



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-012

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 2740 Hwy 276

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI

CURRENT USE OFFICE

PROPOSED ZONING SUP

PROPOSED USE RETAIL - CIGARS

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB2167 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 LYN STAR LLC

APPLICANT

CONTACT PERSON GERALD HOUSER

CONTACT PERSON AHMAD MAKTARI

ADDRESS P.O. Box 847

ADDRESS 319 - Chamley Rd
GARLAND TX 75044

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP 75044

PHONE 214-789-1890

PHONE 469-222-6782

E-MAIL ghouser@cgh-engineering.com

E-MAIL AHMADMAKTARI18@GMAIL.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Gerald Houser (OWNER) THE UNDERSIGNED WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

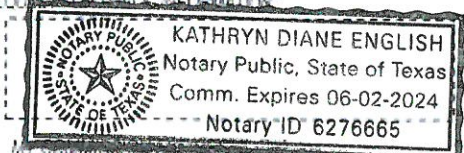
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 CONNECTION 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 16th DAY OF APRIL, 2021

OWNER'S SIGNATURE

Gerald Houser

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2021-012- SUP FOR A GENERAL RETAIL STORE
ZONING - LOCATION MAP =

0 37.5 75 150 225 300 Feet

STATE HIGHWAY 276

HAWTHORNE

EVERGREEN

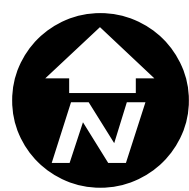
TIMBER CREEK



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.

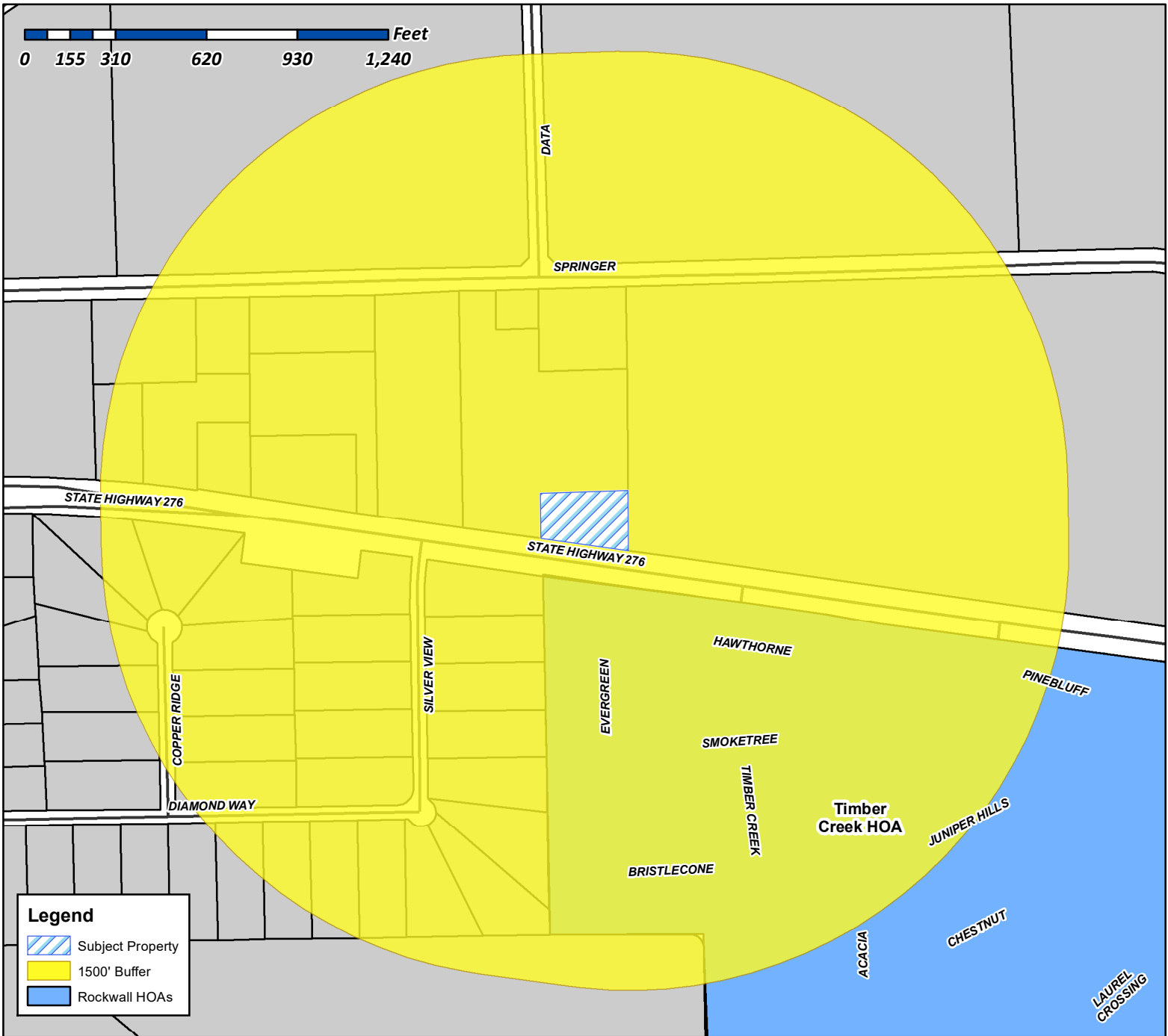
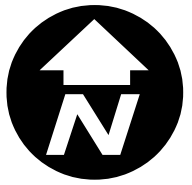




