



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 1203 N Goliad Street, Rockwall, TX 75087

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION North Rockwall

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial

CURRENT USE Office Space

PROPOSED ZONING Commercial

PROPOSED USE Medical Office Space

ACREAGE 0.8

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 Matthew Johnson

☒ APPLICANT Matthew Johnson

CONTACT PERSON Matthew Johnson

CONTACT PERSON Matthew Johnson

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

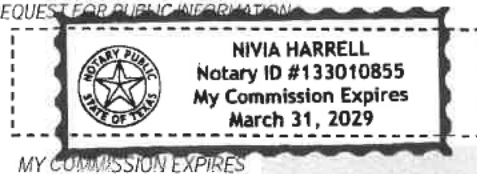
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matthew M. Johnson [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

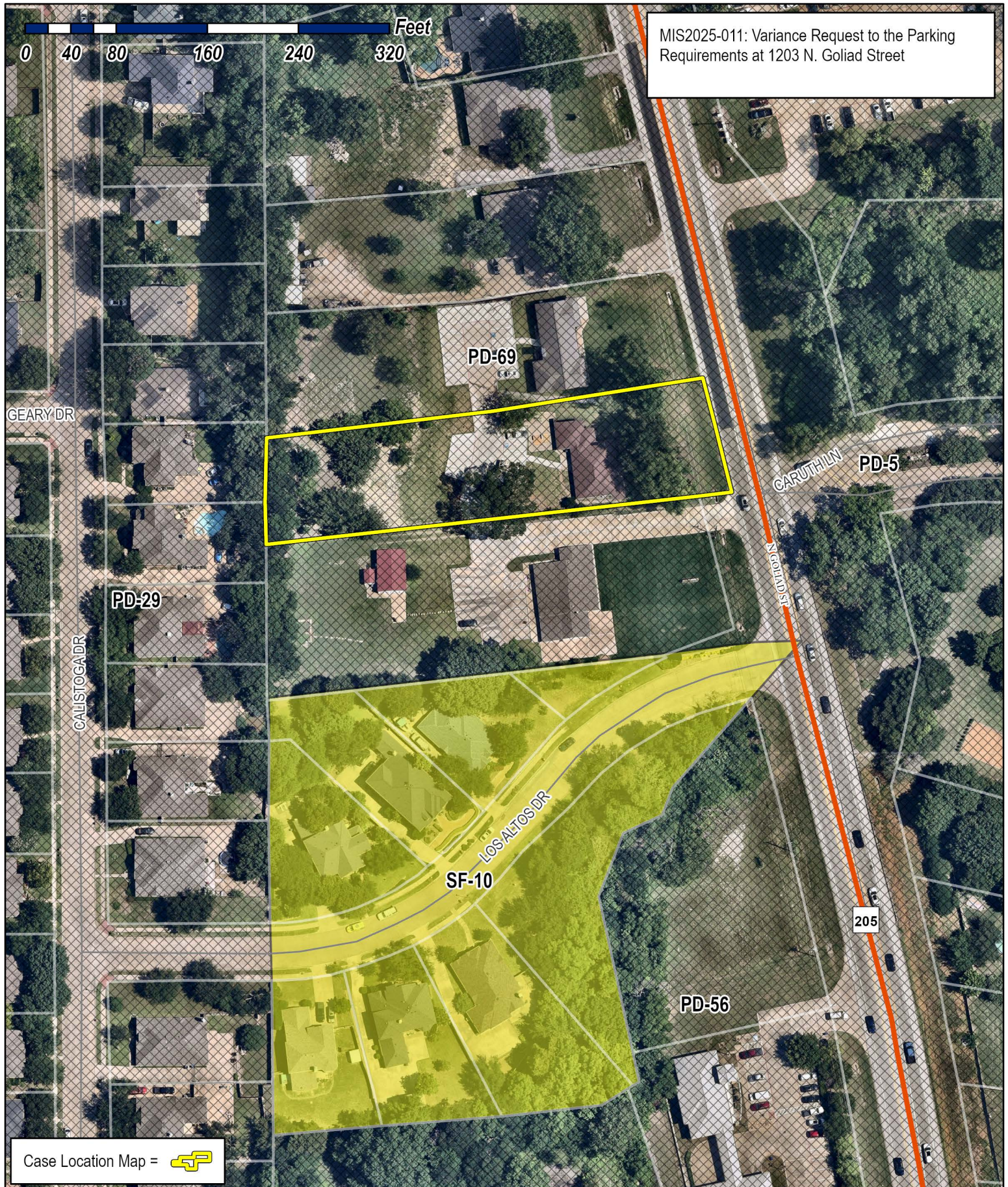
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 1st DAY OF Aug, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





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.



