



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 227 National Dr

SUBDIVISION 205 Business Park

LOT

3

BLOCK

A

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING F1

PROPOSED USE Office/Warehouse

ACREAGE 1.8

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 McBride

APPLICANT

CONTACT PERSON

CONTACT PERSON

ADDRESS 1565 Wylor Dr

ADDRESS

CITY, STATE & ZIP Forney TX 75124

CITY, STATE & ZIP

PHONE 214 228 8490

PHONE

E-MAIL jmcbride@nxgservice.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

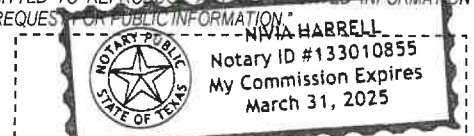
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 18 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF April, 2024 BY SIGNING THIS APPLICATION, 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 18 DAY OF April, 2024

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES March 31, 2025



SP2024-018: Site Plan for 227 National Drive



Case Location Map = 

C
AG

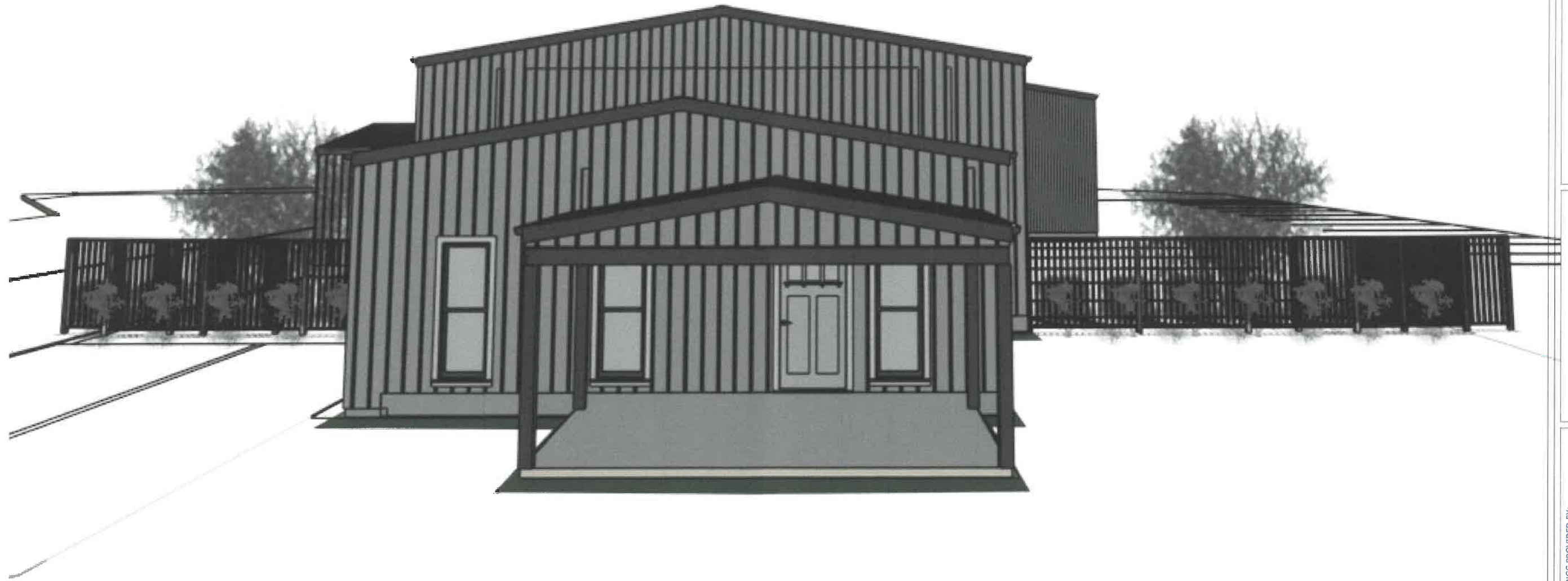


City of Rockwall

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

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Front Elevation

REVISION TABLE	
NUMBER	DATE

Building Elevations

227 National Dr
Rockwall Tx, 75032

DRAWINGS PROVIDED BY:
NXG
Services



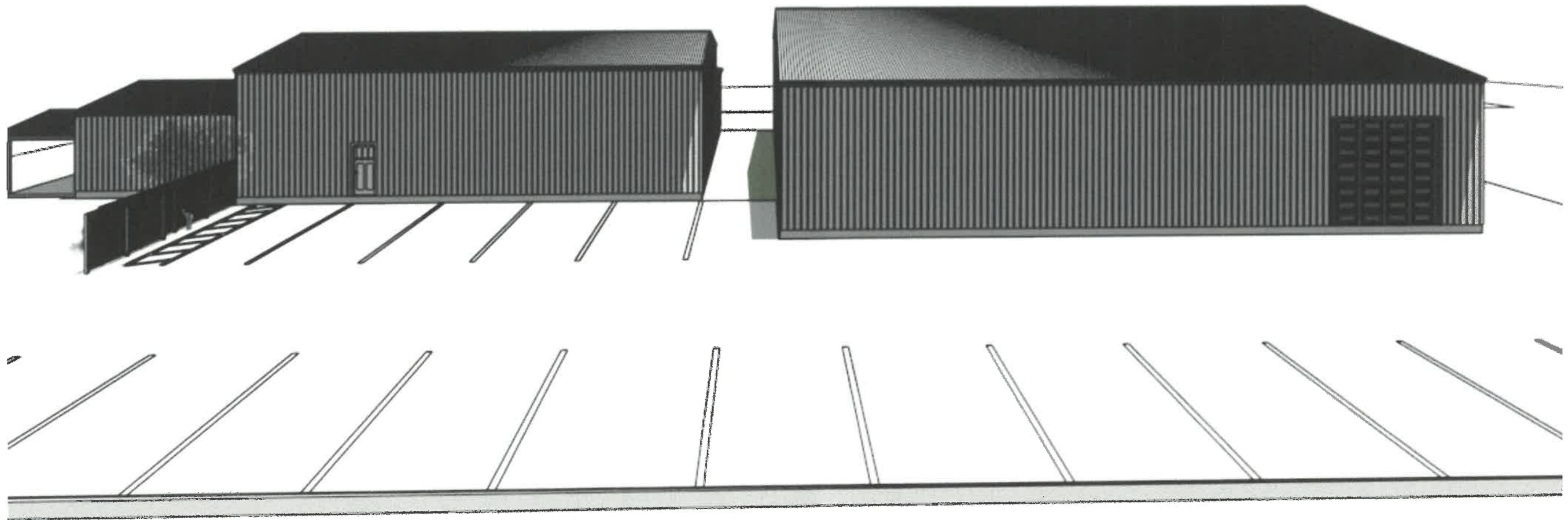
DATE:

03/15/2024

SCALE:

SHEET:

P-1



South Elevation

REVISION TABLE	
NUMBER	DATE

Building Elevations

227 National Dr
Rockwall Tx, 75032

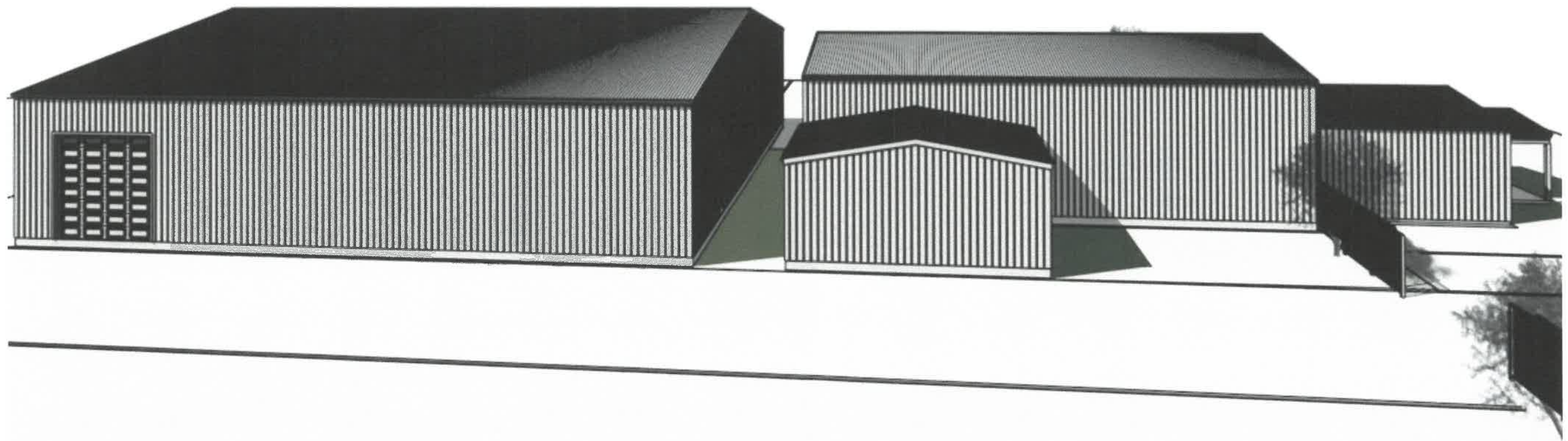
DRAWINGS PROVIDED BY:
NXG
Services



DATE:
03/15/2024

SCALE:

