



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22070-058

**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 507 S. CLARK Rockwall TX, 75087  
 Subdivision \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_  
 General Location BETWEEN STORHS + ST. MARY

## 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]

<input checked="" type="checkbox"/> Owner	<u>DAVID LECOUR</u>	<input type="checkbox"/> Applicant	
Contact Person		Contact Person	
Address	<u>507 S. CLARK</u>	Address	
City, State & Zip	<u>ROCKWALL TX 75087</u>	City, State & Zip	
Phone	<u>972 7724916</u>	Phone	
E-Mail	<u>LECOUR@ATT.NET</u>	E-Mail	

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared David Christin Lecour [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 17 day of DECEMBER, 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 17 day of December, 20 20

Owner's Signature

Notary Public in and for the State of Texas

[Signature]  
Erika Minjarez



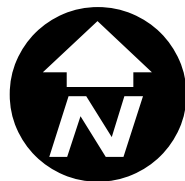




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Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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.



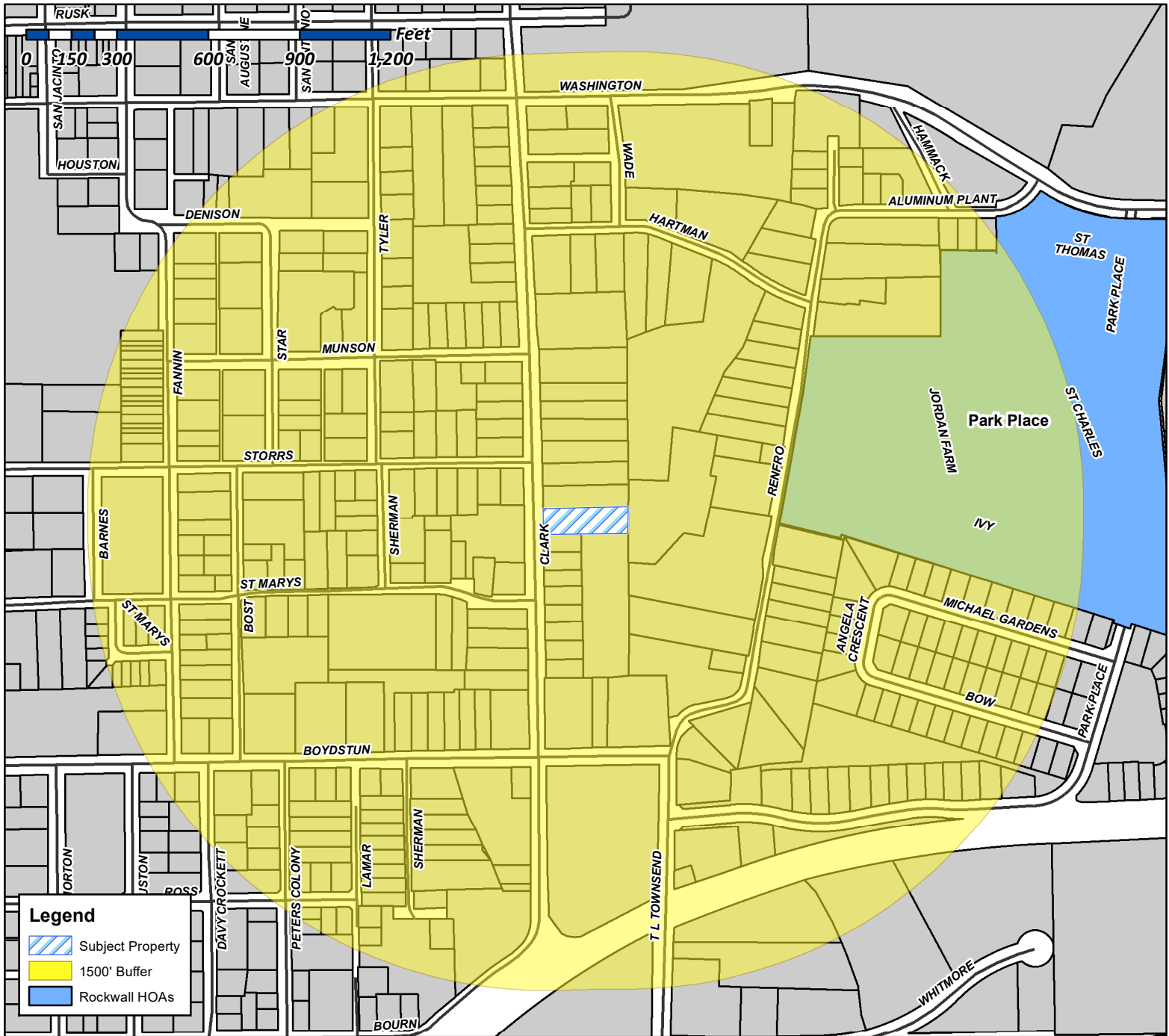
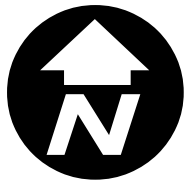




