



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 520 Cornelius

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	<u>Ag</u>	CURRENT USE	<u>Ag</u>
PROPOSED ZONING	<u>SF1</u>	PROPOSED USE	<u>SF1</u>
ACREAGE	<u>4</u>	LOTS [CURRENT]	<u>1</u>
		LOTS [PROPOSED]	<u>2</u>

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

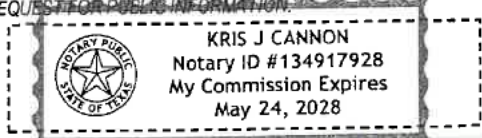
<input checked="" type="checkbox"/> OWNER	<u>ELLIOTT HUFF</u>	<input type="checkbox"/> APPLICANT	_____
CONTACT PERSON	<u>" "</u>	CONTACT PERSON	_____
ADDRESS	_____	ADDRESS	_____
CITY, STATE & ZIP	_____	CITY, STATE & ZIP	_____
PHONE	_____	PHONE	_____
E-MAIL	_____	E-MAIL	<u>com</u>

NOTARY VERIFICATION [REQUIRED]

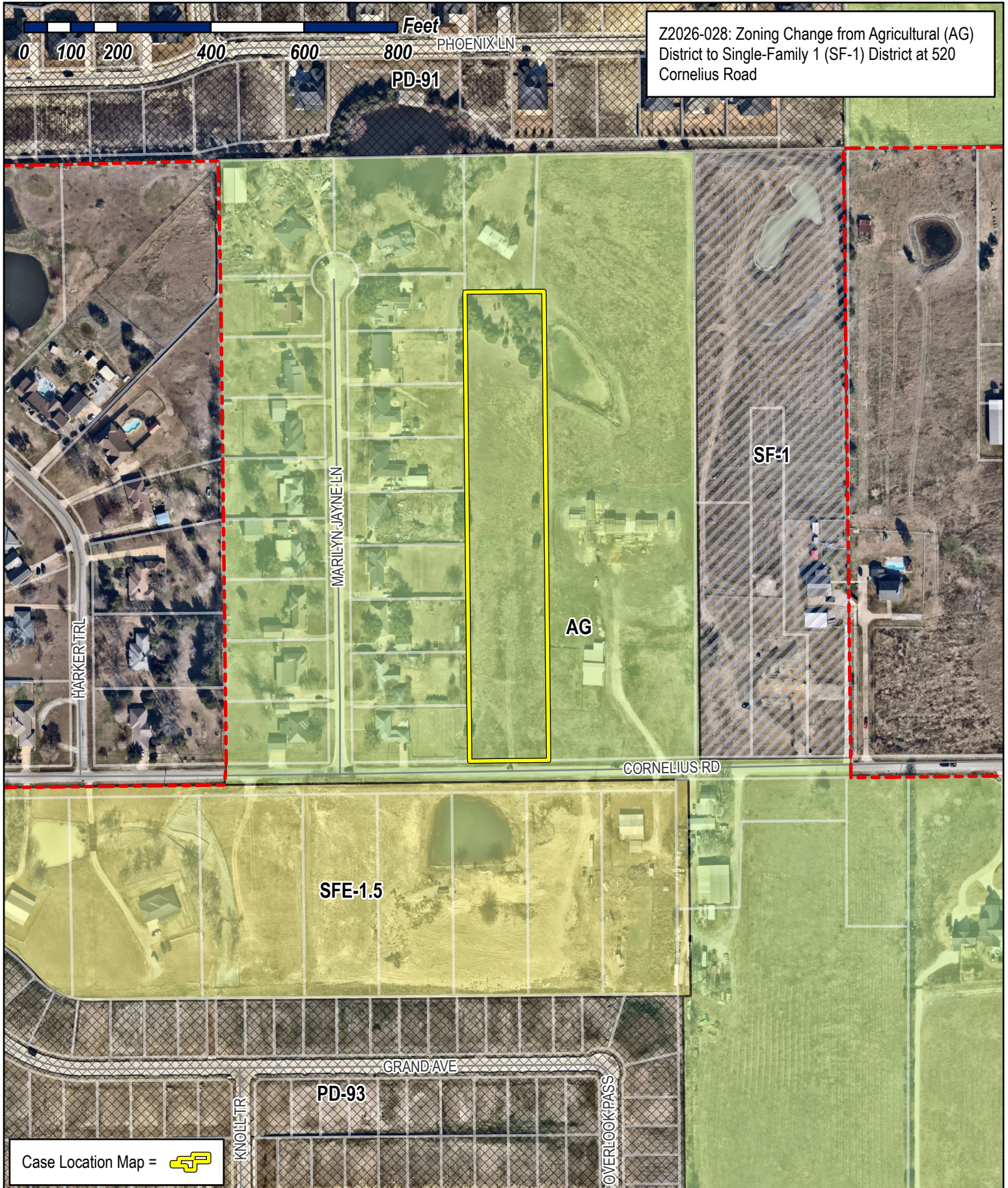
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELLIOTT HUFF [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 200 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF May, 2026 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 11th DAY OF May, 2024
OWNER'S SIGNATURE [Signature]



