



# 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 1460 T L Townsend Dr #116 Rockwall TX 75087

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING Commercial (c) District

CURRENT USE Vacant

PROPOSED ZONING Land use Permitted Specific Use Permit

PROPOSED USE Automotive Tint + Wraps

ACREAGE \_\_\_\_\_

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 Alexander Trujillo

APPLICANT \_\_\_\_\_

CONTACT PERSON \_\_\_\_\_

CONTACT PERSON \_\_\_\_\_

ADDRESS 2110 Glaston Rd

ADDRESS \_\_\_\_\_

CITY, STATE & ZIP Forney TX 75126

CITY, STATE & ZIP \_\_\_\_\_

PHONE 972-900-5706

PHONE \_\_\_\_\_

E-MAIL orchid.tint.design@gmail.com

E-MAIL \_\_\_\_\_

### NOTARY VERIFICATION [REQUIRED]

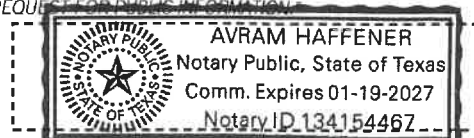
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Alexander Trujillo Arias [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

<sup>1</sup> 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 \$ 200.00 + 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF March, 2025. 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 14th DAY OF March, 2025.

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_



MY COMMISSION EXPIRES January 19, 2027



Z2025-014: Specific Use Permit (SUP) for a Minor Automotive Repair Garage at 1460 S. T.L. Townsend Drive

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.

