



DEVELOPMENT APPLICATION

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

STAFF 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 5811 FM 3097, Rockwall Texas 75082

SUBDIVISION Rainbow Acres LOT 21, 20 BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial (C) District CURRENT USE N/A

PROPOSED ZONING N/A PROPOSED USE Daycare & Preschool

ACREAGE 2.308 acres LOTS [CURRENT] N/A LOTS [PROPOSED] N/A

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>Ashwani Agarwal / Ashwani Kumar</u>	APPLICANT	<u>Veronica O'Neal</u>
CONTACT PERSON	<u>Ashwani Agarwal</u>	CONTACT PERSON	<u>Veronica O'Neal</u>
ADDRESS	<u>3435 Arbun Street</u>	ADDRESS	<u>5405 FM 3097</u>
CITY, STATE & ZIP	<u>Dallas, Texas 75205</u>	CITY, STATE & ZIP	<u>Rockwall, TX 75082</u>
PHONE	_____	PHONE	<u>469 412-1461</u>
E-MAIL	<u>ash1dfw@gmail.com</u>	E-MAIL	<u>vonreal@skywheelacademy.com</u>

NOTARY VERIFICATION [REQUIRED]

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

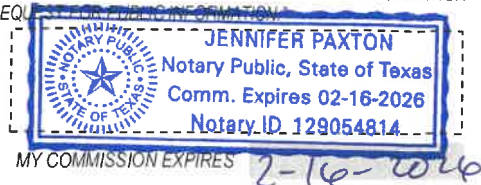
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ June 8 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 2023 DAY OF June BY SIGNING THIS APPLICATION, 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 INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 DAY OF June 2023

