



**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 & ZONING CASE NO. \_\_\_\_\_

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CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 401 Cornelius Rd, Rockwall 75087

SUBDIVISION Peoples Tract Addition

LOT 4

BLOCK

GENERAL LOCATION Between Terraces Phase 2 and Cornelius R

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

CURRENT ZONING SF-1.5

CURRENT USE Vacant Land

PROPOSED ZONING SF-1.5

PROPOSED USE Single Family Home

ACREAGE 1.59 Lot

LOTS [CURRENT] Lot 4

LOTS [PROPOSED]

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

OWNER

APPLICANT

CONTACT PERSON ANKIT PARMAR

CONTACT PERSON

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

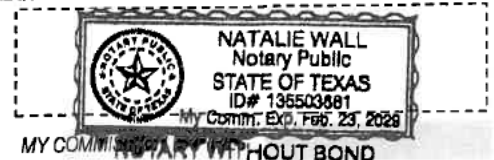
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ankit Parmar (Applicant) [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

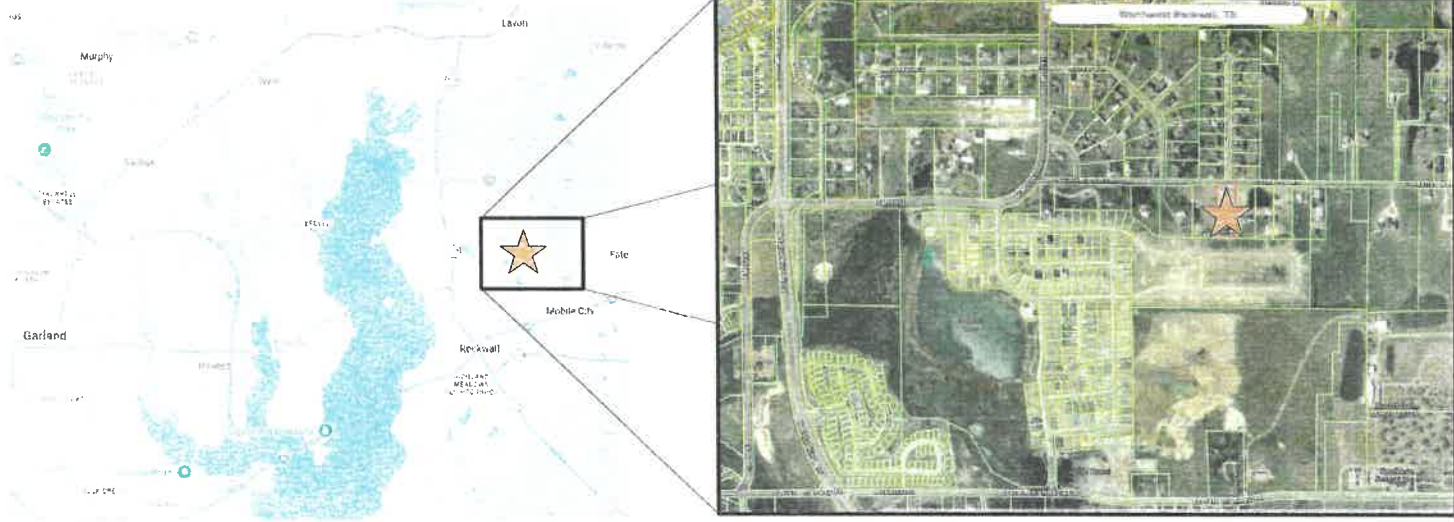
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 223.85 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF April, 2024 BY SIGNING THIS APPLICATION, 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 15 DAY OF April, 2024

OWNER'S SIGNATURE

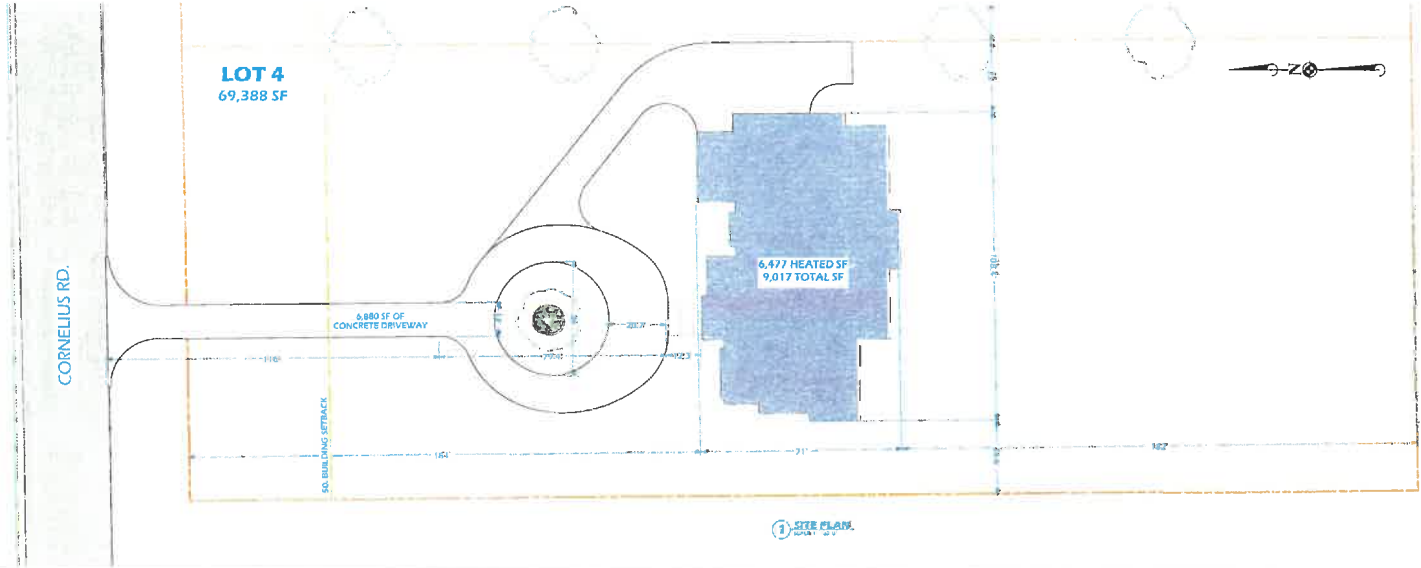
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





**NEW HOME FOR THE PARMAR FAMILY**

401 Cornelius Rd, Rockwall, TX 75087



SHEET NUMBER  
**A.11**  
 NEW HOME FOR THE PARMAR FAMILY  
 401 Cornelius Rd, Rockwall, TX 75087

**LOT #4 SITE PLAN**  
 401 Cornelius Rd, Rockwall, TX 75087

WESTBURY  
**A.I.**  
**BID**  
 ARCHITECTS  
 7500 Rockway, 501, Suite 300  
 Rockwall, TX 75087  
 (972) 413-5000  
 Fax: (972) 413-5001  
 www.phillipsplans.com  
**PHILLIPS**  
 DESIGN SERVICES INC.  
**PHILLIPSPLANS.COM**

29'-5 1/8"



E1 GARAGE SIDE VIEW



E2 LEFT SIDE VIEW

SHEET NUMBER  
**A.03**  
REVISION # A

NEW HOME FOR THE PARMAR FAMILY  
401 Cornelius Rd. Rockwall, TX 75087  
DATE: 01/10/2026  
DRAWN BY: J. Scott Phillips  
PROJECT # 28826602

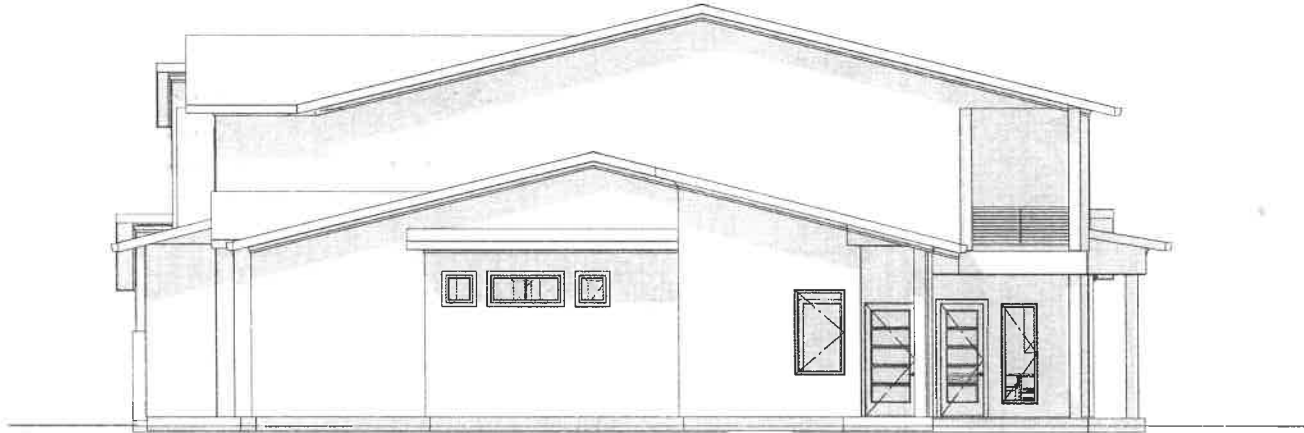
EXTERIOR ELEVATIONS  
FRONT AND LEFT SIDE VIEWS

MR. PHILLIPS  
**A1**  
**BD**  
REGISTERED ARCHITECT  
STATE OF TEXAS

7500 Stillmeadow, Suite 500  
Rockwall, TX 75087  
(972) 413-9096  
Cell: (972) 413-9096  
PHILLIPSPLANS.COM  
**PHILLIPS**  
ARCHITECTURAL DESIGN SERVICES, INC.



E3 REAR ELEVATION



E4 RIGHT SIDE VIEW

SHEET NUMBER

**A.04**

REVISED BY

NEW HOME FOR THE PARMAR FAMILY

401 Cornelius Rd, Rockwall, TX 75087

PROJECT BY: J. Scott Phillips, Inc. PHONE: 972.283.9397 FAX: 972.283.9398

EXTERIOR ELEVATIONS

REAR AND RIGHT SIDE VIEW

PHILLIPS

ARCHITECT

A |

B |

PHILLIPS

ARCHITECTS, P.C.

1000 W. PARKWAY

PLANO, TEXAS 75075

7300 South Hwy 171, Suite 300

Plano, TX 75075

Phone: (972) 413-9598

Site: [Site@PhillipsPlans.com](mailto:Site@PhillipsPlans.com)

PHILLIPS

ARCHITECTS, P.C.

PHILLIPSPLANS.COM

PHILLIPS ARCHITECTS, P.C.



E1 FRONT 3D RENDERING



E2 RIGHT SIDE 3D RENDERING



E3 REAR 3D RENDERING



E4 LEFT SIDE 3D RENDERING

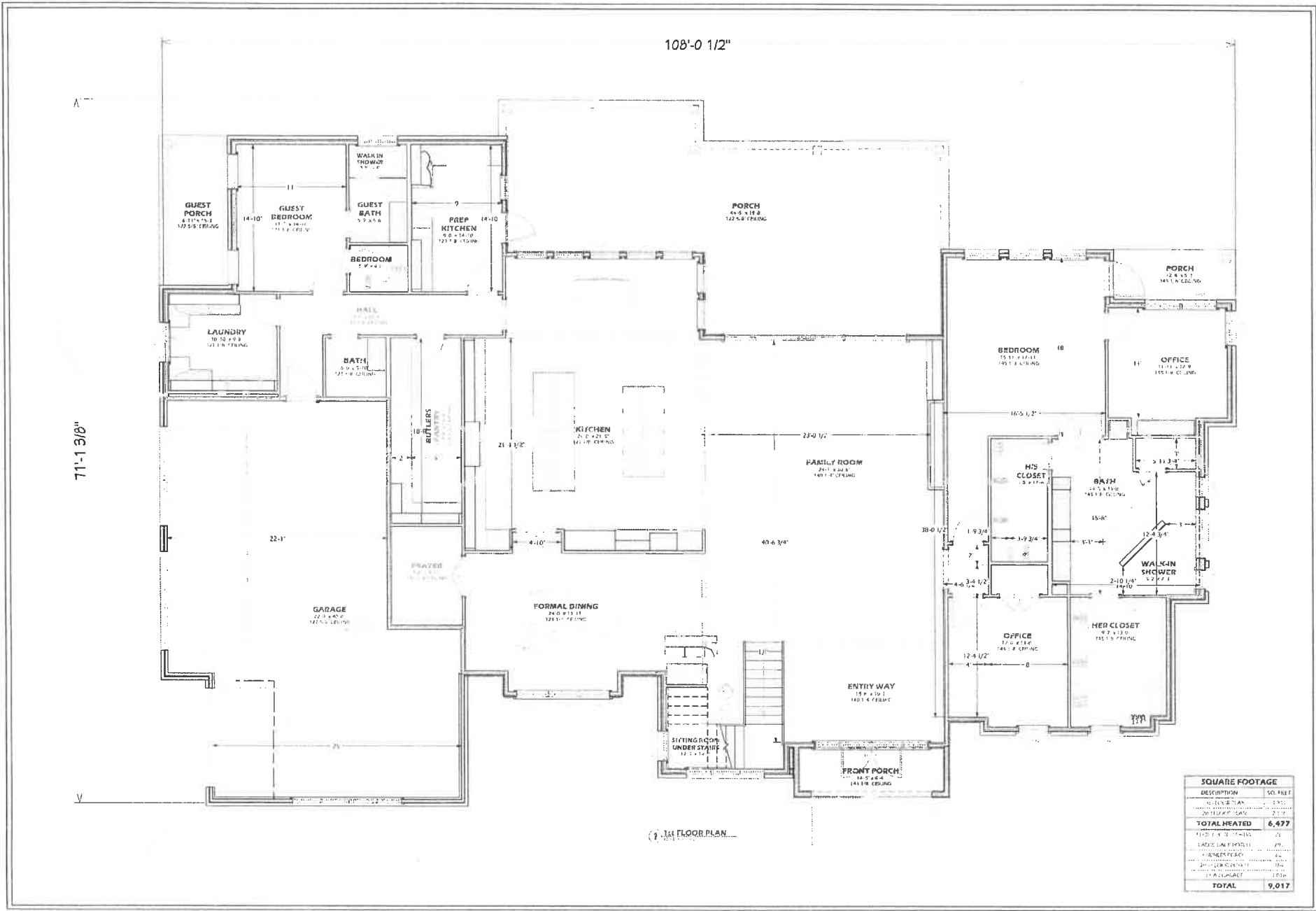
SHEET NUMBER  
**A.12**  
REVISED P.P.

NEW HOME FOR THE PARMAR FAMILY  
401 Cornelius Rd., Rockwall, TX 75087  
PROJECT NUMBER: 191120201  
DATE: 11/12/2019

EXTERIOR RENDERINGS  
FRONT AND LEFT SIDE VIEWS

OWNER:  
**A. H. B. D.**  
MAYFIELD, TX

7300 East Hwy 51, Suite 300  
Rockwall, TX 75087  
972.413.5096  
sales@phillipsplans.com  
**PHILLIPS** DESIGN SERVICES INC.  
**PHILLIPSPLANS.COM**



1st FLOOR PLAN

SQUARE FOOTAGE	
DESCRIPTION	SQ. FEET
1ST FLOOR PLAN	6,477
2ND FLOOR PLAN	2,117
<b>TOTAL HEATED</b>	<b>6,477</b>
LANDSCAPE	25
PAVING	25
SCREENING	25
WATER	25
WALKWAY	25
<b>TOTAL</b>	<b>9,017</b>

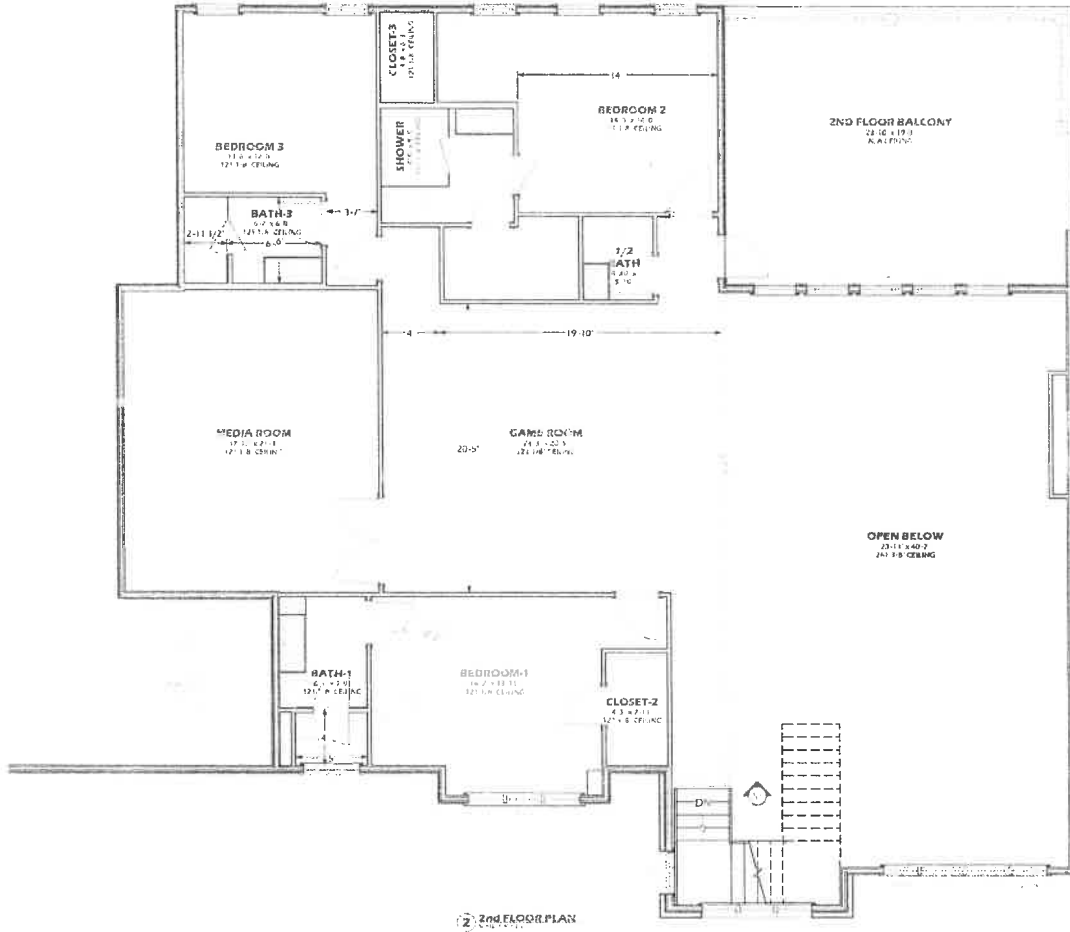
SHEET NUMBER  
**A.01**  
REVISION # A

NEW HOME FOR THE PARMAR FAMILY  
401 Cornelius Rd, Rockwall, TX 75087  
PHONE: 972.532.9999 PROJECT #: 20030507 SURVIVOR: 04/10/2022

1st FLOOR PLAN

PHILLIPS  
**A B**  
**BID**  
ARCHITECTS

7306 Rock Hill Dr., Suite 300  
Rockwall, TX 75087  
(972) 415-5595  
phillips@phillips.com  
**PHILLIPSPLANS.COM**  
PHILLIPS ARCHITECTS, DESIGN SERVICES INC.





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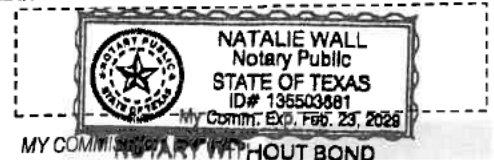
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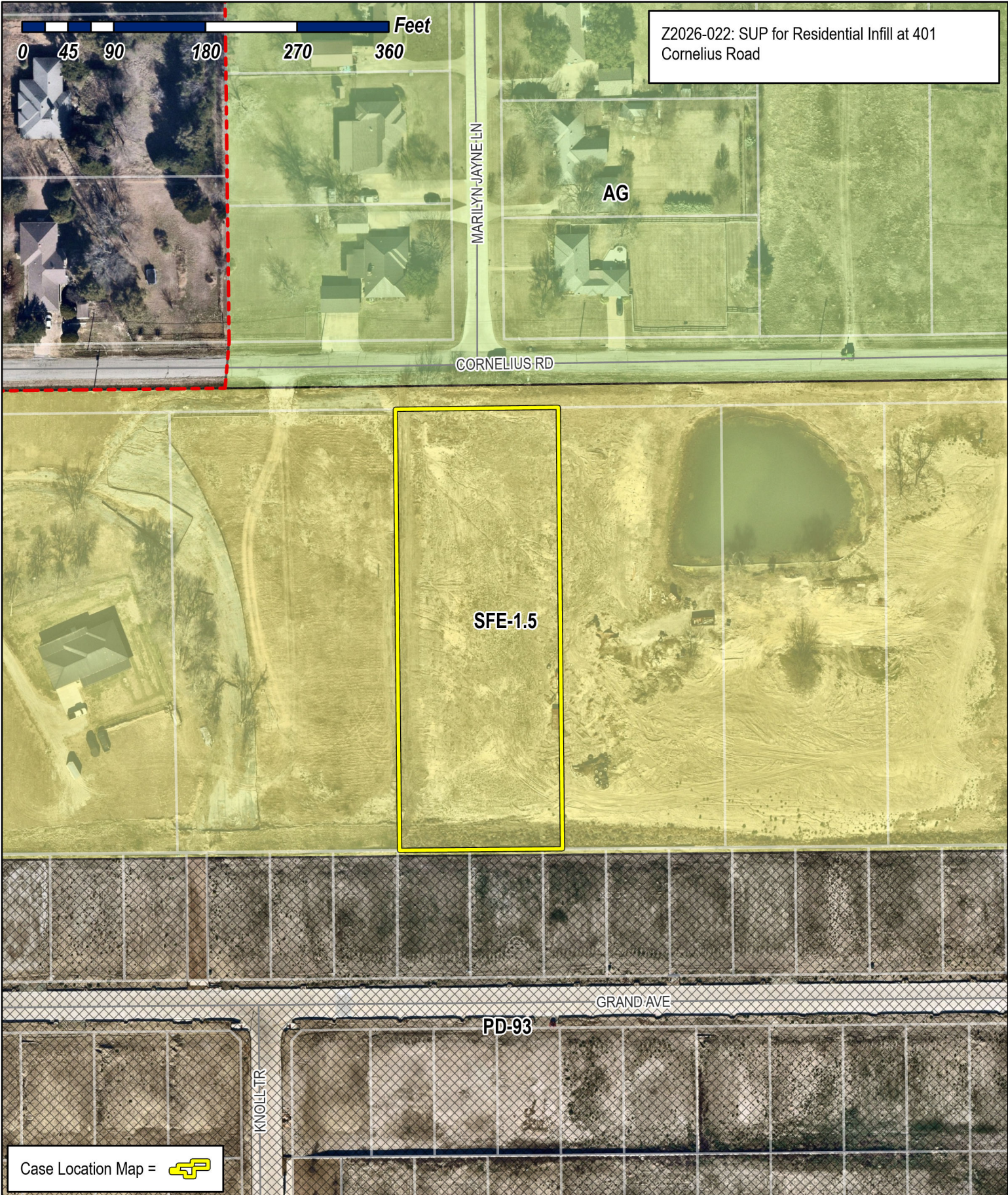
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Z2026-022: SUP for Residential Infill at 401 Cornelius Road

0 45 90 180 270 360 Feet

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.

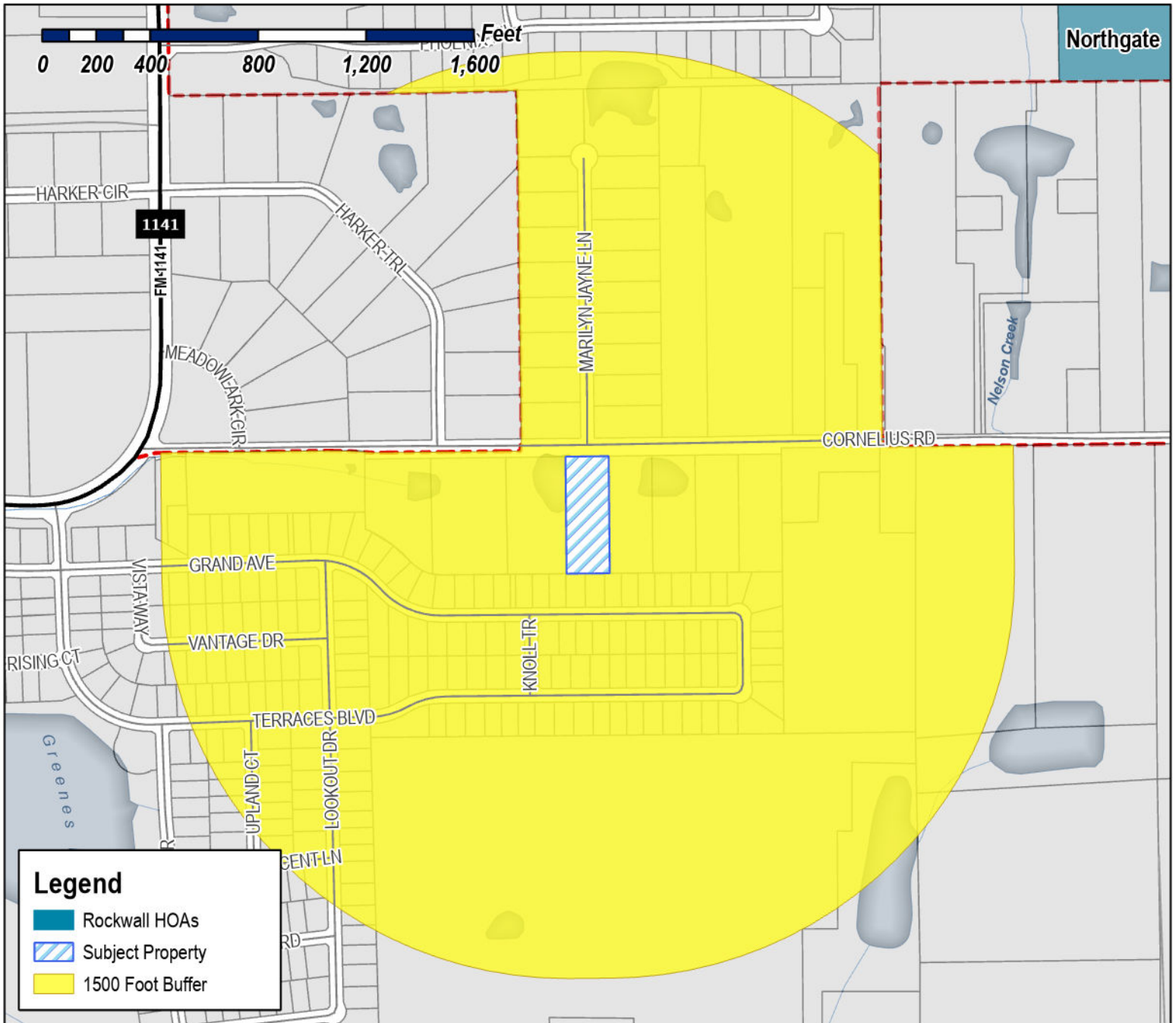




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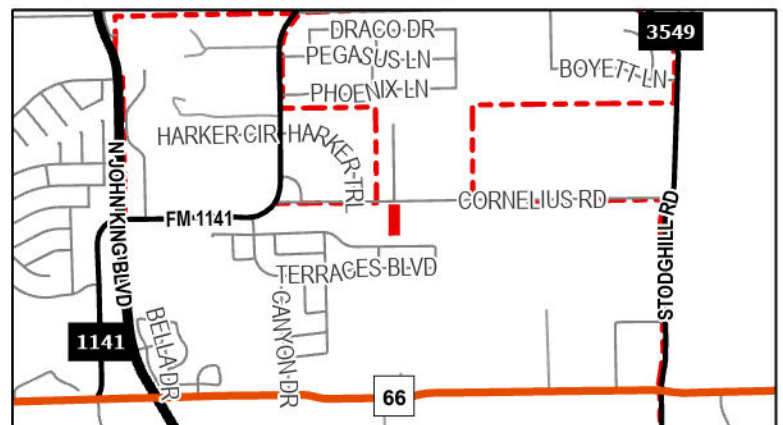
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**Case Number:** Z2026-022  
**Case Name:** SUP For Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single Family Estate 1.5 (SFE 1.5)  
 District  
**Case Address:** 401 Cornelius Road

**Date Saved:** 4/21/2026  
 For Questions on this Case Call (972) 771-7745

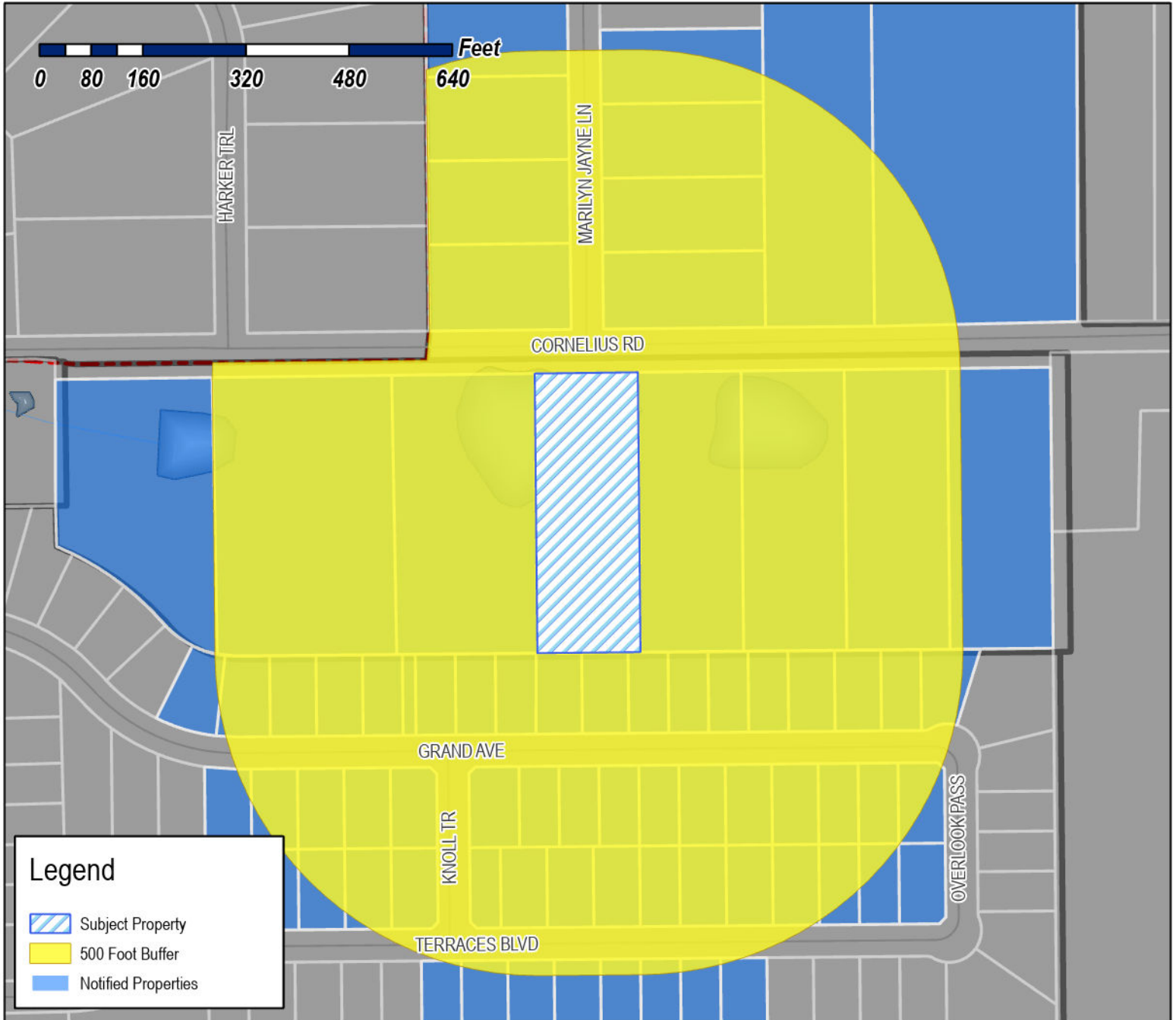




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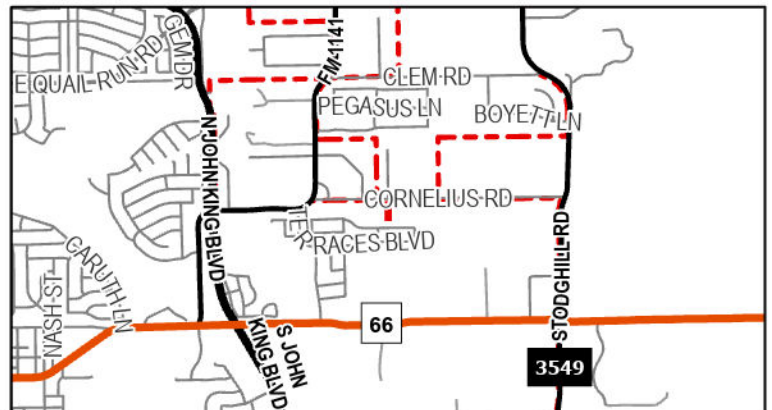
**Legend**

- Subject Property
- 500 Foot Buffer
- Notified Properties

**Case Number:** Z2026-022  
**Case Name:** SUP For Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single Family Estate 1.5 (SFE 1.5)  
 District  
**Case Address:** 401 Cornelius Road

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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

HARGROVE TODD & TONDA  
1381 LEEWARD DR  
ROCKWALL, TX 75087

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

RESIDENT  
2032 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2037 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2038 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2043 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2044 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2044 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2049 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2050 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2050 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2055 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2056 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2056 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2061 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2062 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2064 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2068 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2103 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2104 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2105 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2106 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2109 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2110 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2111 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2112 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2115 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2116 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2117 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2118 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2121 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2122 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2123 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2124 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2127 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2128 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2129 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2130 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2133 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2134 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2135 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2136 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2139 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2140 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2200 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2201 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2202 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2203 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2206 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2207 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2208 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2212 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2213 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2214 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2218 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2219 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2220 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2224 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2225 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2226 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
291 CORNELIUS RD  
ROCKWALL, TX 75087

POLK BAILEY & BROOKE  
333 CORNELIUS RD  
ROCKWALL, TX 75087

RESIDENT  
375 CORNELIUS RD  
ROCKWALL, TX 75087

RESIDENT  
401 CORNELIUS RD  
ROCKWALL, TX 75087

TM TERRACES LLC  
ANDREA DANLEY - INDEPENDENT EXECUTOR  
4416 W. LOVERS LN SUITE 200  
DALLAS, TX 75209

TM TERRACES LLC  
4416 W. LOVERS LN SUITE 200  
DALLAS, TX 75209

RESIDENT  
451 CORNELIUS RD  
ROCKWALL, TX 75087

RESIDENT  
487 CORNELIUS RD  
ROCKWALL, TX 75087

FLEMING HALLIE B  
508 N ALAMO RD  
ROCKWALL, TX 75087

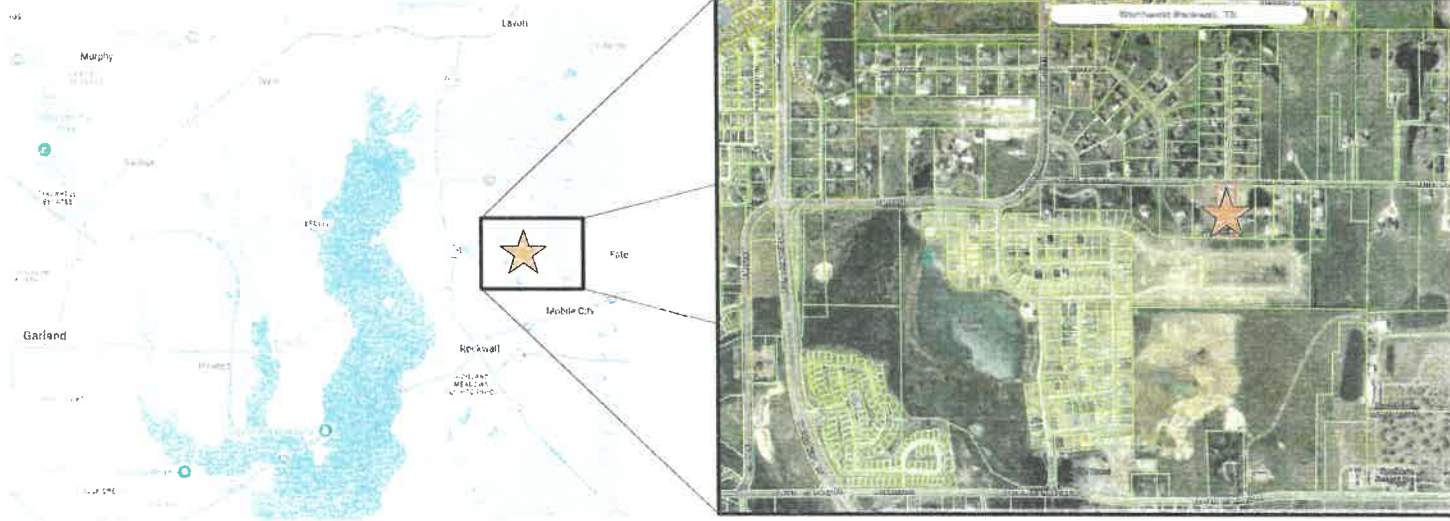
RESIDENT  
520 CORNELIUS RD  
ROCKWALL, TX 75087

RESIDENT  
525 CORNELIUS RD  
ROCKWALL, TX 75087

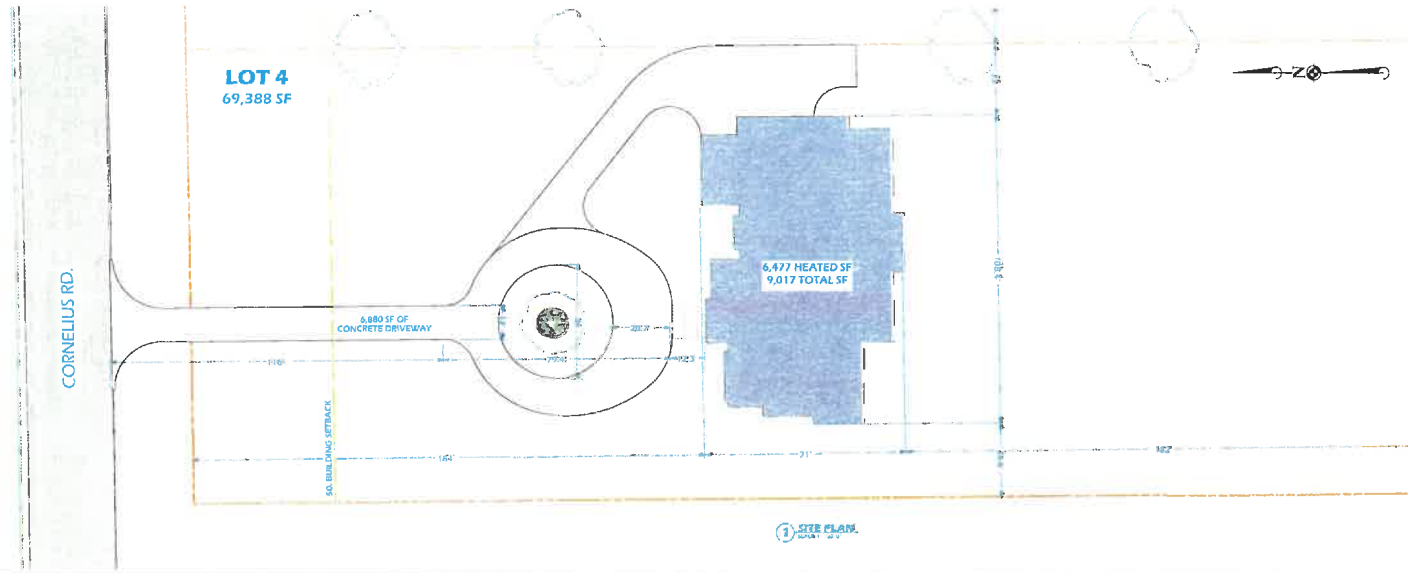
RESIDENT  
555 CORNELIUS RD  
ROCKWALL, TX 75087

RESIDENT  
588 CORNELIUS RD  
ROCKWALL, TX 75087

ESTATE OF MICHAEL L PEOPLES SR  
ANDREA DANLEY - INDEPENDENT EXECUTOR  
PO Box 154  
Fate, TX 75132



**NEW HOME FOR THE PARMAR FAMILY**  
 401 Cornelius Rd, Rockwall, TX 75087



1 SITE PLAN

SHEET NUMBER  
**A.11**

**NEW HOME FOR THE PARMAR FAMILY**  
 401 Cornelius Rd, Rockwall, TX 75087

**LOT #4 SITE PLAN**  
 401 Cornelius Rd, Rockwall, TX 75087

WESTBURY  
**A.I.**  
**BID**  
 ARCHITECTS

7500 Rockway, 501, Suite 300  
 Rockwall, TX 75087  
 (972) 413-5000  
 Fax: (972) 413-5001  
[www.phillipsplans.com](http://www.phillipsplans.com)  
**PHILLIPS**  
 DESIGN SERVICES INC.

