



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. [REDACTED]

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: [REDACTED]

CITY ENGINEER: [REDACTED]

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

855 Whitmore Dr

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

0.45

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

Salvador Salcedo

APPLICANT

Salvador Salcedo

CONTACT PERSON

Salvador Salcedo

CONTACT PERSON

ADDRESS

[REDACTED]

ADDRESS

[REDACTED]

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 Salvador Salcedo [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

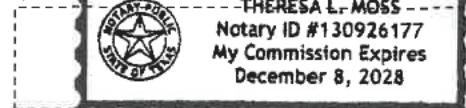
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 270.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF January, 2021. BY SIGNING THIS APPLICATION, 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 DOCUMENTED 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 16th DAY OF January, 2021

OWNER'S SIGNATURE

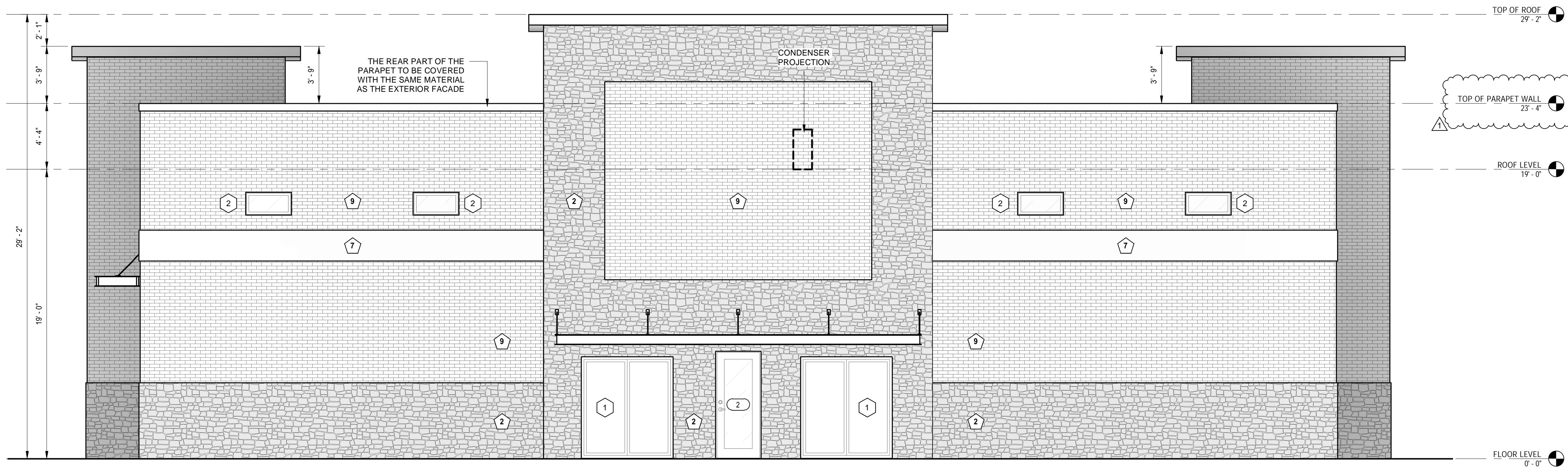
Theresa L. Moss

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 12.08.2028

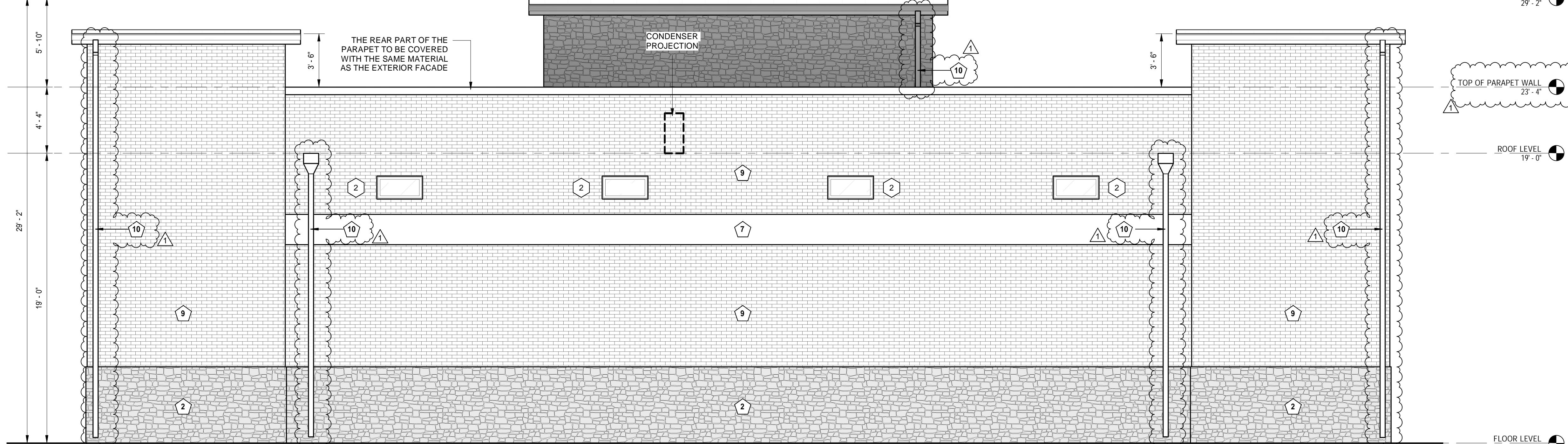
NEW BUILDING
855 Whitmore Dr, Rockwall,
TX 75087