SHEET:
P-1



North Elevation

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

Building Elevations

227 National Dr
Rockwall Tx, 75032

DRAWINGS PROVIDED BY:
NXG
Services



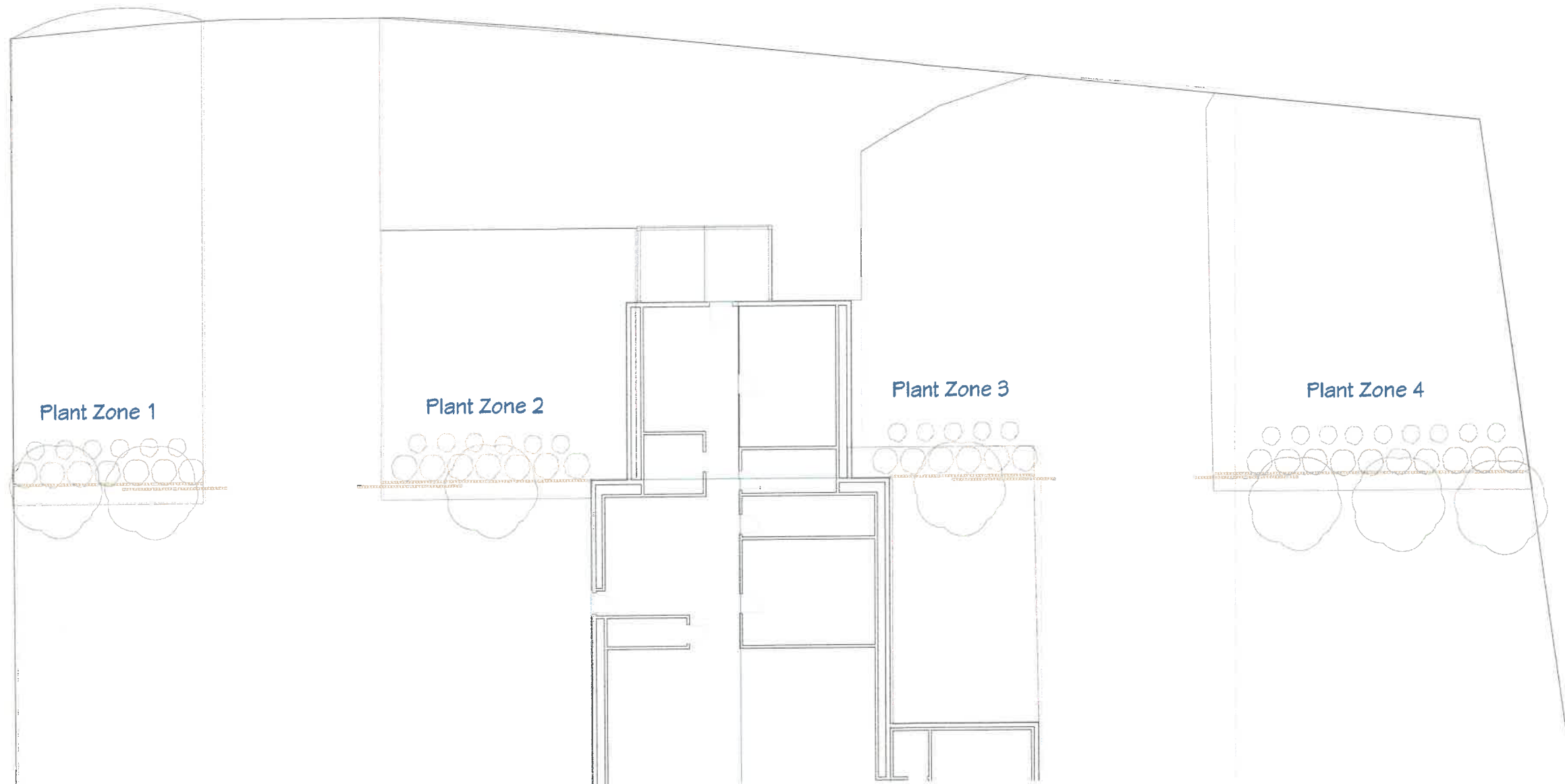
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03/15/2024

SCALE:

SHEET:

