



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-016

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
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 361 Willowcrest

SUBDIVISION Willowcrest Estates

LOT 23 BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE SFH

PROPOSED ZONING _____

PROPOSED USE SFH

ACREAGE 1.948

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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 John Curanovic

APPLICANT Mishler Builders, Inc.

CONTACT PERSON _____

CONTACT PERSON Mike Mishler

ADDRESS 361 Willowcrest

ADDRESS 1009 Ivy Ln.

CITY, STATE & ZIP Rockwall, TX 75082

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 214-938-1171

PHONE 214-502-3895

E-MAIL drcuranovic@yahoo.com

E-MAIL mishlerbuilders@scglobe.net

NOTARY VERIFICATION [REQUIRED]

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

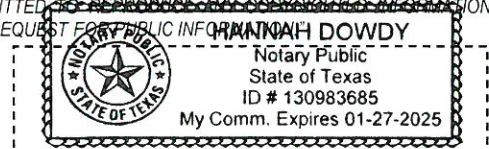
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 229.22 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14TH DAY OF May, 2021 BY SIGNING THIS APPLICATION. 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 UNASSIGNED 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 14 DAY OF May, 2021.

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

Hannah Dowdy



MY COMMISSION EXPIRES 01-27-2025



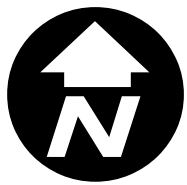
Z2021-016- SUP FOR DETACHED GARAGE AT 361 WILLOWCREST ZONING - LOCATION MAP =



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.

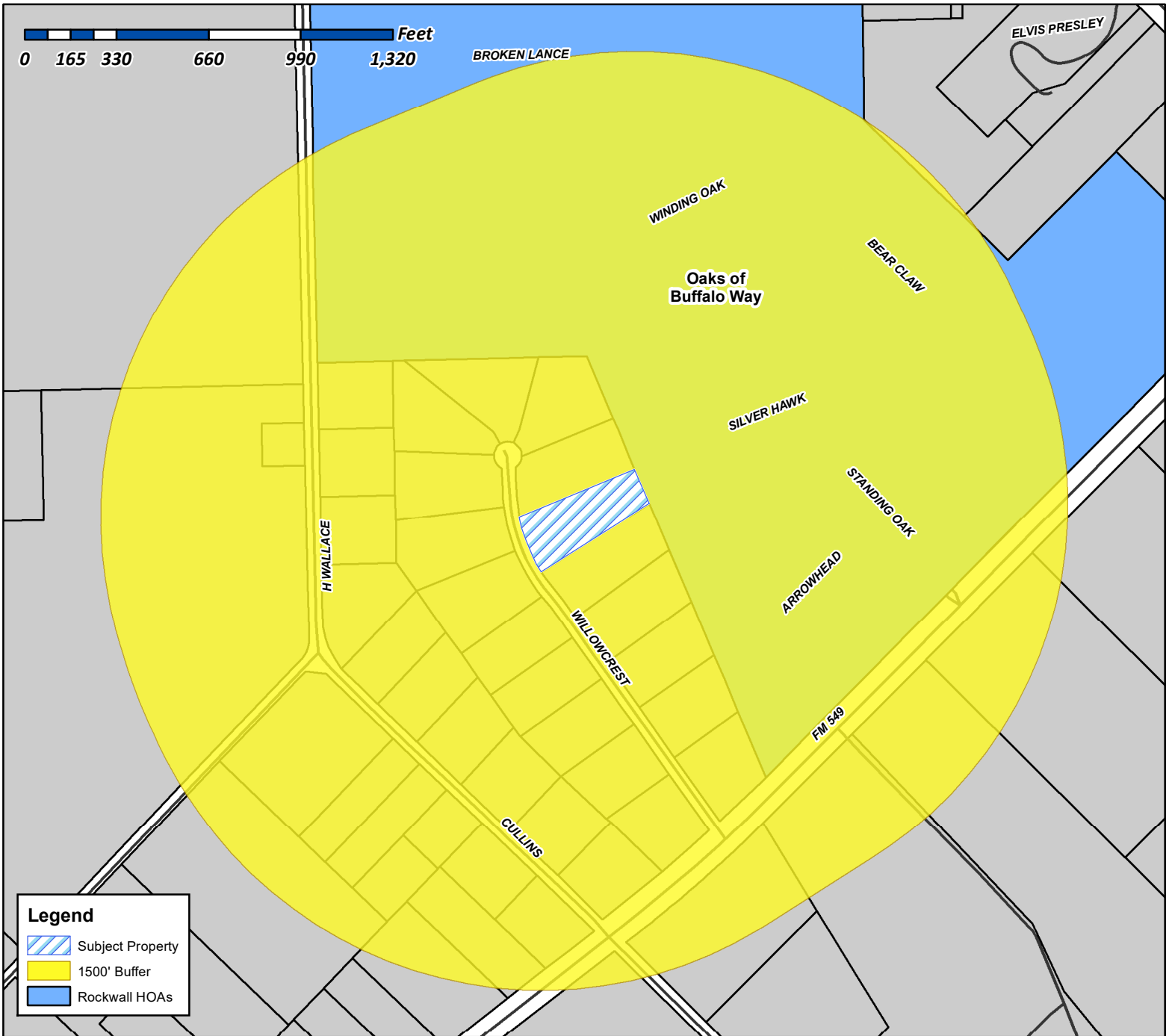
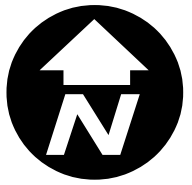




