



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 Rd

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION North Stodghill Rd & Cornelius Rd

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING Agriculture

CURRENT USE Agriculture

PROPOSED ZONING Residential

PROPOSED USE Residential Home

ACREAGE 10

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

- 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 FLEMING

APPLICANT SPRUILL HOMES

CONTACT PERSON

CONTACT PERSON BRANDON SPRUILL

ADDRESS 508 N ALAMO RD
ROCKWALL, TX

ADDRESS 1205 VALLEY TRAIL

CITY, STATE & ZIP 75087

CITY, STATE & ZIP HEATH, TX 75032

PHONE 214 763 1123

PHONE 214 226 7796

E-MAIL HALLIE.BROCKWALL@VIATDO.COM

E-MAIL BRANDON@SPRUILLHOMES.COM

NOTARY VERIFICATION (REQUIRED)

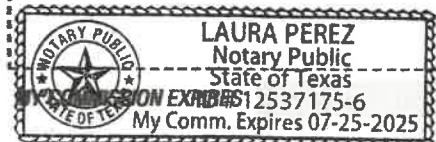
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Hallie Fleming [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

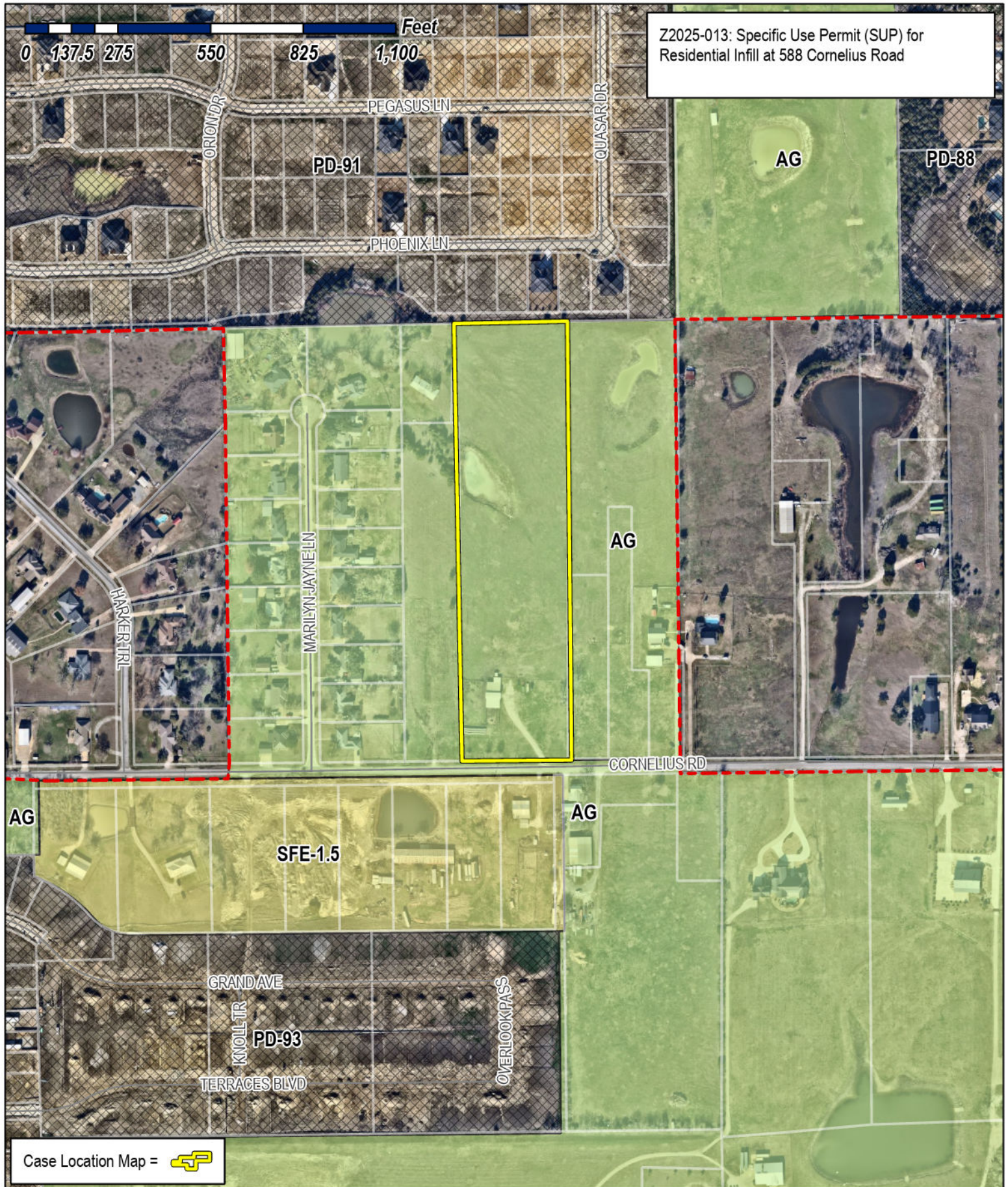
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th DAY OF March, 2025.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2025-013: 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

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.