29'-5 3/8"



E1 GARAGE SIDE VIEW



E2 LEFT SIDE VIEW

SHEET NUMBER  
**A.03**  
REVISION # A

NEW HOME FOR THE PARMAR FAMILY  
401 Cornelius Rd. Rockwall, TX 75087  
DATE: 01/10/2026  
DRAWN BY: J. Scott Phillips  
PROJECT # 28826602

EXTERIOR ELEVATIONS  
FRONT AND LEFT SIDE VIEWS

MR. PHILLIPS  
**A I B D**  
ARCHITECTURE  
P.L.L.C.

7500 Still Mead, #11, Dallas, TX 75207  
Rockwall, TX 75087  
(972) 413-9096  
Cell (972) 413-9096  
PHILLIPSPLANS.COM  
**PHILLIPS**  
ARCHITECTURE  
P.L.L.C.  
A COMMERCIAL DESIGN SERVICES FIRM



E3 REAR ELEVATION



E4 RIGHT SIDE VIEW

SHEET NUMBER  
**A.04**  
REVISED BY

NEW HOME FOR THE PARMAR FAMILY  
401 Cornelius Rd, Rockwall, TX 75087  
DESIGNED BY J. Scott Phillips, INC. PHONE 972.283.6587 FAX 972.283.6588

**EXTERIOR ELEVATIONS**  
REAR AND RIGHT SIDE VIEW

PHILLIPS  
**A | B**  
ARCHITECTS  
P.C.

7300 South Hwy 171, Suite 300  
Ft. Worth, TX 76116  
Phone: (817) 413-8598  
Fax: (817) 413-8598  
www.phillipsplans.com  
PHILLIPS  
ARCHITECTS  
P.C.  
A COMMITMENT TO DESIGN SERVICES, INC.



**E1 FRONT 3D RENDERING**  
3D RENDERING



**E2 RIGHT SIDE 3D RENDERING**  
3D RENDERING



**E3 REAR 3D RENDERING**  
3D RENDERING



**E4 LEFT SIDE 3D RENDERING**  
3D RENDERING

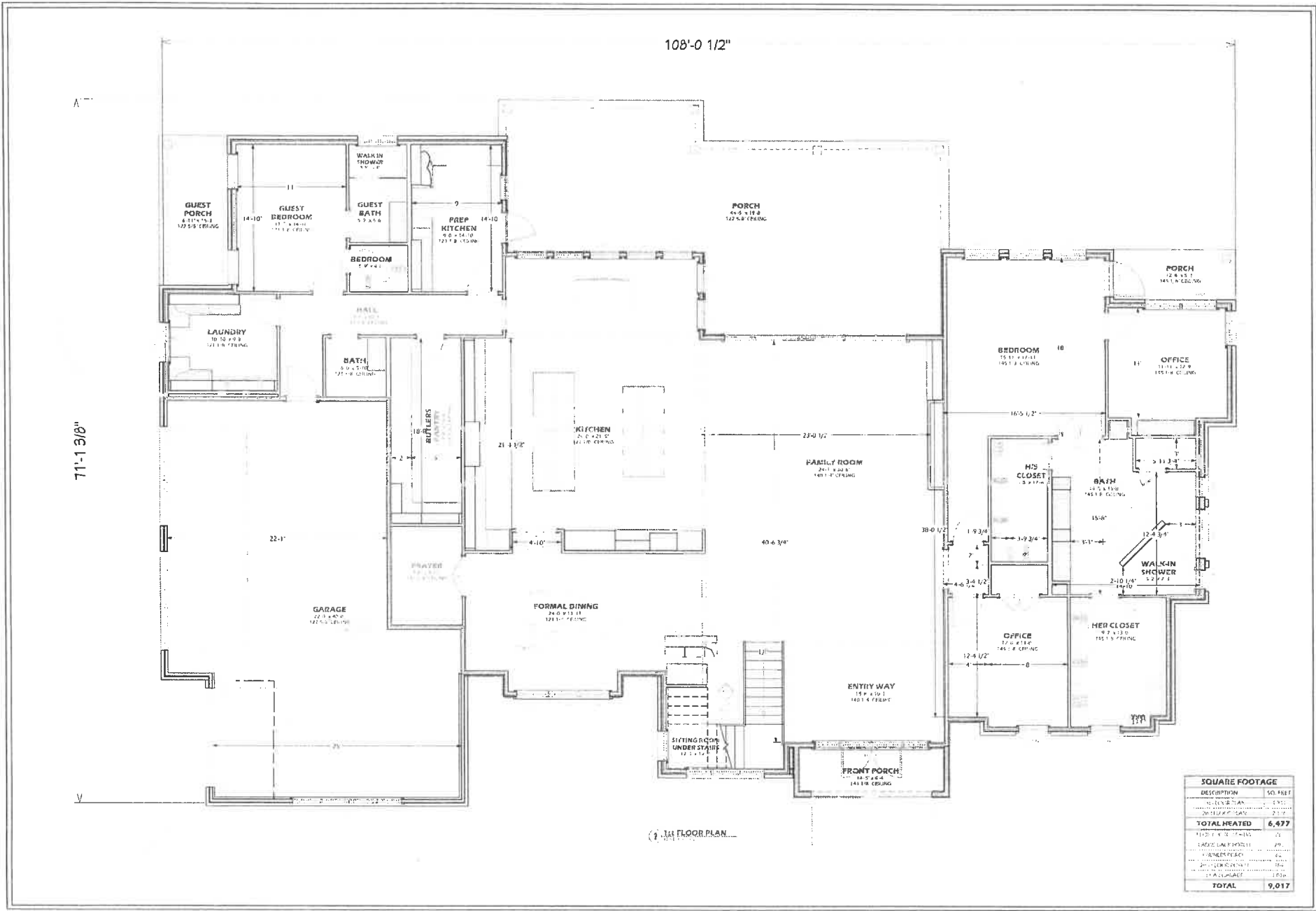
SHEET NUMBER  
**A.12**  
 REVISED P.P.

NEW HOME FOR THE PARMAR FAMILY  
 401 Cornelius Rd., Rockwall, TX 75087  
 PROJECT NO. PHILLIPS 19122020

EXTERIOR RENDERINGS  
 FRONT AND LEFT SIDE VIEWS

REVISIONS  
**A.11**  
**B.D.**  
 11/11/2020

7300 Glenway, #11, Dallas, TX 75241  
 (972) 413-5096  
 info@phillipsplans.com  
**PHILLIPS**  
 DESIGN SERVICES INC.  
**PHILLIPSPLANS.COM**



SQUARE FOOTAGE	
DESCRIPTION	SQ. FEET
1ST FLOOR PLAN	6,477
2ND FLOOR PLAN	2,117
<b>TOTAL HEATED</b>	<b>6,477</b>
1ST FLOOR PLAN	6,477
2ND FLOOR PLAN	2,117
3RD FLOOR PLAN	62
4TH FLOOR PLAN	62
5TH FLOOR PLAN	62
6TH FLOOR PLAN	62
<b>TOTAL</b>	<b>9,017</b>

SHEET NUMBER  
**A.01**  
REVISION # A

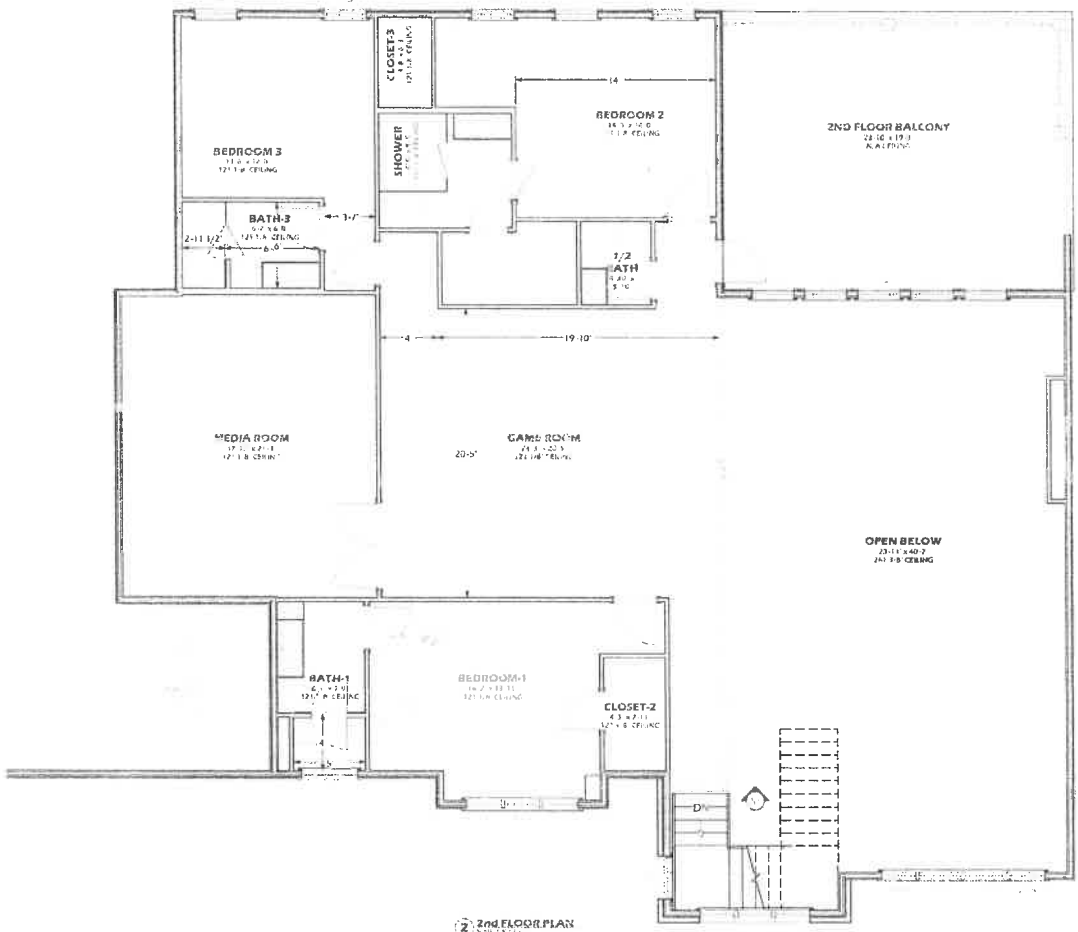
**NEW HOME FOR THE PARMAR FAMILY**  
401 Cornelius Rd, Rockwall, TX 75087

OWNER: J. SCOTT PHILLIPS PROJECT #: 20030507 ARCHITECT: BLY/DB/BE

**1st FLOOR PLAN**

PHILLIPS  
**A B**  
**BID**  
ARCHITECTS

7305 Rock Hill Dr., Suite 300  
Rockwall, TX 75087  
(972) 415-5595  
www.phillipsplans.com  
**PHILLIPS PLANS.COM**  
A COMMITMENT TO EXCELLENCE IN ARCHITECTURAL DESIGN SERVICES INC.



# PROJECT COMMENTS



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

DATE: 4/23/2026

PROJECT NUMBER: Z2026-015  
PROJECT NAME: SUP for a Residential Infill for 451 Cornelius Road  
SITE ADDRESS/LOCATIONS: 451 Cornelius Road

CASE CAPTION: Hold a public hearing to discuss and consider a request by Akhil D. Vats for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 1.59-acre parcel of land identified as Lot 5, Block A, People Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 451 Cornelius Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	04/23/2026	Approved w/ Comments

04/23/2026: Z2026-015: Specific Use Permit (SUP) for 451 Cornelius Road

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 1.59-acre parcel of land identified as a Lot 5, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, and addressed as 451 Cornelius Road.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email [bross@rockwall.com](mailto:bross@rockwall.com).

M.3 For reference, include the case number (Z2026-015) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is adjacent to the Meadowview Ranch Estates, which has been in existence for more than ten (10) years, consists of 24 residential lots, and is 100% developed.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that "(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision ... [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision."

M.6 According to Subsection 03.01, General Residential District Standards, of Article 05, District Development Standards, "...(t)he front building elevations of a home shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street (see Figure 6 below). The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least five (5) intervening homes of differing appearance. Identical building material blends and colors may not occur on adjacent (side-by-side) properties. Homes are considered to differ in appearance if

any three (3) elements are different: (a) The number of stories of the home. (b) The garage location/orientation on the home. (c) The roof type and layout of the home. (d) The articulation of the front façade of the home.” In this case, this home does not meet the anti-monotony standards as only two (2) of the required elements are different (i.e. [1] the garage location/orientation on the home, and [2] the articulation of the front façade of the home) than the home at 401 Cornelius. Please update the building elevations to reflect three (3) differing elements.

M.7 Please revise the floor plan provided to match the home proposed. It looks like the floor plan for 401 Cornelius was provided.

M.8 Provide the distance from the property line to the garage.

M.9 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:

- 1) The development of the Subject Property shall generally conform to the Residential Plot Plan as depicted in Exhibit 'B' of this ordinance.
- 2) The construction of a Single-Family Home on the Subject Property shall generally conform to the Building Elevations depicted in Exhibits 'C', the Renderings depicted in Exhibits 'D', and the Floor Plan depicted in Exhibits 'E' of this ordinance.

M.10 Ordinances. Please review the attached draft ordinance prior to the April 28, 2026 Planning & Zoning Work Session meeting, and provide staff with your markups by May 5, 2026.

I.11 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 May 5, 2026; 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 May 12, 2026 Planning and Zoning Commission Public Hearing Meeting.

I.12 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on April 28, 2026, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on May 12, 2026.

I.13 City Council Meeting Dates. The projected City Council meeting dates for this case will be May 18, 2026 (1st Reading) and June 1, 2026 (2nd Reading).

I.14 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	Madelyn Price	04/23/2026	Approved w/ Comments

04/23/2026: General Items:

- Impact Fees (Water & Roadway)
- Must follow City's engineering Standards of Design and Construction
- Existing flow patterns must be maintained.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- Will need to show A/C concrete pad and also any proposed fencing on the lot with the Building Permit.
- Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes.
- Will need to show how proposed home will be accessing utilities.
- There are no existing sewer mains available for use. A septic system will be required and is permitted through Rockwall County. he location of the system and leach field will still need to be shown on building plans.
- There is an existing 12" water main with existing 1" service tap along Cornelius available for use.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- Driveway must be steel reinforced concrete. No rock, gravel, or asphalt allowed.
- An engineered reinforced concrete pipe must be designed and installed as a culvert with concrete headwalls. Minimum of 18" culvert (if needed). Size and slope will need to be engineered to have capacity for the 100-year storm event
- No rock, gravel, or asphalt allowed in any area.
- There is an existing 10' utility easement and 25' drainage easement along Cornelius.
- Additional comments may be provided at time of Building Permit.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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04/23/2026: \* Left garage on the site plan indicates a bump out towards the left side property line that may encroach the 25' side setback

\* Floor plans and some of the elevations don't match the house indicated on the site plan

\* Houses with conditioned space over 5,000 square feet will be required to be fire sprinklered

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DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2026	Approved w/ Comments

---

04/22/2026: A residential fire sprinkler system shall be provided. The building permit plans shall indicate the location of the proposed sprinkler system riser and clearly show the water supply arrangement for the fire sprinkler system, including the service line connection from the City water system to the residence.

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DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/20/2026	Approved

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No Comments

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DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/20/2026	Approved

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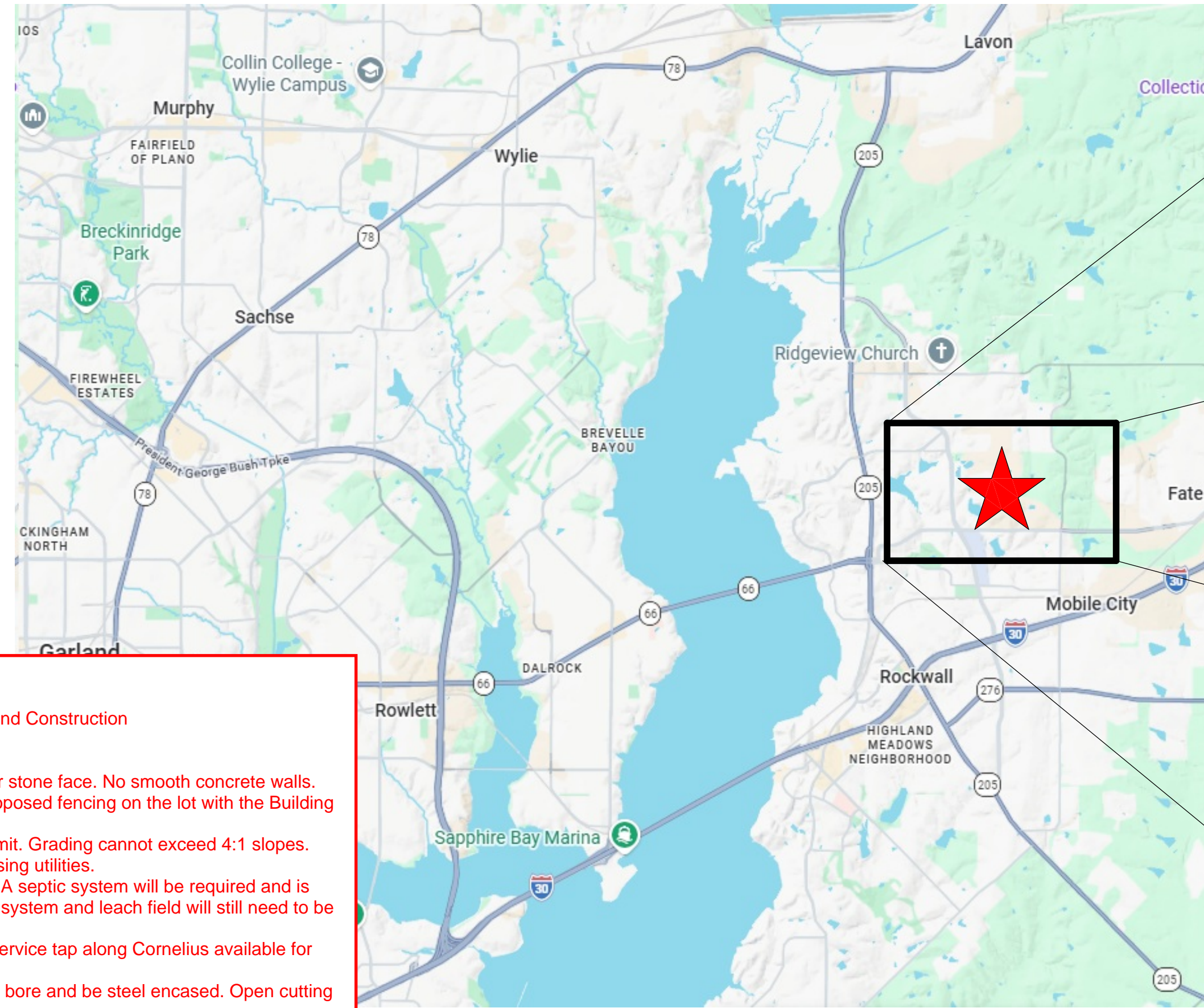
No Comments

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DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/20/2026	Approved

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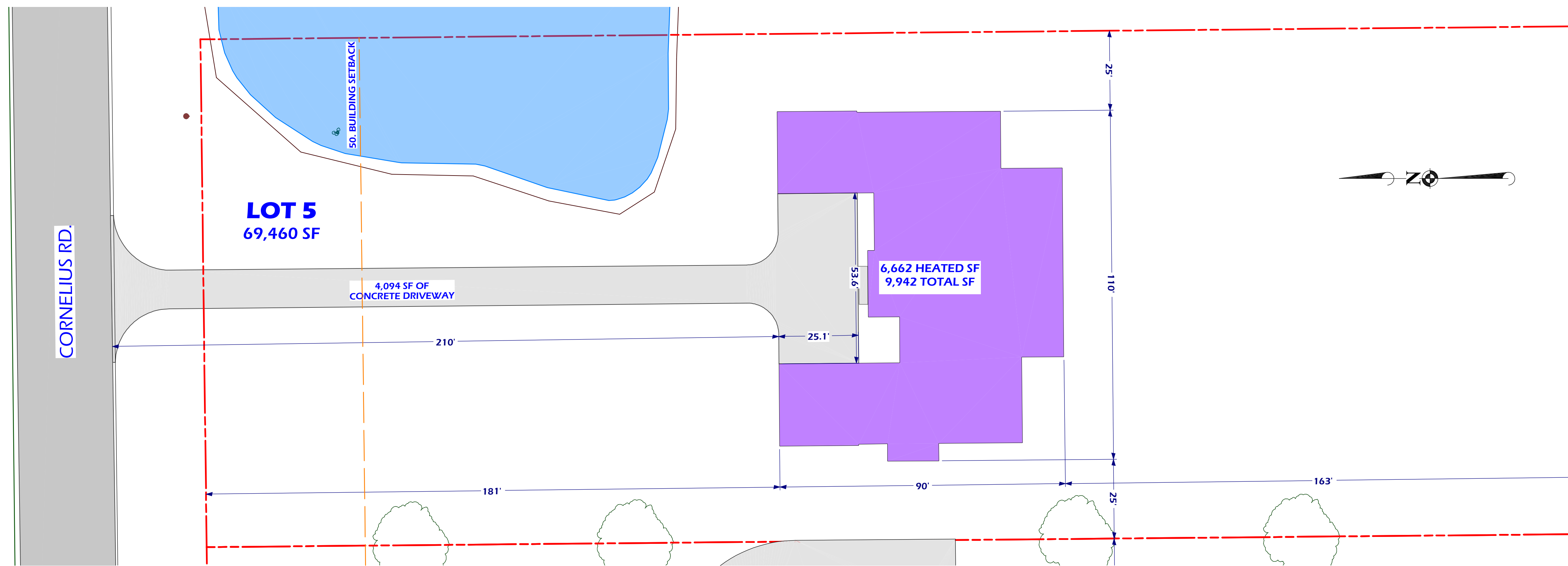
No Comments



- General Items:**
- Impact Fees (Water & Roadway)
  - Must follow City's engineering Standards of Design and Construction
  - Existing flow patterns must be maintained.
  - Retaining walls 3' and over must be engineered.
  - All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
  - Will need to show A/C concrete pad and also any proposed fencing on the lot with the Building Permit.
  - Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes.
  - Will need to show how proposed home will be accessing utilities.
  - There are no existing sewer mains available for use. A septic system will be required and is permitted through Rockwall County. The location of the system and leach field will still need to be shown on building plans.
  - There is an existing 12" water main with existing 1" service tap along Cornelius available for use.
  - Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
  - Driveway must be steel reinforced concrete. No rock, gravel, or asphalt allowed.
  - An engineered reinforced concrete pipe must be designed and installed as a culvert with concrete headwalls. Minimum of 18" culvert (if needed). Size and slope will need to be engineered to have capacity for the 100-year storm event
  - No rock, gravel, or asphalt allowed in any area.
  - There is an existing 10' utility easement and 25' drainage easement along Cornelius.
  - Additional comments may be provided at time of Building Permit.

# NEW HOME FOR THE VOTS FAMILY

## 451 Cornelius Rd, Rockwall, TX 75087



**1 SITE PLAN**  
SCALE: 1" = 20'-0"

SHEET NUMBER  
**A-13**  
REVISION #: F

**NEW HOME FOR THE VOTS FAMILY**  
451 Cornelius Rd, Rockwall, TX 75087  
DRAWN BY: J. Scott Phillips PROJECT #: 26030508 DRAWN BY: 04/15/2026

**LOT #5 SITE PLAN**  
451 Cornelius Rd., Rockwall, TX 75087

MEMBER  
**A I B D**  
AMERICAN INSTITUTE OF  
BUILDING DESIGN

7300 State Hwy 121, Suite 300  
McKinney, TX 75070  
(969) 413-8086  
Scott@PhillipsPlans.com  
**PHILLIPSPLANS.COM**

**PHILLIPS**  
DESIGN SERVICES INC.



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

#### PLATTING APPLICATION FEES:

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

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

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

#### OTHER APPLICATION FEES:

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

#### NOTES:

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

### PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS 451 Cornelius Rd, Rockwall 75087

SUBDIVISION Peoples Tract Addition

LOT 5

BLOCK

GENERAL LOCATION Between Terraces Phase 2 and Cornelius R

### ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING SF-1.5

CURRENT USE Vacant Land

PROPOSED ZONING SF- 1.5

PROPOSED USE Single Family Home

ACREAGE 1.59 Lot

LOTS [CURRENT] Lot 5

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 Ankit P. Vats

APPLICANT

CONTACT PERSON

CONTACT PERSON

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

### NOTARY VERIFICATION (REQUIRED)

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

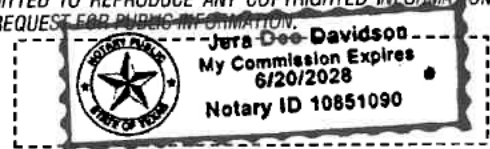
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF April, 2026

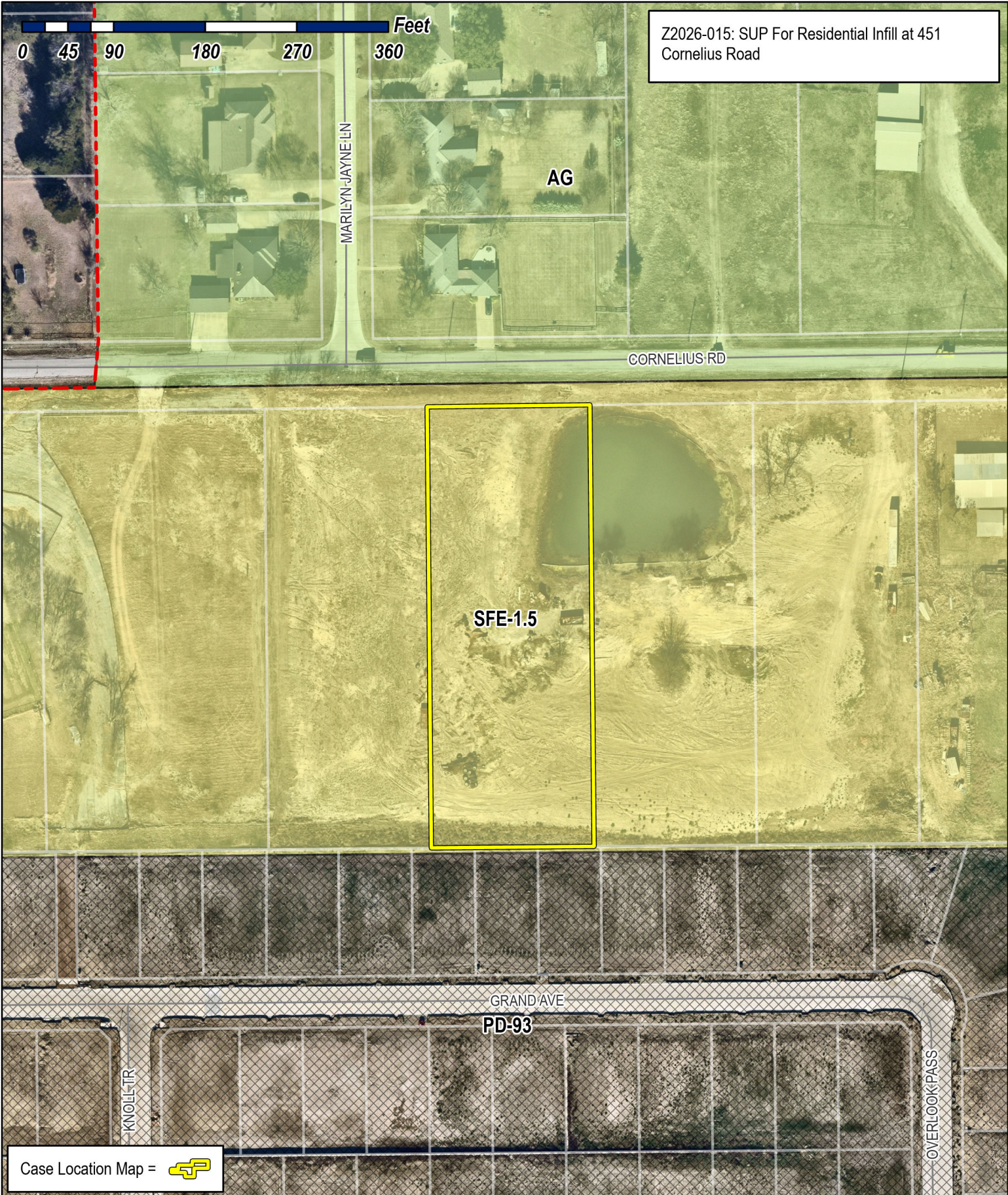
OWNER'S SIGNATURE

*Ankit Parmar*  
*Jera Davidson*


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 6-20-2028



Z2026-015: SUP For Residential Infill at 451 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.

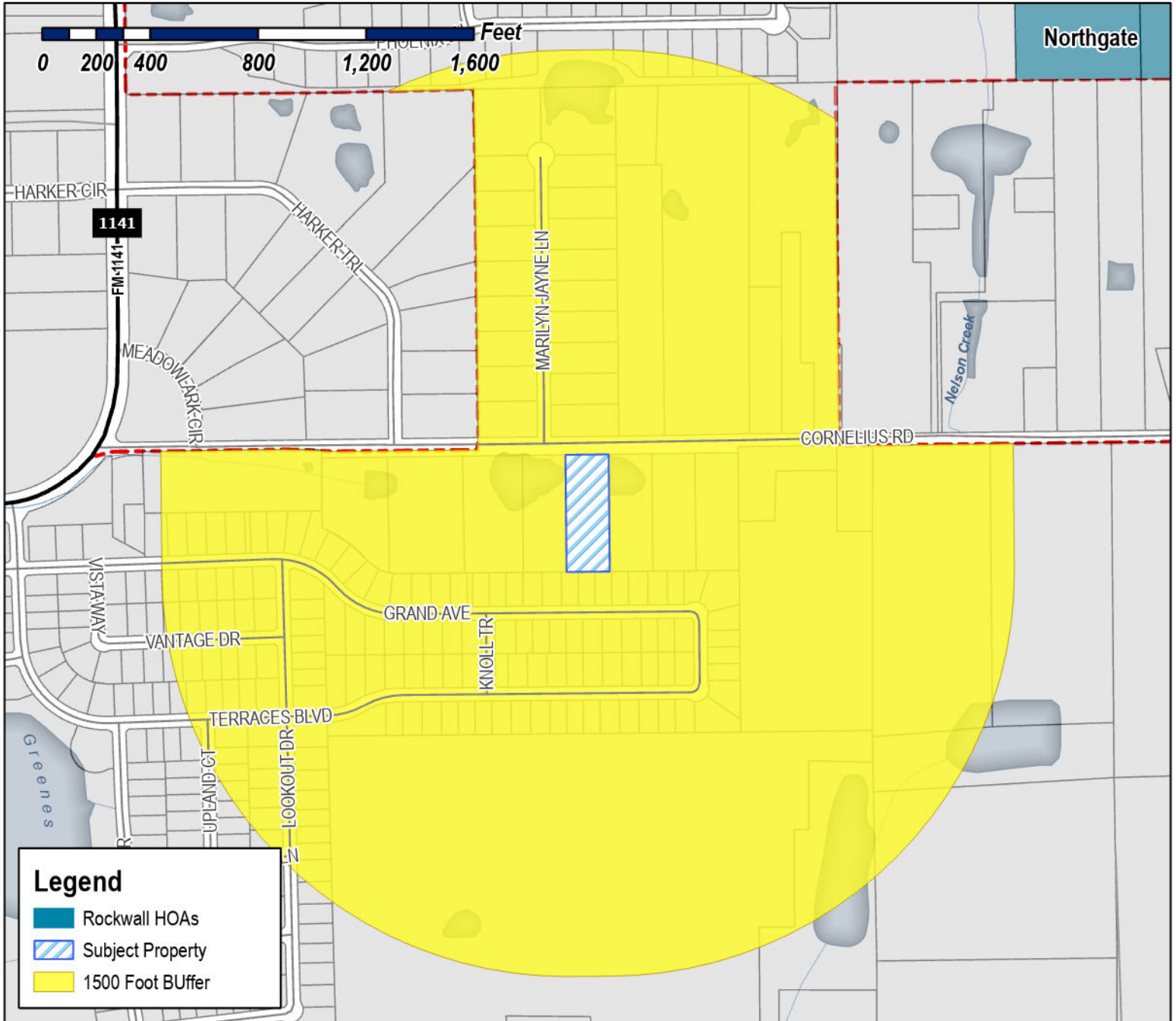




# City of Rockwall

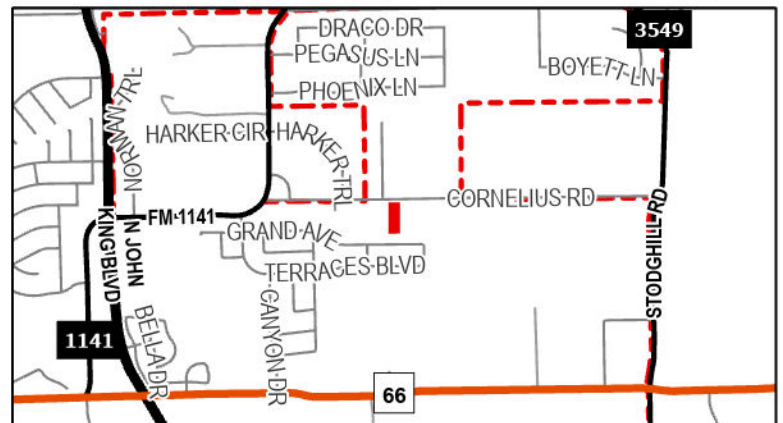
Planning & Zoning Department  
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**Case Number:** Z2026-015  
**Case Name:** SUP For Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family Estate 1.5 (SFE 1.5)  
 District  
**Case Address:** 451 Cornelius Road