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature] MY COMMISSION EXPIRES 5/24/28



Z2026-028: Zoning Change from Agricultural (AG) District to Single-Family 1 (SF-1) District at 520 Cornelius Road



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.

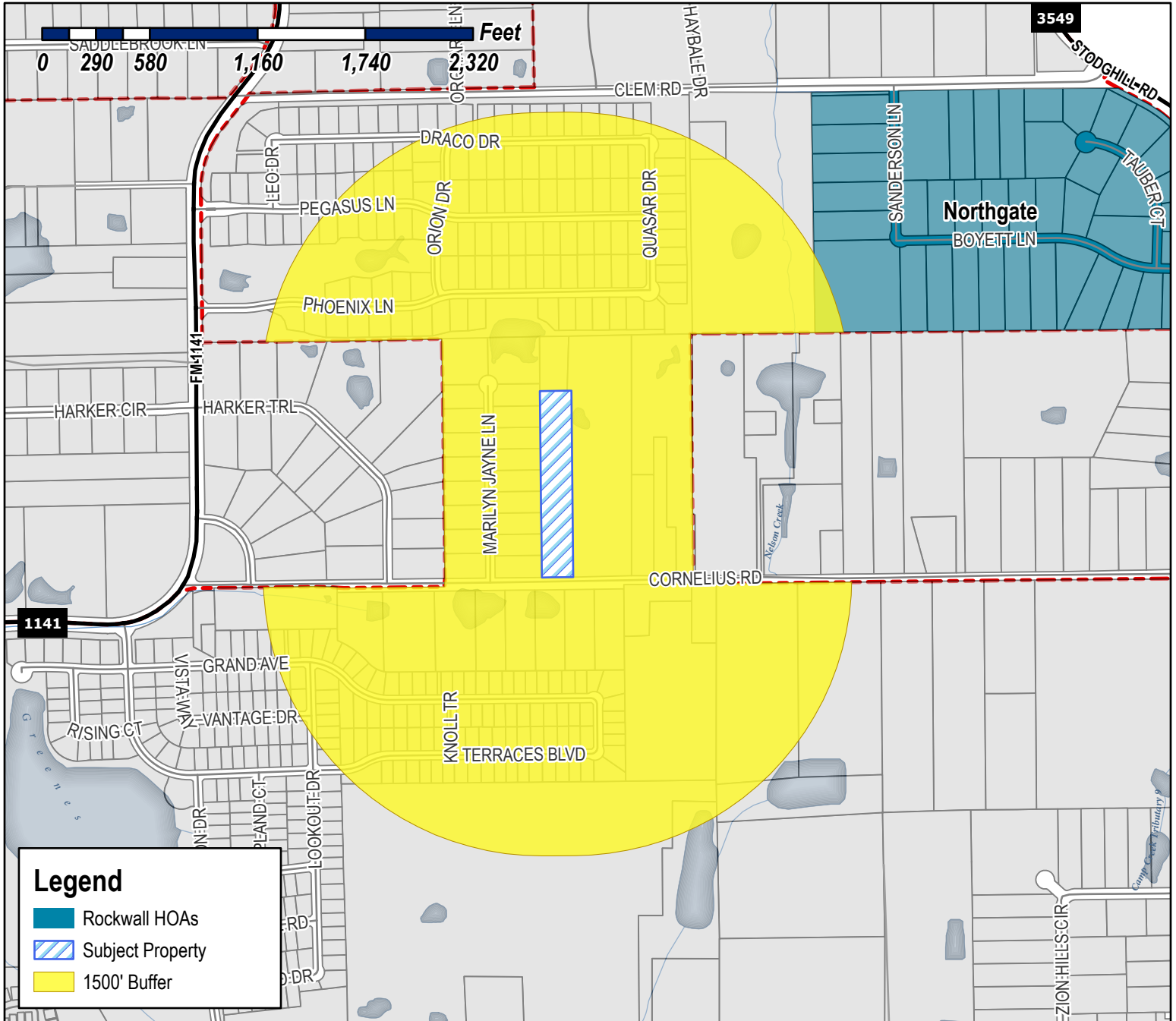




