



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2023-010

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 1203 & 1205 Goliad

SUBDIVISION Green Valley Subd

LOT 1, 2

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING RO

CURRENT USE OFFICE

PROPOSED ZONING No change

PROPOSED USE OFFICE

ACREAGE 1.6

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 Howard Barrett

☐ APPLICANT Doughtrate & Assoc. Inc.

CONTACT PERSON

CONTACT PERSON Dub Doughtrate

ADDRESS 1203 Goliad

ADDRESS 2235 Ridge Rd

CITY, STATE & ZIP Rockwall, Tx 75087

CITY, STATE & ZIP Rockwall, Tx 75087

PHONE 972 722 8292

PHONE 972 742 2210

E-MAIL

E-MAIL wdoughtrate@doughtrate.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Howard Barrett [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 \$ 282.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF MARCH, 2023 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 16th DAY OF March, 2023

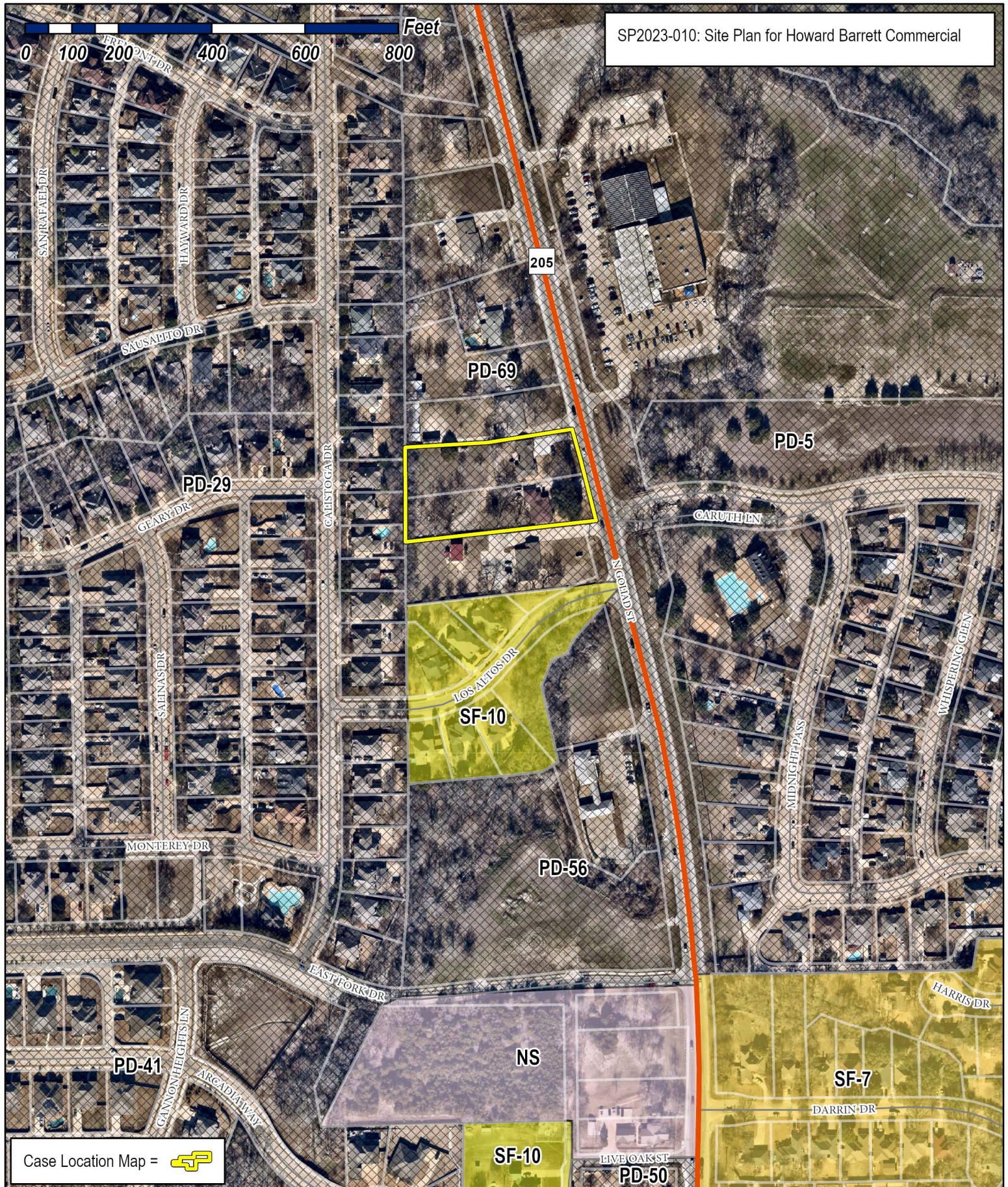
OWNER'S SIGNATURE

Howard Barrett

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Kristy Deanne Teague



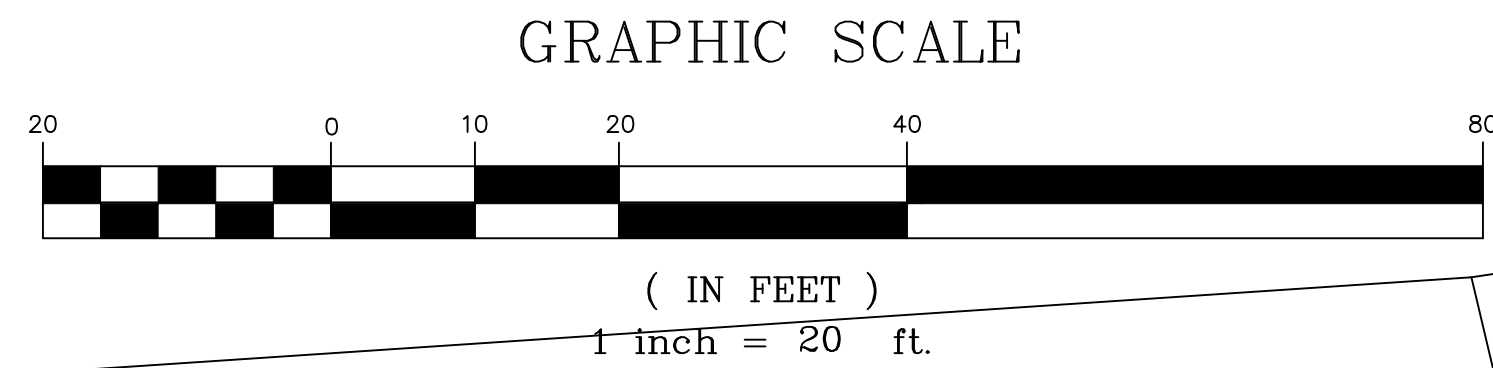


City of Rockwall

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.





EVELYN WAY SMITH, TRUSTEE OF
EVELYN WAY SMITH IRREVOCABLE TRUST

LOT 3
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.

LAKEVIEW SUMMIT, PHASE ONE
CABINET D, SLIDE 135
