



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING

CASE NO. SP 2020-009

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 1006 Ridge Road  
 Subdivision Ridge Road Village Addition Lot 3 Block D  
 General Location \_\_\_\_\_

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

Current Zoning Residential Current Use Renovating for Office Use  
 Proposed Zoning Commercial Proposed Use Office Bldg  
 Acreage .30 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]

<input type="checkbox"/> Owner <u>Corby Bell</u>	<input type="checkbox"/> Applicant _____
Contact Person <u>Mandy Norman</u>	Contact Person <u>Mallory Laremore</u>
Address <u>1006 Ridge Road</u>	Address <u>1006 Ridge Road</u>
City, State & Zip <u>Rockwall, TX 75087</u>	City, State & Zip <u>Rockwall, TX 75087</u>
Phone <u>214 535 3382</u>	Phone <u>972 977 5442</u>
E-Mail <u>mandy@dormanbell.com</u>	E-Mail <u>Mallory@cttxeast.com</u>

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Corby Bell [Owner] the undersigned, who stated the information on this application to be true and certified the following:

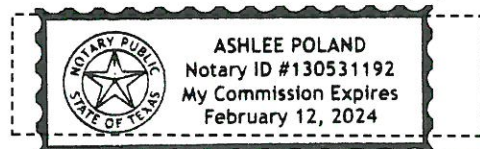
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 270.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 17 day of April, 2020. By signing this application, 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 17th day of April, 2020.

