



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 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]

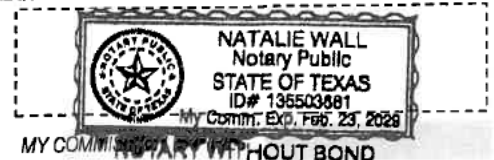
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ankit Parmar (Applicant) [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

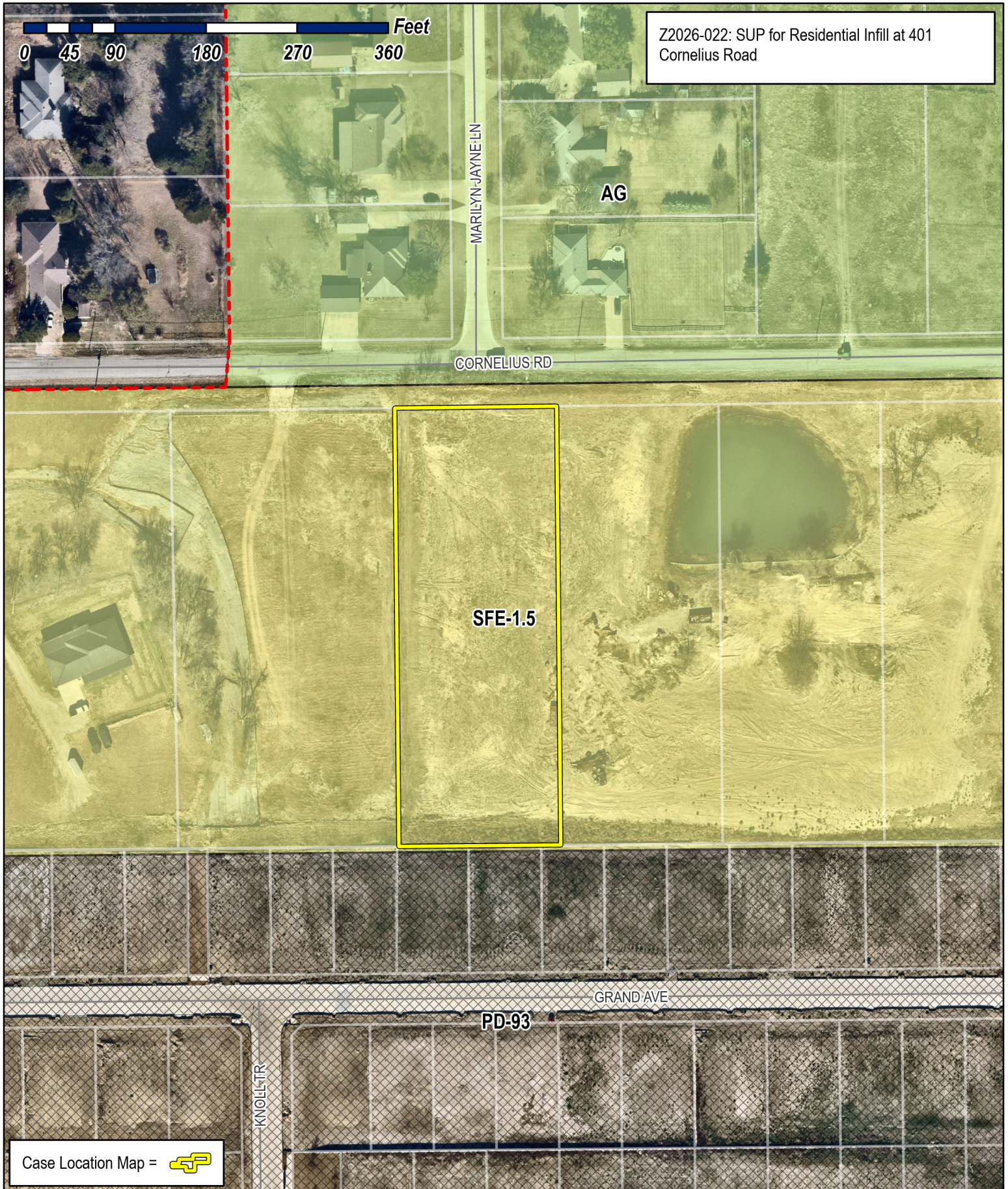
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 223.85 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF April, 2024 BY SIGNING THIS APPLICATION,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


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





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.