P.R.R.C.T.

N00°23'12"W 99.92'

100.02'

N00°27'07"W

NOTES:

4. PARKING SPACES ARE 9'X20'
5. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
6. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 3-5 GAL TEXAS SAGE BUSHES
7. LANDSCAPE EACH BLDG FRONTAGE & SIDES WITH 16-5 GAL TEXAS RED YUCCA PLANTS
8. ALL MUTUAL ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS OF DESIGN
9. ALL SHRUBS SHALL BE A 5 GAL MINIMUM IN SIZE.
10. PLANT TREES TO BE PLANTED WITHIN THE 20' LANDSCAPE BUFFER ON EACH LOT
11. A TOTAL OF 2-SHAUNTING MAPLE & 2- YAUFON HOLLY

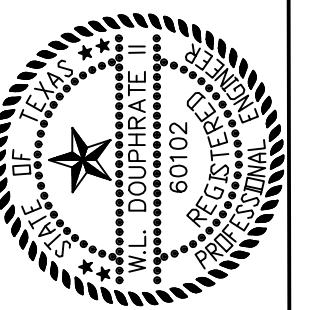
SITE DATA SUMMARY:

NAME OF FINAL PLAN: GREEN VALLEY SUB LOT 1
ZONING: RO (RESIDENTIAL OFFICE DISTRICT)
PROPOSED USE: BUSINESS OFFICE
EXIST BUILDING SQUARE FOOTAGE: 1203 GOAD-2361 SF, 1205 GOAD-2324 SF
PROPOSED BUILDING EXPANSION SQUARE FOOTAGE: NONE
TOTAL SQUARE FOOTAGE: 1203 GOAD 2361, 1205 GOAD 2324, 34,337 SF = 69,874 SF = 1.60 AC
BUILDING HEIGHT: 28 FT
LOT BLDG COVERAGE: 1203 GOAD 6.5% 1205 GOAD 6.8%
PARKING SPACES REQUIRED BOTH 1203 & 1205: 1 SPACE/3000 SF = 8 EA
HANDICAP PARKING REQUIRED: 1 EA
TOTAL PARKING SPACES PROVIDED: 1203 GOAD 8 SPACES , 1205 GOAD 11 SPACES
HANDICAP PARKING PROVIDED: 1EA
INTERIOR LANDSCAPING REQUIRED: 20%
EXTERIOR LANDSCAPING PROVIDED: 10% 7,000 SF
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE (BLDGS + PARKING/FIRE LANE)=13,818 SF

