



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. **SP2023-013**

**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&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

### 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.  
<sup>2</sup>: 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 1209 N. Goliad

SUBDIVISION JNB Jones Surrey Abst 146 <sup>124</sup> <sup>Abst. 146</sup> LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING RO CURRENT USE OFFICE

PROPOSED ZONING RO PROPOSED USE OFFICE

ACREAGE .88 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]

<input checked="" type="checkbox"/> OWNER	<u>Yache Ourfalian</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Doughrate Assoc., Inc.</u>
CONTACT PERSON		CONTACT PERSON	<u>Dub Doughrate</u>
ADDRESS	<u>1209 N. Goliad</u>	ADDRESS	<u>2235 Ridge Rd</u>
CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>	CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>
PHONE	<u>469.424.3234</u>	PHONE	<u>972.742.2210</u>
E-MAIL	<u>yache.ourfalian@gmail.com</u>	E-MAIL	<u>wldoughrate@doughrate.com</u>

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Yache Ourfalian [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 \$ 207.100 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF April 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 14th DAY OF APRIL 2023

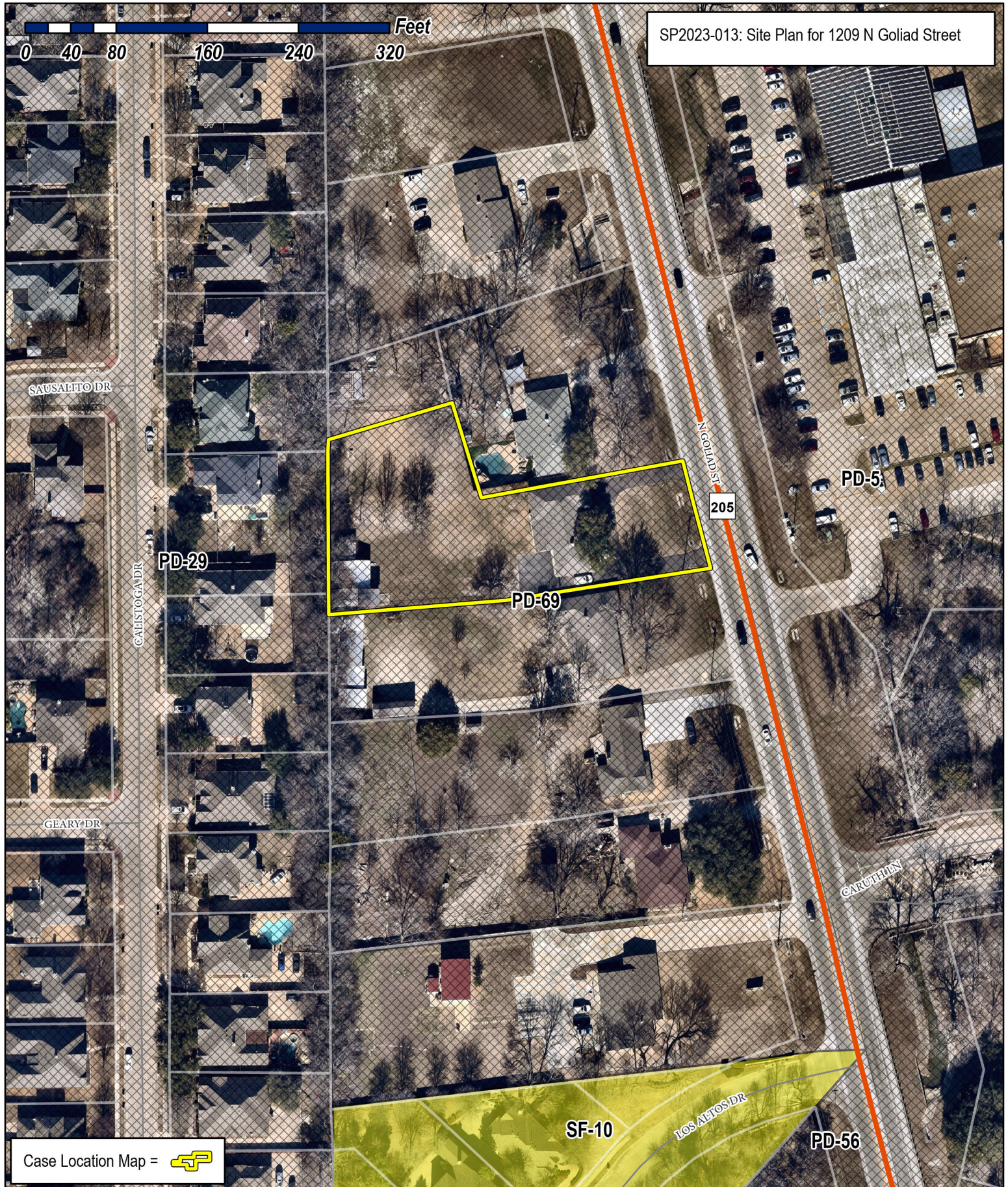
OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



