



**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.

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 628 CORNELIUS ROAD

SUBDIVISION 10.02 ACRES W. DALTON A-72 LOT      BLOCK     

GENERAL LOCATION

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

CURRENT ZONING AG

CURRENT USE RESIDENTIAL/AGRICULTURE

PROPOSED ZONING

PROPOSED USE

ACREAGE 10.02 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

OWNER BARBARA LEE

APPLICANT SAME

CONTACT PERSON

CONTACT PERSON

ADDRESS 628 CORNELIUS RD

ADDRESS

CITY, STATE & ZIP ROCKWALL TX 75087

CITY, STATE & ZIP

PHONE 214-641-9876

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BARBARA LEE [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 \$ 350.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF March, 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 MARCH, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Barbara Lee*





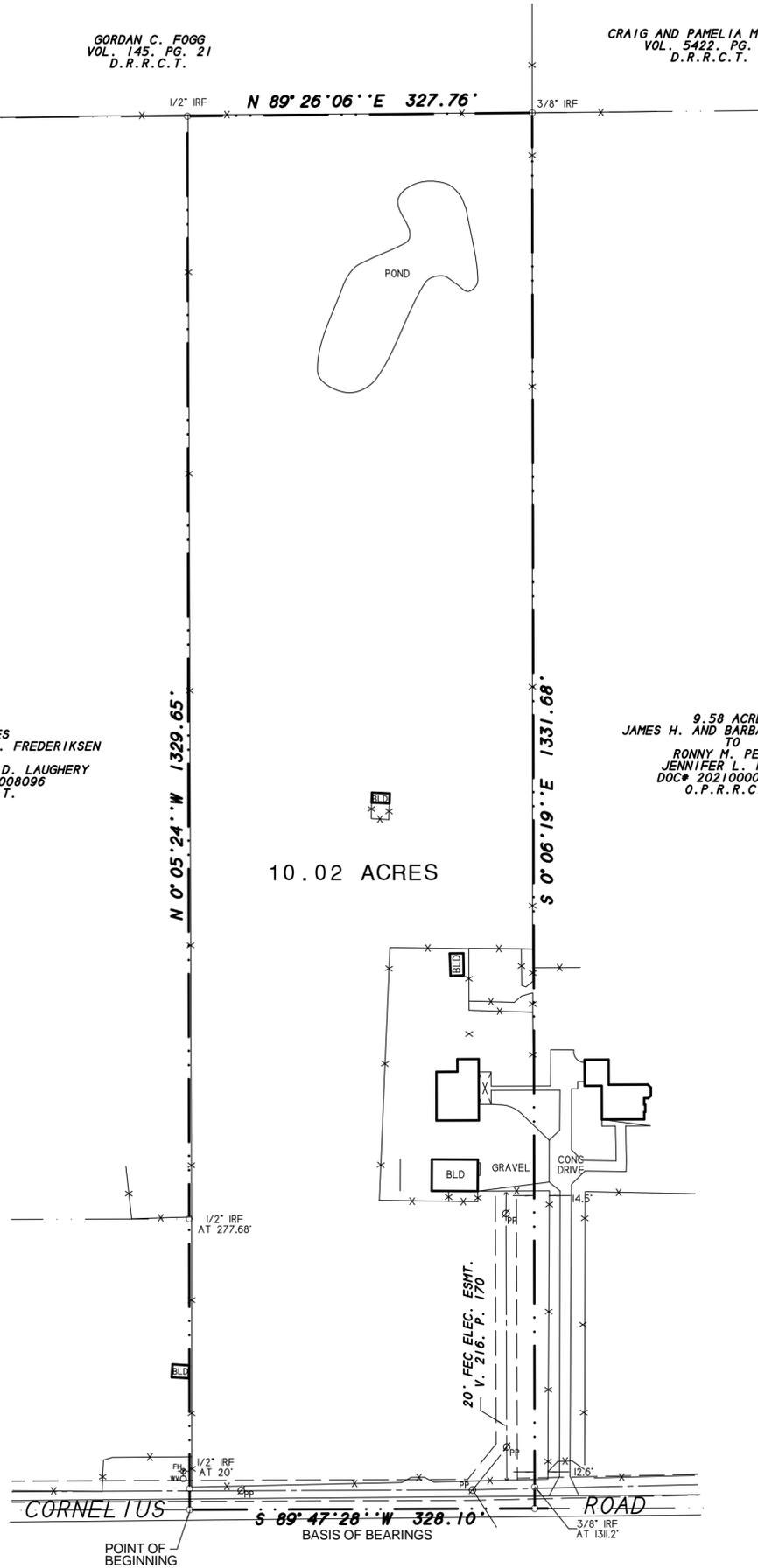
GORDAN C. FOGG  
VOL. 145, PG. 21  
D.R.R.C.T.

CRAIG AND PAMELIA MCCALLUM  
VOL. 5422, PG. 28  
D.R.R.C.T.

9.97 ACRES  
JOHN C. AND ARLENE C. FREDRIKSEN  
TO  
MARC J. AND TRACEY D. LAUGHERY  
DOC# 2015000008096  
O.P.R.R.C.T.

9.58 ACRES  
JAMES H. AND BARBARA P. LEE  
TO  
RONNY M. PEWITT  
JENNIFER L. PEWITT  
DOC# 2021000003975  
O.P.R.R.C.T.

10.02 ACRES



DESCRIPTION

All that certain lot, tract or parcel of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72, Rockwall County, Texas, and being all of a called 10.00 acres tract of land as described in a Warranty deed from Joseph E. Cook and Kerri A. Cook to William Edward Powers and Nancy Freeman Powers, dated July 17, 2015 and being recorded in Document No. 2015000011248 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in Cornelius Road, said point being at the southwest corner of said Powers tract and at the southeast corner of a 9.97 acres tract of land as described in a Warranty deed from John C. Fredriksen and Arlene C. Fredriksen to Marc J. Laughrey and Tracey D. Laughrey, as recorded in Document no. 2015000008096 of the Official Public Records of Rockwall County, Texas;

THENCE N. 00 deg. 05 min. 24 sec. W., at 20.00 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 1329.65 feet to a 1/2" iron rod found for corner at the northeast corner of said 9.97 acres tract of land;

THENCE N. 89 deg. 26 min. 06 sec. E. a distance of 327.76 feet to a 3/8" iron rod found for corner at the northeast corner of said Powers tract and the northwest corner of a 9.58 acres tract of land as described in a Warranty deed from William E. Powers and Nancy F. Powers to James H. Lee and Barbara P. Lee, as recorded in Document no. 2017000013220 of the Official Public Records of Rockwall County, Texas;

THENCE S. 00 deg. 06 min. 19 sec. E. along the west boundary line of said 9.58 acres tract, at 1311.20 feet pass a 3/8" iron rod found for witness and continuing for a total distance of 1331.68 feet to a point in the center of Cornelius Road;

THENCE S. 89 deg. 47 min. 28 sec. W. along the center of said road, a distance of 328.10 feet to the POINT OF BEGINNING and containing 10.02 acres of land, of which 0.22 acres lies within Cornelius Road.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 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 PER DEED IN DOC# 2015000011248, O.P.R.R.C.T.
- 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 Capital Title Company, Integrity Mortgage Corp. of Texas, James H Lee III and Barbara P Lee at Cornelius Road, 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 11th day of August, 2017.

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



SYMBOL LEGEND	
TV	TELEVISION CABLE WIRE
⊕	GAS METER
⊗	TEL. POLE
⊙	FIRE HYDRANT
⊚	POWER POLE
⊛	PHONE POLE
⊜	ELEC. BODY
⊝	WATER METER
⊞	LP LIGHT POLE
⊟	NON ROD FOUND
⊠	1/2" IRF
⊡	3/8" IRF
⊢	1" IRF
⊣	2" IRF
⊤	3" IRF
⊥	4" IRF
⊦	6" IRF
⊧	8" IRF
⊨	10" IRF
⊩	12" IRF
⊪	14" IRF
⊫	16" IRF
⊬	18" IRF
⊭	20" IRF
⊮	24" IRF
⊯	30" IRF
⊰	36" IRF
⊱	42" IRF
⊲	48" IRF
⊳	54" IRF
⊴	60" IRF
⊵	66" IRF
⊶	72" IRF
⊷	78" IRF
⊸	84" IRF
⊹	90" IRF
⊺	96" IRF
⊻	102" IRF
⊼	108" IRF
⊽	114" IRF
⊾	120" IRF
⊿	126" IRF
⊀	132" IRF
⊁	138" IRF
⊂	144" IRF
⊃	150" IRF
⊄	156" IRF
⊅	162" IRF
⊆	168" IRF
⊇	174" IRF
⊈	180" IRF
⊉	186" IRF
⊊	192" IRF
⊋	198" IRF
⊌	204" IRF
⊍	210" IRF
⊎	216" IRF
⊏	222" IRF
⊐	228" IRF
⊑	234" IRF
⊒	240" IRF
⊓	246" IRF
⊔	252" IRF
⊕	258" IRF
⊖	264" IRF
⊗	270" IRF
⊘	276" IRF
⊙	282" IRF
⊚	288" IRF
⊛	294" IRF
⊜	300" IRF
⊝	306" IRF
⊞	312" IRF
⊟	318" IRF
⊠	324" IRF
⊡	330" IRF
⊢	336" IRF
⊣	342" IRF
⊤	348" IRF
⊥	354" IRF
⊦	360" IRF
⊧	366" IRF
⊨	372" IRF
⊩	378" IRF
⊪	384" IRF
⊫	390" IRF
⊬	396" IRF
⊭	402" IRF
⊮	408" IRF
⊯	414" IRF
⊰	420" IRF
⊱	426" IRF
⊲	432" IRF
⊳	438" IRF
⊴	444" IRF
⊵	450" IRF
⊶	456" IRF
⊷	462" IRF
⊸	468" IRF
⊹	474" IRF
⊺	480" IRF
⊻	486" IRF
⊼	492" IRF
⊽	498" IRF
⊾	504" IRF
⊿	510" IRF
⊀	516" IRF
⊁	522" IRF
⊂	528" IRF
⊃	534" IRF
⊄	540" IRF
⊅	546" IRF
⊆	552" IRF
⊇	558" IRF
⊈	564" IRF
⊉	570" IRF
⊊	576" IRF
⊋	582" IRF
⊌	588" IRF
⊍	594" IRF
⊎	600" IRF
⊏	606" IRF
⊐	612" IRF
⊑	618" IRF
⊒	624" IRF
⊓	630" IRF
⊔	636" IRF
⊕	642" IRF
⊖	648" IRF
⊗	654" IRF
⊘	660" IRF
⊙	666" IRF
⊚	672" IRF
⊛	678" IRF
⊜	684" IRF
⊝	690" IRF
⊞	696" IRF
⊟	702" IRF
⊠	708" IRF
⊡	714" IRF
⊢	720" IRF
⊣	726" IRF
⊤	732" IRF
⊥	738" IRF
⊦	744" IRF
⊧	750" IRF
⊨	756" IRF
⊩	762" IRF
⊪	768" IRF
⊫	774" IRF
⊬	780" IRF
⊭	786" IRF
⊮	792" IRF
⊯	798" IRF
⊰	804" IRF
⊱	810" IRF
⊲	816" IRF
⊳	822" IRF
⊴	828" IRF
⊵	834" IRF
⊶	840" IRF
⊷	846" IRF
⊸	852" IRF
⊹	858" IRF
⊺	864" IRF
⊻	870" IRF
⊼	876" IRF
⊽	882" IRF
⊾	888" IRF
⊿	894" IRF
⊀	900" IRF
⊁	906" IRF
⊂	912" IRF
⊃	918" IRF
⊄	924" IRF
⊅	930" IRF
⊆	936" IRF
⊇	942" IRF
⊈	948" IRF
⊉	954" IRF
⊊	960" IRF
⊋	966" IRF
⊌	972" IRF
⊍	978" IRF
⊎	984" IRF
⊏	990" IRF
⊐	996" IRF
⊑	1002" IRF
⊒	1008" IRF
⊓	1014" IRF
⊔	1020" IRF
⊕	1026" IRF
⊖	1032" IRF
⊗	1038" IRF
⊘	1044" IRF
⊙	1050" IRF
⊚	1056" IRF
⊛	1062" IRF
⊜	1068" IRF
⊝	1074" IRF
⊞	1080" IRF
⊟	1086" IRF
⊠	1092" IRF
⊡	1098" IRF
⊢	1104" IRF
⊣	1110" IRF
⊤	1116" IRF
⊥	1122" IRF
⊦	1128" IRF
⊧	1134" IRF
⊨	1140" IRF
⊩	1146" IRF
⊪	1152" IRF
⊫	1158" IRF
⊬	1164" IRF
⊭	1170" IRF
⊮	1176" IRF
⊯	1182" IRF
⊰	1188" IRF
⊱	1194" IRF
⊲	1200" IRF
⊳	1206" IRF
⊴	1212" IRF
⊵	1218" IRF
⊶	1224" IRF
⊷	1230" IRF
⊸	1236" IRF
⊹	1242" IRF
⊺	1248" IRF
⊻	1254" IRF
⊼	1260" IRF
⊽	1266" IRF
⊾	1272" IRF
⊿	1278" IRF
⊀	1284" IRF
⊁	1290" IRF
⊂	1296" IRF
⊃	1302" IRF
⊄	1308" IRF
⊅	1314" IRF
⊆	1320" IRF
⊇	1326" IRF
⊈	1332" IRF
⊉	1338" IRF
⊊	1344" IRF
⊋	1350" IRF
⊌	1356" IRF
⊍	1362" IRF
⊎	1368" IRF
⊏	1374" IRF
⊐	1380" IRF
⊑	1386" IRF
⊒	1392" IRF
⊓	1398" IRF
⊔	1404" IRF
⊕	1410" IRF
⊖	1416" IRF
⊗	1422" IRF
⊘	1428" IRF
⊙	1434" IRF
⊚	1440" IRF
⊛	1446" IRF
⊜	1452" IRF
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⊢	1488" IRF
⊣	1494" IRF
⊤	1500" IRF
⊥	1506" IRF
⊦	1512" IRF
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⊁	1674" IRF
⊂	1680" IRF
⊃	1686" IRF
⊄	1692" IRF
⊅	1698" IRF
⊆	1704" IRF
⊇	1710" IRF
⊈	1716" IRF
⊉	1722" IRF
⊊	1728" IRF
⊋	1734" IRF
⊌	1740" IRF
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Planning and Zoning Department  
385 S. Goliad Street  
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STAFF USE ONLY

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CITY ENGINEER:

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#### 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 628 CORNELIUS ROAD

SUBDIVISION 10.02 ACRES W. DALTON A-72 LOT      BLOCK     

GENERAL LOCATION

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CURRENT ZONING AG

CURRENT USE RESIDENTIAL/AGRICULTURE

PROPOSED ZONING

PROPOSED USE

ACREAGE 10.02 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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OWNER BARBARA LEE

APPLICANT SAME

CONTACT PERSON

CONTACT PERSON

ADDRESS 628 CORNELIUS RD

ADDRESS

CITY, STATE & ZIP ROCKWALL TX 75087

CITY, STATE & ZIP

PHONE 214-641-9876

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BARBARA LEE [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 \$ 350.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF March, 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 March, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Barbara Lee*

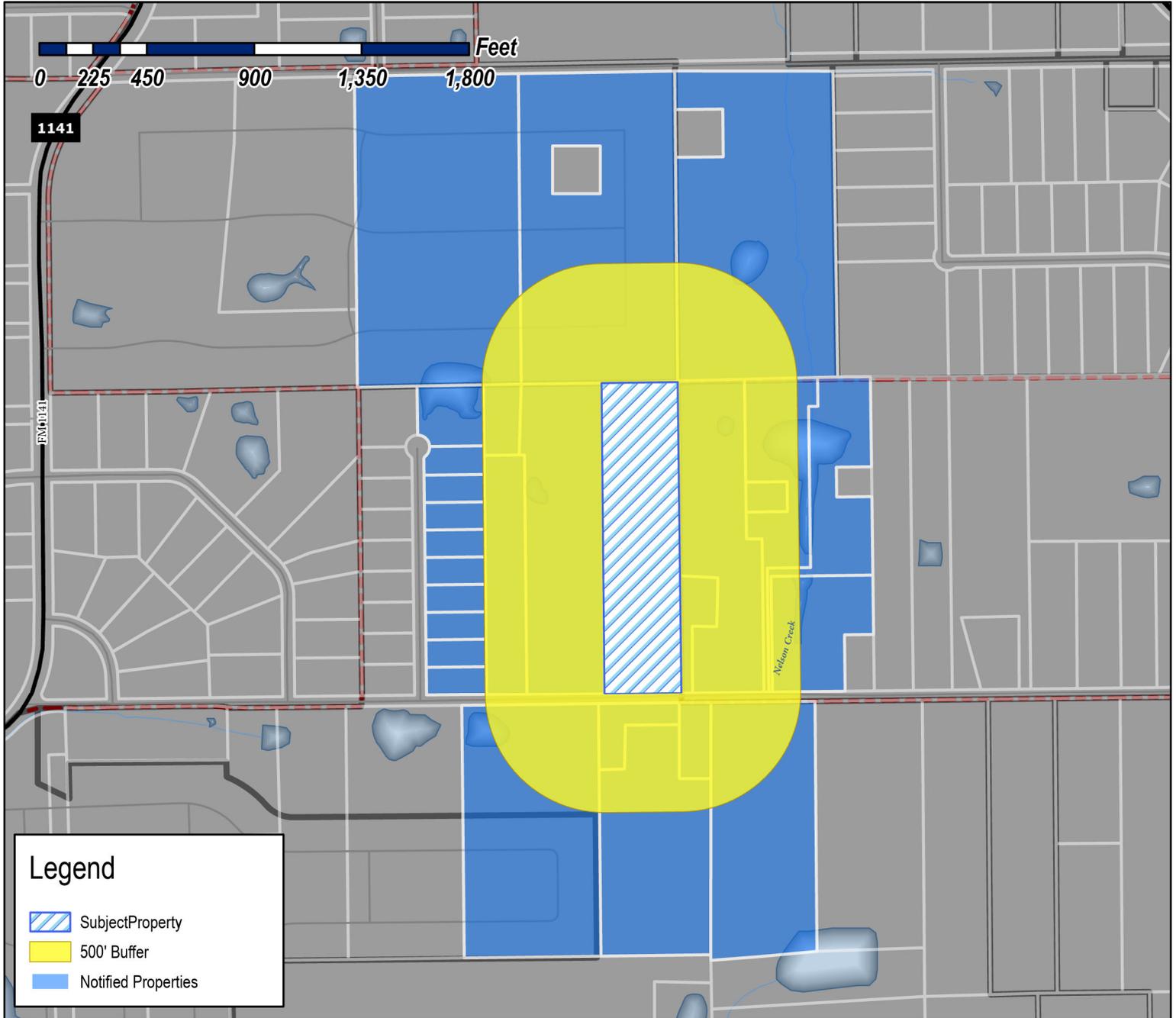




# City of Rockwall

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

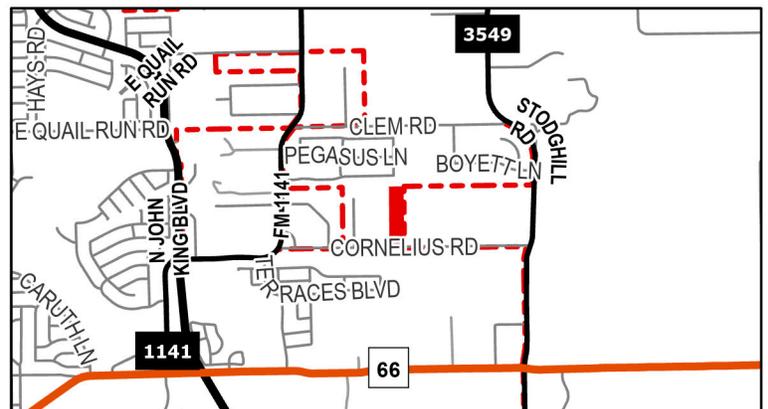
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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

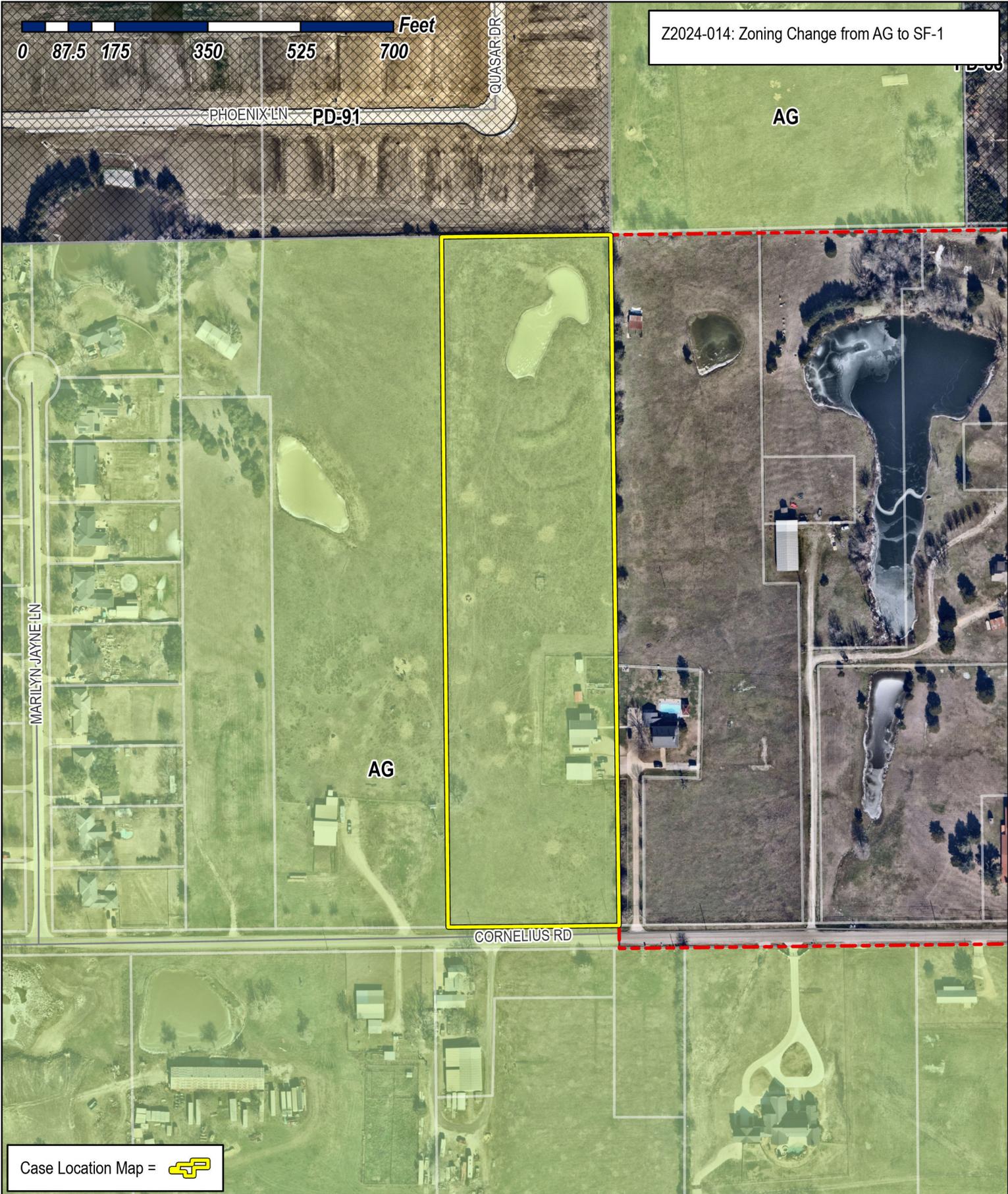


**Case Number:** Z2024-014  
**Case Name:** Zoning Change from AG to SF-1 for 628 Cornelius Road  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG)  
**Case Address:** 628 Cornelius Road