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Plant Zones

REVISION TABLE	
NUMBER	DATE

Landscape Plan

227 National Dr
Rockwall Tx, 75032



DRAWINGS PROVIDED BY:
Patriot HLC

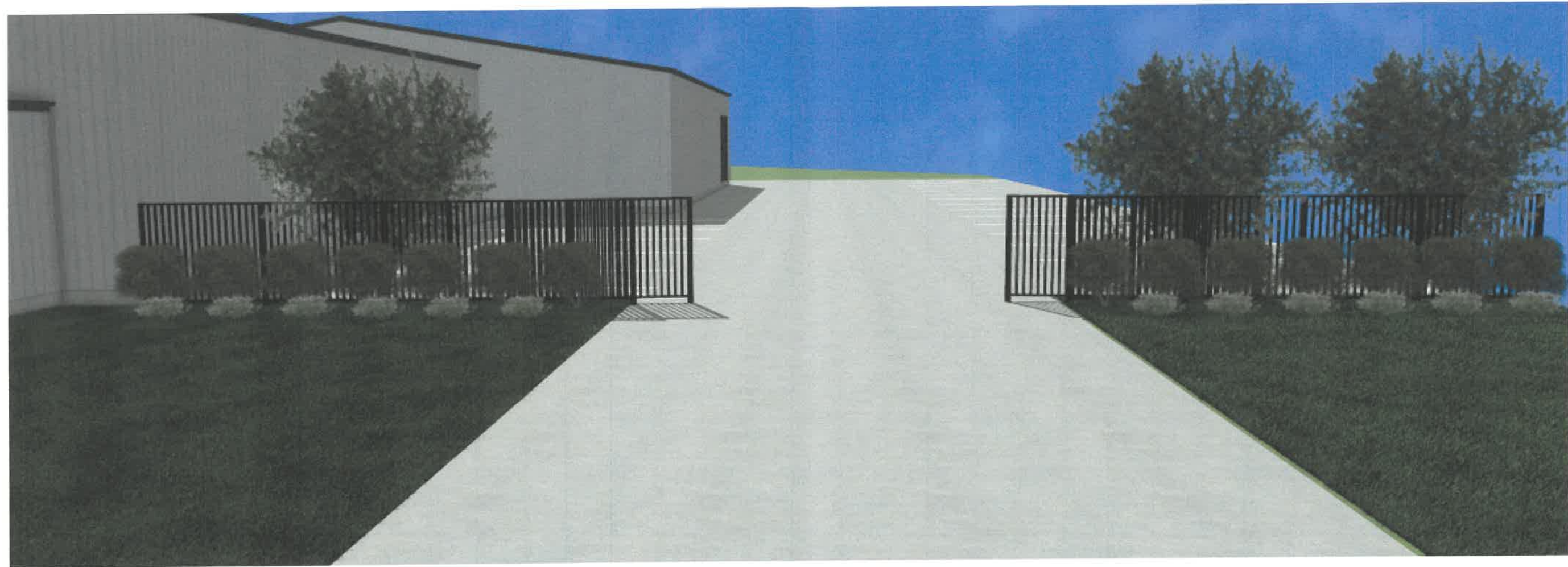
DATE:

03/15/2024

SCALE:

SHEET:

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Rendering
For Illustration Only

