



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	Not Established		
SUBDIVISION		LOT	BLOCK
GENERAL LOCATION	North side S Goliad St. Between Community Lane and Justin Rd.		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-68	CURRENT USE	Vacant		
PROPOSED ZONING	Commercial	PROPOSED USE	Climate Controlled Self-Storage		
ACREAGE	3.15 Acres	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]

<input type="checkbox"/> OWNER	Viper Development	<input checked="" type="checkbox"/> APPLICANT	Designhaus Architecture
CONTACT PERSON		CONTACT PERSON	Mike Pizzola
ADDRESS	2785 N Bogus Basin Rd.	ADDRESS	3300 Auburn Rd. #300
CITY, STATE & ZIP	Boise, ID 83702	CITY, STATE & ZIP	Auburn Hills, MI 48326
PHONE	208.629.2952	PHONE	248.601.4422 x204
E-MAIL		E-MAIL	mike@designhaus.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [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."

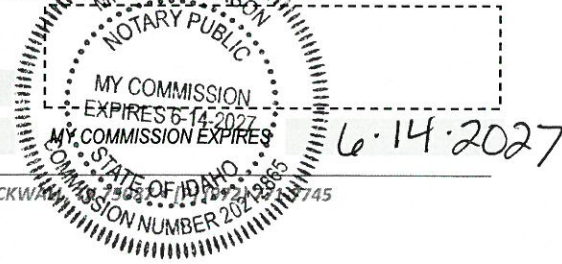
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 9 DAY OF January, 2023

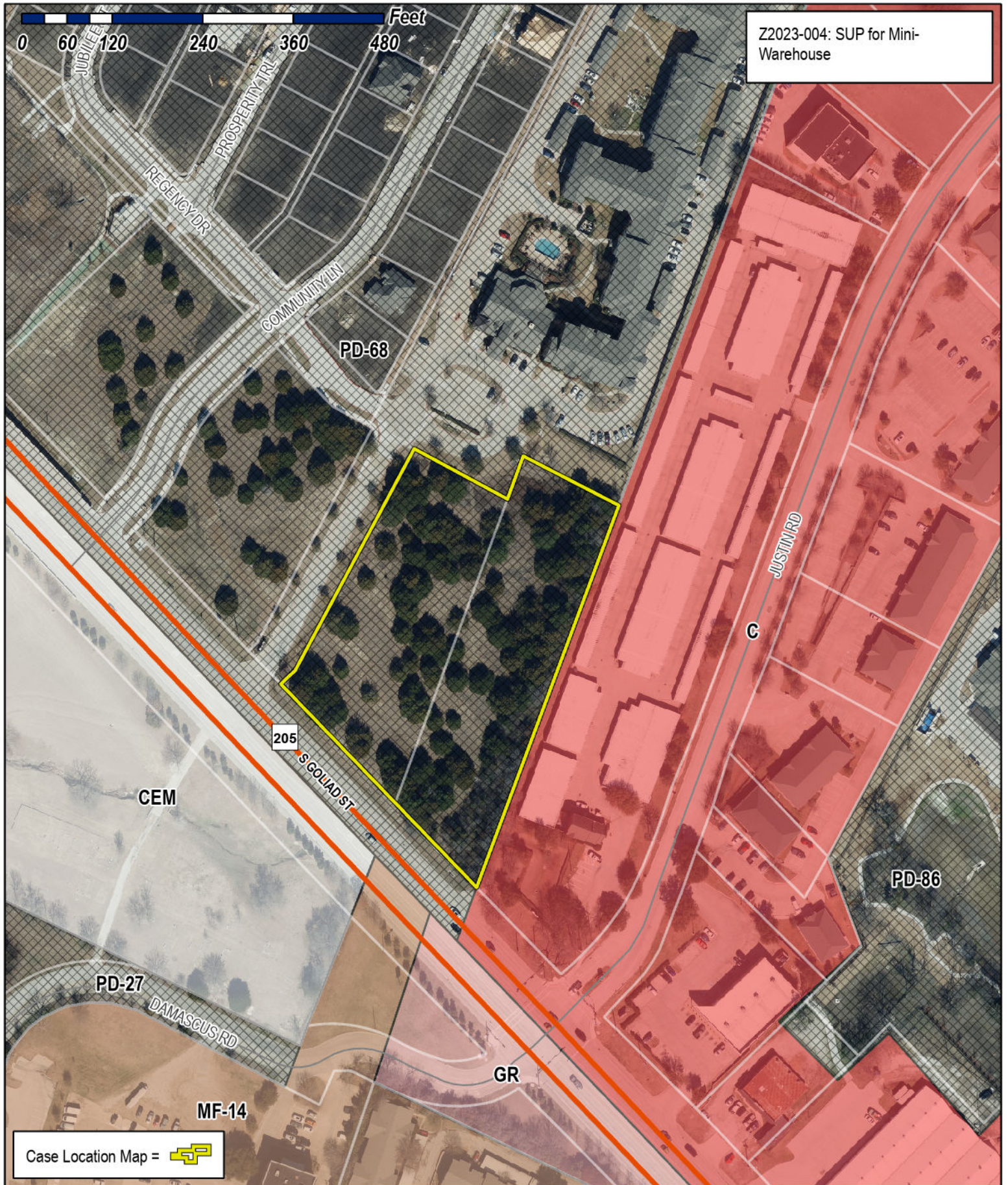
OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Michelle Jansen
Idaho





