



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22021-047 P&Z DATE 11/9/21 CC DATE 11/15/21 APPROVED/DENIED  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECEIPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-047

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</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

### 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.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

Cornelius Rd Rockwall, TX 75087

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

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

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

Mike Peoples

APPLICANT

Andrea Danley

CONTACT PERSON

Mike Peoples

CONTACT PERSON

Andrea Danley

ADDRESS

PO Box 41

ADDRESS

PO Box 154

CITY, STATE & ZIP

Rockwall TX 75087

CITY, STATE & ZIP

Fate TX 75132

PHONE

214-957-8595

PHONE

972-880-0245

E-MAIL

lucypeoples@yahoo.com

E-MAIL

lucypeoples@yahoo.com

## NOTARY VERIFICATION [REQUIRED]

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

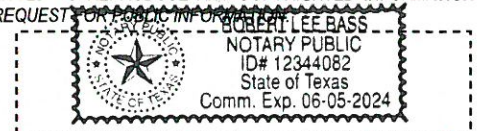
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. 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 19 DAY OF OCT, 2021

OWNER'S SIGNATURE

Mike Peoples

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 06-05-2024

10-15-21

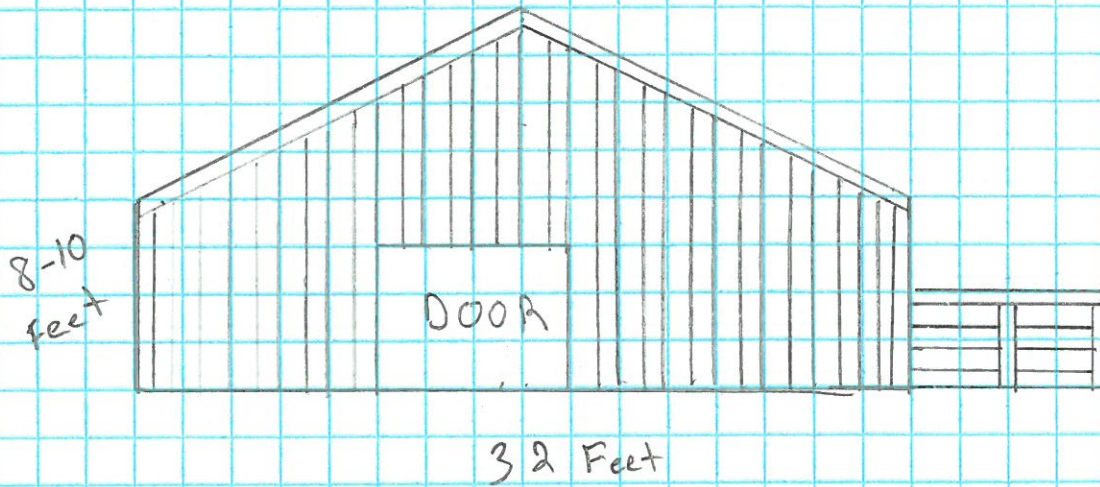
City of Rockwall / To Whom It May Concern,

I am writing into regards of wanting to build a barn on Cornelius Road in Rockwall. There is already a barn in place, but it is old and falling down. I have two daughters in the Rockwall County 4H, that show livestock. In order for my girls to continue working with their cows we are in need of a barn. It would be very helpful to us in order to build a barn for them to keep working with, learning, and helping them grow with their cows. If you have any other questions please feel free to call me. Thank you.

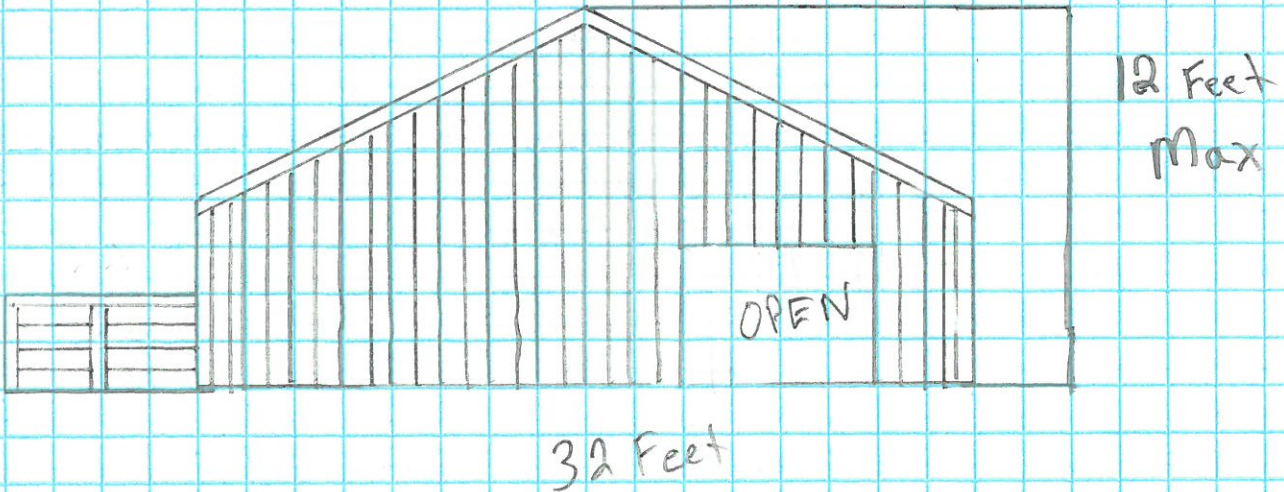
Andrea Duley  
972-880-8245



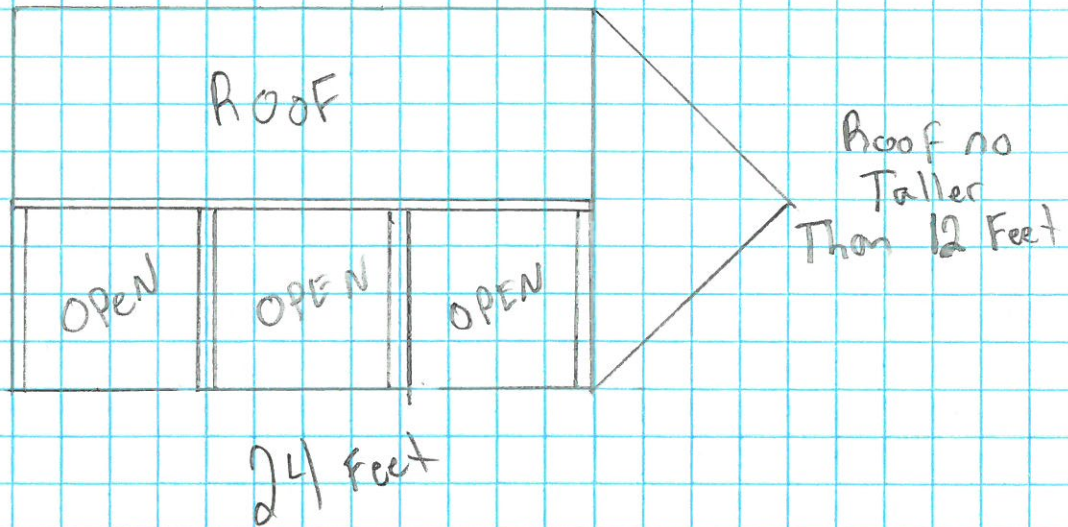
FRONT



Metal R-Panel  
Roof and Sides

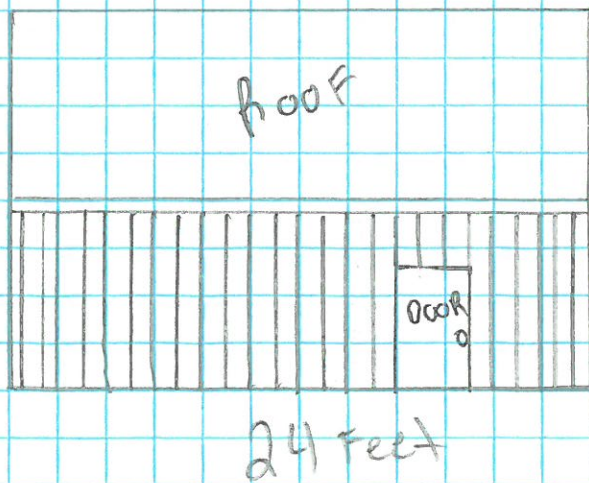


East Side



Metal R-Panel  
Roof and Sides

West Side





[Sent from Yahoo Mail on Android](#)



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-047

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</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

### 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.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

Cornelius Rd Rockwall, TX 75087

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

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

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

Mike Peoples  
CONTACT PERSON Mike Peoples  
ADDRESS PO Box 41

APPLICANT

Andrea Danley  
CONTACT PERSON Andrea Danley  
ADDRESS PO Box 154

CITY, STATE & ZIP

Rockwall TX 75087

CITY, STATE & ZIP

Fate TX 75132

PHONE

214-957-6595

PHONE

972-880-0245

E-MAIL

lucypeoples@yahoo.com

E-MAIL

lucypeoples@yahoo.com

## NOTARY VERIFICATION [REQUIRED]

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

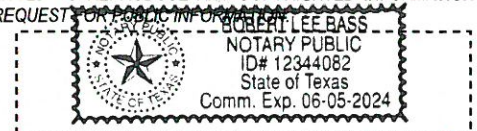
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY 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 19 DAY OF OCT, 2021

OWNER'S SIGNATURE

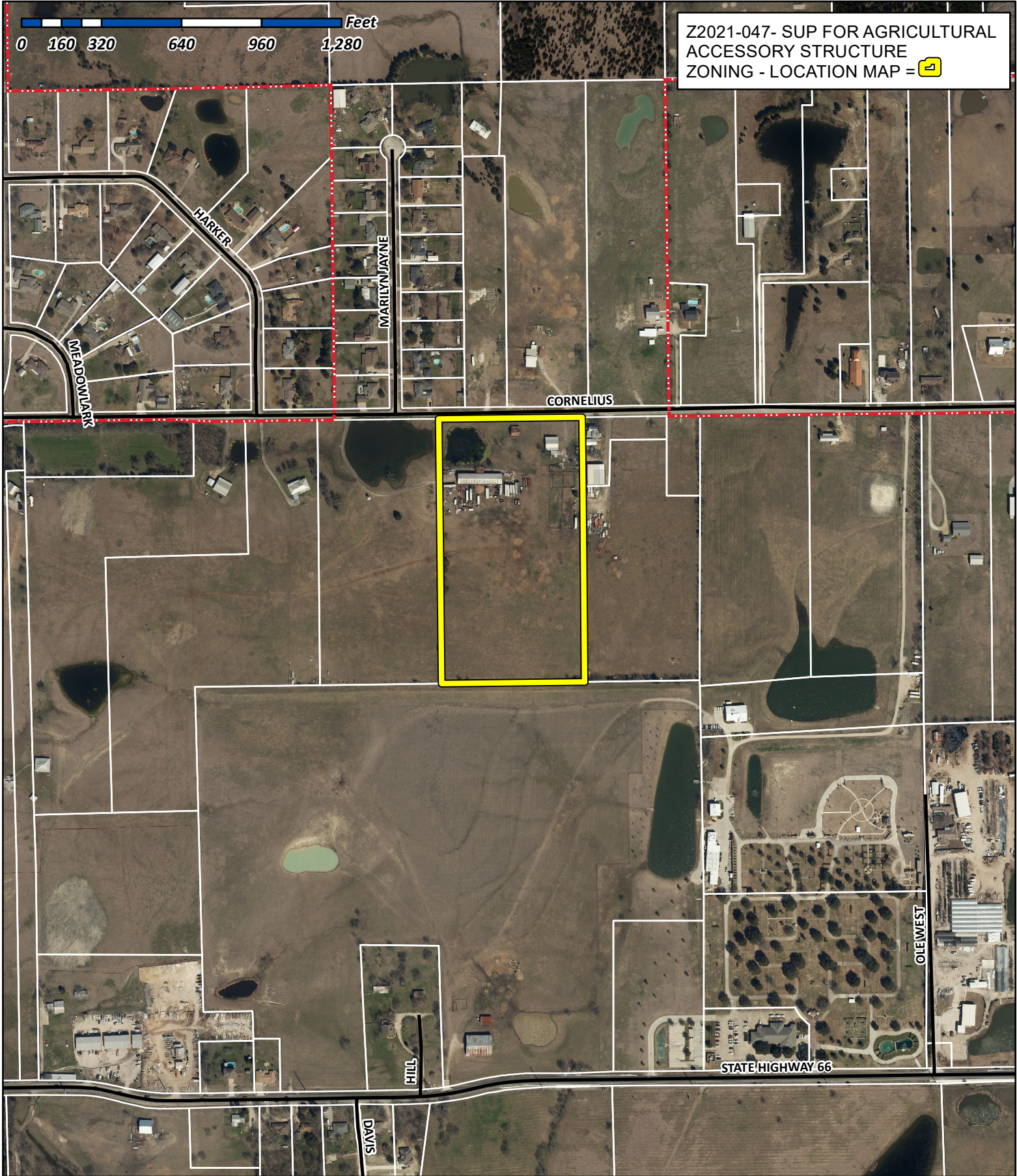
Mike Peoples  
Fate TX

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 06-05-2024

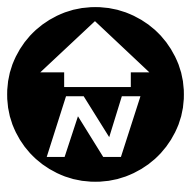




# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): [www.rockwall.com](http://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.

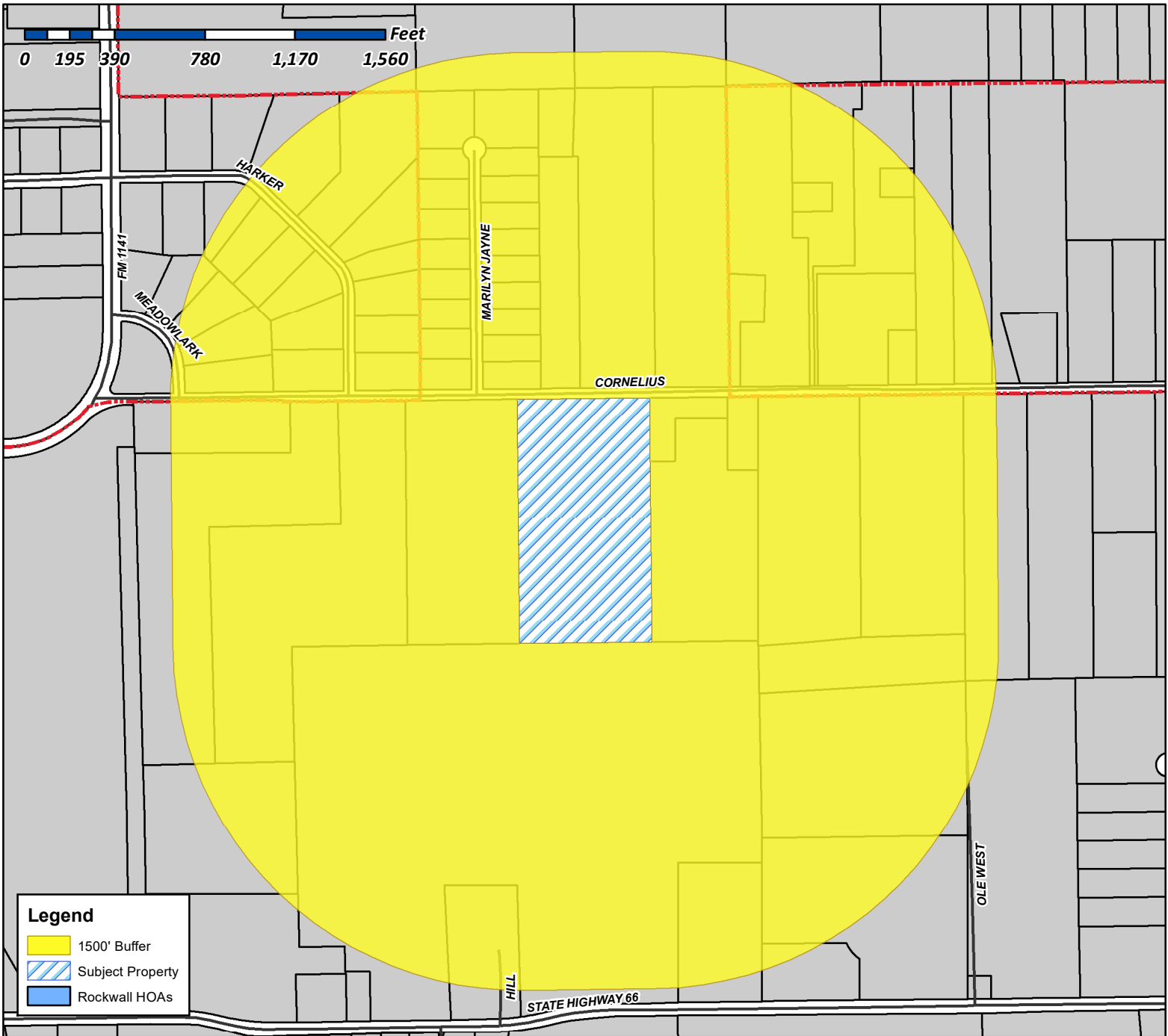




# City of Rockwall

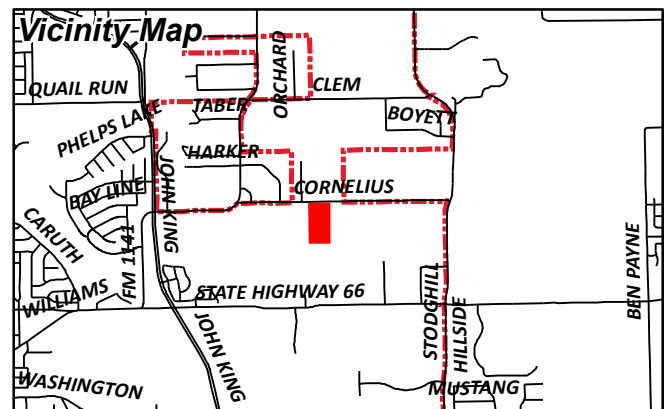
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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.



**Case Number:** Z2021-047  
**Case Name:** SUP for Agricultural Structure  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** Cornelius Rd

**Date Created:** 10/18/2021  
 For Questions on this Case Call (972) 771-7745

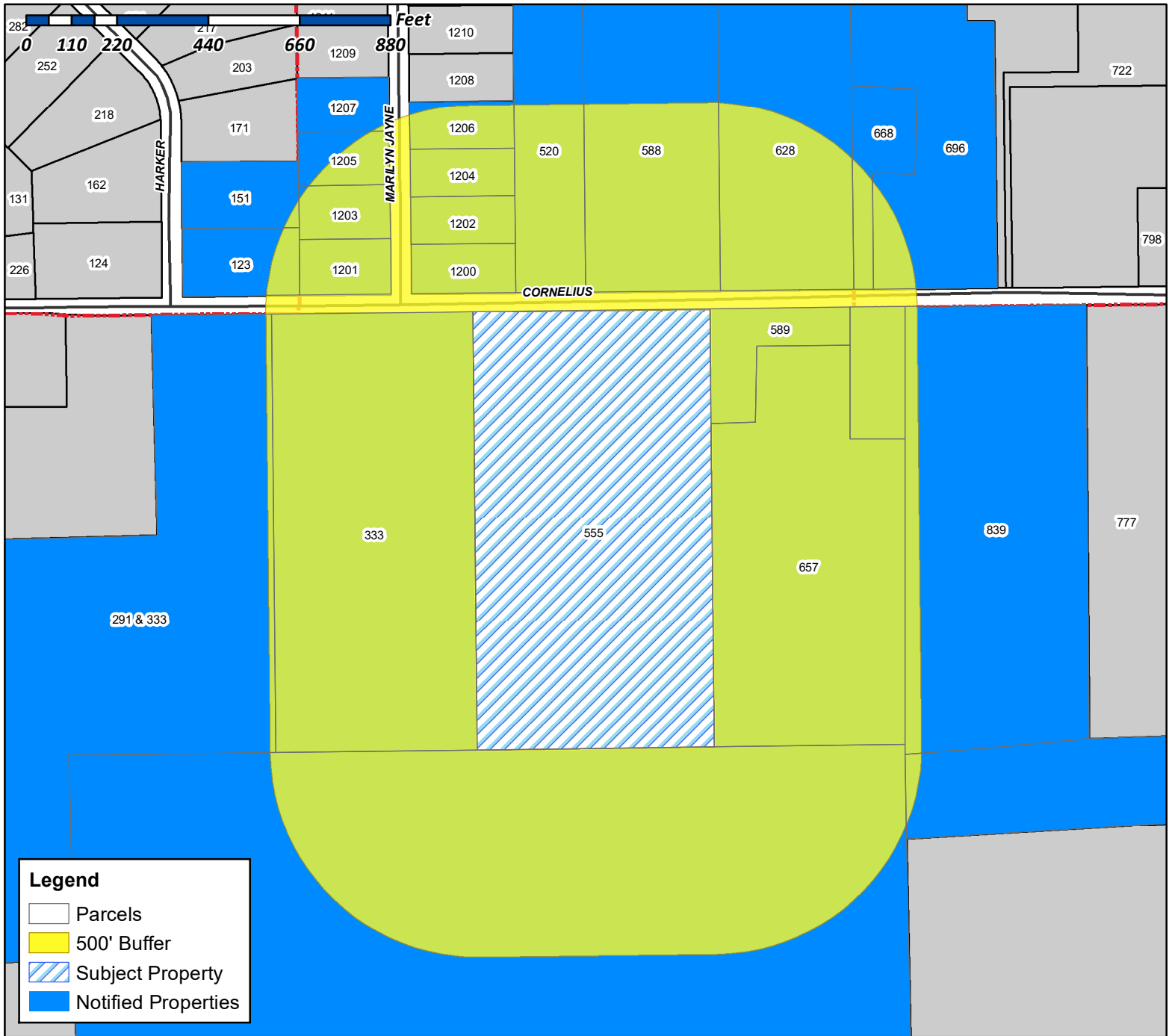
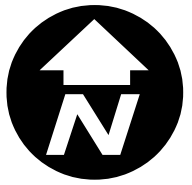




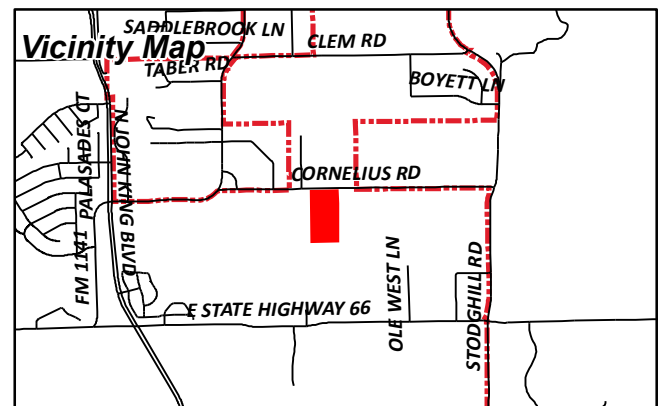
# City of Rockwall

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.



**Case Number:** Z2021-047  
**Case Name:** SUP for Agricultural Structure  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** Cornelius Rd



**Date Created:** 10/18/2021

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

10-15-21

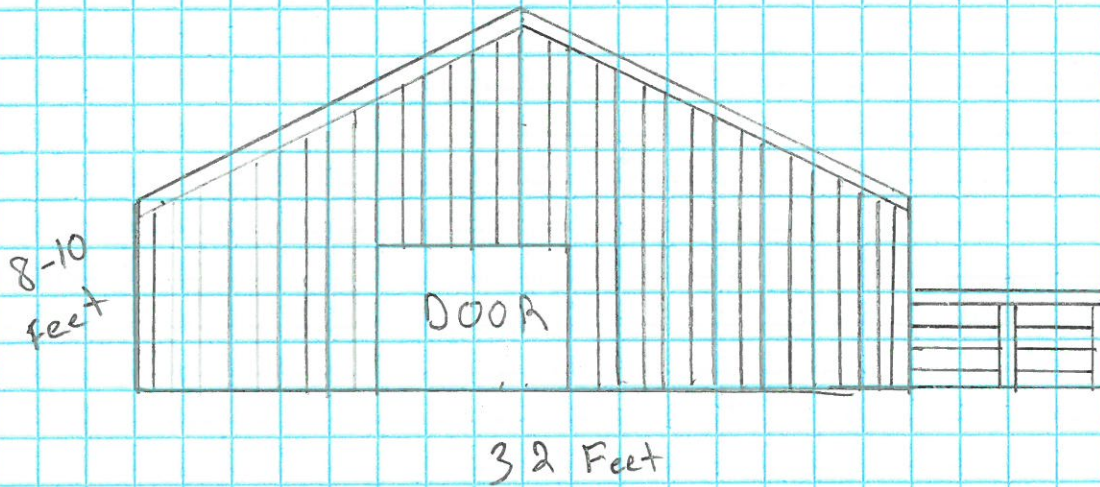
City of Rockwall / To Whom It May Concern,

I am writing into regards of wanting to build a barn on Cornelius Road in Rockwall. There is already a barn in place, but it is old and falling down. I have two daughters in the Rockwall County 4H, that show livestock. In order for my girls to continue working with their cows we are in need of a barn. It would be very helpful to us in order to build a barn for them to keep working with, learning, and helping them grow with their cows. If you have any other questions please feel free to call me. Thank you.