Owner's Signature


Notary Public in and for the State of Texas

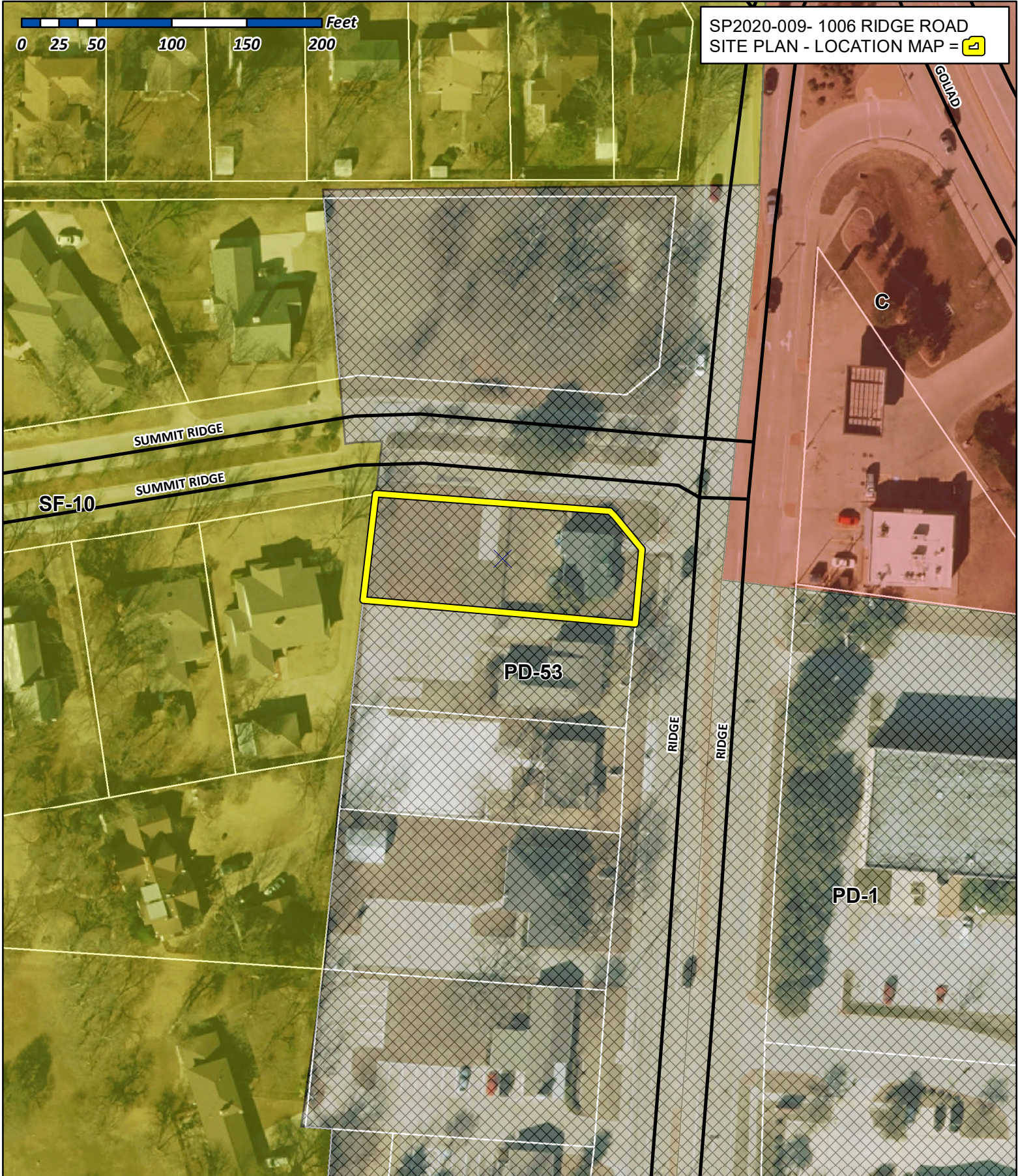
Ashlee Poland



My Commission Expires 02/12/2024

0 25 50 100 150 200 Feet

SP2020-009- 1006 RIDGE ROAD  
SITE PLAN - LOCATION MAP = 

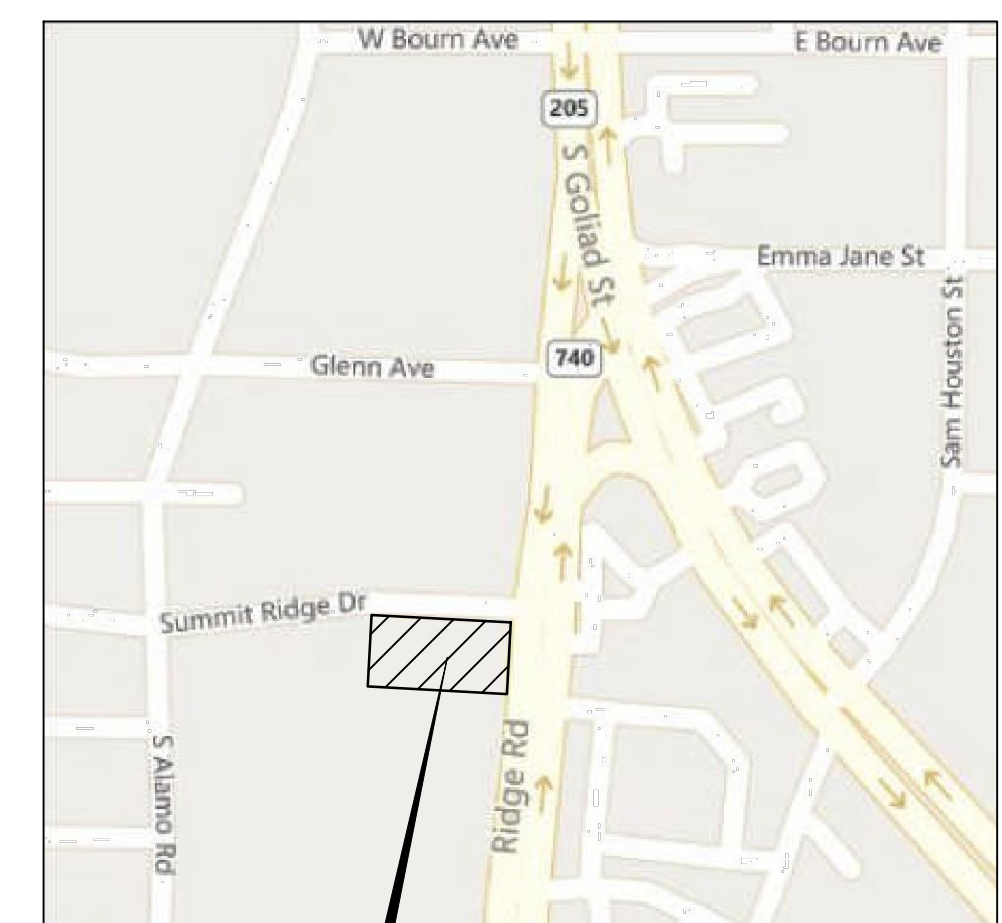
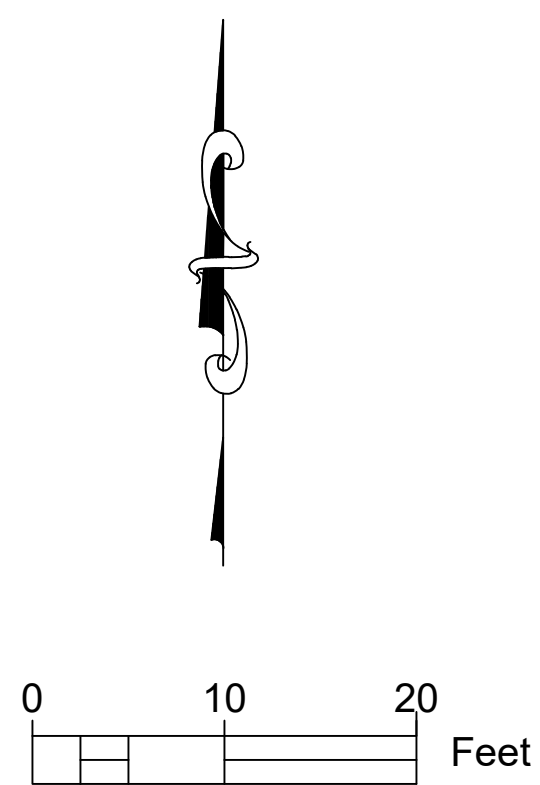


