



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 2020-052

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 \$259.10
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

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

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address 5651 SH 276

Subdivision UNPLATTED

Lot

Block

General Location S. SIDE SH 276 JUST EAST OF SOUTHERN DRIVE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning AG

Current Use CHURCH / WAREHOUSE

Proposed Zoning C - COMMERCIAL

Proposed Use CHURCH

Acreage 3.94

Lots [Current]

1

Lots [Proposed]

1

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB316Z the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner ROCKWALL FRIENDSHIP BAPTIST CHURCH

Applicant TOMDEN ENGINEERING, LLP

Contact Person SHANON THOMAS

Contact Person THOMAS JONES

Address 5651 SH 276

Address 5815 MEADOWCREST

City, State & Zip ROYSE CITY TX 75189

City, State & Zip DAVAS TX 75230

Phone 469.338.8151

Phone 214.679.1679

E-Mail STHOMAS@ROCKWALLFBC.ORG

E-Mail TJONES@TOMDEN.COM

NOTARY VERIFICATION [REQUIRED]

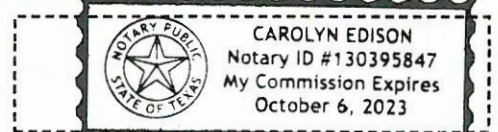
Before me, the undersigned authority, on this day personally appeared Shanon Thomas [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 259.10, to cover the cost of this application, has been paid to the City of Rockwall on this the 10th 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."

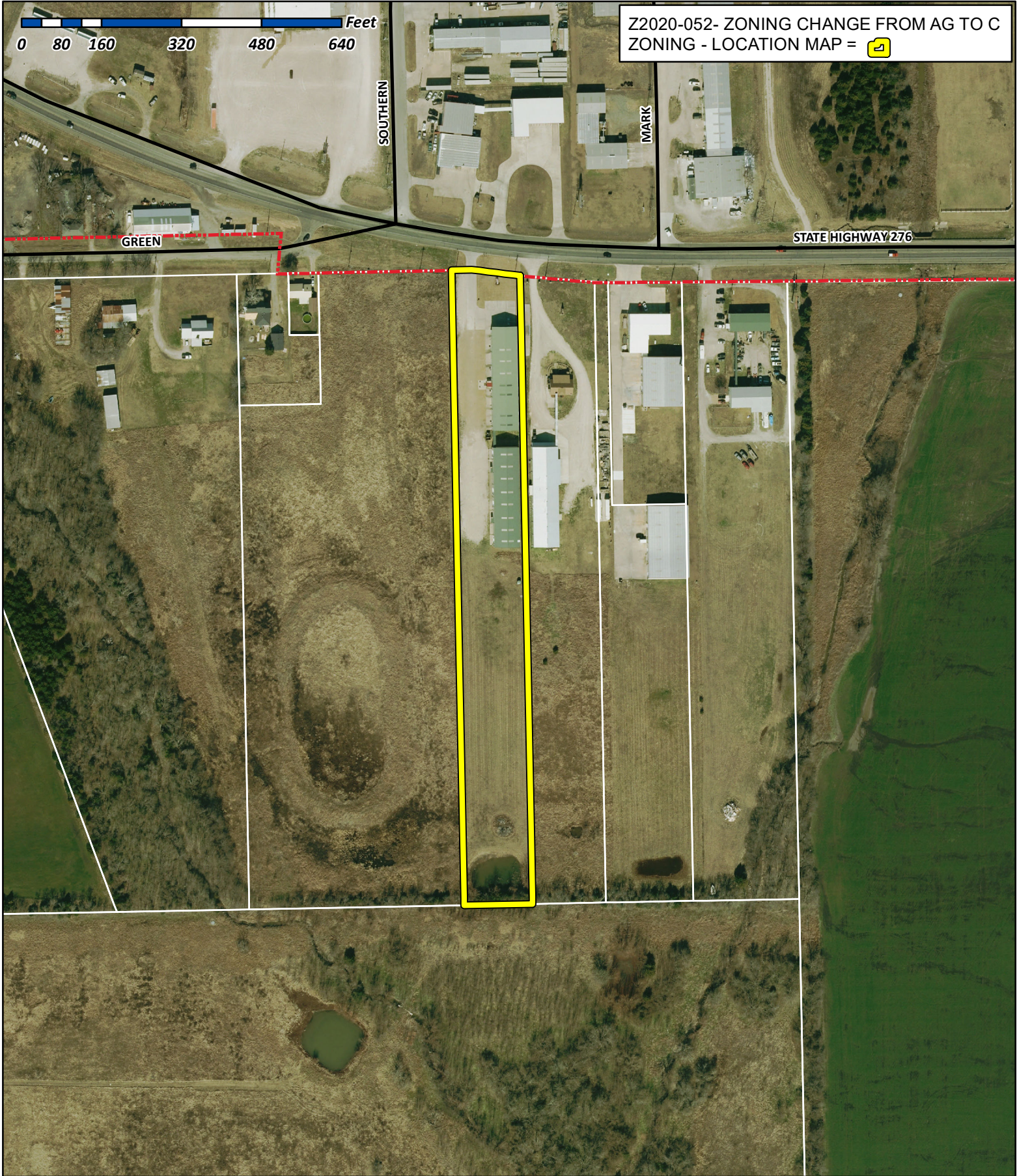
Given under my hand and seal of office on this the 10th day of November, 20 20.

