



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 108 W Interurban, Rockwall TX 75087

SUBDIVISION Rockwall OT LOT N BLOCK G

GENERAL LOCATION Alamo & Interurban

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Downtown CURRENT USE Business

PROPOSED ZONING Same PROPOSED USE Business

ACREAGE .16 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]

<input checked="" type="checkbox"/> OWNER	<u>Rayway Properties</u>	<input type="checkbox"/> APPLICANT	_____
CONTACT PERSON	<u>Sharon Ray</u>	CONTACT PERSON	_____
ADDRESS	<u>1572 N. Munson</u>	ADDRESS	_____
CITY, STATE & ZIP	<u>Royse City, TX 75189</u>	CITY, STATE & ZIP	_____
PHONE	<u>214-546-8824</u>	PHONE	_____
E-MAIL	<u>Sharon@nutriservice.org</u>	E-MAIL	_____

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Sharon Ray [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 12th DAY OF April 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 DISCLOSE 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 12 DAY OF April, 2024
OWNER'S SIGNATURE Sharon Ray

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Heidy Snyder

HEIDY O SNYDER
Notary Public
State of Texas
ID # 13407082-3
My Comm. Expires 11-17-2026

MY COMMISSION EXPIRES 11-17-2026

0 5 10 20 30 40 Feet

MIS2024-006: Exception to the Parking Requirements for 108 W. Interurban Street

W INTERURBAN ST

205

DT

Case Location Map = 



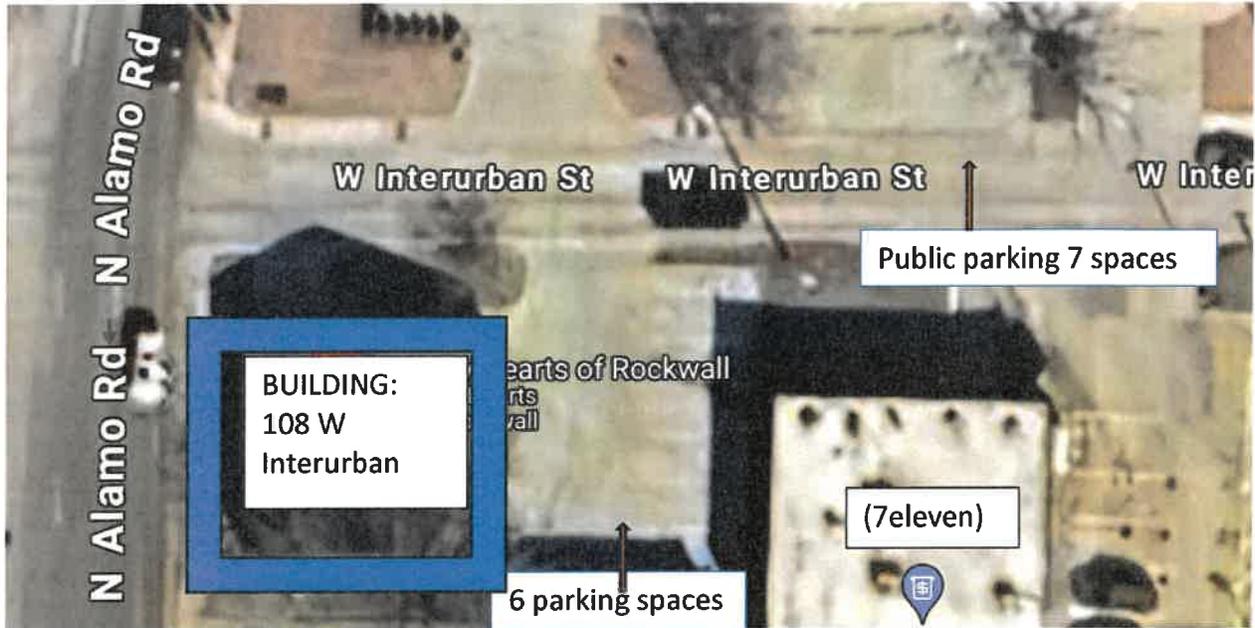
City of Rockwall

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.



Variance Request for 108 W Interurban, Rockwall, TX 75087



RAYWAY properties has owned this building since 2013. The current tenants include a CPA in approximately 340 sq ft, a Chiropractor in 130 sq ft, and the newest tenant, Tiny Hearts of Rockwall in 1152 sq ft. We are requesting a variance of the parking ratio requirements for the following reasons:

1. We are located in the downtown area and seek special accommodation extended to downtown businesses that were built prior to the latest zoning restrictions.
2. There are 6 spaces in the building parking lot and 7 public parking spaces within 50 feet.

The CPA is the only employee and very rarely sees clients in person. 1 SPACE
 The Chiropractor is the only employee and sees one client or family at a time. 2 SPACES
 Tiny Hearts of Rockwall, has 2 employees and sees one client or family at a time. 3 SPACES

3. Although the designation of two tenants is “Medical,” each tenant operates on a very small scale and serves one client or family at a time by appointment. The total indoor space leased will not accommodate a larger operation or any significant growth, so we don’t expect this arrangement to change.

4. The two tenants zoned “medical” have alternating office hours:

	M	T	W	TH	F
Chiropractor	closed	8-12	closed	8-12	3-6
Tiny Hearts	9-4	closed	9-4	12:30-8p	9-1

5. Downtown Rockwall is a great place to do business, and when customers come to downtown, we hope they will shop local, eat local, and want to come back to this charming experience. We keep the Rayway Property parking lot open to visitor parking during weekend events because we do want to support downtown.
6. Our particular tenants have businesses that bring visitors downtown, have no trouble accommodating their parking, and contribute to downtown commerce.

For all of these reasons, we hope you will agree that what we have developed here is worthy of a variance.

Thank you,

Sharon and Alan Ray, owners
Rayway Properties