OWNER'S SIGNATURE

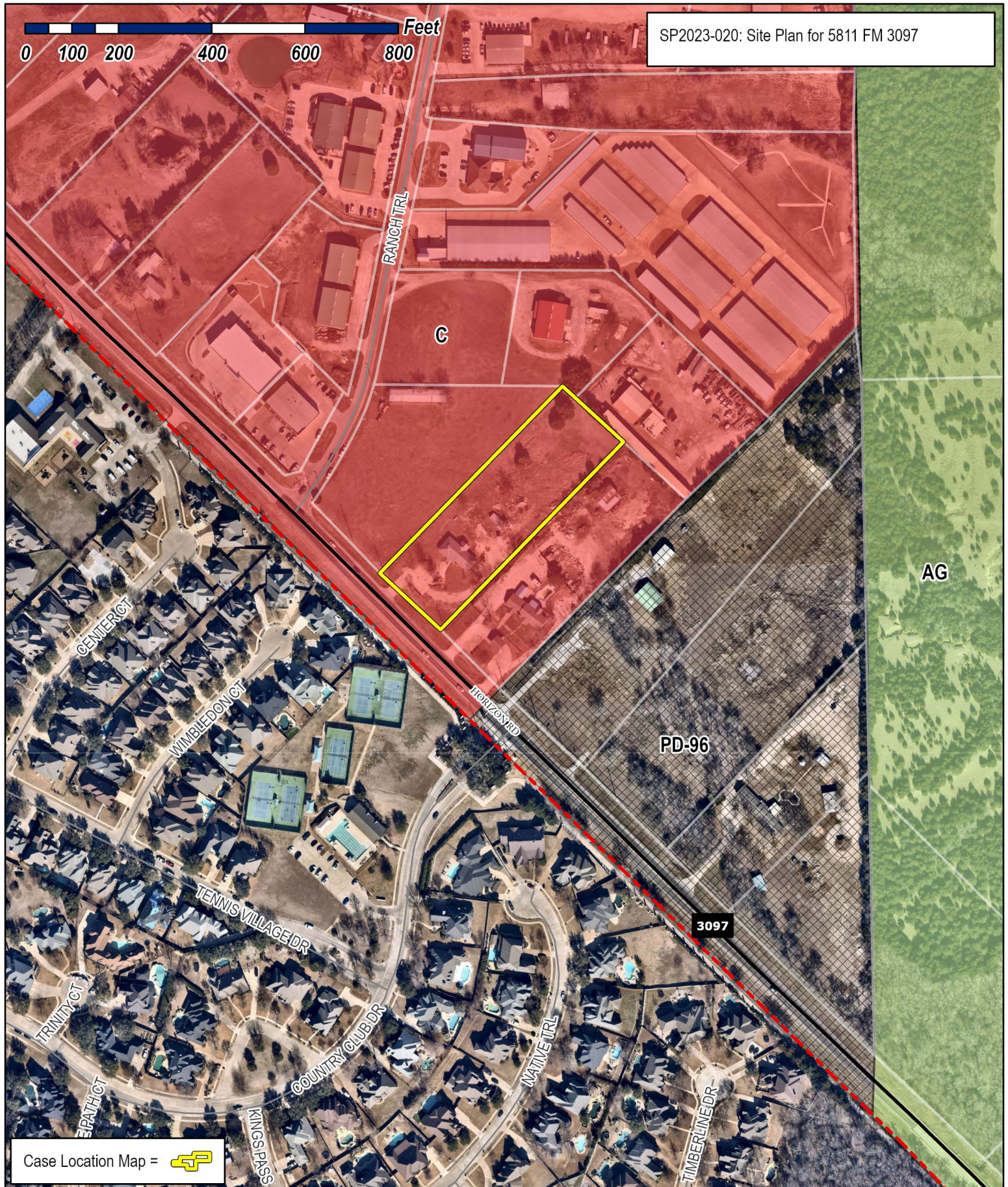
[Signature]
Jennifer Paxton


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





SP2023-020; Site Plan for 5811 FM 3097



Case Location Map = 