1 FRONT ELEVATION
1/4" = 1'-0"

KEYNOTE LEGEND

1. ALUMINUM SHEETS
2. STONE SMOKED LUEDERS
3. STUCCO
4. FIBER CEMENT SIDING
5. WOOD
6. GLASS
7. STANDING SEAM
8. ASPHALT SHINGLES
9. BRICK GEORGETOWN
10. DOWNSPOUT



2 REAR ELEVATION
1/4" = 1'-0"

AREA AND PERCENTAGE OF MATERIALS

2 & 9	FRONT ELEVATION MASONRY MATERIALS	TOTAL AREA	100 %
9	BRICKS	2,136 S.Q. F.T.	94.0 %
2	NATURAL STONE	1,510 S.Q. F.T.	64.0 %
7	SECONDARY MATERIAL	616 S.Q. F.T.	30.0 %
		106 S.Q. F.T.	06.0 %
		TOTAL	100 %
		2,312 S.Q. F.T.	

TOTAL AREA	PERCENTAGE
2,312 S.Q. F.T.	100 %
2,136 S.Q. F.T.	94.0 %
1,510 S.Q. F.T.	64.0 %
616 S.Q. F.T.	30.0 %
106 S.Q. F.T.	06.0 %
TOTAL	100 %

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
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DRAWING TITLE:

ELEVATIONS

SCALE: 1/4" = 1'-0"

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 ____ day of _____. _____

WITNESS OUR HANDS, THIS ____ DAY OF _____. _____

Planning & Zoning Commission, chairman

Director of Planning and Zoning

CASE NUMBER: SP2025-032

A2.01

NEW BUILDING
855 Whitmore Dr, Rockwall,
TX 75087

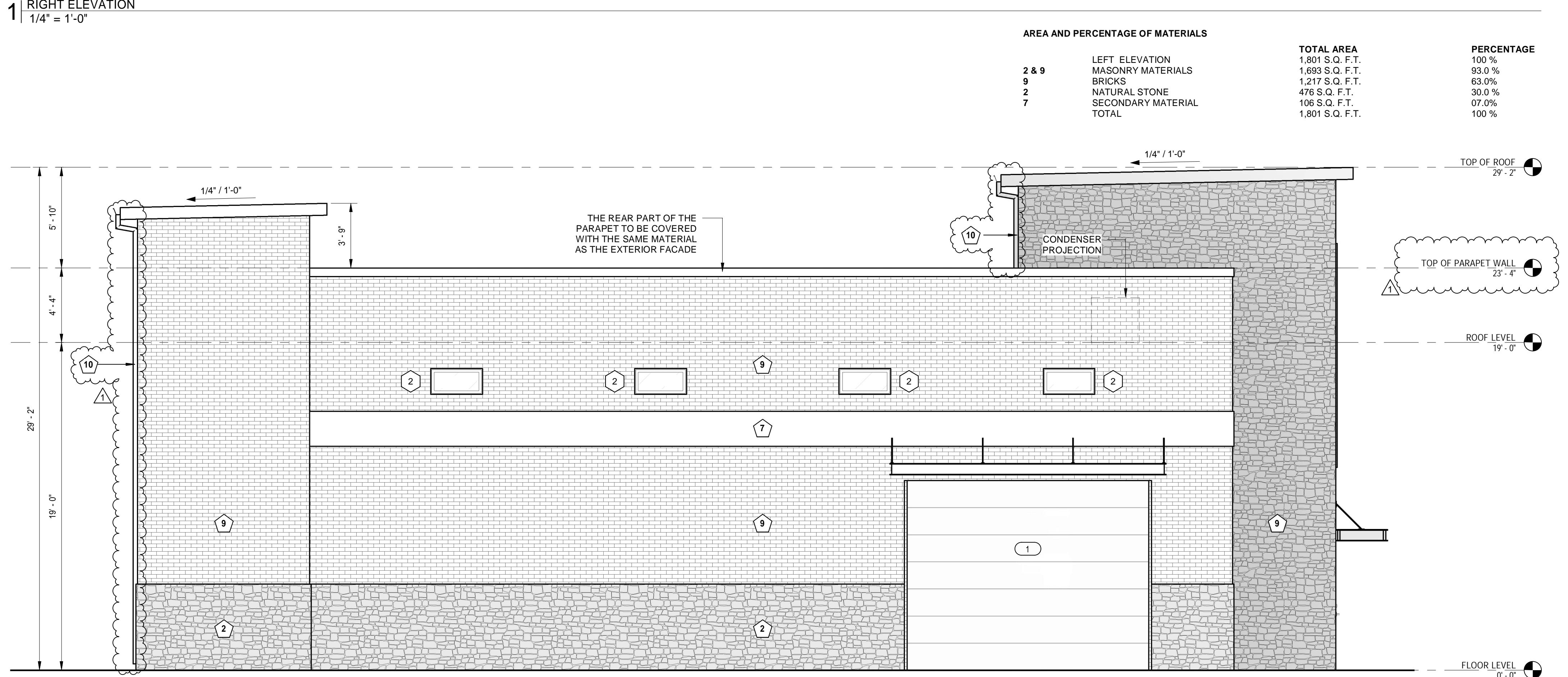
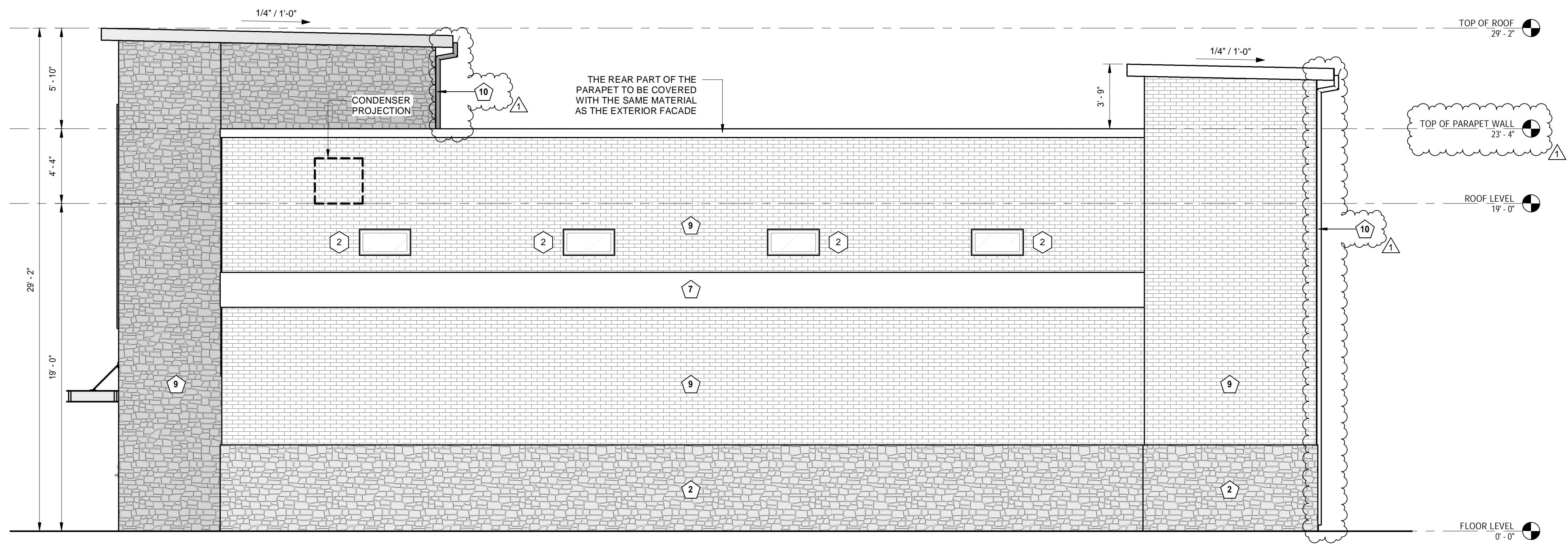
NOT FOR CONSTRUCTION

