



# 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)

### 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.

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1209 N. Goliad St.

SUBDIVISION JHB JOMES SURVEY ABT NO 124 & MCMURRY SURVEY ABST 146 LOT NA BLOCK NA

GENERAL LOCATION

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

CURRENT ZONING RO CURRENT USE OFFICE

PROPOSED ZONING RO PROPOSED USE OFFICE

ACREAGE .88 LOTS [CURRENT] LOTS [PROPOSED]

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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 VACHE OURFALIAN

APPLICANT JCK COMMERCIAL, INC

CONTACT PERSON

CONTACT PERSON PATRICK ESPINOZA

ADDRESS

ADDRESS

CITY, STATE & ZIP ROCKWALL, TX 75087

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VACHE OURFALIAN [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 18 DAY OF

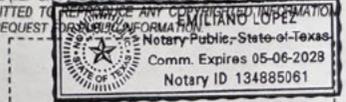
February 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO DISSEMINATE INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, 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 February, 2026.

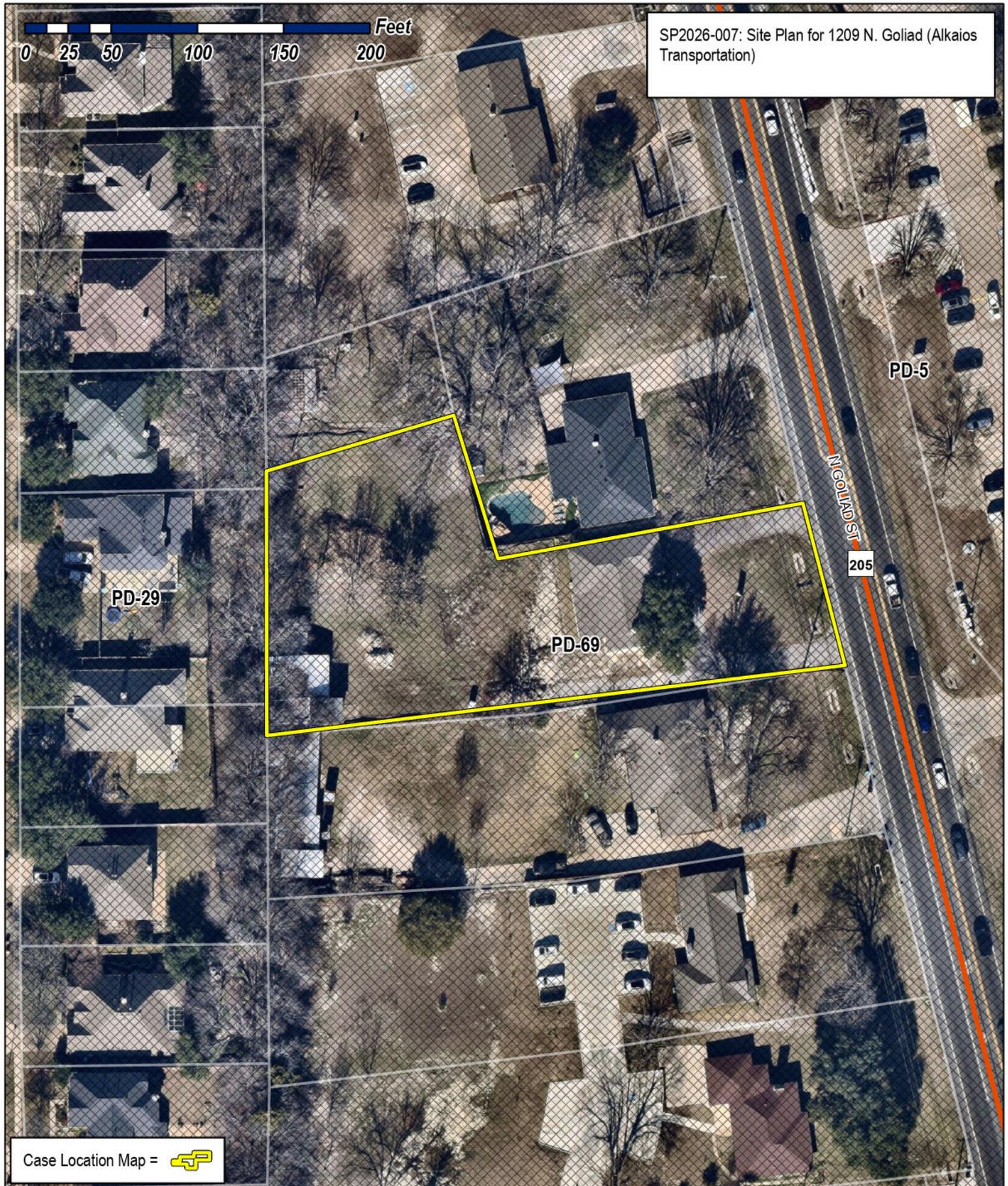
OWNER'S SIGNATURE

*Vache Ourfalian*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 03/04/2028