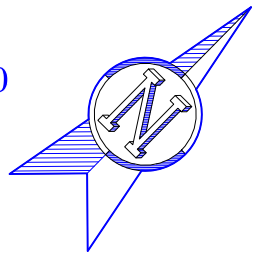


City of Rockwall

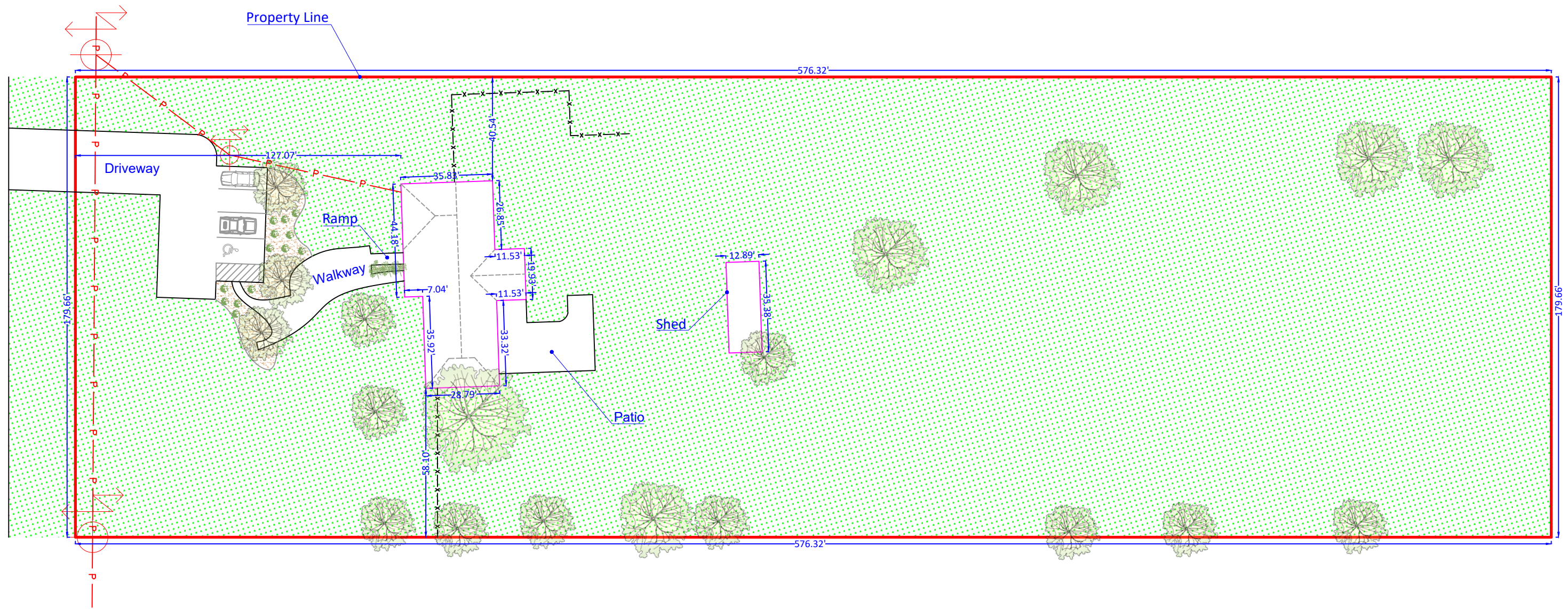
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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.