City of Rockwall

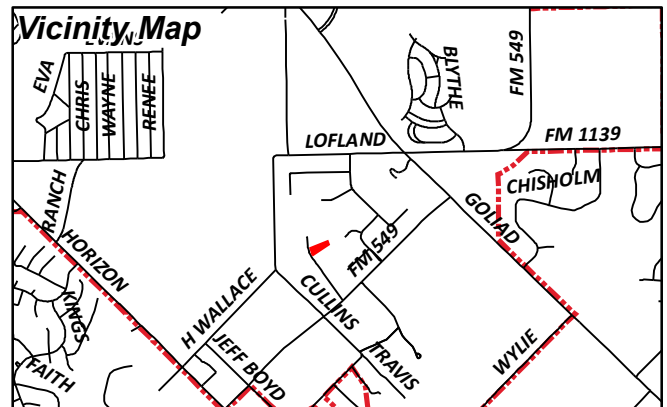
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Case Number: Z2021-016
Case Name: SUP for Detached Garage
Case Type: Zoning
Zoning: Single-Family Estates 1.5 (SFE-1.5) District
Case Address: 361 Willowcrest

Date Created: 5/14/2021
 For Questions on this Case Call (972) 771-7745

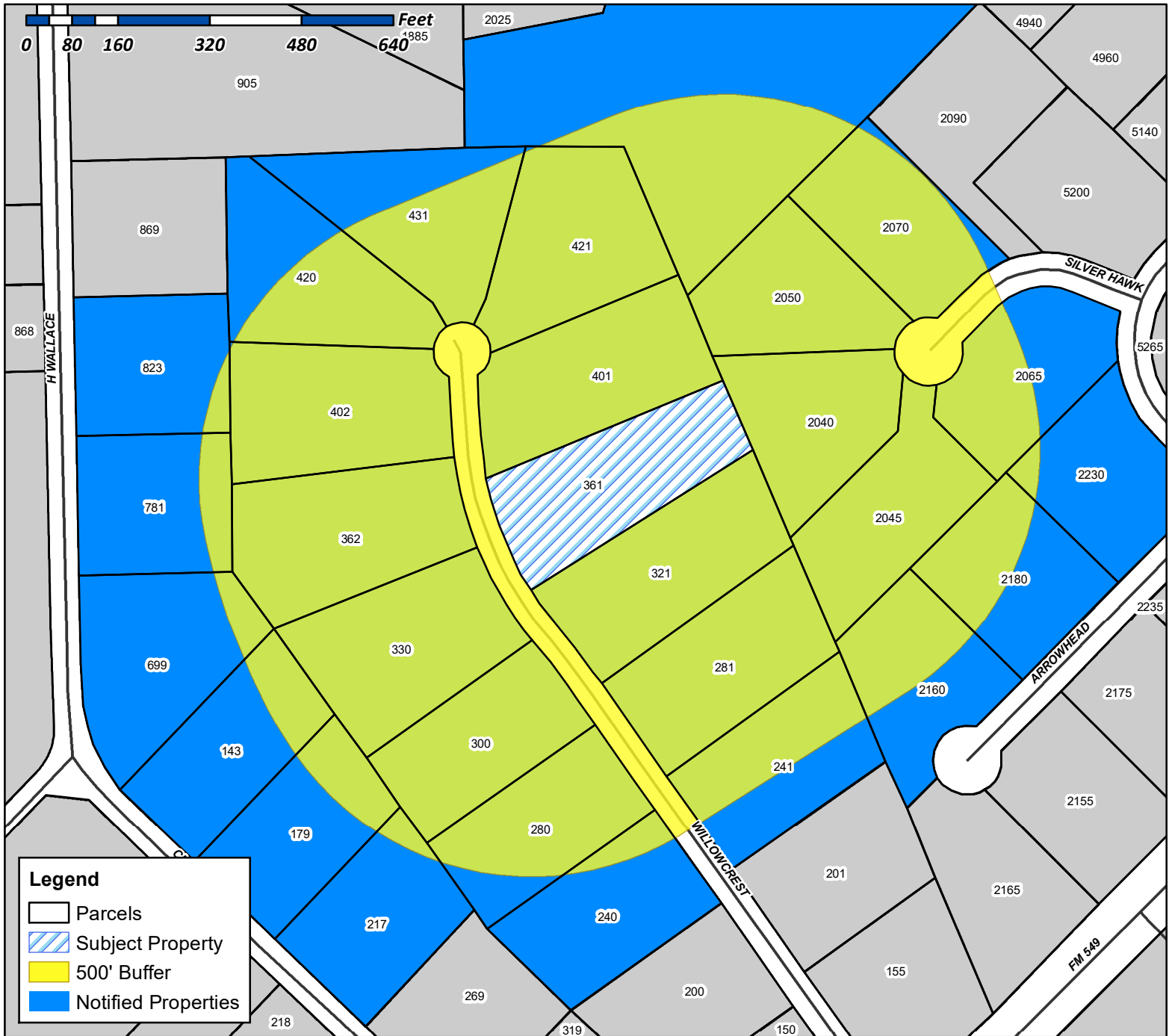




City of Rockwall

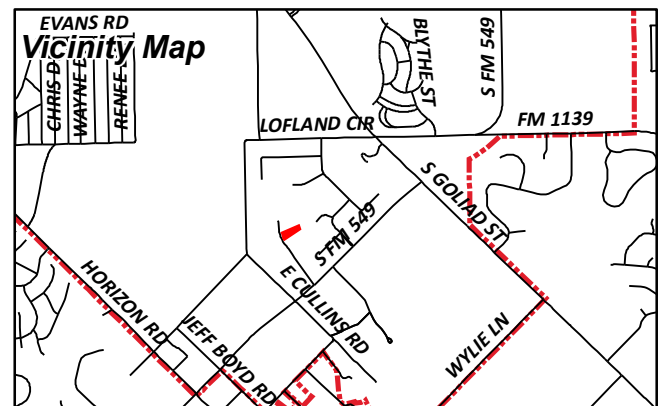
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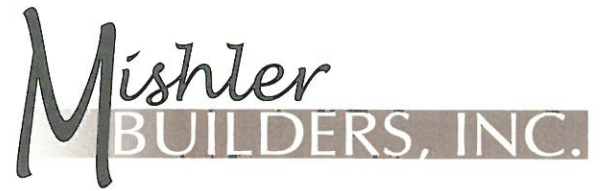
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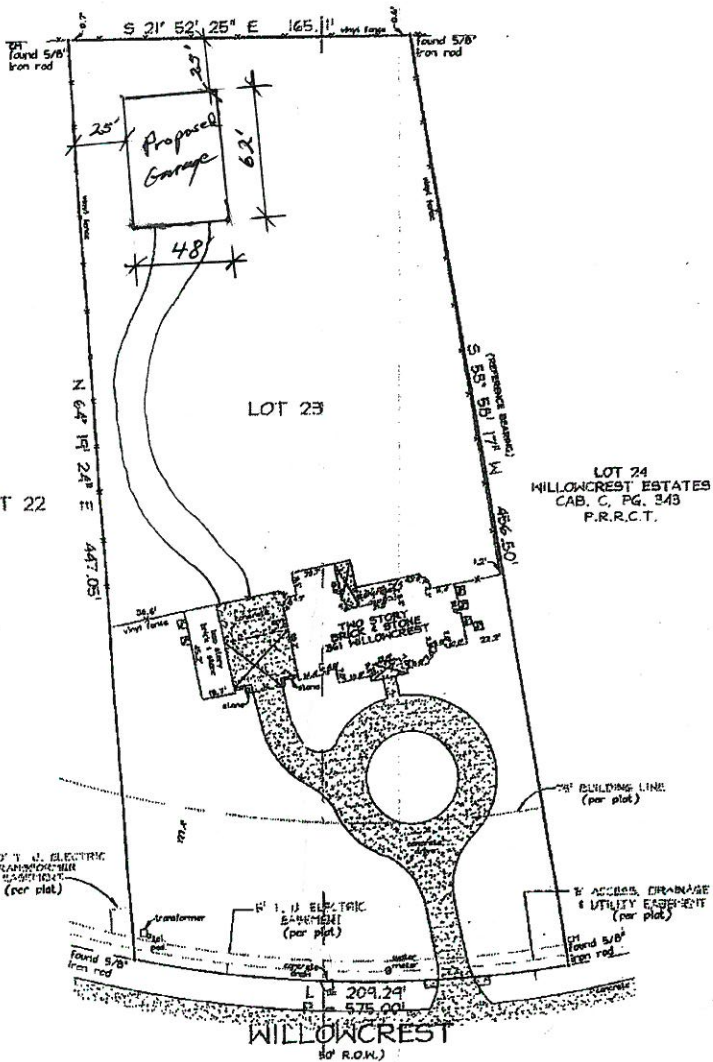