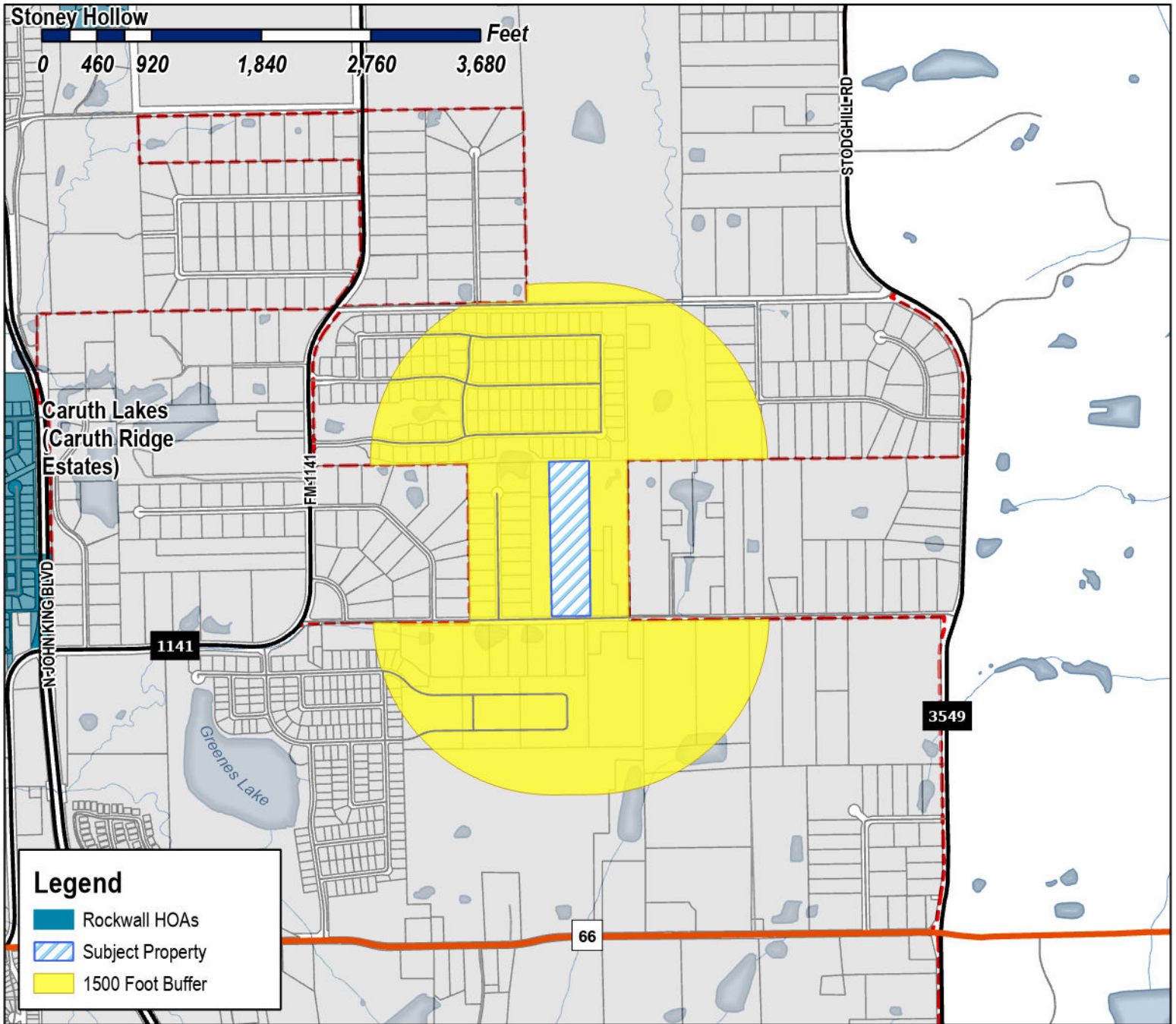




City of Rockwall

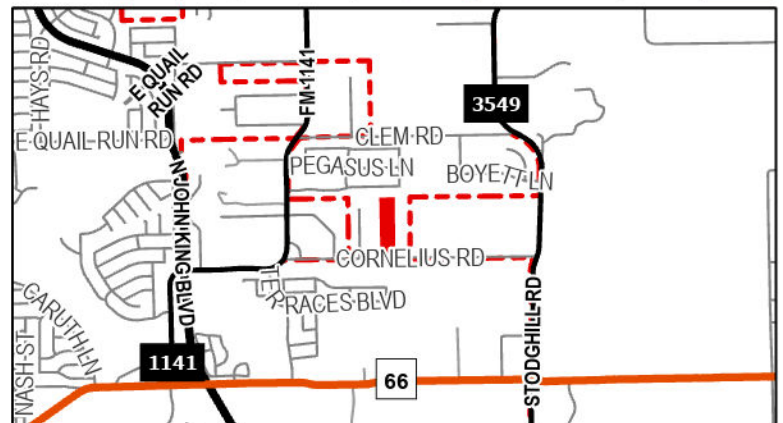
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Case Number: Z2025-013
Case Name: Specific Use Permit (SUP) for Residential Infill
Case Type: Zoning
Zoning: Agricultural (AG) District
 588 Cornelius Road
Case Address:

