



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 365 RANCH TRAIL

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION RANCH TRAIL / COUNTYLINE RD, NORTH OF HORIZON RD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C COMMERCIAL

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE 1.78

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 JOHN MCKINNEY

APPLICANT KENNETH SELDER

CONTACT PERSON _____

CONTACT PERSON _____

ADDRESS 632 RUSTIC RIDGE

ADDRESS 5 SHEPHERDS WAY

CITY, STATE & ZIP HEATH TX 75032

CITY, STATE & ZIP HEATH TX 75032

PHONE 214-669-2336

PHONE 214-274-2327

E-MAIL JMCKINNEY@SNAPMGA.COM

E-MAIL SELDERCONSTRUCTION@GMAIL.COM

NOTARY VERIFICATION [REQUIRED]

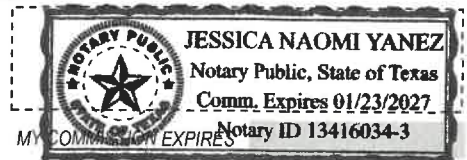
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John C. McKinney [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

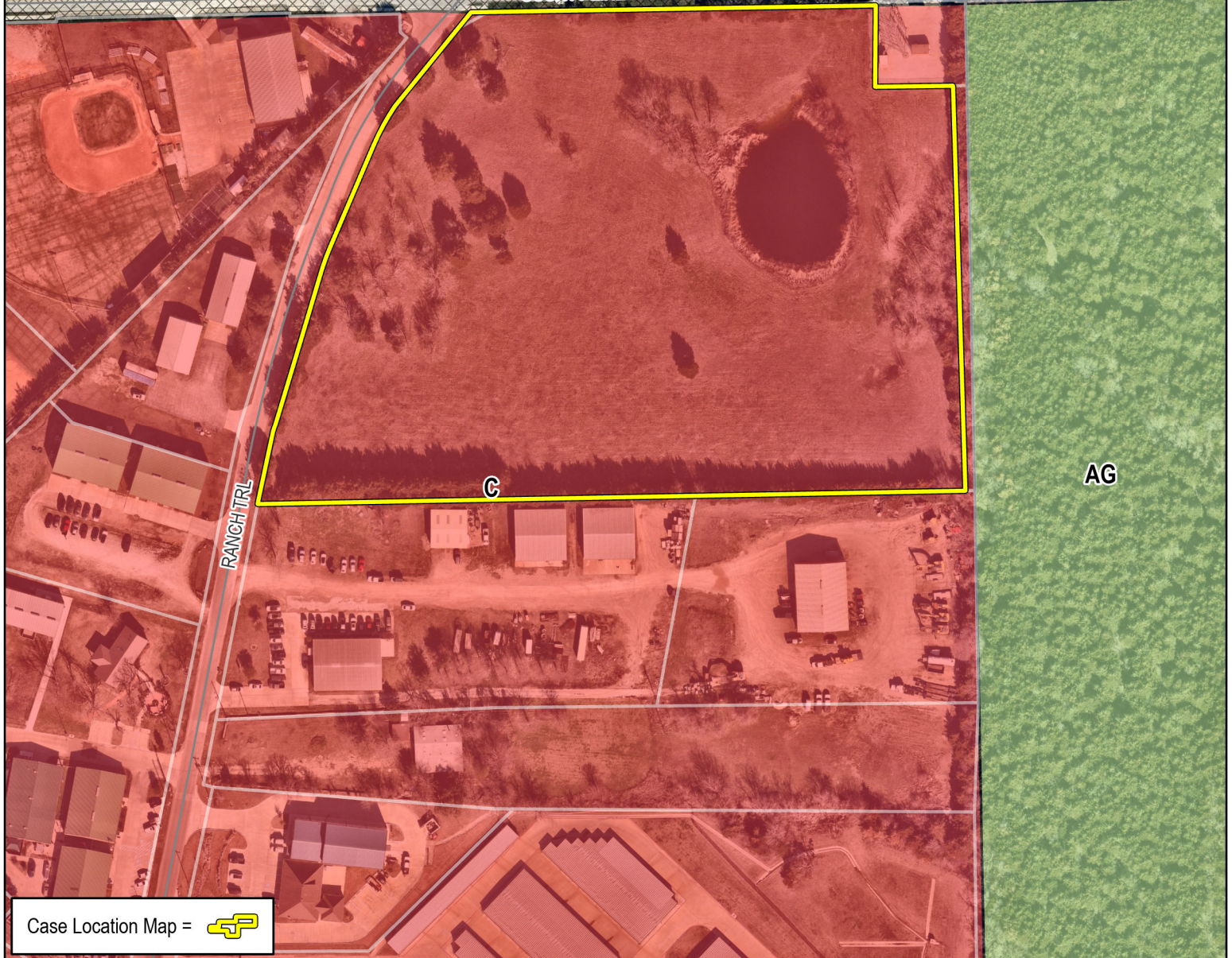
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 1 DAY OF May 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 