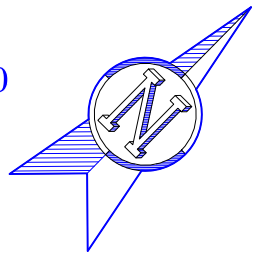


Fm 3097

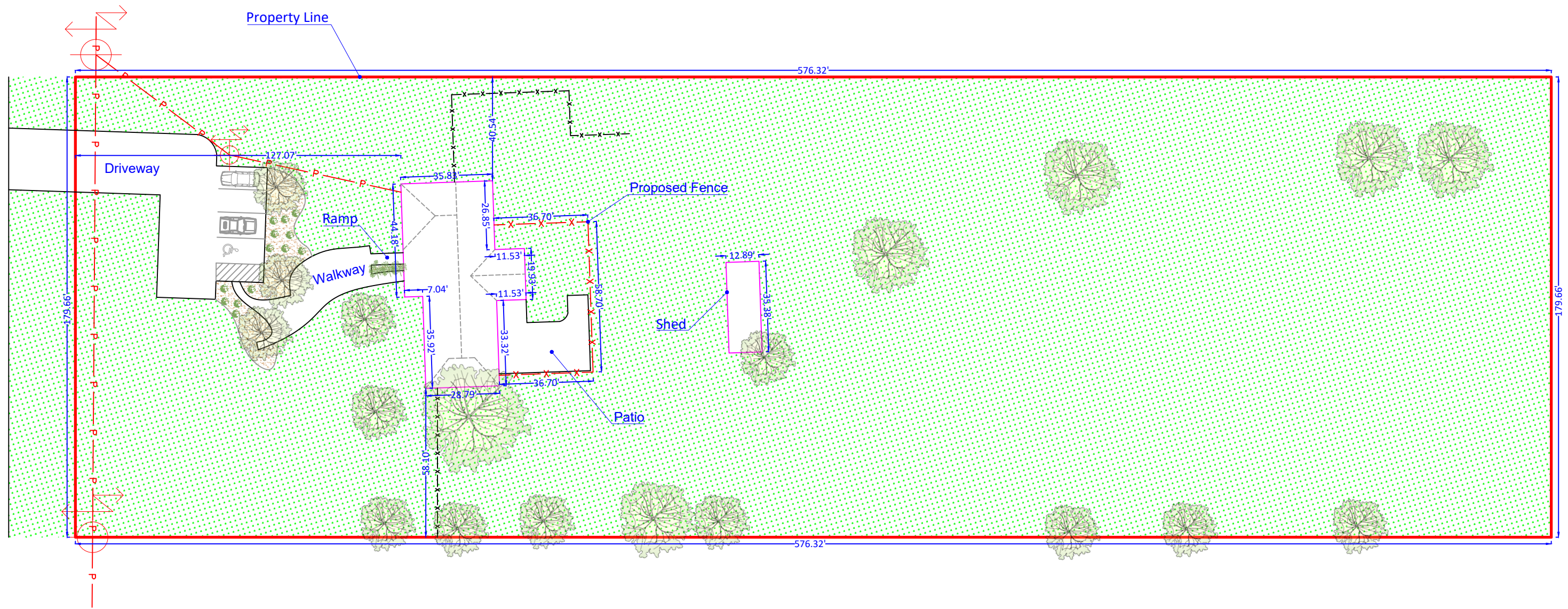


5811 Fm 3097
Rockwall, TX 75032
Scale: 1"=40'





Fm 3097



5811 Fm 3097
Rockwall, TX 75032
Scale: 1"=40'

FLOOR PLAN

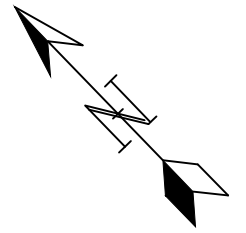
5811 FM 3097

Rockwall, Texas 75032

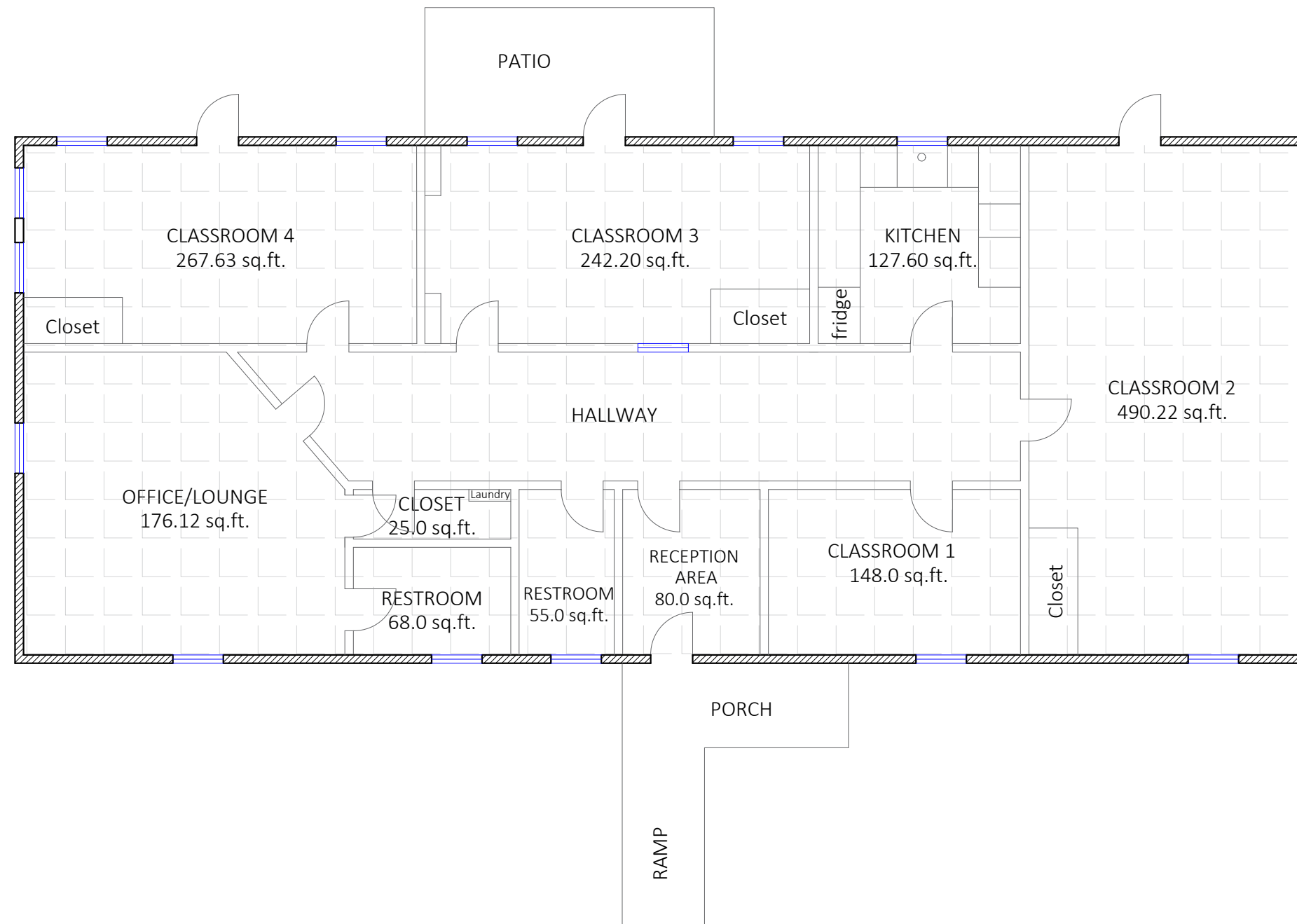
Parcel ID: 4720-0000-0021-00-0R

