



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22018-024 P&Z DATE _____ CC DATE _____ APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECIEPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 2018-024

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: [Signature]

CITY ENGINEER: [Signature]

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [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)

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, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address

Subdivision

Lakeshore Commons

Lot

2

Block

A

General Location

Southwest corner of N. Lakeshore Drive and N. Goliad Street (S.H. 205)

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

General Retail with 205 Overlay

Current Use

Vacant

Proposed Zoning

General Retail with 205 Overlay

Proposed Use

Commercial

Acreage

1.40

Lots [Current]

1

Lots [Proposed]

1

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner

Chick-Fil-A, Inc.

Applicant

Wier & Associates, Inc.

Contact Person

Getra Thomason-Sanders

Contact Person

Randall Eardley

Address

5200 Buffington Road

Address

2201 E. Lamar Blvd. Suite 200E

City, State & Zip

Atlanta, Georgia 30349

City, State & Zip

Arlington, Texas 76006

Phone

(404) 765-8000

Phone

(817) 467-7700

E-Mail

getra.sanders@cfacorp.com

E-Mail

randye@wierassociates.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Randy Eardley [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted with this application is true and correct; and the application fee of \$ 221.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 8 day of May, 2018. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained in 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 8 day of May, 2018.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas





RECEIPT

Project Number: Z2018-024
Job Address: 1902 S GOLIAD
ROCKWALL, TX 75087

Receipt Number: B79459
Printed: 5/14/2018 3:07 pm

Fee Description	Account Number	Fee Amount
ZONING	01-4280	\$ 221.00

Total Fees Paid:
Date Paid: 5/14/2018 12:00:00AM
Paid By: WIER & ASSOCIATES
Pay Method: CHECK 5908
Received By: LM

\$ 221.00



Z2018-024 - SUP FOR RESTAURANT WITH DRIVE THROUGH ZONING - LOCATION MAP = [pin icon]



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.

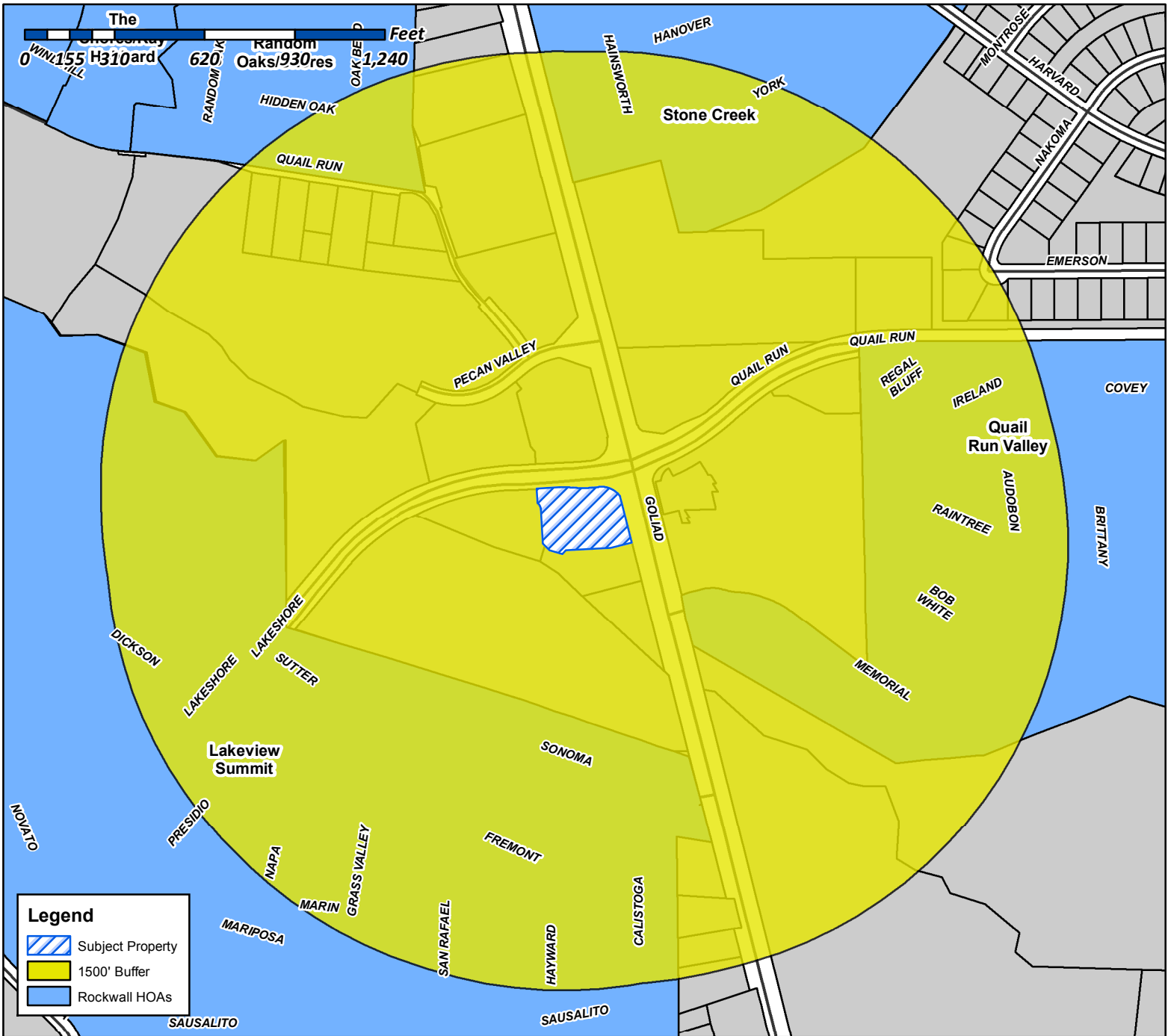




City of Rockwall

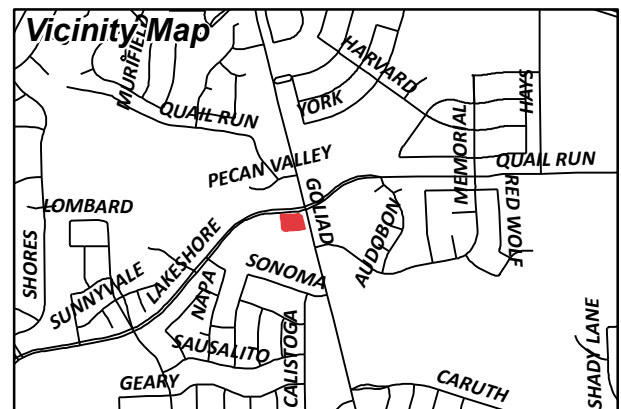
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Case Number: Z2018-024
Case Name: SUP for a Restaurant with Drive Through
Case Type: Zoning
Zoning: PD-65
Case Address: 1979 N. Goliad Street