Z2023-004: SUP for Mini-Warehouse

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.

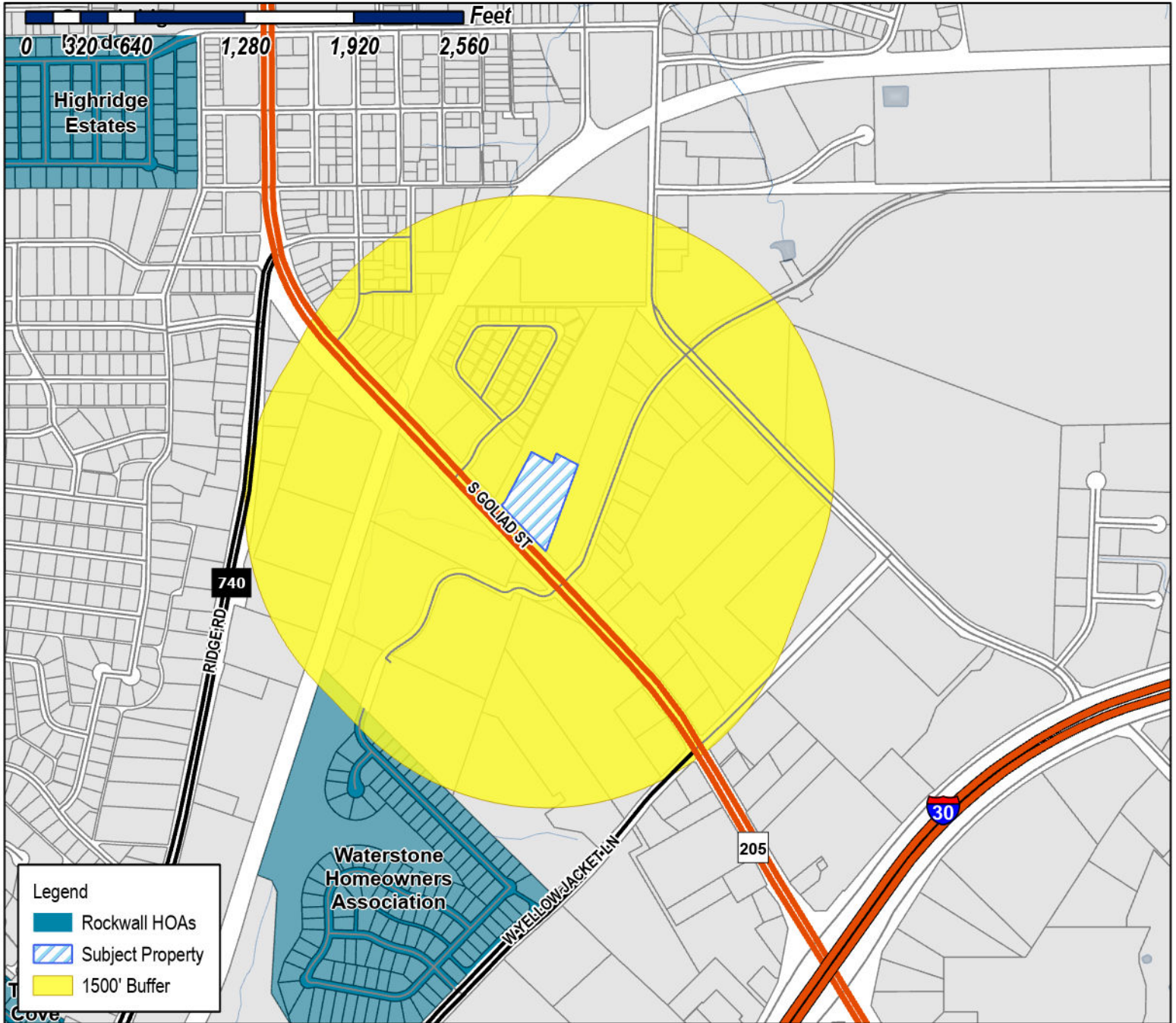




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Legend

- Rockwall HOAs
- Subject Property
- 1500' Buffer

Case Number: Z2024-004
Case Name: SUP for Mini-Warehouse
Case Type: Zoning
Zoning: Planned Development District 68 (PD-68)
Case Address: N Corner of S Goliad Street and Justin Road

Date Saved: 1/20/2023
 For Questions on this Case Call (972) 771-7745





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Legend

- Subject Property
- 500' Buffer
- Notified Properties

Case Number: Z2024-004
Case Name: SUP for Mini-Warehouse
Case Type: Zoning
Zoning: Planned Development District 68 (PD-68)
Case Address: N Corner of S Goliad Street and Justin Road

Date Saved: 1/20/2023
 For Questions on this Case Call (972) 771-7745



OCCUPANT
1407 S GOLIAD
ROCKWALL, TX 75087

LEGACY 316 BJJ HOLDINGS LLC
519 E INTERSTATE 30 #605
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

OCCUPANT
651 JUSTIN RD
ROCKWALL, TX 75087

AUTO ZONE INC