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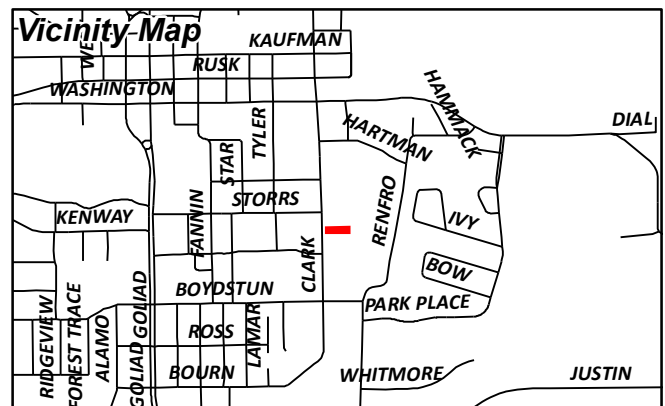
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**Case Number:** Z2020-058  
**Case Name:** SUP for an Accessory Structure  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 507 S. Clark Street

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

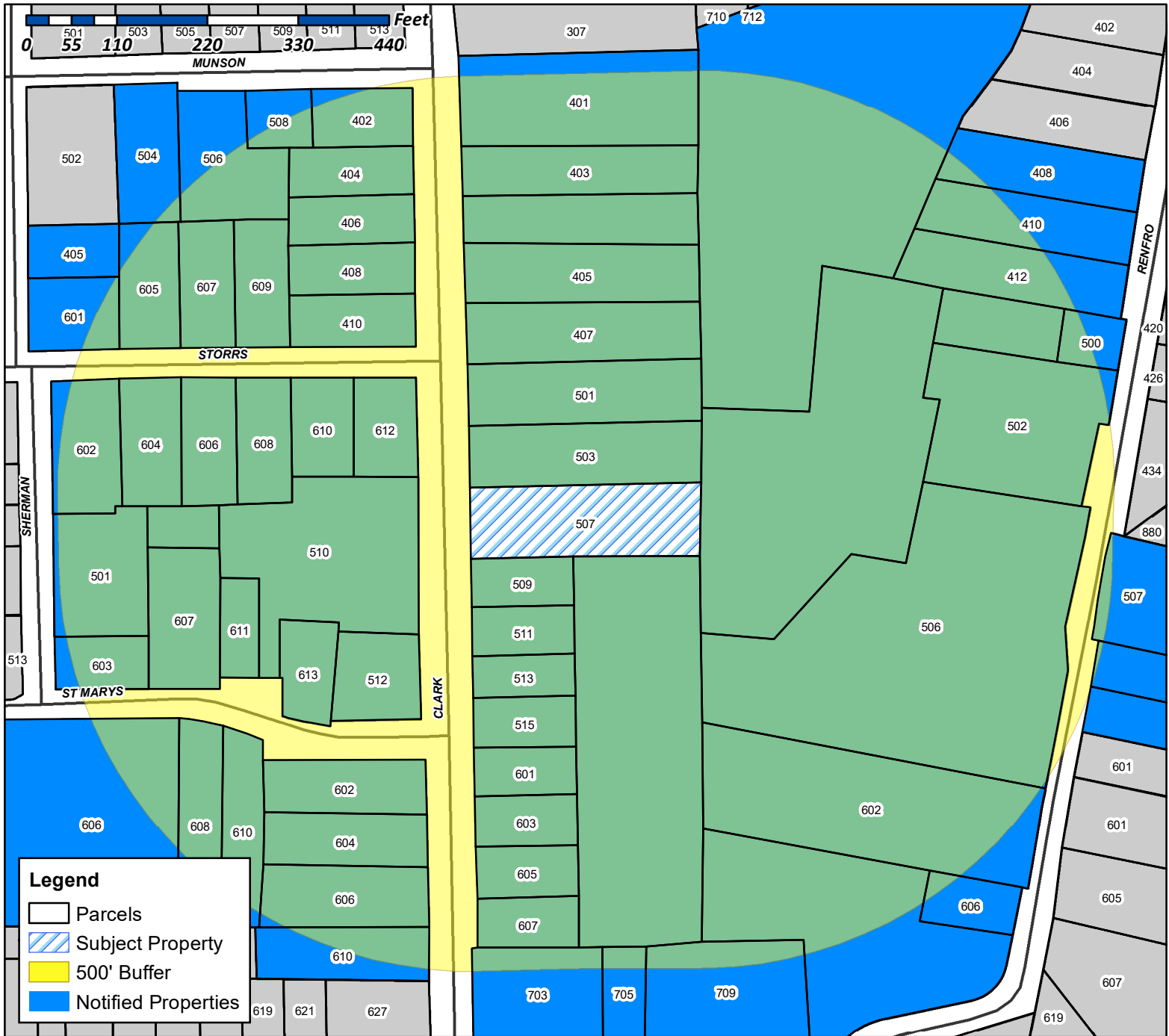
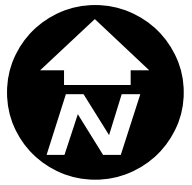