Date Created: 5/15/2018
 For Questions on this Case Call (972) 771-7745

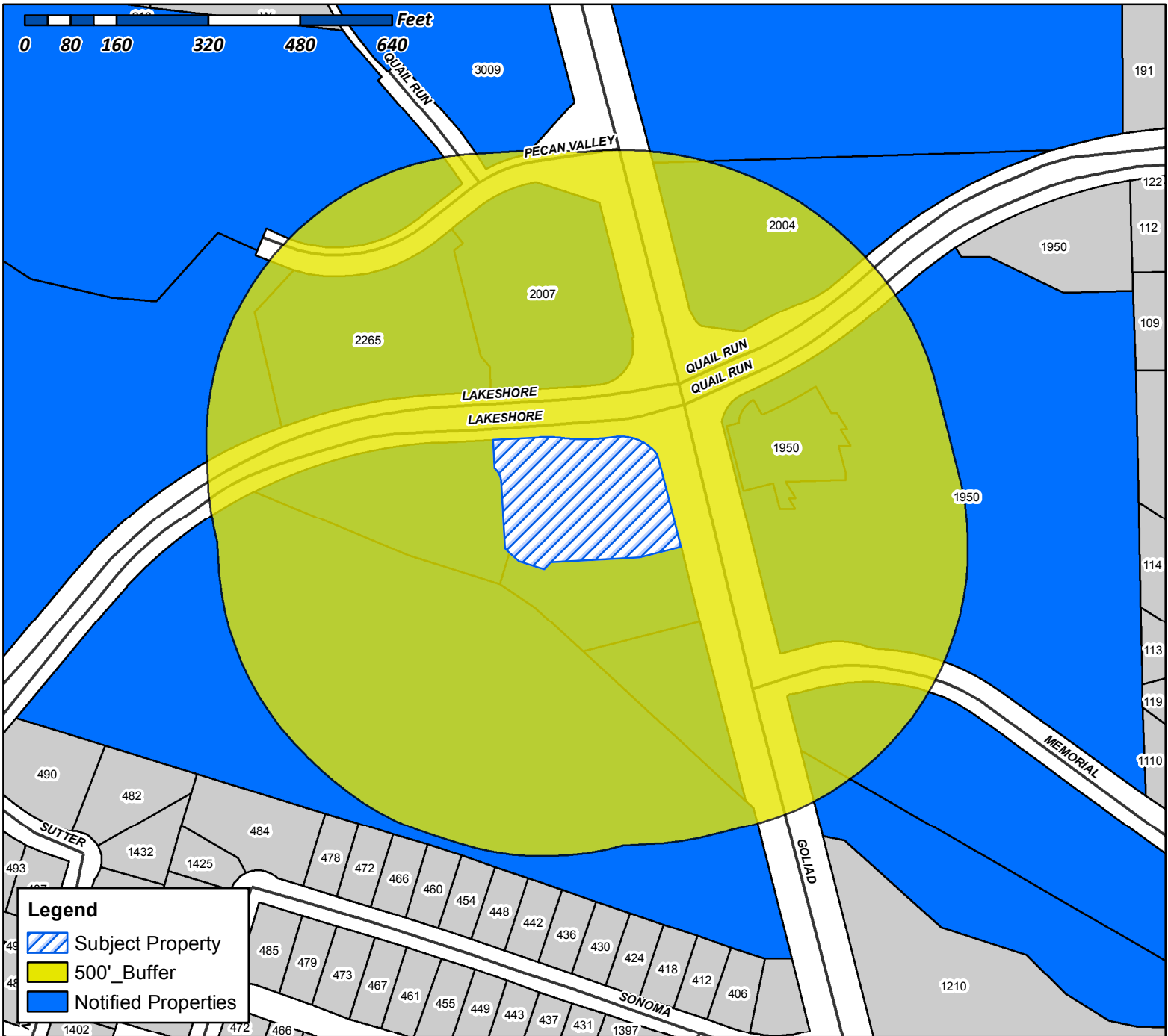




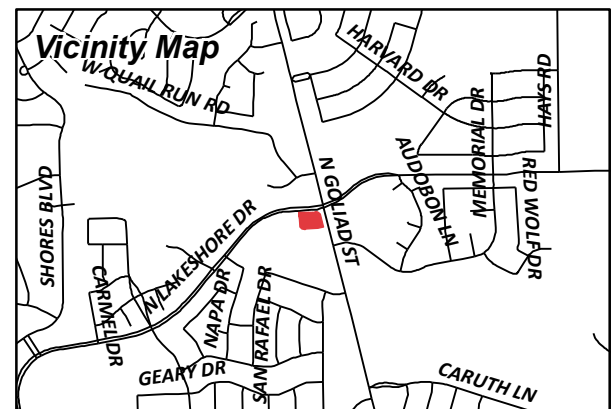
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Date Created: 05/15/2018
 For Questions on this Case Call (972) 771-7745

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

CURRENT RESIDENT
1950 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2004 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2007 N GOLIAD
ROCKWALL, TX 75087

ARKOMA DEVELOPMENT LLC
203 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
2265 NORTH LAKESHORE DR
ROCKWALL, TX 75087

QUAIL RUN VALLEY OWNERS ASSOC
C/O ASSURED MGT INC
2500 LEGACY DR STE 220
FRISCO, TX 75034

CURRENT RESIDENT
3009 N GOLIAD ST
ROCKWALL, TX 75087

COLE HC ROCKWALL TX LLC
C/O ROCKWALL REGIONAL HOSPITAL, LLC; ATTN
LEGAL DEPT.
3150 HORIZON RD
ROCKWALL, TX 75032

JAVKER REALTY CORP
42 BOND ST
NEW YORK, NY 10012

REBAC OF ROCKWALL, LLC
6000 UNIVERSITY AVE STE 350
WEST DES MOINES, IA 50266

GOLIAD REAL ESTATE LLC
7700 EASTER AVENUE SUITE 705
DALLAS, TX 75209

STONE CREEK BALANCE LTD
8214 WESTCHESTER STE 710
DALLAS, TX 75225

MOORE WORTH INVESTMENTS LLC
8446 FREEPORT PKWY SUITE 175
DALLAS, TX 75063



WIER & ASSOCIATES, INC.
 ENGINEERS
 SURVEYORS
 LAND PLANNERS

May 9, 2018

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

**Re: Chick-fil-A # 03897 at the SWC of SH 205 & North Lakeshore Dr.
 Special Use Permit Request**

PRINCIPALS
 JOHN P. WIER, P.E., R.P.L.S.
 ULYS LANE III, P.E., R.P.L.S., CFM
 CARLO SILVESTRI, P.E.
 GREGG MADSEN, R.P.L.S.

