  
Irving, Texas  
75062



## Emerson Farms – Rockwall – Letter of Explanation

To whom it may concern, Sumeer Homes is requesting Re-zoning of the Emerson Farms Community, located off of Dowell Road, South of HWY 276. Please find below a short list of requests for rezoning.

- Side Entry Garages – Sumeer Homes is requesting that side entry garages be permitted. The current PD allows only “J-Swing or Swing Type Garages or Traditional Swing configuration.” We believe side entry garages would be the most appropriate option for this community. J-Swing or traditional swing garages are typically utilized on smaller lots, rather than on lots with a one-acre minimum. Allowing side entry garages would help maximize the usable size of each lot and provide greater flexibility in plan selection, while also helping reduce the chances of the community feeling repetitive or monotonous.
- Crown Molding – Per PD 76 (approved in 2014), crown molding is required in all living and family rooms. In our opinion, this requirement is somewhat dated. Many modern homebuyers prefer a cleaner, more contemporary look and often choose to omit crown molding in favor of simpler trim details.
- Fences – Under the current PD 76, a mix of fence types is permitted throughout the community, but fences are not required on individual lots and can be left without fencing. As a measure of good faith, we would willfully make wrought iron the only permitted fence type in the community and require that it be installed on every lot during construction.
- Anti-Monotony – Under the current PD 76, the anti-monotony provisions require at least four intervening homes with differing materials on the same side of the street and two intervening homes with differing materials on the opposite side of the street. As a measure of good faith, we would willfully update this provision to align with the current standard outlined in the 2020–2026 Unified Development Code, which requires five intervening homes with differing materials on the same side of the street and six intervening homes with differing materials on the opposite side of the street.

Thank you for your consideration. We look forward to the opportunity to build another beautiful community in the City of Rockwall. Sumeer Homes values the strong relationship we have built with the City over the years, and we appreciate the continued partnership as we work together to create quality communities that enhance the character and long-term success of Rockwall.

Sumeer Homes Inc.  
2404 Texas Dr.  
Suite 103  
Irving, Texas  
75062



## Emerson Farms – Rockwall

To whom it may concern, find below the legal description of the 145.102 Acre Tract deeded as the 108 lot Single Family (SF-1) community at Dowell Road.

### LEGAL DESCRIPTION

WHEREAS, SUMEER HOMES, INC., is the owner of a tract of land situated in the J. Lockhart Survey, Abstract No. 137, in the City of Rockwall, Rockwall County, Texas, being all of a 138.79 acre tract, as recorded in Doc. No. 20140000017662 in the Official Public Records of Rockwall County, Texas, and being all of a 6.3456 acre tract, as described in 20160000021096 in said Deed Records being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of said 138.79 acre tract:

THENCE, South 00°19'24" East, along the east line of said 138.79 acre tract, for a distance of 1207.96 feet, to a 1/2 inch iron rod found;

THENCE, South 00°37'17" East, continuing along said east line, for a distance of 286.47 feet, to a 1/2 inch iron rod found;

THENCE, South 31°44'42" West, continuing along said east line, for a distance of 16.52 feet, to a 1/2 inch iron rod found;

THENCE, North 80°40'29" West, continuing along said east line, for a distance of 55.86 feet, to a 1/2 inch iron rod found;

THENCE, South 37°34'26" West, continuing along said east line, for a distance of 389.62 feet, to a 1/2 inch iron rod found at the most southerly southeast corner of said 138.79 acre tract;

CONTINUED ON PAGE 2

THENCE, South 89°42'38" West, along the south line of said 138.79 acre tract, for a distance of 3070.62 feet, to a 1/2 inch iron rod found at the most southerly southwest corner of said 138.79 acre tract;

THENCE, North 00°03'28" West, along the west line of said 138.79 acre tract, for a distance of 211.73 feet, to a 1/2 inch iron rod found;

THENCE, North 89°29'31" West, continuing along said west line, for a distance of 34.26 feet, to a 1/2 inch iron rod found;

THENCE, North 00°04'32" West, continuing along said west line, for a distance of 194.53 feet, to a 1/2 inch iron rod found;

THENCE, North 21°45'35" West, continuing along said west line, for a distance of 123.31 feet, to a 1/2 inch iron rod found;

THENCE, North 31°14'28" West, continuing along said west line, for a distance of 98.99 feet, to a 1/2 inch iron rod found at the most westerly southwest corner of said 138.79 acre tract, and being in the south line of said 6.3456 acre tract;

THENCE, North 88°25'03" West, along the south line of said 6.3456 acre tract, for a distance of 94.79 feet, to a 1/2 inch iron rod found at the southwest corner of said 6.3456 acre tract;

THENCE, North 00°32'55" West, along the west line of said 6.3456 acre tract, for a distance of 1192.27 feet, to a 1/2 inch iron rod found at the northwest corner of said 6.3456 acre tract;

THENCE, North 89°38'13" East, along the north line of said 6.3456 acre tract, for a distance of 236.55 feet, to a 1/2 inch iron rod found at the northeast corner of said 6.3456 acre tract and being the northwest corner of said 138.79 acre tract;

THENCE, North 89°37'22" East, along the north line of said 138.79 acre tract, for a distance of 3363.91 feet, to the POINT OF BEGINNING and containing 145.102 acres of land.