



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

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- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}
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¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	333 Cornelius Road		
SUBDIVISION	M.B. Jones Survey, Abstract No. 122	LOT	BLOCK
GENERAL LOCATION	Approximately 1250 ft east of the intersection John King & FM 1141 South of 1141		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-93	CURRENT USE	
PROPOSED ZONING	SFE-1.5	PROPOSED USE	Single Family
ACREAGE	15.561	LOTS [CURRENT]	4
		LOTS [PROPOSED]	8

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]

<input type="checkbox"/> OWNER	Mike Peoples	<input checked="" type="checkbox"/> APPLICANT	Michael Joyce Properties
CONTACT PERSON	Mike Peoples	CONTACT PERSON	Ryan Joyce
ADDRESS	PO Box 41	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE		PHONE	512-965-6280
E-MAIL		E-MAIL	ryan@michaeljoyceproperties.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:

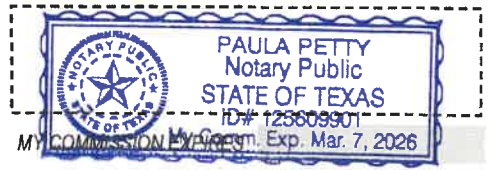
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 433.42 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8th DAY OF March, 2021. BY SIGNING THIS APPLICATION, 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."

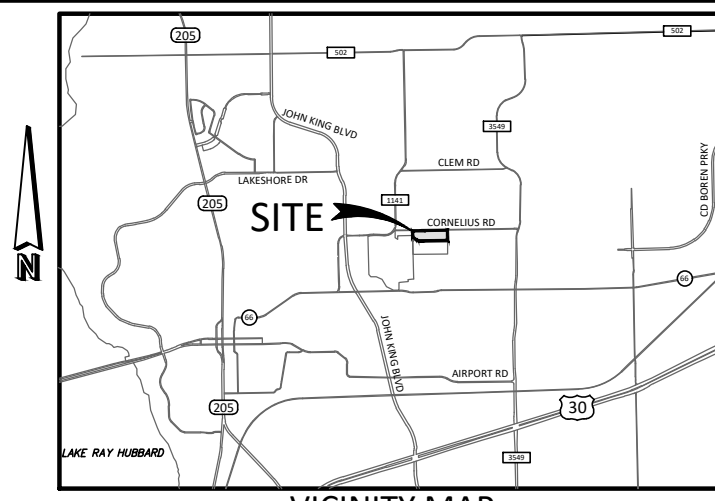
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8th DAY OF March, 2021

OWNER'S SIGNATURE

Mike Peoples
Paula Petty

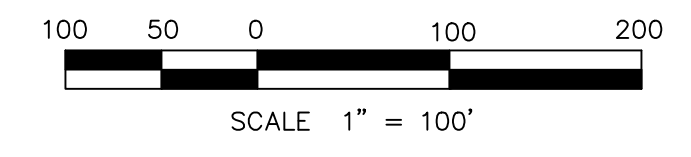
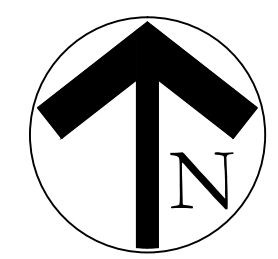
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





VICINITY MAP
N.T.S.

- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - ⊙ 1/2" IRF (unless otherwise noted)
- AC Acre
BL Building Line
C1 Curve No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
VE Visibility Easement
SE Sidewalk Easement
D.R.R.C.T.= Deed Records of Rockwall County, Texas
P.R.R.C.T.= Plat Records of Rockwall County, Texas



FINAL PLAT PEOPLES TRACT

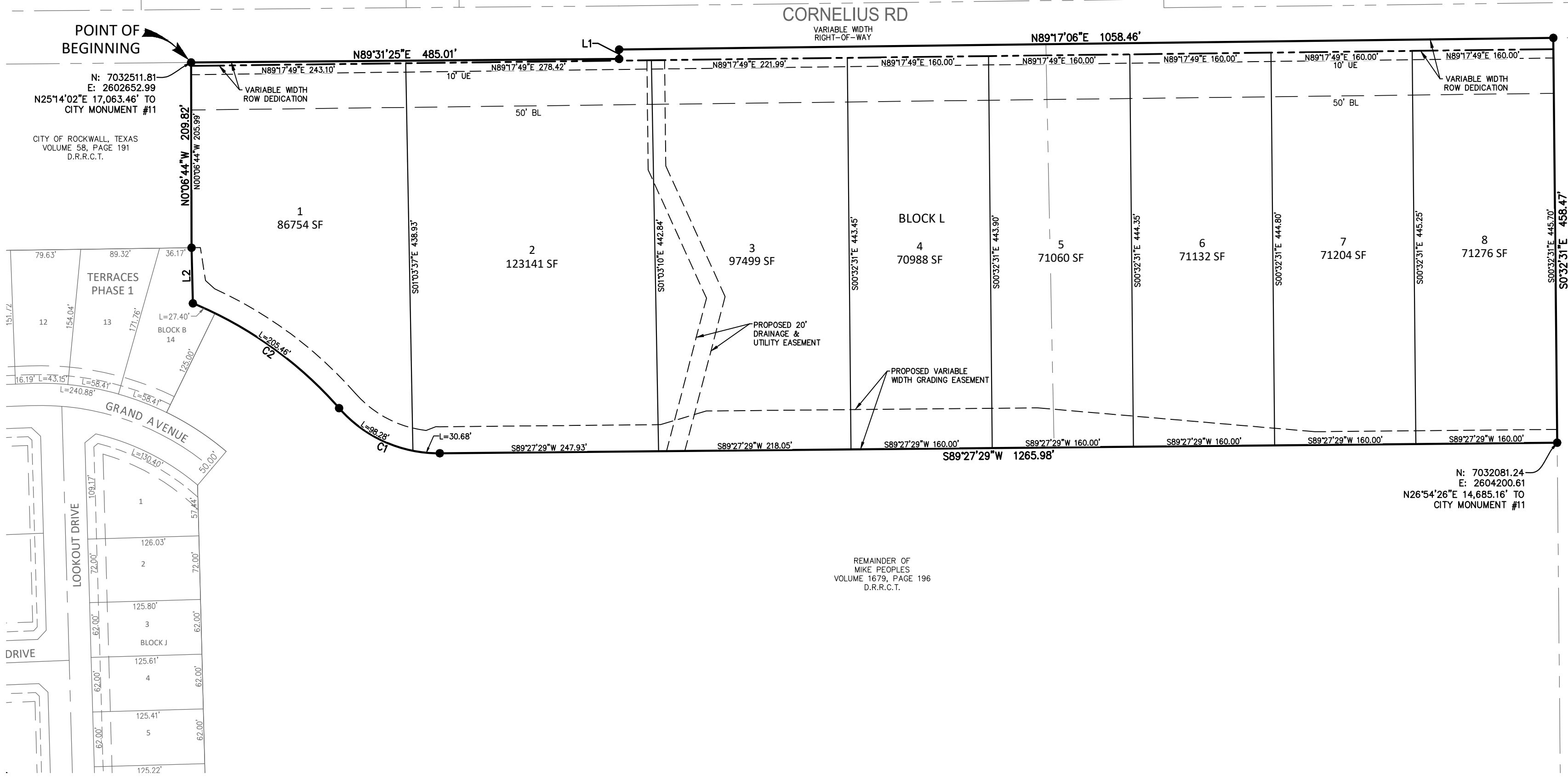
LOTS 1-8 BLOCK L;
15.561 ACRES OR 677,846 SQ. FT.
8 SINGLE FAMILY LOTS
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
**CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**
P2024-XXX

March 5, 2024
EXIST. ZONING: PD-93
LAND USE: SF-1.5
SHEET 1 OF 2

**JOHNSON VOLK
CONSULTING**
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

Owner/Applicant:
MR JOYCE, LLC
4416 W. Lovers Ln, Suite 200
Dallas, Texas 75209
Phone: 214-577-1431

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE



- GENERAL NOTES:**
- ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
 - ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
 - BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S29°53'54"E, 2,758.60'.
 - LOCATION OF 1% ANNUAL FLOOD CHANGE ESTIMATED FROM FEMA FIRM PANEL 48139C0325F DATED JUNE 3, 2013.
 - LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
 - IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
 - PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
 - ALL OPEN SPACE, PARKS & GREEN BELTS SHALL BE PRIVATE AND MAINTAINED, REPLACED AND REPAIRED BY HOA/PROPERTY OWNER.
 - ALL NON-STANDARD SIGNS, LIGHTS, AND HARDWARE ARE TO BE MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER OR HOA.

Line Table		
Line	Length	Direction
L1	10.64	N0° 28' 35"W
L2	63.06	N1° 28' 22"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	128.96	150.00	049°15'27"	125.02	N65° 54' 48"W
C2	205.46	450.00	026°09'34"	203.68	N54° 21' 52"W

LEGAL DESCRIPTION:

BEING a tract of land situated in the William Dalton Survey, Abstract Number 72 Rockwall County, Texas and being portions of those tracts of land conveyed to Mike Peoples, according to the documents filed of record in Volume 1679, Page 190, Volume 1679, Page 196, Volume 173, Page 752 and Volume 184, Page 522, Deed Records Rockwall County, Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a point for the northeast corner of that tract of land conveyed to the City of Rockwall, Texas according to the document filed of record in Volume 58, Page 191, (D.R.R.C.T.) same being the northwest corner of the tract of land described herein;

THENCE, North 89 degrees 31 minutes 25 seconds East, a distance of 485.01 feet to a point for a corner of this tract;

THENCE, North 00 degrees 28 minutes 35 seconds West, a distance of 10.64 feet to a point for a corner of this tract;

THENCE, North 89 degrees 17 minutes 06 seconds East, a distance of 1058.46 feet to a point for the northwest corner of that tract of land conveyed to Donnie Peoples according to the document filed of record in Volume 188, Page 357 (D.R.R.C.T.) and being the common northeast corner of this tract;

THENCE, South 00 degrees 32 minutes 31 seconds East, with the west line of said Donnie Peoples tract, same being common with the east line of this tract, a distance of 458.47 feet to a point for the southeast corner of this tract;

THENCE, South 89 degrees 27 minutes 29 seconds West, leaving said common line, a distance of 1265.98 feet to a point for a corner of this tract and being the beginning of a curve to the right, having a central angle of 49° 15' 27", a radius of 150.00 feet, and a long chord bearing and distance of North 65degrees 54minutes 48seconds West, 125.02 feet;

THENCE, with said curve to the right an arc distance of 128.96 feet to a point for a corner of this tract and the beginning of a non-tangent curve to the left, having a central angle of 26° 09' 34", a radius of 450.00 feet, and a long chord bearing and distance of North 54degrees 21minutes 52seconds West, 203.68 feet;

THENCE, with said curve to the left an arc distance of 205.46 feet to a point in the east line of Terraces Phase One, an addition to the City of Rockwall, Rockwall County, Texas according to the plat filed of record in Document Number 2024000000459 Plat Records Rockwall County, Texas for the most westerly southwest corner of this tract;

THENCE, North 01 degrees 28 minutes 22 seconds West, with said east line, a distance of 63.06 feet to a point for the northeast corner of said addition, same being the common southeast corner of the above-mentioned City of Rockwall tract and a common corner of this tract;

THENCE North 00 degrees 06 minutes 44 seconds West, with the east line of said City of Rockwall tract and common west line of this tract, a distance of 209.82 feet to the POINT OF BEGINNING and containing 677,846 square feet or 15.561 acres of land.

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the PEOPLES TRACT subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever any streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the PEOPLES TRACT subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of these respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm sewers, and alleys all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay the same out of the escrow deposit, should the developer and/or owner fail to refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which shall be fixed by the city council of the City of Rockwall.

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

Signature _____
Name _____
Title _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____, of MR JOYCE, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office, this ____ day of _____, 2024.

Notary public in and for the State of Texas

My Commission Expires

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Ryan S. Reynolds, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2024.

Notary public for and in the State of Texas

My commission expires: _____

Planning & Zoning Commission, Chairperson

Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas be approved by the City Council of the City of Rockwall on ____ day of _____, 2024.

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

WITNESS OUR HANDS, this ____ day of _____, 2024.

Mayor, City of Rockwall

City Secretary

City Engineer

**FINAL PLAT
PEOPLES TRACT**

LOTS 1-8 BLOCK L;
15.561 ACRES OR 677,846 SQ. FT.
8 SINGLE FAMILY LOTS
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-XXX

March 5, 2024
EXIST. ZONING: PD-93
LAND USE: SF-1.5
SHEET 2 OF 2

Owner/Applicant:
MR JOYCE, LLC
4416 W. Lovers Ln, Suite 200
Dallas, Texas 75209
Phone: 214-577-1431

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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PROPERTY INFORMATION [PLEASE PRINT]

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SUBDIVISION M.B. Jones Survey, Abstract No. 122

LOT

BLOCK

GENERAL LOCATION Approximately 1250 ft east of the intersection John King & FM 1141 South of 1141

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CURRENT USE

PROPOSED ZONING SFE-1.5

PROPOSED USE Single Family

ACREAGE 15.561

LOTS [CURRENT] 4

LOTS [PROPOSED] 8

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OWNER Mike Peoples

APPLICANT Michael Joyce Properties

CONTACT PERSON Mike Peoples

CONTACT PERSON Ryan Joyce

ADDRESS PO Box 41

ADDRESS 767 Justin Road

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Rockwall, TX 75087

PHONE

PHONE 512-965-6280

E-MAIL

E-MAIL ryan@michaeljoyceproperties.com

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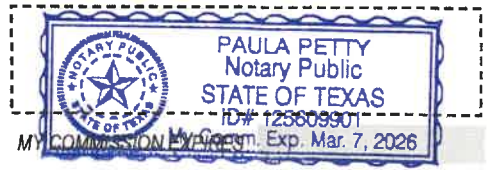
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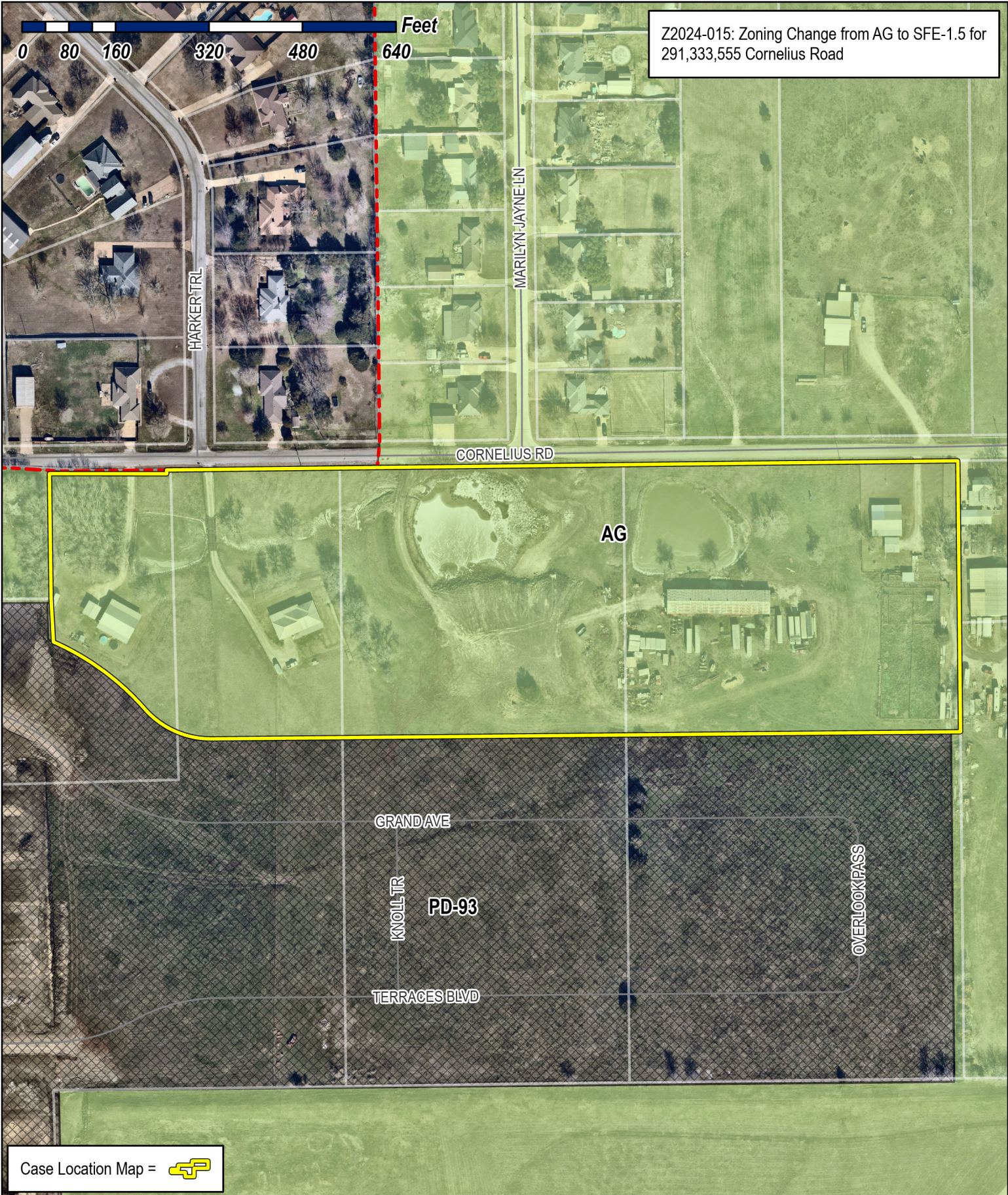
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OWNER'S SIGNATURE

Mike Peoples
Paula Petty

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 



City of Rockwall

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

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

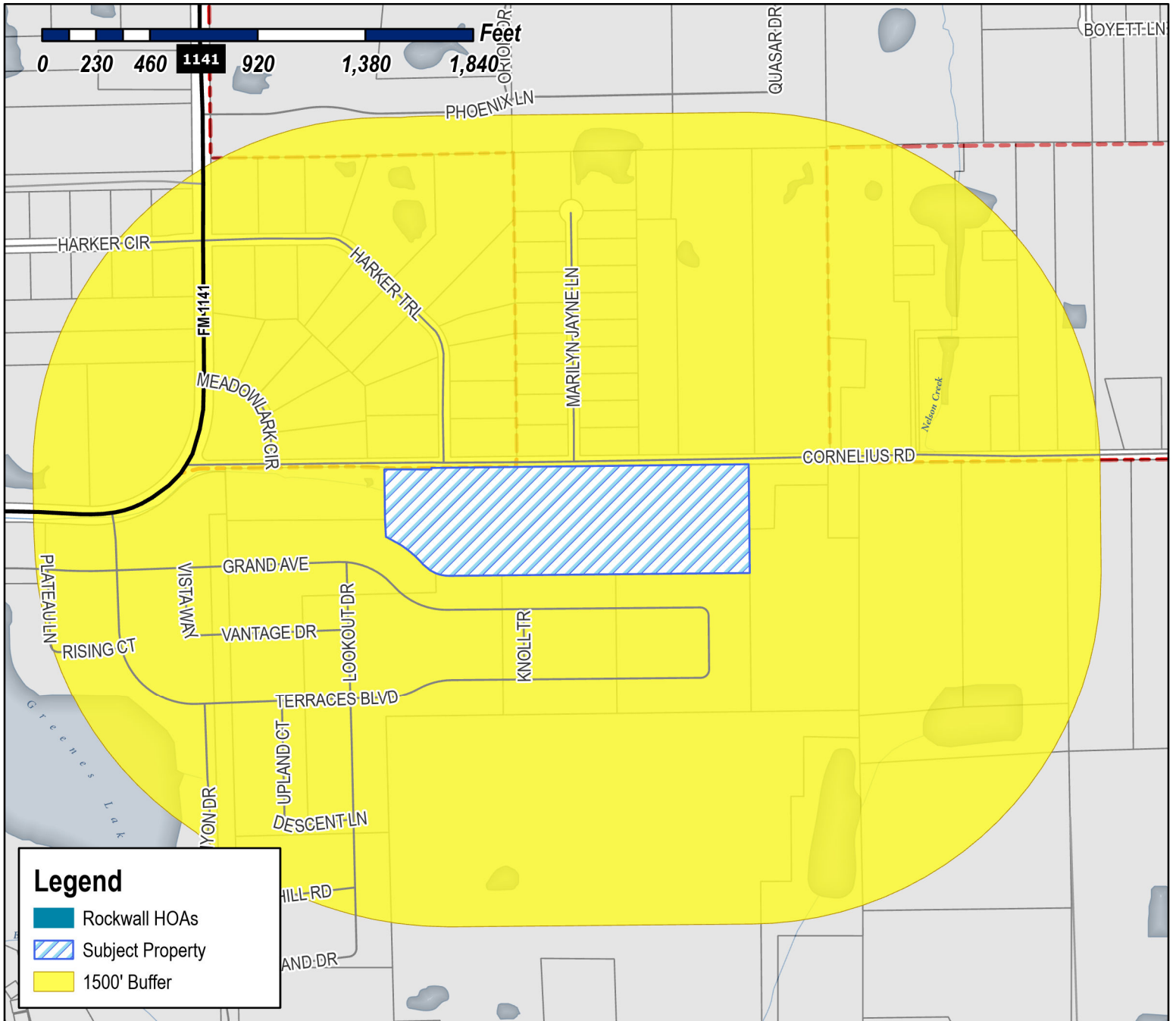




City of Rockwall

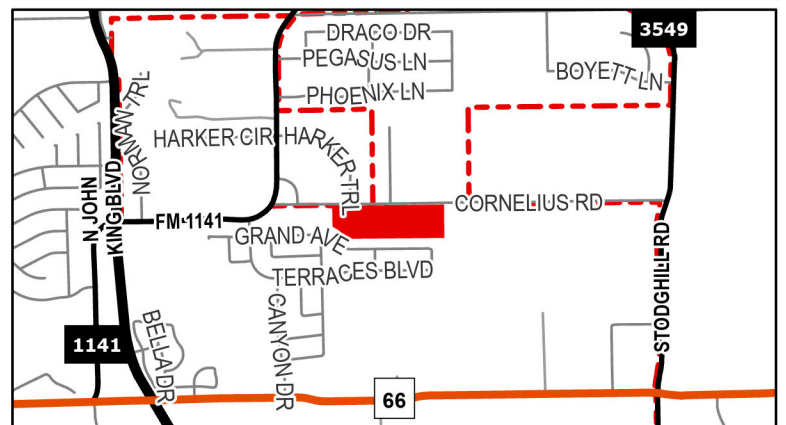
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Case Number: Z2024-015
Case Name: Zoning Change from AG to SFE 1.5
Case Type: for 291, 333, 555 Cornelius Road
 Zoning
Zoning: Agricultural
Case Address: 333 Cornelius Road

Date Saved: 3/15/2024
 For Questions on this Case Call (972) 771-7745

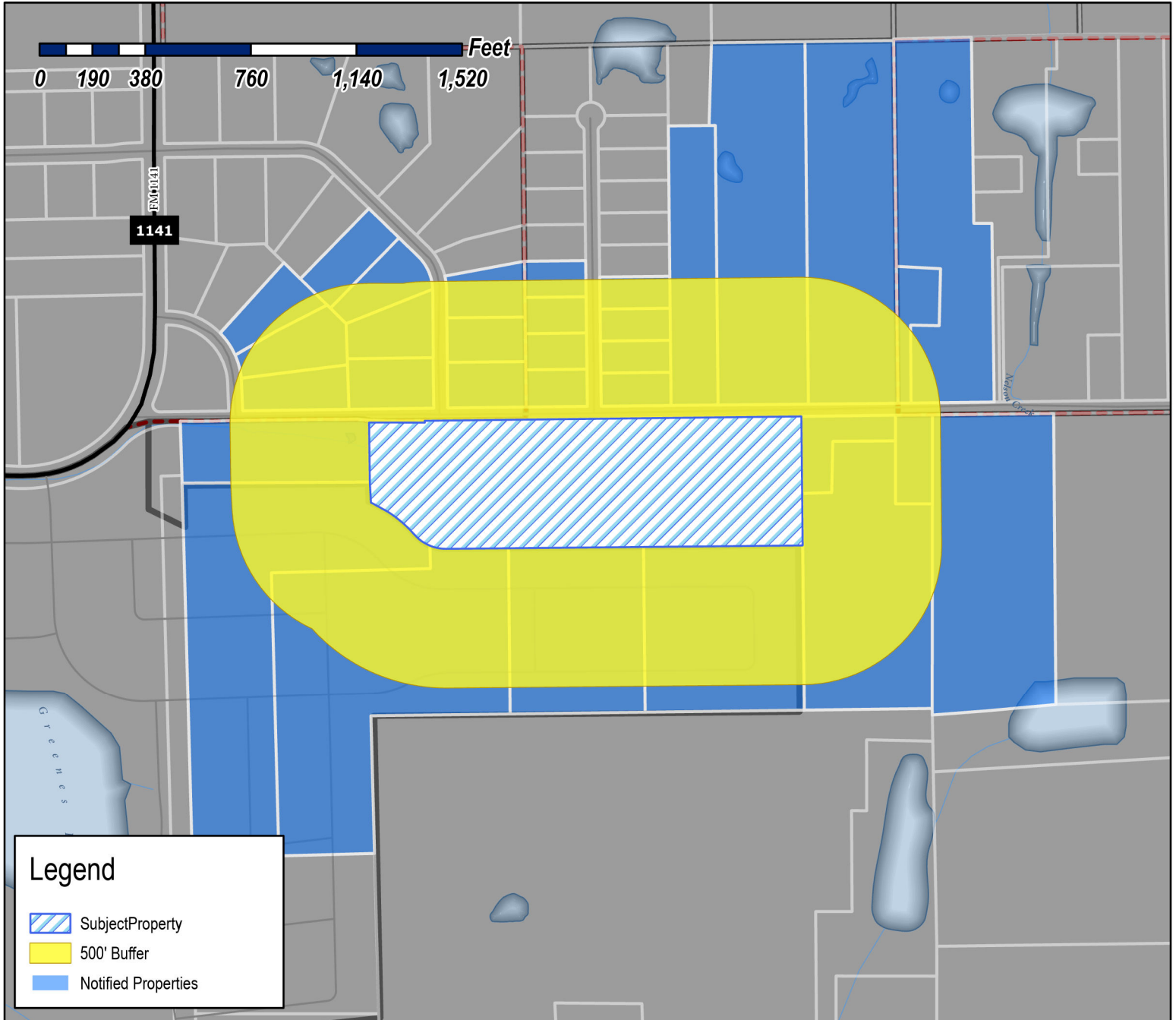




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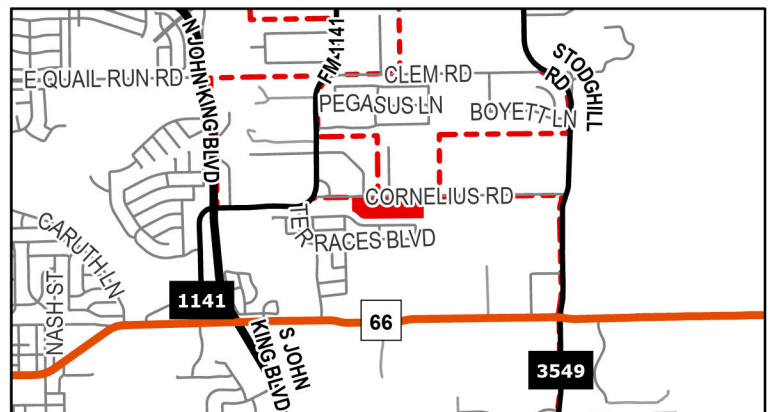
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2024-015
Case Name: Zoning Change from AG to SFE 1.5 for 291, 333, 555 Cornelius Road
Case Type: Zoning
Zoning: Agricultural
Case Address: 333 Cornelius Road

Date Saved: 3/15/2024

For Questions on this Case Call: (972) 771-7746



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

RATLIFF JENNIFER L
123 HARKER TRAIL
ROCKWALL, TX 75087

ANDRULAT ALEC J AND VERONICA BITZ
124 HARKER TR
ROCKWALL, TX 75087

MCKEE MARK D
131 MEADOWLARK CIR
ROCKWALL, TX 75087

LAWRENCE JAMES CHRISTOPHER
151 HARKER TRAIL
ROCKWALL, TX 75087

SINGH GAGANPREET K AND PAWANPREET
151 STEVENSON DR
FATE, TX 75087

KING NATALIE
153 MEADOWLARK CIRCLE
ROCKWALL, TX 75087

SHANNON STANLEY W
162 HARKER TRL
ROCKWALL, TX 75087

SOSTA ARLENE
171 HARKER TRL
ROCKWALL, TX 75087

FORTNER NATHAN
218 HARKER TRAIL
ROCKWALL, TX 75087

RESIDENT
219 CORNELIUS RD
ROCKWALL, TX 75087

RANDLE SUSAN AND DERRICE
226 CORNELIUS RD
ROCKWALL, TX 75087

WOOLARD JAMES R
252 HARKER TRL
ROCKWALL, TX 75087

RESIDENT
291 CORNELIUS RD
ROCKWALL, TX 75087

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

RESIDENT
333 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
520 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
555 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
588 CORNELIUS RD
ROCKWALL, TX 75087

PEOPLES DONNIE
589 CORNELIUS
ROCKWALL, TX 75087

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

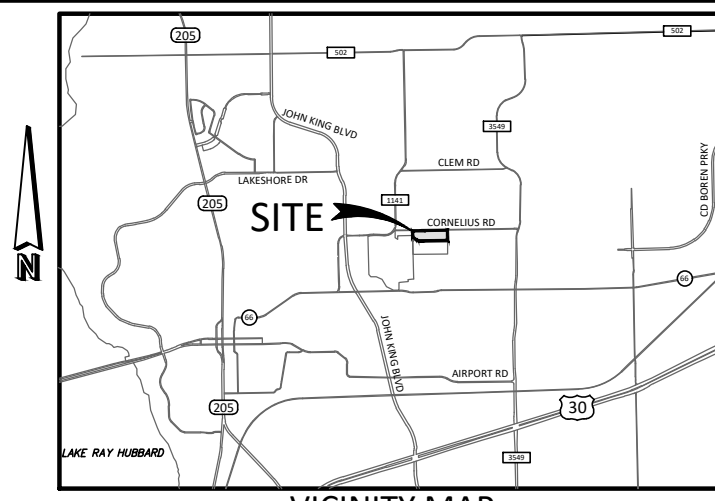
RESIDENT
657 CORNELIUS RD
ROCKWALL, TX 75087

PEWITT RONNY M AND JENNIFER L
668 CORNELIUS ROAD
ROCKWALL, TX 75087

PERKINS RALPH TRENT & AMY CAIN
701 CORNELIUS RD
ROCKWALL, TX 75087

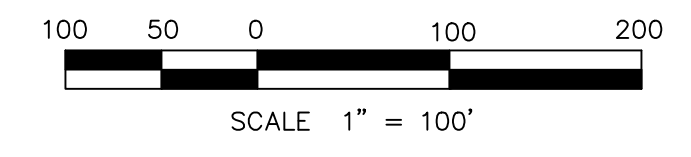
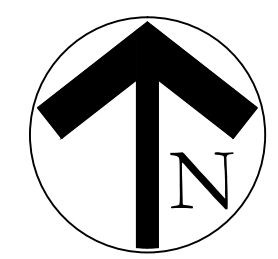
RESIDENT
839 CORNELIUS RD
ROCKWALL, TX 75087

PEOPLES MIKE
PO BOX 41
ROCKWALL, TX 75087



VICINITY MAP
N.T.S.

- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - ⊙ 1/2" IRF (unless otherwise noted)
- AC Acre
BL Building Line
C1 Curve No.
<CM> Control Monument
DE Drainage Easement
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D.R.R.C.T.= Deed Records of Rockwall County, Texas
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**FINAL PLAT
PEOPLES TRACT**

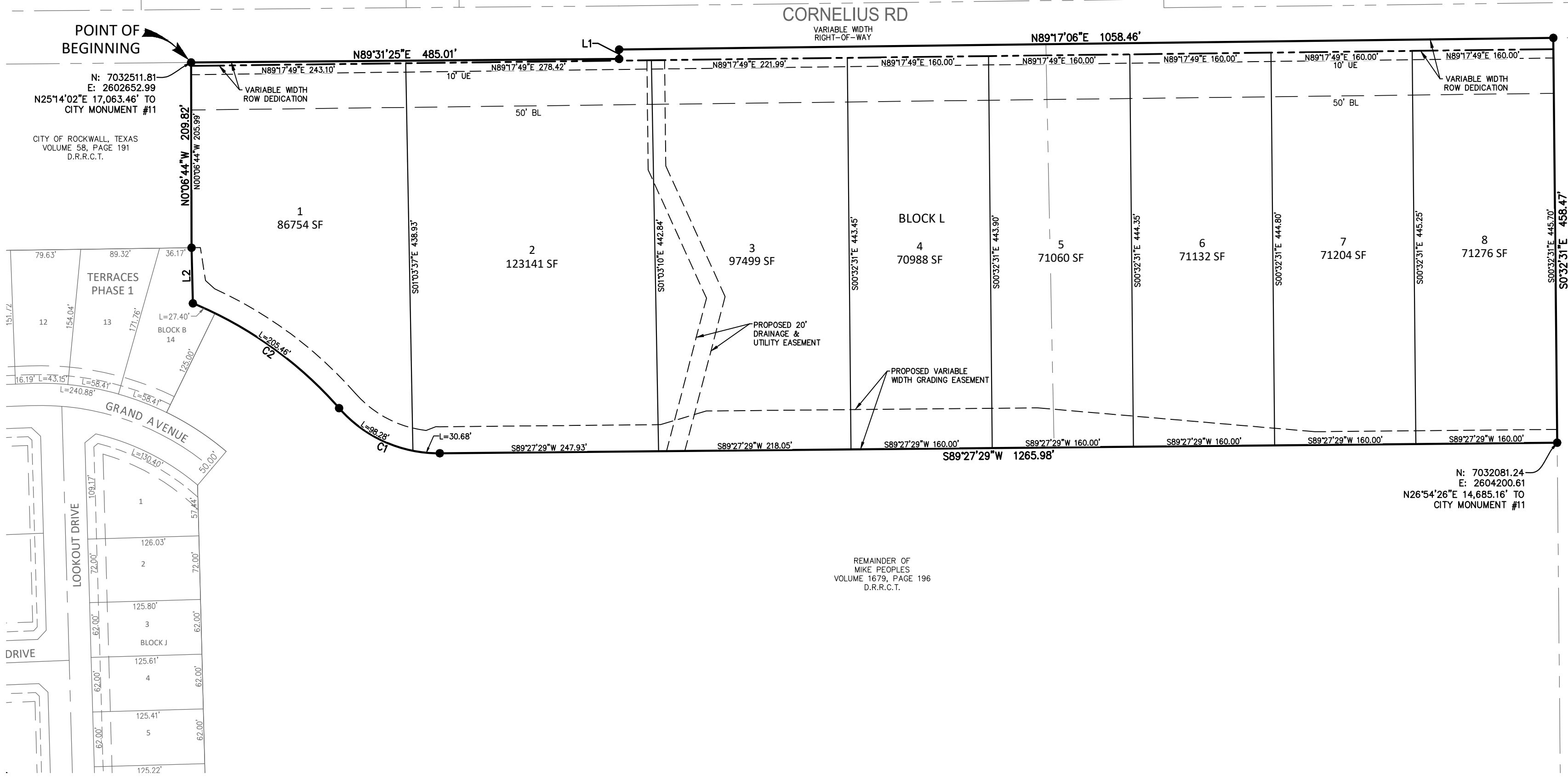
LOTS 1-8 BLOCK L;
15.561 ACRES OR 677,846 SQ. FT.
8 SINGLE FAMILY LOTS
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
**CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**
P2024-XXX

March 5, 2024
EXIST. ZONING: PD-93
LAND USE: SF-1.5
SHEET 1 OF 2

TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

Owner/Applicant:
MR JOYCE, LLC
4416 W. Lovers Ln, Suite 200
Dallas, Texas 75209
Phone: 214-577-1431

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE



- GENERAL NOTES:**
- ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
 - ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
 - BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S29°53'54"E, 2,758.60'.
 - LOCATION OF 1% ANNUAL FLOOD CHANGE ESTIMATED FROM FEMA FIRM PANEL 48139C0325F DATED JUNE 3, 2013.
 - LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
 - IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
 - PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
 - ALL OPEN SPACE, PARKS & GREEN BELTS SHALL BE PRIVATE AND MAINTAINED, REPLACED AND REPAIRED BY HOA/PROPERTY OWNER.
 - ALL NON-STANDARD SIGNS, LIGHTS, AND HARDWARE ARE TO BE MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER OR HOA.

Line Table		
Line	Length	Direction
L1	10.64	N0° 28' 35"W
L2	63.06	N1° 28' 22"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	128.96	150.00	049°15'27"	125.02	N65° 54' 48"W
C2	205.46	450.00	026°09'34"	203.68	N54° 21' 52"W

REMAINDER OF
MIKE PEOPLES
VOLUME 1679, PAGE 196
D.R.R.C.T.

LEGAL DESCRIPTION:

BEING a tract of land situated in the William Dalton Survey, Abstract Number 72 Rockwall County, Texas and being portions of those tracts of land conveyed to Mike Peoples, according to the documents filed of record in Volume 1679, Page 190, Volume 1679, Page 196, Volume 173, Page 752 and Volume 184, Page 522, Deed Records Rockwall County, Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a point for the northeast corner of that tract of land conveyed to the City of Rockwall, Texas according to the document filed of record in Volume 58, Page 191, (D.R.R.C.T.) same being the northwest corner of the tract of land described herein;

THENCE, North 89 degrees 31 minutes 25 seconds East, a distance of 485.01 feet to a point for a corner of this tract;

THENCE, North 00 degrees 28 minutes 35 seconds West, a distance of 10.64 feet to a point for a corner of this tract;

THENCE, North 89 degrees 17 minutes 06 seconds East, a distance of 1058.46 feet to a point for the northwest corner of that tract of land conveyed to Donnie Peoples according to the document filed of record in Volume 188, Page 357 (D.R.R.C.T.) and being the common northeast corner of this tract;

THENCE, South 00 degrees 32 minutes 31 seconds East, with the west line of said Donnie Peoples tract, same being common with the east line of this tract, a distance of 458.47 feet to a point for the southeast corner of this tract;

THENCE, South 89 degrees 27 minutes 29 seconds West, leaving said common line, a distance of 1265.98 feet to a point for a corner of this tract and being the beginning of a curve to the right, having a central angle of 49° 15' 27", a radius of 150.00 feet, and a long chord bearing and distance of North 65degrees 54minutes 48seconds West, 125.02 feet;

THENCE, with said curve to the right an arc distance of 128.96 feet to a point for a corner of this tract and the beginning of a non-tangent curve to the left, having a central angle of 26° 09' 34", a radius of 450.00 feet, and a long chord bearing and distance of North 54degrees 21minutes 52seconds West, 203.68 feet;

THENCE, with said curve to the left an arc distance of 205.46 feet to a point in the east line of Terraces Phase One, an addition to the City of Rockwall, Rockwall County, Texas according to the plat filed of record in Document Number 2024000000459 Plat Records Rockwall County, Texas for the most westerly southwest corner of this tract;

THENCE, North 01 degrees 28 minutes 22 seconds West, with said east line, a distance of 63.06 feet to a point for the northeast corner of said addition, same being the common southeast corner of the above-mentioned City of Rockwall tract and a common corner of this tract;

THENCE North 00 degrees 06 minutes 44 seconds West, with the east line of said City of Rockwall tract and common west line of this tract, a distance of 209.82 feet to the POINT OF BEGINNING and containing 677,846 square feet or 15.561 acres of land.

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the PEOPLES TRACT subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever any streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the PEOPLES TRACT subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of these respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm sewers, and alleys all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay the same out of the escrow deposit, should the developer and/or owner fail to refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which shall be fixed by the city council of the City of Rockwall.

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

Signature _____
Name _____
Title _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____, of MR JOYCE, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office, this ____ day of _____, 2024.

Notary public in and for the State of Texas

My Commission Expires

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Ryan S. Reynolds, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2024.

Notary public for and in the State of Texas

My commission expires: _____

Planning & Zoning Commission, Chairperson

Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas be approved by the City Council of the City of Rockwall on ____ day of _____, 2024.

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

WITNESS OUR HANDS, this ____ day of _____, 2024.

Mayor, City of Rockwall

City Secretary

City Engineer

**FINAL PLAT
PEOPLES TRACT**

LOTS 1-8 BLOCK L;
15.561 ACRES OR 677,846 SQ. FT.
8 SINGLE FAMILY LOTS
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-XXX

March 5, 2024
EXIST. ZONING: PD-93
LAND USE: SF-1.5
SHEET 2 OF 2

Owner/Applicant:
MR JOYCE, LLC
4416 W. Lovers Ln, Suite 200
Dallas, Texas 75209
Phone: 214-577-1431

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE



PROJECT COMMENTS



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

DATE: 3/22/2024

PROJECT NUMBER: Z2024-015
PROJECT NAME: Zoning Change from AG to SFE-1.5
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Mike Peoples for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family Estate 1.5 (SF-1.5) District for a 15.561-acre tract of land identified as a portion of Tracts 10-02, 10-03, 25-1, & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 291, 333 & 555 Cornelius Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	03/22/2024	Approved w/ Comments

03/22/2024: Z2024-015; Zoning Change from AG & SFE-1.5 for 291, 333 & 555 Cornelius Road
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family Estate 1.5 (SF-1.5) District for a 15.561-acre tract of land identified as a portion of Tracts 10-02, 10-03, 25-1, & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and addressed as 291, 333 & 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 rmiller@rockwall.com.

M.3 For reference, include the case number (Z2024-015) in the lower right-hand corner of all pages on future submittals.

I.4 Comprehensive Plan. According to the Future Land Use Map contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Northeast Residential District and is designated for Low Density Residential (LDR) land uses. The requested Single-Family Estate 1.5 (SFE-1.5) District zoning designation is in compliance with this designation, and conforms to the Future Land Use Map.

I.5 Comprehensive Plan. The following District Strategies for the Northeast Residential District are applicable to this zoning request:

(1) Estate and Rural Residential. The maintenance of the Estate and Rural Residential housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.

(2) Infill Development. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing

The proposed request appears to be in conformance with these District Strategies.

M.6 Ordinances. Please review the attached draft ordinance prior to the April 9, 2024 Planning & Zoning Commission meeting, and provide staff with your markups by April 2, 2024.

I.7 Revisions. 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 April 2, 2024; 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 April 9, 2024 Planning and Zoning Commission Public Hearing Meeting.

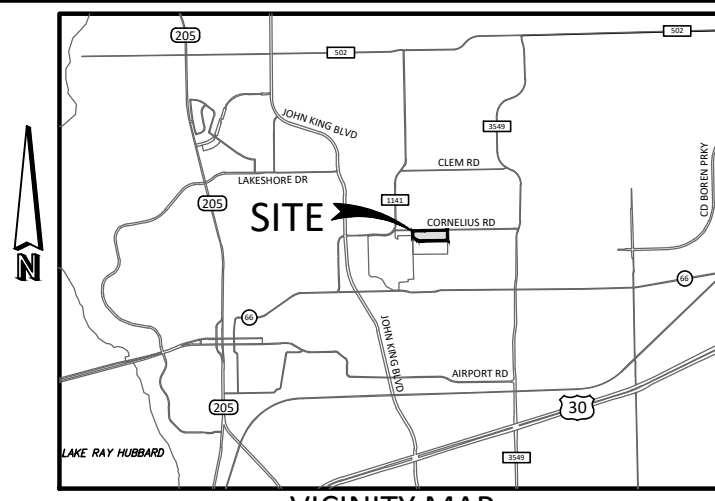
I.8 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on March 26, 2024, and the

Planning and Zoning Commission Public Hearing Meeting for this case will be held on April 9, 2024.

I.9 City Council Meeting Dates. The projected City Council meeting dates for this case will be April 15, 2024 (1st Reading) and May 6, 2024 (2nd Reading).

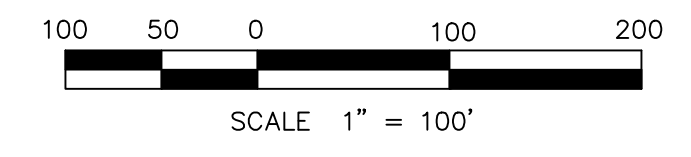
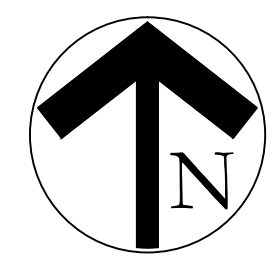
I.10 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Craig Foshee	03/21/2024	Approved
03/21/2024: 1. Must install 12" water line in easement 2. Must install a 12" water across lots 3-8 3. Address all comments on the plat.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/21/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/18/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/18/2024	Approved
No Comments			



VICINITY MAP
N.T.S.

- LEGEND**
- Point of Curvature or Tangency on Center Line
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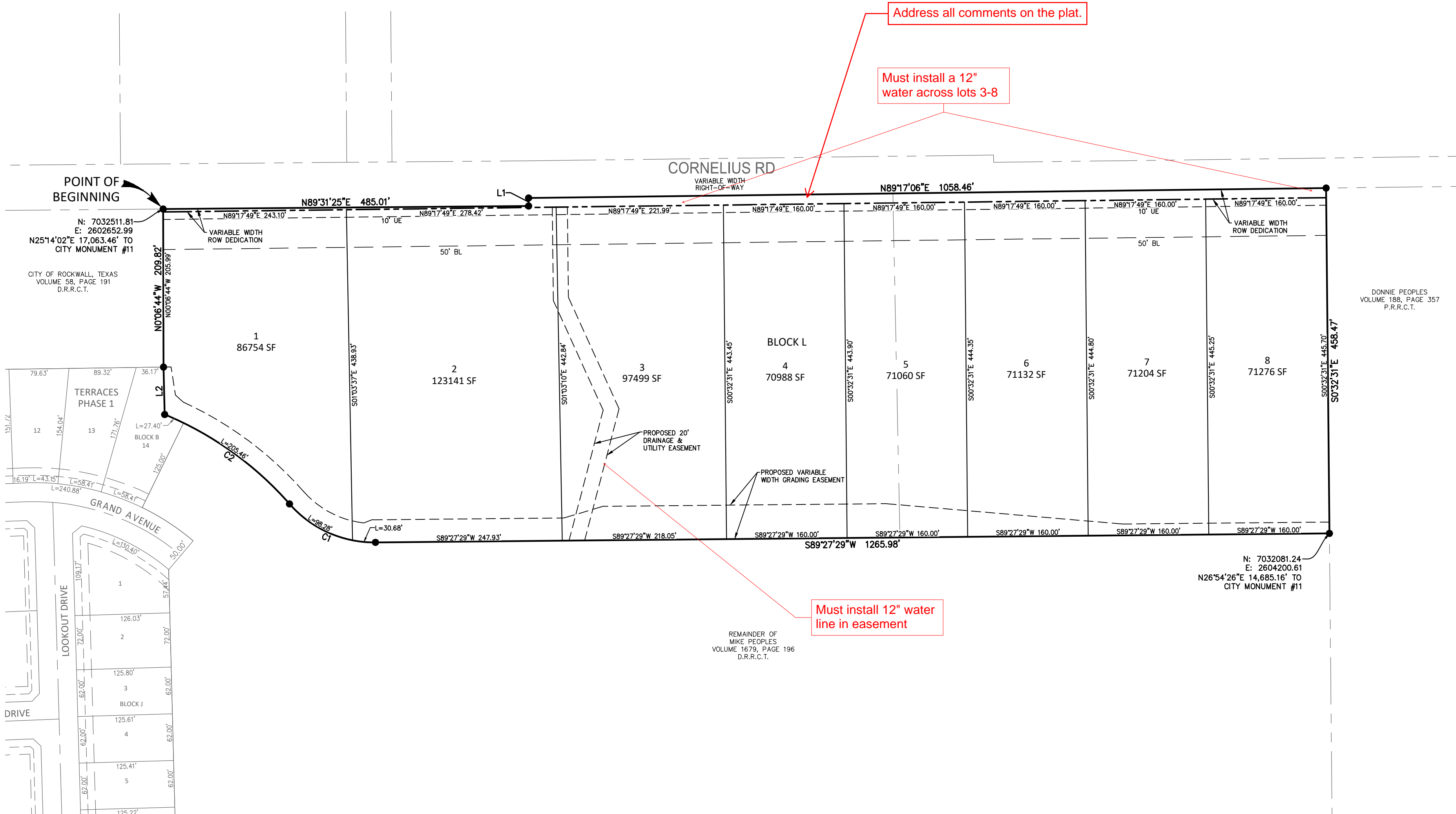
March 5, 2024
EXIST. ZONING: PD-93
LAND USE: SF-1.5
SHEET 1 OF 2



Address all comments on the plat.

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Must install 12" water line in easement



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C1	128.96	150.00	049°15'27"	125.02	N65° 54' 48"W
C2	205.46	450.00	026°09'34"	203.68	N54° 21' 52"W

Owner/Applicant:
MR JOYCE, LLC
4416 W. Lovers Ln, Suite 200
Dallas, Texas 75209
Phone: 214-577-1431

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING PERMITTING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	333 Cornelius Road		
SUBDIVISION	M.B. Jones Survey, Abstract No. 122	LOT	BLOCK
GENERAL LOCATION	Approximately 1250 ft east of the intersection John King & FM 1141 South of 1141		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-93	CURRENT USE	
PROPOSED ZONING	SFE-1.5	PROPOSED USE	Single Family
ACREAGE	15.561	LOTS [CURRENT]	4
		LOTS [PROPOSED]	8

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]

<input type="checkbox"/> OWNER	Mike Peoples	<input checked="" type="checkbox"/> APPLICANT	Michael Joyce Properties
CONTACT PERSON	Mike Peoples	CONTACT PERSON	Ryan Joyce
ADDRESS	PO Box 41	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE		PHONE	512-965-6280
E-MAIL		E-MAIL	ryan@michaeljoyceproperties.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:

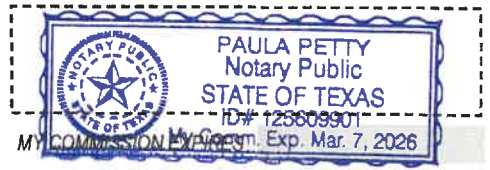
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 433.42 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8th DAY OF March, 2021. BY SIGNING THIS APPLICATION, 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."

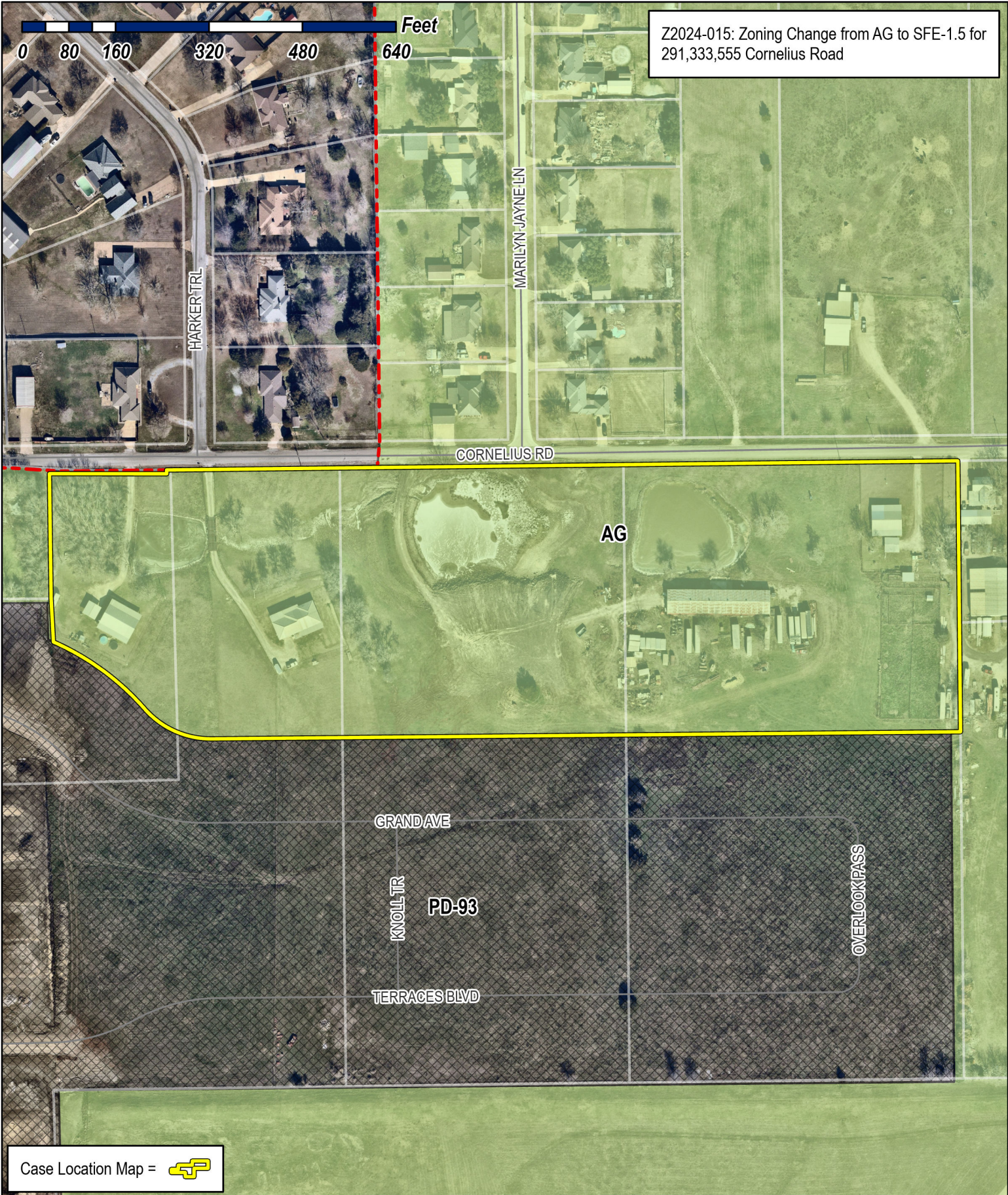
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8th DAY OF March, 2021

OWNER'S SIGNATURE

Mike Peoples
Paula Petty

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 



City of Rockwall

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

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

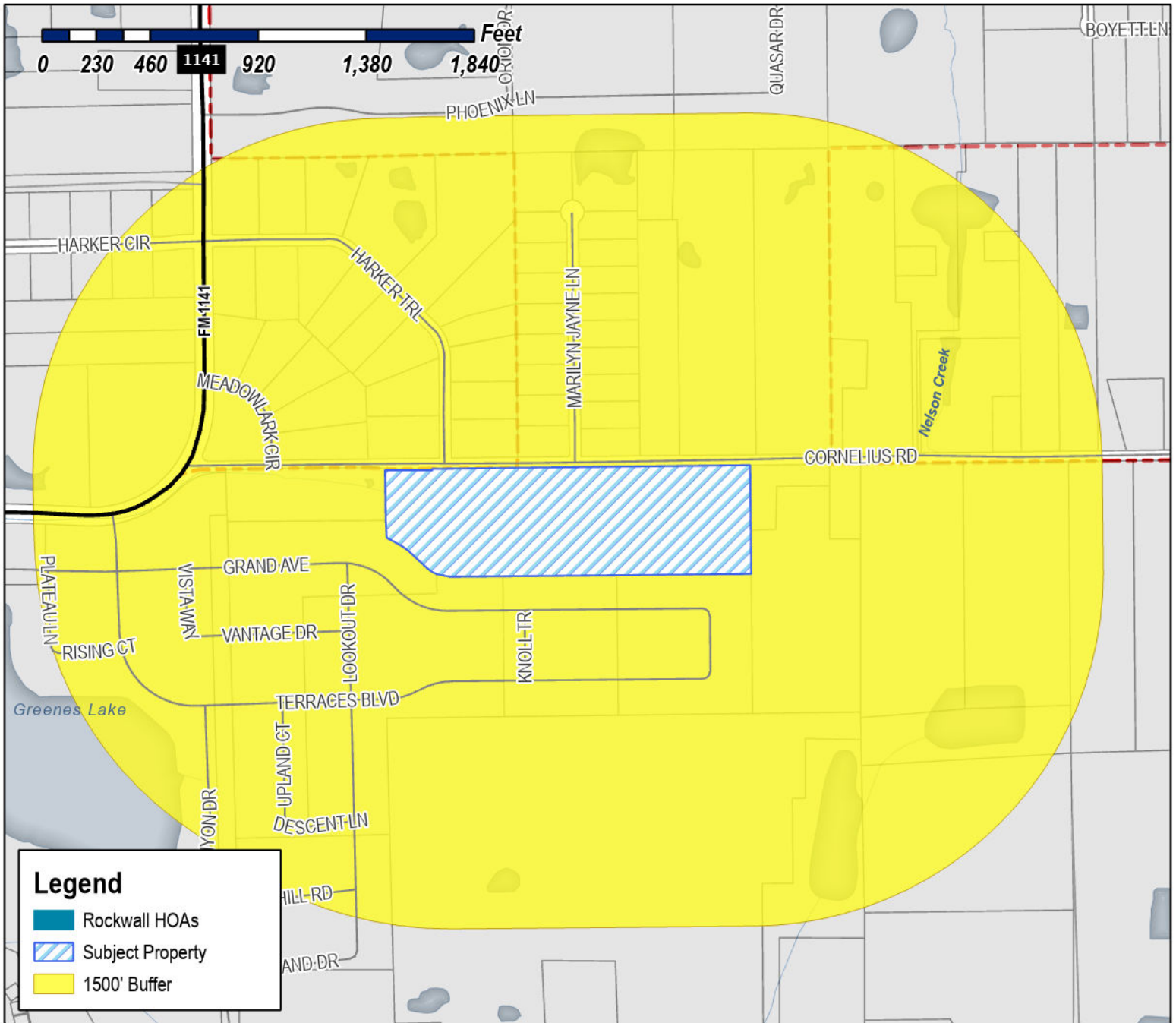




City of Rockwall

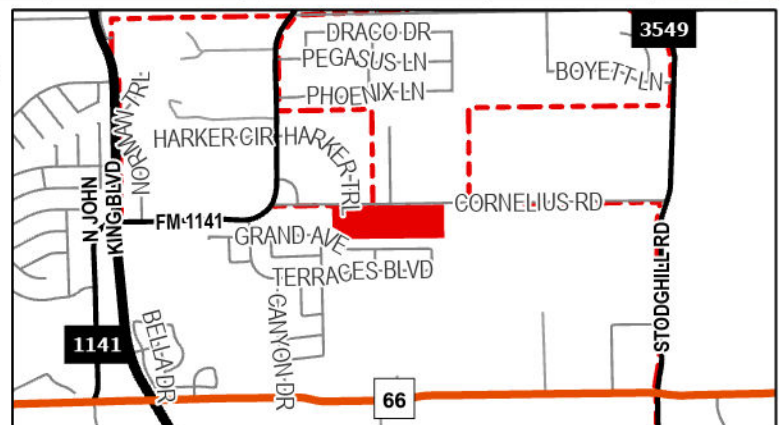
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2024-015
Case Name: Zoning Change from AG to SFE 1.5
Case Type: for 291, 333, 555 Cornelius Road Zoning
Zoning: Agricultural (AG) District
Case Address: 333 Cornelius Road

Date Saved: 3/15/2024
 For Questions on this Case Call (972) 771-7745

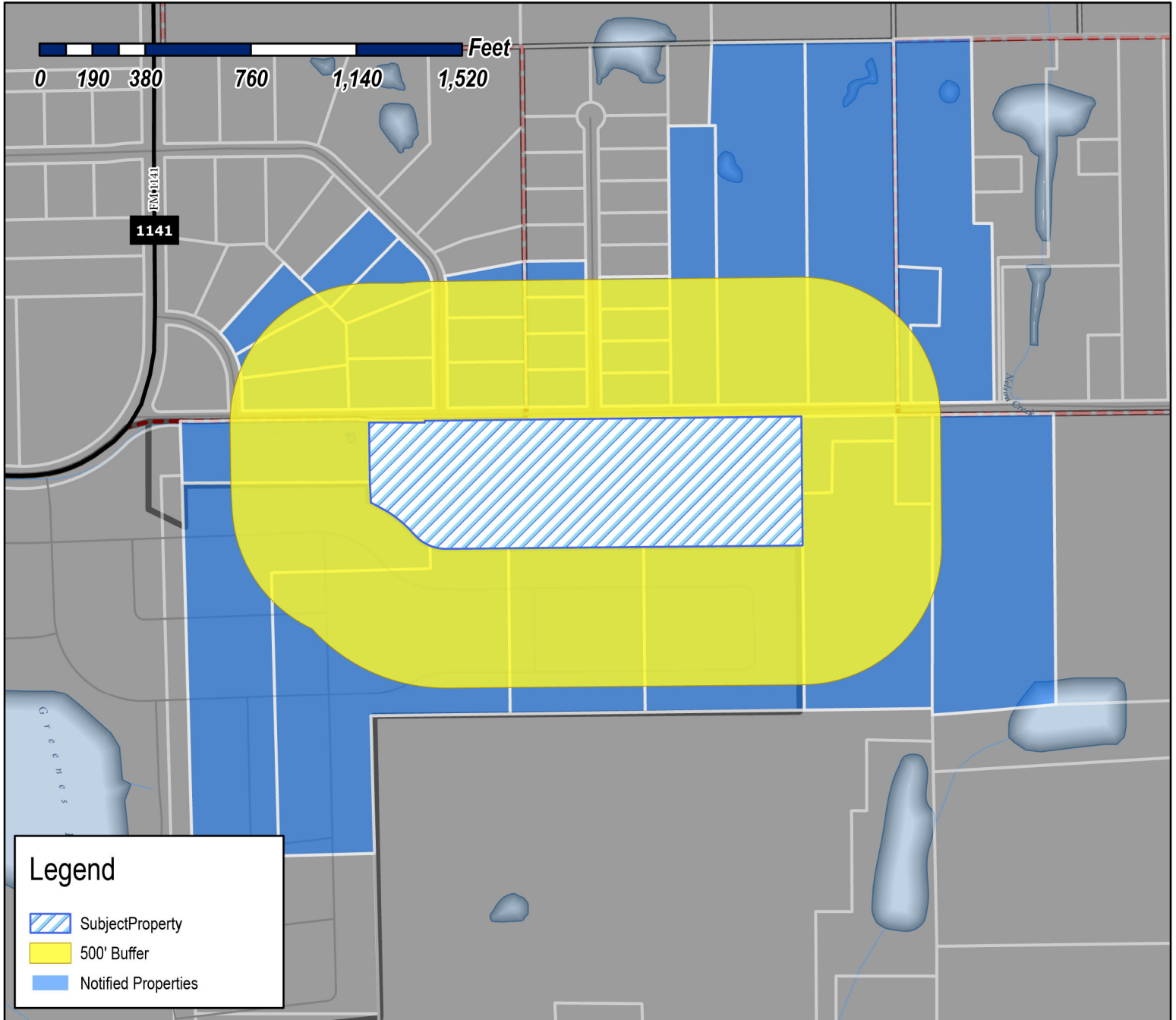







City of Rockwall

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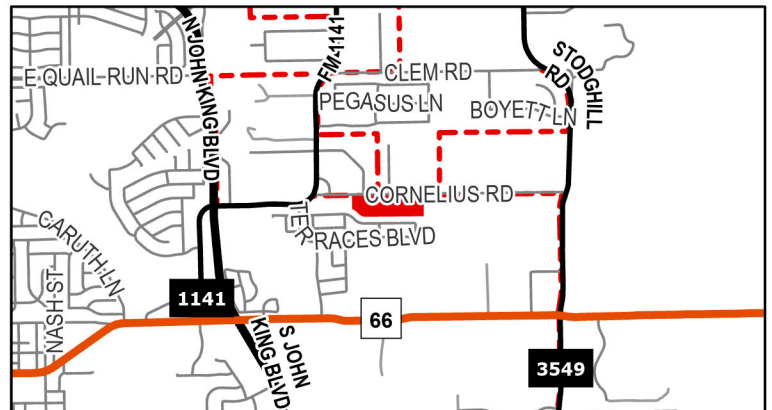
Legend

-  Subject Property
-  500' Buffer
-  Notified Properties

Case Number: Z2024-015
Case Name: Zoning Change from AG to SFE 1.5 for 291, 333, 555 Cornelius Road
Case Type: Zoning
Zoning: Agricultural
Case Address: 333 Cornelius Road

Date Saved: 3/15/2024

For Questions on this Case Call: (972) 771-7746



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

RATLIFF JENNIFER L
123 HARKER TRAIL
ROCKWALL, TX 75087

ANDRULAT ALEC J AND VERONICA BITZ
124 HARKER TR
ROCKWALL, TX 75087

MCKEE MARK D
131 MEADOWLARK CIR
ROCKWALL, TX 75087

LAWRENCE JAMES CHRISTOPHER
151 HARKER TRAIL
ROCKWALL, TX 75087

SINGH GAGANPREET K AND PAWANPREET
151 STEVENSON DR
FATE, TX 75087

KING NATALIE
153 MEADOWLARK CIRCLE
ROCKWALL, TX 75087

SHANNON STANLEY W
162 HARKER TRL
ROCKWALL, TX 75087

SOSTA ARLENE
171 HARKER TRL
ROCKWALL, TX 75087

FORTNER NATHAN
218 HARKER TRAIL
ROCKWALL, TX 75087

RESIDENT
219 CORNELIUS RD
ROCKWALL, TX 75087

RANDLE SUSAN AND DERRICE
226 CORNELIUS RD
ROCKWALL, TX 75087

WOOLARD JAMES R
252 HARKER TRL
ROCKWALL, TX 75087

RESIDENT
291 CORNELIUS RD
ROCKWALL, TX 75087

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

RESIDENT
333 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
520 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
555 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
588 CORNELIUS RD
ROCKWALL, TX 75087

PEOPLES DONNIE
589 CORNELIUS
ROCKWALL, TX 75087

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

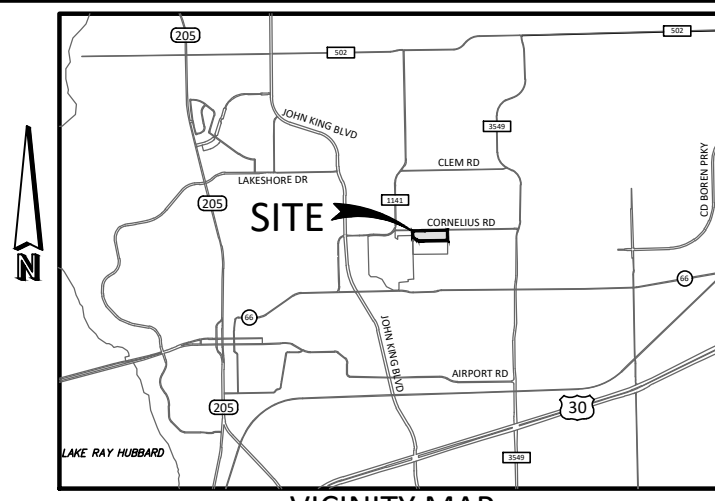
RESIDENT
657 CORNELIUS RD
ROCKWALL, TX 75087

PEWITT RONNY M AND JENNIFER L
668 CORNELIUS ROAD
ROCKWALL, TX 75087

PERKINS RALPH TRENT & AMY CAIN
701 CORNELIUS RD
ROCKWALL, TX 75087

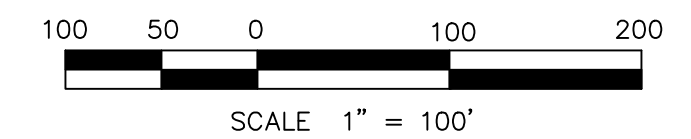
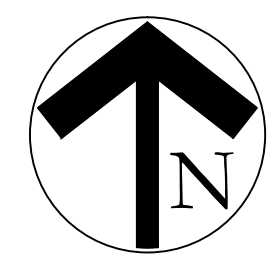
RESIDENT
839 CORNELIUS RD
ROCKWALL, TX 75087

PEOPLES MIKE
PO BOX 41
ROCKWALL, TX 75087



VICINITY MAP
N.T.S.

- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - 1/2" IRF (unless otherwise noted)
- AC Acre
BL Building Line
C1 Curve No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
VE Visibility Easement
SE Sidewalk Easement
D.R.R.C.T.= Deed Records of Rockwall County, Texas
P.R.R.C.T.= Plat Records of Rockwall County, Texas



**FINAL PLAT
PEOPLES TRACT**

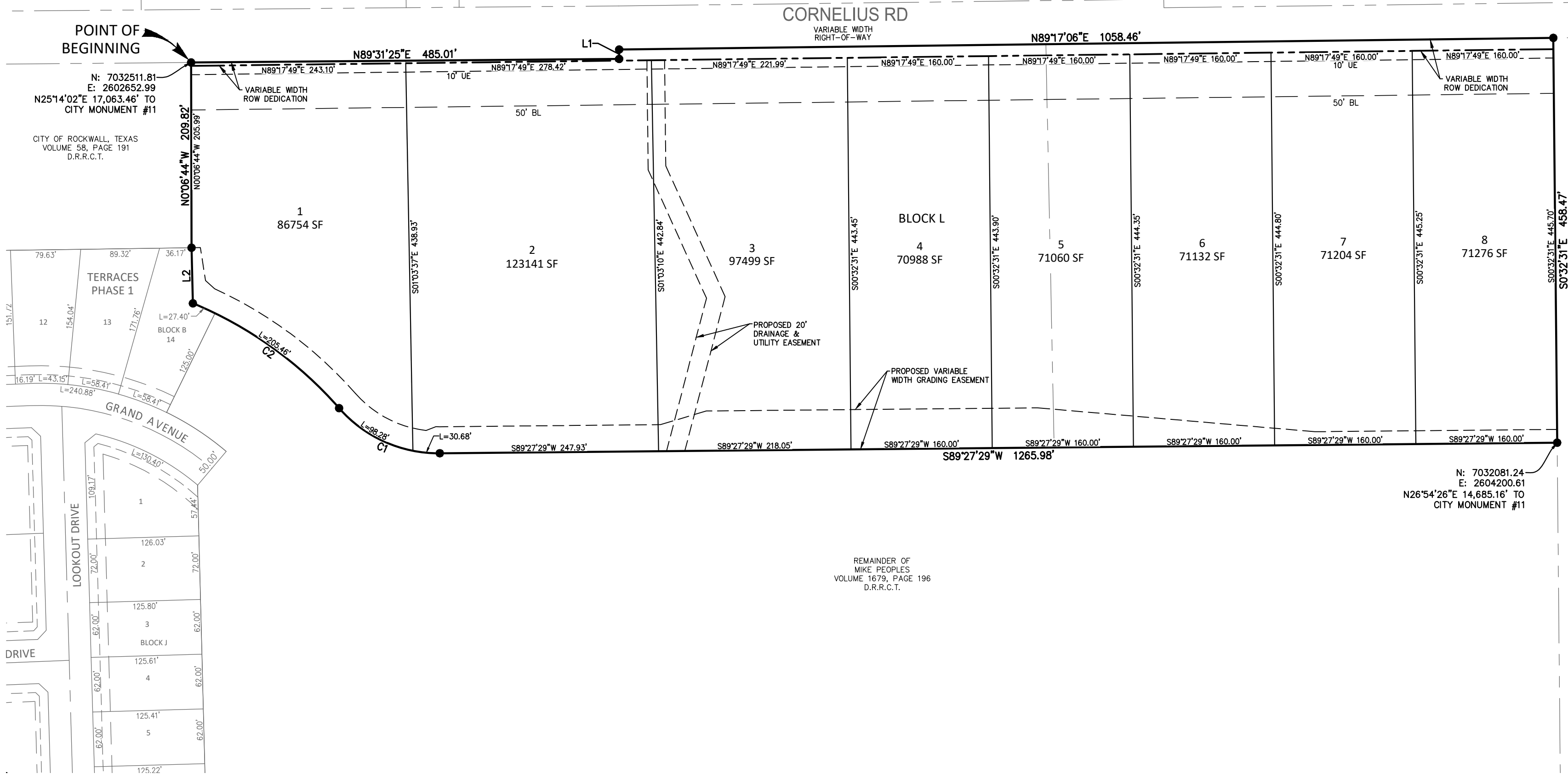
LOTS 1-8 BLOCK L;
15.561 ACRES OR 677,846 SQ. FT.
8 SINGLE FAMILY LOTS
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
**CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**
P2024-XXX

March 5, 2024
EXIST. ZONING: PD-93
LAND USE: SF-1.5
SHEET 1 OF 2



Owner/Applicant:
MR JOYCE, LLC
4416 W. Lovers Ln, Suite 200
Dallas, Texas 75209
Phone: 214-577-1431

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE



- GENERAL NOTES:**
- ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
 - ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
 - BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S29°53'54"E, 2,758.60'.
 - LOCATION OF 1% ANNUAL FLOOD CHANGE ESTIMATED FROM FEMA FIRM PANEL 48139C0325F DATED JUNE 3, 2013.
 - LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
 - IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
 - PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
 - ALL OPEN SPACE, PARKS & GREEN BELTS SHALL BE PRIVATE AND MAINTAINED, REPLACED AND REPAIRED BY HOA/PROPERTY OWNER.
 - ALL NON-STANDARD SIGNS, LIGHTS, AND HARDWARE ARE TO BE MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER OR HOA.

Line Table

Line	Length	Direction
L1	10.64	N0° 28' 35"W
L2	63.06	N1° 28' 22"W

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	128.96	150.00	049°15'27"	125.02	N65° 54' 48"W
C2	205.46	450.00	026°09'34"	203.68	N54° 21' 52"W

REMAINDER OF
MIKE PEOPLES
VOLUME 1679, PAGE 196
D.R.R.C.T.

LEGAL DESCRIPTION:

BEING a tract of land situated in the William Dalton Survey, Abstract Number 72 Rockwall County, Texas and being portions of those tracts of land conveyed to Mike Peoples, according to the documents filed of record in Volume 1679, Page 190, Volume 1679, Page 196, Volume 173, Page 752 and Volume 184, Page 522, Deed Records Rockwall County, Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a point for the northeast corner of that tract of land conveyed to the City of Rockwall, Texas according to the document filed of record in Volume 58, Page 191, (D.R.R.C.T.) same being the northwest corner of the tract of land described herein;

THENCE, North 89 degrees 31 minutes 25 seconds East, a distance of 485.01 feet to a point for a corner of this tract;

THENCE, North 00 degrees 28 minutes 35 seconds West, a distance of 10.64 feet to a point for a corner of this tract;

THENCE, North 89 degrees 17 minutes 06 seconds East, a distance of 1058.46 feet to a point for the northwest corner of that tract of land conveyed to Donnie Peoples according to the document filed of record in Volume 188, Page 357 (D.R.R.C.T.) and being the common northeast corner of this tract;

THENCE, South 00 degrees 32 minutes 31 seconds East, with the west line of said Donnie Peoples tract, same being common with the east line of this tract, a distance of 458.47 feet to a point for the southeast corner of this tract;

THENCE, South 89 degrees 27 minutes 29 seconds West, leaving said common line, a distance of 1265.98 feet to a point for a corner of this tract and being the beginning of a curve to the right, having a central angle of 49° 15' 27", a radius of 150.00 feet, and a long chord bearing and distance of North 65degrees 54minutes 48seconds West, 125.02 feet;

THENCE, with said curve to the right an arc distance of 128.96 feet to a point for a corner of this tract and the beginning of a non-tangent curve to the left, having a central angle of 26° 09' 34", a radius of 450.00 feet, and a long chord bearing and distance of North 54degrees 21minutes 52seconds West, 203.68 feet;

THENCE, with said curve to the left an arc distance of 205.46 feet to a point in the east line of Terraces Phase One, an addition to the City of Rockwall, Rockwall County, Texas according to the plat filed of record in Document Number 2024000000459 Plat Records Rockwall County, Texas for the most westerly southwest corner of this tract;

THENCE, North 01 degrees 28 minutes 22 seconds West, with said east line, a distance of 63.06 feet to a point for the northeast corner of said addition, same being the common southeast corner of the above-mentioned City of Rockwall tract and a common corner of this tract;

THENCE North 00 degrees 06 minutes 44 seconds West, with the east line of said City of Rockwall tract and common west line of this tract, a distance of 209.82 feet to the POINT OF BEGINNING and containing 677,846 square feet or 15.561 acres of land.

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the PEOPLES TRACT subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever any streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the PEOPLES TRACT subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of these respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm sewers, and alleys all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay the same out of the escrow deposit, should the developer and/or owner fail to refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which shall be fixed by the city council of the City of Rockwall.

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

Signature _____
Name _____
Title _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____, of MR JOYCE, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office, this ____ day of _____, 2024.

Notary public in and for the State of Texas

My Commission Expires

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Ryan S. Reynolds, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2024.

Notary public for and in the State of Texas

My commission expires: _____

Planning & Zoning Commission, Chairperson

Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas be approved by the City Council of the City of Rockwall on ____ day of _____, 2024.

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

WITNESS OUR HANDS, this ____ day of _____, 2024.

Mayor, City of Rockwall

City Secretary

City Engineer

**FINAL PLAT
PEOPLES TRACT**

LOTS 1-8 BLOCK L;
15.561 ACRES OR 677,846 SQ. FT.
8 SINGLE FAMILY LOTS
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-XXX

March 5, 2024
EXIST. ZONING: PD-93
LAND USE: SF-1.5
SHEET 2 OF 2

Owner/Applicant:
MR JOYCE, LLC
4416 W. Lovers Ln, Suite 200
Dallas, Texas 75209
Phone: 214-577-1431

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE



LEGEND:

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

PERMITTED LAND USES IN AN SINGLE FAMILY ESTATES (SFE) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	SINGLE FAMILY ESTATE DISTRICTS
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel with Outside Pens	(2)	(1)	S
Animal Boarding/Kennel without Outside Pens	(2)	(2)	S
Commercial Horse Corral or Stable	(9)	(5)	S
Private Horse Corral or Stable	(10)	(6)	P
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
Wholesale Nursery (<i>i.e. without Retail Sale On-Site</i>)	(13)		S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	(1)	(1)	P
Bed and Breakfast	(2)	(2)	S
Residential Garage	(7)	(4) & (5)	A
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	(8)	(6)	A
Home Occupation	(9)	(7)	P
Portable Building	(15)	(10)	P
Residential Infill in an Established Subdivision	(16)	(11)	S
Single-Family Detached Structure	(18)	(13)	P
Private Swimming Pool	(20)		A
Private Tennis Court	(21)		S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Church/House of Worship	(4)	(2)	S
Daycare with Seven (7) or More Children	(9)	(4)	S
Group or Community Home	(11)	(5)	P
Public or Private Primary School	(21)	(7)	S
Public or Private Secondary School	(22)	(8)	S
Temporary Education Building for a Public or Private School	(23)	(9)	S
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Public or Private Community or Recreation Club as an Accessory Use	(4)		S
Private Country Club	(5)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Public Park or Playground	(12)		P
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Temporary Real Estate Sales Office	(25)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Temporary On-Site Construction Office	(18)	(6)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)	(12)	(5)	S

LEGEND:

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

PERMITTED LAND USES IN AN SINGLE FAMILY ESTATES (SFE) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	SINGLE FAMILY ESTATE DISTRICTS
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna, as an Accessory	(2)	(1)	S
Antenna, for an Amateur Radio	(4)	(3)	A
Antenna Dish	(5)	(4)	A
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses	(11)		P
Private Streets	(12)		S
Railroad Yard or Shop	(14)		S
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S
Wireless Communication Tower	(24)		S



SUBSECTION 07.01: RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

ZONING DISTRICTS → DEVELOPMENT STANDARDS ↓		SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT	SINGLE FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT	SINGLE-FAMILY ESTATE 4.0 (SFE-4.0) DISTRICT	SINGLE-FAMILY 1 (SF-1) DISTRICT	SINGLE-FAMILY 16 (SF-16) DISTRICT	SINGLE-FAMILY 10 (SF-10) DISTRICT	SINGLE-FAMILY 8.4 (SF-8.4) DISTRICT	SINGLE-FAMILY 7 (SF-7) DISTRICT	ZERO LOT LINE (ZL-5) DISTRICT	TWO-FAMILY (2F) DISTRICT	AGRICULTURAL (AG) DISTRICT
ABBREVIATION		SFE-1.5	SFE-2.0	SFE-4.0	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	AG
DWELLING UNITS/LOT		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	2.0	1.0
DWELLING UNITS/ACRE		0.67	0.5	0.25	1.0 ¹	2.7	4.4	5.2	6.2	8.7	12.4	0.1 ¹¹
MINIMUM DWELLING UNIT (SF)		2,000	2,200	2,500	2,500	2,400	2,200	1,500	1,100	1,000	800	1,600
MINIMUM LOT REQUIREMENTS	AREA (SQUARE FEET)	65,340	87,120	174,240	8,400	16,000	10,000	8,400	7,000	5,000	7,000	43,560
	WIDTH (FEET) ²	150	150	200	70	90	80	70	60	50	60	100
	DEPTH (FEET)	250	250	250	100	100	100	100	100	90	100	200
MINIMUM SETBACKS	FRONT (FEET)	50	50	50	20	25	20	20	20	20	20	40
	REAR (FEET)	10	10	10	10	10	10	10	10	10	10	10
	SIDE (FEET) ³	25	25	25	6	8	6	6	6	0 10 ⁴	0 ⁵ 6 ⁶	6
BETWEEN BUILDINGS (FEET)		10	10	10	10	10	10	10	10	10	10	12
BUILDING HEIGHT (FEET)		36	36	36	36	36	36	36	32	30	32	36
MAXIMUM LOT COVERAGE (%)		35	35	35	45	45	45	45	45	50	45	N/A
REQUIRED PARKING SPACES ⁷		2 ⁸	2 ⁸	2 ⁸	2 ⁸	2 ⁸	2 ⁸	2 ⁸	2 ⁸	2 ⁹	2 ¹⁰	2 ⁸

ADDITIONAL REQUIREMENTS:

- 1: THE SINGLE FAMILY 1 (SF-1) DISTRICT ALLOWS FOR ONE (1) UNIT PER GROSS ACRE.
- 2: FRONTAGE ON A PUBLIC STREET
- 3: THE SIDE SETBACK ADJACENT TO A STREET IS TREATED THE SAME AS A FRONT YARD BUILDING SETBACK.
- 4: MINIMUM MAINTENANCE EASEMENT IS TEN (10) FEET. MINIMUM MAINTENANCE EASEMENT ON THE NON-ZERO LOT LINE SIDE, WHEN ADJACENT TO ANOTHER LOT IN THE SAME ZONING DISTRICT IS FIVE (5) FEET (THIS EASEMENT SHALL BE MAINTAINED AS AN OPEN SPACE EXCEPT UPON A FINDING BY THE BUILDING OFFICIAL THAT THE PROPOSED IMPROVEMENTS DO NOT IMPEDE THE USE OF SAID EASEMENT FOR MAINTENANCE OF THE ADJOINING STRUCTURE).
- 5: ABUTTING STRUCTURES SEPARATED BY FIRE RETARDANT WALLS.
- 6: TOWNHOUSES SEPARATED BY FIREWALL MEETING THE REQUIREMENTS OF THE BUILDING CODE MAY BUILD TO THE PROPERTY LINE WHERE SUCH STRUCTURES ABUT.
- 7: MINIMUM LENGTH OF DRIVEWAY PAVEMENT FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD IS 20-FEET.
- 8: AN ENCLOSED GARAGE SHALL NOT BE CONSIDERED IN MEETING THE OFF-STREET PARKING REQUIREMENTS. FOR ALL OTHER USES SEE ARTICLE 06, PARKING AND LOADING.
- 9: A TWO (2) CAR GARAGE IS REQUIRED.
- 10: TWO (2) OFF-STREET PARKING SPACES PLUS ONE (1) GARAGE PARKING SPACE FOR EACH DWELLING UNIT IS REQUIRED.
- 11: A MINIMUM LOT SIZE OF TEN (10) ACRES IS REQUIRED FOR THE CONSTRUCTION OF ANY SINGLE-FAMILY DWELLING.

11 NORTHEAST RESIDENTIAL DISTRICT

↑ NORTHERN ESTATES DISTRICT (PAGE 1-24)

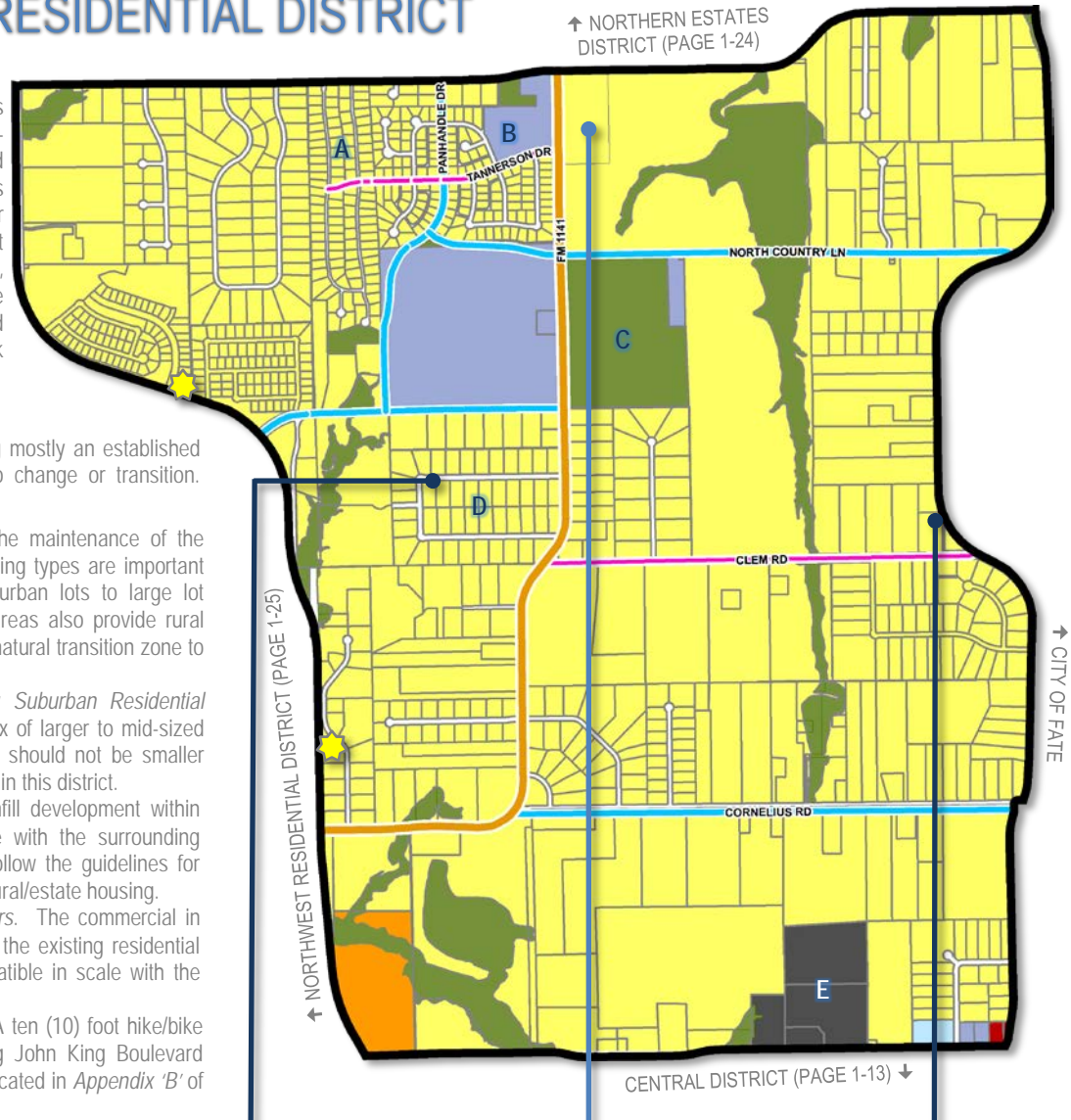
DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

- 1 Estate and Rural Residential.** The maintenance of the *Estate and Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
- 2 Suburban Residential.** Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
- 3 Infill Development.** Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
- 4 Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
- 5 John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



POINTS OF REFERENCE

- A. Stoney Hollow Subdivision
- B. Celia Hays Elementary School
- C. North Country Lane Park
- D. Saddlebrook Estates Subdivision
- E. Resthaven Funeral Home



2 Current Suburban Residential



2 Future Suburban Residential



1 Current Rural Residential

LAND USE PALETTES

- Current Land Use
- Future Land Use

★ John King Boulevard Trail Plan Rest Stop/Trailblazer Pylon

BUILD OUT 1,964

5,794

% OF ROCKWALL 3.13%

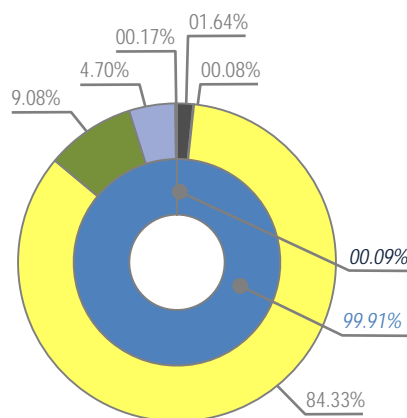
0.99%

3.10%

CURRENT 625

18

1,844



■ MINOR COLLECTOR	0.00%
■ M4U	0.00%
■ M4D	0.00%
■ COMMERCIAL (C)	0.09%
■ RESIDENTIAL	99.91%
■ MIXED USE	0.00%
■ CEMETERY (CEM)	32.34-ACRES
■ COMMERCIAL/RETAIL (CR)	1.52-ACRES
■ LOW DENSITY RESIDENTIAL (LDR)	1,658.33-ACRES
■ PARKS AND OPEN SPACE (OS)	178.54-ACRES
■ PUBLIC (P)	92.45-ACRES
■ QUASI-PUBLIC (QP)	3.25-ACRES

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT FOR A 15.561-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF TRACTS 10-02, 10-03, 25-01 & 26 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' AND FURTHER DEPICTED IN EXHIBIT 'B' 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 Ryan Joyce of Michael Joyce Properties on behalf of Mike Peoples for the approval of a *Zoning Change* from an Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District for a 15.561-acre tract of land identified as a portion of Tracts 10-02, 10-03, 25-01 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 291, 333 & 555 Cornelius Road, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family Estate 1.5 (SFE-1.5) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses* and Section 03.01, *General Residential District Standards* and Section 03.02, *Single-Family Estate 1.5 (SFE-1.5) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning

change, and as maybe amended in the future;

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

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

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

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 6TH DAY OF MAY, 2024.**

Trace Johannessen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 15, 2024

2nd Reading: May 6, 2024

Exhibit 'A'
Legal Description

BEING a tract of land situated in the William Dalton Survey, Abstract Number 72 Rockwall County, Texas and being portions of those tracts of land conveyed to Mike Peoples, according to the documents filed of record in Volume 1679, Page 190, Volume 1679, Page 196, Volume 173, Page 752 and Volume 184, Page 522, Deed Records Rockwall County, Texas (D.R.R.C. T.) and being more particularly described as follows:

BEGINNING at a point for the northeast corner of that tract of land conveyed to the City of Rockwall, Texas according to the document filed of record in Volume 58, Page 191, (D.R.R.C. T.) same being the northwest corner of the tract of land described herein;

THENCE, North 89 degrees 31 minutes 25 seconds East, a distance of 485.01-feet to a point for a corner of this tract;

THENCE, North 00 degrees 28 minutes 35 seconds West, a distance of 10.64-feet to a point for a corner of this tract;

THENCE, North 89 degrees 17 minutes 06 seconds East, a distance of 1,058.46-feet to a point for the northwest corner of that tract of land conveyed to Donnie Peoples according to the document filed of record in Volume 188, Page 357 (D.R.R.C. T.) and being the common northeast corner of this tract;

THENCE, South 00 degrees 32 minutes 31 seconds East, with the west line of said Donnie Peoples tract, same being common with the east line of this tract, a distance of 458.47-feet to a point for the southeast corner of this tract;

THENCE, South 89 degrees 27 minutes 29 seconds West, leaving said common line, a distance of 1,265.98-feet to a point for a corner of this tract and being the beginning of a curve to the right, having a central angle of 49° 15' 27", a radius of 150.00-feet, and a long chord bearing and distance of North 65 degrees 54 minutes 48 seconds West, 125.02-feet;

THENCE, with said curve to the right an arc distance of 128.96-feet to a point for a corner of this tract and the beginning of a non-tangent curve to the left, having a central angle of 26° 09' 34", a radius of 450.00-feet, and a long chord bearing and distance of North 54 degrees 21 minutes 52 seconds West, 203.68-feet;

THENCE, with said curve to the left an arc distance of 205.46-feet to a point in the east line of Terraces Phase One, an addition to the City of Rockwall, Rockwall County, Texas according to the plat filed of record in *Document Number 2024000000459 Plat Records* Rockwall County, Texas for the most westerly southwest corner of this tract;

THENCE, North 01 degrees 28 minutes 22 seconds West, with said east line, a distance of 63.06-feet to a point for the northeast corner of said addition, same being the common southeast corner of the above-mentioned City of Rockwall tract and a common corner of this tract;

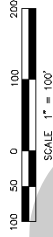
THENCE North 00 degrees 06 minutes 44 seconds West, with the east line of said City of Rockwall tract and common west line of this tract, a distance of 209.82-feet to the **POINT OF BEGINNING** and containing 677,846 square feet or 15.561-acres of land.