**Date Saved:** 3/15/2024

For Questions on this Case Call: (972) 771-7746





Z2024-014: Zoning Change from AG to SF-1

Case Location Map = 



# City of Rockwall

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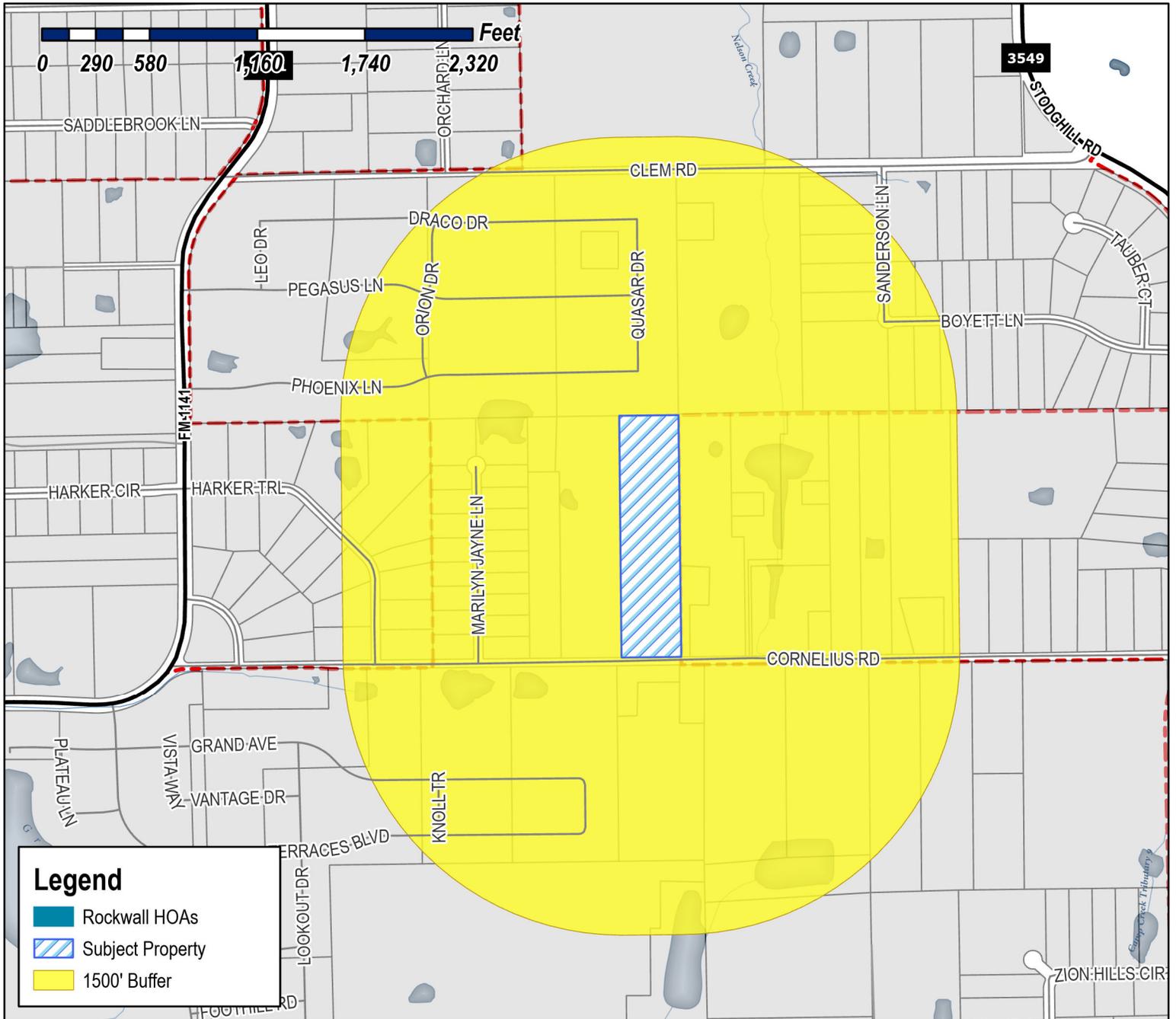




# City of Rockwall

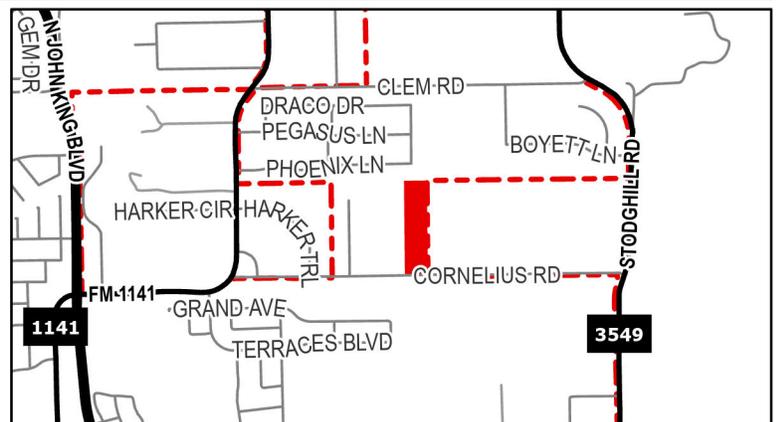
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**Case Number:** Z2024-014  
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 For Questions on this Case Call (972) 771-7745



THOMAS STEPHEN R & SHARON C  
1200 MARILYN JAYNE DR  
ROCKWALL, TX 75087

JAMES BRIAN & KIMBERLY  
1202 MARILYN JAYNE DR  
ROCKWALL, TX 75087

WALKER GRACIE & LEON  
1204 MARILYN JAYNE DR  
ROCKWALL, TX 75087

COOK ROBERT M ETUX  
1206 MARILYN JAYNE DR  
ROCKWALL, TX 75087

RODRIGUEZ CONRADO JR  
1208 MARILYN JAYNE DR  
ROCKWALL, TX 75087

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

CONFIDENTIAL  
1212 MAYILYN JAYNE LN  
ROCKWALL, TX 75087

RESIDENT  
1214 MARILYN JAYNE LN  
ROCKWALL, TX 75087

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

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

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

MCCALLUM CRAIG WILLIAM  
1983 N STODGHILL RD  
ROCKWALL, TX 75087

COMBS TERRY G & RONNA T  
2008 E COLLINS BLVD  
RICHARDSON, TX 75081

ROCKWALL RV PARK AND TINY HOME VILLAGE  
3094 COUNTY ROAD 1024  
FARMERSVILLE, TX 75442

RESIDENT  
427 CLEM RD  
ROCKWALL, TX 75087

RESIDENT  
505 CLEM RD  
ROCKWALL, TX 75087

RESIDENT  
520 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

RESIDENT  
611 CLEM 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 AND JENNIFER L  
668 CORNELIUS ROAD  
ROCKWALL, TX 75087

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

JONES DANIEL AND ALINA  
722 CORNELIUS RD  
ROCKWALL, TX 75087

LITTERELL KENNIE LLOYD  
798 CORNELIUS RD  
ROCKWALL, TX 75087

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

RESIDENT  
839 CORNELIUS RD  
ROCKWALL, TX 75087

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

PEOPLES MIKE  
PO BOX 41  
ROCKWALL, TX 75087



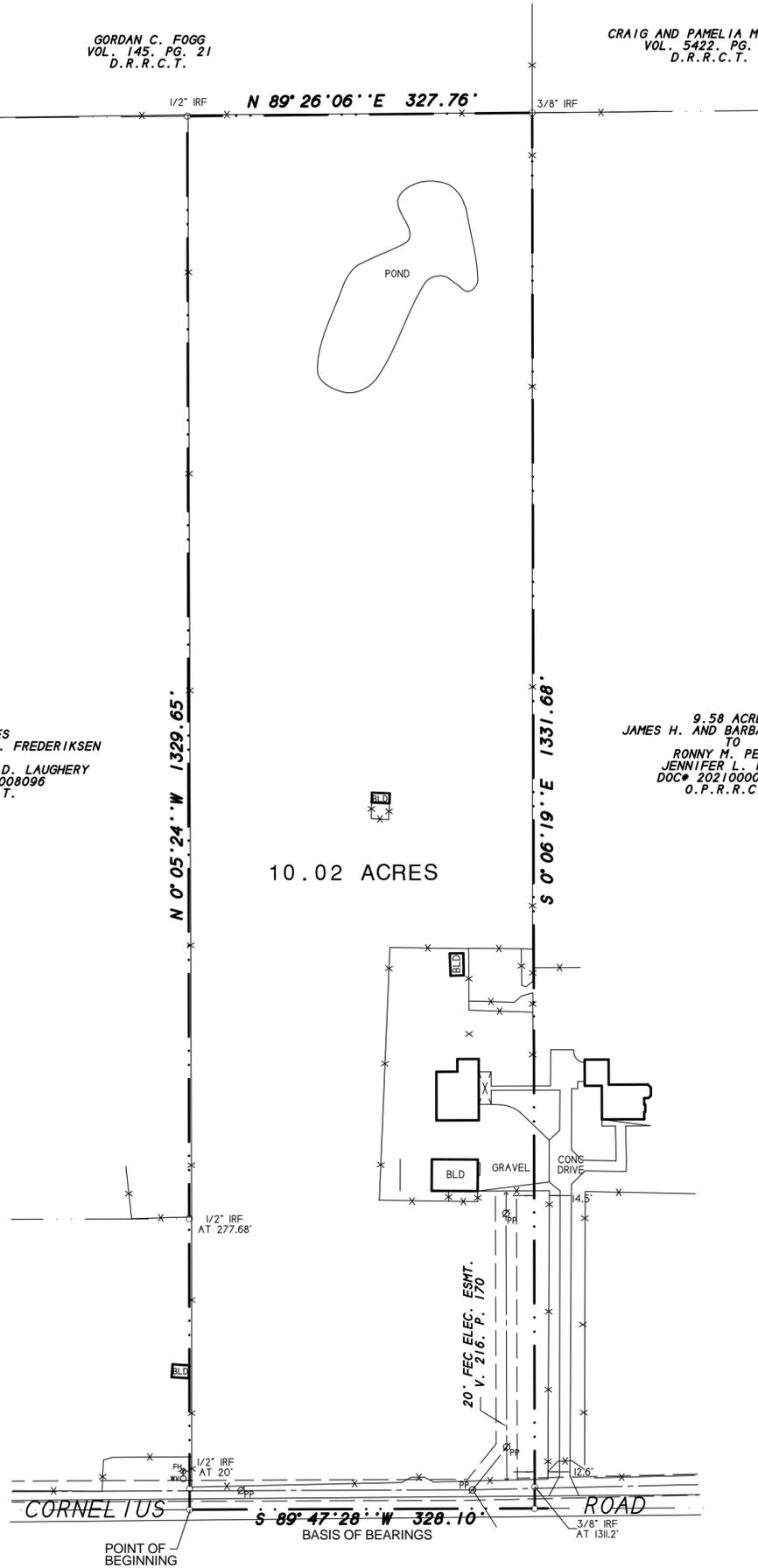
GORDAN C. FOGG  
VOL. 145, PG. 21  
D.R.R.C.T.

CRAIG AND PAMELIA MCCALLUM  
VOL. 5422, PG. 28  
D.R.R.C.T.

9.97 ACRES  
JOHN C. AND ARLENE C. FREDRIKSEN  
TO  
MARC J. AND TRACEY D. LAUGHERY  
DOC# 2015000008096  
O.P.R.R.C.T.

9.58 ACRES  
JAMES H. AND BARBARA P. LEE  
TO  
RONNY M. PEWITT  
JENNIFER L. PEWITT  
DOC# 2021000003975  
O.P.R.R.C.T.

10.02 ACRES



DESCRIPTION

All that certain lot, tract or parcel of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72, Rockwall County, Texas, and being all of a called 10.00 acres tract of land as described in a Warranty deed from Joseph E. Cook and Kerri A. Cook to William Edward Powers and Nancy Freeman Powers, dated July 17, 2015 and being recorded in Document No. 20150000011248 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in Cornelius Road, said point being at the southwest corner of said Powers tract and at the southeast corner of a 9.97 acres tract of land as described in a Warranty deed from John C. Fredriksen and Arlene C. Fredriksen to Marc J. Laughrey and Tracey D. Laughrey, as recorded in Document no. 2015000008096 of the Official Public Records of Rockwall County, Texas;

THENCE N. 00 deg. 05 min. 24 sec. W., at 20.00 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 1329.65 feet to a 1/2" iron rod found for corner at the northeast corner of said 9.97 acres tract of land;

THENCE N. 89 deg. 26 min. 06 sec. E. a distance of 327.76 feet to a 3/8" iron rod found for corner at the northeast corner of said Powers tract and the northwest corner of a 9.58 acres tract of land as described in a Warranty deed from William E. Powers and Nancy F. Powers to James H. Lee and Barbara P. Lee, as recorded in Document no. 20170000013220 of the Official Public Records of Rockwall County, Texas;

THENCE S. 00 deg. 06 min. 19 sec. E. along the west boundary line of said 9.58 acres tract, at 1311.20 feet pass a 3/8" iron rod found for witness and continuing for a total distance of 1331.68 feet to a point in the center of Cornelius Road;

THENCE S. 89 deg. 47 min. 28 sec. W. along the center of said road, a distance of 328.10 feet to the POINT OF BEGINNING and containing 10.02 acres of land, of which 0.22 acres lies within Cornelius Road.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 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 PER DEED IN DOC# 20150000011248, O.P.R.R.C.T.
- 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 Capital Title Company, Integrity Mortgage Corp. of Texas, James H Lee III and Barbara P Lee at Cornelius Road, 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 11th day of August, 2017.

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



SYMBOL LEGEND	
TV	TELEVISION CABLE WIRE
⊕	GAS METER
⊗	TEL. POLE
⊕	FIRE HYDRANT
⊕	POWER POLE
⊕	PHONE POLE
⊕	ELEC. BODY
⊕	WATER METER
⊕	SEWER METER
⊕	LP GAS METER
⊕	NON ROD FOUND
⊕	1/2" IRON ROD FOUND
⊕	1" CORNER
⊕	PROFFANE TANK
⊕	A/C UNIT
⊕	EXISTENT LINE
⊕	PROPOSED LINE

**H.D. Fetty Land Surveyor, LLC**  
Firm Registration no. 101509-00  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY ACCEPTED BY:

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

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

SURVEY DATE AUGUST 11, 2017  
SCALE 1" = 100' FILE # 992020  
CLIENT LEE GF # 17-308498-RW

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# 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

---

**TO:** Planning and Zoning Commission  
**DATE:** April 9, 2024  
**APPLICANT:** Barbara Lee  
**CASE NUMBER:** Z2024-014; *Zoning Change (AG to SF-1) for 628 Cornelius Road*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Barbara Lee for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a ten (10) acre tract of land identified as Tract 22-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 628 Cornelius Road, and take any action necessary.

### BACKGROUND

The subject property was annexed on December 2, 2019 by *Ordinance No. 20-03 [i.e. Case No. A2019-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to Rockwall Central Appraisal District, currently situated on the subject property is a 2,632-SF single-family home that was constructed in 2018. Also situated on the subject property is a barn (*i.e. 1350 SF*), an accessory structure (*i.e. 240 SF*), and two (2) detached carports (*i.e. 320 SF & 400 SF*) that were all constructed in 1990.

### PURPOSE

On March 15, 2024, the applicant -- *Barbara Lee* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Single-Family 1 (SF-1) District. The applicant has indicated that the purpose of the zoning change is to establish two (2) additional single-family residential lots that will be conveyed to family members.

### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 628 Cornelius Road. The land uses adjacent to the subject property are as follows:

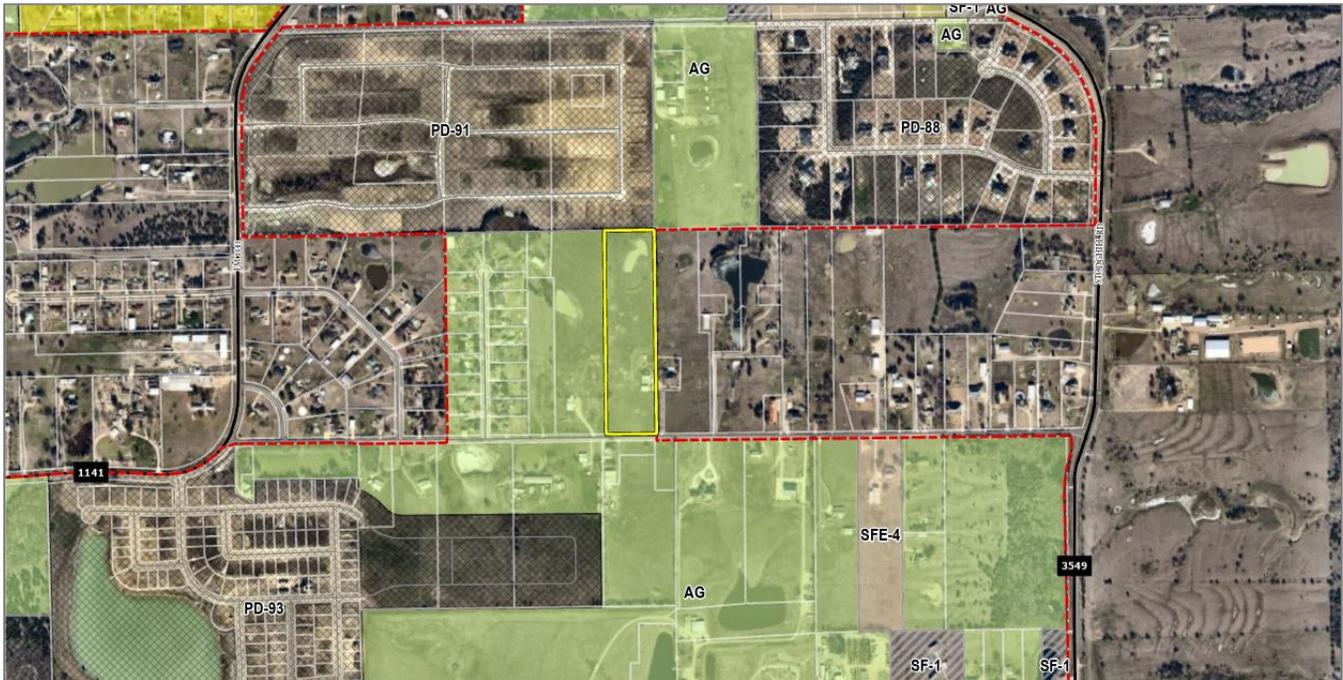
North: Directly north of the subject property is a 19.00-acre tract of land (*i.e. Tract 22-05 of the W. M. Dalton Survey, Abstract No. 72*) zoned Planned Development District 91 (PD-91) that makes up part of the Winding Creek Subdivision. Beyond that is Clem Road, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this is a vacant 101.43-acre tract of land (*i.e. Tract 4 of the J. M. Glass Survey, Abstract No. 88*) zoned Agricultural (AG) District.

South: Directly south 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 a one (1) acre tract of land (*i.e. which is part of a larger 12.231-acre tract of land and is identified as Tract 10 of the W. M. Dalton Survey, Abstract No. 72*). Beyond this is a vacant 10.231-acre tract of land (*i.e. Tract 10-01, of the W. M. Dalton Survey, Abstract 72*). South of this is a 55.08-acre tract of land (*i.e. Tract 11 of the W. M. Dalton Survey, Abstract No. 72*), which consists of one (1) single-family home. All of these properties are zoned Agricultural (AG) District.

East: Directly east of the subject property is the boundary for the city limits of the City of Rockwall. Beyond this, there are multiple residential properties situated within the City's Extraterritorial Jurisdiction (ETJ).

West: Directly west of the subject property is a 10.00-acre tract of land (i.e. Tract 22-02 of the W. M. Dalton Survey, Abstract No. 72), which belongs to the Rockwall RV Park and Tiny Home Village. Beyond this is a 4.00-acre tract of vacant land (i.e. Tract 22-07 of the W.M. Dalton Survey, Abstract No. 72). West of this is the Maytona Ranch Estates Subdivision, which was established on September 26, 1983, consists of 19 residential lots, and is 100% developed. All of these properties are zoned Agricultural (AG) District.

MAP 1: LOCATION MAP  
**YELLOW:** SUBJECT PROPERTY



**CHARACTERISTICS OF THE REQUEST**

The applicant is requesting to rezone the ten (10) acre parcel of land from an Agricultural (AG) District to a Single-Family 1 (SF-1) District. The applicant has stated that if approved, it would be her intent to subdivide the property into three (3) parcels of land for the purpose of keeping the parcel with the existing single-family home, and conveying the other two (2) parcels to family members for two (2) new single-family homes. It should be noted, that if this zoning change is approved, any development on the subject property will be required to adhere to all applicable requirements of the Unified Development Code (UDC) for a property that is zoned Single-Family 1 (SF-1) District.

**CONFORMANCE WITH THE CITY’S CODES**

According to Subsection 05.02, *Single-Family 1 (SF-1) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(t)he Single-Family 1 (SF-1) District is the property zoning classification for larger, single-family lots that are a minimum of one (1) acre in size ... [and] is also intended to be used for developments that incorporate public/private parks, denominational and private schools, and churches that are essential in creating the basic neighborhood unit.” In this case, the properties along Cornelius Road that are adjacent to the subject property are zoned Agricultural (AG) District, and are typically greater than one (1) acre. Based on this, the requested zoning change does appear to conform to the surrounding area. If the applicant’s zoning request is approved, the subject property will be required to conform to all of the requirements stipulated for properties in a Single-Family 1 (SF-1) District, which are summarized as follows:

TABLE 1: SINGLE-FAMILY 1 (SF-1) DISTRICT STANDARDS

DWELLING UNITS/LOT	1.0
DWELLING UNITS/ACRE <sup>(1)</sup>	1.0
MINIMUM DWELLING UNIT SIZE	2,500
MINIMUM LOT AREA	8,400 SF
MINIMUM LOT WIDTH <sup>(2)</sup>	70'

MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK <sup>(3)</sup>	6'
MINIMUM REAR YARD SETBACK	10'
MINIMUM BETWEEN BUILDINGS	10'
MAXIMUM BUILDING HEIGHT	36'
MAXIMUM LOT COVERAGE	45.00%
MINIMUM REQUIRED PARKING SPACES <sup>(4) &amp; (5)</sup>	2

**NOTES:**

- 1: THE SINGLE-FAMILY 1 (SF-1)
- 2: FRONTAGE ON A PUBLIC STREET
- 3: THE SIDE SETBACK ADJACENT TO A STREET IS TREATED THE SAME AS A FRONT YARD BUILDING SETBACK.
- 4: MINIMUM LENGTH OF DRIVEWAY PAVEMENT FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD IS 20-FEET.
- 5: AN ENCLOSED GARAGE SHALL NOT BE CONSIDERED IN MEETING THE OFF-STREET PARKING REQUIREMENTS.

**CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Northeast Residential District and is designated for Low Density Residential (LDR) land uses. The Northeast Residential District is defined as being "...characterized by its established low-density residential subdivisions and rural/estate style lots... (t)he Northeast Residential District being mostly an established residential district, is not anticipated to change or transition." With this being said, most properties with single-family homes along Cornelius Road are situated on larger tracts of land. Based on this, the proposed zoning change conforms to the District Strategies which state that "...the maintenance of the Estate and Rural Residential housing types are important to balancing the diversity of suburban lots to large lot housing within the City." The applicant request also conforms to this strategy given that this district requires a minimum of 1-acre lots. In addition, the Land Use Plan defines the Low Density Residential land use as a "...land use category [*that*] consists of residential subdivisions that are two (2) units per gross acre or less ...". In this case, the applicant is requesting a density of one (1) dwelling unit per acre. Based on this, the applicant's request appears to be in substantial conformance with the OURHometown Vision 2040 Comprehensive Plan.