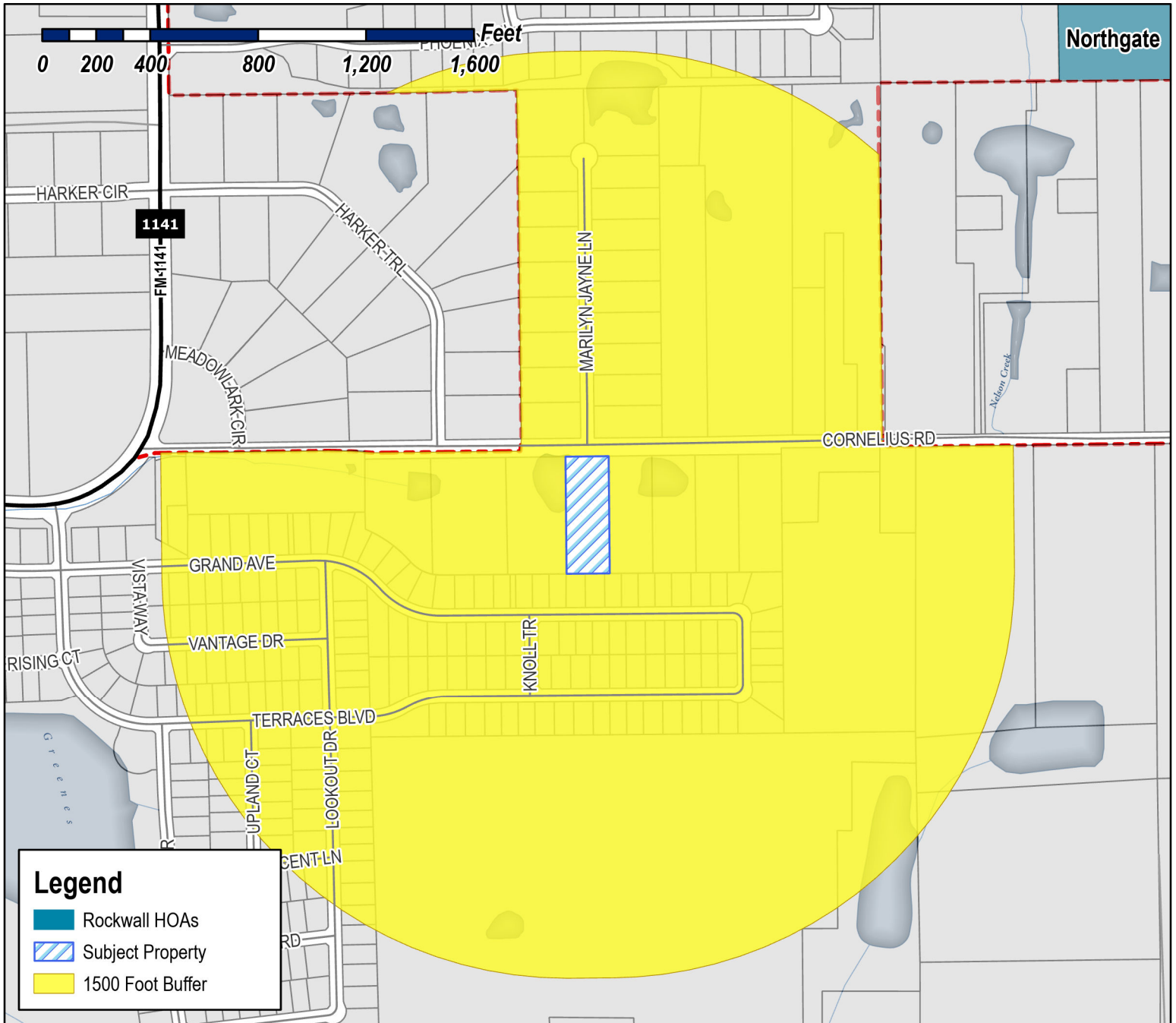




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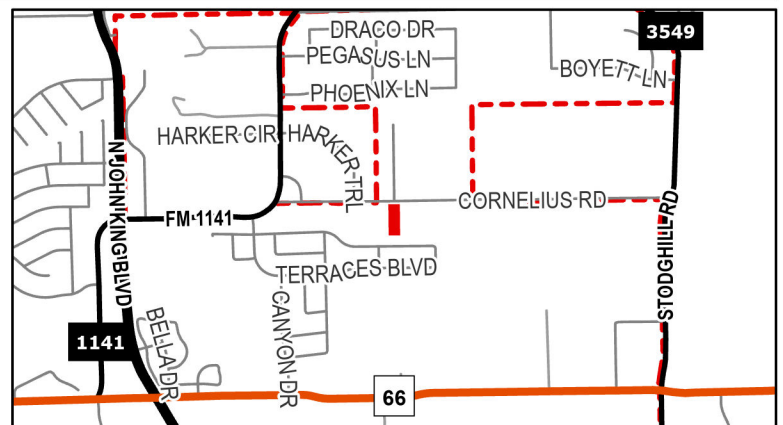
Legend

