



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 (\$500.00 + \$20.00 ACRE) ¹
- PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE) ¹
- FINAL PLAT (\$500.00 + \$20.00 ACRE) ¹
- REPLAT (\$500.00 + \$20.00 ACRE) ^{1&3}
- AMENDING OR MINOR PLAT (\$500.00)
- PLAT REINSTATEMENT REQUEST (\$200.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$1,000.00 + \$20.00 ACRE) ^{1&2}
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00) ²

OTHER APPLICATION FEES:

- TREE REMOVAL (\$200.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] (\$200.00) ²
- VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] (\$1,000.00) ²

ZONING APPLICATION FEES:

- ZONING CHANGE (\$1,000.00 + \$20.00 ACRE) ^{1&3}
- SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE) ^{1,2&3}
- SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE) ^{1,2&3}
- PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE) ^{1&3}
- PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE) ^{1&3}

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 **\$2,500.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
- ³: AN ADDITIONAL FEE OF **\$150.00** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3920 E. Interstate 30 (3908 E. Interstate 30)

SUBDIVISION _____ LOT 23-01 BLOCK _____

GENERAL LOCATION Prop ID - 11207 2 acres on south side of I-30

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE 2.0 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]

<input type="checkbox"/> OWNER <u>Mitchell and Sons Ent</u>	<input checked="" type="checkbox"/> APPLICANT <u>P. Sherman Construction</u>
CONTACT PERSON <u>Percy Sherman</u>	CONTACT PERSON <u>Percy Sherman</u>
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 Adam Mitchell [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 \$ 1040.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 5th DAY OF June 20 26 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 5 DAY OF June 20 26

OWNER'S SIGNATURE

Adam Mitchell
Carlee Kuentler


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





SP2026-020: Site Plan for 3920 E. IH-30



Case Location Map = 



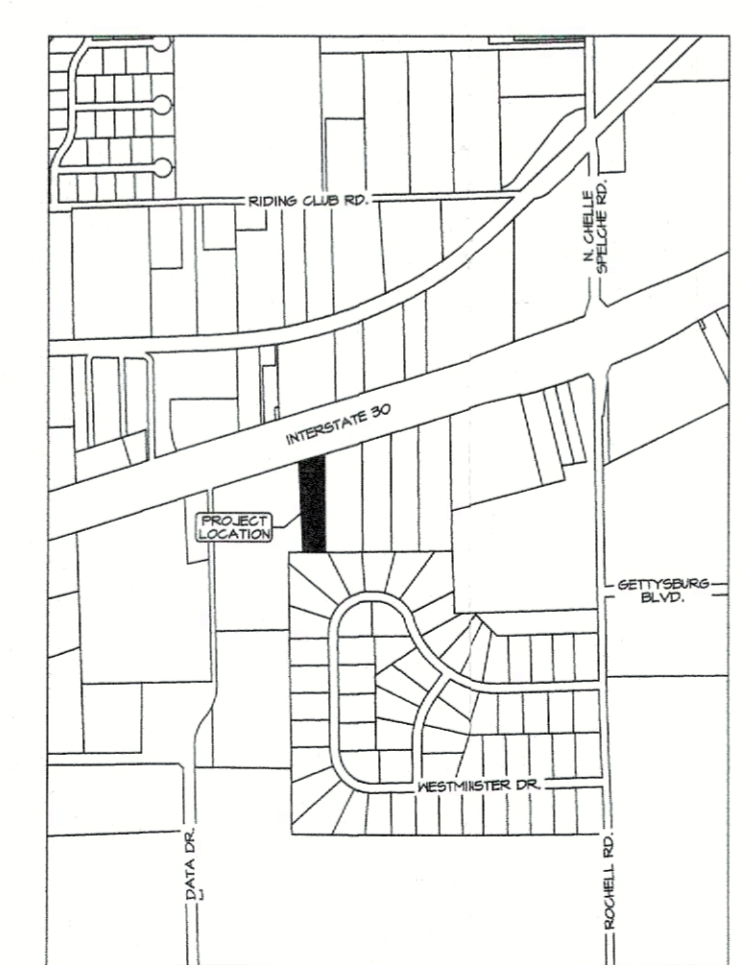
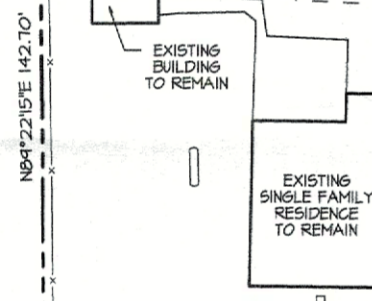
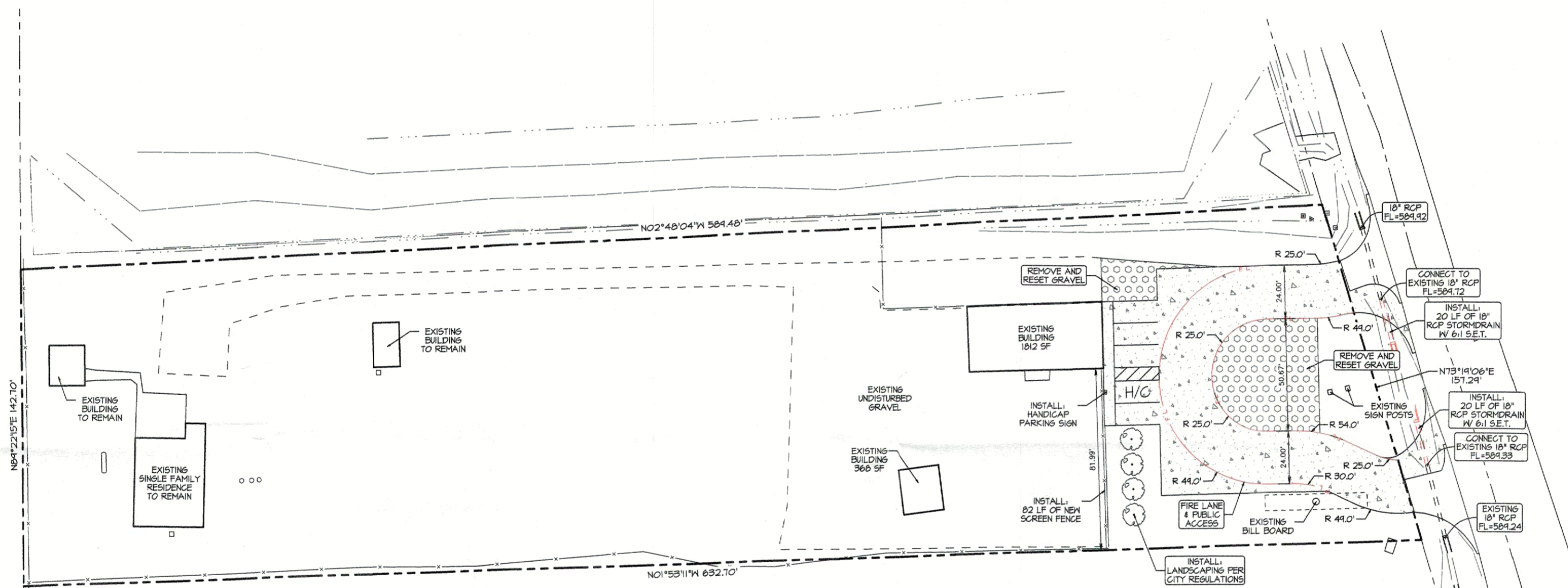
City of Rockwall

