



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 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 588 Cornelius Road

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE _____

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

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

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

OWNER Hallie B. Fleming

APPLICANT Sprull Homes

CONTACT PERSON _____

CONTACT PERSON Brandon Sprull

ADDRESS 508 N. Alamo Road

ADDRESS 1205 Valley Trl

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Heath, TX 75032

PHONE 214-763-1123

PHONE 214-226-7796

E-MAIL _____

E-MAIL Brandon@sprullhomes.com

NOTARY VERIFICATION [REQUIRED]

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

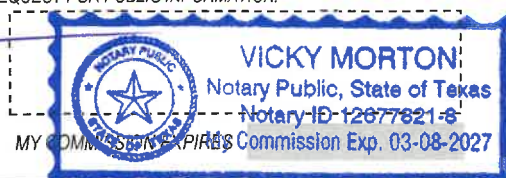
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 357.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF December, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF December, 2024

OWNER'S SIGNATURE _____


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

Vicky Morton





Z2024-063: Specific Use Permit (SUP) for Residential Infill at 588 Cornelius Road

Case Location Map = 



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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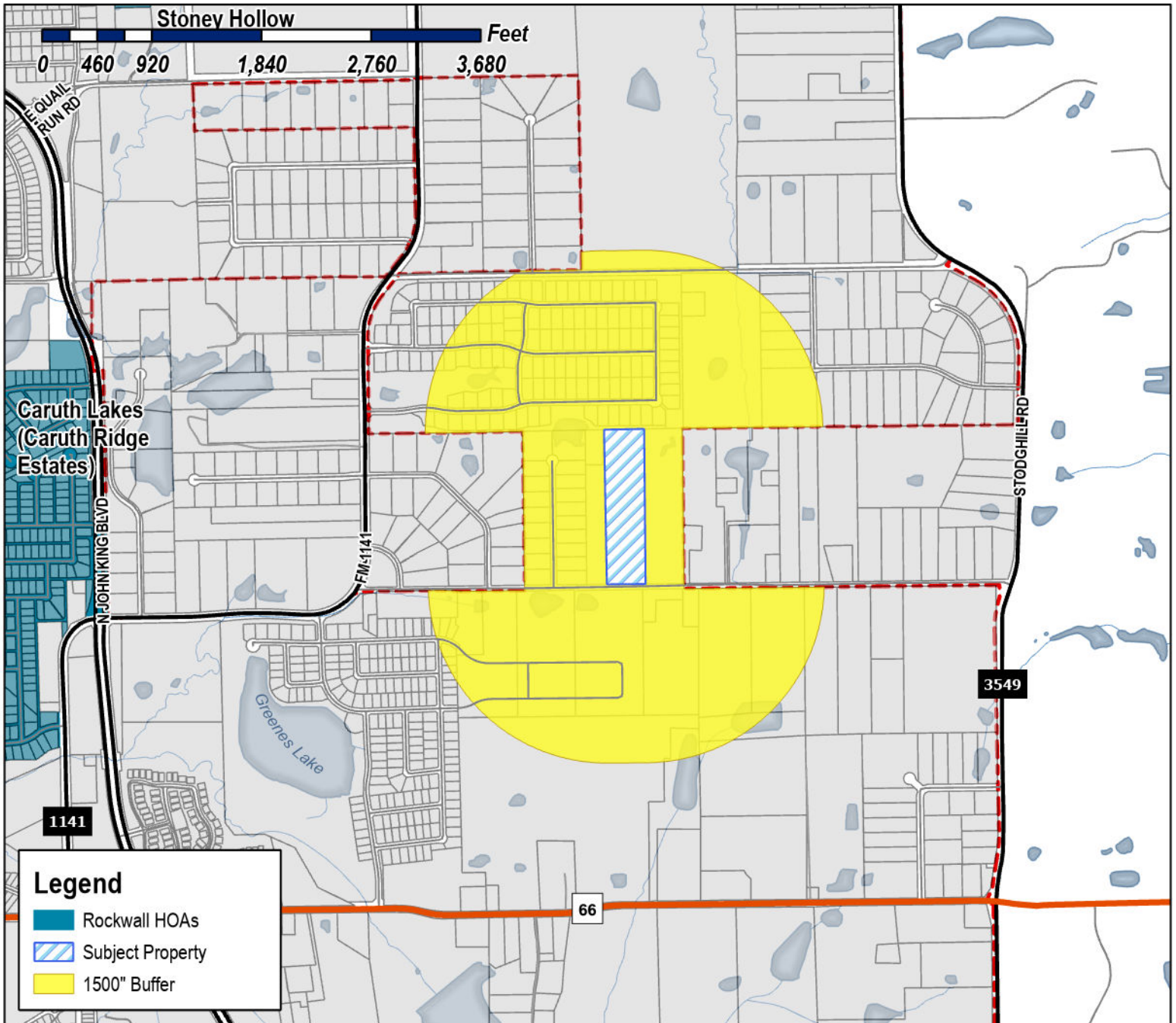




