



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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1203 N Goliad Street, Rockwall, TX 75087

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION North Rockwall

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial

CURRENT USE Office Space

PROPOSED ZONING Commercial

PROPOSED USE Medical Office Space

ACREAGE 0.8

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 Matthew Johnson

APPLICANT Matthew Johnson

CONTACT PERSON Matthew Johnson

CONTACT PERSON Matthew Johnson

ADDRESS _____

ADDRESS _____

CITY, STATE & ZIP _____

CITY, STATE & ZIP _____

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

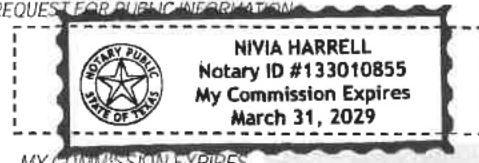
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matthew M. Johnson [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF Aug, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

To Whom It May Concern,

I am the property owner of 1203 N. Goliad Street, Rockwall, TX 75087, and I am respectfully requesting a variance to the minimum parking requirement of 11 spaces for a medical office.

When I acquired the property in December 2024, my intent was to expand the parking area once the practice became operational. The practice will operate with limited staff, and patient appointments will be scheduled strategically to avoid parking congestion. The property currently has 8 designated parking spaces. In order to proceed with obtaining a Certificate of Occupancy, I am requesting an exception to the current parking requirement.

Upon opening, I plan to promptly begin construction to add an additional 16 to 18 parking spaces to accommodate future demand and ensure full compliance.

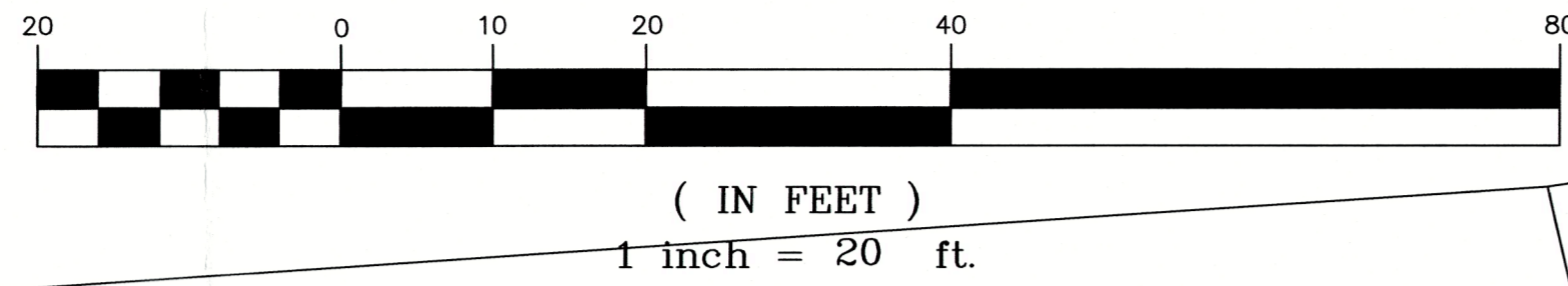
Thank you for your time and consideration of this request for a variance at 1203 N. Goliad Street.

Sincerely,

Matthew M. Johnson

11 DRAINAGE ESM'T

GRAPHIC SCALE



EVELYN WAY SMITH, TRUSTEE OF
EVELYN WAY SMITH IRREVOCABLE TRUST

LOT 3
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.

10' CROSS ACCESS EASEMENT

EXISTING STRUCTURE TO REMAIN

64'X15' NO PARKING ZONE TO BE STRIPED AND SIGNED

PROJECT LOCATION

LOS ALTOS DR

LOCATION MAP
NTS

EXISTING DRIVE TO BE REMOVED TO N GOLIAD ROADWAY
WITH NEW CURB INSTALLED, REMOVE CULVERT,
RELOCATE HEADWALL

NOTES:
DIMENSIONS ARE TO BACK
OF CURB OR EDGE OF PAVEMENT

STORMWATER DETENTION TO BE CONTAINED
WITHIN PROPOSED PARKING IN REAR BOTH
LOTS 1203 & 1205

ALL ACCESSORY STRUCTURES TO
BE REMOVED

EXISTING DRIVE TO BE REMOVED TO N GOLIAD
ROADWAY WITH NEW CURB INSTALLED,
REMOVE CULVERT.

LAKEVIEW SUMMIT, PHASE ONE
CABINET D, SLIDE 135
P.R.R.C.T.