Date Saved: 3/14/2025
 For Questions on this Case Call (972) 771-7745

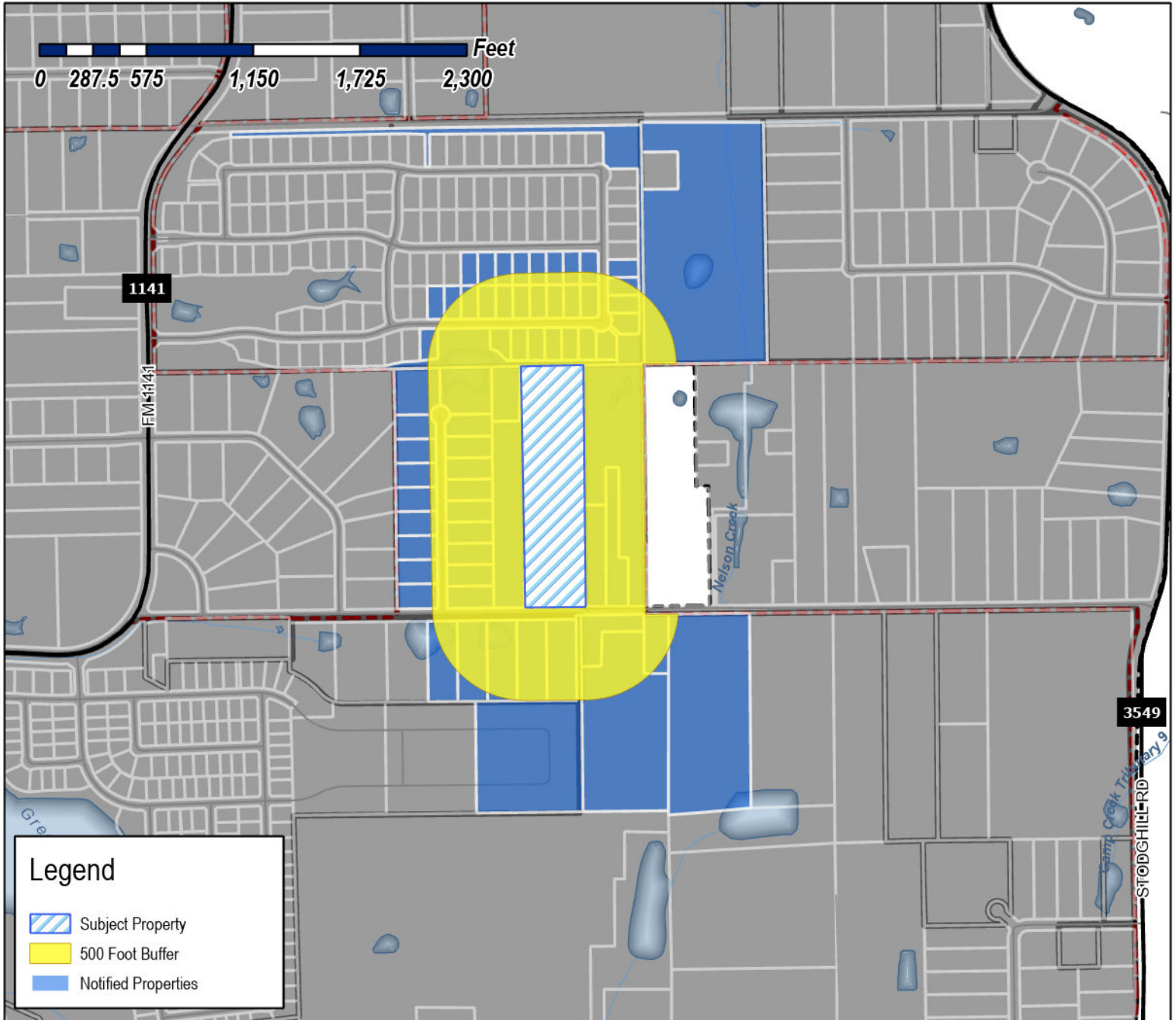




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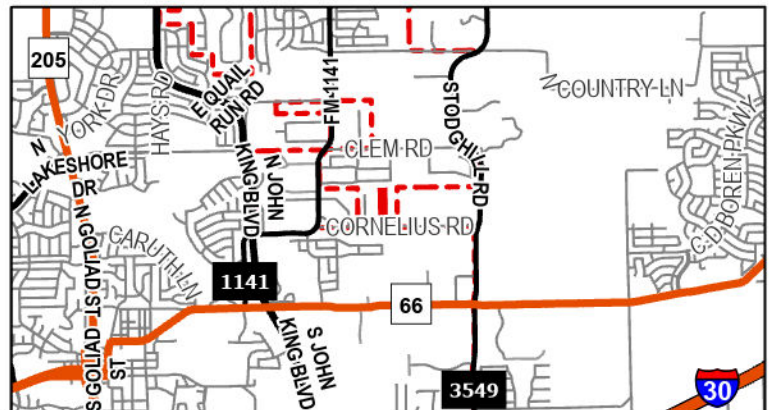
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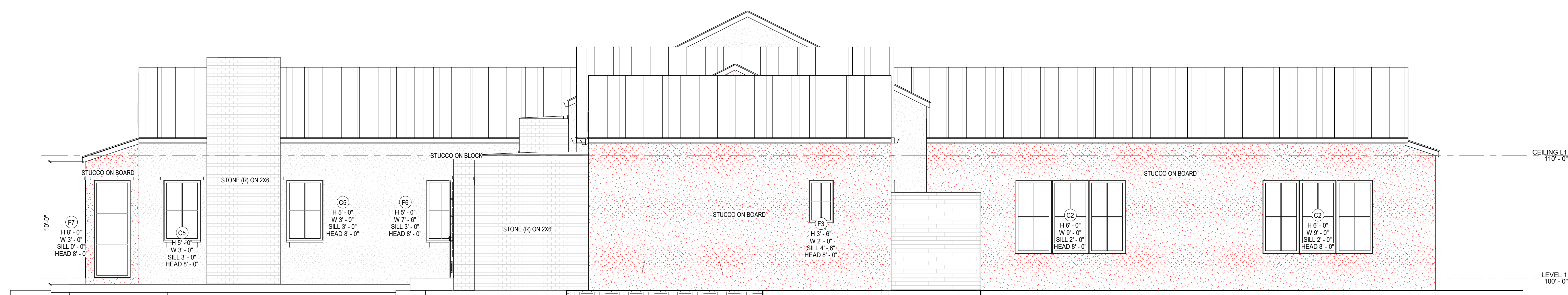


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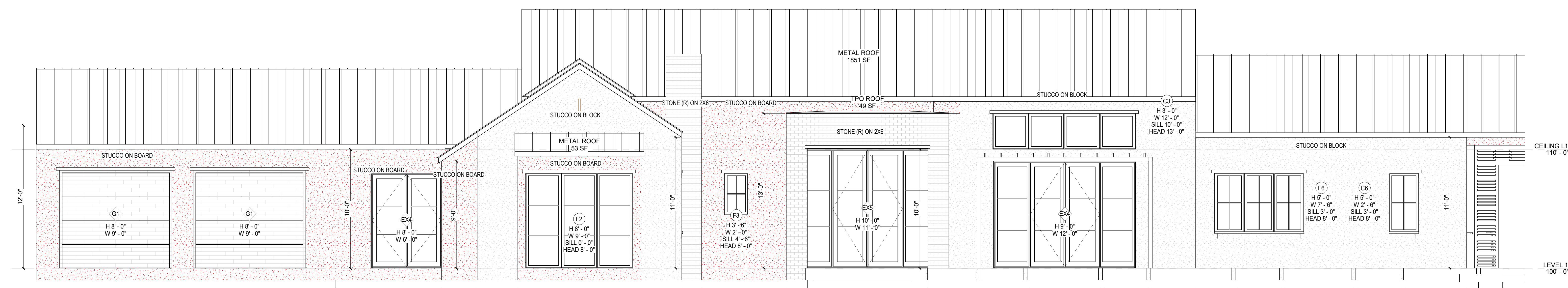