City of Rockwall

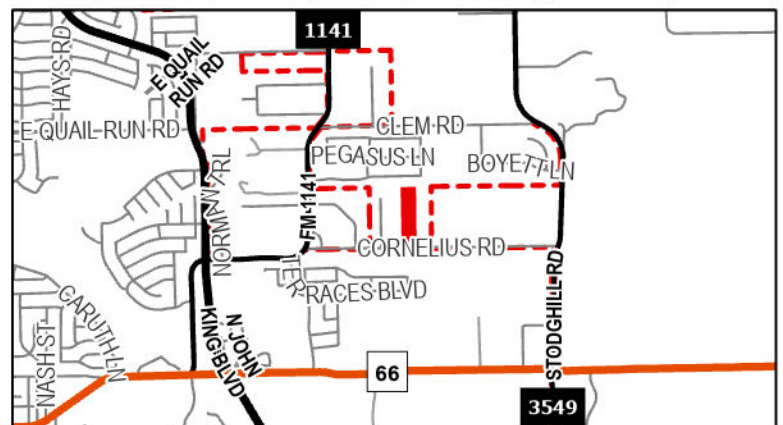
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Case Number: Z2024-063
Case Name: Specific Use Permit (SUP) for Residential Infill
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 588 Cornelius Road

Date Saved: 12/13/2024
 For Questions on this Case Call (972) 771-7745





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Rockwall, Texas 75087
(P): (972) 771-7745
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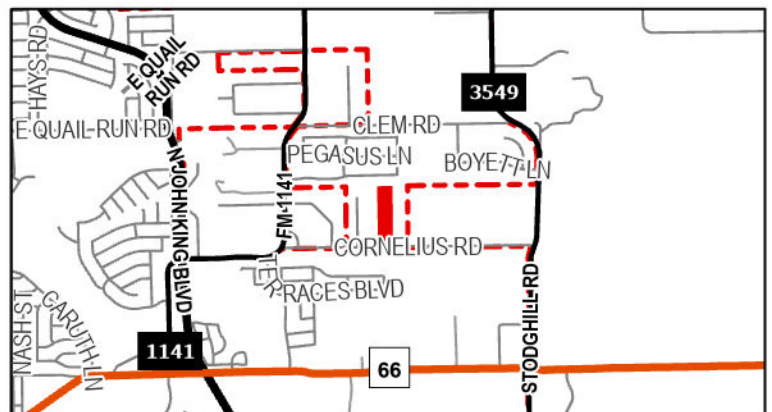
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For Questions on this Case Call: (972) 771-7745