BLOCK C
14

- NOTES:
1. PARKING SPACES ARE 9'X20'
 2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
 3. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 7 GAL TEXAS SAGE DESPERADO & 5 GAL WAX LEAF LIGUSTRUM BUSHES, 2 PER SPACE
 4. LANDSCAPE EACH BLDG FRONTAGE & SIDES WITH MIXTURE OF 16-5 GAL EASTERN RED CEDAR AND VITEX CASTUS PLANTS
 5. ALL MUTUAL ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS OF DESIGN
 6. ALL SHRUBS SHALL BE A 5 GAL MINIMUM IN SIZE.
 7. 2 ACCENT TREES TO BE PLANTED WITHIN THE 20' LANDSCAPE BUFFER ON EACH LOT A TOTAL OF 2-SHAUNTING MAPLE & 2- YAUPON HOLLY
 8. A TOTAL OF 5-4" CANOPY TREES SHALL BE PLANTED IN THE REAR OF THE LOTS. THE 5-4" CANOPY TREES WILL BE A MIXTURE OF LIVE OAK, TEXAS RED BUD, AND AUTUMN BLAZE RED MAPLE

SHRUBS

- WAX LEAF PRIVET LIGUSTRUM (PL)
- TEXAS SAGE DESPARADO (SD)

TREES

- CANOPY: 4" LIVE OAK, TEXAS RED BUD, OR AUTUMN BLAZE RED MAPLE
- ACCENT: SHAUNTING MAPLE, OR YAUPON HOLLY

SITE DATA SUMMARY:
 NAME OF FINAL PLAN: GREEN VALLEY SUBD LOT 1
 ZONING: RO (RESIDENTIAL OFFICE DISTRICT)
 PROPOSED USE: BUSINESS OFFICE
 EXIST BUILDING SQUARE FOOTAGE: 1203 GOLIAD-2361 SF, 1205 GOLIAD-2324 SF
 PROPOSED BUILDING EXPANSION SQUARE FOOTAGE NONE
 TOTAL LOT AREA: 1203 GOLIAD 35,537 SF +1205 GOLIAD 34,337 SF= 69,874 SF= 1.60 AC
 BUILDING HEIGHT: 28 FT
 LOT BLDG COVERAGE: 1203 GOLIAD 6.6% 1205 GOLIAD 6.8%
 PARKING SPACES REQUIRED BOTH 1203 & 1205: 1 SPACE/300 SF= 8 EA
 HANDICAP PARKING REQUIRED: 1 EA
 TOTAL PARKING SPACES PROVIDED: 1203 GOLIAD 8 SPACES, 1205 GOLIAD 11 SPACES
 HANDICAP PARKING PROVIDED: 1EA
 INTERIOR LANDSCAPING REQUIRED: 20%
 INTERIOR LANDSCAPING PROVIDED: 20% 7,000 SF
 TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE (BLDGS + PARKING/FIRE LANE)=13,818 SF

APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 11TH DAY OF APRIL, 2023.
 WITNESS OUR HANDS, THIS 11TH DAY OF APRIL, 2023.
 PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING
 CASE NO. SP2023-010

OWNER
 HOWARD BARRETT
 1203 GOLIAD
 ROCKWALL, TX 75087
 972-722-8292



THE SEAL APPEARING ON THIS DOCUMENT IS THE PROPERTY OF DOUGLAS W. BARRETT, P.E. NO. 60102, F-886, ON DATE: MARCH 10, 2023

DOUPHRAE & ASSOCIATES, INC.
 ENGINEERING PROJECT MANAGEMENT SURVEYING
 22335 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
 PHONE: (972)771-9004 FAX: (972)771-9005

SITE & LANDSCAPING PLAN
 HOWARD BARRETT COMMERCIAL
 1203 & 1205 GOLIAD STREET ROCKWALL TEXAS
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

REVISION	
CHECKED	WLD.
DRAWN	WLD.
SCALE	1"=20' H 1"=20' V
DATE	MAR 10, 2023
PROJECT	23010 SITE PL
	10



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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PROPERTY INFORMATION [PLEASE PRINT]

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SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION North Rockwall

