



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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 1818, 1824, AND 1860 AIRPORT ROAD

SUBDIVISION RBB/GCF PROPERTIES, LP PROPERTY D. HARR SURVEY ABSTRACT NO. 102

GENERAL LOCATION 16.89 ACRES SW OF AIRPORT AND INDIAN TRAIL

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI

CURRENT USE VACANT

PROPOSED ZONING N/A

PROPOSED USE WAREHOUSE

ACREAGE 16.89

LOTS [CURRENT] 1

LOTS [PROPOSED] 2

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 PLATFORM ROCKWALL, LP

APPLICANT KIMLEY-HORN

CONTACT PERSON JUSTIN DAY

CONTACT PERSON PATRICK HOGAN, P.E.

ADDRESS 4131 SPICEWOOD SPRINGS ROAD, SUITE E4

ADDRESS 13455 NOEL ROAD TWO GALLERIA OFFICE TOWER, SUITE 700

CITY, STATE & ZIP AUSITIN, TX 78759

CITY, STATE & ZIP DALLAS, TX 75240

PHONE 512-225-1400

PHONE 972-770-1312

E-MAIL JDAY@INTREPID-EQUITY.COM

E-MAIL PATRICK.HOGAN@KIMLEY-HORN.COM

NOTARY VERIFICATION [REQUIRED]

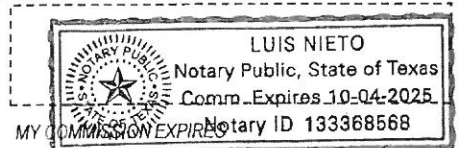
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUSTIN Thomas Day [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF November 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 14 DAY OF November 2022

OWNER'S SIGNATURE Justin Thomas Day


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 155 310 620 930 1,240 Feet

MIS2022-022: Variance for Vertical Walls in a Detention Pond for 1818, 1824, & 1860 Airport Road



Case Location Map = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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November 14, 2022

Henry Lee, AICP
City of Rockwall – Planning & Zoning
385 S. Goliad St.
Rockwall, TX 75087

**RE: *Platform Rockwall
Variance Request***

Dear Mr. Lee

On behalf of Platform Rockwall, we wish to submit a variance request to the City of Rockwall.

The variance is in regard to section 3.4.4.A of the City of Rockwall standards of design and construction to allow for the use of a retaining wall within the detention facility for the site. The design material of the wall will be coordinated with engineering and planning staff.

As noted during the Site Plan approval process compensatory measures, the owner has already agreed to is:

- Increase the new tree canopies by 5% beyond the minimum requirement
- Provide a bicycle rack at each building
- Provide sunscreens above the windows
- Provide building articulation on the front facades at smaller intervals utilizing panel steps.
- Provide additional vertical articulation at smaller intervals
- Increased landscape buffer by 20' on the east side of the property.

Reference supplemental documents for proposed location and preliminary design.

