



# DEVELOPMENT APPLICATION

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

### STAFF USE C

PLANNING & ZONING CASE NO. M152021-007

**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 814 PETERS COLONY, ROCKWALL TEXAS 75087

SUBDIVISION SANGER BROTHERS ADDITION LOT 24 BLOCK H

GENERAL LOCATION NORTH WEST CORNER OF E. BOURN STREET AND PETERS COLONY

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

CURRENT ZONING MF-14 CURRENT USE

PROPOSED ZONING MF-14 PROPOSED USE

ACREAGE .1120 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 Rockwall Housing Dev. Grp.  APPLICANT Rockwall Housing Dev. Grp.

CONTACT PERSON MICHAEL HUNTER CONTACT PERSON MICHAEL HUNTER

ADDRESS 787 HALL DRIVE ADDRESS 787 HALL DRIVE

CITY, STATE & ZIP Rockwall, TX 75032 CITY, STATE & ZIP Rockwall, TX 75032

PHONE (214) 728-0023 PHONE (214) 728-0023

E-MAIL michael@netcdc.org E-MAIL michael@netcdc.org

### NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Hunter [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

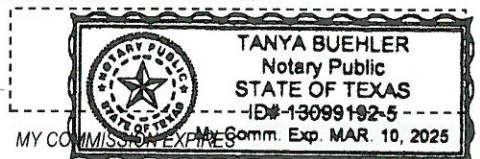
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1700 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE June 17th DAY OF June, 20 21 BY SIGNING THIS APPLICATION, 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 June, 20 21

OWNER'S SIGNATURE

[Signature]  
Jay Buehler

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





# City of Rockwall

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

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**North East Texas Community  
Development Corporation**

**787 Hail Dr.**

**Rockwall, TX 75032**

**Phone (972) 722-7316 Cell (214)728-0023**

**[michael@netcdc.org](mailto:michael@netcdc.org)**

June 17, 2021

Ryan Miller  
Planning Director  
City of Rockwall  
385 South Goliad  
Rockwall, Texas 75087

Re: Request for appointments with the Planning and Zoning Commission and the City Council to consider a variance request for a property located at 814 Peters Colony

Ryan:

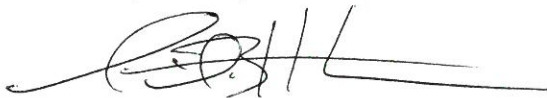
Per our conversation today, I am requesting an appointment with the Planning and Zoning Commission and a subsequent meeting with the City Council to consider the following variance request regarding a duplex currently being constructed at 814 Peters Colony, which is located at the corner of East Bourn Street and Peters Colony.

1. A variance to the 15-foot front yard.set back to allow for an 18-inch overhang of the second floor of the building to intrude into that front yard set back.

As we are in construction and did not discover this inadvertent error until the framing on the first and second floors were nearing completion, urgency in scheduling the appointments is requested.

If you have any questions or desire further comment, please call me at (214) 728-0023.

Thank you for your assistance in this matter.



Michael Hunter  
Executive Director