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DRAWING TITLE:
ELEVATIONS

SCALE: $1/4" = 1'-0"$

A2.02



APPROVED:

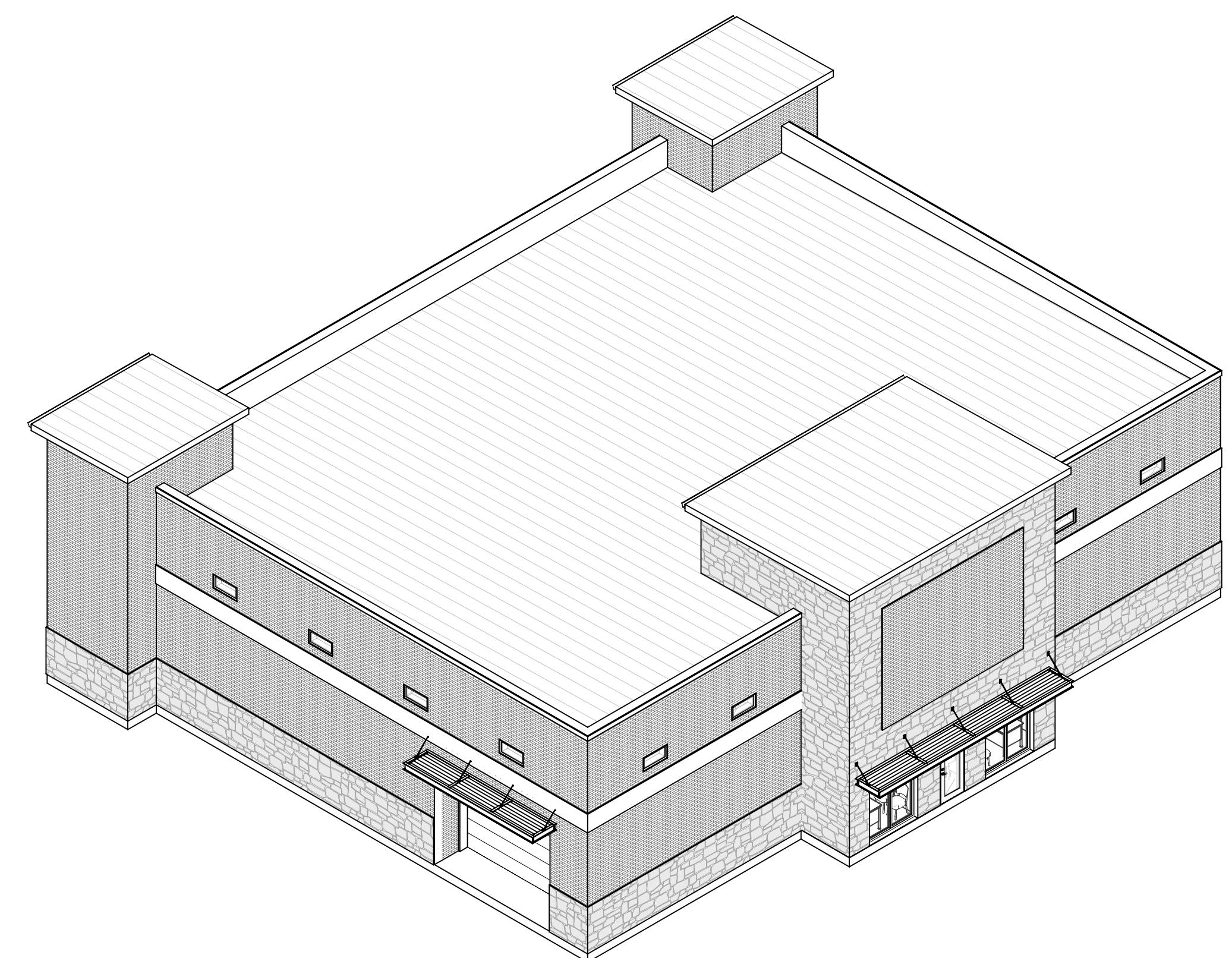
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of ____.