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

RODRIGUEZ CONRADO JR
1208 MARILYN JAYNE DR
ROCKWALL, TX 75087

BARTON FORRIS WOODROW JR & DIXIE D
1209 MARILYN JAYNE DR
ROCKWALL, TX 75087

EMRA JOHN AND SHERYL AND
PAUL AND KATIE EMRA
1210 MARILYN JAYNE LANE
ROCKWALL, TX 75087

RYLANDER GREGORY L & PAMELA J
1211 MARILYN JAYNE
ROCKWALL, TX 75087

CONFIDENTIAL
1212 MAYILYN JAYNE LN
ROCKWALL, TX 75087

CONFIDENTIAL
1213 MARILYN JAYNE LN
ROCKWALL, TX 75087

SOUTHALL MARK P & KATHY L
1214 MARILYN JAYNE LN
ROCKWALL, TX 75087

CONFIDENTIAL
1215 MARILYN JAYNE DRIVE
ROCKWALL, TX 75087

COUCH MITCHELL E AND PATRICIA M
1216 MARILYN JAYNE DR
ROCKWALL, TX 75087

KELLY JAMES B & DEA S
1217 MARILYN JAYNE DR
ROCKWALL, TX 75087

MENDOZA ROBERT E AND SANDRA J WILKINS
1218 MARILYN JAYNE DR
ROCKWALL, TX 75087

MENDOZA ROBERT E AND SANDRA J WILKINS
1218 MARILYN JAYNE DR
ROCKWALL, TX 75087

FALCON PLACE SF LTD
1400 QUASAR DR
ROCKWALL, TX 75087

FALCON PLACE SF LTD
1404 QUASAR DR
ROCKWALL, TX 75087

FALCON PLACE SF LTD
1408 QUASAR DR
ROCKWALL, TX 75087

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1412 QUASAR DR
ROCKWALL, TX 75087

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151 STEVENSON DR
FATE, TX 75087

FALCON PLACE SF LTD
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ROCKWALL, TX 75087

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2207 PHOENIX LN
ROCKWALL, TX 75087

FALCON PLACE SF LTD
2208 PHOENIX LN
ROCKWALL, TX 75087

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2212 PHOENIX LN
ROCKWALL, TX 75087

FALCON PLACE SF LTD
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ROCKWALL, TX 75087

SHADDOCK HOMES LTD
2216 PHOENIX LN
ROCKWALL, TX 75087

FALCON PLACE SF LTD
2217 PEGASUS LN
ROCKWALL, TX 75087

SHADDOCK HOMES LTD
2220 PHOENIX LN
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2221 PEGASUS LN
ROCKWALL, TX 75087

FALCON PLACE SF LTD
2301 PHOENIX LN
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FALCON PLACE SF LTD
2302 PHOENIX LN
ROCKWALL, TX 75087

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2303 PEGASUS LN
ROCKWALL, TX 75087

FALCON PLACE SF LTD
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FALCON PLACE SF LTD
2306 PHOENIX LN
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WINDSOR HOMES CUMBERLAND LLC
2311 PEGASUS LN
ROCKWALL, TX 75087

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2319 PEGASUS LN
ROCKWALL, TX 75087

FALCON PLACE SF LTD
2321 PHOENIX LN
ROCKWALL, TX 75087

FALCON PLACE SF LTD
2322 PHOENIX LN
ROCKWALL, TX 75087

FALCON PLACE SF LTD
2323 PEGASUS LN
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
2325 PHOENIX LN
ROCKWALL, TX 75087

SHADDOCK HOMES LTD
2400 DALLAS PKWY STE 560
PLANO, TX 75093

ESTATE OF MICHAEL L PEOPLES SR
333 CORNELIUS RD
ROCKWALL, TX 75087

FLEMING HALLIE B
508 N ALAMO RD
ROCKWALL, TX 75087

SINGH GAGANPREET K AND PAWANPREET
520 CORNELIUS RD
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
5310 HARVEST HILL RD SUITE 162
DALLAS, TX 75230