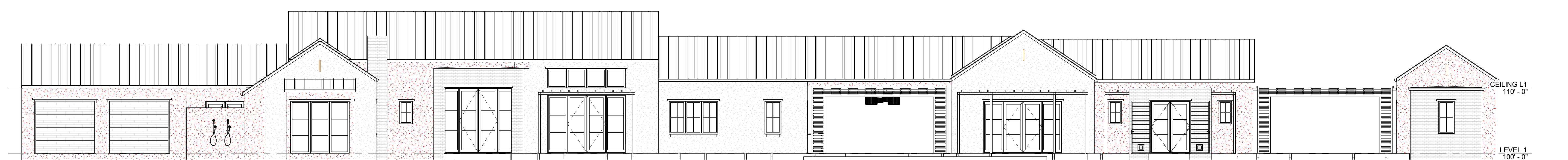
4 EAST ELEVATION
SCALE: 1/4" = 1'-0"



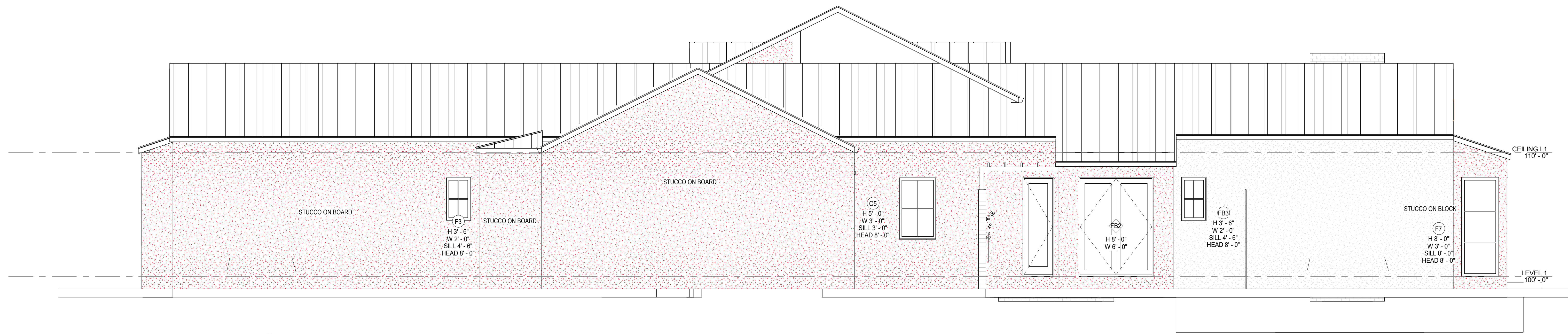
6 SOUTH ELEVATION 2
SCALE: 1/4" = 1'-0"



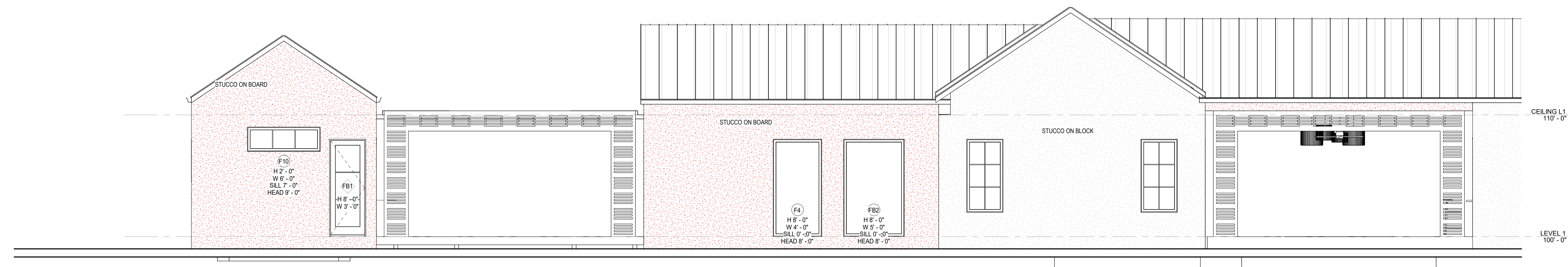
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SCALE: 1/4" = 1'-0"



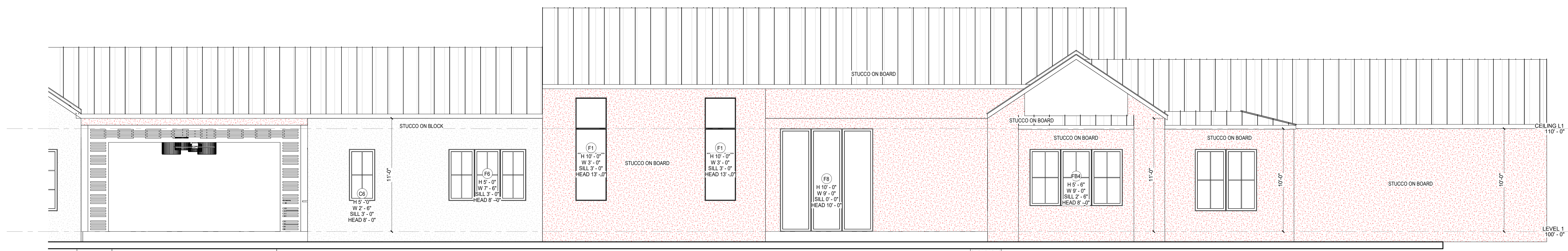
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



