



# 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)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

### Notes:

<sup>1</sup>: 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 823 E. I-30 Rockwall TX 75032  
 Subdivision ROCKWALL MARKET CENTER EAST Lot 1 Block A  
 General Location I-30 & MIMS ROAD

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning COMMERCIAL Current Use RETAIL  
 Proposed Zoning GAME Proposed Use OFFICE - VETERINARY CLINIC  
 Acreage 0.636 AC. Lots [Current] 2 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]

Owner KOHL'S DEPT STORES - ERIC BORKENHAGEN  Applicant CARROLL ARCHITECTS, INC  
 Contact Person ERIC BORKENHAGEN Contact Person JEFF CARROLL  
 Address N 56 W 17000 RIDGEWOOD DR Address 750 E. I-30 #110  
 City, State & Zip MENOMONIE FALLS, WI City, State & Zip ROCKWALL, TX 75087  
 Phone 262-703-7000 Phone 214-632-1762  
 E-Mail eric.borkenhagen@kohls.com E-Mail JC@CARROLLARCH.COM

## NOTARY VERIFICATION [REQUIRED]

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

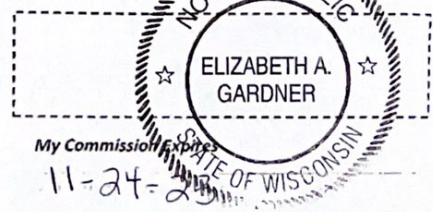
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. 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."

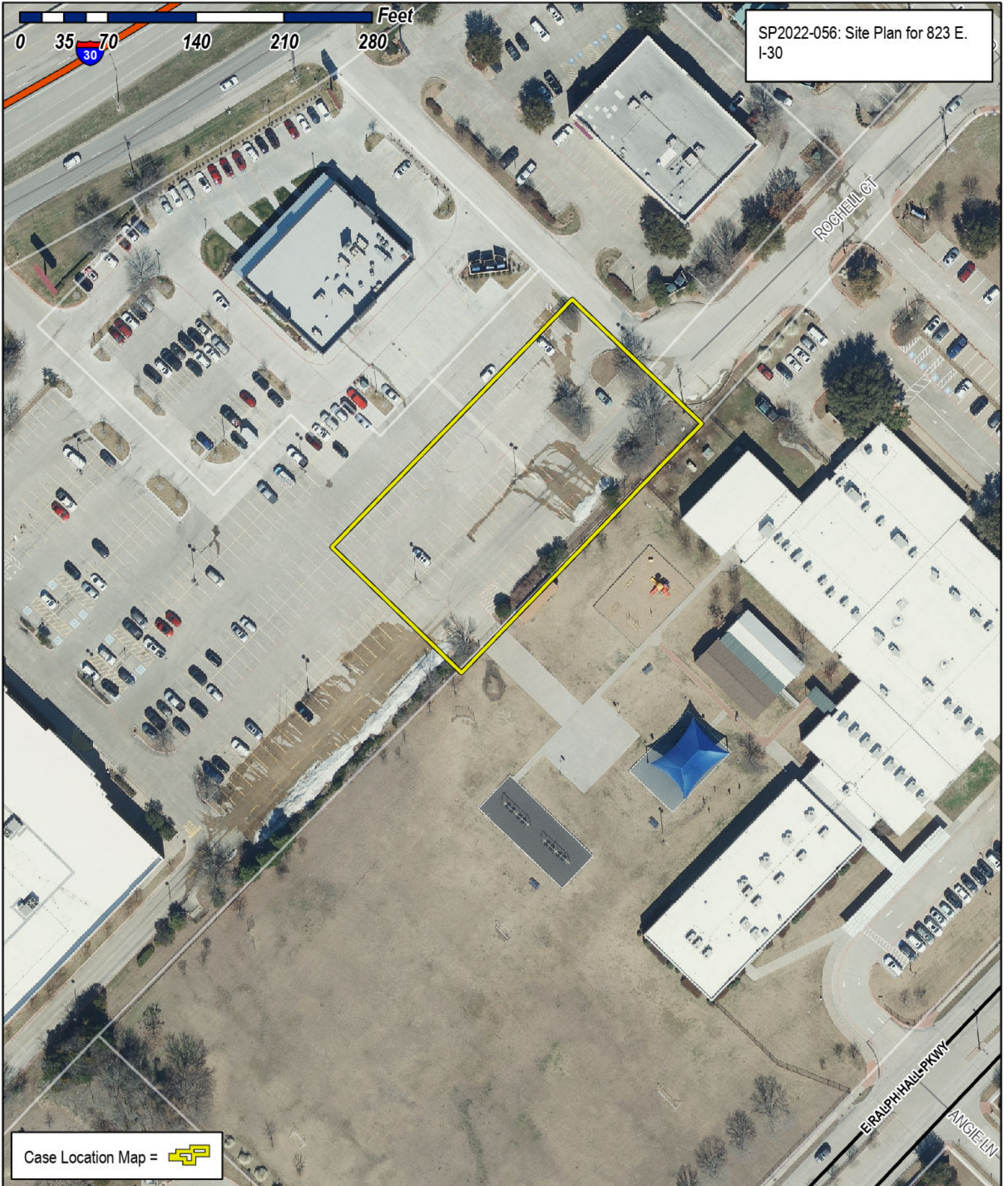
Given under my hand and seal of office on this the 13 day of October, 2022.

