



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-055

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
- 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 505 NORTH GOLIAD

Subdivision _____ Lot _____ Block _____

General Location _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning _____ Current Use _____

Proposed Zoning _____ Proposed Use _____

Acreage _____ 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 CAROLINE HARKLAU Applicant

Contact Person CAROLINE HARKLAU Contact Person

Address 102 E. RUSK Address

City, State & Zip ROCKWALL, TX 75087 City, State & Zip

Phone 972-333-3844 Phone

E-Mail hersouthernroots@gmail.com E-Mail

NOTARY VERIFICATION [REQUIRED]

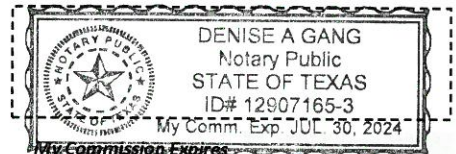
Before me, the undersigned authority, on this day personally appeared Caroline Harklau [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 30 day of December, 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 30 day of December, 2020.

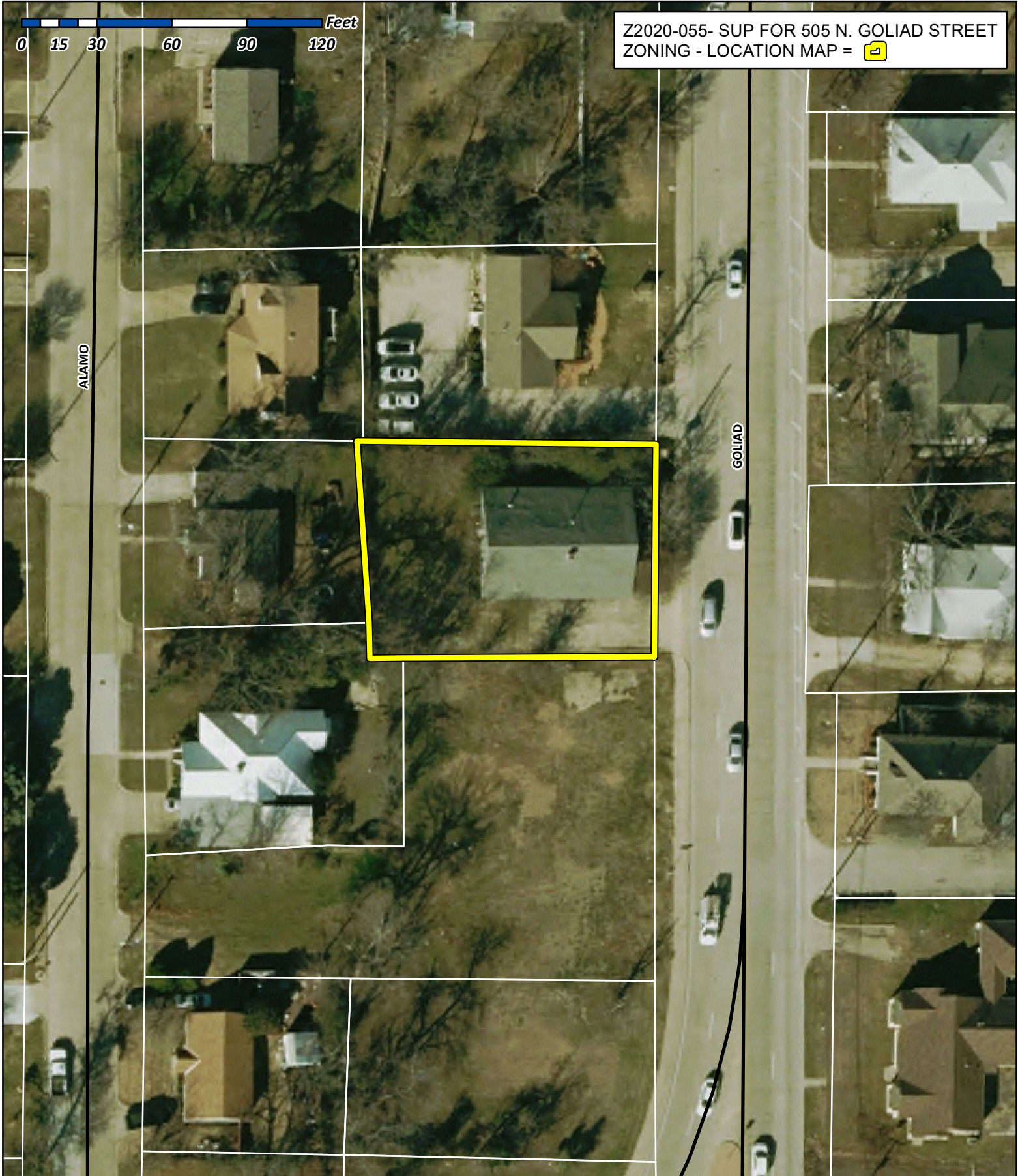
Owner's Signature

Notary Public in and for the State of Texas



0 15 30 60 90 120 Feet

Z2020-055- SUP FOR 505 N. GOLIAD STREET
ZONING - LOCATION MAP = 



City of Rockwall

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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.