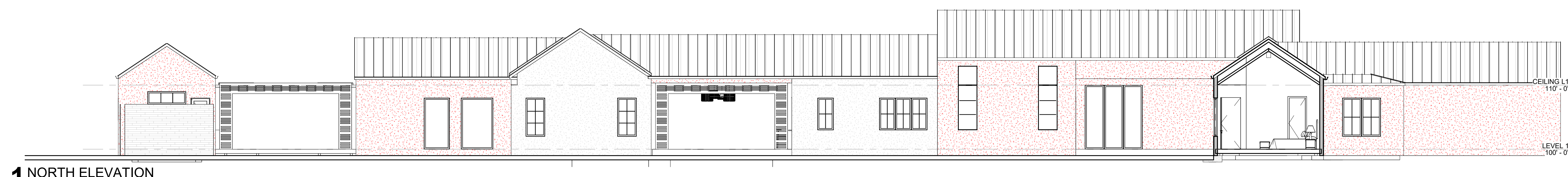
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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 | 03/06/2025
PROJECT ADDRESS | 588 CORNELIUS | ROCKWALL | TEXAS
OWNER | HALLIE DAVIDSON

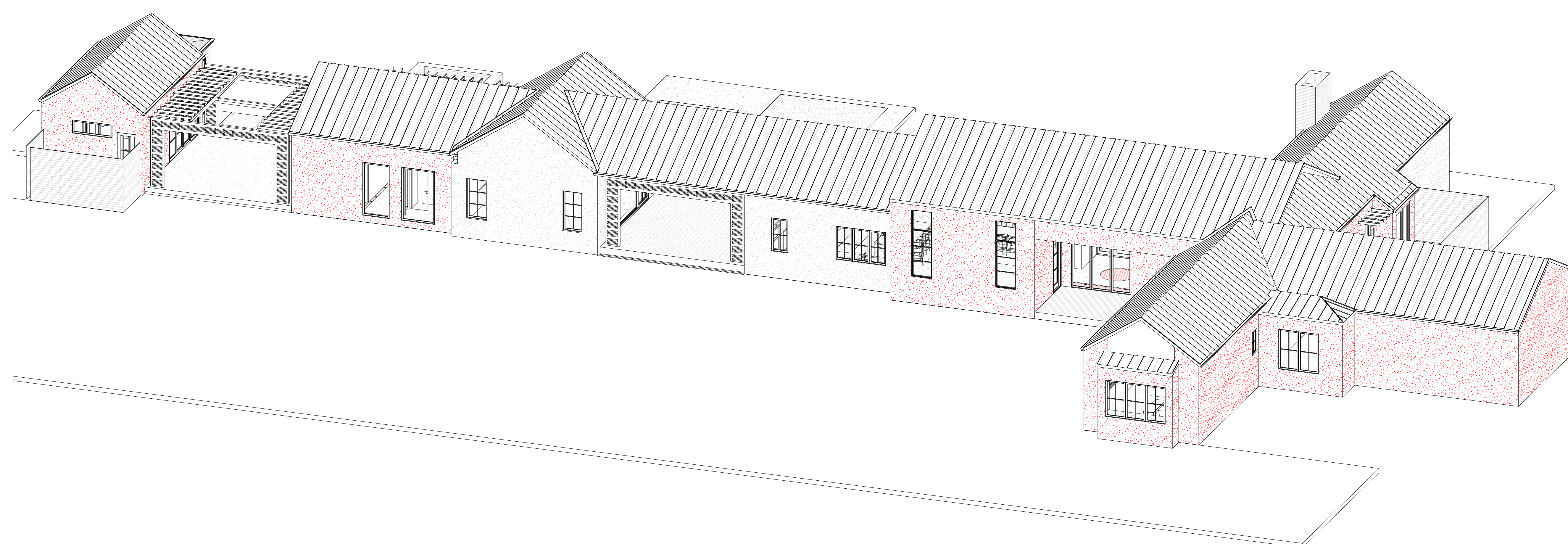
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SCALE: As indicated

ELEVATIONS

A-502

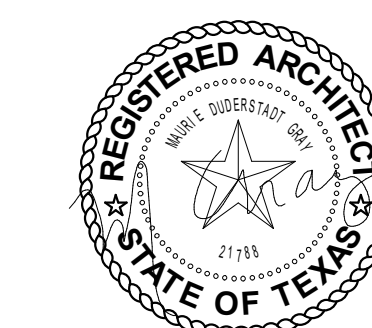
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2 ISO 2
SCALE