SP2026-007: Site Plan for 1209 N. Goliad (Alkaios Transportation)

0 25 50 100 150 200 Feet

PD-29

PD-69

PD-5

N GOLIAD ST  
205

Case Location Map = 



# City of Rockwall

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

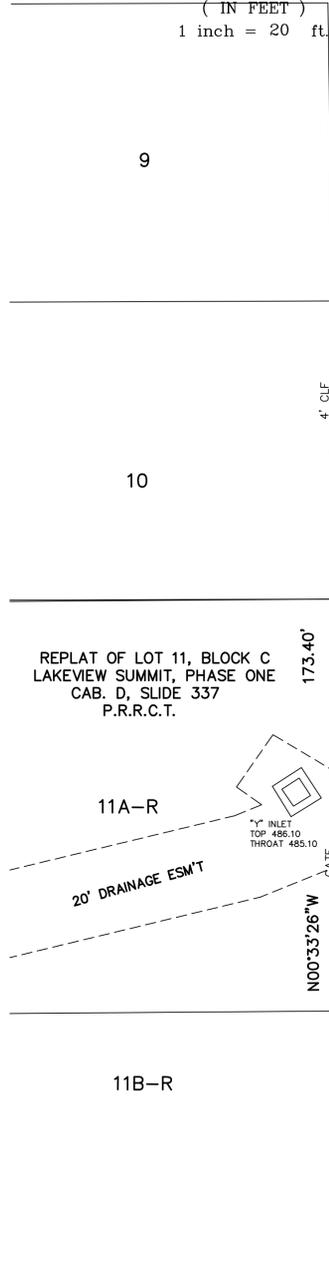
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.



1209 N. GOLIAD  
BEING PART OF THE J.H.B. JONES SURVEY, ABST. No. 124  
AND TEH S.S. McCURRY SURVEY, ABSTRACT No. 146  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



ELEVATIONS ARE BASED ON THE  
CITY OF ROCKWALL  
GEODETIC CONTROL MONUMENT  
COR-14  
BRASS DISK IN CURB OF ISLAND NOSE  
ELEVATION = 481.54  
N 7,032,297.15  
E 2,594,169.27

NOTE:  
DIMENSIONS ARE TO FACE  
OF CURB OR EDGE OF PAVEMENT  
STORMWATER DETENTION TO BE CONTAINED  
WITHIN PROPOSED PARKING IN REAR  
OF LOT 1209 N. GOLIAD

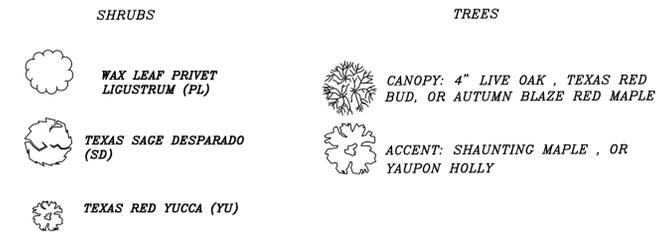
LOT 5  
DEBRA L. KERN  
VOL. 1529, PG. 221  
D.R.R.C.T.

1209 N. GOLIAD  
VACHE OURFALIAN  
INST. No. 20210000024072  
O.P.R.R.C.T.

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

EVELYN WAY SMITH, TRUSTEE OF  
EVELYN WAY SMITH IRREVOCABLE TRUST

- 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 3-7 GAL TEXAS SAGE DESPARADO & 3-5 GAL WAX LEAF LIGUSTRUM BUSHES, 2 PER SPACE
  4. LANDSCAPE EACH BLDG FRONTAGE & SIDES WITH 16-5 GAL TEXAS RED YUCCA 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. 4 ACCENT TREES TO BE PLANTED WITHIN THE 20' LANDSCAPE BUFFER. A TOTAL OF 2-SHAUNTING MAPLE, 2- YAUPON HOLLY
  8. A TOTAL OF 7-4" CANOPY TREES TO BE PLANTED ON 20' CENTERS ALONG BACK WESTERN PROPERTY LINE. THE 7-4" CANOPY TREES SHALL BE A MIXTURE OF TEXAS RED BUD, LIVE OAK, AUTUMN BLAZE RED MAPLE
  9. ALL EXISTING TREES TO REMAIN IN PLACE
  10. REQUIRED 4 ACCENT TREES, PROPOSED 4 ACCENT TREES TO BE PLANTED IN LANDSCAPE BUFFER
  11. REQUIRED 7 CANOPY TREES, PROPOSED 7-CANOPY TREES TO BE PLANTED ALONG 20' CENTERS ALONG BACK WESTERN PROPERTY LINE.