**Date Saved:** 4/21/2026  
 For Questions on this Case Call (972) 771-7745

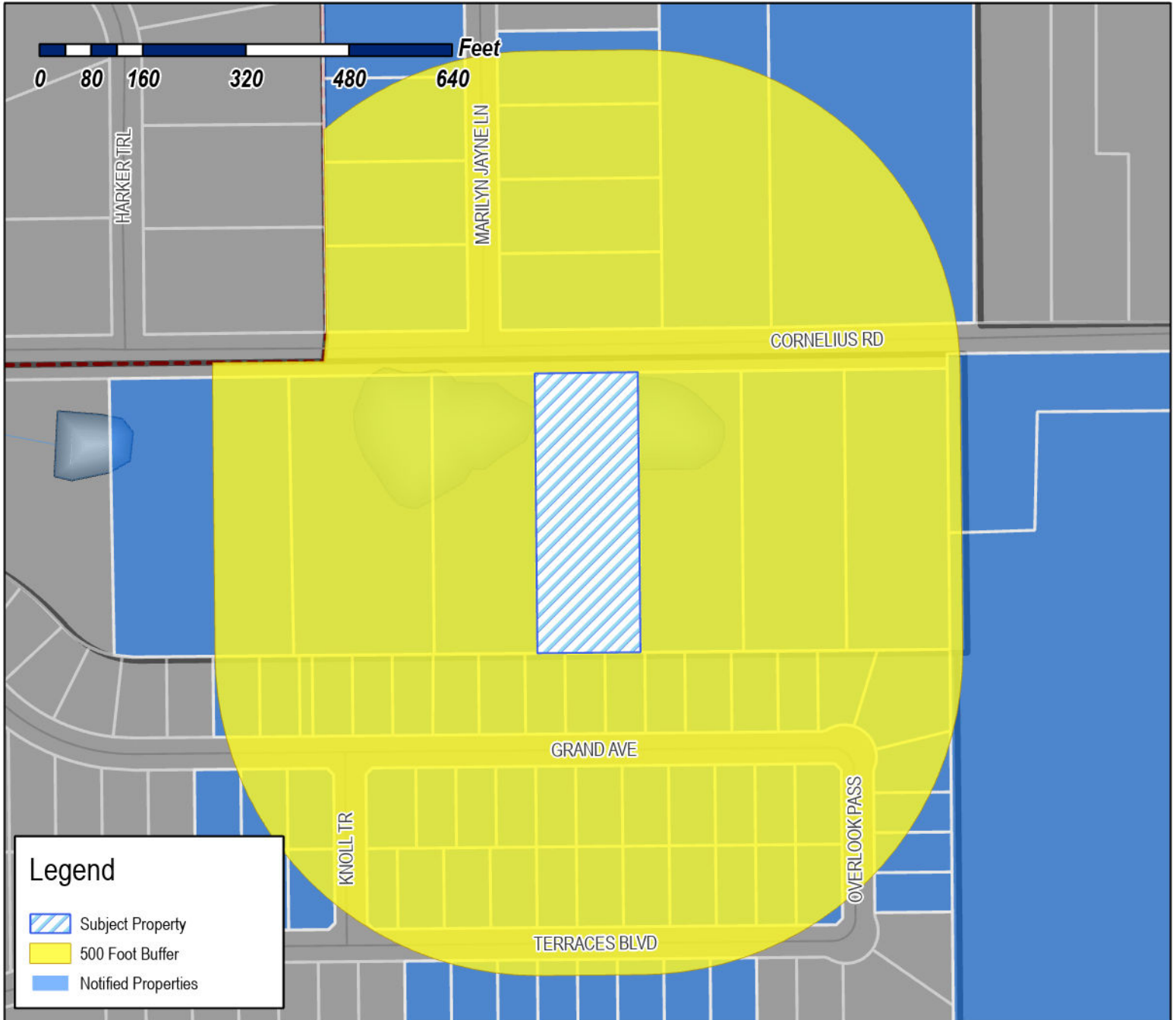




# City of Rockwall

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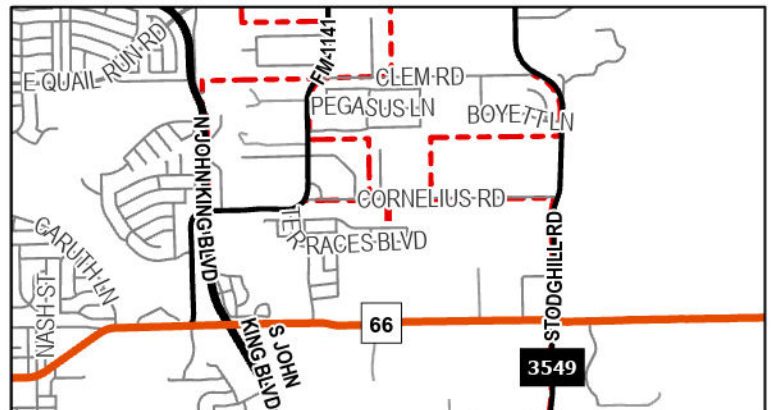


**Legend**

- Subject Property
- 500 Foot Buffer
- Notified Properties

**Case Number:** Z2026-015  
**Case Name:** SUP For Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family Estate 1.5 (SFE 1.5)  
 District  
**Case Address:** 451 Cornelius Road

**Date Saved:** 4/21/2026  
 For Questions on this Case Call: (972) 771-7745



RESIDENT  
1110 OVERLOOK PASS  
ROCKWALL, TX 75087

RESIDENT  
1116 OVERLOOK PASS  
ROCKWALL, TX 75087

RESIDENT  
1122 OVERLOOK PASS  
ROCKWALL, TX 75087

RESIDENT  
1128 OVERLOOK PASS  
ROCKWALL, TX 75087

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

HARGROVE TODD & TONDA  
1381 LEEWARD DR  
ROCKWALL, TX 75087

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

RESIDENT  
2049 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2050 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2055 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2056 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2056 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2061 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2062 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2064 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2068 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2104 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2105 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2106 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2110 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2111 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2112 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2115 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2116 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2117 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2118 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2121 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2122 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2123 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2124 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2127 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2128 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2129 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2130 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2133 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2134 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2135 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2136 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2139 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2140 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2200 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2201 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2202 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2203 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2206 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2207 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2208 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2209 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2212 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2213 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2214 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2215 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2218 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2219 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2220 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2224 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2225 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2226 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2232 GRAND AVE  
ROCKWALL, TX 75087

POLK BAILEY & BROOKE  
333 CORNELIUS RD  
ROCKWALL, TX 75087

RESIDENT  
375 CORNELIUS RD  
ROCKWALL, TX 75087

RESIDENT  
401 CORNELIUS RD  
ROCKWALL, TX 75087

TM TERRACES LLC  
ANDREA DANLEY - INDEPENDENT EXECUTOR  
4416 W. LOVERS LN SUITE 200  
DALLAS, TX 75209

TM TERRACES LLC  
4416 W. LOVERS LN SUITE 200  
DALLAS, TX 75209

TM TERRACES LLC  
ANDREA DANLEY - INDEPENDENT EXECUTOR  
4416 W. LOVERS LN SUITE 200  
DALLAS, TX 75209

TM TERRACES LLC  
4416 W. LOVERS LN SUITE 200  
DALLAS, TX 75209

RESIDENT  
451 CORNELIUS RD  
ROCKWALL, TX 75087

RESIDENT  
487 CORNELIUS RD  
ROCKWALL, TX 75087

FLEMING HALLIE B  
508 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
520 CORNELIUS RD  
ROCKWALL, TX 75087

RESIDENT  
525 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

PEOPLES DONNIE  
589 CORNELIUS  
ROCKWALL, TX 75087

RESIDENT  
657 CORNELIUS RD  
ROCKWALL, TX 75087

ESTATE OF MICHAEL L PEOPLES SR  
ANDREA DANLEY - INDEPENDENT EXECUTOR  
PO Box 154  
Fate, TX 75132

# 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:

## Z2026-015: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Akhil D. Vats for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 1.59-acre parcel of land identified as Lot 5, Block A, People Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 451 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, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 2026 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:

**Bethany Ross**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Monday, May 18, 2026 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. Z2026-015: SUP for Residential Infill

Please place a check mark on the appropriate line below:

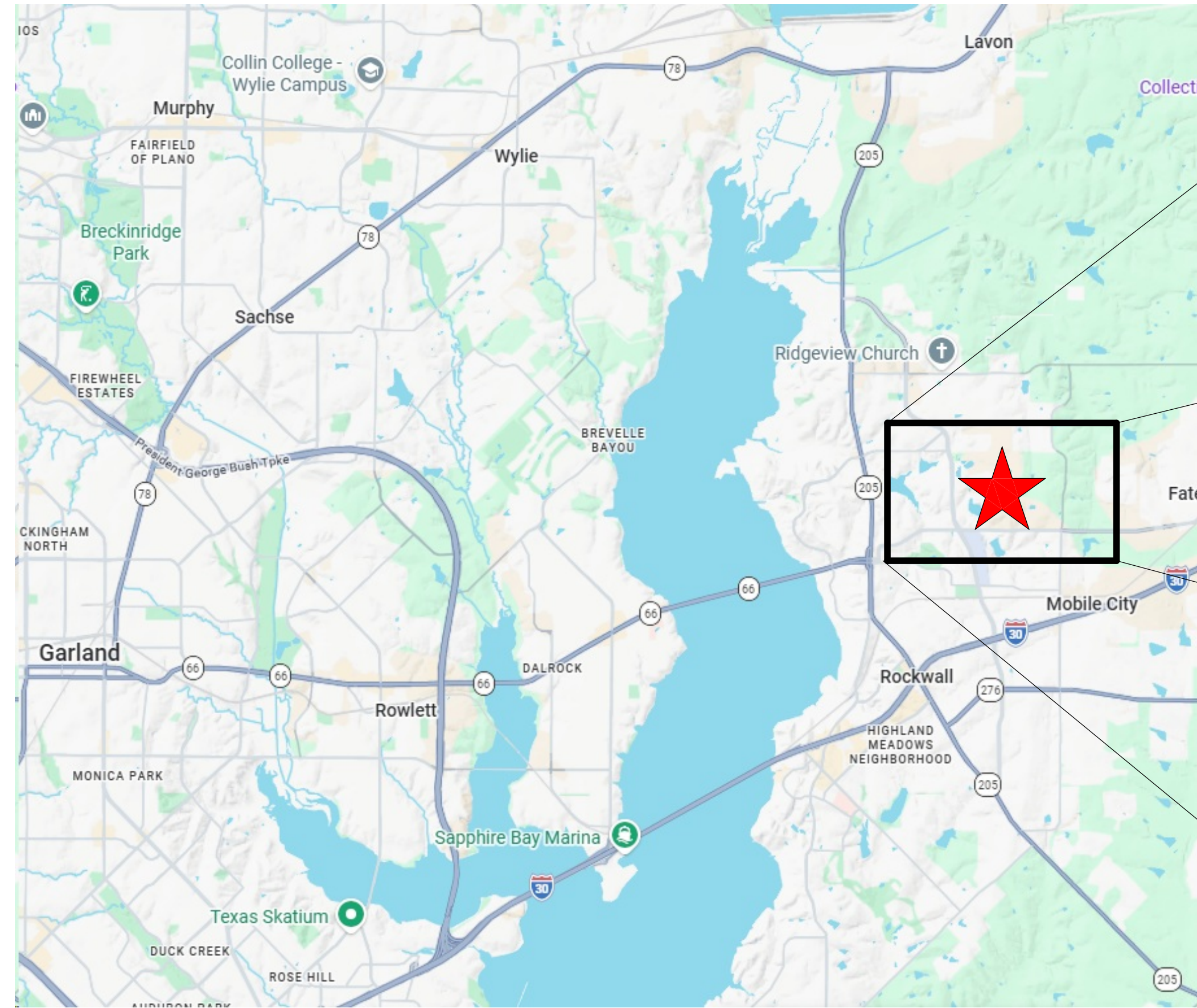
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

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

Name:   
Address:

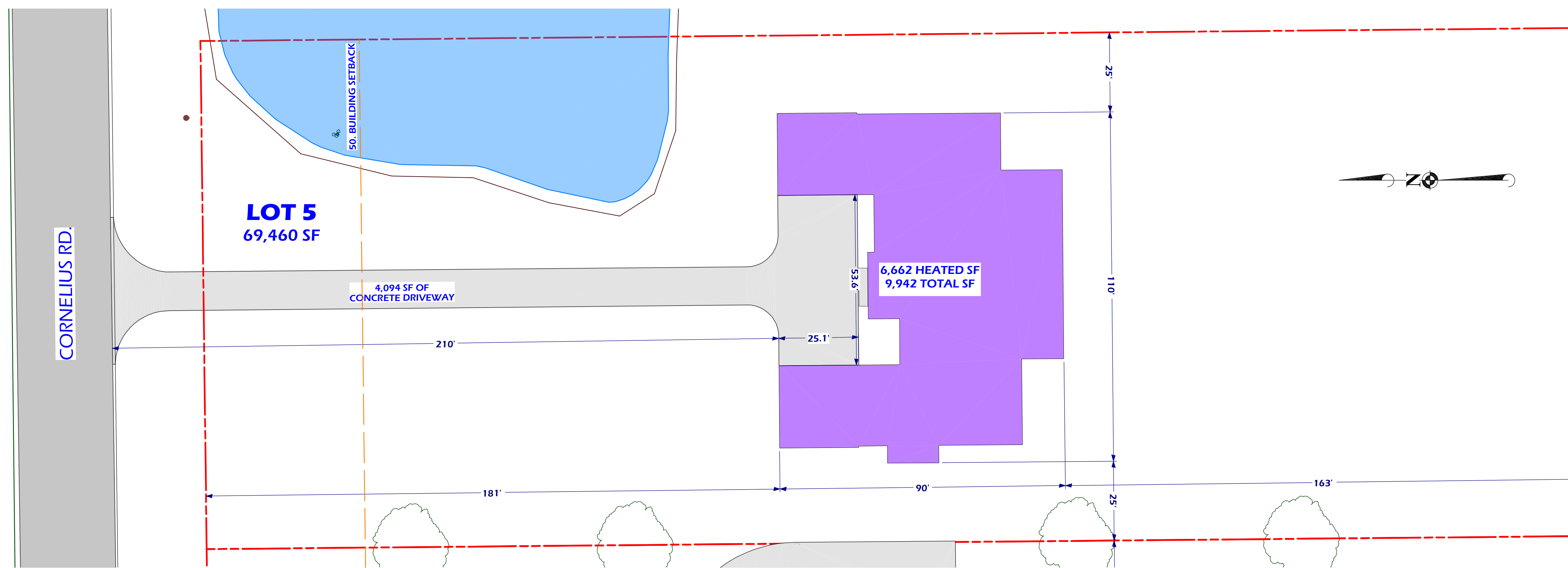
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written 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



# NEW HOME FOR THE VOTS FAMILY

## 451 Cornelius Rd, Rockwall, TX 75087



1 SITE PLAN  
SCALE: 1" = 20'-0"

SHEET NUMBER  
**A-13**  
REVISION #: F

**NEW HOME FOR THE VOTS FAMILY**  
451 Cornelius Rd, Rockwall, TX 75087  
DRAWN BY: J. Scott Phillips PROJECT #: 26030508 DRAWN BY: 04/15/2026

**LOT #5 SITE PLAN**  
451 Cornelius Rd., Rockwall, TX 75087

MEMBER  
**A I B D**  
ARCHITECTS & BUILDING DESIGN

7300 State Hwy 121, Suite 300  
McKinney, TX 75070  
(969) 413-8086  
scott@phillipsplans.com  
**PHILLIPSPLANS.COM**

**PHILLIPS**  
DESIGN SERVICES INC.



**E1 GARAGE SIDE VIEW**  
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION



**E2 LEFT SIDE VIEW**  
SCALE: 1/4" = 1'-0"

SHEET NUMBER  
**A.03**  
REVISION #. A

NEW HOME FOR THE PARMAR FAMILY  
401 Cornelius Rd, Rockwall, TX 75087  
DRAWN BY: J. Scott Phillips PROJECT #: 26030507 DRAWN BY: 03/10/2026

**EXTERIOR ELEVATIONS**  
FRONT AND LEFT SIDE VIEWS

MEMBER  
**A I B D**  
AMERICAN INSTITUTE OF  
BUILDING DESIGN

7300 State Hwy 121, Suite 300  
McKinney, TX 75070  
(969) 413-8086  
Scott@PhillipsPlans.com  
**PHILLIPSPLANS.COM**

**PHILLIPS**  
DESIGN SERVICES INC.



**E3 REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION



**E4 RIGHT SIDE VIEW**  
SCALE: 1/4" = 1'-0"

SHEET NUMBER

**A-04**

REVISION # A

NEW HOME FOR THE PARMAR FAMILY

401 Cornelius Rd, Rockwall, TX 75087

DRAWN BY: J. Scott Phillips PROJECT #: 26030507 DRAWN BY: 03/10/2026

**EXTERIOR ELEVATIONS**

REAR AND RIGHT SIDE VIEW

MEMBER

**A I**

**B D**

AMERICAN INSTITUTE OF BUILDING DESIGN

7300 State Hwy 121, Suite 300  
McKinney, TX 75070  
(969) 413-8986  
scott@phillipsplans.com

**PHILLIPSPLANS.COM**

**PHILLIPS**  
DESIGN SERVICES INC.



**E1 FRONT 3D RENDERING**  
SCALE: NOT TO SCALE



**E2 RIGHT SIDE 3D RENDERING**  
SCALE: NOT TO SCALE



**E3 REAR 3D RENDERING**  
SCALE: NOT TO SCALE



**E4 RIGHT SIDE 3D RENDERING**  
SCALE: NOT TO SCALE

SHEET NUMBER  
**A-12**

REVISION #: F

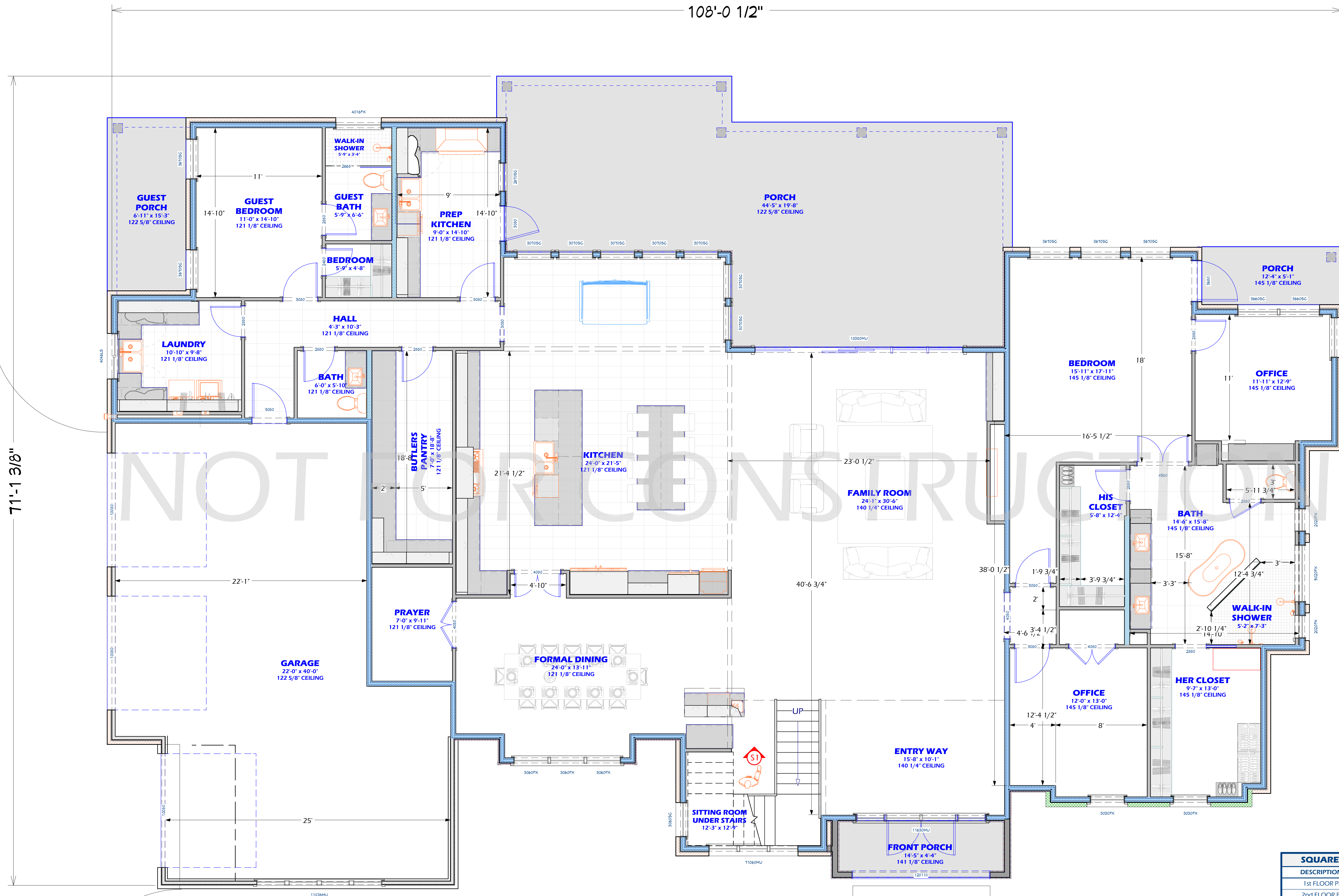
**NEW HOME FOR THE VOTS FAMILY**  
451 Cornelius Rd, Rockwall, TX 75087  
DRAWN BY: *J. Scott Phillips* PROJECT #: 26030507 DRAWN BY: 04/15/2026

**LOT #5 SITE PLAN**  
451 Cornelius Rd., Rockwall, TX 75087

MEMBER  
**A I B D**  
AMERICAN INSTITUTE OF  
BUILDING DESIGN

7300 State Hwy 121, Suite 300  
McKinney, TX 75070  
(905) 413-5086  
Scott@PhillipsPlans.com  
**PHILLIPSPLANS.COM**

**PHILLIPS**  
DESIGN SERVICES INC.



71'-1 3/8"

108'-0 1/2"

1 1st FLOOR PLAN  
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE	
DESCRIPTION	SQ. FEET
1st FLOOR PLAN	4,341
2nd FLOOR PLAN	2,136
<b>TOTAL HEATED</b>	<b>6,477</b>
FRONT PORCH ENTRY	80
LARGE BACK PORCH	793
OWNERS PORCH	62
2nd FLOOR PORCH	484
3 CAR GARAGE	1,016
<b>TOTAL</b>	<b>9,017</b>

SHEET NUMBER  
**A-01**  
REVISION #. A

NEW HOME FOR THE PARMAR FAMILY  
401 Cornelius Rd, Rockwall, TX 75087  
DRAWN BY: J. Scott Phillips PROJECT #: 26030507 DRAWN BY: 03/10/2026

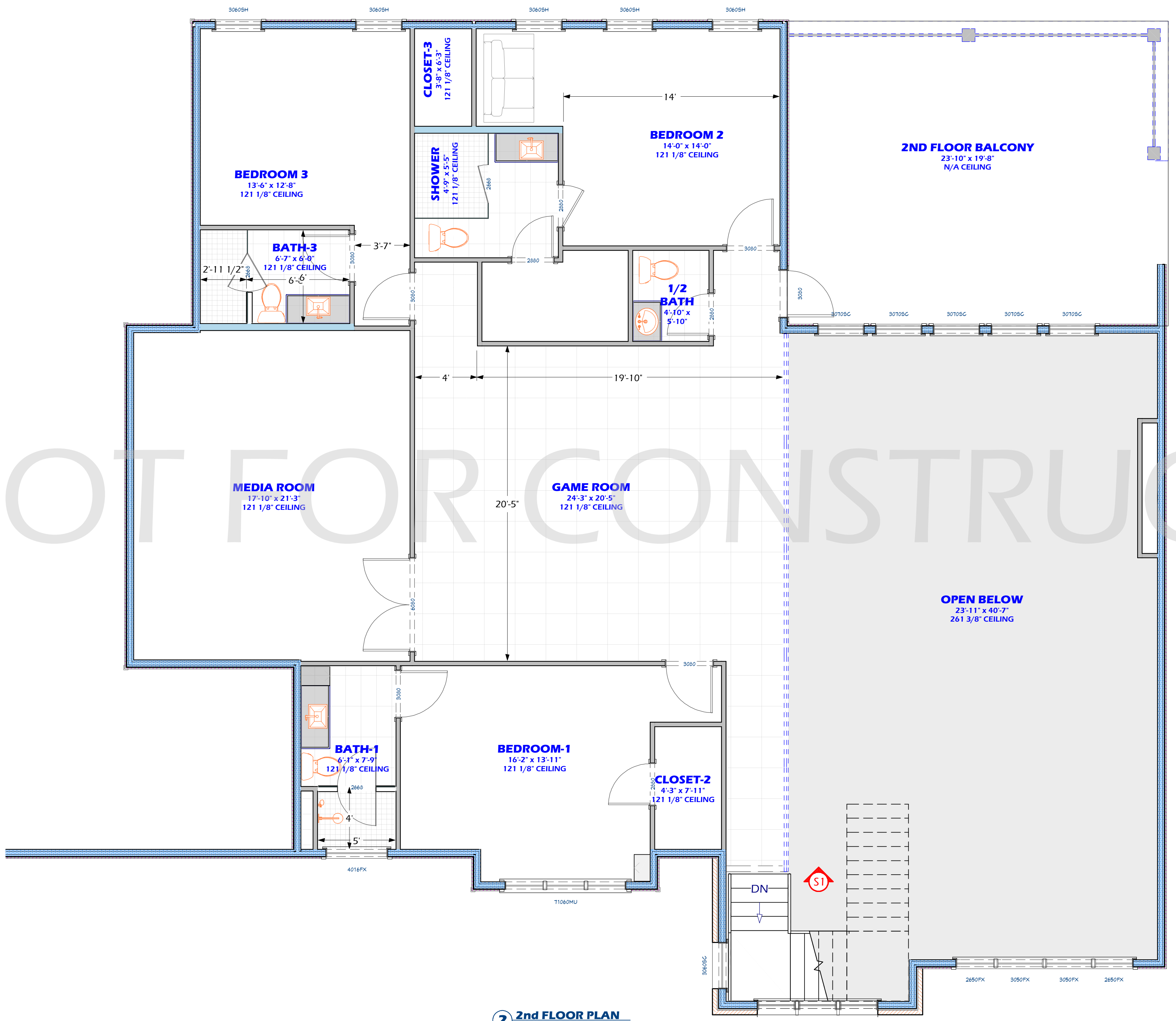
1st FLOOR PLAN

MEMBER  
**A I B D**  
ARCHITECTS & BUILDING DESIGN

7300 State Hwy 121, Suite 300  
McKinney, TX 75070  
(960) 413-5086  
scott@phillipsplans.com  
**PHILLIPSPLANS.COM**

**PHILLIPS**  
DESIGN SERVICES INC.

NOT FOR CONSTRUCTION



2 2nd FLOOR PLAN  
SCALE: 1/4" = 1'-0"

SHEET NUMBER  
**A-02**  
REVISION # A

NEW HOME FOR THE PARMAR FAMILY  
401 Cornelius Rd, Rockwall, TX 75087  
DRAWN BY: J. Scott Phillips PROJECT #: 26030507 DRAWN BY: 03/10/2026

2nd FLOOR PLAN

MEMBER  
**A I B D**  
ARCHITECTS & BUILDING DESIGN

7300 State Hwy 121, Suite 300  
McKinney, TX 75070  
(969) 413-5696  
Scott@PhillipsPlans.com  
**PHILLIPS** DESIGN SERVICES INC.  
**PHILLIPSPLANS.COM**

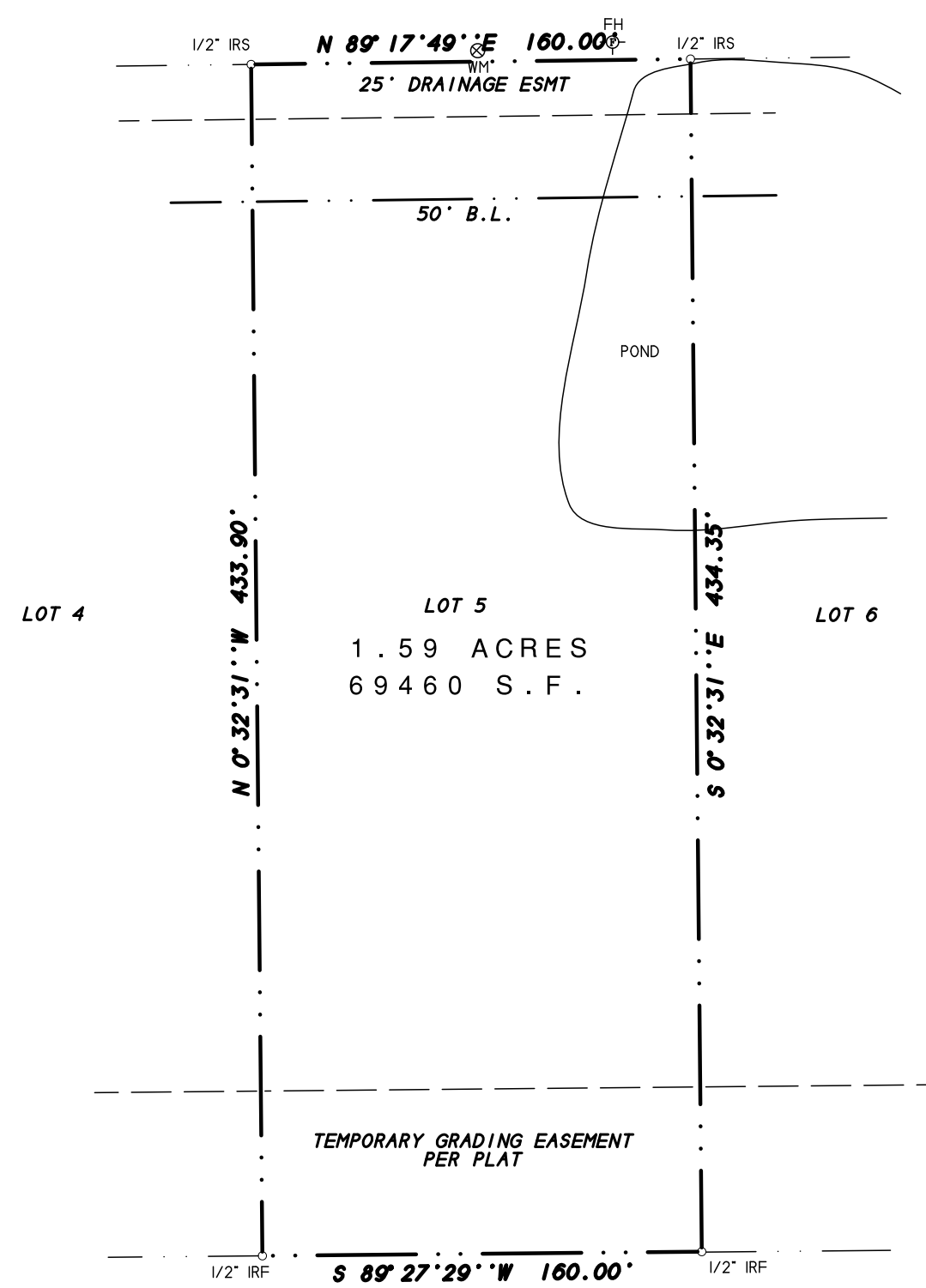
PLAT OF SURVEY

CORNELIUS ROAD  
VARIABLE WIDTH R.O.W. PER PLAT

SURVEY ACCEPTED BY:

\_\_\_\_\_  
DATE \_\_\_\_\_

\_\_\_\_\_  
DATE \_\_\_\_\_



DESCRIPTION

Lot 5, Block A, Peoples Tract Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Final Plat thereof recorded in under Clerk's File No. 202400015144, Plat Records, Rockwall County, Texas.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0035 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Allegiance Title Company and Akhil Vats at 451 Cornelius Road, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 19th day of March, 2026.

  
Harold D. Fetty III, R.P.L.S. No. 5034



SYMBOL LEGEND			
TELEVISION CABLE RISER	GAS METER	PHONE RISER	FIRE HYDRANT
ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WATER METER	LIGHT POLE
FENCE	EASEMENT LINE	A/C UNIT	PROPANE TANK
POWER POLE	1/2" IRF FOUND (CORNER)	IRON ROD FOUND (CORNER)	IRON ROD FOUND (CORNER)

**H.D. Fetty Land Surveyor, LLC**  
Firm Registration no. 10150900

SURVEY DATE MARCH 19, 2026  
SCALE 1" = 60' FILE # 20260050  
CLIENT VATS GF # 3016402600136



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-015

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	EXTERIOR MATERIALS
1200 Marilyn Jane	Single-Family Home	1986	2,046	Brick
1201 Marilyn Jane	Single-Family Home	1986	2,046	Brick
487 Cornelius Road	Barn	1985	7,986	N/A
520 Cornelius Road	Vacant	N/A	N/A	N/A
525 Cornelius Road	Vacant	N/A	N/A	N/A
555 Cornelius Road	Single-Family Home	1960	2,450	Siding
588 Cornelius Road	Barn	2012	2,700	Metal
589 Cornelius Road	Single-Family Home	1880	4,507	Siding
614 Cornelius Road	Vacant	N/A	N/A	N/A
628 Cornelius Road	Single-Family Home	2018	2,632	Metal
635 Cornelius Road	Vacant	N/A	N/A	N/A
657 Cornelius Road	Vacant	N/A	N/A	N/A
AVERAGES:		1975	3,481	



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-015

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---



1200 Marilyn Jane



1201 Marilyn Jane



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-015

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



487 Cornelius Road



520 Cornelius Road



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-015

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



525 Cornelius Road



555 Cornelius Road



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-015

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



588 Cornelius Road



589 Cornelius Road



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-015

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



614 Cornelius Road



628 Cornelius Road



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-015

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



635 Cornelius Road



657 Cornelius Road

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 1.59-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 5, PEOPLES TRACT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Akhil Vats for the approval of a *Specific Use Permit (SUP)* for *Residential Infill adjacent to an Established Subdivision* to allow the construction of a single family home on a 1.59-acre parcel of land identified as Lot 5, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 451 Cornelius Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill adjacent to an Established Subdivision* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 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] -- as heretofore amended and may be amended

in the future -- and with the following conditions:

### 3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a *Single-Family Home* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibits 'C'*, the Renderings depicted in *Exhibits 'D'*, and the Floor Plan depicted in *Exhibits 'E'* of this ordinance.