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial

CURRENT USE Office Space

PROPOSED ZONING Commercial

PROPOSED USE Medical Office Space

ACREAGE 0.8

LOTS [CURRENT] 1

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OWNER Matthew Johnson

APPLICANT Matthew Johnson

CONTACT PERSON Matthew Johnson

CONTACT PERSON Matthew Johnson

ADDRESS _____

ADDRESS _____

CITY, STATE & ZIP _____

CITY, STATE & ZIP _____

PHONE _____

PHONE _____

E-MAIL _____

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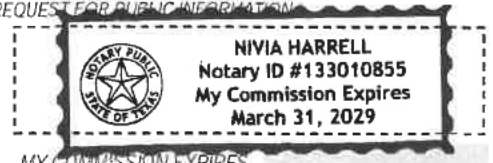
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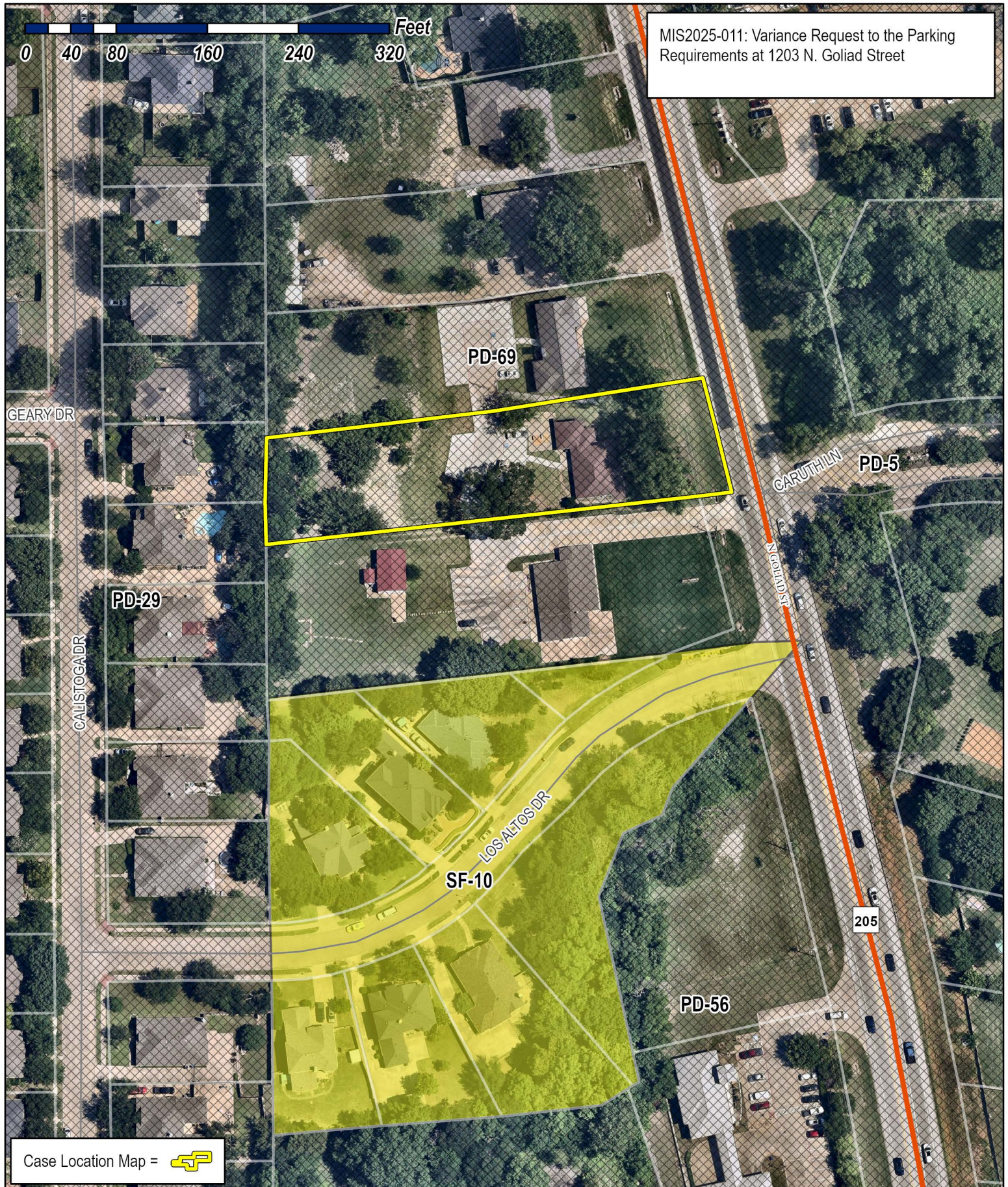
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OWNER'S SIGNATURE


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



MIS2025-011: Variance Request to the Parking Requirements at 1203 N. Goliad Street

Case Location Map = 



City of Rockwall

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

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



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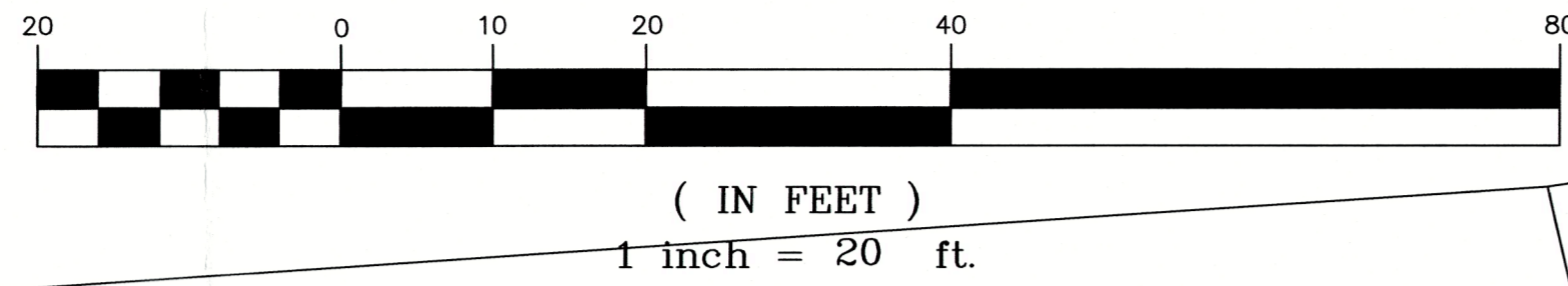
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Sincerely,

Matthew M. Johnson

11 DRAINAGE ESM'T

GRAPHIC SCALE



EVELYN WAY SMITH, TRUSTEE OF
EVELYN WAY SMITH IRREVOCABLE TRUST

LOT 3
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.