Exhibit 'B'

Survey



LEGEND	
●	Point of Curvature of Line
●	1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
○	1/2" IR (unless otherwise noted)
AC	Acre
BL	Building Line
CI	Curve No.
DE	Driveway Easement
DE	Driveway Easement
DUE	Driveway Utility Easement
EM	Easement
LI	Line No.
SP	Square Feet
UE	Utility Easement
VE	Vegetation
SE	Shed Easement
SE	Shed Easement
D.R.R.C.T.	Deed Records of Rockwall County, Texas
P.R.C.T.	Plat Records of Rockwall County, Texas



FINAL PLAT PEOPLES TRACT

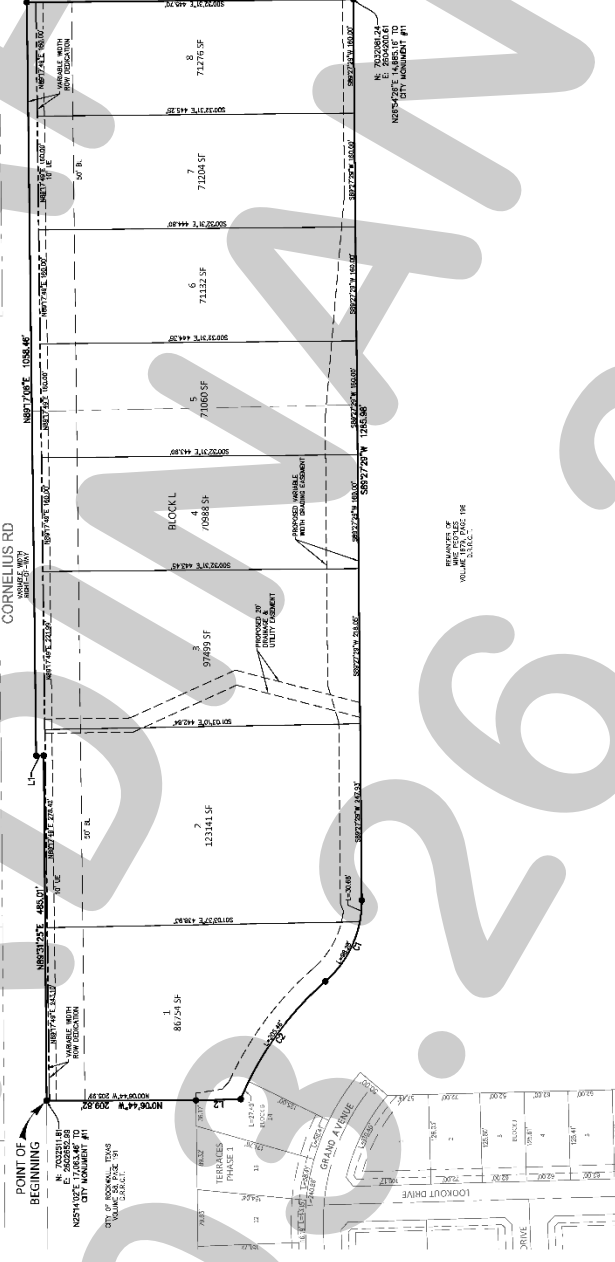
LOTS 1-8 BLOCK L
15.561 ACRES OR 677,846 SQ. FT.
8 SINGLE FAMILY LOTS
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY ABSTRACT NO. 72
AND TRACT 4 & 4-02 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-XXX

March 5, 2024
EXIST. ZONING: PD-993
LAND USE: SF-1.5
SHEET 1 OF 2



Engineer/Supervisor:
Johnson Walk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

Owner/Applicant:
MR. LOYCE LLC
4416 W. Lovell Ln, Suite 200
Dallas, Texas 75209
Phone: 214-577-1431



Line	Length	Direction
L1	10.64	N47°29'38"W
L2	63.08	N7°29'22"W

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	128.86	150.00	140°52'27"	123.02	N65°54'48"W
C2	205.46	150.00	105°59'14"	203.58	N54°21'52"W

- GENERAL NOTES:**
- UTILITY EASEMENTS SHALL HAVE A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
 - ALL UTILITY EASEMENTS AND EASEMENTS WITHIN THIS PLATED PROPERTY ARE TO BE MAINTAINED AND KEPT OPEN AT ALL TIMES.
 - BASES OF BEARING AND COORDINATES SHOWN HEREON REFER TO TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 ON WHICH THIS PLAT IS BASED. POINT OF BEGINNING IS AT THE INTERSECTION OF CORNELIUSS RD AND GRAND AVENUE. BEARING AND DISTANCE OF 5923.54', 2°58.65', 128.86' AND 105°59'14" IS THE BEARING AND DISTANCE FROM THE POINT OF BEGINNING TO THE POINT OF CURVATURE OF CURVE C1.
 - BEARING AND DISTANCE OF 21.50', 114°52'00" IS THE BEARING AND DISTANCE FROM THE POINT OF BEGINNING TO THE POINT OF CURVATURE OF CURVE C2.
 - UTS ADJACENT TO ADJACENT SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2 FEET ABOVE THE FINISHED FLOOR ELEVATION OF THE ADJACENT LOT.
 - IT SHALL BE THE DUTY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS FOR ANY STRUCTURE OR IMPROVEMENTS THAT DO NOT COMPLY WITH THE CITY OF ROCKWALL ZONING ORDINANCES AND THE CITY OF ROCKWALL SUBDIVISION ORDINANCES.
 - WITHIN EACH LOT, ANY RECREATIONAL, PERFORMANCE OR ORNAMENTAL USE SHALL BE APPROVED AND AUTHORIZED BY THE CITY OF ROCKWALL.
 - WITHIN EACH LOT, ANY RECREATIONAL, PERFORMANCE OR ORNAMENTAL USE SHALL BE APPROVED AND AUTHORIZED BY THE CITY OF ROCKWALL.
 - ALL SYSTEMS WITHIN THE EASEMENT AND DETENTION BASIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER AT HIS/HER OWN RISK.
 - ALL NON-STANDARD SIGNS, LIGHTS, AND HARDWARE ARE TO BE MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER AT HIS/HER OWN RISK.

Exhibit 'B'
Survey

SURVEYOR'S CERTIFICATE:

NOTE: THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT I, the undersigned authority, on this day personally supervised the survey of this tract of land and that the survey instruments shown hereon were in proper relation under my personal supervision.

RYAN S. BEVILACCA, RPLS
Texas Registered Professional Land Surveyor No. 8300.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Ryan S. Bevilacca, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

Notary Public for and in the State of Texas

My commission expires: _____

Planning & Zoning Commission, Chairperson

Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas be this record shall be held unless the recorded plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from next date of approval of this plat by the Planning & Zoning Commission.
WITNESS OUR HANDS, this _____ day of _____, 2024.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
PEOPLES TRACT

LOTS 1-8 BLOCK L
15.561 ACRES OR 677,846 SQ. FT.
8 SINGLE FAMILY LOTS
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-03 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-XXX

March 5, 2024
EXIST: ZONING: PD-93
LAND USE: SF-1.5
SHEET 2 OF 2



Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

Owner/Applicant:
MR. JOYCE, LLC
4416 W. Lovers Ln, Suite 200
Dallas, Texas 75209
Phone: 214-577-1431

OWNER'S CERTIFICATION

NOTE: THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT I, the undersigned authority, on this day personally supervised the survey of this tract of land and that the survey instruments shown hereon were in proper relation under my personal supervision.

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the PEOPLES TRACT, do hereby certify that all other parties who have an interest in the land shown on this plat, and designated herein as the PEOPLES TRACT, have been notified of the public hearing on this plat, and have been given the opportunity to be heard and to present evidence in support of their respective claims. I (we) also understand the mutual use and accommodation of all utilities dealing to use or utility same. I (we) also understand the following:

- 1. No building shall be constructed or placed upon, over, or across the utility easements as described herein. Trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance, or use of the utility easements shall be removed or trimmed to the extent necessary to permit the utility to install or maintain the utility system, to reconstruct, improve, maintain, and repair the utility system, to install or maintain the utility system, to reconstruct, improve, maintain, and repair the utility system, to install or maintain the utility system, to reconstruct, improve, maintain, and repair the utility system.
- 2. The establishment of poles or structures on the utility easements or any structure resulting from or occasioned by the establishment of poles or structures on the utility easements shall bear total responsibility for storm drain improvements.
- 3. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 5. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 6. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer, is received by the city, the developer and/or owner shall be responsible for the cost of such improvements. The developer and/or owner shall be responsible for the cost of such improvements. The developer and/or owner shall be responsible for the cost of such improvements.

I (we) further acknowledge that the dedications and/or easements made herein are proportional to the impact and future growth needs of the City of Rockwall, Texas. I (we) further acknowledge that the dedications and/or easements made herein are proportional to the impact and future growth needs of the City of Rockwall, Texas.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared _____ of MR. JOYCE, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

My Commission Expires _____

LEGAL DESCRIPTION:

BEING a tract of land situated in the William Dalton Survey, Abstract Number 72 Rockwall County, Texas and being portions of those tracts of land conveyed to Mike Peoples, according to the documents filed of record in Volume 1879, Page 190, Volume 1879, Page 196, Volume 173, Page 752 and Volume 184, Page 522, Deed Records Rockwall County, Texas (D.R.R.C.T.) and being more particularly described as follows:
BEGINNING at a point for the northeast corner of that tract of land conveyed to the City of Rockwall, Texas according to the document filed of record in Volume 58, Page 191, (D.R.R.C.T.), same being the northwest corner of the tract of land described here in;
THENCE, North 89 degrees 31 minutes 25 seconds East, a distance of 485.01 feet to a point for a corner of this tract;

THENCE, North 00 degrees 28 minutes 35 seconds West, a distance of 10.64 feet to a point for a corner of this tract;
THENCE, North 89 degrees 17 minutes 06 seconds East, a distance of 1058.46 feet to a point for the northwest corner of that tract of land conveyed to Donnie Peoples according to the document filed of record in Volume 188, Page 357 (D.R.R.C.T.); and being the common northeast corner of this tract;

THENCE, South 00 degrees 32 minutes 31 seconds East, with the west line of said Donnie Peoples tract, same being common with the east line of this tract, a distance of 458.47 feet to a point for the southeast corner of this tract;
THENCE, South 89 degrees 27 minutes 29 seconds West, leaving said common line, a distance of 1285.88 feet to a point for a corner of this tract and being the beginning of a curve to the right, having a central angle of 49° 15' 27", a radius of 150,000 feet, and a long chord bearing and distance of North 64degrees 58minutes 48seconds West, 123.02 feet;

THENCE, with said curve to the right on arc distance of 128.96 feet to a point for a corner of this tract and the beginning of a non-tangent curve to the left, having a central angle of 54degrees 21minutes 52seconds West, 203.66 feet;
THENCE, with said curve to the left on arc distance of 205.48 feet to a point in the east line of said Peoples tract, same being the northeast corner of this tract;
THENCE, North 01 degrees 28 minutes 22 seconds West, with said east line, a distance of 63.08 feet to a point for the northeast corner of said addition, same being the common southeast corner of the above-mentioned City of Rockwall tract and a common corner of this tract;

THENCE North 03 degrees 08 minutes 44 seconds West, with the east line of said City of Rockwall tract and common west line of this tract, a distance of 209.82 feet to the POINT OF BEGINNING and containing 677,846 square feet or 15,561 acres of land.



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: April 9, 2024
APPLICANT: Ryan Joyce; *Michael Joyce Properties*
CASE NUMBER: Z2024-015; *Zoning Change (AG to SFE-1.5) for 291, 333, & 555 Cornelius Road*

SUMMARY

Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Mike Peoples for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District for a 15.561-acre tract of land identified as a portion of Tracts 10-02, 10-03, 25-1, & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 291, 333 & 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. On December 6, 2021, the City Council adopted *Ordinance No. 21-58 [Case No. Z2021-047; S-265]* allowing an *Animal Shelter or Loafing Shed* on a portion of the subject property (*i.e. 555 Cornelius Road*). On September 6, 2022 a portion of Tracts 10-02, 10-03, 25-1, & 26 of the W. M. Dalton Survey, Abstract No. 72 were rezoned to Planned Development District 93 (PD-93) [*Case No. Z2022-038; Ordinance No. 22-47*] for the purpose of incorporating this land into the Terraces Subdivision. The remainder of the subject property remained unchanged and zoned Agricultural (AG) District.

According to the Rockwall Central Appraisal District (RCAD) the following improvements currently exist on the subject property:

- (1) 291 Cornelius Road. A 1,732 SF single-family home was constructed in 1960, two (2) covered porches (*i.e. 676 SF and 560 SF*) were constructed in 1960, and a 256 SF detached carport was constructed in 2006.
- (2) 333 Cornelius Road. A 1,584 SF single-family home was constructed in 1989, a 648 SF attached garage was constructed in 1989, two (2) covered porches (*i.e. 670 SF and 614 SF*) were constructed in 1989, and a 504 SF detached carport was constructed in 2012.
- (3) 555 Cornelius Road. A 1,750 SF single-family home was constructed in 1960, two (2) covered porches (*i.e. 400 SF and 300 SF*) were constructed in 1960, a 360 SF barn with a 330 SF canopy was constructed in 1973, a 7,040 SF barn was constructed in 1985, and a 256 SF storage building was constructed in 2012.

Staff should note -- *that concurrently with this zoning request* -- a subdivision plat [*Case No. P2024-009*] was submitted, which would establish the lots contained within this proposed zoning change. As a condition of approval for this subdivision plat, this zoning case would need to be approved. This means that if the subdivision plat is approved by the City Council, the plat will not be considered fully approved and be able to be recorded with Rockwall County until after the anticipated second reading of the proposed zoning ordinance on May 6, 2024. Should the City Council deny this zoning case, the subsequent conditional approval of the subdivision plat would no longer be valid.

PURPOSE

On March 15, 2024, the applicant -- *Ryan Joyce of Michael Joyce Properties* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District for the purpose of establishing eight (8) single-family residential lots.

ADJACENT LAND USES AND ACCESS

The subject property is addressed 291, 333 & 555 Cornelius Road. The land uses adjacent to the subject property are as follows:

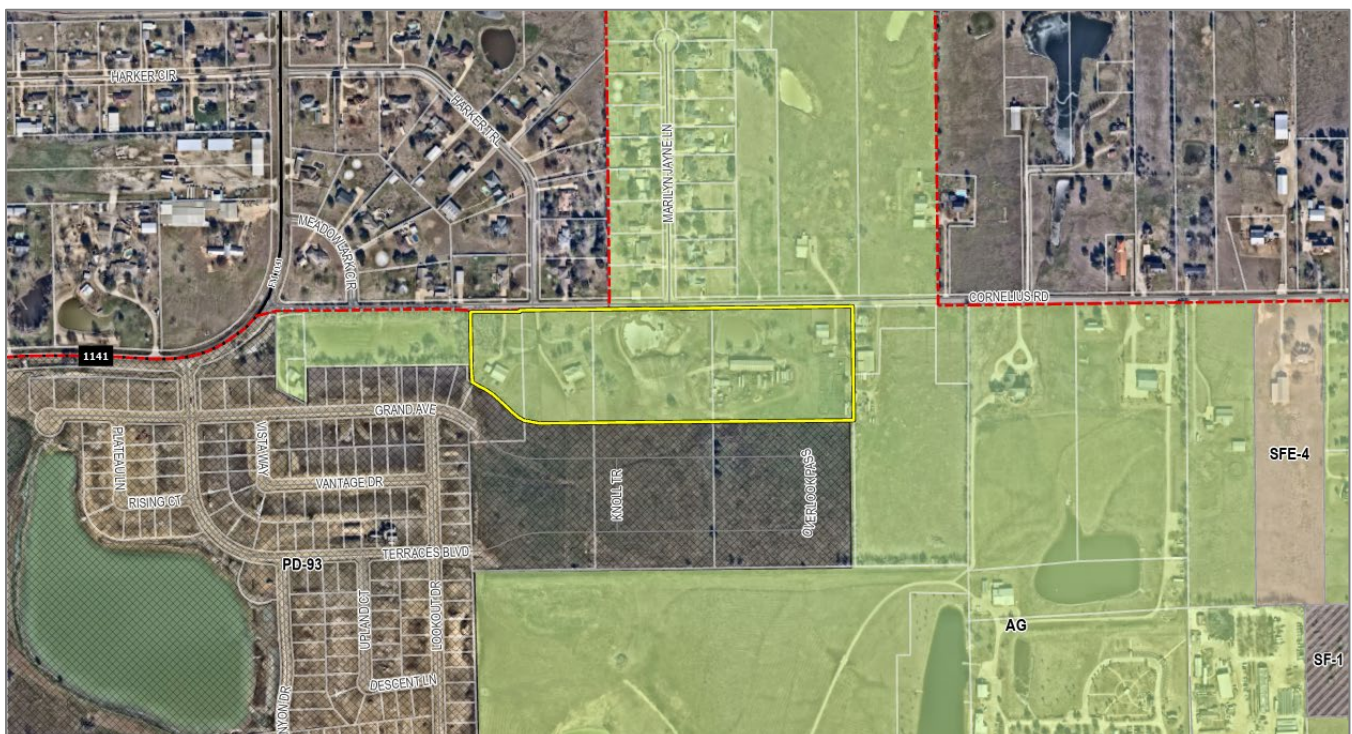
North: Directly north of the subject property is Cornelius Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Maytona Ranch Estates Subdivision, which was established on September 26, 1983 and consists of 19 single-family residential lots. This subdivision is zoned Agricultural (AG) District. Also, beyond Cornelius Road is the corporate limits of the City of Rockwall, followed by the Meadowview Ranch Estates Subdivision. This subdivision was established on February 22, 1977, consists of 24 single-family residential lots, and is situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

South: Directly south of the subject property is Phase 2 of the Terraces Subdivision, which is zoned Planned Development District 93 (PD-93) and will consist of 82 single-family residential lots. Beyond this is a 55.08-acre tract of land (*i.e. Tract 11 of the W. M. Dalton Survey, Abstract No. 72*), which is currently being utilized for agricultural purposes. This property is zoned Agricultural (AG) District. South of this is SH-66, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's 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 (*i.e. Tracts 9, 10, & 10-01 of the W. M. Dalton Survey, Abstract No. 72*), which is currently occupied with a single-family home. Beyond this is a 22.27-acre tract of land (*i.e. Lots 1 & 2, Block A, DC Addition*), which consists of two (2) residential lots currently occupied with two (2) single-family homes. All three (3) of these tracts of land are zoned Agricultural (AG) District.

West: Directly west of the subject property is Phase 1 of the Terraces Subdivision, which is zoned Planned Development District 93 (PD-93) and consists of 181 single-family residential lots. Beyond this is a 15.935-acre tract of land (*i.e. Tract 5-1 of the M. B. Jones Survey, Abstract No. 122*) that is vacant and zoned Agricultural (AG) District. Beyond this is John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CONFORMANCE TO THE CITY'S CODES

The 15.561-acre subject property currently has three (3) existing single-family homes on four (4) tracts of land. The applicant has submitted a zoning exhibit showing that -- *if approved* -- the four (4) tracts of land will be reconfigured and subdivided to consist of eight (8) single-family residential lots that will range in size from 1.6296-acres to 2.8269-acres. To facilitate this request, the applicant is requesting the zoning be changed from an Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District. According to Subsection 03.02, *Single-Family Estate 1.5 (SFE-1.5) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Single-Family Estate 1.5 (SFE-1.5) District is the proper zoning classification for rural, estate lots that are a minimum of 1½-acres in size. These lots are typically in areas that are located in the City's hinterland, away from higher density residential developments and non-residential development." In this case, Cornelius Road is primarily developed with larger tracts of residential or agricultural land. The only development that deviates from this land pattern is the Terraces Subdivision, which is currently under construction and is situated closer to John King Boulevard than the larger tracts of land along Cornelius Road. Based on this, the applicant's request appears to conform to the purpose of the Single-Family Estate 1.5 (SFE-1.5) District and the existing land use patterns in the area. According to the *Residential District Development Standards* contained in Article 05, *District Development Standards*, of the Unified Development Code (UDC), the following is a summary of the density and dimensional requirements for the Single-Family Estate 1.5 (SFE-1.5) District:

TABLE 1: SINGLE -FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT STANDARDS

DWELLING UNITS/LOT	1.0
DWELLING UNITS/ACRE	0.67
MINIMUM DWELLING UNIT SIZE	2,000
MINIMUM LOT AREA	65,340 SF
MINIMUM LOT WIDTH ⁽¹⁾	150'
MINIMUM LOT DEPTH	250'
MINIMUM FRONT YARD SETBACK	50'
MINIMUM SIDE YARD SETBACK ⁽²⁾	25'
MINIMUM REAR YARD SETBACK	10'
MINIMUM BETWEEN BUILDINGS	10'
MAXIMUM BUILDING HEIGHT	36'
MAXIMUM LOT COVERAGE	35.00%
MINIMUM REQUIRED PARKING SPACES ^{(3) & (4)}	2

NOTES:

- 1: FRONTAGE ON A PUBLIC STREET
- 2: THE SIDE SETBACK ADJACENT TO A STREET IS TREATED THE SAME AS A FRONT YARD BUILDING SETBACK.
- 3: MINIMUM LENGTH OF DRIVEWAY PAVEMENT FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD IS 20-FEET.
- 4: AN ENCLOSED GARAGE SHALL NOT BE CONSIDERED IN MEETING THE OFF-STREET PARKING REQUIREMENTS.

For the City Council and Planning and Zoning Commission's reference, staff has included a list of all of the *Permissible Land Uses* for the Single-Family Estate 1.5 (SFE-1.5) District as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code (UDC) in the attached packet.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Northeast Residential District and is designated for Low Density Residential land uses. According to the *District Description*, the Northeast Residential District is a district that is "...characterized by its established low-density residential subdivisions and rural/estate style lots." As previously stated, the majority of properties along Cornelius Road are larger tracts of land with single-family homes or that are being utilized for agricultural purposes. This appears to conform to the *District Strategies* for this district, which encourage "(t)he maintenance of the *Estate and Rural Residential* housing types ... [as being] important to balancing the diversity of suburban lots to large lot housing within the City." The applicant's request also appears to conform to this strategy being a request for a zoning district that requires a minimum of 1½-acre lots. In addition, the *Land Use Plan* defines the Low Density Residential land use as a "...land use category [*that*] consists of residential subdivisions that are two (2) units per gross acre or less ..." In this case, the applicant is requesting a density of 0.67 dwelling units per acre. Based on this, the applicant's request appears to be in substantial conformance with the OURHometown Vision 2040 Comprehensive Plan.

INFRASTRUCTURE

Based on the proposed request, the following infrastructure is required to be constructed to provide adequate public services for the development of the subject property:

- (1) Roadways. At the time of subdivision plat, the developer shall be required to verify and dedicate the right-of-way for Cornelius Road in accordance with the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.
- (2) Water. A 12-inch waterline is required in the 20' *Drainage and Utility Easement* in Lots 2 & 3 as shown on the zoning exhibit. In addition, this line will need to be extended across the frontage of Lots 3-8 per the Master Water Plan contained in the OURHometown Vision 2040 Comprehensive Plan. For Lots 1 & 2, an eight (8) inch water line will need to be extended from the 12-inch line to provide service and fire protection for these two (2) proposed parcels of land.
- (3) Wastewater. As part of this zoning request, the applicant is also requesting to utilize On-Site Sewage Facilities (OSSF) or septic systems for the five (5) newly proposed lots. The existing three (3) single-family homes currently situated on the subject property already have OSSF or septic systems. According to Section 44-243 of Chapter 44, *Utilities*, of the Municipal Code of Ordinances, "(n)o permit for an on-site sewage facility (OSSF) will be issued if the location is within 100-feet of an existing city sanitary sewer line unless an exception is granted by the City Council on the grounds that connection with the sanitary sewer is impossible ...", and "(n)o permit for the installation of an on-site sewage facility (OSSF) will be issued for property less than 1½-acre..." In this case, the sewer system for the Terraces Subdivision has not been accepted by the City, and the proposed lines are more than 100-feet from the subject property. In addition, all of the proposed lots are greater than 1½-acre in size. Based on this, the proposed lots are eligible for On-Site Sewage Facilities (OSSF) or septic systems, and no further public hearing or approval is required.
- (4) Drainage. Detention will be required and need to be sized per *Manning's C-Value* for the zoning designation.

NOTIFICATIONS

On March 19, 2024, staff mailed 34 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. 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). At the time this report was drafted, staff had received two (2) notices (*i.e. one [1] in favor and one [1] opposed to the applicant's request*); however, both notices were from property situated in the City Extraterritorial Jurisdiction (ETJ). These have been included in the attached packet.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District, then staff would propose the following conditions of approval:

- (1) Any construction resulting from the approval of this Zoning Change 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 CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 333 Cornelius Road

SUBDIVISION M.B. Jones Survey, Abstract No. 122

LOT

BLOCK

GENERAL LOCATION Approximately 1250 ft east of the intersection John King & FM 1141 South of 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-93

CURRENT USE

PROPOSED ZONING SFE-1.5

PROPOSED USE

Single Family

ACREAGE 15.561

LOTS [CURRENT]

4

LOTS [PROPOSED]

8

- 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

Michael Joyce Properties

CONTACT PERSON

Mike Peoples

CONTACT PERSON

Ryan Joyce

ADDRESS

PO Box 41

ADDRESS

767 Justin Road

CITY, STATE & ZIP

Rockwall, TX 75087

CITY, STATE & ZIP

Rockwall, TX 75087

PHONE

PHONE

512-965-6280

E-MAIL

E-MAIL

ryan@michaeljoyceproperties.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:

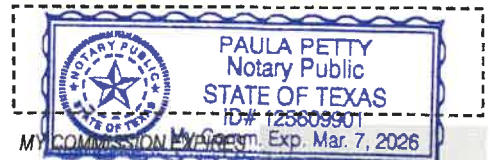
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 433.42 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8th DAY OF March, 2021. BY SIGNING THIS APPLICATION, 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."

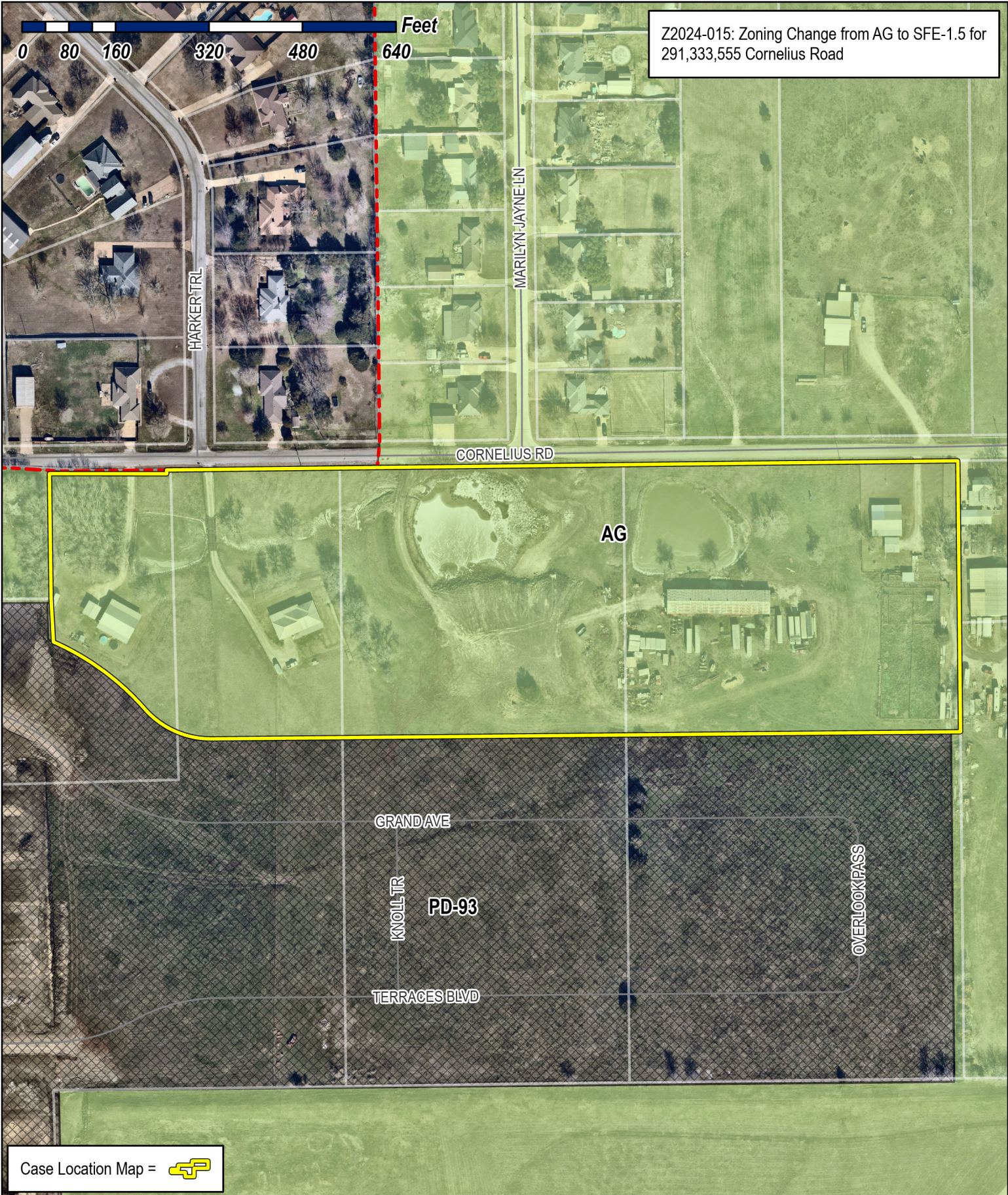
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8th DAY OF March, 2021

OWNER'S SIGNATURE

Mike Peoples
Paula Petty

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 



City of Rockwall

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

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

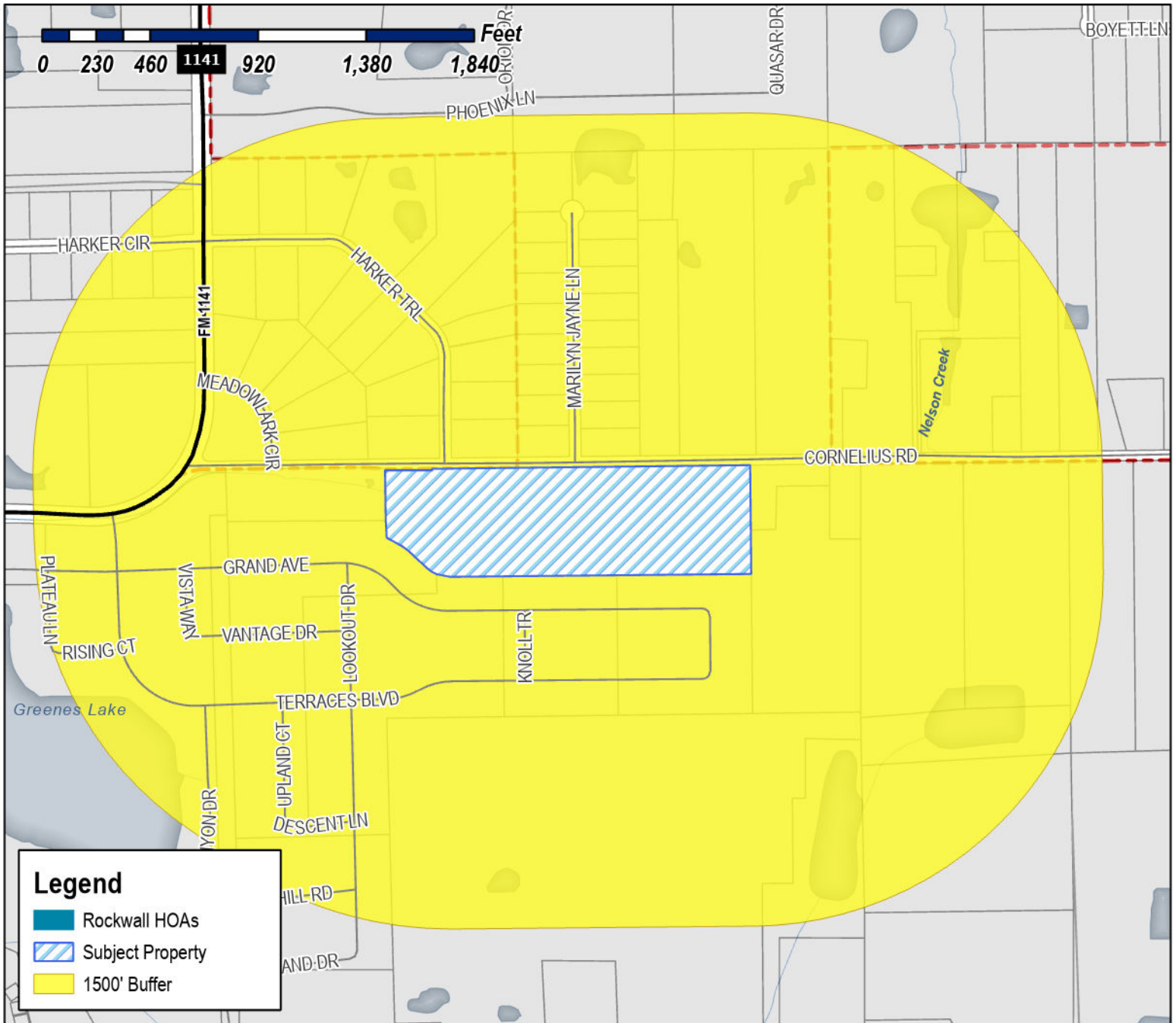




City of Rockwall

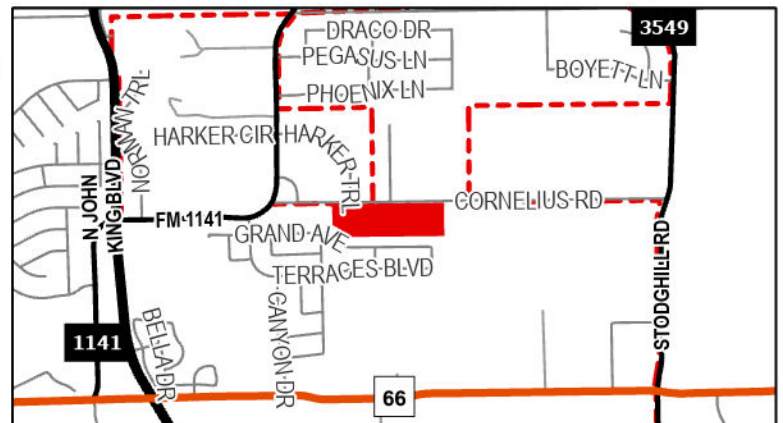
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Case Number: Z2024-015
Case Name: Zoning Change from AG to SFE 1.5
Case Type: for 291, 333, 555 Cornelius Road Zoning
Zoning: Agricultural (AG) District
Case Address: 333 Cornelius Road