Owner's Signature

Notary Public in and for the State of Texas



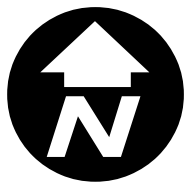
My Commission Expires October 6, 2023



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (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.

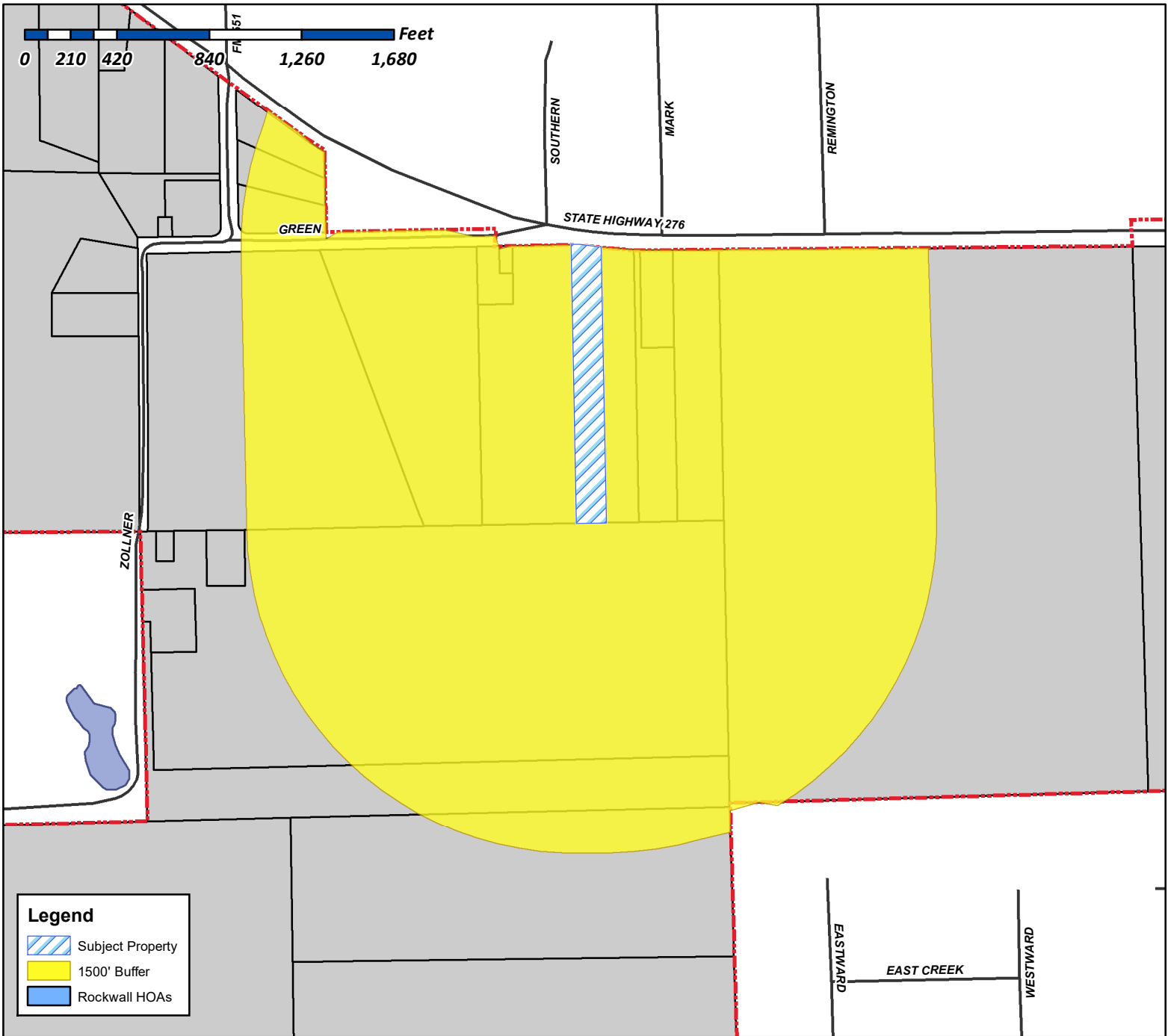




City of Rockwall

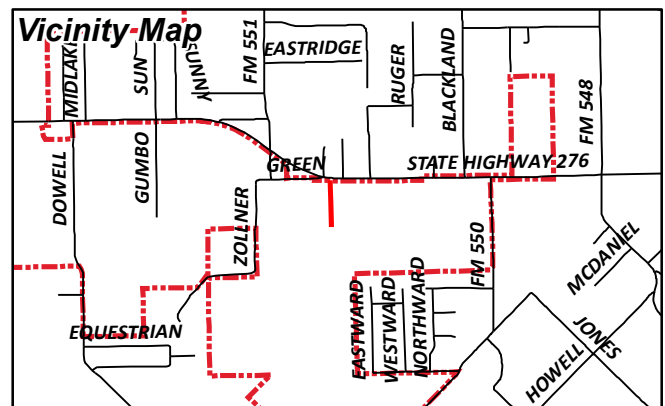
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Case Number: Z2020-052
Case Name: Zoning Change from AG to C
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 5651 State Highway 276

Date Created: 11/13/2020
 For Questions on this Case Call (972) 771-7745





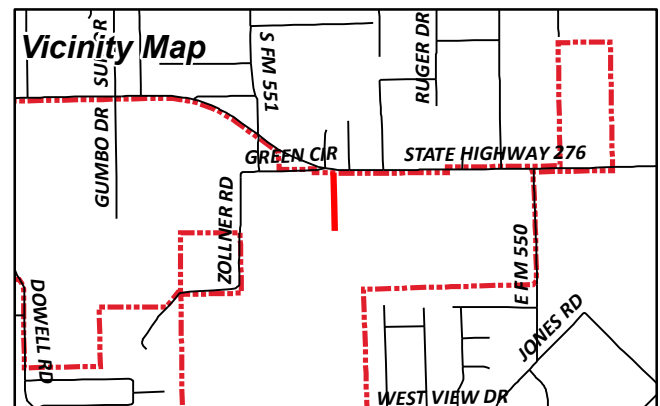
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JIMENEZ TOMAS
4930 CREEKRIDGE LANE
GARLAND, TX 75043