DEPARTMENT #8088
PO BOX 2198
MEMPHIS, TN 38101

OCCUPANT
761 JUSTIN DR
ROCKWALL, TX 75087

DAIKER PARTNERS LTD
PO BOX 1059
ROCKWALL, TX 75087

EAST SHORE J/V
5499 GLEN LAKES DR STE 110
DALLAS, TX 75231

OCCUPANT
1325 S GOLIAD
ROCKWALL, TX 75087

ROCKWALL SENIOR COMMUNITY LP
C/O LIFENET COMMUNITY BEHAVIORAL
HEALTHCARE
5605 N MACARTHUR BLVD, SUITE 580
IRVING, TX 75038

EAST SHORE J/V
5499 GLEN LAKES DR STE 110
DALLAS, TX 75231

OCCUPANT
721 JUSTIN DR
ROCKWALL, TX 75087

DAIKER PARTNERS LTD
PO BOX 1059
ROCKWALL, TX 75087

OCCUPANT
701 JUSTIN DR
ROCKWALL, TX 75087

DAIKER PARTNERS LTD
PO BOX 1059
ROCKWALL, TX 75087

OCCUPANT
677 JUSTIN RD
ROCKWALL, TX 75087

COUCH AND DAVIS PROPERTIES LLC
685 JUSTIN RD
ROCKWALL, TX 75087

OCCUPANT
660 JUSTIN RD
ROCKWALL, TX 75087

PS LPT PROPERTIES INVESTORS
C/O PUBLIC STORAGE (PS #26644)
ATTN: IRMA PIMENTEL REAL ESTATE PARALEGAL
701 WESTERN AVENUE
GLENDALE, CA 91201

OCCUPANT
750 JUSTIN RD
ROCKWALL, TX 75087

1996 OSPREY LLC
PO BOX 1688
ROCKWALL, TX 75087

BREEN & MCKEON LLP
661 JUSTIN RD
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

