

**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

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION **450' NORTH OF THE INTERSECTION OF JOHN KING BLVD. & FM 552**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **SF-8.4**

CURRENT USE **AGRICULTURAL**

PROPOSED ZONING **SF-8.4**

PROPOSED USE **MUNICIPALLY CONTROLLED UTILITY**

ACREAGE **0.4**

LOTS [CURRENT] **N/A**

LOTS [PROPOSED] **N/A**

☒ **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 **NORTH TEXAS MUNICIPAL WATER DISTRICT**

☒ APPLICANT **TEAGUE, NALL, & PERKINS**

CONTACT PERSON **ELISA CARDONA**

CONTACT PERSON **ERIC WILLIAMS**

ADDRESS **505 E. Brown Street**

ADDRESS **825 WATTERS CREEK BOULEVARD
SUITE M300**

CITY, STATE & ZIP **WYLIE, TX 75098**

CITY, STATE & ZIP **ALLEN, TX 75013**

PHONE **469-626-4736**

PHONE **214-396-9560**

E-MAIL **ECARDONA@NTMWD.COM**

E-MAIL **EWILLIAMS@TNPINC.COM**

NOTARY VERIFICATION [REQUIRED]

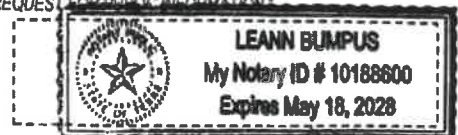
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mark A. Simon [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE Eighth, 8th DAY OF August, 2024. 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 8th DAY OF August, 2024