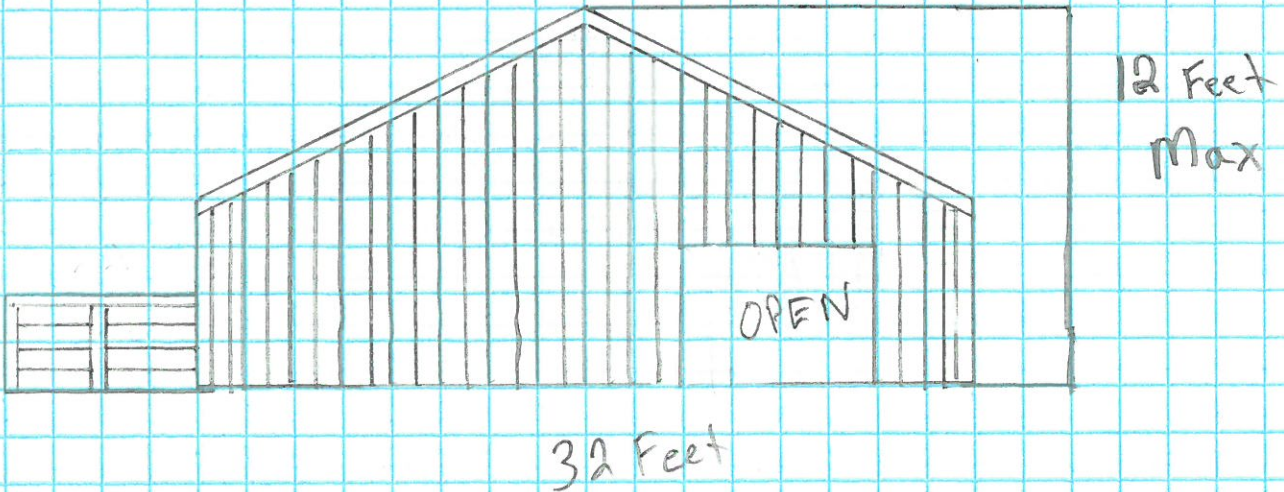
Andrea Donly  
972-880-8245



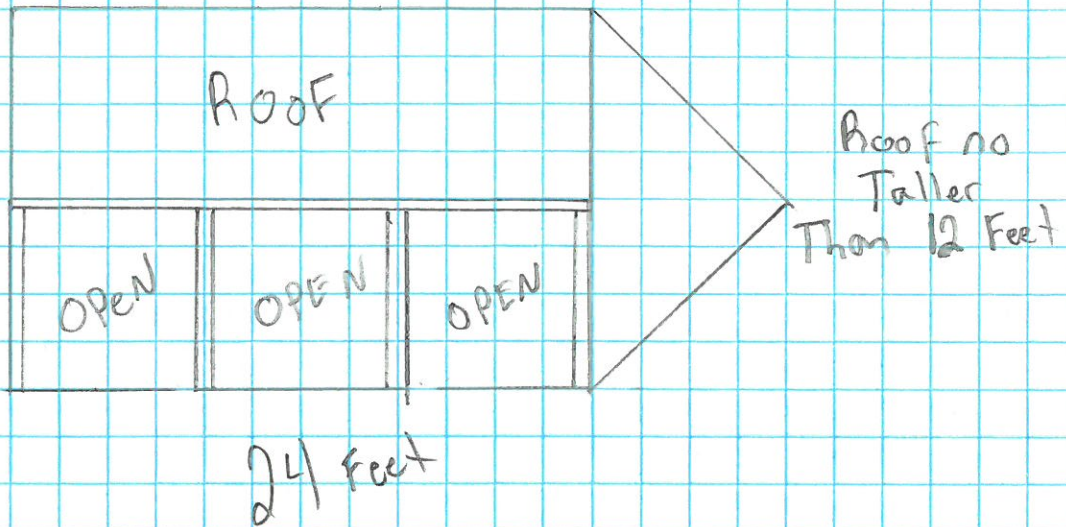
FRONT



Metal R-Panel  
Roof and Sides

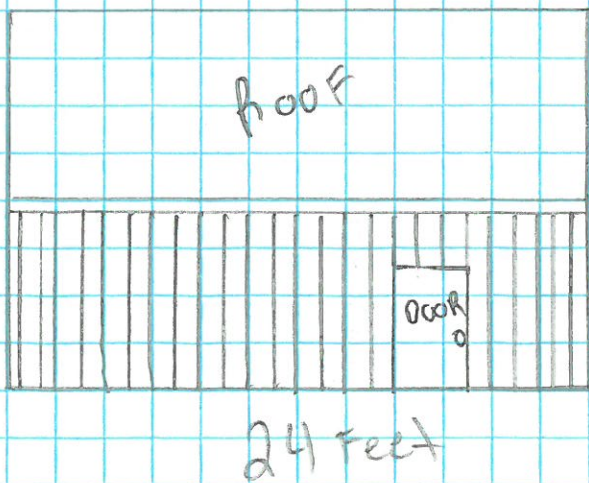


East Side



Metal R-Panel  
Roof and Sides

West Side





[Sent from Yahoo Mail on Android](#)



# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 10/21/2021

PROJECT NUMBER: Z2021-047  
PROJECT NAME: SUP for an Animal Shelter/Loafing Shed  
SITE ADDRESS/LOCATIONS: 555 CORNELIUS RD, ROCKWALL, 75087

CASE MANAGER: Ryan Miller  
CASE MANAGER PHONE: 972-772-6441  
CASE MANAGER EMAIL: rmiller@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Andrea Danley on behalf of Mike Peoples for the approval of a Specific Use Permit (SUP) for an Animal Shelter/Loafing Shed on a 14.219-acre tract of land identified as Tract 10-03 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 555 Cornelius Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	10/19/2021	Approved w/ Comments

10/19/2021: Z2021-047; Specific Use Permit (SUP) for an Animal Shelter/Loafing Shed  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This request is for the approval of a Specific Use Permit (SUP) for an Animal Shelter/Loafing Shed on a 14.219-acre tract of land identified as Tract 10-03 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and addressed as 555 Cornelius Road.
- I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email [rcmiller@rockwall.com](mailto:rcmiller@rockwall.com).
- M.3 For reference, include the case number (Z2021-047) in the lower right-hand corner of all pages on future submittals.
- I.4 According to the Subsection 01.02, Land Use Schedule, of Article 04, Permissible Uses, of the Unified Development Code (UDC), an Animal Shelter or Loafing Shed requires a Specific Use Permit (SUP) in an Agricultural (AG) District.
- I.5 Based on the submitted building elevations and site plan, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:
  - (1) The Animal Shelter or Loafing Shed shall generally conform to the concept plan and the conceptual building elevations depicted in Exhibits 'B' & 'C' of this ordinance.
  - (2) The applicant shall pull a demolition permit through the Building Inspection Department prior to removing the existing Barn or Agricultural Accessory Structure.
  - (3) The Animal Shelter or Loafing Shed shall not exceed a maximum size of 780 SF.
  - (4) The Animal Shelter or Loafing Shed shall not exceed a maximum height of 15-feet.
  - (5) The Animal Shelter or Loafing Shed shall not be sold or conveyed separately without meeting the requirements of the Unified Development Code (UDC).
- M.6 Please review the attached Draft Ordinance prior to the October 26, 2021 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than November 2, 2021. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.
- I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 2, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 9, 2021 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on October 26, 2021.
- I.8 The projected City Council meeting dates for this case will be November 15, 2021 (1st Reading) and December 6, 2021 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	10/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Ryan Miller	10/21/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/18/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	10/21/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/19/2021	Approved

10/19/2021: No comments



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-047

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</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

### 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.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

Cornelius Rd Rockwall, TX 75087

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

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

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

Mike Peoples  
CONTACT PERSON Mike Peoples  
ADDRESS PO Box 41

APPLICANT

Andrea Danley  
CONTACT PERSON Andrea Danley  
ADDRESS PO Box 154

CITY, STATE & ZIP

Rockwall TX 75087

CITY, STATE & ZIP

Fate TX 75132

PHONE

214-957-6595

PHONE

972-880-0245

E-MAIL

lucypeoples@yahoo.com

E-MAIL

lucypeoples@yahoo.com

## NOTARY VERIFICATION [REQUIRED]

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

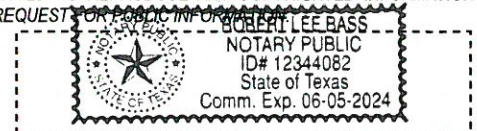
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY 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 19 DAY OF OCT, 2021

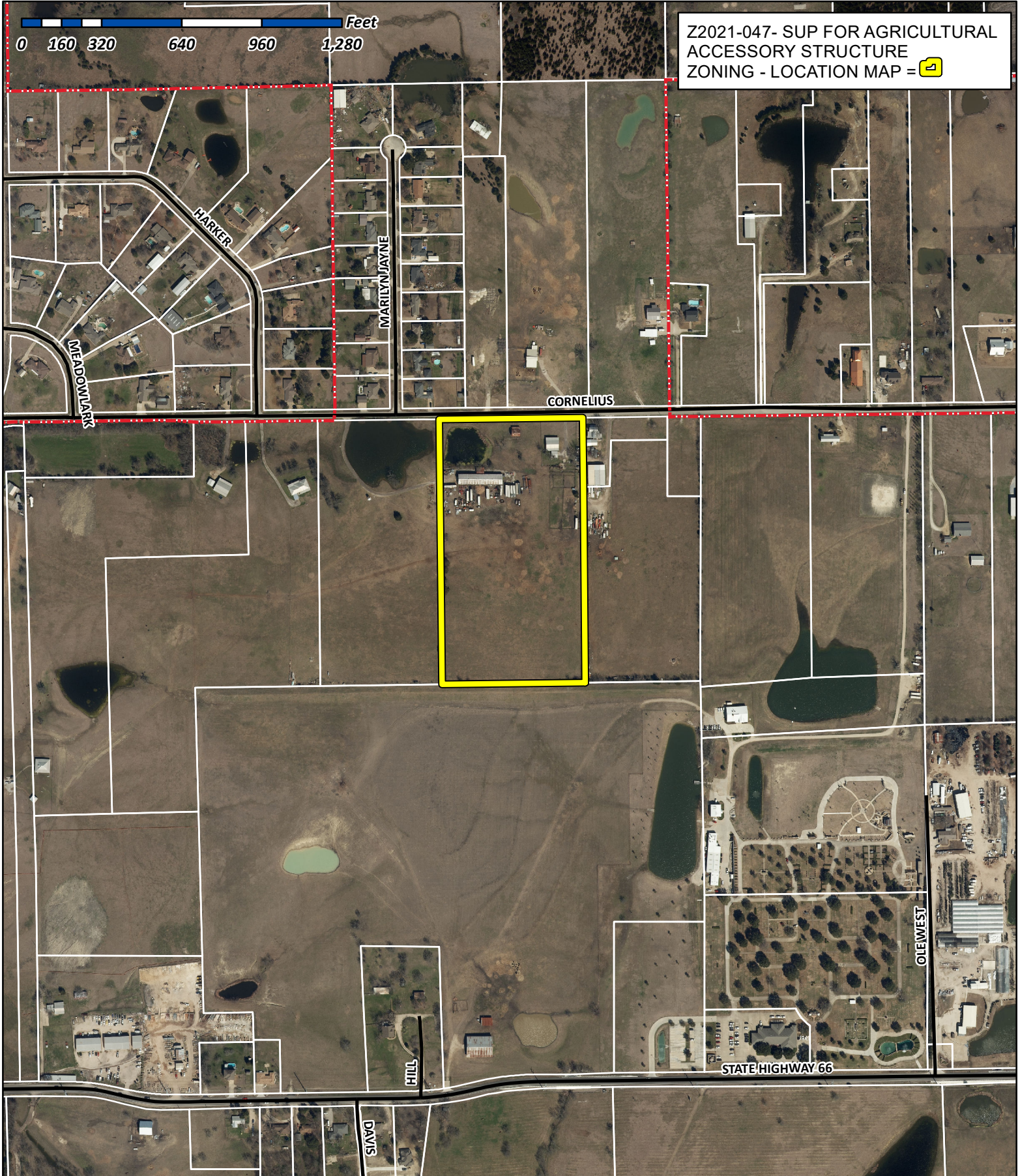
OWNER'S SIGNATURE

Mike Peoples  
Fate TX

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 06-05-2024



Z2021-047- SUP FOR AGRICULTURAL  
 ACCESSORY STRUCTURE  
 ZONING - LOCATION MAP = [icon]

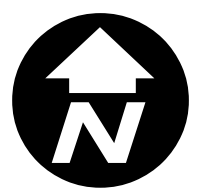
0 160 320 640 960 1,280 Feet



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (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.

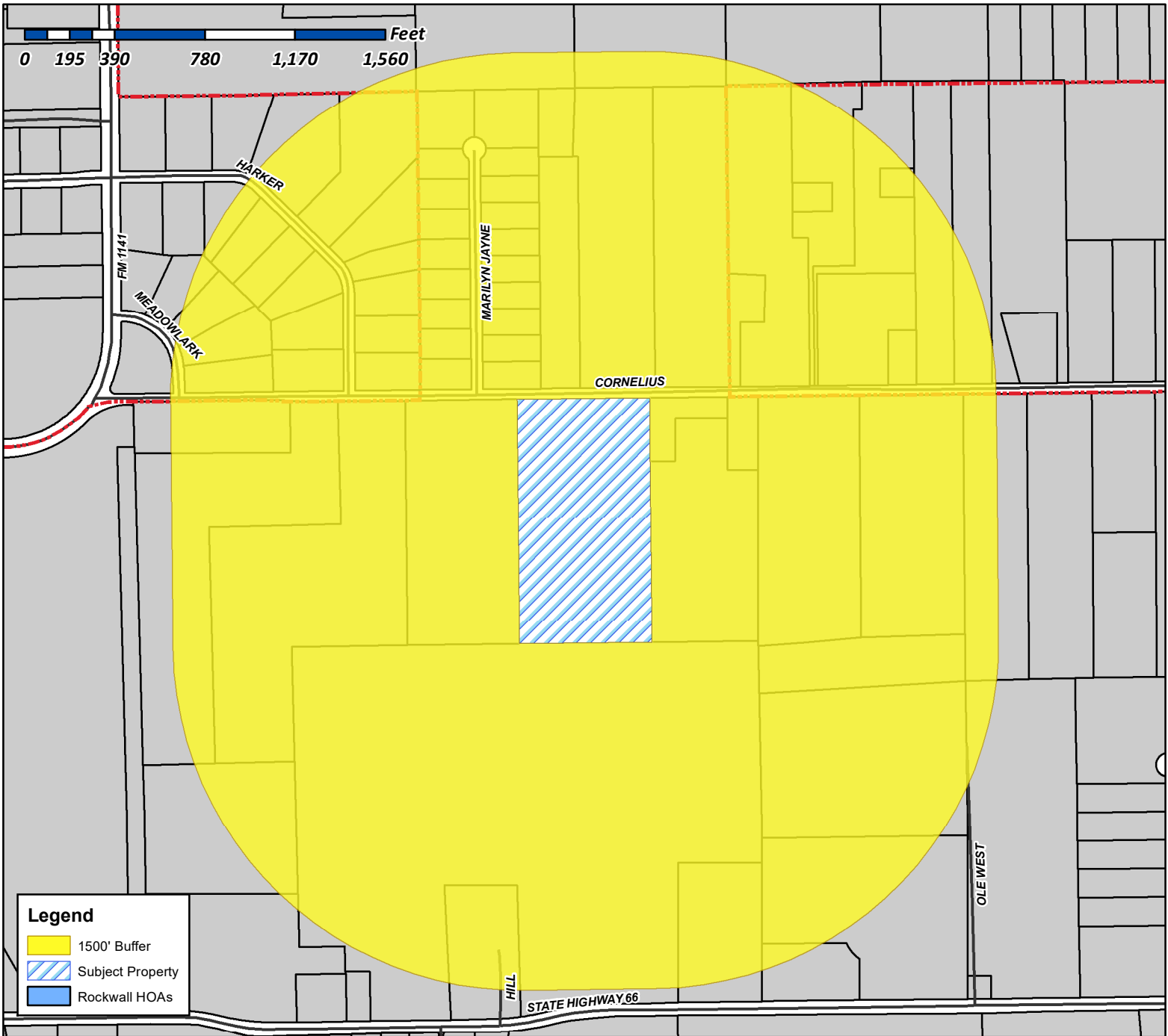
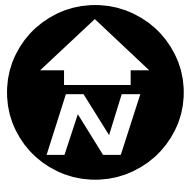




# City of Rockwall

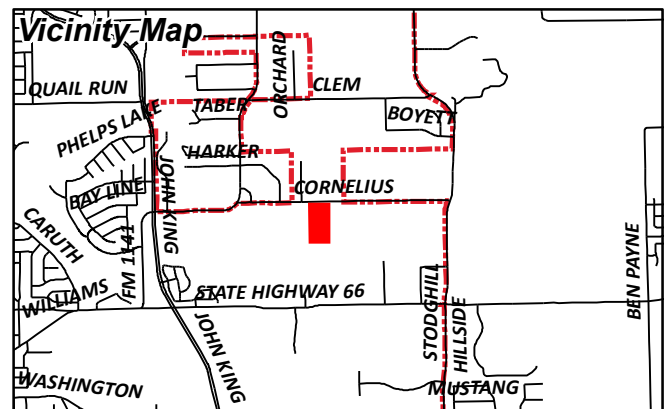
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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.



**Case Number:** Z2021-047  
**Case Name:** SUP for Animal Shelter/Loafing Shed  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 555 Cornelius Road

**Date Created:** 10/21/2021  
**For Questions on this Case Call** (972) 771-7745

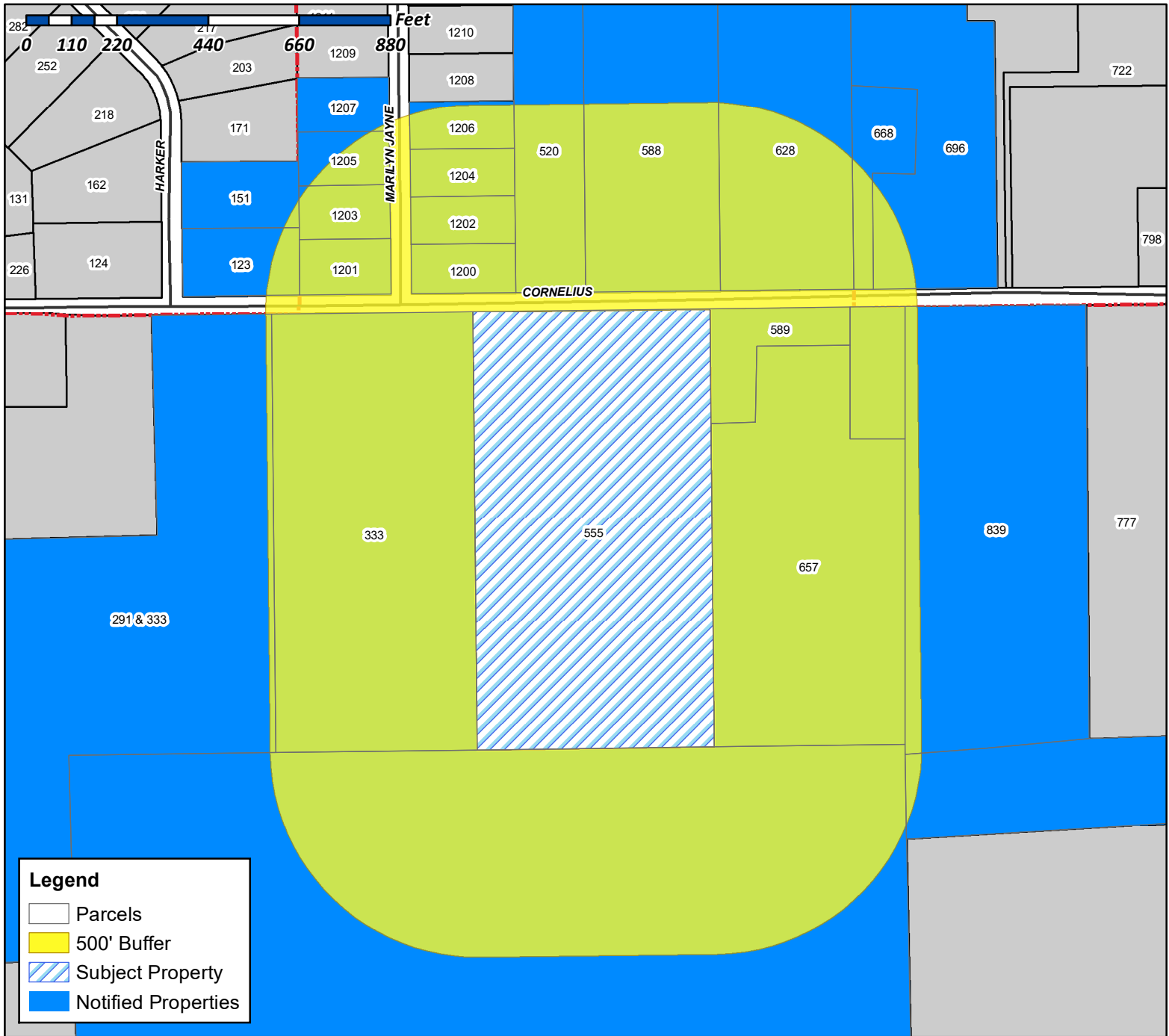
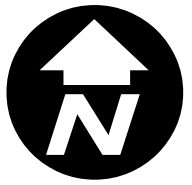




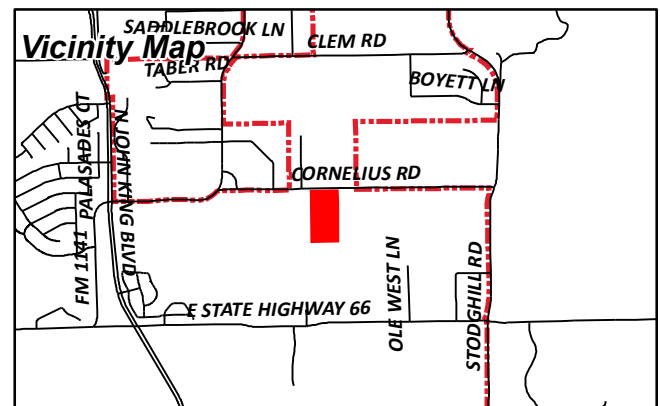
# City of Rockwall

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.