City of Rockwall

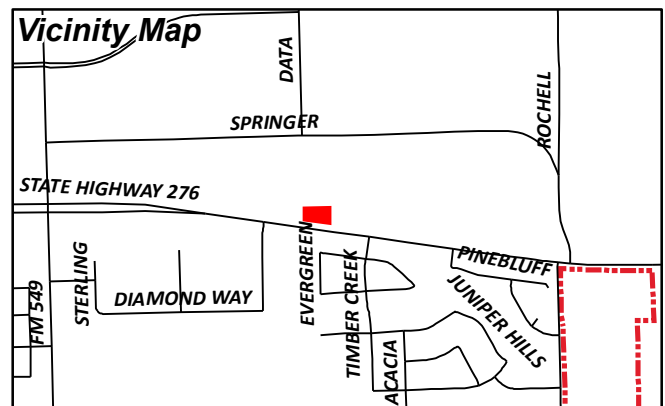
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Case Number: Z2021-012
Case Name: SUP for A General Retail Store
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 2740 SH-276

Date Created: 4/19/2021
 For Questions on this Case Call (972) 771-7745

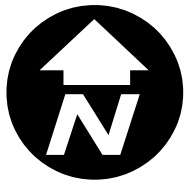




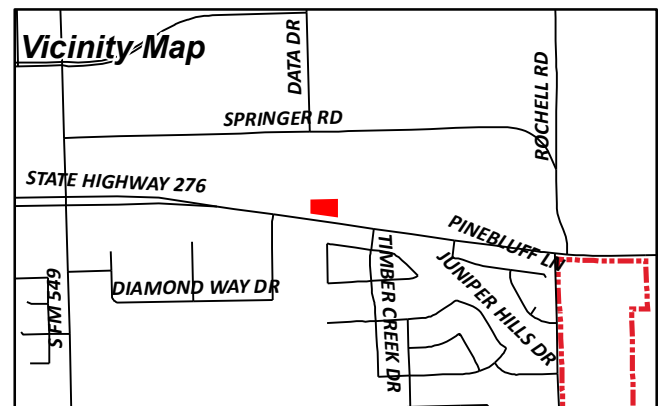
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Cigars store