Owner's Signature [Signature]

Notary Public in and for the State of Texas

Elizabeth A. Gardner





SP2022-056: Site Plan for 823 E. I-30

Case Location Map = 



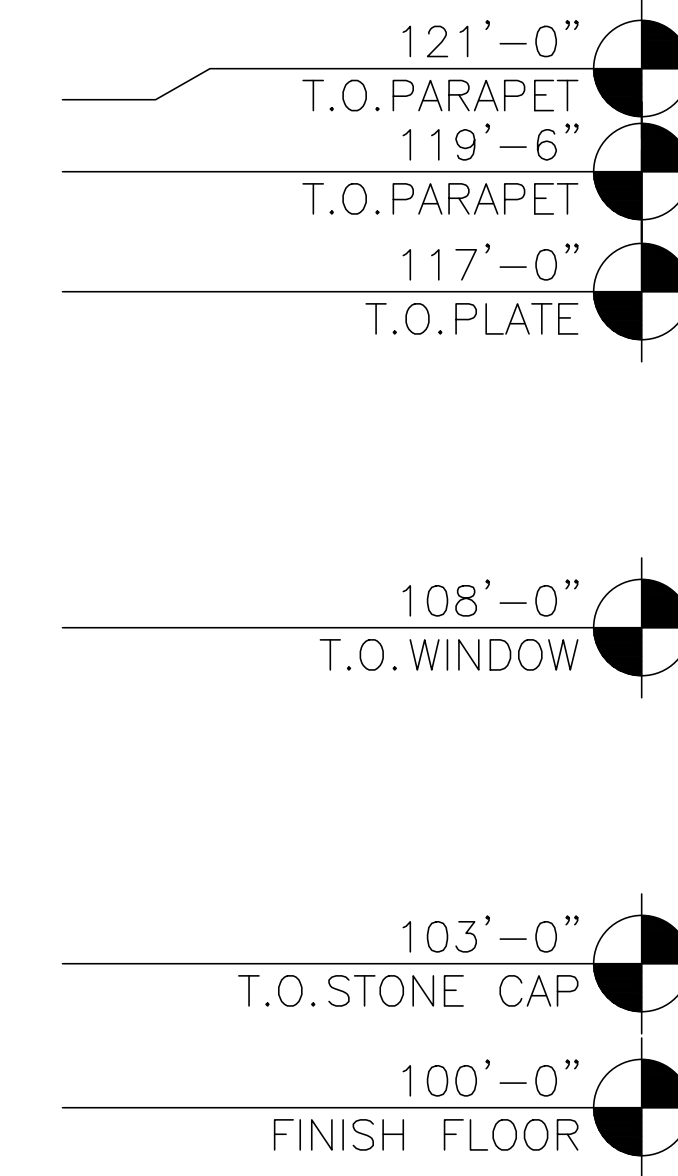
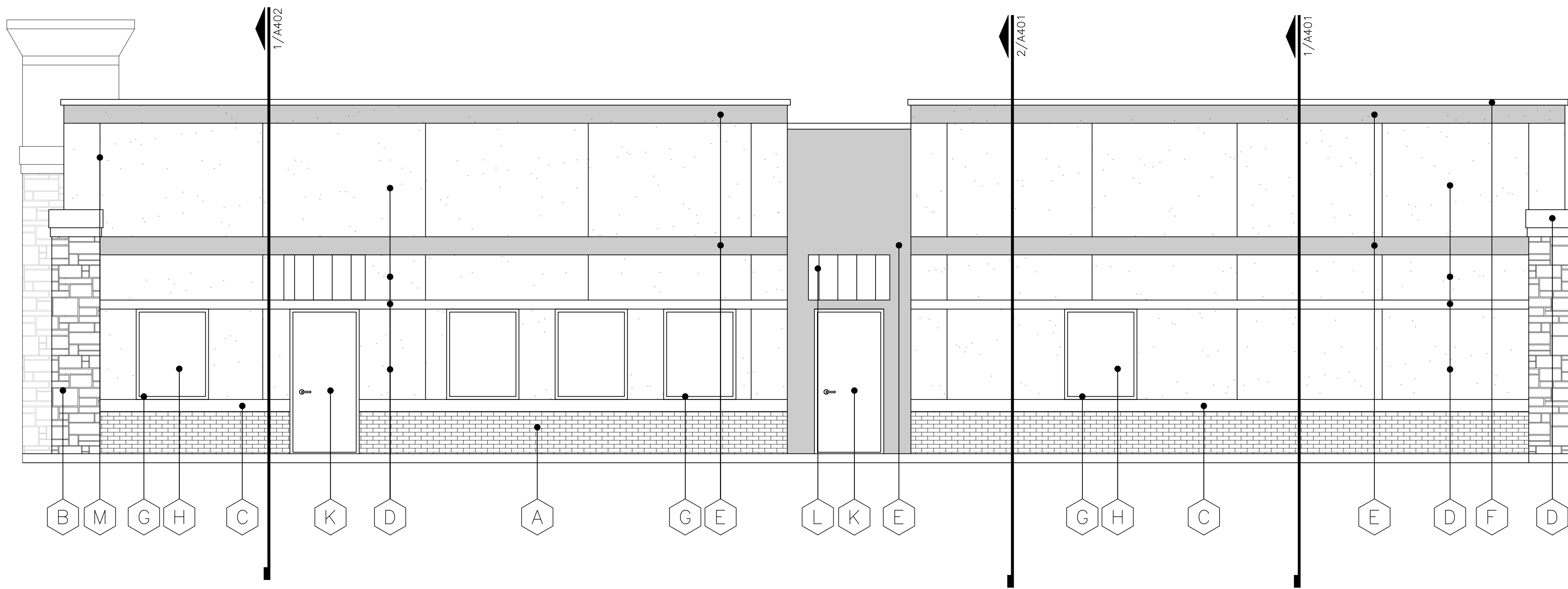
# City of Rockwall