### 3.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

**SECTION 4.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 5.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 6.** 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 7.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 8.** 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 1<sup>ST</sup> DAY OF JUNE, 2026.**

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: May 18, 2026

2<sup>nd</sup> Reading: June 1, 2026



**Exhibit 'B':**  
**Residential Plot Plan**

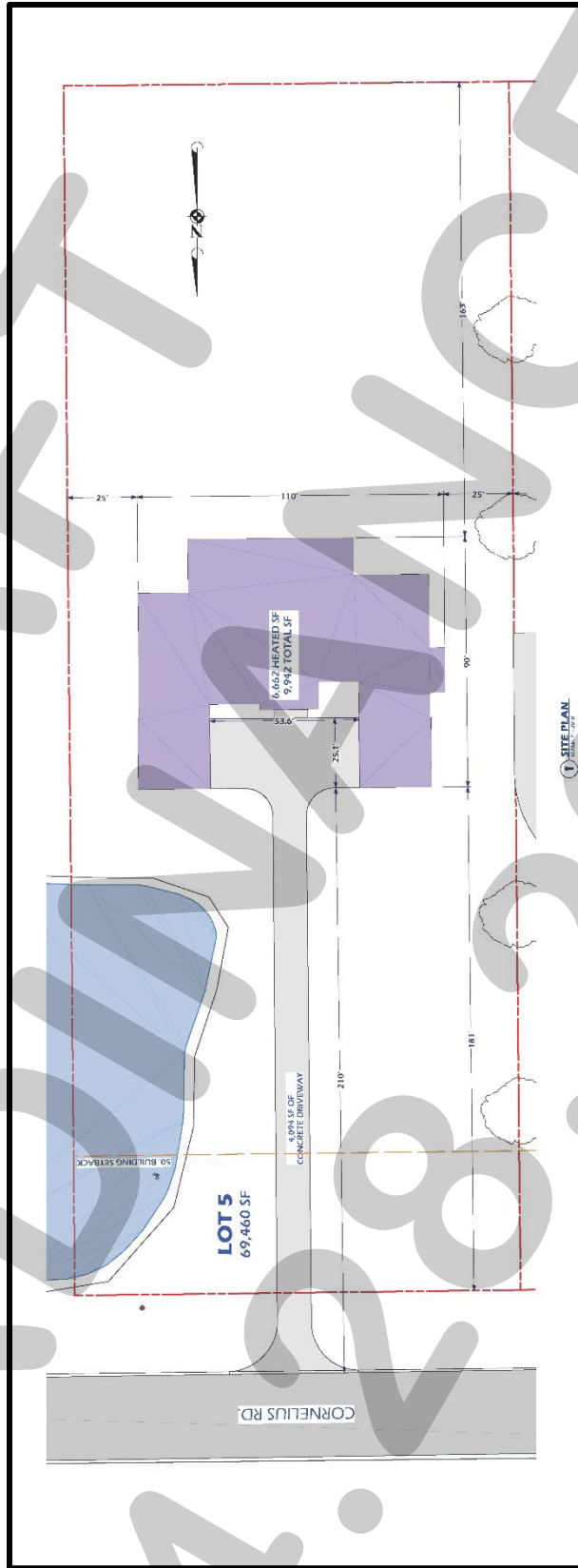


Exhibit 'C':  
Building Elevations

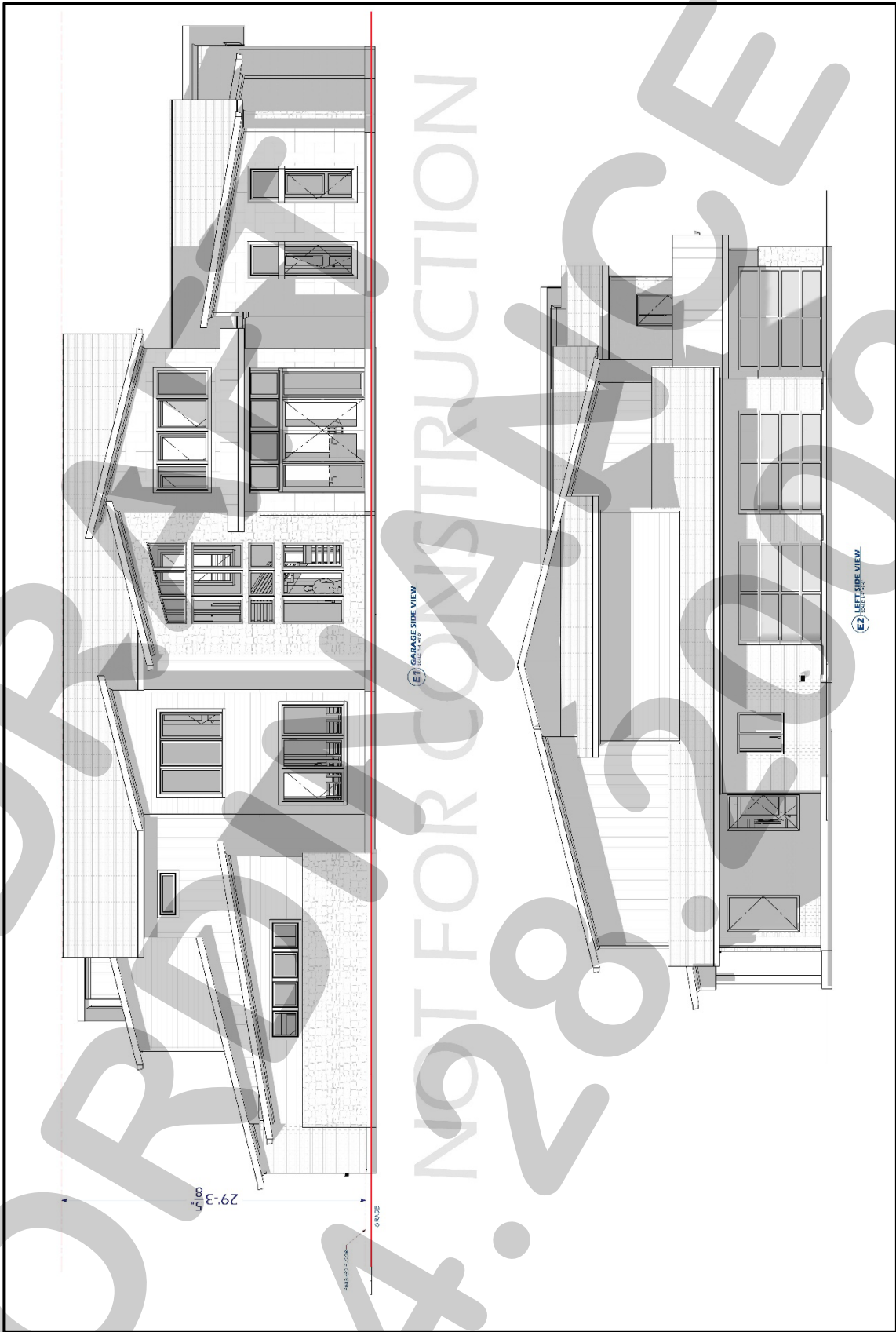
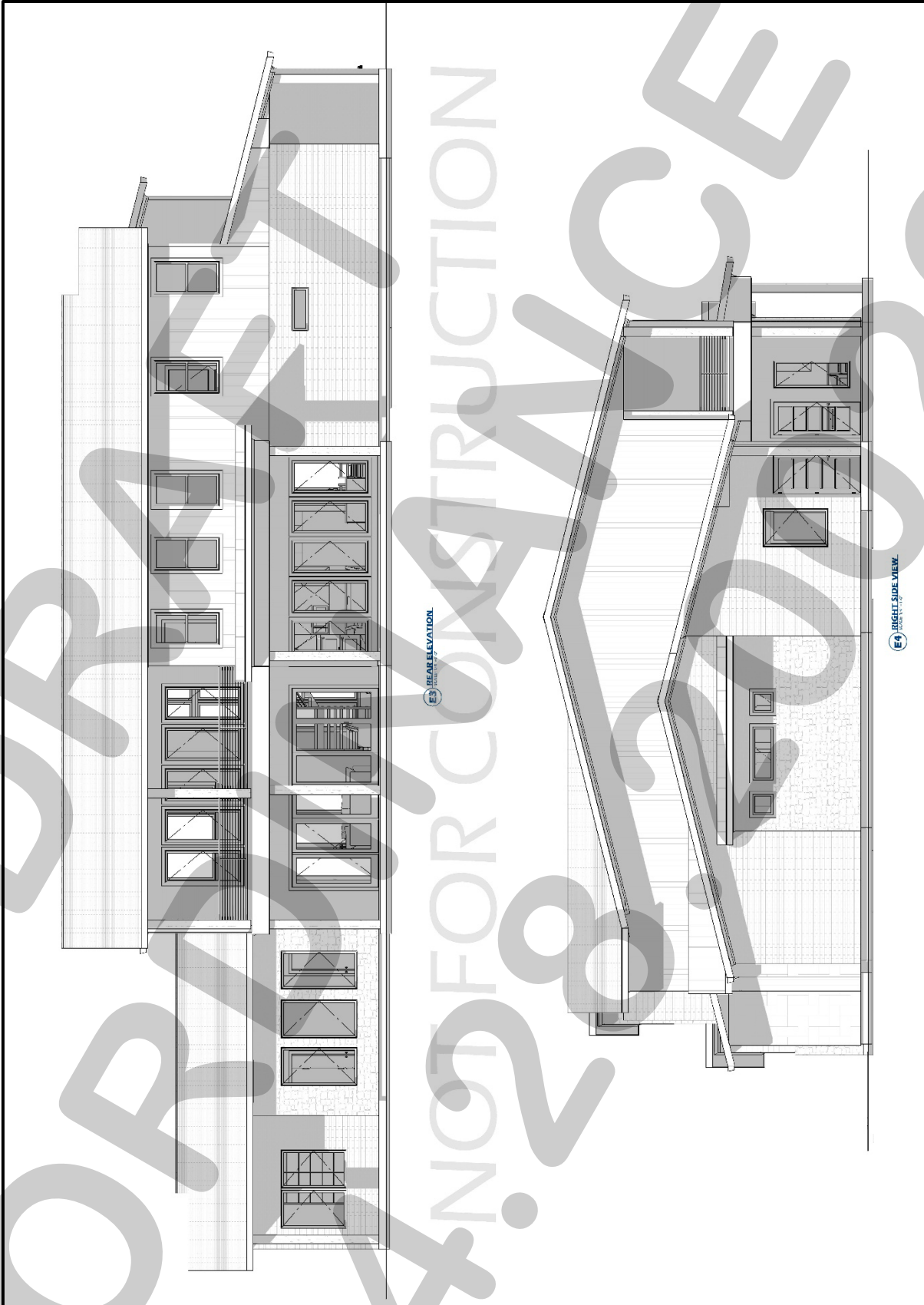


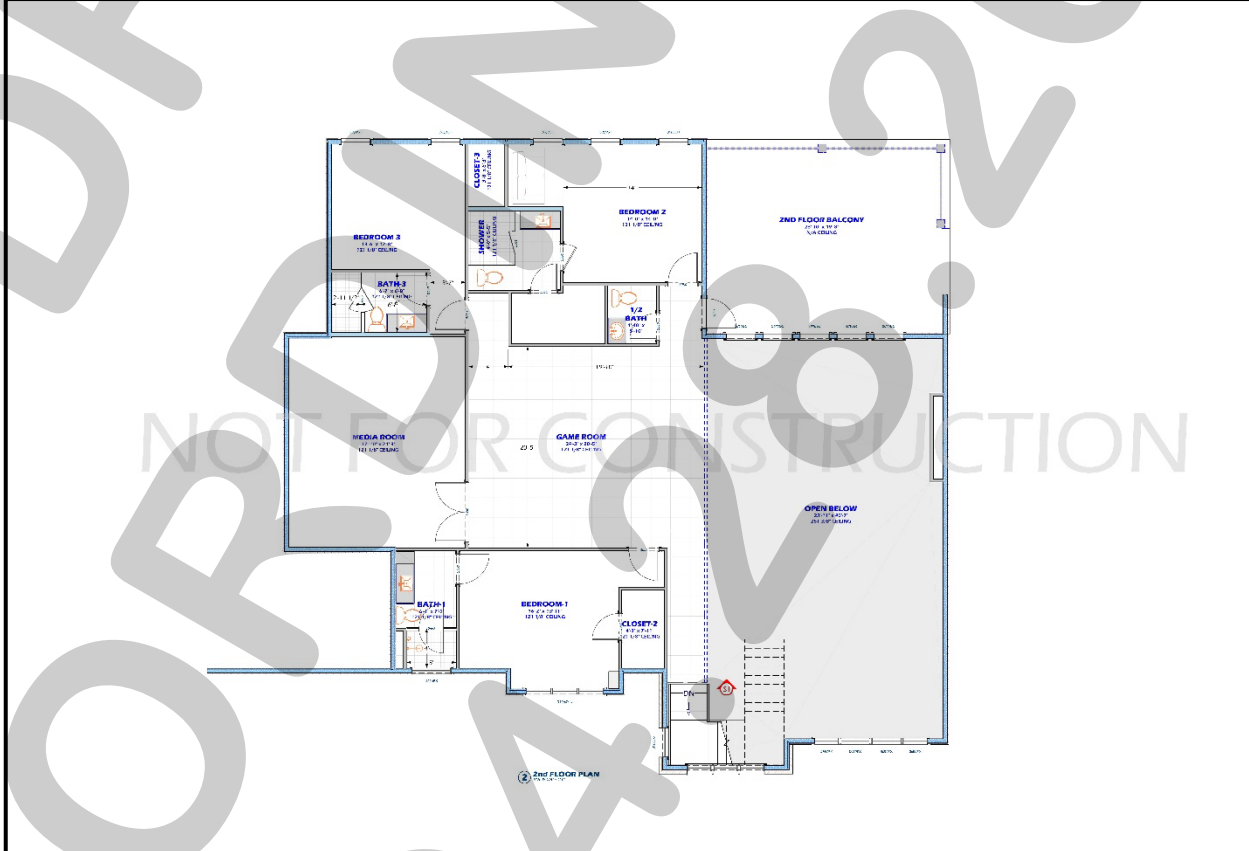
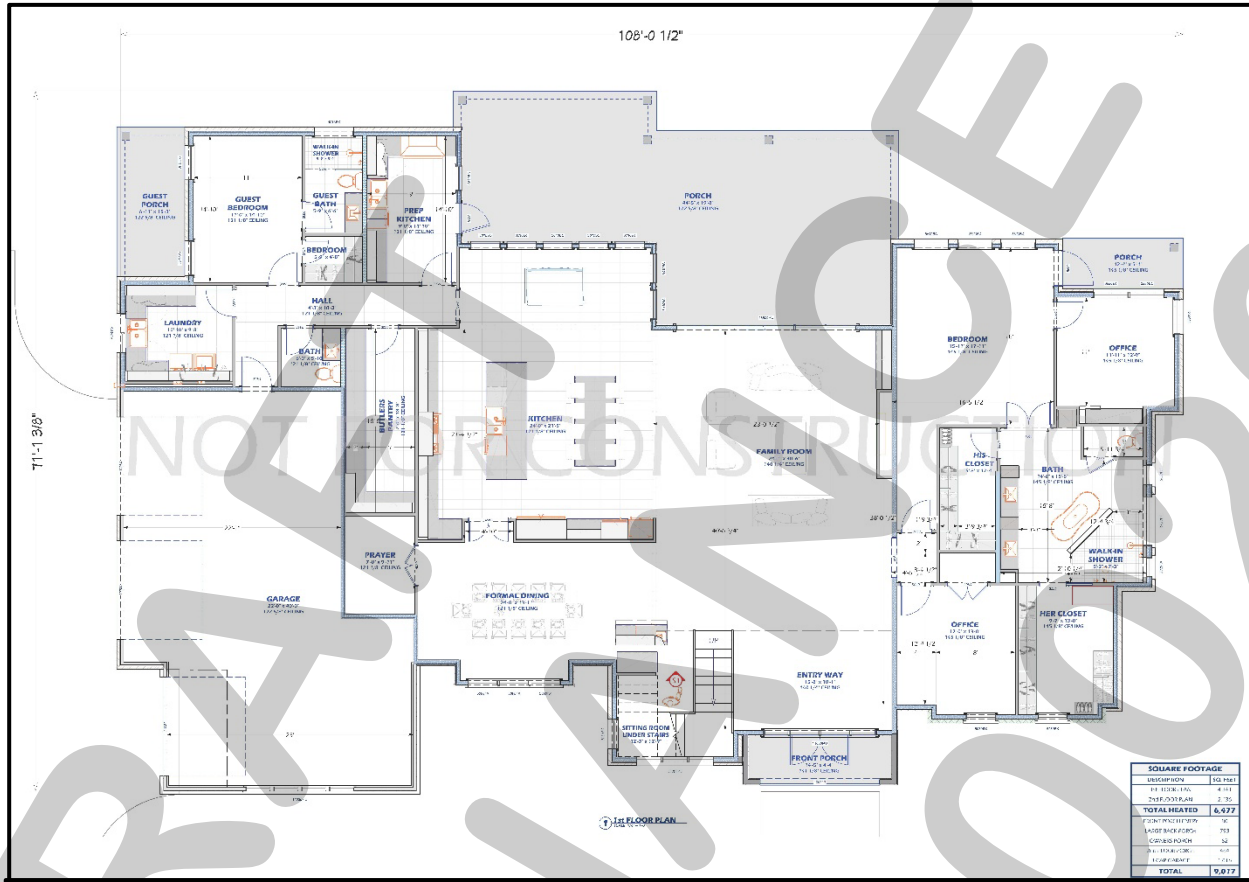
Exhibit 'C':  
Building Elevations



**Exhibit 'D':  
Renderings**



**Exhibit 'E':  
Floor Plan**





# 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

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**TO:** Planning and Zoning Commission

**DATE:** May 12, 2026

**APPLICANT:** Ankit Parmar

**CASE NUMBER:** Z2026-022; *Specific Use Permit (SUP) for a Residential Infill adjacent to an Established Subdivision at 401 Cornelius Road*

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### SUMMARY

Hold a public hearing to discuss and consider a request by Ankit Parmar for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 1.59-acre parcel of land identified as Lot 4, Block A, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 401 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 [i.e. Case No. A2009-005]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On May 6, 2024, the City Council approved a *Zoning Change [Case No. Z2024-015]* from Agricultural (AG) District to Single-Family Estate 1.5 (SFE-1.5) District for the Peoples Tract Addition, which included the subject property. On April 15, 2024, the City Council approved a *Final Plat [i.e. Case No. P2024-009]* for the Peoples Tract Addition establishing the subject property as Lot 4, Block A, Peoples Tract Addition. The subject property has remained vacant since rezoning.

### PURPOSE

The applicant – *Ankit Parmar* -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B) (11), *Residential Infill in or Adjacent to an Established Subdivision*, and Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

### ADJACENT LAND USES AND ACCESS

The subject property is located at 451 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 Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Maytona Ranch Estates Subdivision, which was established in 1983 and consists of 19 single-family residential lots. All of these properties are developed with single-family homes and are zoned Agricultural (AG) District.

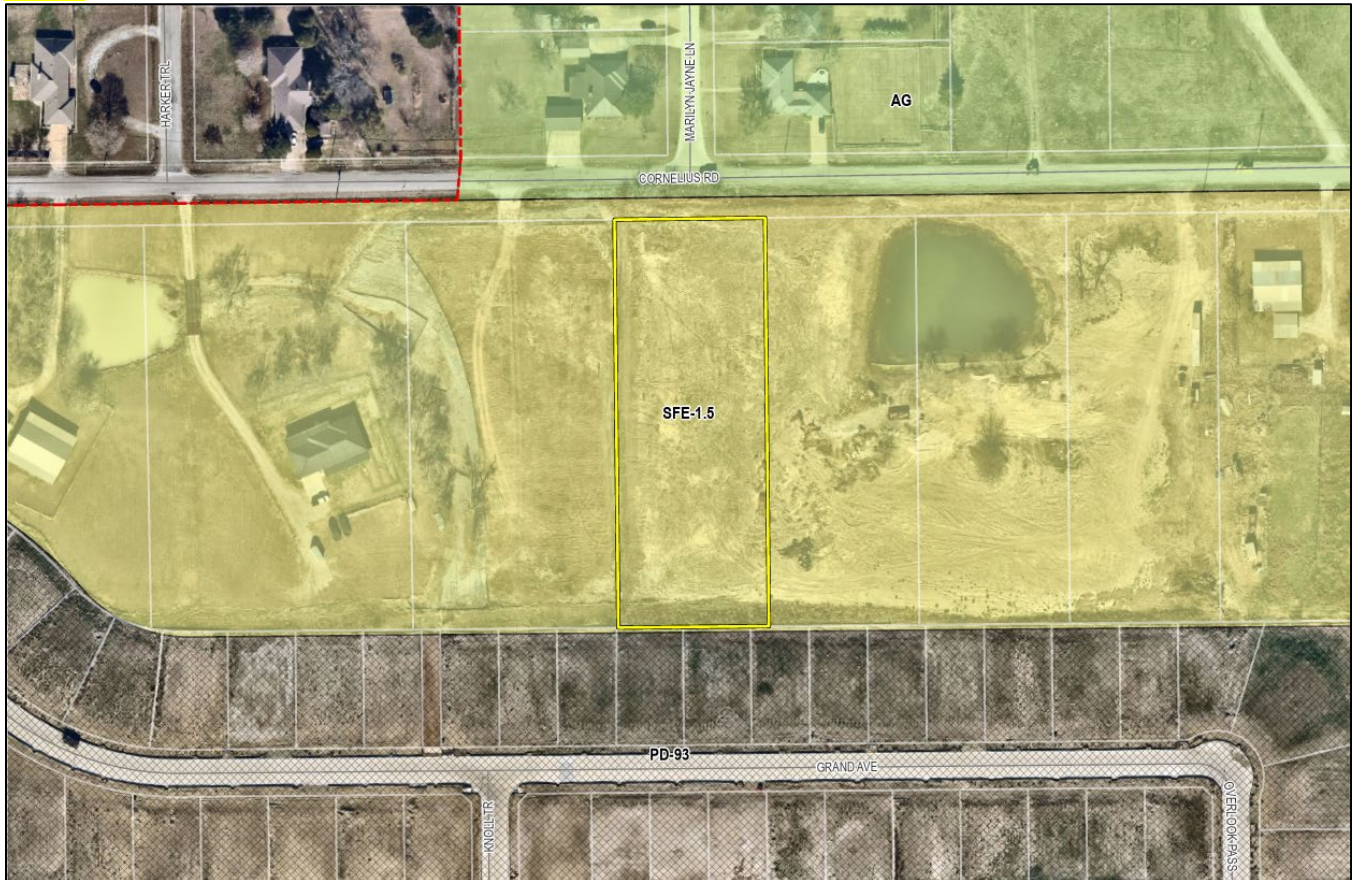
South: Directly south of the subject property Phase I of the Terraces Subdivision, which consists of 263 lots and is zoned Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses. Beyond that is a 55.08-acre tract of land (*i.e. Tract 11, of the W.M. Dalton Survey, Abstract 72*), which is zoned Agricultural (AG) District and developed with two (2) *Agricultural Accessory Structures- (i.e. a 7,448 SF barn and a 1,107 SF pole barn)* that were constructed in 1966.

East: Directly east of the subject property are four (4) parcels of land (*i.e. 451, 487, 525, and 555 Cornelius Road*) which are zoned Single-Family Estate 1.5 (SFE-1.5) District, currently vacant and part of the Peoples Tract Addition.

Beyond this is a 12.231-acre tract of land (i.e. *Tract 10, of the W.M. Dalton Survey, Abstract No. 72*) which is zoned Agricultural (AG) District and developed with a Single-Family home.

West: Directly west of the subject property are three (3) parcels of land (i.e. 375, 333, and 291 *Cornelius Road*) which are zoned Single-Family Estate 1.5 (SFE-1.5) District, currently vacant and part of the Peoples Tract Addition. West of this is a four (4) acre parcel of land owned by the City of Rockwall that is zone Agricultural (AG) District and developed with a *Public Park*.

MAP 1: LOCATION MAP  
YELLOW: SUBJECT PROPERTY



### **CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES**

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is located adjacent to the Meadowview Ranch Estates Subdivision, which has been in existence for more than ten (10) years, consists of 24 residential lots, and is 100% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within 500-feet of an established subdivision and being zoned Single-Family Estate 1.5 (SFE-1.5) District, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [i.e. *Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ..." The following is a

summary of observations concerning the housing along Cornelius Road and Marilyn Jane Road compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing	Proposed Housing
Building Height	One (1) & Two (2) Story	Two (2) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face Cornelius Road
Year Built	1888 - 2012	N/A
Building SF on Property	2,046 SF – 7,986 SF	9,017 SF
Building Architecture	Mostly Single-Family Homes	Comparable Architecture to the Surrounding New Single-Family Homes
Building Setbacks:		
Front	20-Feet or Greater	210-Feet
Side	10-feet or Greater	25-Feet
Rear	10-feet or Greater	163-Feet
Building Materials	Brick and Siding	Stone, Stucco, Wood Siding, Metal Siding
Roofs	Composite & Asphalt Shingles	Composite and Asphalt Shingle

The Specific Use Permit (SUP) request for the single-family home does appear to be in conformance with the density and dimensional requirements stipulated by the Unified Development Code (UDC) except for the deviation to the minimum required roof pitch and garage orientation. According to Subsection 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(a)ll residential structures shall be constructed with a minimum 3:12 roof pitch”. In this case, the applicant is proposing a modern style home that uses a variation of roof pitches lower than the minimum 3:12 requirement. In addition, according to Subsection 04.01, *Lots Less Than Five (5) Acres*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), “(i)n single-family or duplex districts, parking garages must be configured in a *J-Swing*, *Traditional Swing*, or *Recessed Front Entry* garage configuration...”. In this case, the applicant is proposing a side-entry garage, which is typical of large estate lots. A waiver to the roof pitch and garage orientation requirements is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If this Specific Use Permit (SUP) request is approved by the Planning and Zoning Commission and City Council, the roof pitch and garage orientation requirements will be waived. With the exception of the roof pitch and side-entry garage, the proposed single-family home meets all of the density and dimensional requirements as stipulated by the Unified Development Code (UDC) for a property in a Single-Family Estate 1.5 (SFE-1.5) District.

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along Cornelius and Marilyn Jane Road and the proposed building elevations in the attached packet. If the applicant’s Specific Use Permit (SUP) is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size, height, and general architecture of the proposed single-family home. With this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

**NOTIFICATIONS**

On April 21, 2026, staff mailed 82 notices to property owners and occupants within 500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff has not received any notices in favor or in opposition of the applicant’s request.

**CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant’s request for a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of the draft ordinance.
  - (b) The construction of a *Single-Family Home* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibits 'C'*, the Renderings depicted in *Exhibits 'D'*, and the Floor Plan depicted in *Exhibits 'E'* of the draft ordinance.
  - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**  
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 401 Cornelius Rd, Rockwall 75087

SUBDIVISION Peoples Tract Addition

LOT 4

BLOCK

GENERAL LOCATION Between Terraces Phase 2 and Cornelius R

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

CURRENT ZONING SF-1.5

CURRENT USE Vacant Land

PROPOSED ZONING SF-1.5

PROPOSED USE Single Family Home

ACREAGE 1.59 Lot

LOTS [CURRENT] Lot 4

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

APPLICANT

CONTACT PERSON ANKIT PARMAR

CONTACT PERSON

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ankit Parmar (Applicant) [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 \$ 223.85 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF April, 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."

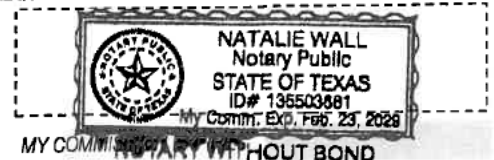
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF April, 2024

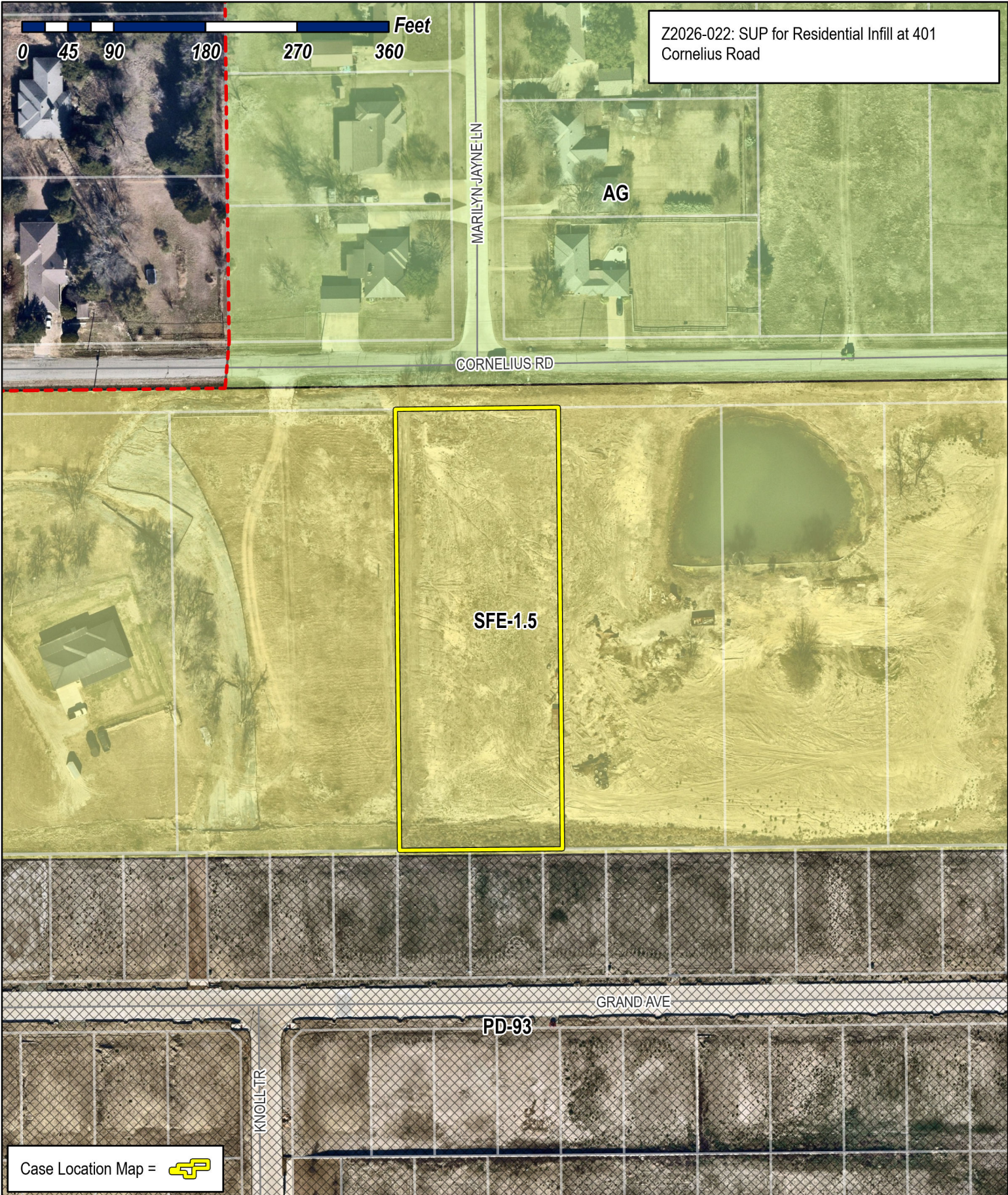
OWNER'S SIGNATURE

*Ankit Parmar*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Natalie Wall*





# City of Rockwall

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

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

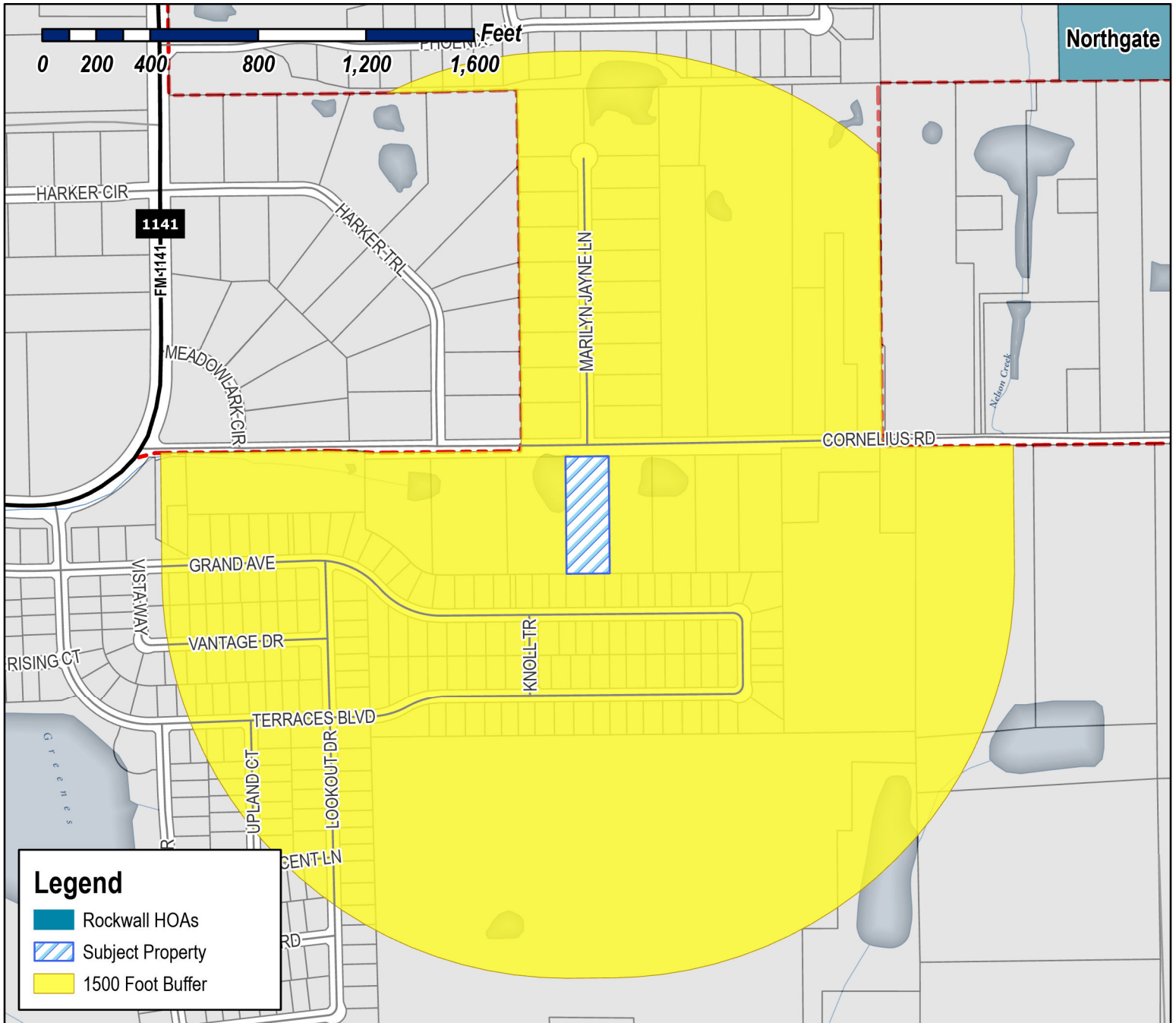




# City of Rockwall

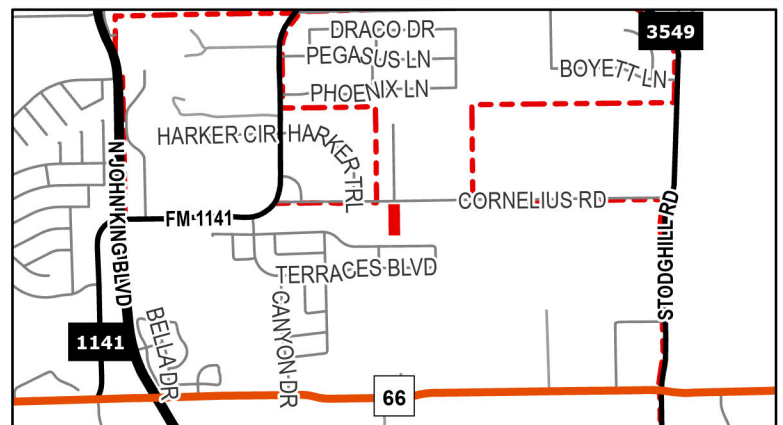
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**Case Number:** Z2026-022  
**Case Name:** SUP For Residential Infill at 401 Cornelius Road  
**Case Type:** Zoning  
**Zoning:** Single Family Estate 1.5 (SFE 1.5) District  
**Case Address:** 401 Cornelius Road

**Date Saved:** 4/17/2026  
 For Questions on this Case Call (972) 771-7745

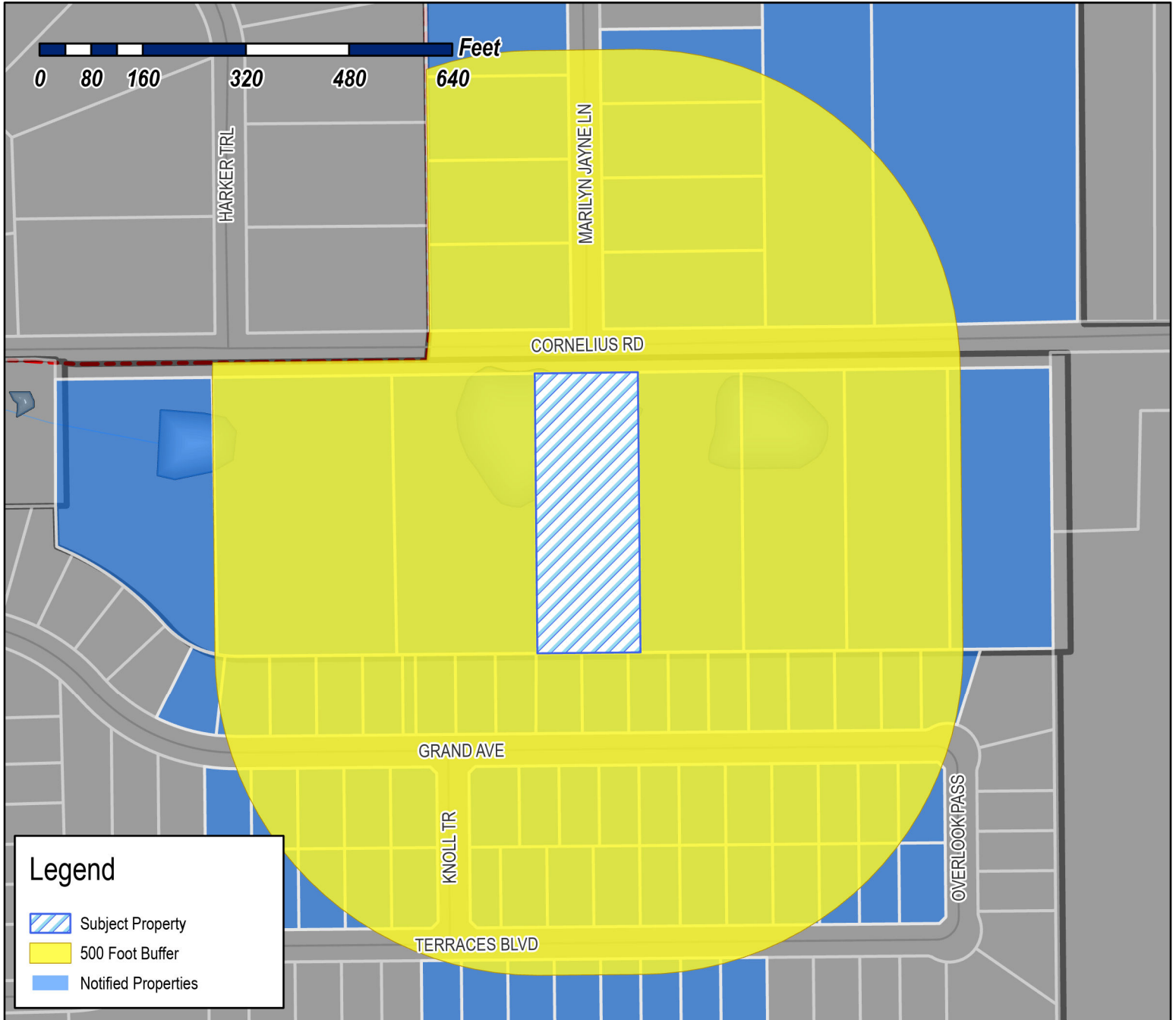




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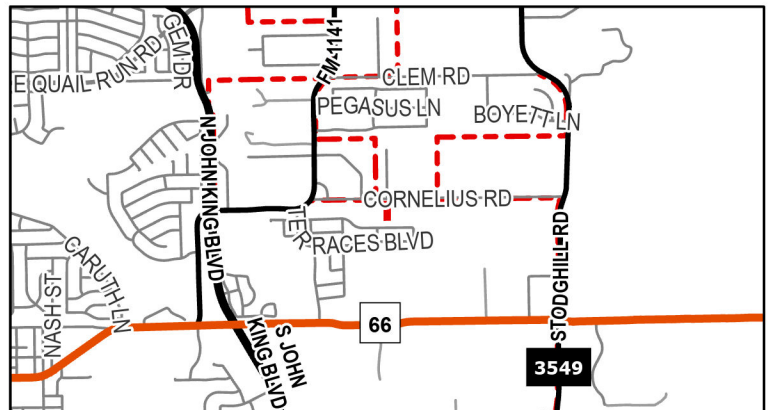
**Legend**

-  Subject Property
-  500 Foot Buffer
-  Notified Properties

**Case Number:** Z2026-022  
**Case Name:** SUP For Residential Infill at 401 Cornelius Road  
**Case Type:** Zoning  
**Zoning:** Single Family Estate 1.5 (SFE 1.5) District  
**Case Address:** 401 Cornelius Road

**Date Saved:** 4/17/2026

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

HARGROVE TODD & TONDA  
1381 LEEWARD DR  
ROCKWALL, TX 75087

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

RESIDENT  
2032 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2037 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2038 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2043 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2044 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2044 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2049 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2050 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2050 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2055 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2056 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2056 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2061 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2062 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2064 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2068 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2103 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2104 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2105 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2106 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2109 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2110 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2111 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2112 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2115 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2116 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2117 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2118 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2121 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2122 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2123 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2124 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2127 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2128 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2129 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2130 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2133 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2134 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2135 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2136 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2139 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2140 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2200 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2201 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2202 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2203 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2206 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2207 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2208 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2212 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2213 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2214 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2218 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2219 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2220 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2224 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2225 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2226 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
291 CORNELIUS RD  
ROCKWALL, TX 75087