**Case Number:** Z2021-047  
**Case Name:** SUP for Animal Shelter/Loafing Shed  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 555 Cornelius Road



**Date Created:** 10/20/2021

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

THOMAS STEPHEN R & SHARON C  
1200 MARILYN JAYNE DR  
ROCKWALL, TX 75087

RANDY AND KAY WILSON REVOCABLE TRUST  
RANDY SCOTT WILSON AND KAY MARIE  
WILSON- CO TRUSTEES  
1201 MARILYN JAYNE  
ROCKWALL, TX 75087

JAMES BRIAN & KIMBERLY  
1202 MARILYN JAYNE DR  
ROCKWALL, TX 75087

SMITH DANIEL T  
1203 MARILYN JAYNE DR  
ROCKWALL, TX 75087

WALKER GRACIE & LEON  
1204 MARILYN JAYNE DR  
ROCKWALL, TX 75087

JAMES DAVID L  
1205 MARILYN JAYNE DRIVE  
ROCKWALL, TX 75087

COOK ROBERT M ETUX  
1206 MARILYN JAYNE DR  
ROCKWALL, TX 75087

CANTRELL CARL DEAN  
1207 MARILYN JAYNE DR  
ROCKWALL, TX 75087

RESIDENT  
123 HARKER TRAIL  
ROCKWALL, TX 75087

RESIDENT  
151 HARKER TRAIL  
ROCKWALL, TX 75087

PEOPLES MIKE  
291 & 333 CORNELIUS  
ROCKWALL, TX 75087

CARRIAGE MANAGEMENT INC  
3040 POST OAK BLVD SUITE 300  
HOUSTON, TX 77056

E V S R (D) LLC  
305 STONEBRIDGE DR  
ROCKWALL, TX 75087

CAIN FAMILY PARTNERSHIP LTD  
305 STONEBRIDGE DR  
ROCKWALL, TX 75087

ROCKWALL RV PARK AND TINY HOME VILLAGE  
3094 COUNTY ROAD 1024  
FARMERSVILLE, TX 75442

PEOPLES MIKE  
333 CORNELIUS RD  
ROCKWALL, TX 75087

GRAVES BRYAN J AND LAUREN C  
406 MUNSON ST  
ROCKWALL, TX 75087

GRAVES BRYAN J AND LAUREN C  
520 CORNELIUS RD  
ROCKWALL, TX 75087

PEOPLES MIKE  
555 CORNELIUS RD  
ROCKWALL, TX 75087

ROCKWALL RV PARK AND TINY HOME VILLAGE  
588 CORNELIUS RD  
ROCKWALL, TX 75087

PEOPLES DONNIE  
589 CORNELIUS  
ROCKWALL, TX 75087

LEE JAMES H AND BARBARA  
628 CORNELIUS RD  
ROCKWALL, TX 75087

PEOPLES DONNIE  
657 CORNELIUS RD  
ROCKWALL, TX 75087

RESIDENT  
668 CORNELIUS ROAD  
ROCKWALL, TX 75087

E V S R (D) LLC  
839 CORNELIUS RD  
ROCKWALL, TX 75087

PEOPLES MIKE  
PO BOX 41  
ROCKWALL, TX 75087

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

**Case No. Z2021-047: SUP for an Animal Shelter/Loafing Shed**

Hold a public hearing to discuss and consider a request by Andrea Danley on behalf of Mike Peoples for the approval of a Specific Use Permit (SUP) for an Animal Shelter/Loafing Shed on a 14.219-acre tract of land identified as Tract 10-03 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 555 Cornelius Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, November 9, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 15, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Ryan Miller**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, November 15, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

----- PLEASE RETURN THE BELOW FORM -----

**Case No. Z2021-047: SUP for an Animal Shelter/Loafing Shed**

**Please place a check mark on the appropriate line below:**

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name:   
Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



10-15-21

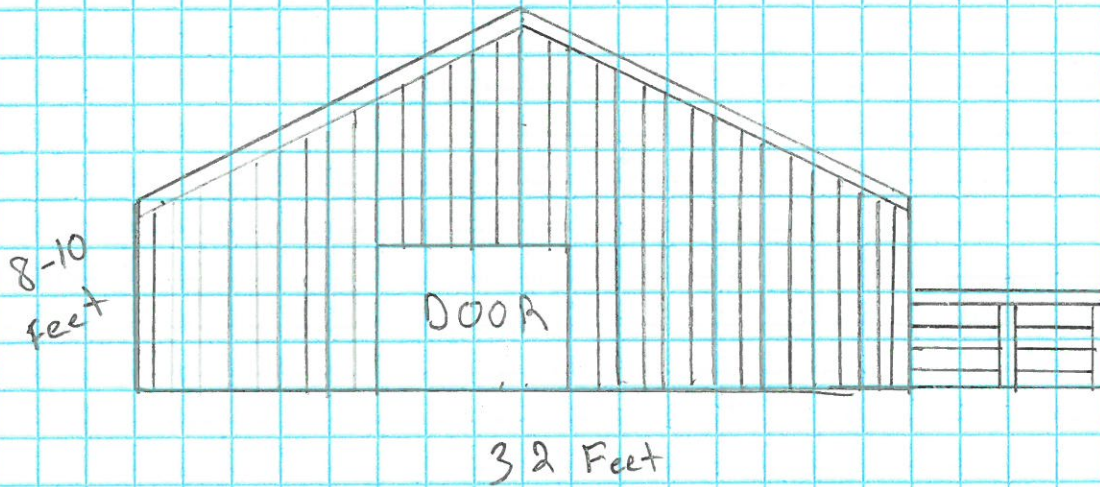
City of Rockwall / To Whom It May Concern,

I am writing into regards of wanting to build a barn on Cornelius Road in Rockwall. There is already a barn in place, but it is old and falling down. I have two daughters in the Rockwall County 4H, that show livestock. In order for my girls to continue working with their cows we are in need of a barn. It would be very helpful to us in order to build a barn for them to keep working with, learning, and helping them grow with their cows. If you have any other questions please feel free to call me. Thank you.

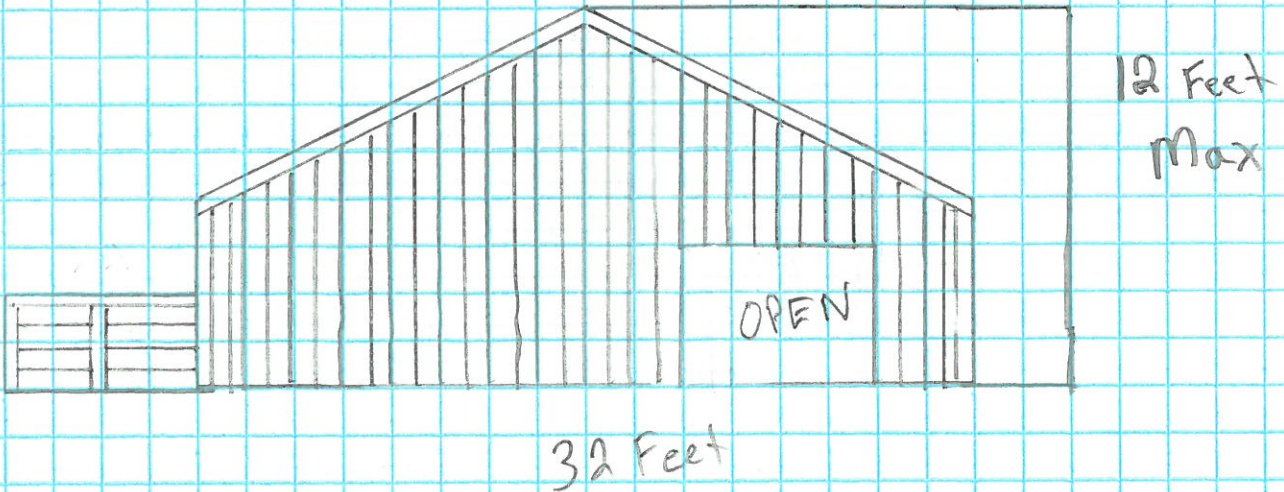
Andrea Duley  
972-880-8245



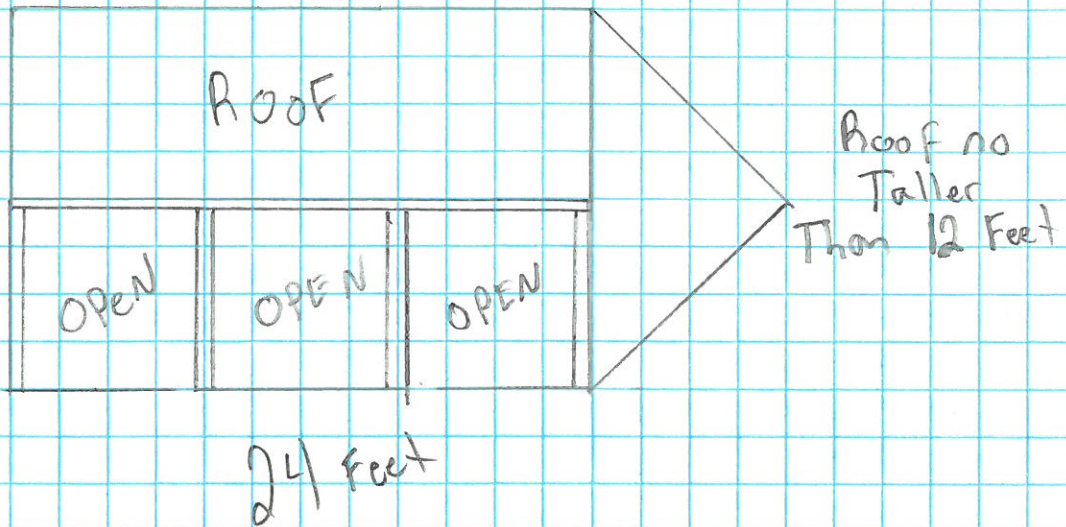
FRONT



Metal R-Panel  
Roof and Sides

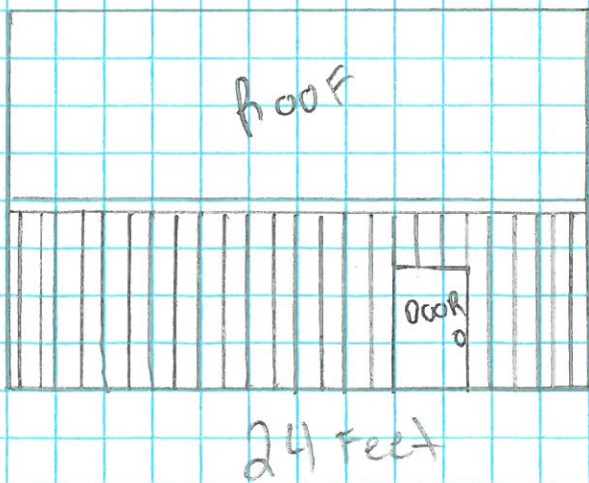


East Side



Metal R-Panel  
Roof and Sides

West Side





[Sent from Yahoo Mail on Android](#)

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN ANIMAL SHELTER OR LOAFING SHED ON A 14.219-ACRE TRACT OF LAND, IDENTIFIED AS TRACT 10-03 OF THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND 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 from Andrea Danley on behalf of Mike Peoples for the approval of a Specific Use Permit (SUP) to allow an *Animal Shelter or Loafing Shed* on a 14.219-acre tract of land described as Tract 10-03 of the William Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 555 Cornelius Road, and being more specifically depicted and 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 the Unified Development Code (UDC) [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 the Unified Development Code (UDC) [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 an *Animal Shelter or Loafing Shed* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 02.01, *Agricultural (AG) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and as may be amended in the future --, and with the following conditions:

## 2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an *Animal Shelter or Loafing Shed* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The *Animal Shelter or Loafing Shed* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B & 'C'* of this ordinance.
- (2) The applicant shall pull a demolition permit through the Building Inspection Department prior to removing the existing *Barn or Agricultural Accessory Structure*.
- (3) The *Animal Shelter or Loafing Shed* shall not exceed a maximum size of 780 SF.
- (4) The *Animal Shelter or Loafing Shed* shall not exceed a maximum height of 15-feet.
- (5) The *Animal Shelter or Loafing Shed* shall not be sold or conveyed separately without meeting the requirements of the Unified Development Code (UDC).

## 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 compliance to the following:

- (1) Upon obtaining a *Building Permit*, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

**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 6<sup>TH</sup> DAY OF DECEMBER, 2021.

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: November 15, 2021

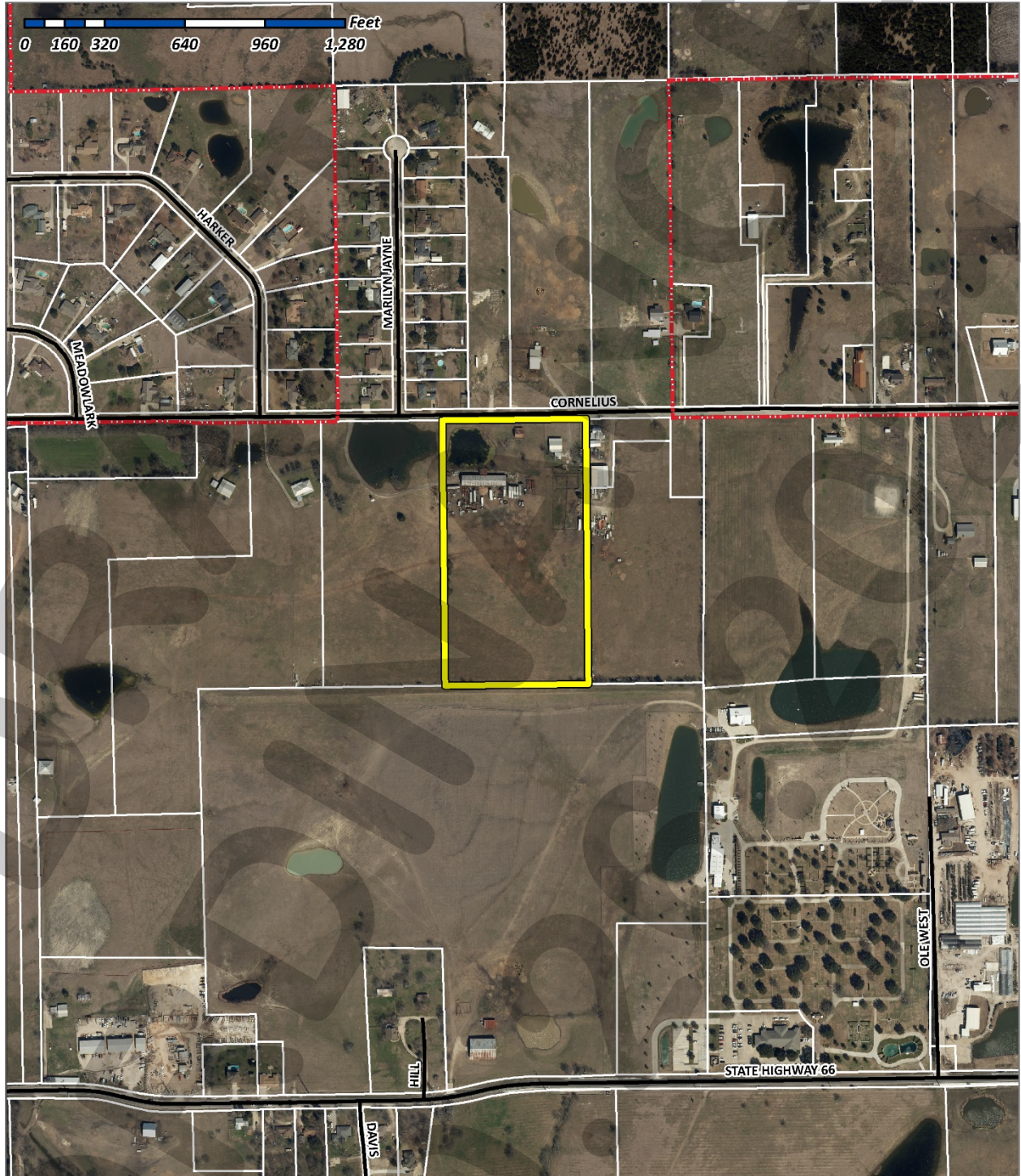
2<sup>nd</sup> Reading: December 6, 2021



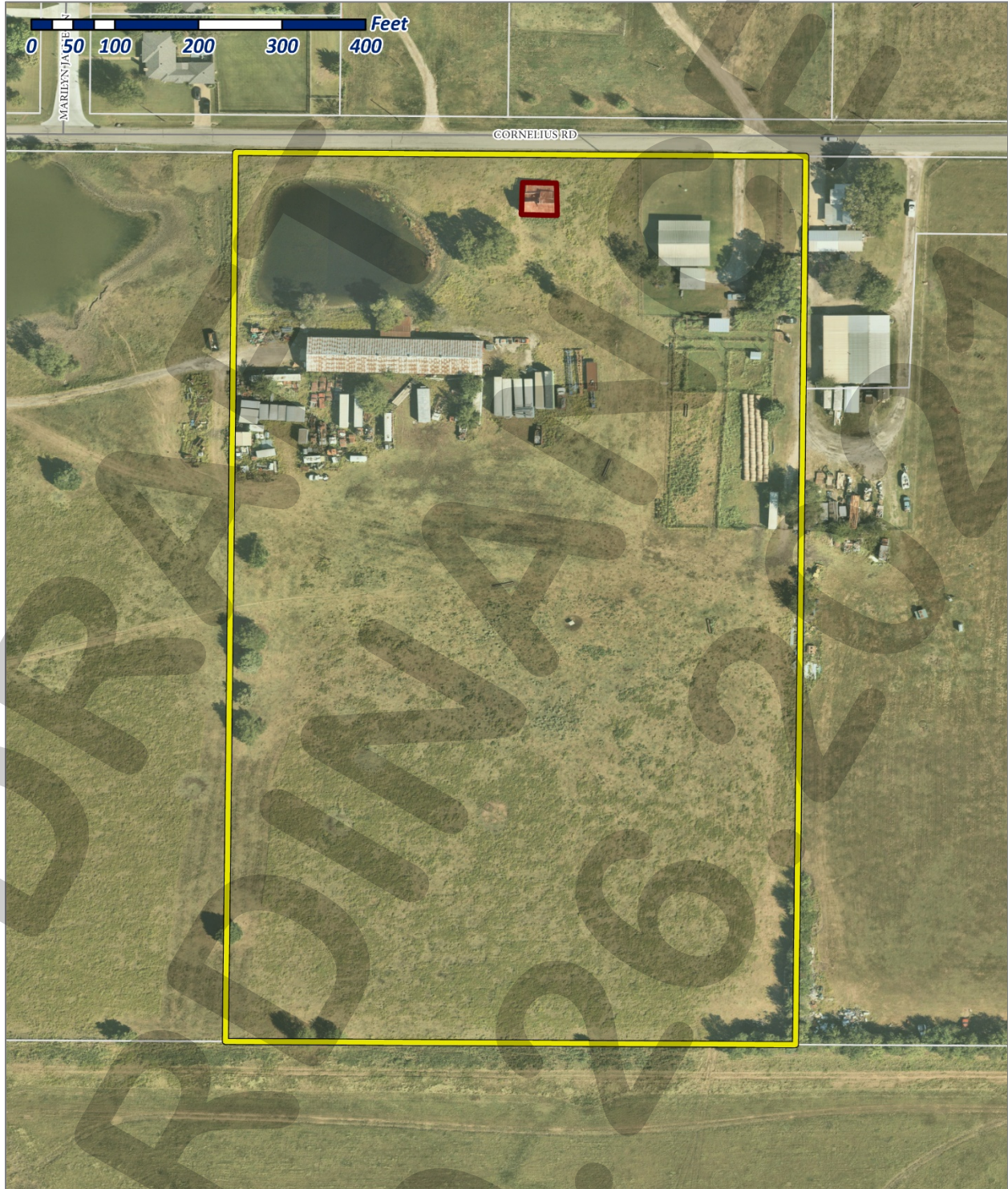
**Exhibit 'A'**  
**Zoning Exhibit**

Address: 555 Cornelius Road

Legal Description: Tract 10-03 of the W. M. Dalton Survey, Abstract No. 72



**Exhibit 'B':**  
*Site Plan*



**YELLOW:** SUBJECT PROPERTY; **RED:** LOCATION OF EXISTING AND PROPOSED AGRICULTURAL ACCESSORY STRUCTURE

Exhibit 'C':  
Building Elevations

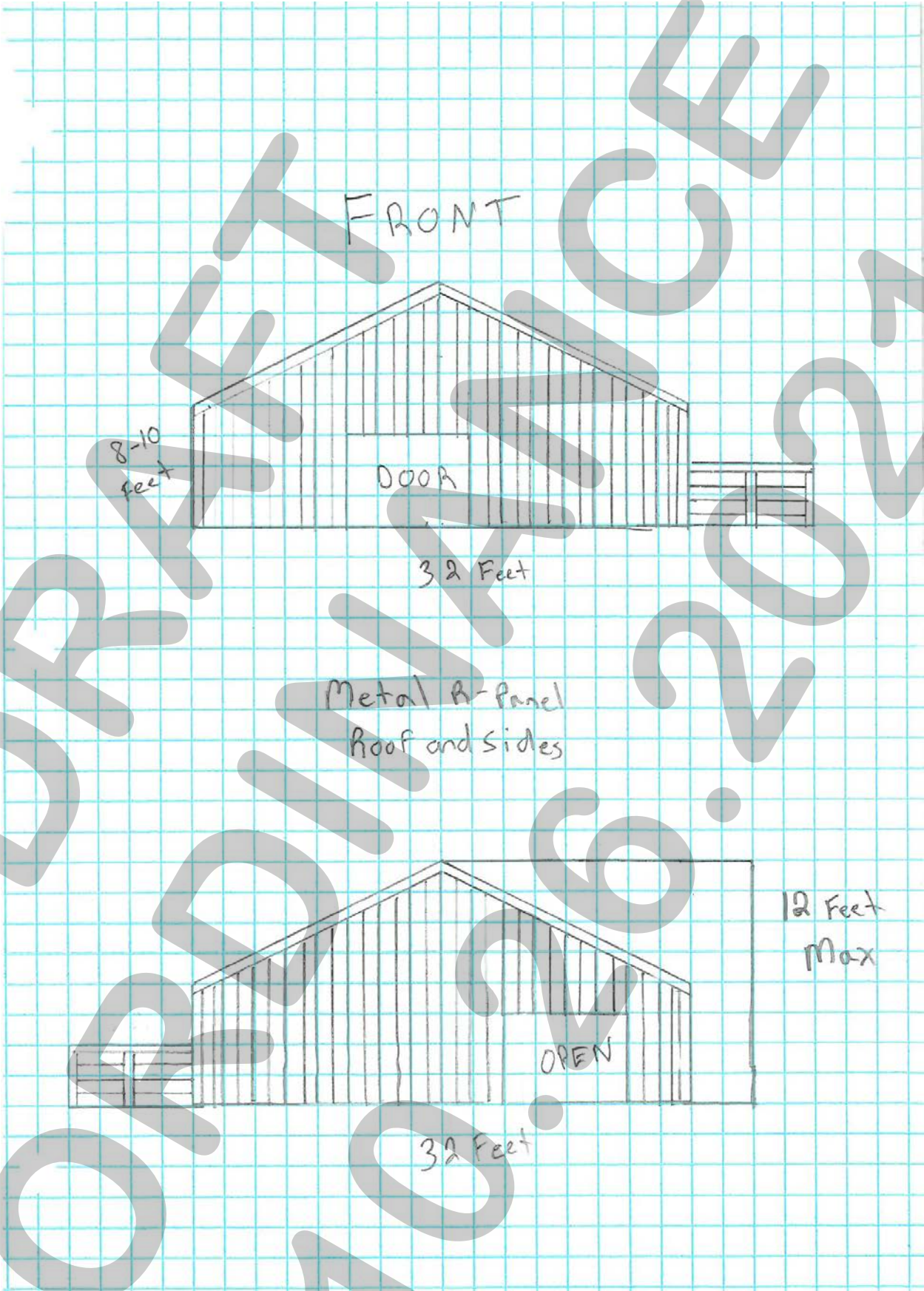
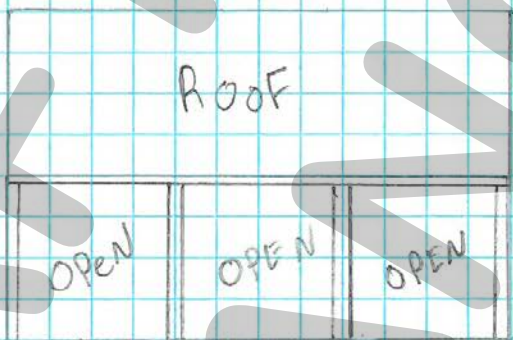


Exhibit 'C':  
Building Elevations

East Side

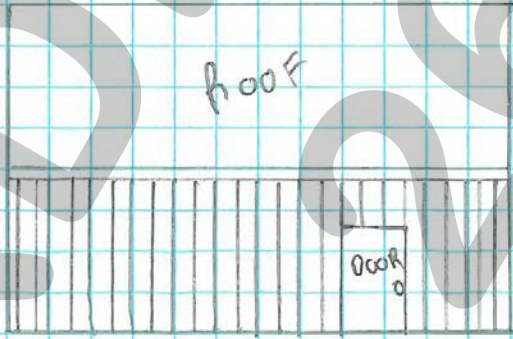


Roof no  
Taller  
Than 12 Feet

24 Feet

Metal R-Panel  
Roof and Sides

West Side



Roof

Door

24 Feet



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**DATE:** November 11, 2021  
**APPLICANT:** Andrea Danley  
**CASE NUMBER:** Z2021-047; *Specific Use Permit for an Animal Shelter or Loafing Shed*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Andrea Danley on behalf of Mike Peoples for the approval of a Specific Use Permit (SUP) for an *Animal Shelter/Loafing Shed* on a 14.219-acre tract of land identified as Tract 10-03 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 555 Cornelius Road, and take any action necessary.