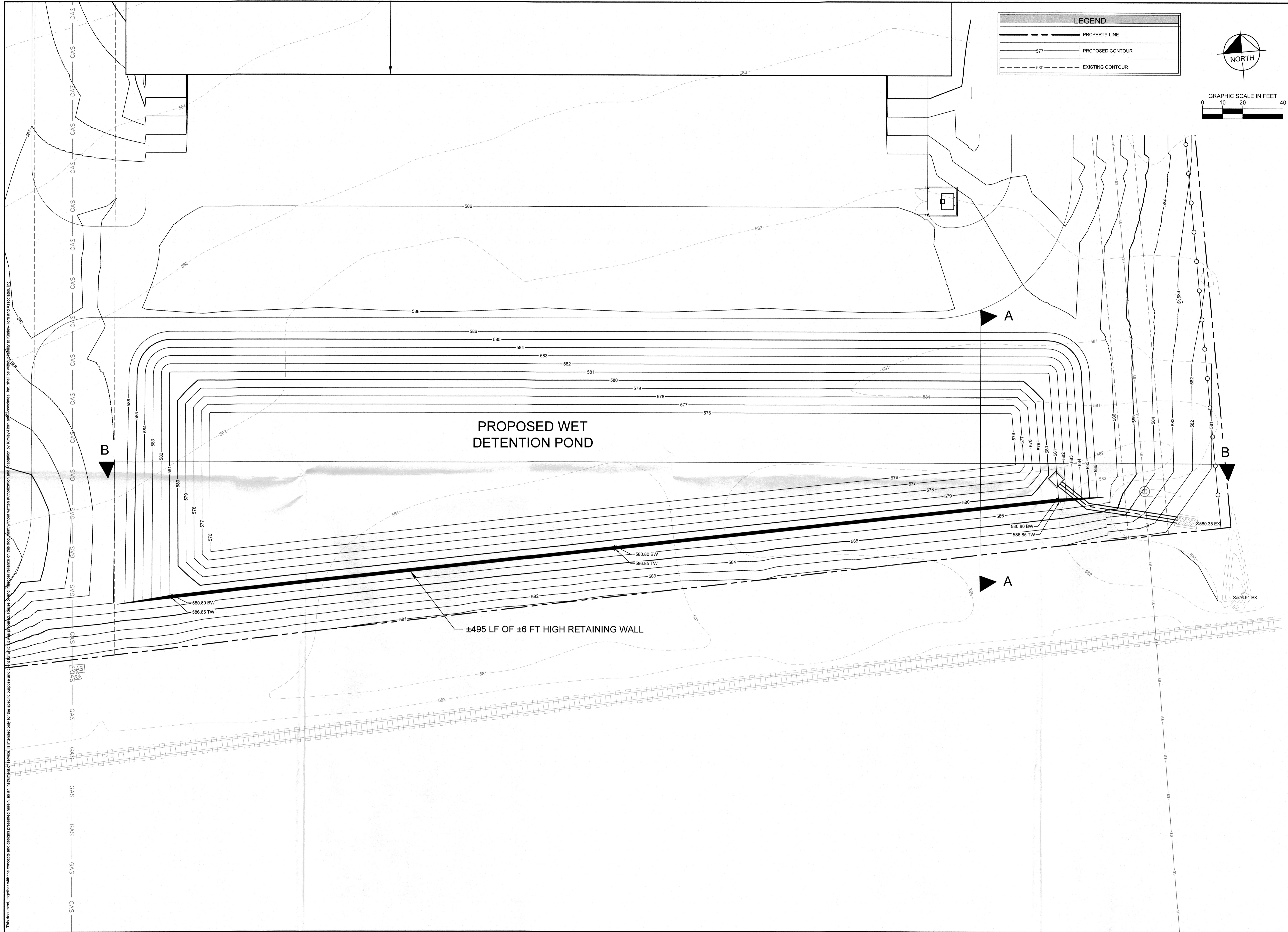
Regards,

KIMLEY-HORN AND ASSOCIATES, INC.

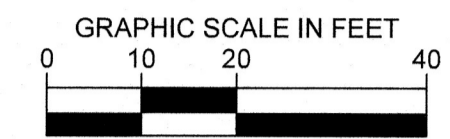
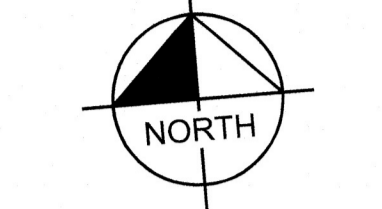
Patrick Hogan, P.E.

IMAGES
 DATE: 06/29/2022 11:52 AM
 USER: PATRICK.J.HOGAN
 PROJECT: 133888
 DRAWING: 133888-01
 DWG NAME: 133888-01-01

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LEGEND	
---	PROPERTY LINE
---	PROPOSED CONTOUR
---	EXISTING CONTOUR



No.	REVISIONS	DATE	BY

Kimley»Horn
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
 SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-238-3820
 WWW.KIMLEY-HORN.COM TX F-628
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PRELIMINARY
 FOR REVIEW ONLY
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Kimley»Horn
 Engineer: PATRICK J. HOGAN
 P.E. No. 133888 Date: 06/29/22

GROSS ACRES	10.88 AC
DATE	06/29/2022
SCALE	AS SHOWN
DESIGNED BY	...
DRAWN BY	ZRH
CHECKED BY	PJH

PLATFORM ROCKWALL

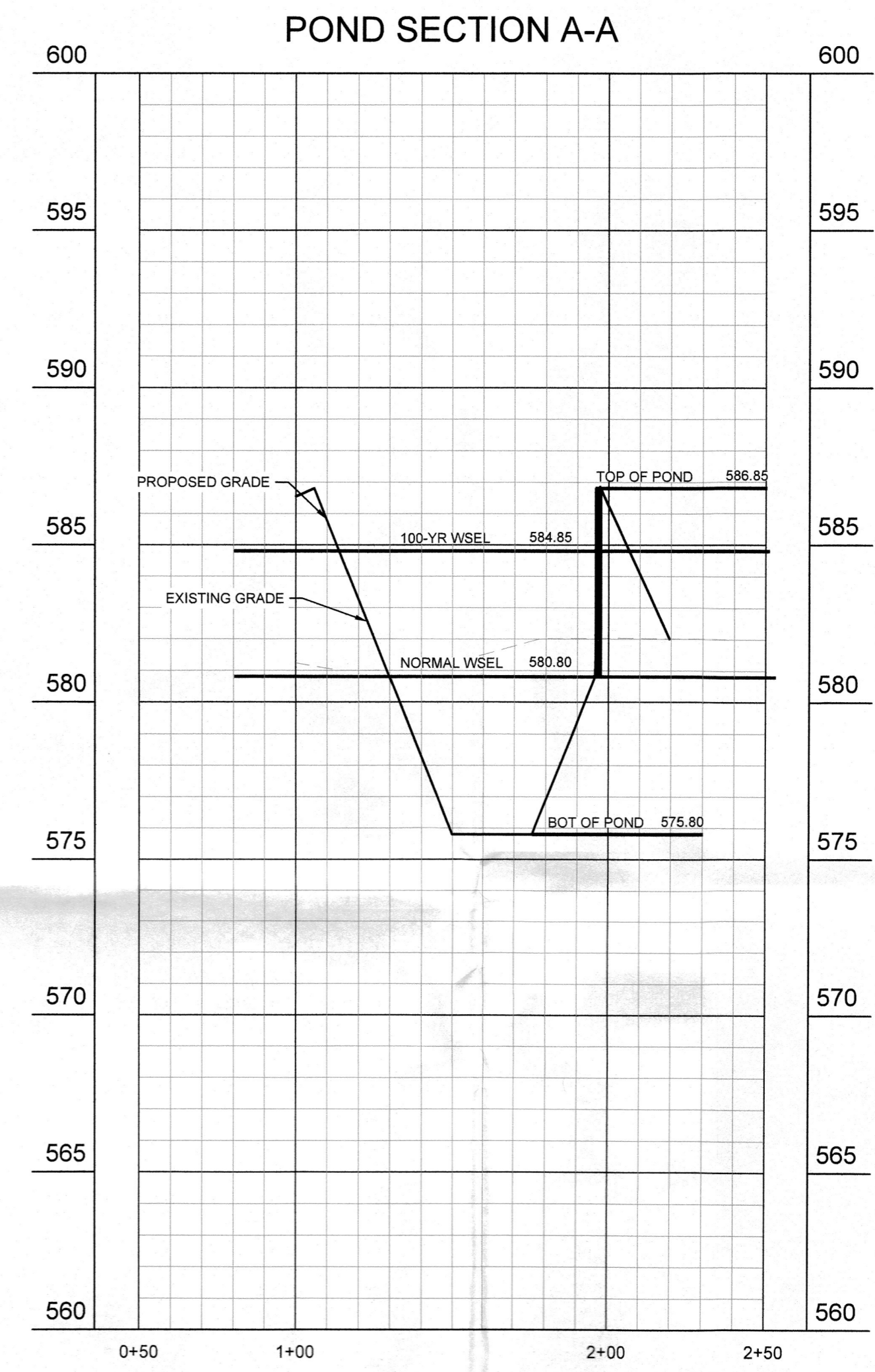
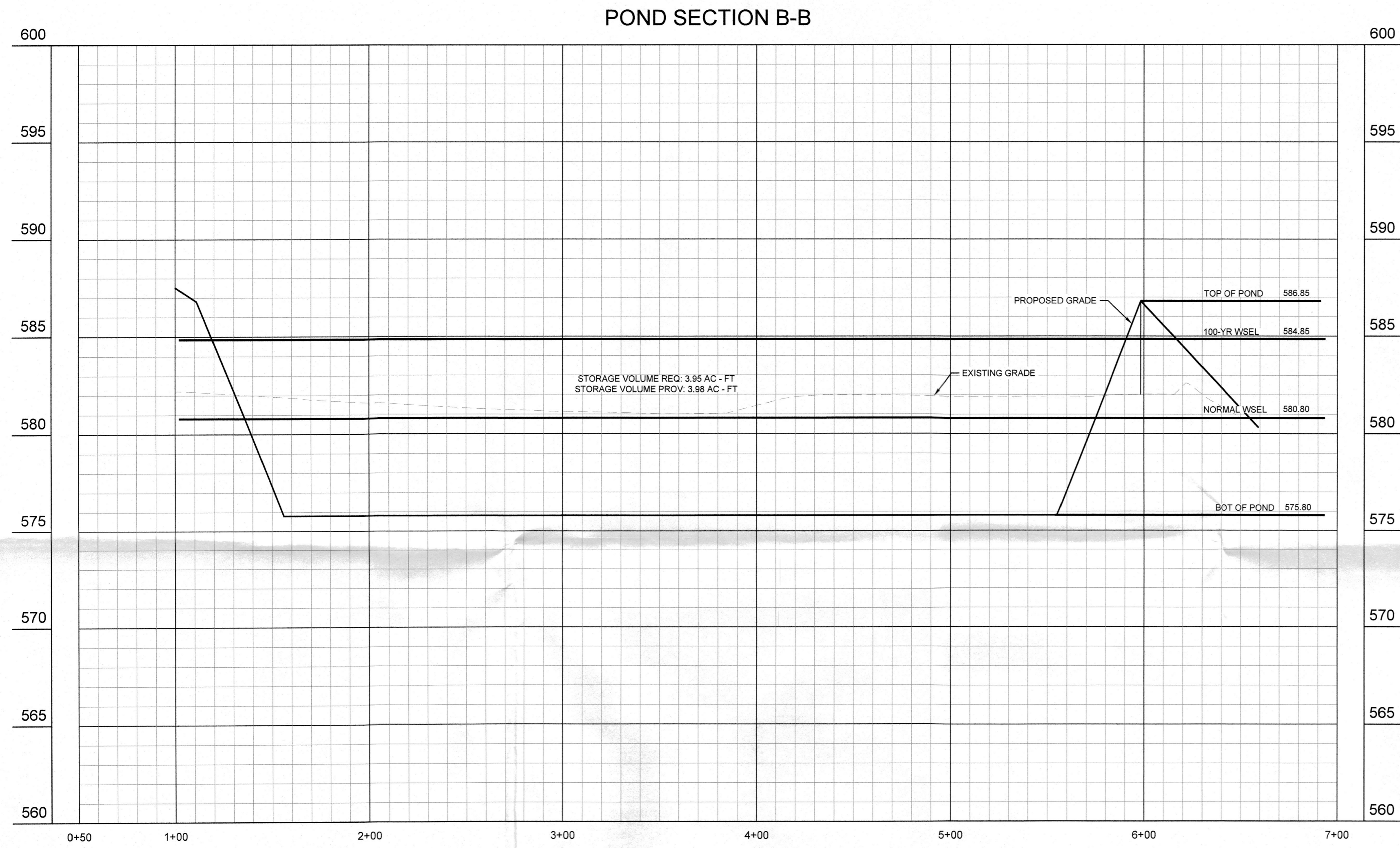
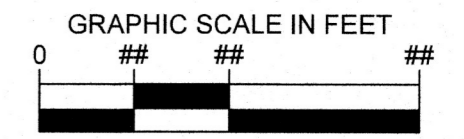
DETENTION EXHIBIT