THOMPSON JAMES
ZOLLNERRD
ROCKWALL, TX 75087

LIMON LORENZO & MARIANA
2305 STANFORD ST
GREENVILLE, TX 75401

ENRIQUEZ MARIA AND UBALDO
450 GREEN CIRCLE
ROYSE CITY, TX 75189

LIMON LORENZO & MARIANA
490 GREEN CR
ROCKWALL, TX 75087

VALDESPINO JUAN R & MARGARITA
506 GREEN CIRCLE
ROYSE CITY, TX 75189

JIMENEZ TOMAS
4930 CREEKRIDGE LANE
5651 GREENCIR
ROCKWALL, TX 75087

MULLEN ADVENTURES LLC
5677 STATE HIGHWAY 276
ROYSE CITY, TX 75189

JAY & PAM PROPERTIES LLC
5707 STATE HIGHWAY 276
ROYSE CITY, TX 75189

SIGN OF QUALITY LLC
5707 STATE HIGHWAY 276
ROYSE CITY, TX 75189

HASHERT TERRY
5751 STATE HIGHWAY 276
ROYSE CITY, TX 75189

THOMPSON JAMES
811 TRINIDAD PL
MIDLAND, TX 79705

ASBURY MICHAEL & LEAANN
PO BOX 1012
ROCKWALL, TX 75087

Thomas P. Jones, P.E.

Tomden Engineering, L.L.P.
5815 Meadowcrest
Dallas, Tx 75230
tjones@tomden.com

November 11, 2020

Mr. Ryan Miller, AICP
Director of Planning and Zoning
City of Rockwall

Re: Rockwall Friendship Baptist Church
Zoning Letter of Explanation

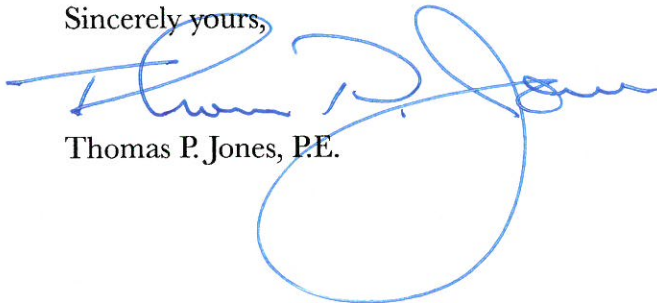
Dear Mr. Miller

Rockwall Friendship Baptist Church has purchased the property at 5651 SH 276 with the intent to expand their facilities on the site and construct a 3500 sf addition on the property. As a part of this process, the Church proposes to change the zoning on the property from Ag (agricultural) to C (commercial) in which the religious use is allowed by right.

A Survey of the 3.94 acre tract and Architectural Site Plan have been included with this Zoning Request.

We look forward to staff review and a favorable action at P&Z and Council. Please call or email me with any questions you may have.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Thomas P. Jones", with a large, stylized flourish underneath.

Thomas P. Jones, P.E.

cc: Pastor Shanon Thomas

Mr. Dirk Dalhausser, Goff Companies

Mr. Josh Heimbach, OWT Architects

All that certain lot, tract or parcel of land situated in the J.H. BAILEY SURVEY, ABSTRACT NO. 22, Rockwall County, Texas, and being a part of that 47.10 acres tract of land as described in a Warranty deed from Billie Marie Peoples to Michael L. Peoples and Donnie B. Peoples, dated February 2, 1996 and being recorded in Volume 1084, Page 266 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner, said point being N. 89 deg. 50 min. 18 sec. W., 223.09 feet and along a curve to the right having a central angle of 06 deg. 34 min. 58 sec., a radius of 2924.79 feet, a chord of N. 86 deg. 32 min. 49 sec. W., 335.85 feet, and an arc distance of 336.03 feet from a 3/8" iron rod found at the Northeast corner of the above cited tract, said point being in the South right-of-way line of State Highway 276;

THENCE S. 00 deg. 11 min. 00 sec. E. parallel to the East line of said tract, a distance of 1265.51 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the South line of said tract;

THENCE S. 89 deg. 49 min. 44 sec. W. along the South line of said tract, a distance of 134.64 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner;

THENCE N. 00 deg. 11 min. 00 sec. W. a distance of 1285.02 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the South right-of-way line of State Highway 276 and in the North boundary line of said 47.10 acres tract;

THENCE in a Southeasterly direction along a curve to the left having a central angle of 02 deg. 39 min. 56 sec., a radius of 2924.79 feet, a chord of S. 81 deg. 55 min. 22 sec. E., 136.05 feet, along said right-of-way line an arc distance of 136.06 feet to the POINT OF BEGINNING and containing 3.94 acres of land.