1 ISO 1
SCALE



03/06/2025

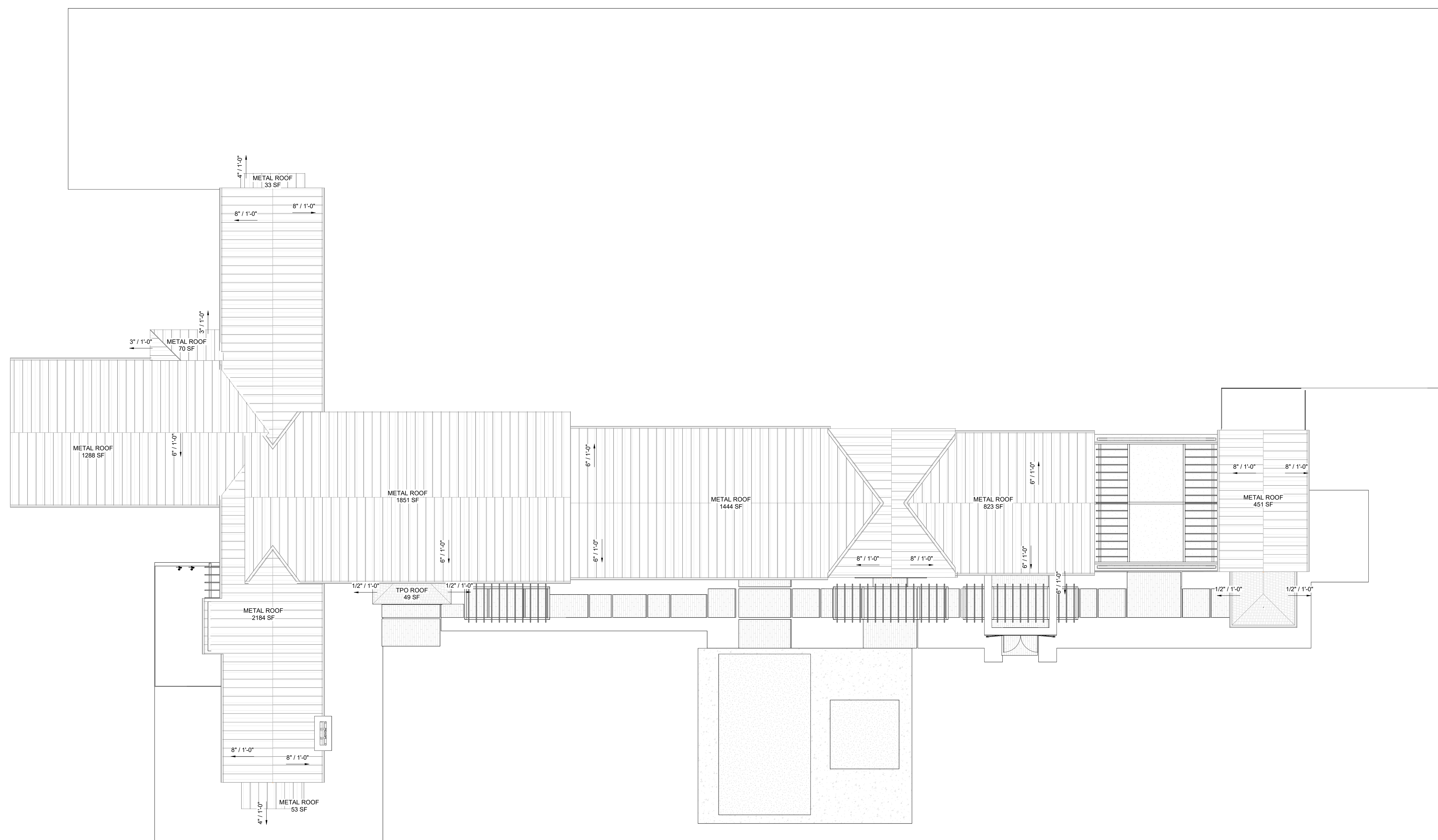
ARCHITECT OF RECORD
M:GRAY ARCHITECTURE
469-855-6275
mgray@mgray.com

INTERIOR DESIGNER

STRUCTURAL ENGINEER

LANDSCAPE ARCHITECT

CONTRACTOR



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

ISSUE FOR PERMIT | 03/06/2025

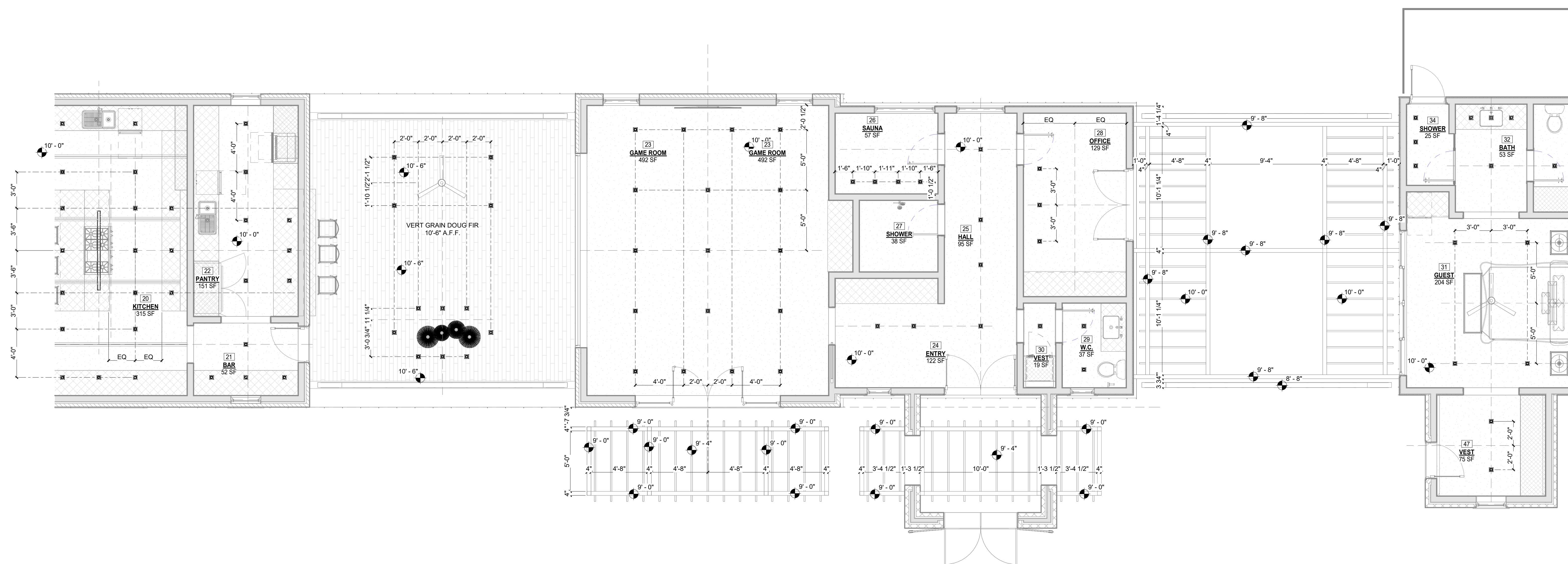
PROJECT ADDRESS | 588 CORNELIUS | ROCKWALL | TEXAS

