



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2022-046

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 **703 N. Goliad Rockwall, TX 75087**

SUBDIVISION **Sandy Glen Addition Phase I**

LOT **30** BLOCK **PT 22**

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Residential Office**

CURRENT USE

Residential

PROPOSED ZONING **Residential Office**

PROPOSED USE

Professional Office

ACREAGE **0.230**

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 **Wayne Mark and Rachel Reynolds**

APPLICANT

LLEAD Services

CONTACT PERSON **Wayne Mark Reynolds**

CONTACT PERSON

Logan Ortiz

ADDRESS **12017 Kilgore Dr**

ADDRESS

**10601 Clarence Dr
STE 250**

CITY, STATE & ZIP **Frisco, TX 75035**

CITY, STATE & ZIP

Frisco, TX 75033

PHONE **915-549-6208**

PHONE

214-202-8517

E-MAIL **mark@rockwallhomecare.com**

E-MAIL

logan@lleadservices.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Wayne Reynolds [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 CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

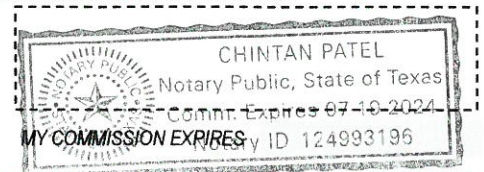
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF August, 2022

OWNER'S SIGNATURE

Wayne Mark Reynolds

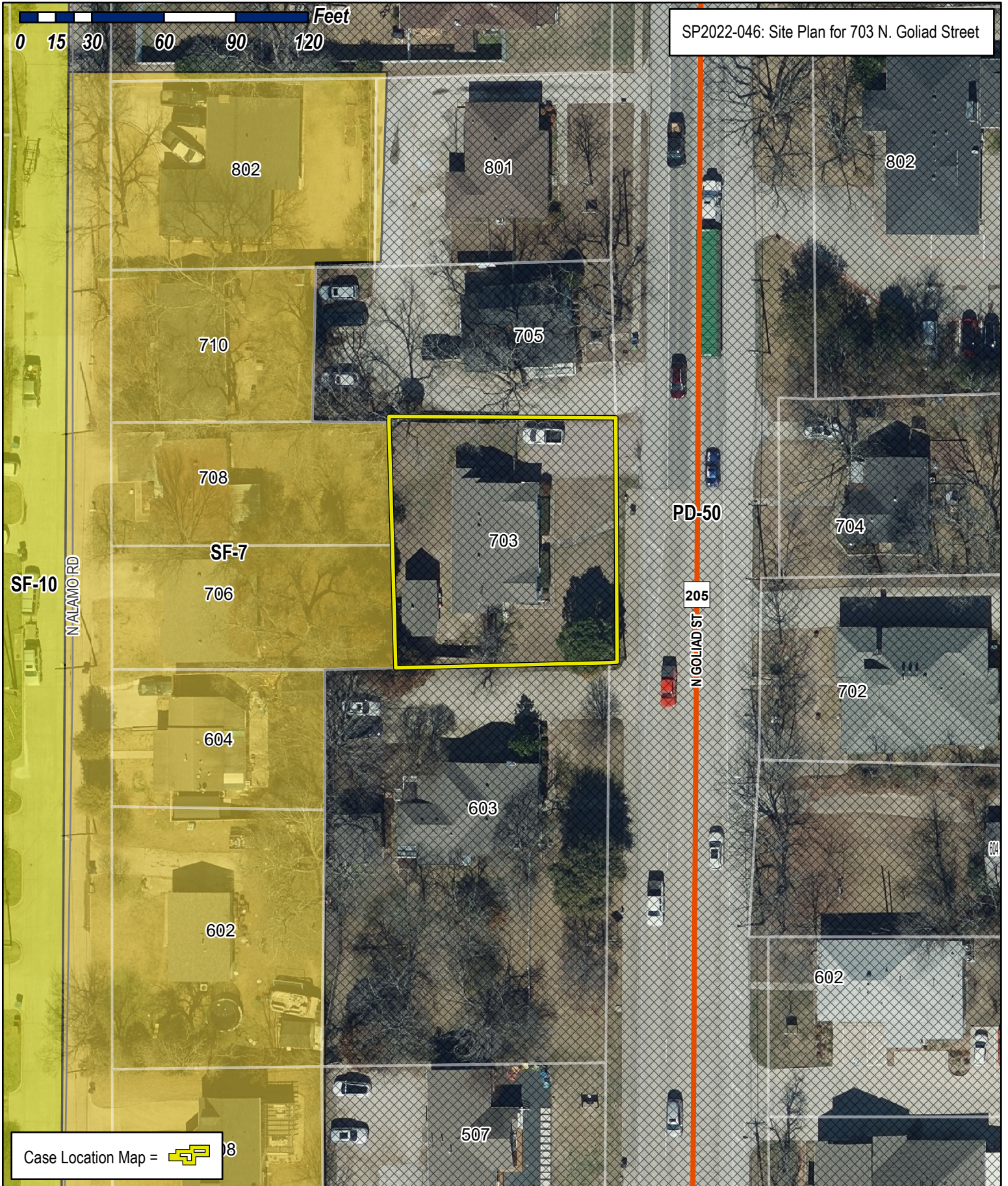
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Chintan Patel