10' CROSS ACCESS EASEMENT

EXISTING STRUCTURE TO REMAIN

PROJECT LOCATION

LOS ALTOS DR

LOCATION MAP
NTS

EXISTING DRIVE TO BE REMOVED TO N GOLIAD ROADWAY
WITH NEW CURB INSTALLED, REMOVE CULVERT,
RELOCATE HEADWALL

64'X15' NO PARKING ZONE TO BE STRIPED AND SIGNED

NOTES:
DIMENSIONS ARE TO BACK
OF CURB OR EDGE OF PAVEMENT

STORMWATER DETENTION TO BE CONTAINED
WITHIN PROPOSED PARKING IN REAR BOTH
LOTS 1203 & 1205

ALL ACCESSORY STRUCTURES TO
BE REMOVED

EXISTING DRIVE TO BE REMOVED TO N GOLIAD
ROADWAY WITH NEW CURB INSTALLED,
REMOVE CULVERT.

LAKEVIEW SUMMIT, PHASE ONE
CABINET D, SLIDE 135
P.R.R.C.T.

BLOCK C

14

- NOTES:
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SHRUBS

- WAX LEAF PRIVET LIGUSTRUM (PL)
- TEXAS SAGE DESPARADO (SD)

TREES

- CANOPY: 4" LIVE OAK, TEXAS RED BUD, OR AUTUMN BLAZE RED MAPLE
- ACCENT: SHAUNTING MAPLE, OR YAUPON HOLLY

SITE DATA SUMMARY:
 NAME OF FINAL PLAN: GREEN VALLEY SUBD LOT 1
 ZONING: RO (RESIDENTIAL OFFICE DISTRICT)
 PROPOSED USE: BUSINESS OFFICE
 EXIST BUILDING SQUARE FOOTAGE: 1203 GOLIAD-2361 SF, 1205 GOLIAD-2324 SF
 PROPOSED BUILDING EXPANSION SQUARE FOOTAGE NONE
 TOTAL LOT AREA: 1203 GOLIAD 35,537 SF +1205 GOLIAD 34,337 SF= 69,874 SF= 1.60 AC
 BUILDING HEIGHT: 28 FT
 LOT BLDG COVERAGE: 1203 GOLIAD 6.6% 1205 GOLIAD 6.8%
 PARKING SPACES REQUIRED BOTH 1203 & 1205: 1 SPACE/300 SF= 8 EA
 HANDICAP PARKING REQUIRED: 1 EA
 TOTAL PARKING SPACES PROVIDED: 1203 GOLIAD 8 SPACES, 1205 GOLIAD 11 SPACES
 HANDICAP PARKING PROVIDED: 1EA
 INTERIOR LANDSCAPING REQUIRED: 20%
 INTERIOR LANDSCAPING PROVIDED: 20% 7,000 SF
 TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE (BLDGS + PARKING/FIRE LANE)=13,818 SF

APPROVED:
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 WITNESS OUR HANDS, THIS 11TH DAY OF APRIL, 2023.
 PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING
 CASE NO. SP2023-010

OWNER
 HOWARD BARRETT
 1203 GOLIAD
 ROCKWALL, TX 75087
 972-722-8292



THE SEAL APPEARING ON THIS DOCUMENT IS THE PROPERTY OF DOUPHRATE & ASSOCIATES, INC. NO. 60102, F-886, ON DATE: MARCH 10, 2023

DOUPHRATE & ASSOCIATES, INC.
 ENGINEERING PROJECT MANAGEMENT SURVEYING
 22335 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
 PHONE: (972)771-9004 FAX: (972)771-9005

SITE & LANDSCAPING PLAN
 HOWARD BARRETT COMMERCIAL
 1203 & 1205 GOLIAD STREET ROCKWALL TEXAS
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

REVISION
WLD.
CHECKED
WLD.
DRAWN
SCALE 1"=20' H 1"=20' V
DATE MAR 10, 2023
PROJECT 23010 SITE PL
10



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
FROM: Angelica Guevara, *Planning Technician*
DATE: August 26, 2025
SUBJECT: MIS2024-011; *Exception to the Parking Requirements for 1203 N. Goliad Street*

On July 26, 2025, Advanced and Modern Pain Center, a medical facility, applied for a Certificate of Occupancy (CO) [i.e. Case No. CO2025-113]. Based on the submitted application, it was determined that the proposed use for the building required a total of 11 parking spaces on site (i.e. 1 Parking Space/Per200 SF or 2,140 SF/200 SF= 10.70 Parking Spaces); however, the applicant's site plan only indicates eight (8) spaces being provided, making the parking deficient by three (3) spaces. Following this determination, on August 15, 2025, the applicant, Matthew M. Johnson, submitted a development application requesting the approval of an *Exception* to the parking requirements for 1203 N. Goliad Street.