**INFRASTRUCTURE**

Based on the proposed request, the following infrastructure is required to be constructed to provide adequate public services for the development of the subject property:

- (1) Roadways. At the time of subdivision plat, the developer shall be required to verify and dedicate right-of-way to be 42.50' from the centerline of Cornelius Road in accordance with the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.
- (2) Water. The existing single-family home currently situated on the subject property is utilizing Mount Zion Water Supply. An Infrastructure Study might be needed if the proposed lots want to tie in with the City of Rockwall water lines.
- (3) Wastewater. Given that the existing single-family home on the subject property already has an OSSF or septic system, staff should note that the two (2) proposed lots may want to utilize On-Site Sewage Facilities (OSSF) or septic systems as well. According to Section 44-243 of Chapter 44, Utilities, of the Municipal Code of Ordinances, "(n)o permit for an on-site sewage facility (OSSF) will be issued if the location is within 100-feet of an existing city sanitary sewer line unless an exception is granted by the City Council on the grounds that connection with the sanitary sewer is impossible ...", and "(n)o permit for the installation of an on-site sewage facility (OSSF) will be issued for property less than 1½-acre..." In this case, the sewer system for the Winding Creek Subdivision is located more than 100-feet from the proposed lots. In addition, all of the proposed lots are 1½-acre in size. Based on this, the proposed lots are eligible for On-Site Sewage Facilities (OSSF) or septic systems, and no further public hearing or approval is required.
- (4) Drainage. Detention may be required for the newly proposed lots.

## **NOTIFICATIONS**

On March 22, 2024, staff notified 32 property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOA) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. 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 had not received any notices in regard to the applicant's request.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Single-Family 1 (SF-1) District, then staff would propose the following conditions of approval:

- (1) Any construction resulting from the approval of this Zoning Change 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 628 CORNELIUS ROAD

SUBDIVISION 10.02 ACRES W. DALTON A-72 LOT      BLOCK     

GENERAL LOCATION

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

CURRENT ZONING A G

CURRENT USE RESIDENTIAL/AGRICULTURE

PROPOSED ZONING

PROPOSED USE

ACREAGE 10.02 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

OWNER BARBARA LEE

APPLICANT SAME

CONTACT PERSON

CONTACT PERSON

ADDRESS 628 CORNELIUS RD

ADDRESS

CITY, STATE & ZIP ROCKWALL TX 75087

CITY, STATE & ZIP

PHONE 214-641-9876

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BARBARA LEE [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 \$ 350.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF March, 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."

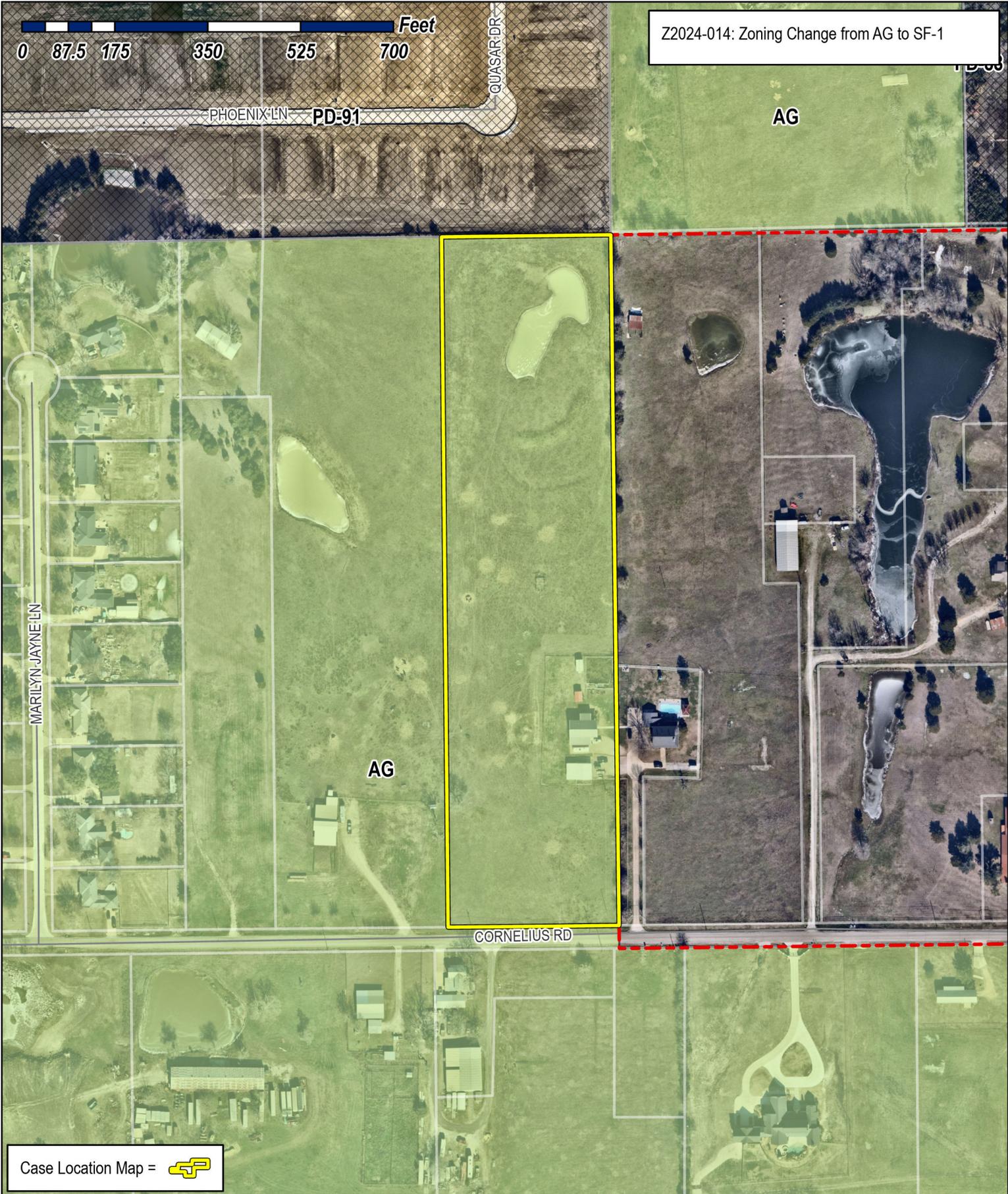
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF MARCH, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Barbara Lee*





Z2024-014: Zoning Change from AG to SF-1

Case Location Map = 



# City of Rockwall

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

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

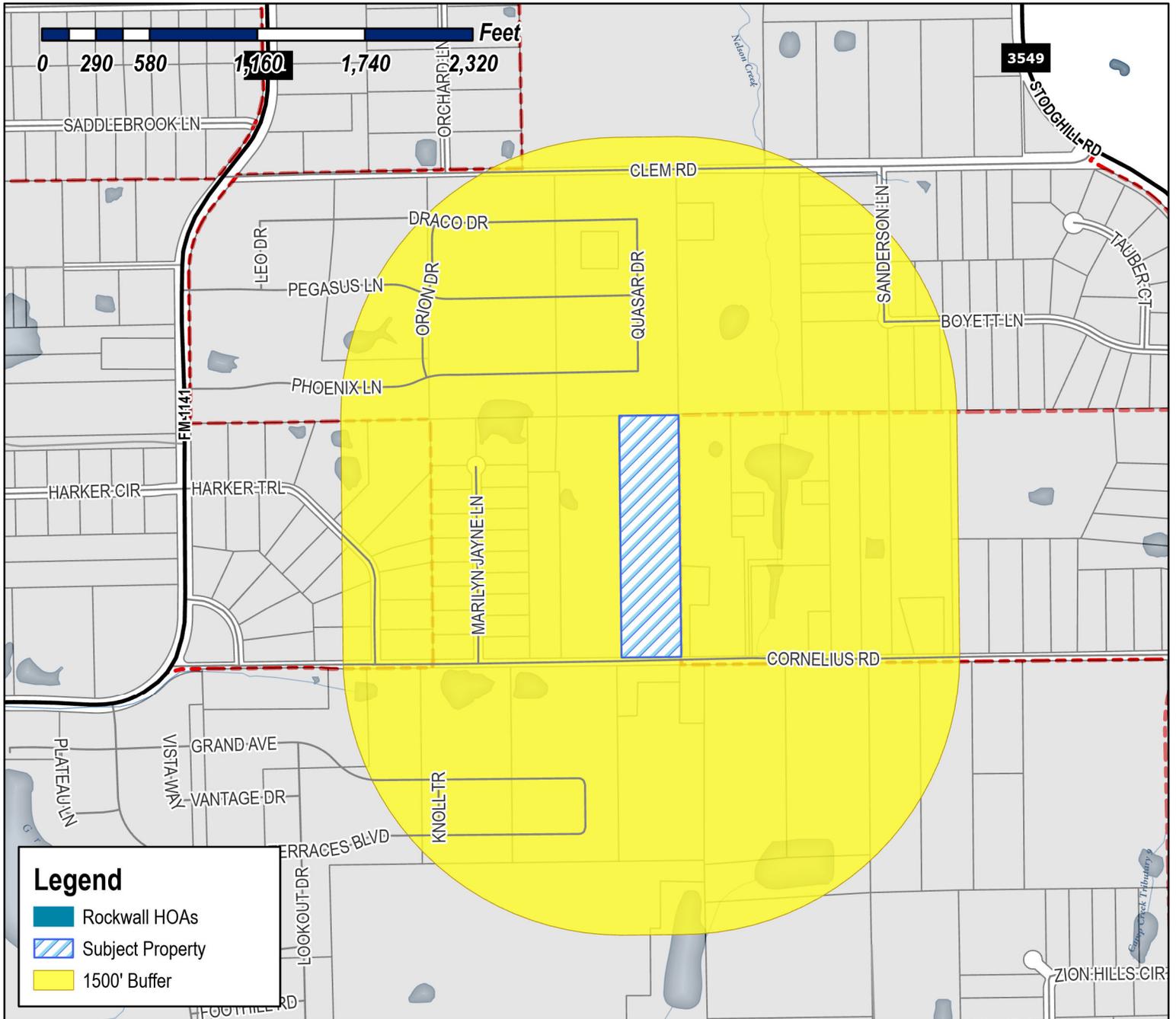




# City of Rockwall

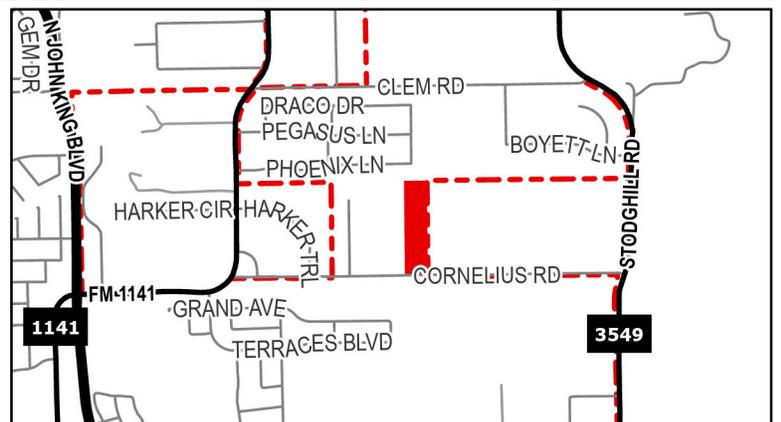
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**Case Number:** Z2024-014  
**Case Name:** Zoning Change from AG to SF-1 for  
**Case Type:** 628 Cornelius Road  
 Zoning  
**Zoning:** Agricultural (AG)  
**Case Address:** 628 Cornelius Road

**Date Saved:** 3/15/2024  
 For Questions on this Case Call (972) 771-7745

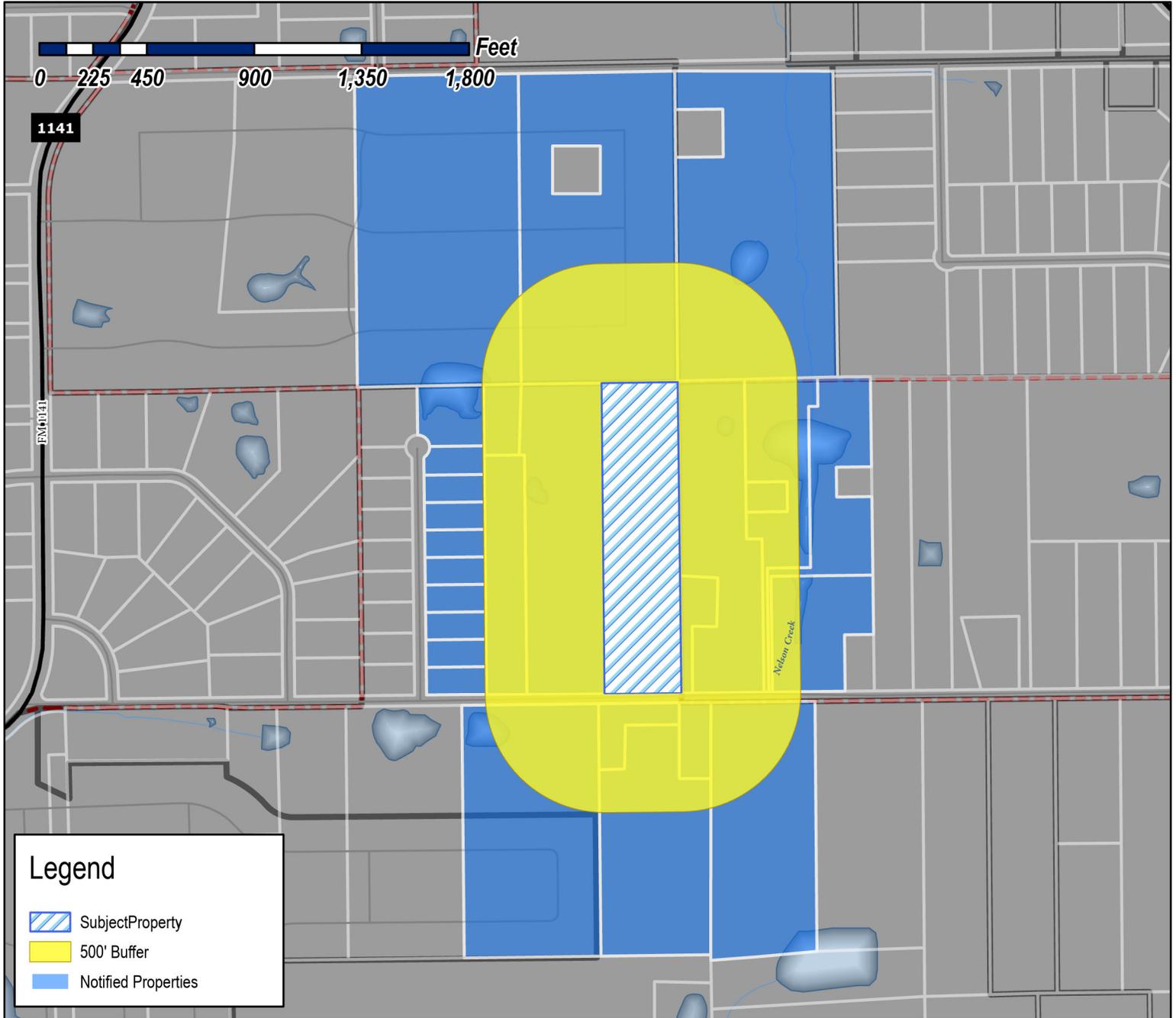




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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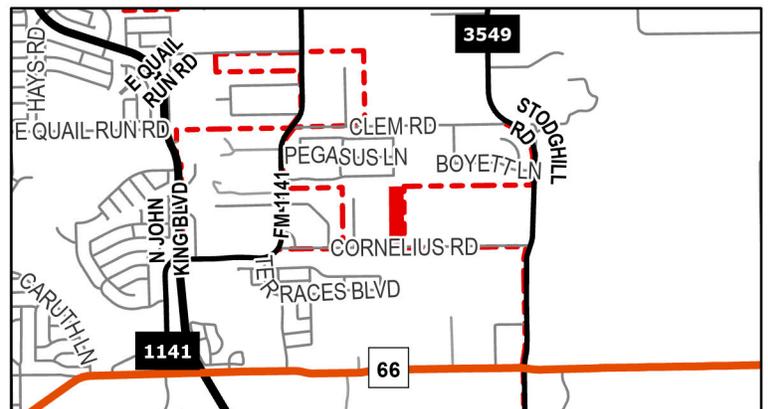
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**Case Number:** Z2024-014  
**Case Name:** Zoning Change from AG to SF-1 for 628 Cornelius Road  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG)  
**Case Address:** 628 Cornelius Road

**Date Saved:** 3/15/2024

For Questions on this Case Call: (972) 771-7746



THOMAS STEPHEN R & SHARON C  
1200 MARILYN JAYNE DR  
ROCKWALL, TX 75087

JAMES BRIAN & KIMBERLY  
1202 MARILYN JAYNE DR  
ROCKWALL, TX 75087

WALKER GRACIE & LEON  
1204 MARILYN JAYNE DR  
ROCKWALL, TX 75087

COOK ROBERT M ETUX  
1206 MARILYN JAYNE DR  
ROCKWALL, TX 75087

RODRIGUEZ CONRADO JR  
1208 MARILYN JAYNE DR  
ROCKWALL, TX 75087

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

CONFIDENTIAL  
1212 MAYILYN JAYNE LN  
ROCKWALL, TX 75087

RESIDENT  
1214 MARILYN JAYNE LN  
ROCKWALL, TX 75087

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

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

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

MCCALLUM CRAIG WILLIAM  
1983 N STODGHILL RD  
ROCKWALL, TX 75087

COMBS TERRY G & RONNA T  
2008 E COLLINS BLVD  
RICHARDSON, TX 75081

ROCKWALL RV PARK AND TINY HOME VILLAGE  
3094 COUNTY ROAD 1024  
FARMERSVILLE, TX 75442

RESIDENT  
427 CLEM RD  
ROCKWALL, TX 75087

RESIDENT  
505 CLEM RD  
ROCKWALL, TX 75087

RESIDENT  
520 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

RESIDENT  
611 CLEM 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 AND JENNIFER L  
668 CORNELIUS ROAD  
ROCKWALL, TX 75087

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

JONES DANIEL AND ALINA  
722 CORNELIUS RD  
ROCKWALL, TX 75087

LITTERELL KENNIE LLOYD  
798 CORNELIUS RD  
ROCKWALL, TX 75087

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

RESIDENT  
839 CORNELIUS RD  
ROCKWALL, TX 75087

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

PEOPLES MIKE  
PO BOX 41  
ROCKWALL, TX 75087

# 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:

## Z2024-014: Zoning Change from AG to SF-1

Hold a public hearing to discuss and consider a request by Barbara Lee for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a ten (10) acre tract of land identified as Tract 22-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 628 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, April 9, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 15, 2024 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:

**Angelica Guevara**  
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, April 15, 2024 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. Z2024-014: Zoning Change from AG to SF-1

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



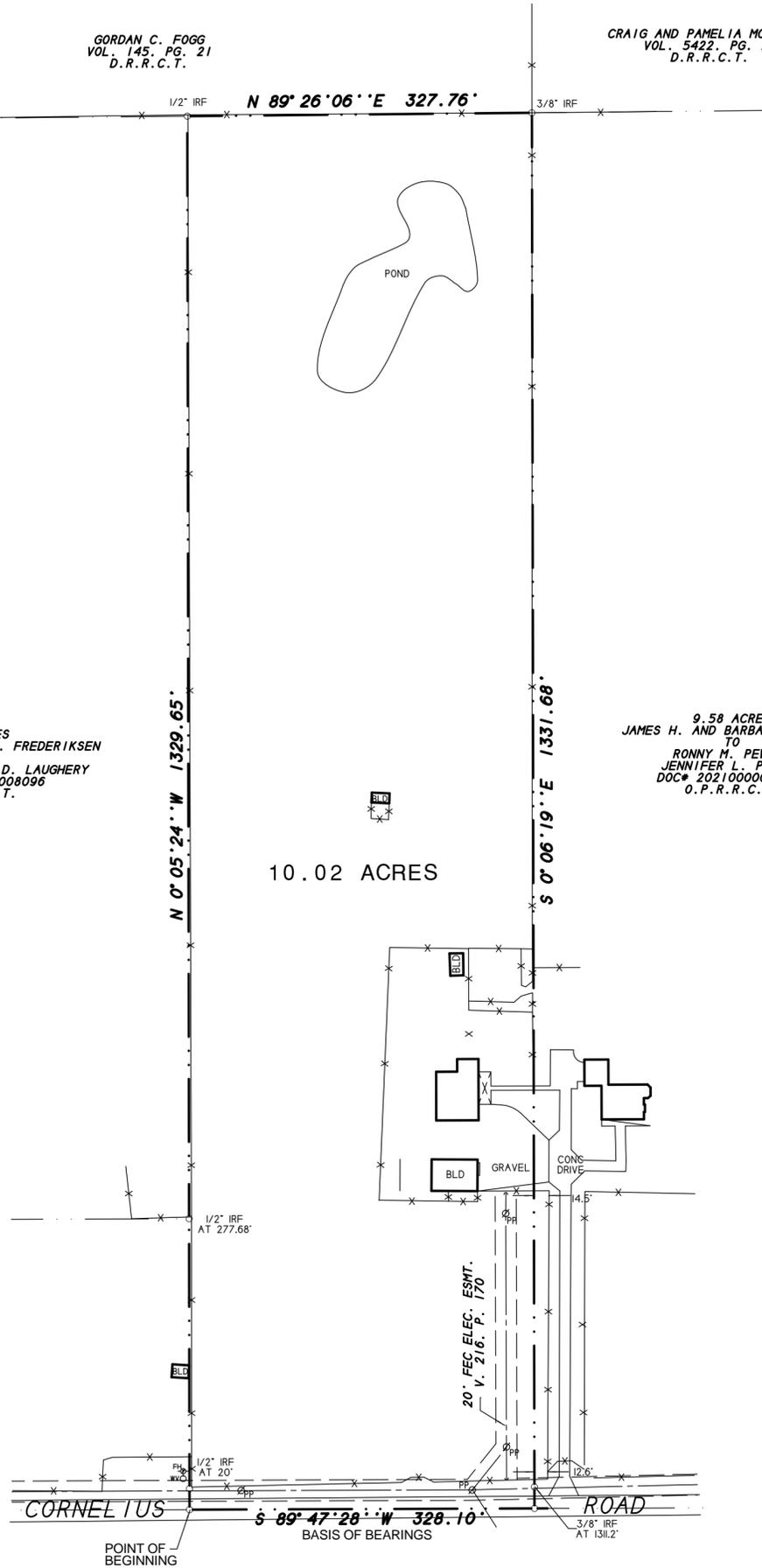
GORDAN C. FOGG  
VOL. 145, PG. 21  
D.R.R.C.T.

CRAIG AND PAMELIA MCCALLUM  
VOL. 5422, PG. 28  
D.R.R.C.T.

9.97 ACRES  
JOHN C. AND ARLENE C. FREDRIKSEN  
TO  
MARC J. AND TRACEY D. LAUGHERY  
DOC# 2015000008096  
O.P.R.R.C.T.

9.58 ACRES  
JAMES H. AND BARBARA P. LEE  
TO  
RONNY M. PEWITT  
JENNIFER L. PEWITT  
DOC# 2021000003975  
O.P.R.R.C.T.

10.02 ACRES



DESCRIPTION

All that certain lot, tract or parcel of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72, Rockwall County, Texas, and being all of a called 10.00 acres tract of land as described in a Warranty deed from Joseph E. Cook and Kerri A. Cook to William Edward Powers and Nancy Freeman Powers, dated July 17, 2015 and being recorded in Document No. 2015000011248 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in Cornelius Road, said point being at the southwest corner of said Powers tract and at the southeast corner of a 9.97 acres tract of land as described in a Warranty deed from John C. Fredriksen and Arlene C. Fredriksen to Marc J. Laughrey and Tracey D. Laughrey, as recorded in Document no. 2015000008096 of the Official Public Records of Rockwall County, Texas;

THENCE N. 00 deg. 05 min. 24 sec. W., at 20.00 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 1329.65 feet to a 1/2" iron rod found for corner at the northeast corner of said 9.97 acres tract of land;

THENCE N. 89 deg. 26 min. 06 sec. E. a distance of 327.76 feet to a 3/8" iron rod found for corner at the northeast corner of said Powers tract and the northwest corner of a 9.58 acres tract of land as described in a Warranty deed from William E. Powers and Nancy F. Powers to James H. Lee and Barbara P. Lee, as recorded in Document no. 2017000013220 of the Official Public Records of Rockwall County, Texas;

THENCE S. 00 deg. 06 min. 19 sec. E. along the west boundary line of said 9.58 acres tract, at 1311.20 feet pass a 3/8" iron rod found for witness and continuing for a total distance of 1331.68 feet to a point in the center of Cornelius Road;

THENCE S. 89 deg. 47 min. 28 sec. W. along the center of said road, a distance of 328.10 feet to the POINT OF BEGINNING and containing 10.02 acres of land, of which 0.22 acres lies within Cornelius Road.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 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 PER DEED IN DOC# 2015000011248, O.P.R.R.C.T.
- 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 Capital Title Company, Integrity Mortgage Corp. of Texas, James H Lee III and Barbara P Lee at Cornelius Road, 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 11th day of August, 2017.

