



# 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</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

#### 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.

## PROPERTY INFORMATION [PLEASE PRINT]

Address: 2600 Lakefront Trail

Subdivision: Harbor-Rockwall Addition Lot: // Block: A

General Location: SW Corner IH 30 and Lakefront Trail

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

Current Zoning: PD # 32 Current Use: \_\_\_\_\_

Proposed Zoning: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Acreage: 1.064 Ac Lots [Current]: \_\_\_\_\_ Lots [Proposed]: \_\_\_\_\_

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner: Ablon AT Harbor Village LP  Applicant: \_\_\_\_\_

Contact Person: James Ziegler Contact Person: \_\_\_\_\_

Address: 8222 Douglas Ave Address: \_\_\_\_\_  
Suite 390

City, State & Zip: Dallas, TX 75225 City, State & Zip: \_\_\_\_\_

Phone: 214 389 6195 Phone: \_\_\_\_\_

E-Mail: jziegler@pegasus@ablon.com E-Mail: \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared James Ziegler [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 \$ 100.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 13 day of November, 20 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 13<sup>th</sup> day of November, 20 20.

Owner's Signature

[Signature]

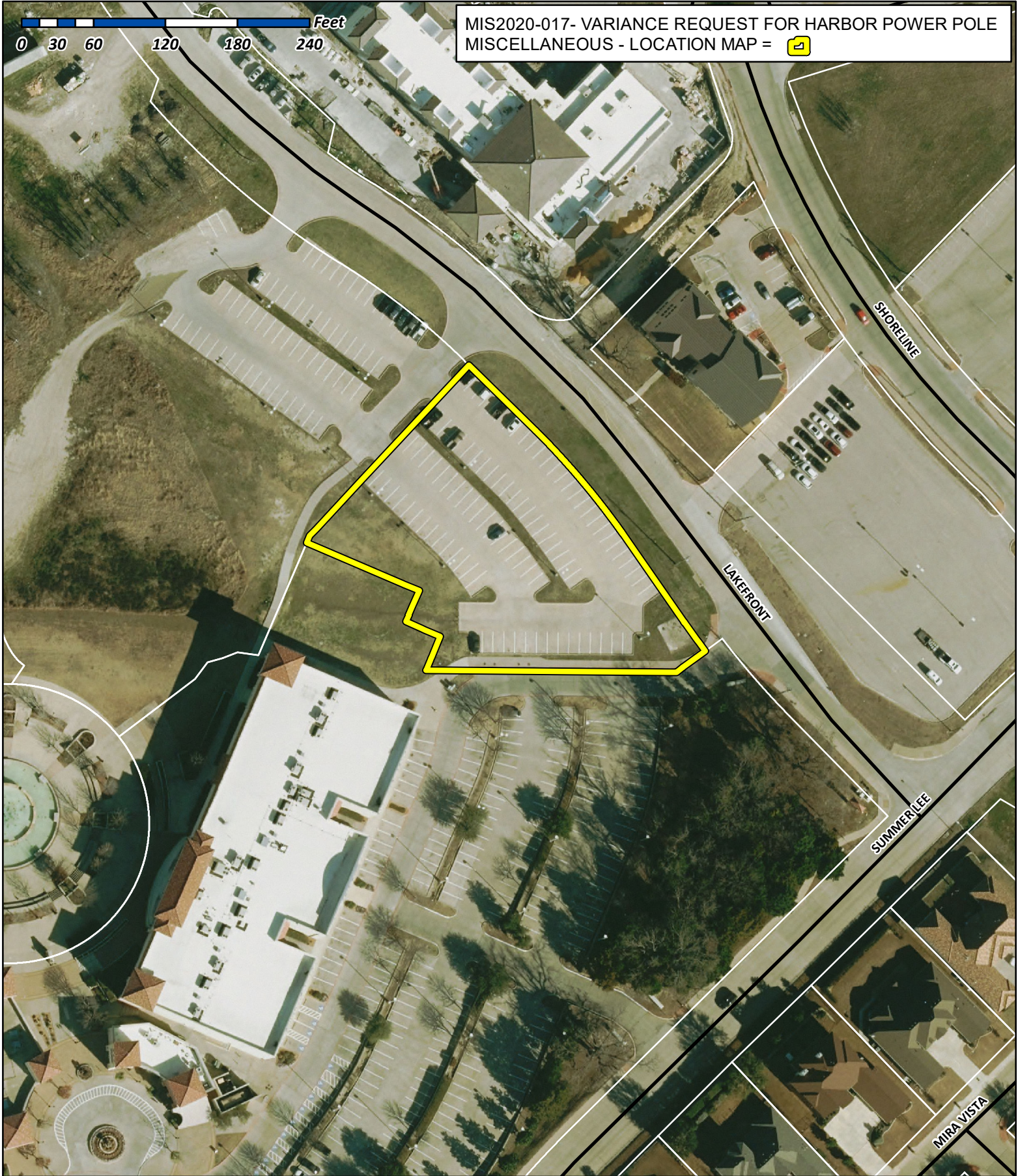
Notary Public in and for the State of Texas

[Signature]



0 30 60 120 180 240 Feet

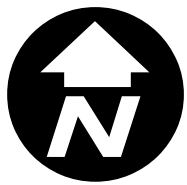
MIS2020-017- VARIANCE REQUEST FOR HARBOR POWER POLE  
MISCELLANEOUS - LOCATION MAP = 



## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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## Miller, Ryan

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**From:** Jim Ziegler <JZiegler@PegasusAblon.com>  
**Sent:** Friday, November 13, 2020 1:57 PM  
**To:** Miller, Ryan  
**Subject:** Harbor Power Pole  
**Attachments:** Rockwall Variance.pdf

Ryan,

Attached is the Zoning Application for the variance needed so that we can set a pole to supply power the retail parking garage we currently have under construction at The Harbor.

As we discussed this variance is necessary due to the fact that site conditions do not allow for a transformer to be set next to the structure where the power currently enters the property. There exists two side by side 48" RCBs that cut across the property and there is not enough room between them and the Lakefront Trail right of way to allow for a ground mounted transformer. The new pole will be added in line next to an existing pole. Power will drop down from the new pole and run under ground to the new parking structure.

Please let me know if everything is in order with the attached application.

Thanks

Jim

Jim Ziegler

Managing Director of Retail Investments

//



**PegasusAblon** [pegasusablon.com](http://pegasusablon.com)

P (214) 389-6195 // F (214) 871-2799 // M (214) 384-8389  
O 8222 Douglas Avenue, Suite 390 Dallas, TX 75225

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CITY OF  
SS MH4324 PG. 2  
RIM 471.67  
FL 449.55

GW#3  
GW#2

GW#1

EXISTING POLE

PROP. POLE

NEW POLE LOCATION HERE  
GUY WIRES #2 & 3 GO AWAY FOR EXISTING POLE