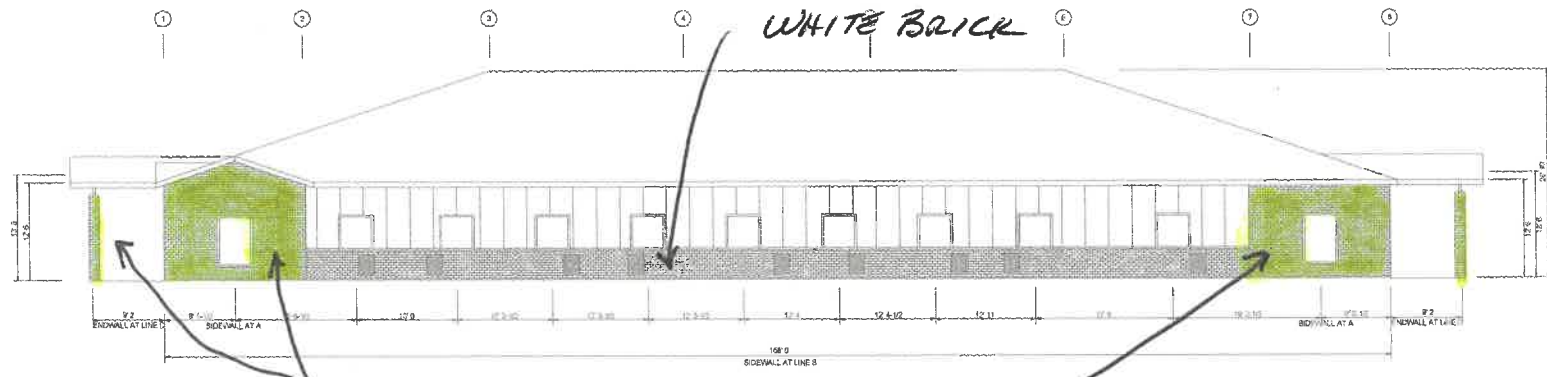
City of Rockwall

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

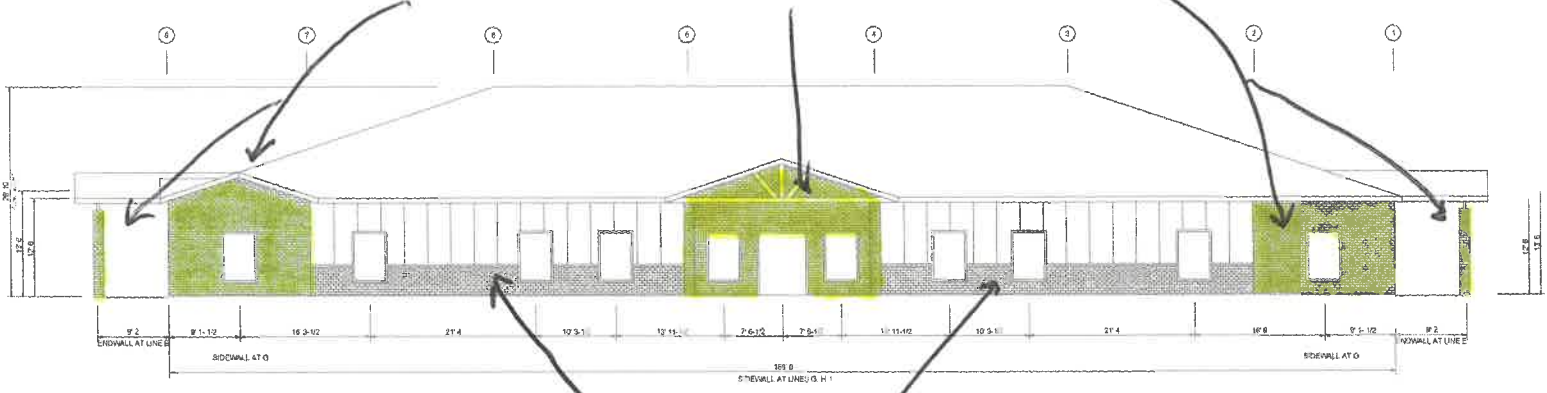
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Skaggs Engineering
 4551 Lake Ridge Drive
 McKinney, TX 75071
 972-559-2154
 skaggsengineering@yahoo.com