# City of Rockwall

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

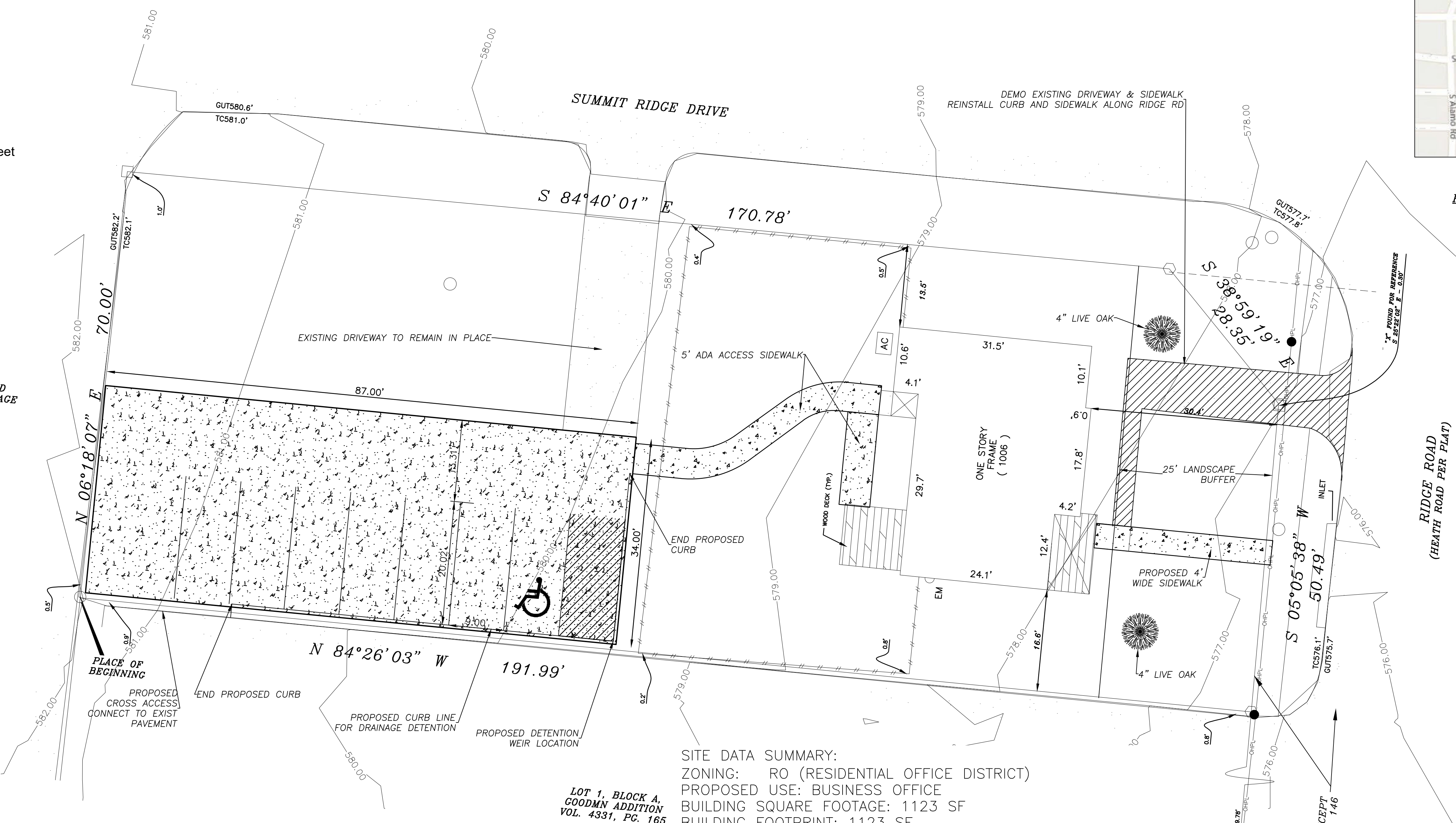
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PROJECT LOCATION