-  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

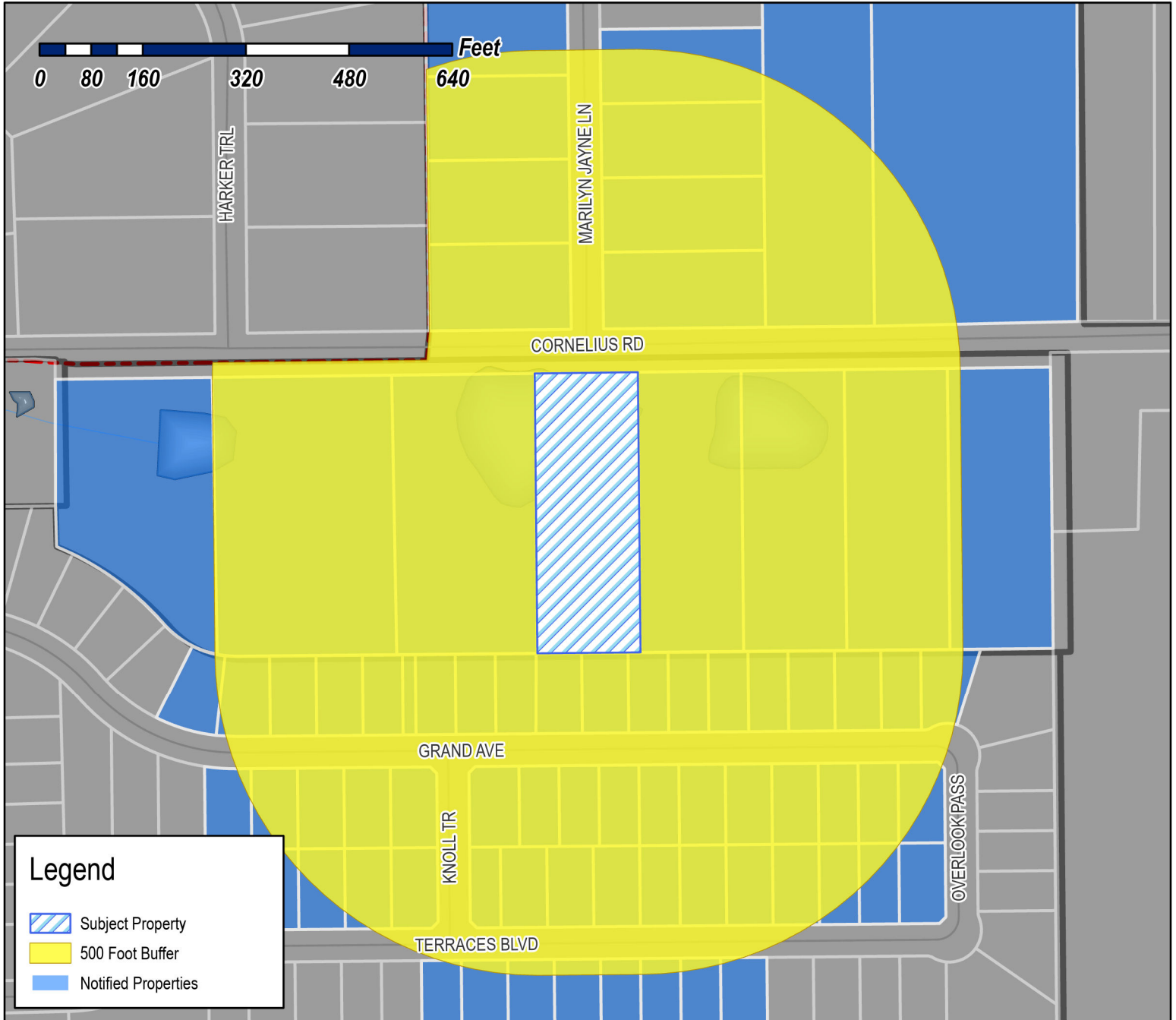





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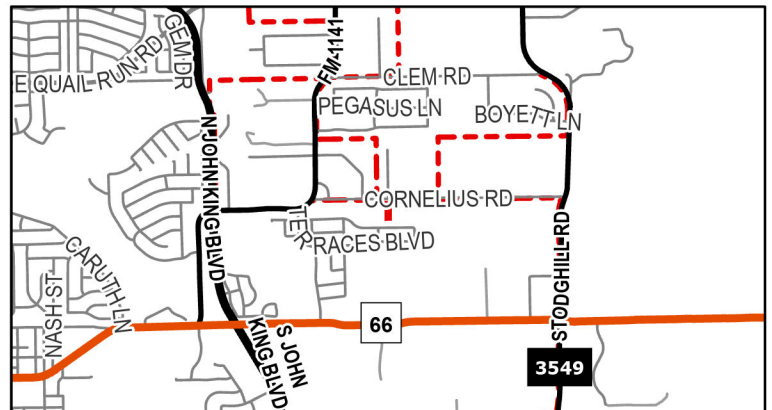
Legend