SENIOR ASSOCIATES
 PHILIP L. GRAHAM, P.E.
 JAKE H. FEARS, P.E., LEED AP BD+C
 RANDALL S. EARDLEY, P.E.

ASSOCIATES
 TOBY W. RODGERS
 CASEY D. YORK
 PRIYA N. ACHARYA, P.E.

Dear Planning Department,

We are requesting the following zoning changes with a SUP for the proposed Chick-fil-A drive-thru restaurant at the southwest corner of SH 205 (Goliad Street) and North Lakeshore Drive:

Drive-Thru Restaurant

Section 1.1 of Article IV of the Unified Land Development Code (ULDC) requires a SUP for a restaurant greater than 2,000 square feet with a drive-through.

The development plan for the proposed Chick-fil-A provides a drive-through.

We request a SUP to allow a restaurant greater than 2,000 square feet with a drive-through.

Roof Design Standard

Section 6.11.C.2 of the Unified Land Development Code requires that structures with less than a 6,000-sf footprint be constructed with a pitched roof system.

The typical Chick-fil-A restaurant model prototype provides a flat roof as illustrated in the provided Building Elevations.

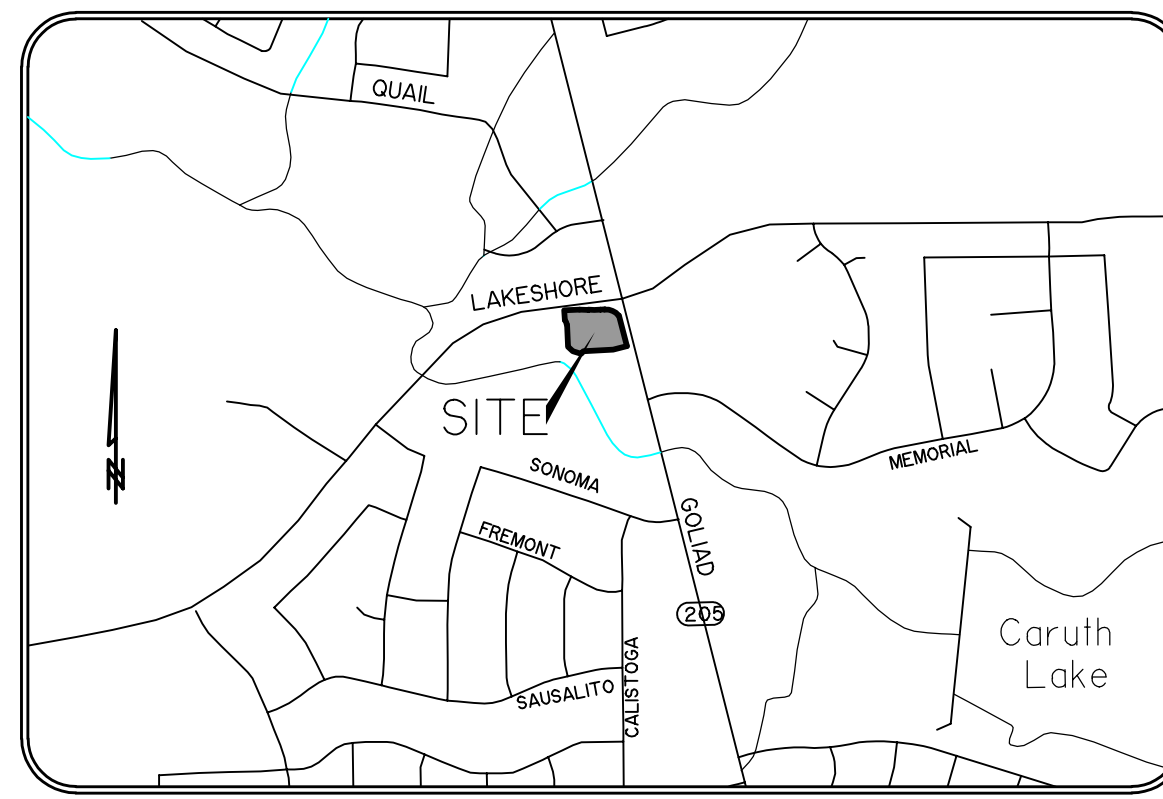
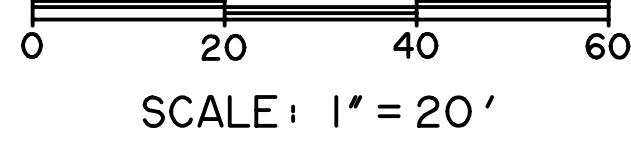
We request a SUP to provide a flat roof system per the Chick-fil-A standard in lieu of the pitched roof system specified in Section 6.7.C.2 of the ULDC.

We appreciate your acceptance of our Special Use Permit submittal and request your recommendation to the Planning and Zoning Commission and City Council for the approval of this SUP. If you have any questions or comments, please feel free to contact me at 817-467-7700 or RandyE@WierAssociates.com.

Truly yours,

Randy Eardley, PE
 Wier & Associates, Inc.
 Texas Firm Registration No. F-2776

SITE DATA	
SITE ADDRESS	ROCKWALL, TX 75087
ZONING/EXISTING LAND USE	"PD" - Planned Development, "GR" - General Retail, North SH 205 Corridor Overlay District; vacant
PROPOSED USE	Fast Food Restaurant
LOT AREA	1.400 Acres
TOTAL BUILDING AREA	4,999 Sq. Ft.±
PERVIOUS AREA	14,570 Sq. Ft.± (24%)
IMPERVIOUS AREA	46,429 Sq. Ft.± (76%)
TOTAL PARKING REQUIRED	50 (1 stall/100 sf)
TOTAL PARKING PROVIDED	50
HANDICAP-ACCESSIBLE PARKING REQUIRED	3
HANDICAP-ACCESSIBLE PARKING PROVIDED	3



VICINITY MAP
NTS.

NOTES

- ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHICK-FIL-A SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE.
- ALL CONSTRUCTION IN CITY RIGHT-OF-WAYS AND/OR EASEMENT SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
- IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- ALL RADI ARE 2' UNLESS OTHERWISE NOTED.
- ALL PARKING STALLS SHALL BE STRIPED IN ACCORDANCE W/APPLICABLE GOVERNING AUTHORITIES.
- BUILDING IS PARALLEL & PERPENDICULAR TO WEST PROPERTY LINE.