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN
FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED
BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL
ON THE _____ DAY OF _____
WITNESS OUR HANDS, THIS _____ DAY OF _____

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING
CASE NO. SP2023-XXX

OWNER
HOWARD BARRETT
1203 GOLIAD
ROCKWALL , TX 75087
972-722-8292



THE SEAL ATTACHING TO THIS DOCUMENT WAS AUTHORIZED BY
W.L. DOUPHRETE II TEXAS P.E.
NO. 60102, F-886, ON
DATE: MARCH 10, 2023

DOUPHRATE & ASSOCIATES, INC.

2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE & LANDSCAPING PLAN
HOWARD BARRETT COMMERCIAL
1203 & 1205 GOLIAD STREET ROCKWALL TEXAS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION

W.L.D.

CHECKED

W.L.D.

DRAWN

SCALE
1"=20' H

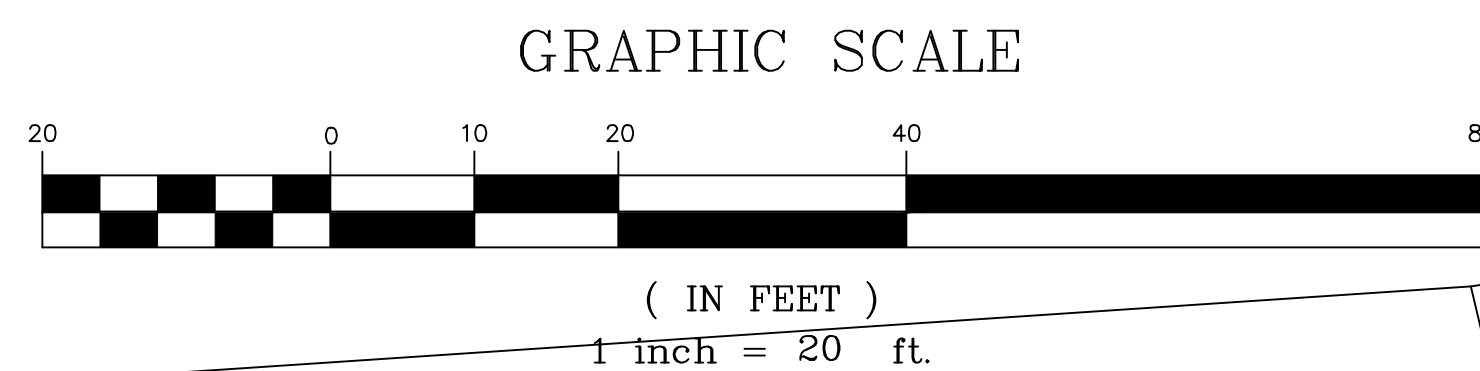
$$I'' = \frac{20}{V} \text{ H}$$

DATE **MAR 10,**

23010 SITE

PROJECT

10



EVELYN WAY SMITH, TRUSTEE OF
EVELYN WAY SMITH IRREVOCABLE TRUST

LOT 3
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.

PROJECT LOCATION

LOS ALTOS

LOCATION MAP
NTS

NOTE:
DIMENSIONS ARE TO BACK
OF CURB OR EDGE OF PAVEMENT

STORMWATER DETENTION TO BE CONTAINED
WITHIN PROPOSED PARKING IN REAR BOTH
LOTS 1203 & 1205

LAKEVIEW SUMMIT, PHASE ONE
CABINET D, SLIDE 135
P.R.R.C.T.

BLOCK C

14

15

16

NOTES:

SITE DATA SUMMARY:

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN
FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED
BY THE BOARD OF ZONING COMMISSIONERS OF THE CITY OF ROCKWALL
ON _____, 20____.

ON THE _____ DAY OF _____

WITNESS OUR HANDS, THIS _____ DAY OF _____

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING
CASE NO. SP2023-XXX

OWNER
HOWARD BARRETT
1203 GOLIAD
ROCKWALL , TX 75087
972-722-8292

DOUPHRATE & ASSOCIATES, INC.

1203 & 1205 GOLIAD STREET ROCKWALL TEXAS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	
W.L.D.	
CHECKED	
W.L.D.	
DRAWN	
SCALE	
1"=20' H	
1"= V	
DATE	MAR 10,
23010 SITE	
PROJECT	
10	

