POLK BAILEY & BROOKE  
333 CORNELIUS RD  
ROCKWALL, TX 75087

RESIDENT  
375 CORNELIUS RD  
ROCKWALL, TX 75087

RESIDENT  
401 CORNELIUS RD  
ROCKWALL, TX 75087

TM TERRACES LLC  
ANDREA DANLEY - INDEPENDENT EXECUTOR  
4416 W. LOVERS LN SUITE 200  
DALLAS, TX 75209

TM TERRACES LLC  
4416 W. LOVERS LN SUITE 200  
DALLAS, TX 75209

RESIDENT  
451 CORNELIUS RD  
ROCKWALL, TX 75087

RESIDENT  
487 CORNELIUS RD  
ROCKWALL, TX 75087

FLEMING HALLIE B  
508 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
520 CORNELIUS RD  
ROCKWALL, TX 75087

RESIDENT  
525 CORNELIUS RD  
ROCKWALL, TX 75087

RESIDENT  
555 CORNELIUS RD  
ROCKWALL, TX 75087

RESIDENT  
588 CORNELIUS RD  
ROCKWALL, TX 75087

ESTATE OF MICHAEL L PEOPLES SR  
ANDREA DANLEY - INDEPENDENT EXECUTOR  
PO Box 154  
Fate, TX 75132

# 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:

## Z2026-022: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Akhil Parmar for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 1.59-acre parcel of land identified as Lot 4, Block A, People Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 401 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, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 2026 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:

**Bethany Ross**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Monday, May 18, 2026 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. Z2026-022: SUP for Residential Infill

Please place a check mark on the appropriate line below:

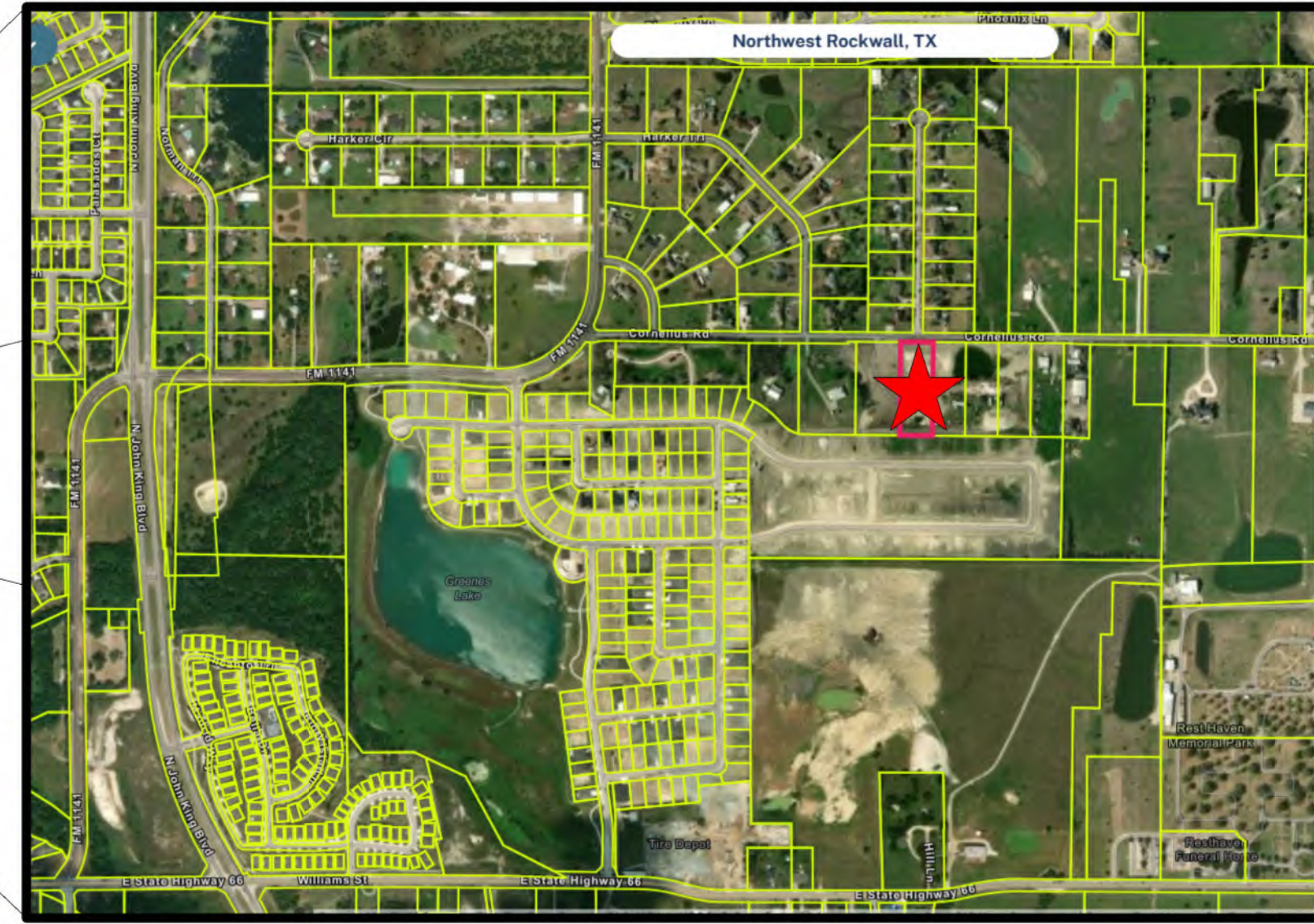
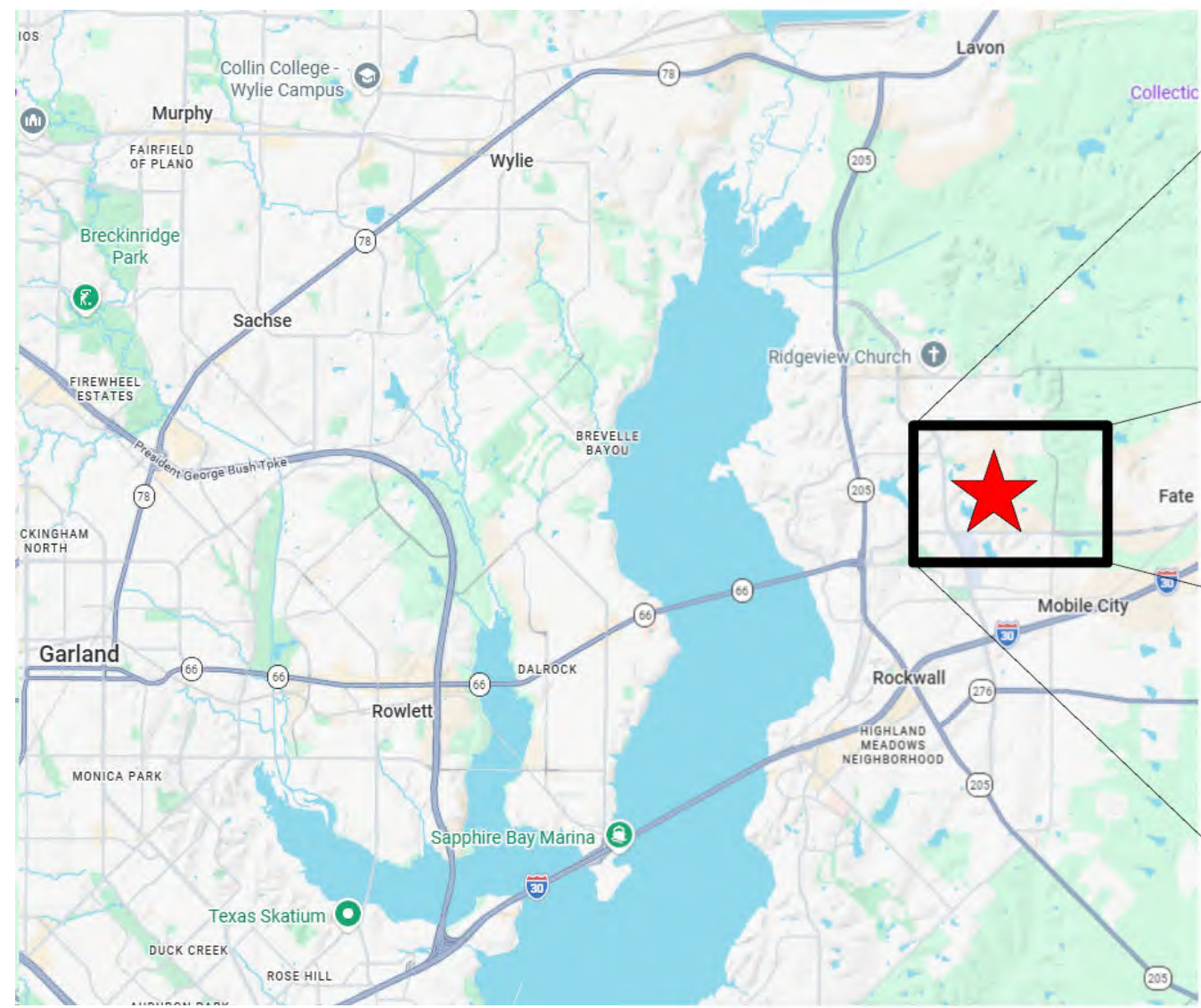
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

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

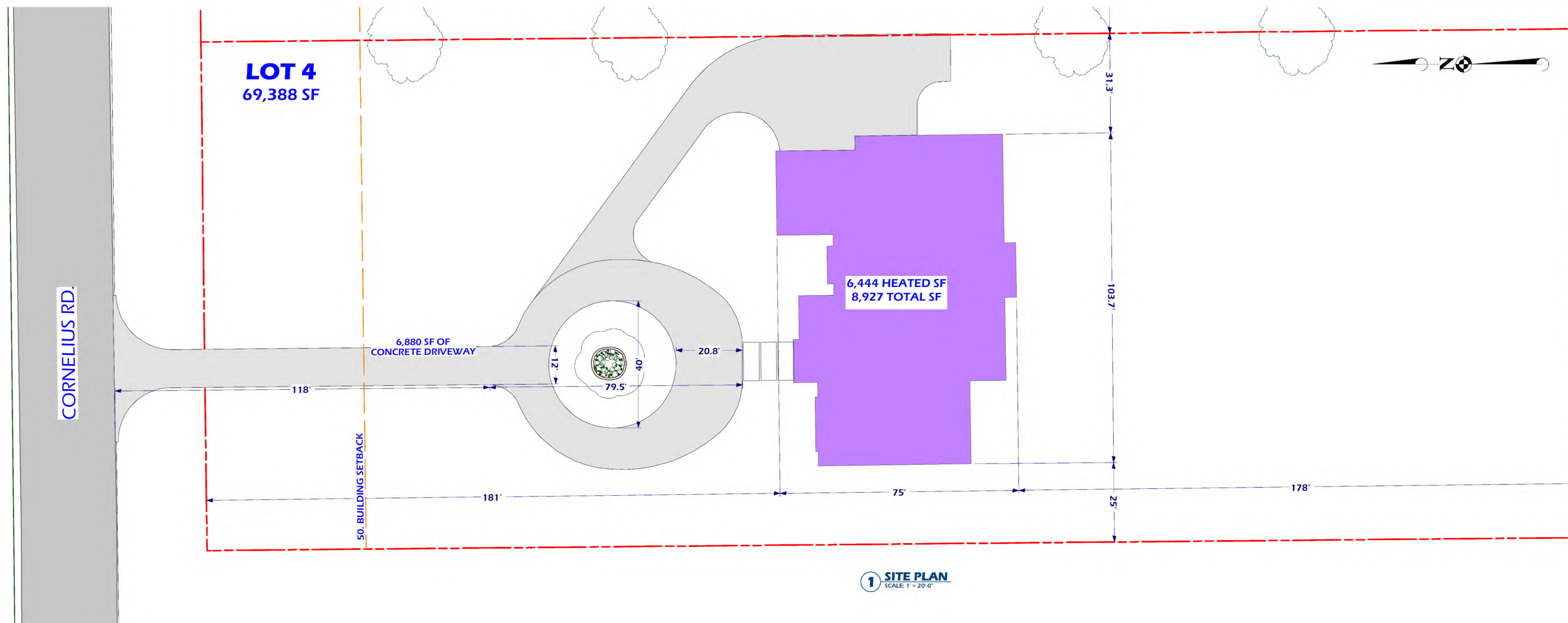


**PROJECT LOCATION**

**E1 OVERALL BUILDING HEIGHT**  
SCALE: NOT TO SCALE

**NEW HOME FOR THE PARMAR FAMILY**

401 Cornelius Rd, Rockwall, TX 75087



**1 SITE PLAN**  
SCALE: 1" = 20'-0"

SHEET NUMBER  
**A-00**  
REVISION #: F

**NEW HOME FOR THE PARMAR FAMILY**  
401 Cornelius Rd, Rockwall, TX 75087  
DRAWN BY: J. Scott Phillips PROJECT #: 26030507 DRAWN: 05/05/2026

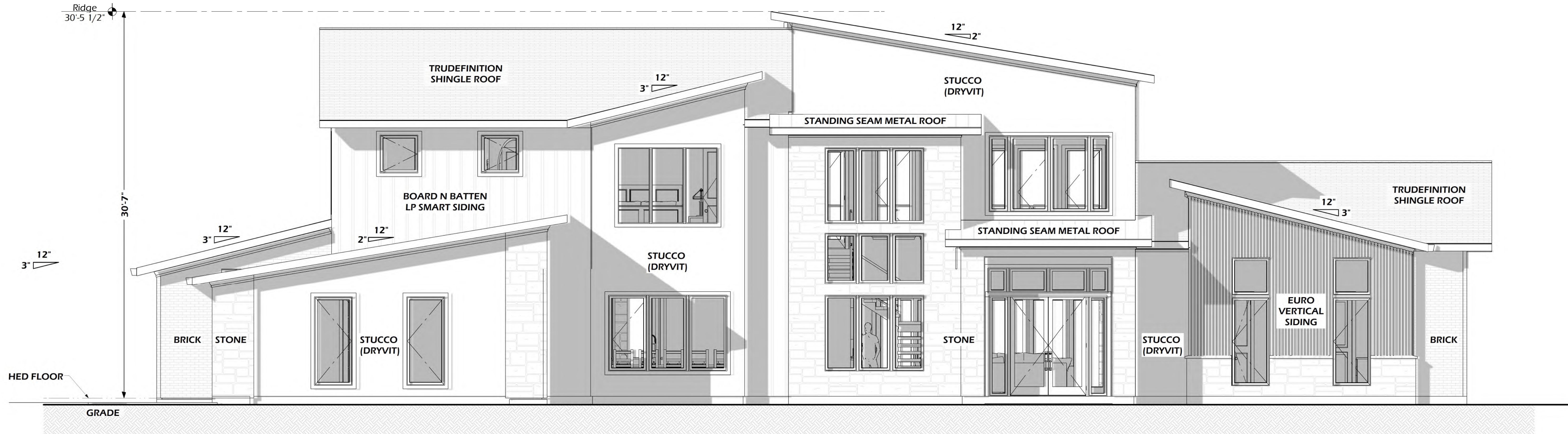
**LOT #4 SITE PLAN**  
401 Cornelius Rd, Rockwall, TX 75087

MEMBER  
**A I**  
**B D**  
PHILLIPS  
BUILDING DESIGN

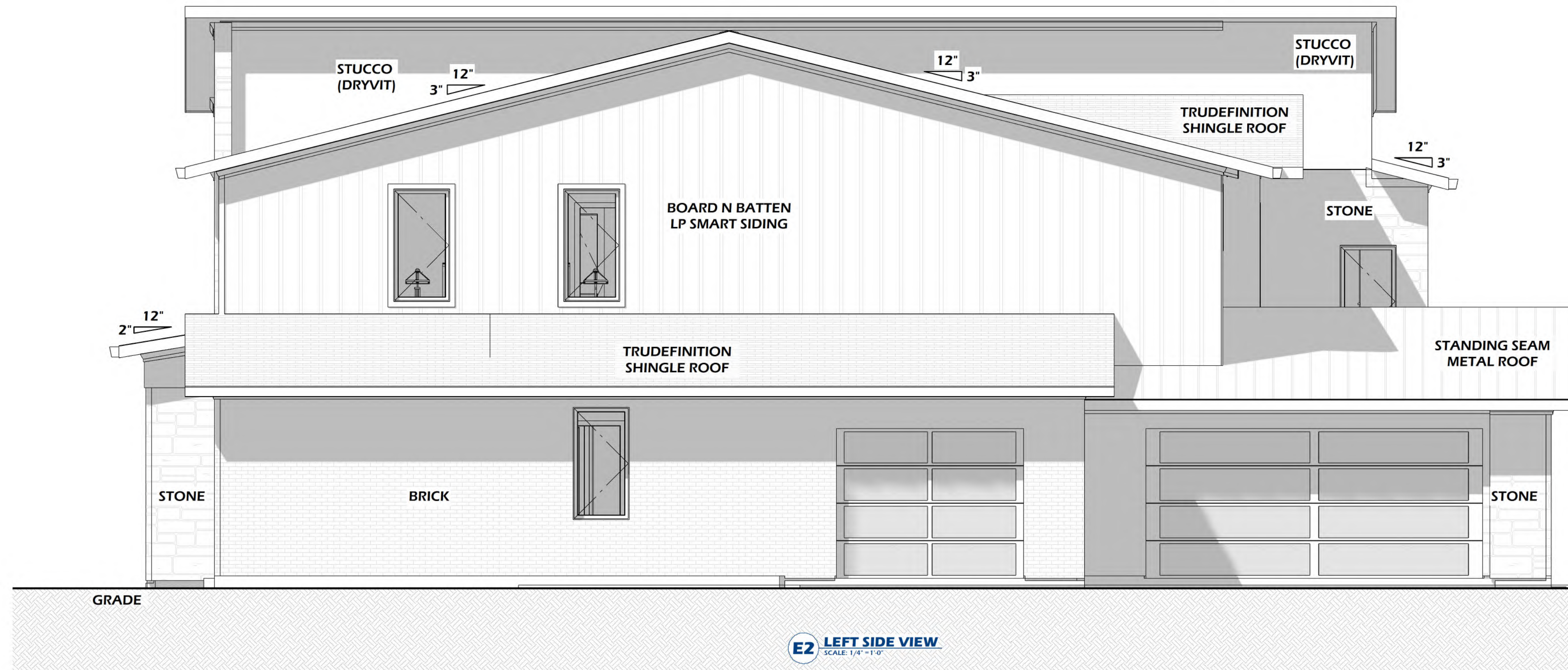
7300 State Hwy 121, Suite 300  
McKinney, TX 75070  
(952) 413-5696  
Scott@PhillipsPlans.com  
**PHILLIPSPLANS.COM**

**PHILLIPS**  
DESIGN SERVICES INC.

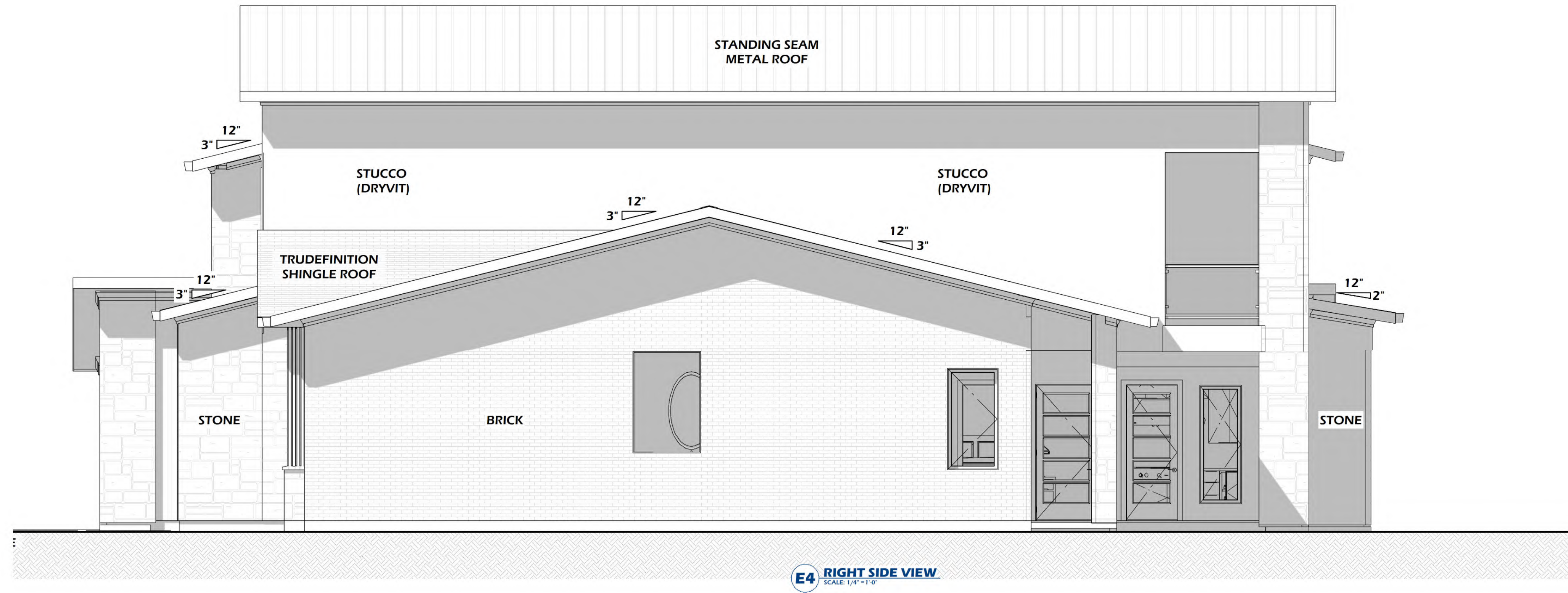
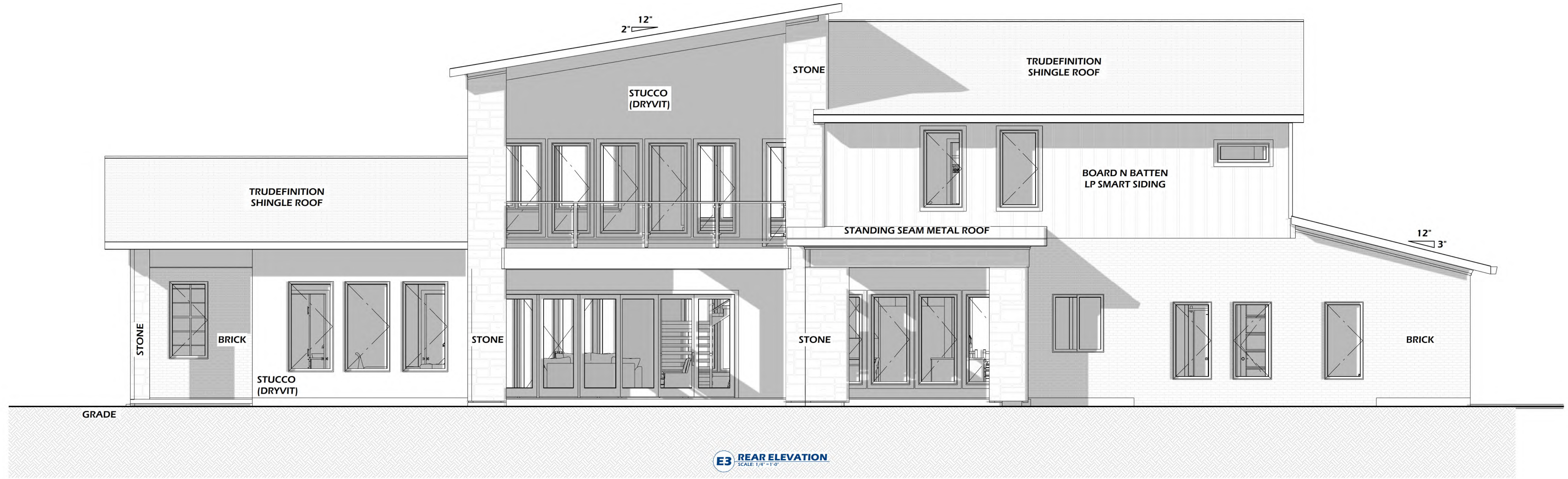
Case Number (Z2026-022)



**E1 FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**E2 LEFT SIDE VIEW**  
SCALE: 1/4" = 1'-0"



Case Number (Z2026-022)

SHEET NUMBER  
**A-04**  
REVISION #: F

**NEW HOME FOR THE PARMAR FAMILY**  
401 Cornelius Rd, Rockwall, TX 75087  
DRAWN BY: J. Scott Phillips PROJECT #: 26030507 DRAWN: 05/05/2026

**EXTERIOR ELEVATIONS**  
REAR AND RIGHT SIDE VIEW

MEMBER  
**A I B D**  
AMERICAN INSTITUTE OF  
BUILDING DESIGN

7300 State Hwy 121, Suite 300  
McKinney, TX 75070  
(960) 413-5096  
Scott@PhillipsPlans.com  
**PHILLIPS**  
DESIGN SERVICES INC.  
**PHILLIPSPLANS.COM**



**E1 FRONT 3D RENDERING**  
SCALE: NOT TO SCALE



**E2 RIGHT SIDE 3D RENDERING**  
SCALE: NOT TO SCALE



**E3 REAR 3D RENDERING**  
SCALE: NOT TO SCALE



**E4 RIGHT SIDE 3D RENDERING**  
SCALE: NOT TO SCALE

SHEET NUMBER  
**A-05**  
REVISION #: F

**NEW HOME FOR THE PARMAR FAMILY**  
401 Cornelius Rd, Rockwall, TX 75087  
DRAWN BY: *J. Scott Phillips* PROJECT #: 26030507 DRAWN: 05/05/2026

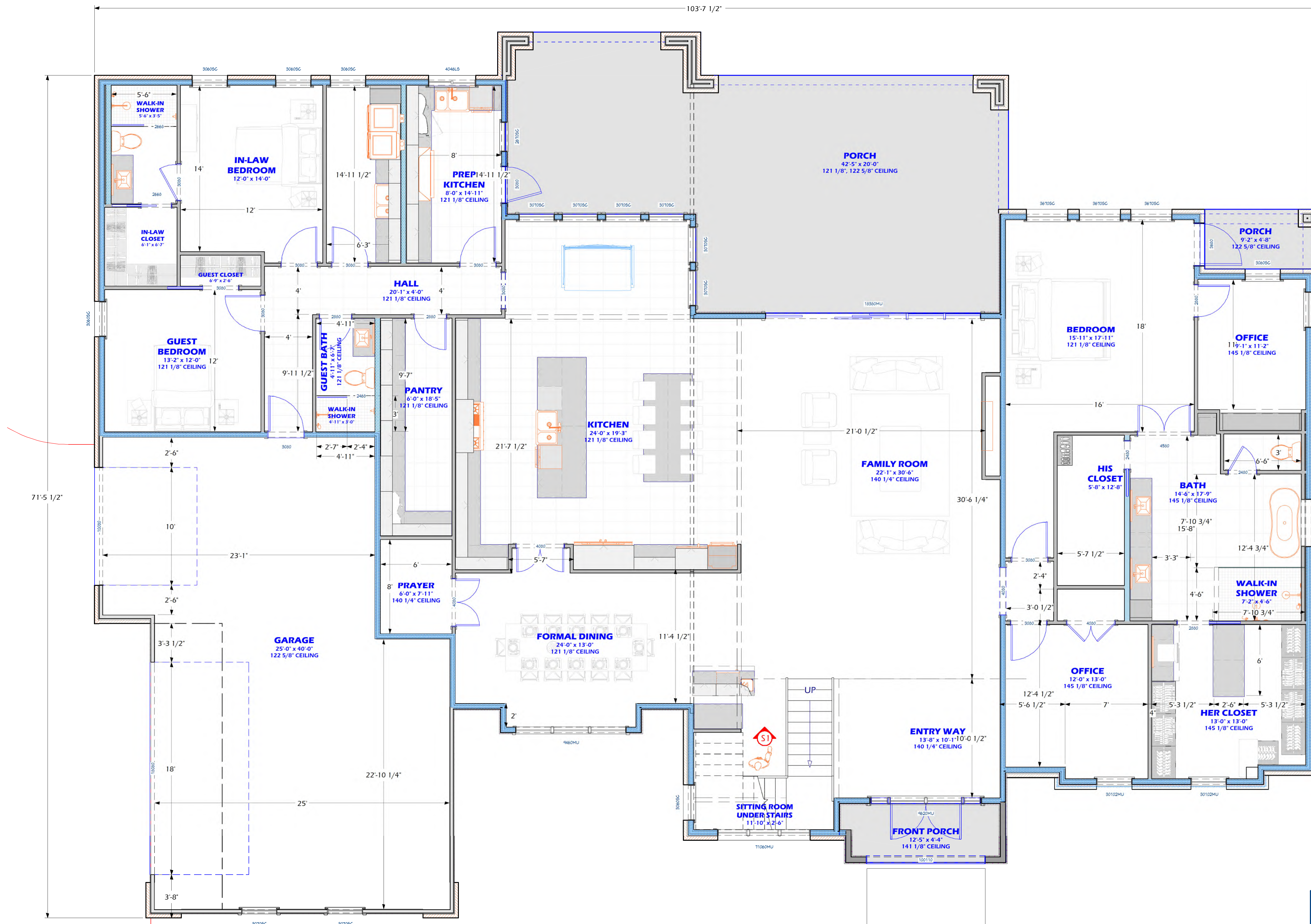
**EXTERIOR RENDERINGS**  
FRONT, RIGHT, REAR AND LEFT VIEWS

MEMBER  
**A I B D**  
ASSOCIATION OF  
BUILDING DESIGNERS

7300 State Hwy 121, Suite 300  
McKinney, TX 75070  
(969) 413-5696  
Scott@PhillipsPlans.com  
**PHILLIPSPLANS.COM**

**PHILLIPS**  
DESIGN SERVICES INC.

Case Number (Z2026-022)



1 1st FLOOR PLAN  
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE	
DESCRIPTION	SQ. FEET
1st FLOOR PLAN	4,367
2nd FLOOR PLAN	2,077
<b>TOTAL HEATED</b>	<b>6,444</b>
FRONT PORCH ENTRY	70
LARGE BACK PORCH	781
2nd FLOOR PORCH	527
3 CAR GARAGE	1,057
<b>TOTAL</b>	<b>8,927</b>

Case Number (Z2026-022)

SHEET NUMBER  
**A-01**  
REVISION #: F

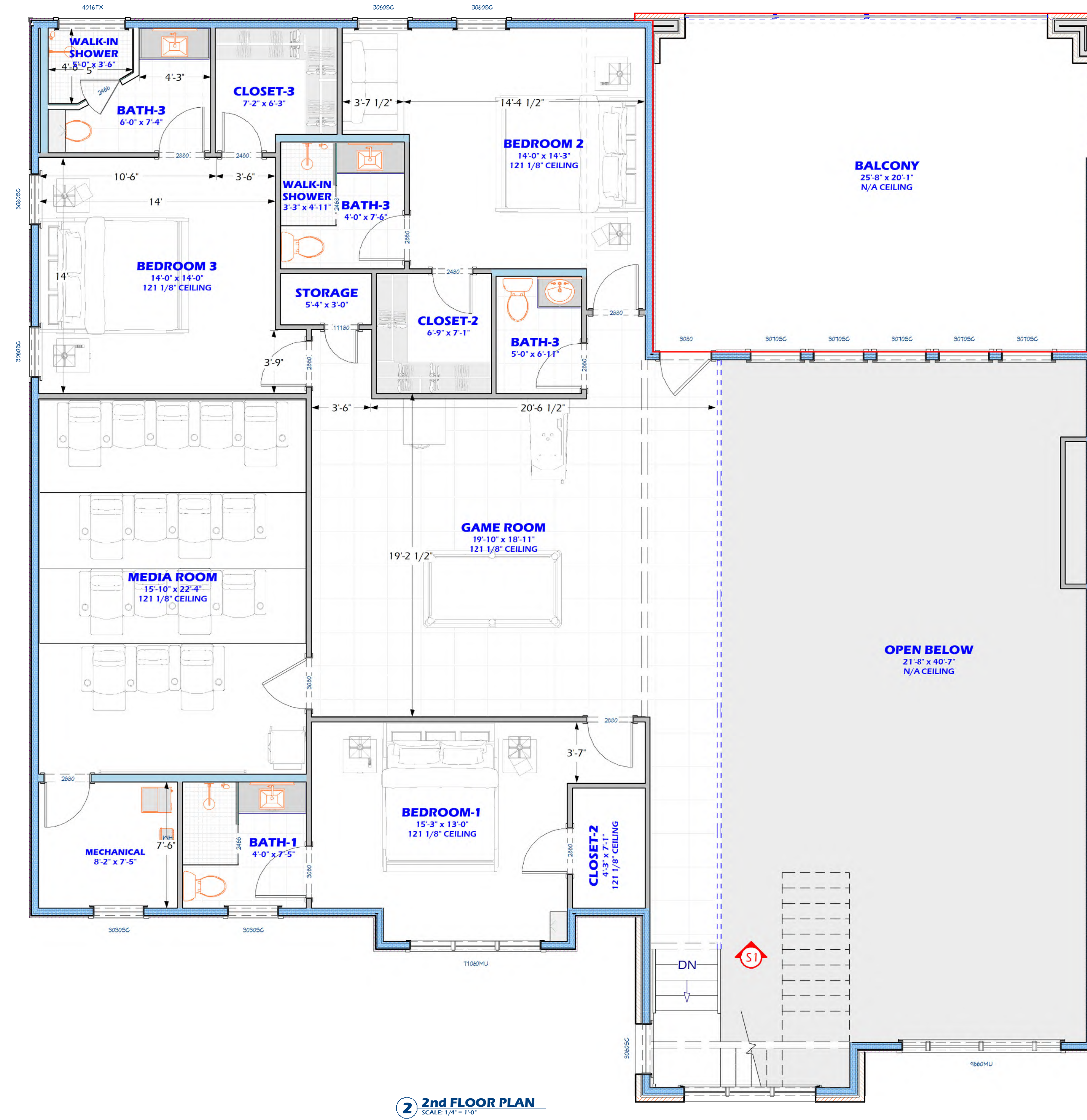
**NEW HOME FOR THE PARMAR FAMILY**  
401 Cornelius Rd, Rockwall, TX 75087  
DRAWN BY: J. Scott Phillips PROJECT #: 26030507 DRAWN: 05/05/2026

**1st FLOOR PLAN**

MEMBER  
**A I B D**  
AMERICAN INSTITUTE OF  
BUILDING DESIGN

7300 State Hwy 121, Suite 300  
McKinney, TX 75070  
(905) 413-5696  
scott@phillipsplans.com  
**PHILLIPSPLANS.COM**

**PHILLIPS**  
DESIGN SERVICES INC.



**2nd FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

Case Number (Z2026-022)

**PHILLIPS**  
DESIGN SERVICES INC.

7300 State Hwy 121, Suite 300  
McKinney, TX 75070  
(953) 413-5096  
Scott@PhillipsPlans.com  
**PHILLIPSPLANS.COM**

MEMBER  
**A I B D**  
AMERICAN INSTITUTE OF  
BUILDING DESIGN

**2nd FLOOR PLAN**

**NEW HOME FOR THE PARMAR FAMILY**  
401 Cornelius Rd, Rockwall, TX 75087  
DRAWN BY: J. Scott Phillips PROJECT #: 26030507 DRAWN: 05/05/2026

SHEET NUMBER  
**A-02**  
REVISION #: F



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-022

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	EXTERIOR MATERIALS
1200 Marilyn Jane	Single-Family Home	1986	2,046	Brick
1201 Marilyn Jane	Single-Family Home	1986	2,046	Brick
487 Cornelius Road	Barn	1985	7,986	N/A
520 Cornelius Road	Vacant	N/A	N/A	N/A
525 Cornelius Road	Vacant	N/A	N/A	N/A
555 Cornelius Road	Single-Family Home	1960	2,450	Siding
588 Cornelius Road	Barn	2012	2,700	Metal
589 Cornelius Road	Single-Family Home	1880	4,507	Siding
614 Cornelius Road	Vacant	N/A	N/A	N/A
628 Cornelius Road	Single-Family Home	2018	2,632	Metal
635 Cornelius Road	Vacant	N/A	N/A	N/A
657 Cornelius Road	Vacant	N/A	N/A	N/A
AVERAGES:		1975	3,481	



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-022

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---



1200 Marilyn Jane



1201 Marilyn Jane



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-022

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



487 Cornelius Road



520 Cornelius Road



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-022

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



525 Cornelius Road



555 Cornelius Road



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-022

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



588 Cornelius Road



589 Cornelius Road



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-022

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



614 Cornelius Road



628 Cornelius Road



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-022

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



635 Cornelius Road



657 Cornelius Road

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 1.59-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 4, PEOPLES TRACT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Ankit Parmar for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* to allow the construction of a single family home on a 1.59-acre parcel of land identified as Lot 5, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 401 Cornelius Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 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*] -- as heretofore amended and may be amended

in the future -- and with the following conditions:

### 3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a *Single-Family Home* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibits 'C'*, the Renderings depicted in *Exhibits 'D'*, and the Floor Plan depicted in *Exhibits 'E'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

### 3.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

**SECTION 4.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 5.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 6.** 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 7.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 8.** 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 1<sup>st</sup> DAY OF JUNE, 2026.**