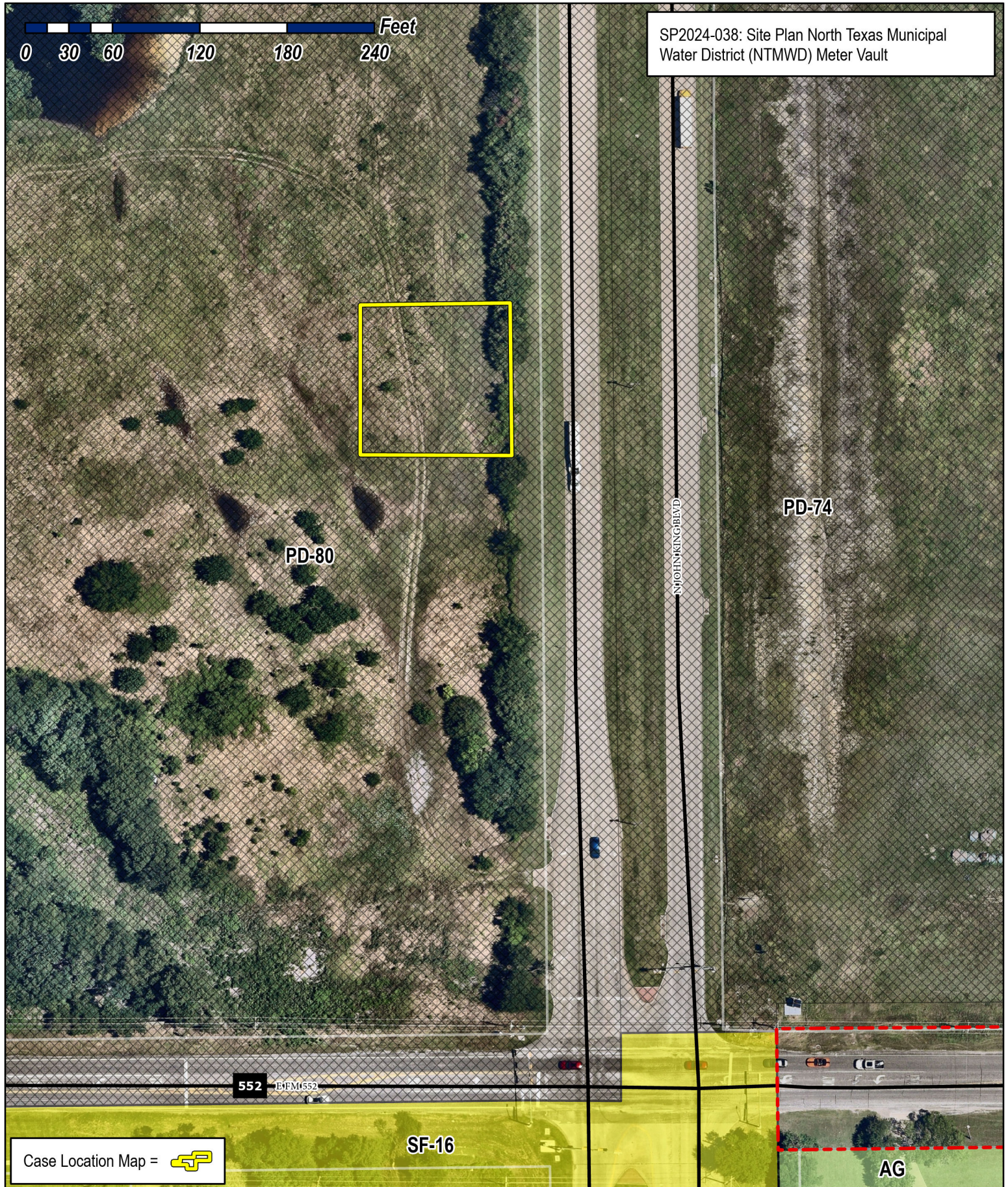
OWNER'S SIGNATURE


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

