



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING 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} \$215.00
- ☐ 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 3920 Interstate 30, Rockwall, TX 75032

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION South side of IH 30, West of Fate

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

Office/Warehouse/Storage

PROPOSED USE

ACREAGE

1.00

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

Adam Mitchell

☐ APPLICANT

P. Sherman Construction

CONTACT PERSON

Pene Sherman

CONTACT PERSON

Pene Sherman

ADDRESS

16680 Interstate 30

ADDRESS

457 Lawrence Drive
#530

CITY, STATE & ZIP

Rowe City TX 75189

CITY, STATE & ZIP

Heath, TX 75032

PHONE

PHONE

469.975.6557

E-MAIL

E-MAIL

psherman@pshermanconstruction.com

NOTARY VERIFICATION [REQUIRED]

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

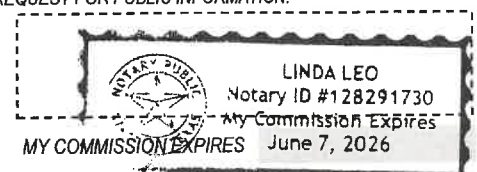
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF June 2025 BY SIGNING THIS APPLICATION, 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 13 DAY OF June 2025

OWNER'S SIGNATURE

Adam Mitchell

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





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.

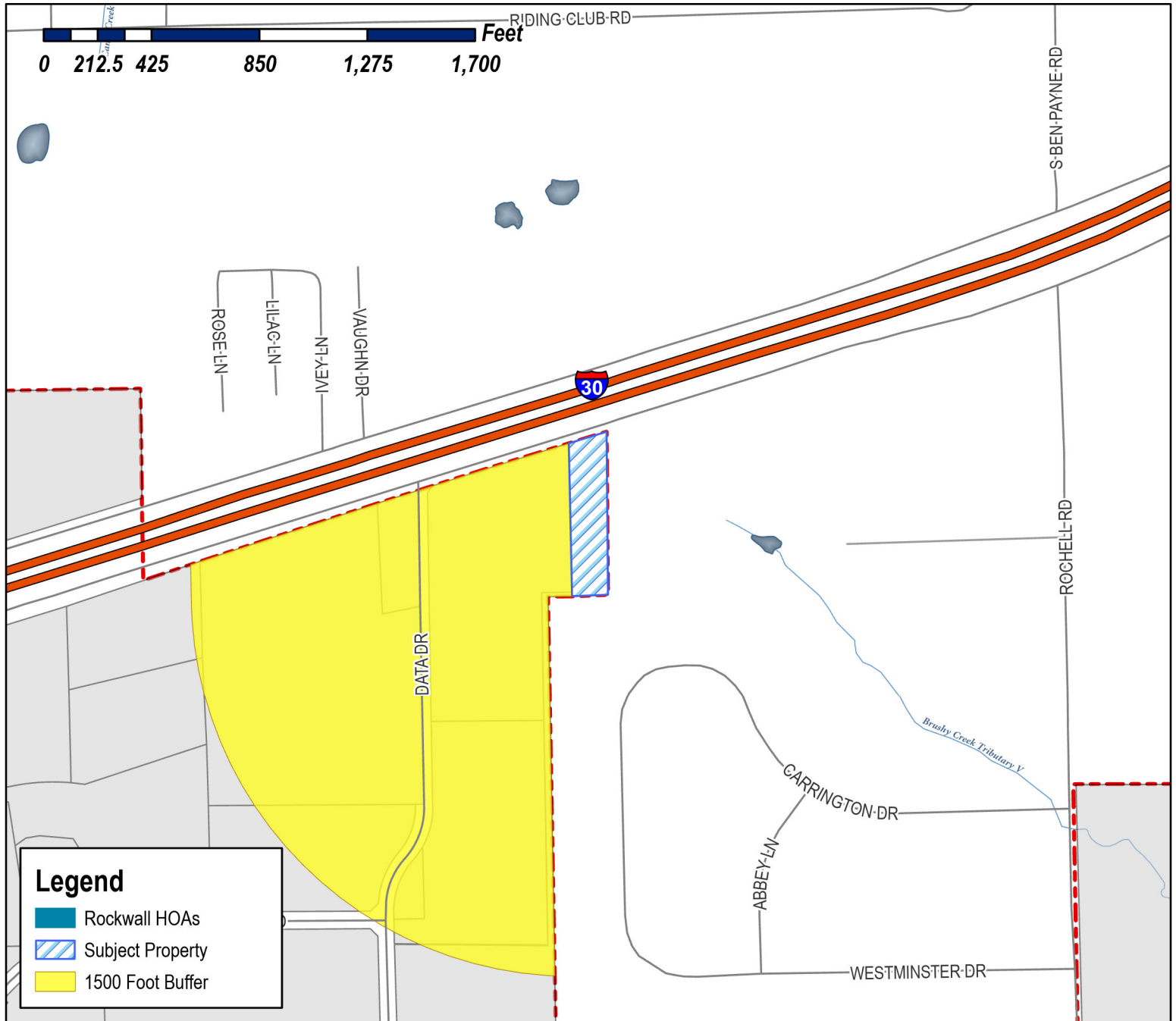
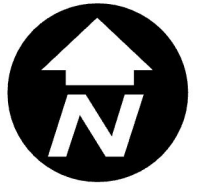