WITNESS OUR HANDS, THIS ____ DAY OF ____.

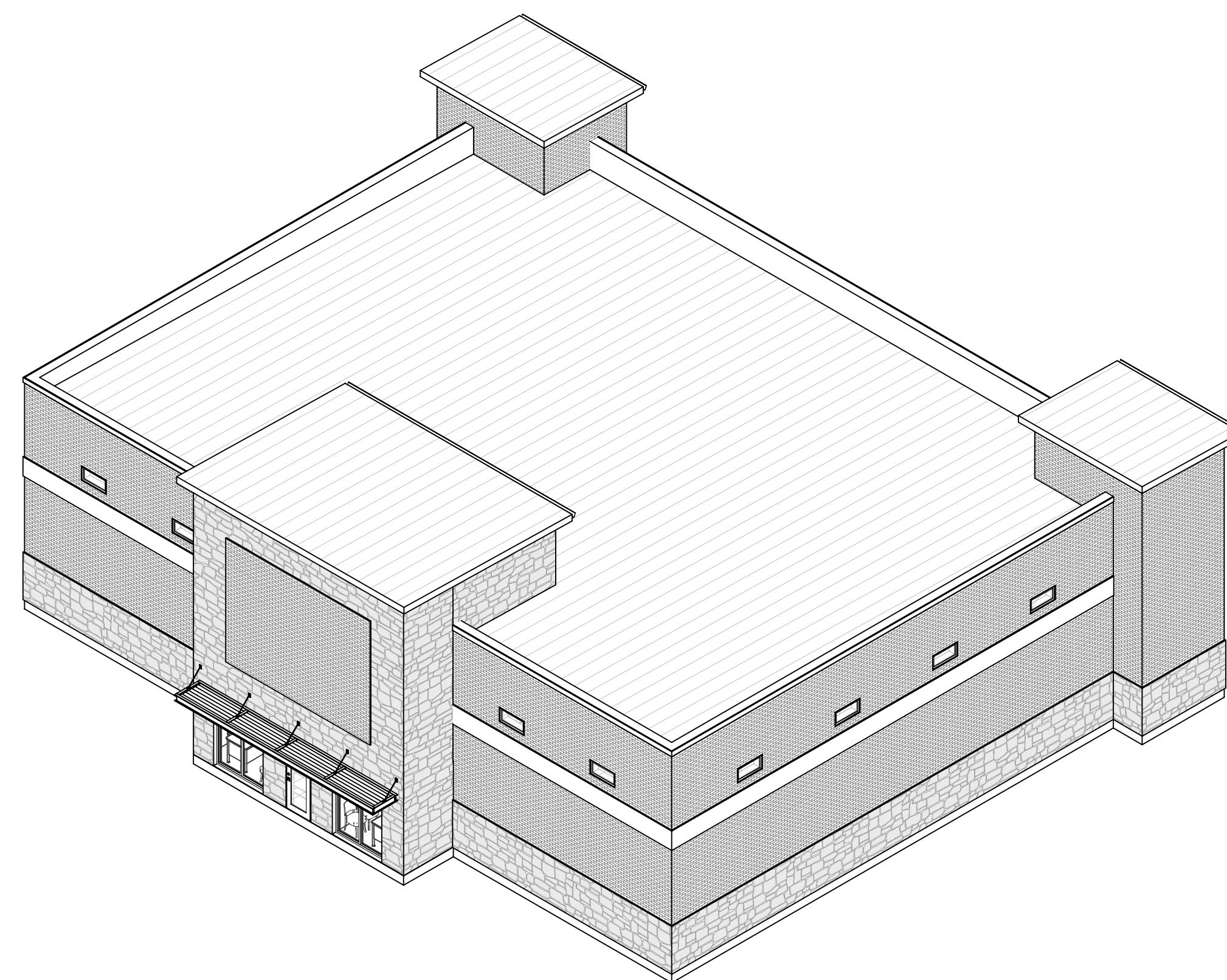
Planning & Zoning Commission, chairman

Director of Planning and Zoning

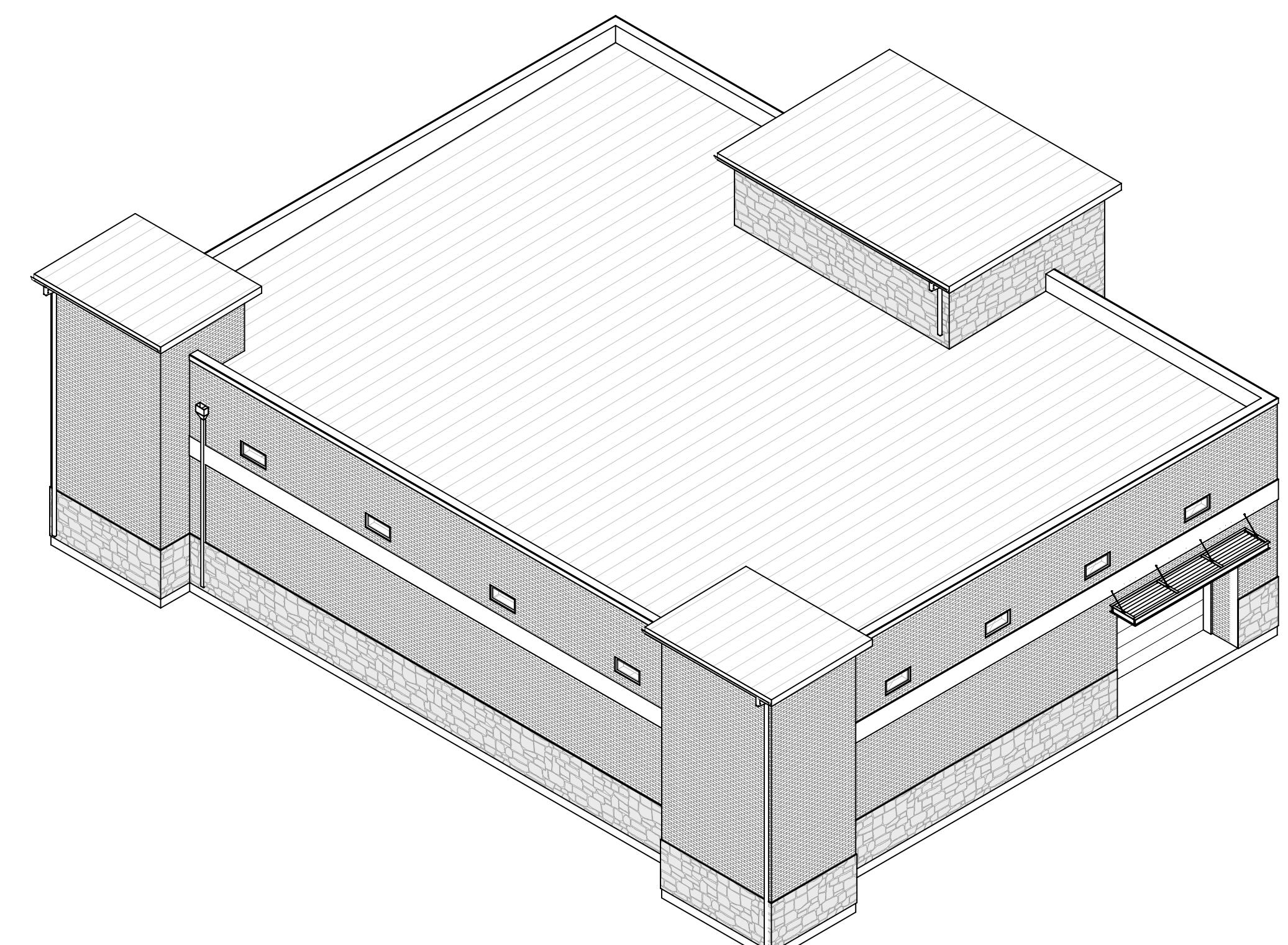
CASE NUMBER: SP2025-032



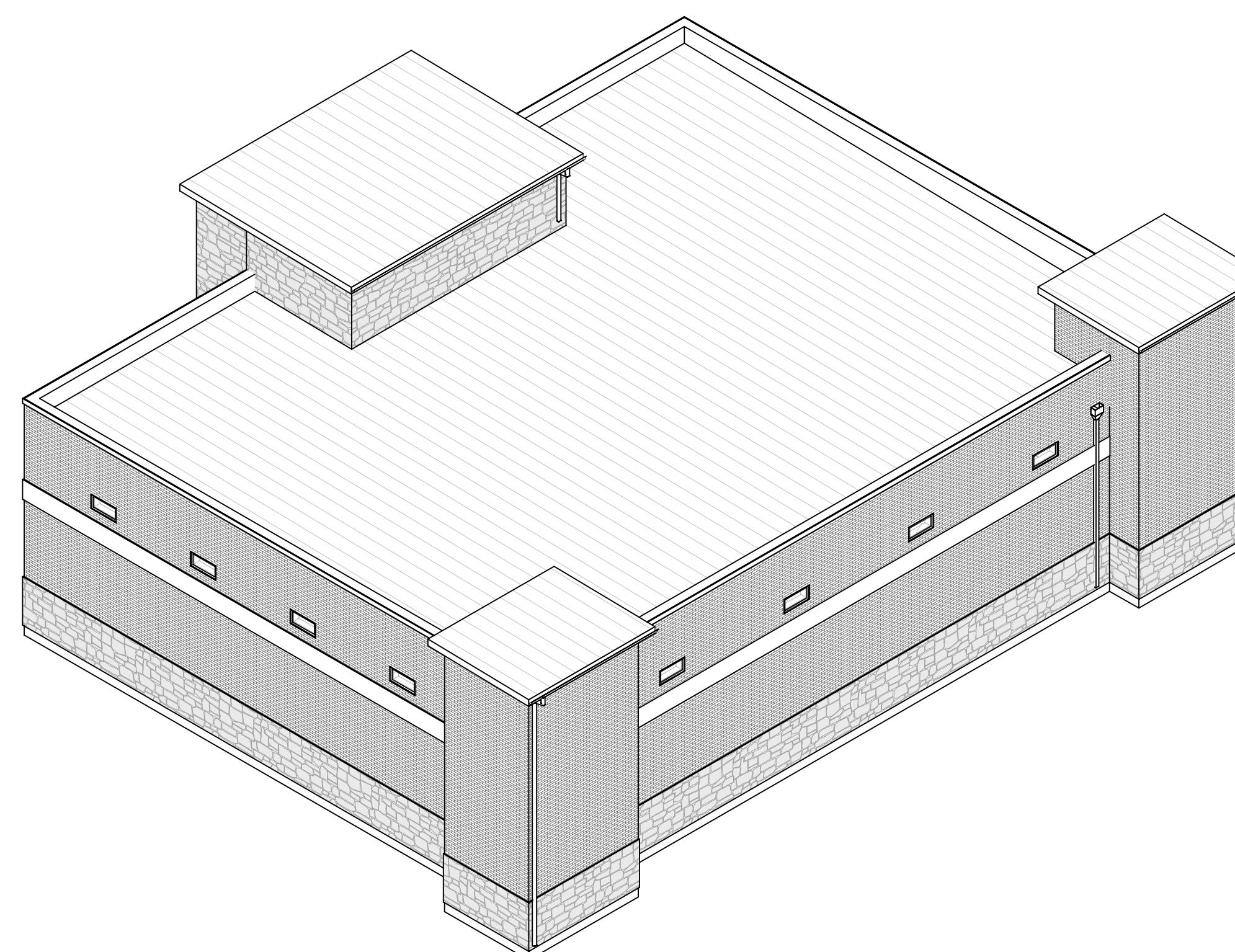
ISOMETRIC VIEW 1



ISOMETRIC VIEW 2