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



SYMBOL LEGEND	
TV	TELEVISION CABLE WIRE
⊕	GAS METER
⊗	TEL. POLE
⊕	FIRE HYDRANT
⊕	POWER POLE
⊕	PHONE POLE
⊕	ELEC. BODY
⊕	ELEC. SUBSURFACE JUNCTION BOX
⊕	WATER METER
⊕	SEWER METER
⊕	LP LIGHT POLE
⊕	NON ROD FOUND
⊕	1/2" IRF
⊕	3/8" IRF
⊕	1" CORNER
⊕	PROPR. FENCE
⊕	EXISTING LINE
⊕	PROPR. LINE

**H.D. Fetty Land Surveyor, LLC**  
Firm Registration no. 101509-00  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY ACCEPTED BY:

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

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

SURVEY DATE AUGUST 11, 2017  
SCALE 1" = 100' FILE # 992020  
CLIENT LEE GF # 17-308498-RW

All that certain lot, tract or parcel of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72, Rockwall County, Texas, and being all of a called 10.00 acres tract of land as described in a Warranty deed from Joseph E. Cook and Kerri A. Cook to William Edward Powers and Nancy Freeman Powers, dated July 17, 2015 and being recorded in Document No. 20150000011248 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

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THENCE S. 00 deg. 06 min. 19 sec. E. along the west boundary line of said 9.58 acres tract, at 1311.20 feet pass a 3/8" iron rod found for witness and continuing for a total distance of 1331.68 feet to a point in the center of Cornelius Road;

THENCE S. 89 deg. 47 min. 28 sec. W. along the center of said road, a distance of 328.10 feet to the POINT OF BEGINNING and containing 10.02 acres of land, of which 0.22 acres lies within Cornelius Road.

**LEGEND:**

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

## PERMITTED LAND USES IN AN SINGLE FAMILY 1 (SF-1) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13, Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04, Permissible Uses</a> ]	SINGLE FAMILY 1 (SF-1) DISTRICT
<b>AGRICULTURAL AND ANIMAL RELATED LAND USES</b>	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	<a href="#">(1)</a>		P
Private Horse Corral or Stable	<a href="#">(10)</a>	<a href="#">(6)</a>	S
Community Garden	<a href="#">(11)</a>	<a href="#">(7)</a>	S
Urban Farm	<a href="#">(12)</a>	<a href="#">(8)</a>	S
<b>RESIDENTIAL AND LODGING LAND USES</b>	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	<a href="#">(1)</a>	<a href="#">(1)</a>	P
Residential Garage	<a href="#">(7)</a>	<a href="#">(4) &amp; (5)</a>	A
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	<a href="#">(8)</a>	<a href="#">(6)</a>	A
Home Occupation	<a href="#">(9)</a>	<a href="#">(7)</a>	P
Portable Building	<a href="#">(15)</a>	<a href="#">(10)</a>	P
Residential Infill in an Established Subdivision	<a href="#">(16)</a>	<a href="#">(11)</a>	S
Single-Family Detached Structure	<a href="#">(18)</a>	<a href="#">(13)</a>	P
Private Swimming Pool	<a href="#">(20)</a>		A
Private Tennis Court	<a href="#">(21)</a>		S
<b>INSTITUTIONAL AND COMMUNITY SERVICE LAND USES</b>	2.02(C)	2.03(C)	
Church/House of Worship	<a href="#">(4)</a>	<a href="#">(2)</a>	S
Daycare with Seven (7) or More Children	<a href="#">(9)</a>	<a href="#">(4)</a>	S
Group or Community Home	<a href="#">(11)</a>	<a href="#">(5)</a>	P
Public or Private Primary School	<a href="#">(21)</a>	<a href="#">(7)</a>	S
Public or Private Secondary School	<a href="#">(22)</a>	<a href="#">(8)</a>	S
Temporary Education Building for a Public or Private School	<a href="#">(23)</a>	<a href="#">(9)</a>	S
<b>RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES</b>	2.02(E)	2.03(E)	
Public or Private Community or Recreation Club as an Accessory Use	<a href="#">(4)</a>		S
Private Country Club	<a href="#">(5)</a>		S
Temporary Fundraising Events by Non-Profit	<a href="#">(7)</a>	<a href="#">(4)</a>	P
Public Park or Playground	<a href="#">(12)</a>		P
Tennis Courts ( <i>i.e. Not Accessory to a Public or Private Country Club</i> )	<a href="#">(14)</a>		S
<b>RETAIL AND PERSONAL SERVICES LAND USES</b>	2.02(F)	2.03(F)	
Temporary Real Estate Sales Office	<a href="#">(25)</a>		P
<b>COMMERCIAL AND BUSINESS SERVICES LAND USES</b>	2.02(G)	2.03(G)	
Temporary On-Site Construction Office	<a href="#">(18)</a>	<a href="#">(6)</a>	P
<b>INDUSTRIAL AND MANUFACTURING LAND USES</b>	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	<a href="#">(2)</a>	<a href="#">(2)</a>	P
Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)	<a href="#">(12)</a>	<a href="#">(5)</a>	S
<b>UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES</b>	2.02(K)	2.03(K)	
Antenna, as an Accessory	<a href="#">(2)</a>	<a href="#">(1)</a>	S
Antenna, for an Amateur Radio	<a href="#">(4)</a>	<a href="#">(3)</a>	A
Antenna Dish	<a href="#">(5)</a>	<a href="#">(4)</a>	A

**LEGEND:**

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
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# PERMITTED LAND USES IN AN SINGLE FAMILY 1 (SF-1) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13, Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04, Permissible Uses</a>	SINGLE FAMILY 1 (SF-1) DISTRICT
Utilities ( <i>Non-Municipally Owned or Controlled</i> ), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	<a href="#">(10)</a>		S
Municipally Owned or Controlled Facilities, Utilities and Uses	<a href="#">(11)</a>		P
Private Streets	<a href="#">(12)</a>		S
Railroad Yard or Shop	<a href="#">(14)</a>		S
Satellite Dish	<a href="#">(16)</a>		A
Solar Energy Collector Panels and Systems	<a href="#">(17)</a>	<a href="#">(7)</a>	A
Utilities Holding a Franchise from the City of Rockwall	<a href="#">(21)</a>		S
Utility Installation Other than Listed	<a href="#">(22)</a>		S
Utility/Transmission Lines	<a href="#">(23)</a>		S
Wireless Communication Tower	<a href="#">(24)</a>		S



SUBSECTION 07.01: RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

ZONING DISTRICTS → DEVELOPMENT STANDARDS ↓		SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT	SINGLE FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT	SINGLE-FAMILY ESTATE 4.0 (SFE-4.0) DISTRICT	SINGLE-FAMILY 1 (SF-1) DISTRICT	SINGLE-FAMILY 16 (SF-16) DISTRICT	SINGLE-FAMILY 10 (SF-10) DISTRICT	SINGLE-FAMILY 8.4 (SF-8.4) DISTRICT	SINGLE-FAMILY 7 (SF-7) DISTRICT	ZERO LOT LINE (ZL-5) DISTRICT	TWO-FAMILY (2F) DISTRICT	AGRICULTURAL (AG) DISTRICT
ABBREVIATION		SFE-1.5	SFE-2.0	SFE-4.0	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	AG
DWELLING UNITS/LOT		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	2.0	1.0
DWELLING UNITS/ACRE		0.67	0.5	0.25	1.0 <sup>1</sup>	2.7	4.4	5.2	6.2	8.7	12.4	0.1 <sup>11</sup>
MINIMUM DWELLING UNIT (SF)		2,000	2,200	2,500	2,500	2,400	2,200	1,500	1,100	1,000	800	1,600
MINIMUM LOT REQUIREMENTS	AREA (SQUARE FEET)	65,340	87,120	174,240	8,400	16,000	10,000	8,400	7,000	5,000	7,000	43,560
	WIDTH (FEET) <sup>2</sup>	150	150	200	70	90	80	70	60	50	60	100
	DEPTH (FEET)	250	250	250	100	100	100	100	100	90	100	200
MINIMUM SETBACKS	FRONT (FEET)	50	50	50	20	25	20	20	20	20	20	40
	REAR (FEET)	10	10	10	10	10	10	10	10	10	10	10
	SIDE (FEET) <sup>3</sup>	25	25	25	6	8	6	6	6	0   10 <sup>4</sup>	0 <sup>5</sup>   6 <sup>6</sup>	6
BETWEEN BUILDINGS (FEET)		10	10	10	10	10	10	10	10	10	10	12
BUILDING HEIGHT (FEET)		36	36	36	36	36	36	36	32	30	32	36
MAXIMUM LOT COVERAGE (%)		35	35	35	45	45	45	45	45	50	45	N/A
REQUIRED PARKING SPACES <sup>7</sup>		2 <sup>8</sup>	2 <sup>8</sup>	2 <sup>8</sup>	2 <sup>9</sup>	2 <sup>8</sup>	2 <sup>8</sup>	2 <sup>8</sup>	2 <sup>8</sup>	2 <sup>9</sup>	2 <sup>10</sup>	2 <sup>8</sup>

ADDITIONAL REQUIREMENTS:

- 1: THE SINGLE FAMILY 1 (SF-1) DISTRICT ALLOWS FOR ONE (1) UNIT PER GROSS ACRE.
- 2: FRONTAGE ON A PUBLIC STREET
- 3: THE SIDE SETBACK ADJACENT TO A STREET IS TREATED THE SAME AS A FRONT YARD BUILDING SETBACK.
- 4: MINIMUM MAINTENANCE EASEMENT IS TEN (10) FEET. MINIMUM MAINTENANCE EASEMENT ON THE NON-ZERO LOT LINE SIDE, WHEN ADJACENT TO ANOTHER LOT IN THE SAME ZONING DISTRICT IS FIVE (5) FEET (THIS EASEMENT SHALL BE MAINTAINED AS AN OPEN SPACE EXCEPT UPON A FINDING BY THE BUILDING OFFICIAL THAT THE PROPOSED IMPROVEMENTS DO NOT IMPEDE THE USE OF SAID EASEMENT FOR MAINTENANCE OF THE ADJOINING STRUCTURE).
- 5: ABUTTING STRUCTURES SEPARATED BY FIRE RETARDANT WALLS.
- 6: TOWNHOUSES SEPARATED BY FIREWALL MEETING THE REQUIREMENTS OF THE BUILDING CODE MAY BUILD TO THE PROPERTY LINE WHERE SUCH STRUCTURES ABUT.
- 7: MINIMUM LENGTH OF DRIVEWAY PAVEMENT FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD IS 20-FEET.
- 8: AN ENCLOSED GARAGE SHALL NOT BE CONSIDERED IN MEETING THE OFF-STREET PARKING REQUIREMENTS. FOR ALL OTHER USES SEE ARTICLE 06, PARKING AND LOADING.
- 9: A TWO (2) CAR GARAGE IS REQUIRED.
- 10: TWO (2) OFF-STREET PARKING SPACES PLUS ONE (1) GARAGE PARKING SPACE FOR EACH DWELLING UNIT IS REQUIRED.
- 11: A MINIMUM LOT SIZE OF TEN (10) ACRES IS REQUIRED FOR THE CONSTRUCTION OF ANY SINGLE-FAMILY DWELLING.

# 11 NORTHEAST RESIDENTIAL DISTRICT

↑ NORTHERN ESTATES DISTRICT (PAGE 1-24)

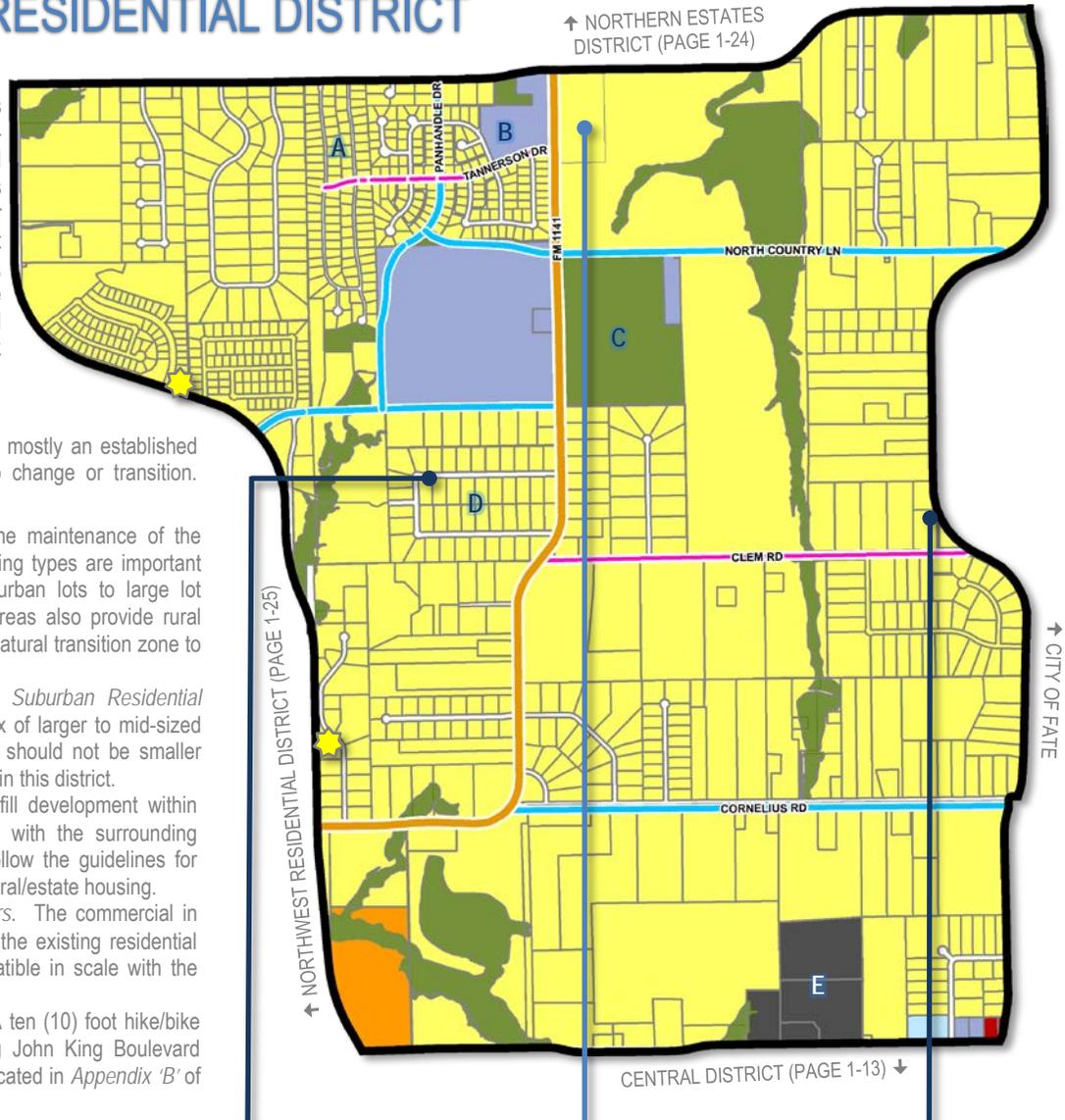
## DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

## DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

- 1 *Estate and Rural Residential.* The maintenance of the *Estate and Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
- 2 *Suburban Residential.* Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
- 3 *Infill Development.* Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
- 4 *Neighborhood/Convenience Centers.* The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
- 5 *John King Boulevard Trail Plan.* A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



## POINTS OF REFERENCE

- A. Stoney Hollow Subdivision
- B. Celia Hays Elementary School
- C. North Country Lane Park
- D. Saddlebrook Estates Subdivision
- E. Resthaven Funeral Home

## LAND USE PALETTES

- Current Land Use
- Future Land Use

John King Boulevard Trail Plan  
Rest Stop/Trailblazer Pylon

BUILD OUT  
1,964  
5,794

% OF ROCKWALL  
3.13%  
0.99%  
3.10%

CURRENT  
625  
18  
1,844



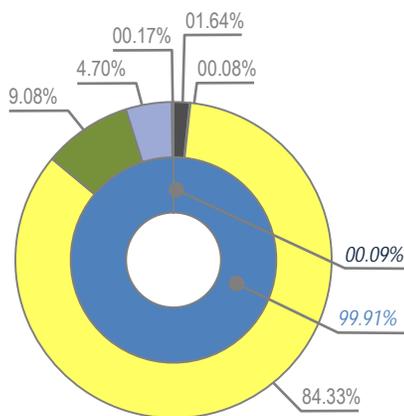
2 Current Suburban Residential



2 Future Suburban Residential



1 Current Rural Residential



MINOR COLLECTOR	0.09%
M4U	99.91%
M4D	0.00%
CEMETERY (CEM)	32.34-ACRES
COMMERCIAL/RETAIL (CR)	1.52-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,658.33-ACRES
PARKS AND OPEN SPACE (OS)	178.54-ACRES
PUBLIC (P)	92.45-ACRES
QUASI-PUBLIC (QP)	3.25-ACRES

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 1 (SF-1) DISTRICT FOR A 10.00-ACRE TRACT OF LAND IDENTIFIED AS TRACT 22-01 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' AND FURTHER DEPICTED IN EXHIBIT 'B' 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 from Barbara Lee for the approval of a *Zoning Change* from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a 10.00-acre tract of land identified as Tract 22-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 628 Cornelius Road, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter 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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] 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, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from Agricultural (AG) District to a Single-Family 1 (SF-1) District;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family 1 (SF-1) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses* and Section 03.01, *General Residential District Standards* and Section 03.05, *Single-Family 1 (SF-1) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

**SECTION 4.** 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 5.** If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, 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 for this ordinance are declared to be severable; and

**SECTION 6.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

**SECTION 7.** 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 6<sup>TH</sup> DAY OF MAY, 2024.**

\_\_\_\_\_  
Trace Johannessen, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: April 15, 2024

2<sup>nd</sup> Reading: May 6, 2024

**Exhibit 'A'**  
*Legal Description*

All that certain lot, tract or parcel of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72, Rockwall County, Texas, and being all of a called 10.00 acres tract of land as described in a Warranty deed from Joseph E. Cook and Kerri A. Cook to William Edward Powers and Nancy Freeman Powers, dated July 17, 2015 and being recorded in Document No. 20150000011248 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at a point for corner in Cornelius Road, said point being at the southwest corner of said Powers tract and at the southeast corner of a 9.97 acres tract of land as described in a Warranty deed from John C. Fredriksen and Arlene C. Fredriksen to Marc J. Laughrey and Tracey D. Laughrey, as recorded in Document no. 20150000008096 of the Official Public Records of Rockwall County, Texas;

**THENCE** N. 00 deg. 05 min. 24 sec. W., at 20.00 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 1329.65 feet to a 1/2" iron rod found for corner at the northeast corner of said 9.97 acres tract of land;

**THENCE** N. 89 deg. 26 min. 06 sec. E. a distance of 327.76 feet to a 3/8" iron rod found for corner at the northeast corner of said Powers tract and the northwest corner of a 9.58 acres tract of land as described in a Warranty deed from William E. Powers and Nancy F. Powers to James H. Lee and Barbara P. Lee, as recorded in Document no. 20170000013220 of the Official Public Records of Rockwall County, Texas;

**THENCE** S. 00 deg. 06 min. 19 sec. E. along the west boundary line of said 9.58 acres tract, at 1311.20 feet pass a 3/8" iron rod found for witness and continuing for a total distance of 1331.68 feet to a point in the center of Cornelius Road;

**THENCE** S. 89 deg. 47 min. 28 sec. W. along the center of said road, a distance of 328.10 feet to the POINT OF BEGINNING and containing 10.02 acres of land, of which 0.22 acres lies within Cornelius Road.





# 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

---

**TO:** Planning and Zoning Commission  
**DATE:** April 9, 2024  
**APPLICANT:** Barbara Lee  
**CASE NUMBER:** Z2024-014; *Zoning Change (AG to SF-1) for 628 Cornelius Road*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Barbara Lee for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a ten (10) acre tract of land identified as Tract 22-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 628 Cornelius Road, and take any action necessary.

### BACKGROUND

The subject property was annexed on December 2, 2019 by *Ordinance No. 20-03 [i.e. Case No. A2019-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to Rockwall Central Appraisal District, currently situated on the subject property is a 2,632-SF single-family home that was constructed in 2018. Also situated on the subject property is a barn (*i.e. 1350 SF*), an accessory structure (*i.e. 240 SF*), and two (2) detached carports (*i.e. 320 SF & 400 SF*) that were all constructed in 1990.

### PURPOSE

On March 15, 2024, the applicant -- *Barbara Lee* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Single-Family 1 (SF-1) District. The applicant has indicated that the purpose of the zoning change is to establish two (2) additional single-family residential lots the will be conveyed to family members.

### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 628 Cornelius Road. The land uses adjacent to the subject property are as follows:

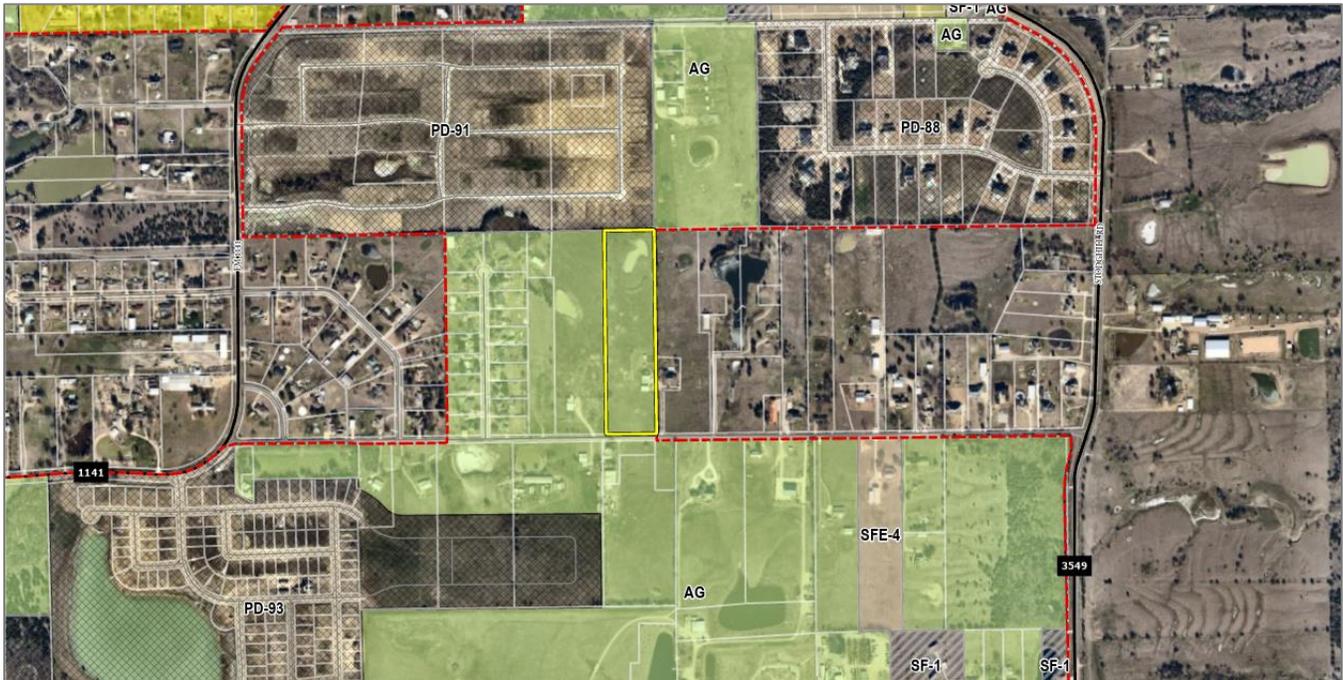
North: Directly north of the subject property is a 19.00-acre tract of land (*i.e. Tract 22-05 of the W. M. Dalton Survey, Abstract No. 72*) zoned Planned Development District 91 (PD-91) that makes up part of the Winding Creek Subdivision. Beyond that is Clem Road, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this is a vacant 101.43-acre tract of land (*i.e. Tract 4 of the J. M. Glass Survey, Abstract No. 88*) zoned Agricultural (AG) District.

