



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



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:

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NOTES:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **107 N Goliad St.**

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION **Downtown Square**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE _____

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

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OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER **Erin Neill**

APPLICANT _____

CONTACT PERSON _____

CONTACT PERSON _____

ADDRESS _____

ADDRESS _____

CITY, STATE & ZIP _____

CITY, STATE & ZIP _____

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

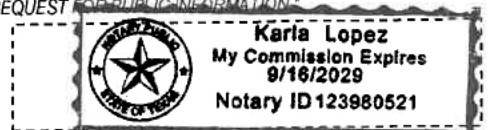
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Erin Neill [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10 DAY OF May, 2020. 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 10 DAY OF May, 2020.

OWNER'S SIGNATURE Erin Neill

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Karla Lopez



MY COMMISSION EXPIRES 9/16/2029

Erin Neill / Hanby Insurance
107 N. Goliad St.
Rockwall, TX 75087

May 12, 2026

Planning and Zoning Commission / City of Rockwall
385 S Goliad St.
Rockwall, TX 75087

RE: 107 N. Goliad St. Front Facade

Dear Members of the Planning and Zoning Commission,

I am writing to explain the rationale for our proposed redesign of the front façade.

The current façade was installed in 1984. The doors and windows are made of wood, and over time, the wood has rotted and deteriorated to the point that we can no longer properly repair or maintain them.

We are also dealing with a security issue. The lock on the current door was state of the art in 1984, but it is now broken. Since that type of lock is no longer manufactured, we must replace the door to install a new, secure locking system.

Our goal with this project is to update the building's appearance and modernize the front façade while still paying homage to its original character. The building was originally an auto garage, and the new aluminum doors and windows are intended to honor that history with a clean, classic storefront look.

We are not planning to change or paint any of the brick. The brick will remain as it is. The proposed signage will be a black insert with our company name. We are also not adding any exterior lighting or electrical work with this project.

Overall, this redesign is meant to address the condition of the current doors and windows, improve security, and give the building a refreshed look while still respecting its origins. We appreciate your time and consideration of our request.

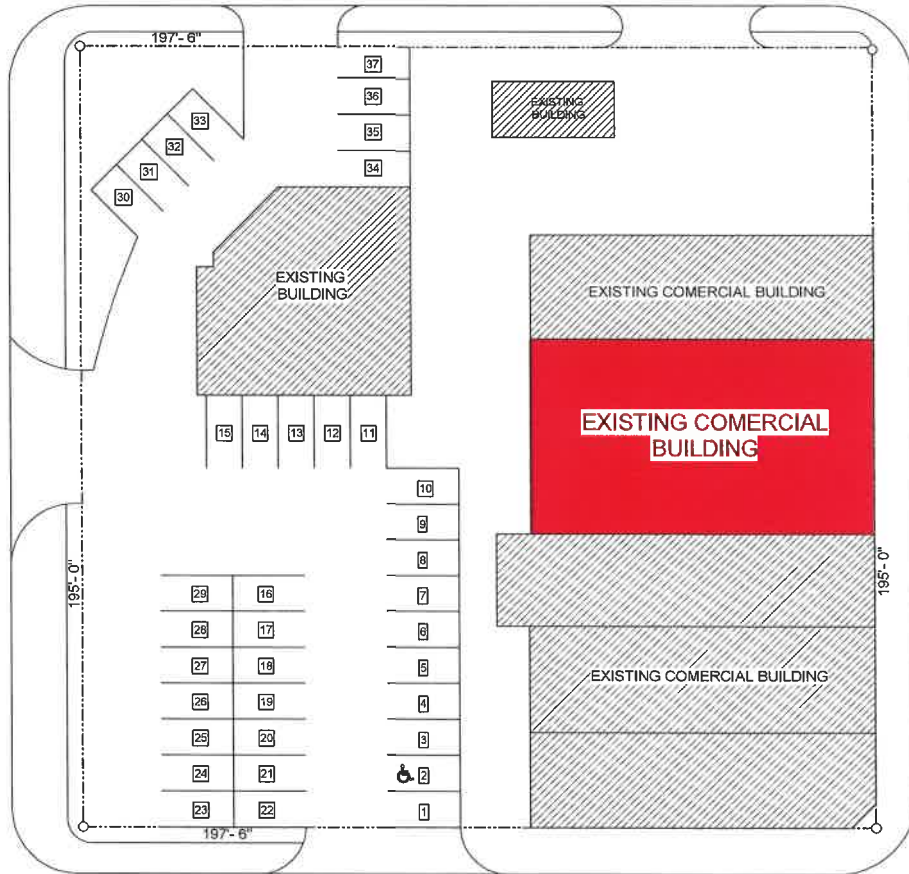
A handwritten signature in black ink that reads "Erin Neill". The signature is written in a cursive, flowing style.