-  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

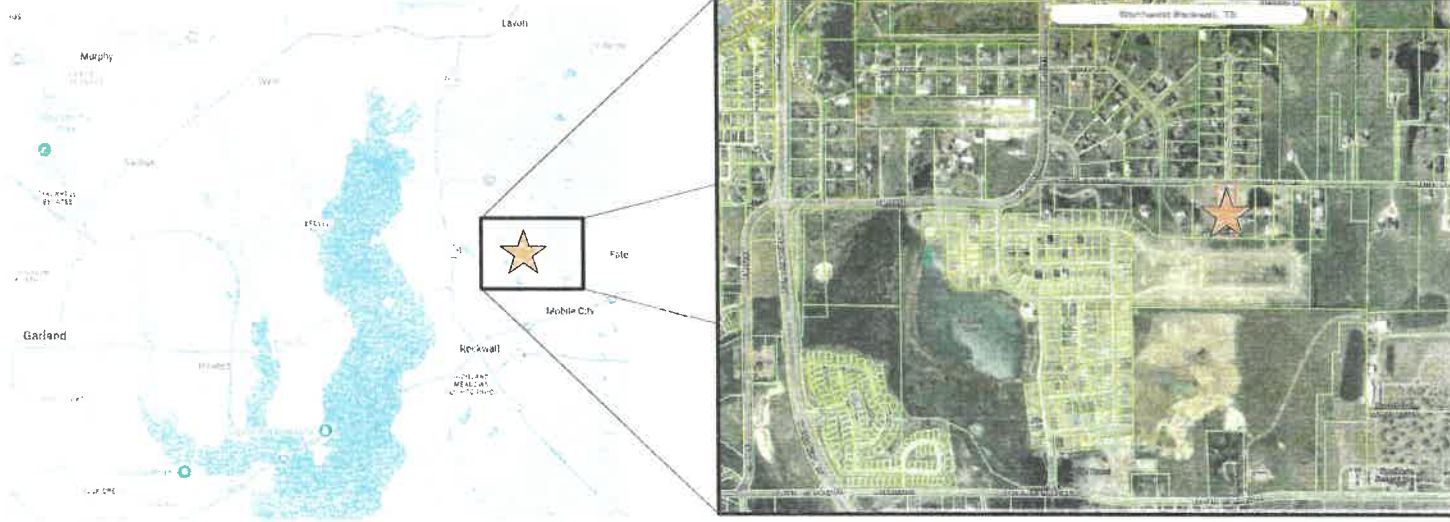
RESIDENT
520 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
525 CORNELIUS RD
ROCKWALL, TX 75087

