



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. M152021-013

**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	3213 Blackland Road Royse City, TX		
SUBDIVISION	J Merriman Survey, Abstract No 155, Rockwall	LOT	BLOCK
GENERAL LOCATION	1/2 mile north of HWY 276		

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

CURRENT ZONING	None	CURRENT USE	Raw
PROPOSED ZONING	None	PROPOSED USE	RV & Boat Storage
ACREAGE	20 Ac	LOTS [CURRENT]	1
		LOTS [PROPOSED]	1

**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	Carl Gresham	<input checked="" type="checkbox"/> APPLICANT	Carroll Architects, Inc.
CONTACT PERSON	Carl Gresham	CONTACT PERSON	Jeff Carroll
ADDRESS	4514 Lake Hill Dr.	ADDRESS	750 E. Interstate 30 Suite 110
CITY, STATE & ZIP	Rowlett, TX 75089	CITY, STATE & ZIP	Rockwall, Texas 75087
PHONE	972.571.5644	PHONE	214.632.1762
E-MAIL	cmgresham@hotmail.com	E-MAIL	jc@carrollarch.com

## NOTARY VERIFICATION [REQUIRED]

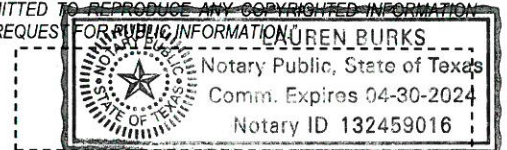
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Carl Gresham [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 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."

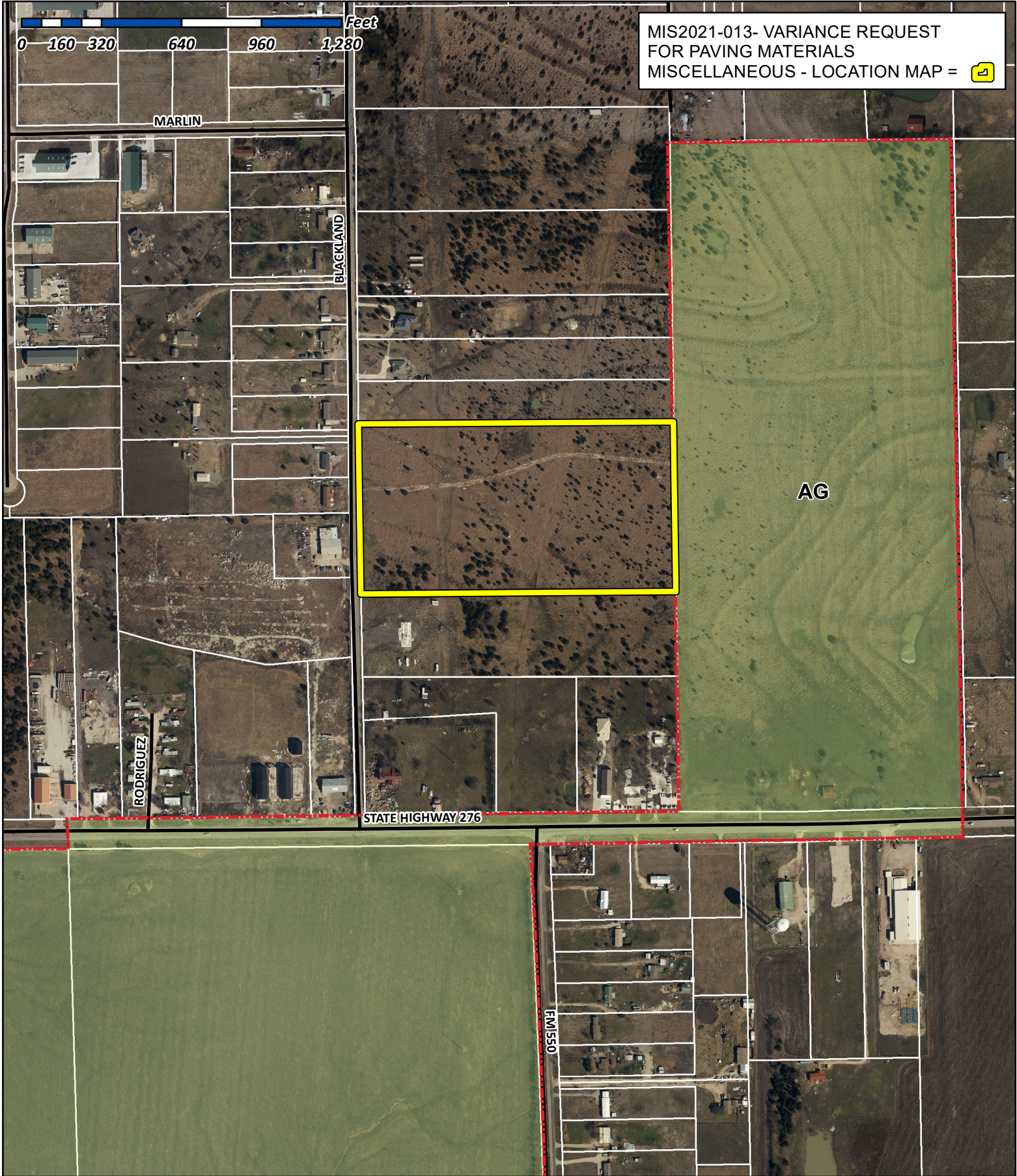
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15<sup>th</sup> DAY OF November, 2021.