CAUTION !!

EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

SITE LEGEND

	5' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT
	6' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT
	7' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT
	PROPOSED 12" OR SMALLER WATER MAIN
	PROPOSED GATE VALVE
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT
	PROPOSED 12" OR SMALLER SANITARY SEWER
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM SEWER
	PROPOSED GRATE INLET
	PROPOSED CURB INLET
	HANDICAP-ACCESSIBLE PARKING STALL
	BARRIER FREE RAMP
	STORM DRAIN JUNCTION BOX
	LIGHT POLE

TOPOGRAPHIC LEGEND

LAYOUT NOTES

- ENCLOSED STORAGE
- 25'x10' DUMPSTER ENCLOSURES
- OIL & WATER SEPARATOR
- GREASE TRAP
- ORDER POINT & MENU BOARD
- COLUMN & FOOTING (TYPICAL)
- PROP. UNDERGROUND DETENTION POND
- CLEARANCE BAR
- DRIVE-THRU WINDOW
- MEAL DELIVERY CANOPY
- DRIVE-THRU CANOPY
- PROPOSED DOMESTIC METER
- PROPOSED IRRIGATION METER
- PROPOSED MONUMENT SIGN
- EXISTING FIRE HYDRANT
- DRIVE-THRU PAVEMENT STRIPING
- PAVEMENT STRIPING
- WALK-UP WINDOW
- FLAGPOLE
- EXISTING TRANSFORMER AND PAD
- REMOVE EXISTING CONCRETE DRIVEWAY

BOL	BOLLARD
CI	CURB INLET
CM	CONCRETE MONUMENT
EM	ELECTRIC METER
FN	FIBER OPTIC VAULT
FOVLT	FIRE HYDRANT
GM	GAS METER
GTS	GAS TEST STATION
GUY	GUY WIRE
HDWL	CONCRETE HEADWALL
ICV	IRRIGATION CONTROL VALVE
IRF	IRON ROD FOUND
LP	LIGHT POLE
PP	POWER POLE W/CONDUIT
PPC	POWER POLE W/LIGHT POLE
PPL	POWER POLE W/TRANSFORMER
PPT	CONCRETE STORM DRAIN PIPE
RCP	POWER POL. W/CONDUIT AND TRANSFORMER
PPTC	STORM DRAIN MANHOLE SIGN
SDMH	UNDERGROUND TELEPHONE SIGN
SN	GAS PIPELINE MARKER
SNT	SANITARY SEWER MANHOLE
SSMH	SANITARY SEWER CLEANOUT
SSCO	TELEPHONE PEDestal
SSCO	TRAFFIC SIGNAL BOX
TSP	TELEPHONE MANHOLE
TRM	TRANSFORMER PAD
TRM	TRAFFIC SIGNAL POLE
TSP	TRAFFIC SIGNAL VAULT
TSVLT	WATER METER
WM	WATER MANHOLE
WMH	WATER VALVE
WV	WATER VAULT
WVLT	UNDERGROUND ELECTRIC LINE
UE	UNDERGROUND GAS
UE	UNDERGROUND TELEPHONE

VERTICAL DATUM NOTE:

REFERENCE DATUM = NORTH AMERICAN VERTICAL DATUM (NAD) 88 UTILIZING THE RTK NETWORK ADMINSTRATED BY WESTERN DATA SYSTEMS.

SITE BENCHMARK NO. 1 AN "X" CUT IN CONCRETE PAVEMENT NEAR THE WEST CORNER OF LOT 1, BLOCK A BILLY PEOPLE'S ADDITION ±23.5' NORTH OF LIGHT POLE AND ±33.2' EAST OF FIRE HYDRANT
ELEVATION = 577.45'

SITE BENCHMARK NO. 2 AN "X" CUT IN CONCRETE IN SOUTH LINE OF CONCRETE FLUME NEAR THE SOUTH CORNER OF LOT 1, BLOCK A BILLY PEOPLE'S ADDITION ±17.9' SOUTHEAST OF POWER POLE AND ±29.5' SOUTHWEST OF MOST SOUTHERLY SOUTHWEST BUILDING CORNER.
ELEVATION = 576.20'

SITE BENCHMARK NO. 3 AN "X" CUT IN CONCRETE MEDIAN OF SOUTH GOLIAD STREET ±39.8' DIRECTLY WEST OF FIRST GRATE INLET ON THE WEST SIDE OF SOUTH GOLIAD STREET SOUTH OF YELLOWJACKET LANE ±82' SOUTH OF INTERSECTION WITH YELLOW JACKET LANE
ELEVATION = 575.46'

SITE PLAN
CHICK-FIL-A #03897

XXX
N. LAKESHORE DR. & GOLIAD ST.
LOT 2, BLOCK A
LAKESHORE COMMONS
CITY OF ROCKWALL, TEXAS
CASE # XXX
SUBMITTAL DATE: XXX

OWNER:

MOORE WORTH INVESTMENTS, LLC
8446 FREPORT PARKWAY, STE 175
DALLAS, TEXAS 75063

ENGINEER:

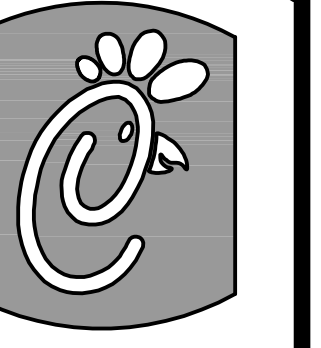
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., STE 200E
ARLINGTON, TEXAS 76006
PHONE: (817) 467-7700
CONTACT: RANDY EARDLEY, P.E.
RandyE@WierAssociates.com

DEVELOPER/APPLICANT:

CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE: (404) 765-8000
CONTACT: GETRA THOMASON-SANDERS

WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark Date By

△

Mark Date By

△

Mark Date By

△

PRELIMINARY PLANS
FOR PROJECT REVIEW.
NOT FOR
CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES
Prepared By/Or Under
Direct Supervision Of
Randall Eardley, PE
Texas Registration
No. 104957 On
Date Shown Below.