### BACKGROUND

The subject property was annexed into the City of Rockwall on January 4, 2010 by *Ordinance No. 10-01 [Case No. A2009-005]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD) currently situated on the subject property are: [1] a 1,750 SF single-family home that was constructed in 1960, [2] a 360 SF barn with a 330 SF canopy constructed in 1973, [3] a 7,040 SF barn constructed in 1985, [4] a 400 SF carport constructed in 2008, [5] two (2) storage buildings (*being 256 SF and 120 SF*) constructed in 2012, and [6] a 1,600 SF barn with an unknown construction date. No other changes or improvements currently exist on the subject property. The zoning designation has not changed since it was designated as an Agricultural (AG) District in 2010.

### PURPOSE

The applicant -- *Andrea Danley* -- is requesting the approval of a Specific Use Permit (SUP) to allow for the construction of an *Animal Shelter or Loafing Shed* in accordance with the requirements of Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 555 Cornelius Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Cornelius Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) according to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are: [1] a ten (10) acre tract of land (*i.e. Tract 22-02 of the W. M. Dalton Survey, Abstract No. 72*), [2] a four (4) acre tract of land (*i.e. Tract 22-07 of the W. M. Dalton Survey, Abstract No. 72*), and [3] the Maytona Ranch Estates Subdivision which consists of 19 single-family residential lots. All of these properties are zoned Agricultural (AG) District.

South: Directly south of the subject property is a 55.08-acre tract of land identified as Tract 11 of the W. M. Dalton Survey, Abstract No. 72. Beyond this is a 4.07-acre tract of land, identified as Tract 12-1 of the W. M. Dalton Survey, Abstract No. 72, with a single-family home situated on it. Both of these properties are zoned Agricultural (AG) District. South of these tracts is SH-66, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) according to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 12.231-acre tract of land identified as Tracts 9, 10, & 10-01 of the W. M. Dalton Survey, Abstract No. 72. Situated on this tract is a single-family home and several agricultural accessory buildings. Beyond this is a 10.81-acre tract of vacant land identified as Lot 2, Block A, DC Addition. All of these properties are zoned Agricultural (AG) District.

West: Directly west of the subject property is a 12.00-acre tract of vacant land identified as Tract 10-02 of the W. M. Dalton Survey, Abstract No. 72. Beyond this are two (2) tracts of land, both being 16.444-acres, identified as Tracts 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72. Situated on these tracts are two (2) single-family homes. These properties are zoned Agricultural (AG) District.

**CHARACTERISTICS OF THE REQUEST**

The applicant has submitted an application, an applicant’s letter, and building elevations requesting to remove the existing 360 SF barn and 330 SF canopy constructed in 1973, and replace them with a 35-foot by 40-foot (or 1,400 SF) *Animal Shelter or Loafing Shed*. The proposed loafing shed will be constructed out of metal R-Panel, and will stand a maximum of 12-feet in height. The applicant is proposing to construct the structure in approximately the same place as the existing barn.

**CONFORMANCE WITH THE CITY’S CODES**

According to Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Animal Shelter or Loafing Shed* requires a Specific Use Permit (SUP) in an Agricultural (AG) District; however, there are no specific *Conditional Land Use Standards* associated with this land use. This means that the proposed structure will only be subject to the Agricultural (AG) District development standards stipulated by Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), and which are summarized in *Table 1: Subject Property’s Current Conformance with the Agricultural (AG) District Standards* below. The subject property’s current conformance with these standards is as follows:

**TABLE 1: SUBJECT PROPERTY’S CURRENT CONFORMANCE WITH THE AGRICULTURAL (AG) DISTRICT STANDARDS**

DEVELOPMENT STANDARDS		AGRICULTURAL (AG) DISTRICT	SUBJECT PROPERTY CONFORMANCE
ABBREVIATION		AG	AG
DWELLING UNITS/LOTS		1.0 <sup>1</sup>	1.0; <i>IN CONFORMANCE</i>
DWELLING UNITS/ACRE		0.1	0.07; <i>IN CONFORMANCE</i>
MINIMUM DWELLING UNIT (SF)		1,600	1,750 SF; <i>IN CONFORMANCE</i>
MINIMUM LOT REQUIREMENTS	AREA (SF)	43,560	14.219-ACRES OR 619,379.64 SF; <i>IN CONFORMANCE</i>
	WIDTH (FEET)	100	~570.00-FEET; <i>IN CONFORMANCE</i>
	DEPTH (FEET)	200	~1,056-FEET; <i>IN CONFORMANCE</i>
MINIMUM SETBACKS	FRONT (FEET)	40	~30-FEET <sup>2</sup> ; <i>LEGAL NON-CONFORMING</i>
	REAR (FEET)	10	X > 10-FEET; <i>IN CONFORMANCE</i>
	(SIDE (FEET)	6	0-FEET <sup>3</sup> ; <i>LEGAL NON-CONFORMING</i>
BETWEEN BUILDINGS (FEET)		12	~3-FEET <sup>4</sup> ; <i>IN CONFORMANCE</i>
BUILDING HEIGHT (FEET)		36	ALL STRUCTURE ARE LESS THAN 36-FEET; <i>IN CONFORMANCE</i>
MAXIMUM LOT COVERAGE (%)		N/A	<i>IN CONFORMANCE</i>

**NOTES:**

- <sup>1:</sup> A MINIMUM LOT SIZE OF TEN (10) ACRES IS REQUIRED FOR THE CONSTRUCTION OF A SINGLE-FAMILY DWELLING.
- <sup>2:</sup> THE EXISTING 360 SF BARN AND 330 SF CANOPY ARE LOCATED 30-FEET FROM THE FRONT PROPERTY LINE. WITH THE REMOVAL OF THESE STRUCTURES AND THE CONSTRUCTION OF THE ANIMAL SHELTER OR LOAFING SHED, THE APPLICANT WILL BE BRINGING THIS INTO CONFORMANCE WITH THE CURRENT REQUIREMENTS.
- <sup>3:</sup> THE 256 SF ACCESSORY BUILDING CONSTRUCTED IN 2012 APPEARS TO BE CONSTRUCTED ON THE PROPERTY LINE OF THE SUBJECT PROPERTY; HOWEVER, STAFF SHOULD NOTE THAT THE OWNER OF THE SUBJECT PROPERTY OWNS THE ADJACENT TRACT AND THAT THIS IS CONSIDERED TO BE A LEGALLY NON-CONFORMING STRUCTURE.
- <sup>4:</sup> THE EXISTING 400 SF CARPORT CONSTRUCTED IN 2008 APPEARS TO BE APPROXIMATELY THREE (3) FEET FROM THE PRIMARY STRUCTURE; HOWEVER, SINCE THIS CONDITION EXISTED PRIOR TO THE ANNEXATION OF THE PROPERTY IT IS CONSIDERED TO BE LEGALLY NON-CONFORMING.

Based on the building elevations and materials submitted by the applicant the proposed structure appears to be in conformance with all the applicable standards; however, the existing barn is constructed an estimated 30-feet from the front property line. This front yard setback will need to be increased to 40-feet for the proposed *Animal Shelter or Loafing Shed*.

## STAFF ANALYSIS

In looking at the surrounding area, staff should point out that many of the tracts of land adjacent to the subject property are still being actively used for agricultural or rural land uses, and that there are structures similar to what the applicant is proposing already adjacent to Cornelius Road. In addition, many of the existing structures appear to be much larger than what the applicant is proposing. Staff should also note that the current barn and canopy are in a state of disrepair and are in need of being razed. Based on this, the applicant's request does not appear to create a negative impact on the adjacent properties and would be an improvement to the existing building. With all of this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## NOTIFICATIONS

On October 22, 2021, staff mailed 26 notices to property owners and occupants within 500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). Staff should note that there were no Homeowner's Associations or Neighborhood Organizations within 1,500-feet participating within the Neighborhood Notification Program. At the time this report was drafted, staff had received three (3) notices within the 500-foot notification buffer in favor of the applicant's request.

## CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for an *Animal Shelter or Loafing Shed*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) The *Animal Shelter or Loafing Shed* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance.
  - (b) The applicant shall pull a demolition permit through the Building Inspection Department prior to removing the existing *Barn or Agricultural Accessory Structure*.
  - (c) The *Animal Shelter or Loafing Shed* shall not exceed a maximum size of 1,400 SF.
  - (d) The *Animal Shelter or Loafing Shed* shall not exceed a maximum height of 15-feet.
  - (e) The *Animal Shelter or Loafing Shed* shall not be sold or conveyed separately without meeting the requirements of the Unified Development Code (UDC).
- (2) The proposed *Animal Shelter or Loafing Shed* shall be setback a minimum of 40-feet off of the front property line in conformance with the development standards of the Agricultural (AG) District.
- (3) Any construction resulting from the approval of this Specific Use Permit (SUP) 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.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-047

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</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

### 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.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

Cornelius Rd Rockwall, TX 75087

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

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

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

Mike Peoples

APPLICANT

Andrea Danley

CONTACT PERSON

Mike Peoples

CONTACT PERSON

Andrea Danley

ADDRESS

PO Box 41

ADDRESS

PO Box 154

CITY, STATE & ZIP

Rockwall TX 75087

CITY, STATE & ZIP

Fate TX 75132

PHONE

214-957-6595

PHONE

972-880-0245

E-MAIL

lucypeoples@yahoo.com

E-MAIL

lucypeoples@yahoo.com

## NOTARY VERIFICATION [REQUIRED]

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

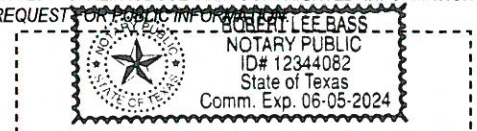
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY 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 19 DAY OF OCT, 2021

OWNER'S SIGNATURE

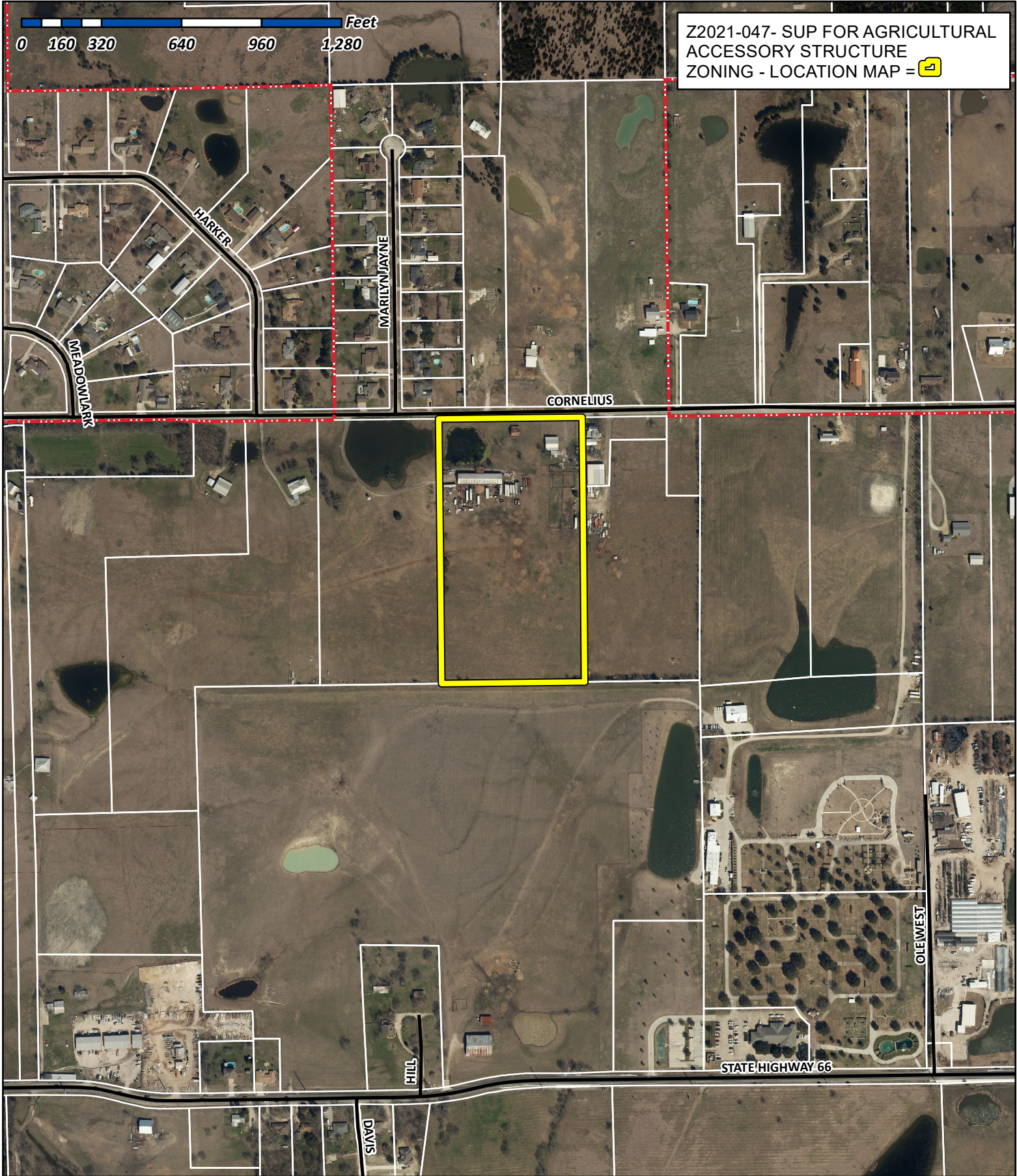
Mike Peoples

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 06-05-2024

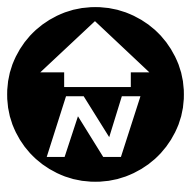




# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (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.

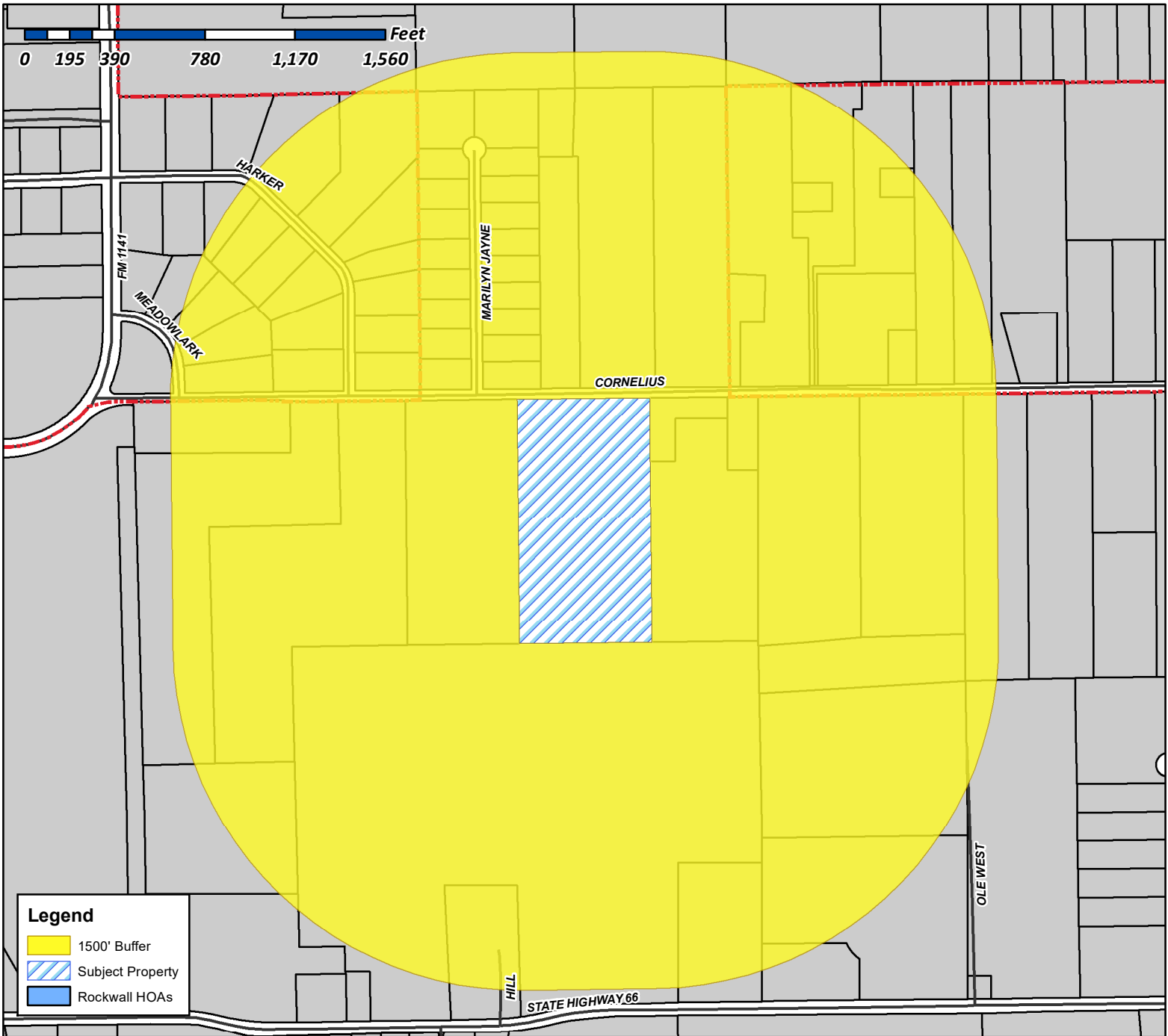
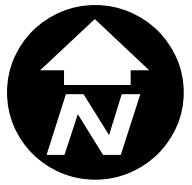




# City of Rockwall

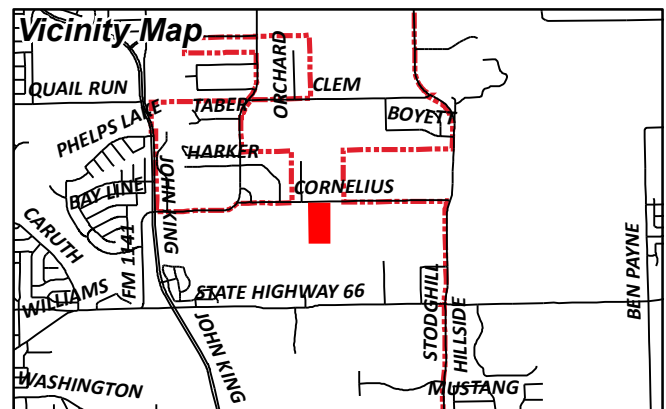
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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.



**Case Number:** Z2021-047  
**Case Name:** SUP for Animal Shelter/Loafing Shed  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 555 Cornelius Road

**Date Created:** 10/21/2021  
**For Questions on this Case Call** (972) 771-7745

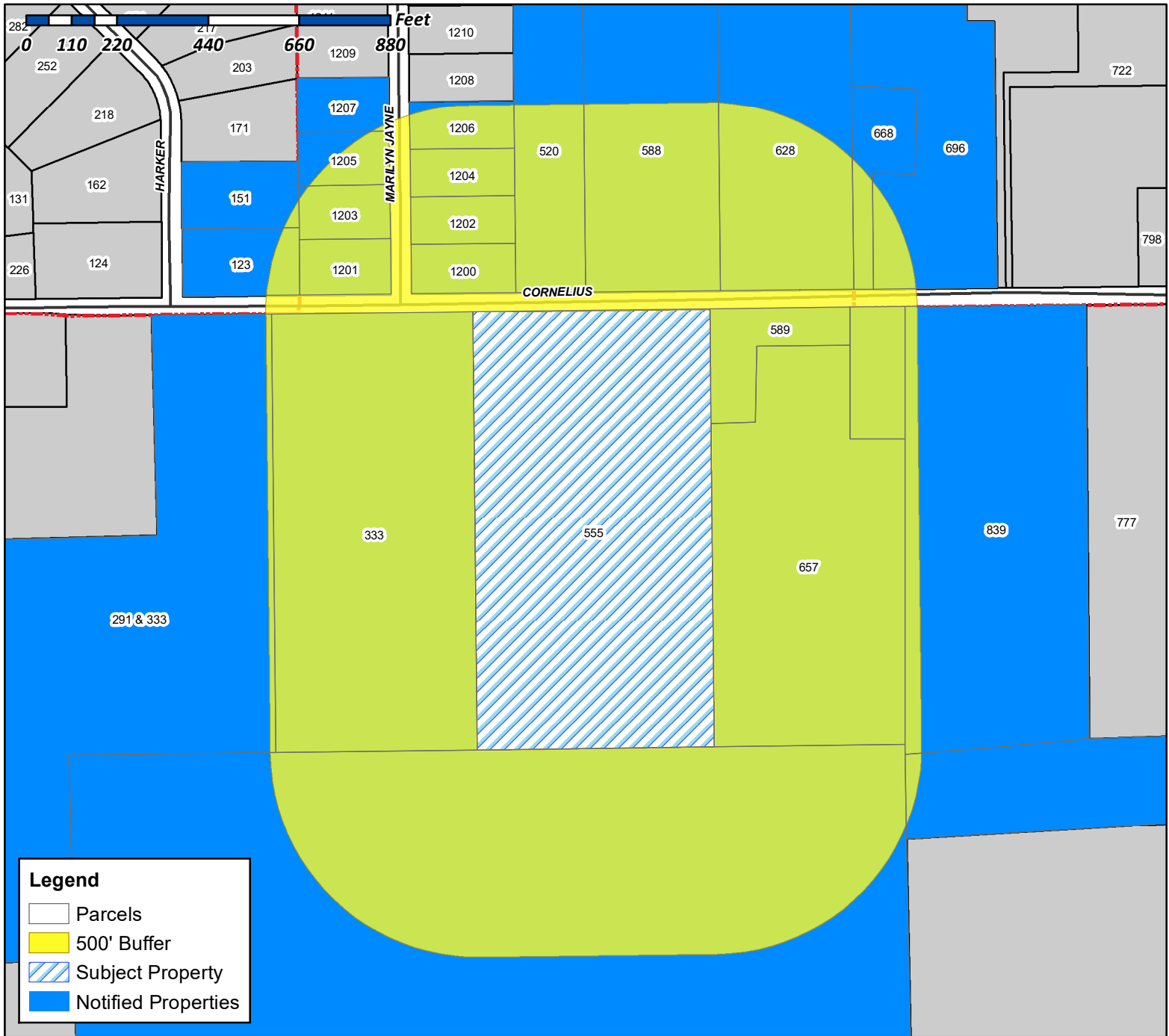




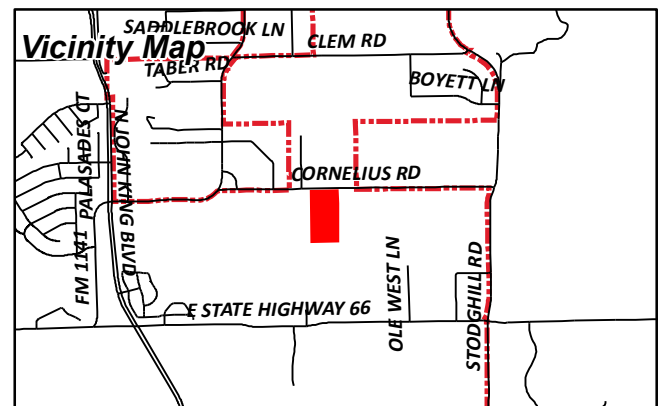
# City of Rockwall

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.