South: Directly south 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 a one (1) acre tract of land (*i.e. which is part of a larger 12.231-acre tract of land and is identified as Tract 10 of the W. M. Dalton Survey, Abstract No. 72*). Beyond this is a vacant 10.231-acre tract of land (*i.e. Tract 10-01, of the W. M. Dalton Survey, Abstract 72*). South of this is a 55.08-acre tract of land (*i.e. Tract 11 of the W. M. Dalton Survey, Abstract No. 72*), which consists of one (1) single-family home. All of these properties are zoned Agricultural (AG) District.

East: Directly east of the subject property is the boundary for the city limits of the City of Rockwall. Beyond this, there are multiple residential properties situated within the City's Extraterritorial Jurisdiction (ETJ).

West: Directly west of the subject property is a 10.00-acre tract of land (i.e. Tract 22-02 of the W. M. Dalton Survey, Abstract No. 72), which belongs to the Rockwall RV Park and Tiny Home Village. Beyond this is a 4.00-acre tract of vacant land (i.e. Tract 22-07 of the W.M. Dalton Survey, Abstract No. 72). West of this is the Maytona Ranch Estates Subdivision, which was established on September 26, 1983, consists of 19 residential lots, and is 100% developed. All of these properties are zoned Agricultural (AG) District.

MAP 1: LOCATION MAP  
**YELLOW:** SUBJECT PROPERTY



**CHARACTERISTICS OF THE REQUEST**

The applicant is requesting to rezone the ten (10) acre parcel of land from an Agricultural (AG) District to a Single-Family 1 (SF-1) District. The applicant has stated that if approved, it would be her intent to subdivide the property into three (3) parcels of land for the purpose of keeping the parcel with the existing single-family home, and conveying the other two (2) parcels to family members for two (2) new single-family homes. It should be noted, that if this zoning change is approved, any development on the subject property will be required to adhere to all applicable requirements of the Unified Development Code (UDC) for a property that is zoned Single-Family 1 (SF-1) District.

**CONFORMANCE WITH THE CITY’S CODES**

According to Subsection 05.02, *Single-Family 1 (SF-1) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(t)he Single-Family 1 (SF-1) District is the property zoning classification for larger, single-family lots that are a minimum of one (1) acre in size ... [and] is also intended to be used for developments that incorporate public/private parks, denominational and private schools, and churches that are essential in creating the basic neighborhood unit.” In this case, the properties along Cornelius Road that are adjacent to the subject property are zoned Agricultural (AG) District, and are typically greater than one (1) acre. Based on this, the requested zoning change does appear to conform to the surrounding area. If the applicant’s zoning request is approved, the subject property will be required to conform to all of the requirements stipulated for properties in a Single-Family 1 (SF-1) District, which are summarized as follows:

TABLE 1: SINGLE-FAMILY 1 (SF-1) DISTRICT STANDARDS

DWELLING UNITS/LOT	1.0
DWELLING UNITS/ACRE <sup>(1)</sup>	1.0
MINIMUM DWELLING UNIT SIZE	2,500
MINIMUM LOT AREA	8,400 SF
MINIMUM LOT WIDTH <sup>(2)</sup>	70'

MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK <sup>(3)</sup>	6'
MINIMUM REAR YARD SETBACK	10'
MINIMUM BETWEEN BUILDINGS	10'
MAXIMUM BUILDING HEIGHT	36'
MAXIMUM LOT COVERAGE	45.00%
MINIMUM REQUIRED PARKING SPACES <sup>(4) &amp; (5)</sup>	2

**NOTES:**

- 1: THE SINGLE-FAMILY 1 (SF-1)
- 2: FRONTAGE ON A PUBLIC STREET
- 3: THE SIDE SETBACK ADJACENT TO A STREET IS TREATED THE SAME AS A FRONT YARD BUILDING SETBACK.
- 4: MINIMUM LENGTH OF DRIVEWAY PAVEMENT FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD IS 20-FEET.
- 5: AN ENCLOSED GARAGE SHALL NOT BE CONSIDERED IN MEETING THE OFF-STREET PARKING REQUIREMENTS.

**CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Northeast Residential District and is designated for Low Density Residential (LDR) land uses. The Northeast Residential District is defined as being "...characterized by its established low-density residential subdivisions and rural/estate style lots... (t)he Northeast Residential District being mostly an established residential district, is not anticipated to change or transition." With this being said, most properties with single-family homes along Cornelius Road are situated on larger tracts of land. Based on this, the proposed zoning change conforms to the District Strategies which state that "...the maintenance of the Estate and Rural Residential housing types are important to balancing the diversity of suburban lots to large lot housing within the City." The applicant request also conforms to this strategy given that this district requires a minimum of 1-acre lots. In addition, the Land Use Plan defines the Low Density Residential land use as a "...land use category [*that*] consists of residential subdivisions that are two (2) units per gross acre or less ...". In this case, the applicant is requesting a density of one (1) dwelling unit per acre. Based on this, the applicant's request appears to be in substantial conformance with the OURHometown Vision 2040 Comprehensive Plan.

**INFRASTRUCTURE**

Based on the proposed request, the following infrastructure is required to be constructed to provide adequate public services for the development of the subject property:

- (1) Roadways. At the time of subdivision plat, the developer shall be required to verify and dedicate right-of-way to be 42.50' from the centerline of Cornelius Road in accordance with the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.
- (2) Water. The existing single-family home currently situated on the subject property is utilizing Mount Zion Water Supply. An Infrastructure Study might be needed if the proposed lots want to tie in with the City of Rockwall water lines.
- (3) Wastewater. Given that the existing single-family home on the subject property already has an OSSF or septic system, staff should note that the two (2) proposed lots may want to utilize On-Site Sewage Facilities (OSSF) or septic systems as well. According to Section 44-243 of Chapter 44, Utilities, of the Municipal Code of Ordinances, "(n)o permit for an on-site sewage facility (OSSF) will be issued if the location is within 100-feet of an existing city sanitary sewer line unless an exception is granted by the City Council on the grounds that connection with the sanitary sewer is impossible ...", and "(n)o permit for the installation of an on-site sewage facility (OSSF) will be issued for property less than 1½-acre..." In this case, the sewer system for the Winding Creek Subdivision is located more than 100-feet from the proposed lots. In addition, all of the proposed lots are 1½-acre in size. Based on this, the proposed lots are eligible for On-Site Sewage Facilities (OSSF) or septic systems, and no further public hearing or approval is required.
- (4) Drainage. Detention may be required for the newly proposed lots.

## **NOTIFICATIONS**

On March 22, 2024, staff notified 32 property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOA) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. 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 had not received any notices in regard to the applicant's request.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Single-Family 1 (SF-1) District, then staff would propose the following conditions of approval:

- (1) Any construction resulting from the approval of this Zoning Change 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 628 CORNELIUS ROAD

SUBDIVISION 10.02 ACRES W. DALTON A-72 LOT --- BLOCK ---

GENERAL LOCATION

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

CURRENT ZONING AG

CURRENT USE RESIDENTIAL/AGRICULTURE

PROPOSED ZONING

PROPOSED USE

ACREAGE 10.02 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

OWNER BARBARA LEE

APPLICANT SAME

CONTACT PERSON

CONTACT PERSON

ADDRESS 628 CORNELIUS RD

ADDRESS

CITY, STATE & ZIP ROCKWALL TX 75087

CITY, STATE & ZIP

PHONE 214-641-9876

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BARBARA LEE [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 \$ 350.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF March, 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."

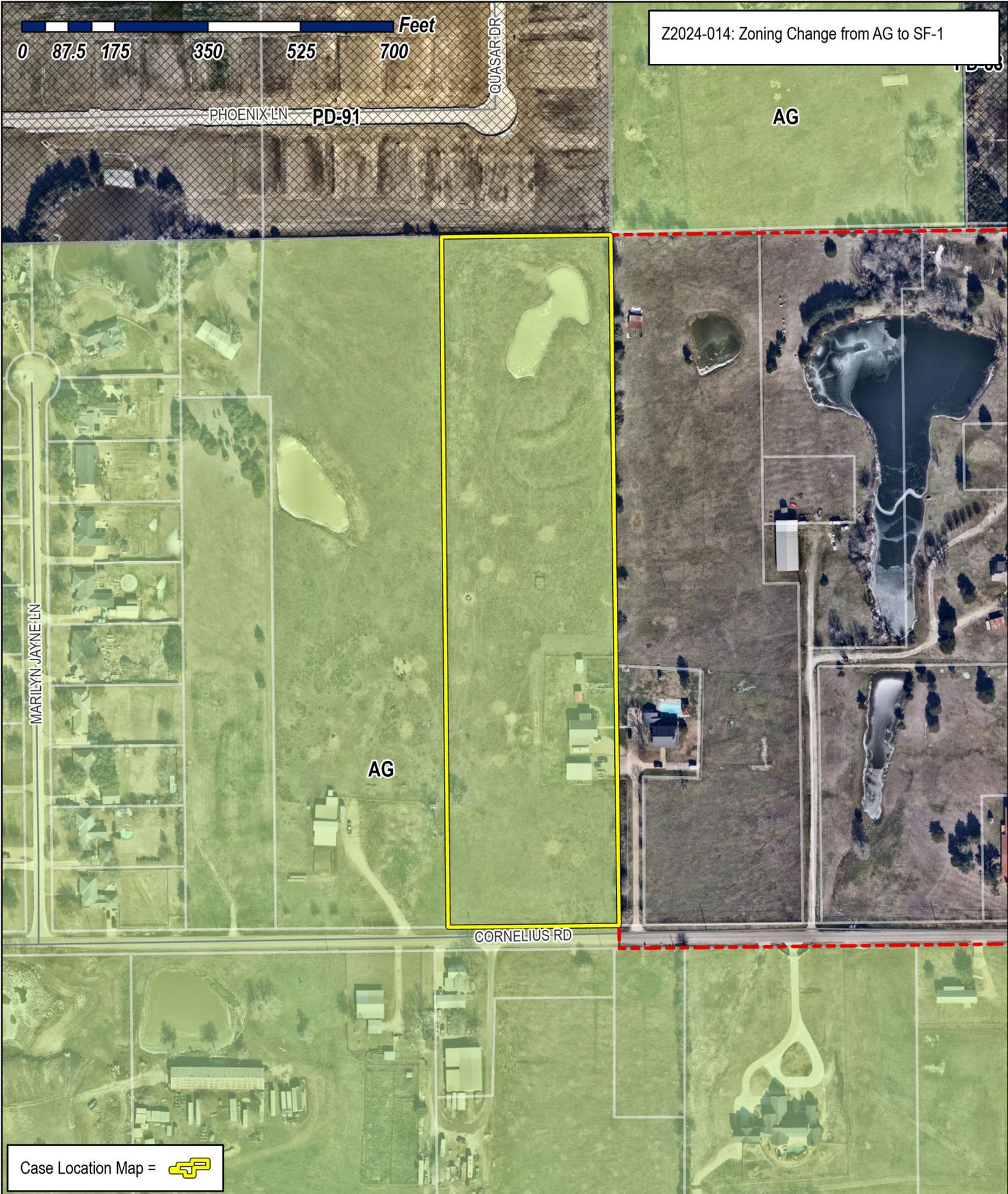
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF MARCH, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Barbara Lee*





Z2024-014: Zoning Change from AG to SF-1

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.

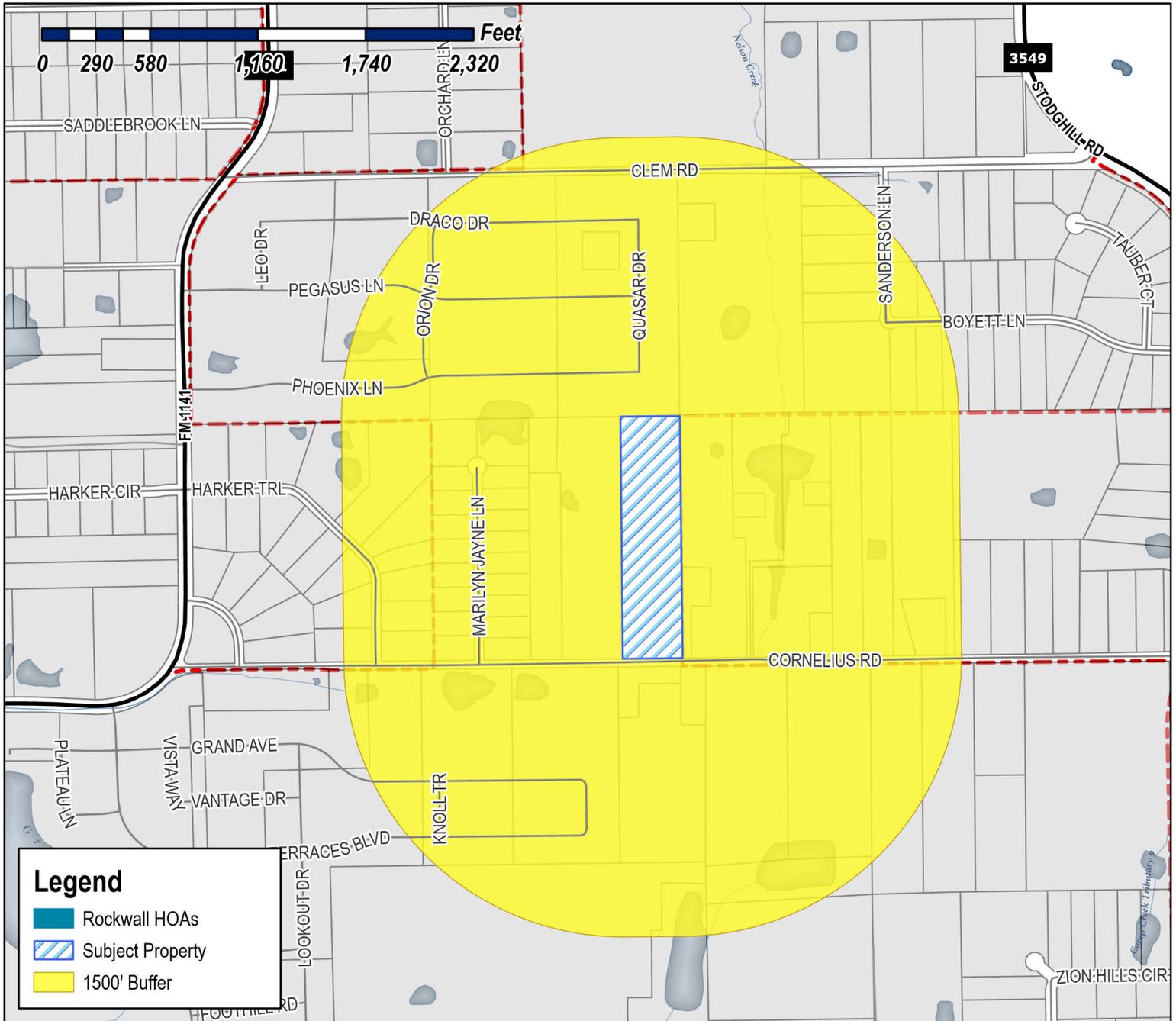




# City of Rockwall

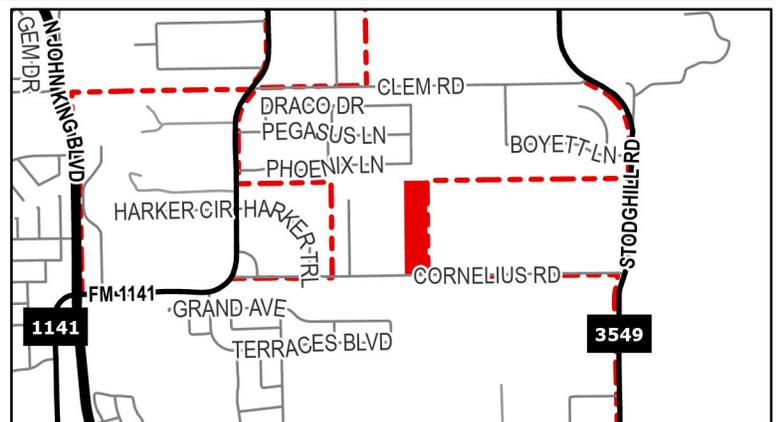
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2024-014  
**Case Name:** Zoning Change from AG to SF-1 for  
**Case Type:** 628 Cornelius Road  
 Zoning  
**Zoning:** Agricultural (AG)  
**Case Address:** 628 Cornelius Road

**Date Saved:** 3/15/2024  
 For Questions on this Case Call (972) 771-7745

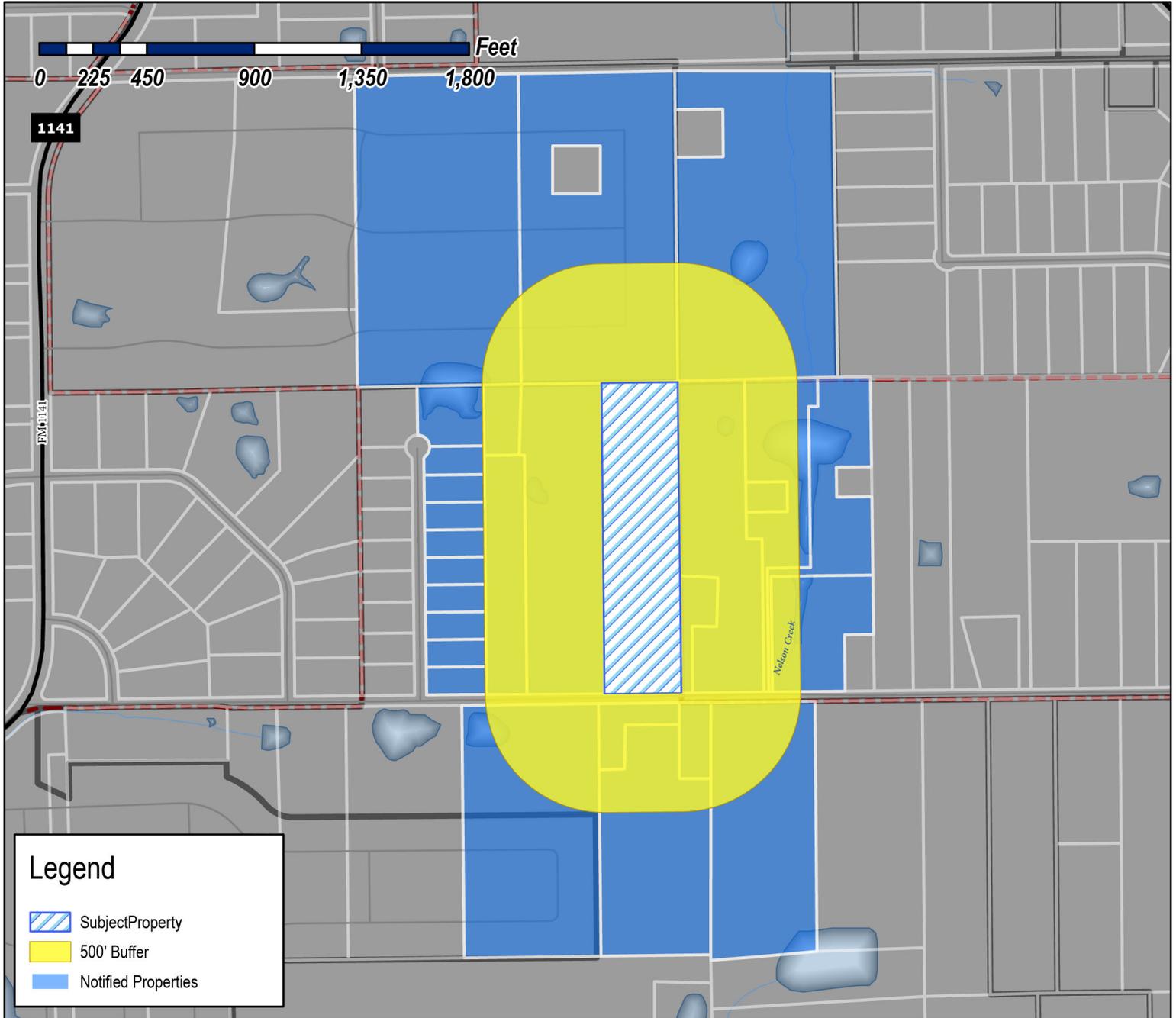




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
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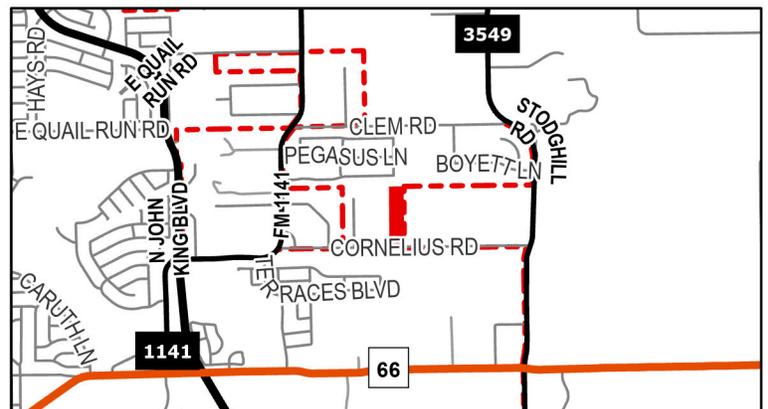
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**Case Number:** Z2024-014  
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**Case Address:** 628 Cornelius Road

**Date Saved:** 3/15/2024

For Questions on this Case Call: (972) 771-7746



THOMAS STEPHEN R & SHARON C  
1200 MARILYN JAYNE DR  
ROCKWALL, TX 75087

JAMES BRIAN & KIMBERLY  
1202 MARILYN JAYNE DR  
ROCKWALL, TX 75087

WALKER GRACIE & LEON  
1204 MARILYN JAYNE DR  
ROCKWALL, TX 75087

COOK ROBERT M ETUX  
1206 MARILYN JAYNE DR  
ROCKWALL, TX 75087

RODRIGUEZ CONRADO JR  
1208 MARILYN JAYNE DR  
ROCKWALL, TX 75087

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

CONFIDENTIAL  
1212 MAYILYN JAYNE LN  
ROCKWALL, TX 75087

RESIDENT  
1214 MARILYN JAYNE LN  
ROCKWALL, TX 75087

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

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

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

MCCALLUM CRAIG WILLIAM  
1983 N STODGHILL RD  
ROCKWALL, TX 75087

COMBS TERRY G & RONNA T  
2008 E COLLINS BLVD  
RICHARDSON, TX 75081

ROCKWALL RV PARK AND TINY HOME VILLAGE  
3094 COUNTY ROAD 1024  
FARMERSVILLE, TX 75442

RESIDENT  
427 CLEM RD  
ROCKWALL, TX 75087

RESIDENT  
505 CLEM RD  
ROCKWALL, TX 75087

RESIDENT  
520 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

RESIDENT  
611 CLEM 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 AND JENNIFER L  
668 CORNELIUS ROAD  
ROCKWALL, TX 75087

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

JONES DANIEL AND ALINA  
722 CORNELIUS RD  
ROCKWALL, TX 75087

LITTERELL KENNIE LLOYD  
798 CORNELIUS RD  
ROCKWALL, TX 75087

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

RESIDENT  
839 CORNELIUS RD  
ROCKWALL, TX 75087

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

PEOPLES MIKE  
PO BOX 41  
ROCKWALL, TX 75087

# 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:

## Z2024-014: Zoning Change from AG to SF-1

Hold a public hearing to discuss and consider a request by Barbara Lee for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a ten (10) acre tract of land identified as Tract 22-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 628 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, April 9, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 15, 2024 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:

**Angelica Guevara**  
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, April 15, 2024 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. Z2024-014: Zoning Change from AG to SF-1

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



All that certain lot, tract or parcel of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72, Rockwall County, Texas, and being all of a called 10.00 acres tract of land as described in a Warranty deed from Joseph E. Cook and Kerri A. Cook to William Edward Powers and Nancy Freeman Powers, dated July 17, 2015 and being recorded in Document No. 20150000011248 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in Cornelius Road, said point being at the southwest corner of said Powers tract and at the southeast corner of a 9.97 acres tract of land as described in a Warranty deed from John C. Fredriksen and Arlene C. Fredriksen to Marc J. Laughrey and Tracey D. Laughrey, as recorded in Document no. 20150000008096 of the Official Public Records of Rockwall County, Texas;

THENCE N. 00 deg. 05 min. 24 sec. W., at 20.00 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 1329.65 feet to a 1/2" iron rod found for corner at the northeast corner of said 9.97 acres tract of land;

THENCE N. 89 deg. 26 min. 06 sec. E. a distance of 327.76 feet to a 3/8" iron rod found for corner at the northeast corner of said Powers tract and the northwest corner of a 9.58 acres tract of land as described in a Warranty deed from William E. Powers and Nancy F. Powers to James H. Lee and Barbara P. Lee, as recorded in Document no. 20170000013220 of the Official Public Records of Rockwall County, Texas;

THENCE S. 00 deg. 06 min. 19 sec. E. along the west boundary line of said 9.58 acres tract, at 1311.20 feet pass a 3/8" iron rod found for witness and continuing for a total distance of 1331.68 feet to a point in the center of Cornelius Road;

THENCE S. 89 deg. 47 min. 28 sec. W. along the center of said road, a distance of 328.10 feet to the POINT OF BEGINNING and containing 10.02 acres of land, of which 0.22 acres lies within Cornelius Road.