LOT 3, BLOCK D  
RIDGE ROAD VILLAGE  
ADDITION  
VOL. A, PC. 36



- NOTES:
1. PARKING SPACES ARE 9'X20'
  2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH LANDSCAPING
  3. EXTERIOR LIGHTING TO BE BUILDING WALL PACKS WITH DOWN CAST ILLUMINATION
  4. 2- 4" CALIBER SPECIMEN LIVE OAK TREES TO BE PLANTED AS SHOWN

SITE DATA SUMMARY:  
 ZONING: RO (RESIDENTIAL OFFICE DISTRICT)  
 PROPOSED USE: BUSINESS OFFICE  
 BUILDING SQUARE FOOTAGE: 1123 SF  
 BUILDING FOOTPRINT: 1123 SF  
 BUILDING HEIGHT: 28 FT  
 LOT COVERAGE: 8.4%  
 PARKING REQUIRED: 1 SPACE/300 SF= 4  
 HANDICAP PARKING REQUIRED: 1  
 PARKING PROVIDED: 7  
 HANDICAP PARKING PROVIDED: 1  
 INTERIOR LANDSCAPING REQUIRED: 15%  
 INTERIOR LANDSCAPING PROVIDED: 8410 SF  
 TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE=4850 SF

LOT 1, BLOCK A,  
GOODMAN ADDITION  
VOL. 4331, PG. 165

SAVE AND EXCEPT  
VOL. 1644, PC. 146

OWNER  
 DORMAN BELL & KRAMER  
 CHICAGO TITLE  
 1006 RIDGE ROAD  
 ROCKWALL, TEXAS 75087  
 (972) 977-5442

SURVEYOR  
 BURNS SURVEYING  
 7509 PENNRIDGE CIRCLE  
 ROWLETT, TEXAS 75088  
 214-326-1090  
 Firm Registration no. 10194366

CHICAGO TITLE SITE PLAN/LANDSCAPING PLAN  
 1006 RIDGE ROAD

DOUPHRAFE & ASSOCIATES, INC.  
 ENGINEERING-PROJECT MANAGEMENT-SURVEYING  
 2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087  
 PHONE: (972)771-9004 FAX: (972)771-9005

CITY ROCKWALL  
 ROCKWALL COUNTY, TEXAS

REVISION	WLD.
CHECKED	DLL
DRAWN	DLL
SCALE	1"=10' H 1"=4' V
DATE	MAY 14, 2020
PROJECT	200H
	20