5/18/2028



Case Location Map = 

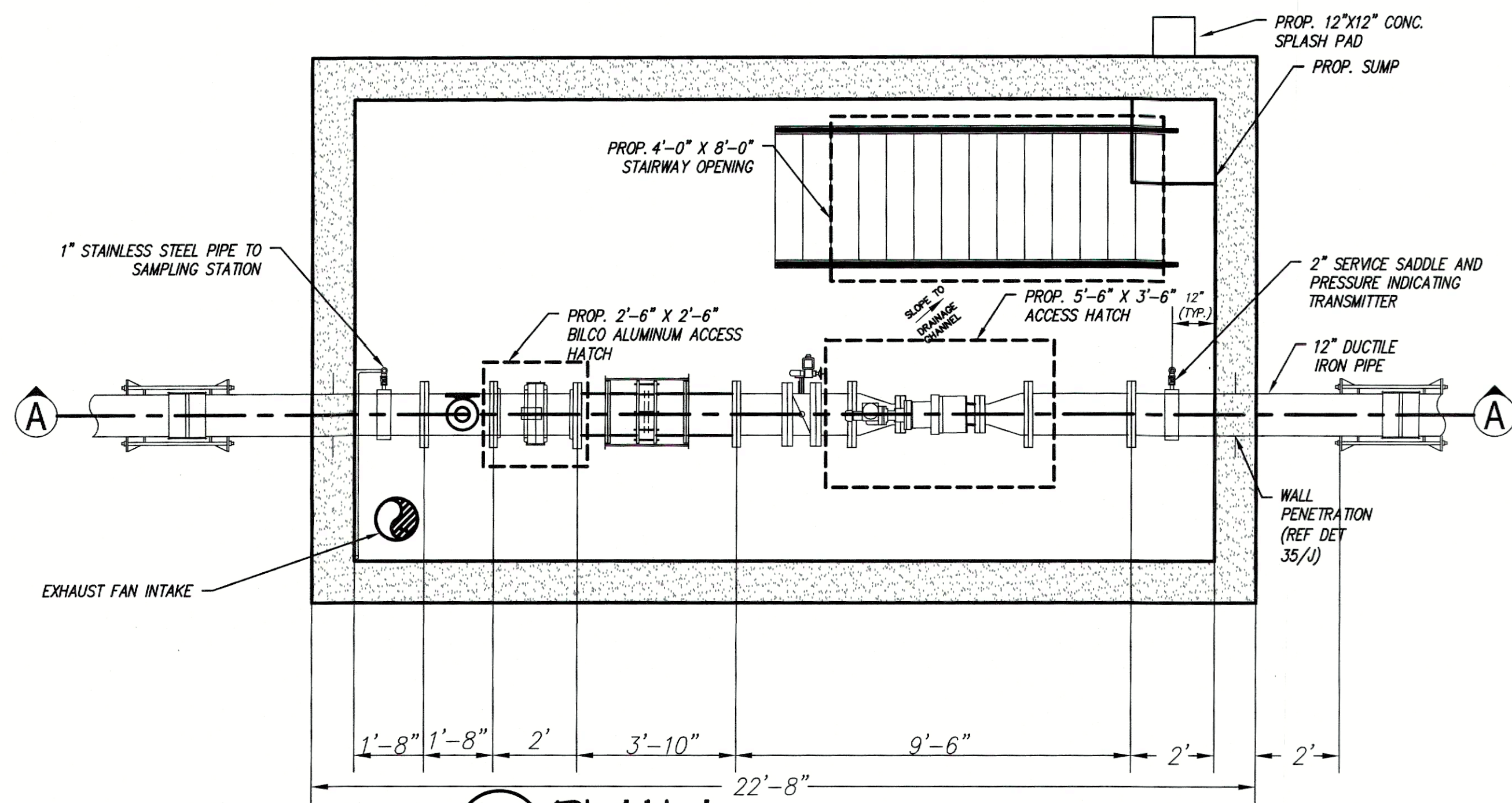


City of Rockwall

