



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 601 KERNODUR ROCKWALL, TX 75087

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-7 CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE _____ LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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 JONATHAN BROWN APPLICANT

CONTACT PERSON _____ CONTACT PERSON _____

ADDRESS 7814 KILLARNEY LANE ADDRESS _____

CITY, STATE & ZIP ROULETT TX 75087 CITY, STATE & ZIP _____

PHONE 214. 476. 2936 PHONE _____

E-MAIL JBROWN@JTPARCH.COM E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

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

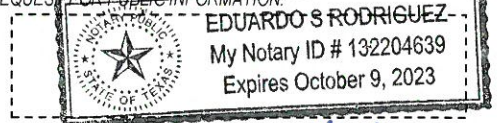
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20th DAY OF January, 2023 BY SIGNING THIS APPLICATION, 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 20th DAY OF January, 2023

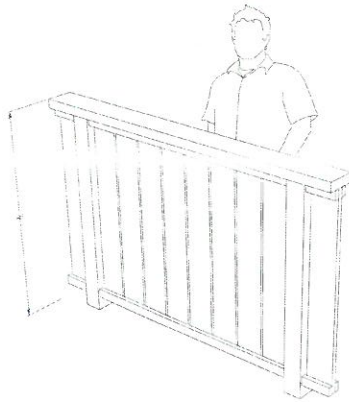
OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]

