



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. M152022-009

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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.
²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

| | | | |
|------------------|-----------------------------|-----|-------|
| ADDRESS | Mims Rd. Rockwall, TX 75032 | | |
| SUBDIVISION | A0026 W H Barnes, Tract 3 | LOT | BLOCK |
| GENERAL LOCATION | Located at 205 and Mims Rd | | |

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

| | | | |
|-----------------|------------------------------|----------------|--------------------------|
| CURRENT ZONING | Heavy Commercial, Commercial | CURRENT USE | Vacant Land - Commercial |
| PROPOSED ZONING | N/A | PROPOSED USE | N/A |
| ACREAGE | 58.72 Acres | 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 | Rayburn Country Electric Cooperative, Inc. | <input type="checkbox"/> APPLICANT | |
| CONTACT PERSON | Stephen Geiger | CONTACT PERSON | |
| ADDRESS | 950 Sids Rd | ADDRESS | |
| CITY, STATE & ZIP | Rockwall, TX 75032 | CITY, STATE & ZIP | |
| PHONE | (469) 402-2100 | PHONE | |
| E-MAIL | sgeiger@rayburnelectric.com | E-MAIL | |

NOTARY VERIFICATION [REQUIRED]

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

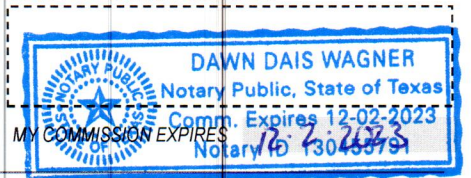
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 31st DAY OF March, 2022. BY SIGNING THIS APPLICATION, 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."

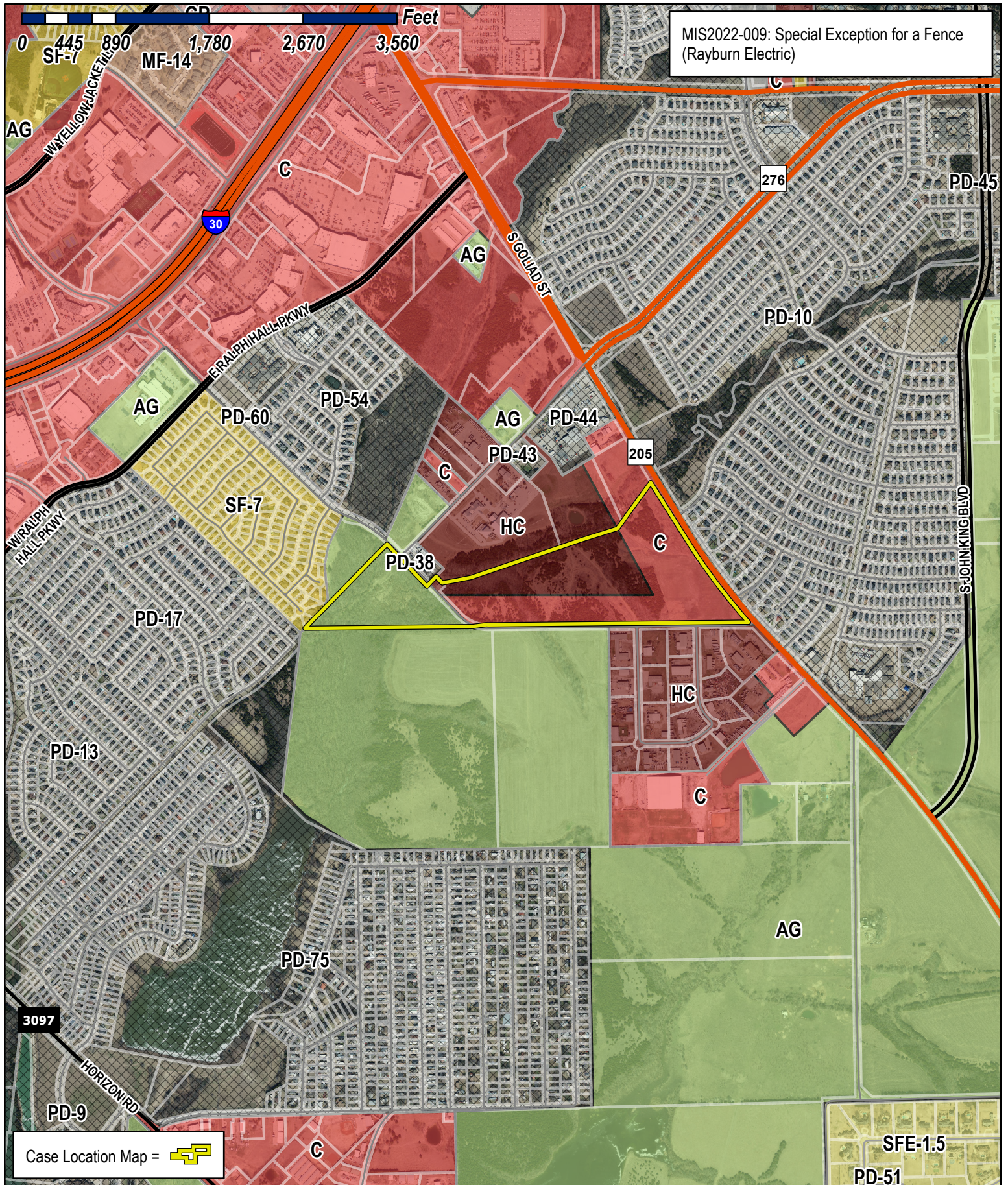
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 31st DAY OF March, 2022.

OWNER'S SIGNATURE


[Signature]
 Dawn Dais Wagner

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





MIS2022-009: Special Exception for a Fence
(Rayburn Electric)

Case 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.



April 14, 2022

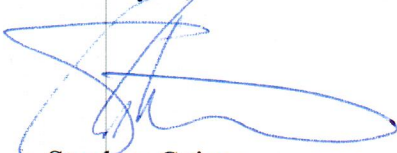
City of Rockwall
Planning and Zoning Department
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Subject: Rayburn Country Electric Cooperative's Variance Request

To Whom It May Concern:

Last year Rayburn Country Electric Cooperative, Inc. (Rayburn) purchased the tract of land adjoining our campus property so that we could ensure a pathway for continued growth as our business needs develop. The property in question is bordered by State Highway 205 to the East, Mims Road to the South and West, and our existing campus property to the North. Given the property's location and relatively low vehicular traffic levels along Mims Road, this newly acquired tract of land is commonly used as a dump site for various items such as tires, couches, mattresses and even an old boat and hot tub. Rayburn desires to erect a fence along the property's perimeter to deter said dumping and to protect the integrity of our facilities. The variance requested relates to the fencing material type associated with the current zoning of overall tract. The larger overall tract has sections that are zoned both commercial and heavy commercial which require/permit different types of fencing. Given the purpose of our intent as meant more of a deterrent to illegal dumping and to address safety concerns for individuals accessing our property versus a long-term solution as our business development needs expand, we are requesting a variance to be able to install six-foot-high chain-link fencing around the perimeter of the overall larger tract. We are proposing to offset the fencing along State Highway 205 back into the property 50 feet so as to serve both our needs and be aesthetically beneficial to citizens of Rockwall as they traverse along the roadway. If any questions arise or if clarification is needed, please do not hesitate to contact me.

Thank you,



Stephen Geiger
Chief Operating Officer
Rayburn Country Electric Cooperative, Inc.



20'

Existing Fence

Existing Fence

Existing Fence

Existing Fence

15.297 Acres