



# 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&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 **1200 East Washington St.**

SUBDIVISION **Indalloy Addition**

LOT **2** BLOCK **1**

GENERAL LOCATION **Approx. 700 feet south of E. Washington St., and 450 feet west of Airport Rd.**

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

CURRENT ZONING **Light Industrial (LI)**

CURRENT USE **N/A (Ground-up New Construction)**

PROPOSED ZONING **No Change**

PROPOSED USE **Industrial Distribution Center**

ACREAGE **43.0**

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 **Alvaplast U.S., Inc.**

APPLICANT **MJDII Architects, Inc.**

CONTACT PERSON **Carolina Molina**

CONTACT PERSON **Brent T. Northington**

ADDRESS **1480 Justin Road**

ADDRESS **16775 Addison Road, Suite 310**

CITY, STATE & ZIP **Rockwall, TX 75087**

CITY, STATE & ZIP **Addison, TX 75001**

PHONE **469-745-9331**

PHONE **972-630-6062**

E-MAIL **cmolina@sprpackaging.com**

E-MAIL **btn@mjdii.com**

## NOTARY VERIFICATION [REQUIRED]

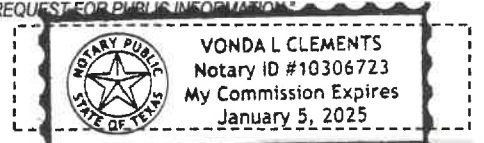
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Carolina Molina [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 8th DAY OF November, 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 8th DAY OF November, 2023

OWNER'S SIGNATURE Carolina Molina

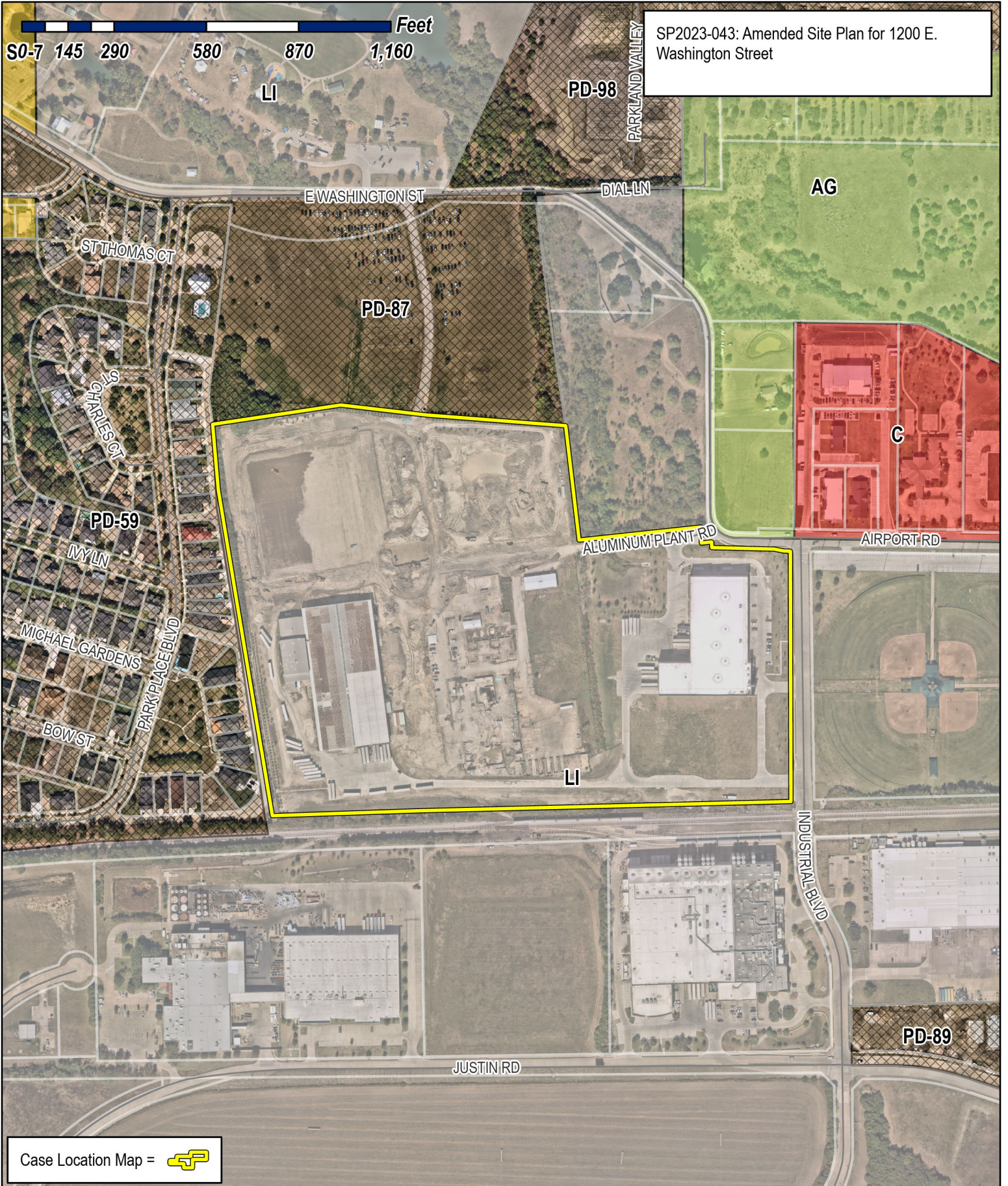
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