Date Saved: 3/15/2024
 For Questions on this Case Call (972) 771-7745

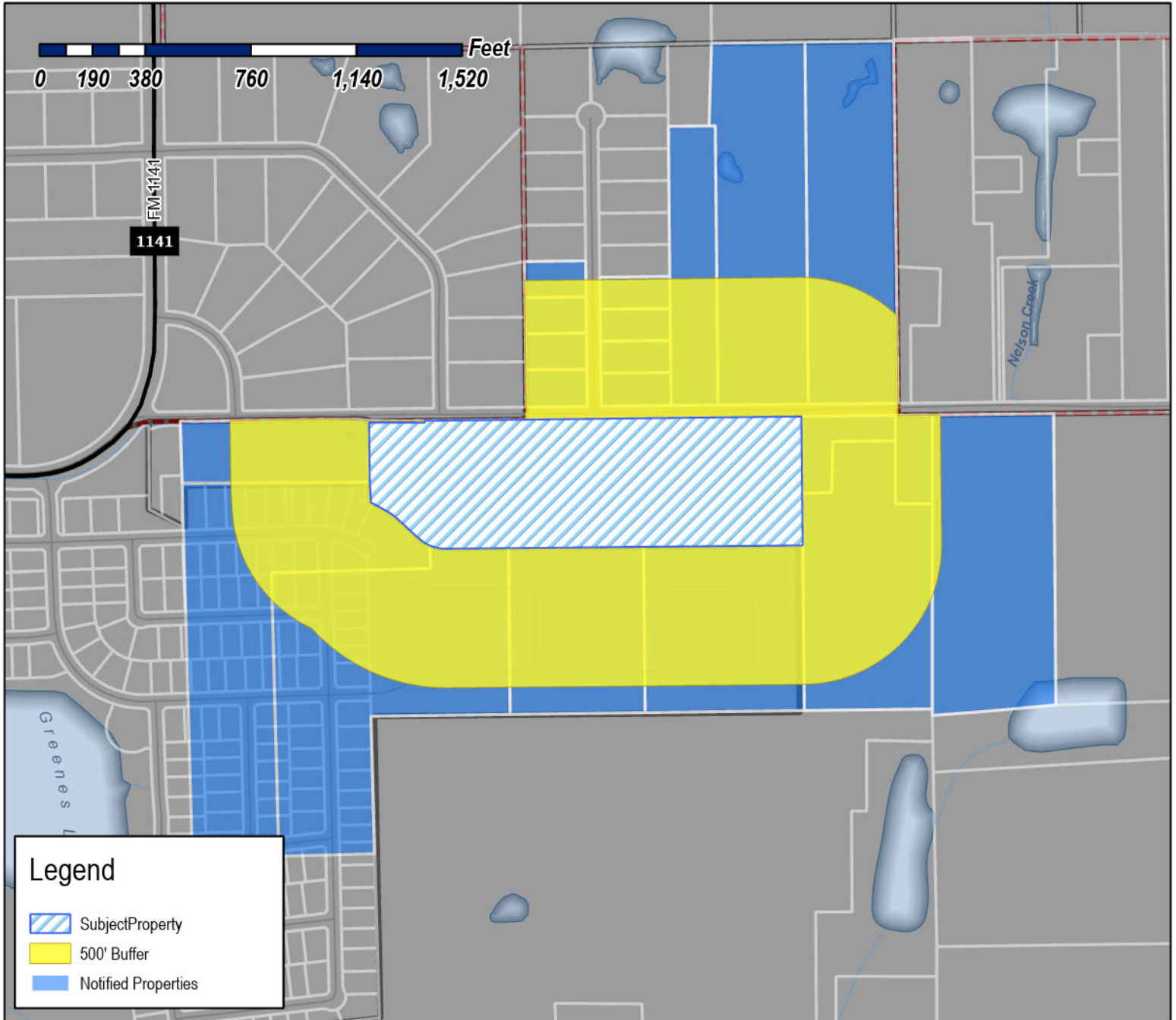




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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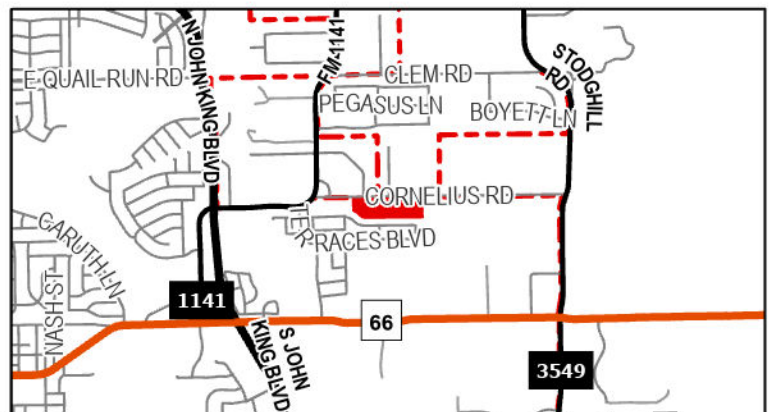
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Case Number: Z2024-015
Case Name: Zoning Change from AG to SFE 1.5 for 291, 333, 555 Cornelius Road
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 333 Cornelius Road

Date Saved: 3/25/2024

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

RATLIFF JENNIFER L
123 HARKER TRAIL
ROCKWALL, TX 75087

ANDRULAT ALEC J AND VERONICA BITZ
124 HARKER TR
ROCKWALL, TX 75087

MCKEE MARK D
131 MEADOWLARK CIR
ROCKWALL, TX 75087

LAWRENCE JAMES CHRISTOPHER
151 HARKER TRAIL
ROCKWALL, TX 75087

SINGH GAGANPREET K AND PAWANPREET
151 STEVENSON DR
FATE, TX 75087

KING NATALIE
153 MEADOWLARK CIRCLE
ROCKWALL, TX 75087

SHANNON STANLEY W
162 HARKER TRL
ROCKWALL, TX 75087

SOSTA ARLENE
171 HARKER TRL
ROCKWALL, TX 75087

FORTNER NATHAN
218 HARKER TRAIL
ROCKWALL, TX 75087

RESIDENT
219 CORNELIUS RD
ROCKWALL, TX 75087

RANDLE SUSAN AND DERRICE
226 CORNELIUS RD
ROCKWALL, TX 75087

WOOLARD JAMES R
252 HARKER TRL
ROCKWALL, TX 75087

RESIDENT
291 CORNELIUS RD
ROCKWALL, TX 75087

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

RESIDENT
333 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
520 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
555 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
588 CORNELIUS RD
ROCKWALL, TX 75087

PEOPLES DONNIE
589 CORNELIUS
ROCKWALL, TX 75087

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

RESIDENT
657 CORNELIUS RD
ROCKWALL, TX 75087

PEWITT RONNY M AND JENNIFER L
668 CORNELIUS ROAD
ROCKWALL, TX 75087

PERKINS RALPH TRENT & AMY CAIN
701 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
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:

Z2024-015: Zoning Change from AG to SFE-1.5

Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Mike Peoples for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District for a 15.561-acre tract of land identified as a portion of Tracts 10-02, 10-03, 25-1, & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 291, 333 & 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, April 9, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 15, 2024 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, April 15, 2024 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. Z2024-015: Zoning Change from AG to SFE-1.5

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

Case No. Z2024-015: Zoning Change from AG to SFE-1.5

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.

[Redacted area]

Name: SHARON SHANNON

Address: 162 HARKER TRAIL

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. Z2024-015: Zoning Change from AG to SFE-1.5

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. STRONGLY OPPOSED

Because the change in zoning COMPLETELY changes the character of the neighborhood. We moved to the area years ago because we love the semi-rural character.

Name: James + Aundria Woolard

Address: 252 Hurker Trl, Rockwall

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



767 Justin Rd
Rockwall, TX 75087

April 2, 2024

Mr. Ryan Miller
City of Rockwall
Director of Planning
385 S. Goliad
Rockwall, TX 75087

RE: Zoning Case Z2024-015 | Peoples Property

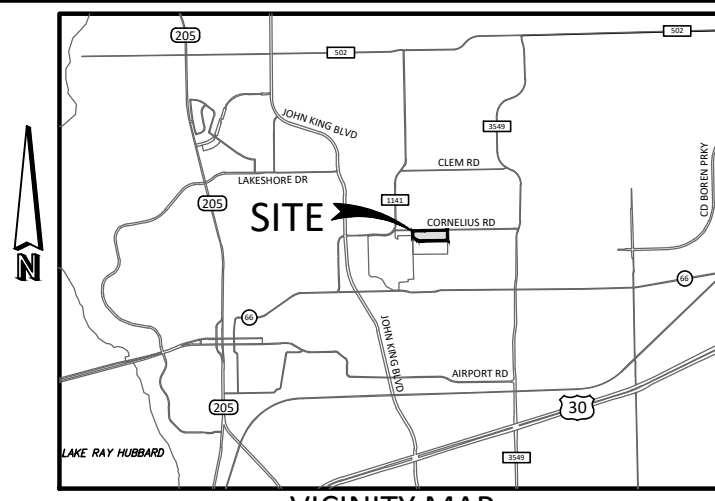
Dear Mr. Miller,

In relation to City of Rockwall Zoning Case Z2024-015 we would like to request that the zoning allow for On Site Sewer Treatment Facilities (OSSF) be allowed for this addition to the City. Part of the property includes 3 existing homes that are currently utilizing OSSF for their waste water treatment. Additionally these lots would sit below the grade of the homes in Terraces Phase 2. With the creations of these lots, the OSSF seems a better fit than a lift station and or pump stations for each individual home to get back up stream to the Terraces Phase 2 sanitary system.

Sincerely,

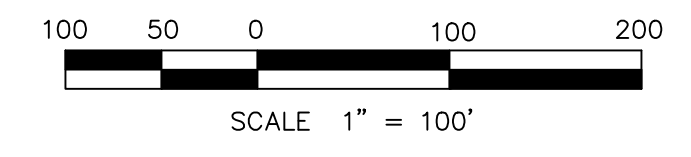
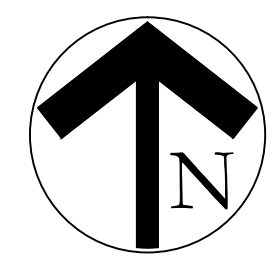


Michale Ryan Joyce
President
MRJoyce, LLC
dba Michael Joyce Properties



VICINITY MAP
N.T.S.

- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - 1/2" IRF (unless otherwise noted)
- AC Acre
BL Building Line
C1 Curve No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
VE Visibility Easement
SE Sidewalk Easement
D.R.R.C.T.= Deed Records of Rockwall County, Texas
P.R.R.C.T.= Plat Records of Rockwall County, Texas



FINAL PLAT PEOPLES TRACT

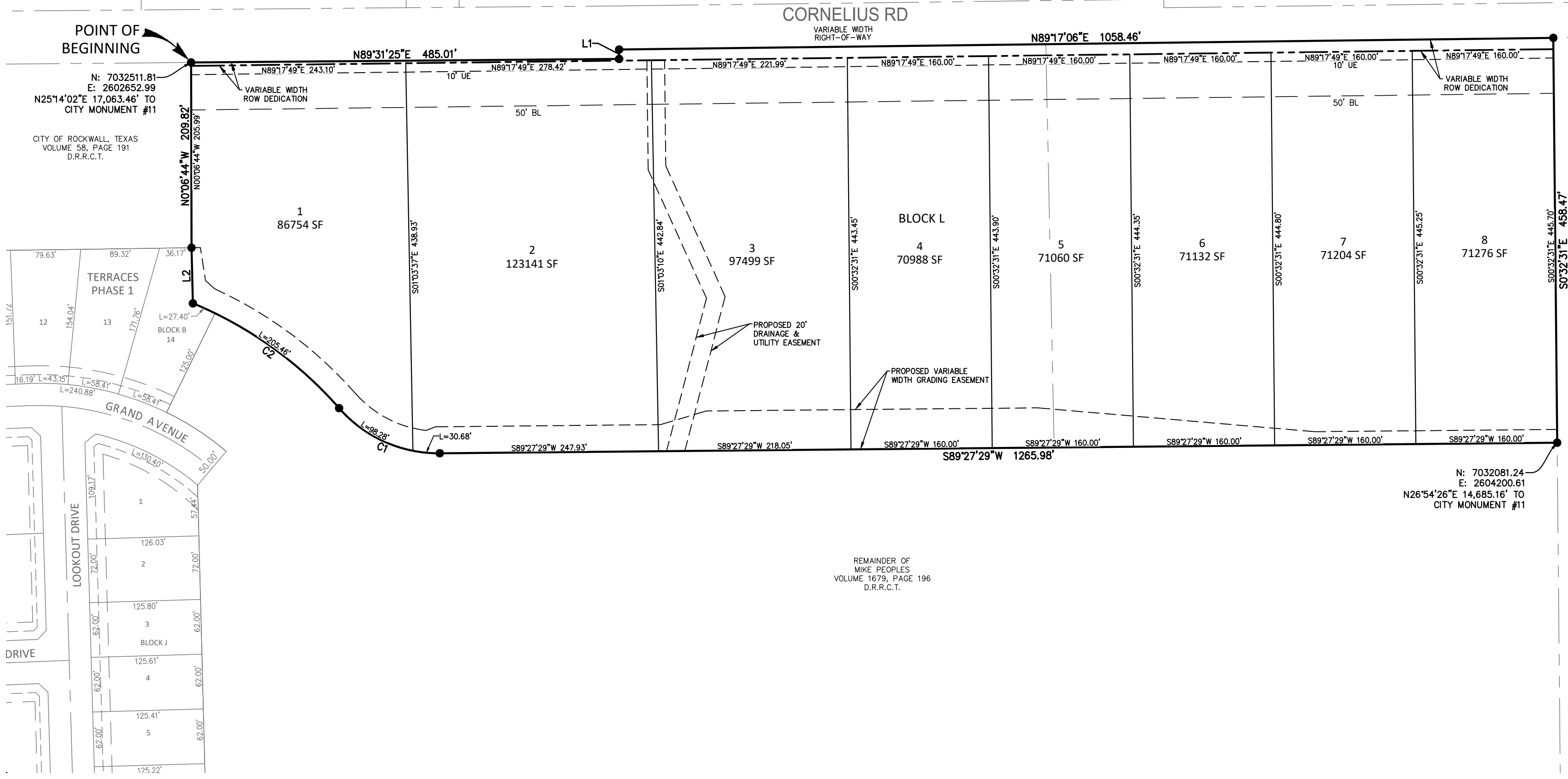
LOTS 1-8 BLOCK L;
15.561 ACRES OR 677,846 SQ. FT.
8 SINGLE FAMILY LOTS
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
**CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**
P2024-XXX

March 5, 2024
EXIST. ZONING: PD-93
LAND USE: SF-1.5
SHEET 1 OF 2



Owner/Applicant:
MR JOYCE, LLC
4416 W. Lovers Ln, Suite 200
Dallas, Texas 75209
Phone: 214-577-1431

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE



- GENERAL NOTES:**
- ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
 - ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
 - BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S29°53'54"E, 2,758.60'.
 - LOCATION OF 1% ANNUAL FLOOD CHANGE ESTIMATED FROM FEMA FIRM PANEL 48139C0325F DATED JUNE 3, 2013.
 - LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
 - IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
 - PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
 - ALL OPEN SPACE, PARKS & GREEN BELTS SHALL BE PRIVATE AND MAINTAINED, REPLACED AND REPAIRED BY HOA/PROPERTY OWNER.
 - ALL NON-STANDARD SIGNS, LIGHTS, AND HARDWARE ARE TO BE MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER OR HOA.

Line Table		
Line	Length	Direction
L1	10.64	N0° 28' 35"W
L2	63.06	N1° 28' 22"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	128.96	150.00	049°15'27"	125.02	N65° 54' 48"W
C2	205.46	450.00	026°09'34"	203.68	N54° 21' 52"W

LEGAL DESCRIPTION:

BEING a tract of land situated in the William Dalton Survey, Abstract Number 72 Rockwall County, Texas and being portions of those tracts of land conveyed to Mike Peoples, according to the documents filed of record in Volume 1679, Page 190, Volume 1679, Page 196, Volume 173, Page 752 and Volume 184, Page 522, Deed Records Rockwall County, Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a point for the northeast corner of that tract of land conveyed to the City of Rockwall, Texas according to the document filed of record in Volume 58, Page 191, (D.R.R.C.T.) same being the northwest corner of the tract of land described herein;

THENCE, North 89 degrees 31 minutes 25 seconds East, a distance of 485.01 feet to a point for a corner of this tract;

THENCE, North 00 degrees 28 minutes 35 seconds West, a distance of 10.64 feet to a point for a corner of this tract;

THENCE, North 89 degrees 17 minutes 06 seconds East, a distance of 1058.46 feet to a point for the northwest corner of that tract of land conveyed to Donnie Peoples according to the document filed of record in Volume 188, Page 357 (D.R.R.C.T.) and being the common northeast corner of this tract;

THENCE, South 00 degrees 32 minutes 31 seconds East, with the west line of said Donnie Peoples tract, same being common with the east line of this tract, a distance of 458.47 feet to a point for the southeast corner of this tract;

THENCE, South 89 degrees 27 minutes 29 seconds West, leaving said common line, a distance of 1265.98 feet to a point for a corner of this tract and being the beginning of a curve to the right, having a central angle of 49° 15' 27", a radius of 150.00 feet, and a long chord bearing and distance of North 65degrees 54minutes 48seconds West, 125.02 feet;

THENCE, with said curve to the right an arc distance of 128.96 feet to a point for a corner of this tract and the beginning of a non-tangent curve to the left, having a central angle of 26° 09' 34", a radius of 450.00 feet, and a long chord bearing and distance of North 54degrees 21minutes 52seconds West, 203.68 feet;

THENCE, with said curve to the left an arc distance of 205.46 feet to a point in the east line of Terraces Phase One, an addition to the City of Rockwall, Rockwall County, Texas according to the plat filed of record in Document Number 2024000000459 Plat Records Rockwall County, Texas for the most westerly southwest corner of this tract;

THENCE, North 01 degrees 28 minutes 22 seconds West, with said east line, a distance of 63.06 feet to a point for the northeast corner of said addition, same being the common southeast corner of the above-mentioned City of Rockwall tract and a common corner of this tract;

THENCE North 00 degrees 06 minutes 44 seconds West, with the east line of said City of Rockwall tract and common west line of this tract, a distance of 209.82 feet to the POINT OF BEGINNING and containing 677,846 square feet or 15.561 acres of land.

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the PEOPLES TRACT subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever any streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the PEOPLES TRACT subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of these respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm sewers, and alleys all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay the same out of the escrow deposit, should the developer and/or owner fail to refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which shall be fixed by the city council of the City of Rockwall.

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

Signature _____
Name _____
Title _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____, of MR JOYCE, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office, this ____ day of _____, 2024.

Notary public in and for the State of Texas

My Commission Expires

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Ryan S. Reynolds, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2024.

Notary public for and in the State of Texas

My commission expires: _____

Planning & Zoning Commission, Chairperson

Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas be approved by the City Council of the City of Rockwall on ____ day of _____, 2024.

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

WITNESS OUR HANDS, this ____ day of _____, 2024.

Mayor, City of Rockwall

City Secretary

City Engineer

**FINAL PLAT
PEOPLES TRACT**

LOTS 1-8 BLOCK L;
15.561 ACRES OR 677,846 SQ. FT.
8 SINGLE FAMILY LOTS
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-XXX

March 5, 2024
EXIST. ZONING: PD-93
LAND USE: SF-1.5
SHEET 2 OF 2

Owner/Applicant:
MR JOYCE, LLC
4416 W. Lovers Ln, Suite 200
Dallas, Texas 75209
Phone: 214-577-1431

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE



LEGEND:

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

PERMITTED LAND USES IN AN SINGLE FAMILY ESTATES (SFE) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	SINGLE FAMILY ESTATE DISTRICTS
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel with Outside Pens	(2)	(1)	S
Animal Boarding/Kennel without Outside Pens	(2)	(2)	S
Commercial Horse Corral or Stable	(9)	(5)	S
Private Horse Corral or Stable	(10)	(6)	P
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
Wholesale Nursery (<i>i.e. without Retail Sale On-Site</i>)	(13)		S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	(1)	(1)	P
Bed and Breakfast	(2)	(2)	S
Residential Garage	(7)	(4) & (5)	A
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	(8)	(6)	A
Home Occupation	(9)	(7)	P
Portable Building	(15)	(10)	P
Residential Infill in an Established Subdivision	(16)	(11)	S
Single-Family Detached Structure	(18)	(13)	P
Private Swimming Pool	(20)		A
Private Tennis Court	(21)		S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Church/House of Worship	(4)	(2)	S
Daycare with Seven (7) or More Children	(9)	(4)	S
Group or Community Home	(11)	(5)	P
Public or Private Primary School	(21)	(7)	S
Public or Private Secondary School	(22)	(8)	S
Temporary Education Building for a Public or Private School	(23)	(9)	S
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Public or Private Community or Recreation Club as an Accessory Use	(4)		S
Private Country Club	(5)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Public Park or Playground	(12)		P
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Temporary Real Estate Sales Office	(25)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Temporary On-Site Construction Office	(18)	(6)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)	(12)	(5)	S

LEGEND:

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

PERMITTED LAND USES IN AN SINGLE FAMILY ESTATES (SFE) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	SINGLE FAMILY ESTATE DISTRICTS
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna, as an Accessory	(2)	(1)	S
Antenna, for an Amateur Radio	(4)	(3)	A
Antenna Dish	(5)	(4)	A
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses	(11)		P
Private Streets	(12)		S
Railroad Yard or Shop	(14)		S
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S
Wireless Communication Tower	(24)		S



SUBSECTION 07.01: RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

ZONING DISTRICTS → DEVELOPMENT STANDARDS ↓		SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT	SINGLE FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT	SINGLE-FAMILY ESTATE 4.0 (SFE-4.0) DISTRICT	SINGLE-FAMILY 1 (SF-1) DISTRICT	SINGLE-FAMILY 16 (SF-16) DISTRICT	SINGLE-FAMILY 10 (SF-10) DISTRICT	SINGLE-FAMILY 8.4 (SF-8.4) DISTRICT	SINGLE-FAMILY 7 (SF-7) DISTRICT	ZERO LOT LINE (ZL-5) DISTRICT	TWO-FAMILY (2F) DISTRICT	AGRICULTURAL (AG) DISTRICT
ABBREVIATION		SFE-1.5	SFE-2.0	SFE-4.0	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	AG
DWELLING UNITS/LOT		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	2.0	1.0
DWELLING UNITS/ACRE		0.67	0.5	0.25	1.0 ¹	2.7	4.4	5.2	6.2	8.7	12.4	0.1 ¹¹
MINIMUM DWELLING UNIT (SF)		2,000	2,200	2,500	2,500	2,400	2,200	1,500	1,100	1,000	800	1,600
MINIMUM LOT REQUIREMENTS	AREA (SQUARE FEET)	65,340	87,120	174,240	8,400	16,000	10,000	8,400	7,000	5,000	7,000	43,560
	WIDTH (FEET) ²	150	150	200	70	90	80	70	60	50	60	100
	DEPTH (FEET)	250	250	250	100	100	100	100	100	90	100	200
MINIMUM SETBACKS	FRONT (FEET)	50	50	50	20	25	20	20	20	20	20	40
	REAR (FEET)	10	10	10	10	10	10	10	10	10	10	10
	SIDE (FEET) ³	25	25	25	6	8	6	6	6	0 10 ⁴	0 ⁵ 6 ⁶	6
BETWEEN BUILDINGS (FEET)		10	10	10	10	10	10	10	10	10	10	12
BUILDING HEIGHT (FEET)		36	36	36	36	36	36	36	32	30	32	36
MAXIMUM LOT COVERAGE (%)		35	35	35	45	45	45	45	45	50	45	N/A
REQUIRED PARKING SPACES ⁷		2 ⁸	2 ⁸	2 ⁸	2 ⁸	2 ⁸	2 ⁸	2 ⁸	2 ⁸	2 ⁹	2 ¹⁰	2 ⁸

ADDITIONAL REQUIREMENTS:

- 1: THE SINGLE FAMILY 1 (SF-1) DISTRICT ALLOWS FOR ONE (1) UNIT PER GROSS ACRE.
- 2: FRONTAGE ON A PUBLIC STREET
- 3: THE SIDE SETBACK ADJACENT TO A STREET IS TREATED THE SAME AS A FRONT YARD BUILDING SETBACK.
- 4: MINIMUM MAINTENANCE EASEMENT IS TEN (10) FEET. MINIMUM MAINTENANCE EASEMENT ON THE NON-ZERO LOT LINE SIDE, WHEN ADJACENT TO ANOTHER LOT IN THE SAME ZONING DISTRICT IS FIVE (5) FEET (THIS EASEMENT SHALL BE MAINTAINED AS AN OPEN SPACE EXCEPT UPON A FINDING BY THE BUILDING OFFICIAL THAT THE PROPOSED IMPROVEMENTS DO NOT IMPEDE THE USE OF SAID EASEMENT FOR MAINTENANCE OF THE ADJOINING STRUCTURE).
- 5: ABUTTING STRUCTURES SEPARATED BY FIRE RETARDANT WALLS.
- 6: TOWNHOUSES SEPARATED BY FIREWALL MEETING THE REQUIREMENTS OF THE BUILDING CODE MAY BUILD TO THE PROPERTY LINE WHERE SUCH STRUCTURES ABUT.
- 7: MINIMUM LENGTH OF DRIVEWAY PAVEMENT FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD IS 20-FEET.
- 8: AN ENCLOSED GARAGE SHALL NOT BE CONSIDERED IN MEETING THE OFF-STREET PARKING REQUIREMENTS. FOR ALL OTHER USES SEE ARTICLE 06, PARKING AND LOADING.
- 9: A TWO (2) CAR GARAGE IS REQUIRED.
- 10: TWO (2) OFF-STREET PARKING SPACES PLUS ONE (1) GARAGE PARKING SPACE FOR EACH DWELLING UNIT IS REQUIRED.
- 11: A MINIMUM LOT SIZE OF TEN (10) ACRES IS REQUIRED FOR THE CONSTRUCTION OF ANY SINGLE-FAMILY DWELLING.

11 NORTHEAST RESIDENTIAL DISTRICT

↑ NORTHERN ESTATES DISTRICT (PAGE 1-24)

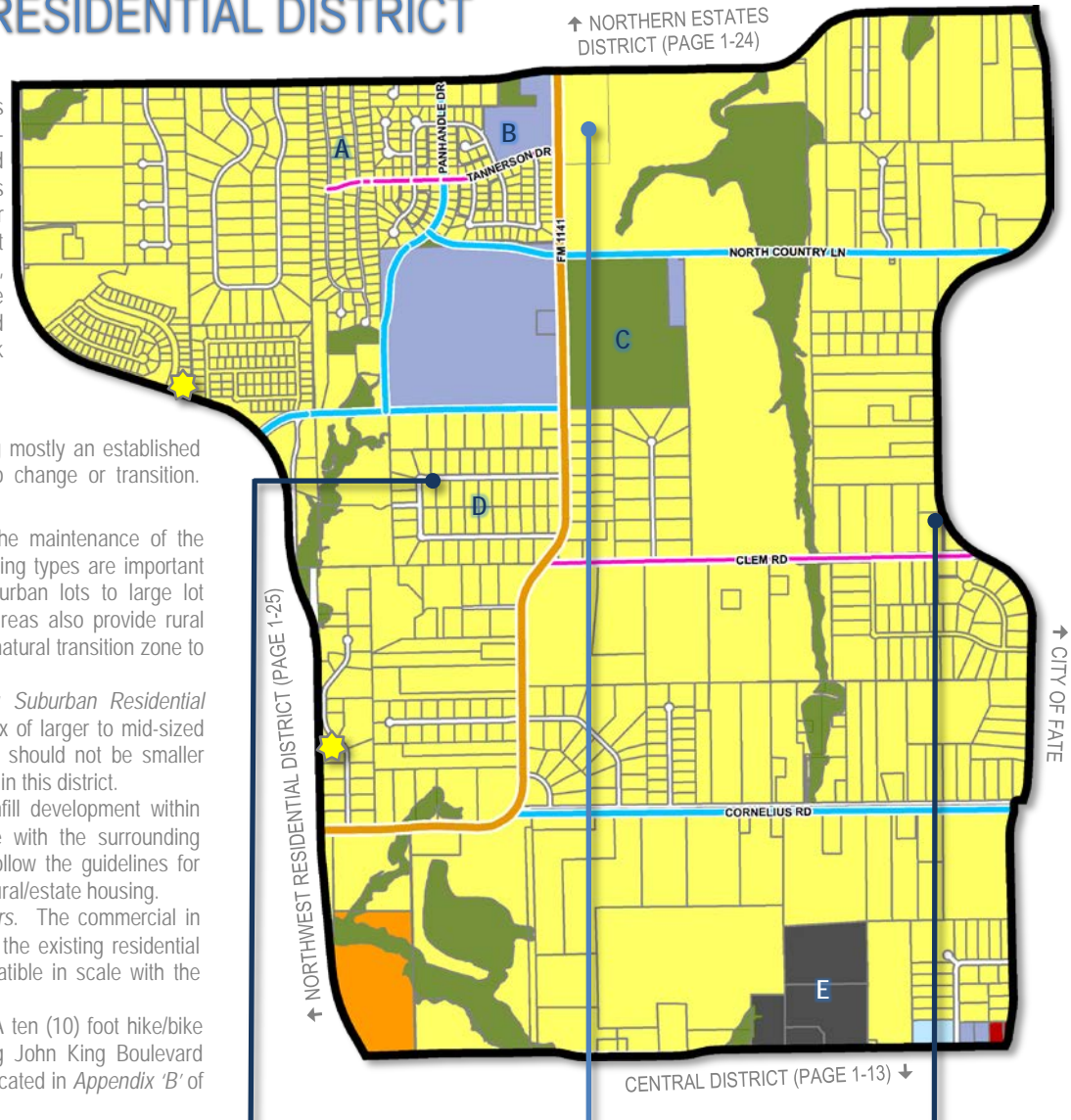
DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

- 1 **Estate and Rural Residential.** The maintenance of the *Estate and Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
- 2 **Suburban Residential.** Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
- 3 **Infill Development.** Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
- 4 **Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
- 5 **John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



POINTS OF REFERENCE

- A. Stoney Hollow Subdivision
- B. Celia Hays Elementary School
- C. North Country Lane Park
- D. Saddlebrook Estates Subdivision
- E. Resthaven Funeral Home

LAND USE PALETTES

- Current Land Use
- Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

BUILD OUT
1,964

% OF ROCKWALL
3.13%
0.99%
3.10%

CURRENT
625
18
1,844



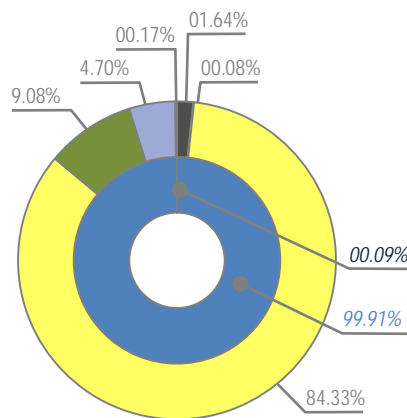
2 Current Suburban Residential



2 Future Suburban Residential



1 Current Rural Residential



MINOR COLLECTOR	COMMERCIAL	0.09%
M4U	RESIDENTIAL	99.91%
M4D	MIXED USE	0.00%
CEMETERY (CEM)		32.34-ACRES
COMMERCIAL/RETAIL (CR)		1.52-ACRES
LOW DENSITY RESIDENTIAL (LDR)		1,658.33-ACRES
PARKS AND OPEN SPACE (OS)		178.54-ACRES
PUBLIC (P)		92.45-ACRES
QUASI-PUBLIC (QP)		3.25-ACRES

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT FOR A 15.561-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF TRACTS 10-02, 10-03, 25-01 & 26 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' AND FURTHER DEPICTED IN EXHIBIT 'B' 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 Ryan Joyce of Michael Joyce Properties on behalf of Mike Peoples for the approval of a *Zoning Change* from an Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District for a 15.561-acre tract of land identified as a portion of Tracts 10-02, 10-03, 25-01 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 291, 333 & 555 Cornelius Road, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family Estate 1.5 (SFE-1.5) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses* and Section 03.01, *General Residential District Standards* and Section 03.02, *Single-Family Estate 1.5 (SFE-1.5) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning

change, and as maybe amended in the future;