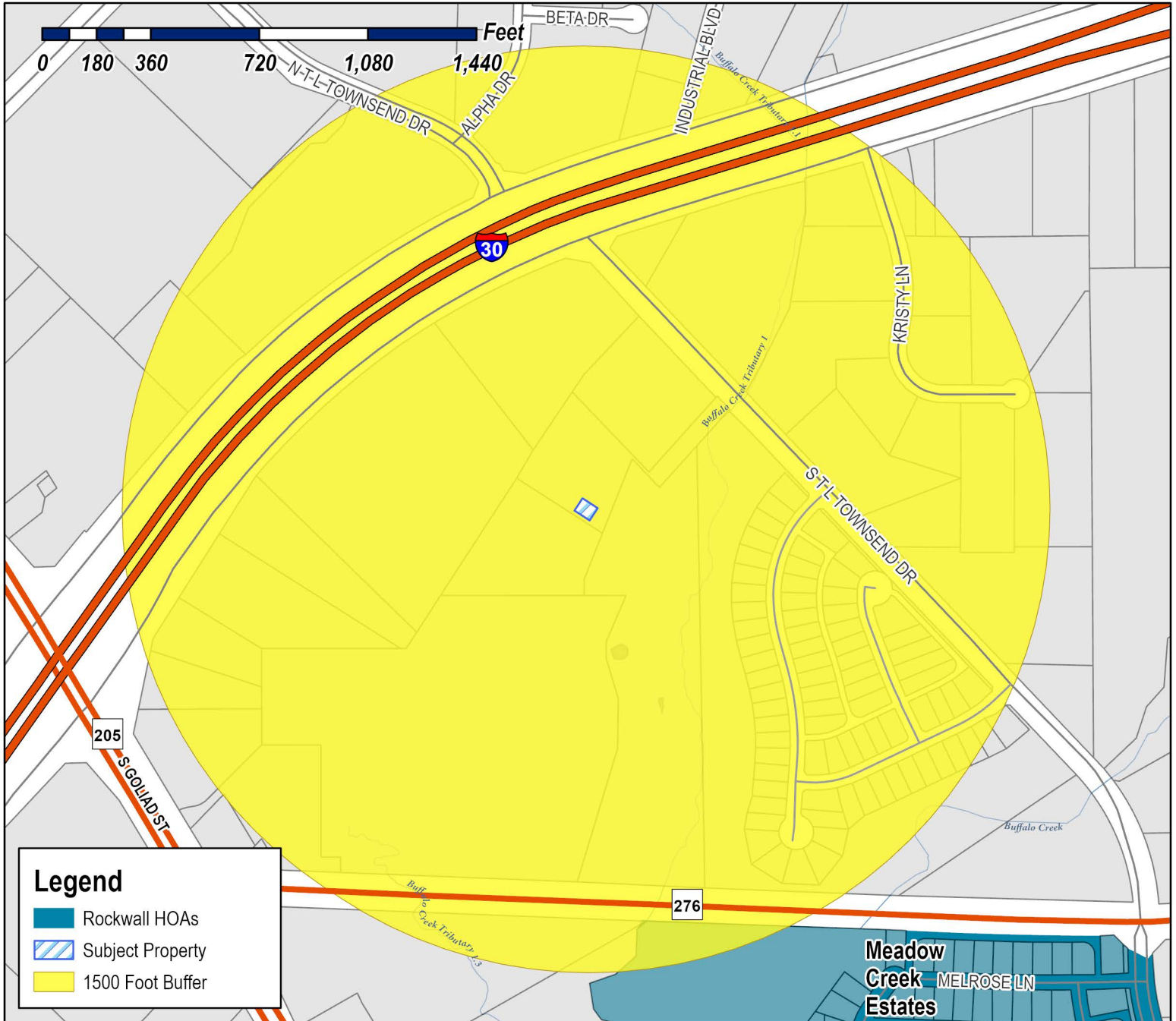




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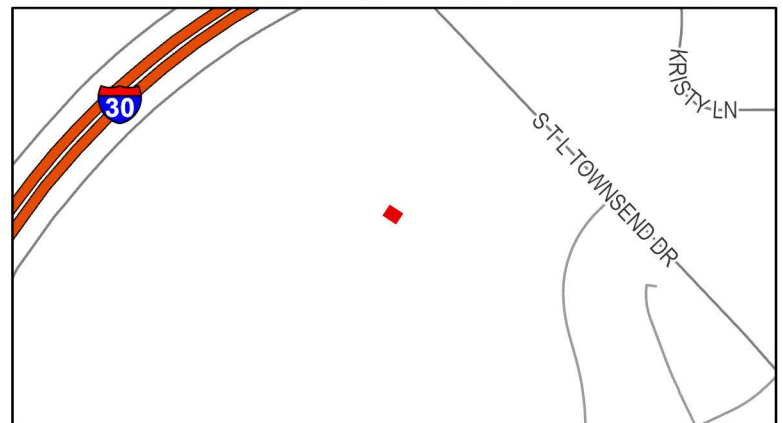
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**Case Number:** Z2025-014  
**Case Name:** SUP for a Minor Automotive Repair Garage  
**Case Type:** Zoning  
**Zoning:** Commercial (C) District  
**Case Address:** 1460 S. T.L. Townsend