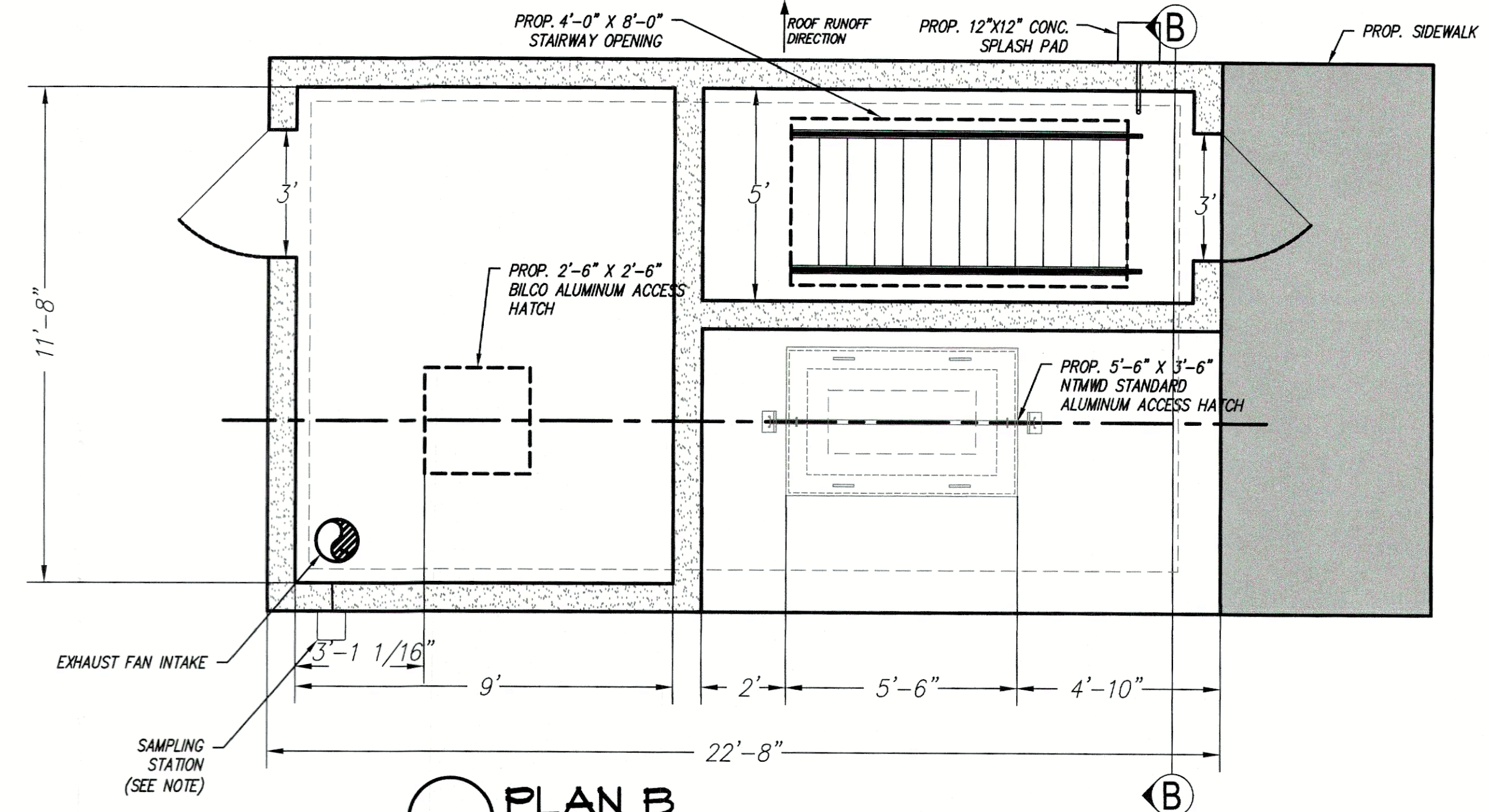
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