LOT 2, BLOCK A
LAKESHORE COMMONS
N. LAKESHORE DR. & N. GOLIAD ST.
ROCKWALL, TEXAS
STORE# 03897

STORE
SERIES
P12-LC-LARGE

SHEET TITLE

SITE
PLAN

For Permit
 For Bid
 For Construction

Job No. : 17144
Store : #03897
Date : 4/13/2018
Drawn By : MSG
Checked By: RRW

Sheet

C-2.0

DESIGN INTENT PACKAGE

HWY. 205 & N. LAKESHORE FSU

N. Goliad St. , Rockwall , TX 75087

STORE NUMBER

03897



PERSPECTIVE VIEW - ENTRY

PROTOTYPE	P12_LSR LRG
VERSION	v2_18.03
TIER	TIER 1
BUILDING AREA	4609 SF
SEAT COUNT - INTERIOR	114
SEAT COUNT - EXTERIOR	20
SEATING TYPE	STANDARD
REGISTERS	4
DRIVE-THRU	YES
LEED	NOT CERTIFIED
LANDSCAPING	STANDARD
<u>OPTIONS:</u>	
RESTROOM	TWO FIXTURE
WATER FILTRATION	TYPE 1
PLAYGROUND	STANDARD
KITCHEN LAYOUT	CENTERLINE
ORDER POINT CANOPY	YES
MEAL DELIVERY CANOPY	YES
F2F CANOPY FANS	YES
F2F CANOPY HEATERS	YES

DESIGN SIGN-OFF

DESIGN LEADER _____

DATE _____

DIP COVER SHEET - LRG - BRICK

03897, HWY. 205 & N. LAKESHORE FSU, N. Goliad St., Rockwall, TX 75087

04/18/2018

THE CHICK-FIL-A DESIGN INTENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE OF WITH ORDINANCES AND CODES.



4/18/2018 10:10:35 AM
D-011L



PERSPECTIVE VIEW - FRONT RIGHT

EXECUTIVE SUMMARY

EXTERIOR MODIFICATIONS
NONE.

INTERIOR MODIFICATIONS
NONE.

FRONT OF HOUSE MODIFICATIONS
NONE.

BACK OF HOUSE MODIFICATIONS
NONE.



PERSPECTIVE VIEW - REAR LEFT BRICK



PERSPECTIVE VIEW - REAR RIGHT

EXTERIOR PERSPECTIVES - LRG - BRICK

03897, HWY. 205 & N. LAKESHORE FSU, N. Goliad St., Rockwall, TX 75087

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04/18/2018



4/18/2018 10:11:11 AM
D-021L



NORTHEAST PERSPECTIVE



SOUTH PERSPECTIVE

SITE PERSPECTIVES-LRG

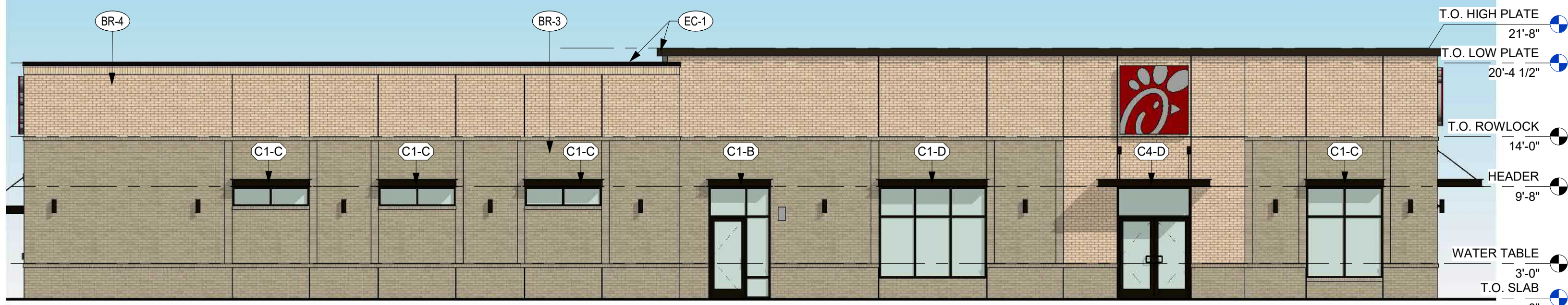
03897, HWY. 205 & N. LAKESHORE FSU, N. Goliad St., Rockwall, TX 75087

04/18/2018

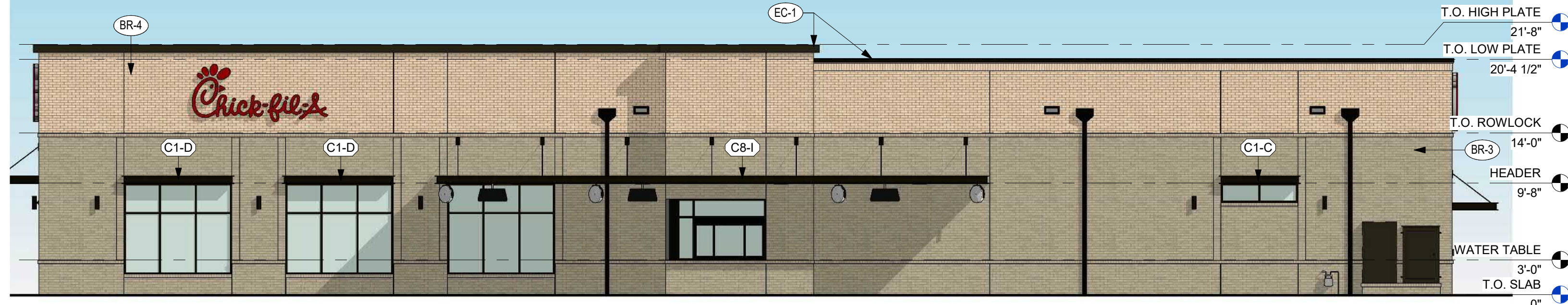
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4/18/2018 10:11:44 AM
D-002L



ELEVATION - ENTRY
1/8" = 1'-0"



ELEVATION - DRIVE-THRU
1/8" = 1'-0"