EX

PAGES: 16
 XREFS: 16
 DESIGNED BY: HOGAN PATRICK J. HOGAN
 DRAWN BY: HOGAN PATRICK J. HOGAN
 DATE: 06/29/2022 11:58 AM
 DWG NAME: PLATFORM ROCKWALL EXHIBIT (DWG) - LAYOUT (2)

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LEGEND	
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	EXISTING CONTOUR



NO.	REVISIONS	DATE	BY

Kimley»Horn
 13465 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
 PHOENIX, AZ 85044
 PHONE: (602) 771-1100 FAX: (602) 998-3820
 WWW.KIMLEY-HORN.COM TX F-028
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PRELIMINARY
 FOR REVIEW ONLY
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Kimley»Horn
 Engineer: PATRICK J. HOGAN
 P.E. No. 133868 Date: 06/29/22

GROSS ACREAGE	16.88 AC
DATE	06/29/2022
SCALE	AS SHOWN
DESIGNED BY	...
DRAWN BY	ZRH
CHECKED BY	PJH

PLATFORM ROCKWALL
 ROCKWALL, TEXAS
 ROCKWALL COUNTY

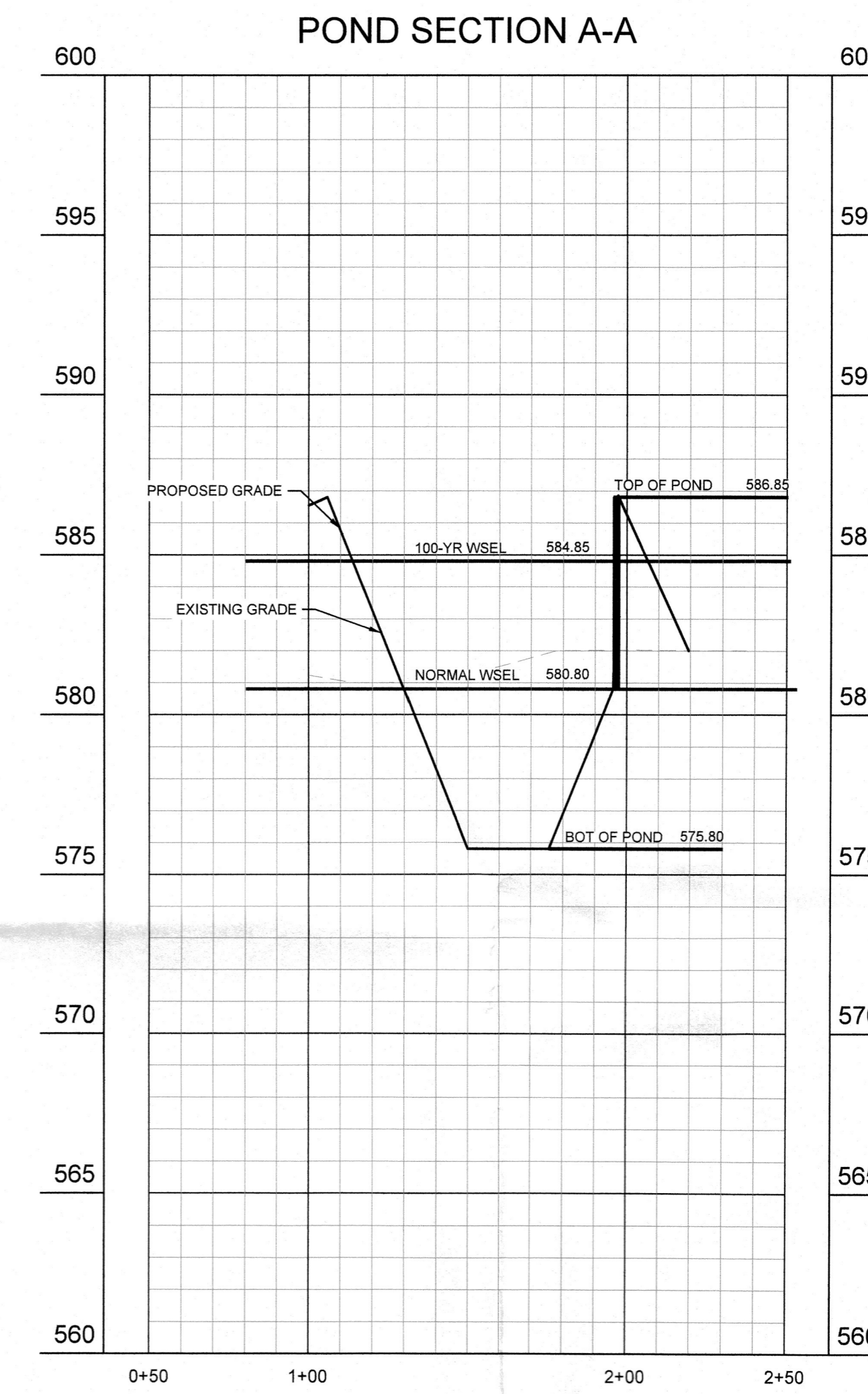
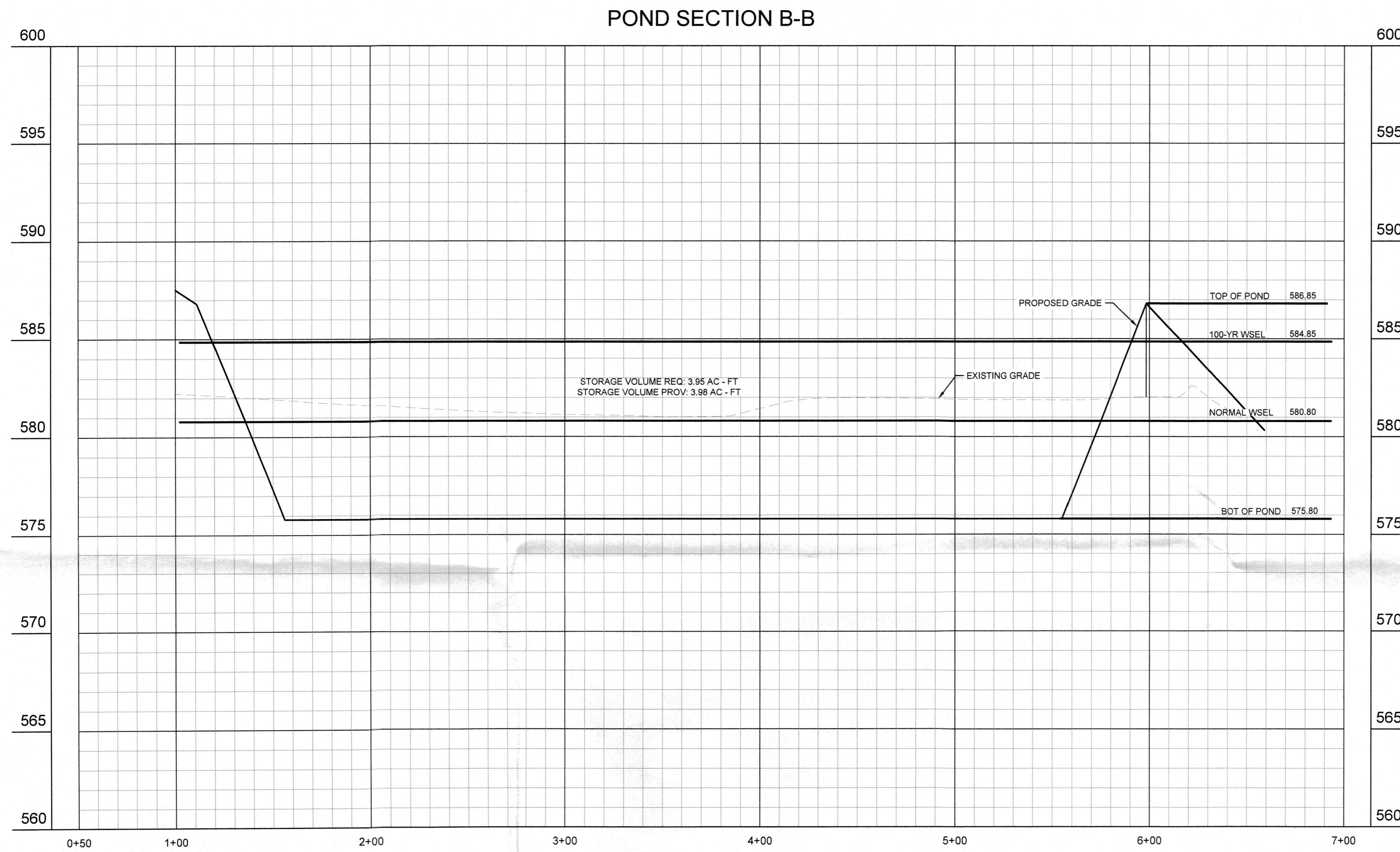
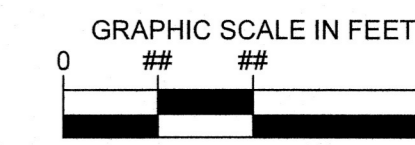
**PRELIMINARY WET
 POND CROSS
 SECTIONS**

PGP

PLOT DATE: 06/29/2022 11:55 AM
 PLOTTED BY: HOGAN, PATRICK J
 DWG NAME: PLATFORM ROCKWALL EXHIBIT (DWG) - LAYOUT (2)

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	PROPOSED CONTOUR
	EXISTING CONTOUR



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	GROSS ACREAGE: 16.88 AC DATE: 06/29/2022 SCALE: AS SHOWN DESIGNED BY: ZRH DRAWN BY: PJH CHECKED BY: PJH
PLATFORM ROCKWALL ROCKWALL, TEXAS ROCKWALL COUNTY	PRELIMINARY WET POND CROSS SECTIONS
PGP	REVISIONS No. DATE BY