Hanby Insurance



W KAUFMAN ST

N ALAMO RD



N GOLIAD ST

1 Site Plan
3/64" = 1'-0"
E RUSK ST



VICINITY MAP
for reference only

107 N GOLIAD ST
ROCKWALL, TX 75087

EXISTING BUILDING	4,500 SQ/FT
LOT AREA	0,115 ACRES



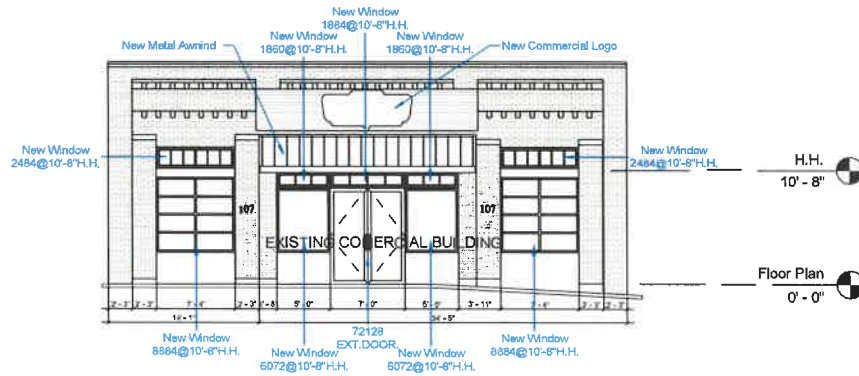
THESE PLANS ARE APPROVED TO PROVIDE BASIC CONSTRUCTION INFORMATION ACCORDING TO CONVENTIONAL BUILDING PRACTICES. THESE PLANS MUST BE INTERPRETED AND USED IN CONJUNCTION WITH ALL APPLICABLE CODES, ORDINANCES, SPECIFICATIONS, AND CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Project Name & Address
107 N GOLIAD ST
ROCKWALL, TX 75087

SITE PLAN

Project number: _____
Date: 01/29/2026 Scale 3/64" = 1'-0"
Drawn by: Projects & Construction Araque

World's Best Window Co. Series 2000 Casement 1 1/2" x 2 1/4" x 1/2"	
ENERGY PERFORMANCE RATINGS U-Factor U.F. (per New Glaz. Coefficient)	
0.27	0.25
ADDITIONAL PERFORMANCE RATINGS SHGC (per New Glaz. Co.)	
0.51	≤0.3

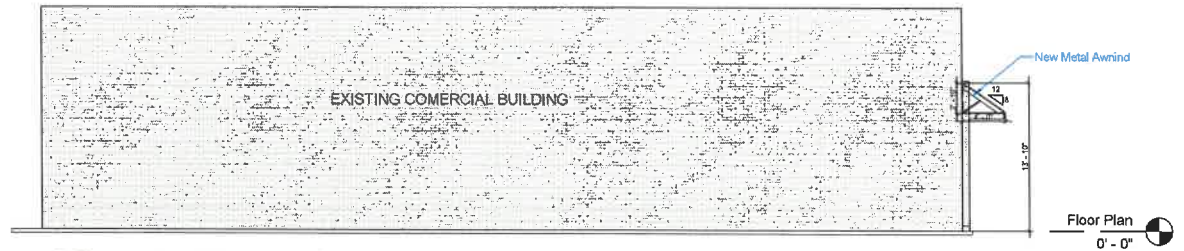


NOTE:
 - THE EXISTING WINDOWS WILL BE REPLACED WITH NEW WINDOWS.
 - THE EXISTING DOOR WILL BE REPLACED WITH NEW DOOR.

NOTE:
 Windows tempered glass.
 1. Include the U-Factor for all windows.
 2. Comply with International Energy Conservation Code and local amendments.
 3. Comply with the SHGC rating, which must be .27 or less based on the 2021 International Energy Conservation Code and local amendments.

1 Front Elevation

1/8" = 1'-0"



2 Left Elevation

1/8" = 1'-0"

Xavier Chapa
 Registered Professional Engineer
 State of Texas
 License No. 12235
 Mechanical
 02/04/2026

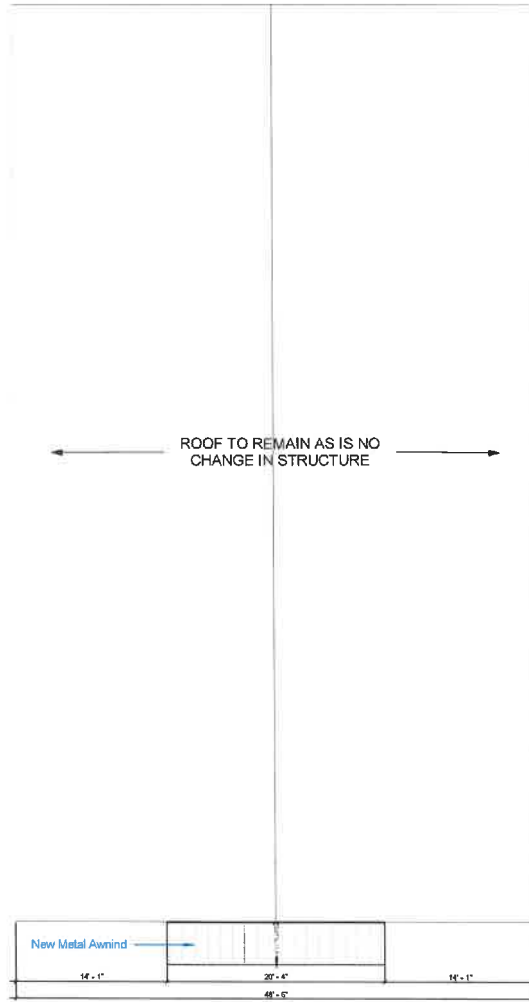


NEW PLANS ARE APPROVED TO PROCEED BASIC CONSTRUCTION PERMITS ONLY. PERMITS ARE APPROVED FOR THE PURPOSES OF THE PERMITTING PROCESS ONLY. THE PERMITTEE IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND LOCAL JURISDICTIONS. THE PERMITTEE IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND LOCAL JURISDICTIONS. THE PERMITTEE IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND LOCAL JURISDICTIONS. THE PERMITTEE IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES AND LOCAL JURISDICTIONS.