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: May 18, 2026

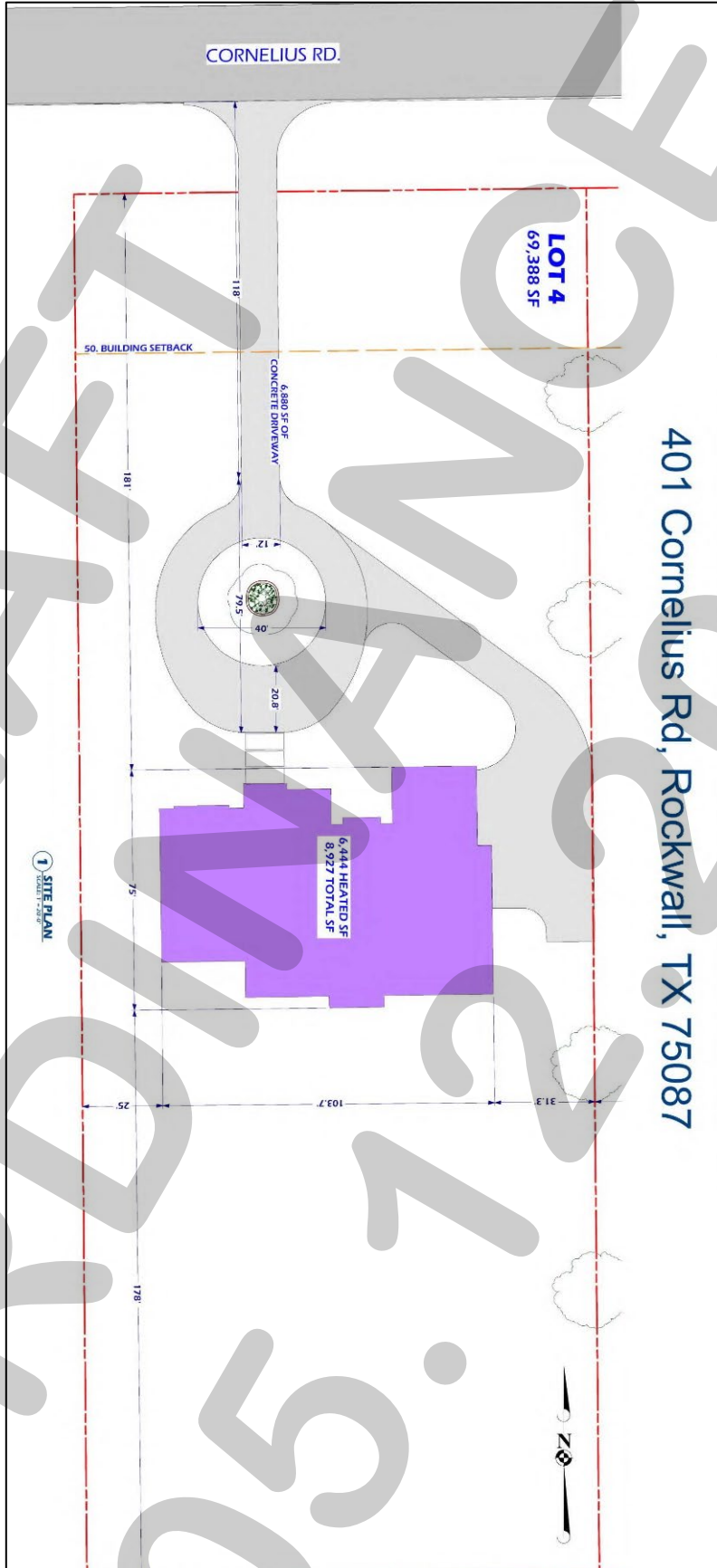
2<sup>nd</sup> Reading: June 1, 2026

**Exhibit 'A':  
Location Map**

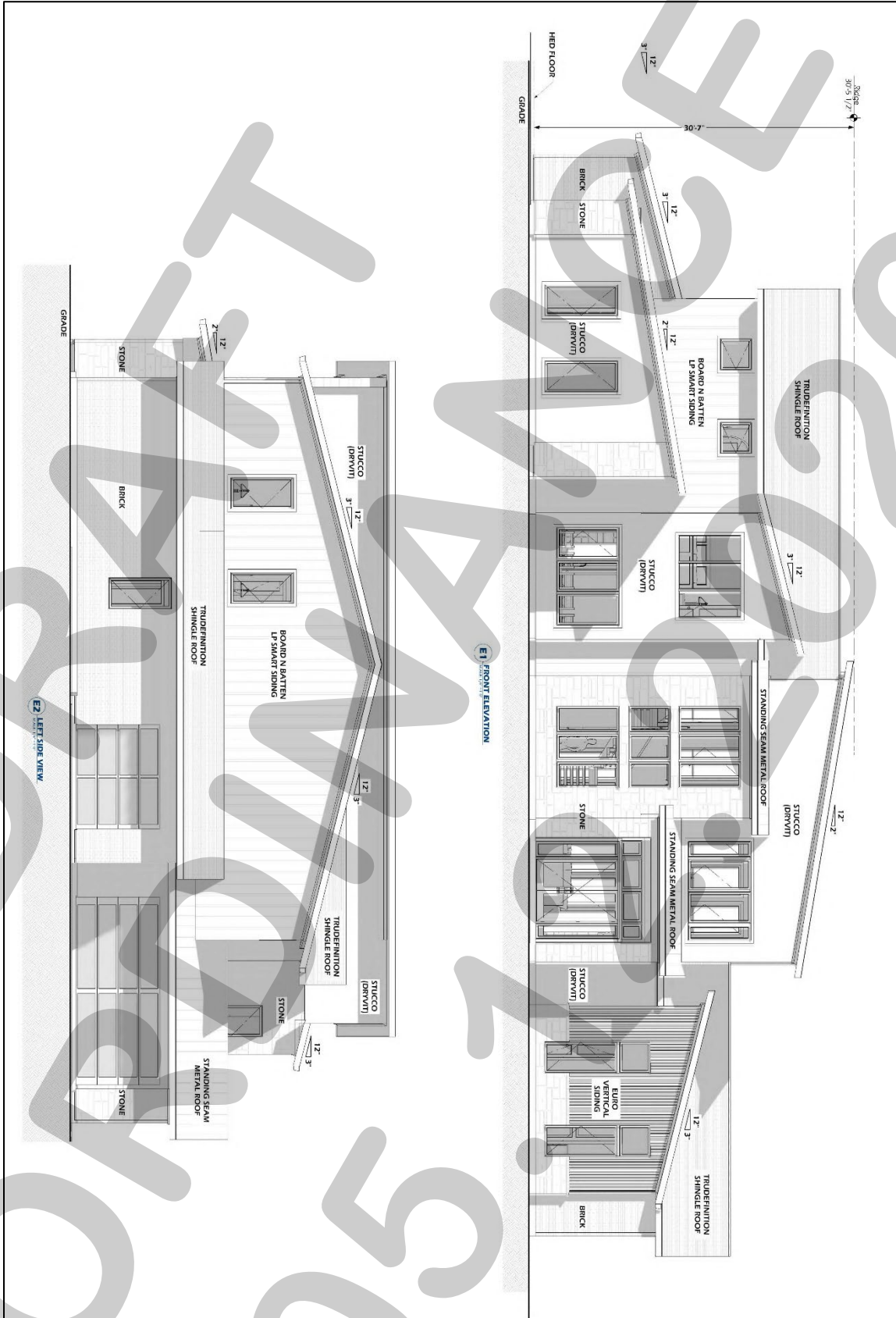
Legal Description: Lot 4, Peoples Tract Addition  
Address: 401 Cornelius Road



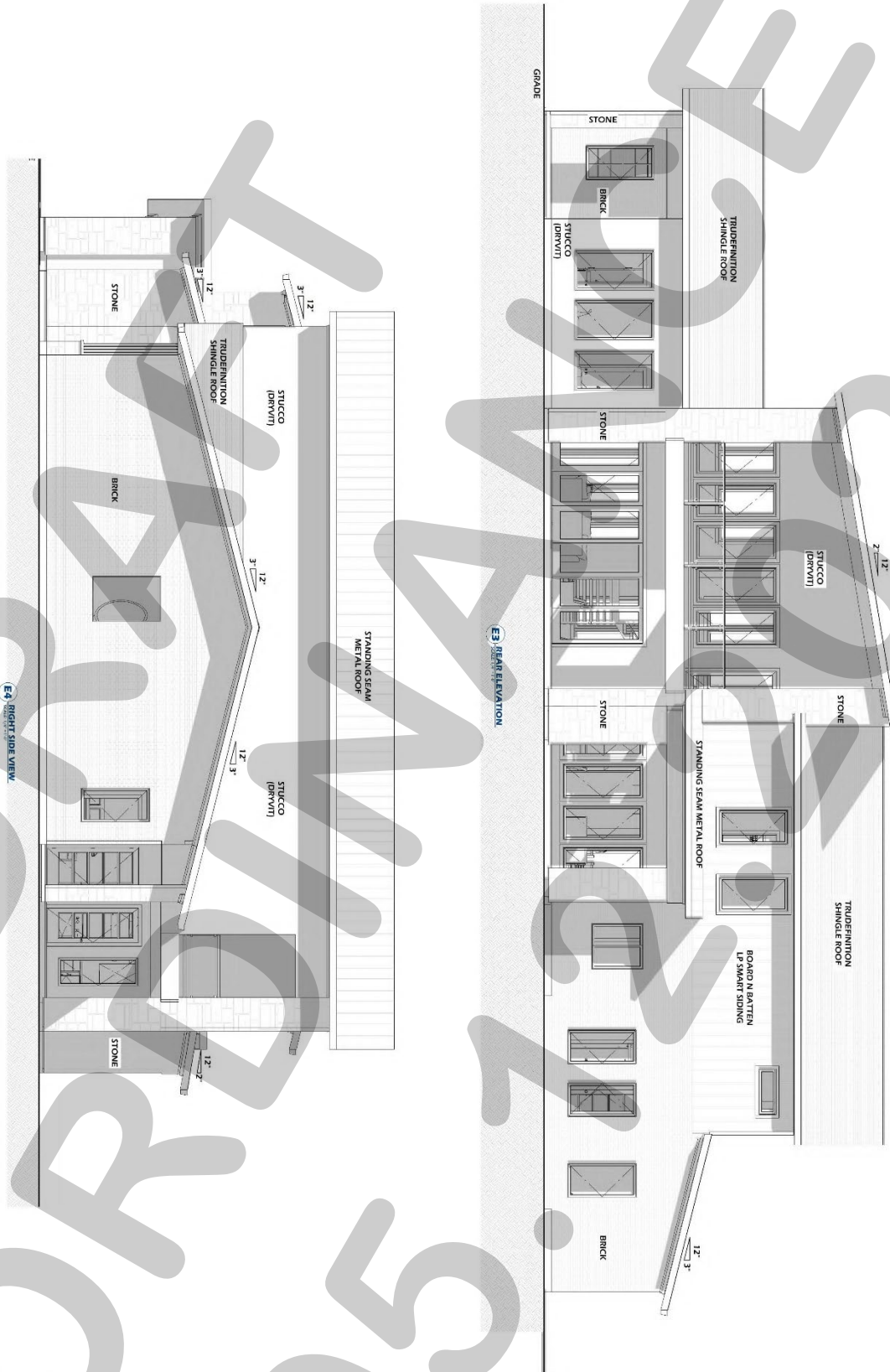
Exhibit 'B':  
Residential Plot Plan



**Exhibit 'C':  
Building Elevations**



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



**Exhibit 'D':  
Renderings**



**E3 REAR 3D RENDERING**  
© 2024 ARCHITECTURE



**E1 FRONT 3D RENDERING**  
© 2024 ARCHITECTURE

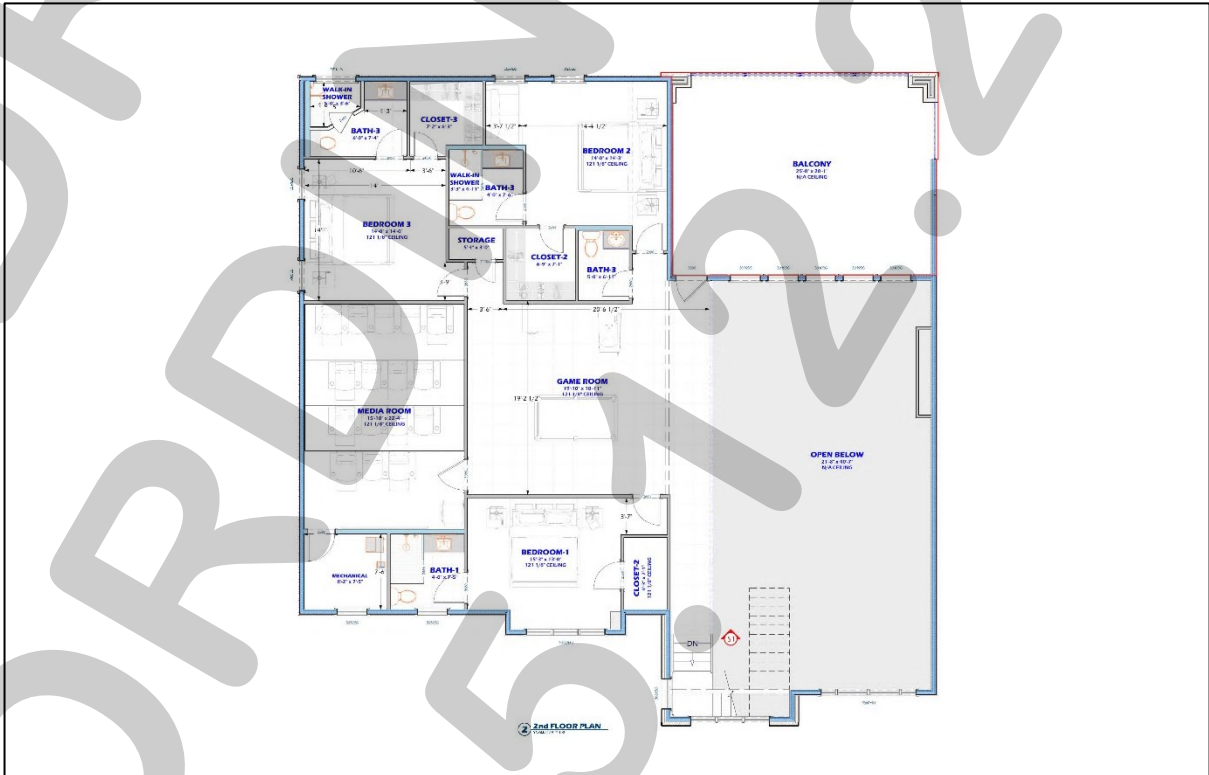
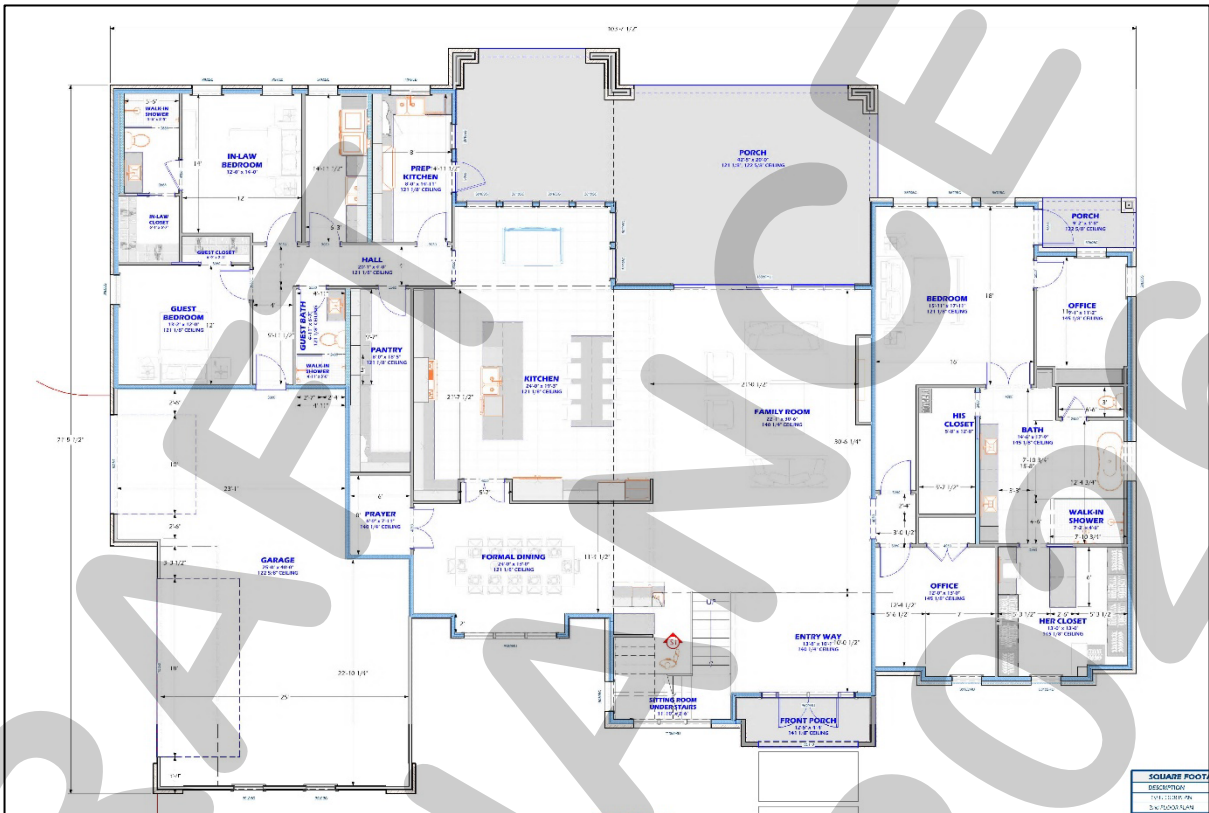


**E4 RIGHT SIDE 3D RENDERING**  
© 2024 ARCHITECTURE



**E2 LEFT SIDE 3D RENDERING**  
© 2024 ARCHITECTURE

**Exhibit 'E':  
Floor Plan**





# 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:** May 18, 2026  
**APPLICANT:** Ankit Parmar  
**CASE NUMBER:** Z2026-022; *Specific Use Permit (SUP) for a Residential Infill adjacent to an Established Subdivision at 401 Cornelius Road*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Ankit Parmar for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 1.59-acre parcel of land identified as Lot 4, Block A, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 401 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 [i.e. Case No. A2009-005]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On May 6, 2024, the City Council approved a *Zoning Change [Case No. Z2024-015]* from Agricultural (AG) District to Single-Family Estate 1.5 (SFE-1.5) District for the Peoples Tract Addition, which included the subject property. On April 15, 2024, the City Council approved a *Final Plat [i.e. Case No. P2024-009]* for the Peoples Tract Addition establishing the subject property as Lot 4, Block A, Peoples Tract Addition. The subject property has remained vacant since rezoning.

### PURPOSE

The applicant – *Ankit Parmar* -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B) (11), *Residential Infill in or Adjacent to an Established Subdivision*, and Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

### ADJACENT LAND USES AND ACCESS

The subject property is located at 451 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 Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Maytona Ranch Estates Subdivision, which was established in 1983 and consists of 19 single-family residential lots. All of these properties are developed with single-family homes and are zoned Agricultural (AG) District.

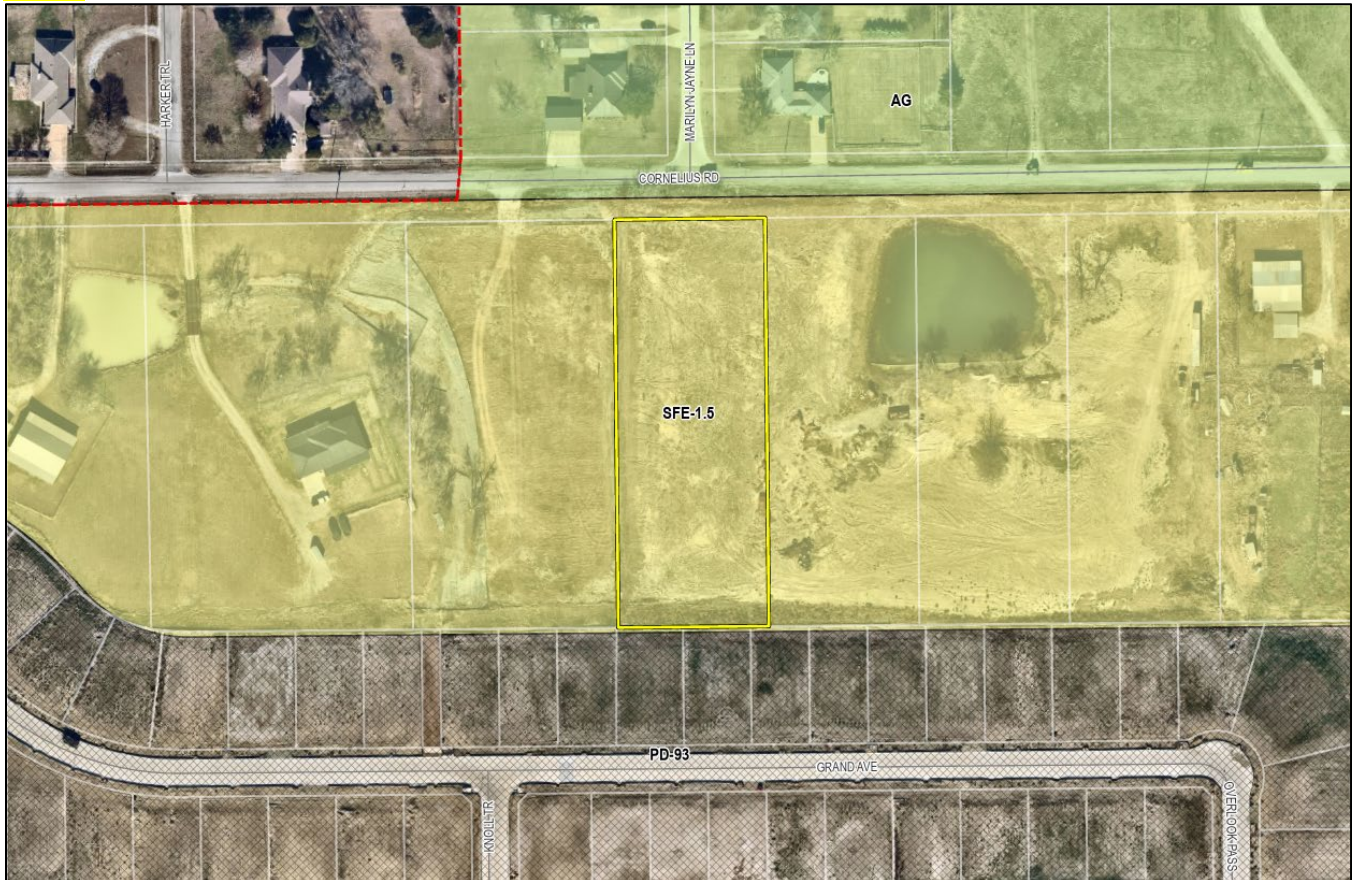
South: Directly south of the subject property Phase I of the Terraces Subdivision, which consists of 263 lots and is zoned Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses. Beyond that is a 55.08-acre tract of land (*i.e. Tract 11, of the W.M. Dalton Survey, Abstract 72*), which is zoned Agricultural (AG) District and developed with two (2) *Agricultural Accessory Structures- (i.e. a 7,448 SF barn and a 1,107 SF pole barn)* that were constructed in 1966.

East: Directly east of the subject property are four (4) parcels of land (*i.e. 451, 487, 525, and 555 Cornelius Road*) which are zoned Single-Family Estate 1.5 (SFE-1.5) District, currently vacant and part of the Peoples Tract Addition.

Beyond this is a 12.231-acre tract of land (i.e. *Tract 10, of the W.M. Dalton Survey, Abstract No. 72*) which is zoned Agricultural (AG) District and developed with a Single-Family home.

West: Directly west of the subject property are three (3) parcels of land (i.e. 375, 333, and 291 *Cornelius Road*) which are zoned Single-Family Estate 1.5 (SFE-1.5) District, currently vacant and part of the Peoples Tract Addition. West of this is a four (4) acre parcel of land owned by the City of Rockwall that is zone Agricultural (AG) District and developed with a *Public Park*.

MAP 1: LOCATION MAP  
YELLOW: SUBJECT PROPERTY



### **CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES**

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is located adjacent to the Meadowview Ranch Estates Subdivision, which has been in existence for more than ten (10) years, consists of 24 residential lots, and is 100% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within 500-feet of an established subdivision and being zoned Single-Family Estate 1.5 (SFE-1.5) District, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [i.e. *Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ..." The following is a

summary of observations concerning the housing along Cornelius Road and Marilyn Jane Road compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing	Proposed Housing
Building Height	One (1) & Two (2) Story	Two (2) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face Cornelius Road
Year Built	1888 - 2012	N/A
Building SF on Property	2,046 SF – 7,986 SF	9,017 SF
Building Architecture	Mostly Single-Family Homes	Comparable Architecture to the Surrounding New Single-Family Homes
Building Setbacks:		
Front	20-Feet or Greater	210-Feet
Side	10-feet or Greater	25-Feet
Rear	10-feet or Greater	163-Feet
Building Materials	Brick and Siding	Stone, Stucco, Wood Siding, Metal Siding
Roofs	Composite & Asphalt Shingles	Composite and Asphalt Shingle

The Specific Use Permit (SUP) request for the single-family home does appear to be in conformance with the density and dimensional requirements stipulated by the Unified Development Code (UDC) except for the deviation to the minimum required roof pitch and garage orientation. According to Subsection 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(a)ll residential structures shall be constructed with a minimum 3:12 roof pitch”. In this case, the applicant is proposing a modern style home that uses a variation of roof pitches lower than the minimum 3:12 requirement. In addition, according to Subsection 04.01, *Lots Less Than Five (5) Acres*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), “(i)n single-family or duplex districts, parking garages must be configured in a *J-Swing*, *Traditional Swing*, or *Recessed Front Entry* garage configuration...”. In this case, the applicant is proposing a side-entry garage, which is typical of large estate lots. A waiver to the roof pitch and garage orientation requirements is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If this Specific Use Permit (SUP) request is approved by the Planning and Zoning Commission and City Council, the roof pitch and garage orientation requirements will be waived. With the exception of the roof pitch and side-entry garage, the proposed single-family home meets all of the density and dimensional requirements as stipulated by the Unified Development Code (UDC) for a property in a Single-Family Estate 1.5 (SFE-1.5) District.

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along Cornelius and Marilyn Jane Road and the proposed building elevations in the attached packet. If the applicant’s Specific Use Permit (SUP) is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size, height, and general architecture of the proposed single-family home. With this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

**NOTIFICATIONS**

On April 21, 2026, staff mailed 82 notices to property owners and occupants within 500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff has not received any notices in favor or in opposition of the applicant’s request.

**CONDITIONS OF APPROVAL**

If the City Council chooses to approve of the applicant’s request for a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of the draft ordinance.
  - (b) The construction of a *Single-Family Home* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibits 'C'*, the Renderings depicted in *Exhibits 'D'*, and the Floor Plan depicted in *Exhibits 'E'* of the draft ordinance.
  - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

### **PLANNING AND ZONING COMMISSION**

On May 12, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 5-0, with Commissioner Brock absent and Commissioner Hagaman recusing himself.



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**  
PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

<sup>2</sup>: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 401 Cornelius Rd, Rockwall 75087

SUBDIVISION Peoples Tract Addition

LOT 4

BLOCK \_\_\_\_\_

GENERAL LOCATION Between Terraces Phase 2 and Cornelius R

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

CURRENT ZONING SF-1.5

CURRENT USE Vacant Land

PROPOSED ZONING SF- 1.5

PROPOSED USE Single Family Home

ACREAGE 1.59 Lot

LOTS [CURRENT] Lot 4

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

APPLICANT

CONTACT PERSON ANKIT PARMAR

CONTACT PERSON \_\_\_\_\_

ADDRESS \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_

PHONE \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

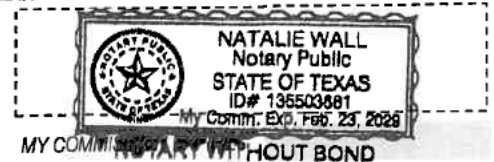
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ankit Parmar (Applicant) [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

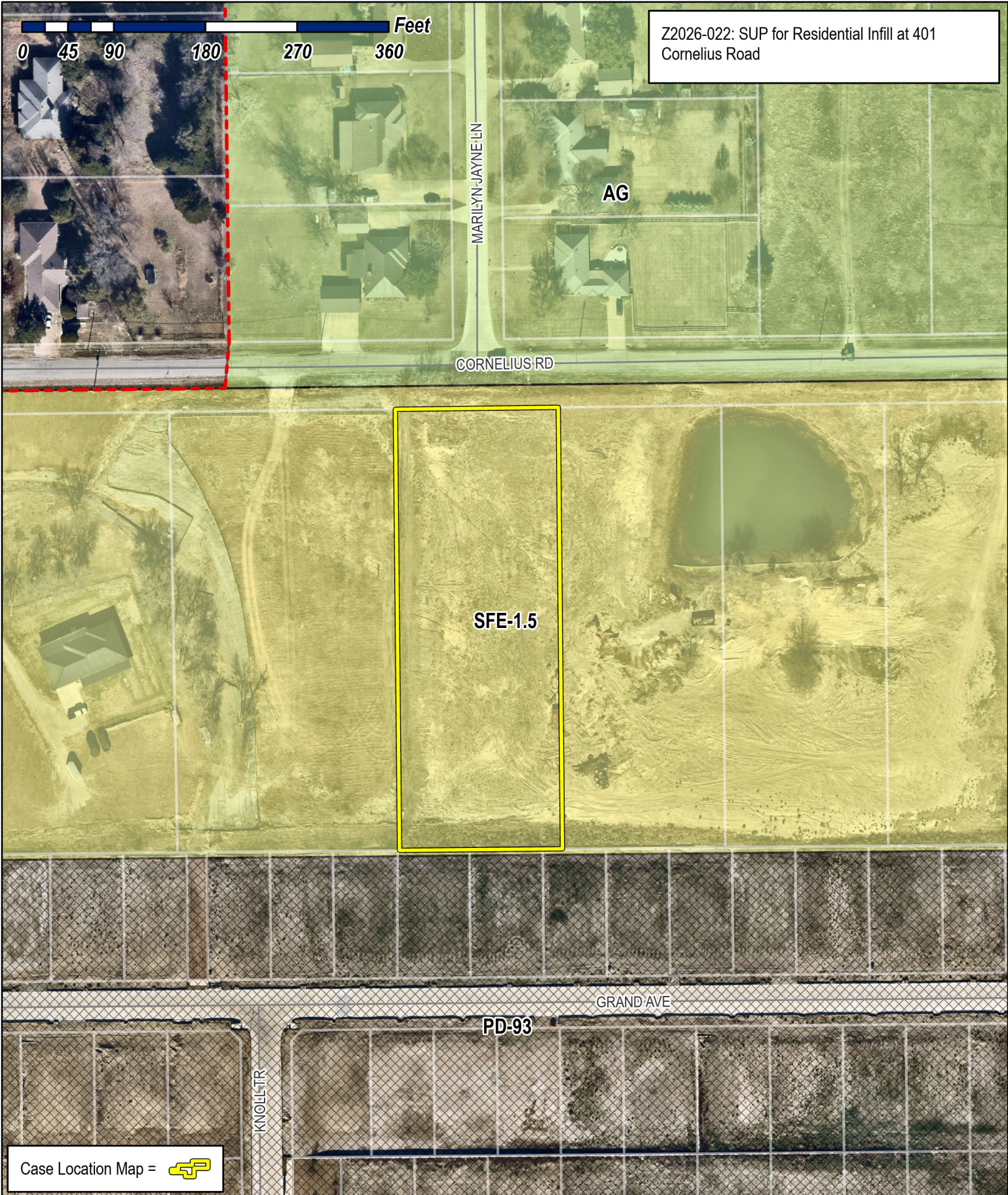
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 223.85 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF April, 2024 BY SIGNING THIS APPLICATION, 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 15 DAY OF April, 2024

OWNER'S SIGNATURE Ankit Parmar

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Natalie Wall





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.

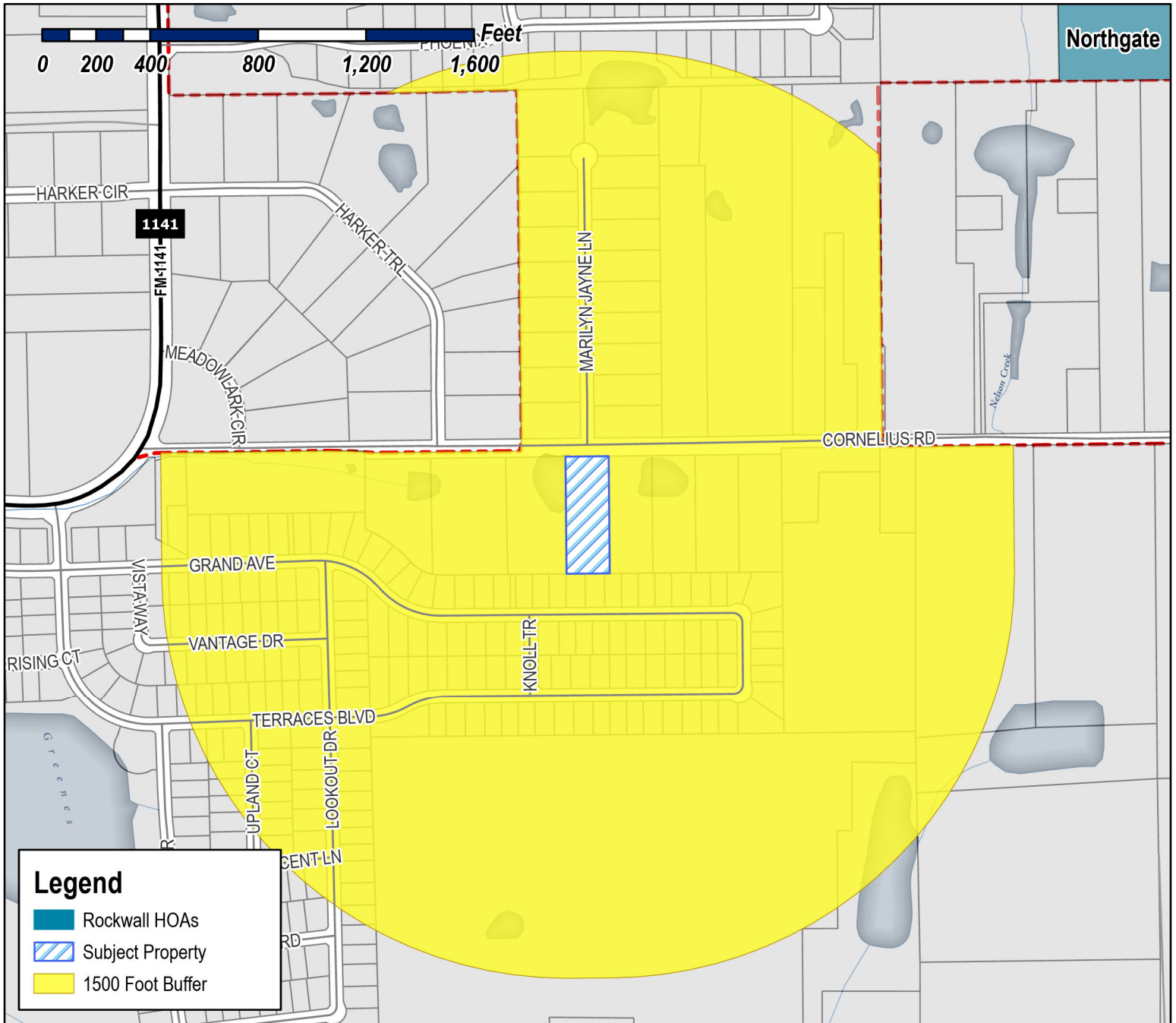
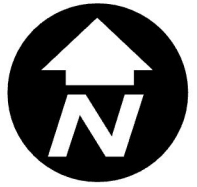




# City of Rockwall

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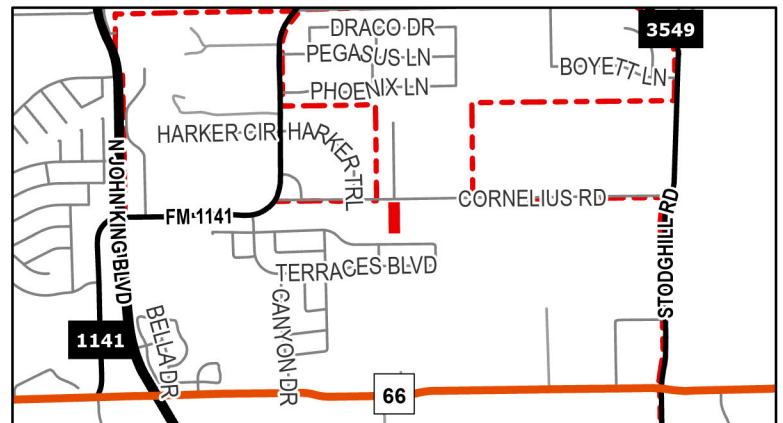
### Legend

-  Rockwall HOAs
-  Subject Property
-  1500 Foot Buffer

**Case Number:** Z2026-022  
**Case Name:** SUP For Residential Infill at 401 Cornelius Road  
**Case Type:** Zoning  
**Zoning:** Single Family Estate 1.5 (SFE 1.5) District  
**Case Address:** 401 Cornelius Road