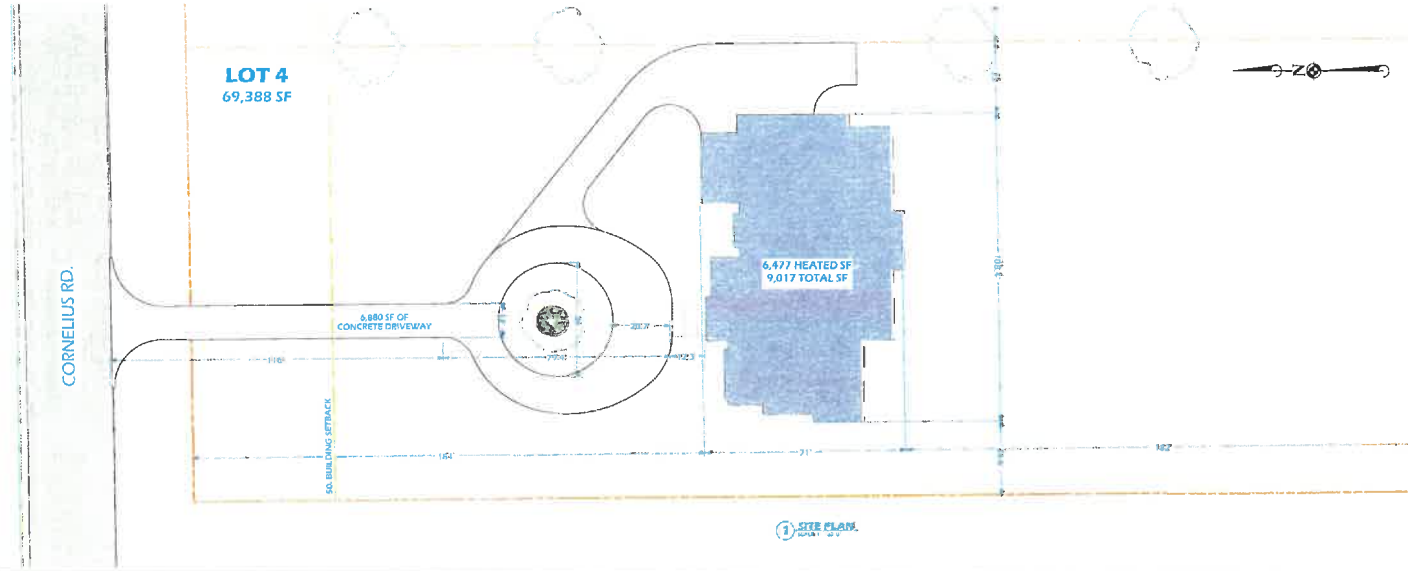
RESIDENT
555 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
588 CORNELIUS RD
ROCKWALL, TX 75087

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



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.

29'-5 1/8"