**LEGEND:**

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

## PERMITTED LAND USES IN AN SINGLE FAMILY 1 (SF-1) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13, Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04, Permissible Uses</a> ]	SINGLE FAMILY 1 (SF-1) DISTRICT
<b>AGRICULTURAL AND ANIMAL RELATED LAND USES</b>	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	<a href="#">(1)</a>		P
Private Horse Corral or Stable	<a href="#">(10)</a>	<a href="#">(6)</a>	S
Community Garden	<a href="#">(11)</a>	<a href="#">(7)</a>	S
Urban Farm	<a href="#">(12)</a>	<a href="#">(8)</a>	S
<b>RESIDENTIAL AND LODGING LAND USES</b>	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	<a href="#">(1)</a>	<a href="#">(1)</a>	P
Residential Garage	<a href="#">(7)</a>	<a href="#">(4) &amp; (5)</a>	A
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	<a href="#">(8)</a>	<a href="#">(6)</a>	A
Home Occupation	<a href="#">(9)</a>	<a href="#">(7)</a>	P
Portable Building	<a href="#">(15)</a>	<a href="#">(10)</a>	P
Residential Infill in an Established Subdivision	<a href="#">(16)</a>	<a href="#">(11)</a>	S
Single-Family Detached Structure	<a href="#">(18)</a>	<a href="#">(13)</a>	P
Private Swimming Pool	<a href="#">(20)</a>		A
Private Tennis Court	<a href="#">(21)</a>		S
<b>INSTITUTIONAL AND COMMUNITY SERVICE LAND USES</b>	2.02(C)	2.03(C)	
Church/House of Worship	<a href="#">(4)</a>	<a href="#">(2)</a>	S
Daycare with Seven (7) or More Children	<a href="#">(9)</a>	<a href="#">(4)</a>	S
Group or Community Home	<a href="#">(11)</a>	<a href="#">(5)</a>	P
Public or Private Primary School	<a href="#">(21)</a>	<a href="#">(7)</a>	S
Public or Private Secondary School	<a href="#">(22)</a>	<a href="#">(8)</a>	S
Temporary Education Building for a Public or Private School	<a href="#">(23)</a>	<a href="#">(9)</a>	S
<b>RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES</b>	2.02(E)	2.03(E)	
Public or Private Community or Recreation Club as an Accessory Use	<a href="#">(4)</a>		S
Private Country Club	<a href="#">(5)</a>		S
Temporary Fundraising Events by Non-Profit	<a href="#">(7)</a>	<a href="#">(4)</a>	P
Public Park or Playground	<a href="#">(12)</a>		P
Tennis Courts ( <i>i.e. Not Accessory to a Public or Private Country Club</i> )	<a href="#">(14)</a>		S
<b>RETAIL AND PERSONAL SERVICES LAND USES</b>	2.02(F)	2.03(F)	
Temporary Real Estate Sales Office	<a href="#">(25)</a>		P
<b>COMMERCIAL AND BUSINESS SERVICES LAND USES</b>	2.02(G)	2.03(G)	
Temporary On-Site Construction Office	<a href="#">(18)</a>	<a href="#">(6)</a>	P
<b>INDUSTRIAL AND MANUFACTURING LAND USES</b>	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	<a href="#">(2)</a>	<a href="#">(2)</a>	P
Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)	<a href="#">(12)</a>	<a href="#">(5)</a>	S
<b>UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES</b>	2.02(K)	2.03(K)	
Antenna, as an Accessory	<a href="#">(2)</a>	<a href="#">(1)</a>	S
Antenna, for an Amateur Radio	<a href="#">(4)</a>	<a href="#">(3)</a>	A
Antenna Dish	<a href="#">(5)</a>	<a href="#">(4)</a>	A

**LEGEND:**

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

## PERMITTED LAND USES IN AN SINGLE FAMILY 1 (SF-1) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13, Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04, Permissible Uses</a>	SINGLE FAMILY 1 (SF-1) DISTRICT
Utilities ( <i>Non-Municipally Owned or Controlled</i> ), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	<a href="#">(10)</a>		S
Municipally Owned or Controlled Facilities, Utilities and Uses	<a href="#">(11)</a>		P
Private Streets	<a href="#">(12)</a>		S
Railroad Yard or Shop	<a href="#">(14)</a>		S
Satellite Dish	<a href="#">(16)</a>		A
Solar Energy Collector Panels and Systems	<a href="#">(17)</a>	<a href="#">(7)</a>	A
Utilities Holding a Franchise from the City of Rockwall	<a href="#">(21)</a>		S
Utility Installation Other than Listed	<a href="#">(22)</a>		S
Utility/Transmission Lines	<a href="#">(23)</a>		S
Wireless Communication Tower	<a href="#">(24)</a>		S



SUBSECTION 07.01: RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

ZONING DISTRICTS → DEVELOPMENT STANDARDS ↓		SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT	SINGLE FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT	SINGLE-FAMILY ESTATE 4.0 (SFE-4.0) DISTRICT	SINGLE-FAMILY 1 (SF-1) DISTRICT	SINGLE-FAMILY 16 (SF-16) DISTRICT	SINGLE-FAMILY 10 (SF-10) DISTRICT	SINGLE-FAMILY 8.4 (SF-8.4) DISTRICT	SINGLE-FAMILY 7 (SF-7) DISTRICT	ZERO LOT LINE (ZL-5) DISTRICT	TWO-FAMILY (2F) DISTRICT	AGRICULTURAL (AG) DISTRICT
ABBREVIATION		SFE-1.5	SFE-2.0	SFE-4.0	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	AG
DWELLING UNITS/LOT		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	2.0	1.0
DWELLING UNITS/ACRE		0.67	0.5	0.25	1.0 <sup>1</sup>	2.7	4.4	5.2	6.2	8.7	12.4	0.1 <sup>11</sup>
MINIMUM DWELLING UNIT (SF)		2,000	2,200	2,500	2,500	2,400	2,200	1,500	1,100	1,000	800	1,600
MINIMUM LOT REQUIREMENTS	AREA (SQUARE FEET)	65,340	87,120	174,240	8,400	16,000	10,000	8,400	7,000	5,000	7,000	43,560
	WIDTH (FEET) <sup>2</sup>	150	150	200	70	90	80	70	60	50	60	100
	DEPTH (FEET)	250	250	250	100	100	100	100	100	90	100	200
MINIMUM SETBACKS	FRONT (FEET)	50	50	50	20	25	20	20	20	20	20	40
	REAR (FEET)	10	10	10	10	10	10	10	10	10	10	10
	SIDE (FEET) <sup>3</sup>	25	25	25	6	8	6	6	6	0   10 <sup>4</sup>	0 <sup>5</sup>   6 <sup>6</sup>	6
BETWEEN BUILDINGS (FEET)		10	10	10	10	10	10	10	10	10	10	12
BUILDING HEIGHT (FEET)		36	36	36	36	36	36	36	32	30	32	36
MAXIMUM LOT COVERAGE (%)		35	35	35	45	45	45	45	45	50	45	N/A
REQUIRED PARKING SPACES <sup>7</sup>		2 <sup>8</sup>	2 <sup>8</sup>	2 <sup>8</sup>	2 <sup>9</sup>	2 <sup>8</sup>	2 <sup>8</sup>	2 <sup>8</sup>	2 <sup>8</sup>	2 <sup>9</sup>	2 <sup>10</sup>	2 <sup>8</sup>

ADDITIONAL REQUIREMENTS:

- 1: THE SINGLE FAMILY 1 (SF-1) DISTRICT ALLOWS FOR ONE (1) UNIT PER GROSS ACRE.
- 2: FRONTAGE ON A PUBLIC STREET
- 3: THE SIDE SETBACK ADJACENT TO A STREET IS TREATED THE SAME AS A FRONT YARD BUILDING SETBACK.
- 4: MINIMUM MAINTENANCE EASEMENT IS TEN (10) FEET. MINIMUM MAINTENANCE EASEMENT ON THE NON-ZERO LOT LINE SIDE, WHEN ADJACENT TO ANOTHER LOT IN THE SAME ZONING DISTRICT IS FIVE (5) FEET (THIS EASEMENT SHALL BE MAINTAINED AS AN OPEN SPACE EXCEPT UPON A FINDING BY THE BUILDING OFFICIAL THAT THE PROPOSED IMPROVEMENTS DO NOT IMPEDE THE USE OF SAID EASEMENT FOR MAINTENANCE OF THE ADJOINING STRUCTURE).
- 5: ABUTTING STRUCTURES SEPARATED BY FIRE RETARDANT WALLS.
- 6: TOWNHOUSES SEPARATED BY FIREWALL MEETING THE REQUIREMENTS OF THE BUILDING CODE MAY BUILD TO THE PROPERTY LINE WHERE SUCH STRUCTURES ABUT.
- 7: MINIMUM LENGTH OF DRIVEWAY PAVEMENT FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD IS 20-FEET.
- 8: AN ENCLOSED GARAGE SHALL NOT BE CONSIDERED IN MEETING THE OFF-STREET PARKING REQUIREMENTS. FOR ALL OTHER USES SEE ARTICLE 06, PARKING AND LOADING.
- 9: A TWO (2) CAR GARAGE IS REQUIRED.
- 10: TWO (2) OFF-STREET PARKING SPACES PLUS ONE (1) GARAGE PARKING SPACE FOR EACH DWELLING UNIT IS REQUIRED.
- 11: A MINIMUM LOT SIZE OF TEN (10) ACRES IS REQUIRED FOR THE CONSTRUCTION OF ANY SINGLE-FAMILY DWELLING.

# 11 NORTHEAST RESIDENTIAL DISTRICT

↑ NORTHERN ESTATES DISTRICT (PAGE 1-24)

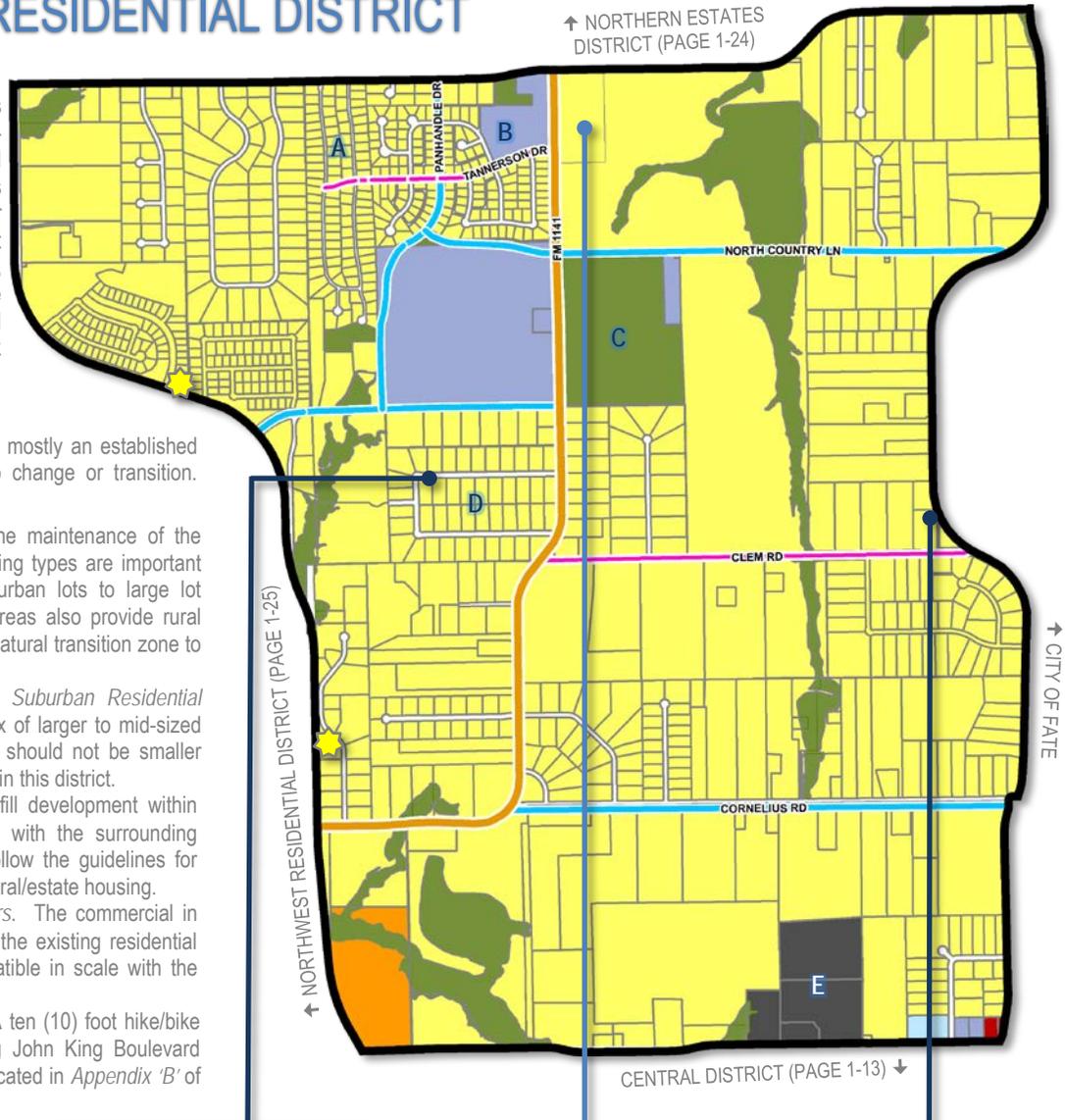
## DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

## DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

- 1 *Estate and Rural Residential.* The maintenance of the *Estate and Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
- 2 *Suburban Residential.* Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
- 3 *Infill Development.* Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
- 4 *Neighborhood/Convenience Centers.* The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
- 5 *John King Boulevard Trail Plan.* A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



## POINTS OF REFERENCE

- A. Stoney Hollow Subdivision
- B. Celia Hays Elementary School
- C. North Country Lane Park
- D. Saddlebrook Estates Subdivision
- E. Resthaven Funeral Home



2 Current Suburban Residential



2 Future Suburban Residential



1 Current Rural Residential

## LAND USE PALETTES

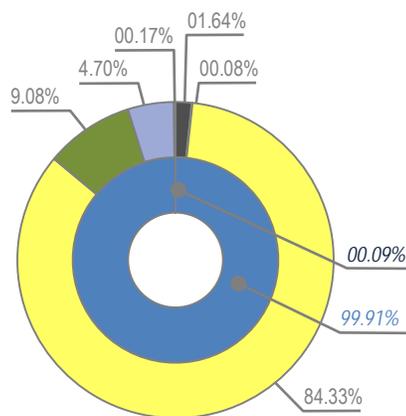
- Current Land Use
- Future Land Use

John King Boulevard Trail Plan  
Rest Stop/Trailblazer Pylon

BUILD OUT  
1,964  
5,794

% OF ROCKWALL  
3.13%  
0.99%  
3.10%

CURRENT  
625  
18  
1,844



MINOR COLLECTOR	0.09%
M4U	99.91%
M4D	0.00%
CEMETERY (CEM)	32.34-ACRES
COMMERCIAL/RETAIL (CR)	1.52-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,658.33-ACRES
PARKS AND OPEN SPACE (OS)	178.54-ACRES
PUBLIC (P)	92.45-ACRES
QUASI-PUBLIC (QP)	3.25-ACRES

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 1 (SF-1) DISTRICT FOR A 10.00-ACRE TRACT OF LAND IDENTIFIED AS TRACT 22-01 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *EXHIBIT 'B'* 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 from Barbara Lee for the approval of a *Zoning Change* from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a 10.00-acre tract of land identified as Tract 22-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 628 Cornelius Road, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter 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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] 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, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from Agricultural (AG) District to a Single-Family 1 (SF-1) District;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family 1 (SF-1) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses* and Section 03.01, *General Residential District Standards* and Section 03.05, *Single-Family 1 (SF-1) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

**SECTION 4.** 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 5.** If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, 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 for this ordinance are declared to be severable; and

**SECTION 6.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

**SECTION 7.** 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 6<sup>TH</sup> DAY OF MAY, 2024.**

\_\_\_\_\_  
Trace Johannessen, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: April 15, 2024

2<sup>nd</sup> Reading: May 6, 2024

**Exhibit 'A'**  
*Legal Description*

All that certain lot, tract or parcel of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72, Rockwall County, Texas, and being all of a called 10.00 acres tract of land as described in a Warranty deed from Joseph E. Cook and Kerri A. Cook to William Edward Powers and Nancy Freeman Powers, dated July 17, 2015 and being recorded in Document No. 20150000011248 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at a point for corner in Cornelius Road, said point being at the southwest corner of said Powers tract and at the southeast corner of a 9.97 acres tract of land as described in a Warranty deed from John C. Fredriksen and Arlene C. Fredriksen to Marc J. Laughrey and Tracey D. Laughrey, as recorded in Document no. 20150000008096 of the Official Public Records of Rockwall County, Texas;

**THENCE** N. 00 deg. 05 min. 24 sec. W., at 20.00 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 1329.65 feet to a 1/2" iron rod found for corner at the northeast corner of said 9.97 acres tract of land;

**THENCE** N. 89 deg. 26 min. 06 sec. E. a distance of 327.76 feet to a 3/8" iron rod found for corner at the northeast corner of said Powers tract and the northwest corner of a 9.58 acres tract of land as described in a Warranty deed from William E. Powers and Nancy F. Powers to James H. Lee and Barbara P. Lee, as recorded in Document no. 20170000013220 of the Official Public Records of Rockwall County, Texas;

**THENCE** S. 00 deg. 06 min. 19 sec. E. along the west boundary line of said 9.58 acres tract, at 1311.20 feet pass a 3/8" iron rod found for witness and continuing for a total distance of 1331.68 feet to a point in the center of Cornelius Road;

**THENCE** S. 89 deg. 47 min. 28 sec. W. along the center of said road, a distance of 328.10 feet to the POINT OF BEGINNING and containing 10.02 acres of land, of which 0.22 acres lies within Cornelius Road.





# 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:** April 15, 2024  
**APPLICANT:** Barbara Lee  
**CASE NUMBER:** Z2024-014; *Zoning Change (AG to SF-1) for 628 Cornelius Road*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Barbara Lee for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a ten (10) acre tract of land identified as Tract 22-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 628 Cornelius Road, and take any action necessary.

### BACKGROUND

The subject property was annexed on December 2, 2019 by *Ordinance No. 20-03 [i.e. Case No. A2019-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to Rockwall Central Appraisal District, currently situated on the subject property is a 2,632-SF single-family home that was constructed in 2018. Also situated on the subject property is a barn (*i.e. 1350 SF*), an accessory structure (*i.e. 240 SF*), and two (2) detached carports (*i.e. 320 SF & 400 SF*) that were all constructed in 1990.

### PURPOSE

On March 15, 2024, the applicant -- *Barbara Lee* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Single-Family 1 (SF-1) District. The applicant has indicated that the purpose of the zoning change is to establish two (2) additional single-family residential lots that will be conveyed to family members.

### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 628 Cornelius Road. The land uses adjacent to the subject property are as follows:

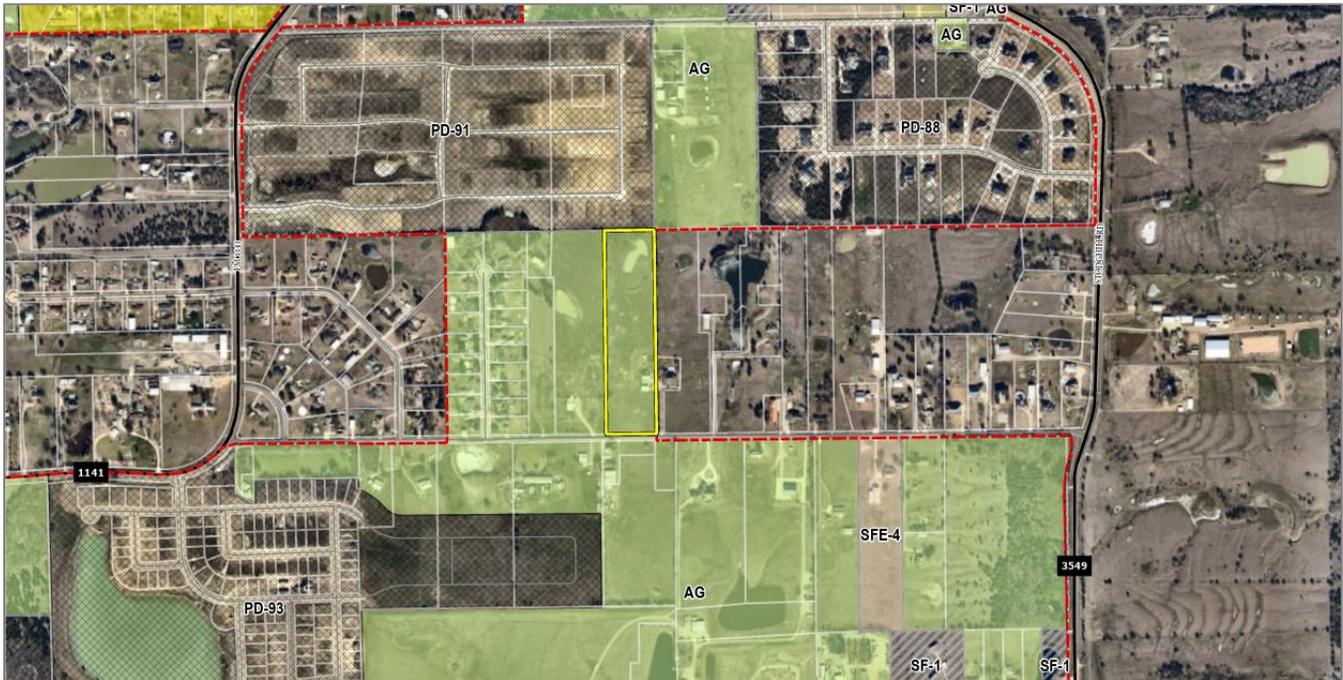
North: Directly north of the subject property is a 19.00-acre tract of land (*i.e. Tract 22-05 of the W. M. Dalton Survey, Abstract No. 72*) zoned Planned Development District 91 (PD-91) that makes up part of the Winding Creek Subdivision. Beyond that is Clem Road, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this is a vacant 101.43-acre tract of land (*i.e. Tract 4 of the J. M. Glass Survey, Abstract No. 88*) zoned Agricultural (AG) District.