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.







**2 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

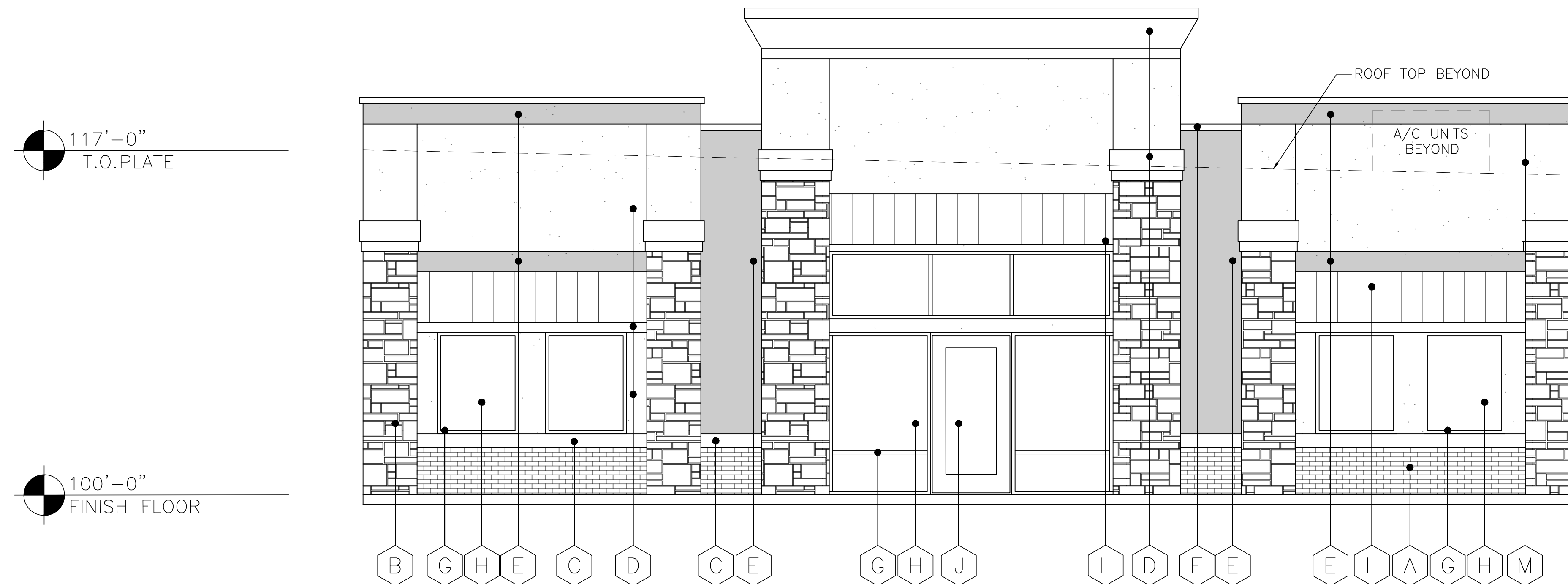
STONE	-	111 S.F.	-	10%
STUCCO	-	1179 S.F.	-	79%
BRICK	-	167 S.F.	-	11%
TOTAL	-	1,457 S.F.	-	100%