January 5, 2025





Case Location Map = 



# City of Rockwall

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

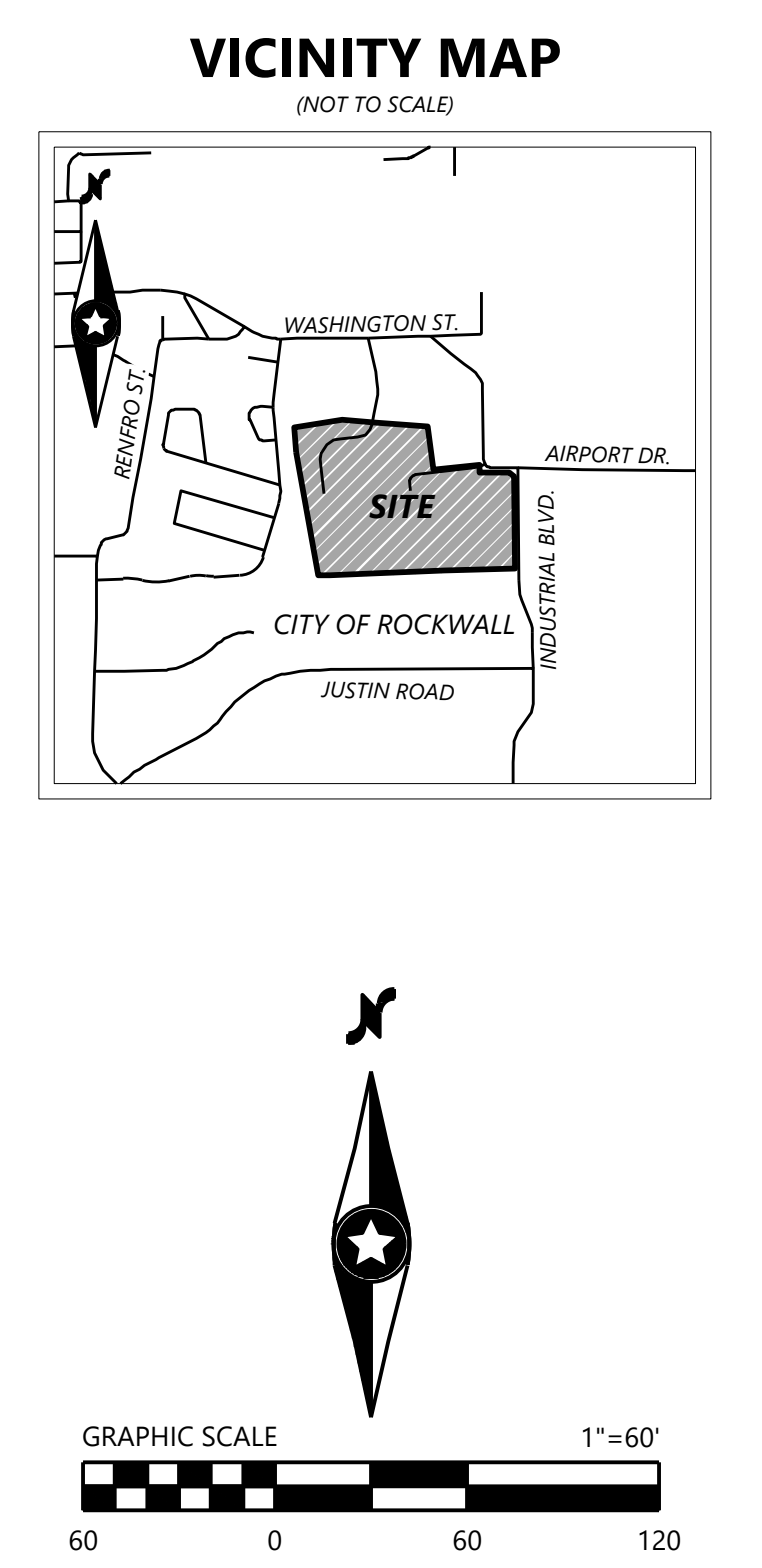
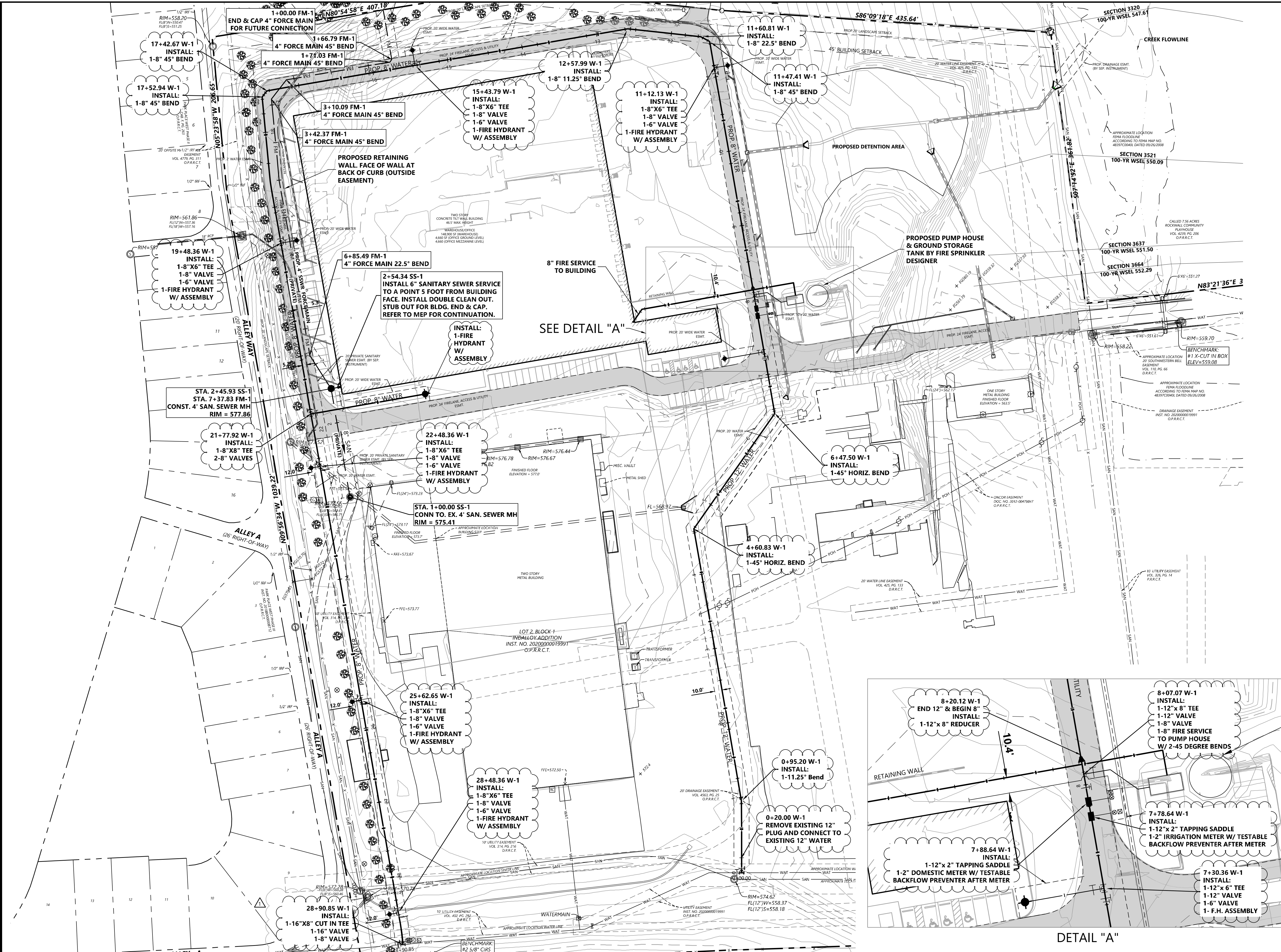
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