South Elevation

REVISION TABLE	
NUMBER	DATE

Landscape Plan

227 National Dr
Rockwall Tx, 75082

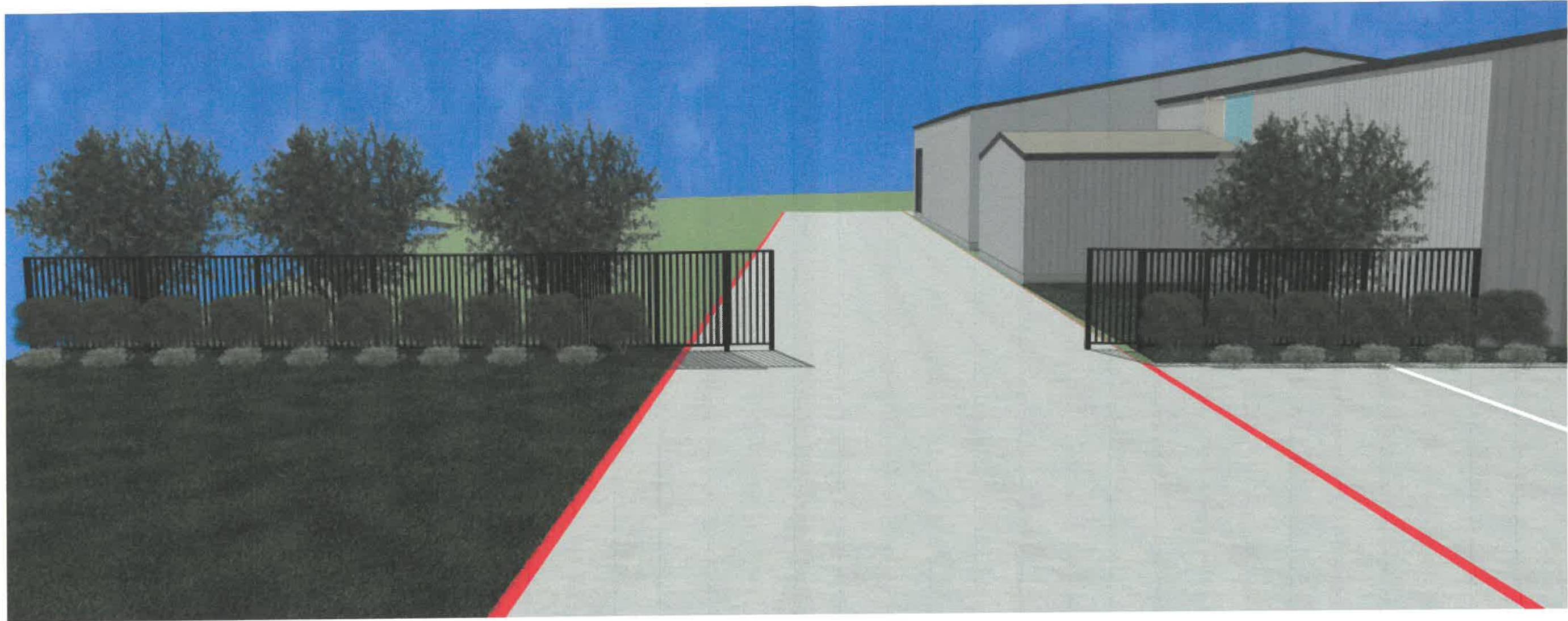


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Patriot HLC

DATE:
03/15/2024

SCALE:

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P-1



Rendering
For Illustration Only

North Elevation

REVISION TABLE	
NUMBER	DATE

Landscape Plan

227 National Dr
Rockwall Tx, 75032



DRAWINGS PROVIDED BY:
Patriot HLC

DATE:

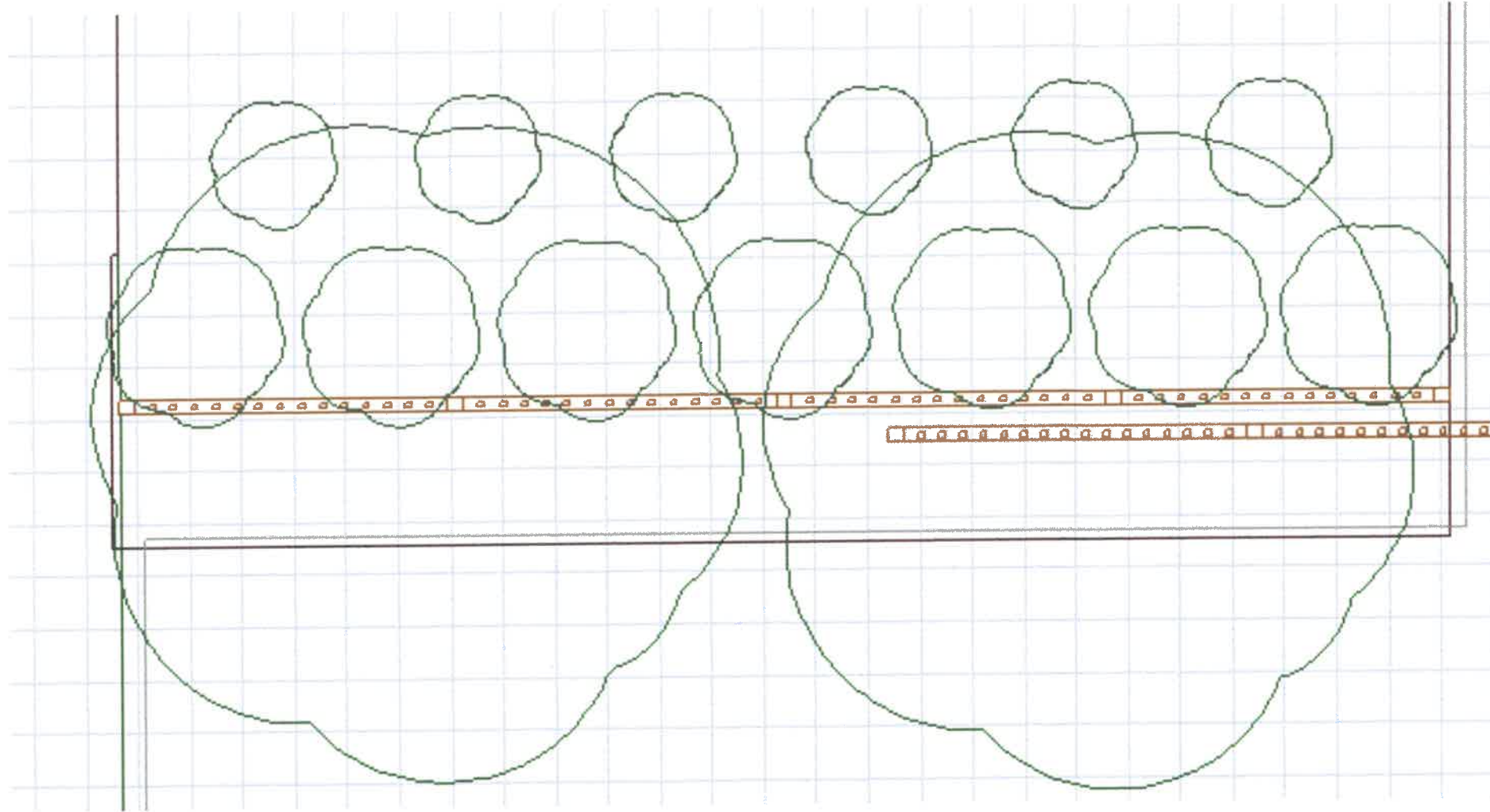
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Plant Zone 1