GRAY LEUDERS STONE



WHITE BRICK

BUILDERS COPY
 Keep On Job Site At All Times
 For Inspection Use

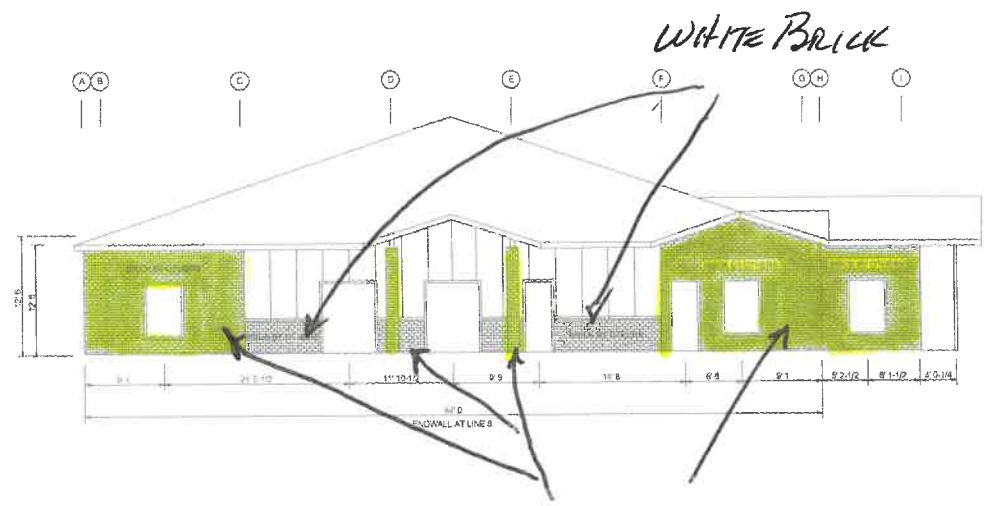
THIS BUILDING MEETS OR EXCEEDS CODE REQUIREMENTS 100-0001		Crocker Steel Company PO Box 677 Waco, TX 76798 Voice 8 (978) 551-0525 FAX 8 (978) 551-0564		CUSTOMER: M & H Iron Tool Rentals, LLC PHONE:		DESCRIPTION:	
FOR A LISTING OF SERVICE CHARGES SEE LISTING		LIVE SERVICE 24 HOURS 7 DAYS A WEEK		UNIT: PARTS & HOLES DATE:		VENDOR:	
100-0001		100-0001		BOOK:		PROJECT NAME:	
100-0001		100-0001		TIME:		PROJECT DMS:	
100-0001		100-0001		0 of 16		SUPERVISOR:	
100-0001		100-0001		100-0001		REVISIONS:	

Skaggs Engineering
 8251 Lakin Science Office
 McAllen, TX 78501
 072-568-2154
 info@skaggsengineering.com