As mentioned above, *Table 5: Parking Requirement Schedule* of the Unified Development Code (UDC) states that the required parking for the office building is calculated at 1/200 SF (i.e. for Medical Office) and equates to 11 parking spaces (i.e. 2,140 SF/200 SF= 10.7 Parking Spaces). According to *Ordinance No. 07-09* [i.e. Case No. Z2007-002], the property is subject to the requirements of the Residential-Office (RO) District. These would indicate that parking in the front yard area is prohibited and all parking must be located behind the rear façade of the main building structure. In this case, the applicant has provided a letter stating that "(u)pon opening, I [the applicant] plan to promptly begin construction to add an additional 16-18 parking spaces to accommodate future demand and ensure full compliance." With this being said, staff should note that if the variance is approved there is no way to require that this additional parking be required in the future. In addition, there is currently limited space in the rear yard, along the existing cross access easement, to accommodate an additional 16-18 parking spaces, and the applicant has not provided plans showing how these spaces will be laid out in the future. Staff should also note, that if the applicant is proposing to add these additional spaces an administrative site plan will be required. Taking all of this into consideration, approval of this request is a discretionary decision for the Planning and Zoning Commission.

In accordance with Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), variances and exceptions shall be reviewed on a case by case basis and shall require a "...supermajority vote (i.e. a three-fourths vote of those members present), with a minimum of four (4) votes in the affirmative required for approval." Should the Planning and Zoning Commission have any questions, staff will be available at the August 26, 2025 Planning and Zoning Commission meeting.

PROJECT COMMENTS



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

DATE: 8/22/2025

PROJECT NUMBER: MIS2025-011
PROJECT NAME: Variance Request to the Parking Requirements
SITE ADDRESS/LOCATIONS: 1203 North Goliad Street, Rockwall, TX, 75087

CASE CAPTION: Discuss and consider a request by Matthew Johnson for the approval of a Miscellaneous Case for an Exception to the parking requirements for an existing Office Building on 0.80-acre parcel of land identified as Lot 1, Block A, Barrett Heights Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for limited Residential Office (RO) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1203 N. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	08/22/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	08/21/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/18/2025	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/18/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/18/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/18/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	08/21/2025	Approved w/ Comments

08/21/2025: MIS2024-011; Exception to the Parking Requirements for 1203 N. Goliad Street

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

I.1 This is a request for the approval of a Miscellaneous Case for an Exception to the parking requirements for an existing Office Building on 0.80-acre parcel of land identified as Lot 1, Block A, Barrett Heights Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for limited Residential Office (RO) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1203 N. Goliad Street [SH-205].

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

I.3 According to Table 5: Parking Requirement Schedule of Article 06, Parking and Loading, of the Unified Development Code (UDC), the required parking for the medical office building is 1 Parking Space/200 SF of Building Area. Based on the total building area of 2,140 SF, this results in a requirement of 10.7 parking spaces, which rounds up to 11 parking spaces. However, the applicant's site plan only indicates eight (8) parking spaces, making the parking deficient by three (3) spaces.

I.4 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning Meeting: August 26, 2025

City Council Meeting: September 2, 2025

I.5 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission and/or City Council may have regarding your request.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1203 N Goliad Street, Rockwall, TX 75087

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION North Rockwall

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial

CURRENT USE Office Space

PROPOSED ZONING Commercial

PROPOSED USE Medical Office Space

ACREAGE 0.8

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 Matthew Johnson

APPLICANT Matthew Johnson

CONTACT PERSON Matthew Johnson

CONTACT PERSON Matthew Johnson

ADDRESS _____

ADDRESS _____

CITY, STATE & ZIP _____

CITY, STATE & ZIP _____

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

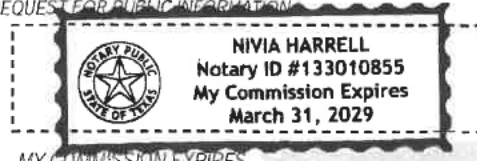
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matthew M. Johnson [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