South: Directly south 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 a one (1) acre tract of land (*i.e. which is part of a larger 12.231-acre tract of land and is identified as Tract 10 of the W. M. Dalton Survey, Abstract No. 72*). Beyond this is a vacant 10.231-acre tract of land (*i.e. Tract 10-01, of the W. M. Dalton Survey, Abstract 72*). South of this is a 55.08-acre tract of land (*i.e. Tract 11 of the W. M. Dalton Survey, Abstract No. 72*), which consists of one (1) single-family home. All of these properties are zoned Agricultural (AG) District.

East: Directly east of the subject property is the boundary for the city limits of the City of Rockwall. Beyond this, there are multiple residential properties situated within the City's Extraterritorial Jurisdiction (ETJ).

West: Directly west of the subject property is a 10.00-acre tract of land (i.e. Tract 22-02 of the W. M. Dalton Survey, Abstract No. 72), which belongs to the Rockwall RV Park and Tiny Home Village. Beyond this is a 4.00-acre tract of vacant land (i.e. Tract 22-07 of the W.M. Dalton Survey, Abstract No. 72). West of this is the Maytona Ranch Estates Subdivision, which was established on September 26, 1983, consists of 19 residential lots, and is 100% developed. All of these properties are zoned Agricultural (AG) District.

MAP 1: LOCATION MAP  
**YELLOW:** SUBJECT PROPERTY



**CHARACTERISTICS OF THE REQUEST**

The applicant is requesting to rezone the ten (10) acre parcel of land from an Agricultural (AG) District to a Single-Family 1 (SF-1) District. The applicant has stated that if approved, it would be her intent to subdivide the property into three (3) parcels of land for the purpose of keeping the parcel with the existing single-family home, and conveying the other two (2) parcels to family members for two (2) new single-family homes. It should be noted, that if this zoning change is approved, any development on the subject property will be required to adhere to all applicable requirements of the Unified Development Code (UDC) for a property that is zoned Single-Family 1 (SF-1) District.

**CONFORMANCE WITH THE CITY’S CODES**

According to Subsection 05.02, *Single-Family 1 (SF-1) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(t)he Single-Family 1 (SF-1) District is the property zoning classification for larger, single-family lots that are a minimum of one (1) acre in size ... [and] is also intended to be used for developments that incorporate public/private parks, denominational and private schools, and churches that are essential in creating the basic neighborhood unit.” In this case, the properties along Cornelius Road that are adjacent to the subject property are zoned Agricultural (AG) District, and are typically greater than one (1) acre. Based on this, the requested zoning change does appear to conform to the surrounding area. If the applicant’s zoning request is approved, the subject property will be required to conform to all of the requirements stipulated for properties in a Single-Family 1 (SF-1) District, which are summarized as follows:

TABLE 1: SINGLE-FAMILY 1 (SF-1) DISTRICT STANDARDS

DWELLING UNITS/LOT	1.0
DWELLING UNITS/ACRE <sup>(1)</sup>	1.0
MINIMUM DWELLING UNIT SIZE	2,500
MINIMUM LOT AREA	8,400 SF
MINIMUM LOT WIDTH <sup>(2)</sup>	70'

MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK <sup>(3)</sup>	6'
MINIMUM REAR YARD SETBACK	10'
MINIMUM BETWEEN BUILDINGS	10'
MAXIMUM BUILDING HEIGHT	36'
MAXIMUM LOT COVERAGE	45.00%
MINIMUM REQUIRED PARKING SPACES <sup>(4) &amp; (5)</sup>	2

**NOTES:**

- 1: THE SINGLE-FAMILY 1 (SF-1)
- 2: FRONTAGE ON A PUBLIC STREET
- 3: THE SIDE SETBACK ADJACENT TO A STREET IS TREATED THE SAME AS A FRONT YARD BUILDING SETBACK.
- 4: MINIMUM LENGTH OF DRIVEWAY PAVEMENT FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD IS 20-FEET.
- 5: AN ENCLOSED GARAGE SHALL NOT BE CONSIDERED IN MEETING THE OFF-STREET PARKING REQUIREMENTS.

**CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Northeast Residential District and is designated for Low Density Residential (LDR) land uses. The Northeast Residential District is defined as being "...characterized by its established low-density residential subdivisions and rural/estate style lots... (t)he Northeast Residential District being mostly an established residential district, is not anticipated to change or transition." With this being said, most properties with single-family homes along Cornelius Road are situated on larger tracts of land. Based on this, the proposed zoning change conforms to the District Strategies which state that "...the maintenance of the Estate and Rural Residential housing types are important to balancing the diversity of suburban lots to large lot housing within the City." The applicant request also conforms to this strategy given that this district requires a minimum of 1-acre lots. In addition, the Land Use Plan defines the Low Density Residential land use as a "...land use category [*that*] consists of residential subdivisions that are two (2) units per gross acre or less ...". In this case, the applicant is requesting a density of one (1) dwelling unit per acre. Based on this, the applicant's request appears to be in substantial conformance with the OURHometown Vision 2040 Comprehensive Plan.

**INFRASTRUCTURE**

Based on the proposed request, the following infrastructure is required to be constructed to provide adequate public services for the development of the subject property:

- (1) Roadways. At the time of subdivision plat, the developer shall be required to verify and dedicate right-of-way to be 42.50' from the centerline of Cornelius Road in accordance with the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.
- (2) Water. The existing single-family home currently situated on the subject property is utilizing Mount Zion Water Supply. An Infrastructure Study might be needed if the proposed lots want to tie in with the City of Rockwall water lines.
- (3) Wastewater. Given that the existing single-family home on the subject property already has an OSSF or septic system, staff should note that the two (2) proposed lots may want to utilize On-Site Sewage Facilities (OSSF) or septic systems as well. According to Section 44-243 of Chapter 44, Utilities, of the Municipal Code of Ordinances, "(n)o permit for an on-site sewage facility (OSSF) will be issued if the location is within 100-feet of an existing city sanitary sewer line unless an exception is granted by the City Council on the grounds that connection with the sanitary sewer is impossible ...", and "(n)o permit for the installation of an on-site sewage facility (OSSF) will be issued for property less than 1½-acre..." In this case, the sewer system for the Winding Creek Subdivision is located more than 100-feet from the proposed lots. In addition, all of the proposed lots are 1½-acre in size. Based on this, the proposed lots are eligible for On-Site Sewage Facilities (OSSF) or septic systems, and no further public hearing or approval is required.
- (4) Drainage. Detention may be required for the newly proposed lots.

## **NOTIFICATIONS**

On March 22, 2024, staff notified 32 property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOA) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. 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 had not received any notices in regard to the applicant's request.

## **CONDITIONS OF APPROVAL**

If City Council chooses to approve of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Single-Family 1 (SF-1) District, then staff would propose the following conditions of approval:

- (1) Any construction resulting from the approval of this Zoning Change 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 April 9, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Zoning Change by a vote of 7-0.



# 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 628 CORNELIUS ROAD

SUBDIVISION 10.02 ACRES W. DALTON A-72 LOT --- BLOCK ---

GENERAL LOCATION

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

CURRENT ZONING AG

CURRENT USE RESIDENTIAL/AGRICULTURE

PROPOSED ZONING

PROPOSED USE

ACREAGE 10.02 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

OWNER BARBARA LEE

APPLICANT SAME

CONTACT PERSON

CONTACT PERSON

ADDRESS 628 CORNELIUS RD

ADDRESS

CITY, STATE & ZIP ROCKWALL TX 75087

CITY, STATE & ZIP

PHONE 214-641-9876

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BARBARA LEE [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 \$ 350.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF March, 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."

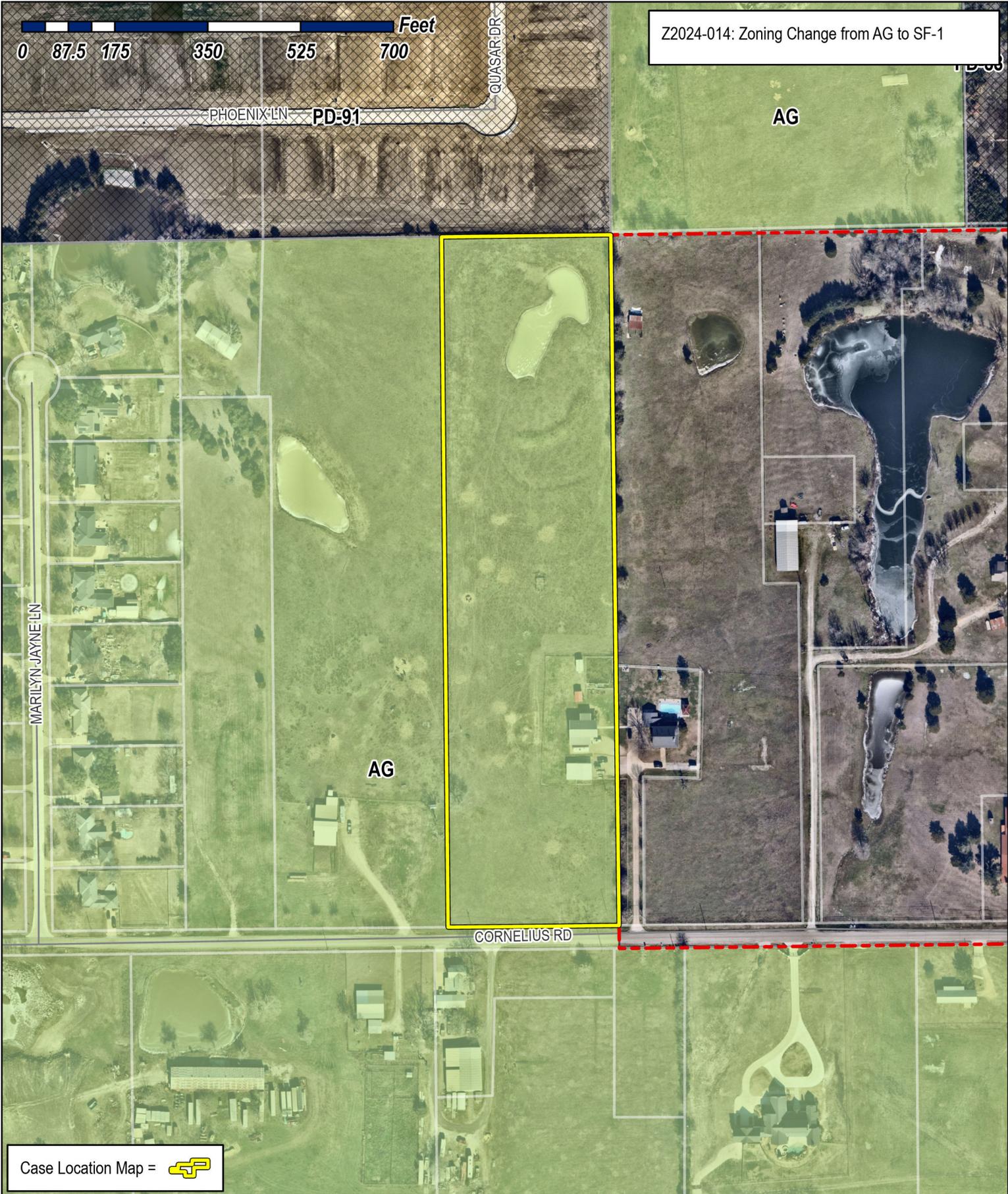
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF MARCH, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Barbara Lee*





Z2024-014: Zoning Change from AG to SF-1

Case Location Map = 



# City of Rockwall

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

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

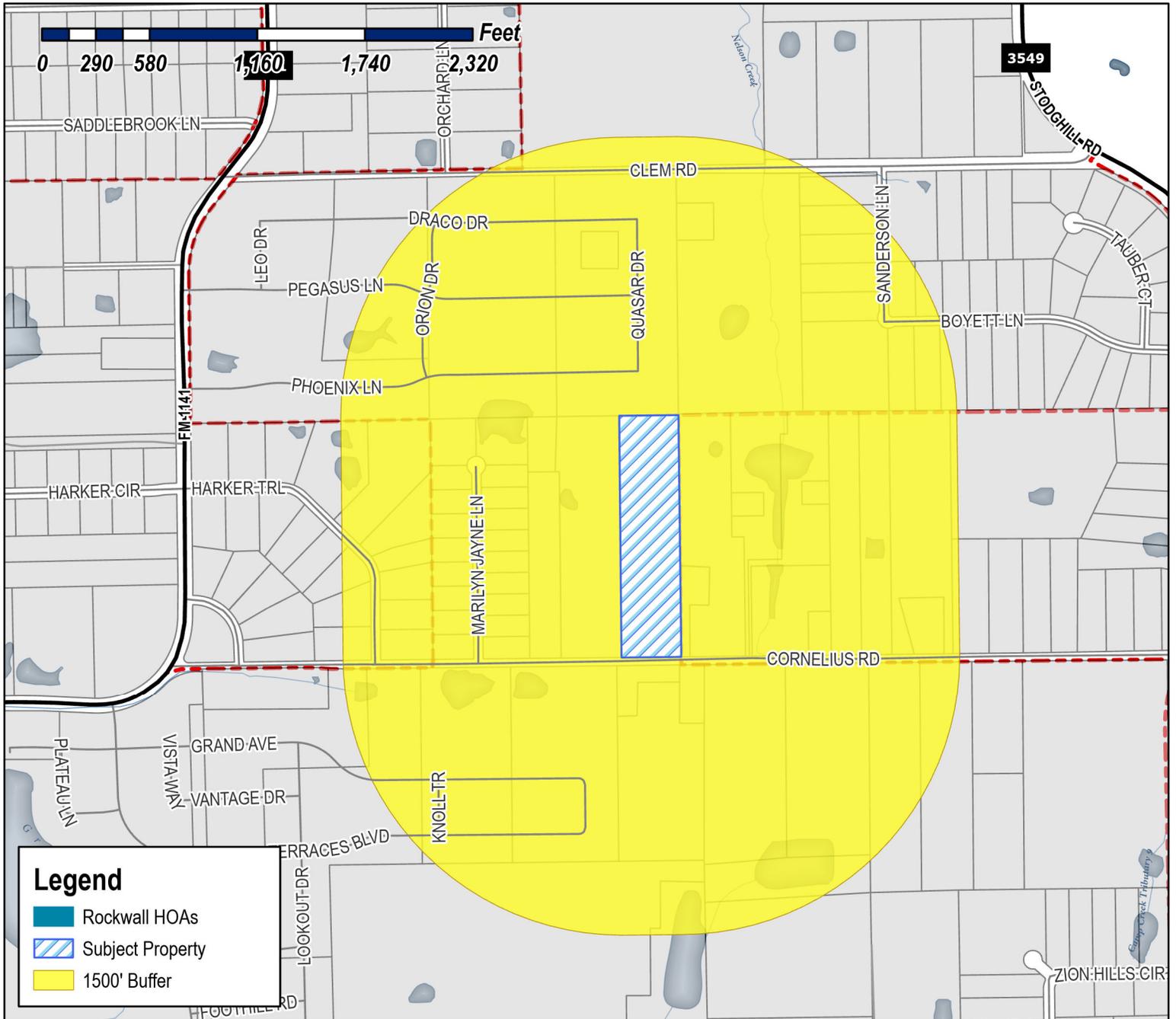




# City of Rockwall

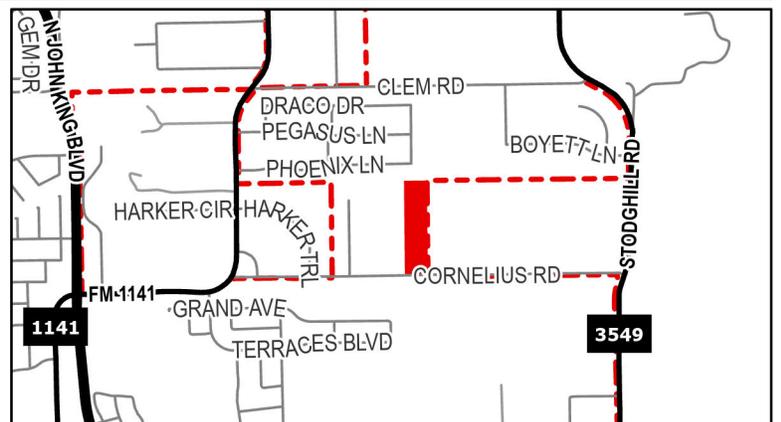
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**Case Number:** Z2024-014  
**Case Name:** Zoning Change from AG to SF-1 for  
**Case Type:** 628 Cornelius Road  
 Zoning  
**Zoning:** Agricultural (AG)  
**Case Address:** 628 Cornelius Road

**Date Saved:** 3/15/2024  
 For Questions on this Case Call (972) 771-7745

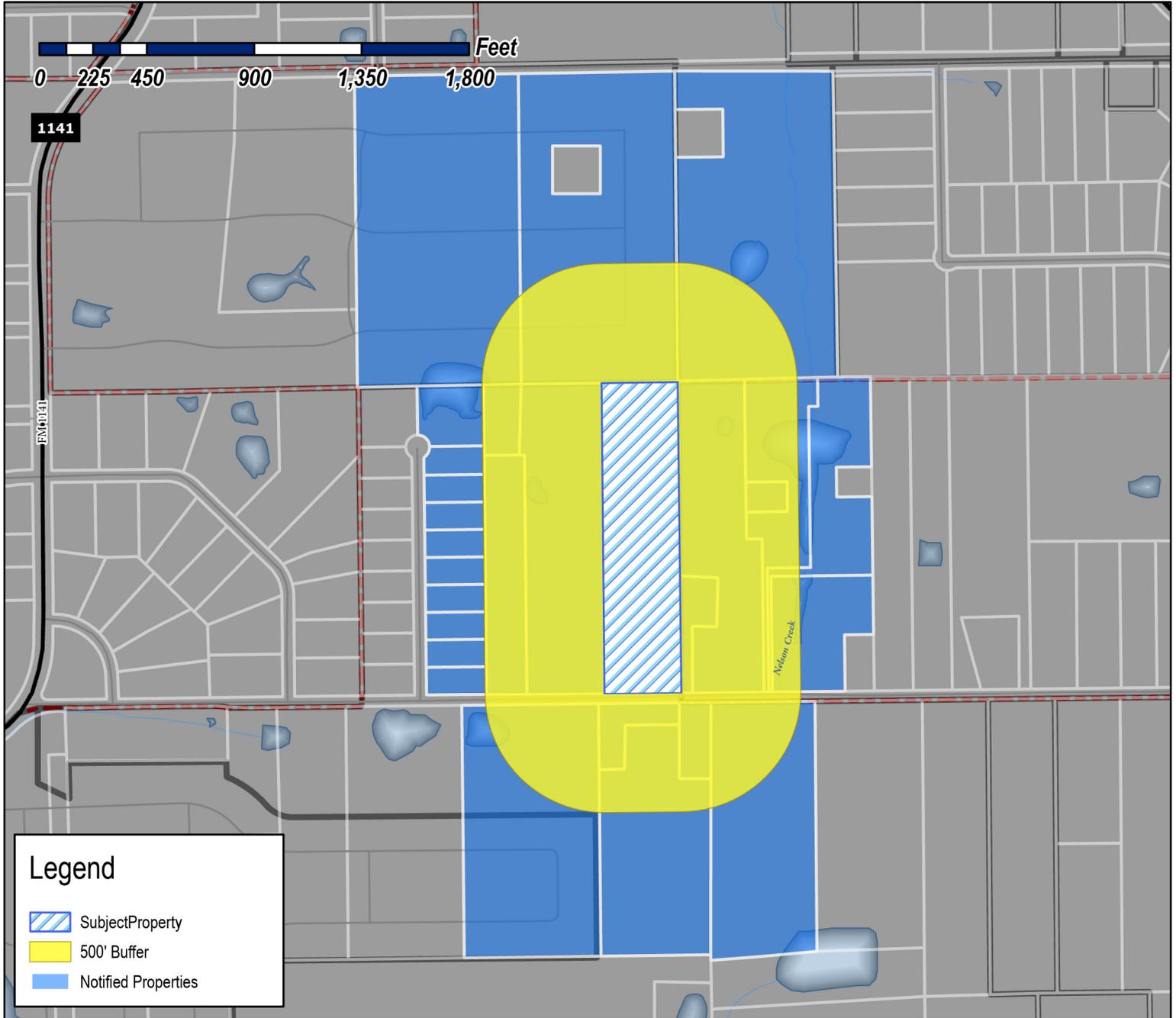




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385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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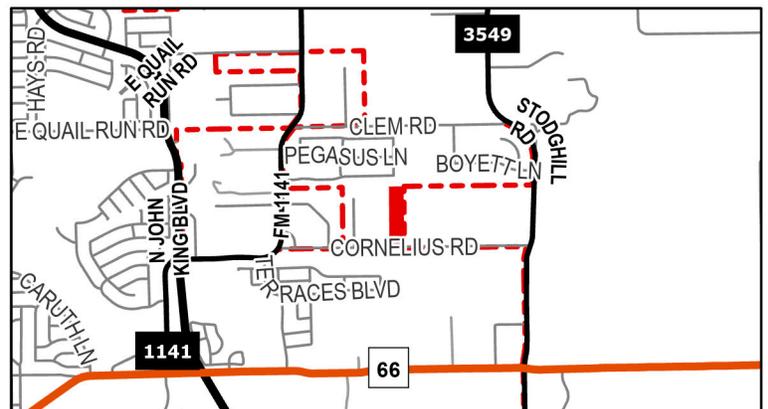
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**Case Number:** Z2024-014  
**Case Name:** Zoning Change from AG to SF-1 for 628 Cornelius Road  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG)  
**Case Address:** 628 Cornelius Road

**Date Saved:** 3/15/2024

For Questions on this Case Call: (972) 771-7746



THOMAS STEPHEN R & SHARON C  
1200 MARILYN JAYNE DR  
ROCKWALL, TX 75087

JAMES BRIAN & KIMBERLY  
1202 MARILYN JAYNE DR  
ROCKWALL, TX 75087

WALKER GRACIE & LEON  
1204 MARILYN JAYNE DR  
ROCKWALL, TX 75087

COOK ROBERT M ETUX  
1206 MARILYN JAYNE DR  
ROCKWALL, TX 75087

RODRIGUEZ CONRADO JR  
1208 MARILYN JAYNE DR  
ROCKWALL, TX 75087

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

CONFIDENTIAL  
1212 MAYILYN JAYNE LN  
ROCKWALL, TX 75087

RESIDENT  
1214 MARILYN JAYNE LN  
ROCKWALL, TX 75087

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

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

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

MCCALLUM CRAIG WILLIAM  
1983 N STODGHILL RD  
ROCKWALL, TX 75087

COMBS TERRY G & RONNA T  
2008 E COLLINS BLVD  
RICHARDSON, TX 75081

ROCKWALL RV PARK AND TINY HOME VILLAGE  
3094 COUNTY ROAD 1024  
FARMERSVILLE, TX 75442

RESIDENT  
427 CLEM RD  
ROCKWALL, TX 75087

RESIDENT  
505 CLEM RD  
ROCKWALL, TX 75087

RESIDENT  
520 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

RESIDENT  
611 CLEM 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 AND JENNIFER L  
668 CORNELIUS ROAD  
ROCKWALL, TX 75087

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

JONES DANIEL AND ALINA  
722 CORNELIUS RD  
ROCKWALL, TX 75087

LITTERELL KENNIE LLOYD  
798 CORNELIUS RD  
ROCKWALL, TX 75087

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

RESIDENT  
839 CORNELIUS RD  
ROCKWALL, TX 75087

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

PEOPLES MIKE  
PO BOX 41  
ROCKWALL, TX 75087

# 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:

## Z2024-014: Zoning Change from AG to SF-1

Hold a public hearing to discuss and consider a request by Barbara Lee for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a ten (10) acre tract of land identified as Tract 22-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 628 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, April 9, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 15, 2024 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:

**Angelica Guevara**  
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, April 15, 2024 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. Z2024-014: Zoning Change from AG to SF-1

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



All that certain lot, tract or parcel of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72, Rockwall County, Texas, and being all of a called 10.00 acres tract of land as described in a Warranty deed from Joseph E. Cook and Kerri A. Cook to William Edward Powers and Nancy Freeman Powers, dated July 17, 2015 and being recorded in Document No. 20150000011248 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in Cornelius Road, said point being at the southwest corner of said Powers tract and at the southeast corner of a 9.97 acres tract of land as described in a Warranty deed from John C. Fredriksen and Arlene C. Fredriksen to Marc J. Laughrey and Tracey D. Laughrey, as recorded in Document no. 20150000008096 of the Official Public Records of Rockwall County, Texas;

THENCE N. 00 deg. 05 min. 24 sec. W., at 20.00 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 1329.65 feet to a 1/2" iron rod found for corner at the northeast corner of said 9.97 acres tract of land;

THENCE N. 89 deg. 26 min. 06 sec. E. a distance of 327.76 feet to a 3/8" iron rod found for corner at the northeast corner of said Powers tract and the northwest corner of a 9.58 acres tract of land as described in a Warranty deed from William E. Powers and Nancy F. Powers to James H. Lee and Barbara P. Lee, as recorded in Document no. 20170000013220 of the Official Public Records of Rockwall County, Texas;

THENCE S. 00 deg. 06 min. 19 sec. E. along the west boundary line of said 9.58 acres tract, at 1311.20 feet pass a 3/8" iron rod found for witness and continuing for a total distance of 1331.68 feet to a point in the center of Cornelius Road;

THENCE S. 89 deg. 47 min. 28 sec. W. along the center of said road, a distance of 328.10 feet to the POINT OF BEGINNING and containing 10.02 acres of land, of which 0.22 acres lies within Cornelius Road.