Re: 361 Willowcrest Dr, Rockwall, TX 75032

We are proposing to construct a 48' x 62' metal building with brick veneer to match existing home at the rear of the property. Roof will be metal R-panel. Height not to exceed 15'.

A 10' wide concrete drive will be constructed from the existing garage pad to the new garage.



PROPERTY DESCRIPTION

BEING LOT 23, OF HILLOWCREST ESTATES, AN ADDITION TO ROCKWALL COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET C, SLIDE 362, OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, NOW IN THE CITY OF ROCKWALL.

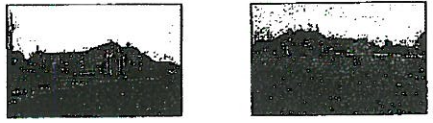
THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the above described tract of land.

There are no visible conflicts, visible evidence of easements or rights-of-way, or provisions, except as shown, and that this date the owner, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted herein.

The subject property does not appear to be within the limits of a 100-year flood hazard zone according to the Map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 490543 0125 B, dated SEPTEMBER 17, 1980. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of First American Title only and this survey is made pursuant to that one certain title commitment under the GP number 122601-PT03, provided by the title company named herein.

NOTES:

- CM = CONTROLLING MONUMENT.
- SUBJECT PROPERTY IS NOT AFFECTED BY THE FOLLOWING: (10c)-EASEMENT, VOL. 64, PG. 217, P.R.R.C.T.
- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE SOUTHEAST LINE OF LOT 23 PER THE PLAT RECORDED IN CABINET C, SLIDE 362, P.R.R.C.T.



SURVEY EXAMINED AND ACCEPTED BY PURCHASERS
 NAME: *[Signature]* DATE: 1-23-09
 NAME: *[Signature]* DATE: 1-23-09
 NAME: *[Signature]* DATE:



NO. 1	
NO. 2	
NO. 3	
NO. 4	
NO. 5	
NO. 6	
NO. 7	
NO. 8	
NO. 9	
NO. 10	

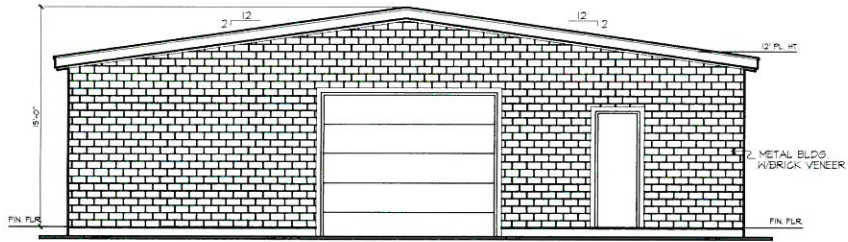
PRECISE LAND SURVEYING, INC.
 4625 EASTOVER DRIVE • MESQUITE, TEXAS 75148
 (972) 681-7072 FAX (972) 278-1508