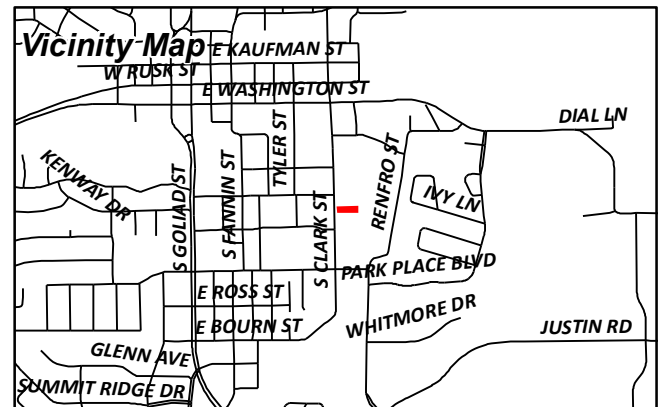
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DEAR SIR OR MADAM

ON APRIL 6 2018 A STORM CAME THROUGH  
ROCK WALL DAMAGING THE NORTH SIDE OF  
MY HOUSE AND DESTROYING THE ROOF AND BARN

THE ROOF WAS REPLACED IN MAY 2018,  
BUT THE INSURANCE ONLY PAID FOR THE  
BARN AND SIDING MATERIAL, NO LABOR.

I GOOGLED SIDING AND SAW I COULD DO IT.  
I FINISHED THE SIDING IN JUNE 2019

I STARTED TEARING DOWN THE BARN IN SEPT. 2019  
AND FINISHED PUTTING THE POLES IN THE GROUND.

ON DEC. 4 I WENT TO CITY HALL WITH SOME  
QUESTIONS ABOUT STORAGE SHEDS. DURING THAT  
MEETING I FOUND I WAS NOT IN COMPLIANCE  
WITH A CODE BY NOT HAVING THE BARN BUILT  
WITHIN 12 MONTHS OF THE DAMAGING EVENT.

IF I HAD KNOWN THAT EVERYTHING WOULD  
HAVE BEEN DONE, IF ALLOWED TO FINISH  
IT WOULD BE COMPLETE IN 5 MONTHS

RESPECTFULLY

DAVID LECOUR