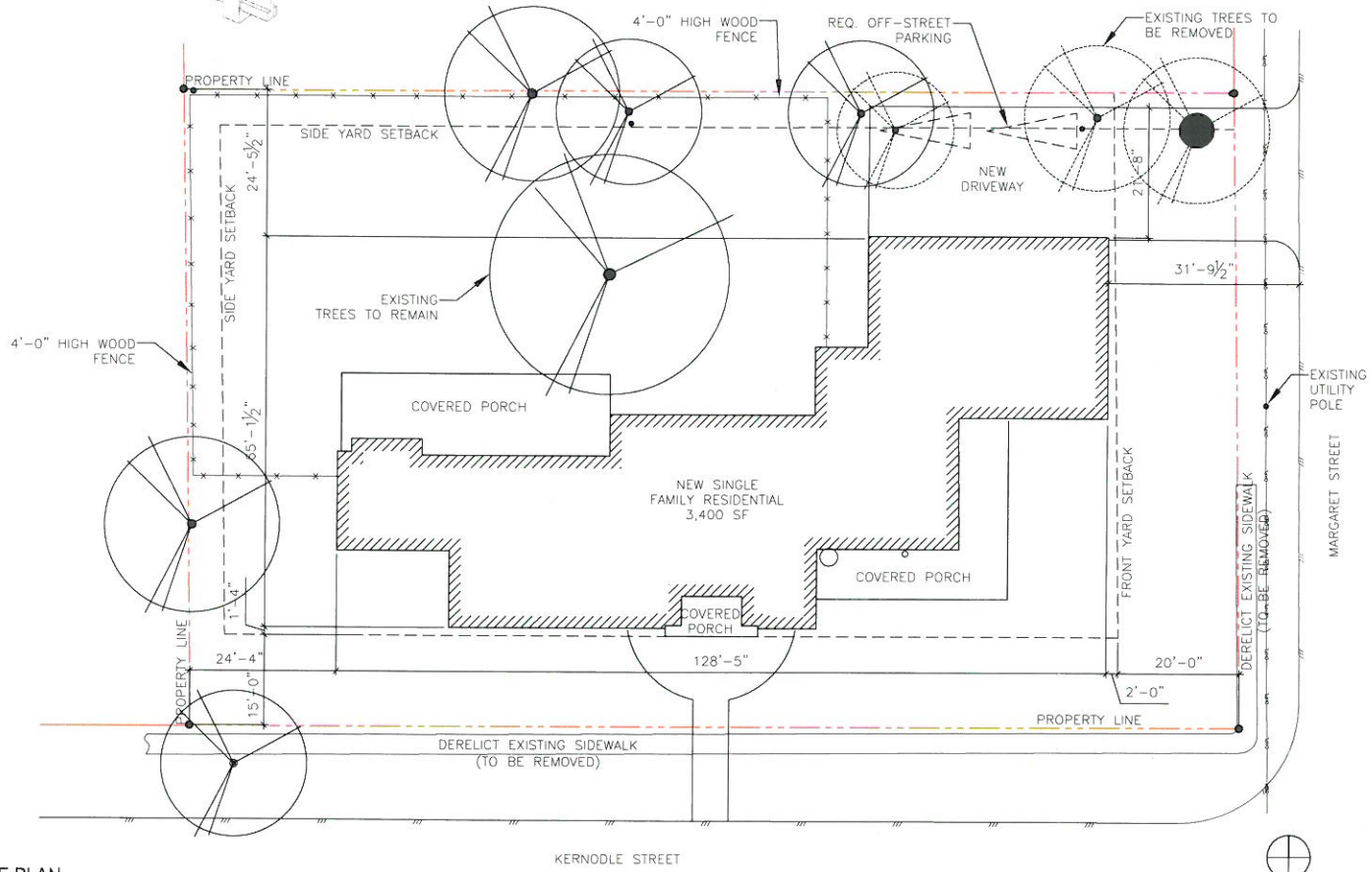


MY COMMISSION EXPIRES 10/9/2023



Fence Design:
 4'-0" High cedar wood fence in a Craftsman design to match the architecture of the home, and with the intention of being compatible with the nature of the Downtown Rockwall Historic District.

ZONING:
 SINGLE FAMILY SF-7
 REQ. MIN LOT AREA - 7,000 SF
 PROVIDED: 18,545 SF
 REQ. MIN SF/DWELLING UNIT - 1,100 SF
 PROVIDED: 5,773 SF
 REQ. MIN FRONT YARD SETBACK - 20 FT
 (AT MARGARET ST.)
 AS DESIGNED: 20 FT
 REQ. MIN FRONT YARD SETBACK - 15 FT
 (AT KERNODLE ST PER ORDER # BOA 2015-1-V)
 AS DESIGNED: 15 FT
 REQ. MIN DEPTH OF REAR YARD SETBACK - 10 FT
 AS DESIGNED: NO REAR YARD PER JUD. ARTICLE 5, SECTION 1.3 "LOTS WITH MULTIPLE FRONTAGES"
 REQ. MIN DEPTH OF SIDE YARD SETBACK - 8 FT
 AS DESIGNED: 6 FT
 REQ. MIN LENGTH OF DRIVEWAY PAVEMENT FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD - 20 FT
 AS DESIGNED: 31'-9 1/2"
 REQ. MAX BUILDING COVERAGE AS A PERCENTAGE OF LOT AREA - 45%
 AS DESIGNED: TOTAL BLDG AREA - 5,773 SF
 TOTAL SITE AREA - 18,545 SF
 5,773 / 18,545 = 0.31 = 31% COVERAGE
 REQ. MAX BLDG HEIGHT - 32 FT
 AS DESIGNED: 24'-4"
 REQ. MIN PAVED OFF-STREET PARKING ONE SINGLE FAMILY DWELLING UNIT - 2
 AS DESIGNED: 2 PROVIDED
HISTORY OVERLAY (HO) DISTRICT
 CERTIFICATE OF APPROPRIATENESS APPROVED BY THE HISTORIC PRESERVATION ADVISORY BOARD ON 01/19/2015 AS ITEM #0015-003



SITE PLAN
 26 SCALE: 1/8" = 1'-0"

NOT FOR REGULATORY APPROVAL PERMIT, OR CONSTRUCTION:
 Jonathan Brown, AIA
 REGISTERED ARCHITECT OF THE STATE OF TEXAS
 4908-0001-0001-0001
 71886

601
MPOZEMK

Issue: 01/20/2023
 P&Z Fence Review
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