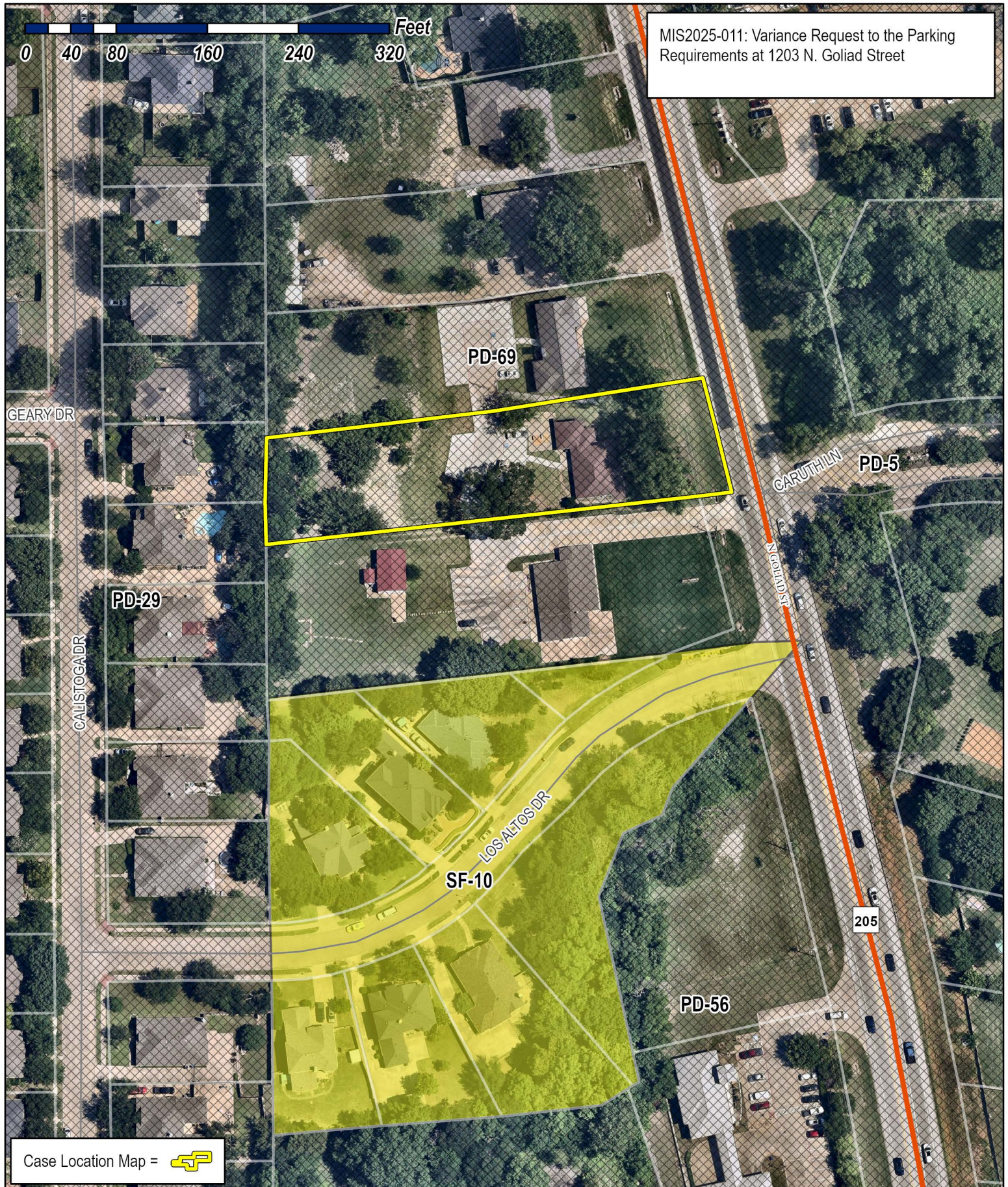
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF Aug, 2025

OWNER'S SIGNATURE


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



MIS2025-011: Variance Request to the Parking Requirements at 1203 N. Goliad Street

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.



To Whom It May Concern,

I am the property owner of 1203 N. Goliad Street, Rockwall, TX 75087, and I am respectfully requesting a variance to the minimum parking requirement of 11 spaces for a medical office.

When I acquired the property in December 2024, my intent was to expand the parking area once the practice became operational. The practice will operate with limited staff, and patient appointments will be scheduled strategically to avoid parking congestion. The property currently has 8 designated parking spaces. In order to proceed with obtaining a Certificate of Occupancy, I am requesting an exception to the current parking requirement.

Upon opening, I plan to promptly begin construction to add an additional 16 to 18 parking spaces to accommodate future demand and ensure full compliance.