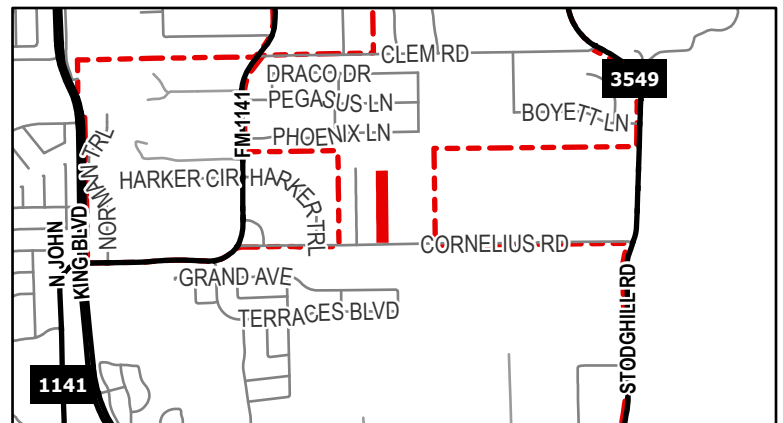
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Case Number: Z2026-028
Case Name: Zoning Change from AG to SF-1
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 520 Cornelius Road



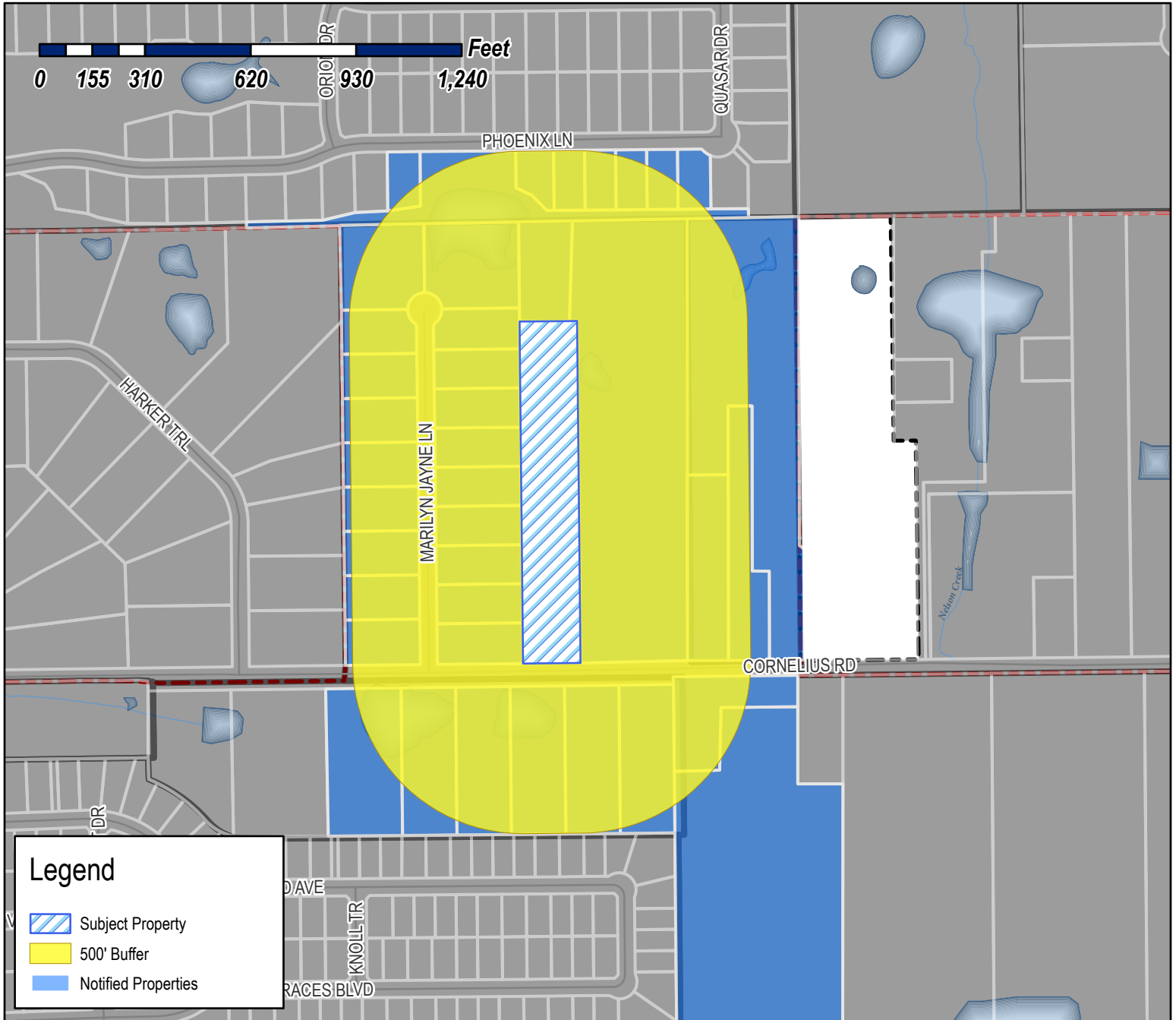
Date Saved: 5/14/2026
 For Questions on this Case Call (972) 771-7745