**Case Number:** Z2021-047  
**Case Name:** SUP for Animal Shelter/Loafing Shed  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 555 Cornelius Road



**Date Created:** 10/20/2021

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

THOMAS STEPHEN R & SHARON C  
1200 MARILYN JAYNE DR  
ROCKWALL, TX 75087

RANDY AND KAY WILSON REVOCABLE TRUST  
RANDY SCOTT WILSON AND KAY MARIE  
WILSON- CO TRUSTEES  
1201 MARILYN JAYNE  
ROCKWALL, TX 75087

JAMES BRIAN & KIMBERLY  
1202 MARILYN JAYNE DR  
ROCKWALL, TX 75087

SMITH DANIEL T  
1203 MARILYN JAYNE DR  
ROCKWALL, TX 75087

WALKER GRACIE & LEON  
1204 MARILYN JAYNE DR  
ROCKWALL, TX 75087

JAMES DAVID L  
1205 MARILYN JAYNE DRIVE  
ROCKWALL, TX 75087

COOK ROBERT M ETUX  
1206 MARILYN JAYNE DR  
ROCKWALL, TX 75087

CANTRELL CARL DEAN  
1207 MARILYN JAYNE DR  
ROCKWALL, TX 75087

RESIDENT  
123 HARKER TRAIL  
ROCKWALL, TX 75087

RESIDENT  
151 HARKER TRAIL  
ROCKWALL, TX 75087

PEOPLES MIKE  
291 & 333 CORNELIUS  
ROCKWALL, TX 75087

CARRIAGE MANAGEMENT INC  
3040 POST OAK BLVD SUITE 300  
HOUSTON, TX 77056

E V S R (D) LLC  
305 STONEBRIDGE DR  
ROCKWALL, TX 75087

CAIN FAMILY PARTNERSHIP LTD  
305 STONEBRIDGE DR  
ROCKWALL, TX 75087

ROCKWALL RV PARK AND TINY HOME VILLAGE  
3094 COUNTY ROAD 1024  
FARMERSVILLE, TX 75442

PEOPLES MIKE  
333 CORNELIUS RD  
ROCKWALL, TX 75087

GRAVES BRYAN J AND LAUREN C  
406 MUNSON ST  
ROCKWALL, TX 75087

GRAVES BRYAN J AND LAUREN C  
520 CORNELIUS RD  
ROCKWALL, TX 75087

PEOPLES MIKE  
555 CORNELIUS RD  
ROCKWALL, TX 75087

ROCKWALL RV PARK AND TINY HOME VILLAGE  
588 CORNELIUS RD  
ROCKWALL, TX 75087

PEOPLES DONNIE  
589 CORNELIUS  
ROCKWALL, TX 75087

LEE JAMES H AND BARBARA  
628 CORNELIUS RD  
ROCKWALL, TX 75087

PEOPLES DONNIE  
657 CORNELIUS RD  
ROCKWALL, TX 75087

RESIDENT  
668 CORNELIUS ROAD  
ROCKWALL, TX 75087

E V S R (D) LLC  
839 CORNELIUS RD  
ROCKWALL, TX 75087

PEOPLES MIKE  
PO BOX 41  
ROCKWALL, TX 75087

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

**Case No. Z2021-047: SUP for an Animal Shelter/Loafing Shed**

*Hold a public hearing to discuss and consider a request by Andrea Danley on behalf of Mike Peoples for the approval of a Specific Use Permit (SUP) for an Animal Shelter/Loafing Shed on a 14.219-acre tract of land identified as Tract 10-03 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 555 Cornelius Road, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, November 9, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 15, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Ryan Miller**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, November 15, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

**Case No. Z2021-047: SUP for an Animal Shelter/Loafing Shed**

**Please place a check mark on the appropriate line below:**

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

10-15-21

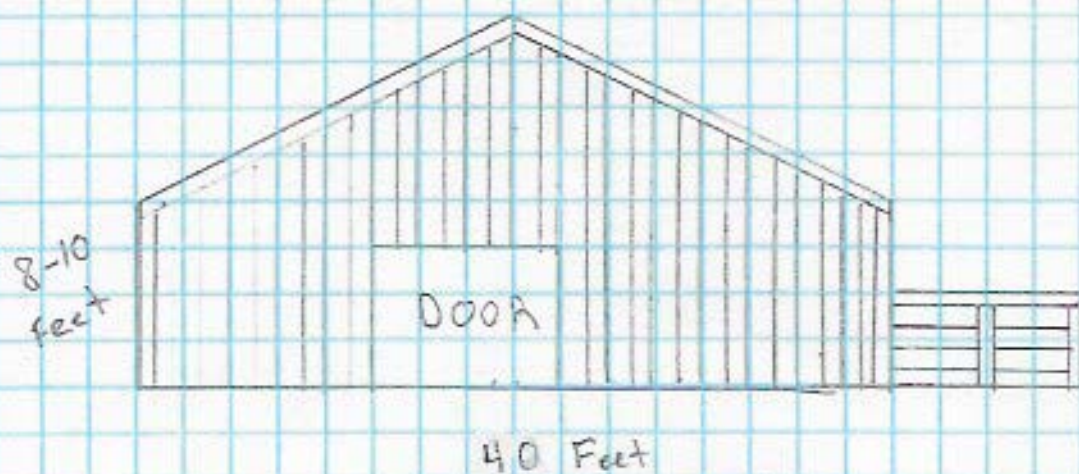
City of Rockwall / To Whom It May Concern,

I am writing into regards of wanting to build a barn on Cornelius Road in Rockwall. There is already a barn in place, but it is old and falling down. I have two daughters in the Rockwall County 4H, that show livestock. In order for my girls to continue working with their cows we are in need of a barn. It would be very helpful to us in order to build a barn for them to keep working with, learning, and helping them grow with their cows. If you have any other questions please feel free to call me. Thank you.

Andrea Duley  
972-880-8245



FRONT



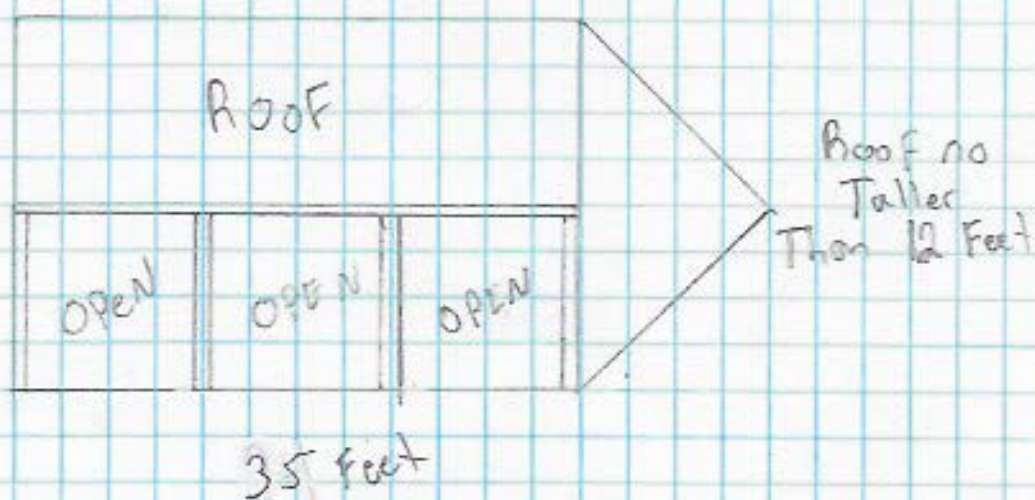
Metal A-Panel  
Roof and Sides





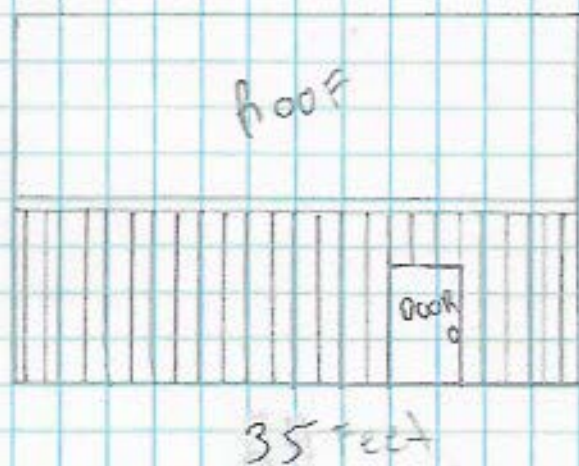
wash area  
dry area  
feed room  
Small hay storage

West Side



Metal A-Panel  
Roof and Sides

East Side





[Sent from Yahoo Mail on Android](#)

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN ANIMAL SHELTER OR LOAFING SHED ON A 14.219-ACRE TRACT OF LAND, IDENTIFIED AS TRACT 10-03 OF THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND 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 from Andrea Danley on behalf of Mike Peoples for the approval of a Specific Use Permit (SUP) to allow an *Animal Shelter or Loafing Shed* on a 14.219-acre tract of land described as Tract 10-03 of the William Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 555 Cornelius Road, and being more specifically depicted and 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 the Unified Development Code (UDC) [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 the Unified Development Code (UDC) [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 an *Animal Shelter or Loafing Shed* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 02.01, *Agricultural (AG) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and as may be amended in the future --, and with the following conditions:

## 2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an *Animal Shelter or Loafing Shed* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The *Animal Shelter or Loafing Shed* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B & 'C'* of this ordinance.
- (2) The applicant shall pull a demolition permit through the Building Inspection Department prior to removing the existing *Barn or Agricultural Accessory Structure*.
- (3) The *Animal Shelter or Loafing Shed* shall not exceed a maximum size of 1,400 SF.
- (4) The *Animal Shelter or Loafing Shed* shall not exceed a maximum height of 15-feet.
- (5) The *Animal Shelter or Loafing Shed* shall not be sold or conveyed separately without meeting the requirements of the Unified Development Code (UDC).

## 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 compliance to the following:

- (1) Upon obtaining a *Building Permit*, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

**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 6<sup>TH</sup> DAY OF DECEMBER, 2021.

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

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

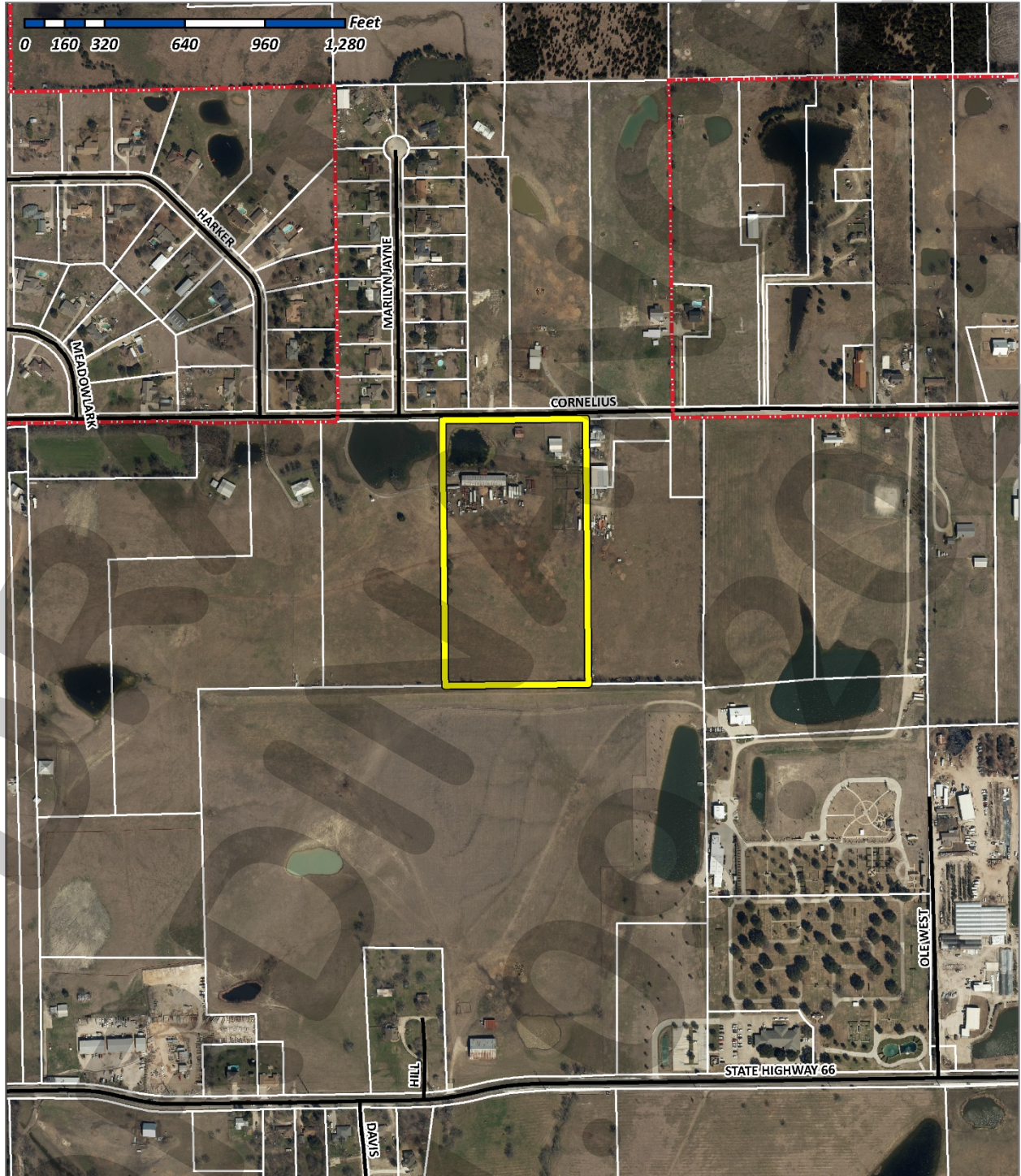
1<sup>st</sup> Reading: November 15, 2021

2<sup>nd</sup> Reading: December 6, 2021

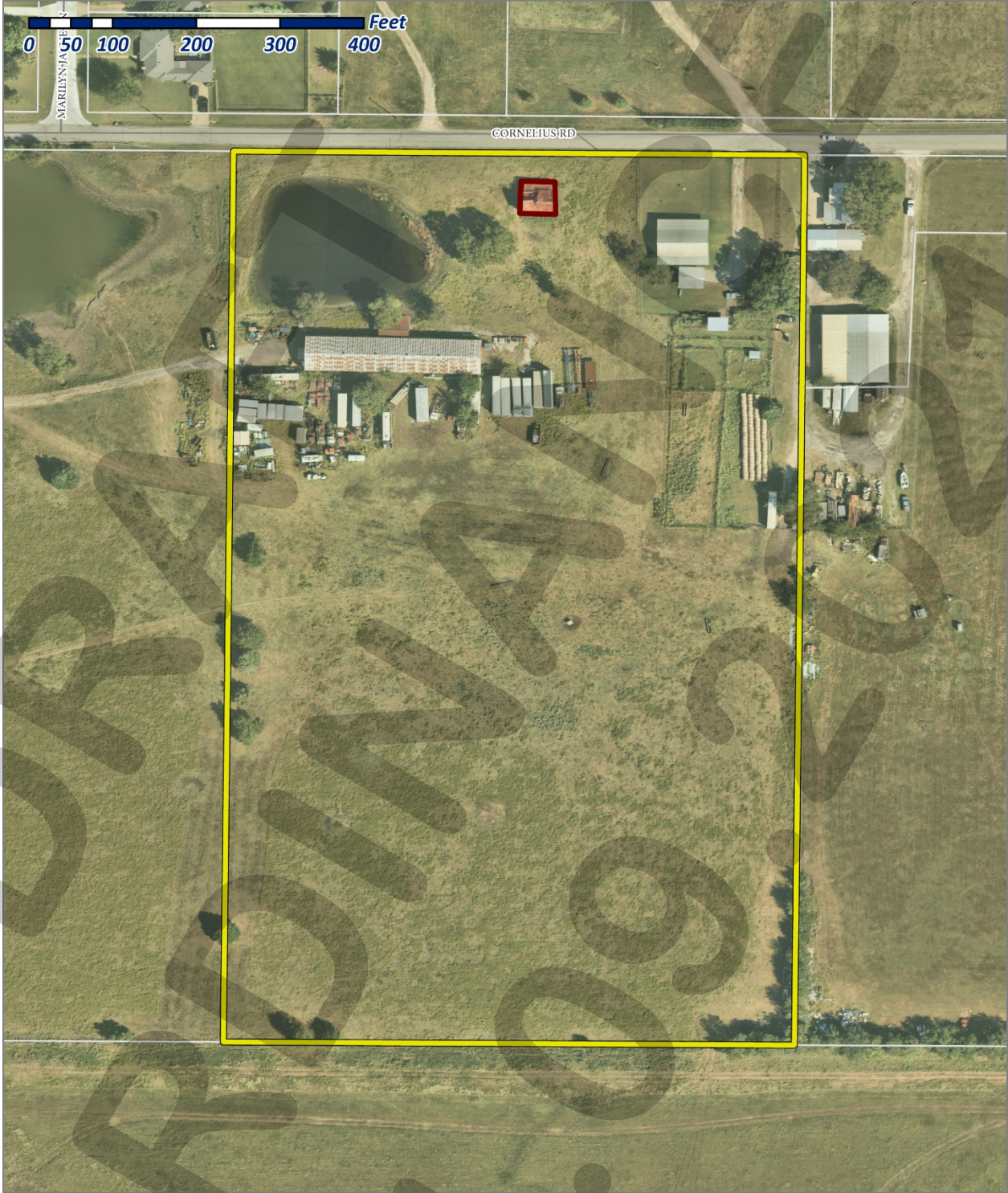
**Exhibit 'A'**  
**Zoning Exhibit**

Address: 555 Cornelius Road

Legal Description: Tract 10-03 of the W. M. Dalton Survey, Abstract No. 72



**Exhibit 'B':**  
*Site Plan*



**YELLOW:** SUBJECT PROPERTY; **RED:** LOCATION OF EXISTING AND PROPOSED AGRICULTURAL ACCESSORY STRUCTURE

Exhibit 'C':  
Building Elevations

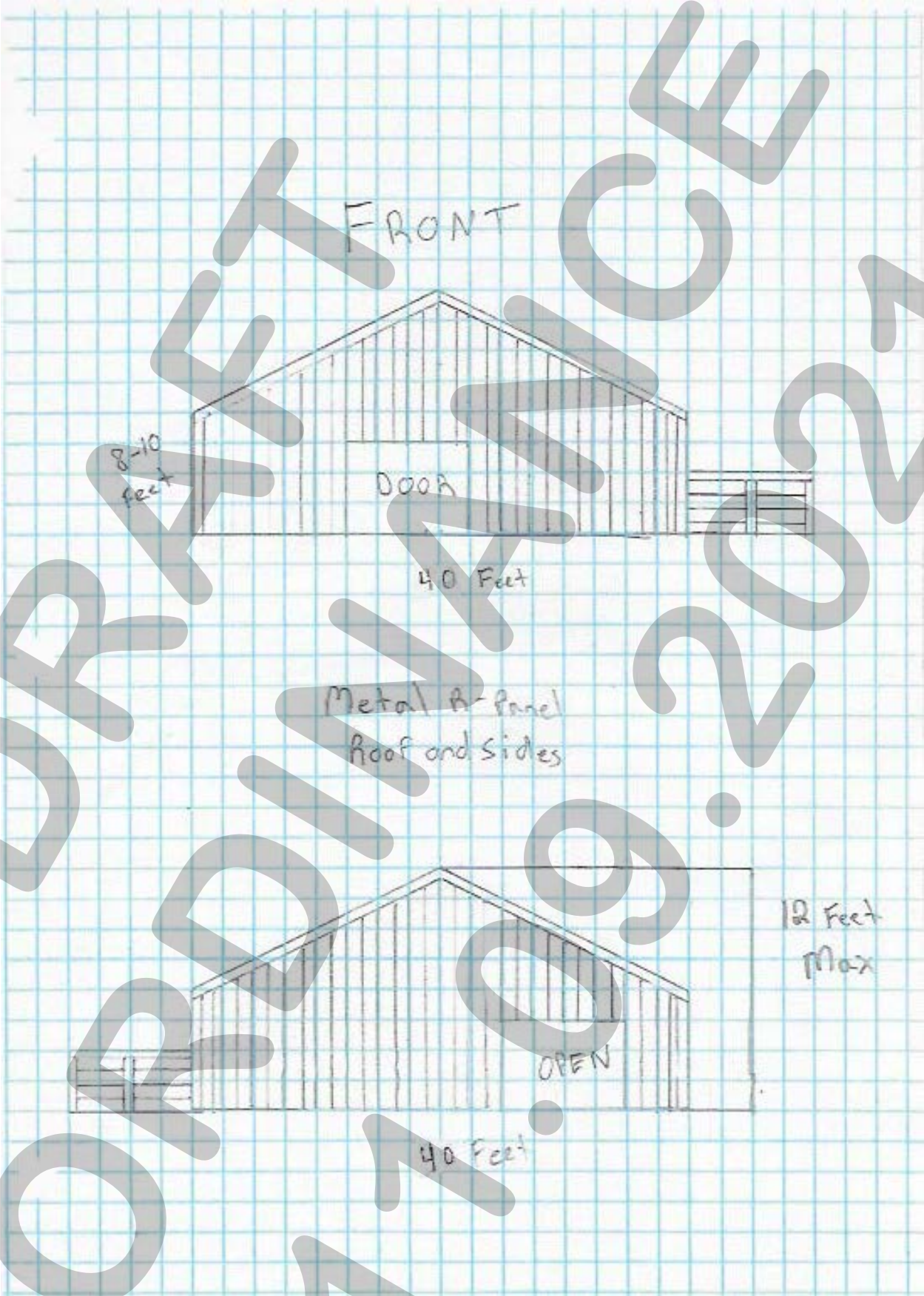
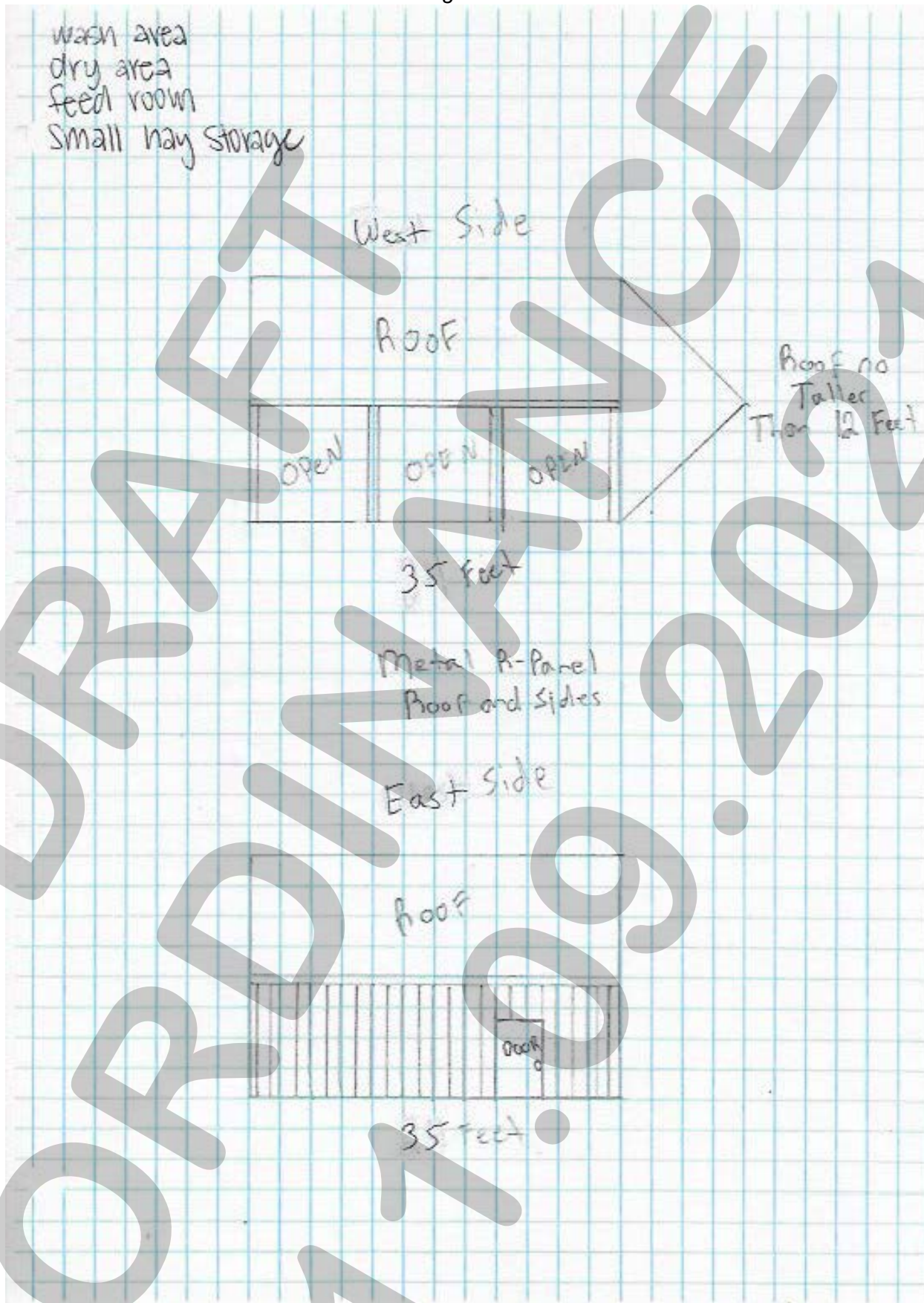




Exhibit 'C':  
Building Elevations





# 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:** November 15, 2021  
**APPLICANT:** Andrea Danley  
**CASE NUMBER:** Z2021-047; *Specific Use Permit for an Animal Shelter or Loafing Shed*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Andrea Danley on behalf of Mike Peoples for the approval of a Specific Use Permit (SUP) for an *Animal Shelter/Loafing Shed* on a 14.219-acre tract of land identified as Tract 10-03 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 555 Cornelius Road, and take any action necessary.