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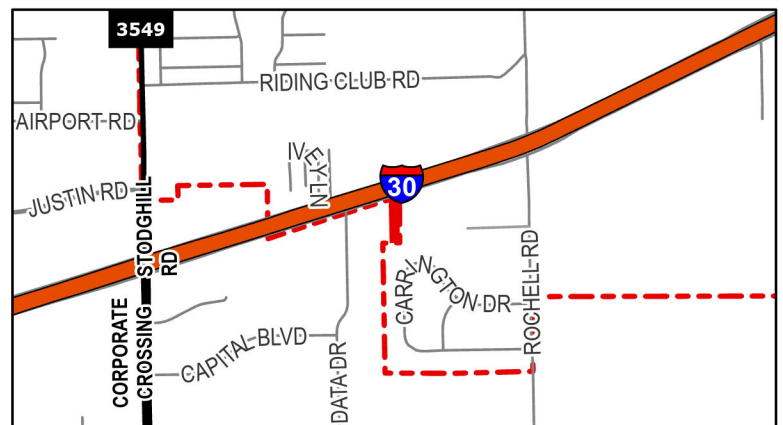
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Case Number: Z2025-043
Case Name: SUP for Outside Storage
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 3920 E Interstate 30

Date Saved: 6/13/2025

For Questions on this Case Call (972) 771-7745

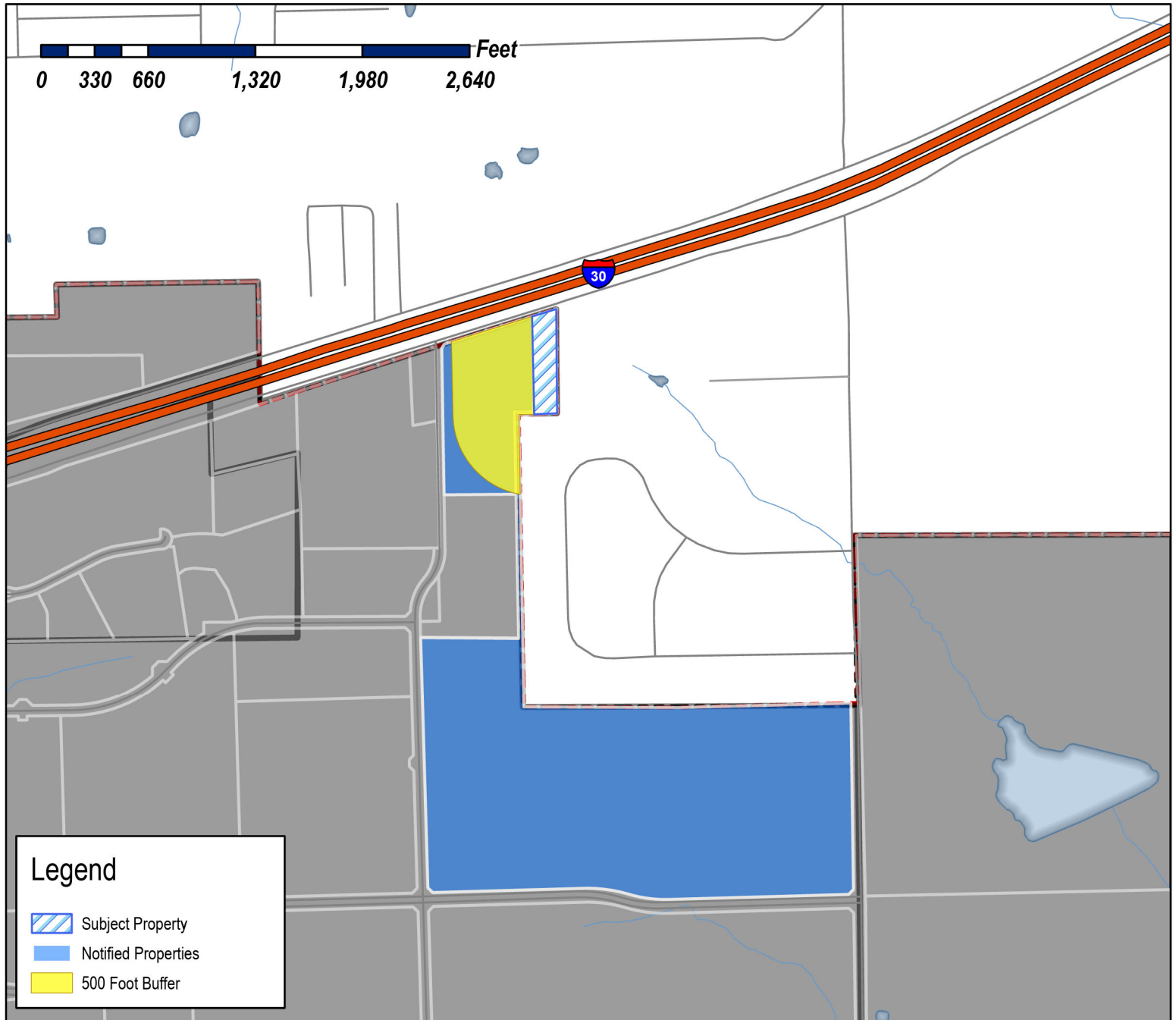




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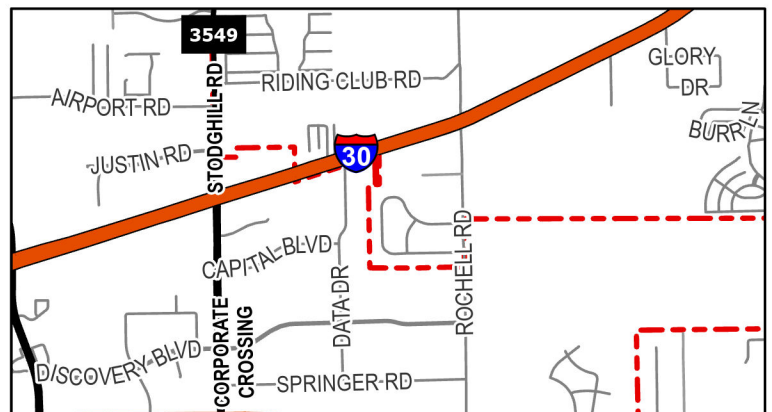
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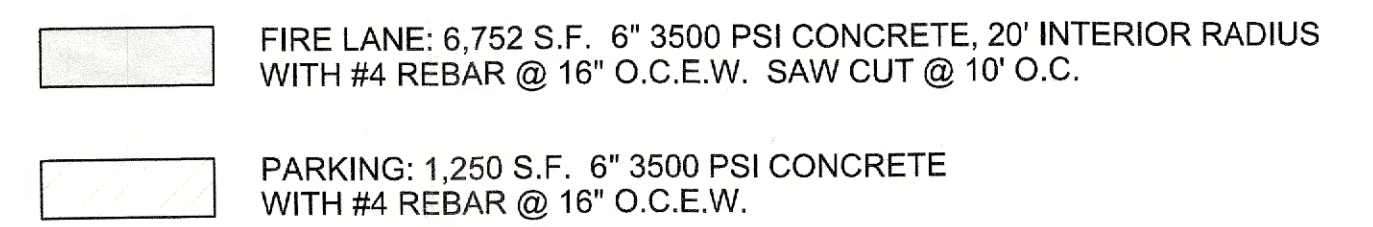
RESIDENT
1220 DATA DR
ROCKWALL, TX 75032