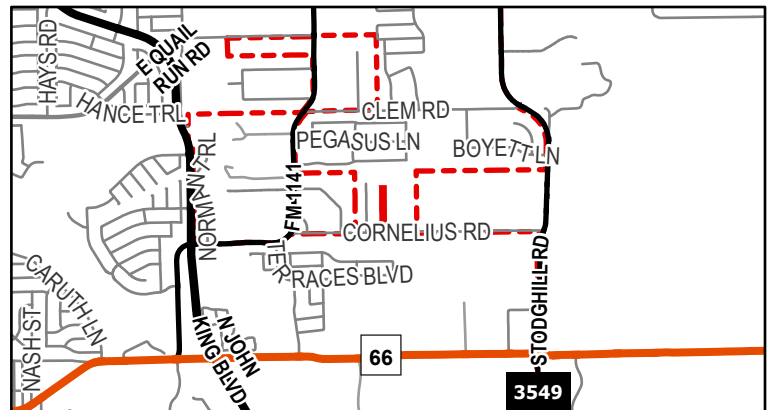
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Date Saved: 5/14/2026

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

RODRIGUEZ CONRADO JR
1208 MARILYN JAYNE DR
ROCKWALL, TX 75087

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

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

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

RESIDENT
1212 MARILYN JAYNE LN
ROCKWALL, TX 75087

RESIDENT
1213 MARILYN JAYNE LN
ROCKWALL, TX 75087

RESIDENT
1214 MARILYN JAYNE LN
ROCKWALL, TX 75087

RESIDENT
1215 MARILYN JAYNE LN
ROCKWALL, TX 75087

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

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

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

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

HARGROVE TODD & TONDA
1381 LEEWARD DR
ROCKWALL, TX 75087

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

CARLOTTA D JACKSON TRUST
CARLOTTA D JACKSON - TRUSTEE
2207 PHOENIX LN
ROCKWALL, TX 75087

RESIDENT
2215 PHOENIX LN
ROCKWALL, TX 75087

RESIDENT
2301 PHOENIX LN
ROCKWALL, TX 75087

NICHOLAS WILLIAM ALLEN & CRYSTAL
2305 PHOENIX LN
ROCKWALL, TX 75087

RESIDENT
2309 PHOENIX LN
ROCKWALL, TX 75087

RESIDENT
2313 PHOENIX LN
ROCKWALL, TX 75087

MARTIN JOSHUA KYLE & STACEY LYNN
2317 PHOENIX LN
ROCKWALL, TX 75087

COLLIER LOYD V & DEBORAH M SUTTON
2321 PHOENIX LN
ROCKWALL, TX 75087

SHADDOCK HOMES LTD
2400 DALLAS PKWY STE 460
PLANO, TX 75093

LEE GREGORY P & LAUREN E
2908 PRESTON TRL
ROCKWALL, TX 75087

RESIDENT
375 CORNELIUS RD
ROCKWALL, TX 75087

PARMAR ANKIT
401 CORNELIUS RD
ROCKWALL, TX 75087

VATS AKHIL
451 CORNELIEUS 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 Rd
Rockwall, TX 75087