Project Name & Address
 107 N GOLIAD ST
 ROCKWALL, TX 75087

ELEVATIONS

Project number:
 Date: 01/29/2026 Scale 1/8" = 1'-0"
 Drawn by: Projects & Construction Araque



1 Roof Plan
1/8" = 1'-0"



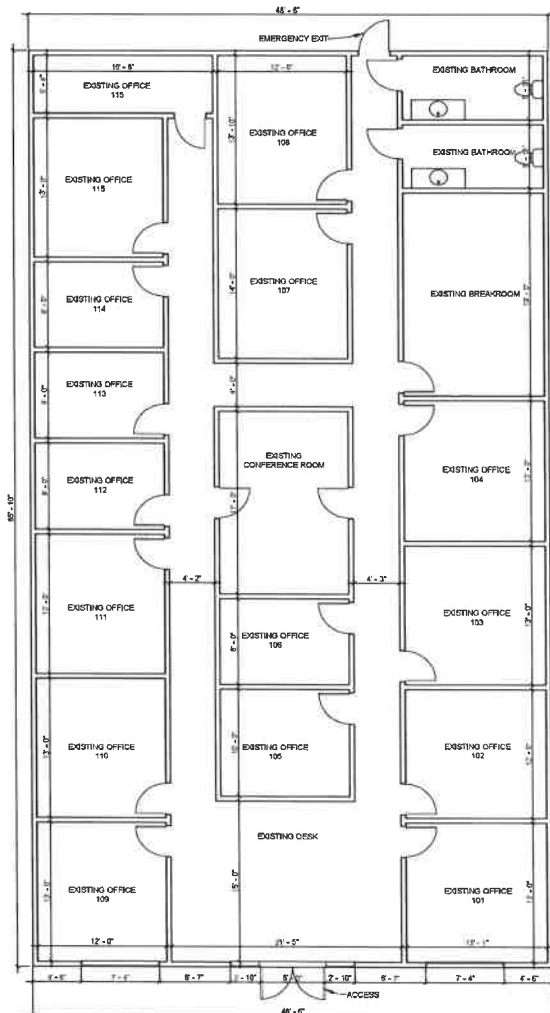
THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBMITTALS TO THE AGENCIES. THESE PLANS MUST BE READ AND APPROVED BY THE DESIGN PROFESSIONAL AND THE CONTRACTOR OF RECORD AND PROVIDED TO THE AGENCIES. CONTRACTORS MUST VERIFY ALL DIMENSIONS, MATERIALS, FINISHES, AND STRUCTURAL REQUIREMENTS BEFORE CONSTRUCTION OF ANY AND ALL WORK. ALL FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS THAT PRELUDING DO NOT PART OF THESE PLANS.

FIELD NOTES AND STUDY SHALL BE MADE WITH THE CREATION OF THESE PLANS AND ANY CHANGES TO THE PLANS IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. CONTRACTORS MUST VERIFY ALL DIMENSIONS, MATERIALS, FINISHES, AND STRUCTURAL REQUIREMENTS BEFORE CONSTRUCTION OF ANY AND ALL WORK. ALL FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS THAT PRELUDING DO NOT PART OF THESE PLANS.

Project Name & Address
107 N GOLIAD ST
ROCKWALL, TX 75087

ROOF PLAN

Project number: _____
Date: 01/29/2026 Scale 1/8" = 1'-0"
Drawn by: Projects & Construction Araque



Existing Floor Plan
1/8" = 1'-0"



NOTE: IN ALL CASES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

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ROCKWALL, TX 75087

EXISTING FLOOR PLAN

Project number:
Date: 01/29/2026 Scale 1/8" = 1'-0"
Drawn by: Projects & Construction Araque

ROCKWALL PROFESSIONAL BUILDING

Hanby
Insurance
972-771-4110

HP
Hanby
Insurance

Florida Insurance, Etc.
FAMILY LAW
214-234-7522

NEW
YORK
LIFE

Death Benefit - 101-381.6873

NICHOLS
860-248-1917

HANBY INSURANCE

107





THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBMITTALS TO LOCAL AGENCIES. THESE PLANS MUST BE REVISIONED AND APPROVED BY THE ARCHITECT, ENGINEER AND ALL OTHER PROFESSIONALS INVOLVED IN THE PROJECT BEFORE CONSTRUCTION BEGINS. THESE PLANS DO NOT CONSTITUTE A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSES AND LOCAL ORDINANCES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSES AND LOCAL ORDINANCES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSES AND LOCAL ORDINANCES AND REGULATIONS.

Project Name & Address
 107 N GOLIAD ST
 ROCKWALL, TX 75087

3D RENDER

Project number:

Date: 01/29/2026

Scale

Drawn by: Projects & Construction Araque



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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CITY ENGINEER: _____

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **107 N Goliad St.**

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION **Downtown Square**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE _____

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

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OWNER **Erin Neill**

APPLICANT _____

CONTACT PERSON _____

CONTACT PERSON _____

ADDRESS _____

ADDRESS _____

CITY, STATE & ZIP _____

CITY, STATE & ZIP _____

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

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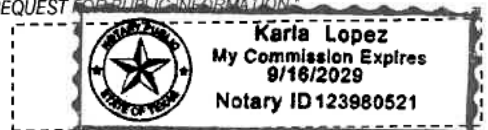
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OWNER'S SIGNATURE _____

Erin Neill

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

Karla Lopez



MY COMMISSION EXPIRES 9/16/2029

0 5 10 20 30 40 Feet

MIS2026-009: Minor Waiver to Downtown District Requirements at 107 N Goliad Street



DT

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.