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.



5/21/2026 Project: 3420 E. I-30 Improvements Rockwall, TX Engineering Design/Design_01.dwg
 Date: 5/21/2026 11:57:44 AM



NOTE:
 NO OUTSIDE STORAGE, NO ABOVE GROUND STORAGE TANKS, AND NO DUMPSTERS ALLOWED AT THIS LOCATION

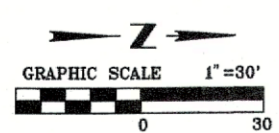
LOT OWNER: ADAM MITCHELL
 ADDRESS:
 PHONE NUMBER:

DEVELOPER: P. SHERMAN
 PHONE NUMBER:

SITE DATA TABLE:
 PROJECT SITE: 90138.72 SF / 2.07 AC

ZONING: LIGHT INDUSTRIAL, I-30 OVERLAY
 CITY PROJECT NUMBER: SP2025-024
 PARKING LOADING: 1/500 SF
 PARKING REQUIRED: 182/500=4 SPACES
 PARKING PROVIDED: 5 SPACES
 ADA PARKING: 1 SPACE

LEGEND			
	PROPERTY LINE		WATER MAIN
	CURB AND GUTTER		SANITARY SEWER MAIN
	BUILDING EDGE		TELEPHONE LINE
	EDGE OF PAVEMENT		PROPOSED CONTOUR INT.
	EASEMENT		EXISTING CONTOUR INT.
	BUILDING LINE OFFSET		SILT FENCE
	TOE OF DITCH/SLOPE		STORM DRAIN
	TOP OF BANK		FIRE LANE
	OVERHEAD POWER LINE		SPOT ELEVATION
	POWER POLE		WATER METER
	GAS REGULATOR		WATER VALVE
	IRRIGATION CONTROL VALVE		CLEAN OUT
	SPRINKLER HEAD		SANITARY SEWER MANHOLE
	ROOF DRAIN		STORM DRAIN MANHOLE
	TELEPHONE JUNCTION BOX		SIGN (TYPICAL)
	ELECTRIC JUNCTION BOX		HANDICAP PARKING SYMBOL (PAINTED)
	GUY WIRE		FIRE HYDRANT
	TREE		



<p>5930 SUMMERHILL ROAD TEXARKANA, TEXAS P. 903.888.8533 www.mtgengineers.com TBP# FIRM NO. F-364 AR COR NO. 126 © MTG 2026</p> <p>MTG ENGINEERS & SURVEYORS</p>	<p>PRELIMINARY - FOR REVIEW ONLY, NOT INTENDED FOR BIDDING, CONSTRUCTION OR PERMIT PURPOSES 5/21/2026 VANCE F. LILES P.E. #131529</p>
<p>Scale: AS SHOWN Drawn By: C/AD Checked By: VFL File No:</p>	<p style="text-align: center; font-weight: bold;">SITE PLAN</p>
<p>3420 E. I-30 IMPROVEMENTS ROCKWALL, TEXAS P. SHERMAN CONSTRUCTION</p>	
<p>Drawing Date: 5/21/2026 Project Number: 266204 Sheet Number: C2</p>	