WDC PEBBLEBROOK APARTMENTS LLC
M/R
1410 S GOLIAD
ROCKWALL, TX 75087

CITY OF ROCKWALL
1300 S GOLIAD
ROCKWALL, TX 75087

ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

OCCUPANT
DAMASCUS RD
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

THE STANDARD MCP LTD
8235 DOUGLAS AVENUE SUITE 1030
DALLAS, TX 75225

OCCUPANT
1301 S GOLIAD ST
ROCKWALL, TX 75087

EAST SHORE J/V
5499 GLEN LAKES DR STE 110
DALLAS, TX 75231

OCCUPANT
604 PROSPERITY TR
ROCKWALL, TX 75087

OCCUPANT
1275 S GOLIAD ST
ROCKWALL, TX 75087

THE STANDARD MCP LTD
601 COMMUNITY LN
ROCKWALL, TX 75087

THE STANDARD MCP LTD
623 COMMUNITY LN
ROCKWALL, TX 75087

THE STANDARD MCP LTD
619 COMMUNITY LN
ROCKWALL, TX 75087

THE STANDARD MCP LTD
615 COMMUNITY LN
ROCKWALL, TX 75087

THE STANDARD MCP LTD
611 COMMUNITY LN
ROCKWALL, TX 75087

THE STANDARD MCP LTD
607 COMMUNITY LN
ROCKWALL, TX 75087

THE STANDARD MCP LTD
605 COMMUNITY LN
ROCKWALL, TX 75087

OCCUPANT
606 COMMUNITY LN
ROCKWALL, TX 75087

PAMELA K BEERS REVOCABLE TRUST
PAMELA K BEERS- TRUSTEE
606 COMMUNITY LANE
ROCKWALL, TX 75087

THE STANDARD MCP LTD
602 COMMUNITY LN
ROCKWALL, TX 75087

THE STANDARD MCP LTD
610 COMMUNITY LN
ROCKWALL, TX 75087

THE STANDARD MCP LTD
614 COMMUNITY LN
ROCKWALL, TX 75087

GARCIA ROY AND JENIFER
618 COMMUNITY LN
ROCKWALL, TX 75087

THE STANDARD MCP LTD
622 COMMUNITY LN
ROCKWALL, TX 75087

THE STANDARD MCP LTD
601 PROSPERITY TR
ROCKWALL, TX 75087

THE STANDARD MCP LTD
613 PROSPERITY TR
ROCKWALL, TX 75087

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609 PROSPERITY TR
ROCKWALL, TX 75087

THE STANDARD MCP LTD
605 PROSPERITY TR
ROCKWALL, TX 75087

THE STANDARD MCP LTD
ROCKWALL, TX 75087

OCCUPANT
1196 N T L TOWNSEND DR
ROCKWALL, TX 75087

ALDERS AT ROCKWALL PROPERTY LLC
5925 FOREST LANE STE 502
DALLAS, TX 75230

**Goliad St.
Rockwall, TX 75087**
Proposed S.U.P Request

Parcel: 70573 & 70574

+/-3.15 Acres (137,186 +/- Sq.Ft.)

Zoning: PD-68 Planned Development

Max. Height: 60' Single Story

Lot Coverage: Max. 45%

Setbacks: Front 20'
Side 13'
Rear 10'

Proposed Project Information

2 Climate Controlled Storage Buildings with Limited Drive-Up Access

Building A: 30,500 GSF
Lower Level: 30,500 GSF

Building B: 30,560 GSF

Total: 91,560 GSF

Proposed Coverage:
61,000 Sq. Ft. (+/- 44.50%)

DESIGNHAUS ARCHITECTURE
EST. 1998
3300 AUBURN RD., SUITE 300
AUBURN HILLS, MI 48326
T: 248.601.4422 F: 248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