Erin Neill / Hanby Insurance
107 N. Goliad St.
Rockwall, TX 75087

May 12, 2026

Planning and Zoning Commission / City of Rockwall
385 S Goliad St.
Rockwall, TX 75087

RE: 107 N. Goliad St. Front Facade

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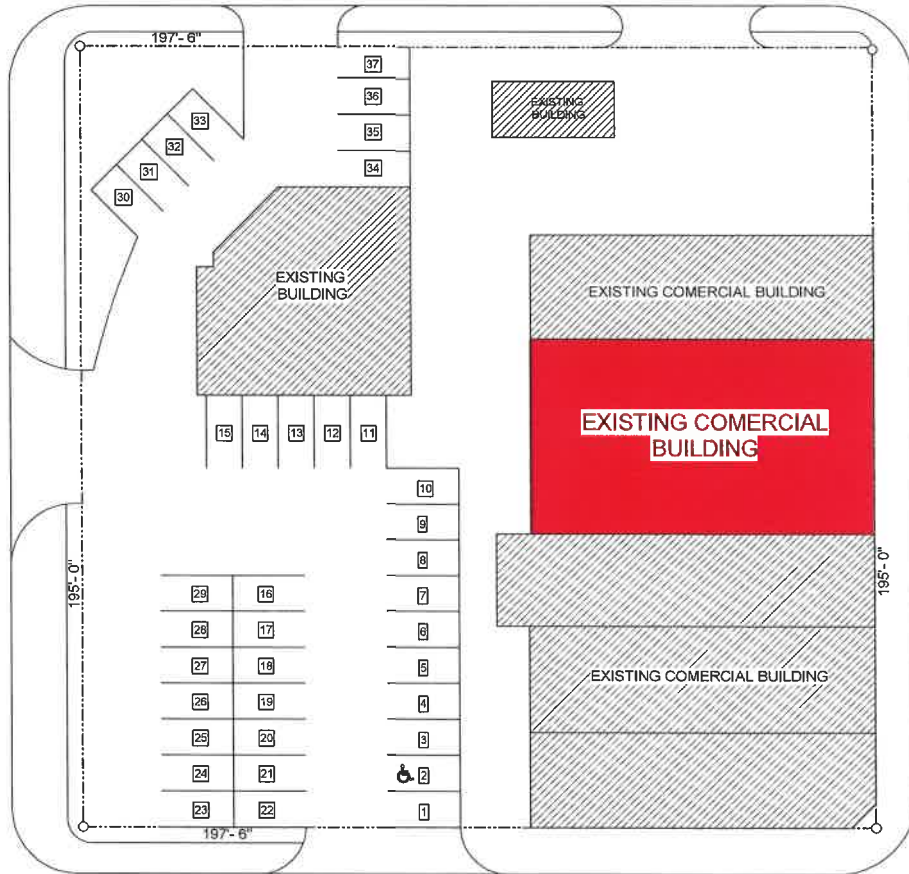
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Hanby Insurance



W KAUFMAN ST

N ALAMO RD



N GOLIAD ST

1 Site Plan
3/64" = 1'-0"
E RUSK ST



VICINITY MAP
for reference only

107 N GOLIAD ST
ROCKWALL, TX 75087

EXISTING BUILDING	4,500 SQ/FT
LOT AREA	0,115 ACRES

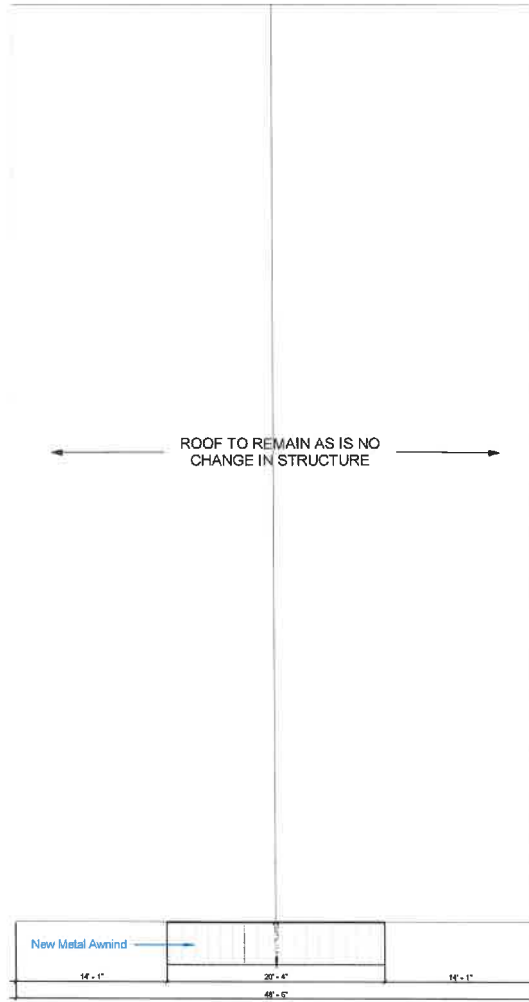


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Project Name & Address
107 N GOLIAD ST
ROCKWALL, TX 75087

SITE PLAN

Project number: _____
Date: 01/29/2026 Scale 3/64" = 1'-0"
Drawn by: Projects & Construction Araque