E1 GARAGE SIDE VIEW



E2 LEFT SIDE VIEW

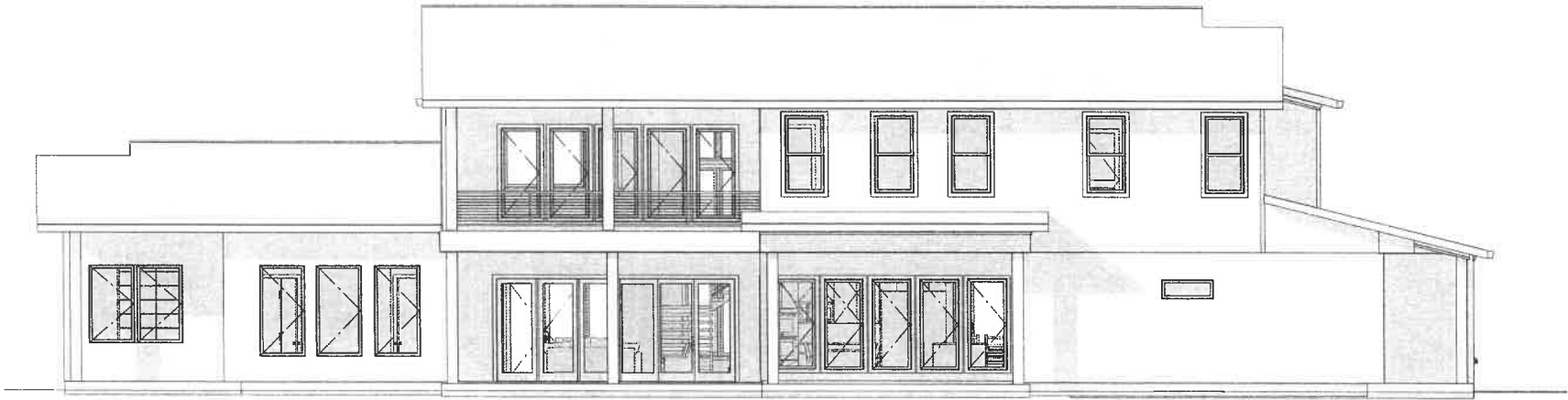
SHEET NUMBER
A.03
REVISION # A

NEW HOME FOR THE PARMAR FAMILY
401 Cornelius Rd. Rockwall, TX 75087
OWNER: J. Scott Phillips | ARCHITECT: 28820602 | DATE: 01/10/2026

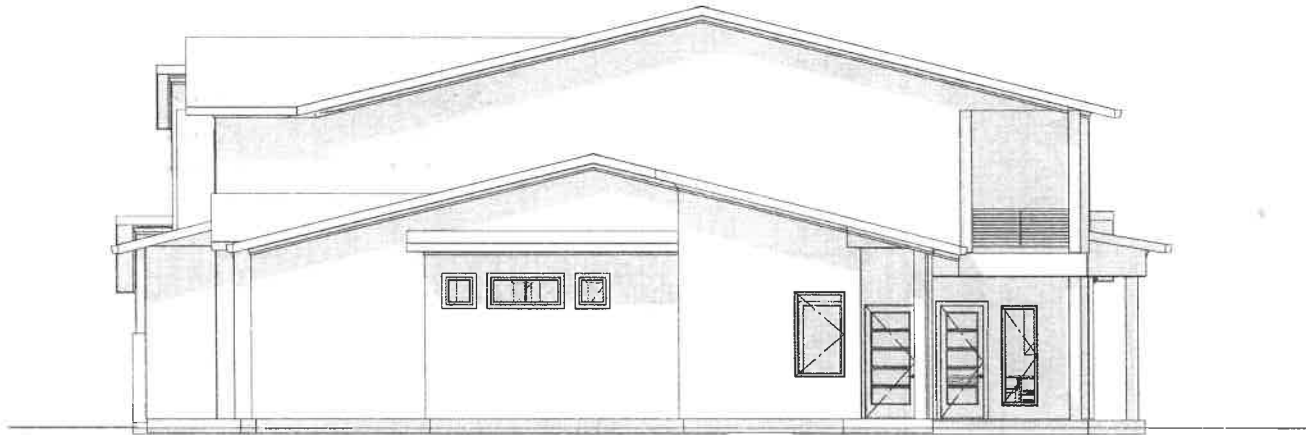
EXTERIOR ELEVATIONS
FRONT AND LEFT SIDE VIEWS

MEMBER
AIA
BID
RESIDENTIAL

7500 Still Mead, #11, Dallas, TX 75207
(972) 413-5066
Call or visit PHILLIPSPLANS.COM
PHILLIPS
RESIDENTIAL DESIGN SERVICES, INC.