MY COMMISSION EXPIRES 01-23-2024





Case Location Map =



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(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.





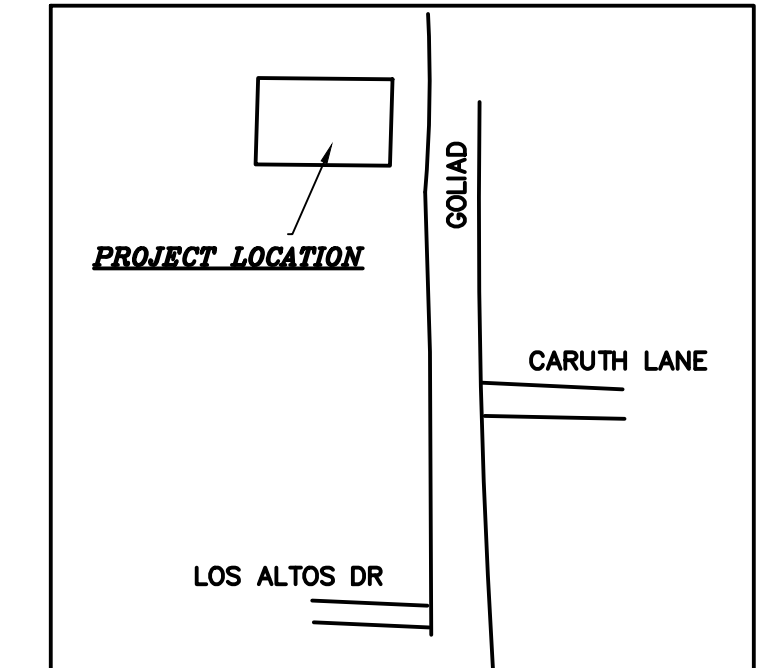
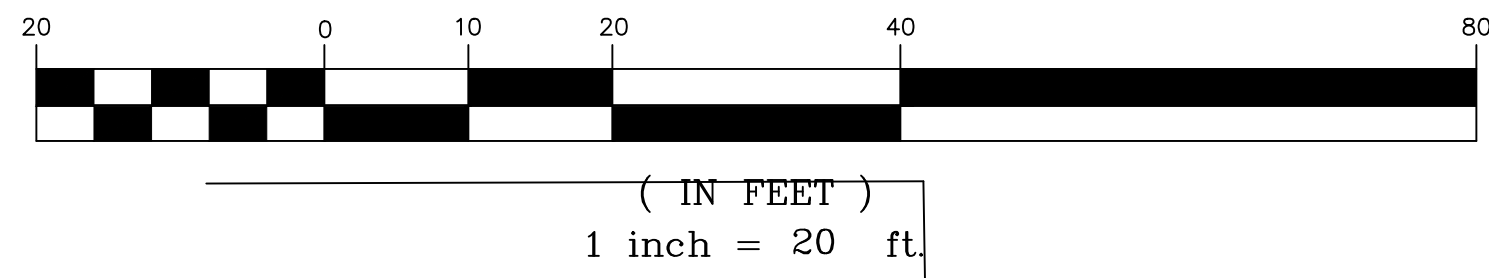








