



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2021-007

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)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 109 E. Washington St

SUBDIVISION

LOT PT of 1 BLOCK m

GENERAL LOCATION Rockwall, Texas

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING CA

CURRENT USE office/warehouse

PROPOSED ZONING

PROPOSED USE Retail

ACREAGE

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]

OWNER Zach Shipley

APPLICANT DFDUB Homes, LLC

CONTACT PERSON Zach Shipley

CONTACT PERSON Nicholas Gamez

ADDRESS 412 Rentro St.

ADDRESS 3818 Shelley Blvd

CITY, STATE & ZIP Rockwall, Texas 75087

CITY, STATE & ZIP Dallas, TX 75211

PHONE 214 435 1759

PHONE 214 212 5990

E-MAIL clearenviro@gmail.com

E-MAIL ngremodeling13@gmail.com

NOTARY VERIFICATION [REQUIRED]

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

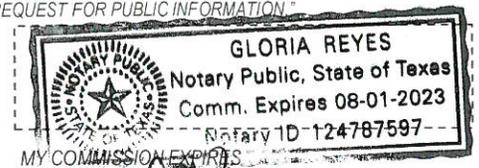
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19 DAY OF March, 2021. BY SIGNING THIS APPLICATION, 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 19 DAY OF March, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DEVELOPMENT APPLICATION



0 10 20 40 60 80 Feet

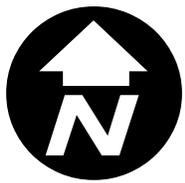
SP2021-007- AMENDED SITE PLAN FOR
BONAFIDE BETTIES PIE
AMENDED SITE PLAN - LOCATION MAP = 

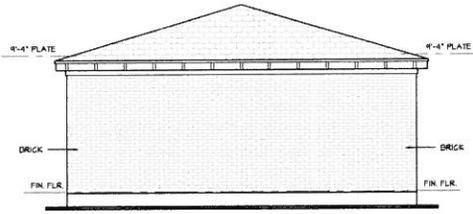


City of Rockwall

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

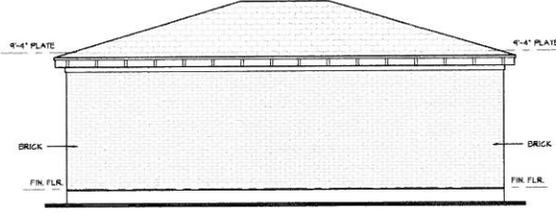
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





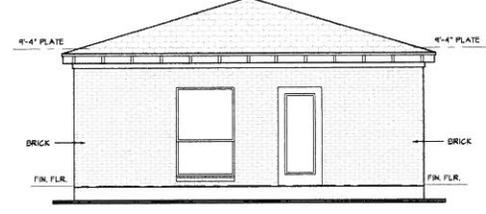
REAR ELEVATION

SCALE: 1/4" = 1'-0"



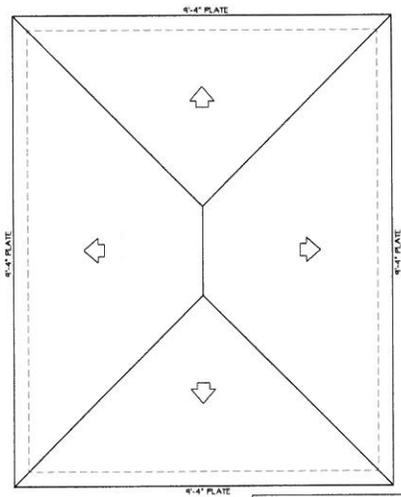
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

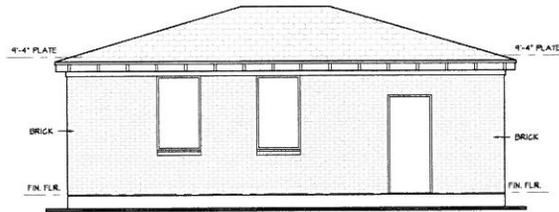
SCALE: 1/4" = 1'-0"



ROOF PLAN

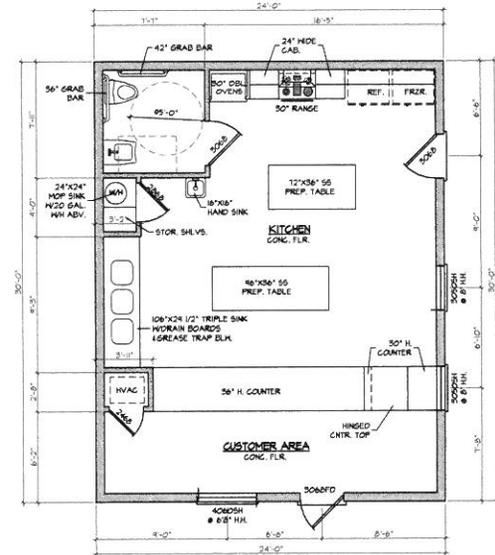
SCALE: 1/4" = 1'-0"

NOTE: EXST. ROOF SLOPES TO BE 3.5:12 U.N.C.



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



The general contractor shall determine and verify the accuracy of all dimensions and conditions. Their agreement and seal shall constitute acceptance of the drawings and specifications. The contractor shall be responsible for obtaining all necessary permits and for the safety of the construction. These drawings are not intended to be used for any other purpose. These drawings are not intended to be used for any other purpose. These drawings are not intended to be used for any other purpose.

BONAFIDE BETTIES PIE COMPANY
109 WASHINGTON ST.
ROCKWALL, TX.



MOORE DESIGN
103 N. Green Rd.
Suite 302
Rockwall, TX 75087
Ph: (972) 454-1802
Fax: (972) 454-1803

| | |
|------------------|------|
| DESIGN BY: | |
| DATE: | REV: |
| 10/14/20 | |
| DRAWING NO: | 120 |
| DRAWING ID: | |
| 1204 | |
| FLOOR PLAN | |
| SCALE: 1/4" = 1' | |

MASONITE
Open to extraordinary.

Premium Smooth Fiberglass
Fibra de Vidrio Lisa Premium

MASONITE
Open to extraordinary.

Premium Smooth Fiberglass
Fibra de Vidrio Lisa Premium

MASONITE
Open to extraordinary.

Premium Smooth Fiberglass
Fibra de Vidrio Lisa Premium

side door



front door
solid glass
no grid