0 15 30 60 90 120 Feet

SP2022-046: Site Plan for 703 N. Goliad Street



Case Location Map =  8

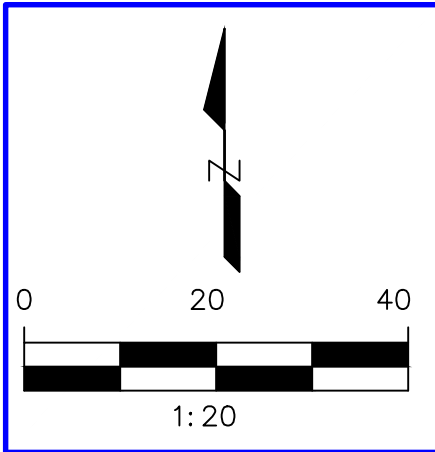


City of Rockwall

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.





**NOT FOR
CONSTRUCTION
- EXHIBIT ONLY -**



APPARENT BOUNDARY
LIMIT (TYP.)

703 N GOLIAD
STREET

N GOLIAD STREET



LOCATION & DESCRIPTION:
**703 N GOLIAD STREET
ROCKWALL, TX**

SHEET TITLE:
EXISTING SITE PLAN

**INTENTIONALLY
LEFT BLANK**

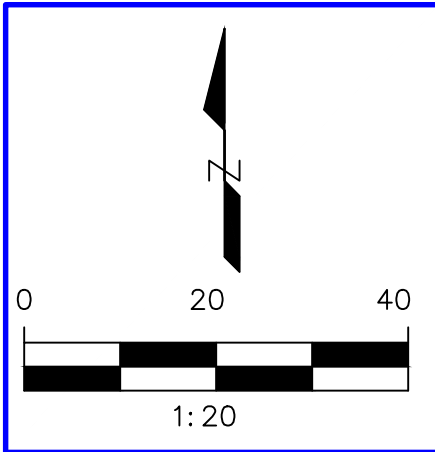
REV #	DESCRIPTION	DATE	APPROVAL

DRAWN BY:
TTS

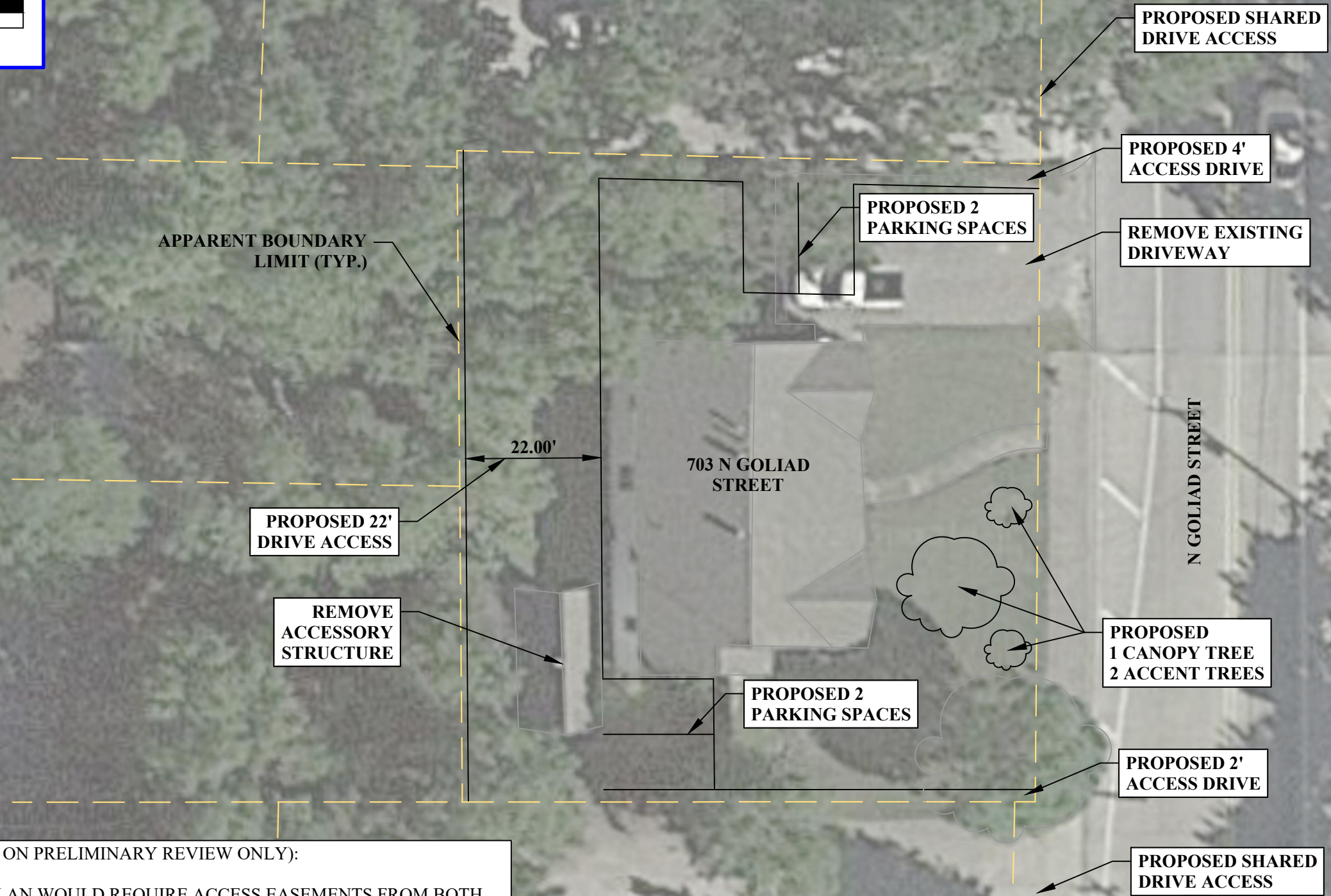
CHECKED BY:
LAO

DATE:
8/16/2022

SHEET NUMBER:
EX001ofEX002



**NOT FOR
CONSTRUCTION
- EXHIBIT ONLY -**



ITEMS TO NOTE (BASED ON PRELIMINARY REVIEW ONLY):

- CITY PROPOSED PLAN WOULD REQUIRE ACCESS EASEMENTS FROM BOTH ADJACENT LAND OWNERS
- DRAINAGE WOULD BE THE CRITICAL DESIGN PATH DUE TO THE AMOUNT OF CONVERSION TO IMPERVIOUS SURFACES PER CITY PROPOSED SITE LAYOUT
- THE BACK DRIVE ACCESS IS ASSUMED TO BE AN EMERGENCY RESPONDENT LANE AND SHALL NOT BE BLOCKED

**INTENTIONALLY
LEFT BLANK**

REV #	DESCRIPTION	DATE	APPROVAL

DRAWN BY:
TTS

CHECKED BY:
LAO

DATE:
8/16/2022

SHEET NUMBER:
EX002ofEX002