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

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

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

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF MAY, 2024.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 15, 2024

2nd Reading: May 6, 2024

Exhibit 'A'
Legal Description

BEING a tract of land situated in the William Dalton Survey, Abstract Number 72 Rockwall County, Texas and being portions of those tracts of land conveyed to Mike Peoples, according to the documents filed of record in Volume 1679, Page 190, Volume 1679, Page 196, Volume 173, Page 752 and Volume 184, Page 522, Deed Records Rockwall County, Texas (D.R.R.C. T.) and being more particularly described as follows:

BEGINNING at a point for the northeast corner of that tract of land conveyed to the City of Rockwall, Texas according to the document filed of record in Volume 58, Page 191, (D.R.R.C. T.) same being the northwest corner of the tract of land described herein;

THENCE, North 89 degrees 31 minutes 25 seconds East, a distance of 485.01-feet to a point for a corner of this tract;

THENCE, North 00 degrees 28 minutes 35 seconds West, a distance of 10.64-feet to a point for a corner of this tract;

THENCE, North 89 degrees 17 minutes 06 seconds East, a distance of 1,058.46-feet to a point for the northwest corner of that tract of land conveyed to Donnie Peoples according to the document filed of record in Volume 188, Page 357 (D.R.R.C. T.) and being the common northeast corner of this tract;

THENCE, South 00 degrees 32 minutes 31 seconds East, with the west line of said Donnie Peoples tract, same being common with the east line of this tract, a distance of 458.47-feet to a point for the southeast corner of this tract;

THENCE, South 89 degrees 27 minutes 29 seconds West, leaving said common line, a distance of 1,265.98-feet to a point for a corner of this tract and being the beginning of a curve to the right, having a central angle of 49° 15' 27", a radius of 150.00-feet, and a long chord bearing and distance of North 65 degrees 54 minutes 48 seconds West, 125.02-feet;

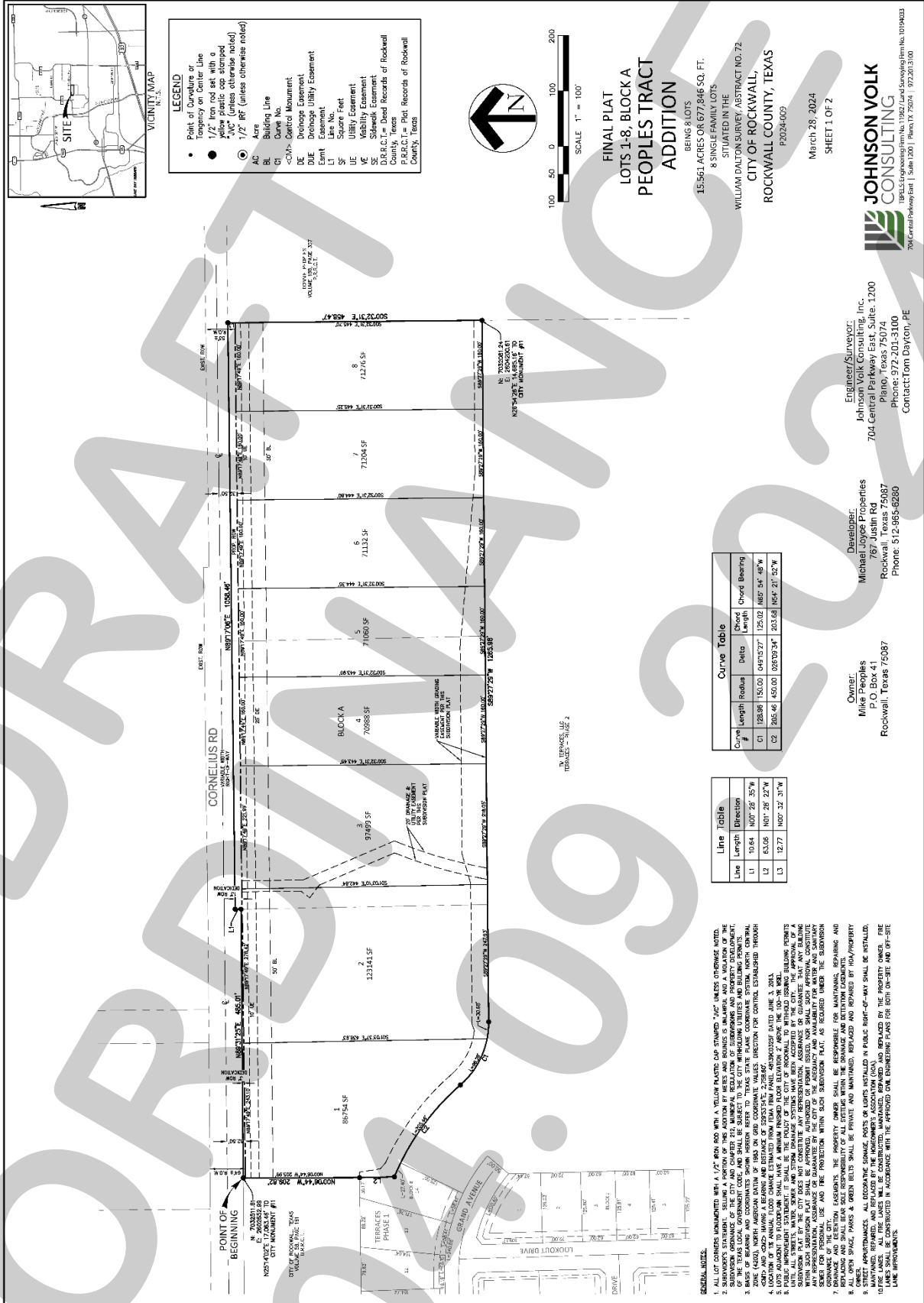
THENCE, with said curve to the right an arc distance of 128.96-feet to a point for a corner of this tract and the beginning of a non-tangent curve to the left, having a central angle of 26° 09' 34", a radius of 450.00-feet, and a long chord bearing and distance of North 54 degrees 21 minutes 52 seconds West, 203.68-feet;

THENCE, with said curve to the left an arc distance of 205.46-feet to a point in the east line of Terraces Phase One, an addition to the City of Rockwall, Rockwall County, Texas according to the plat filed of record in *Document Number 2024000000459 Plat Records* Rockwall County, Texas for the most westerly southwest corner of this tract;

THENCE, North 01 degrees 28 minutes 22 seconds West, with said east line, a distance of 63.06-feet to a point for the northeast corner of said addition, same being the common southeast corner of the above-mentioned City of Rockwall tract and a common corner of this tract;

THENCE North 00 degrees 06 minutes 44 seconds West, with the east line of said City of Rockwall tract and common west line of this tract, a distance of 209.82-feet to the **POINT OF BEGINNING** and containing 677,846 square feet or 15.561-acres of land.

Exhibit 'B'
Survey



March 28, 2024
SHEET 1 OF 2

JOHNSON VOLK CONSULTING
11882 Land Surveying (Plan No. 10194023)
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

Developer:
Michael Joyce Properties
787 Justin Rd
Rockwall, Texas 75087
Phone: 512-955-6280

Owner:
Mike Peoples
P.O. Box 41
Rockwall, Texas 75087



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: April 15, 2024
APPLICANT: Ryan Joyce; *Michael Joyce Properties*
CASE NUMBER: Z2024-015; *Zoning Change (AG to SFE-1.5) for 291, 333, & 555 Cornelius Road*

SUMMARY

Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Mike Peoples for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District for a 15.561-acre tract of land identified as a portion of Tracts 10-02, 10-03, 25-1, & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 291, 333 & 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. On December 6, 2021, the City Council adopted *Ordinance No. 21-58 [Case No. Z2021-047; S-265]* allowing an *Animal Shelter or Loafing Shed* on a portion of the subject property (*i.e. 555 Cornelius Road*). On September 6, 2022 a portion of Tracts 10-02, 10-03, 25-1, & 26 of the W. M. Dalton Survey, Abstract No. 72 were rezoned to Planned Development District 93 (PD-93) [*Case No. Z2022-038; Ordinance No. 22-47*] for the purpose of incorporating this land into the Terraces Subdivision. The remainder of the subject property remained unchanged and zoned Agricultural (AG) District.

According to the Rockwall Central Appraisal District (RCAD) the following improvements currently exist on the subject property:

- (1) 291 Cornelius Road. A 1,732 SF single-family home was constructed in 1960, two (2) covered porches (*i.e. 676 SF and 560 SF*) were constructed in 1960, and a 256 SF detached carport was constructed in 2006.
- (2) 333 Cornelius Road. A 1,584 SF single-family home was constructed in 1989, a 648 SF attached garage was constructed in 1989, two (2) covered porches (*i.e. 670 SF and 614 SF*) were constructed in 1989, and a 504 SF detached carport was constructed in 2012.
- (3) 555 Cornelius Road. A 1,750 SF single-family home was constructed in 1960, two (2) covered porches (*i.e. 400 SF and 300 SF*) were constructed in 1960, a 360 SF barn with a 330 SF canopy was constructed in 1973, a 7,040 SF barn was constructed in 1985, and a 256 SF storage building was constructed in 2012.

Staff should note -- *that concurrently with this zoning request* -- a subdivision plat [*Case No. P2024-009*] was submitted, which would establish the lots contained within this proposed zoning change. As a condition of approval for this subdivision plat, this zoning case would need to be approved. This means that if the subdivision plat is approved by the City Council, the plat will not be considered fully approved and be able to be recorded with Rockwall County until after the anticipated second reading of the proposed zoning ordinance on May 6, 2024. Should the City Council deny this zoning case, the subsequent conditional approval of the subdivision plat would no longer be valid.

PURPOSE

On March 15, 2024, the applicant -- *Ryan Joyce of Michael Joyce Properties* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District for the purpose of establishing eight (8) single-family residential lots.

ADJACENT LAND USES AND ACCESS

The subject property is addressed 291, 333 & 555 Cornelius Road. The land uses adjacent to the subject property are as follows:

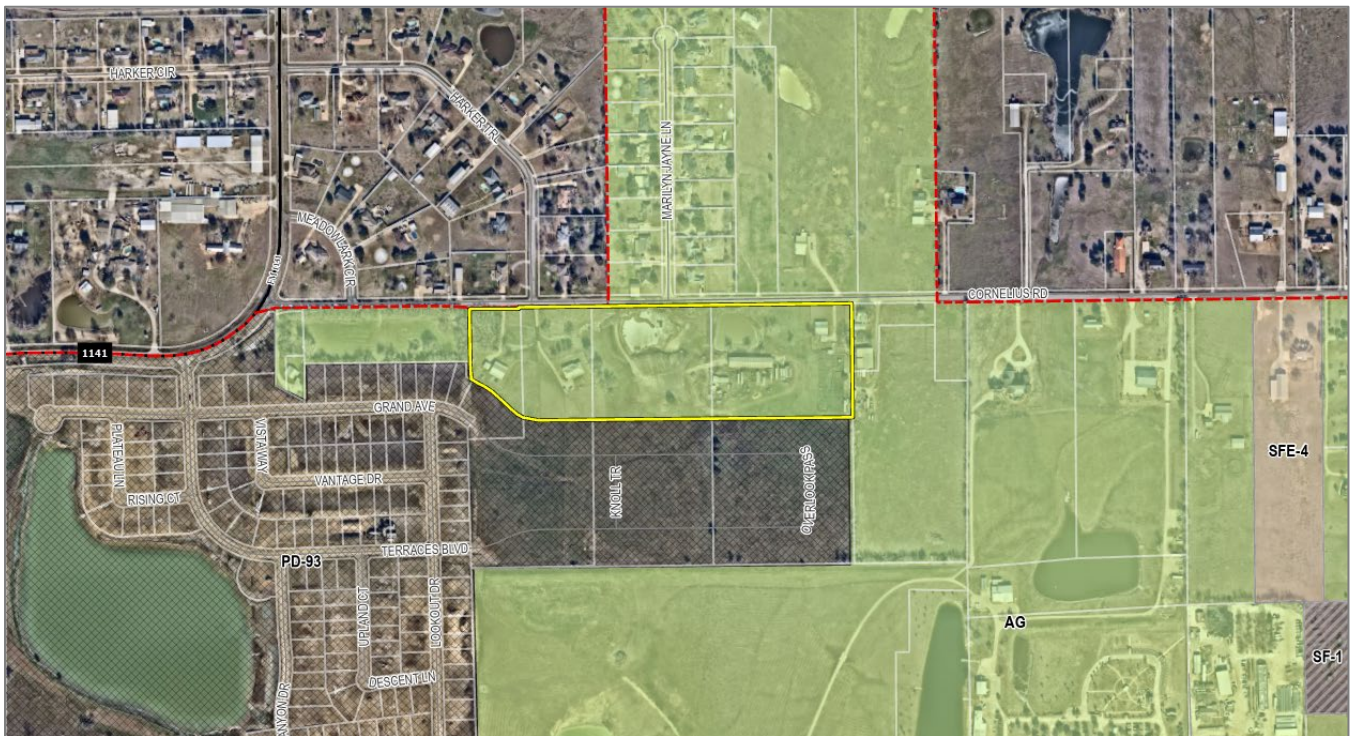
North: Directly north of the subject property is Cornelius Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Maytona Ranch Estates Subdivision, which was established on September 26, 1983 and consists of 19 single-family residential lots. This subdivision is zoned Agricultural (AG) District. Also, beyond Cornelius Road is the corporate limits of the City of Rockwall, followed by the Meadowview Ranch Estates Subdivision. This subdivision was established on February 22, 1977, consists of 24 single-family residential lots, and is situated within the City of Rockwall’s Extraterritorial Jurisdiction (ETJ).

South: Directly south of the subject property is Phase 2 of the Terraces Subdivision, which is zoned Planned Development District 93 (PD-93) and will consist of 82 single-family residential lots. Beyond this is a 55.08-acre tract of land (*i.e. Tract 11 of the W. M. Dalton Survey, Abstract No. 72*), which is currently being utilized for agricultural purposes. This property is zoned Agricultural (AG) District. South of this is SH-66, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City’s 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 (*i.e. Tracts 9, 10, & 10-01 of the W. M. Dalton Survey, Abstract No. 72*), which is currently occupied with a single-family home. Beyond this is a 22.27-acre tract of land (*i.e. Lots 1 & 2, Block A, DC Addition*), which consists of two (2) residential lots currently occupied with two (2) single-family homes. All three (3) of these tracts of land are zoned Agricultural (AG) District.

West: Directly west of the subject property is Phase 1 of the Terraces Subdivision, which is zoned Planned Development District 93 (PD-93) and consists of 181 single-family residential lots. Beyond this is a 15.935-acre tract of land (*i.e. Tract 5-1 of the M. B. Jones Survey, Abstract No. 122*) that is vacant and zoned Agricultural (AG) District. Beyond this is John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CONFORMANCE TO THE CITY’S CODES

The 15.561-acre subject property currently has three (3) existing single-family homes on four (4) tracts of land. The applicant has submitted a zoning exhibit showing that -- *if approved* -- the four (4) tracts of land will be reconfigured and subdivided to consist of eight (8) single-family residential lots that will range in size from 1.6296-acres to 2.8269-acres. To facilitate this request, the applicant is requesting the zoning be changed from an Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District. According to Subsection 03.02, *Single-Family Estate 1.5 (SFE-1.5) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(t)he Single-Family Estate 1.5 (SFE-1.5) District is the proper zoning classification for rural, estate lots that are a minimum of 1½-acres in size. These lots are typically in areas that are located in the City’s hinterland, away from higher density residential developments and non-residential development.” In this case, Cornelius Road is primarily developed with larger tracts of residential or agricultural land. The only development that deviates from this land pattern is the Terraces Subdivision, which is currently under construction and is situated closer to John King Boulevard than the larger tracts of land along Cornelius Road. Based on this, the applicant’s request appears to conform to the purpose of the Single-Family Estate 1.5 (SFE-1.5) District and the existing land use patterns in the area. According to the *Residential District Development Standards* contained in Article 05, *District Development Standards*, of the Unified Development Code (UDC), the following is a summary of the density and dimensional requirements for the Single-Family Estate 1.5 (SFE-1.5) District:

TABLE 1: SINGLE -FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT STANDARDS

DWELLING UNITS/LOT	1.0
DWELLING UNITS/ACRE	0.67
MINIMUM DWELLING UNIT SIZE	2,000
MINIMUM LOT AREA	65,340 SF
MINIMUM LOT WIDTH ⁽¹⁾	150'
MINIMUM LOT DEPTH	250'
MINIMUM FRONT YARD SETBACK	50'
MINIMUM SIDE YARD SETBACK ⁽²⁾	25'
MINIMUM REAR YARD SETBACK	10'
MINIMUM BETWEEN BUILDINGS	10'
MAXIMUM BUILDING HEIGHT	36'
MAXIMUM LOT COVERAGE	35.00%
MINIMUM REQUIRED PARKING SPACES ^{(3) & (4)}	2

NOTES:

- 1: FRONTAGE ON A PUBLIC STREET
- 2: THE SIDE SETBACK ADJACENT TO A STREET IS TREATED THE SAME AS A FRONT YARD BUILDING SETBACK.
- 3: MINIMUM LENGTH OF DRIVEWAY PAVEMENT FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD IS 20-FEET.
- 4: AN ENCLOSED GARAGE SHALL NOT BE CONSIDERED IN MEETING THE OFF-STREET PARKING REQUIREMENTS.

For the City Council’s reference, staff has included a list of all of the *Permissible Land Uses* for the Single-Family Estate 1.5 (SFE-1.5) District as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code (UDC) in the attached packet.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Northeast Residential District and is designated for Low Density Residential land uses. According to the *District Description*, the Northeast Residential District is a district that is “...characterized by its established low-density residential subdivisions and rural/estate style lots.” As previously stated, the majority of properties along Cornelius Road are larger tracts of land with single-family homes or that are being utilized for agricultural purposes. This appears to conform to the *District Strategies* for this district, which encourage “(t)he maintenance of the *Estate and Rural Residential* housing types ... [as being] important to balancing the diversity of suburban lots to large lot housing within the City.” The applicant’s request also appears to conform to this strategy being a request for a zoning district that requires a minimum of 1½-acre lots. In addition, the *Land Use Plan* defines the Low Density Residential land use as a “...land use category [that] consists of residential subdivisions that are two (2) units per gross acre or less ...” In this case, the applicant is requesting a density of 0.67 dwelling units per acre. Based on this, the applicant’s request appears to be in substantial conformance with the OURHometown Vision 2040 Comprehensive Plan.

INFRASTRUCTURE

Based on the proposed request, the following infrastructure is required to be constructed to provide adequate public services for the development of the subject property:

- (1) Roadways. At the time of subdivision plat, the developer shall be required to verify and dedicate the right-of-way for Cornelius Road in accordance with the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.
- (2) Water. A 12-inch waterline is required in the 20' Drainage and Utility Easement in Lots 2 & 3 as shown on the zoning exhibit. In addition, this line will need to be extended across the frontage of Lots 3-8 per the Master Water Plan contained in the OURHometown Vision 2040 Comprehensive Plan. For Lots 1 & 2, an eight (8) inch water line will need to be extended from the 12-inch line to provide service and fire protection for these two (2) proposed parcels of land.
- (3) Wastewater. As part of this zoning request, the applicant is also requesting to utilize On-Site Sewage Facilities (OSSF) or septic systems for the five (5) newly proposed lots. The existing three (3) single-family homes currently situated on the subject property already have OSSF or septic systems. According to Section 44-243 of Chapter 44, *Utilities*, of the Municipal Code of Ordinances, "(n)o permit for an on-site sewage facility (OSSF) will be issued if the location is within 100-feet of an existing city sanitary sewer line unless an exception is granted by the City Council on the grounds that connection with the sanitary sewer is impossible ...", and "(n)o permit for the installation of an on-site sewage facility (OSSF) will be issued for property less than 1½-acre..." In this case, the sewer system for the Terraces Subdivision has not been accepted by the City, and the proposed lines are more than 100-feet from the subject property. In addition, all of the proposed lots are greater than 1½-acre in size. Based on this, the proposed lots are eligible for On-Site Sewage Facilities (OSSF) or septic systems, and no further public hearing or approval is required.
- (4) Drainage. Detention will be required and need to be sized per *Manning's C-Value* for the zoning designation.

NOTIFICATIONS

On March 19, 2024, staff mailed 34 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. 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). At the time this report was drafted, staff had received two (2) notices (*i.e. one [1] in favor and one [1] opposed to the applicant's request*); however, both notices were from property situated in the City Extraterritorial Jurisdiction (ETJ). These have been included in the attached packet.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request to rezone the subject property from an Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District, then staff would propose the following conditions of approval:

- (1) Any construction resulting from the approval of this Zoning Change 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 April 9, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 333 Cornelius Road

SUBDIVISION M.B. Jones Survey, Abstract No. 122

LOT

BLOCK

GENERAL LOCATION Approximately 1250 ft east of the intersection John King & FM 1141 South of 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-93

CURRENT USE

PROPOSED ZONING SFE-1.5

PROPOSED USE

Single Family

ACREAGE 15.561

LOTS [CURRENT]

4

LOTS [PROPOSED]

8

- 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

Michael Joyce Properties

CONTACT PERSON

Mike Peoples

CONTACT PERSON

Ryan Joyce

ADDRESS

PO Box 41

ADDRESS

767 Justin Road

CITY, STATE & ZIP

Rockwall, TX 75087

CITY, STATE & ZIP

Rockwall, TX 75087

PHONE

E-MAIL

PHONE

512-965-6280

E-MAIL

ryan@michaeljoyceproperties.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:

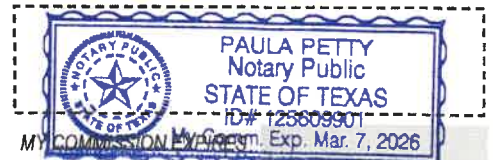
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 433.42 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8th DAY OF March, 2021. BY SIGNING THIS APPLICATION, 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."

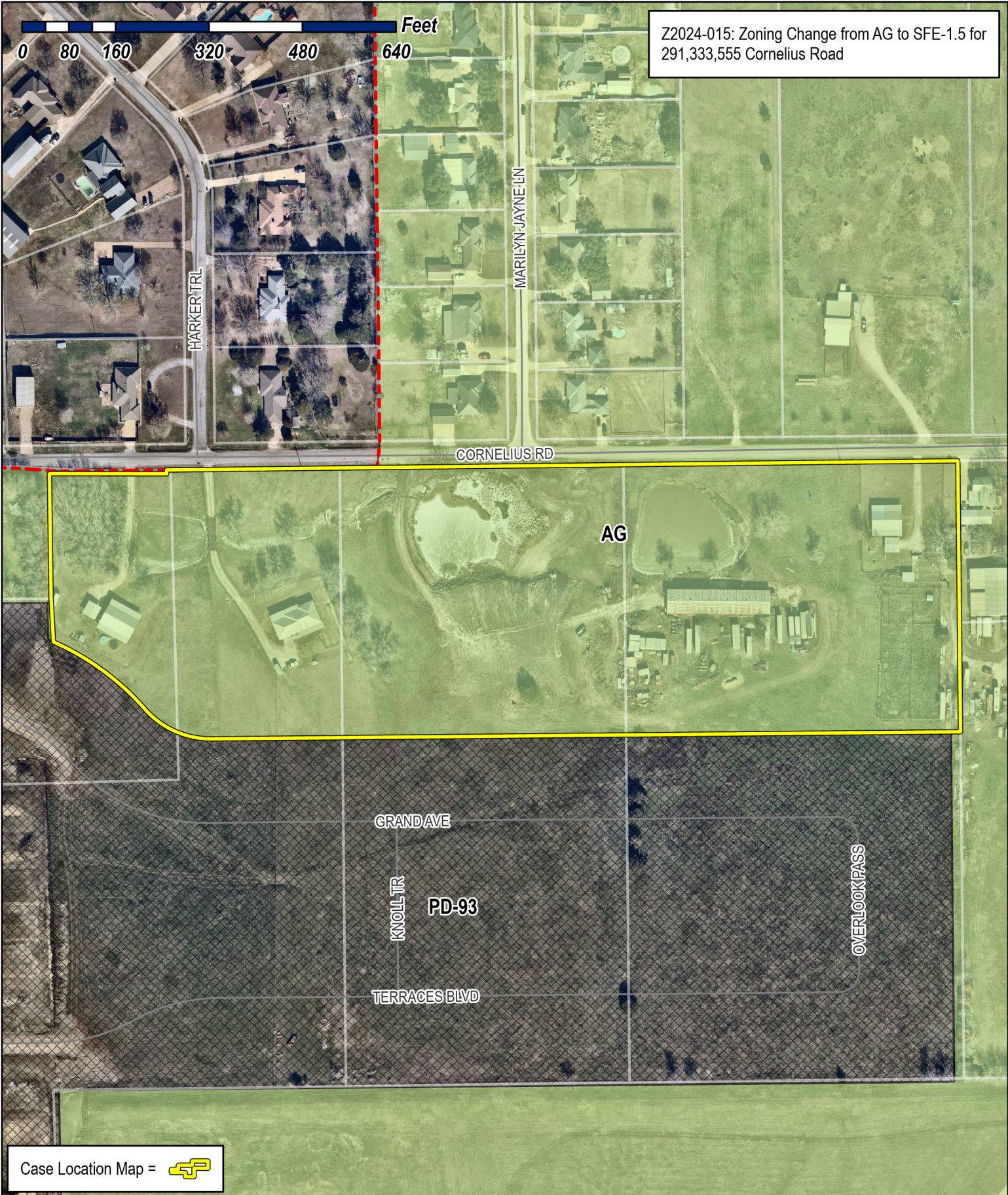
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8th DAY OF March, 2021

OWNER'S SIGNATURE

Mike Peoples
Paula Petty

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 



City of Rockwall

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

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

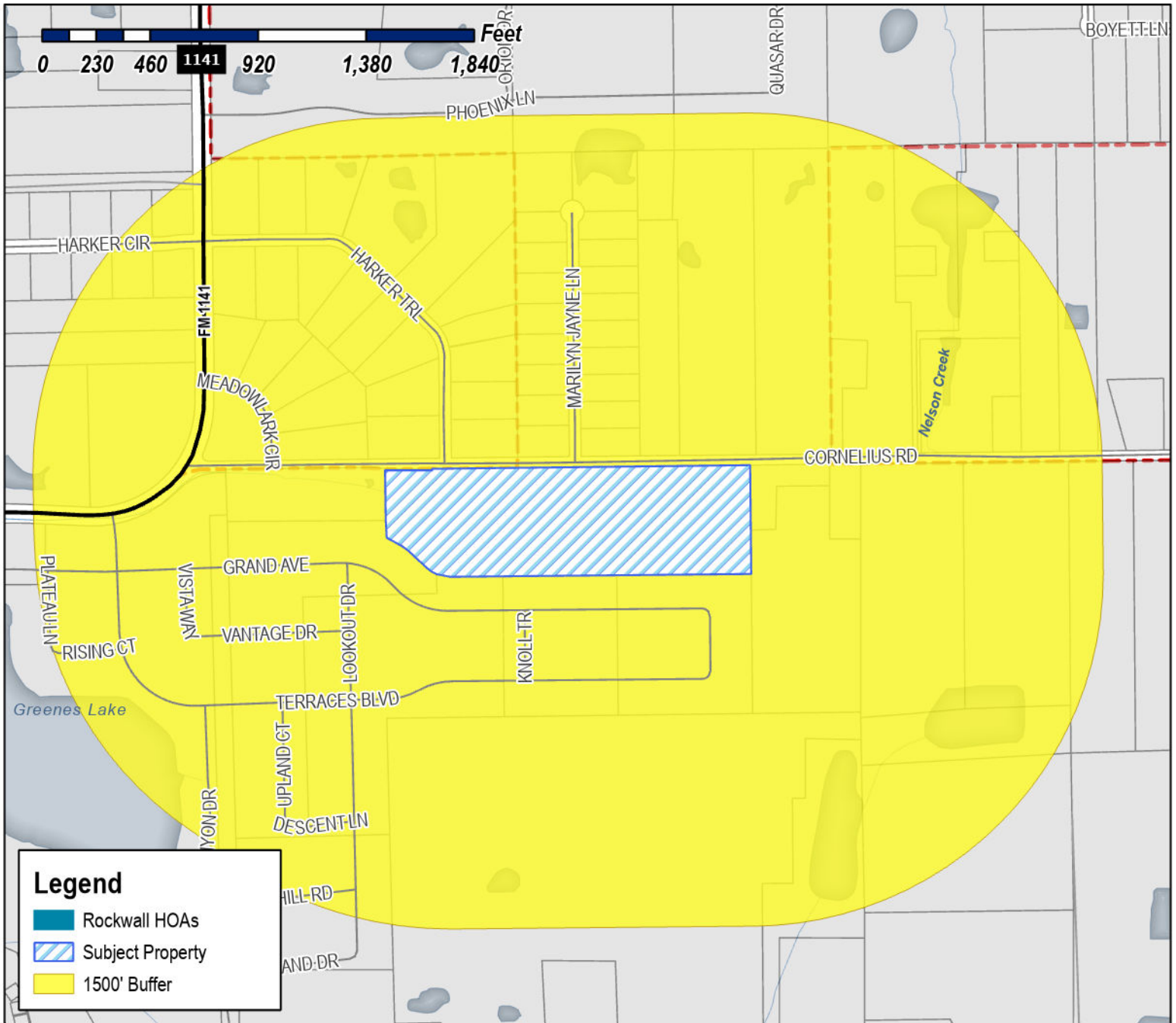




City of Rockwall

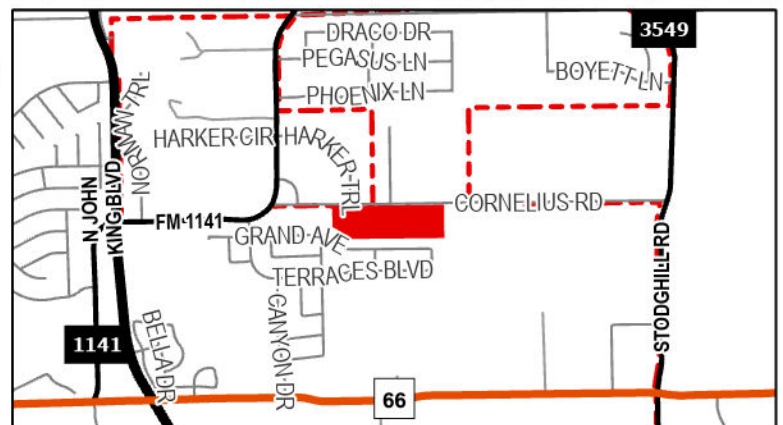
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2024-015
Case Name: Zoning Change from AG to SFE 1.5
Case Type: for 291, 333, 555 Cornelius Road Zoning
Zoning: Agricultural (AG) District
Case Address: 333 Cornelius Road