BOUNDARY SURVEY
 361 WILLOWCREST
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS



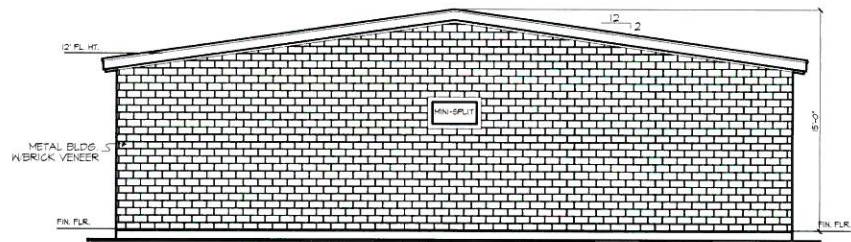
FILE NO.	108-3586
DATE	02/18/09
BY	J.S.
DATE	02/18/09
CITY	ROCKWALL, TEXAS
COUNTY	ROCKWALL COUNTY, TEXAS
STATE	TEXAS
PLAT NO.	108-3586
PLAT DATE	02/18/09
PLAT BY	J.S.
PLAT DATE	02/18/09
PLAT COUNTY	ROCKWALL COUNTY, TEXAS
PLAT STATE	TEXAS

1 of 1 SHEETS



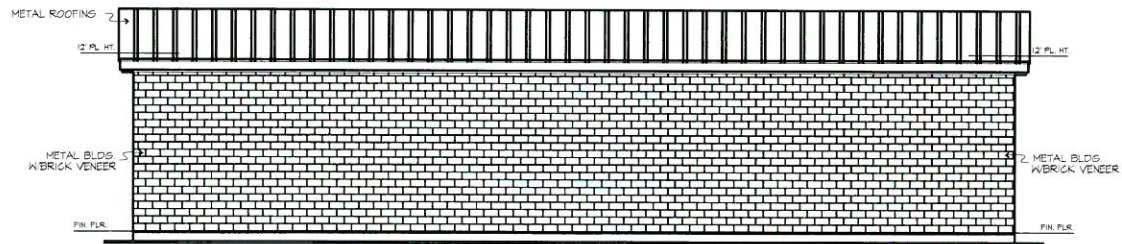
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



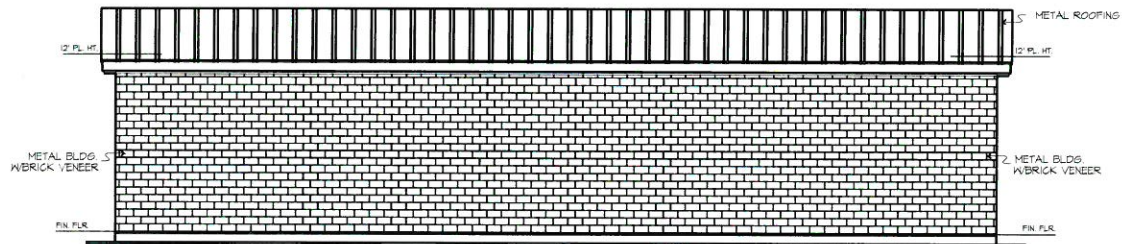
REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