1 Roof Plan
1/8" = 1'-0"

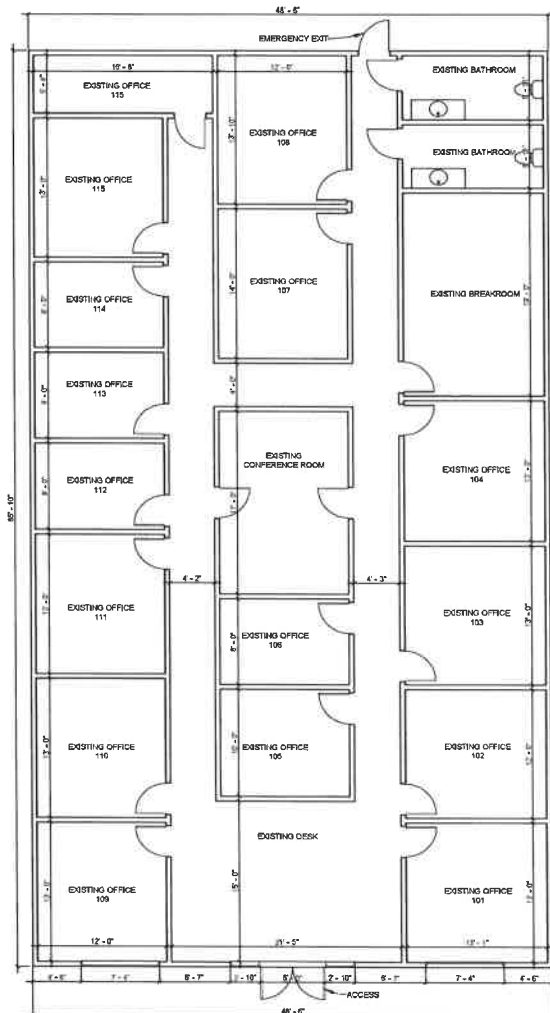


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Project Name & Address
107 N GOLIAD ST
ROCKWALL, TX 75087

ROOF PLAN

Project number:
Date: 01/29/2026 Scale 1/8" = 1'-0"
Drawn by: Projects & Construction Araque



Existing Floor Plan
1/8" = 1'-0"



NOTE: IN ALL CASES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.

Project Name & Address
107 N GOLIAD ST
ROCKWALL, TX 75087

EXISTING FLOOR PLAN

Project number:
Date: 01/29/2026 Scale 1/8" = 1'-0"
Drawn by: Projects & Construction Araque

ROCKWALL PROFESSIONAL BUILDING

Hanby
Insurance
972-771-4110

HP
Hanby
Insurance

Florida Insurance, Etc.
FAMILY LAW
214-234-7522

NEW
YORK
LIFE

Death Benefit - 101-381.6873

NICHOLS
860-248-1917

HANBY INSURANCE

107





THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBMITTALLY BRICK AND STRUCTURE. THESE PLANS MUST BE REVISIONS AND APPROVED BY THE BRICK AND STRUCTURE DIVISION OF THE LOCAL BUILDING DEPARTMENT. THESE PLANS DO NOT CONSTITUTE A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

Project Name & Address
 107 N GOLIAD ST
 ROCKWALL, TX 75087

3D RENDER

Project number:

Date: 01/29/2026

Scale

Drawn by: Projects & Construction Araque



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
FROM: Bethany Ross, *Senior Planner*
DATE: May 26, 2026
SUBJECT: MIS2026-009; *Minor Waiver for 107 N. Goliad Street*

On May 15, 2026, the applicant -- *Erin Neill* -- submitted an application requesting the approval of a *Minor Waiver* to the requirements of the Downtown (DT) District for the purpose of updating the existing façade of the *Office* at 107 N. Goliad Street (*i.e. Hanby Insurance*). According to the applicant's letter, they "...are not planning to change or paint any of the brick. The brick will remain as it is. The proposed signage will be a black insert with our company name." In addition, they will be painting the doors and window trim to match the sign insert. Subsection 04.07(D)(2)(d), *Downtown (DT) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), states that "(t)he dominant color of all buildings (*including above grade parking structures*) shall be muted shades of warm gray, red, green, beige and/or brown. Black, gold and stark white shall not be used except as an accent color. There are no restrictions on accent colors which comprise less than one (1) percent of the building face, except that florescent colors are prohibited." Based on the applicant's letter and submitted exhibits, the proposed remodel includes painting more than one (1) percent of the building's front façade black. In this case, the proposed dominate color is not a "...muted shade of warm gray, red, green, beige and/or brown ..." and the use of black would exceed the one (1) percent limitation for accent colors established by the Unified Development Code (UDC). This requires a minor waiver to the color requirements of the Downtown (DT) District standards. Staff should note that other properties within the Downtown (DT) District have been painted in black; however, many of these improvements were completed without seeking approval from the Planning and Zoning Commission. With all that being said, a minor waiver is a discretionary decision for the Planning and Zoning Commission. Should the Commission have any questions, staff will be available at the May 26, 2026 meeting.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 5/21/2026

PROJECT NUMBER: MIS2026-009
PROJECT NAME: Minor waiver to the Downtown District Requirements
SITE ADDRESS/LOCATIONS: 107 North Goliad Street, Rockwall, TX, 75087

CASE CAPTION: Discuss and consider a request by Erin Neill for the approval of a Miscellaneous Case for a Minor Waiver to the Downtown (DT) District requirements on a 0.115-acre tract of land identified as Lot 6B and a portion of Lot 7A, Block J, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 107 N. Goliad Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	05/20/2026	Approved

05/20/2026: No fences within easements. No other comments.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/21/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/19/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	05/19/2026	Approved w/ Comments

05/19/2026: MIS2026-009; Minor Waiver for 107 N Goliad

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Miscellaneous Case for a Minor Waiver to the Downtown (DT) District requirements on a 0.115-acre tract of land identified as Lot 6B and a portion of Lot 7A, Block J, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, and addressed as 107 N. Goliad Street.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488, or email bross@rockwall.com.

I.3 According to Subsection 04.07(C)(2), Downtown District, of Article 05, District Development Standards, of the Unified Development Code (UDC), "(i)n order to provide flexibility and create high quality projects, standards in the Downtown District may receive a waiver from City staff, the Planning and Zoning Commission, and/or the City Council." In this case, the applicant is requesting approval of a Minor Waiver to the Exterior Building Color.