ESTATE OF MICHAEL L PEOPLES SR
555 CORNELIUS RD
ROCKWALL, TX 75087

FLEMING HALLIE B
588 CORNELIUS RD
ROCKWALL, TX 75087

PEOPLES DONNIE
589 CORNELIUS
ROCKWALL, TX 75087

MCCALLUM CRAIG WILLIAM
611 CLEM RD
ROCKWALL, TX 75087

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

PEOPLES DONNIE
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

FALCON PLACE SF LTD
8214 WESTCHESTER DRIVE SUITE 900
DALLAS, TX 75225

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

ESTATE OF MICHAEL L PEOPLES SR
ANDREA DANLEY - INDEPENDENT EXECUTOR
P O BOX 41
ROCKWALL, TX 75087

SOUTHALL MARK P & KATHY L
P. O. BOX 2214
ROCKWALL, TX 75087



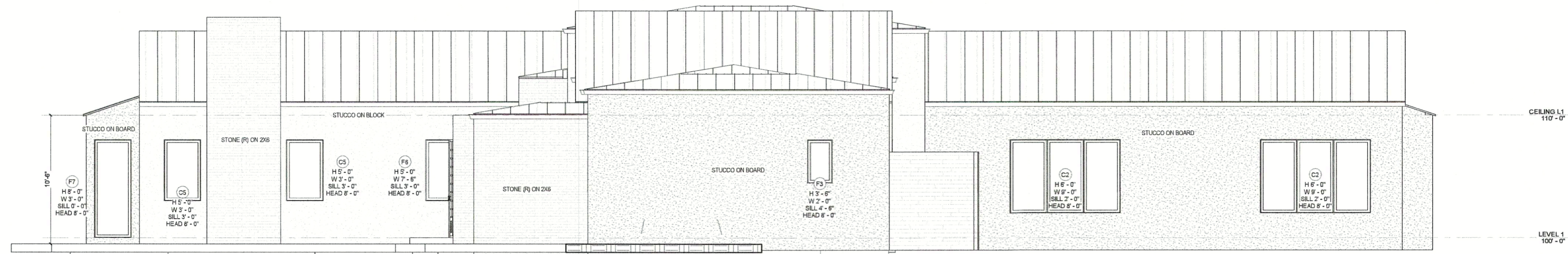
ARCHITECT OF RECORD
M·GRAY ARCHITECTURE
484-854-6375
mgray@mg-a.com

INTERIOR DESIGNER

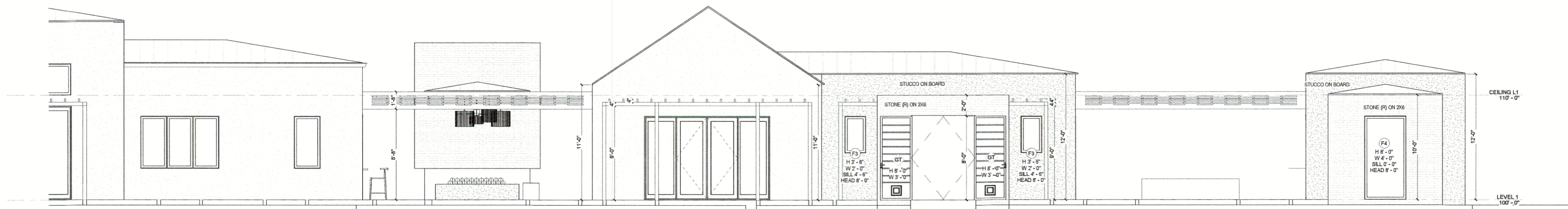
STRUCTURAL ENGINEER

LANDSCAPE ARCHITECT

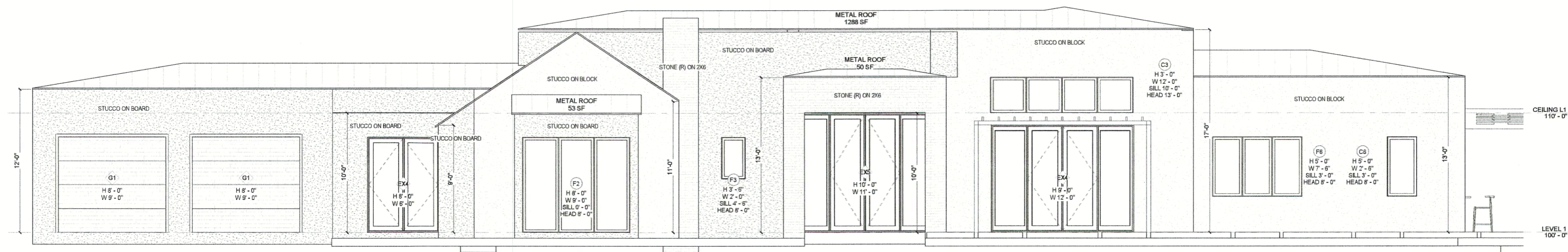
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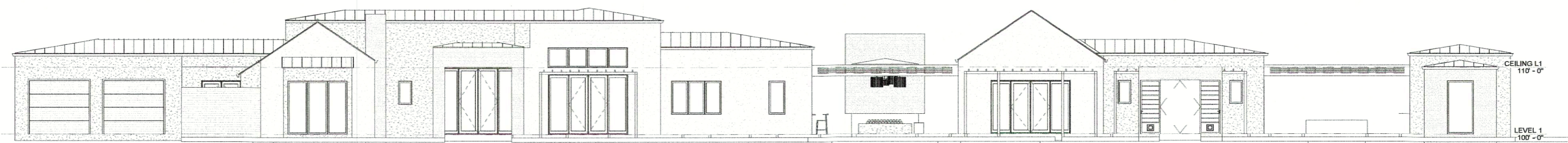
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SCALE: 1/4" = 1'-0"