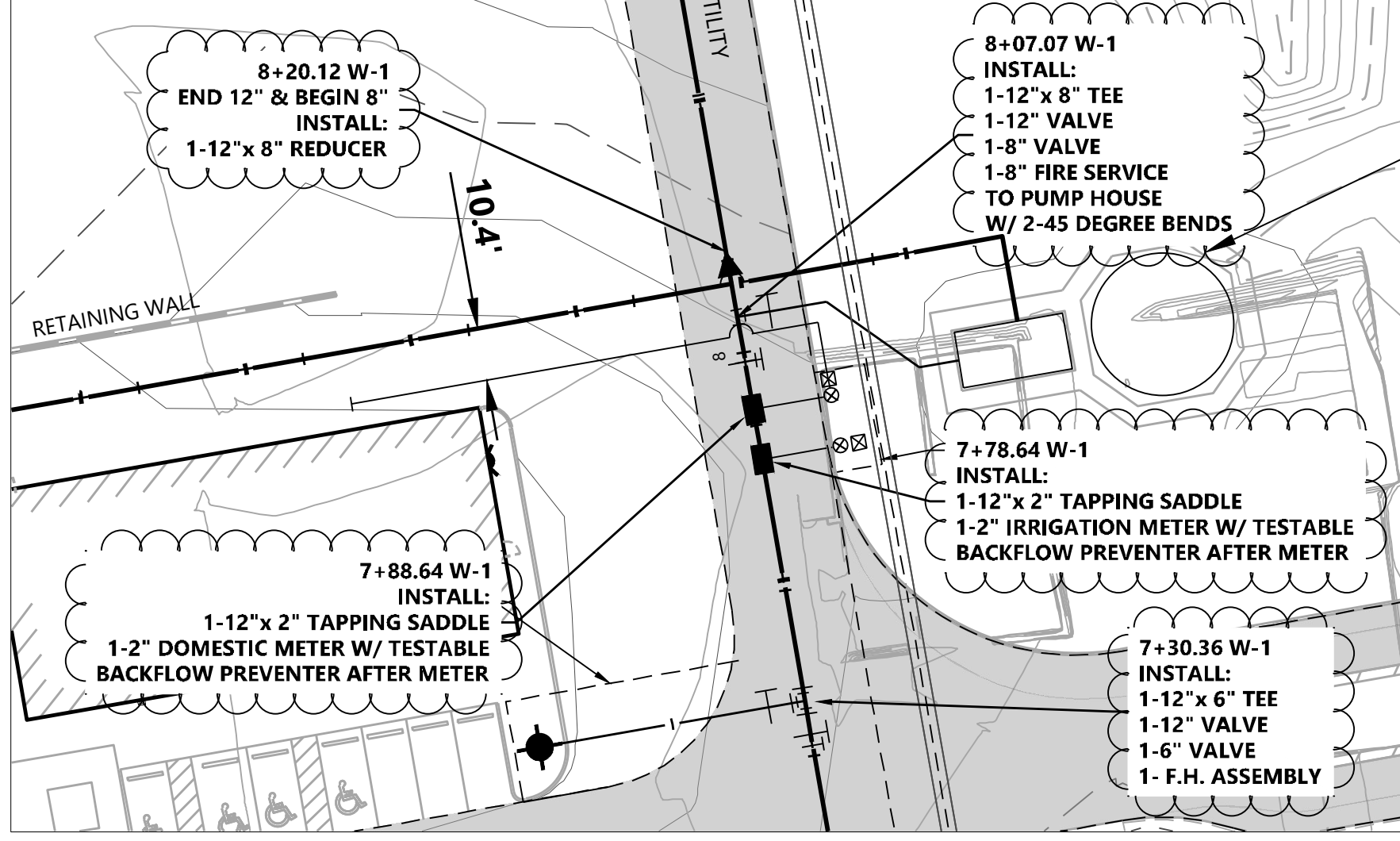
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- LEGEND**
- EXISTING WATER VALVE
  - EXISTING FIRE HYDRANT
  - EXISTING STORM MANHOLE
  - EXISTING SANITARY SEWER MAIN
  - EXISTING WATER LINE
  - PROPOSED WATER MAIN
  - PROPOSED FIRE HYDRANT
  - PROPOSED WATER VALVE
  - PROPOSED FIRE DEPT. CONNECTION
  - PROPOSED WASTEWATER MAIN
  - PROPOSED WASTEWATER MH
  - PROPOSED CLEAN OUT
  - PROPOSED WATER METER
  - PROPOSED BACKFLOW PREVENTER