ISOMETRIC VIEW 3



ISOMETRIC VIEW 4

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 ____ day of _____.
WITNESS OUR HANDS, THIS ____ DAY OF _____.

Planning & Zoning Commission, chairman

Director of Planning and Zoning

A

NEW BUILDING
855 Whitmore Dr, Rockwall,
TX 75087

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
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DRAWING TITLE:

3D VIEWS

SCALE:

A9.01
CASE NUMBER: SP2025-032

NEW BUILDING 855 Whitmore Dr, Rockwall, TX 75087

NOT FOR CONSTRUCTION

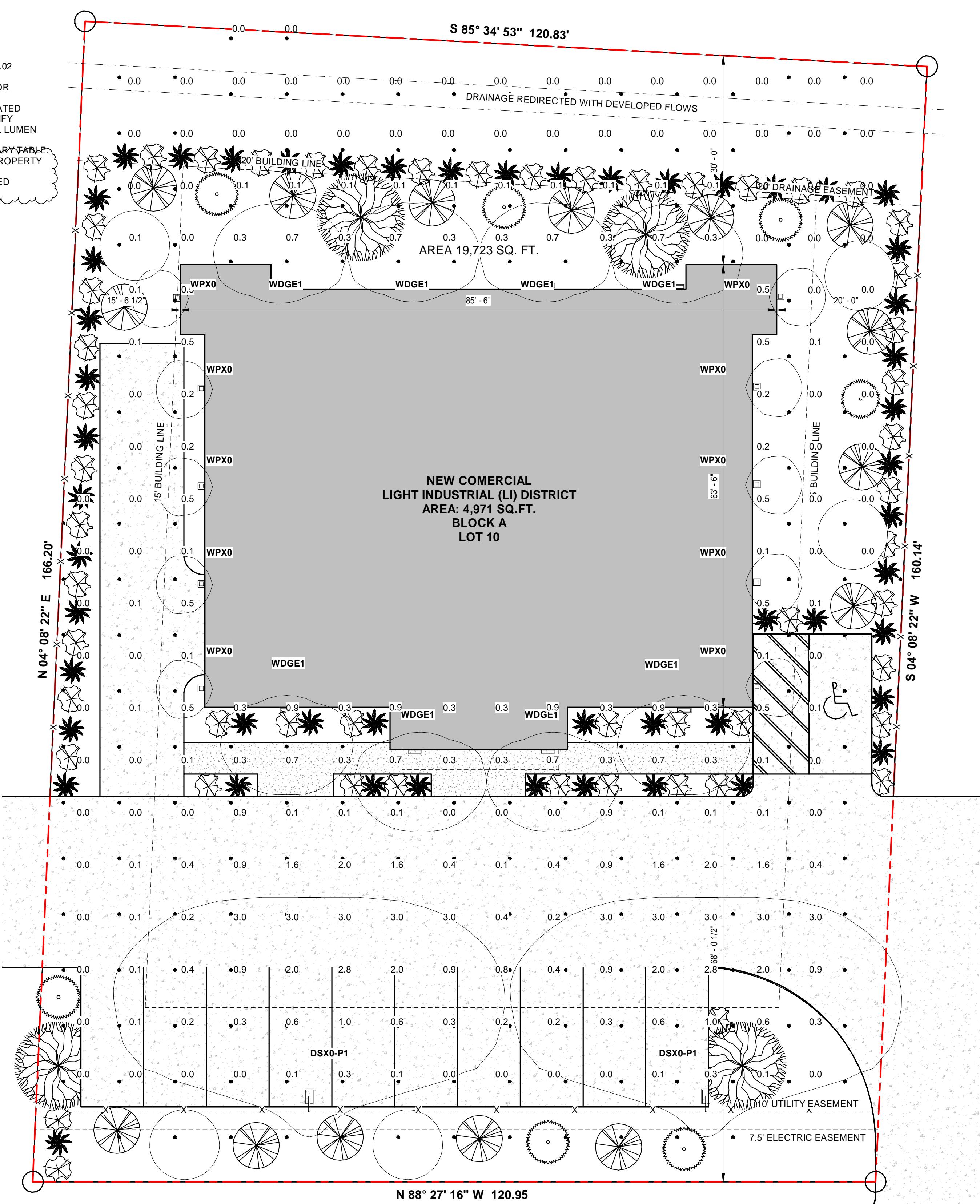
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DRAWING TITLE:

SITE PHOTO - METRICS & DETAILS

SCALE: As indicated

A4.01



NEW BUILDING 855 Whitmore Dr, Rockwall, TX 75087

NOT FOR CONSTRUCTION

PHOTO - METRICS DETAILS

SCALE:

A4.02

1 2 3 4 5 6 7 8

CASE NUMBER: SP2025-032

APPROVED:

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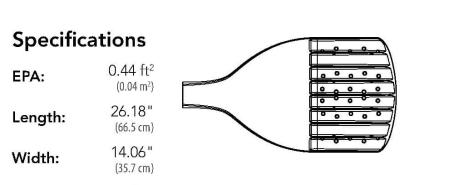
WITNESS OUR HANDS, THIS _____ DAY OF _____.

Planning & Zoning Commission, chairman

Director of Planning and Zoning



D-Series Size 0
LED Area Luminaire



Specifications
EPA: 0.44 ft²
Length: 26.18'
Width: 14.05'
Height H1: 7.45'
Height H2: 2.26'
Weight: 23 lbs
(10.45 kg)

d²series

Series

Color Temperature

Color Rendering Index

Extrusion

Mounting

Notes

Forward optics

10W

30W

50W

80W

100W

150W

200W

250W

300W

400W

500W

600W

700W

800W

900W

1000W

1200W

1500W

1800W

2000W

2500W

3000W

4000W

5000W

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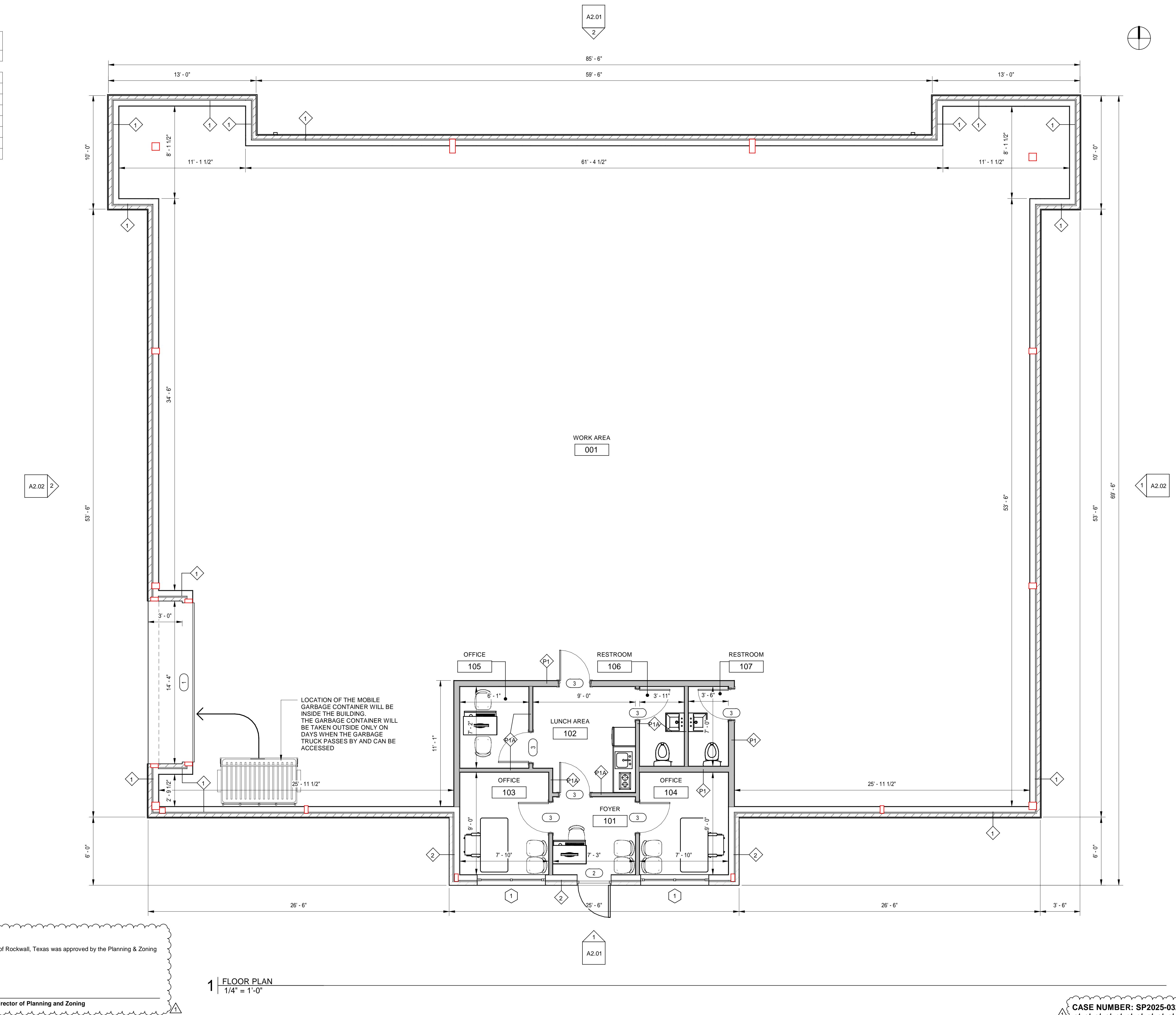
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ROOM SCHEDULE		
Number	Name	Area
001	WORK AREA	4239 SF
101	FOYER	50 SF
102	LUNCH AREA	80 SF
103	OFFICE	70 SF
104	OFFICE	70 SF
105	OFFICE	43 SF
106	RESTROOM	27 SF
107	RESTROOM	25 SF
TOTAL AREA		4605 SF