OWNER | HILLE GARDENPORT

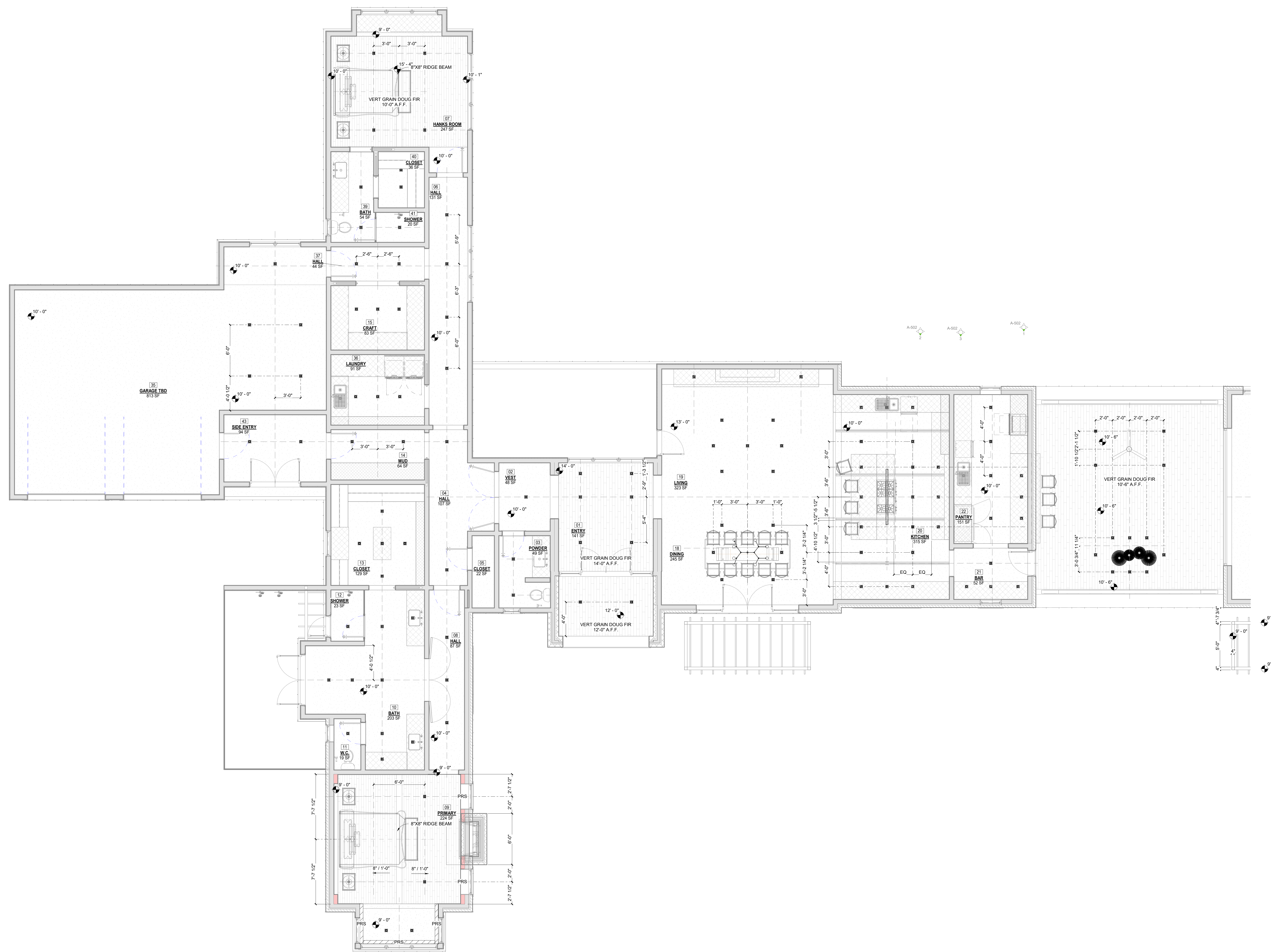
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SCALE: 1/8" = 1'-0"