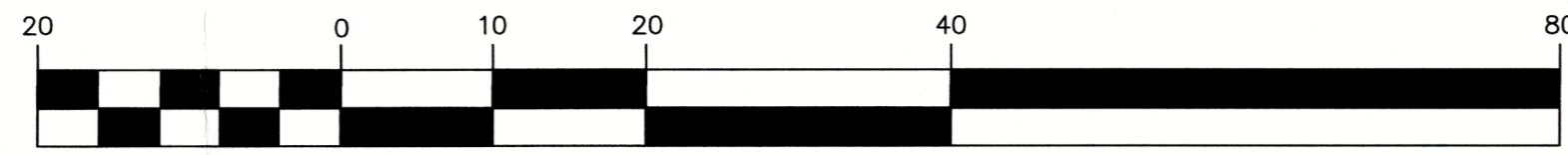
Thank you for your time and consideration of this request for a variance at 1203 N. Goliad Street.

Sincerely,

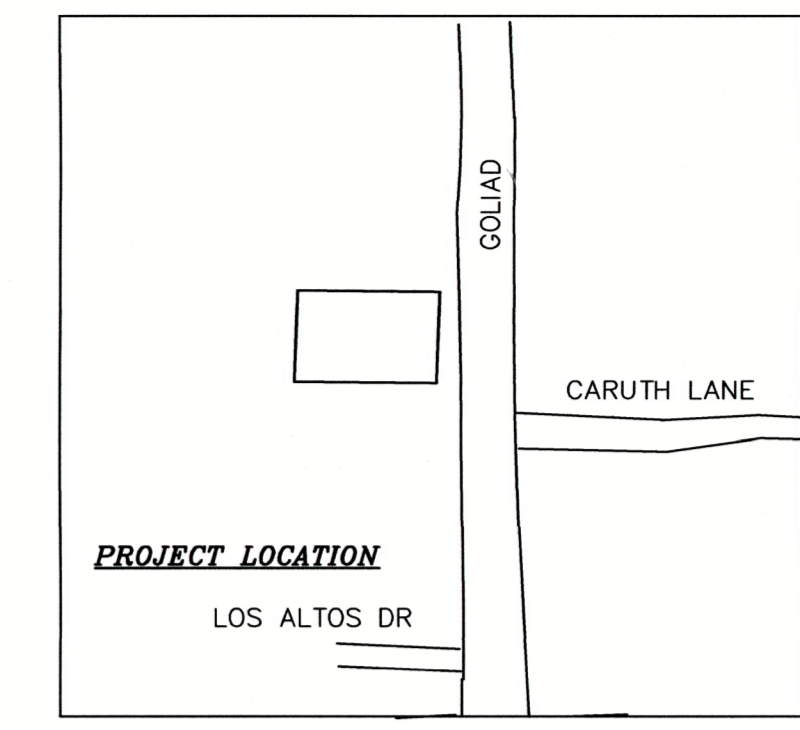
Matthew M. Johnson

11 DRAINAGE ESM'T

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



LOCATION MAP NTS

EVELYN WAY SMITH, TRUSTEE OF
EVELYN WAY SMITH IRREVOCABLE TRUST

LOT 3
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.

10' CROSS ACCESS EASEMENT

EXISTING STRUCTURE TO REMAIN

64'X15' NO PARKING ZONE TO BE STRIPED AND SIGNED

EXISTING DRIVE TO BE REMOVED TO N GOLIAD ROADWAY
WITH NEW CURB INSTALLED, REMOVE CULVERT,
RELOCATE HEADWALL

NOTES:
DIMENSIONS ARE TO BACK
OF CURB OR EDGE OF PAVEMENT

STORMWATER DETENTION TO BE CONTAINED
WITHIN PROPOSED PARKING IN REAR BOTH
LOTS 1203 & 1205

ALL ACCESSORY STRUCTURES TO
BE REMOVED

EXISTING DRIVE TO BE REMOVED TO N GOLIAD
ROADWAY WITH NEW CURB INSTALLED,
REMOVE CULVERT.

LAKEVIEW SUMMIT, PHASE ONE
CABINET D, SLIDE 135
P.R.R.C.T.

N00'23'12"W 99.92'

100.02'

N00'27'07"W

5/8" IRF

5/8" IRF

5/8" IRF

5/8" IRF

12

13

BLOCK C
14

15

16

- NOTES:
1. PARKING SPACES ARE 9'X20'
 2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
 3. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 7 GAL TEXAS SAGE DESPERADO & 5 GAL WAX LEAF LIGUSTRUM BUSHES, 2 PER SPACE
 4. LANDSCAPE EACH BLDG FRONTAGE & SIDES WITH MIXTURE OF 16-5 GAL EASTERN RED CEDAR AND VITEX CASTUS PLANTS
 5. ALL MUTUAL ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS OF DESIGN
 6. ALL SHRUBS SHALL BE A 5 GAL MINIMUM IN SIZE.
 7. 2 ACCENT TREES TO BE PLANTED WITHIN THE 20' LANDSCAPE BUFFER ON EACH LOT A TOTAL OF 2-SHAUNTING MAPLE & 2- YAUPON HOLLY
 8. A TOTAL OF 5-4" CANOPY TREES SHALL BE PLANTED IN THE REAR OF THE LOTS. THE 5-4" CANOPY TREES WILL BE A MIXTURE OF LIVE OAK, TEXAS RED BUD, AND AUTUMN BLAZE RED MAPLE