EXTERIOR ELEVATIONS - BRICK

03897, HWY. 205 & N. LAKESHORE FSU, N. Goliad St., Rockwall, TX 75087

04/18/2018

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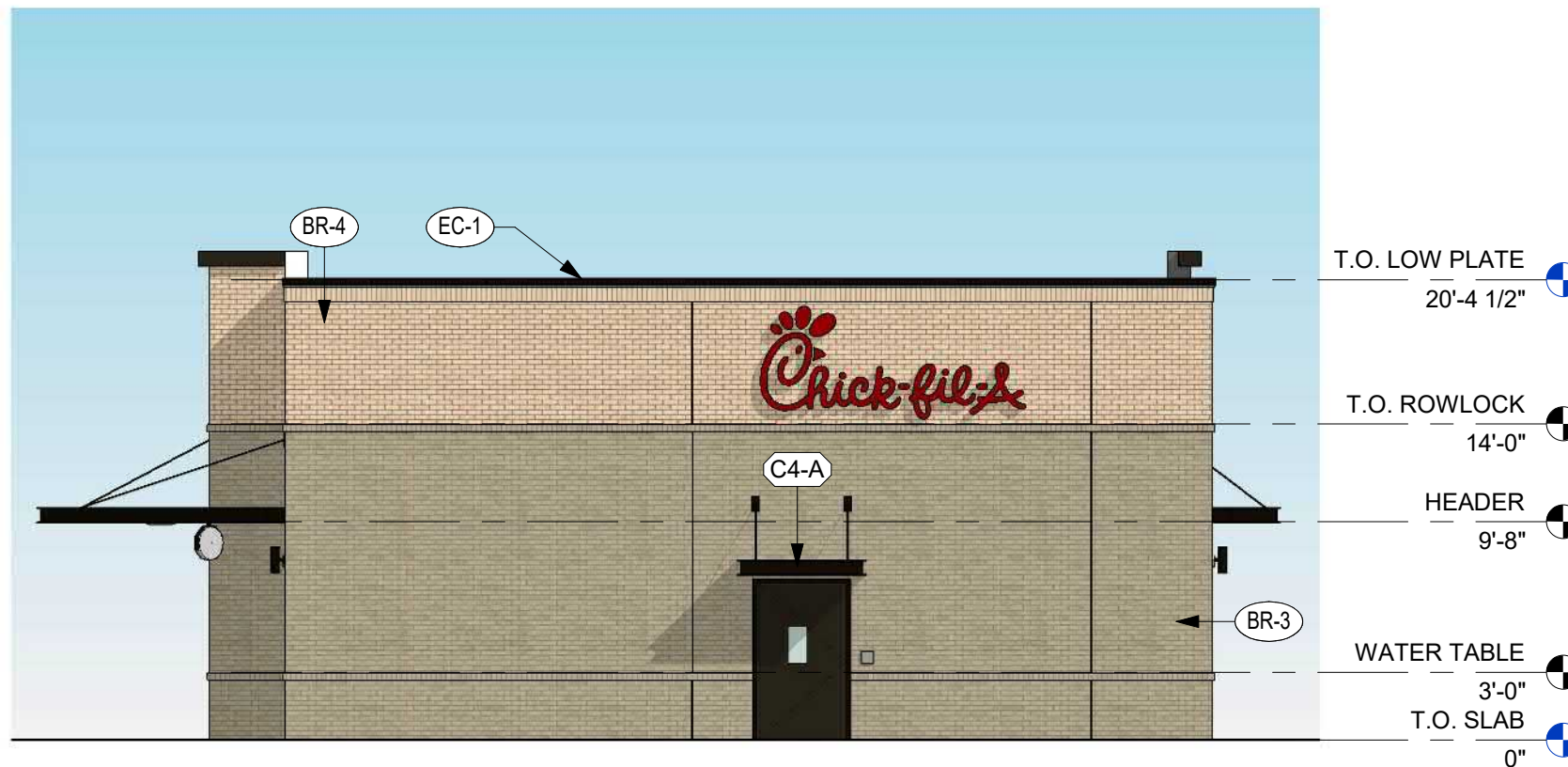


4/18/2018 10:12:24 AM D-061L



ELEVATION - FRONT

1/8" = 1'-0"



ELEVATION - REAR

1/8" = 1'-0"

EXTERIOR ELEVATIONS - BRICK

EXTERIOR CANOPY SCHEDULE - LRG

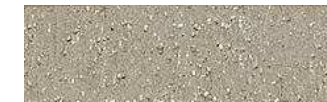
Type	Description	Count	Overall Width	Overall Depth	Overall Thickness	Tie Back Mounting (Offset From Top)	Notch	Integral Lighting
C1-B	Exterior Canopy	1	5'-9"	1'-0"	8"	0"	---	Yes
C1-C	Exterior Canopy	5	7'-1"	1'-0"	8"	0"	---	No
C1-D	Exterior Canopy	3	9'-9"	1'-0"	8"	0"	---	No
C4-A	Exterior Canopy	1	5'-9"	4'-0"	8"	2'-6"	---	Yes
C4-D	Exterior Canopy	1	10'-0"	4'-0"	8"	2'-6"	---	Yes
C4-E	Exterior Canopy	1	13'-9"	4'-0"	8"	2'-6"	---	Yes
C8-I	Exterior Canopy	1	48'-0"	11'-0"	8"	3'-0"	See RCP	No

Grand total 13

EXTERIOR FINISHES



BR-4
BRICK VENEER
COLOR: PALISADE
SIZE: MODULAR
MORTAR: ARGOS SAN TAN



BR-3
BRICK VENEER
COLOR: PALOMA GRAY
SIZE: MODULAR
FINISH: ARGOS SAN TAN



EC-1
PREFINISHED METAL COPING
COLOR: DARK BRONZE



PT-9
EXTERIOR PAINT
COLOR: DARK BRONZE
FINISH: SEMI-GLOSS



ST-1
STOREFRONT
COLOR: DARK BRONZE

City of Rockwall
Project Plan Review History



Project Number Z2018-024	Owner CHICK-FIL-A INC	Applied 5/14/2018 LM
Project Name SUP for Chick-fil-a	Applicant WIER & ASSOCIATES	Approved
Type ZONING		Closed
Subtype SUP		Expired
Status Staff Review		Status

Site Address LAKESHORE DRIVE	City, State Zip ROCKWALL, TX 75087	
		Zoning

Subdivision LAKESHORE COMMONS	Tract	Block	Lot No	Parcel No	General Plan
---	--------------	--------------	---------------	------------------	---------------------

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	5/14/2018	5/21/2018	5/16/2018	2	APPROVED	
ENGINEERING	Amy Williams	5/14/2018	5/21/2018	5/16/2018	2	APPROVED	Must meet Eng Standards
FIRE	Ariana Hargrove	5/14/2018	5/21/2018	5/18/2018	4	APPROVED	
PLANNING	Korey Brooks	5/14/2018	5/21/2018	5/23/2018	9	COMMENTS	Comments

Z2018-024 SUP for Restaurant with a Drive-Thru
Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Randall Eardley of Wier & Associates, Inc. on behalf of Getra Thomason-Sanders of Chick-Fil-A, Inc. for the approval of a Specific Use Permit (SUP) for a Restaurant, 2,000 SF or More with Drive Through in a General Retail (GR) District on a 1.40-acre parcel of land identified as Lot 2, Block A, Lakeshores Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (Z2018-024) in the lower right hand corner of all pages on future submittals.

M.4 Please review the attached draft ordinance prior to the May 29, 2018 Planning & Zoning Commission meeting.