Landscape Legend

Qty	Description	Placement Location
2	Live Oak 4" at 4'	Rear of landscape screen
7	Wax Myrtle 7 Gal.	Mid of landscape screen
6	Pink Muhly Grass 3 Gal.	Front of landscape screen

General Notes:

1. Black Tejas Gravel to be placed in all planting zones
2. Drip irrigation will be used for all planting zones.
3. all planting zones will have metal edge banding.

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

Landscape Plan

227 National Dr
Rockwall Tx, 75082



DRAWINGS PROVIDED BY:
Patriot HLC

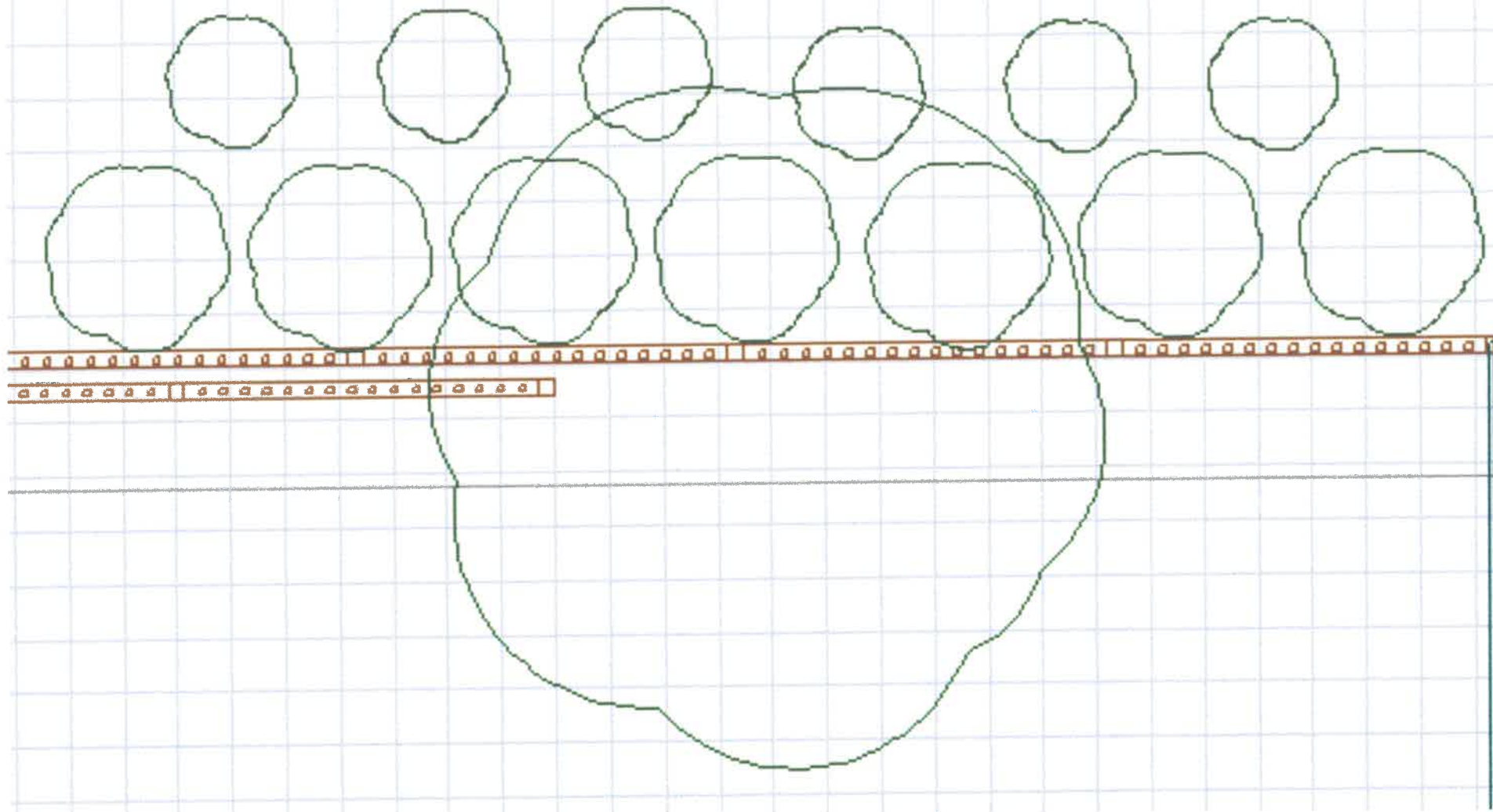
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Plant Zone 2

Landscape Legend

Qty	Description	Placement Location
1	Live Oak 4" at 4'	Rear of landscape screen
7	Wax Myrtle 7 Gal.	Mid of landscape screen
6	Pink Muhly Grass 3 Gal.	Front of landscape screen

General Notes:

1. Black Tejas Gravel to be placed in all planting zones
2. Drip irrigation will be used for all planting zones.
3. all planting zones will have metal edge banding.

REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

Landscape Plan

227 National Dr
Rockwall Tx, 75082



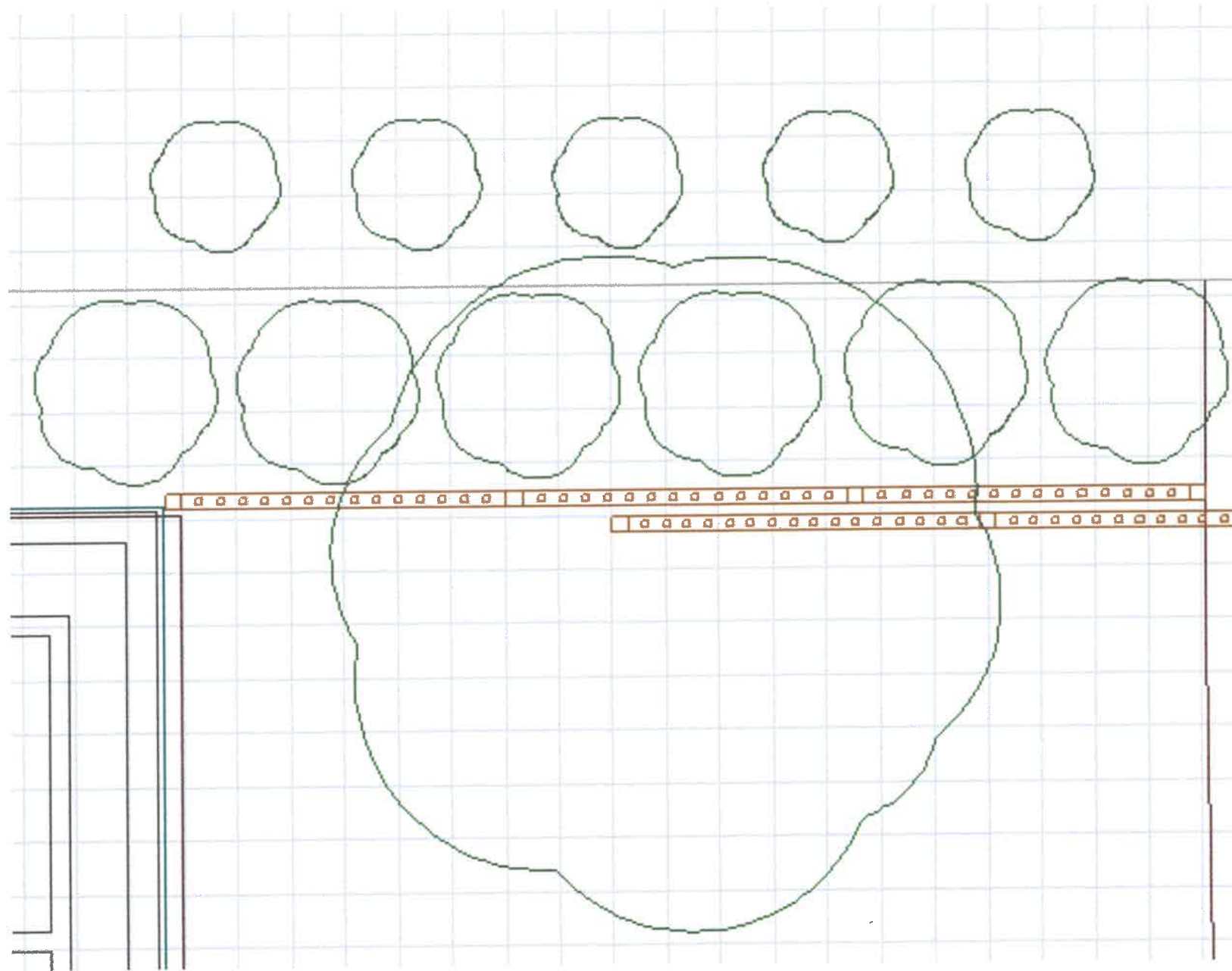
DRAWINGS PROVIDED BY:
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DATE:
03/15/2024

SCALE:

SHEET:

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Plant Zone 3

Landscape Legend

Qty	Description	Placement Location
1	Live Oak 4" at 4'	Rear of landscape screen
6	Wax Myrtle 7 Gal.	Mid of landscape screen
5	Pink Muhly Grass 3 Gal.	Front of landscape screen

General Notes:

1. Black Tejas Gravel to be placed in all planting zones
2. Drip irrigation will be used for all planting zones.
3. all planting zones will have metal edge banding.