6 SOUTH ELEVATION 2
SCALE: 1/4" = 1'-0"



5 SOUTH ELEVATION 1
SCALE: 1/4" = 1'-0"



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

ISSUE FOR PERMIT | 10/31/2024
PROJECT ADDRESS | 588 CORNELIUS | ROCKWALL | TEXAS
OWNER | HALL DEVELOPMENT

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SCALE: As indicated

EXTERIOR
ELEVATIONS

A-501

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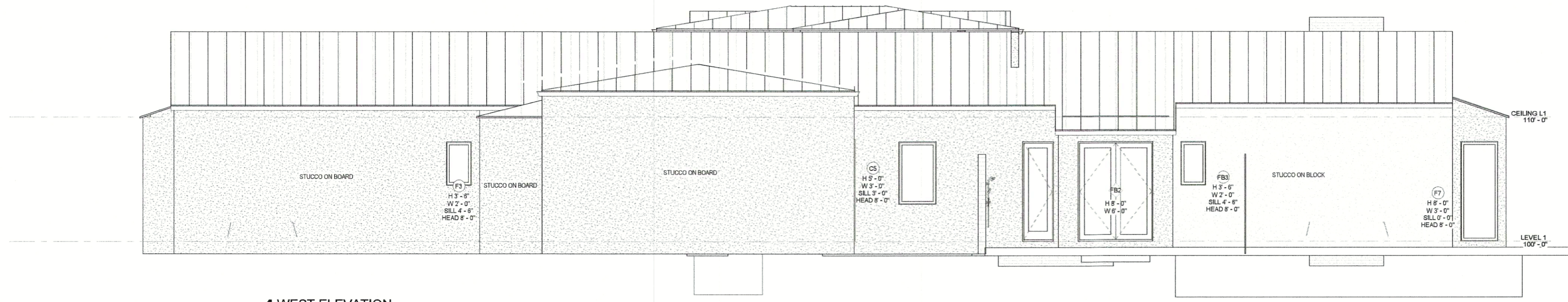
ARCHITECT OF RECORD
M·GRAY ARCHITECTURE
4045 S. GARDNER
MGRV@M-GRAY.COM