**Date Saved:** 4/17/2026

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

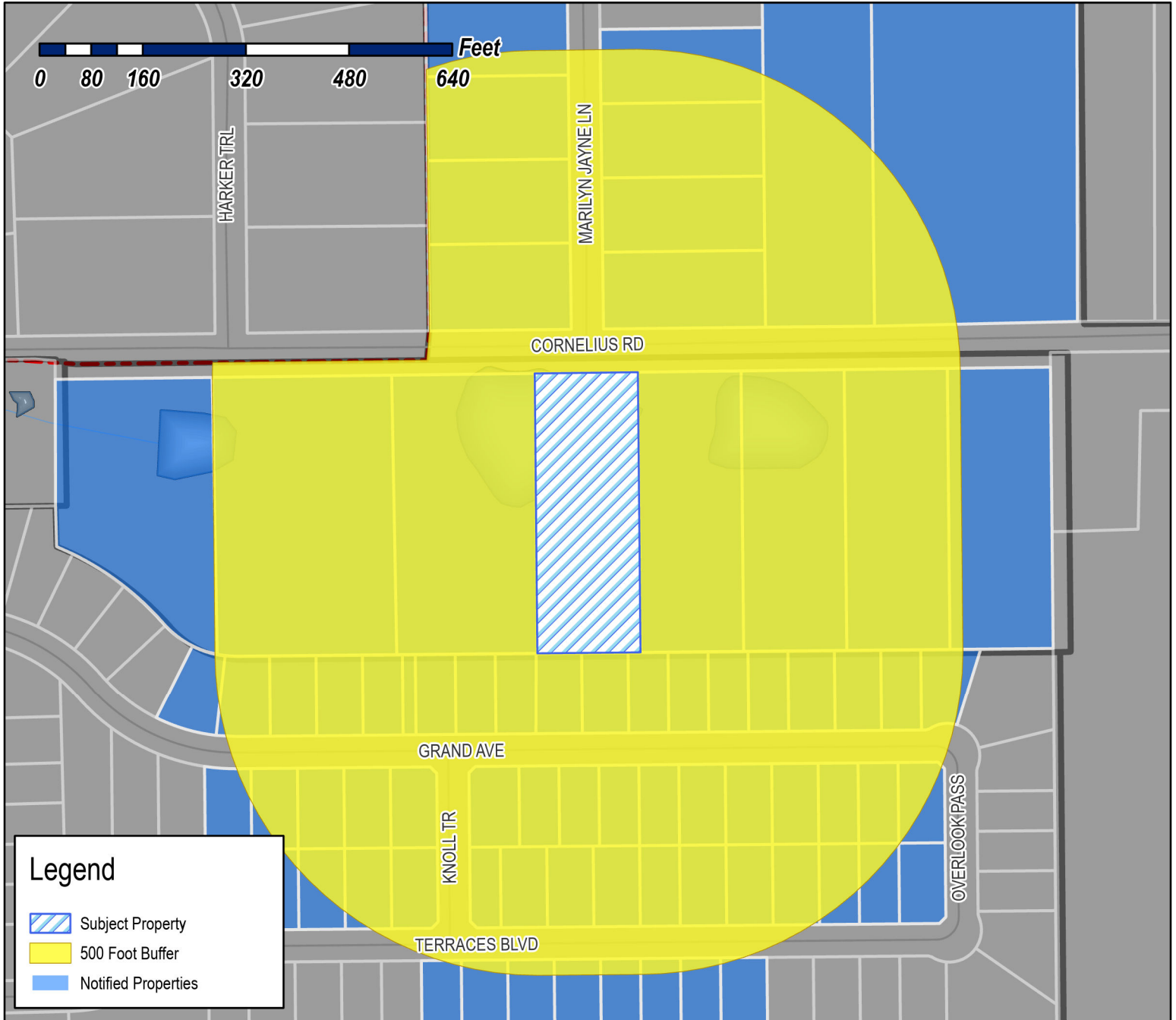





# City of Rockwall

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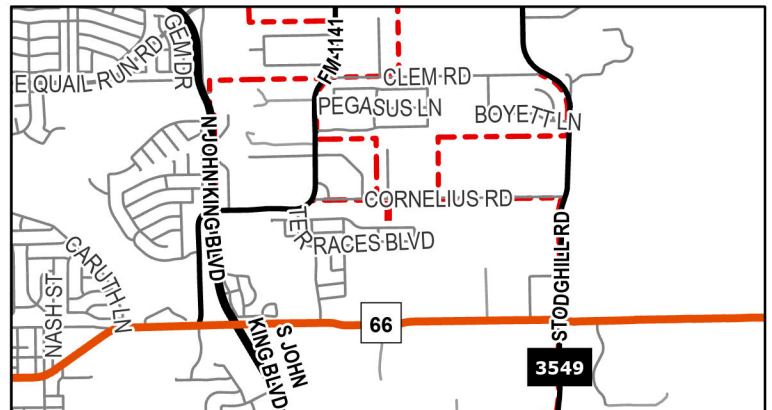
**Legend**

-  Subject Property
-  500 Foot Buffer
-  Notified Properties

**Case Number:** Z2026-022  
**Case Name:** SUP For Residential Infill at 401 Cornelius Road  
**Case Type:** Zoning  
**Zoning:** Single Family Estate 1.5 (SFE 1.5) District  
**Case Address:** 401 Cornelius Road

**Date Saved:** 4/17/2026

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

HARGROVE TODD & TONDA  
1381 LEEWARD DR  
ROCKWALL, TX 75087

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

RESIDENT  
2032 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2037 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2038 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2043 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2044 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2044 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2049 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2050 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2050 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2055 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2056 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2056 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2061 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2062 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2064 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2068 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2103 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2104 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2105 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2106 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2109 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2110 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2111 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2112 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2115 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2116 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2117 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2118 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2121 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2122 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2123 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2124 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2127 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2128 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2129 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2130 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2133 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2134 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2135 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2136 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2139 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2140 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2200 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2201 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2202 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2203 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2206 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2207 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2208 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2212 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2213 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2214 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2218 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2219 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2220 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2224 TERRACES BLVD  
ROCKWALL, TX 75087

RESIDENT  
2225 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
2226 GRAND AVE  
ROCKWALL, TX 75087

RESIDENT  
291 CORNELIUS RD  
ROCKWALL, TX 75087

POLK BAILEY & BROOKE  
333 CORNELIUS RD  
ROCKWALL, TX 75087

RESIDENT  
375 CORNELIUS RD  
ROCKWALL, TX 75087

RESIDENT  
401 CORNELIUS RD  
ROCKWALL, TX 75087

TM TERRACES LLC  
ANDREA DANLEY - INDEPENDENT EXECUTOR  
4416 W. LOVERS LN SUITE 200  
DALLAS, TX 75209

TM TERRACES LLC  
4416 W. LOVERS LN SUITE 200  
DALLAS, TX 75209

RESIDENT  
451 CORNELIUS RD  
ROCKWALL, TX 75087

RESIDENT  
487 CORNELIUS RD  
ROCKWALL, TX 75087

FLEMING HALLIE B  
508 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
520 CORNELIUS RD  
ROCKWALL, TX 75087

RESIDENT  
525 CORNELIUS RD  
ROCKWALL, TX 75087

RESIDENT  
555 CORNELIUS RD  
ROCKWALL, TX 75087

RESIDENT  
588 CORNELIUS RD  
ROCKWALL, TX 75087

ESTATE OF MICHAEL L PEOPLES SR  
ANDREA DANLEY - INDEPENDENT EXECUTOR  
PO Box 154  
Fate, TX 75132

# 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:

## Z2026-022: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Akhil Parmar for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 1.59-acre parcel of land identified as Lot 4, Block A, People Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 401 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, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 2026 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:

**Bethany Ross**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Monday, May 18, 2026 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. Z2026-022: SUP for Residential Infill

Please place a check mark on the appropriate line below:

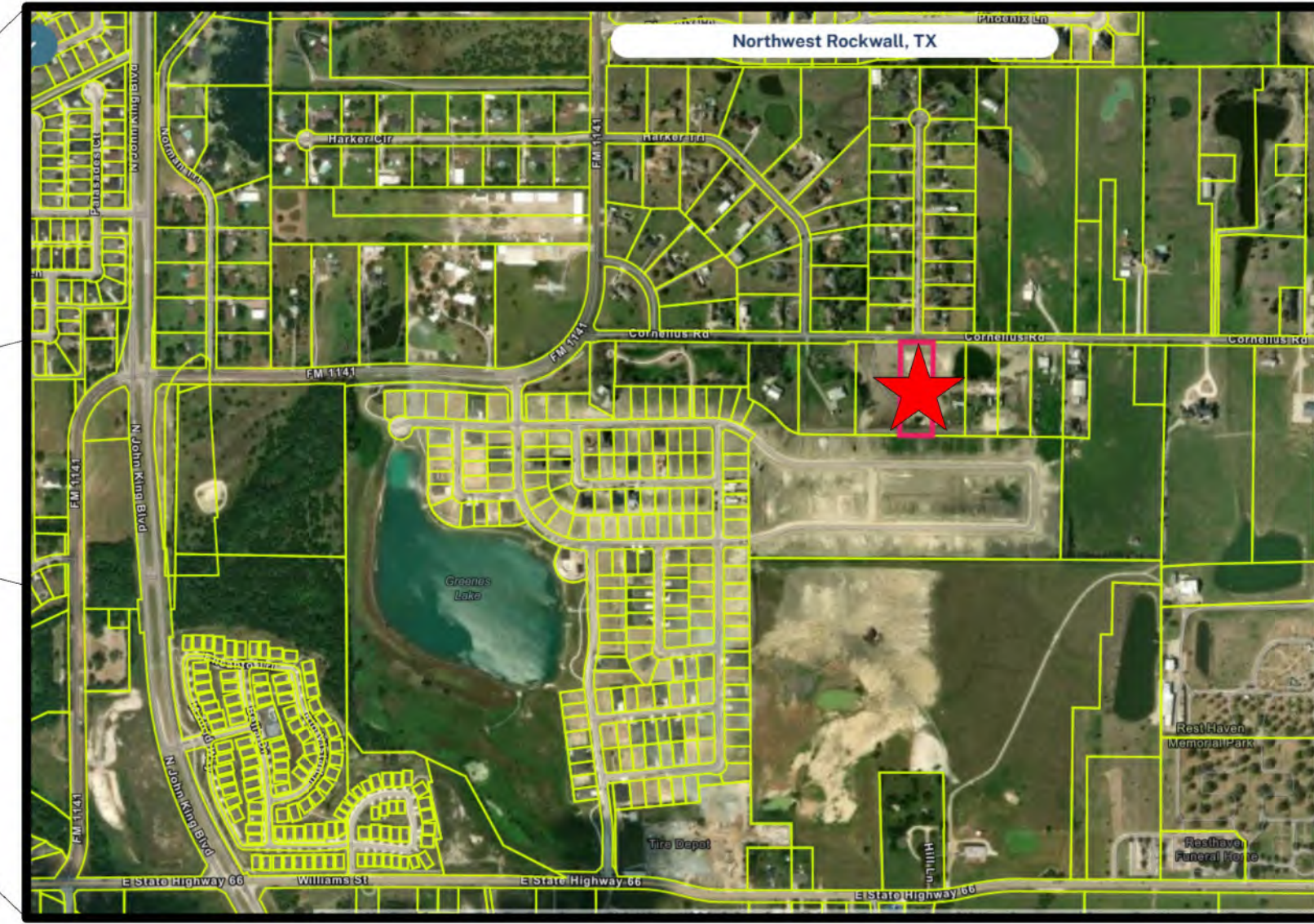
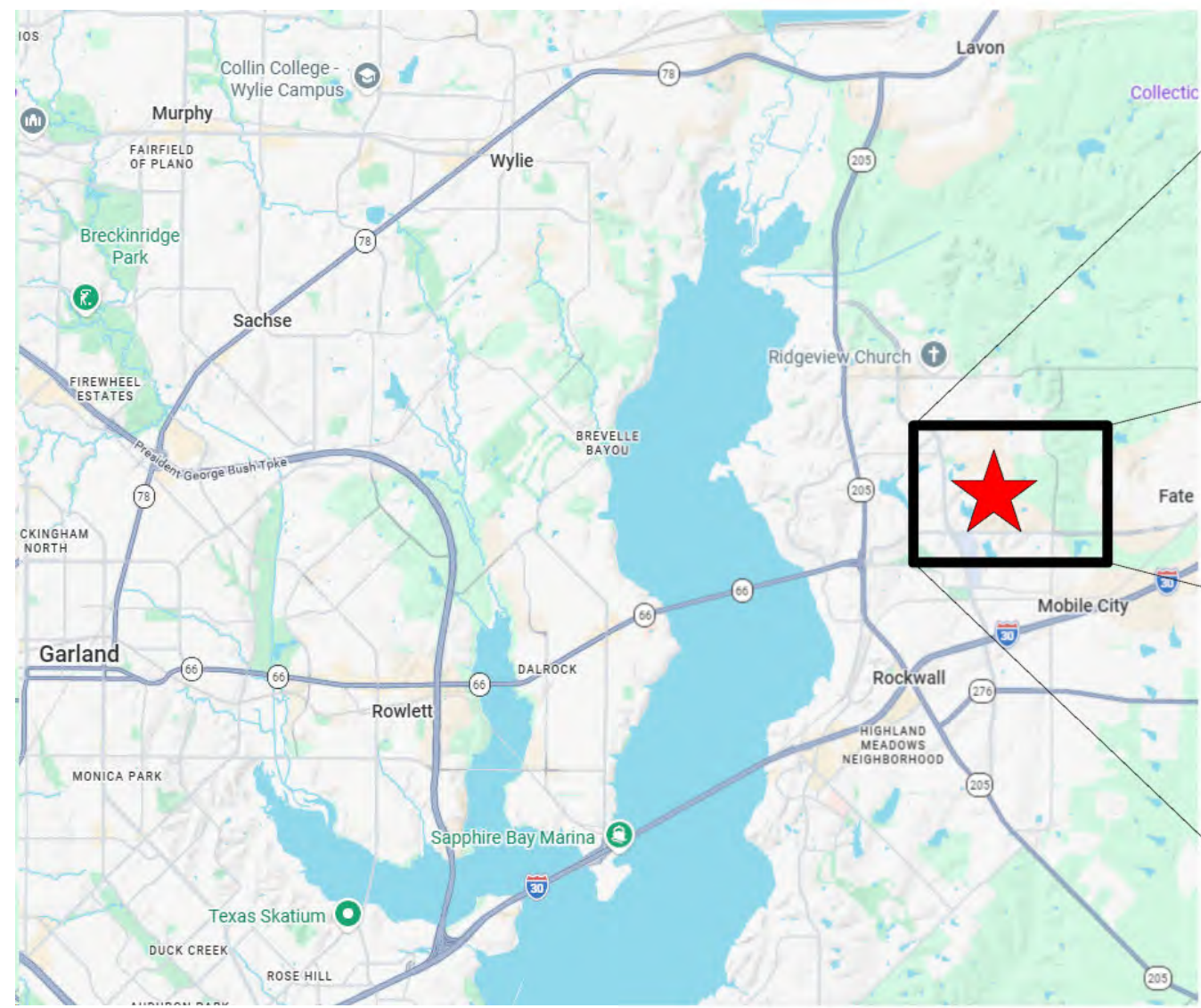
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

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

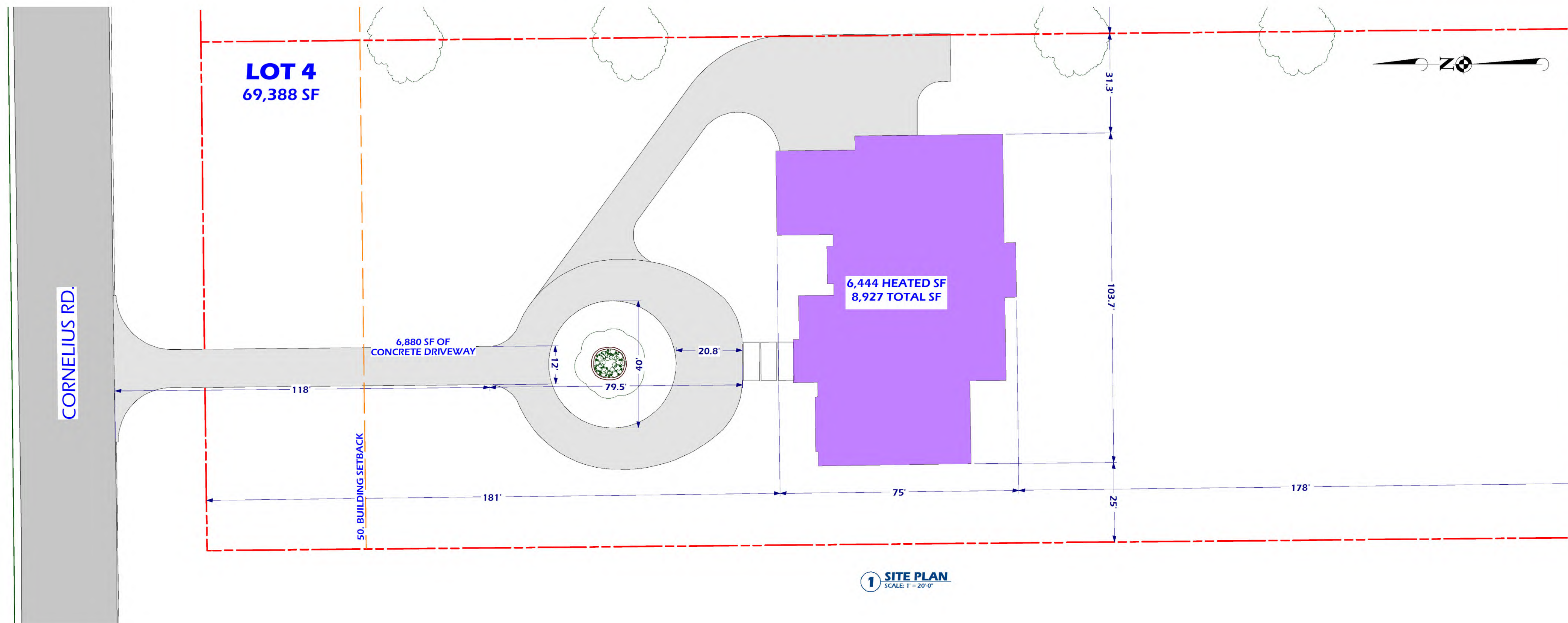


**PROJECT LOCATION**

**E1 OVERALL BUILDING HEIGHT**  
SCALE: NOT TO SCALE

**NEW HOME FOR THE PARMAR FAMILY**

401 Cornelius Rd, Rockwall, TX 75087



**1 SITE PLAN**  
SCALE: 1" = 20'-0"

SHEET NUMBER  
**A-00**  
REVISION #: F

**NEW HOME FOR THE PARMAR FAMILY**  
401 Cornelius Rd, Rockwall, TX 75087  
DRAWN BY: J. Scott Phillips PROJECT #: 26030507 DRAWN: 05/05/2026

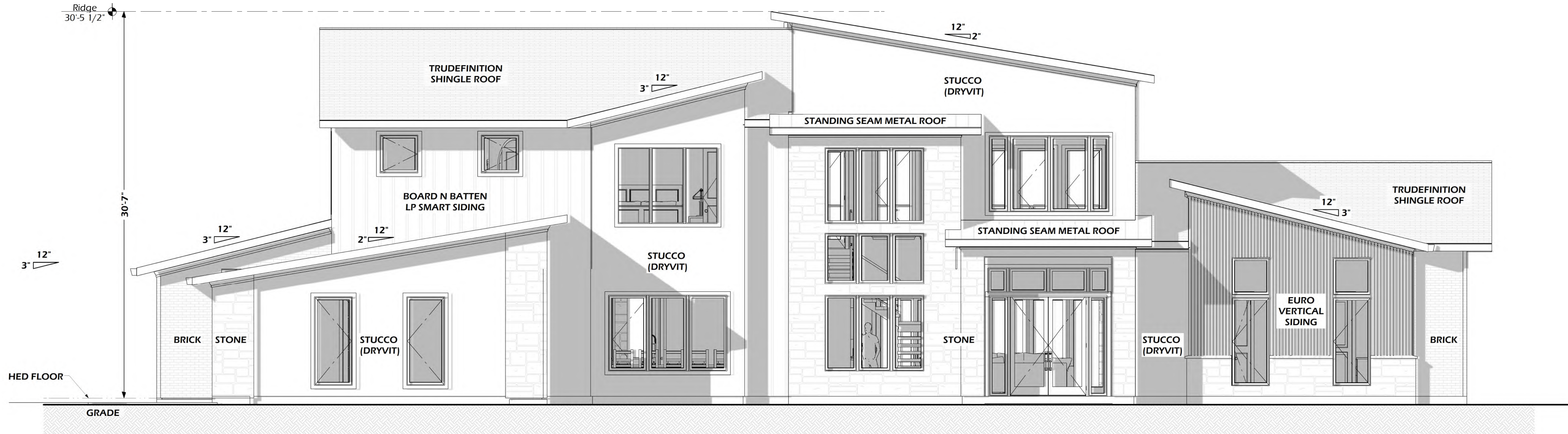
**LOT #4 SITE PLAN**  
401 Cornelius Rd, Rockwall, TX 75087

MEMBER  
**A I B D**  
PHILLIPS  
BUILDING DESIGN

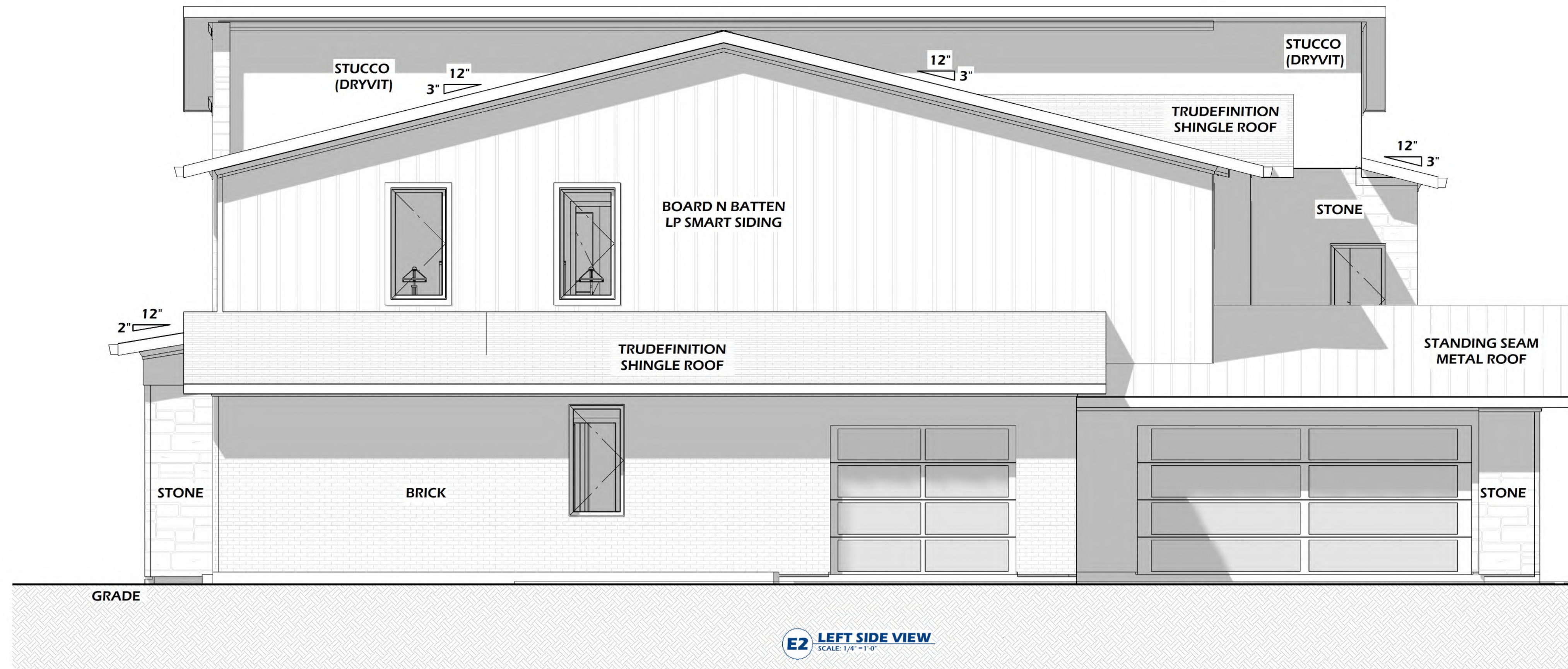
7300 State Hwy 121, Suite 300  
McKinney, TX 75070  
(954) 413-5696  
Scott@PhillipsPlans.com  
**PHILLIPSPLANS.COM**

**PHILLIPS**  
DESIGN SERVICES INC.

Case Number (Z2026-022)



**E1 FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**E2 LEFT SIDE VIEW**  
SCALE: 1/4" = 1'-0"

Case Number (Z2026-022)

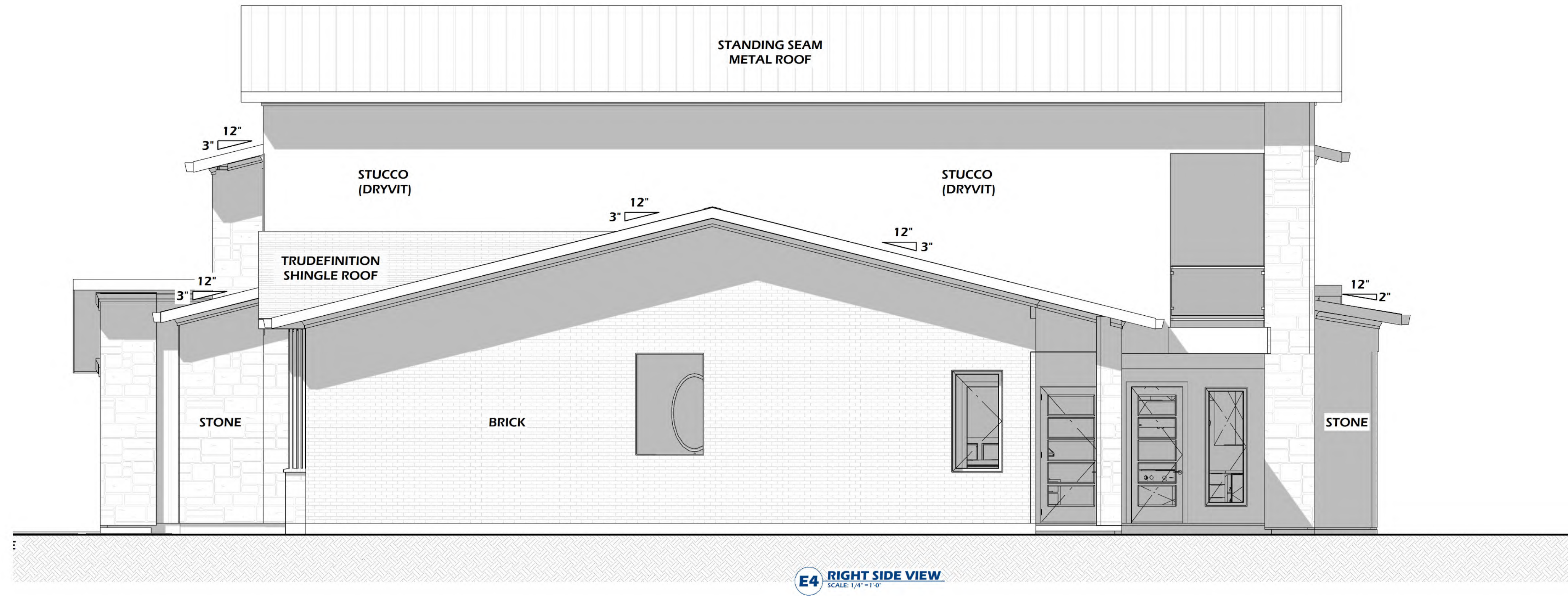
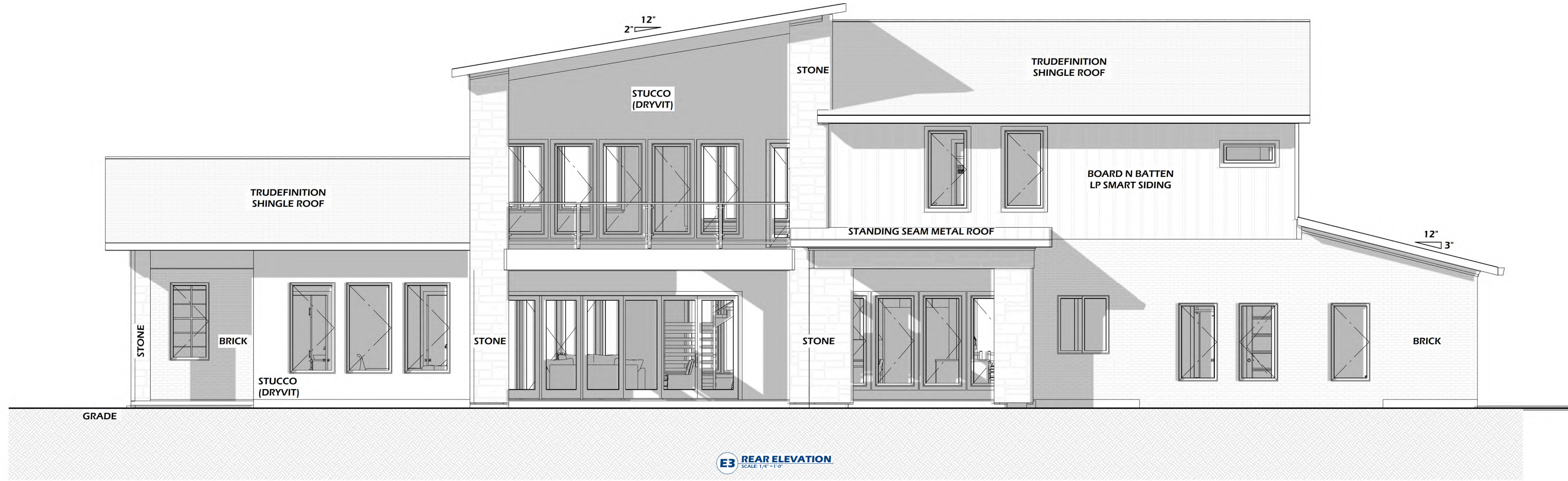
SHEET NUMBER  
**A-03**  
REVISION #: F

**NEW HOME FOR THE PARMAR FAMILY**  
401 Cornelius Rd, Rockwall, TX 75087  
DRAWN BY: J. Scott Phillips PROJECT #: 26030507 DRAWN: 05/05/2026

**EXTERIOR ELEVATIONS**  
FRONT AND LEFT SIDE VIEWS

MEMBER  
**A I B D**  
AMERICAN INSTITUTE OF  
BUILDING DESIGN

7300 State Hwy 121, Suite 300  
McKinney, TX 75070  
(903) 413-5096  
Scott@PhillipsPlans.com  
**PHILLIPS**  
DESIGN SERVICES INC.  
**PHILLIPSPLANS.COM**



Case Number (Z2026-022)

SHEET NUMBER  
**A.04**  
REVISION #: F

**NEW HOME FOR THE PARMAR FAMILY**  
401 Cornelius Rd, Rockwall, TX 75087  
DRAWN BY: J. Scott Phillips PROJECT #: 26030507 DRAWN: 05/05/2026

**EXTERIOR ELEVATIONS**  
REAR AND RIGHT SIDE VIEW

MEMBER  
**A I B D**  
AMERICAN INSTITUTE OF  
BUILDING DESIGN

7300 State Hwy 121, Suite 300  
McKinney, TX 75070  
(905) 413-5096  
Scott@PhillipsPlans.com  
**PHILLIPS**  
DESIGN SERVICES INC.  
**PHILLIPSPLANS.COM**



**E1 FRONT 3D RENDERING**  
SCALE: NOT TO SCALE



**E2 RIGHT SIDE 3D RENDERING**  
SCALE: NOT TO SCALE



**E3 REAR 3D RENDERING**  
SCALE: NOT TO SCALE



**E4 RIGHT SIDE 3D RENDERING**  
SCALE: NOT TO SCALE

SHEET NUMBER  
**A-05**  
REVISION #: F

**NEW HOME FOR THE PARMAR FAMILY**  
401 Cornelius Rd, Rockwall, TX 75087  
DRAWN BY: J. Scott Phillips PROJECT #: 26030507 DRAWN: 05/05/2026

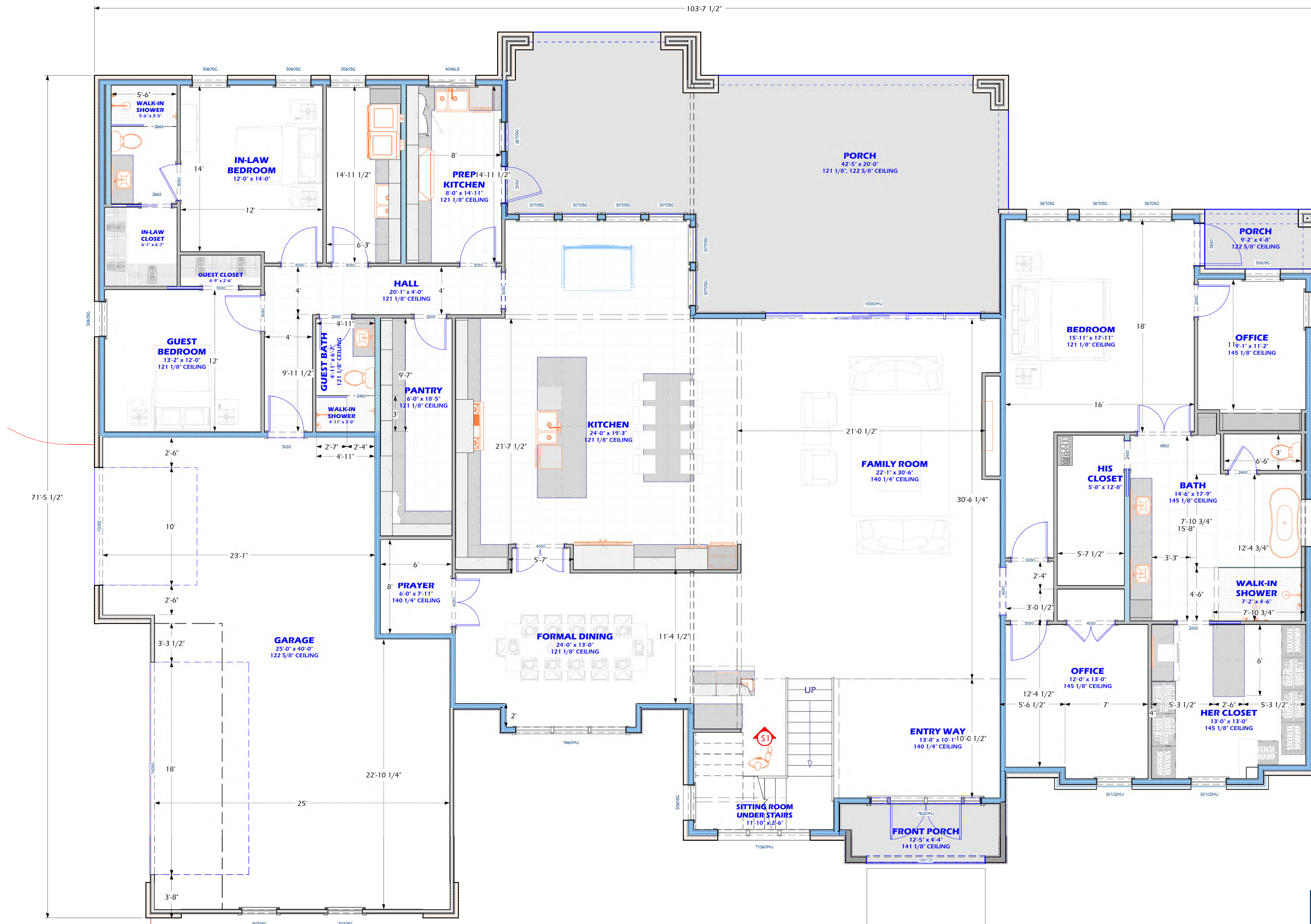
**EXTERIOR RENDERINGS**  
FRONT, RIGHT, REAR AND LEFT VIEWS

MEMBER  
**A I B D**  
ASSOCIATION OF  
BUILDING DESIGNERS

7300 State Hwy 121, Suite 300  
McKinney, TX 75070  
(969) 413-5696  
Scott@PhillipsPlans.com  
**PHILLIPSPLANS.COM**

**PHILLIPS**  
DESIGN SERVICES INC.

Case Number (Z2026-022)



1 1st FLOOR PLAN  
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE	
DESCRIPTION	SO. FEET
1st FLOOR PLAN	4,367
2nd FLOOR PLAN	2,077
<b>TOTAL HEATED</b>	<b>6,444</b>
FRONT PORCH ENTRY	70
LARGE BACK PORCH	781
2nd FLOOR PORCH	527
3 CAR GARAGE	1,057
<b>TOTAL</b>	<b>8,927</b>

Case Number (Z2026-022)

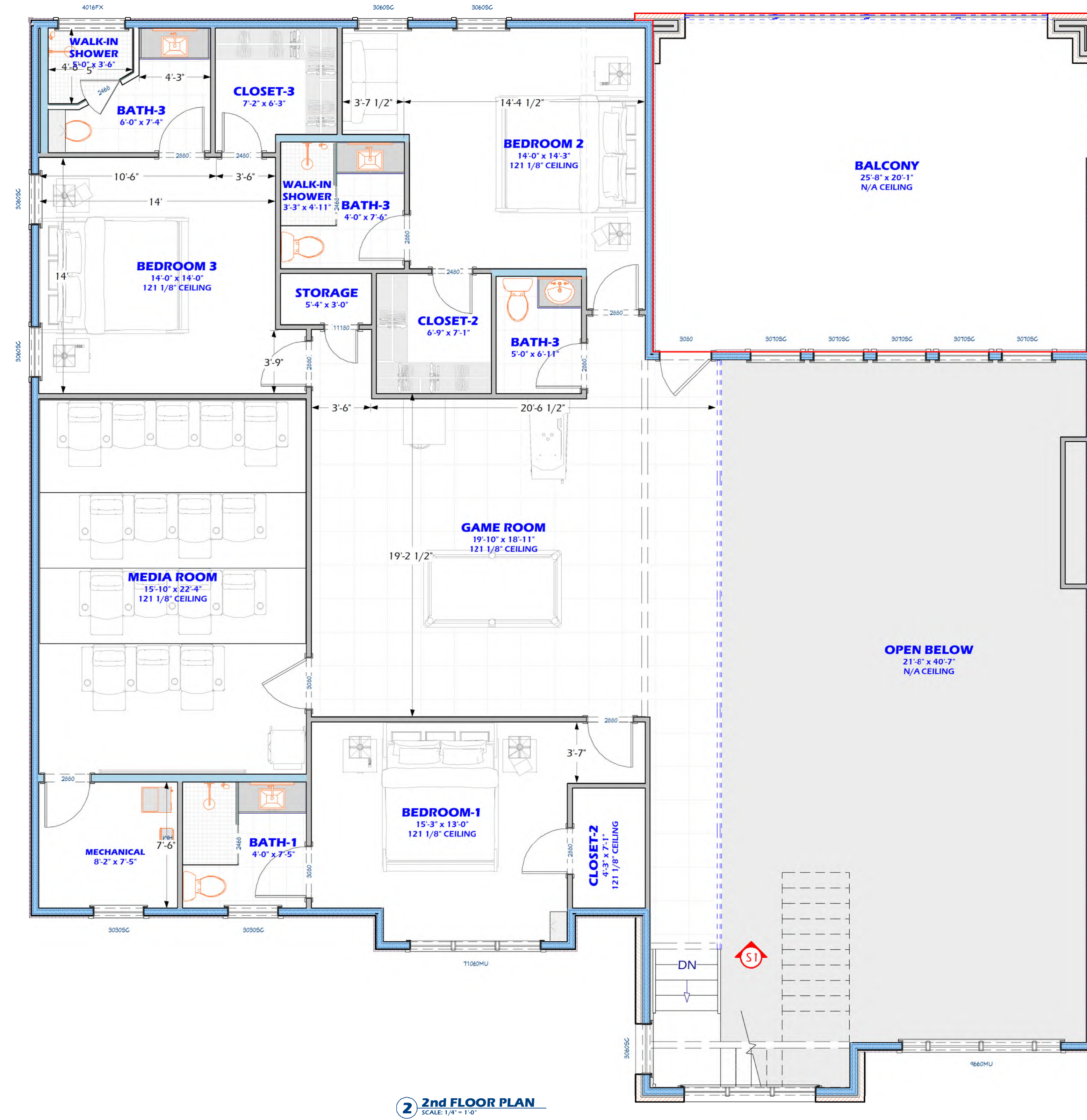
SHEET NUMBER  
**A-01**  
REVISION #: F

**NEW HOME FOR THE PARMAR FAMILY**  
401 Cornelius Rd, Rockwall, TX 75087  
DRAWN BY: J. Scott Phillips PROJECT #: 26030507 DRAWN: 05/05/2026

**1st FLOOR PLAN**

MEMBER  
**A I B D**  
AMERICAN INSTITUTE OF  
BUILDING DESIGN

7300 State Hwy 121, Suite 300  
McKinney, TX 75070  
(905) 413-5696  
scott@phillipsplans.com  
**PHILLIPS** DESIGN SERVICES INC.  
**PHILLIPSPLANS.COM**



**2nd FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

Case Number (Z2026-022)

**PHILLIPS**  
DESIGN SERVICES INC.

7300 State Hwy 121, Suite 300  
McKinney, TX 75070  
(903) 413-5096  
Scott@PhillipsPlans.com  
**PHILLIPSPLANS.COM**

MEMBER  
**A I B D**  
AMERICAN INSTITUTE OF  
BUILDING DESIGN

**2nd FLOOR PLAN**

**NEW HOME FOR THE PARMAR FAMILY**  
401 Cornelius Rd, Rockwall, TX 75087  
DRAWN BY: J. Scott Phillips PROJECT #: 26030507 DRAWN: 05/05/2026

SHEET NUMBER  
**A-02**  
REVISION #: F



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-022

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	EXTERIOR MATERIALS
1200 Marilyn Jane	Single-Family Home	1986	2,046	Brick
1201 Marilyn Jane	Single-Family Home	1986	2,046	Brick
487 Cornelius Road	Barn	1985	7,986	N/A
520 Cornelius Road	Vacant	N/A	N/A	N/A
525 Cornelius Road	Vacant	N/A	N/A	N/A
555 Cornelius Road	Single-Family Home	1960	2,450	Siding
588 Cornelius Road	Barn	2012	2,700	Metal
589 Cornelius Road	Single-Family Home	1880	4,507	Siding
614 Cornelius Road	Vacant	N/A	N/A	N/A
628 Cornelius Road	Single-Family Home	2018	2,632	Metal
635 Cornelius Road	Vacant	N/A	N/A	N/A
657 Cornelius Road	Vacant	N/A	N/A	N/A
AVERAGES:		1975	3,481	



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-022

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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1200 Marilyn Jane



1201 Marilyn Jane



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-022

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



487 Cornelius Road



520 Cornelius Road



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-022

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



525 Cornelius Road



555 Cornelius Road



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-022

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



588 Cornelius Road



589 Cornelius Road



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-022

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



614 Cornelius Road



628 Cornelius Road



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-022

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



635 Cornelius Road



657 Cornelius Road

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 1.59-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 4, PEOPLES TRACT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Ankit Parmar for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* to allow the construction of a single family home on a 1.59-acre parcel of land identified as Lot 5, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 401 Cornelius Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 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*] -- as heretofore amended and may be amended

in the future -- and with the following conditions:

### 3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a *Single-Family Home* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibits 'C'*, the Renderings depicted in *Exhibits 'D'*, and the Floor Plan depicted in *Exhibits 'E'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

### 3.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

**SECTION 4.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 5.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 6.** 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 7.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 8.** 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 1<sup>st</sup> DAY OF JUNE, 2026.