RESIDENT
600 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
614 CORNELIUS RD
ROCKWALL, TX 75087

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

RESIDENT
657 CORNELIUS RD
ROCKWALL, TX 75087

PEWITT RONNY M & JENNIFER L
668 CORNELIUS RD
ROCKWALL, TX 75087

FALCON PLACE SF LTD
8214 WESTCHESTER DR
DALLAS, TX 75225

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

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

7509 PENNRIDGE CIRCLE
ROWLETT, TX 75088

SURVEY PLAT



Burns Surveying, LLC

FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. _____ CORNELIUS ROAD _____, in _____ ROCKWALL COUNTY, _____ Texas.

Being a portion of a tract of land situated in the William Dalton Survey, Abstract No. 72, in Rockwall County, Texas, same being a tract of land conveyed to Donnie Peoples, by deed recorded in Instrument No. 2017000022347, Real Property Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

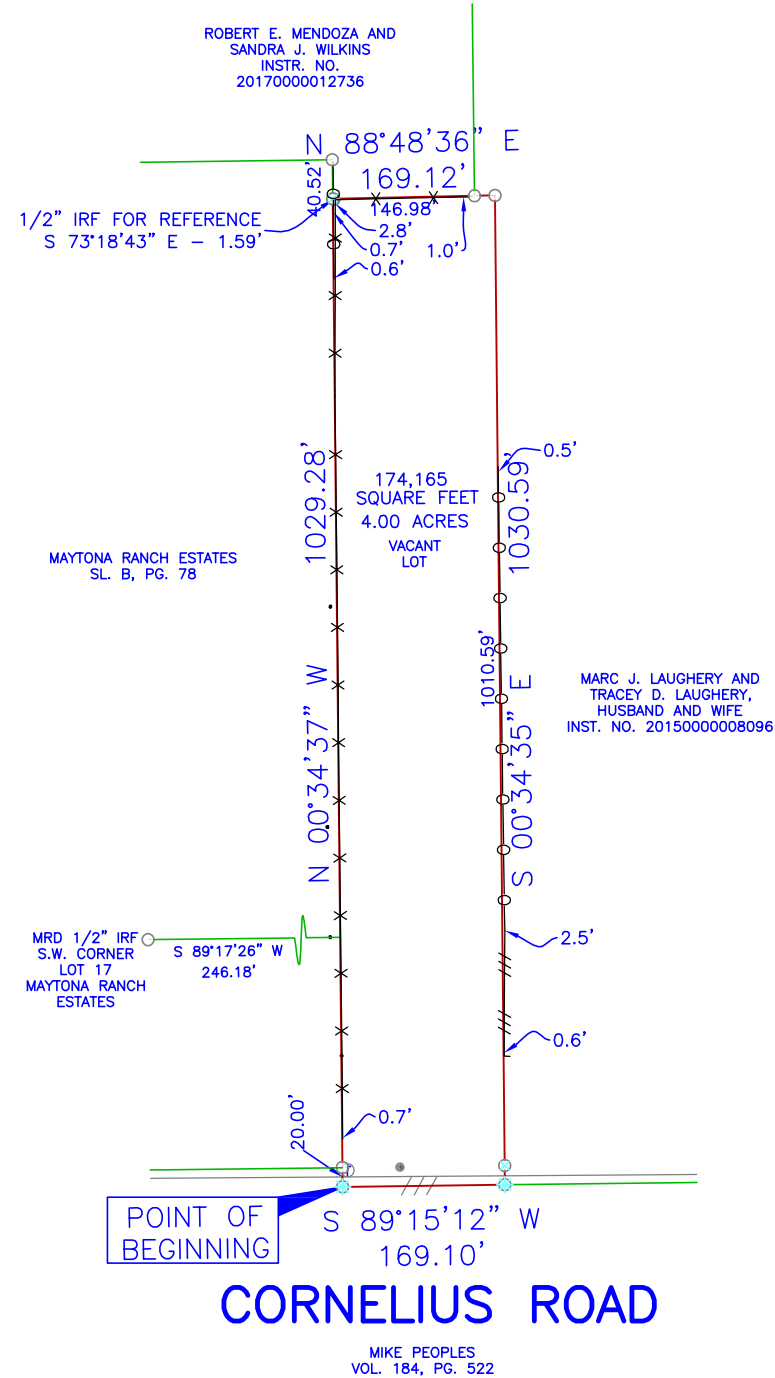
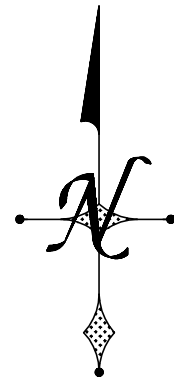
BEGINNING at a point for corner, said corner lying in the North line of a tract of land conveyed to Mike Peoples, by deed recorded in Volume 184, Page 522, Deed Records, Rockwall County, Texas, said point being the Southwest corner of said Donnie Peoples tract and lying in the approximate centerline of Cornelius Road;