### BACKGROUND

The subject property was annexed into the City of Rockwall on January 4, 2010 by *Ordinance No. 10-01 [Case No. A2009-005]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD) currently situated on the subject property are: [1] a 1,750 SF single-family home that was constructed in 1960, [2] a 360 SF barn with a 330 SF canopy constructed in 1973, [3] a 7,040 SF barn constructed in 1985, [4] a 400 SF carport constructed in 2008, [5] two (2) storage buildings (*being 256 SF and 120 SF*) constructed in 2012, and [6] a 1,600 SF barn with an unknown construction date. No other changes or improvements currently exist on the subject property. The zoning designation has not changed since it was designated as an Agricultural (AG) District in 2010.

### PURPOSE

The applicant -- *Andrea Danley* -- is requesting the approval of a Specific Use Permit (SUP) to allow for the construction of an *Animal Shelter or Loafing Shed* in accordance with the requirements of Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 555 Cornelius Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Cornelius Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) according to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are: [1] a ten (10) acre tract of land (*i.e. Tract 22-02 of the W. M. Dalton Survey, Abstract No. 72*), [2] a four (4) acre tract of land (*i.e. Tract 22-07 of the W. M. Dalton Survey, Abstract No. 72*), and [3] the Maytona Ranch Estates Subdivision which consists of 19 single-family residential lots. All of these properties are zoned Agricultural (AG) District.

South: Directly south of the subject property is a 55.08-acre tract of land identified as Tract 11 of the W. M. Dalton Survey, Abstract No. 72. Beyond this is a 4.07-acre tract of land, identified as Tract 12-1 of the W. M. Dalton Survey, Abstract No. 72, with a single-family home situated on it. Both of these properties are zoned Agricultural (AG) District. South of these tracts is SH-66, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) according to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 12.231-acre tract of land identified as Tracts 9, 10, & 10-01 of the W. M. Dalton Survey, Abstract No. 72. Situated on this tract is a single-family home and several agricultural accessory buildings. Beyond this is a 10.81-acre tract of vacant land identified as Lot 2, Block A, DC Addition. All of these properties are zoned Agricultural (AG) District.

West: Directly west of the subject property is a 12.00-acre tract of vacant land identified as Tract 10-02 of the W. M. Dalton Survey, Abstract No. 72. Beyond this are two (2) tracts of land, both being 16.444-acres, identified as Tracts 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72. Situated on these tracts are two (2) single-family homes. These properties are zoned Agricultural (AG) District.

**CHARACTERISTICS OF THE REQUEST**

The applicant has submitted an application, an applicant’s letter, and building elevations requesting to remove the existing 360 SF barn and 330 SF canopy constructed in 1973, and replace them with a 35-foot by 40-foot (or 1,400 SF) *Animal Shelter or Loafing Shed*. The proposed loafing shed will be constructed out of metal R-Panel, and will stand a maximum of 12-feet in height. The applicant is proposing to construct the structure in approximately the same place as the existing barn.

**CONFORMANCE WITH THE CITY’S CODES**

According to Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Animal Shelter or Loafing Shed* requires a Specific Use Permit (SUP) in an Agricultural (AG) District; however, there are no specific *Conditional Land Use Standards* associated with this land use. This means that the proposed structure will only be subject to the Agricultural (AG) District development standards stipulated by Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), and which are summarized in *Table 1: Subject Property’s Current Conformance with the Agricultural (AG) District Standards* below. The subject property’s current conformance with these standards is as follows:

**TABLE 1: SUBJECT PROPERTY’S CURRENT CONFORMANCE WITH THE AGRICULTURAL (AG) DISTRICT STANDARDS**

DEVELOPMENT STANDARDS		AGRICULTURAL (AG) DISTRICT	SUBJECT PROPERTY CONFORMANCE
ABBREVIATION		AG	AG
DWELLING UNITS/LOTS		1.0 <sup>1</sup>	1.0; <i>IN CONFORMANCE</i>
DWELLING UNITS/ACRE		0.1	0.07; <i>IN CONFORMANCE</i>
MINIMUM DWELLING UNIT (SF)		1,600	1,750 SF; <i>IN CONFORMANCE</i>
MINIMUM LOT REQUIREMENTS	AREA (SF)	43,560	14.219-ACRES OR 619,379.64 SF; <i>IN CONFORMANCE</i>
	WIDTH (FEET)	100	~570.00-FEET; <i>IN CONFORMANCE</i>
	DEPTH (FEET)	200	~1,056-FEET; <i>IN CONFORMANCE</i>
MINIMUM SETBACKS	FRONT (FEET)	40	~30-FEET <sup>2</sup> ; <i>LEGAL NON-CONFORMING</i>
	REAR (FEET)	10	X > 10-FEET; <i>IN CONFORMANCE</i>
	(SIDE (FEET)	6	0-FEET <sup>3</sup> ; <i>LEGAL NON-CONFORMING</i>
BETWEEN BUILDINGS (FEET)		12	~3-FEET <sup>4</sup> ; <i>IN CONFORMANCE</i>
BUILDING HEIGHT (FEET)		36	ALL STRUCTURE ARE LESS THAN 36-FEET; <i>IN CONFORMANCE</i>
MAXIMUM LOT COVERAGE (%)		N/A	<i>IN CONFORMANCE</i>

**NOTES:**

- <sup>1:</sup> A MINIMUM LOT SIZE OF TEN (10) ACRES IS REQUIRED FOR THE CONSTRUCTION OF A SINGLE-FAMILY DWELLING.
- <sup>2:</sup> THE EXISTING 360 SF BARN AND 330 SF CANOPY ARE LOCATED 30-FEET FROM THE FRONT PROPERTY LINE. WITH THE REMOVAL OF THESE STRUCTURES AND THE CONSTRUCTION OF THE ANIMAL SHELTER OR LOAFING SHED, THE APPLICANT WILL BE BRINGING THIS INTO CONFORMANCE WITH THE CURRENT REQUIREMENTS.
- <sup>3:</sup> THE 256 SF ACCESSORY BUILDING CONSTRUCTED IN 2012 APPEARS TO BE CONSTRUCTED ON THE PROPERTY LINE OF THE SUBJECT PROPERTY; HOWEVER, STAFF SHOULD NOTE THAT THE OWNER OF THE SUBJECT PROPERTY OWNS THE ADJACENT TRACT AND THAT THIS IS CONSIDERED TO BE A LEGALLY NON-CONFORMING STRUCTURE.
- <sup>4:</sup> THE EXISTING 400 SF CARPORT CONSTRUCTED IN 2008 APPEARS TO BE APPROXIMATELY THREE (3) FEET FROM THE PRIMARY STRUCTURE; HOWEVER, SINCE THIS CONDITION EXISTED PRIOR TO THE ANNEXATION OF THE PROPERTY IT IS CONSIDERED TO BE LEGALLY NON-CONFORMING.

Based on the building elevations and materials submitted by the applicant the proposed structure appears to be in conformance with all the applicable standards; however, the existing barn is constructed an estimated 30-feet from the front property line. This front yard setback will need to be increased to 40-feet for the proposed *Animal Shelter or Loafing Shed*.

## STAFF ANALYSIS

In looking at the surrounding area, staff should point out that many of the tracts of land adjacent to the subject property are still being actively used for agricultural or rural land uses, and that there are structures similar to what the applicant is proposing already adjacent to Cornelius Road. In addition, many of the existing structures appear to be much larger than what the applicant is proposing. Staff should also note that the current barn and canopy are in a state of disrepair and are in need of being razed. Based on this, the applicant's request does not appear to create a negative impact on the adjacent properties and would be an improvement to the existing building. With all of this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## NOTIFICATIONS

On October 22, 2021, staff mailed 26 notices to property owners and occupants within 500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). Staff should note that there were no Homeowner's Associations or Neighborhood Organizations within 1,500-feet participating within the Neighborhood Notification Program. At the time this report was drafted, staff had received three (3) notices within the 500-foot notification buffer in favor of the applicant's request.

## CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) for an *Animal Shelter or Loafing Shed*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) The *Animal Shelter or Loafing Shed* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance.
  - (b) The applicant shall pull a demolition permit through the Building Inspection Department prior to removing the existing *Barn or Agricultural Accessory Structure*.
  - (c) The *Animal Shelter or Loafing Shed* shall not exceed a maximum size of 1,400 SF.
  - (d) The *Animal Shelter or Loafing Shed* shall not exceed a maximum height of 15-feet.
  - (e) The *Animal Shelter or Loafing Shed* shall not be sold or conveyed separately without meeting the requirements of the Unified Development Code (UDC).
- (2) The proposed *Animal Shelter or Loafing Shed* shall be setback a minimum of 40-feet off of the front property line in conformance with the development standards of the Agricultural (AG) District.
- (3) Any construction resulting from the approval of this Specific Use Permit (SUP) 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 November 9, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) per staff's recommendations by a vote of 5-0, with Commissioners Moeller and Thomas absent.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-047

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</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

### 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.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

Cornelius Rd Rockwall, TX 75087

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

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

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

Mike Peoples  
CONTACT PERSON Mike Peoples  
ADDRESS PO Box 41

APPLICANT

Andrea Danley  
CONTACT PERSON Andrea Danley  
ADDRESS PO Box 154

CITY, STATE & ZIP

Rockwall TX 75087

CITY, STATE & ZIP

Fate TX 75132

PHONE

214-957-6595

PHONE

972-880-0245

E-MAIL

lucypeoples@yahoo.com

E-MAIL

lucypeoples@yahoo.com

## NOTARY VERIFICATION [REQUIRED]

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

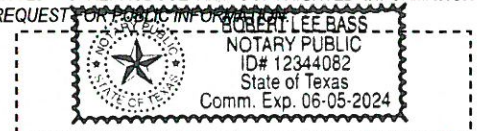
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY 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 19 DAY OF OCT, 2021

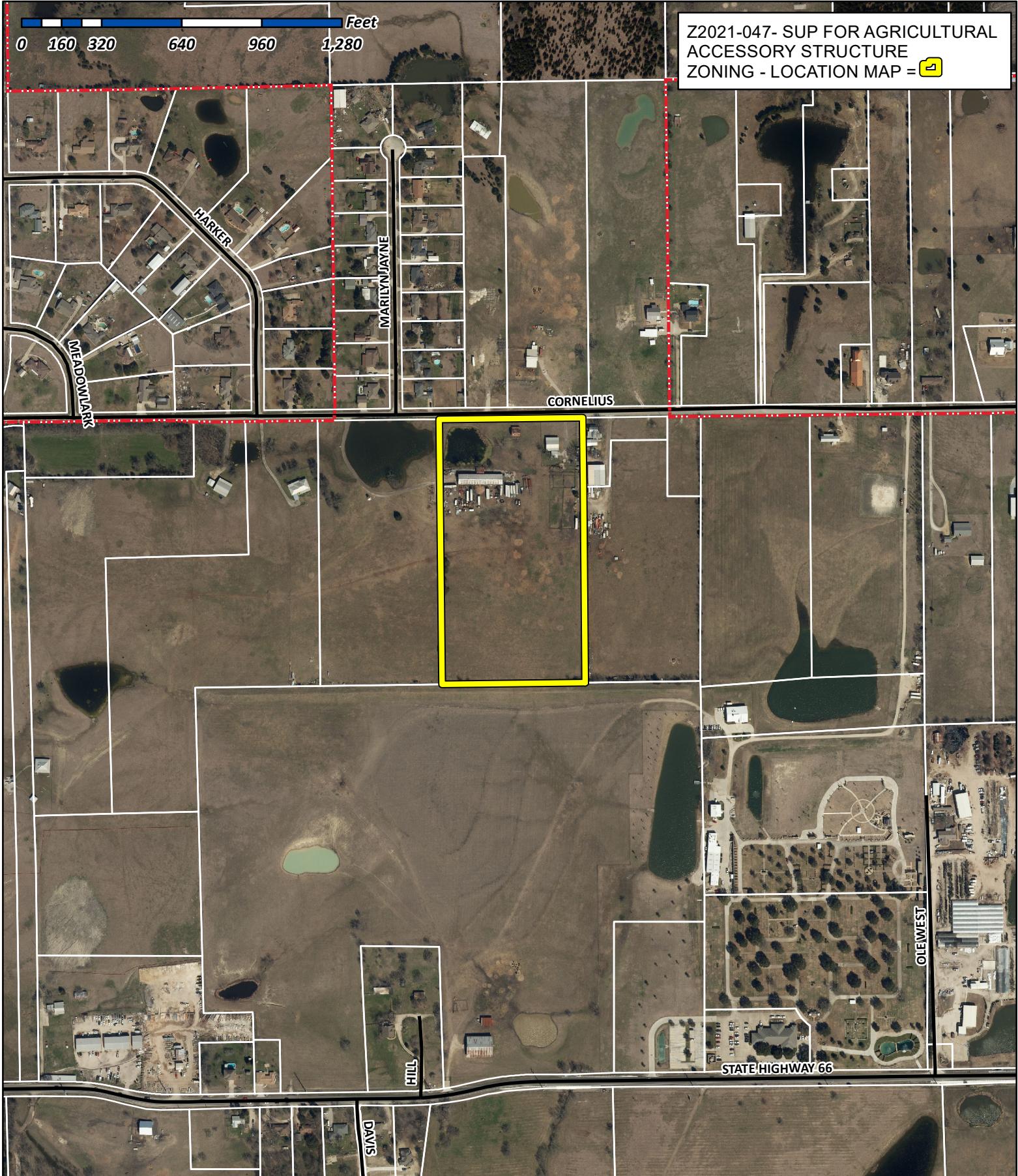
OWNER'S SIGNATURE

Mike Peoples  
Fate TX

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



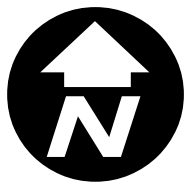
MY COMMISSION EXPIRES 06-05-2024



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): [www.rockwall.com](http://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.

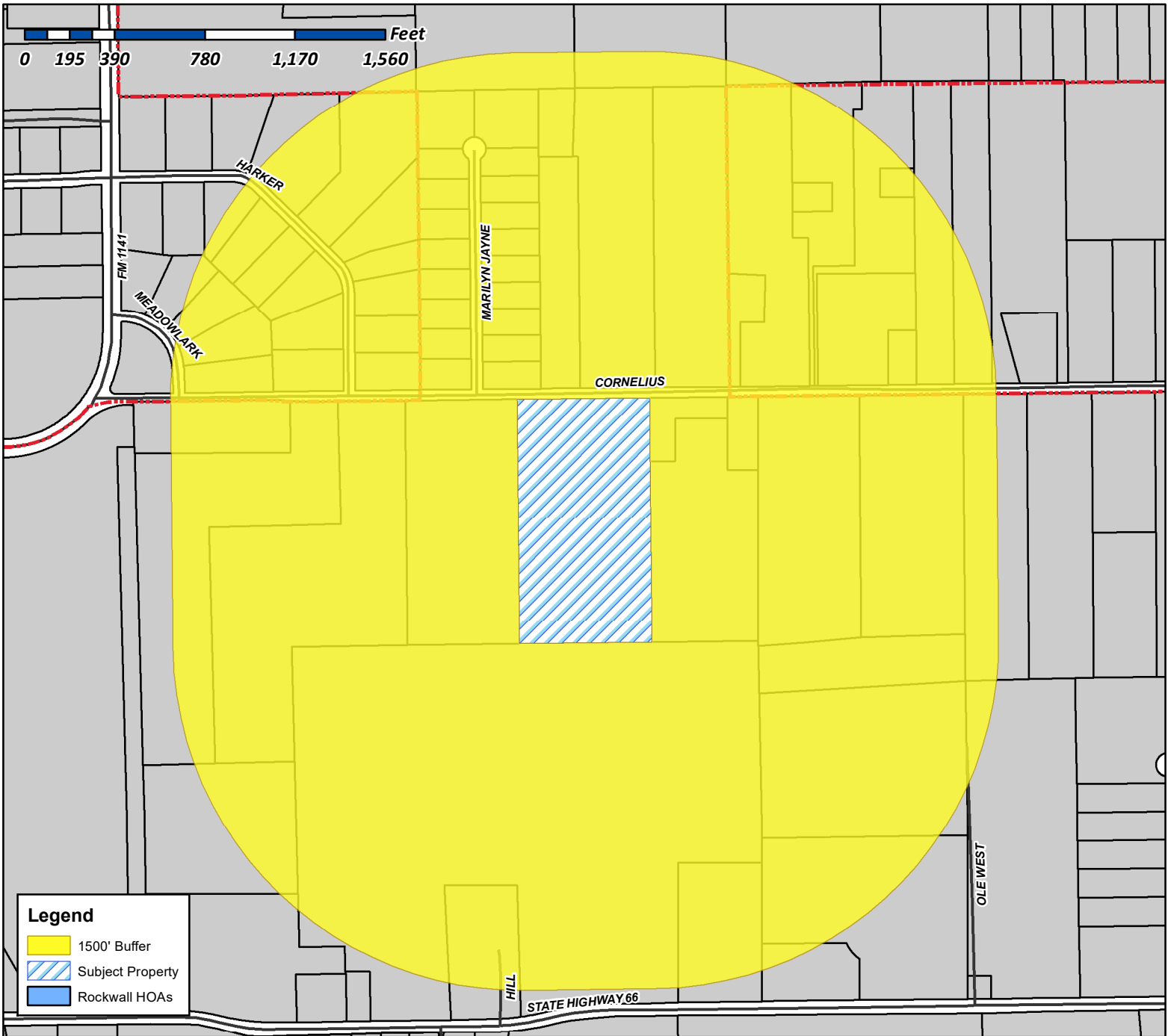
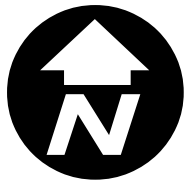




# City of Rockwall

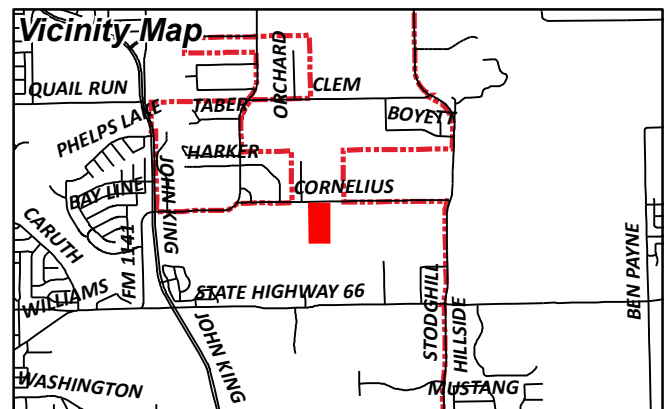
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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.



**Case Number:** Z2021-047  
**Case Name:** SUP for Animal Shelter/Loafing Shed  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 555 Cornelius Road

**Date Created:** 10/21/2021  
**For Questions on this Case Call** (972) 771-7745

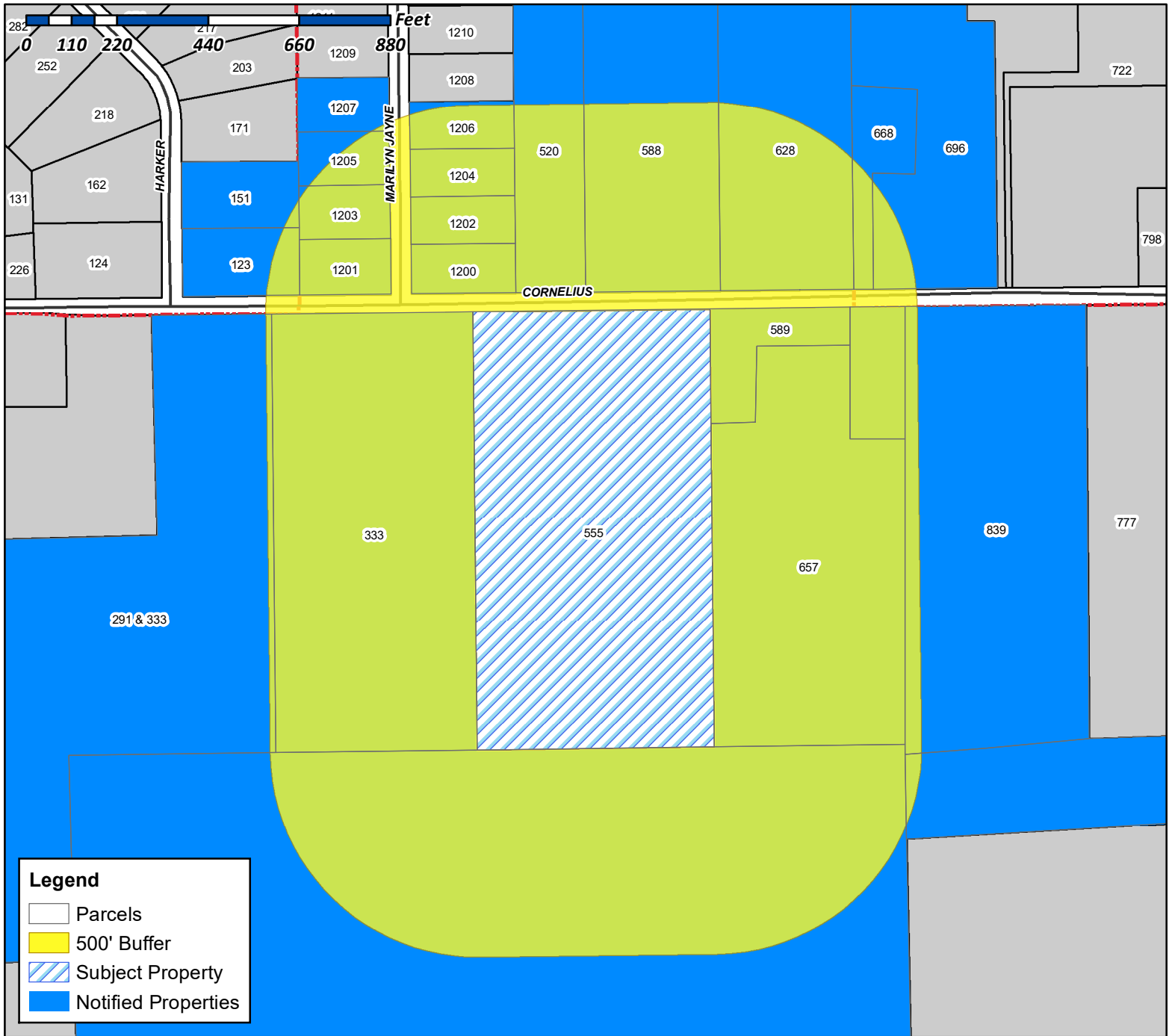




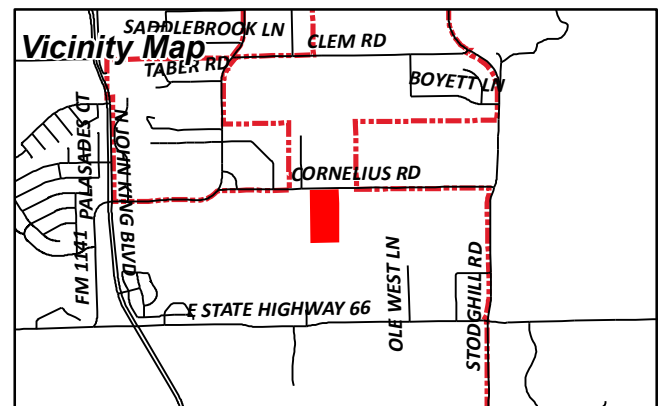
# City of Rockwall

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.



