



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]

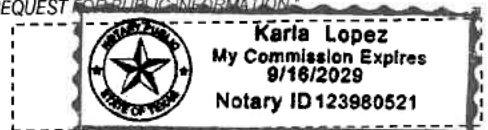
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Erin Neill [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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

205

N GOLIAD ST

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.

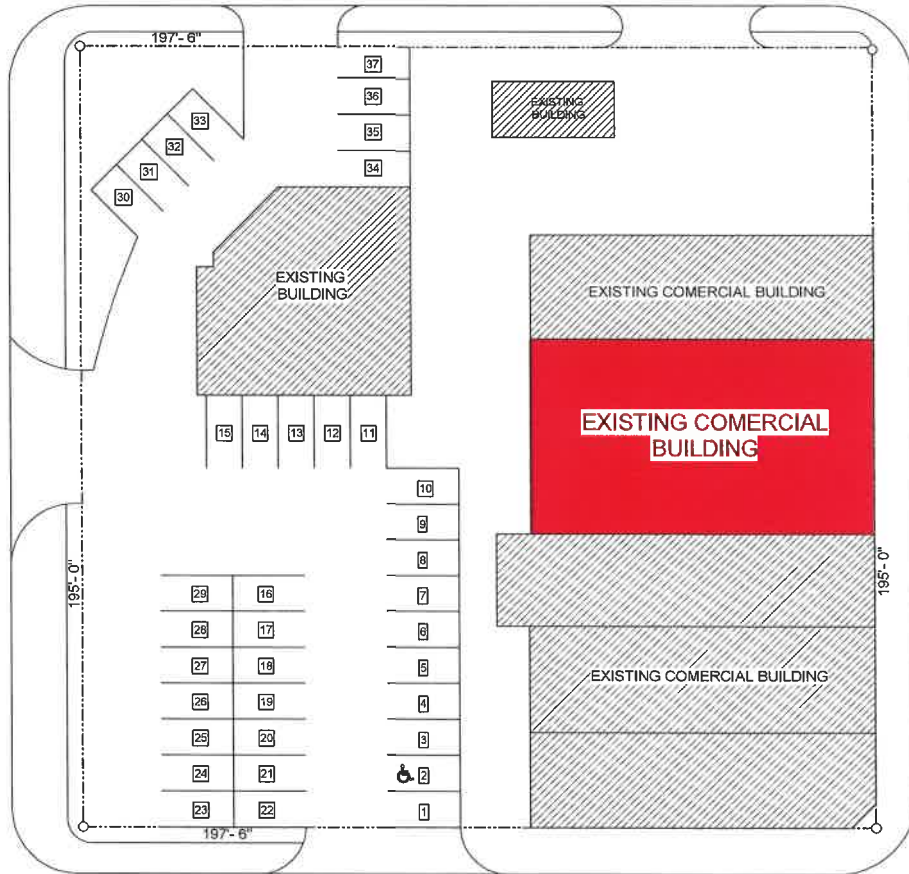
A handwritten signature in black ink that reads "Erin Neill". The signature is written in a cursive, flowing style.

Hanby Insurance



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

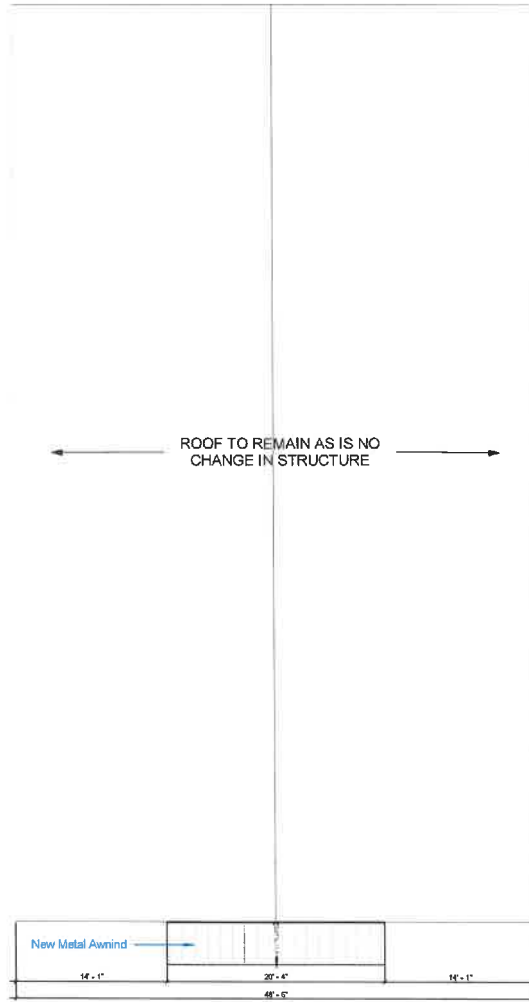


THESE PLANS ARE APPROVED TO PROVIDE BASIC CONSTRUCTION INFORMATION ACCORDING TO CONVENTIONAL BUILDING PRACTICES. THESE PLANS MUST BE INTERPRETED AND USED IN CONJUNCTION WITH ALL APPLICABLE CODES, ORDINANCES, SPECIFICATIONS, AND CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL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



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

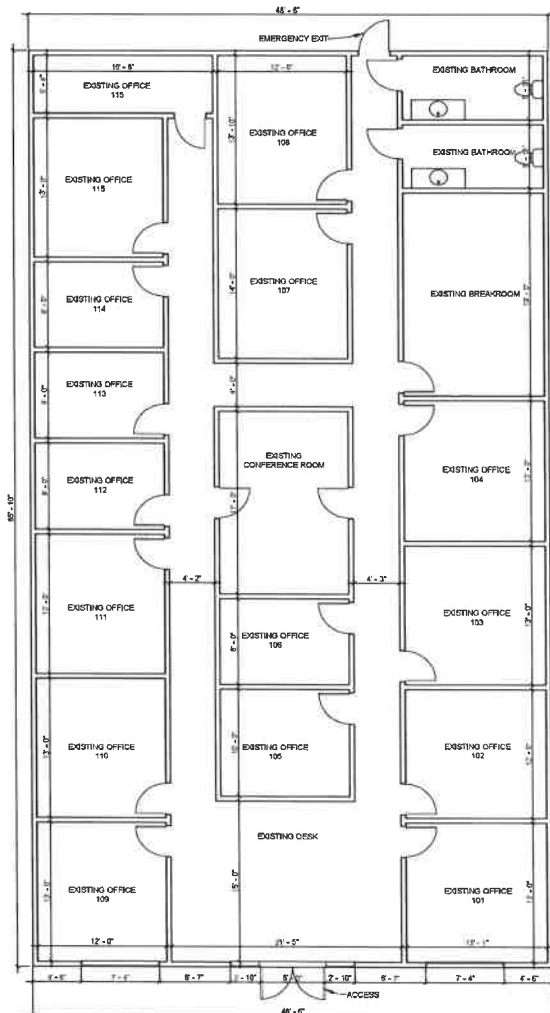


THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBMITTALS TO THE AGENCIES. THESE PLANS MUST BE APPROVED AND PROVIDED BY THE DESIGN PROFESSIONAL AND THE CONTRACTOR OF RECORD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES, AND REGULATIONS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