Date Saved: 3/15/2024
 For Questions on this Case Call (972) 771-7745

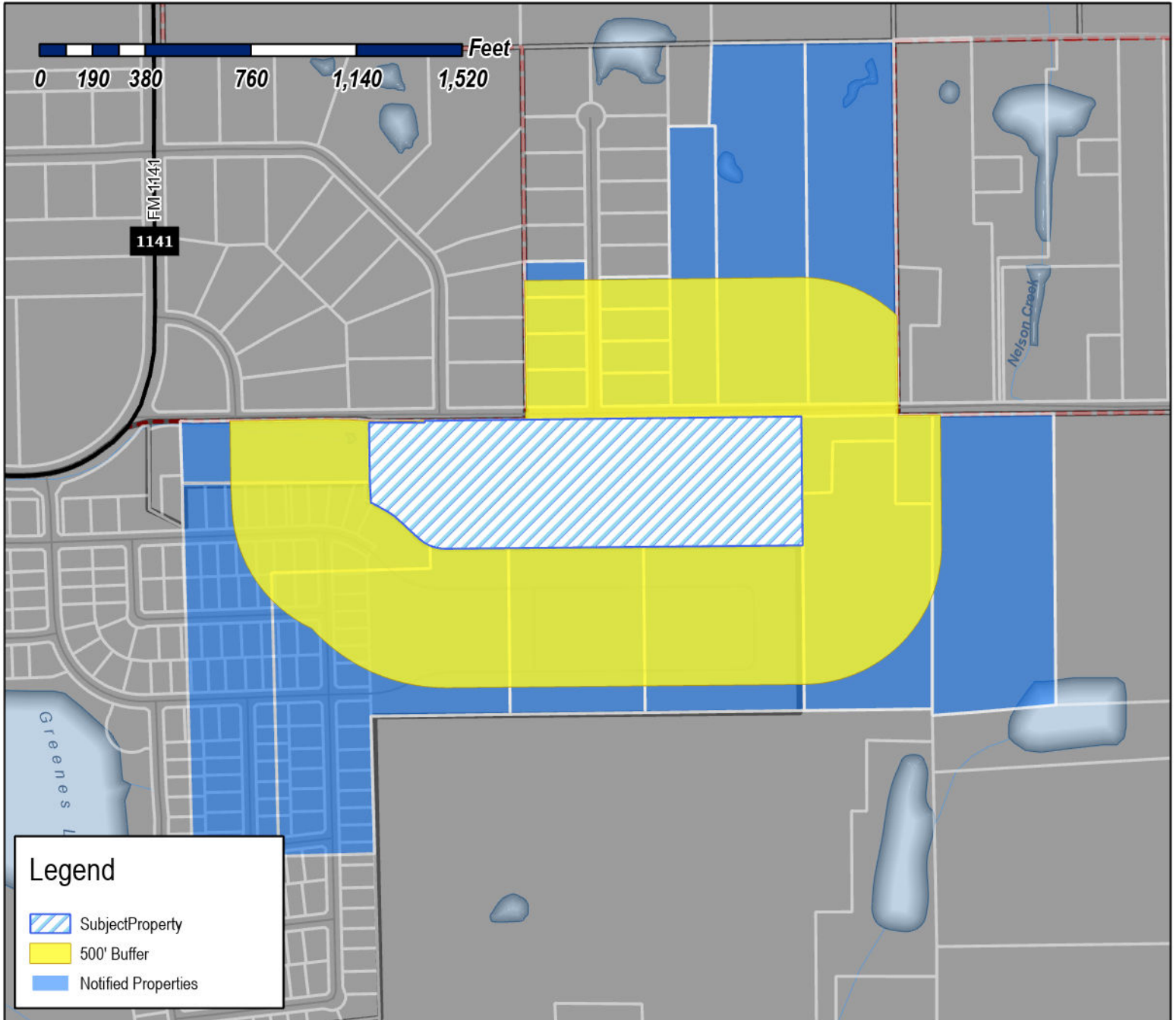




City of Rockwall

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

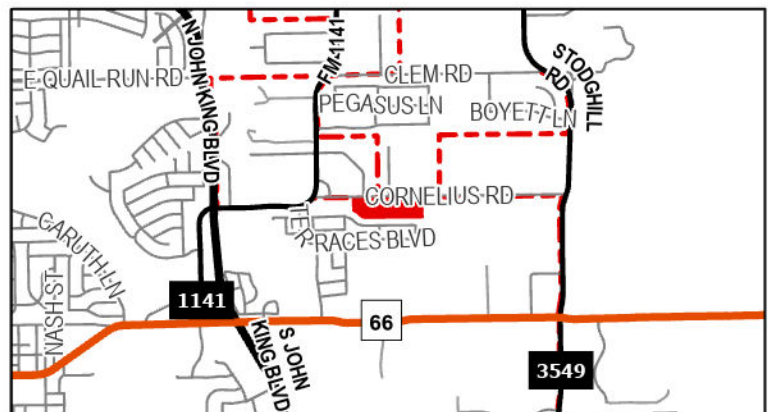
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Case Number: Z2024-015
Case Name: Zoning Change from AG to SFE 1.5 for 291, 333, 555 Cornelius Road
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 333 Cornelius Road

Date Saved: 3/25/2024

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

RATLIFF JENNIFER L
123 HARKER TRAIL
ROCKWALL, TX 75087

ANDRULAT ALEC J AND VERONICA BITZ
124 HARKER TR
ROCKWALL, TX 75087

MCKEE MARK D
131 MEADOWLARK CIR
ROCKWALL, TX 75087

LAWRENCE JAMES CHRISTOPHER
151 HARKER TRAIL
ROCKWALL, TX 75087

SINGH GAGANPREET K AND PAWANPREET
151 STEVENSON DR
FATE, TX 75087

KING NATALIE
153 MEADOWLARK CIRCLE
ROCKWALL, TX 75087

SHANNON STANLEY W
162 HARKER TRL
ROCKWALL, TX 75087

SOSTA ARLENE
171 HARKER TRL
ROCKWALL, TX 75087

FORTNER NATHAN
218 HARKER TRAIL
ROCKWALL, TX 75087

RESIDENT
219 CORNELIUS RD
ROCKWALL, TX 75087

RANDLE SUSAN AND DERRICE
226 CORNELIUS RD
ROCKWALL, TX 75087

WOOLARD JAMES R
252 HARKER TRL
ROCKWALL, TX 75087

RESIDENT
291 CORNELIUS RD
ROCKWALL, TX 75087

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

RESIDENT
333 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
520 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
555 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
588 CORNELIUS RD
ROCKWALL, TX 75087

PEOPLES DONNIE
589 CORNELIUS
ROCKWALL, TX 75087

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

RESIDENT
657 CORNELIUS RD
ROCKWALL, TX 75087

PEWITT RONNY M AND JENNIFER L
668 CORNELIUS ROAD
ROCKWALL, TX 75087

PERKINS RALPH TRENT & AMY CAIN
701 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
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:

Z2024-015: Zoning Change from AG to SFE-1.5

Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Mike Peoples for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District for a 15.561-acre tract of land identified as a portion of Tracts 10-02, 10-03, 25-1, & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 291, 333 & 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, April 9, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 15, 2024 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, April 15, 2024 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. Z2024-015: Zoning Change from AG to SFE-1.5

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

Case No. Z2024-015: Zoning Change from AG to SFE-1.5

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.

[Redacted area]

Name: SHARON SHANNON

Address: 162 HARKER TRAIL

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. Z2024-015: Zoning Change from AG to SFE-1.5

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. STRONGLY OPPOSED

Because the change in zoning COMPLETELY changes the character of the neighborhood. We moved to the area years ago because we love the semi-rural character.

Name: James + Aundria Woolard

Address: 252 Hurker Trl, Rockwall

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



767 Justin Rd
Rockwall, TX 75087

April 2, 2024

Mr. Ryan Miller
City of Rockwall
Director of Planning
385 S. Goliad
Rockwall, TX 75087

RE: Zoning Case Z2024-015 | Peoples Property

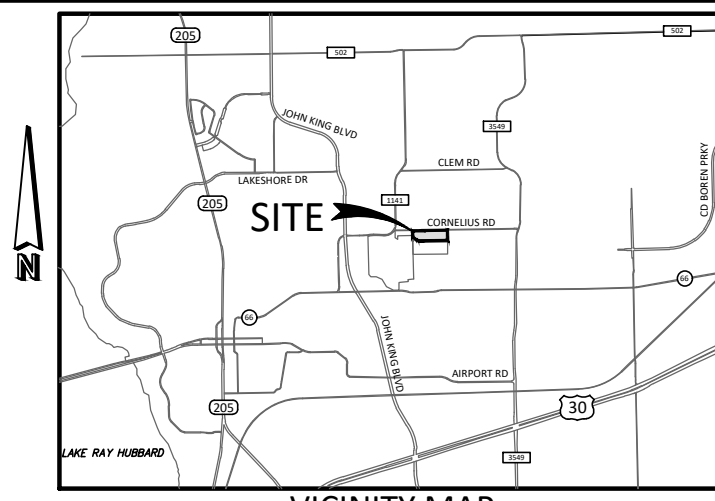
Dear Mr. Miller,

In relation to City of Rockwall Zoning Case Z2024-015 we would like to request that the zoning allow for On Site Sewer Treatment Facilities (OSSF) be allowed for this addition to the City. Part of the property includes 3 existing homes that are currently utilizing OSSF for their waste water treatment. Additionally these lots would sit below the grade of the homes in Terraces Phase 2. With the creations of these lots, the OSSF seems a better fit than a lift station and or pump stations for each individual home to get back up stream to the Terraces Phase 2 sanitary system.

Sincerely,

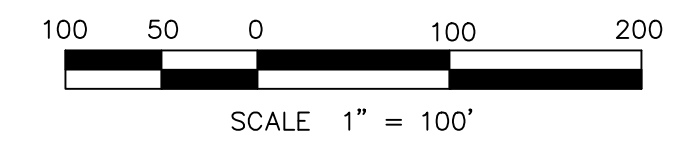
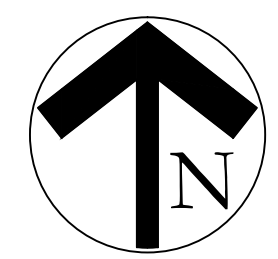


Michale Ryan Joyce
President
MRJoyce, LLC
dba Michael Joyce Properties



VICINITY MAP
N.T.S.

- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - 1/2" IRF (unless otherwise noted)
- AC Acre
BL Building Line
C1 Curve No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
VE Visibility Easement
SE Sidewalk Easement
D.R.R.C.T.= Deed Records of Rockwall County, Texas
P.R.R.C.T.= Plat Records of Rockwall County, Texas



FINAL PLAT PEOPLES TRACT

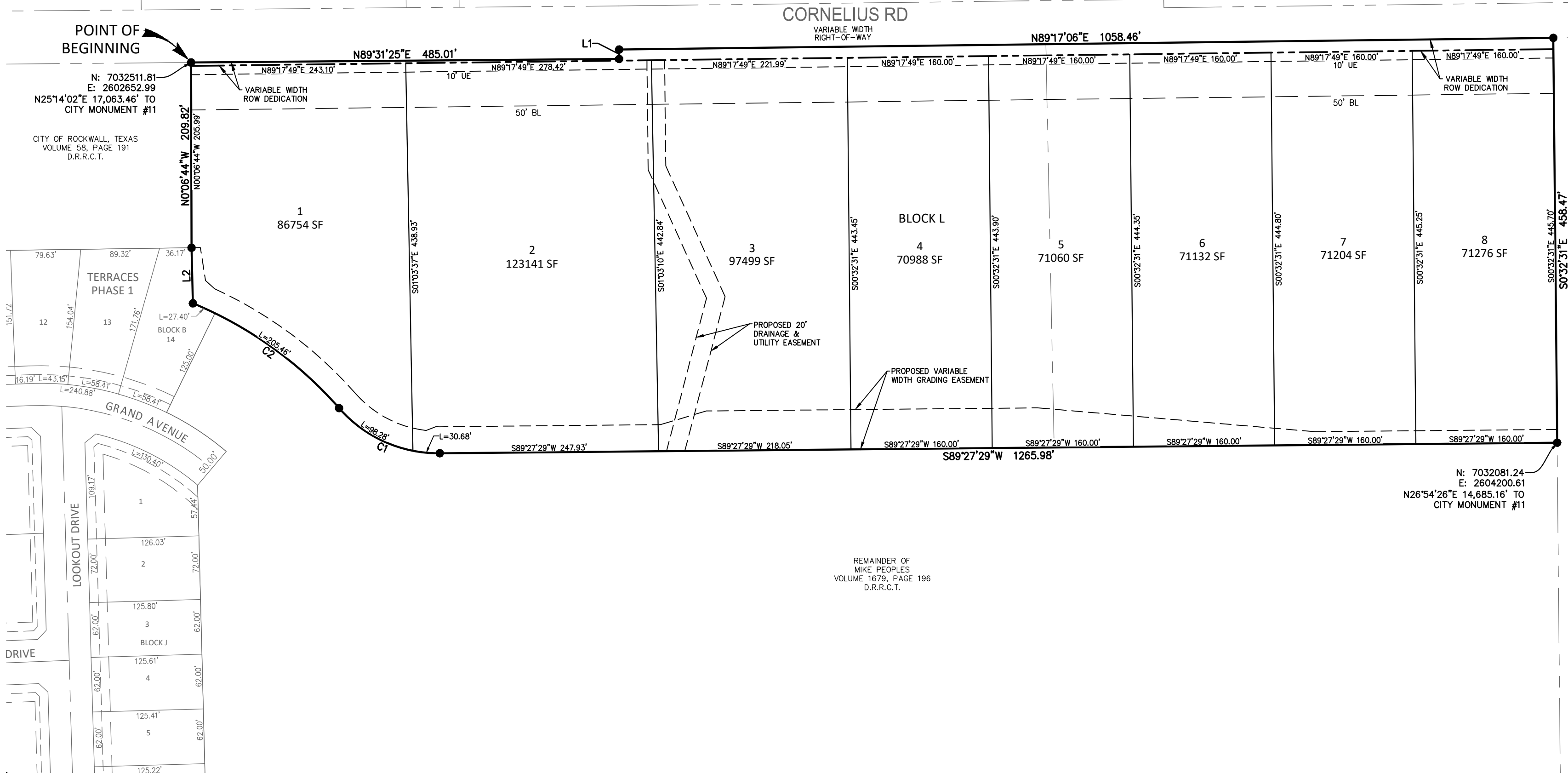
LOTS 1-8 BLOCK L;
15.561 ACRES OR 677,846 SQ. FT.
8 SINGLE FAMILY LOTS
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
**CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**
P2024-XXX

March 5, 2024
EXIST. ZONING: PD-93
LAND USE: SF-1.5
SHEET 1 OF 2



Owner/Applicant:
MR JOYCE, LLC
4416 W. Lovers Ln, Suite 200
Dallas, Texas 75209
Phone: 214-577-1431

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE



- GENERAL NOTES:**
- ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
 - ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
 - BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S29°53'54"E, 2,758.60'.
 - LOCATION OF 1% ANNUAL FLOOD CHANGE ESTIMATED FROM FEMA FIRM PANEL 48139C0325F DATED JUNE 3, 2013.
 - LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
 - IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
 - PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
 - ALL OPEN SPACE, PARKS & GREEN BELTS SHALL BE PRIVATE AND MAINTAINED, REPLACED AND REPAIRED BY HOA/PROPERTY OWNER.
 - ALL NON-STANDARD SIGNS, LIGHTS, AND HARDWARE ARE TO BE MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER OR HOA.

Line Table		
Line	Length	Direction
L1	10.64	N0° 28' 35"W
L2	63.06	N1° 28' 22"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	128.96	150.00	049°15'27"	125.02	N65° 54' 48"W
C2	205.46	450.00	026°09'34"	203.68	N54° 21' 52"W

LEGAL DESCRIPTION:

BEING a tract of land situated in the William Dalton Survey, Abstract Number 72 Rockwall County, Texas and being portions of those tracts of land conveyed to Mike Peoples, according to the documents filed of record in Volume 1679, Page 190, Volume 1679, Page 196, Volume 173, Page 752 and Volume 184, Page 522, Deed Records Rockwall County, Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a point for the northeast corner of that tract of land conveyed to the City of Rockwall, Texas according to the document filed of record in Volume 58, Page 191, (D.R.R.C.T.) same being the northwest corner of the tract of land described herein;

THENCE, North 89 degrees 31 minutes 25 seconds East, a distance of 485.01 feet to a point for a corner of this tract;

THENCE, North 00 degrees 28 minutes 35 seconds West, a distance of 10.64 feet to a point for a corner of this tract;

THENCE, North 89 degrees 17 minutes 06 seconds East, a distance of 1058.46 feet to a point for the northwest corner of that tract of land conveyed to Donnie Peoples according to the document filed of record in Volume 188, Page 357 (D.R.R.C.T.) and being the common northeast corner of this tract;

THENCE, South 00 degrees 32 minutes 31 seconds East, with the west line of said Donnie Peoples tract, same being common with the east line of this tract, a distance of 458.47 feet to a point for the southeast corner of this tract;

THENCE, South 89 degrees 27 minutes 29 seconds West, leaving said common line, a distance of 1265.98 feet to a point for a corner of this tract and being the beginning of a curve to the right, having a central angle of 49° 15' 27", a radius of 150.00 feet, and a long chord bearing and distance of North 65degrees 54minutes 48seconds West, 125.02 feet;

THENCE, with said curve to the right an arc distance of 128.96 feet to a point for a corner of this tract and the beginning of a non-tangent curve to the left, having a central angle of 26° 09' 34", a radius of 450.00 feet, and a long chord bearing and distance of North 54degrees 21minutes 52seconds West, 203.68 feet;

THENCE, with said curve to the left an arc distance of 205.46 feet to a point in the east line of Terraces Phase One, an addition to the City of Rockwall, Rockwall County, Texas according to the plat filed of record in Document Number 2024000000459 Plat Records Rockwall County, Texas for the most westerly southwest corner of this tract;

THENCE, North 01 degrees 28 minutes 22 seconds West, with said east line, a distance of 63.06 feet to a point for the northeast corner of said addition, same being the common southeast corner of the above-mentioned City of Rockwall tract and a common corner of this tract;

THENCE North 00 degrees 06 minutes 44 seconds West, with the east line of said City of Rockwall tract and common west line of this tract, a distance of 209.82 feet to the POINT OF BEGINNING and containing 677,846 square feet or 15.561 acres of land.

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the PEOPLES TRACT subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever any streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the PEOPLES TRACT subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of these respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm sewers, and alleys all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay the same out of the escrow deposit, should the developer and/or owner fail to refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which shall be fixed by the city council of the City of Rockwall.

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

Signature _____
Name _____
Title _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____, of MR JOYCE, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office, this ____ day of _____, 2024.

Notary public in and for the State of Texas

My Commission Expires

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Ryan S. Reynolds, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2024.

Notary public for and in the State of Texas

My commission expires: _____

Planning & Zoning Commission, Chairperson

Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas be approved by the City Council of the City of Rockwall on ____ day of _____, 2024.

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

WITNESS OUR HANDS, this ____ day of _____, 2024.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT PEOPLES TRACT

LOTS 1-8 BLOCK L;
15.561 ACRES OR 677,846 SQ. FT.
8 SINGLE FAMILY LOTS
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-XXX

March 5, 2024
EXIST. ZONING: PD-93
LAND USE: SF-1.5
SHEET 2 OF 2

Owner/Applicant:
MR JOYCE, LLC
4416 W. Lovers Ln, Suite 200
Dallas, Texas 75209
Phone: 214-577-1431

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE



LEGEND:

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

PERMITTED LAND USES IN AN SINGLE FAMILY ESTATES (SFE) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	SINGLE FAMILY ESTATE DISTRICTS
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel with Outside Pens	(2)	(1)	S
Animal Boarding/Kennel without Outside Pens	(2)	(2)	S
Commercial Horse Corral or Stable	(9)	(5)	S
Private Horse Corral or Stable	(10)	(6)	P
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
Wholesale Nursery (<i>i.e. without Retail Sale On-Site</i>)	(13)		S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	(1)	(1)	P
Bed and Breakfast	(2)	(2)	S
Residential Garage	(7)	(4) & (5)	A
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	(8)	(6)	A
Home Occupation	(9)	(7)	P
Portable Building	(15)	(10)	P
Residential Infill in an Established Subdivision	(16)	(11)	S
Single-Family Detached Structure	(18)	(13)	P
Private Swimming Pool	(20)		A
Private Tennis Court	(21)		S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Church/House of Worship	(4)	(2)	S
Daycare with Seven (7) or More Children	(9)	(4)	S
Group or Community Home	(11)	(5)	P
Public or Private Primary School	(21)	(7)	S
Public or Private Secondary School	(22)	(8)	S
Temporary Education Building for a Public or Private School	(23)	(9)	S
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Public or Private Community or Recreation Club as an Accessory Use	(4)		S
Private Country Club	(5)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Public Park or Playground	(12)		P
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Temporary Real Estate Sales Office	(25)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Temporary On-Site Construction Office	(18)	(6)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)	(12)	(5)	S

LEGEND:

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

PERMITTED LAND USES IN AN SINGLE FAMILY ESTATES (SFE) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	SINGLE FAMILY ESTATE DISTRICTS
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna, as an Accessory	(2)	(1)	S
Antenna, for an Amateur Radio	(4)	(3)	A
Antenna Dish	(5)	(4)	A
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses	(11)		P
Private Streets	(12)		S
Railroad Yard or Shop	(14)		S
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S
Wireless Communication Tower	(24)		S



SUBSECTION 07.01: RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

ZONING DISTRICTS → DEVELOPMENT STANDARDS ↓		SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT	SINGLE FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT	SINGLE-FAMILY ESTATE 4.0 (SFE-4.0) DISTRICT	SINGLE-FAMILY 1 (SF-1) DISTRICT	SINGLE-FAMILY 16 (SF-16) DISTRICT	SINGLE-FAMILY 10 (SF-10) DISTRICT	SINGLE-FAMILY 8.4 (SF-8.4) DISTRICT	SINGLE-FAMILY 7 (SF-7) DISTRICT	ZERO LOT LINE (ZL-5) DISTRICT	TWO-FAMILY (2F) DISTRICT	AGRICULTURAL (AG) DISTRICT
ABBREVIATION		SFE-1.5	SFE-2.0	SFE-4.0	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	AG
DWELLING UNITS/LOT		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	2.0	1.0
DWELLING UNITS/ACRE		0.67	0.5	0.25	1.0 ¹	2.7	4.4	5.2	6.2	8.7	12.4	0.1 ¹¹
MINIMUM DWELLING UNIT (SF)		2,000	2,200	2,500	2,500	2,400	2,200	1,500	1,100	1,000	800	1,600
MINIMUM LOT REQUIREMENTS	AREA (SQUARE FEET)	65,340	87,120	174,240	8,400	16,000	10,000	8,400	7,000	5,000	7,000	43,560
	WIDTH (FEET) ²	150	150	200	70	90	80	70	60	50	60	100
	DEPTH (FEET)	250	250	250	100	100	100	100	100	90	100	200
MINIMUM SETBACKS	FRONT (FEET)	50	50	50	20	25	20	20	20	20	20	40
	REAR (FEET)	10	10	10	10	10	10	10	10	10	10	10
	SIDE (FEET) ³	25	25	25	6	8	6	6	6	0 10 ⁴	0 ⁵ 6 ⁶	6
BETWEEN BUILDINGS (FEET)		10	10	10	10	10	10	10	10	10	10	12
BUILDING HEIGHT (FEET)		36	36	36	36	36	36	36	32	30	32	36
MAXIMUM LOT COVERAGE (%)		35	35	35	45	45	45	45	45	50	45	N/A
REQUIRED PARKING SPACES ⁷		2 ⁸	2 ⁸	2 ⁸	2 ⁸	2 ⁸	2 ⁸	2 ⁸	2 ⁸	2 ⁹	2 ¹⁰	2 ⁸

ADDITIONAL REQUIREMENTS:

- 1: THE SINGLE FAMILY 1 (SF-1) DISTRICT ALLOWS FOR ONE (1) UNIT PER GROSS ACRE.
- 2: FRONTAGE ON A PUBLIC STREET
- 3: THE SIDE SETBACK ADJACENT TO A STREET IS TREATED THE SAME AS A FRONT YARD BUILDING SETBACK.
- 4: MINIMUM MAINTENANCE EASEMENT IS TEN (10) FEET. MINIMUM MAINTENANCE EASEMENT ON THE NON-ZERO LOT LINE SIDE, WHEN ADJACENT TO ANOTHER LOT IN THE SAME ZONING DISTRICT IS FIVE (5) FEET (THIS EASEMENT SHALL BE MAINTAINED AS AN OPEN SPACE EXCEPT UPON A FINDING BY THE BUILDING OFFICIAL THAT THE PROPOSED IMPROVEMENTS DO NOT IMPEDE THE USE OF SAID EASEMENT FOR MAINTENANCE OF THE ADJOINING STRUCTURE).
- 5: ABUTTING STRUCTURES SEPARATED BY FIRE RETARDANT WALLS.
- 6: TOWNHOUSES SEPARATED BY FIREWALL MEETING THE REQUIREMENTS OF THE BUILDING CODE MAY BUILD TO THE PROPERTY LINE WHERE SUCH STRUCTURES ABUT.
- 7: MINIMUM LENGTH OF DRIVEWAY PAVEMENT FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD IS 20-FEET.
- 8: AN ENCLOSED GARAGE SHALL NOT BE CONSIDERED IN MEETING THE OFF-STREET PARKING REQUIREMENTS. FOR ALL OTHER USES SEE ARTICLE 06, PARKING AND LOADING.
- 9: A TWO (2) CAR GARAGE IS REQUIRED.
- 10: TWO (2) OFF-STREET PARKING SPACES PLUS ONE (1) GARAGE PARKING SPACE FOR EACH DWELLING UNIT IS REQUIRED.
- 11: A MINIMUM LOT SIZE OF TEN (10) ACRES IS REQUIRED FOR THE CONSTRUCTION OF ANY SINGLE-FAMILY DWELLING.

11 NORTHEAST RESIDENTIAL DISTRICT

↑ NORTHERN ESTATES DISTRICT (PAGE 1-24)

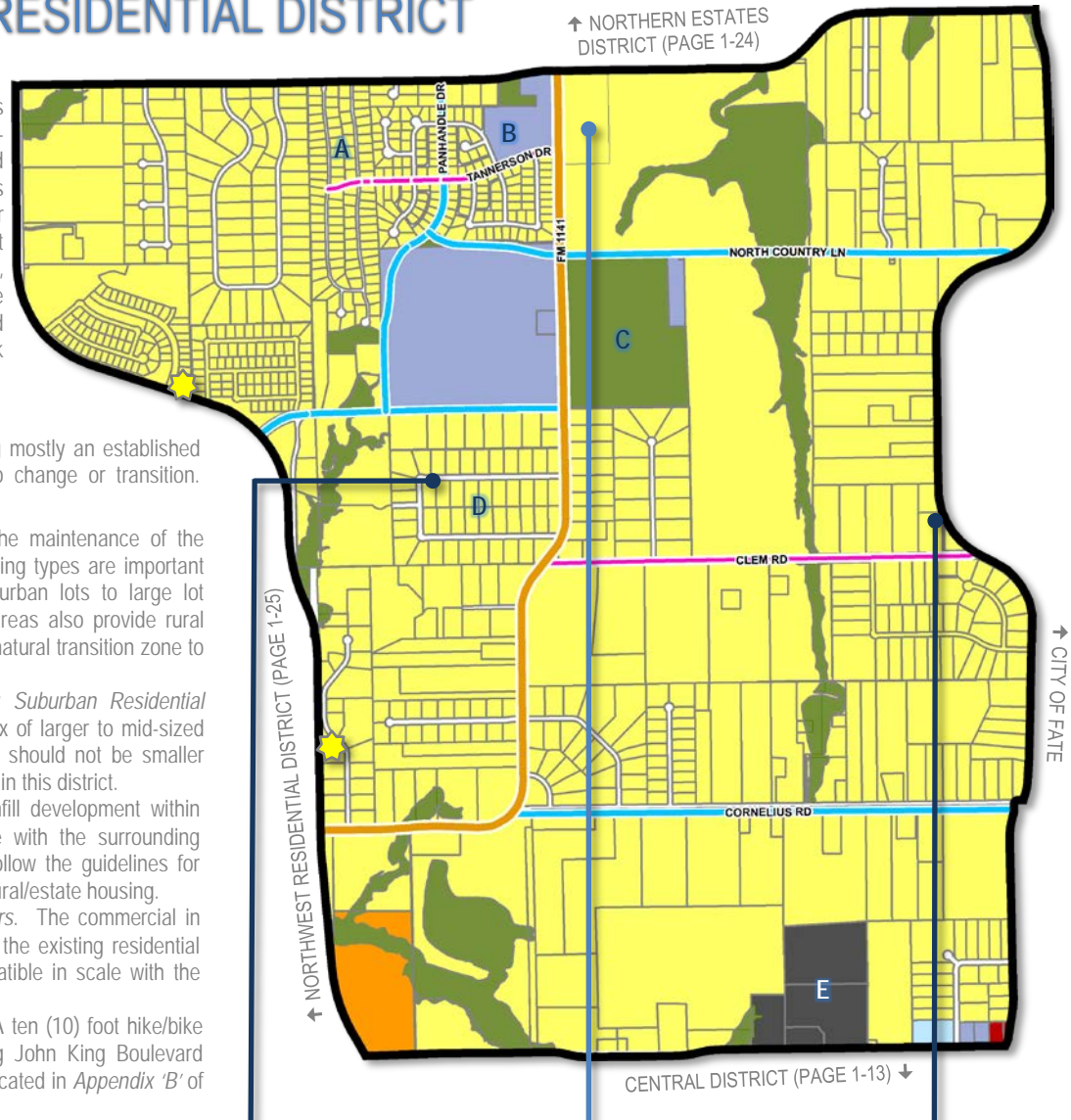
DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

- 1 **Estate and Rural Residential.** The maintenance of the *Estate and Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
- 2 **Suburban Residential.** Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
- 3 **Infill Development.** Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
- 4 **Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
- 5 **John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



POINTS OF REFERENCE

- A. Stoney Hollow Subdivision
- B. Celia Hays Elementary School
- C. North Country Lane Park
- D. Saddlebrook Estates Subdivision
- E. Resthaven Funeral Home

LAND USE PALETTES

- Current Land Use
- Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

BUILD OUT
1,964
5,794

% OF ROCKWALL
3.13%
0.99%
3.10%

CURRENT
625
18
1,844



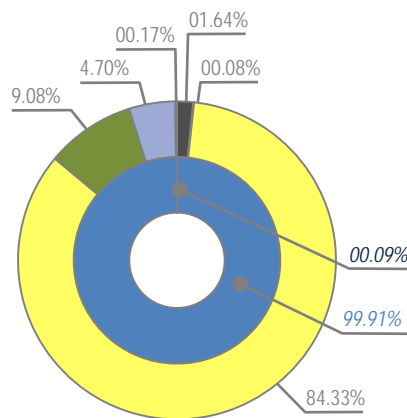
2 Current Suburban Residential



2 Future Suburban Residential



1 Current Rural Residential



MINOR COLLECTOR	0.09%
M4U	99.91%
M4D	0.00%
CEMETERY (CEM)	32.34-ACRES
COMMERCIAL/RETAIL (CR)	1.52-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,658.33-ACRES
PARKS AND OPEN SPACE (OS)	178.54-ACRES
PUBLIC (P)	92.45-ACRES
QUASI-PUBLIC (QP)	3.25-ACRES

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT FOR A 15.561-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF TRACTS 10-02, 10-03, 25-01 & 26 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' AND FURTHER DEPICTED IN EXHIBIT 'B' 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 Ryan Joyce of Michael Joyce Properties on behalf of Mike Peoples for the approval of a *Zoning Change* from an Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District for a 15.561-acre tract of land identified as a portion of Tracts 10-02, 10-03, 25-01 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 291, 333 & 555 Cornelius Road, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family Estate 1.5 (SFE-1.5) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses* and Section 03.01, *General Residential District Standards* and Section 03.02, *Single-Family Estate 1.5 (SFE-1.5) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning

change, and as maybe amended in the future;

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

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

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

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF MAY, 2024.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 15, 2024

2nd Reading: May 6, 2024

Exhibit 'A'
Legal Description

BEING a tract of land situated in the William Dalton Survey, Abstract Number 72 Rockwall County, Texas and being portions of those tracts of land conveyed to Mike Peoples, according to the documents filed of record in Volume 1679, Page 190, Volume 1679, Page 196, Volume 173, Page 752 and Volume 184, Page 522, Deed Records Rockwall County, Texas (D.R.R.C. T.) and being more particularly described as follows:

BEGINNING at a point for the northeast corner of that tract of land conveyed to the City of Rockwall, Texas according to the document filed of record in Volume 58, Page 191, (D.R.R.C. T.) same being the northwest corner of the tract of land described herein;

THENCE, North 89 degrees 31 minutes 25 seconds East, a distance of 485.01-feet to a point for a corner of this tract;

THENCE, North 00 degrees 28 minutes 35 seconds West, a distance of 10.64-feet to a point for a corner of this tract;

THENCE, North 89 degrees 17 minutes 06 seconds East, a distance of 1,058.46-feet to a point for the northwest corner of that tract of land conveyed to Donnie Peoples according to the document filed of record in Volume 188, Page 357 (D.R.R.C. T.) and being the common northeast corner of this tract;

THENCE, South 00 degrees 32 minutes 31 seconds East, with the west line of said Donnie Peoples tract, same being common with the east line of this tract, a distance of 458.47-feet to a point for the southeast corner of this tract;