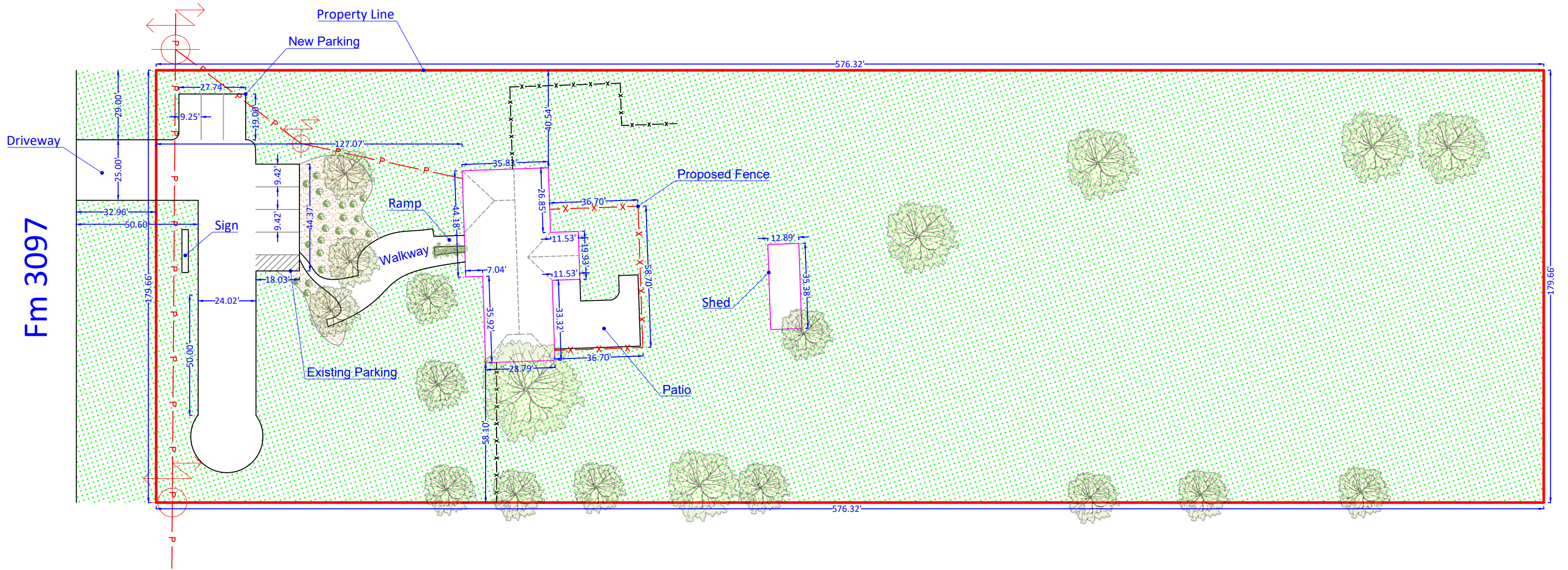
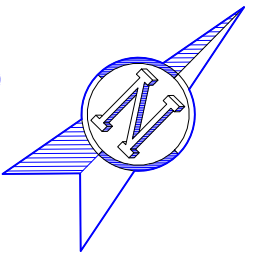
Lot area: 2.31 Acres

Plot Size: 11"x17"



scale 1/8"=1'0"





Fm 3097



5811 Fm 3097
Rockwall, TX 75032
Scale: 1"=40'



FENCE SUPPLY INC
 435 US Highway 80 East
 Sunnyvale, TX 75182

Estimate

Phone # 972 226-0004
 Fax # 972 226-0777

Date	Estimate #
6/7/2023	16384

FENCE SUPPLY INC.