THENCE North 00 degrees 34 minutes 37 seconds West, along the East line of said Donnie Peoples tract, passing a 1/2 inch iron rod found online for reference, a distance of 20.00 feet and continuing a total distance of 1029.28 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped "Burns Surveying" for corner, said corner lying along the West line of Maytona Ranch Estates, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Slide B, Page 78, Plat Records, Rockwall County, Texas and being a Southerly Southwest corner of a tract of land conveyed to Robert E. Mendoza and Sandra J. Wilkins, by deed recorded in Instrument No. 20170000012736, Real Property Records, Rockwall County, Texas, from which a 1/2 inch iron rod found bears South 73 degrees 18 minutes 43 seconds East, a distance of 1.59 feet for witness;

THENCE North 88 degrees 48 minutes 36 seconds East, along a South line of said Mendoza/Wilkins tract, passing a 1/2 inch iron rod found online for reference, a distance of 146.98 feet and continuing a total distance of 169.12 feet to a 1/2 inch iron rod found for corner, said corner being an "ell" corner in a tract of land conveyed to Marc J. Laughery and Tracy D. Laughery, husband and wife, by deed recorded in Instrument No. 20150000005096, Real Property Records, Rockwall County, Texas;

THENCE South 00 degrees 34 minutes 35 seconds East, along the West line of said Laughery tract, passing a 1/2 inch iron rod found online for reference, a distance of 1010.59 feet and continuing a total distance of 1030.59 feet to a point for corner, said corner being the Southwest corner of said Laughery tract and lying in the North line of said Peoples tract (Volume 184, Page 522) and lying in the approximate centerline of said Cornelius Road;

THENCE South 89 degrees 15 minutes 12 seconds West, along the approximate centerline of said Cornelius Road, a distance of 169.10 feet to the POINT OF BEGINNING and containing 174,165 square footage and 4.00 acres.



THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

BEARINGS BASED ON THE STATE PLANE COORDINATE SYSTEM

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY COLBY PEOPLES

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.
Scale: 1" = 200'
Date: 05/02/2018
G. F. No.: N/A
Job no.: 201800812
Drawn by: CMR

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR COLBY PEOPLES

LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT/SETBACK
	RESIDENCE
MRD - MONUMENTS OF RECORD DIGNITY	
○ 1/2" IRON ROD FOUND	
○ 1/2" YELLOW-CAPPED IRON ROD SET	
□ SET 'X'	
□ FOUND 'X'	
○ 5/8" IRON ROD FOUND	
○ POINT FOR CORNER	
○ - CABLE	⊕ - ELECTRIC
○ - CLEAN OUT	⊕ - POOL EQUIP
⊕ - GAS METER	⊕ - POWER POLE
⊕ - FIRE HYDRANT	⊕ - TELEPHONE
⊕ - LIGHT POLE	⊕ - WATER METER
⊕ - MANHOLE	⊕ - WATER VALVE
(UNLESS OTHERWISE NOTED)	