I.4 Color. "The dominant color of all buildings (including above grade parking structures) shall be muted shades of warm gray, red, green, beige and/or brown. Black, gold and stark white shall not be used except as an accent color. There are no restrictions on accent colors which comprise less than one (1) percent of the building face, except that florescent colors are prohibited." In this case, the applicant is requesting to paint the accent areas and proposed canopy black which comprises of more than 1% of the building façade. This is depicted in the applicant's letter and exhibit.

I.5 Please note the scheduled meeting for this case:

1) Planning & Zoning meeting will be held on May 26, 2026 at 6:00 PM in the council chambers at City Hall.

I.6 All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. Please note that the applicant or a representative will need to be present for the case to be considered by the planning and zoning commission or city council.



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 **107 N Goliad St.**

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION **Downtown Square**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

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 **Erin Neill**

APPLICANT _____

CONTACT PERSON _____

CONTACT PERSON _____

ADDRESS _____

ADDRESS _____

CITY, STATE & ZIP _____

CITY, STATE & ZIP _____

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

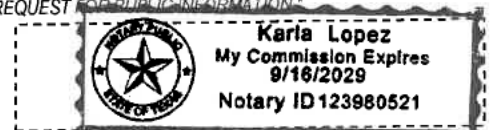
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Erin Neill [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10 DAY OF May, 2020. 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 10 DAY OF May, 2020.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 9/16/2029

0 5 10 20 30 40 Feet

MIS2026-009: Minor Waiver to Downtown District Requirements at 107 N Goliad Street



DT

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.



Erin Neill / Hanby Insurance
107 N. Goliad St.
Rockwall, TX 75087

May 12, 2026

Planning and Zoning Commission / City of Rockwall
385 S Goliad St.
Rockwall, TX 75087

RE: 107 N. Goliad St. Front Facade

Dear Members of the Planning and Zoning Commission,

I am writing to explain the rationale for our proposed redesign of the front façade.

The current façade was installed in 1984. The doors and windows are made of wood, and over time, the wood has rotted and deteriorated to the point that we can no longer properly repair or maintain them.

We are also dealing with a security issue. The lock on the current door was state of the art in 1984, but it is now broken. Since that type of lock is no longer manufactured, we must replace the door to install a new, secure locking system.

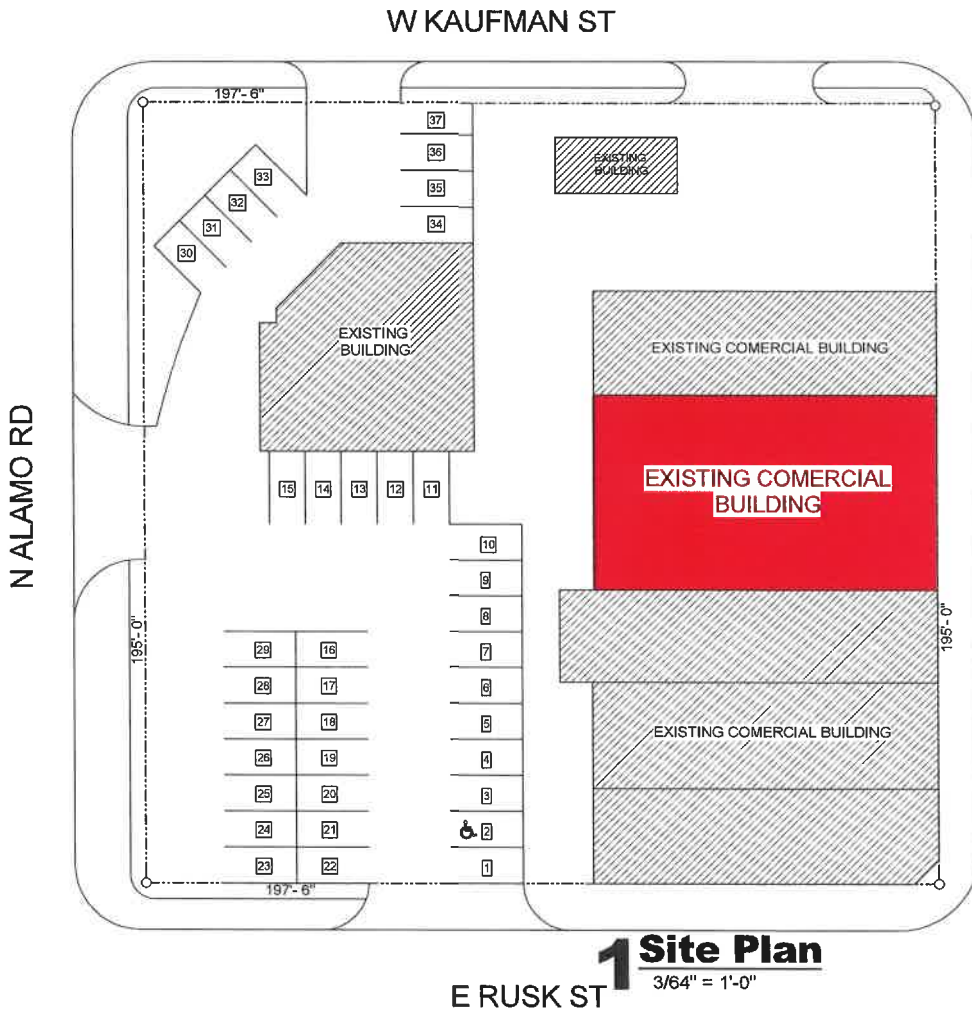
Our goal with this project is to update the building's appearance and modernize the front façade while still paying homage to its original character. The building was originally an auto garage, and the new aluminum doors and windows are intended to honor that history with a clean, classic storefront look.