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

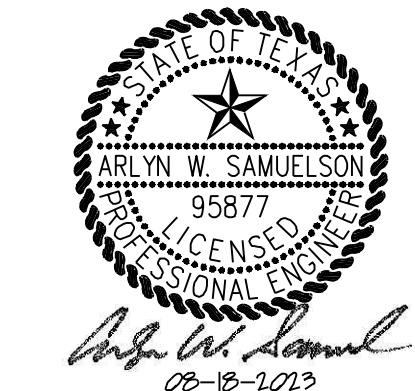
**NEW WATER CROSSING OVER A NEW WASTEWATER LINE**  
 ONE SEGMENT OF WATERLINE PIPE SHALL BE CENTERED OVER THE WASTEWATER LINE SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTERLINE OF THE WASTEWATER LINE. THE WATERLINE SHALL BE AT LEAST TWO FEET ABOVE THE WASTEWATER LINE. THE WASTEWATER PIPE SHALL HAVE A MINIMUM PIPE STIFFNESS OF 115 PSI @ 5.0% DEFLECTION. ALSO, THE WASTEWATER PIPE SHALL HAVE A PRESSURE RATING FOR BOTH PIPE AND JOINTS OF 150 PSI. IF THE PRESSURE RATING IS NOT MET, THE WASTEWATER LINE SHALL BE EMBEDDED IN CEMENT STABILIZED SAND (MINIMUM OF 10% CEMENT PER CUBIC YARD OF CEMENT STABILIZED SAND MIXTURE, BASED ON LOOSE DRY WEIGHT VOLUME - A MINIMUM OF 2.5 BAGS OF CEMENT/CY OF MIXTURE; THE CEMENT STABILIZED BEDDING SHALL BE A MINIMUM OF 6 INCHES ABOVE AND ONE QUARTER OF THE PIPE DIAMETER ON EITHER SIDE AND BELOW THE WASTEWATER PIPE, MINIMUM 4 INCHES) FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12 INCHES BEYOND THE JOINT ON EACH END.



DESIGNED:	
CHECKED:	
DRAWN:	
HORIZONTAL SCALE:	
VERTICAL SCALE:	

INITIAL ISSUE:	
REVISIONS:	
08-31-2023	CITY COMMENTS

PREPARED FOR:  
**SPR PACKAGING**  
 1480 JUSTIN ROAD  
 ROCKWALL, TEXAS 75087



**SPR DISTRIBUTION CENTER**  
 ROCKWALL, TEXAS

**Westwood**  
 Phone (214) 473-4640 2901 Dallas Parkway, Suite 400  
 Toll Free (888) 937-5150 Plano, TX 75093  
 westwoodps.com

**UTILITY PLAN** SHEET NUMBER: **6.01**  
 PROJECT NUMBER: 0036677.00 DATE: 08/19/22

SPR DISTRIBUTION CENTER