RESIDENT
3908 E I30
ROCKWALL, TX 75032

MITCHELL ADAM
6680 I-30
ROYSE CITY, TX 75189

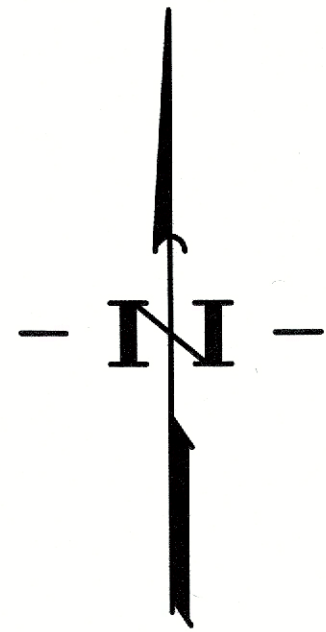
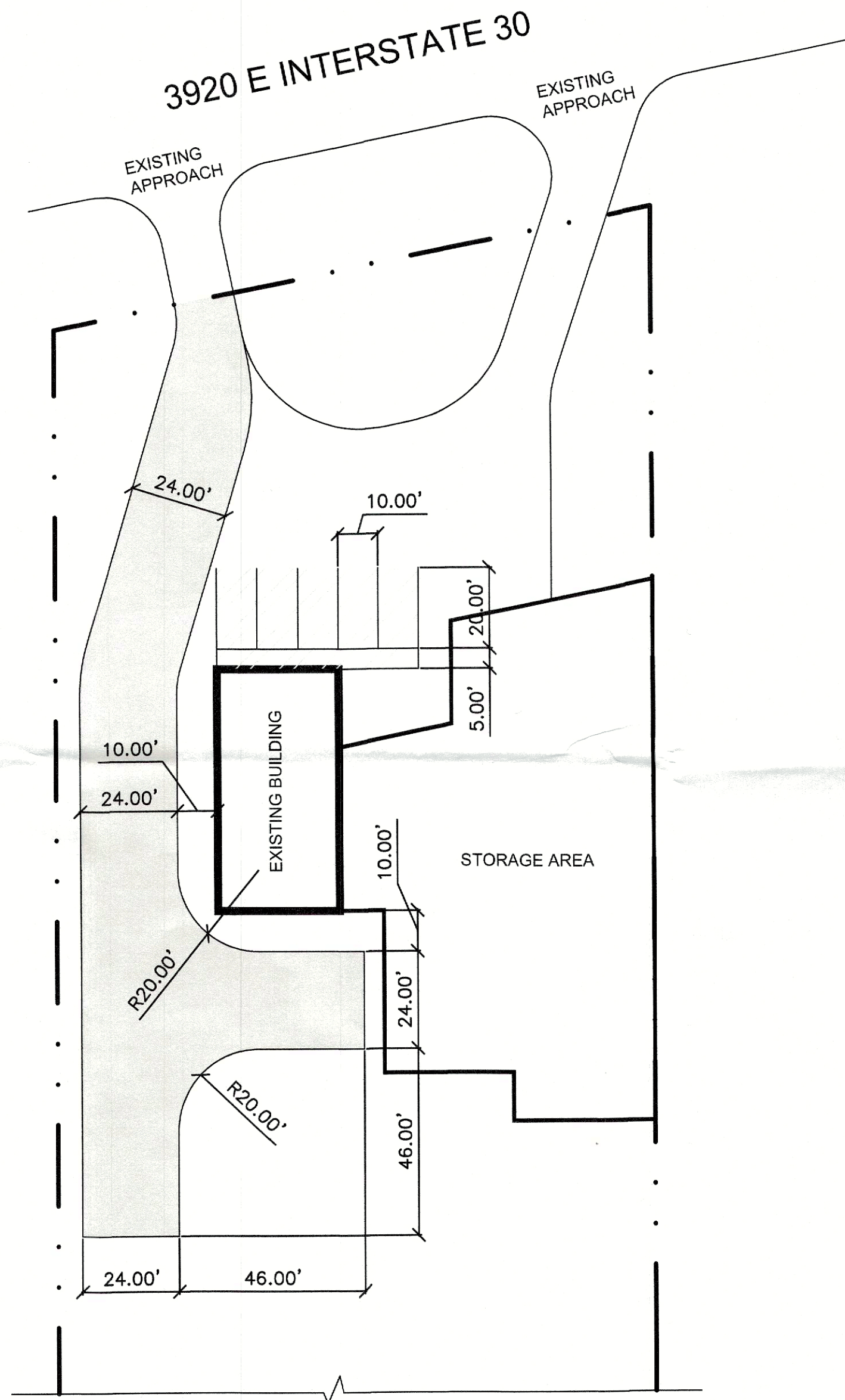
USEF ROCKWALL OWNER, LLC (1116176)
9830 COLONNADE BLVD SUITE 600
SAN ANTONIO, TX 78230