NEW BUILDING
855 Whitmore Dr, Rockwall,
TX 75087

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
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DRAWING TITLE:
FLOOR PLAN

SCALE: 1/4" = 1'-0"

A1.02

CASE NUMBER: SP2025-032

NEW BUILDING
855 Whitmore Dr, Rockwall,
TX 75087

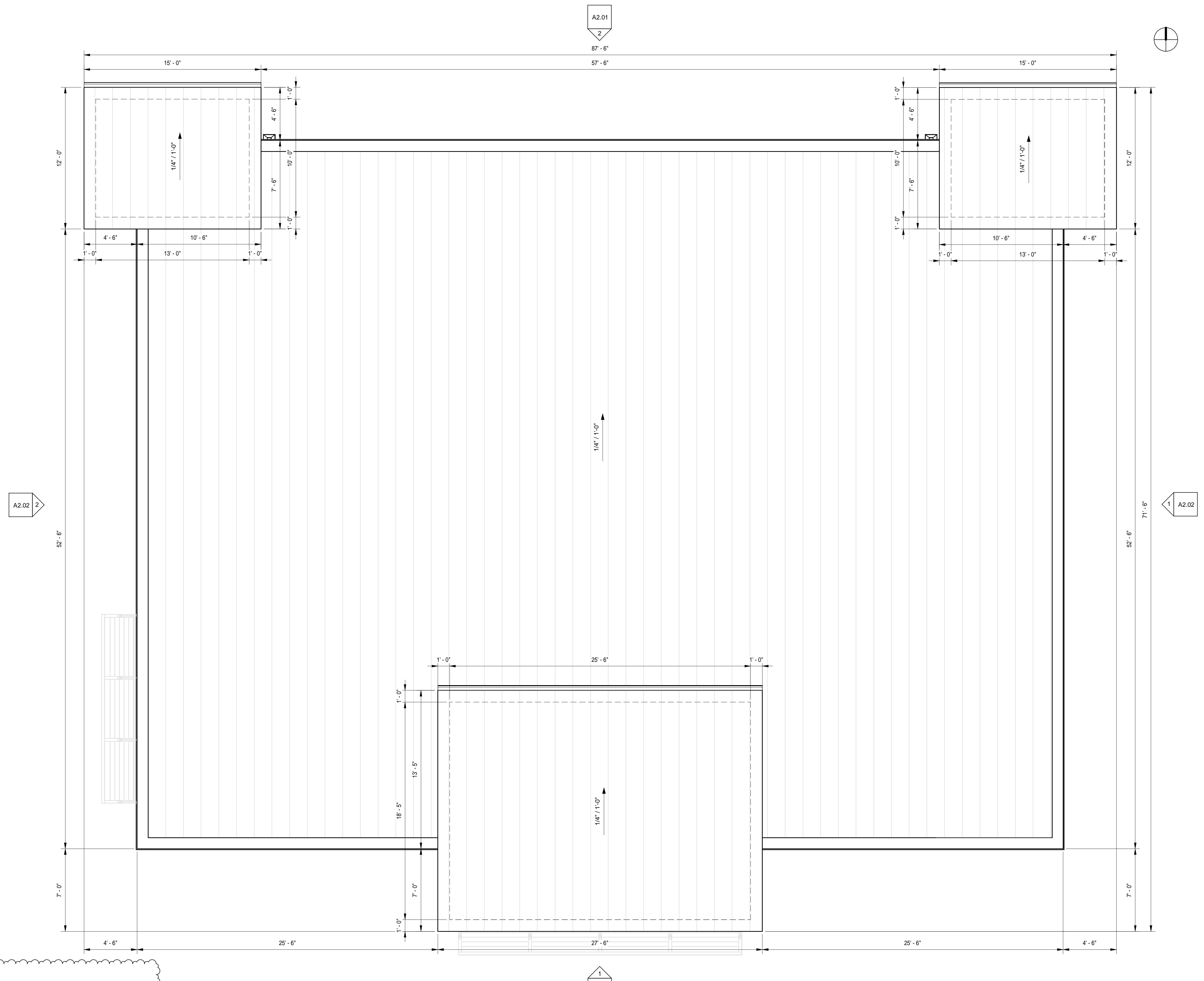
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DRAWING TITLE:
ROOF PLAN

SCALE: $1/4" = 1'-0"$

A1.03



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 ____ day of ____.

WITNESS OUR HANDS, THIS ____ DAY OF ____.

Planning & Zoning Commission, chairman

Director of Planning and Zoning

1 ROOF PLAN
1/4" = 1'-0"

CASE NUMBER: SP2025-032