SITE DATA SUMMARY:  
NAME OF FINAL PLAT: GREEN VALLEY SUBD LOT 4  
ZONING: RO (RESIDENTIAL OFFICE DISTRICT)  
PROPOSED USE: BUSINESS OFFICE  
EXIST BUILDING SQUARE FOOTAGE: 1209 GOLIAD-2324 SF  
PROPOSED BUILDING EXPANSION SQUARE FOOTAGE NONE  
TOTAL LOT AREA : 1209 N GOLIAD 21,780 SF = 0.88 ACRES  
BUILDING HEIGHT: 28 FT  
LOT BLDG COVERAGE: 1209 GOLIAD 10.7%  
PARKING SPACES REQUIRED 1209: 1 SPACE/300 SF = 8 SPACES  
HANDICAP PARKING REQUIRED: 1 EA  
TOTAL PARKING SPACES PROVIDED: 1209 GOLIAD 10 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) =10,769 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 \_\_\_\_ DAY OF \_\_\_\_ DAY OF \_\_\_\_ WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_  
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

OWNER  
ALKAIOS TRANSPORTATION  
1209 N. GOLIAD ST.  
ROCKWALL, TX 75087  
469-424-3234

CASE NO. SP2023-XXX



THE SEAL APPEARING ON THIS PLAN IS VALID FOR THE STATE OF TEXAS P.L. NO. 60102, F-886, ON DATE: MARCH 23, 2023

DOUPHRATE & ASSOCIATES, INC.  
ENGINEERING PROJECT MANAGEMENT SURVEYING  
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087  
PHONE: (972)771-9004 FAX: (972)771-9005

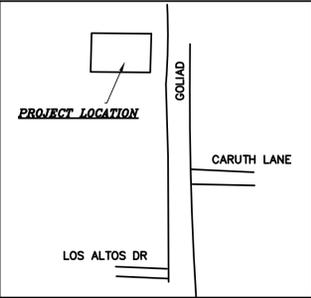
SITE & LANDSCAPING PLAN  
ALKAIOS TRANSPORTATION  
1209 N. GOLIAD STREET ROCKWALL TEXAS 75087  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

REVISION	WLD.
CHECKED	WLD.
DRAWN	
SCALE	1"=20' H 1"=20' V
DATE	MAR 23, 2023
PROJECT	23012 SITE PL
	20

GRAPHIC SCALE



**PAVING LEGEND:**  
 TP = TOP PAVEMENT ELEV  
 TC = TOP OF CURB ELEV  
 EX = EXISTING GROUND ELEV  
 EXISTING CONTOUR - - - - -  
 PROPOSED CONTOUR - - - - -