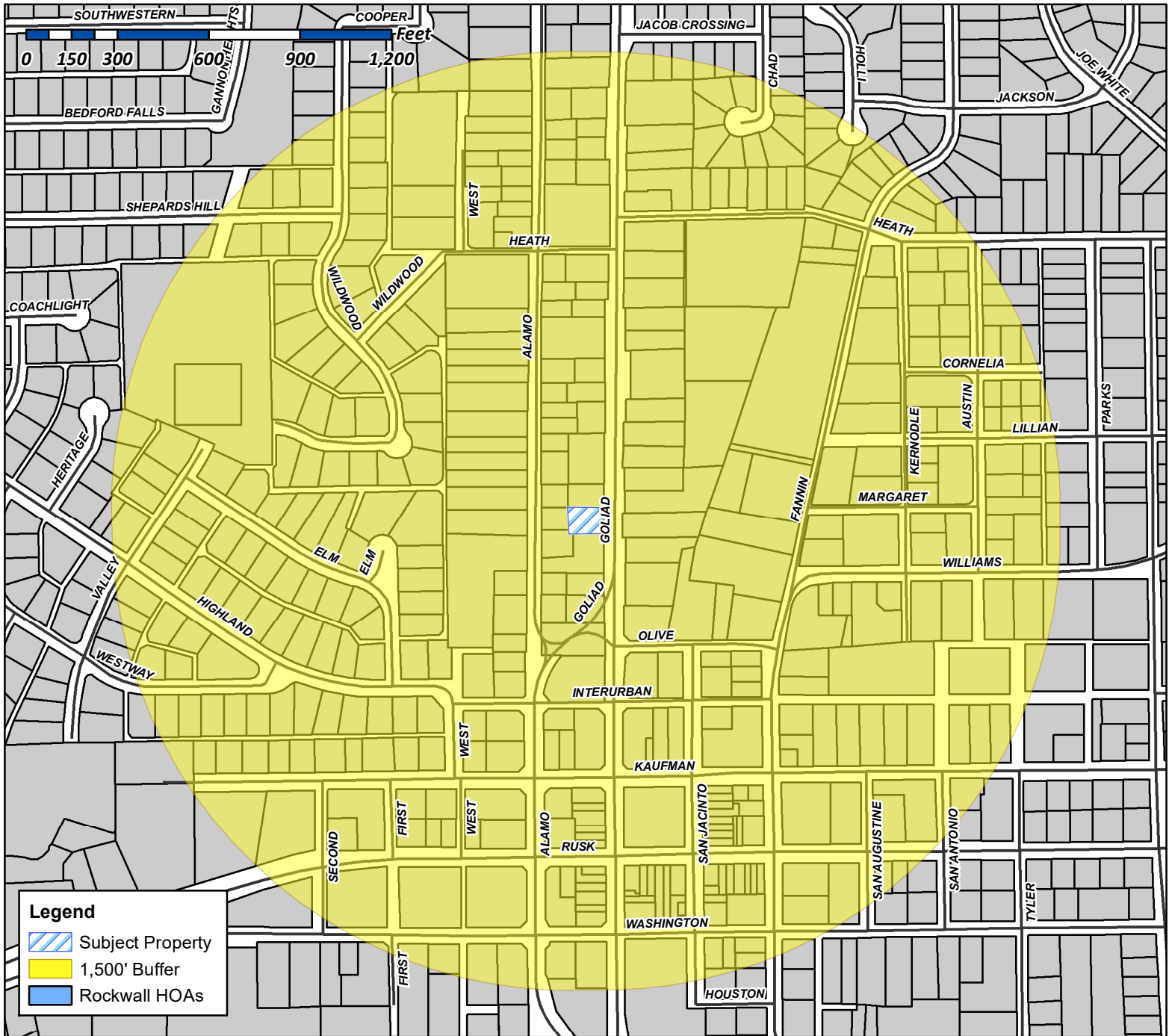
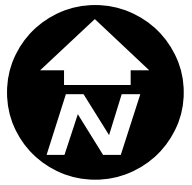




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Case Number: Z2020-055
Case Name: SUP for a General Retail Store
Case Type: Zoning
Zoning: Planned Development District 50 (PD-50)
Case Address: 505 N. Goliad Street