PLANS
BY
MLD
MICHAEL Y. LAND
P.L.L.C.
3040 W. GARDNER BLVD
MILWAUKEE, WI 53209
TEL: 414.224.0000
FAX: 414.224.0008

**361 WILLOWCREST
MISHLER BUILDERS**

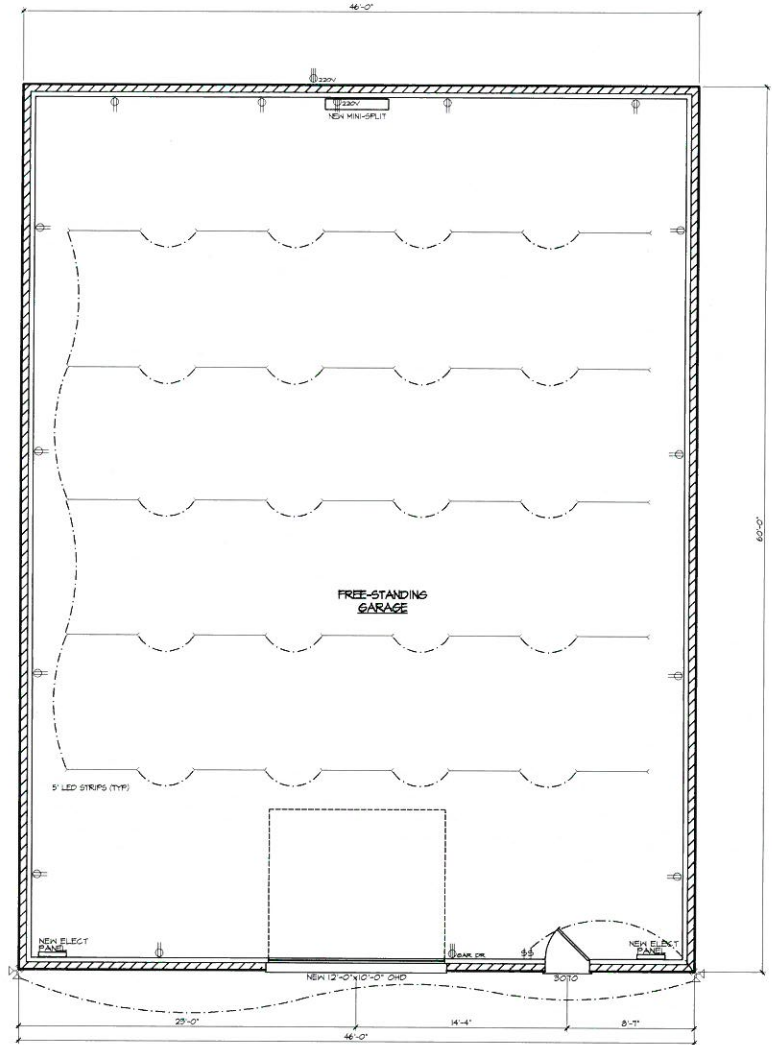
THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION DESIGN INFORMATION. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LOCAL CODES AND ORDINANCES AND RESTRICTIONS APPLY. LIMIT OF DESIGNER LIABILITY NOT TO EXCEED FEE PAID FOR THE PLANS.

PLAN NO.
03213189

DATE
04/22/2021
04/26/2021
05/13/2021

AREA CALCULATIONS

GARAGE ADDITION = 2,750 S.F.



FLOOR PLAN

SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND

- SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- THERMOSTAT
- DUPLEX
- COUNTERTOP DUPLEX
- SPLIT WIRED DUPLEX
- QUADPLEX
- WATER PROOF
- FLOOR DUPLEX
- GFI DUPLEX
- PHONE OUTLET
- TV OUTLET
- THERMOSTAT
- SMOKE DETECTOR
- JUNCTION
- 220 VOLT OUTLET
- CEILING LIGHT
- RECESSED CEILING LIGHT
- FLOODLIGHT
- WALL HANG LIGHT
- EYEBALL LIGHT
- RECESSED EYEBALL LIGHT
- VENT
- VENT AND LIGHT
- HEAT AND LIGHT
- HEAT, VENT AND LIGHT
- OUTDOOR SPEAKER
- 5' FLUORESCENT
- 4' FLUORESCENT
- 4' FLUORESCENT DEL
- CEILING FAN WITH LIGHT
- WALL MOUNT
- BAR LIGHT
- GARAGE LIGHT

BUILDERS NOTES:

COMMON ANGLE 45 UNLESS NOTED

NOTE:

ALL FIXTURES NOTED IN THIS LEGEND ARE TO BE SPECIFIED BY OWNER/BUILDER. VERIFY ALL LOCATIONS.

MICHAEL V. LAND
 State Registration
 No. 00000000
 License No. 00000000
 Exp. 12/31/2020

361 WILLOWCREST
 MISHLER BUILDERS

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. FIELD VERIFY THE ACCURACY OF THESE PLANS. DO NOT SCALE THESE DRAWINGS. MISHLER BUILDERS IS NOT RESPONSIBLE FOR ANY LOCAL CODES, ORDINANCES, AND RESTRICTIONS APPLY. LIMIT OF DESIGNING LIABILITY NOT TO EXCEED PRICE PAID FOR THE PLANS.

PLAN NO.	
DATE	
	04/22/2021
	04/26/2021
	05/18/2021