**LEGEND:**

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

## PERMITTED LAND USES IN AN SINGLE FAMILY 1 (SF-1) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13,</a> <a href="#">Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04,</a> <a href="#">Permissible Uses</a> ]	SINGLE FAMILY 1 (SF-1) DISTRICT
<b>AGRICULTURAL AND ANIMAL RELATED LAND USES</b>	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	<a href="#">(1)</a>		P
Private Horse Corral or Stable	<a href="#">(10)</a>	<a href="#">(6)</a>	S
Community Garden	<a href="#">(11)</a>	<a href="#">(7)</a>	S
Urban Farm	<a href="#">(12)</a>	<a href="#">(8)</a>	S
<b>RESIDENTIAL AND LODGING LAND USES</b>	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	<a href="#">(1)</a>	<a href="#">(1)</a>	P
Residential Garage	<a href="#">(7)</a>	<a href="#">(4) &amp; (5)</a>	A
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	<a href="#">(8)</a>	<a href="#">(6)</a>	A
Home Occupation	<a href="#">(9)</a>	<a href="#">(7)</a>	P
Portable Building	<a href="#">(15)</a>	<a href="#">(10)</a>	P
Residential Infill in an Established Subdivision	<a href="#">(16)</a>	<a href="#">(11)</a>	S
Single-Family Detached Structure	<a href="#">(18)</a>	<a href="#">(13)</a>	P
Private Swimming Pool	<a href="#">(20)</a>		A
Private Tennis Court	<a href="#">(21)</a>		S
<b>INSTITUTIONAL AND COMMUNITY SERVICE LAND USES</b>	2.02(C)	2.03(C)	
Church/House of Worship	<a href="#">(4)</a>	<a href="#">(2)</a>	S
Daycare with Seven (7) or More Children	<a href="#">(9)</a>	<a href="#">(4)</a>	S
Group or Community Home	<a href="#">(11)</a>	<a href="#">(5)</a>	P
Public or Private Primary School	<a href="#">(21)</a>	<a href="#">(7)</a>	S
Public or Private Secondary School	<a href="#">(22)</a>	<a href="#">(8)</a>	S
Temporary Education Building for a Public or Private School	<a href="#">(23)</a>	<a href="#">(9)</a>	S
<b>RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES</b>	2.02(E)	2.03(E)	
Public or Private Community or Recreation Club as an Accessory Use	<a href="#">(4)</a>		S
Private Country Club	<a href="#">(5)</a>		S
Temporary Fundraising Events by Non-Profit	<a href="#">(7)</a>	<a href="#">(4)</a>	P
Public Park or Playground	<a href="#">(12)</a>		P
Tennis Courts ( <i>i.e. Not Accessory to a Public or Private Country Club</i> )	<a href="#">(14)</a>		S
<b>RETAIL AND PERSONAL SERVICES LAND USES</b>	2.02(F)	2.03(F)	
Temporary Real Estate Sales Office	<a href="#">(25)</a>		P
<b>COMMERCIAL AND BUSINESS SERVICES LAND USES</b>	2.02(G)	2.03(G)	
Temporary On-Site Construction Office	<a href="#">(18)</a>	<a href="#">(6)</a>	P
<b>INDUSTRIAL AND MANUFACTURING LAND USES</b>	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	<a href="#">(2)</a>	<a href="#">(2)</a>	P
Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)	<a href="#">(12)</a>	<a href="#">(5)</a>	S
<b>UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES</b>	2.02(K)	2.03(K)	
Antenna, as an Accessory	<a href="#">(2)</a>	<a href="#">(1)</a>	S
Antenna, for an Amateur Radio	<a href="#">(4)</a>	<a href="#">(3)</a>	A
Antenna Dish	<a href="#">(5)</a>	<a href="#">(4)</a>	A

**LEGEND:**

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
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S	Land Use Permitted Specific Use Permit (SUP)
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## PERMITTED LAND USES IN AN SINGLE FAMILY 1 (SF-1) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13, Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">Article 04, Permissible Uses</a>	SINGLE FAMILY 1 (SF-1) DISTRICT
Utilities ( <i>Non-Municipally Owned or Controlled</i> ), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	<a href="#">(10)</a>		S
Municipally Owned or Controlled Facilities, Utilities and Uses	<a href="#">(11)</a>		P
Private Streets	<a href="#">(12)</a>		S
Railroad Yard or Shop	<a href="#">(14)</a>		S
Satellite Dish	<a href="#">(16)</a>		A
Solar Energy Collector Panels and Systems	<a href="#">(17)</a>	<a href="#">(7)</a>	A
Utilities Holding a Franchise from the City of Rockwall	<a href="#">(21)</a>		S
Utility Installation Other than Listed	<a href="#">(22)</a>		S
Utility/Transmission Lines	<a href="#">(23)</a>		S
Wireless Communication Tower	<a href="#">(24)</a>		S



SUBSECTION 07.01: RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

ZONING DISTRICTS → DEVELOPMENT STANDARDS ↓		SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT	SINGLE FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT	SINGLE-FAMILY ESTATE 4.0 (SFE-4.0) DISTRICT	SINGLE-FAMILY 1 (SF-1) DISTRICT	SINGLE-FAMILY 16 (SF-16) DISTRICT	SINGLE-FAMILY 10 (SF-10) DISTRICT	SINGLE-FAMILY 8.4 (SF-8.4) DISTRICT	SINGLE-FAMILY 7 (SF-7) DISTRICT	ZERO LOT LINE (ZL-5) DISTRICT	TWO-FAMILY (2F) DISTRICT	AGRICULTURAL (AG) DISTRICT
ABBREVIATION		SFE-1.5	SFE-2.0	SFE-4.0	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	AG
DWELLING UNITS/LOT		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	2.0	1.0
DWELLING UNITS/ACRE		0.67	0.5	0.25	1.0 <sup>1</sup>	2.7	4.4	5.2	6.2	8.7	12.4	0.1 <sup>11</sup>
MINIMUM DWELLING UNIT (SF)		2,000	2,200	2,500	2,500	2,400	2,200	1,500	1,100	1,000	800	1,600
MINIMUM LOT REQUIREMENTS	AREA (SQUARE FEET)	65,340	87,120	174,240	8,400	16,000	10,000	8,400	7,000	5,000	7,000	43,560
	WIDTH (FEET) <sup>2</sup>	150	150	200	70	90	80	70	60	50	60	100
	DEPTH (FEET)	250	250	250	100	100	100	100	100	90	100	200
MINIMUM SETBACKS	FRONT (FEET)	50	50	50	20	25	20	20	20	20	20	40
	REAR (FEET)	10	10	10	10	10	10	10	10	10	10	10
	SIDE (FEET) <sup>3</sup>	25	25	25	6	8	6	6	6	0   10 <sup>4</sup>	0 <sup>5</sup>   6 <sup>6</sup>	6
BETWEEN BUILDINGS (FEET)		10	10	10	10	10	10	10	10	10	10	12
BUILDING HEIGHT (FEET)		36	36	36	36	36	36	36	32	30	32	36
MAXIMUM LOT COVERAGE (%)		35	35	35	45	45	45	45	45	50	45	N/A
REQUIRED PARKING SPACES <sup>7</sup>		2 <sup>8</sup>	2 <sup>8</sup>	2 <sup>8</sup>	2 <sup>9</sup>	2 <sup>8</sup>	2 <sup>8</sup>	2 <sup>8</sup>	2 <sup>8</sup>	2 <sup>9</sup>	2 <sup>10</sup>	2 <sup>8</sup>

ADDITIONAL REQUIREMENTS:

- 1: THE SINGLE FAMILY 1 (SF-1) DISTRICT ALLOWS FOR ONE (1) UNIT PER GROSS ACRE.
- 2: FRONTAGE ON A PUBLIC STREET
- 3: THE SIDE SETBACK ADJACENT TO A STREET IS TREATED THE SAME AS A FRONT YARD BUILDING SETBACK.
- 4: MINIMUM MAINTENANCE EASEMENT IS TEN (10) FEET. MINIMUM MAINTENANCE EASEMENT ON THE NON-ZERO LOT LINE SIDE, WHEN ADJACENT TO ANOTHER LOT IN THE SAME ZONING DISTRICT IS FIVE (5) FEET (THIS EASEMENT SHALL BE MAINTAINED AS AN OPEN SPACE EXCEPT UPON A FINDING BY THE BUILDING OFFICIAL THAT THE PROPOSED IMPROVEMENTS DO NOT IMPEDE THE USE OF SAID EASEMENT FOR MAINTENANCE OF THE ADJOINING STRUCTURE).
- 5: ABUTTING STRUCTURES SEPARATED BY FIRE RETARDANT WALLS.
- 6: TOWNHOUSES SEPARATED BY FIREWALL MEETING THE REQUIREMENTS OF THE BUILDING CODE MAY BUILD TO THE PROPERTY LINE WHERE SUCH STRUCTURES ABUT.
- 7: MINIMUM LENGTH OF DRIVEWAY PAVEMENT FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD IS 20-FEET.
- 8: AN ENCLOSED GARAGE SHALL NOT BE CONSIDERED IN MEETING THE OFF-STREET PARKING REQUIREMENTS. FOR ALL OTHER USES SEE ARTICLE 06, PARKING AND LOADING.
- 9: A TWO (2) CAR GARAGE IS REQUIRED.
- 10: TWO (2) OFF-STREET PARKING SPACES PLUS ONE (1) GARAGE PARKING SPACE FOR EACH DWELLING UNIT IS REQUIRED.
- 11: A MINIMUM LOT SIZE OF TEN (10) ACRES IS REQUIRED FOR THE CONSTRUCTION OF ANY SINGLE-FAMILY DWELLING.

# 11 NORTHEAST RESIDENTIAL DISTRICT

↑ NORTHERN ESTATES DISTRICT (PAGE 1-24)

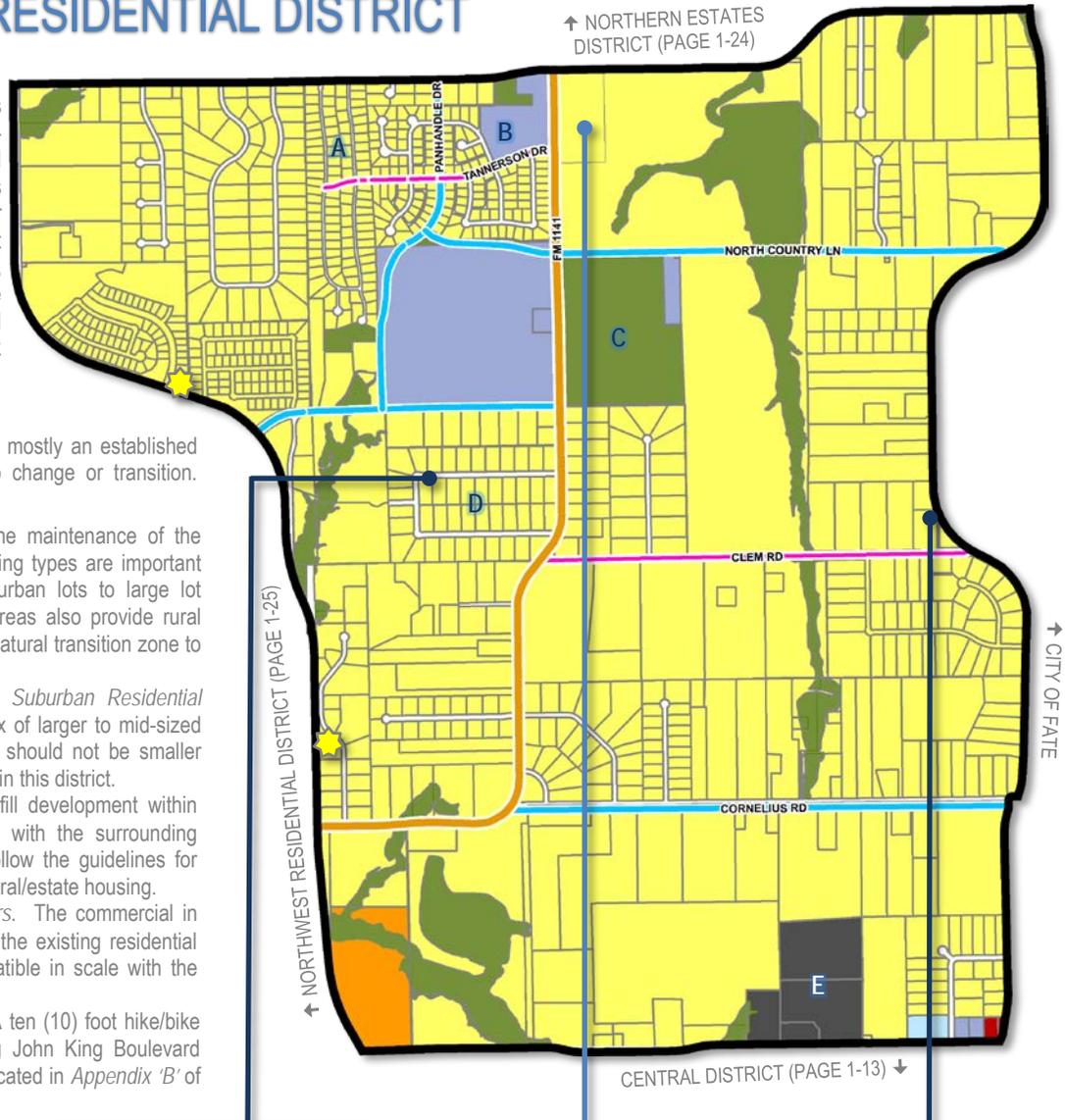
## DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

## DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

- 1 *Estate and Rural Residential.* The maintenance of the *Estate and Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
- 2 *Suburban Residential.* Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
- 3 *Infill Development.* Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
- 4 *Neighborhood/Convenience Centers.* The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
- 5 *John King Boulevard Trail Plan.* A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



## POINTS OF REFERENCE

- A. Stoney Hollow Subdivision
- B. Celia Hays Elementary School
- C. North Country Lane Park
- D. Saddlebrook Estates Subdivision
- E. Resthaven Funeral Home

## LAND USE PALETTES

- Current Land Use
- Future Land Use

John King Boulevard Trail Plan  
Rest Stop/Trailblazer Pylon

BUILD OUT  
1,964  
5,794

% OF ROCKWALL  
3.13%  
0.99%  
3.10%

CURRENT  
625  
18  
1,844



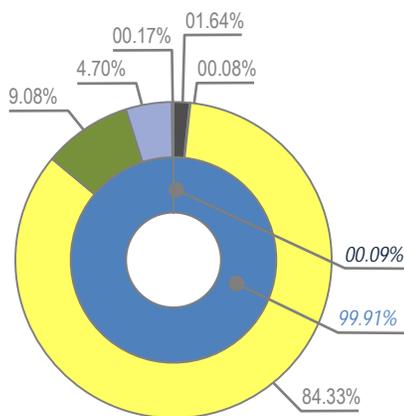
2 Current Suburban Residential



2 Future Suburban Residential



1 Current Rural Residential



MINOR COLLECTOR	0.09%
M4U	99.91%
M4D	0.00%
CEMETERY (CEM)	32.34-ACRES
COMMERCIAL/RETAIL (CR)	1.52-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,658.33-ACRES
PARKS AND OPEN SPACE (OS)	178.54-ACRES
PUBLIC (P)	92.45-ACRES
QUASI-PUBLIC (QP)	3.25-ACRES

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 1 (SF-1) DISTRICT FOR A 10.00-ACRE TRACT OF LAND IDENTIFIED AS TRACT 22-01 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *EXHIBIT 'B'* 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 from Barbara Lee for the approval of a *Zoning Change* from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a 10.00-acre tract of land identified as Tract 22-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 628 Cornelius Road, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter 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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] 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, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from Agricultural (AG) District to a Single-Family 1 (SF-1) District;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family 1 (SF-1) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses* and Section 03.01, *General Residential District Standards* and Section 03.05, *Single-Family 1 (SF-1) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

**SECTION 4.** 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 5.** If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, 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 for this ordinance are declared to be severable; and

**SECTION 6.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

**SECTION 7.** 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 6<sup>TH</sup> DAY OF MAY, 2024.**

\_\_\_\_\_  
Trace Johannessen, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: April 15, 2024

2<sup>nd</sup> Reading: May 6, 2024

**Exhibit 'A'**  
*Legal Description*

All that certain lot, tract or parcel of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72, Rockwall County, Texas, and being all of a called 10.00 acres tract of land as described in a Warranty deed from Joseph E. Cook and Kerri A. Cook to William Edward Powers and Nancy Freeman Powers, dated July 17, 2015 and being recorded in Document No. 20150000011248 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

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**THENCE** N. 00 deg. 05 min. 24 sec. W., at 20.00 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 1329.65 feet to a 1/2" iron rod found for corner at the northeast corner of said 9.97 acres tract of land;

**THENCE** N. 89 deg. 26 min. 06 sec. E. a distance of 327.76 feet to a 3/8" iron rod found for corner at the northeast corner of said Powers tract and the northwest corner of a 9.58 acres tract of land as described in a Warranty deed from William E. Powers and Nancy F. Powers to James H. Lee and Barbara P. Lee, as recorded in Document no. 20170000013220 of the Official Public Records of Rockwall County, Texas;

**THENCE** S. 00 deg. 06 min. 19 sec. E. along the west boundary line of said 9.58 acres tract, at 1311.20 feet pass a 3/8" iron rod found for witness and continuing for a total distance of 1331.68 feet to a point in the center of Cornelius Road;

**THENCE** S. 89 deg. 47 min. 28 sec. W. along the center of said road, a distance of 328.10 feet to the POINT OF BEGINNING and containing 10.02 acres of land, of which 0.22 acres lies within Cornelius Road.





DATE: May 16, 2024

TO: Barbara Lee  
628 Cornelius Road  
Rockwall, TX 75087

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

SUBJECT: Z2024-014; *Zoning Change from Agricultural (AG) District to Single-Family 1 (SF-1) District at 628 Cornelius Road*

Mrs. Lee:

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 May 6, 2024. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) Any construction resulting from the approval of this Zoning Change 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 April 9, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Zoning Change by a vote of 7-0.

City Council

On April 15, 2024, the City Council approved a motion to approve the Zoning Change by a vote of 7-0.

On May 6, 2024, the City Council approved a motion to approve the Zoning Change by a vote of 6-0, with Council Member Lewis absent.

Included with this letter is a copy of *Ordinance No. 24-17*, 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) 772-6438.

Sincerely,

Angelica Guevara, *Planning Technician*  
Planning and Zoning Department

CITY OF ROCKWALL

ORDINANCE NO. 24-17

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 1 (SF-1) DISTRICT FOR A TEN (10) ACRE TRACT OF LAND IDENTIFIED AS TRACT 22-01 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *EXHIBIT 'B'* 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 from Barbara Lee for the approval of a *Zoning Change* from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a ten (10) acre tract of land identified as Tract 22-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 628 Cornelius Road, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter 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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] 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, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Single-Family 1 (SF-1) District;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family 1 (SF-1) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses* and Section 03.01, *General Residential District Standards* and Section 03.05, *Single-Family 1 (SF-1) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

**SECTION 4.** 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 5.** If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, 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 for this ordinance are declared to be severable; and

**SECTION 6.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

**SECTION 7.** 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 6<sup>TH</sup> DAY OF MAY, 2024.**

  
\_\_\_\_\_  
Trace Johannesen, Mayor

**ATTEST:**

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

**APPROVED AS TO FORM:**

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



1<sup>st</sup> Reading: April 15, 2024

2<sup>nd</sup> Reading: May 6, 2024

**Exhibit 'A'**  
*Legal Description*

All that certain lot, tract or parcel of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72, Rockwall County, Texas, and being all of a called 10.00-acres tract of land as described in a Warranty deed from Joseph E. Cook and Kerri A. Cook to William Edward Powers and Nancy Freeman Powers, dated July 17, 2015 and being recorded in Document No. 20150000011248 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

*BEGINNING* at a point for corner in Cornelius Road, said point being at the southwest corner of said Powers tract and at the southeast corner of a 9.97-acres tract of land as described in a Warranty deed from John C. Fredriksen and Arlene C. Fredriksen to Marc J. Laughrey and Tracey D. Laughrey, as recorded in *Document No. 20150000008096* of the Official Public Records of Rockwall County, Texas;

*THENCE* N. 00 deg. 05 min. 24 sec. W., at 20.00-feet pass a ½" iron rod found for witness and continuing for a total distance of 1329.65-feet to a ½" iron rod found for corner at the northeast corner of said 9.97-acres tract of land;

*THENCE* N. 89 deg. 26 min. 06 sec. E. a distance of 327.76-feet to a 3/8" iron rod found for corner at the northeast corner of said Powers tract and the northwest corner of a 9.58-acres tract of land as described in a Warranty deed from William E. Powers and Nancy F. Powers to James H. Lee and Barbara P. Lee, as recorded in *Document No. 20170000013220* of the Official Public Records of Rockwall County, Texas;

*THENCE* S. 00 deg. 06 min. 19 sec. E. along the west boundary line of said 9.58-acres tract, at 1311.20-feet pass a 3/8" iron rod found for witness and continuing for a total distance of 1331.68-feet to a point in the center of Cornelius Road;

*THENCE* S. 89 deg. 47 min. 28 sec. W. along the center of said road, a distance of 328.10-feet to the *POINT OF BEGINNING* and containing 10.02-acres of land, of which 0.22-acres lies within Cornelius Road.