GRAPHIC SCALE



1209 N. GOLIAD  
BEING PART OF THE J.H.B. JONES SURVEY, ABST. No. 124  
AND TEH S.S. McCURRY SURVEY, ABSTRACT No. 146  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ELEVATIONS ARE BASED ON THE  
CITY OF ROCKWALL  
GEODETIC CONTROL MONUMENT  
COR-14  
BRASS DISK IN CURB OF ISLAND NOSE  
ELEVATION = 481.54  
N 7,032,297.15  
E 2,594,169.27

NOTE:  
DIMENSIONS ARE TO BACK  
OF CURB OR EDGE OF PAVEMENT

STORMWATER DETENTION TO BE CONTAINED  
WITHIN PROPOSED PARKING IN REAR  
OF LOT 1209 N. GOLIAD

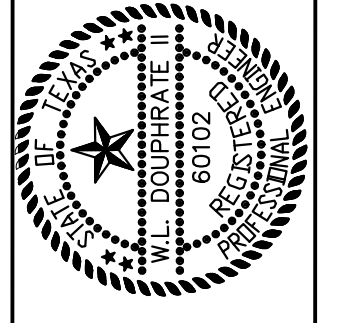
NOTES:

1. PARKING SPACES ARE 9'x20'
2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
3. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 3-7 GAL TEXAS SAGE DESPERADO & 3-5 GAL WAX LEAF LIGUSTRUM BUSHES
4. LANDSCAPE EACH BLDG FRONTAGE & SIDES WITH 16-5 GAL TEXAS RED YUCCA PLANTS
5. ALL MUTUAL ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS OF DESIGN
6. ALL SHRUBS SHALL BE A 5 GAL MINIMUM IN SIZE.
7. 2 ACCENT TREES TO BE PLANTED WITHIN THE 20' LANDSCAPE BUFFER ON EACH LOT  
A TOTAL OF 1-SHAUNTING MAPLE & 1- YAUPON HOLLY

SITE DATA SUMMARY:  
NAME OF FINAL PLAT: GREEN VALLEY SUBD LOT 4  
ZONING: RO (RESIDENTIAL OFFICE DISTRICT)  
PROPOSED USE: BUSINESS OFFICE  
EXIST BUILDING SQUARE FOOTAGE: 1209 GOLIAD-2324 SF  
PROPOSED BUILDING EXPANSION SQUARE FOOTAGE NONE  
TOTAL LOT AREA : 1209 N GOLIAD 21,780 SF = 0.88 ACRES  
BUILDING HEIGHT: 28 FT  
LOT BLDG COVERAGE: 1209 GOLIAD 10.7%  
PARKING SPACES REQUIRED 1209: 1 SPACE/300 SF = 8 SPACES  
HANDICAP PARKING REQUIRED: 1 EA  
TOTAL PARKING SPACES PROVIDED: 1209 GOLIAD 10 SPACES  
HANDICAP PARKING PROVIDED: 1EA  
INTERIOR LANDSCAPING REQUIRED: 20%  
INTERIOR LANDSCAPING PROVIDED: 20% 7,000 SF  
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE ( BLDGS + PARKING/FIRE LANE ) = 10,769 SF

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

OWNER  
ALKAIOS TRANSPORTATION  
1209 N. GOLIAD ST.  
ROCKWALL, TX 75087  
469-424-3234



THE SEAL APPEARING ON THIS  
DOCUMENT WAS AUTHORIZED BY  
THE BOARD OF ENGINEERING  
EXAMINERS OF THE STATE OF TEXAS P.E.  
W.L.D. 60102 P. 1564  
DATE: MARCH 23, 2023