OWNER'S SIGNATURE Carl Gresham

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jawen Burks



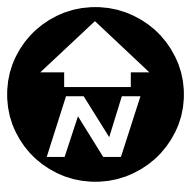
MY COMMISSION EXPIRES 4/30/24



# 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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750 Interstate 30  
Suite 110  
Rockwall, TX 75087  
t: 972-732-6085  
f: 972-732-8058

October 19, 2021

Mr. Ryan Miller  
City of Rockwall Director of Planning  
City Hall 385 S. Goliad  
Rockwall, TX 75087

Re: Variance Requested  
RV & Boat Open Storage Park  
Parcel: 20 Acres as shown,  
J Merriman Survey, Abstract No. 155, Rockwall County, Texas, being part of 111.33 acres Tract  
in Deed to MI /WAY Investors, LLC Recorded document No. 2011-00448485, Public records  
Rockwall County, TX.

Mr. Miller,

This letter serves as a summary of the Request for Variance.

The Developer is requesting a Variance to wave concrete paving at the RV & Boat parking areas only.

- 1) The Variance is for the actual parking stalls and a portion of the drive isles to consist of a compacted subbase with a covering of crush granite as the topping.
- 2) The crushed granite is a pervious material which helps with the drainage runoff and reduces the size of the detention area greatly.
- 3) The site plan concept is showing the 24'-0" – 40'-0" wide drive isles as concrete paving per fire marshal requirements.

Compensatory items we are providing for these variances.