E3 REAR ELEVATION



E4 RIGHT SIDE VIEW

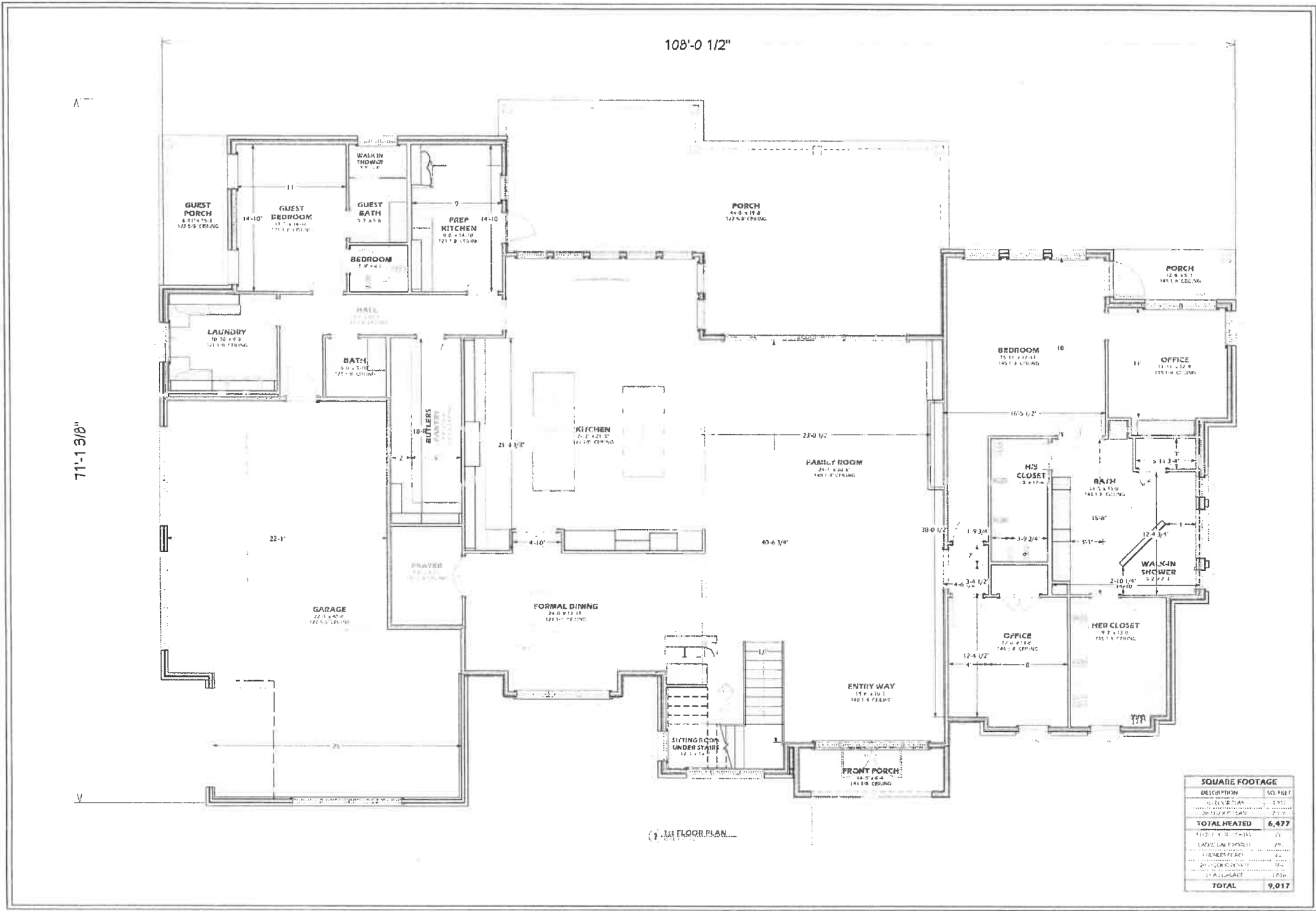
SHEET NUMBER
A.04
REVISED BY

NEW HOME FOR THE PARMAR FAMILY
401 Cornelius Rd, Rockwall, TX 75087
DESIGNED BY J. Scott Phillips, INC. PHONE: 972.283.5977 FAX: 972.283.5978

EXTERIOR ELEVATIONS
REAR AND RIGHT SIDE VIEW

PHILLIPS
A | B
ARCHITECTURE
P.L.L.C.

7300 South Hwy 171, Suite 300
Ft. Worth, TX 76116
Phone: (817) 413-5978
Fax: (817) 413-5978
www.phillipsplans.com
PHILLIPS
ARCHITECTURE
P.L.L.C.
A PHILLIPS COMPANY



108'-0 1/2"

71'-1 3/8"

1st FLOOR PLAN

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

SHEET NUMBER
A.01
REVISION # A

NEW HOME FOR THE PARMAR FAMILY
401 Cornelius Rd, Rockwall, TX 75087
PHONE: 972-520-9900 PROJECT #: 20030507 SURVIVOR: 04/10/2022