EXTERIOR FINISH SCHEDULE	
(A)	BRICK VENEER: ACME, FIELD COLOR
(B)	STONE VENEER: (4) SIDED CUT STONE W/ RANDOM SIZE & WIDTHS WITH MINIMUM SIZE 12" TALL, MAXIMUM SIZE 15" TALL COLOR - CREAM
(C)	STONE CAP: (4) SIDED CUT STONE W/ RANDOM SIZE & WIDTHS WITH MINIMUM SIZE 12" TALL, MAXIMUM SIZE 15" TALL COLOR - CREAM
(D)	STUCCO: (3 PART SYSTEM) ELASTOMERIC FINISH COAT - FIELD COLOR - SANDY BEACH
(E)	STUCCO: EIFS STUCCO ELASTOMERIC FINISH COAT - ACCENT. COLOR - PEARL ASH
(F)	PREFINISHED METAL COPING COLOR - SILVER
(G)	WINDOW FRAMES ALUMINUM, COLOR - ANODIZED ALUM.
(H)	GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 10% - GREY
(J)	STOREFRONT ENTRY SLIDING DOOR SYSTEM: ALUM. COLOR - ANODIZED ALUM.
(K)	EXTERIOR HOLLOW MTL. DOOR & FRAME: PAINTED, COLOR TO MATCH STUCCO
(L)	AWNINGS: PREFINISHED STANDING SEAM MTL. AWNINGS PANELS COLOR - DARK BRONZE
(M)	STUCCO: CONTROL JOINTS AS SHOWN
(N)	ELEC. SECTIONAL OVERHEAD DOCK DOORS W/ VISION PANELS COLOR:

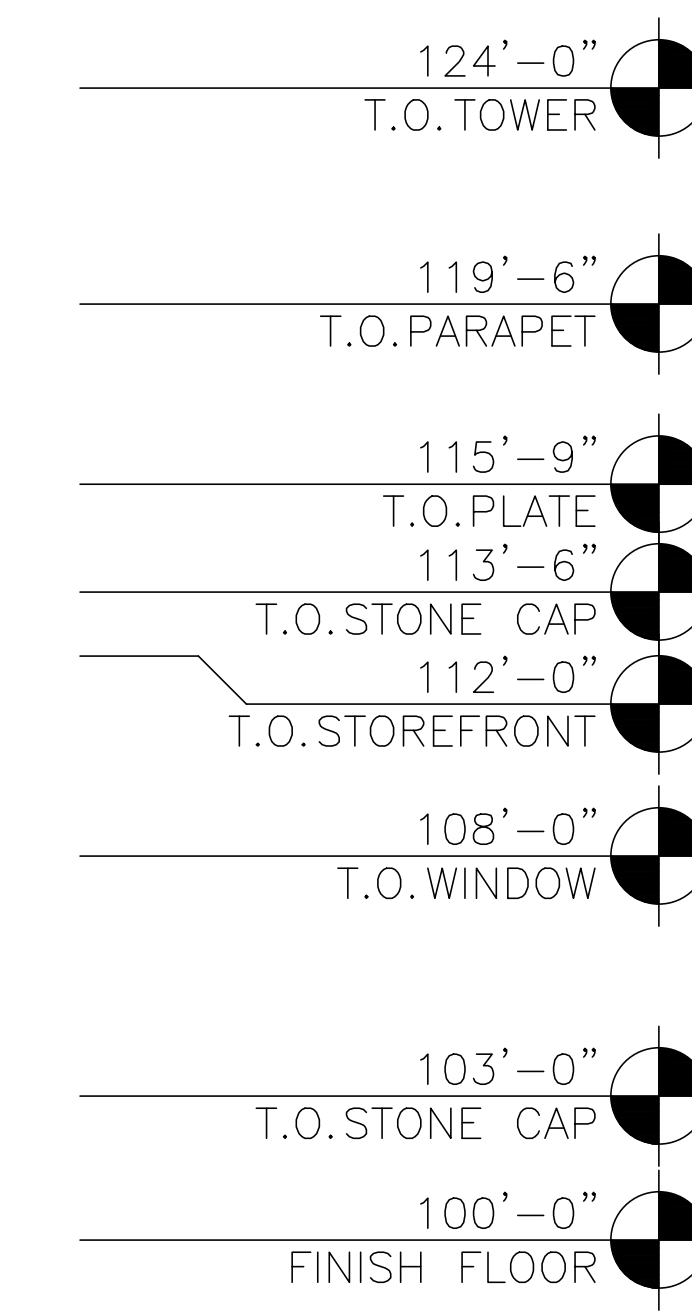
ISSUE: CITY REVIEW: 10-14-2022

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**PET DOCTOR**  
828 Rochelle Ct.  
Rockwall, Texas 75087