**Case Number:** Z2021-047  
**Case Name:** SUP for Animal Shelter/Loafing Shed  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 555 Cornelius Road



**Date Created:** 10/20/2021

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



THOMAS STEPHEN R & SHARON C  
1200 MARILYN JAYNE DR  
ROCKWALL, TX 75087

RANDY AND KAY WILSON REVOCABLE TRUST  
RANDY SCOTT WILSON AND KAY MARIE  
WILSON- CO TRUSTEES  
1201 MARILYN JAYNE  
ROCKWALL, TX 75087

JAMES BRIAN & KIMBERLY  
1202 MARILYN JAYNE DR  
ROCKWALL, TX 75087

SMITH DANIEL T  
1203 MARILYN JAYNE DR  
ROCKWALL, TX 75087

WALKER GRACIE & LEON  
1204 MARILYN JAYNE DR  
ROCKWALL, TX 75087

JAMES DAVID L  
1205 MARILYN JAYNE DRIVE  
ROCKWALL, TX 75087

COOK ROBERT M ETUX  
1206 MARILYN JAYNE DR  
ROCKWALL, TX 75087

CANTRELL CARL DEAN  
1207 MARILYN JAYNE DR  
ROCKWALL, TX 75087

RESIDENT  
123 HARKER TRAIL  
ROCKWALL, TX 75087

RESIDENT  
151 HARKER TRAIL  
ROCKWALL, TX 75087

PEOPLES MIKE  
291 & 333 CORNELIUS  
ROCKWALL, TX 75087

CARRIAGE MANAGEMENT INC  
3040 POST OAK BLVD SUITE 300  
HOUSTON, TX 77056

E V S R (D) LLC  
305 STONEBRIDGE DR  
ROCKWALL, TX 75087

CAIN FAMILY PARTNERSHIP LTD  
305 STONEBRIDGE DR  
ROCKWALL, TX 75087

ROCKWALL RV PARK AND TINY HOME VILLAGE  
3094 COUNTY ROAD 1024  
FARMERSVILLE, TX 75442

PEOPLES MIKE  
333 CORNELIUS RD  
ROCKWALL, TX 75087

GRAVES BRYAN J AND LAUREN C  
406 MUNSON ST  
ROCKWALL, TX 75087

GRAVES BRYAN J AND LAUREN C  
520 CORNELIUS RD  
ROCKWALL, TX 75087

PEOPLES MIKE  
555 CORNELIUS RD  
ROCKWALL, TX 75087

ROCKWALL RV PARK AND TINY HOME VILLAGE  
588 CORNELIUS RD  
ROCKWALL, TX 75087

PEOPLES DONNIE  
589 CORNELIUS  
ROCKWALL, TX 75087

LEE JAMES H AND BARBARA  
628 CORNELIUS RD  
ROCKWALL, TX 75087

PEOPLES DONNIE  
657 CORNELIUS RD  
ROCKWALL, TX 75087

RESIDENT  
668 CORNELIUS ROAD  
ROCKWALL, TX 75087

E V S R (D) LLC  
839 CORNELIUS RD  
ROCKWALL, TX 75087

PEOPLES MIKE  
PO BOX 41  
ROCKWALL, TX 75087

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

**Case No. Z2021-047: SUP for an Animal Shelter/Loafing Shed**

*Hold a public hearing to discuss and consider a request by Andrea Danley on behalf of Mike Peoples for the approval of a Specific Use Permit (SUP) for an Animal Shelter/Loafing Shed on a 14.219-acre tract of land identified as Tract 10-03 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 555 Cornelius Road, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, November 9, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 15, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Ryan Miller**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, November 15, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

----- PLEASE RETURN THE BELOW FORM -----

**Case No. Z2021-047: SUP for an Animal Shelter/Loafing Shed**

**Please place a check mark on the appropriate line below:**

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name:   
Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

**Case No. Z2021-047: SUP for an Animal Shelter/Loafing Shed**

Hold a public hearing to discuss and consider a request by Andrea Danley on behalf of Mike Peoples for the approval of a Specific Use Permit (SUP) for an Animal Shelter/Loafing Shed on a 14.219-acre tract of land identified as Tract 10-03 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 555 Cornelius Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, November 9, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 15, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Ryan Miller**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, November 15, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

**Case No. Z2021-047: SUP for an Animal Shelter/Loafing Shed**

**Please place a check mark on the appropriate line below:**

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

*IT CAN'T LOOK WORSE THAN WHAT'S THERE NOW*

Name: *DEWAYNE CAIN*  
Address: *305 STONEBRIDGE DR.*

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

**Case No. Z2021-047: SUP for an Animal Shelter/Loafing Shed**

Hold a public hearing to discuss and consider a request by Andrea Danley on behalf of Mike Peoples for the approval of a Specific Use Permit (SUP) for an Animal Shelter/Loafing Shed on a 14.219-acre tract of land identified as Tract 10-03 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 555 Cornelius Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, November 9, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 15, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Ryan Miller**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, November 15, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

**Case No. Z2021-047: SUP for an Animal Shelter/Loafing Shed**

**Please place a check mark on the appropriate line below:**

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name: **EVSR(D) LLC**  
Address: **305 STONEBRIDGE DR.**

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Case No. Z2021-047: SUP for an Animal Shelter/Loafing Shed

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

We have known this family many years,  
and they are amazing neighbors!

Name:

Steve & Sharon Thomas

Address:

1200 Marilyn Jayne

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

10-15-21

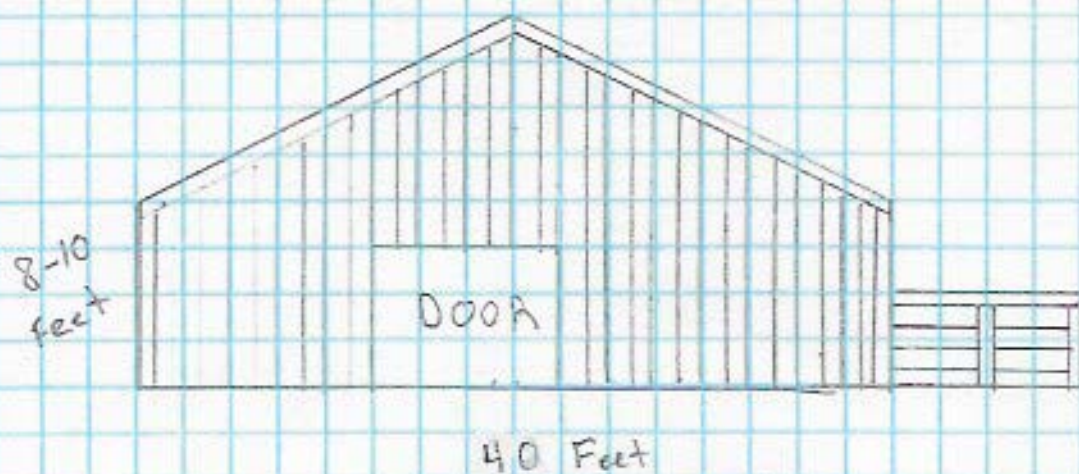
City of Rockwall / To Whom It May Concern,

I am writing into regards of wanting to build a barn on Cornelius Road in Rockwall. There is already a barn in place, but it is old and falling down. I have two daughters in the Rockwall County 4H, that show livestock. In order for my girls to continue working with their cows we are in need of a barn. It would be very helpful to us in order to build a barn for them to keep working with, learning, and helping them grow with their cows. If you have any other questions please feel free to call me. Thank you.

Andrea Duley  
972-880-8245



FRONT



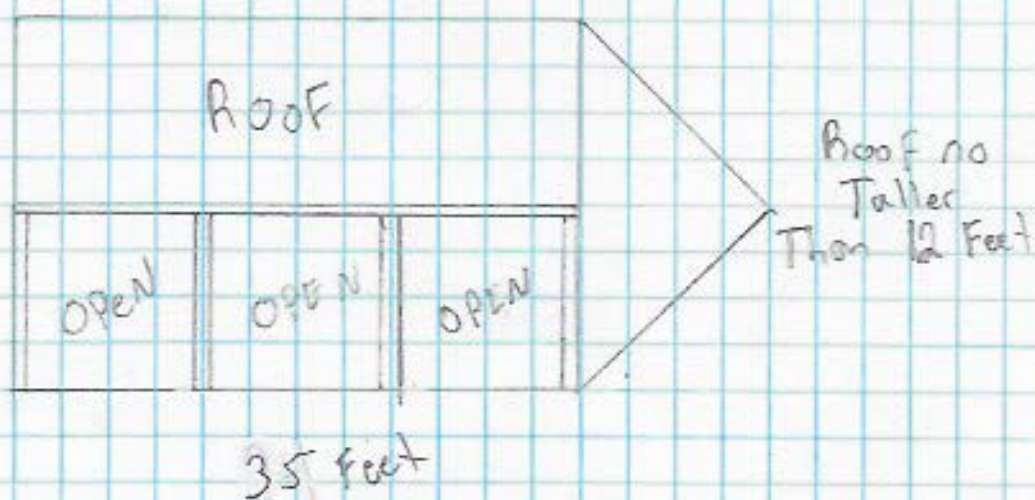
Metal A-Panel  
Roof and Sides





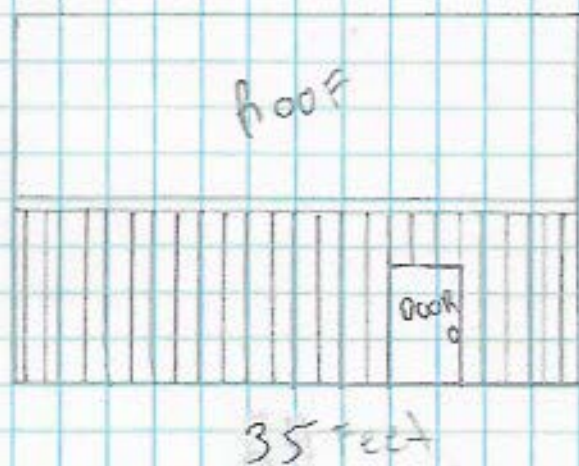
wash area  
dry area  
feed room  
Small hay storage

West Side



Metal A-Panel  
Roof and Sides

East Side





[Sent from Yahoo Mail on Android](#)

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN ANIMAL SHELTER OR LOAFING SHED ON A 14.219-ACRE TRACT OF LAND, IDENTIFIED AS TRACT 10-03 OF THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND 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 from Andrea Danley on behalf of Mike Peoples for the approval of a Specific Use Permit (SUP) to allow an *Animal Shelter or Loafing Shed* on a 14.219-acre tract of land described as Tract 10-03 of the William Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 555 Cornelius Road, and being more specifically depicted and 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 the Unified Development Code (UDC) [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 the Unified Development Code (UDC) [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 an *Animal Shelter or Loafing Shed* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 02.01, *Agricultural (AG) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and as may be amended in the future --, and with the following conditions:

## 2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an *Animal Shelter or Loafing Shed* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The *Animal Shelter or Loafing Shed* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B & 'C'* of this ordinance.
- (2) The applicant shall pull a demolition permit through the Building Inspection Department prior to removing the existing *Barn or Agricultural Accessory Structure*.
- (3) The *Animal Shelter or Loafing Shed* shall not exceed a maximum size of 1,400 SF.
- (4) The *Animal Shelter or Loafing Shed* shall not exceed a maximum height of 15-feet.
- (5) The *Animal Shelter or Loafing Shed* shall not be sold or conveyed separately without meeting the requirements of the Unified Development Code (UDC).

## 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 compliance to the following:

- (1) Upon obtaining a *Building Permit*, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

**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 6<sup>TH</sup> DAY OF DECEMBER, 2021.

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

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

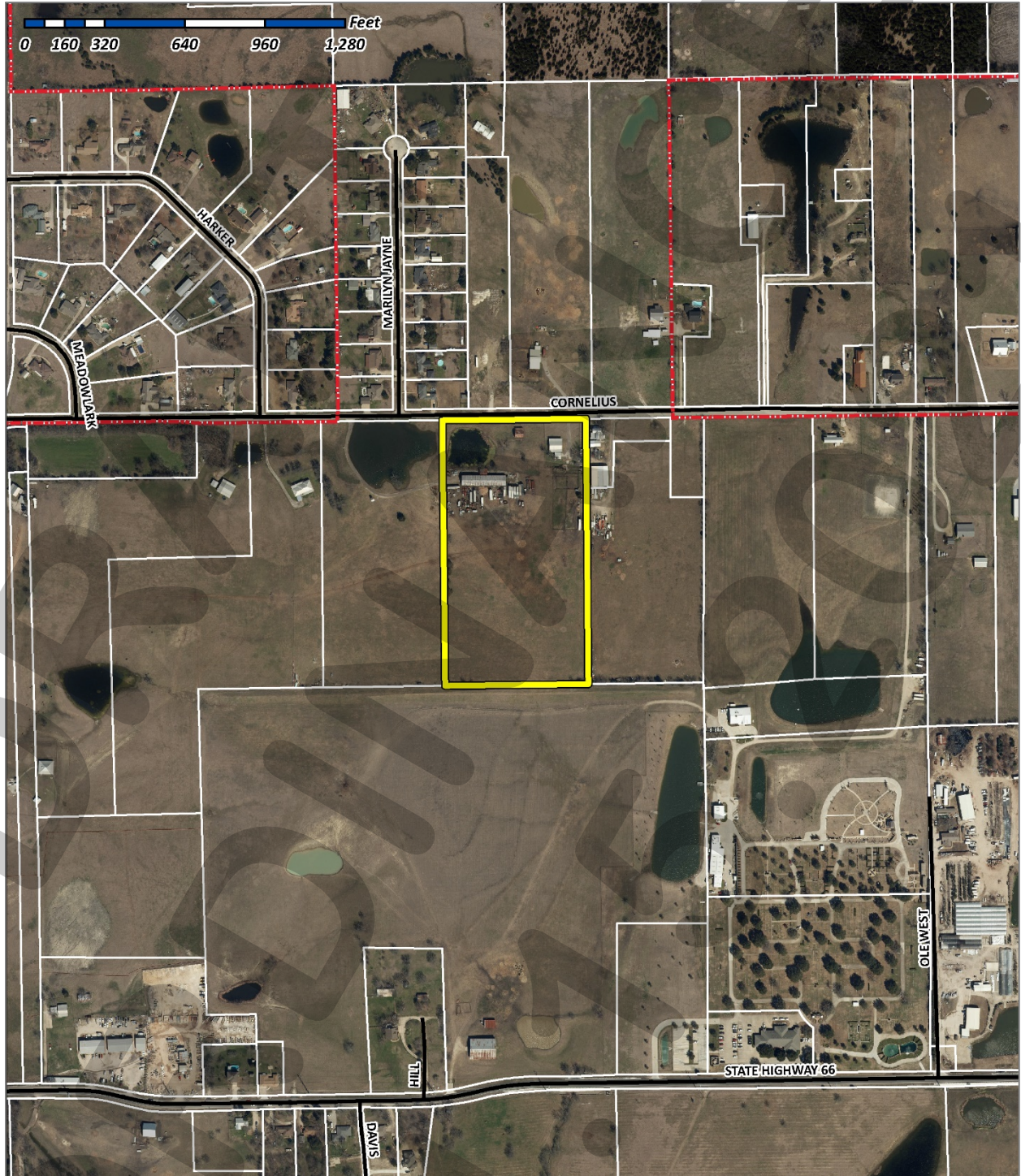
1<sup>st</sup> Reading: November 15, 2021