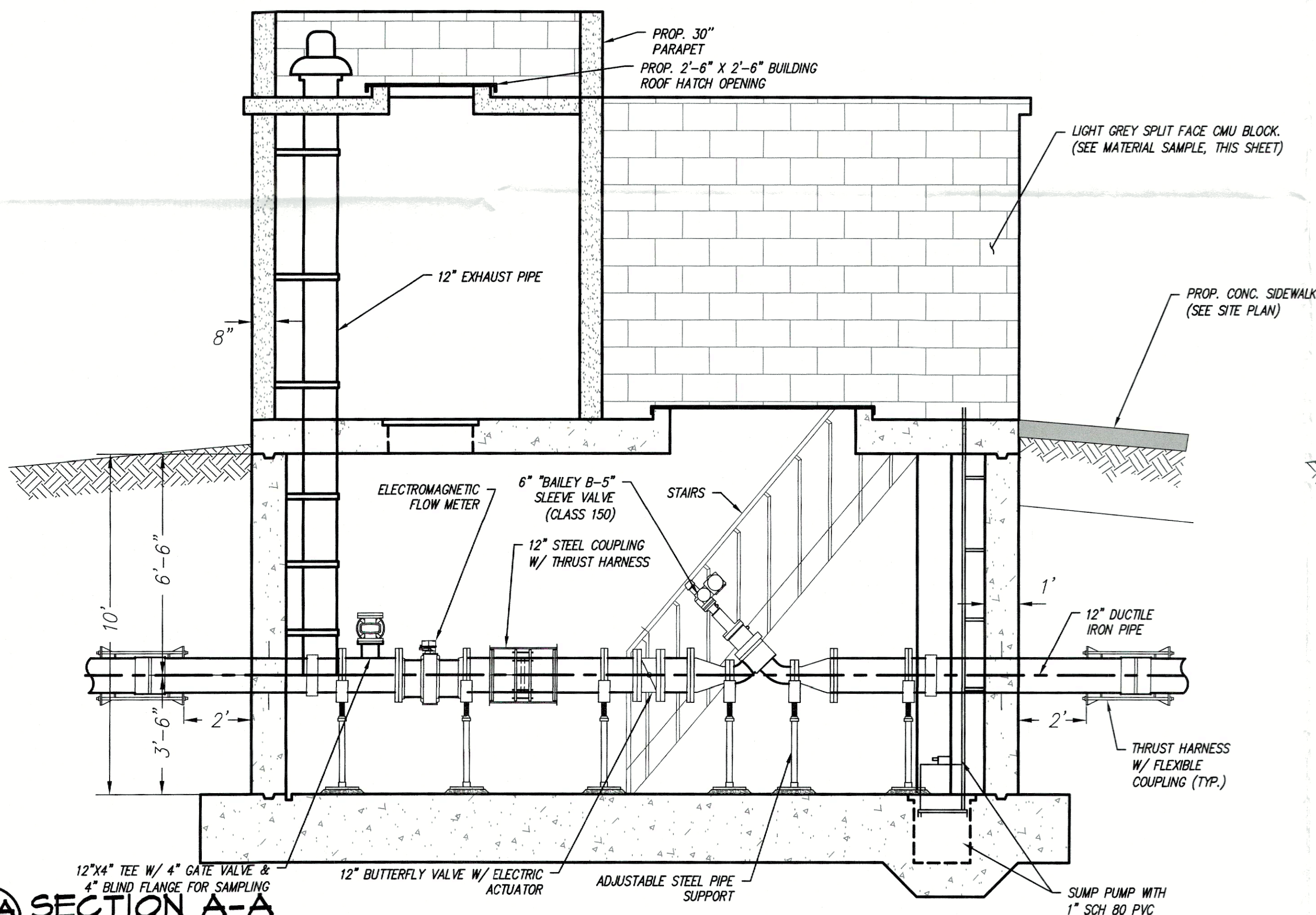




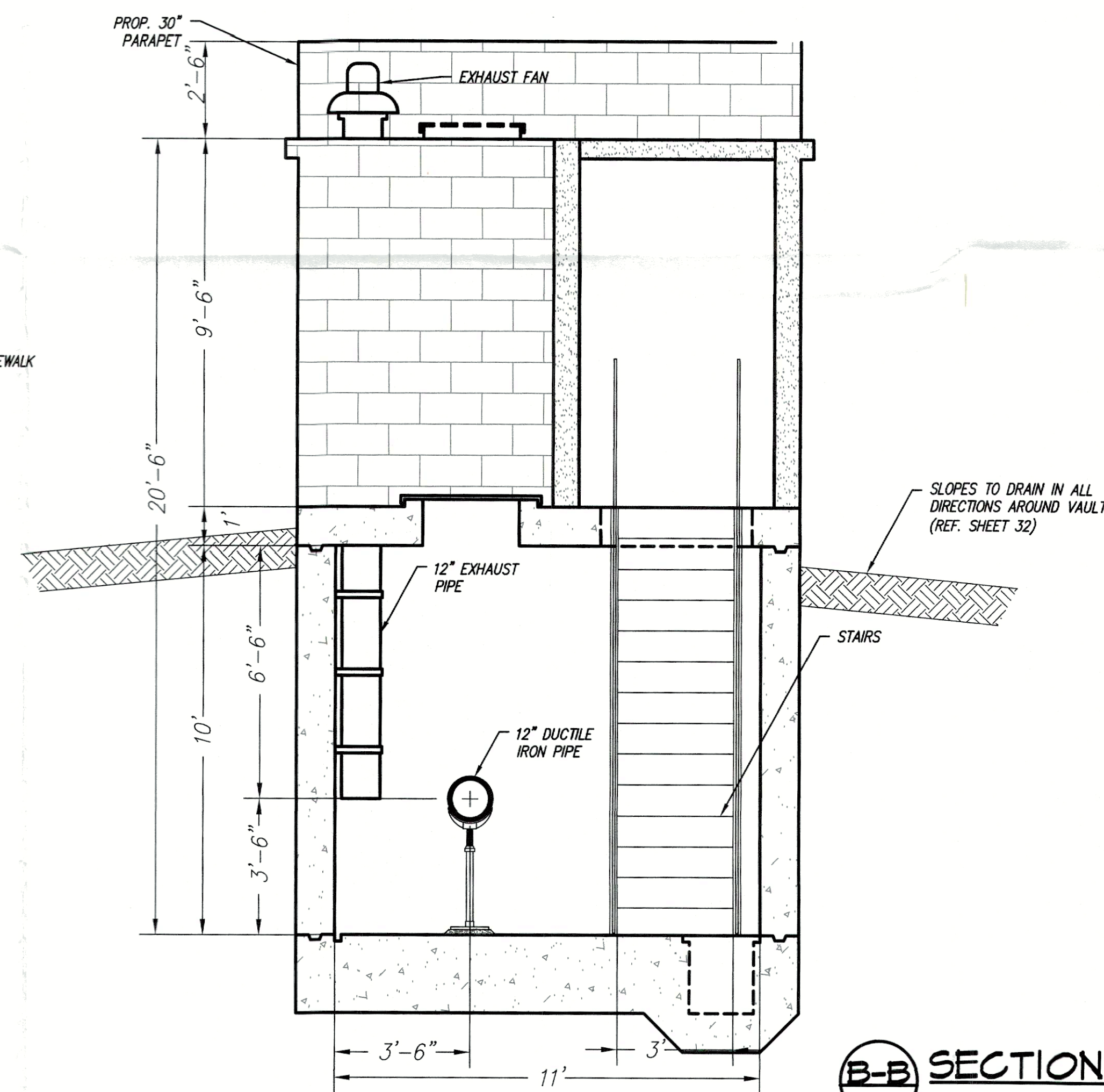
PLAN A
3/8"=1'