**1 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



STONE	-	250 S.F.	-	24%
STUCCO	-	730 S.F.	-	70%
BRICK	-	67 S.F.	-	6%
TOTAL	-	1,047 S.F.	-	100%

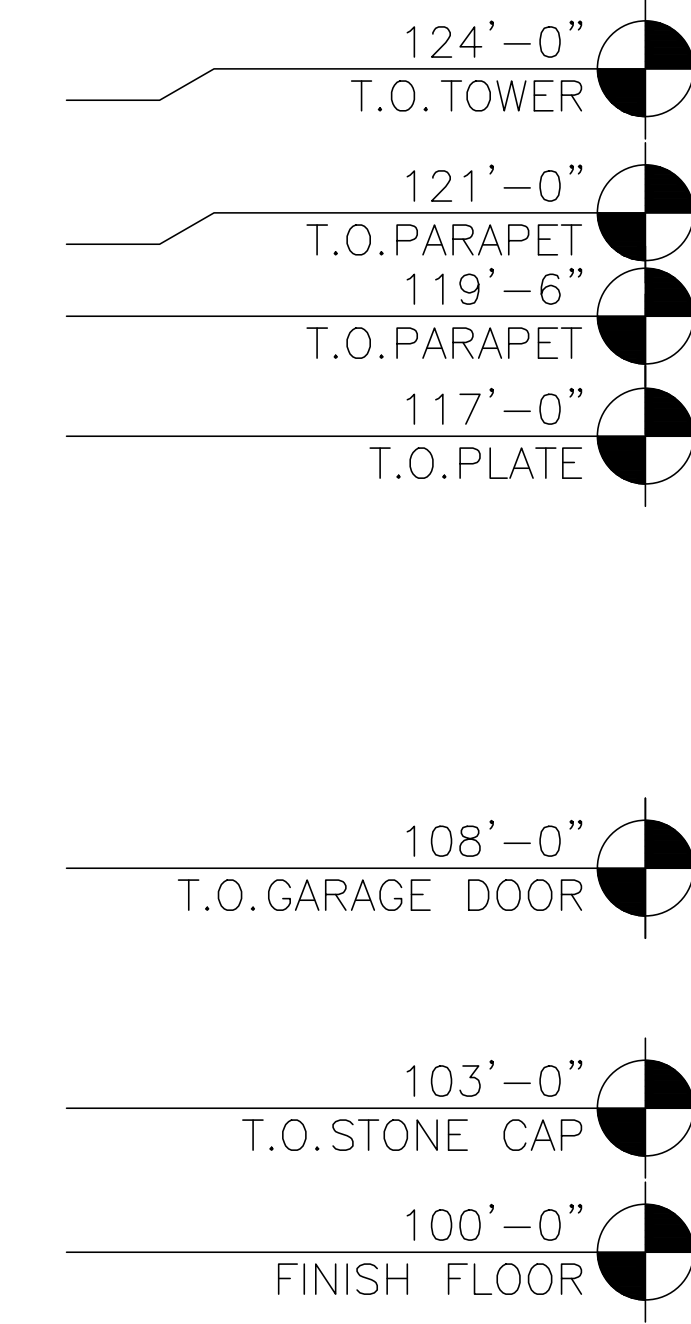
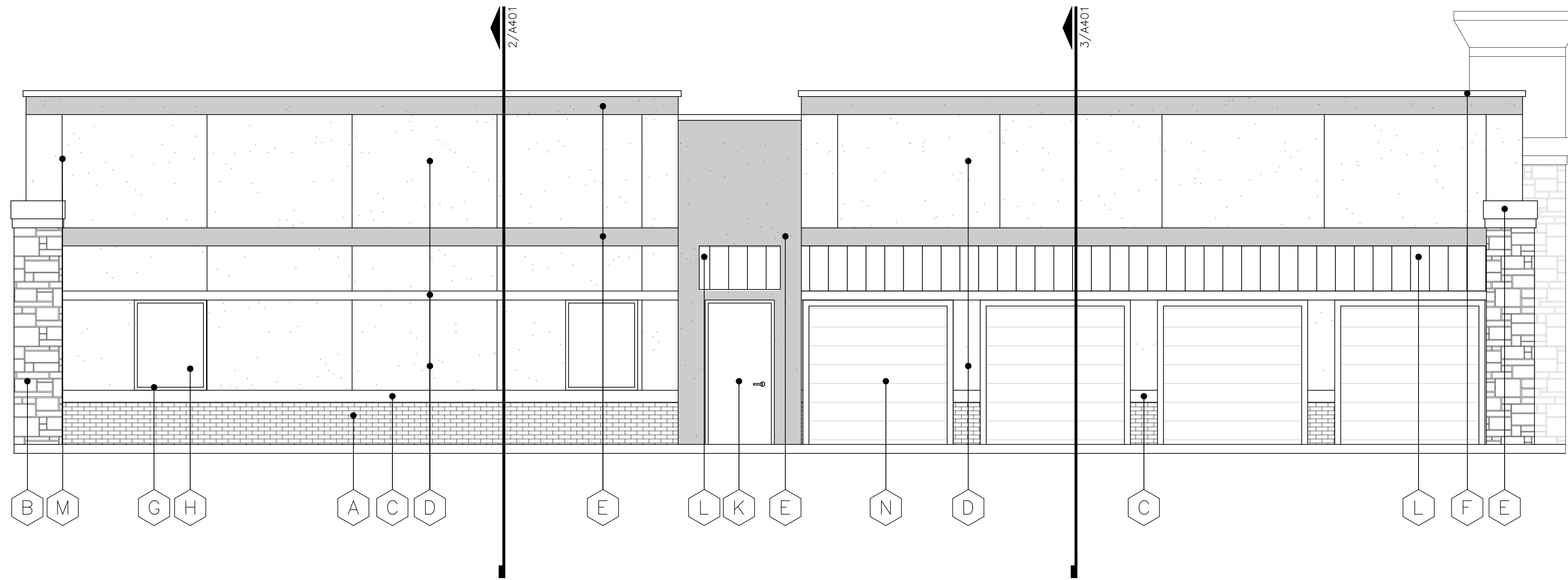
PET DOCTOR	
LEGAL DESCRIPTION AND/OR ADDRESS: ROCKWALL MARKET CENTER EAST LOT, BLOCK A E.P. GAINES CHISUM SURVEY, ABSTRACT NO.64 City of Rockwall, Rockwall County, Texas	
OWNER Dr. Keith Webb Pet Doctor Veterinary Hospital 2703 Market Center Rockwall, TX 75032	
APPLICANT Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jc@carrollarch.com ATTN: Jeff Carroll	
CITY OF ROCKWALL CASE NUMBER: SP2022-###	
SITE PLAN SIGNATURE BLOCK	
APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____.	
WITNESS OUR HANDS, this _____ day of _____.	
Planning & Zoning Commission, Chairman	
Director of Planning and Zoning	