THENCE, South 89 degrees 27 minutes 29 seconds West, leaving said common line, a distance of 1,265.98-feet to a point for a corner of this tract and being the beginning of a curve to the right, having a central angle of 49° 15' 27", a radius of 150.00-feet, and a long chord bearing and distance of North 65 degrees 54 minutes 48 seconds West, 125.02-feet;

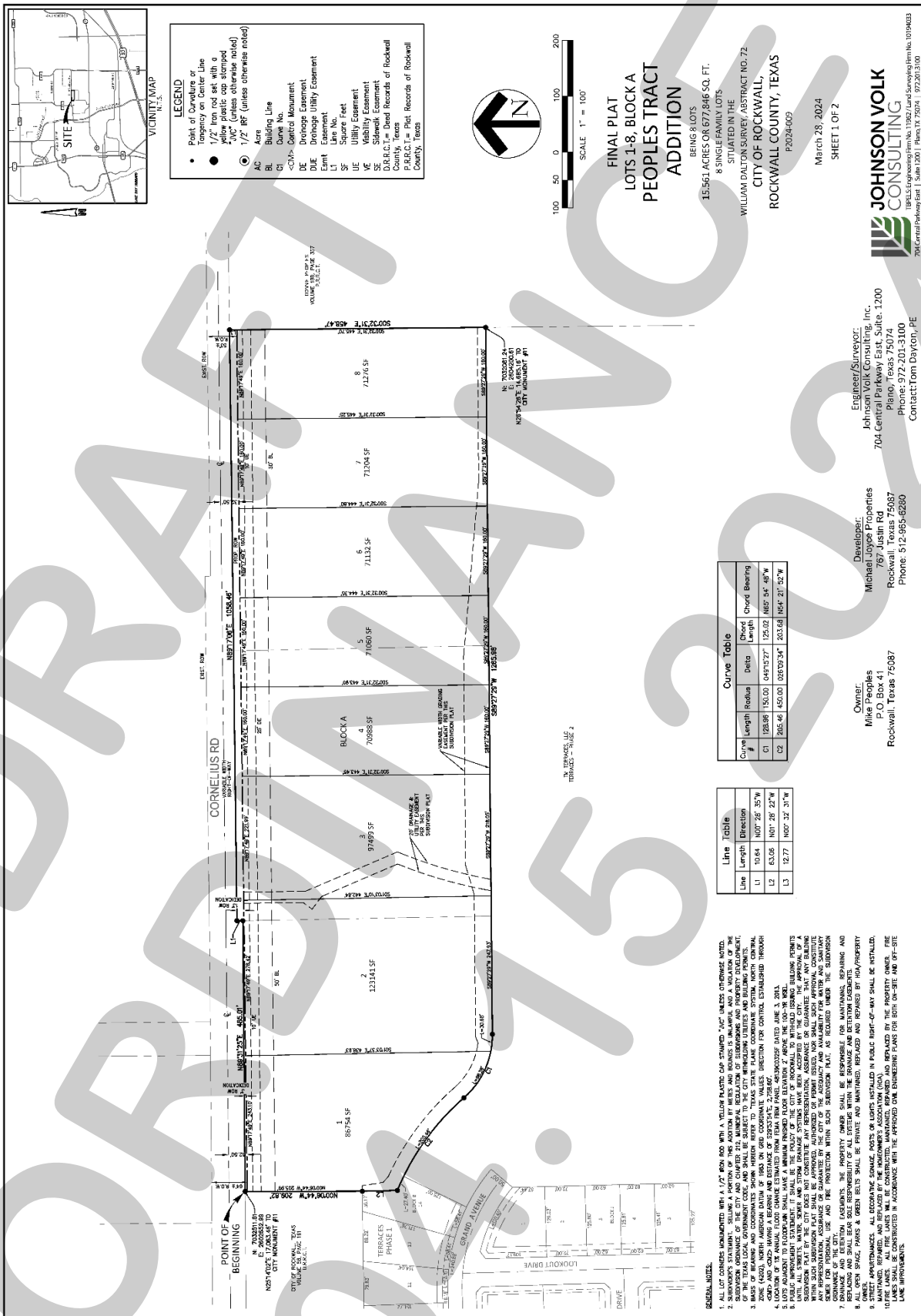
THENCE, with said curve to the right an arc distance of 128.96-feet to a point for a corner of this tract and the beginning of a non-tangent curve to the left, having a central angle of 26° 09' 34", a radius of 450.00-feet, and a long chord bearing and distance of North 54 degrees 21 minutes 52 seconds West, 203.68-feet;

THENCE, with said curve to the left an arc distance of 205.46-feet to a point in the east line of Terraces Phase One, an addition to the City of Rockwall, Rockwall County, Texas according to the plat filed of record in *Document Number 2024000000459 Plat Records* Rockwall County, Texas for the most westerly southwest corner of this tract;

THENCE, North 01 degrees 28 minutes 22 seconds West, with said east line, a distance of 63.06-feet to a point for the northeast corner of said addition, same being the common southeast corner of the above-mentioned City of Rockwall tract and a common corner of this tract;

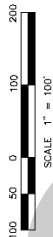
THENCE North 00 degrees 06 minutes 44 seconds West, with the east line of said City of Rockwall tract and common west line of this tract, a distance of 209.82-feet to the **POINT OF BEGINNING** and containing 677,846 square feet or 15.561-acres of land.

Exhibit 'B' Survey



LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped with survey data (unless otherwise noted)
- 1/2" IR (Unless otherwise noted)
- ACS Building Line
- CI Curve No.
- <OM> Central Monument
- DE Drainage Easement
- DUE Drainage Utility Easement
- EMT Easement
- L1 Line No.
- L2 Line No.
- LI Utility Easement
- VE Visibility Easement
- SE Stake/Easement
- D.R.R.C.T. = Deed Records of Rockwall County, Texas
- P.R.R.C.T. = Plat Records of Rockwall County, Texas



FINAL PLAT
LOTS 1-8, BLOCKA
PEOPLES TRACT
ADDITION
 BEING 8 LOTS
 15.561 ACRES OR 677,846 SQ. FT.
 8 SINGLE-FAMILY LOTS
 SITUATED IN THE
 WILLIAM DALTON SURVEY ABSTRACT NO. 72
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS
 P.0224-005

March 28, 2024
 SHEET 1 OF 2



**JOHNSON VOLK
CONSULTING**
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite 1200
 Plano, Texas 75074
 Phone: 972-201-3100
 Contact: Tom Dayton, PE

Developer:
Michael Joyce Properties
 787 Justin Rd
 Rockwall, Texas 75087
 Phone: 512-955-6280

Owner:
Mike Peoples
 P.O. Box 41
 Rockwall, Texas 75087

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	128.89	150.00	68°12'27"	125.02	N87°54'48"W
C2	265.46	150.00	128°09'34"	203.68	N64°21'52"W

Line Table

Line #	Length	Direction
L1	10.64	N00°26'35"W
L2	63.08	N01°26'22"W
L3	12.77	N00°33'31"W

- GENERAL NOTES:**
- ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "AC" UNLESS OTHERWISE NOTED.
 - SUBDIVISION'S STATEMENT: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS IN VIOLATION OF THE REAL PROPERTY ACT, CHAPTER 63, SECTION 1.05, OF THE TEXAS LOCAL GOVERNMENT CODE, AND SHALL BE SUBJECT TO THE CITY OF ROCKWALL'S UTILITIES AND BUILDING PERMITS DEPARTMENT.
 - BASE OF GRADE AND CORNER POINTS SHOWN HEREON REFER TO TEXAS STATE PLANS COORDINATE SYSTEM, NORTH CENTRAL ZONE, ZONE 14N, GRID ZONE NUMBER 14N028, DATUM NAD 83, ELEVATION MEASUREMENT SYSTEM NAVD 83, THROUGH THE CENTER AND CHORD HAVING A BEARING AND DISTANCE OF S28°32'41" E, 2.258867.
 - UTILITY EASEMENTS SHOWN HEREON ARE BASED ON RECORDS OF THE CITY OF ROCKWALL AND THE CITY ENGINEER'S OFFICE. THE CITY ENGINEER'S OFFICE SHALL BE THE POINT OF CONTACT FOR ANY UTILITY EASEMENT INFORMATION.
 - UTILITY EASEMENTS SHOWN HEREON ARE BASED ON RECORDS OF THE CITY OF ROCKWALL AND THE CITY ENGINEER'S OFFICE. THE CITY ENGINEER'S OFFICE SHALL BE THE POINT OF CONTACT FOR ANY UTILITY EASEMENT INFORMATION.
 - PUBLIC IMPROVEMENT STATEMENT: IT SHALL BE THE DUTY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS FOR THIS ADDITION UNTIL THE CITY ENGINEER HAS REVIEWED AND APPROVED THE SUBDIVISION'S STATEMENT OF WORK.
 - THE SUBDIVISION PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING OR IMPROVEMENTS SHOWN HEREON WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY ENGINEER'S OFFICE AND SHOWN ON THIS REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF ROCKWALL AND THE CITY ENGINEER'S OFFICE.
 - OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST OF THE PERMITS AND FOR THE COST OF ALL IMPROVEMENTS REQUIRED FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH SUBDIVISION PLAT, AS REQUIRED UNDER THE SUBDIVISION PLAT.
 - OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST OF THE PERMITS AND FOR THE COST OF ALL IMPROVEMENTS REQUIRED FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH SUBDIVISION PLAT, AS REQUIRED UNDER THE SUBDIVISION PLAT.
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 - OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST OF THE PERMITS AND FOR THE COST OF ALL IMPROVEMENTS REQUIRED FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH SUBDIVISION PLAT, AS REQUIRED UNDER THE SUBDIVISION PLAT.

Exhibit 'B' Survey

LEGAL DESCRIPTION:
 BEING a tract of land situated in the William Dalton Survey, Abstract Number 72, Rockwall County, Texas, as shown on the plat of said survey, and being more particularly described as follows:
BEGINNING at a point for the northwest corner of that tract of land conveyed to the City of Rockwall, Texas according to the document filed of record in Volume 58, Page 191 (O.R.R.C.T.), same being the northwest corner of the tract of land described herein;
THENCE North 89 degrees 31 minutes 25 seconds East, a distance of 465.01 feet to a point for a corner of this tract;
THENCE North 00 degrees 28 minutes 35 seconds West, a distance of 10.64 feet to a point for a corner of this tract;
THENCE North 89 degrees 17 minutes 06 seconds East, a distance of 1058.46 feet to a point for the northwest corner of that tract of land conveyed to Donnie Peoples according to the document filed of record in Volume 188, Page 357 (O.R.R.C.T.) and being the common northwest corner of this tract;
THENCE, South 00 degrees 32 minutes 31 seconds East, with the west line of said Donnie Peoples tract, same being common with the east line of this tract, a distance of 458.47 feet to a point for the southeast corner of this tract;
THENCE, South 89 degrees 27 minutes 29 seconds West, leaving said common line, a distance of 1265.98 feet to a point for a corner of this tract and being the beginning of a curve to the right with a bearing of North 65 degrees 54 minutes 48 seconds West, a distance of 25.02 feet bearing and distance of North 65 degrees 54 minutes 48 seconds West, 25.02 feet;
THENCE, with said curve to the right an arc distance of 128.96 feet to a point for a corner of this tract and the beginning of a non-circular curve to the left, having a central angle of 26 degrees 09' 34", a chord bearing and distance of North 04 degrees 21 minutes 52 seconds West, 203.68 feet;
THENCE, with said curve to the left an arc distance of 205.48 feet to a point in the east line of said Donnie Peoples tract, according to the plat filed of record in Document Number 2024-00000459 Plat Records Rockwall County, Texas for the most westerly southwest corner of this tract;
THENCE, North 01 degrees 28 minutes 22 seconds West, with said east line, a distance of 63.08 feet to a point for the northeast corner of said addition, same being the common southeast corner of the above-mentioned City of Rockwall tract and a common corner of this tract;
THENCE North 00 degrees 08 minutes 44 seconds West, with the east line of said City of Rockwall tract, a distance of 209.82 feet to a point for the northeast corner of the POINT OF BEGINNING and containing 677,846 square feet or (5.56) acres of land.

OWNER'S CERTIFICATION:
 NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 STATE OF TEXAS
 COUNTY OF ROCKWALL
 I, the undersigned owner of the land shown on this plat, and designated herein as the PEOPLES TRACT addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the City of Rockwall, Texas, the PEOPLES TRACT addition to the City of Rockwall, Texas, on the purpose and consideration herein expressed. I further certify that all other parties who have a mortgage or lien interest in the PEOPLES TRACT addition have been notified and signed this plat for the purpose and consideration herein expressed. I also understand that the mutual use and accommodation of all utilities desiring to use or using same.

OWNER'S CERTIFICATE:
 NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT I, Ryan S. Reynolds, do hereby certify that I prepared this plat from an actual and accurate personal inspection, and that the corner monuments shown thereon were properly placed under my personal supervision.

APPROVED:
 The engineer who has prepared this plat, and the surveyor who has examined it, do hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas has been prepared in accordance with the laws of the State of Texas, and that the same is correct and true. The engineer who has prepared this plat, and the surveyor who has examined it, do hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas has been prepared in accordance with the laws of the State of Texas, and that the same is correct and true.

WITNESSES OUR HANDS, this _____ day of _____, 2024.

Notary Public in and for the State of Texas

My commission expires: _____

Planning & Zoning Commission, Chairperson _____ Date _____

City Engineer _____

City Secretary _____

City of Rockwall

March 28, 2024
SHEET 2 OF 2

FINAL PLAT
LOTS 1-8, BLOCK A
PEOPLES TRACT
ADDITION
 BEING 8 LOTS
 15,561 ACRES OR 677,846 SQ. FT.
 8 SINGLE FAMILY LOTS
 SITUATED IN THE
 WILLIAM DALTON SURVEY, ABSTRACT NO. 72
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS
 P2024-005

Owner:
 Mike Peoples
 P O Box 41
 Rockwall, Texas 75087

Developer:
 Michael Joyce Properties
 767 Justin Rd
 Rockwall, Texas 75087
 Phone 512-985-6280

Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite 1200
 Plano, Texas 75074
 Phone: 972-201-3100
 Contact: Tom Dayton, PE

JOHNSON VOLK CONSULTING
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CITY OF ROCKWALL

ORDINANCE NO. 24-18

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT FOR A 15.561-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF TRACTS 10-02, 10-03, 25-01 & 26 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *EXHIBIT 'B'* 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 Ryan Joyce of Michael Joyce Properties on behalf of Mike Peoples for the approval of a *Zoning Change* from an Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District for a 15.561-acre tract of land identified as a portion of Tracts 10-02, 10-03, 25-01 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 291, 333 & 555 Cornelius Road, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family Estate 1.5 (SFE-1.5) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses* and Section 03.01, *General Residential District Standards* and Section 03.02, *Single-Family Estate 1.5 (SFE-1.5) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning

change, and as maybe amended in the future;

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

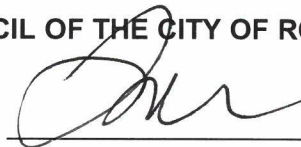
SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

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


SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF MAY, 2024.



Trace Johannesen, Mayor

ATTEST:



Kristy Teague, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



1st Reading: April 15, 2024

2nd Reading: May 6, 2024

Exhibit 'A'
Legal Description

BEING a tract of land situated in the William Dalton Survey, Abstract Number 72 Rockwall County, Texas and being portions of those tracts of land conveyed to Mike Peoples, according to the documents filed of record in Volume 1679, Page 190, Volume 1679, Page 196, Volume 173, Page 752 and Volume 184, Page 522, Deed Records Rockwall County, Texas (D.R.R.C. T.) and being more particularly described as follows:

BEGINNING at a point for the northeast corner of that tract of land conveyed to the City of Rockwall, Texas according to the document filed of record in Volume 58, Page 191, (D.R.R.C. T.) same being the northwest corner of the tract of land described herein;

THENCE, North 89 degrees 31 minutes 25 seconds East, a distance of 485.01-feet to a point for a corner of this tract;

THENCE, North 00 degrees 28 minutes 35 seconds West, a distance of 10.64-feet to a point for a corner of this tract;

THENCE, North 89 degrees 17 minutes 06 seconds East, a distance of 1,058.46-feet to a point for the northwest corner of that tract of land conveyed to Donnie Peoples according to the document filed of record in Volume 188, Page 357 (D.R.R.C. T.) and being the common northeast corner of this tract;

THENCE, South 00 degrees 32 minutes 31 seconds East, with the west line of said Donnie Peoples tract, same being common with the east line of this tract, a distance of 458.47-feet to a point for the southeast corner of this tract;

THENCE, South 89 degrees 27 minutes 29 seconds West, leaving said common line, a distance of 1,265.98-feet to a point for a corner of this tract and being the beginning of a curve to the right, having a central angle of 49° 15' 27", a radius of 150.00-feet, and a long chord bearing and distance of North 65 degrees 54 minutes 48 seconds West, 125.02-feet;

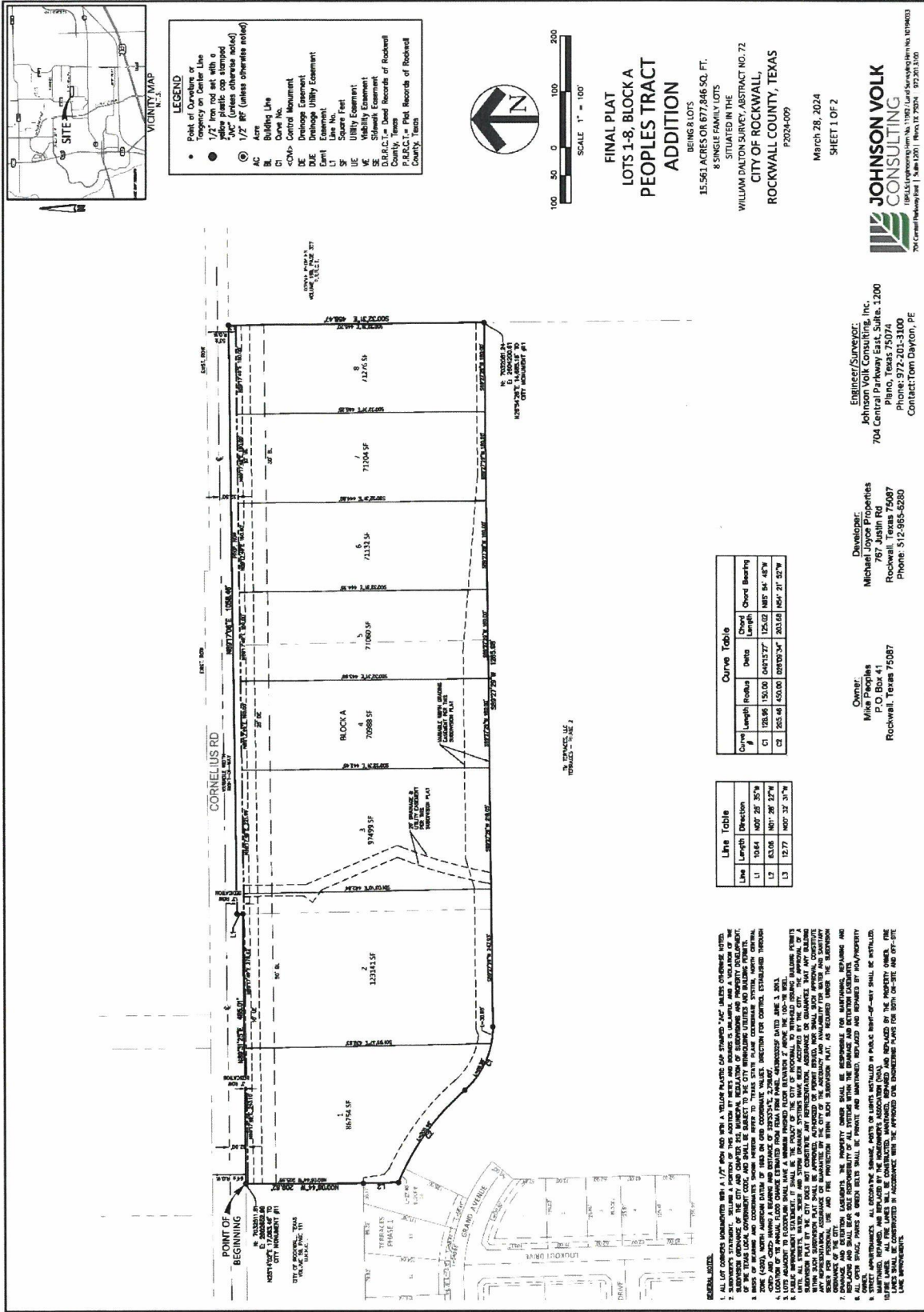
THENCE, with said curve to the right an arc distance of 128.96-feet to a point for a corner of this tract and the beginning of a non-tangent curve to the left, having a central angle of 26° 09' 34", a radius of 450.00-feet, and a long chord bearing and distance of North 54 degrees 21 minutes 52 seconds West, 203.68-feet;

THENCE, with said curve to the left an arc distance of 205.46-feet to a point in the east line of Terraces Phase One, an addition to the City of Rockwall, Rockwall County, Texas according to the plat filed of record in *Document Number 2024000000459 Plat Records* Rockwall County, Texas for the most westerly southwest corner of this tract;

THENCE, North 01 degrees 28 minutes 22 seconds West, with said east line, a distance of 63.06-feet to a point for the northeast corner of said addition, same being the common southeast corner of the above-mentioned City of Rockwall tract and a common corner of this tract;

THENCE North 00 degrees 06 minutes 44 seconds West, with the east line of said City of Rockwall tract and common west line of this tract, a distance of 209.82-feet to the **POINT OF BEGINNING** and containing 677,846 square feet or 15.561-acres of land.

Exhibit 'B'
Survey



- LEGEND**
- Point of Curvature or Temporary on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped with survey data
 - 1/2" 6P (unless otherwise noted)
 - AC Acre
 - BL Building Line
 - CI Curve No.
 - <CMT> Control Monument
 - DE Drainage Easement
 - DEU Drainage Utility Easement
 - LI Line No.
 - SF Square Feet
 - UE Utility Easement
 - UEU Utility Easement
 - USUB Utility Easement
 - CE, S, B, C, G, L, T, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ



FINAL PLAT
LOTS 1-8, BLOCK A
PEOPLES TRACT
ADDITION

BEING 8 LOTS
8 SINGLE FAMILY LOTS
SITUATED IN THE
WILLIAM DUTTON SURVEY, ABSTRACT NO. 72
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-009

March 28, 2024
SHEET 1 OF 2



Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Rockwall, Texas 75074
Phone: 972-261-3100
Contact: Tom Dayton, PE

Developer:
Michael Joyon Properties
767 Justin Rd
Rockwall, Texas 75087
Phone: 512-965-5280

Owner:
Mike Peoples
P.O. Box 41
Rockwall, Texas 75087

Curve	Length	Radius	Delta	Chord Bearing
C1	125.96	150.00	049°15'37"	125.02 N87°34' 48"W
C2	263.46	450.00	028°00'34"	263.08 N64° 21' 52"W

Line	Length	Direction
L1	10.64	N67° 25' 25"W
L2	83.08	N67° 28' 27"W
L3	12.77	N67° 27' 28"W

GENERAL NOTES:

1. ALL LOT CORNER MONUMENTS ARE 1.75" IRON RODS WITH A YELLOW PLASTIC CAP STAMPED WITH SURVEY DATA.
2. ALL SURVEY MONUMENTS HAVE BEEN SET BY THE SURVEYOR IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT, CHAPTER 197, SUBCHAPTER 197.001, TEXAS GOVERNMENT CODE.
3. THE SURVEYOR HAS REVIEWED ALL RECORDS AND PLATS FOR THE CITY OF ROCKWALL, TEXAS, AND HAS DETERMINED THAT THE SURVEY IS IN ACCORDANCE WITH THE CITY OF ROCKWALL, TEXAS, SUBCHAPTER 197.001, TEXAS GOVERNMENT CODE.
4. THE SURVEYOR HAS REVIEWED ALL RECORDS AND PLATS FOR THE CITY OF ROCKWALL, TEXAS, AND HAS DETERMINED THAT THE SURVEY IS IN ACCORDANCE WITH THE CITY OF ROCKWALL, TEXAS, SUBCHAPTER 197.001, TEXAS GOVERNMENT CODE.
5. THE SURVEYOR HAS REVIEWED ALL RECORDS AND PLATS FOR THE CITY OF ROCKWALL, TEXAS, AND HAS DETERMINED THAT THE SURVEY IS IN ACCORDANCE WITH THE CITY OF ROCKWALL, TEXAS, SUBCHAPTER 197.001, TEXAS GOVERNMENT CODE.
6. THE SURVEYOR HAS REVIEWED ALL RECORDS AND PLATS FOR THE CITY OF ROCKWALL, TEXAS, AND HAS DETERMINED THAT THE SURVEY IS IN ACCORDANCE WITH THE CITY OF ROCKWALL, TEXAS, SUBCHAPTER 197.001, TEXAS GOVERNMENT CODE.
7. THE SURVEYOR HAS REVIEWED ALL RECORDS AND PLATS FOR THE CITY OF ROCKWALL, TEXAS, AND HAS DETERMINED THAT THE SURVEY IS IN ACCORDANCE WITH THE CITY OF ROCKWALL, TEXAS, SUBCHAPTER 197.001, TEXAS GOVERNMENT CODE.
8. THE SURVEYOR HAS REVIEWED ALL RECORDS AND PLATS FOR THE CITY OF ROCKWALL, TEXAS, AND HAS DETERMINED THAT THE SURVEY IS IN ACCORDANCE WITH THE CITY OF ROCKWALL, TEXAS, SUBCHAPTER 197.001, TEXAS GOVERNMENT CODE.
9. THE SURVEYOR HAS REVIEWED ALL RECORDS AND PLATS FOR THE CITY OF ROCKWALL, TEXAS, AND HAS DETERMINED THAT THE SURVEY IS IN ACCORDANCE WITH THE CITY OF ROCKWALL, TEXAS, SUBCHAPTER 197.001, TEXAS GOVERNMENT CODE.
10. THE SURVEYOR HAS REVIEWED ALL RECORDS AND PLATS FOR THE CITY OF ROCKWALL, TEXAS, AND HAS DETERMINED THAT THE SURVEY IS IN ACCORDANCE WITH THE CITY OF ROCKWALL, TEXAS, SUBCHAPTER 197.001, TEXAS GOVERNMENT CODE.

Exhibit 'B'
Survey

LEGAL DESCRIPTION:
 BEING a tract of land situated in the William Dalton Survey, Abstract Number 72 Rockwall County, Texas and being portions of those tracts of land conveyed to Mike Peoples, according to the documents filed of record in Volume 1679, Page 190, Volume 1679, Page 198, Volume 173, Page 752 and Volume 184, Page 522, Deed Records Rockwall County, Texas (O.R.R.C.T.) and being more particularly described as follows:
BEGINNING at a point for the northeast corner of that tract of land conveyed to the City of Rockwall, Texas according to the document filed of record in Volume 1679, Page 190, and Volume 173, Page 752 and Volume 184, Page 522, Deed Records Rockwall County, Texas (O.R.R.C.T.); some being the northeast corner of the tract of land described therein;
THENCE, North 89 degrees 31 minutes 23 seconds East, a distance of 485.01 feet to a point for a corner of this tract;
THENCE, North 00 degrees 28 minutes 35 seconds West, a distance of 10.64 feet to a point for a corner of this tract;
THENCE, North 89 degrees 17 minutes 06 seconds East, a distance of 1008.46 feet to a point for the northeast corner of that tract of land conveyed to Donnie Peoples according to the document filed of record in Volume 185, Page 357 (O.R.R.C.T.) and being the common northwest corner of this tract;
THENCE, South 00 degrees 32 minutes 31 seconds East, with the west line of said Donnie Peoples tract, some being common with the east line of this tract, a distance of 458.47 feet to a point for the southeast corner of this tract;
THENCE, South 89 degrees 27 minutes 29 seconds West, leaving said common line, a distance of 1285.06 feet to a point for a corner of this tract and the beginning of a curve to the northeast, bearing and distance of North 65 degrees 54 minutes 48 seconds West, 125.02 feet;
THENCE, with said curve to the right on an arc distance of 109.88 feet to a point for a corner of this tract and the beginning of a non-tangent curve to the left, having a central angle of 29° 09' 34", a radius of 450.00 feet, and a long chord bearing and distance of North 54 degrees 21 minutes 52 seconds West, 203.88 feet;
THENCE, with said curve to the left on an arc distance of 205.46 feet to a point in the east line of Terraces Phase One, an addition to the City of Rockwall, Rockwall County, Texas according to the plat filed of record in Document Number 2024000004958 Plat Records Rockwall County, Texas for the most westerly southeast corner of this tract;
THENCE, North 01 degrees 28 minutes 22 seconds West, with said east line, a distance of 83.16 feet to a point for the northeast corner of this tract and the beginning of a curve to the northeast, bearing and distance of North 89 degrees 31 minutes 23 seconds East, a distance of 209.82 feet to the POINT OF BEGINNING and containing 977.26 square feet or 15.981 acres of land.

OWNER'S CERTIFICATION:
 NOW HEREBY KNOW ALL MEN BY THESE PRESENTS, I, BEATRICE MC, being the undersigned authority on this day personally appeared before me to be the true and lawful owner of the above described premises and acknowledged to me that he executed this instrument for the purposes and consideration therein stated.

Given under my hand and seal of office, this _____ day of _____, 2024.

Signature _____ My Commission Expires _____
 Title _____ My Commission Expires _____

STATE OF TEXAS
 COUNTY OF DALLAS
 BEATRICE MC, the undersigned authority on this day personally appeared before me to be the true and lawful owner of the above described premises and acknowledged to me that he executed this instrument for the purposes and consideration therein stated.

Given under my hand and seal of office, this _____ day of _____, 2024.

OWNER'S CERTIFICATE:
 NOW HEREBY KNOW ALL MEN BY THESE PRESENTS, I, BEATRICE MC, being the undersigned authority on this day personally appeared before me to be the true and lawful owner of the above described premises and acknowledged to me that he executed this instrument for the purposes and consideration therein stated.

Given under my hand and seal of office, this _____ day of _____, 2024.

Notary Public for and in the State of Texas _____
 My Commission Expires _____

Planning & Zoning Commission, Chairman _____
 Date _____

I hereby certify that the above and foregoing plat, of an addition to the City of Rockwall, Texas is approved by the City Council of the City of Rockwall on _____ day of _____, 2024.

City Clerk of Rockwall County, Texas, with seal and hand and seal of office of _____
 WITNES OUR HANDS, this _____ day of _____, 2024.

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

FINAL PLAT
LOTS 1-8, BLOCK A
PEOPLES TRACT
ADDITION
 BEING 8 LOTS
 15.561 ACRES OR 677.846 SQ. FT.
 8 SINGLE FAMILY LOTS
 SITUATED IN THE
 WILLIAM DALTON SURVEY, ABSTRACT NO. 72
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS
 P2024-009

March 28, 2024
 SHEET 2 OF 2

JOHNSON VOLK CONSULTING
 704 Central Parkway East | Suite 1200 | Rockwall, TX 75087 | 972.213.1300

Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite 1200
 Plano, Texas 75074
 Phone: 972.203.3100
 Contact: Tom Dabylon, PE

Developer:
 Michael Joyce Properties
 787 Justin Rd
 Rockwall, Texas 75087
 Phone: 512.985-5280

Owner:
 Mike Peoples
 P.O. Box 41
 Rockwall, Texas 75087



DATE: May 17, 2024

TO: Ryan Joyce
Michael Joyce Properties
767 Justin Road
Rockwall, Texas 75087

CC: Mike Peoples
PO Box 41
Rockwall, Texas 75087

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

SUBJECT: Z2024-015; *Zoning Change (AG to SFE-1.5) for 291, 333, & 555 Cornelius Road*

Mr. Joyce:

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 May 6, 2024. The following is a record of all recommendations, voting records and conditions of approval:

Staff Conditions

Any construction resulting from the approval of this Zoning Change 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 April 10, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 7-0.

City Council

On April 15, 2024, the City Council approved a motion to approve the Zoning Change by a vote of 7-0.

On May 6, 2024, the City Council approved a motion to approve the SUP by a vote of 6-0, with Council Member Lewis absent.

Included with this letter is a copy of *Ordinance No. 24-18*, 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) 772-6441.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning