



DEVELOPMENT APPLICATION

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

STAFF ONLY

PLANNING & ZONING CASE NO.

SP2022-022

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	1901 State Highway 276		
SUBDIVISION	Rockwall Technology Park	LOT	4
		BLOCK	B
GENERAL LOCATION	Northwest corner for innovation drive and HWY 276.		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial	CURRENT USE	Light Industrial
PROPOSED ZONING	Light Industrial	PROPOSED USE	Light Industrial
ACREAGE	7.377 AC	LOTS [CURRENT]	1
		LOTS [PROPOSED]	3

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	Rockwall EDC	<input type="checkbox"/> APPLICANT	Links Construction
CONTACT PERSON	Phil Wagner	CONTACT PERSON	Alison Winget
ADDRESS	PO Box 968	ADDRESS	525 S Loop 288 Suite 105
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Denton, TX 76034
PHONE	972-772-0025	PHONE	214-680-0583
E-MAIL	pwagner@rockwalledc.com	E-MAIL	awinget@linksconstruction.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Phil Wagner [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 \$ 700 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF May, 20 22 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."

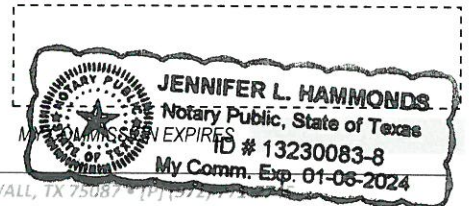
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF May, 20 22

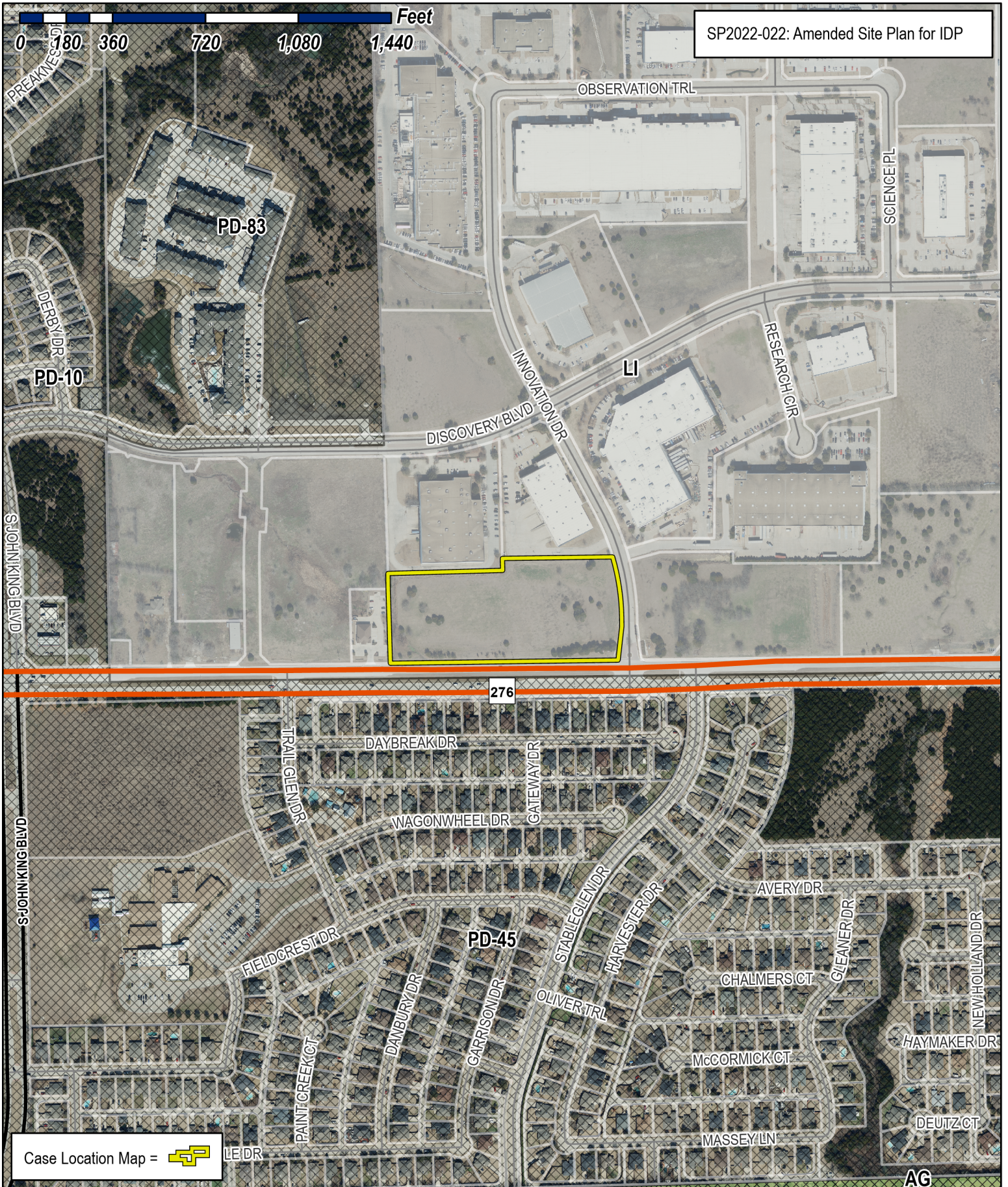
OWNER'S SIGNATURE

Phil Wagner

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Jennifer L. Hammonds





Case Location Map = 

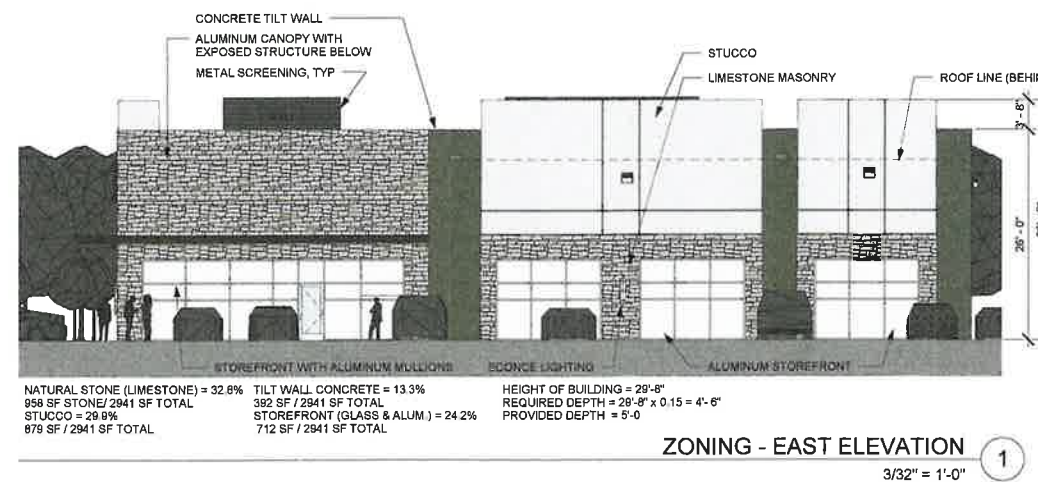
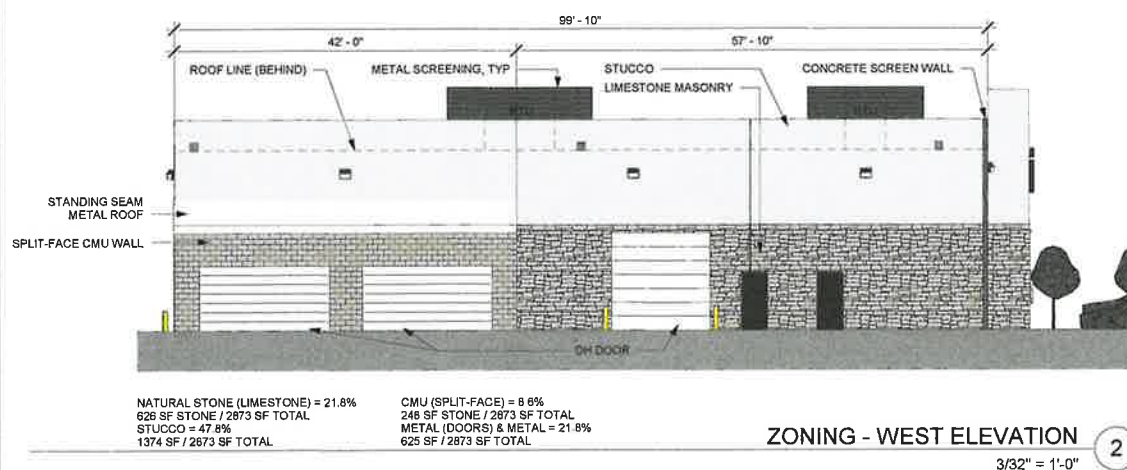
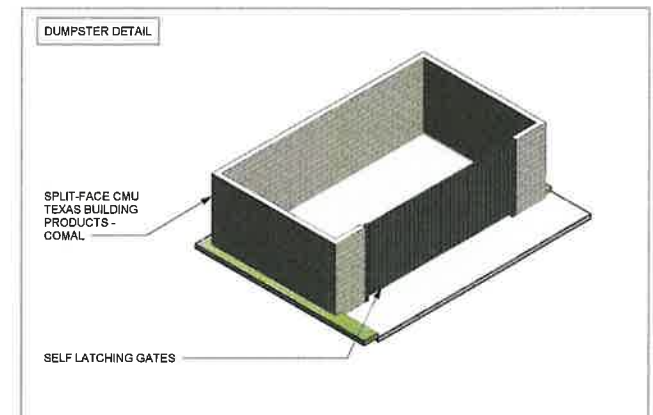
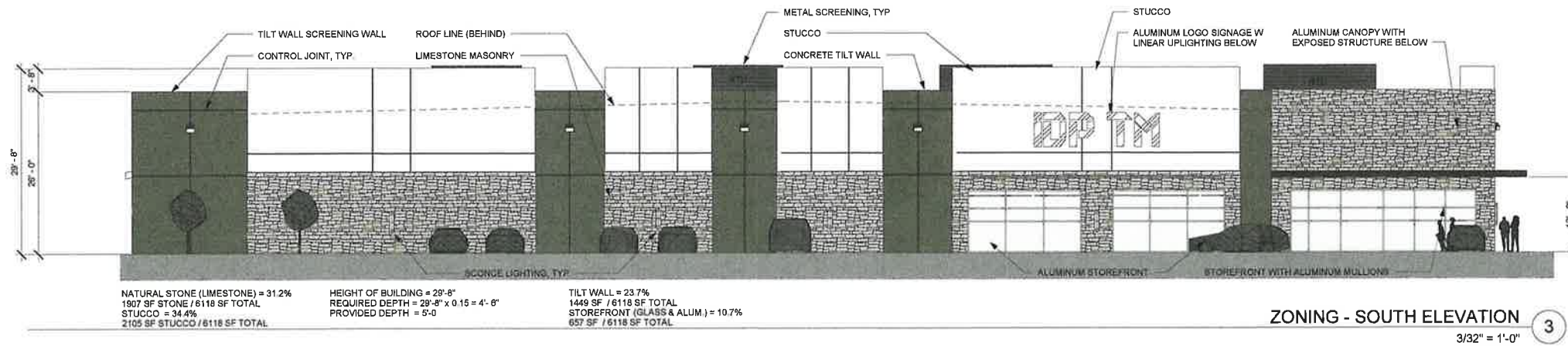
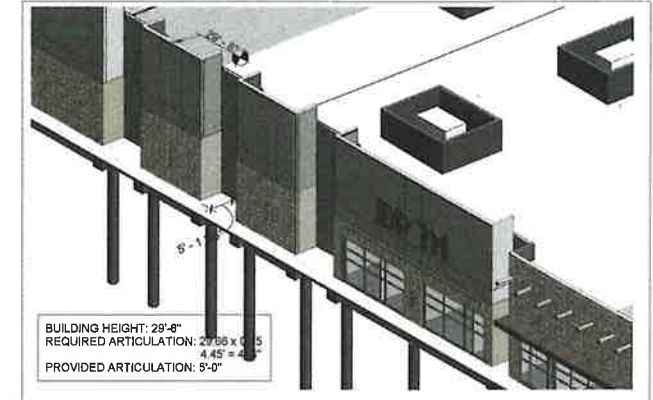
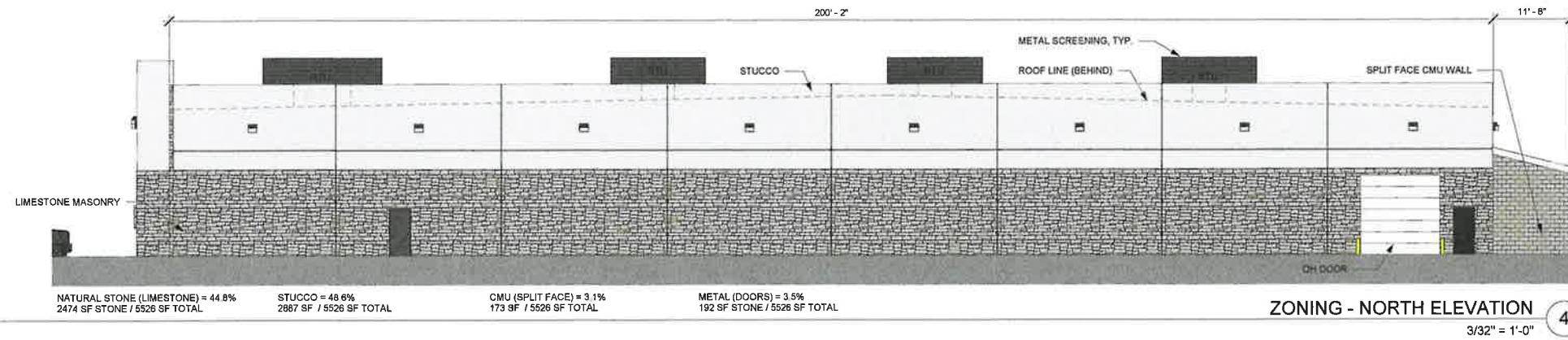