**Date Saved:** 3/14/2025  
 For Questions on this Case Call (972) 771-7745

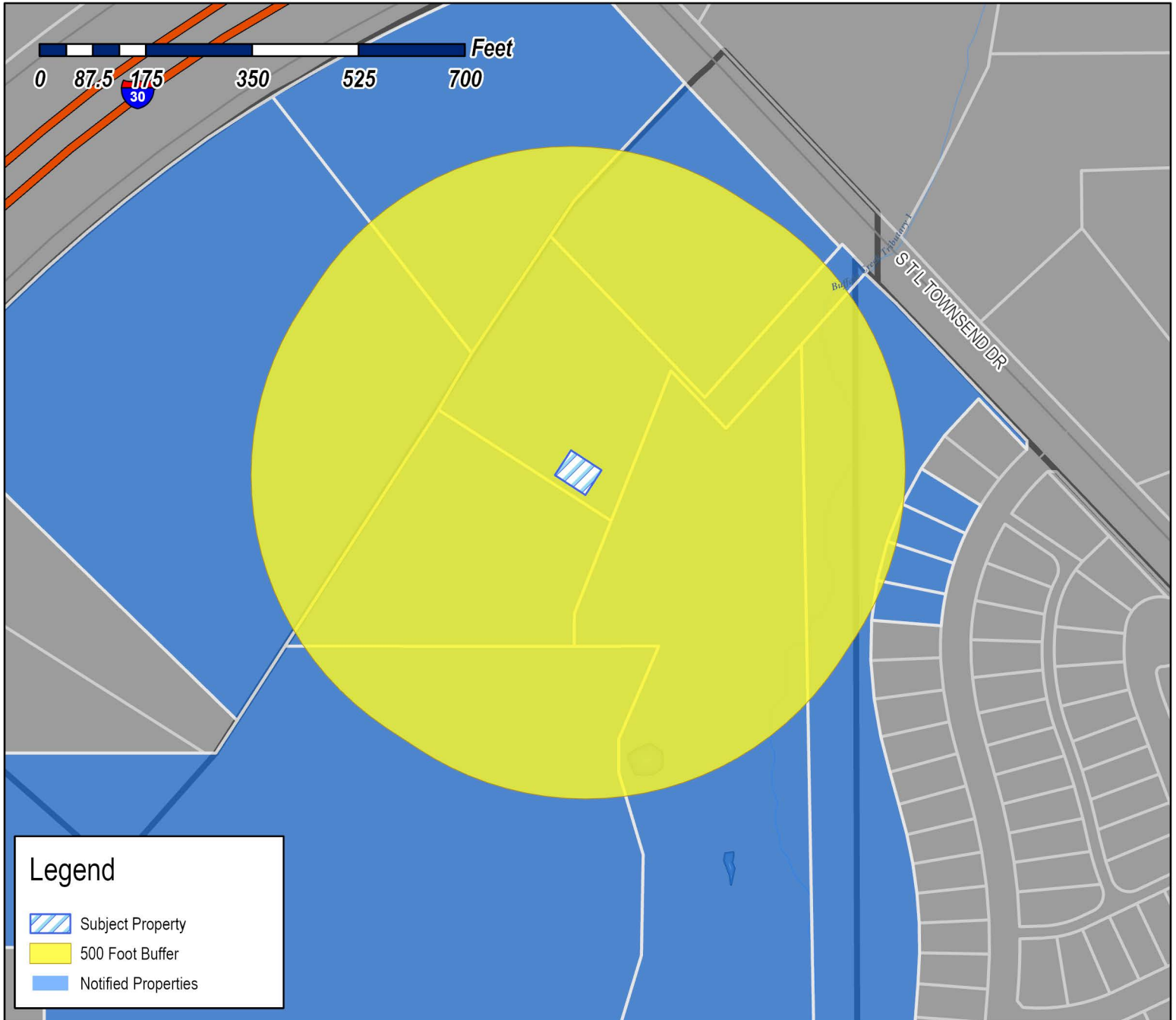




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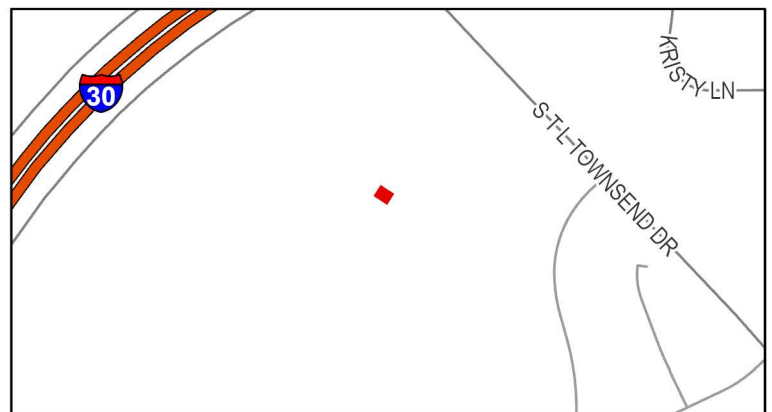
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RESIDENT  
1225 HWY 276  
ROCKWALL, TX 75032

RESIDENT  
1245 HWY276 DR  
ROCKWALL, TX 75032

JACKSON AUTOMOTIVE REAL ESTATE INV LLC  
DBA TOYOTA OF ROCKWALL  
1250 E INTERSTATE 30  
ROCKWALL, TX 75087

RESIDENT  
1290 I30  
ROCKWALL, TX 75032

SARO PARTNERS LLC  
1450 T L TOWNSEND  
ROCKWALL, TX 75032

RESIDENT  
1460 S TOWNSEND DR  
ROCKWALL, TX 75032

RESIDENT  
1480 S T L TOWNSEND DR  
ROCKWALL, TX 75032

FARR TRAVIS AND MELLISA  
1539 TROWBRIDGE CIRCLE  
ROCKWALL, TX 75032

COURT MONDA J  
1545 Trowbridge Cir  
Rockwall, TX 75032

RESIDENT  
1551 TROWBRIDGE CIR  
ROCKWALL, TX 75032

MOTA SAMUEL  
1557 Trowbridge Cir  
Rockwall, TX 75032

CITY OF HEATH  
200 LAURENCE DRIVE  
HEATH, TX 75032

CTE PHASE I LP  
2266 LAFAYETTE LNDG  
ROCKWALL, TX 75032

FENG YI  
2757 SCENIC DR  
PLANO, TX 75025

MSC ROCKWALL LLC  
725 PARK CENTER DRIVE  
MATTHEWS, NC 28105

COSTCO WHOLESALE CORP  
PROPERTY TAX DEPT 1049  
999 LAKE DR  
ISSAQUAH, WA 98027

Alexander Trujillo  
Owner, Orchid Tint and Designs  
1460 T L Townsend Dr #116  
Rockwall, TX 75087  
(972) 900 5706

3/14/2025

City of Rockwall Planning and Zoning Department

Dear Planning and Zoning Department,

I am writing to formally request a Special Use Permit to operate our new business, Orchid Tint and Designs, at 1460 T L Townsend Dr #116 Rockwall, TX 75087. Our business specializes in window tinting services, as well as paint protection wraps, within a commercial zone.

To provide additional clarity about our operations:

- **\*\*By-Appointment-Only Service\*\***: All vehicle services will be conducted strictly by appointment, ensuring a controlled and organized flow of customer visits.
- **\*\*Same-Day Service\*\***: Services will be completed on the same day, and no vehicles will be stored on-site overnight.
- **\*\*Minimal Disruption\*\***: Our operations are designed to minimize impact on neighboring businesses and traffic within the area.

We are committed to adhering to all regulations and maintaining a professional, clean, and community-conscious establishment. Our business will contribute to the local economy by providing specialized vehicle services while respecting the integrity of the commercial zone.

I kindly ask for your consideration of this request, and I am happy to provide any additional documentation or answer questions that might assist in your evaluation process. Thank you for your time and support.

Sincerely,  
Alexander Trujillo  
Owner, Orchid Tint and Designs



# Orchid Consortium LLC



x Two Parking Spaces

Bay door.