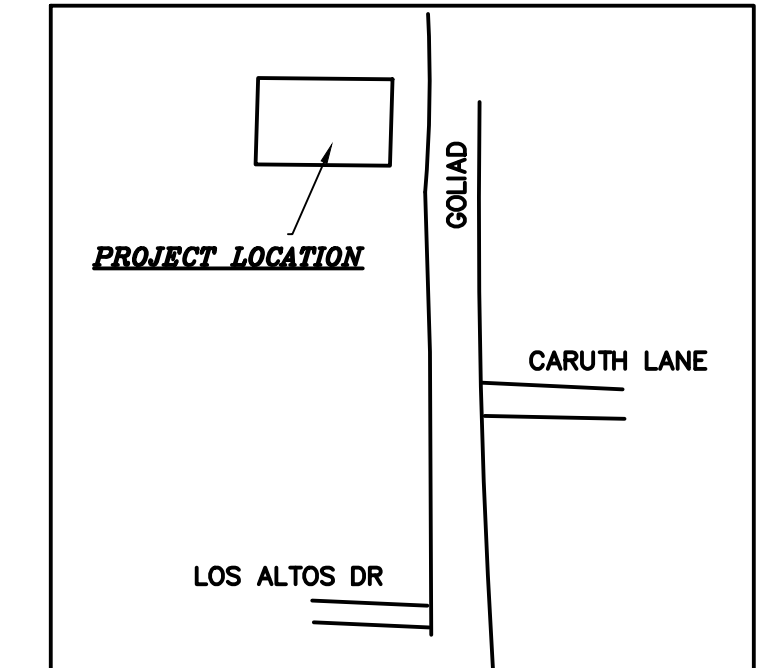
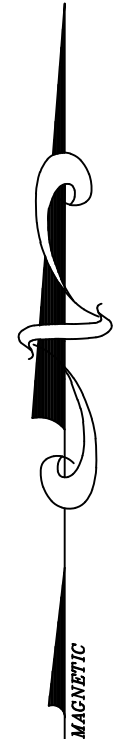
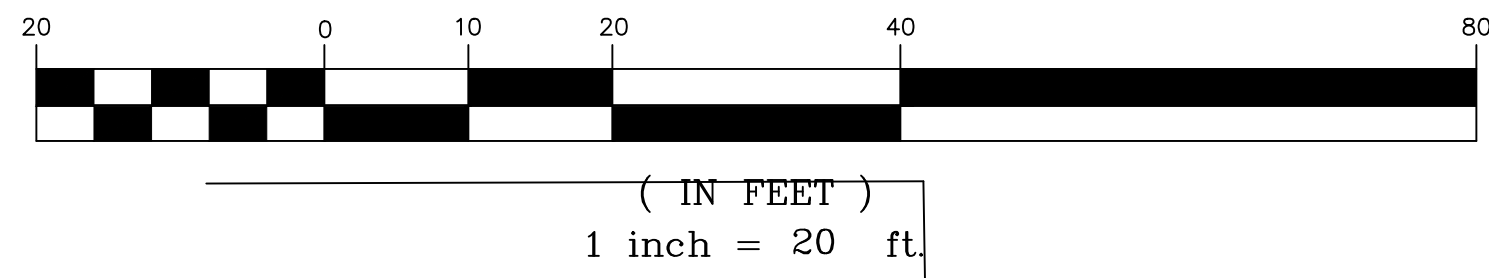
DOUPHRAPE & ASSOCIATES, INC.  
ENGINEERING PROJECT MANAGEMENT SURVEYING  
22335 RIDGE RD., # 200 ROCKWALL, TEXAS 75087  
PHONE: (972)771-9004 FAX: (972)771-9005

SITE & LANDSCAPING PLAN  
ALKAIOS TRANSPORTATION  
1209 N. GOLIAD STREET ROCKWALL, TEXAS 75087  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	W.L.D.
DRAWN	
SCALE	1"=20' H 1"=40' V
DATE	MAR 23, 2023
PROJECT	23012 SITE PL
	10



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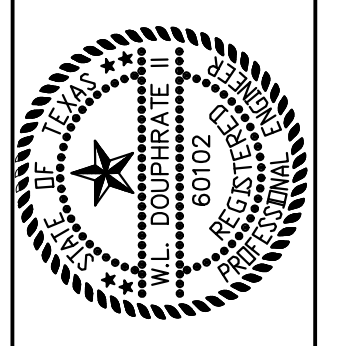
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CASE NO. SP2023-XXX



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2  
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