City of Rockwall

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.

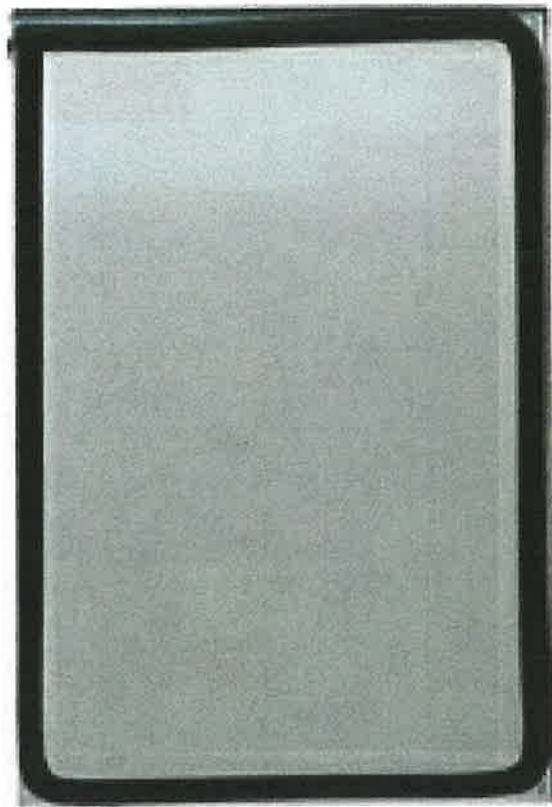




APPLICANT INFORMATION
ALISON WINGET
LINKS CONSTRUCTION
525 S LOOP 288 #105
DENTON, TX 76205
214-680-0583
AWINGET@LINKSCONSTRUCTION.COM

OWNER INFORMATION
BRANDON BUSCHOLD
IDP TM
1271 VANGUARD DRIVE
OXNARD, CA 93033
805-240-2900
BBUSCHOLD@IDPTM.COM

PROJECT NAME: IDP OFFICE & MANUFACTURING
CASE # SP2022-005



GLASS - OPTIGRAY SOLARBAN 60



METAL PANEL - KOLBE GINGERSNAP



METAL PANEL - KOLBE MUDPIE



TILT WALL PAINT - SW7072 ONLINE



NATURAL STONE - LIMESTONE, COBRA STONE, COBRA'S CREAM



CMU - SPLIT FACE - TBP COMAL



STUCCO - STO CORP WHITE



MATERIAL PERCENTAGE TOTALS:

NATURAL STONE (LIMESTONE) = 34.2%
5965 SF / 17458 SF TOTAL

STUCCO = 40.4%
7045 SF / 17458 SF TOTAL

TILT WALL (CONCRETE) = 10.6%
1841 SF / 17458 SF TOTAL

STOREFRONT (GLASS) = 7.8%
1369 SF / 17458 SF TOTAL

CMU (SPLIT-FACE) = 2.4%
421 SF / 17458 SF TOTAL

METAL (DOORS) = 4.6%
817 SF / 17458 SF TOTAL

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