Revision/Issue	Date
S.U.P	23.01.18

Goliad St. Rockwall, TX Storage
Parcel: 70573 & 70574
Rockwall, TX 75087

Site Plan

022074

S100

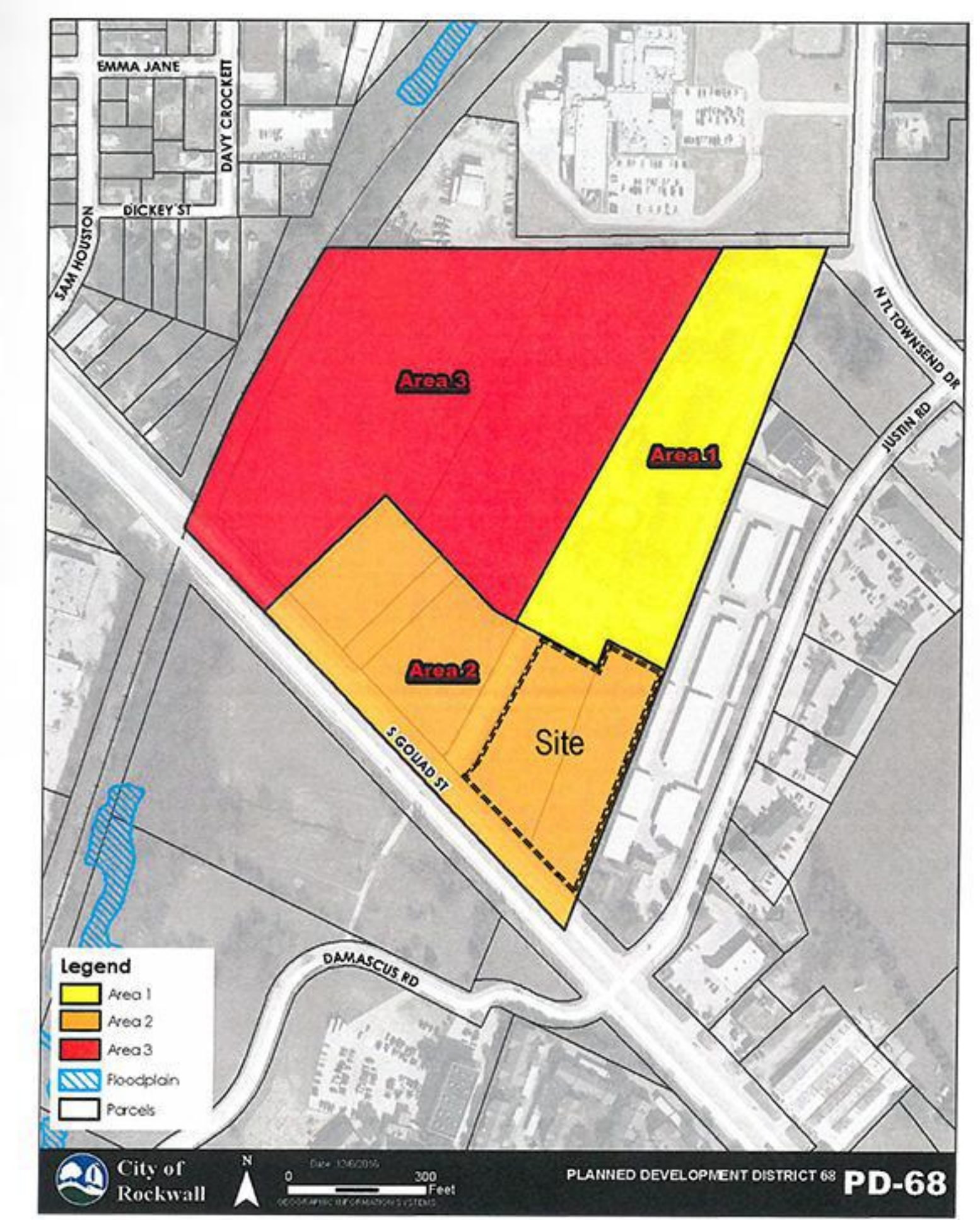


S100 Site Plan.dwg

1/19/2023

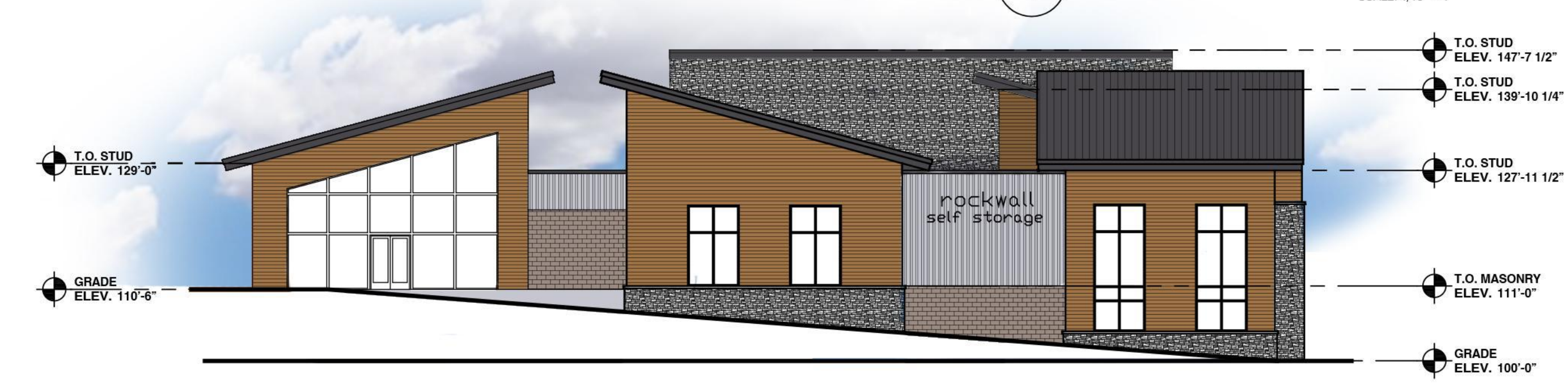
DH User 03

1 Site SCALE: 1/32" = 1'

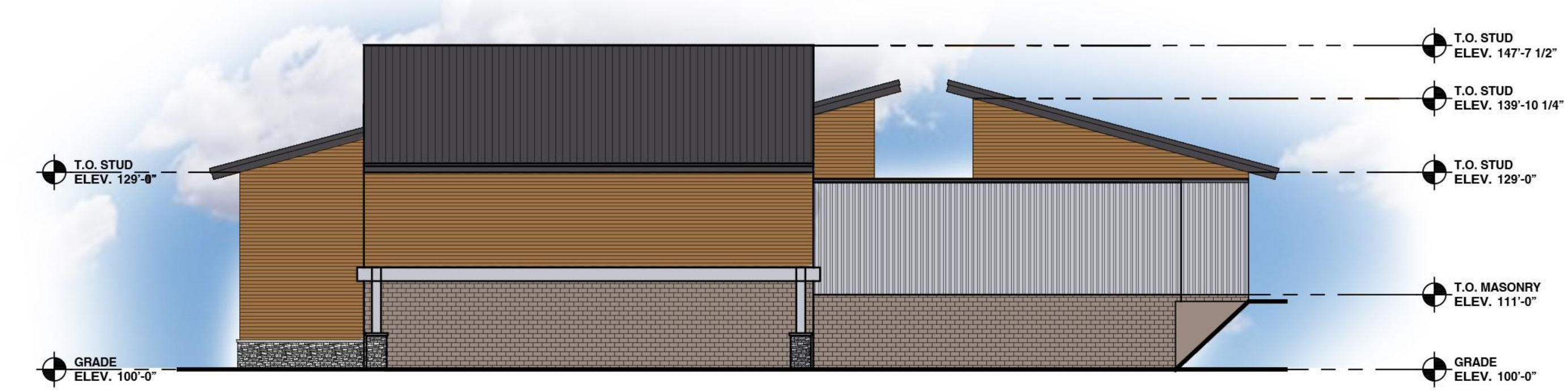




4 Building A East Elevation
SCALE: 1/16" = 1'



3 Building A North Elevation
SCALE: 1/16" = 1'



2 Building A South Elevation
SCALE: 1/16" = 1'



1 Building A West Elevation
SCALE: 1/16" = 1'

DESIGNHAUS
EST. 1998
ARCHITECTURE

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AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.5854
WWW.DESIGNHAUS.COM
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Revision/Issue	Date
S.U.P	23.01.18
-	-
-	-
-	-
-	-
-	-
-	-

Goliad St. Rockwall, TX Storage
Parcel: 70573 & 70574
Rockwall, TX 75087

Building A Elevations

022074
A200