Date Created: 12/19/2020
 For Questions on this Case Call (972) 771-7745

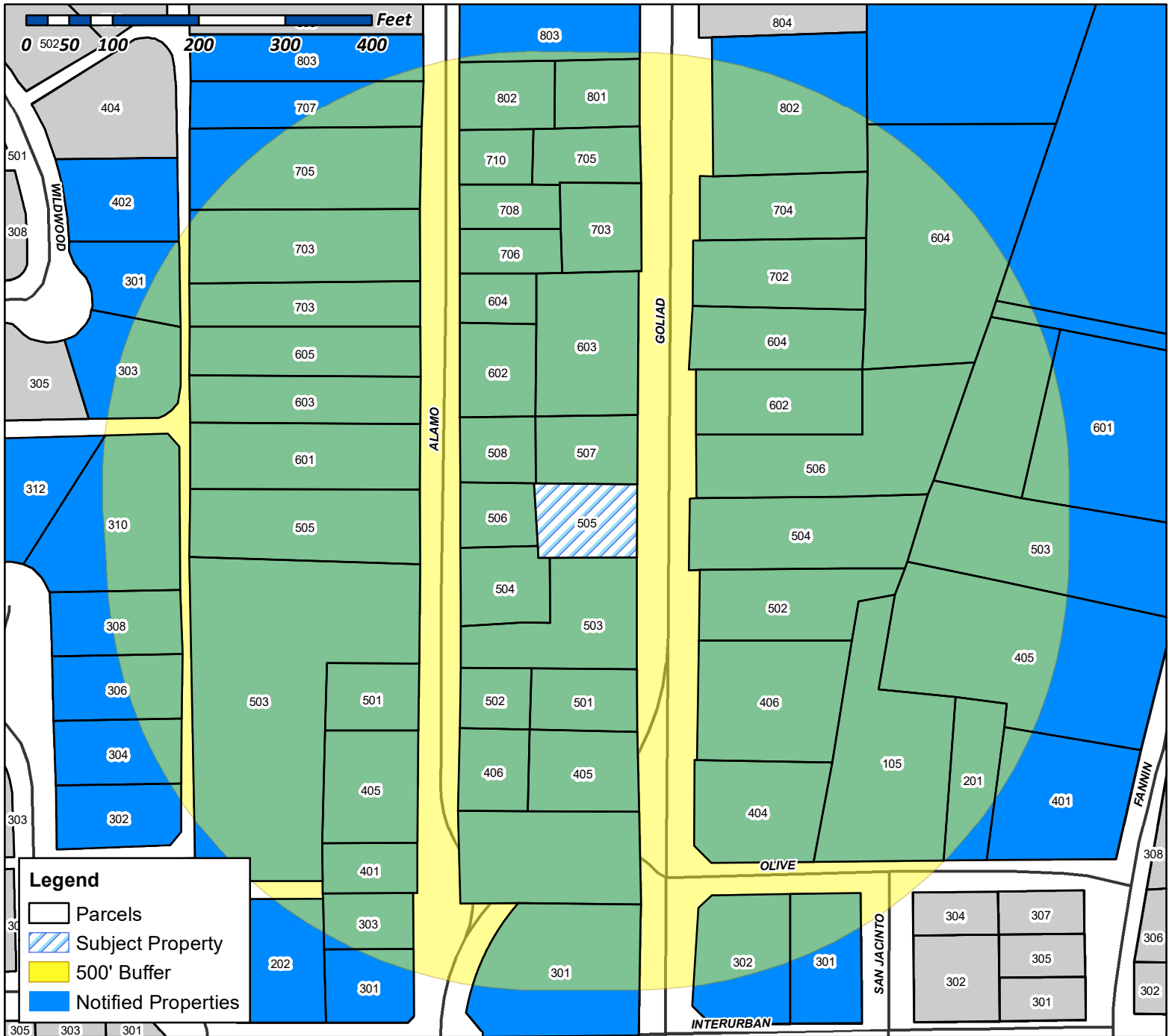
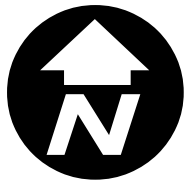




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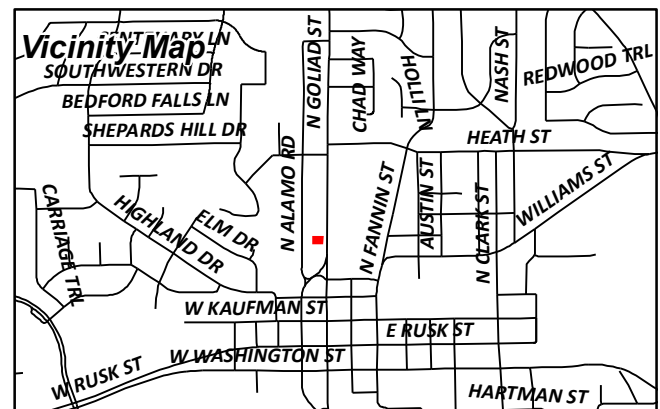
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BARKER PERRY H & ELIZABETH D
104 SCENIC DR
HEATH, TX 75032