REVISION TABLE	
NUMBER	DATE

Landscape Plan

227 National Dr
Rockwall Tx, 75082



DRAWINGS PROVIDED BY:
Patriot HLC

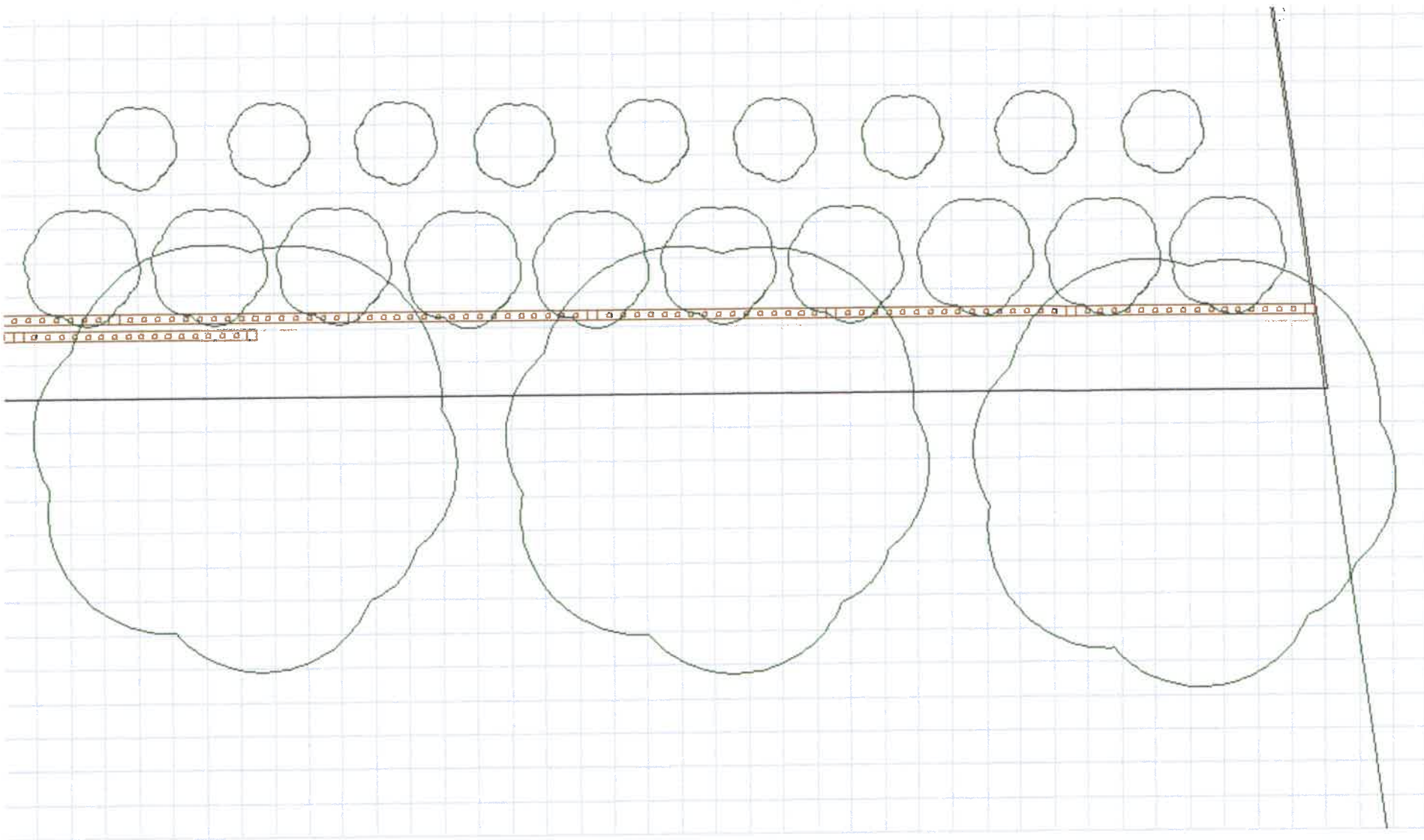
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Landscape Legend

Qty	Description	Placement Location
3	Live Oak 4" at 4'	Rear of landscape screen
10	Wax Myrtle 7 Gal.	Mid of landscape screen
9	Pink Muhly Grass 3 Gal.	Front of landscape screen

Plant Zone 4

General Notes:

1. Black Tejas Gravel to be placed in all planting zones
2. Drip irrigation will be used for all planting zones.
3. all planting zones will have metal edge banding.

REVISION TABLE	
NUMBER	DATE

Landscape Plan

227 National Dr
Rockwall Tx, 75032



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DATE:
03/15/2024

SCALE:

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