M.5 Please provide a survey or legal description of the property.

I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by June 5, 2018. The Planning and Zoning Worksession for this case is May 29, 2018. The Planning and Zoning Meeting for this case is June 12, 2018.

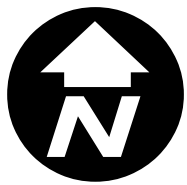
I.7 The projected City Council meeting date and subsequent approval for this request is June 18, 2018 and July 2, 2018.



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.

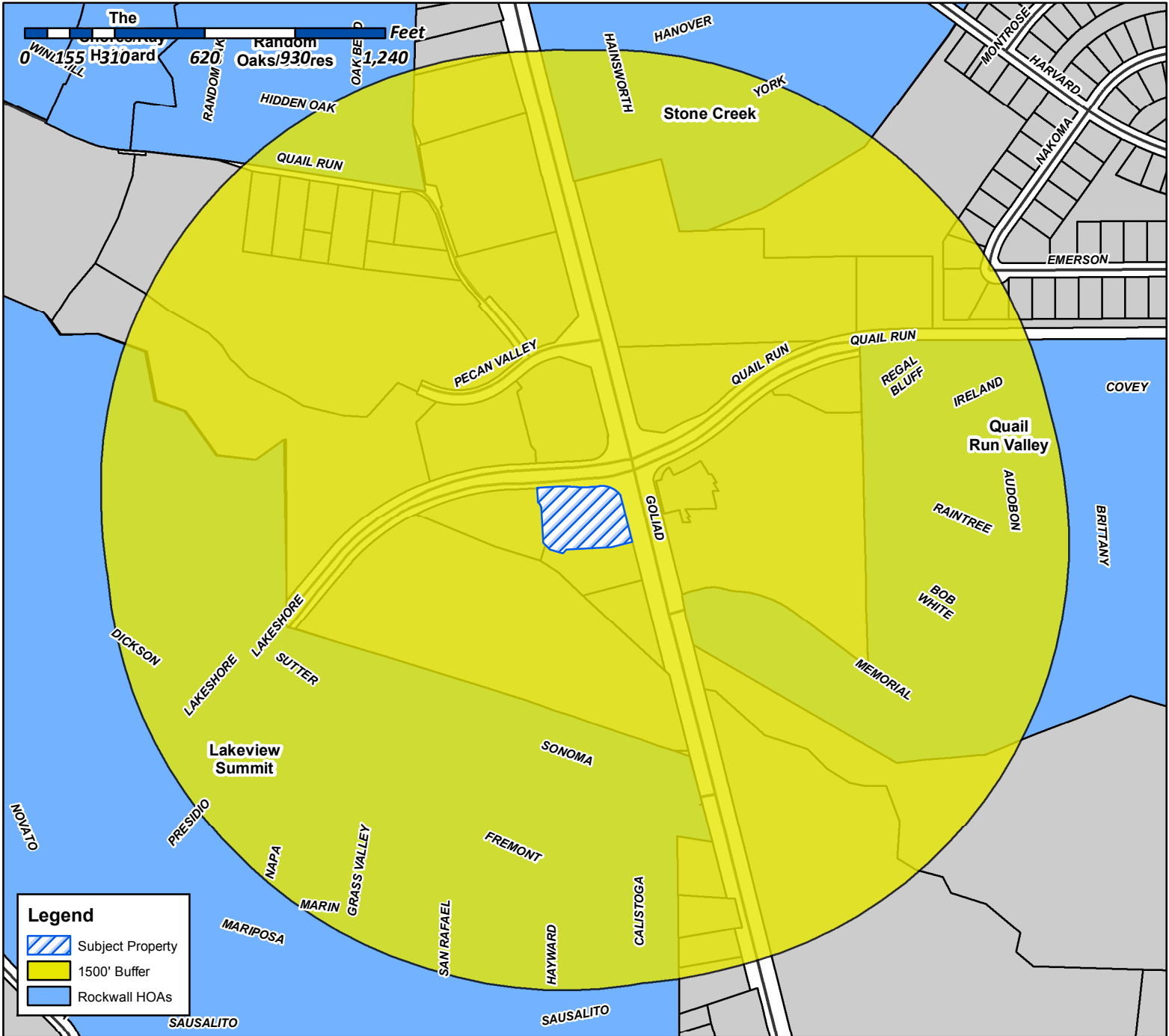




City of Rockwall

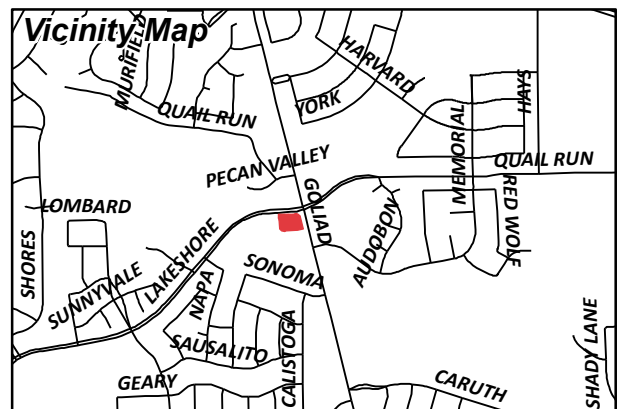
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2018-024
Case Name: SUP for a Restaurant with Drive Through
Case Type: Zoning
Zoning: PD-65
Case Address: 1979 N. Goliad Street