We are not planning to change or paint any of the brick. The brick will remain as it is. The proposed signage will be a black insert with our company name. We are also not adding any exterior lighting or electrical work with this project.

Overall, this redesign is meant to address the condition of the current doors and windows, improve security, and give the building a refreshed look while still respecting its origins. We appreciate your time and consideration of our request.

A handwritten signature in black ink that reads "Erin Neill". The signature is written in a cursive, flowing style.

Hanby Insurance



Site Plan

3/64" = 1'-0"



VICINITY MAP
for reference only

107 N GOLIAD ST
ROCKWALL, TX 75087

EXISTING BUILDING	4,500 SQ/FT
LOT AREA	0,115 ACRES



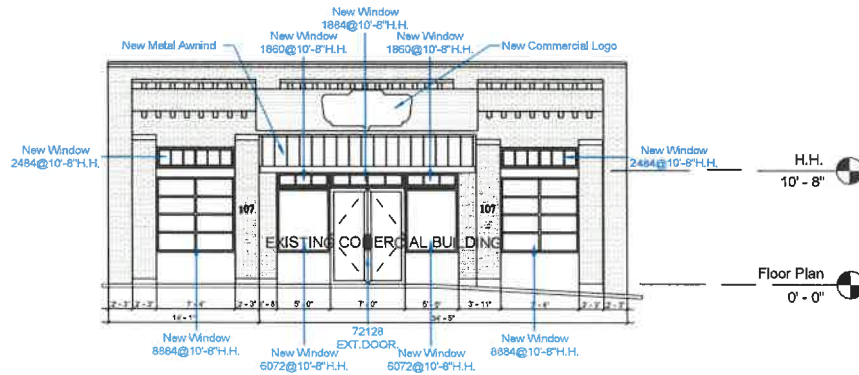
THESE PLANS ARE APPROVED TO PROVIDE BASIC CONSTRUCTION INFORMATION ACCORDING TO CONVENTIONAL BUILDING PRACTICES. THESE PLANS MUST BE INTERPRETED AND CONSTRUED BY THE LICENSED PROFESSIONAL ENGINEER OR ARCHITECT OF RECORD. THE ENGINEER OR ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS, OMISSIONS, OR ERRORS THAT MAY OCCUR DURING THE CONSTRUCTION OF THE PROJECT. THE ENGINEER OR ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS, OMISSIONS, OR ERRORS THAT MAY OCCUR DURING THE CONSTRUCTION OF THE PROJECT.

Project Name & Address
107 N GOLIAD ST
ROCKWALL, TX 75087

SITE PLAN

Project number: _____
Date: 01/29/2026 Scale 3/64" = 1'-0"
Drawn by: Projects & Construction Araque

World's Best Window Co. Series 2000 Casement 1 1/2" x 2 1/4" x 1/2" 1 1/2" x 2 1/4" x 1/2"	
ENERGY PERFORMANCE RATINGS U-Factor U-Factor Single Pane Glass Coefficient 0.27 0.25	
ADDITIONAL PERFORMANCE RATINGS SHGC SHGC 0.51 ≤0.3	
<small>©2019 World's Best Window Co. All rights reserved. Performance ratings are based on testing performed by a qualified testing agency in accordance with the applicable standards. See the manufacturer's literature for more information.</small>	

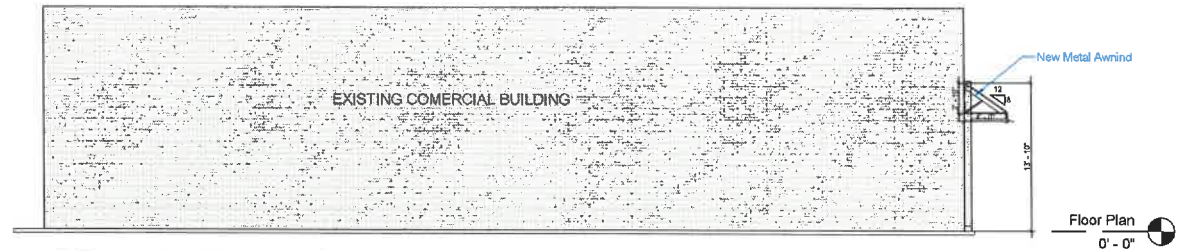


NOTE:
 - THE EXISTING WINDOWS WILL BE REPLACED WITH NEW WINDOWS.
 - THE EXISTING DOOR WILL BE REPLACED WITH NEW DOOR.

NOTE:
 Windows tempered glass.
 1. Include the U-Factor for all windows.
 2. Comply with International Energy Conservation Code and local amendments.
 3. Comply with the SHGC rating, which must be .27 or less based on the 2021 International Energy Conservation Code and local amendments.

1 Front Elevation

1/8" = 1'-0"



2 Left Elevation

1/8" = 1'-0"

Xavier Chapa
 Registered Professional Engineer
 State of Texas
 License No. 12235
 Mechanical
 02/04/2026