PET DOCTOR  
DR. WEBB

**CARROLL**  
architects  
750 E. Interstate 30  
Suite 110  
Rockwall, TX 75087  
t: 972-732-6085  
f: 972-732-8058

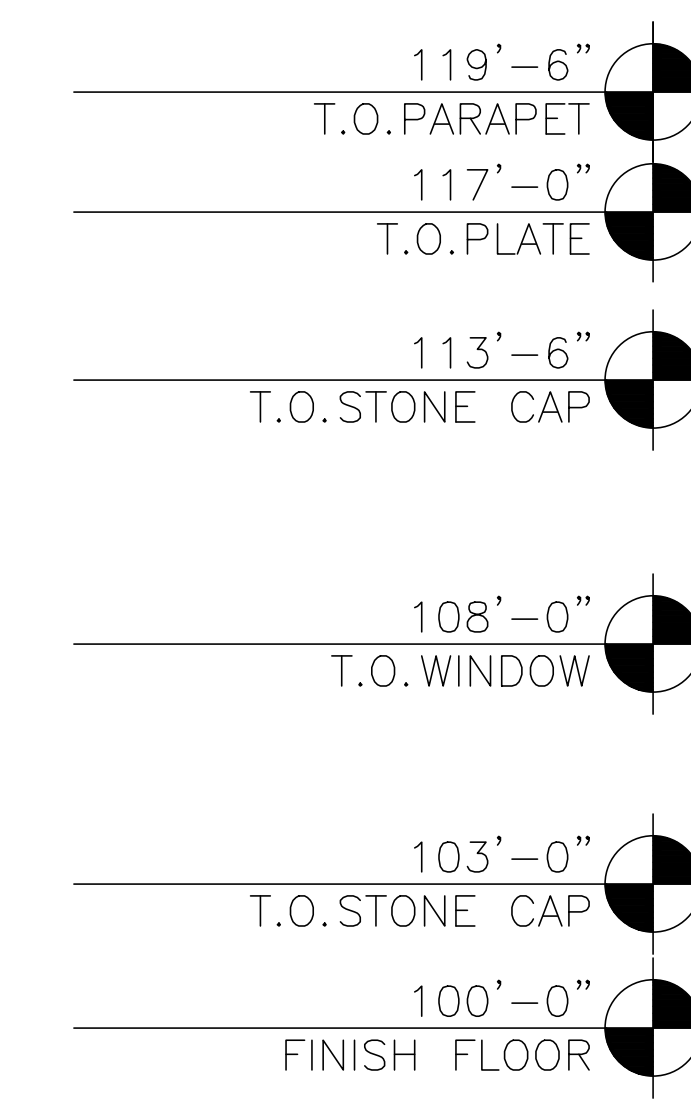
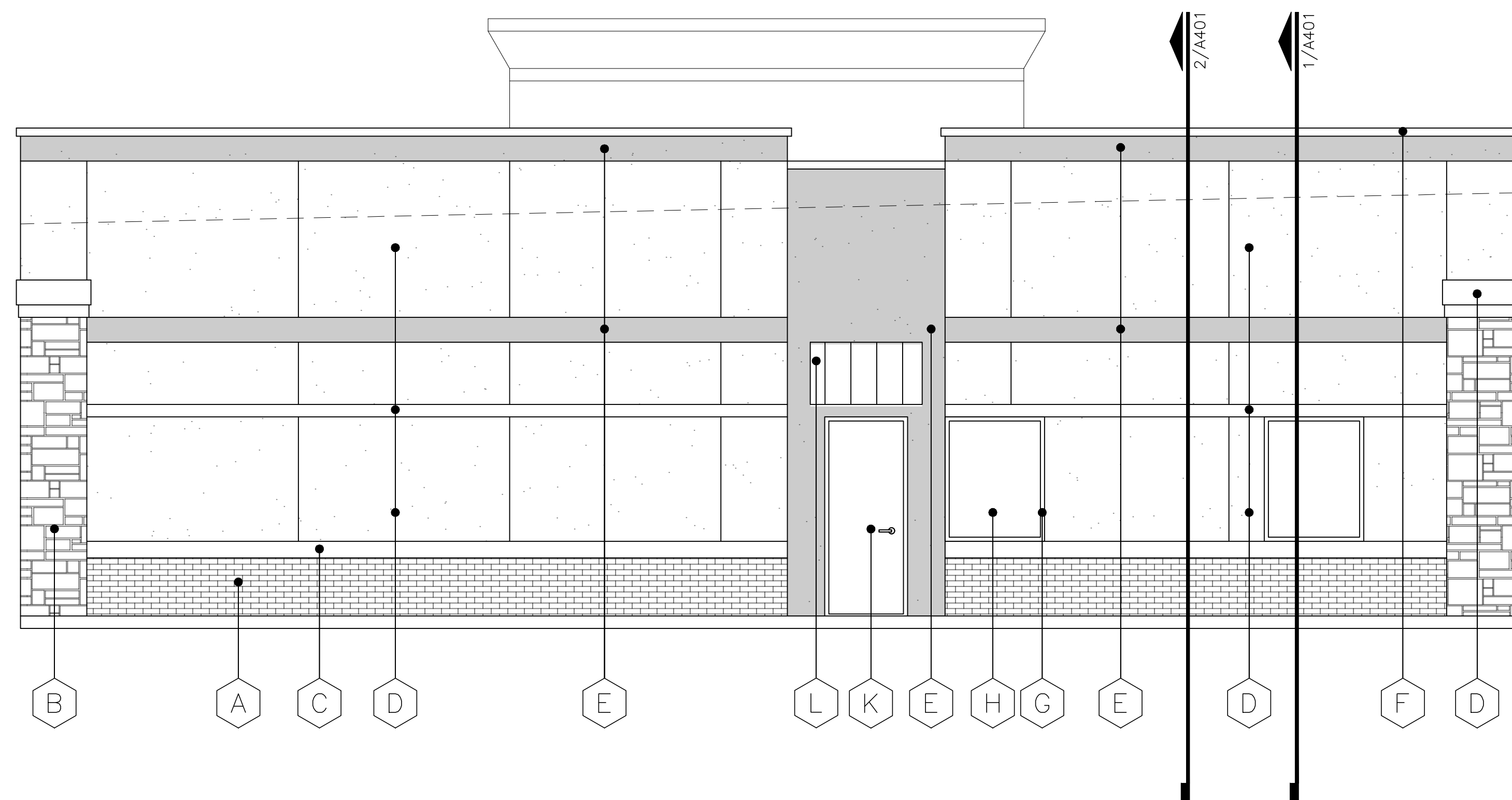
**EXTERIOR ELEVATIONS**