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087



- NOTES
1. SITE PLAN PREPARED WITHOUT BENEFIT OF TITLE OPINION,
DEED RESTRICTION, OR SURVEY.
 2. SITE SUBJECT TO CHANGE PENDING ALL STATE AND CITY
ORDINANCES OR DEED RESTRICTIONS.
 3. FIELD VERIFY ALL DIMENSIONS.
ZATTO DESIGN NOT RESPONSIBLE FOR INACCURATE INFORMATION.

11						<div>EXISTING BUILDING</div> <div>3920 E. INTERSTATE 30</div> <div>ROCKWALL, TEXAS</div>		
10								
9								
8								
7								
6								
5								
4								
3								
2								
1								
NO	BY	DESCRIPTION	DATE	DATE	DATE	<div>DATE: 29MAY25</div> <div>SCALE: 3/4"=1'-0"</div> <div>DRAWN BY: D.Z.</div> <div>DESIGN BY: D.Z.</div>	<div>PROJECT NUMBER: 25-110</div> <div>CHECKED BY: D.Z.</div>	<div>SHEET NUMBER:</div> <div>C-1</div>



- FIRE LANE: 6,752 S.F. 6" 3500 PSI CONCRETE, 20' INTERIOR RADIUS WITH #4 REBAR @ 16" O.C.E.W. SAW CUT @ 10' O.C.
- PARKING: 1,250 S.F. 6" 3500 PSI CONCRETE WITH #4 REBAR @ 16" O.C.E.W.

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EXISTING BUILDING 3920 E. INTERSTATE 30 ROCKWALL, TEXAS			
NO.	BY	DATE	DESCRIPTION
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
DATE: 25MAY25		PROJECT NUMBER:	SHEET NUMBER:
SCALE: 1"=40'		25-110	C-1
DRAWN BY: D.Z.		CHECKED BY:	
DESIGN BY: D.Z.			