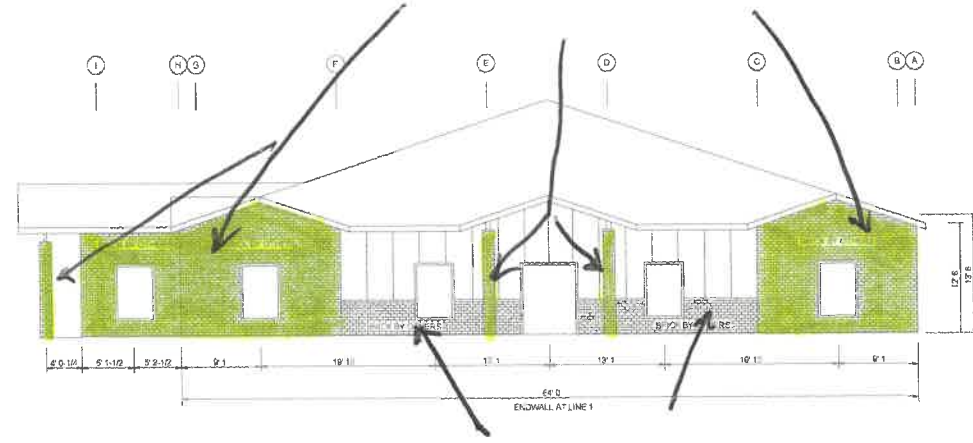


BUILDERS COPY

Keep On Job Site at All Times
 for Inspection Use

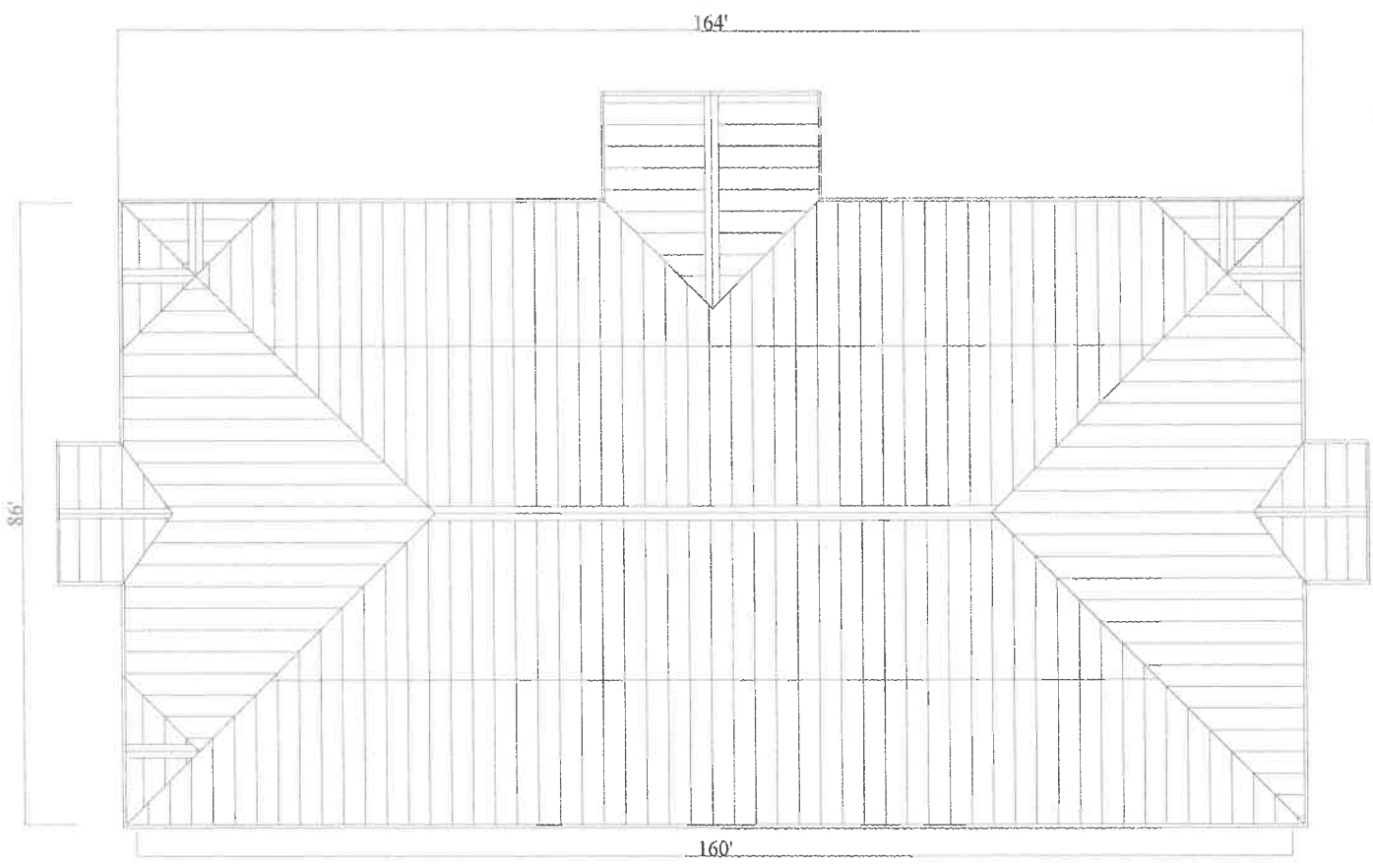


CARRY LEADERS STONE



WHITE BRICK

THIS BUILDING MEETS OR EXCEEDS CODE CLASS: 1607.1.11 FOR A LADING UP			Crocker Steel Company PO Box 677 Wills Point TX 75169 Voice # (972) 551-0525 FAX # (972) 551-0564		CUSTOMER M & P Auto Washes, LLC PROJECT		DESCRIPTION		
DEAD 12000 WPH	LIVE (RESIDENTIAL) 2000 PSF	LIVE (OFFICE) 12000 PSF	UNITS	WEIGHT	CHECK	ORDER DATE	PROJECT NUMBER 2008	PROJECT NAME FRAME NAME	SUPERVISOR REVISION



Skaggs Engineering
 8541 Littlefield Street
 Dallas, Texas 75211
 972-264-7194
 skaggs@skaggsengineering.com



BUILDERS COPY

Keep On - on Site At All Times
 For Inspection Only

ROOF TO BE 26 GA COLORED PBR-PANEL

Project Name	Company	Address	City	State	Zip
123456789	ABC	12345	67890	TX	12345
Scale	Notes	Drawn	Checked	Approved	Date
1/4" = 1'-0"	SEE PLAN FOR DIMENSIONS				



Panels carry  UL 2218 Certification for Impact Resistance.

Actual color may vary slightly from the sampling swatches on this chart. Actual metal swatches are available upon request.



CITY OF ROCKWALL

PLANNING & ZONING

We are requesting a variance for the roof material on our new metal building at 365 Ranch Trail. The current city requirements are standing seam metal, but we are requesting that we be allowed to use R-Panel metal as called out on page 38 of our city approved plans. This street has mostly metal buildings on it and **ALL** of them , a total of 17 buildings, plus a mini storage complex, have R-Panel roofs, two of which are new buildings that may gotten variances. The reason for our request is to maintain a consistent look with all the other roof systems on that street. We have already agreed to several other compensatory measures requested by the City of Rockwall. Two of them being Articulated corners of the building with offsets, and 3 Articulated vestibule entrances vs a standard rectangle building with 100% R-Panel exterior. Two other compensatory items that we are offering at this time are (1.) Replacing the brick with stone at the main entrance and the 6 columns at the entrances, (2.) Replacing the brick with stone on all 4 corners of the building, making 73% of the masonry stone. Other considerations are that the building owner was told back in 2019 when planning to build his new office on this lot that a metal building would be grandfathered in. The addresses of the other metal buildings Ranch Trail with R-panel roofs are 196, 207, 209B, 209C, 216, 231, 254, 263, 295, 302B, 315, 327, 331, 339, 356, 370, and 382.

The other request is to use a different color of roof panel, wall panel, and brick color as on the approved plans to give the building a more up to date modern color scheme.

Thank you for your consideration,

Kenneth Selden/ Selden Construction