PLAN B
3/8"=1'



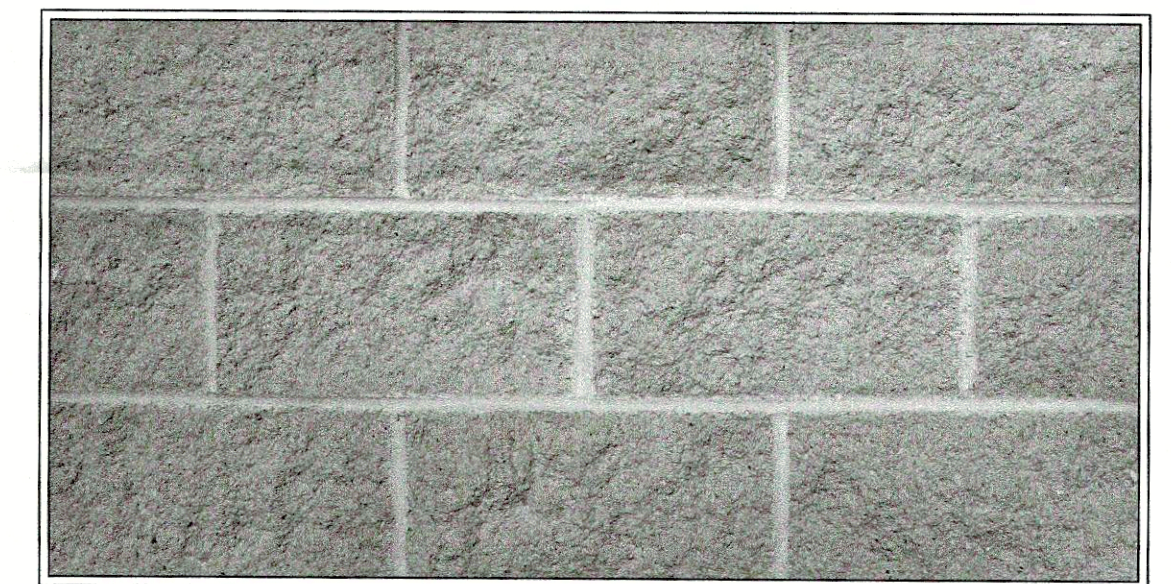
SECTION A-A
3/8"=1'