ROOF PLAN
A-310



1 CEILING L1 AREA - AREA B
SCALE: 1/4" = 1'-0"



1 CEILING L1 AREA - AREA A
SCALE: 1/4" = 1'-0"

ISSUE FOR PERMIT | 03/06/2025

PROJECT ADDRESS | 588 CORNELIUS | ROCKWALL | TEXAS

OWNER | HILLE GARDENPORT

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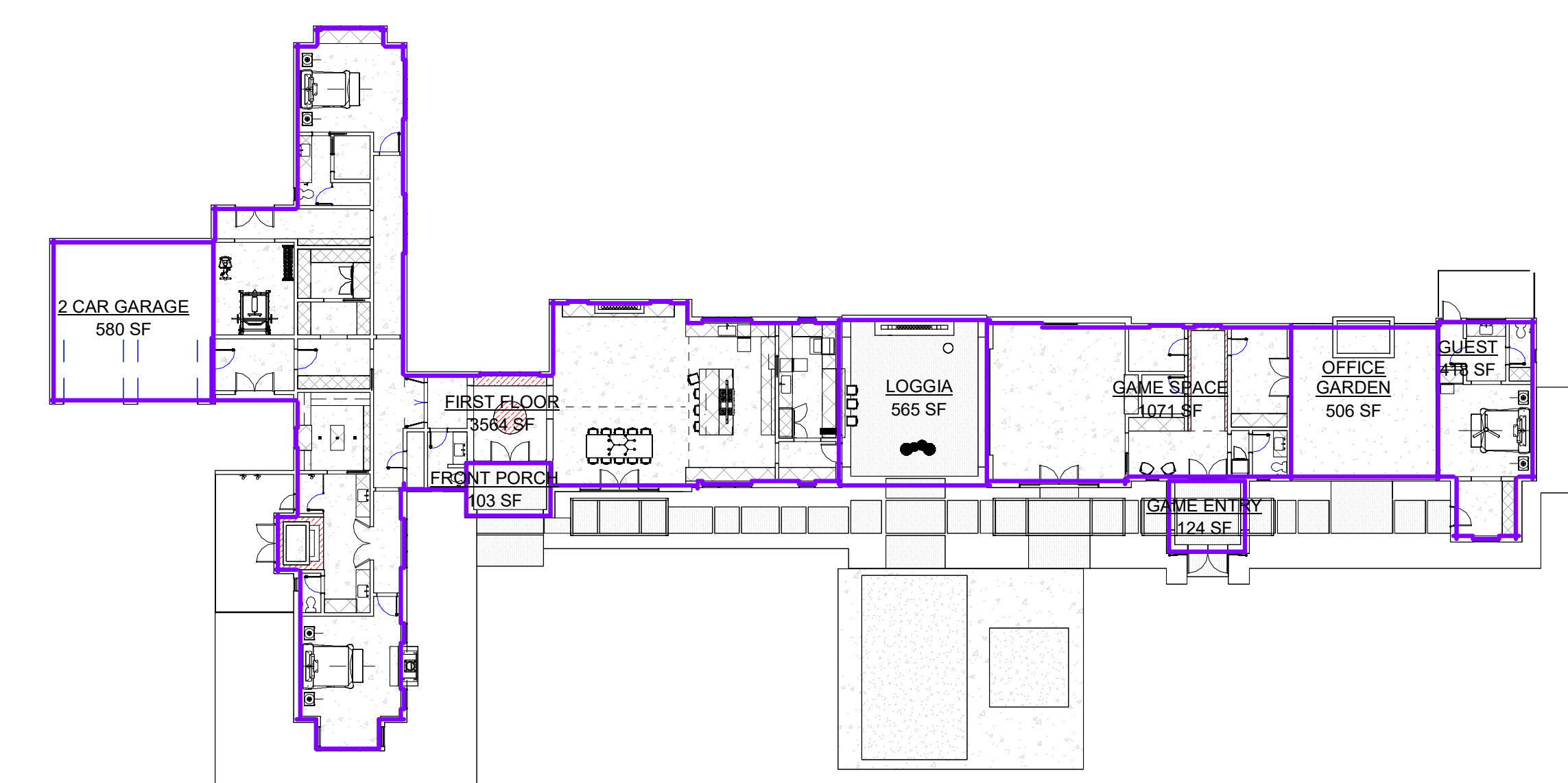
SCALE: 1/4" = 1'-0"

LEVEL 1 AREA A
CEILING PLAN

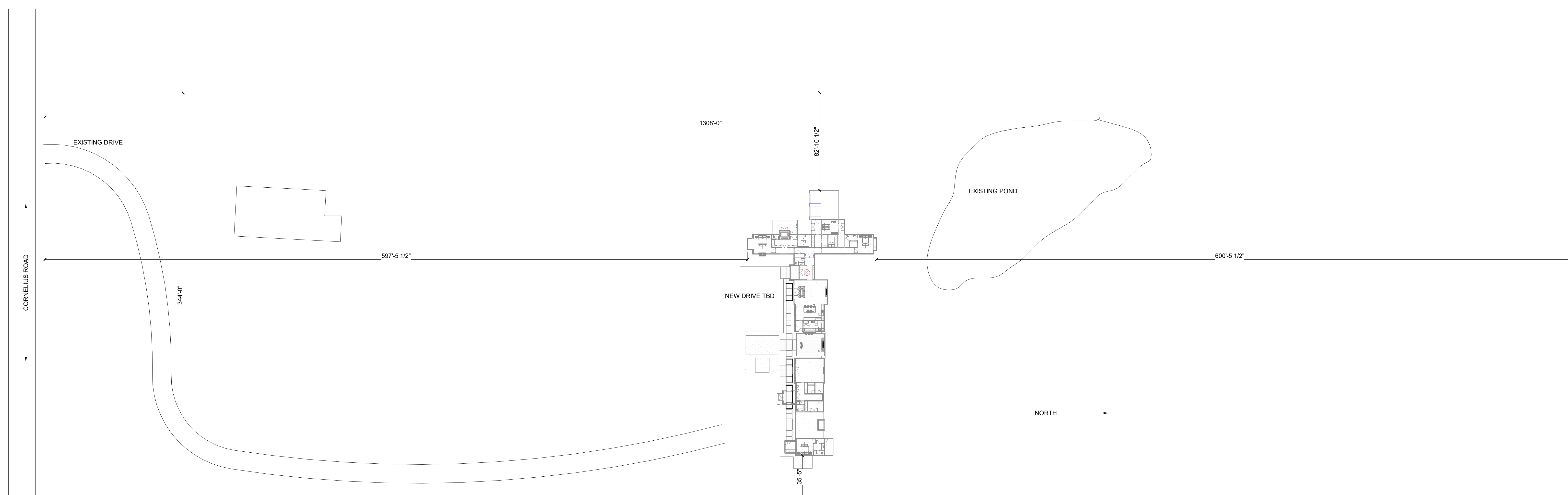
A-301A

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BUILDING AREA			
Level	Name	Area	Comments
LEVEL 1	GAME SPACE	1071 SF	AC
LEVEL 1	GUEST	418 SF	AC
LEVEL 1	FIRST FLOOR	3564 SF	AC
AC		5652 SF	
LEVEL 1	2 CAR GARAGE	580 SF	NDN AC
LEVEL 1	LOGGIA	565 SF	NDN AC
LEVEL 1	FRONT PORCH	193 SF	NDN AC
LEVEL 1	OFFICE GARDEN	506 SF	NDN AC
LEVEL 1	GAME ENTRY	124 SF	NDN AC
NDN AC		1873 SF	
TOTAL UNDER ROOF: 8		8930 SF	



1 LEVEL 1
SCALE: 1" = 20'-0"



3 SITE
SCALE: 1" = 40'-0"