R & S OPERATING CO LP
105 OLIVEST
ROCKWALL, TX 75087

TEEL BRITTON & BARBARA
10925 ROCKSTONE DR
BALCH SPRINGS, TX 75180

WAGNER GERALD P
112 LOS PECES
GUN BARRELL, TX 75156

R & S OPERATING CO LP
11508 ROYALSHIRE DR
DALLAS, TX 75230

WRIGHT JOHN M & SUSAN L
1605 SEASCAPE CT
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S
1614 S LAKESHORE DR
ROCKWALL, TX 75087

CRAWFORD STEVE
1709 GASLIGHT CT
SEABROOK, TX 77586

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1924 PALMETTO ISLE DR
MT. PLEASANT, SC 29466

ODOM JAY & ALISON
201 OLIVE ST
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES LLC
202 INTERURBAN ST
ROCKWALL, TX 75087

PEOPLES DOSVILLE
208 W HEATH ST
ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K
215 GRIFFIN AVE.
ROYSE CITY, TX 75189

ROCKWALL RUSTIC RANCH LLC
240 WILLOWCREST
ROCKWALL, TX 75032

BEDFORD TERRI W
301 N ALAMO RD
ROCKWALL, TX 75087

FERRIS BETH
301 WILDWOOD LN
ROCKWALL, TX 75087

WATCHMEN REAL ESTATE LLC
301 N GOLIAD ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
301 N SAN JACINTO
ROCKWALL, TX 75087

REILLY KELSEY AND DAVID
302 ELM DRIVE
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
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ROCKWALL, TX 75087

LEAL CAROL RHEA & ROLAND
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ROCKWALL, TX 75087

ANGLE GLENDA ANNE
303 WILDWOOD LN
ROCKWALL, TX 75087

GLASS KATHLEEN J
304 ELM DR
ROCKWALL, TX 75087

BELL MARY NELL
306 ELM DR
ROCKWALL, TX 75087

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GATES CHARLES H & BRENDA F
310 ELM DR
ROCKWALL, TX 75087

SMITH MARY SUE
312 ELM DR
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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401 N ALAMO
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

MORENO ANTONIO AND SUZANNE T
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ROCKWALL, TX 75087

LAND HEADQUARTERS COMPANY INC
C/O FAIR ROAD PROPERTIES INC
404 N GOLIAD
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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MESQUITE, TX 75150

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ROCKWALL, TX 75087

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FLEMING HALLIE B
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ROCKWALL, TX 75087

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HEATH, TX 75032

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FATE, TX 75087

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ROCKWALL, TX 75087

LAND HEADQUARTERS COMPANY INC
C/O FAIR ROAD PROPERTIES INC
PO BOX 69
KEY BISCAYNE, FL 33149

LAYTON ERIC A
PO BOX 998
ROCKWALL, TX 75087



As the owner of Southern Roots during these unprecedented times, it is with great pride I can confirm our success during the year of 2020. We have not only seen growth but have been able to hire more employees and are looking to expand our growing business by moving to a new location. During this pandemic we have focused our efforts on social media marketing and our website. We opened our doors in 2014 in Rockwall and have seen continual growth and support from our community. Southern Roots prides itself on carrying exclusive brands that are not available outside of this area within 30 miles. We have developed a loyal customer base that chooses now more than ever to support local businesses. I am thrilled to see where the next chapter of my business is headed with the growth and community support we have seen during Covid-19 as well as the last 7 years in our Downtown Rockwall location. Now is the perfect time to move to a new building of our own and continue growing and supporting the Rockwall community.

My plan for the new location will create a specialized shopping environment that gives our customers more space to shop as well as parking specifically available to Southern Roots. I am so excited to create a bright and fun retail environment that customers will continue to enjoy and have the same but “upgraded” shopping experience. Southern Roots has grown so much in the last few years and we are in need of a larger back office space where we can receive merchandise and store extra inventory. Our ecommerce division has also grown and we will operate our website business including shipping procedures from our new location as well. Our social media and marketing team will also occupy the back office space. We will continue to focus on community and growth. We hope to hire more local students and create more jobs within our town. What an amazing time to grow in Rockwall. As a graduate from Rockwall High School it is an honor to see how my hometown has flourished. It is an honor to be a part of this community and to continue to expand my growing business in Rockwall Texas.

Thank you for your time and consideration.

Caroline Harklau

