



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
- 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 2001 RIDGE ROAD

Subdivision

Lot

Block

General Location NEC Ridge Rd & YELLOWJACKET RD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Comm/Resid.

Current Use MASSAGE

Proposed Zoning SAME

Proposed Use SAME

Acreage 0.48

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 EVERYBODY MASSAGE

Applicant CARROLL ARCHITECTS

Contact Person SUSAN GAMEZ

Contact Person JEFF CARROLL

Address 2001 Ridge Rd

Address 750 E. I-30

#110

City, State & Zip ROCKWALL TX 75087

City, State & Zip ROCKWALL, TX 75087

Phone 972.679.6635

Phone 214.632.1762

E-Mail everybodymassage@ATT.NET

E-Mail JCB@CARROLLARCH.COM

NOTARY VERIFICATION [REQUIRED]

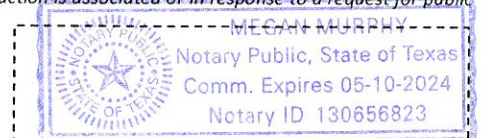
Before me, the undersigned authority, on this day personally appeared Susan Gamez [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 16 day of September, 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."

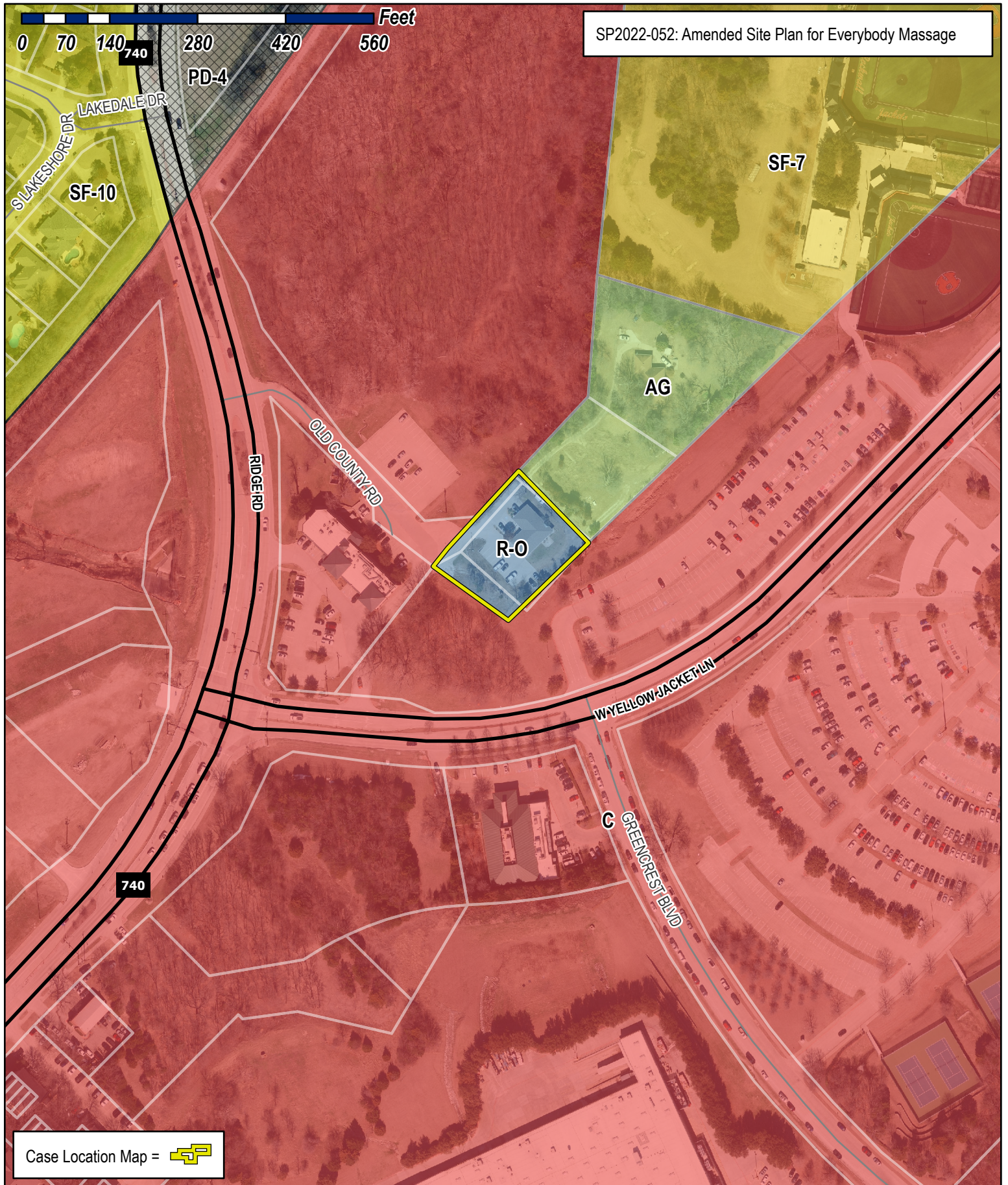
Given under my hand and seal of office on this the 16th day of September, 20 22

Owner's Signature


Notary Public in and for the State of Texas



My Commission Expires 5-10-24



SP2022-052: Amended Site Plan for Everybody Massage

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.





750 Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

September 16, 2022

Mr. Ryan Miller
City of Rockwall Director of Planning
City Hall 385 S. Goliad
Rockwall, TX 75087

Re: SP2022-0XX Variance Requested
Everybody Massage Expansion Project
Rockwall, TX. 75087

Mr. Miller,

This letter serves as a summary of the Request for Variance to the UDC within the general zoning district for a Parking Variance on this site.

Parking Variance for (1) parking space.

- A) **Parking Requirement per zoning is 1/ 300 SF.** We are requesting a parking variance for (1) one parking space. The existing residential building was remodeled a couple of years ago and converted into a commercial /residential business. The new expansion would add 7 new relaxing rooms to replace smaller rooms inside the existing space. This expansion will allow for a total of 11 massaging rooms. We are planning to reduce the number of rooms in the existing building by combing smaller rooms together and enlarging the breakroom / laundry rooms.

Building Square Footage,
Existing 2293 SF
Expansion 1,713 SF

Total Building SF – 4,006 SF / 300 = 13.35 parking spaces.
This would typically round up to 14 spaces. We are asking for 13.

Thank you for your consideration and reviewing our request.

Sincerely,

A handwritten signature in black ink that reads "Jeff Carroll". The signature is written in a cursive, flowing style.

Jeffrey Carroll
Carroll Architects, Inc.
President / CEO

2022064 Everybody Massage Rockwall, TX 9-16-22