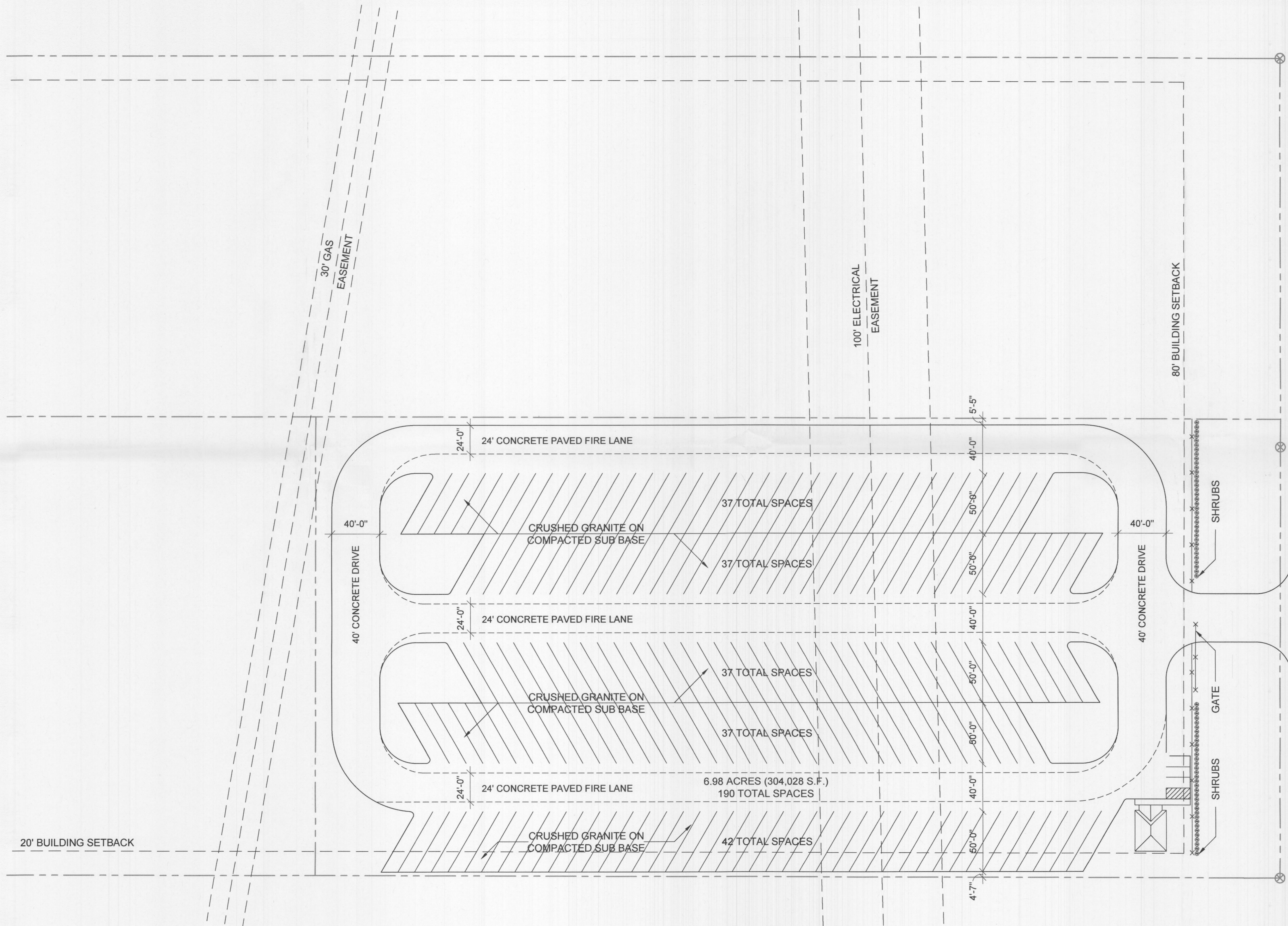
- 4) Providing solid fencing and extra landscaping and trees along the Blackland Road property lines for screening.
- 5) We are proposing to add a raised berm, shrubs and additional trees in this front landscape area.

Thank you for your consideration and reviewing our request. We can adjust the actual location of these trees per your recommendations.

Sincerely,

Jeffrey Carroll  
Carroll Architects, Inc.  
President / CEO

2021035 RV & Boat Storage Rockwall, TX 10-19-21



BLACKLAND ROAD

NEW LEASING OFFICE FOR  
**SELF STORAGE**  
 0000 Street Address  
 City, Texas 75000



750 E. Interstate 30  
 Suite 110 TX, 75087  
 New York, NY 10001  
 T: 972-732-6035  
 F: 972-732-8038

MS 2021-019

**ARCHITECTURAL  
 SITE PLAN**

DATE: JULY 2021 SHEET NO:  
 PROJECT NO: 2021035  
 DRAWN BY:  
 CHECKED BY:

**A100**

**1** ARCHITECTURAL SITE PLAN  
 SCALE: 1" = 30'-0"

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ISSUE  
 OWNER REVIEW: 11-10-2021