Name / Address
Skywheel Academy Veronica Oneal

Ship To

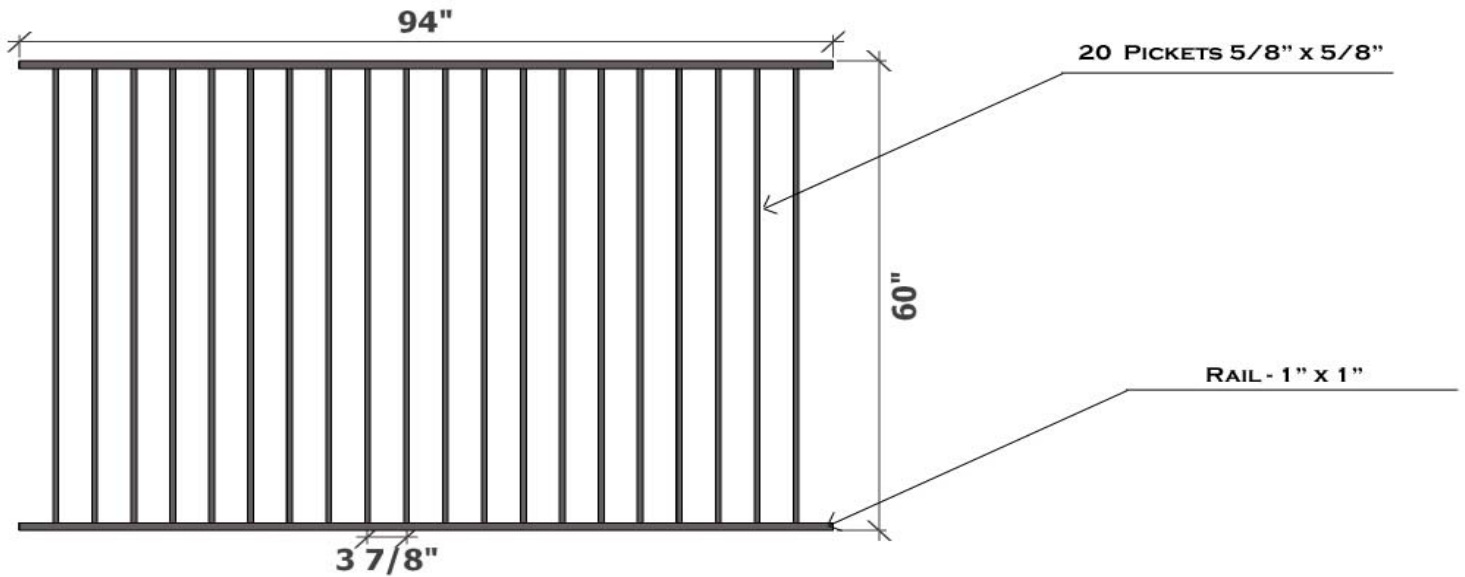
P.O. No.	Rep
	CL

Qty	Item	Description	Rate	Total
		133' of 5' Yukon with 2 gates and 1 DD gate		
18	K-YUK60C8	Kodiak Iron Yukon Panel 60' X 94' Commercial 3/4' Picket 1 1/2' Rail 3 7/8' Spacing - Flat Top Panel Pre-Galvanized Powder Coated Black	125.99	2,267.82T
19	K-22716BGV	Kodiak Iron 2 x 2 x 7 - 16 Ga. Post Pre-Galvanized Powder Coated Black	24.99	474.81T
19	K-CAPPS22B	Kodiak Iron 2' X 2' Pressed Steel Cap Pre-Galvanized Powder Coated Black	0.99	18.81T
76	K-SPMB1B	Kodiak Iron 1' Sq. Straight Panel Mounting Bracket with Tek Screw Pre-Galvanized Powder Coated Black	1.89	143.64T
21	Sackrete80	Sackrete 80 lb Bags - 42/Pallet	6.48	136.08T
2	K-YUK48R42	Kodiak Iron Yukon Gate 48' x 42' Residential 5/8' Picket 1' Rail 3 7/8' Spacing - Flat Top Gate Pre-Galvanized Powder Coated Black	92.44	184.88T
2	ML3AVPKA	D & D Technologies MagnaLatch ALERT Vertical Pull	122.95	245.90T
2	TCA1L2S3BT	D & D Technologies TCA1L2S3BT - TRU-CLOSE REGULAR RANGE Regular / 2 Legs	25.44097	50.88T
2	K-33814BGV	Kodiak Iron 3 x 3 x 8 - 14 Ga. Powder Coated Black Galvanized Post	52.99	105.98T
2	K-PHS300B	Kodiak Iron 3' Sq. Pin Hinge Clamp - Bolt On Pre-Galvanized Powder Coated Black	5.10	10.20T
2	K-GCS150B	Kodiak Iron 1 1/2' Sq. Gate Clamp Bolt on Pre-Galvanized Powder Coated Black	4.49	8.98T

Estimate is Good for 5 DAYS Only
Product quotes and sales by FSG (or any affiliate) are subject to the Terms and Conditions of Sale at:
<https://fencingsupplygroup.com/termsale/>

Total

YUKON RESIDENTIAL GALVANIZED IRON FENCE PANEL
 HEIGHT : 60"
 WIDTH : 94"
 WEIGHT : 48.68 LBS
 FINISH : PRE-GALVANIZED+POWDER COATED BLACK
 ITEM# : KIYUK60R8
 DETAILS : 5/8" X 5/8" SQ PICKETS, 1" X 1" SQ RAIL, 3 7/8" SPACING BETWEEN PICKETS



Proudly Distributed By:

Drawn By: Sharp, W	Description: Yukon Residential Galvanized Iron Fence Panel		
Checked By: Wingo, C			
Date: September 23, 2011			
Customer: Kodiak Iron	DWG. No: 1 of 1	SERIES: Yukon	
		APPLICATION: Residential	