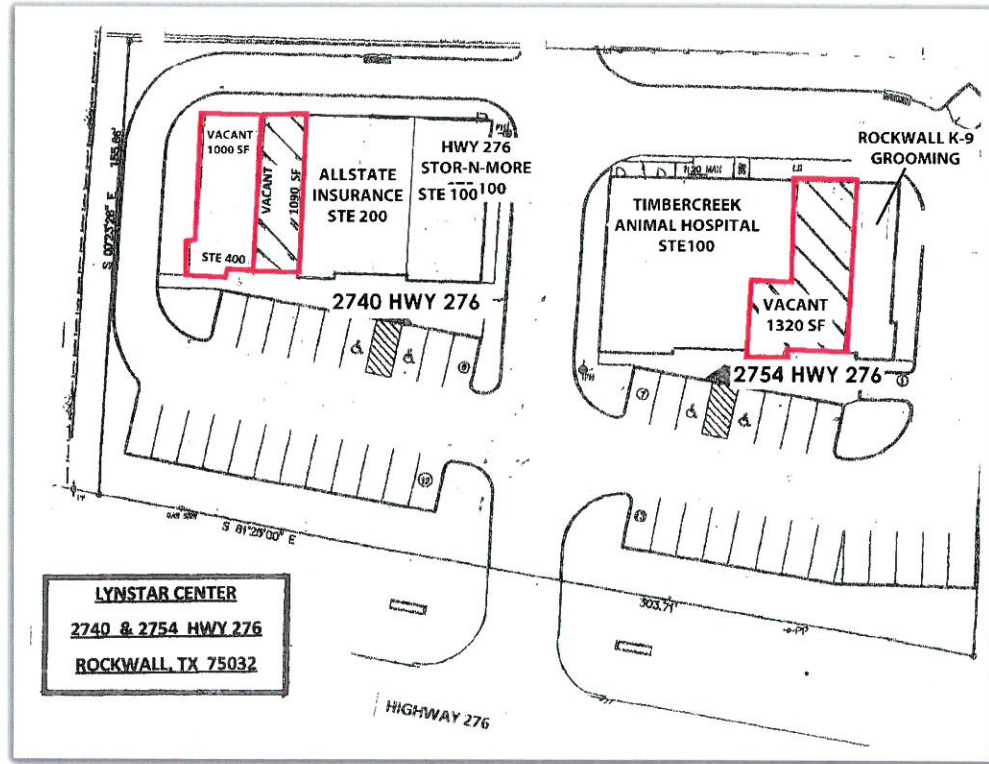
To whom it may concern i m willing to lease the space 20740 state why 276 unite 400 Rockwall as smoke shop with cigar/and tobacco product and tobacco accessories, and there will be no smoking inside the building.

Ahmad Maktabi

FOR LEASE

2740 & 2754 Hwy 276, Rockwall, TX 75032

SITE PLAN



for more information, please contact David English or Grant English · 972-961-8532 (o)
214-676-6424 (c) · denglish@ridgepcr.com · 214-577-8627 · genglish@ridgepcr.com
ridgepcr.com

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FOR LEASE

2740 & 2754 HWY 276, ROCKWALL, TX 75032



SIZE: 2740 HWY 276 – 5,500 SF BLDG
2754 HWY 276 – 6,000 SF BLDG

AVAILABLE: 2740 HWY 276
SUITE 300 – 1,090 PSF UNFINISHED SPACE
SUITE 400 – 1,000 PSF FINISHED OFFICE SPACE

2754 HWY 276
SUITE 200 – 1,329 PSF UNFINISHED SPACE

RATE: CALL BROKER

HIGHLIGHTS: GREAT VISIBILITY ON HWY 276
CURRENT TENANTS: STOR-N-MORE, ALLSTATE,
TIMBERCREEK ANIMAL HOSPITAL, K-9 SALON

TRAFFIC COUNTS: HWY 276: 19,416 VPD
INTERSTATE 30 : 80,547 VPD

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