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: May 18, 2026

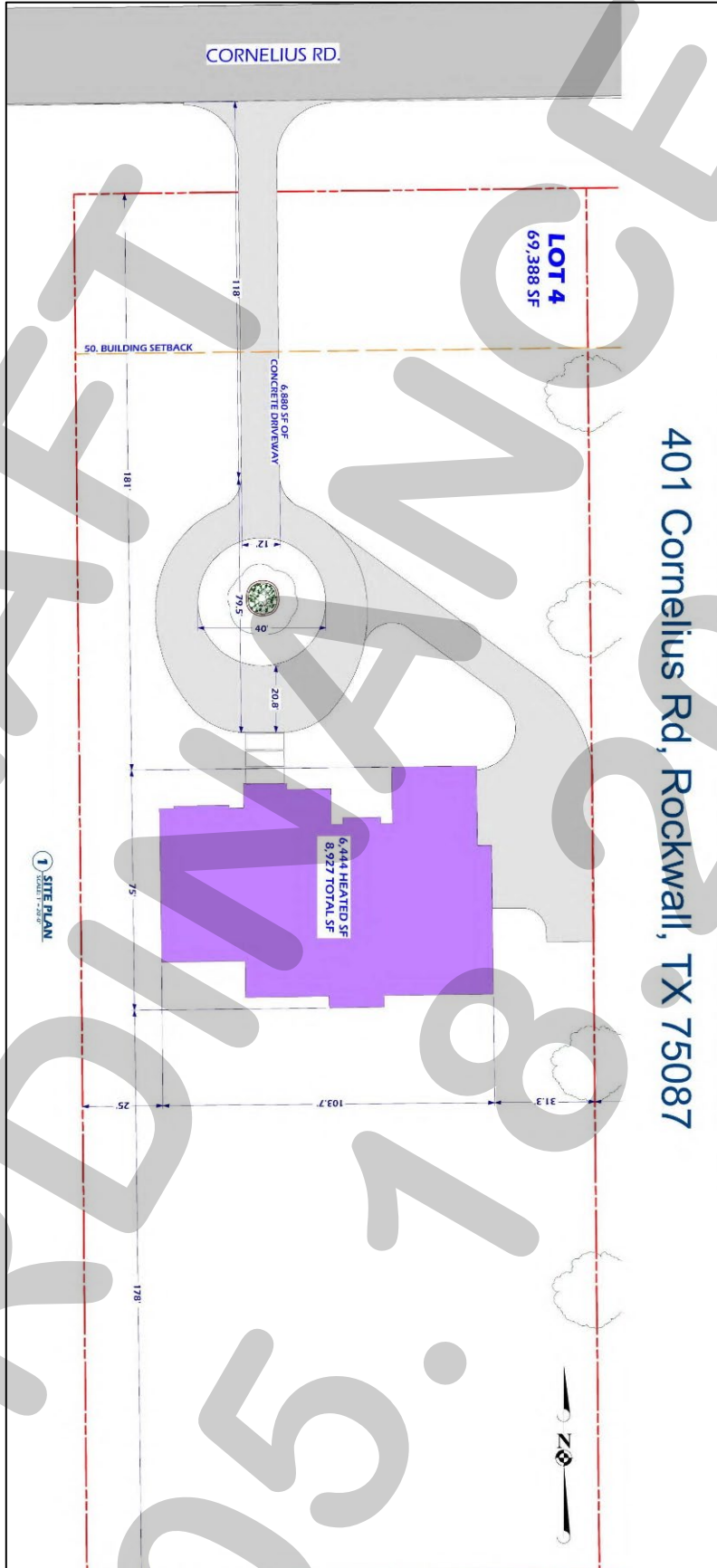
2<sup>nd</sup> Reading: June 1, 2026

**Exhibit 'A':  
Location Map**

Legal Description: Lot 4, Peoples Tract Addition  
Address: 401 Cornelius Road



Exhibit 'B':  
Residential Plot Plan



**Exhibit 'C':  
Building Elevations**

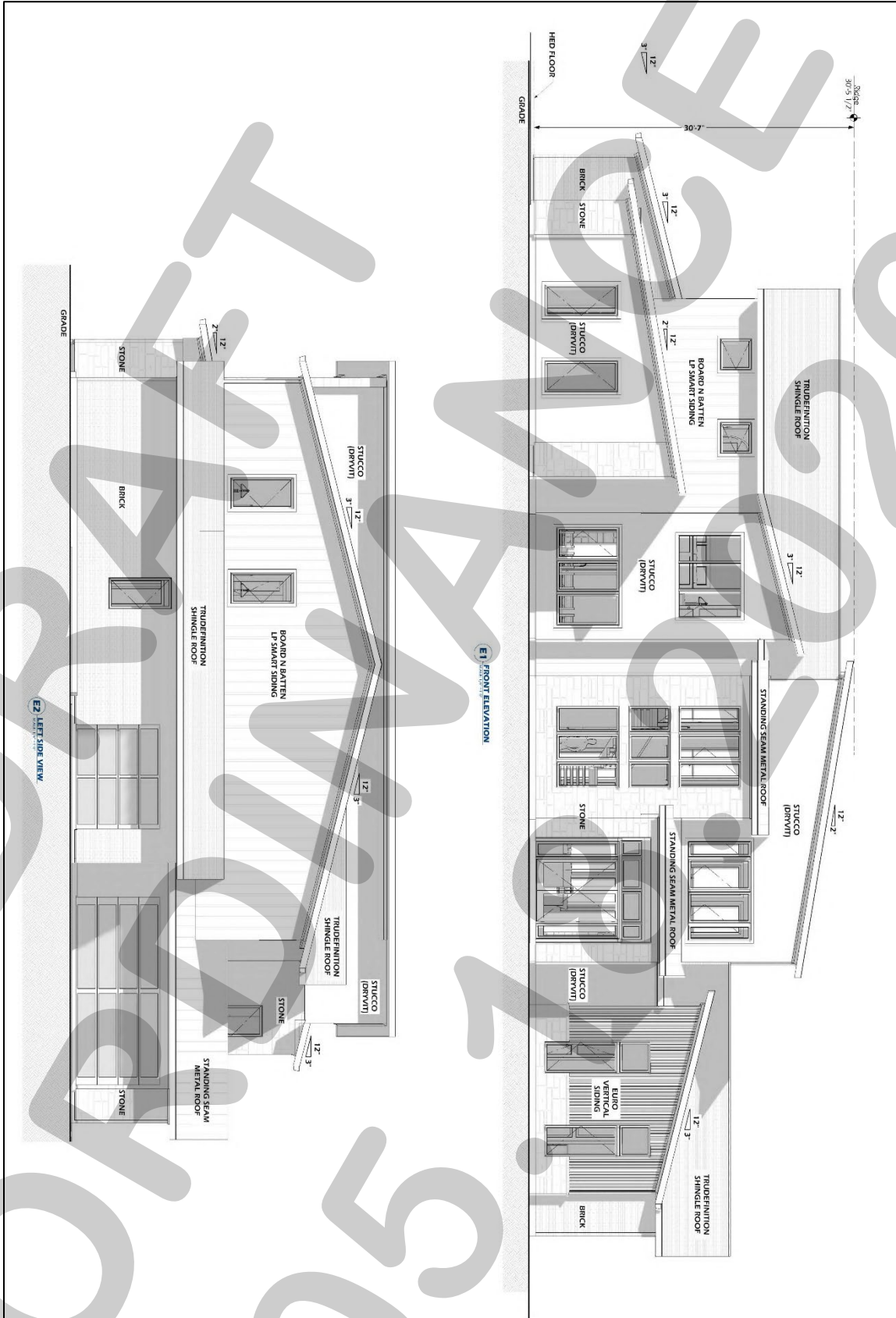
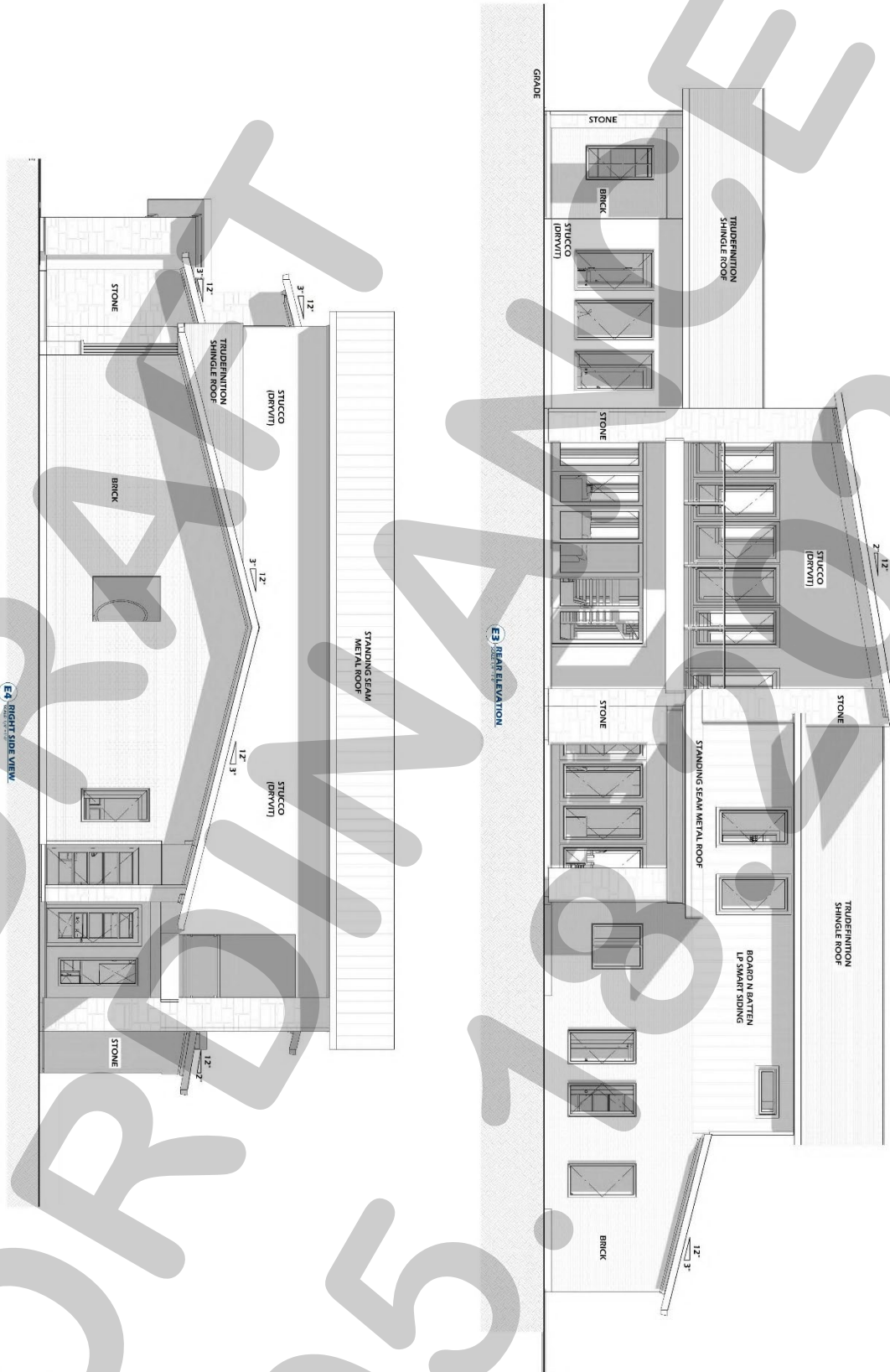


Exhibit 'C':  
Building Elevations



**Exhibit 'D':  
Renderings**



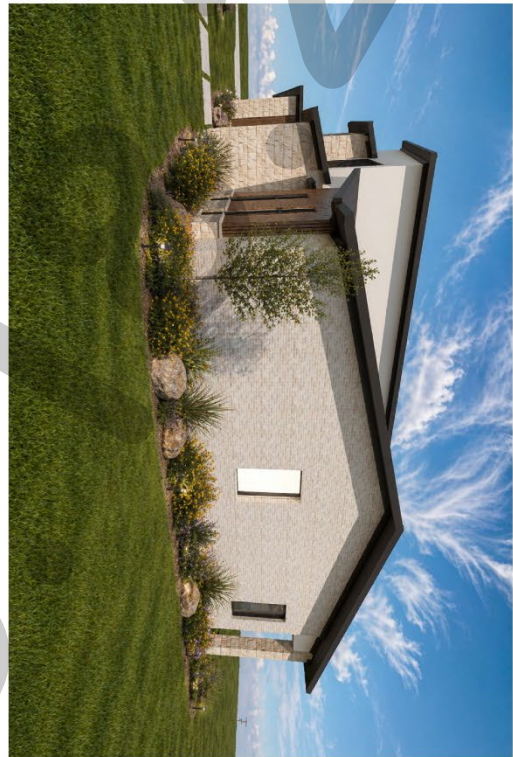
**E3 REAR 3D RENDERING**  
© 2024



**E1 FRONT 3D RENDERING**  
© 2024

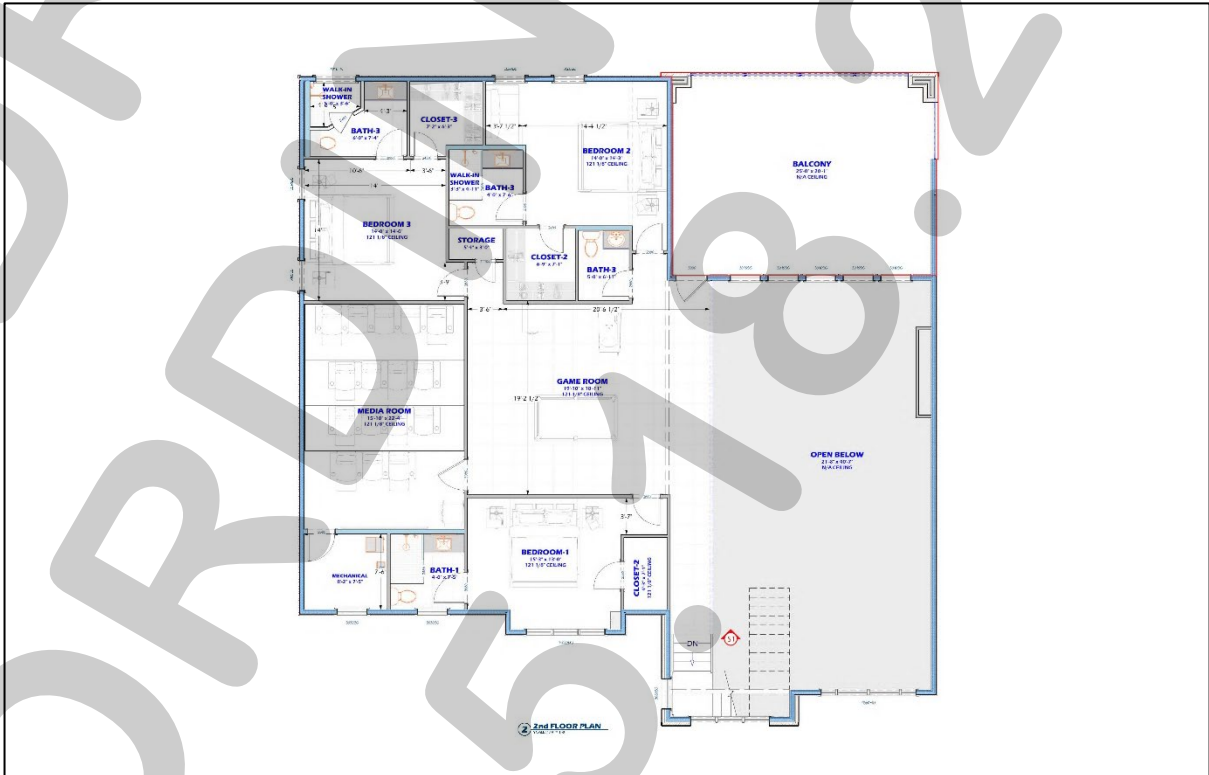
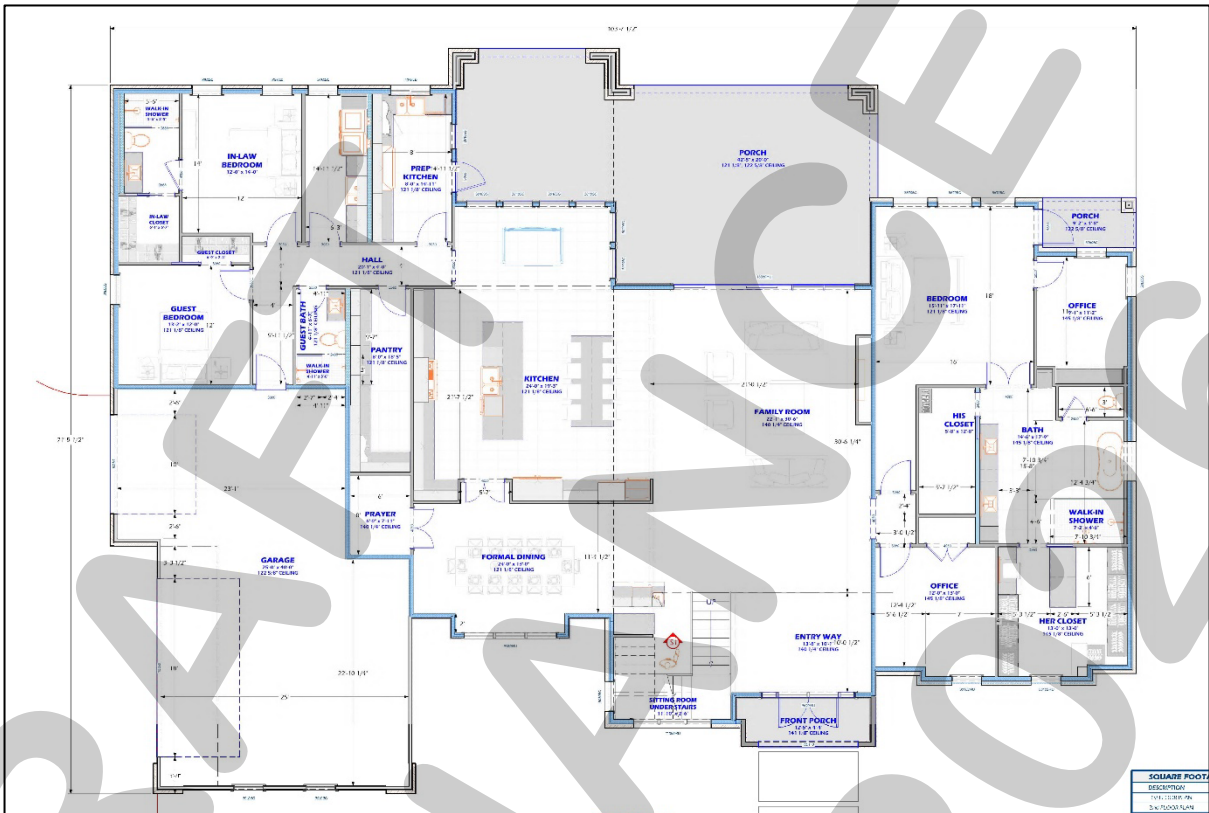


**E4 RIGHT SIDE 3D RENDERING**  
© 2024



**E2 LEFT SIDE 3D RENDERING**  
© 2024

**Exhibit 'E':  
Floor Plan**





June 2, 2026

TO: Ankit Parmar  
482 Arcadia Way  
Rockwall, Texas 75087

FROM: Bethany Ross  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: Z2026-022; *Specific Use Permit (SUP) for Residential Infill at 401 Cornelius Road*

Akhil:

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 June 1, 2026. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - a) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of the draft ordinance.
  - b) The construction of a *Single-Family Home* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibits 'C'*, the Renderings depicted in *Exhibits 'D'*, and the Floor Plan depicted in *Exhibits 'E'* of the draft ordinance.
  - c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

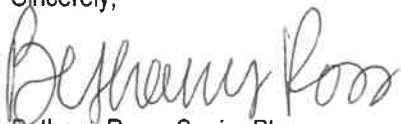
On May 12, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit by a vote of 5-0, with Commissioner Brock absent and Commissioner Hagaman recusing himself.

City Council

On May 18, 2026, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0. On June 1, 2026, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 26-20, S-398*, 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) 772-6488.

Sincerely,

A handwritten signature in cursive script that reads "Bethany Ross".

Bethany Ross; *Senior Planner*  
City of Rockwall Planning and Zoning Department

CITY OF ROCKWALL

ORDINANCE NO. 26-20

SPECIFIC USE PERMIT NO. S-398

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 1.59-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 4, PEOPLES TRACT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Ankit Parmar for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* to allow the construction of a single family home on a 1.59-acre parcel of land identified as Lot 5, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 401 Cornelius Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 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] -- as heretofore amended and may be amended

in the future -- and with the following conditions:

### 3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a *Single-Family Home* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibits 'C'*, the Renderings depicted in *Exhibits 'D'*, and the Floor Plan depicted in *Exhibits 'E'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

### 3.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

**SECTION 4.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.


**SECTION 5.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 6.** 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 7.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 8.** 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 1<sup>st</sup> DAY OF JUNE, 2026.

  
\_\_\_\_\_  
Tim McCallum, Mayor

ATTEST:

  
\_\_\_\_\_  
Kristy Teague, City Secretary



APPROVED AS TO FORM:

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

1<sup>st</sup> Reading: May 18, 2026

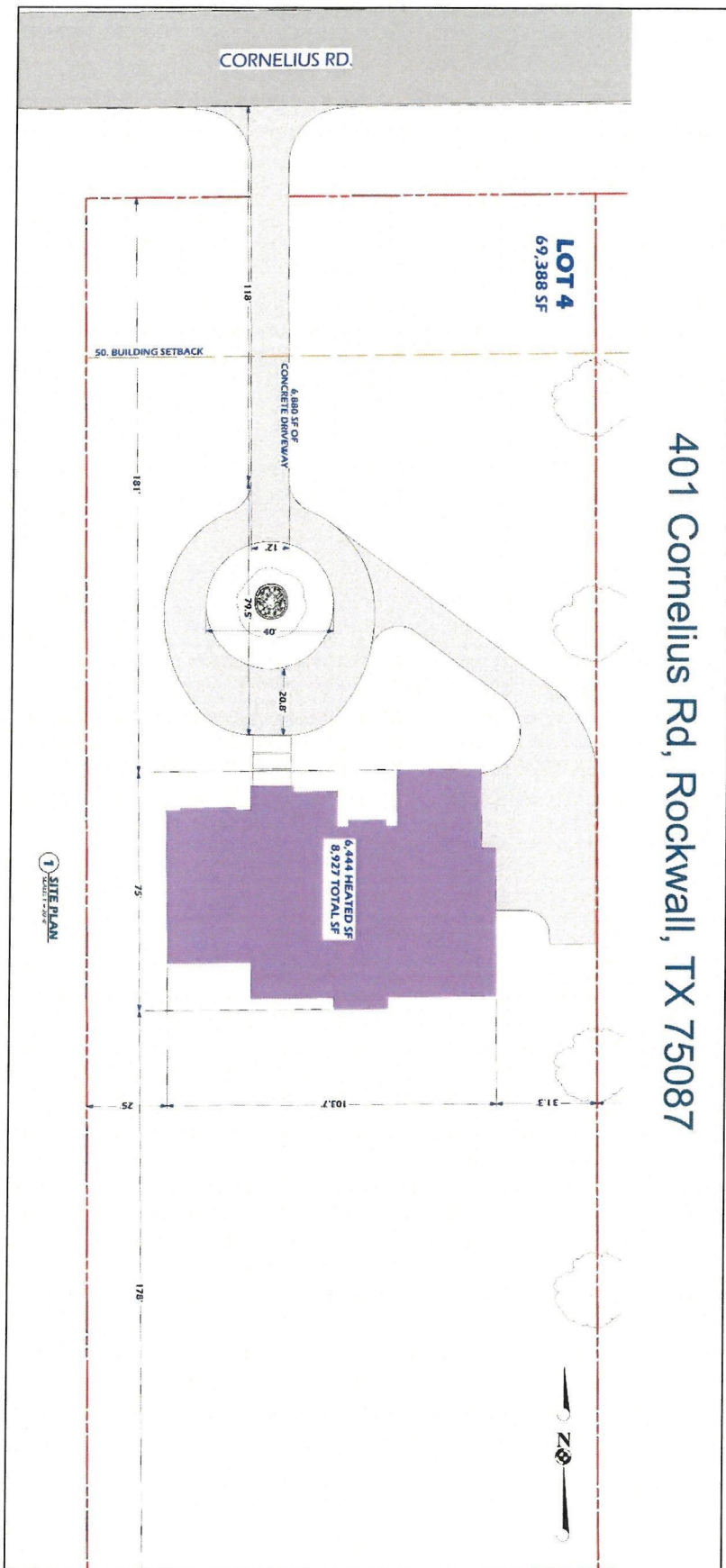
2<sup>nd</sup> Reading: June 1, 2026

**Exhibit 'A':  
Location Map**

Legal Description: Lot 4, Peoples Tract Addition  
Address: 401 Cornelius Road



Exhibit 'B':  
Residential Plot Plan



# Exhibit 'C': Building Elevations

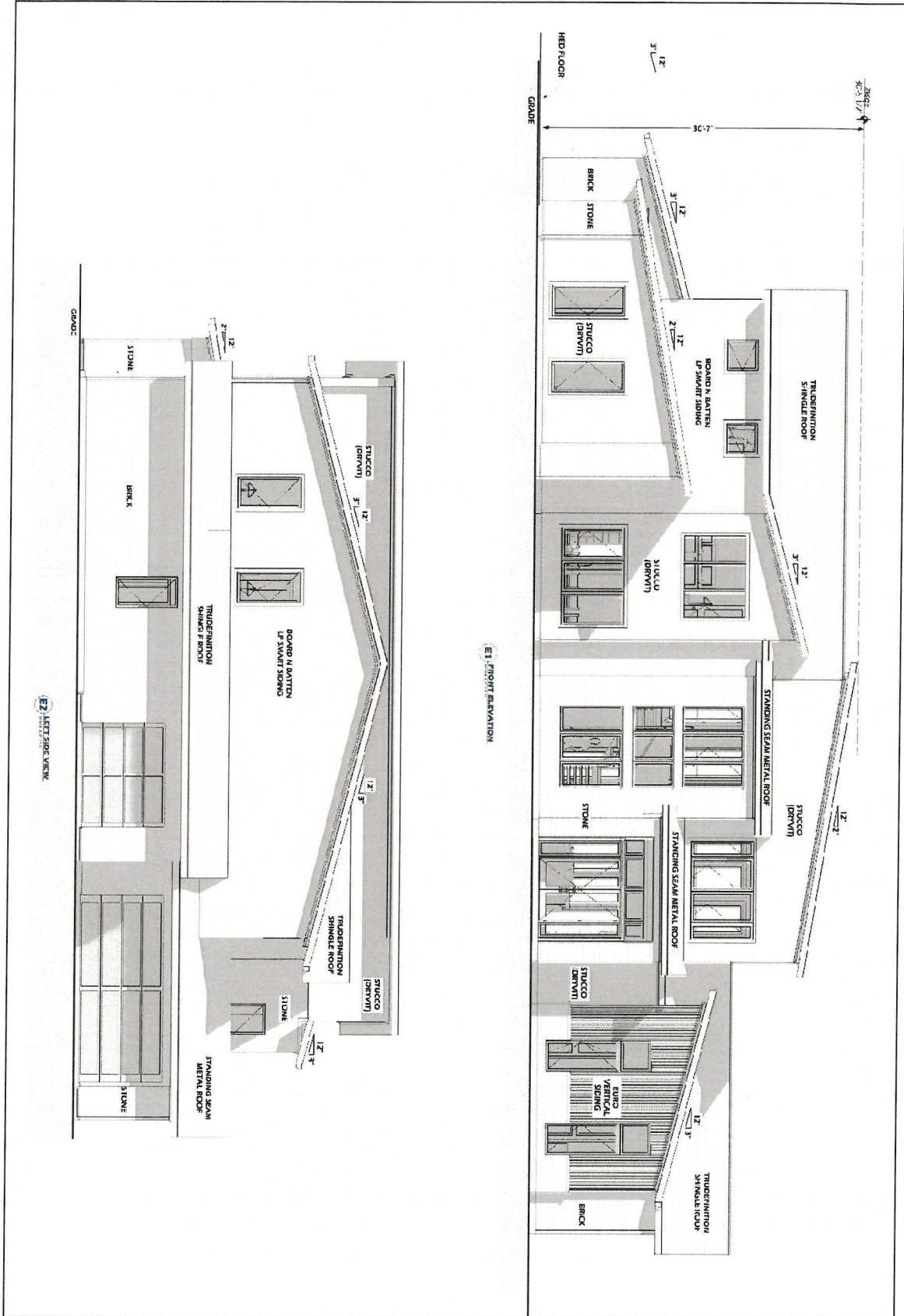


Exhibit 'C':  
Building Elevations

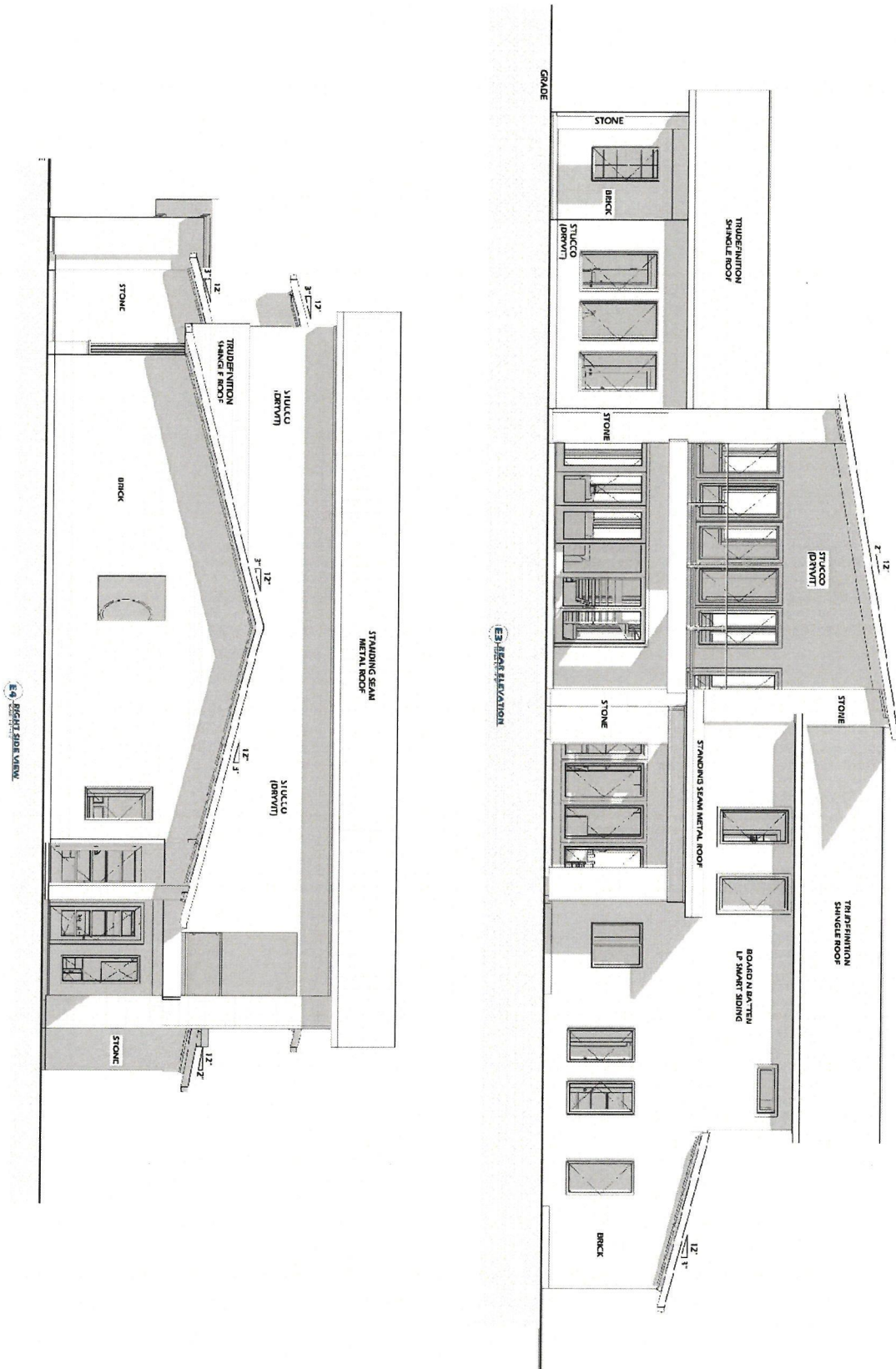


Exhibit 'D':  
Renderings

©2024 BEAM 3D RENDERING



©2024 BEAM 3D RENDERING



©2024 BEAM 3D RENDERING



©2024 BEAM 3D RENDERING