2<sup>nd</sup> Reading: December 6, 2021

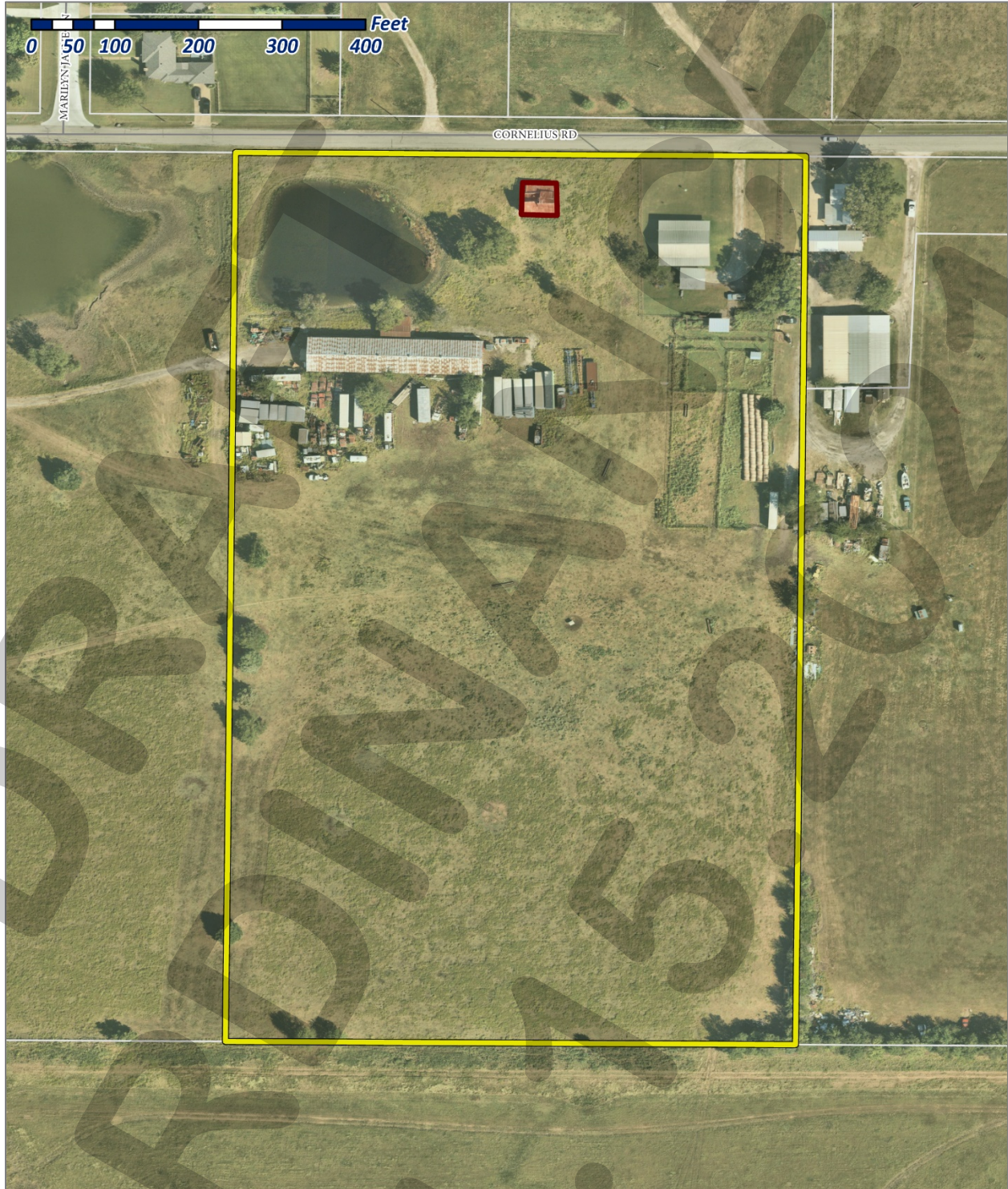
**Exhibit 'A'**  
**Zoning Exhibit**

Address: 555 Cornelius Road

Legal Description: Tract 10-03 of the W. M. Dalton Survey, Abstract No. 72



**Exhibit 'B':**  
*Site Plan*



**YELLOW:** SUBJECT PROPERTY; **RED:** LOCATION OF EXISTING AND PROPOSED AGRICULTURAL ACCESSORY STRUCTURE

Exhibit 'C':  
Building Elevations

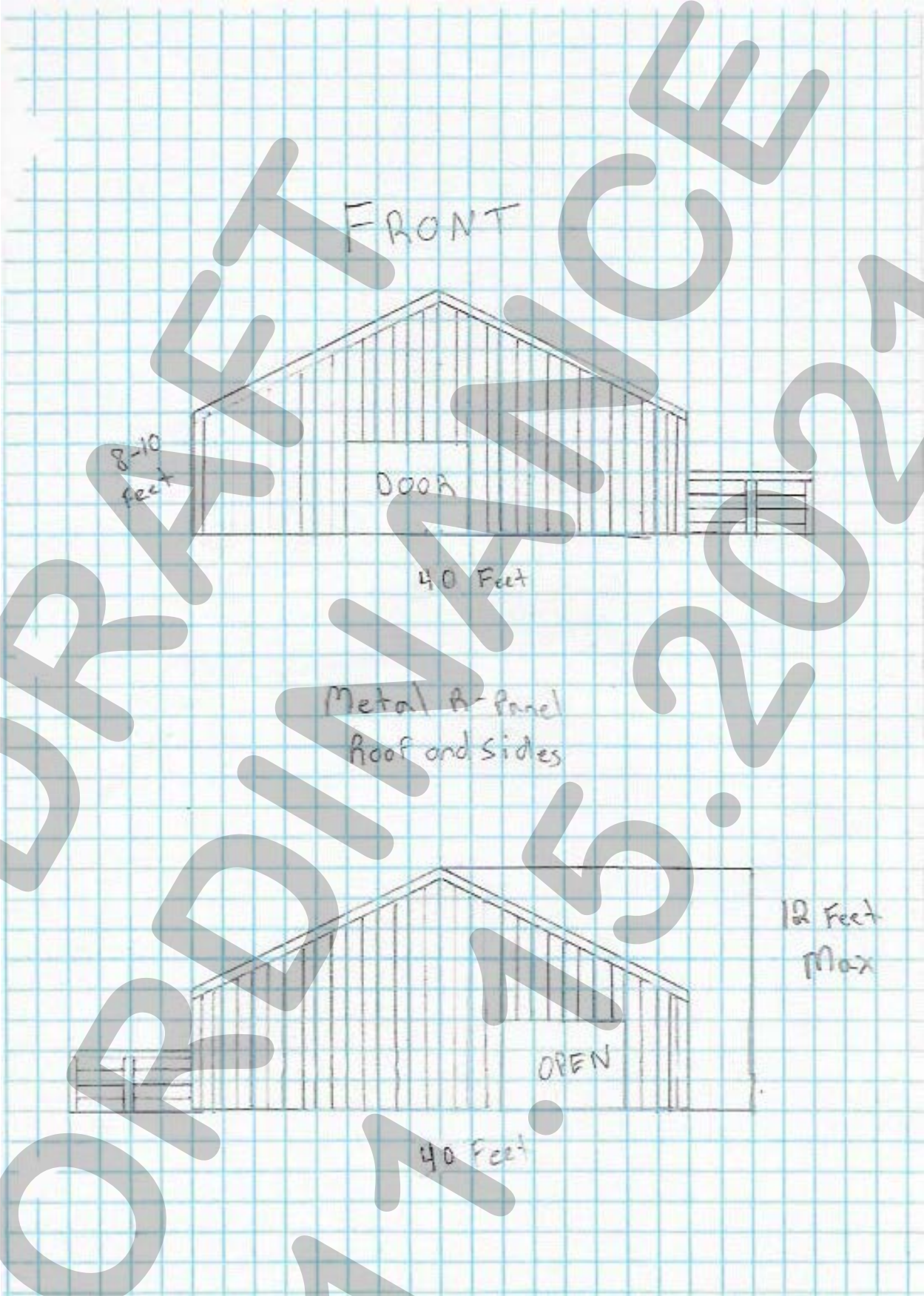
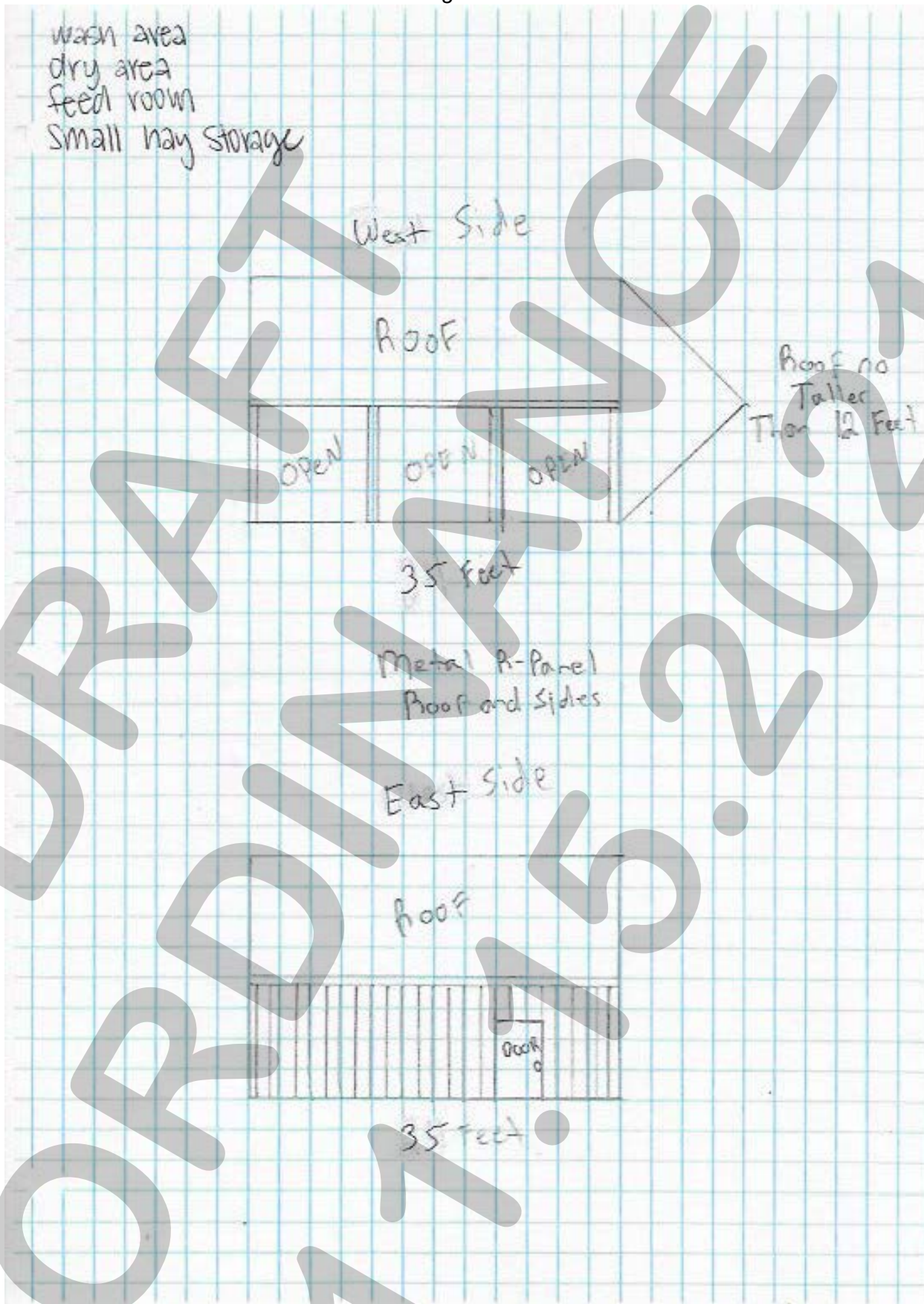




Exhibit 'C':  
Building Elevations



## Miller, Ryan

---

**From:** Miller, Ryan  
**Sent:** Thursday, October 21, 2021 3:25 PM  
**To:** 'lucypeoples@yahoo.com'  
**Cc:** 'mike peoples'  
**Subject:** Project Comments: Z2021-047  
**Attachments:** Draft Ordinance (10.19.2021).pdf; Project Comments (10.21.2021).pdf

Andrea ... Attached is the draft ordinance and project comments for your case. Please review the draft ordinance and let me know if you have any issues. The meeting schedule for this case is as follows:

P&Z Work Session: October 26, 2021  
P&Z Public Hearing: November 9, 2021  
City Council Public Hearing (1<sup>st</sup> Reading): November 15, 2021  
City Council (2<sup>nd</sup> Reading): December 6, 2021

A representative will be required to be at each meeting. All meetings are at 6:00 PM at City Hall (385 S. Goliad Street, Rockwall, TX 75087). If you have any questions please let me know. Thanks.



**RYAN C. MILLER, AICP**

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6441 OFFICE  
RMILLER@ROCKWALL.COM  
385 S. GOLIAD STREET • ROCKWALL, TX 75087

---

[HELPFUL LINKS](#) | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)  
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [UNIFIED DEVELOPMENT CODE](#)

---

NOTES

- 1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

## Miller, Ryan

---

**From:** andrea peoples <lucypeoples@yahoo.com>  
**Sent:** Tuesday, October 26, 2021 2:41 PM  
**To:** Miller, Ryan  
**Subject:** Fw: New Measurements for Barn  
**Attachments:** Scan\_20211025 (3).png; Scan\_20211025 (4).png; Scan\_20211025 (5).png; Scan\_20211025 (6).png

Please, let me know if you get this. This is the third time I have sent it. It just came back again saying not delivered.

Andrea

----- Forwarded Message -----

**From:** andrea peoples <lucypeoples@yahoo.com>  
**To:** rmiller@rockwall.com <rmiller@rockwall.com>  
**Sent:** Tuesday, October 26, 2021, 08:13:49 AM CDT  
**Subject:** New Measurements for Barn

Mr. Miller, I have sent the two prior drawings that are on file for the barn and then the two new ones with the new measurements. We had to go bigger. We layed it out last night with flags this new size and figured where everything would go as far as pens, feed room, wash and dry space. We had forgot about area to store some hay during winter time. This is the final size and the drawings are still the same. If you need anything else please let me know. Thank you for your help.

Andrea Danley

----- Forwarded Message -----

**From:** andrea peoples <lucypeoples@yahoo.com>  
**To:** lucypeoples@yahoo.com <lucypeoples@yahoo.com>  
**Sent:** Monday, October 25, 2021, 09:41:19 PM CDT  
**Subject:**

---

This email was scanned by Bitdefender

**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.**



December 13, 2021

TO: Andrea Danley  
PO Box 154  
Fate, Texas 75132

CC: Mike Peoples  
PO Box 41  
Rockwall, Texas 75087

FROM: Ryan Miller, AICP  
Director of Planning and Zoning  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

SUBJECT: Z2021-047; *Specific Use Permit (SUP) for a Loafing Shed*

Ms. Danley:

This letter serves to notify you that the above referenced zoning case, that you submitted for consideration by the City of Rockwall, was approved by the City Council on December 6, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) The *Animal Shelter or Loafing Shed* shall generally conform to the concept plan and the conceptual building elevations depicted in Exhibits 'B' & 'C' of this ordinance.
  - (b) The applicant shall pull a demolition permit through the Building Inspection Department prior to removing the existing *Barn or Agricultural Accessory Structure*.
  - (c) The *Animal Shelter or Loafing Shed* shall not exceed a maximum size of 1,400 SF.
  - (d) The *Animal Shelter or Loafing Shed* shall not exceed a maximum height of 15-feet.
  - (e) The *Animal Shelter or Loafing Shed* shall not be sold or conveyed separately without meeting the requirements of the Unified Development Code (UDC).
- (2) The proposed *Animal Shelter or Loafing Shed* shall be setback a minimum of 40-feet off of the front property line in conformance with the development standards of the Agricultural (AG) District.
- (3) Any construction resulting from the approval of this Specific Use Permit (SUP) 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

- (1) On November 9, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) per staff's recommendations by a vote of 5-0, with Commissioners Moeller and Thomas absent.

City Council

- (1) On November 15, 2021, the City Council approved a motion to approve the SUP with the conditions of approval by a vote of 5-0, with Council Members Johannesen and Jorif absent.
- (2) On December 6, 2021, the City Council approved a motion to approve the SUP with the conditions of approval by a vote of 7-0.

Included with this letter is a copy of *Ordinance No.21-58*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Miller".

Ryan Miller, AICP  
Director of Planning and Zoning

CITY OF ROCKWALL

ORDINANCE NO. 21-58

SPECIFIC USE PERMIT NO. S-265

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN *ANIMAL SHELTER OR LOAFING SHED* ON A 14.219-ACRE TRACT OF LAND, IDENTIFIED AS TRACT 10-03 OF THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND 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 from Andrea Danley on behalf of Mike Peoples for the approval of a Specific Use Permit (SUP) to allow an *Animal Shelter or Loafing Shed* on a 14.219-acre tract of land described as Tract 10-03 of the William Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 555 Cornelius Road, and being more specifically depicted and 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 the Unified Development Code (UDC) [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 the Unified Development Code (UDC) [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 an *Animal Shelter or Loafing Shed* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 02.01, *Agricultural (AG) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and as may be amended in the future --, and with the following conditions:

**2.1. OPERATIONAL CONDITIONS**

The following conditions pertain to the operation of an *Animal Shelter or Loafing Shed* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The *Animal Shelter or Loafing Shed* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B & 'C'* of this ordinance.
- (2) The applicant shall pull a demolition permit through the Building Inspection Department prior to removing the existing *Barn or Agricultural Accessory Structure*.
- (3) The *Animal Shelter or Loafing Shed* shall not exceed a maximum size of 1,400 SF.
- (4) The *Animal Shelter or Loafing Shed* shall not exceed a maximum height of 15-feet.
- (5) The *Animal Shelter or Loafing Shed* shall not be sold or conveyed separately without meeting the requirements of the Unified Development Code (UDC).

## **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 compliance to the following:

- (1) Upon obtaining a *Building Permit*, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

**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 6<sup>TH</sup> DAY OF DECEMBER, 2021.



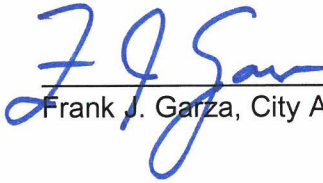
Kevin Fowler, Mayor

**ATTEST:**



Kristy Cole, City Secretary

**APPROVED AS TO FORM:**



Frank J. Garza, City Attorney



1<sup>st</sup> Reading: November 15, 2021

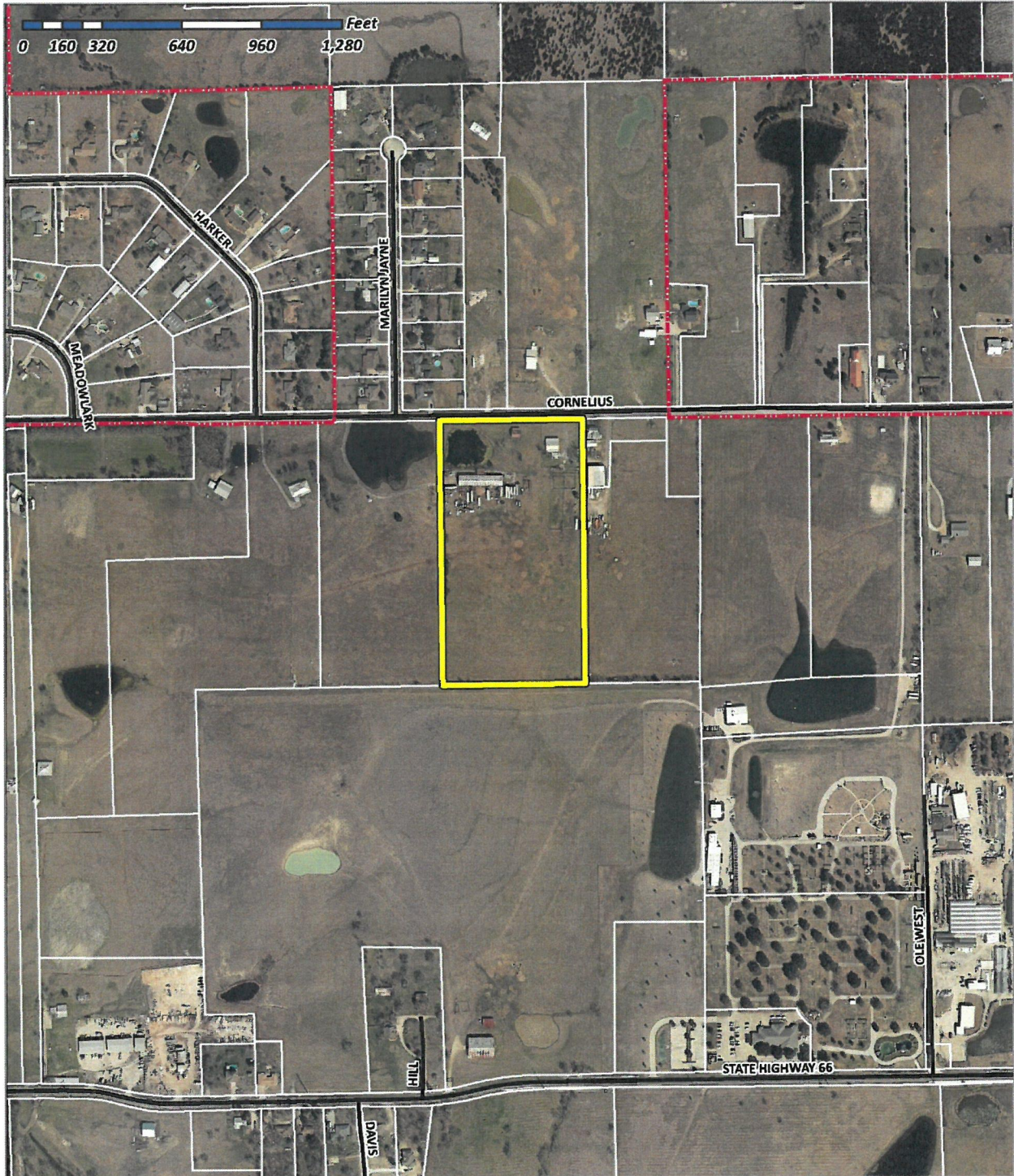
2<sup>nd</sup> Reading: December 6, 2021



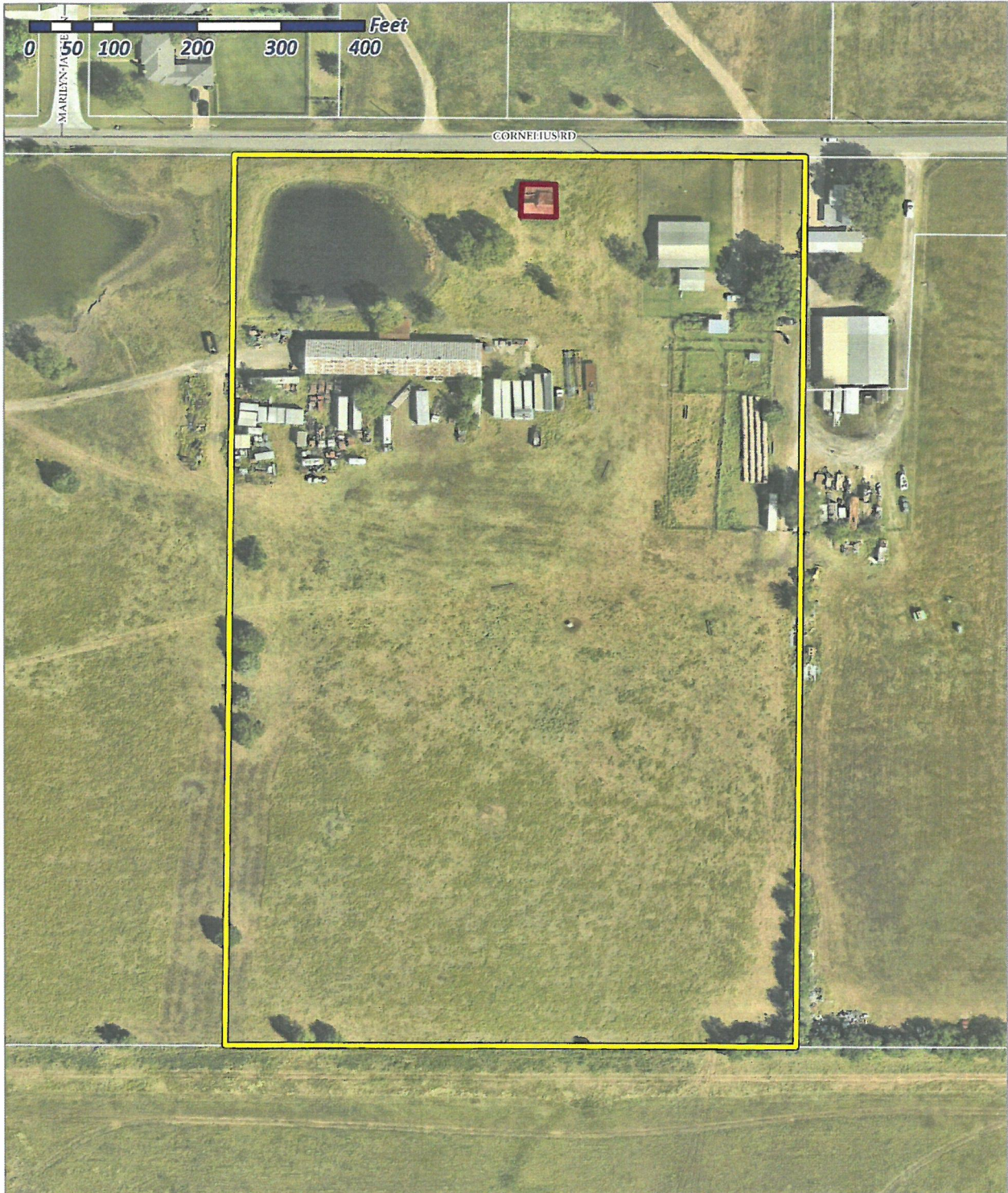
**Exhibit 'A'**  
**Zoning Exhibit**

Address: 555 Cornelius Road

Legal Description: Tract 10-03 of the W. M. Dalton Survey, Abstract No. 72



**Exhibit 'B':  
Site Plan**



**YELLOW:** SUBJECT PROPERTY; **RED:** LOCATION OF EXISTING AND PROPOSED AGRICULTURAL ACCESSORY STRUCTURE

**Exhibit 'C':**  
*Building Elevations*

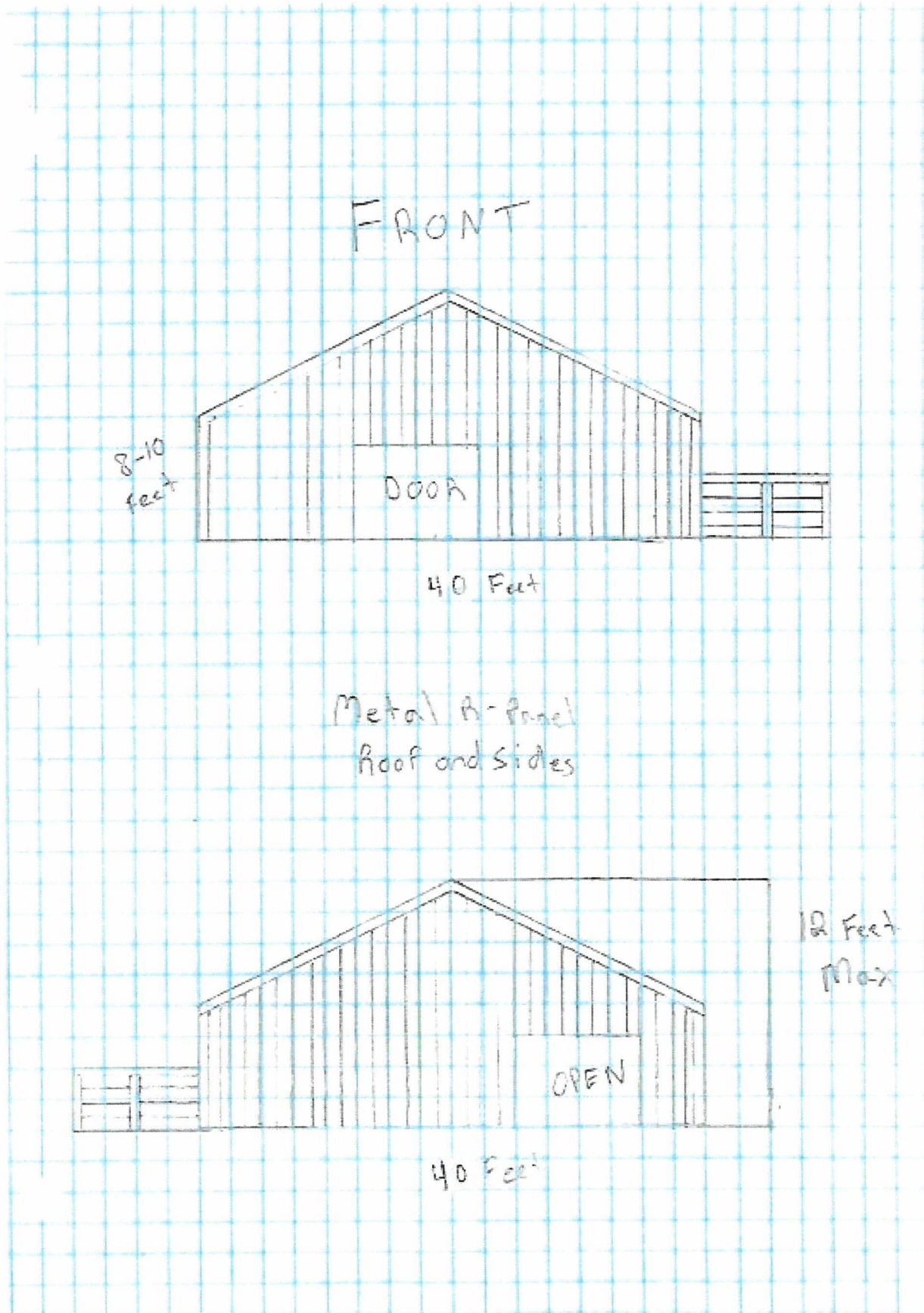
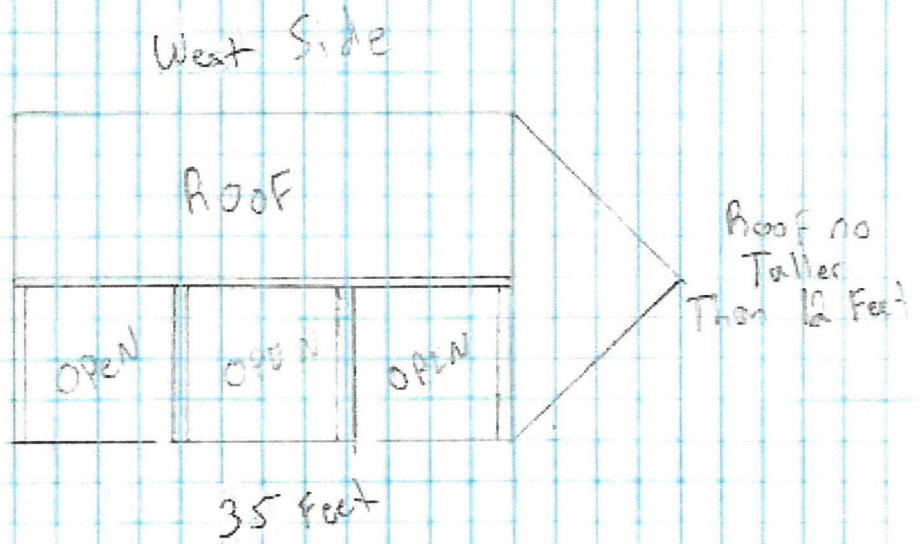


Exhibit 'C':  
Building Elevations

wash area  
dry area  
feed room  
Small hay storage



Metal A-Panel  
Roof and Sides

East Side