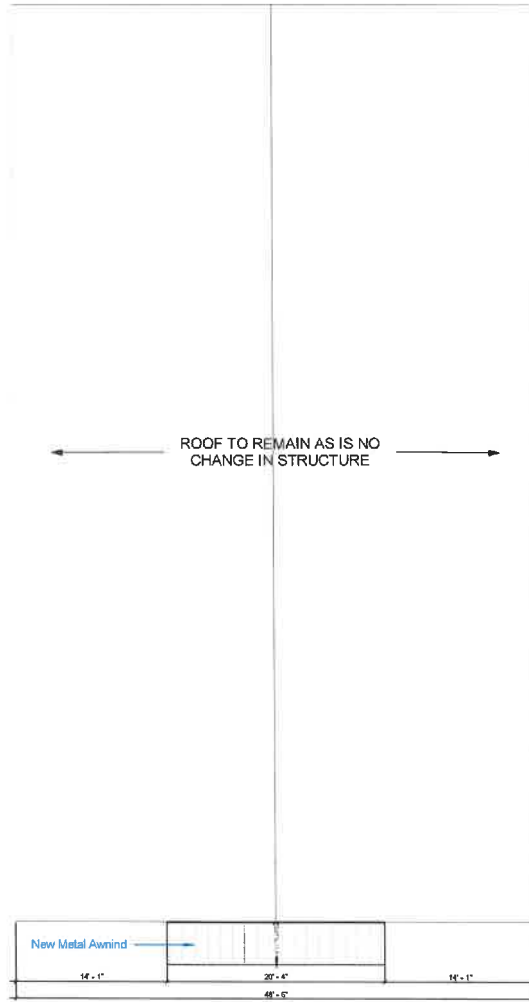


NEW PLANS ARE APPROVED TO PROCEED WITH CONSTRUCTION SUBJECT TO THE FOLLOWING CONDITIONS:
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
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 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

Project Name & Address
 107 N GOLIAD ST
 ROCKWALL, TX 75087

ELEVATIONS

Project number:
 Date: 01/29/2026 Scale 1/8" = 1'-0"
 Drawn by: Projects & Construction Araque



1 Roof Plan
1/8" = 1'-0"

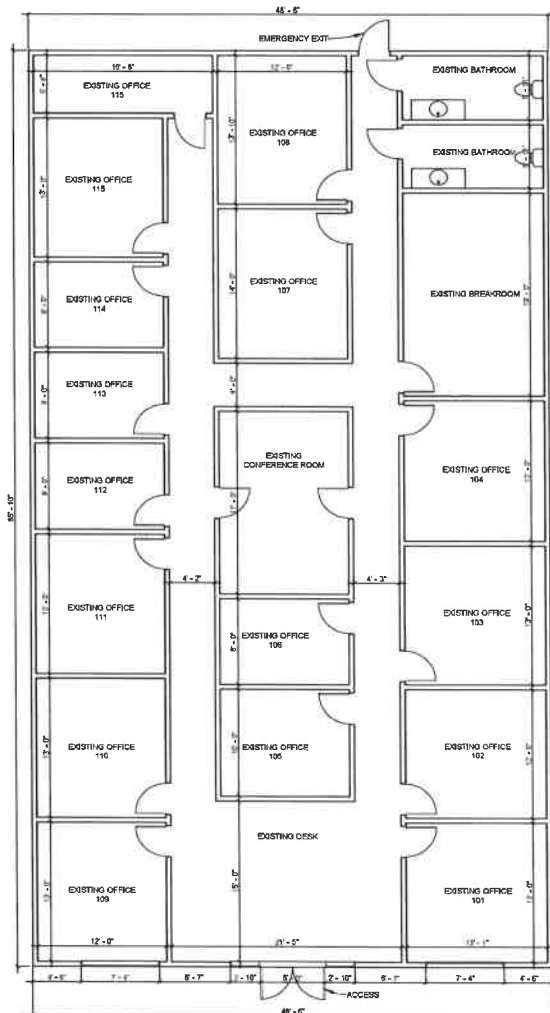


THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBMITTALS TO THE AGENCIES. THESE PLANS MUST BE APPROVED AND PROVIDED BY THE DESIGN PROFESSIONAL AND THE CONTRACTOR OF RECORD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES, AND REGULATIONS BEFORE COMMENCING CONSTRUCTION OF ANY AND ALL WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES, AND REGULATIONS BEFORE COMMENCING CONSTRUCTION OF ANY AND ALL WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES, AND REGULATIONS BEFORE COMMENCING CONSTRUCTION OF ANY AND ALL WORK.

Project Name & Address
107 N GOLIAD ST
ROCKWALL, TX 75087

ROOF PLAN

Project number:
Date: 01/29/2026 Scale 1/8" = 1'-0"
Drawn by: Projects & Construction Araque



Existing Floor Plan
1/8" = 1'-0"



NOTE: IN ALL CASES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

Project Name & Address
107 N GOLIAD ST
ROCKWALL, TX 75087

EXISTING FLOOR PLAN

Project number:
Date: 01/29/2026 Scale 1/8" = 1'-0"
Drawn by: Projects & Construction Araque

ROCKWALL PROFESSIONAL BUILDING

Hanby
Insurance
972-771-4110

HP
Hanby
Insurance

Florida Insurance, Etc.
FAMILY LAW
214-234-7522

NEW
YORK
LIFE

Death Benefit - 101-381.6873

NICHOLS
860-248-1917

HANBY INSURANCE

107





DATE: May 27, 2026

TO: Erin Neill
3410 Ridgecross Drive
Rockwall, Texas 75087

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: MIS2026-009; *Minor Waiver to the Downtown (DT) District Standards*

Erin:

This letter serves to notify you that the above referenced case (*i.e. Miscellaneous Case*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on May 26, 2026. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) Any construction resulting from the approval of this *Miscellaneous Case* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On May 26, 2026, the Planning and Zoning Commission approved a motion to approve the minor waiver by a vote of 5-0, with Commissioner Roth absent and one (1) vacant seat.

Should you have any questions or concerns regarding your case, please feel free to contact me a (972) 772-6488.

Sincerely,

A handwritten signature in black ink that reads "Bethany Ross". The signature is written in a cursive, flowing style.

Bethany Ross, *Senior Planner*
City of Rockwall Planning and Zoning Department