SECTION B-B
3/8"=1'

NOTES:

1. FINAL LOCATION OF SAMPLING STATION AND VAULT/WALL PENETRATION SHALL BE COORDINATED IN THE FIELD WITH THE DISTRICT INSPECTOR



MATERIAL SAMPLE

Drawing: T:\projects\NTW22113\Eng-CAD\CAD SHEETS\Meter Vault CIVIL Drawings.dwg at Aug 05, 2024-2:44pm by williams
Layout: METER VAULT PLANS & SECTIONS - 33

no.	revision	by	date



teague nall and perkins, inc
825 Waters Creek Blvd., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
www.tnppinc.com
TBP/ELS: ENGR F-230; SURV 10011600, 10011601, 10194381
GBPE: PEF007431; TBAE: BR 2673

This document is for interim review and is not intended for construction, bidding or permit purposes.
JUSTIN N. WALTON, P.E. Date: JULY 14, 2023
Tx. Reg. # 97267

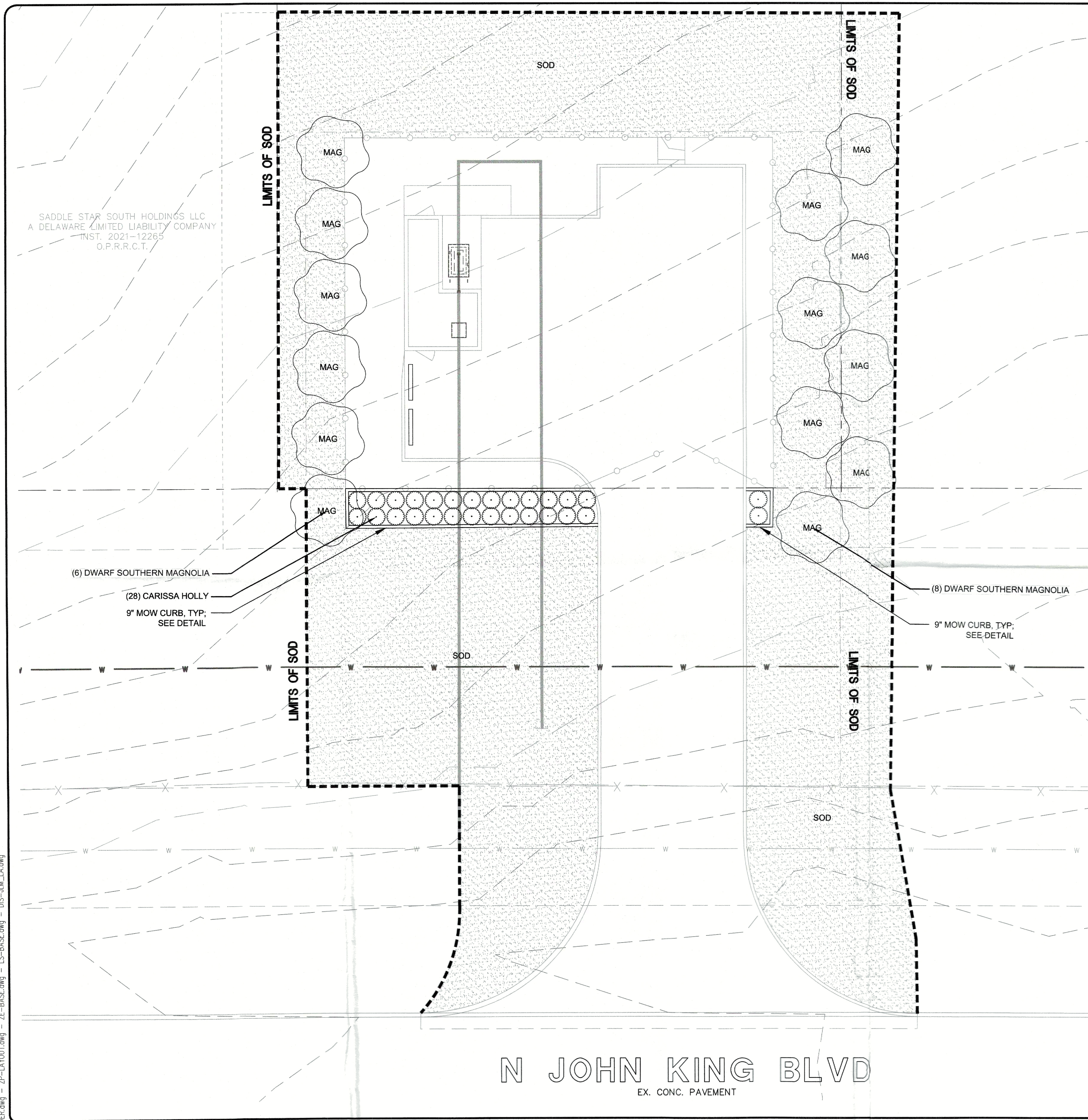
scale
when bar is
1 inch long
horiz
3/8"= 1'
vert
N/A
AUG 2024