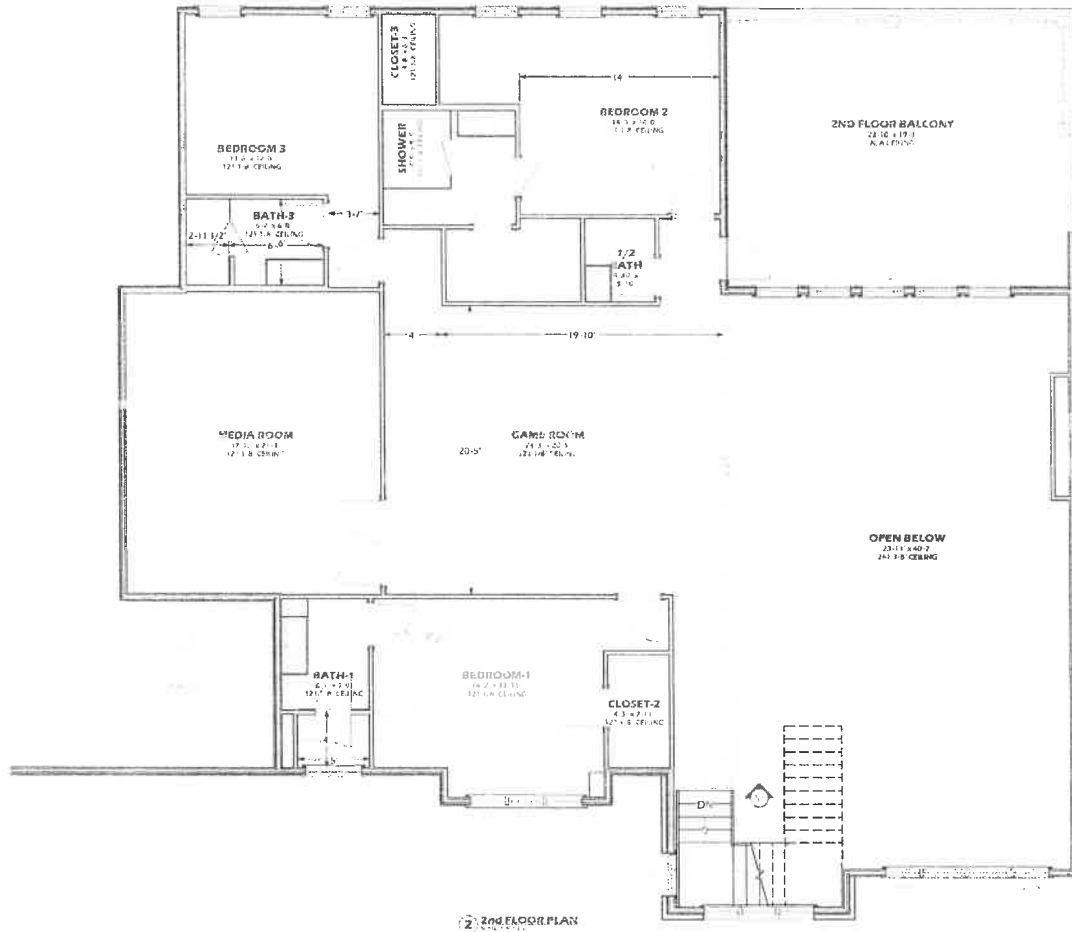
1st FLOOR PLAN

PHILLIPS
A
BID
ARCHITECTS

7306 Rock Hill Dr., Suite 300
Rockwall, TX 75087
(972) 415-5595
phillipsplans.com
PHILLIPS
ARCHITECTS, DESIGN SERVICES INC.

0.0

0.0



SHEET NUMBER
A.02
 PENNSYLVANIA

NEW HOME FOR THE PARMAR FAMILY
 401 Cornelius Rd, Rockwall, TX 75087
 PROJECT: J. Scott Phillips ARCHITECTURE 20231007 10/11/23 02/10/2023

2nd FLOOR PLAN

SCALE
A1
BID
 1/8" = 1'-0"

PHILLIPS
 7300 State Hwy 121, Suite 300
 Dallas, TX 75242
 (972) 413-5056
 Scott@PhillipsPlans.com
 PHILLIPSPLANS.COM
 A DIVISION OF PHILLIPS DESIGN SERVICES, INC.