SHRUBS

- WAX LEAF PRIVET LIGUSTRUM (PL)
- TEXAS SAGE DESPARADO (SD)

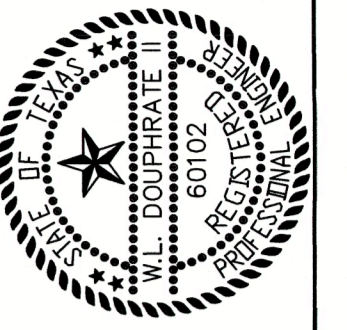
TREES

- CANOPY: 4" LIVE OAK, TEXAS RED BUD, OR AUTUMN BLAZE RED MAPLE
- ACCENT: SHAUNTING MAPLE, OR YAUPON HOLLY

SITE DATA SUMMARY:
 NAME OF FINAL PLAN: GREEN VALLEY SUBD LOT 1
 ZONING: RO (RESIDENTIAL OFFICE DISTRICT)
 PROPOSED USE: BUSINESS OFFICE
 EXIST BUILDING SQUARE FOOTAGE: 1203 GOLIAD-2361 SF, 1205 GOLIAD-2324 SF
 PROPOSED BUILDING EXPANSION SQUARE FOOTAGE NONE
 TOTAL LOT AREA: 1203 GOLIAD 35,537 SF +1205 GOLIAD 34,337 SF= 69,874 SF= 1.60 AC
 BUILDING HEIGHT: 28 FT
 LOT BLDG COVERAGE: 1203 GOLIAD 6.6% 1205 GOLIAD 6.8%
 PARKING SPACES REQUIRED BOTH 1203 & 1205: 1 SPACE/300 SF= 8 EA
 HANDICAP PARKING REQUIRED: 1 EA
 TOTAL PARKING SPACES PROVIDED: 1203 GOLIAD 8 SPACES, 1205 GOLIAD 11 SPACES
 HANDICAP PARKING PROVIDED: 1EA
 INTERIOR LANDSCAPING REQUIRED: 20%
 INTERIOR LANDSCAPING PROVIDED: 20% 7,000 SF
 TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE (BLDGS + PARKING/FIRE LANE)=13,818 SF

APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 11TH DAY OF MARCH, 2023.
 WITNESS OUR HANDS, THIS 11TH DAY OF MARCH, 2023.
 PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING
 CASE NO. SP2023-010

OWNER
 HOWARD BARRETT
 1203 GOLIAD
 ROCKWALL, TX 75087
 972-722-8292



THE SEAL APPEARING ON THIS DOCUMENT IS THE PROPERTY OF DOUGLAS W. DOUPHRATE, P.E. NO. 60102, F-886, ON DATE: MARCH 10, 2023

DOUPHRATE & ASSOCIATES, INC.
 ENGINEERING PROJECT MANAGEMENT SURVEYING
 22335 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
 PHONE: (972)771-9004 FAX: (972)771-9005

SITE & LANDSCAPING PLAN
 HOWARD BARRETT COMMERCIAL
 1203 & 1205 GOLIAD STREET ROCKWALL TEXAS
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

REVISION
WLD.
CHECKED
WLD.
DRAWN
SCALE 1"=20' H 1"=20' V
DATE MAR 10, 2023
PROJECT 23010 SITE PL
10



September 03, 2025

TO: Matthew Johnson
2535 Riding Club Road
Fate, TX 75087

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

SUBJECT: MIS2025-011; Variance Request to the Parking Requirements at 1203 N. Goliad Street

Mr. Johnson:

This letter serves to notify you that the above referenced case, that you submitted for consideration by the City of Rockwall, was denied by the City Council on August 26, 2025. The following is a record of all voting records:

Planning and Zoning Commission

On August 26, 2025, the Planning and Zoning Commission failed to approve a motion to approve the *Variance Request* by a vote of 4-3, with Commissioners Conway, Hagaman, and Roth.

According to Subsection 01.05, *Reapplication*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a) request for site plan, plat, miscellaneous case, Certificate of Appropriateness (COA), small matching grant, or building permit fee waiver which has been previously denied with prejudice by the Historic Preservation Advisory Board (HPAB), Planning and Zoning Commission, or City Council may be resubmitted within one (1) year if there is: [1] an actual change in condition relating to the lot or tract of land -- *or any portion thereof* -- or any surrounding properties, or [2] the new request is more restrictive or less intense than the previous request." Please note that a failure to indicate a denial is with or without prejudice in making a motion to deny a request shall be considered a denial with prejudice. Should you have any questions or concerns regarding the denial of your site plan or the site planning process, please feel free to contact me a (972) 771-7745.

Sincerely,

Angelica Guevara, *Planning Technician*
Director of Planning and Zoning