To Whom It May Concern,

I am the property owner of 1203 N. Goliad Street, Rockwall, TX 75087, and I am respectfully requesting a variance to the minimum parking requirement of 11 spaces for a medical office.

When I acquired the property in December 2024, my intent was to expand the parking area once the practice became operational. The practice will operate with limited staff, and patient appointments will be scheduled strategically to avoid parking congestion. The property currently has 8 designated parking spaces. In order to proceed with obtaining a Certificate of Occupancy, I am requesting an exception to the current parking requirement.

Upon opening, I plan to promptly begin construction to add an additional 16 to 18 parking spaces to accommodate future demand and ensure full compliance.

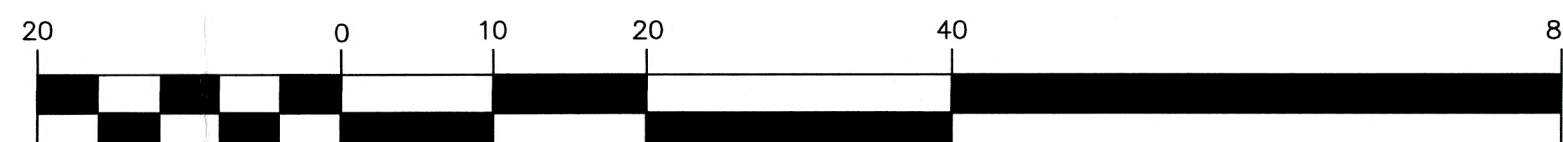
Thank you for your time and consideration of this request for a variance at 1203 N. Goliad Street.

Sincerely,

Matthew M. Johnson

DRAINAGE ESM'T

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

EVELYN WAY SMITH, TRUSTEE OF
EVELYN WAY SMITH IRREVOCABLE TRUST

LOT 3
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.

10' CROSS ACCESS EASEMENT

EXISTING STRUCTURE TO REMAIN

64'X15' NO PARKING ZONE TO BE STRIPED AND SIGNED

PROJECT LOCATION

LOS ALTOS DR

LOCATION MAP
NTS

EXISTING DRIVE TO BE REMOVED TO N GOLIAD ROADWAY
WITH NEW CURB INSTALLED, REMOVE CULVERT,
RELOCATE HEADWALL

NOTES:
DIMENSIONS ARE TO BACK
OF CURB OR EDGE OF PAVEMENT

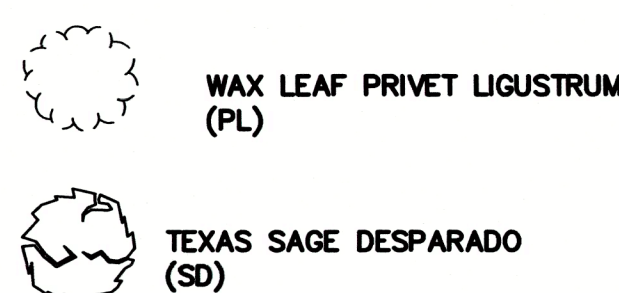
STORMWATER DETENTION TO BE CONTAINED
WITHIN PROPOSED PARKING IN REAR BOTH
LOTS 1203 & 1205