DATE: OCT 2022 SHEET NO: A501  
PROJECT NO: 2022063  
DRAWN BY: CHECKED BY:



**2 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

STONE	-	92 S.F.	-	10%
STUCCO	-	1091 S.F.	-	82%
BRICK	-	98 S.F.	-	8%
TOTAL	-	1281 S.F.	-	100%



**1 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

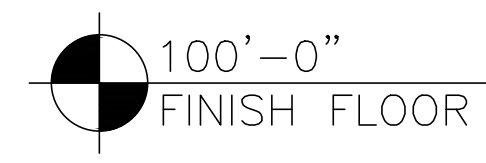
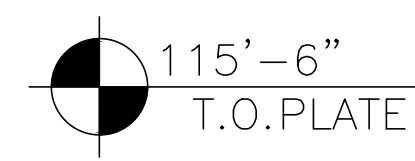
STONE	-	98 S.F.	-	10%
STUCCO	-	872 S.F.	-	79%
BRICK	-	120 S.F.	-	11%
TOTAL	-	1,090 S.F.	-	100%

EXTERIOR FINISH SCHEDULE	
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(N)	ELEC. SECTIONAL OVERHEAD DOCK DOORS W/ VISION PANELS COLOR:

ISSUE:	
CITY REVIEW:	10-14-2022

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**PET DOCTOR**  
828 Rochelle Ct.  
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PET DOCTOR  
DR. WEBB

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750 E. Interstate 30  
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WITNESS OUR HANDS, this _____ day of _____.	
Planning & Zoning Commission, Chairman	
Director of Planning and Zoning	

**EXTERIOR ELEVATIONS**

DATE:	OCT 2022	SHEET NO.:	A502
PROJECT NO.:	2022063	DRAWN BY:	
CHECKED BY:			