INTERIOR DESIGNER
HALLIE DAVENPORT

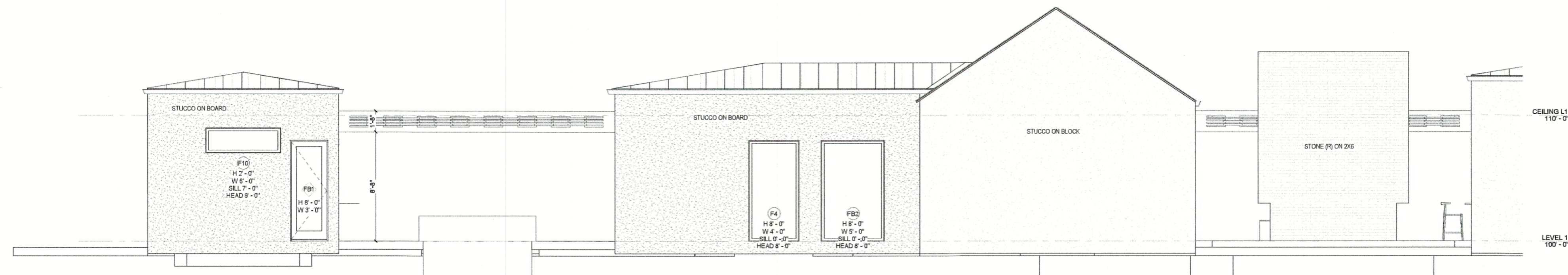
STRUCTURAL ENGINEER
CHECKER

LANDSCAPE ARCHITECT
CHECKER

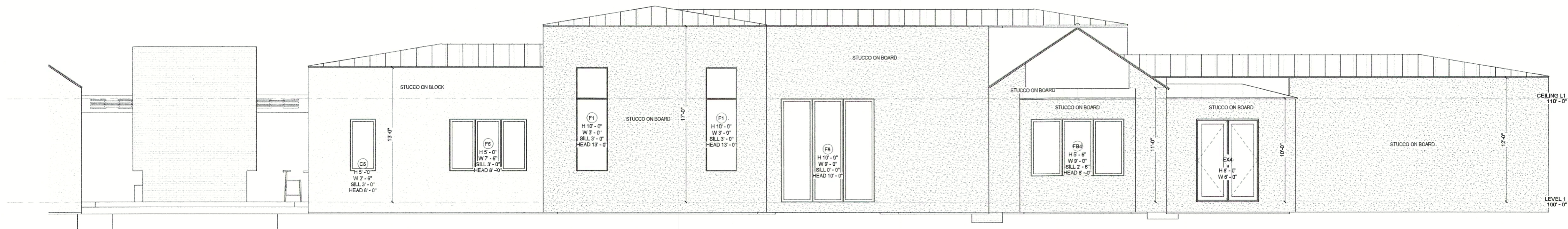
CONTRACTOR
AUTHOR



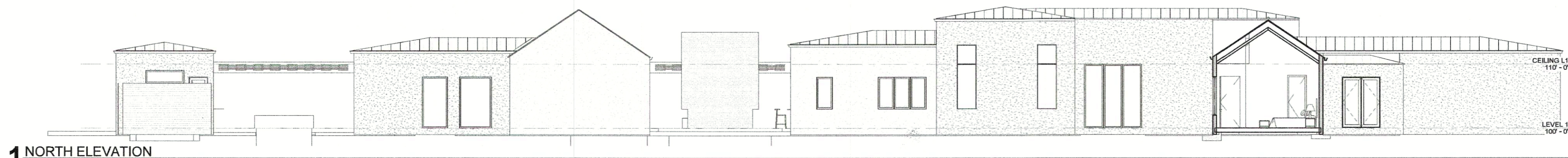
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION 2
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION 1
SCALE: 1/4" = 1'-0"



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

ISSUE FOR PERMIT | 10/31/2024
PROJECT ADDRESS | 588 CORNELIUS | ROCKWALL | TEXAS
OWNER | HALLIE DAVENPORT

REMARK: TO BE REVIEWED
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SCALE: As Indicated

ELEVATIONS
A-502

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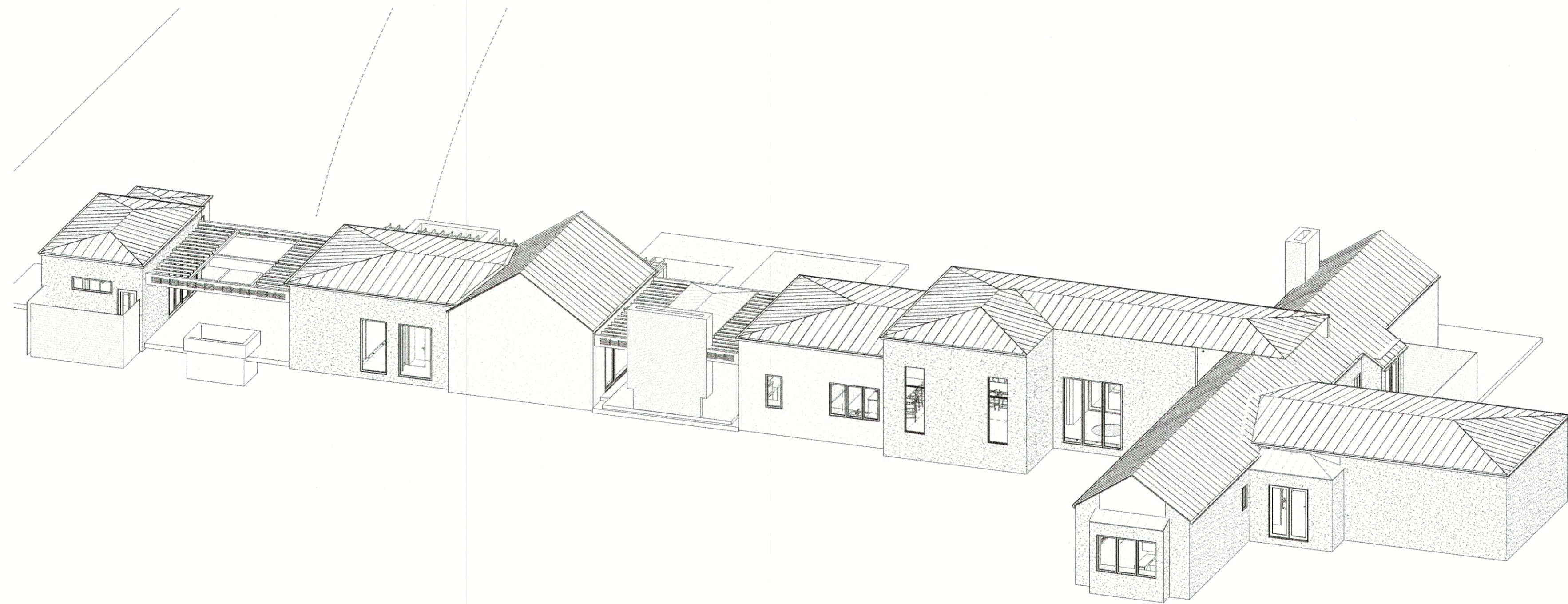
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mgray@mgray.com