ALL ACCESSORY STRUCTURES TO
BE REMOVED

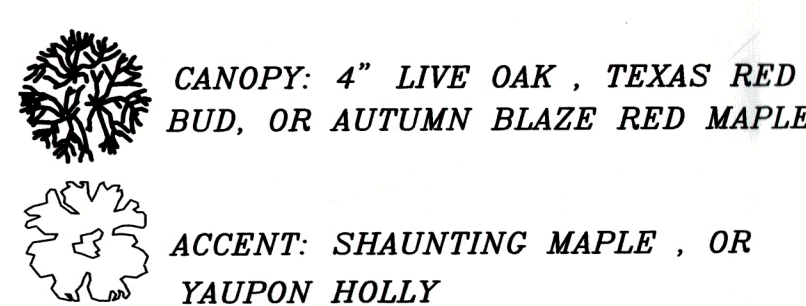
EXISTING DRIVE TO BE REMOVED TO N GOLIAD
ROADWAY WITH NEW CURB INSTALLED,
REMOVE CULVERT,

- NOTES:
1. PARKING SPACES ARE 9'X20'
 2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
 3. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 7 GAL TEXAS SAGE DESPARADO & 5 GAL WAX LEAF LIGUSTRUM BUSHES, 2 PER SPACE
 4. LANDSCAPE EACH BLDG FRONTAGE & SIDES WITH MIXTURE OF 16-5 GAL EASTERN RED CEDAR AND VITEX CAUSTUS PLANTS
 5. ALL MUTUAL ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS OF DESIGN
 6. ALL SHRUBS SHALL BE A 5 GAL MINIMUM IN SIZE.
 7. 2 ACCENT TREES TO BE PLANTED WITHIN THE 20' LANDSCAPE BUFFER ON EACH LOT A TOTAL OF 2-SHAUNTING MAPLE & 2- YAUPON HOLLY
 8. A TOTAL OF 5-4" CANOPY TREES SHALL BE PLANTED IN THE REAR OF THE LOTS. THE 5-4" CANOPY TREES WILL BE A MIXTURE OF LIVE OAK, TEXAS RED BUD, AND AUTUMN BLAZE RED MAPLE

SHRUBS



TREES



SITE DATA SUMMARY:
NAME OF FINAL PLAN: GREEN VALLEY SUBD LOT 1
ZONING: RO (RESIDENTIAL OFFICE DISTRICT)
PROPOSED USE: BUSINESS OFFICE
EXIST BUILDING SQUARE FOOTAGE: 1203 GOLIAD-2361 SF, 1205 GOLIAD-2324 SF
PROPOSED BUILDING EXPANSION SQUARE FOOTAGE NONE
TOTAL LOT AREA: 1203 GOLIAD 35,537 SF +1205 GOLIAD 34,337 SF= 69,874 SF= 1.60 AC
BUILDING HEIGHT: 28 FT
LOT BLDG COVERAGE: 1203 GOLIAD 6.8% 1205 GOLIAD 6.8%
PARKING SPACES REQUIRED BOTH 1203 & 1205: 1 SPACE/300 SF= 8 EA
HANDICAP PARKING REQUIRED: 1 EA
TOTAL PARKING SPACES PROVIDED: 1203 GOLIAD 8 SPACES, 1205 GOLIAD 11 SPACES
HANDICAP PARKING PROVIDED: 1EA
INTERIOR LANDSCAPING REQUIRED: 20%
INTERIOR LANDSCAPING PROVIDED: 20% 7,000 SF
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE (BLDGS + PARKING/FIRE LANE)=13,818 SF

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN
FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED
BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL
ON THE 11TH DAY OF MAY, 2023.
WITNESS OUR HANDS, THIS 11TH DAY OF MAY, 2023.
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING
CASE NO. SP2023-010

OWNER
HOWARD BARRETT
1203 GOLIAD
ROCKWALL, TX 75087
972-722-8292

REVISION	WLD.
CHECKED	WLD.
DRAWN	
SCALE	1"=20' H 1"=20' V
DATE	MAR 10, 2023
PROJECT	23010 SITE PL
	10

SITE & LANDSCAPING PLAN
HOWARD BARRETT COMMERCIAL
1203 & 1205 GOLIAD STREET ROCKWALL TEXAS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

DOUPHRA
& ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
22335 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005



THE SEAL APPEARING ON THIS
DOCUMENT IS AUTHORIZED BY
THE BOARD OF PROFESSIONAL
ENGINEERS OF THE STATE OF TEXAS P.E.
NO. 60102, F-886, ON
DATE: MARCH 10, 2023