WYLIE TO ROCKWALL 20" WATERLINE, WYLIE ROCKWALL FARMERSVILLE 30" WATERLINE, ROYCE CITY 36" WATERLINE, AND MT. ZION WSC WATER METER RELOCATIONS ALONG FM 552 IN DALLAS COUNTY
METER VAULT PLANS & SECTIONS

tnp project
NTW22113
sheet
33

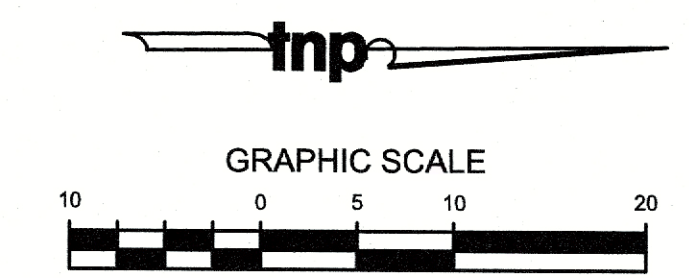
Drawing: T:\Projects\NTW22113\Eng-CAD\Drawings\LANDSCAPE PLAN.dwg at Aug 07, 2024 - 3:32pm by isalazar
Layout: 52
Notes: REE-BORDER.dwg - ZP-LAYOUT.dwg - ZP-BASE.dwg - ZP-BASE.dwg - ZP-BASE.dwg - ZP-BASE.dwg



PLANT KEY

SYMBOL	COMMON NAME
ORNAMENTAL TREES	
	DWARF SOUTHERN MAGNOLIA
SHRUBS	
	CARISSA HOLLY
SOD/SEED	
	TIF 419 BERMUDA SOD

ALL PROPOSED LANDSCAPE SHALL BE TEMPORARILY IRRIGATED UNTIL PLANT ESTABLISHMENT



no.	revision	by	date



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GBPE: PEF007431; TBAE: BR 2673

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JOE L. MADRID, L.A. Date: AUG 2024
Tx. Reg. # 3207

scale
when bar is 1 inch long
horiz 1" = 10'
vert N/A
AUG 2024



WYLIE TO ROCKWALL 20" WATERLINE, WYLIE ROCKWALL FARMERSVILLE 30" WATERLINE, ROYCE CITY 36" WATERLINE, AND MT. ZION WSC WATER METER RELOCATIONS ALONG FM 552 IN DALLAS COUNTY

LANDSCAPE PLAN

tnp project
NTW22113
sheet
53