INTERIOR DESIGNER

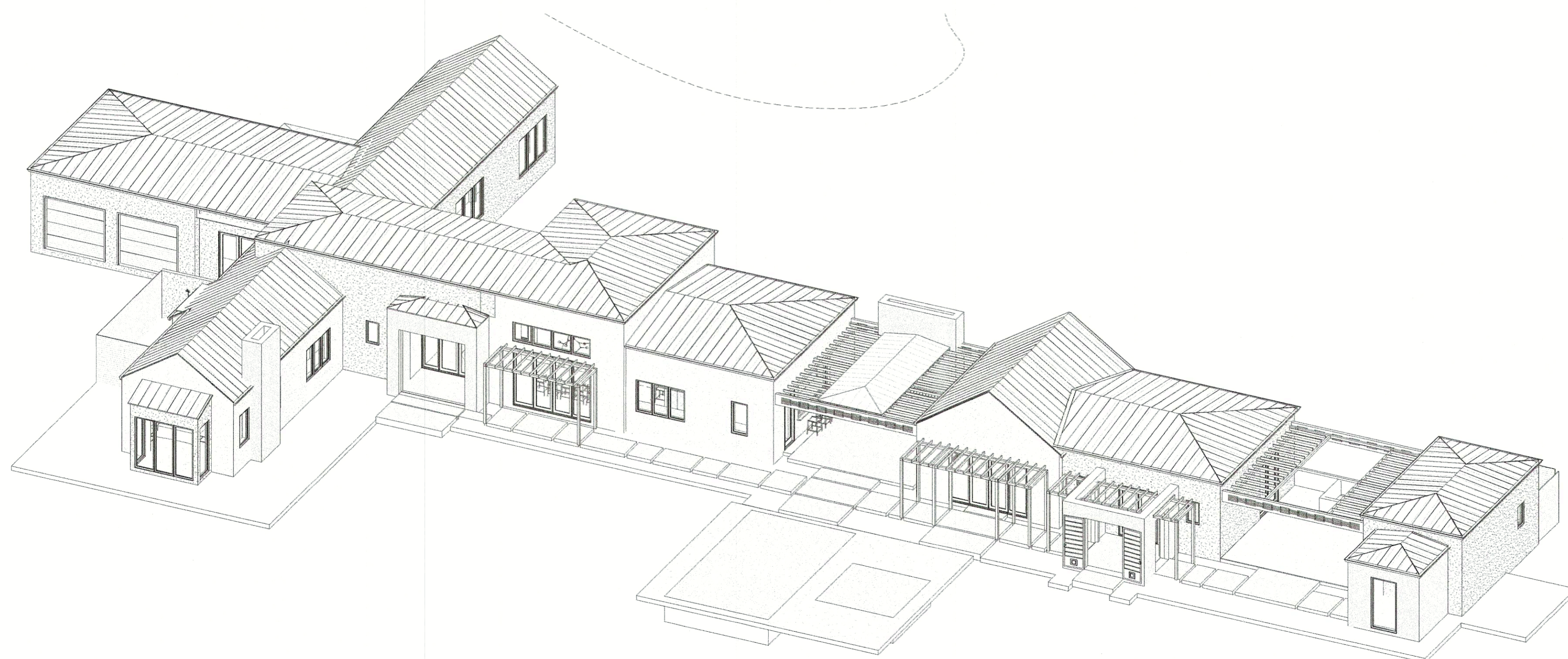
STRUCTURAL ENGINEER

LANDSCAPE ARCHITECT

CONTRACTOR



2 ISO 2
SCALE:



1 ISO 1
SCALE:

ISSUE FOR PERMIT | 10/31/2024
PROJECT ADDRESS | 588 CORNELIUS | ROCKWALL | TEXAS
OWNER | WAIVE DRAWINGS

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SCALE

ISOMETRICS
A-600



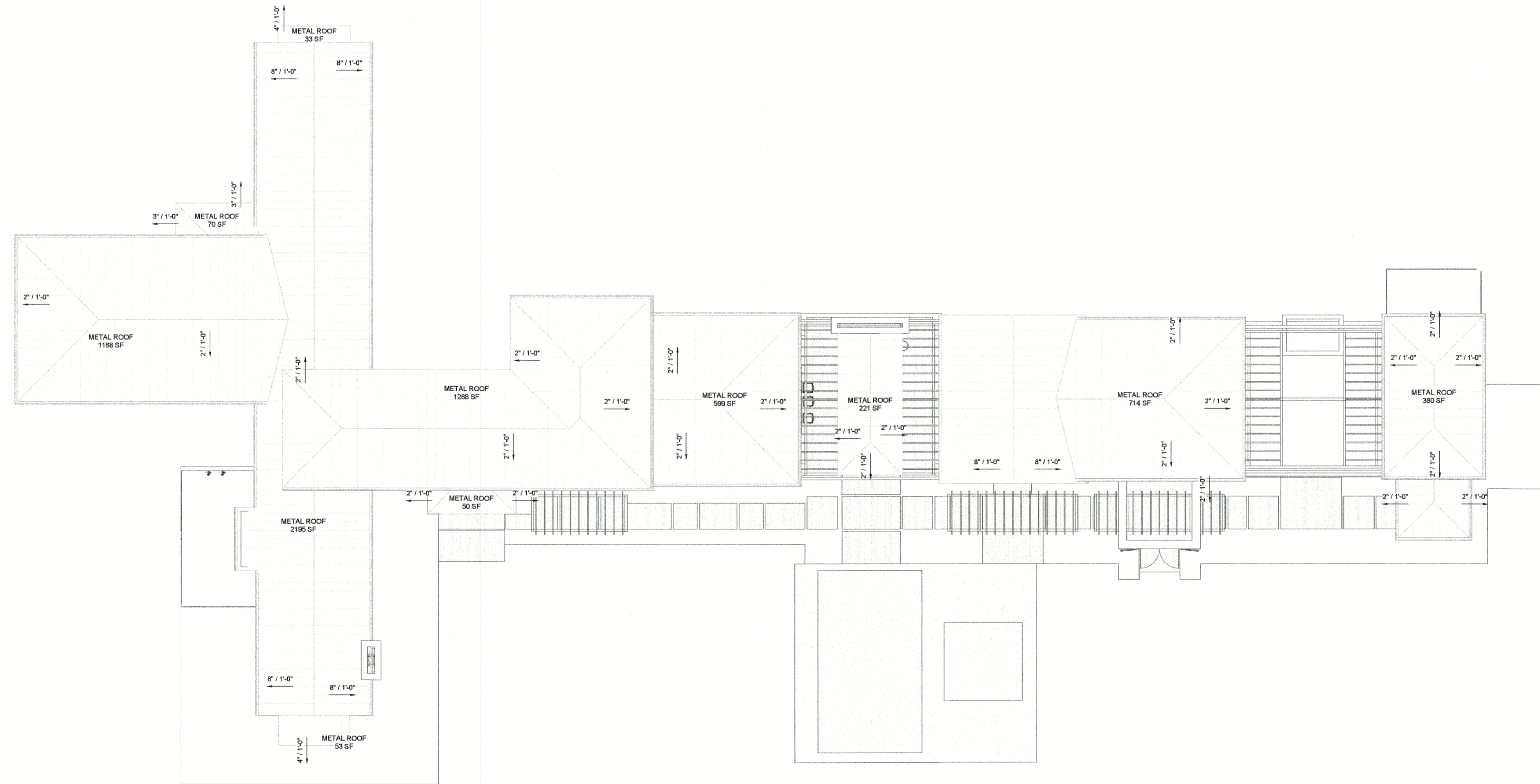
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M·GRAY ARCHITECTURE
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mgray@mg-a.com

INTERIOR DESIGNER

STRUCTURAL ENGINEER

LANDSCAPE ARCHITECT

CONTRACTOR



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

ISSUE FOR PERMIT | 10/31/2024
PROJECT ADDRESS | 588 CORNELIUS | ROCKWALL | TEXAS
OWNER | MULTIBUILDING

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

ROOF PLAN
A-310

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