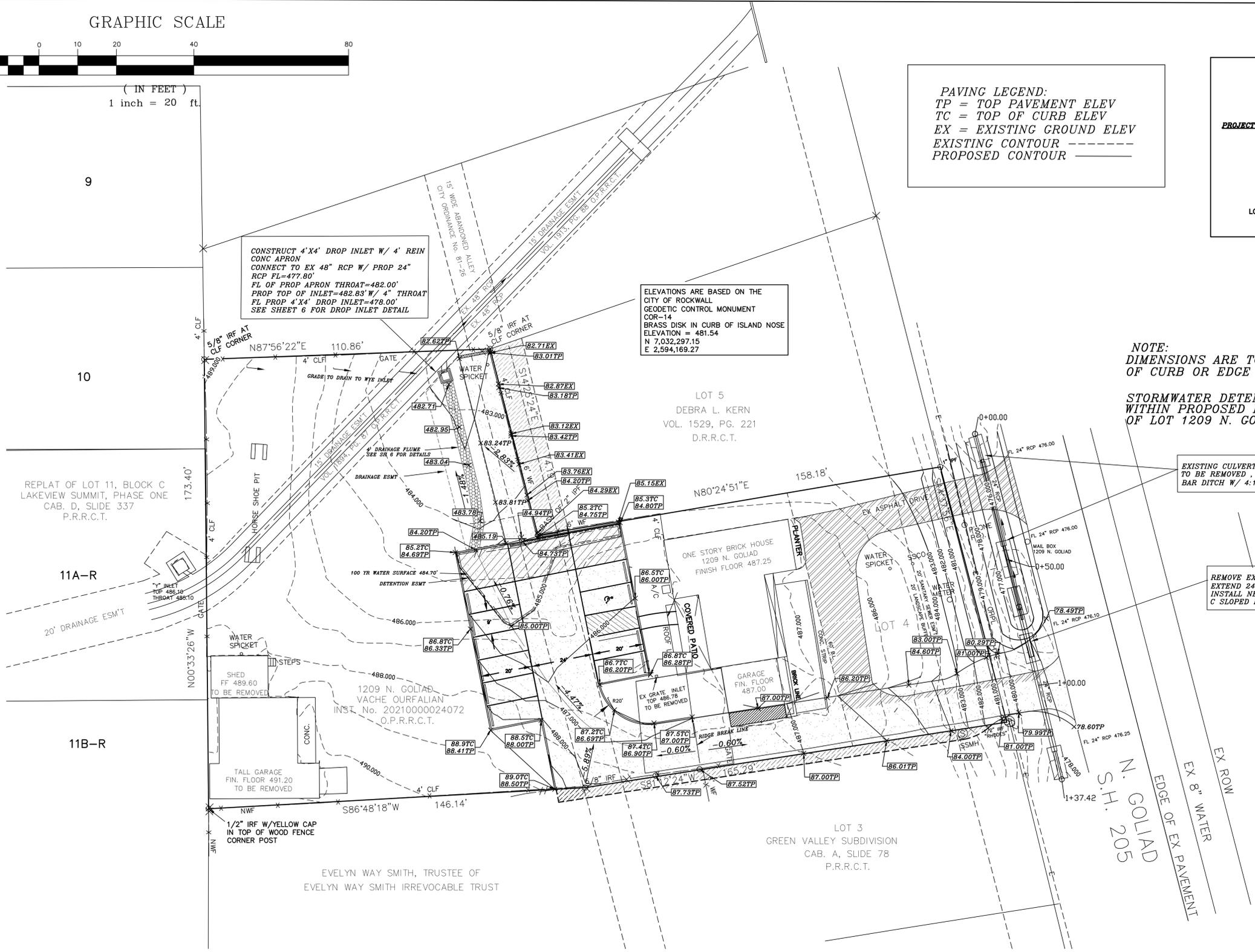


THE SEAL APPEARING ON THIS  
 PLAN IS VALID FOR THE STATE OF  
 TEXAS EXPIRES JULY 5, 2025  
 W.L. DOUPHRADE  
 NO. 60102, P.E.  
 DATE: JULY 5, 2025

**DOUPHRADE & ASSOCIATES, INC.**  
 ENGINEERING PROJECT MANAGEMENT SURVEYING  
 22235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087  
 PHONE: (972)771-9004 FAX: (972)771-9005

**GRADING PLAN**  
 ALKAIOS TRANSPORTATION  
 1209 N. GOLIAD STREET ROCKWALL TEXAS 75087  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	W.L.D.
DRAWN	
SCALE	1" = 20' H 1" = 1' V
DATE	MAR 23, 2023
PROJECT	23012 GRADE PL



CONSTRUCT 4'X4' DROP INLET W/ 4' REIN CONC APRON  
 CONNECT TO EX 48" RCP W/ PROP 24"  
 RCP FL=477.80'  
 FL OF PROP APRON THROAT=482.00'  
 PROP TOP OF INLET=482.83' W/ 4" THROAT  
 FL PROP 4'X4' DROP INLET=478.00'  
 SEE SHEET 6 FOR DROP INLET DETAIL

ELEVATIONS ARE BASED ON THE  
 CITY OF ROCKWALL  
 GEODETIC CONTROL MONUMENT  
 COR-14  
 BRASS DISK IN CURB OF ISLAND NOSE  
 ELEVATION = 481.54  
 N 7,032,297.15  
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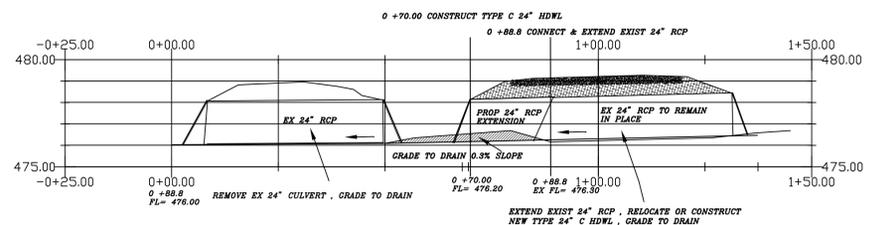
**NOTE:**  
 DIMENSIONS ARE TO FACE  
 OF CURB OR EDGE OF PAVEMENT

**STORMWATER DETENTION TO BE CONTAINED  
 WITHIN PROPOSED PARKING IN REAR  
 OF LOT 1209 N. GOLIAD**

EXISTING CULVERT & HEADWALLS  
 TO BE REMOVED, GRADE TO DRAIN  
 BAR DITCH W/ 4:1 SIDE SLOPE

REMOVE EXISTING HEADWALL .  
 EXTEND 24" CULVERT PIPING 12.5'.  
 INSTALL NEW OR RELOCATED TYPE  
 C SLOPED HEADWALL

SH 205 24" CULVERT EXTENSION PROFILE / GRADE TO DRAIN



1" = 5' VERTICAL











1209 N Goilad Street, Rockwall