Date Created: 5/15/2018
 For Questions on this Case Call (972) 771-7745

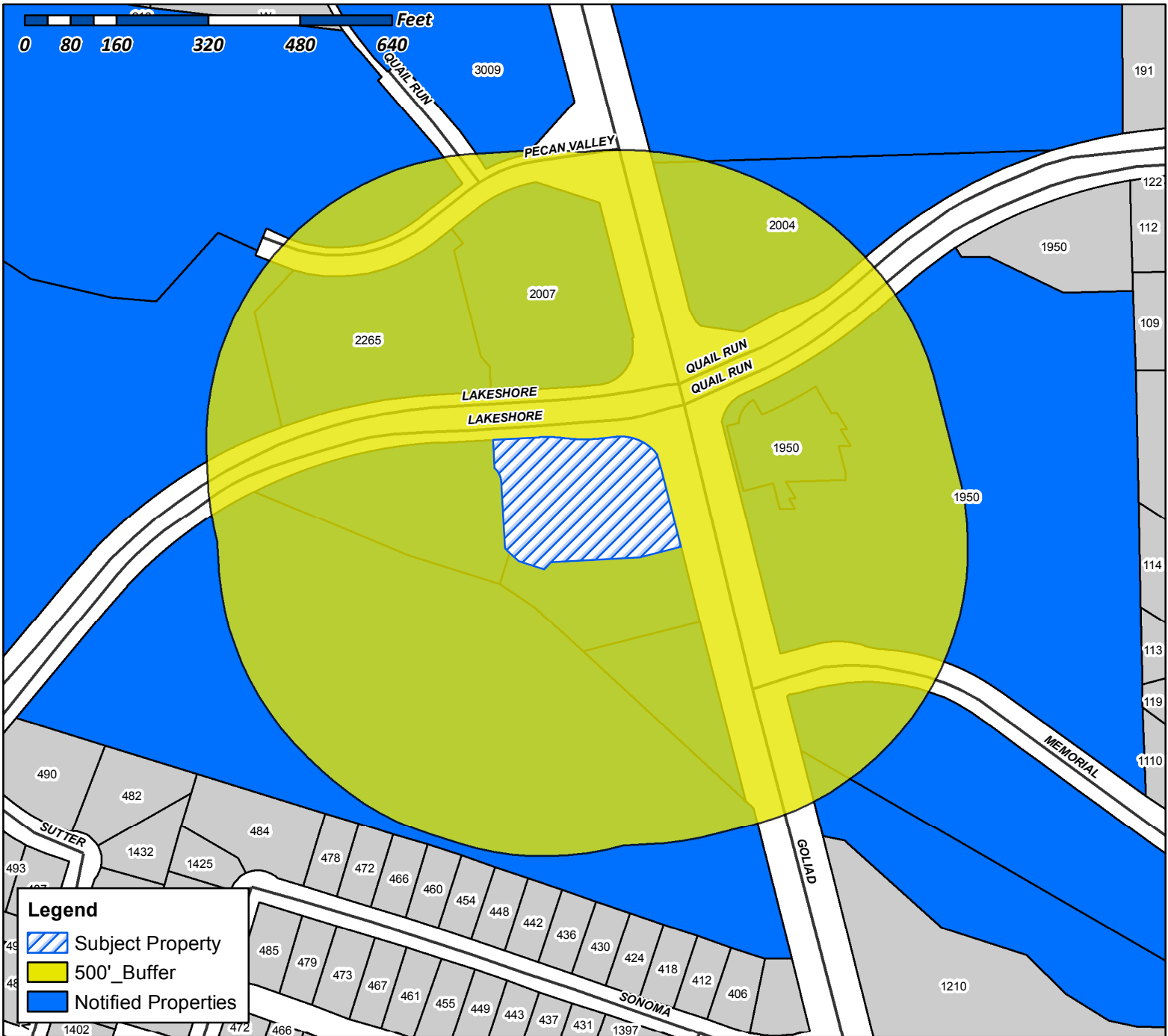




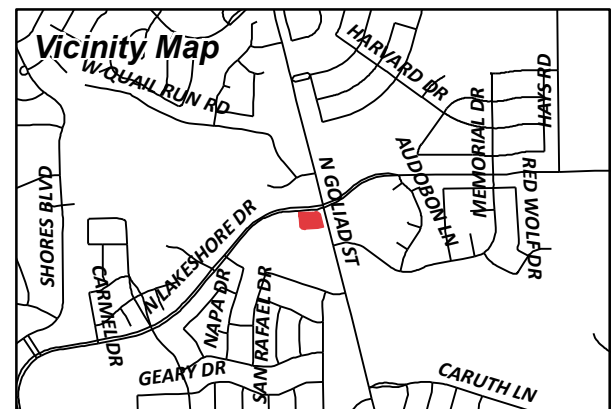
City of Rockwall

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385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2018-024
Case Name: SUP for a Restaurant with Drive Through
Case Type: Zoning
Zoning: PD-65
Case Address: 1979 N. Goliad Street



Date Created: 05/15/2018
 For Questions on this Case Call (972) 771-7745

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

CURRENT RESIDENT
1950 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2004 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2007 N GOLIAD
ROCKWALL, TX 75087

ARKOMA DEVELOPMENT LLC
203 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
2265 NORTH LAKESHORE DR
ROCKWALL, TX 75087

QUAIL RUN VALLEY OWNERS ASSOC
C/O ASSURED MGT INC
2500 LEGACY DR STE 220
FRISCO, TX 75034

CURRENT RESIDENT
3009 N GOLIAD ST
ROCKWALL, TX 75087

COLE HC ROCKWALL TX LLC
C/O ROCKWALL REGIONAL HOSPITAL, LLC; ATTN
LEGAL DEPT.
3150 HORIZON RD
ROCKWALL, TX 75032

JAVKER REALTY CORP
42 BOND ST
NEW YORK, NY 10012

REBAC OF ROCKWALL, LLC
6000 UNIVERSITY AVE STE 350
WEST DES MOINES, IA 50266

GOLIAD REAL ESTATE LLC
7700 EASTER AVENUE SUITE 705
DALLAS, TX 75209

STONE CREEK BALANCE LTD
8214 WESTCHESTER STE 710
DALLAS, TX 75225

MOORE WORTH INVESTMENTS LLC
8446 FREEPORT PKWY SUITE 175
DALLAS, TX 75063



WIER & ASSOCIATES, INC.
 ENGINEERS
 SURVEYORS
 LAND PLANNERS

May 9, 2018

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

**Re: Chick-fil-A # 03897 at the SWC of SH 205 & North Lakeshore Dr.
 Special Use Permit Request**

PRINCIPALS
 JOHN P. WIER, P.E., R.P.L.S.
 ULYS LANE III, P.E., R.P.L.S., CFM
 CARLO SILVESTRI, P.E.
 GREGG MADSEN, R.P.L.S.

SENIOR ASSOCIATES
 PHILIP L. GRAHAM, P.E.
 JAKE H. FEARS, P.E., LEED AP BD+C
 RANDALL S. EARDLEY, P.E.

ASSOCIATES
 TOBY W. RODGERS
 CASEY D. YORK
 PRIYA N. ACHARYA, P.E.

Dear Planning Department,

We are requesting the following zoning changes with a SUP for the proposed Chick-fil-A drive-thru restaurant at the southwest corner of SH 205 (Goliad Street) and North Lakeshore Drive:

Drive-Thru Restaurant

Section 1.1 of Article IV of the Unified Land Development Code (ULDC) requires a SUP for a restaurant greater than 2,000 square feet with a drive-through.

The development plan for the proposed Chick-fil-A provides a drive-through.

We request a SUP to allow a restaurant greater than 2,000 square feet with a drive-through.

Roof Design Standard

Section 6.11.C.2 of the Unified Land Development Code requires that structures with less than a 6,000-sf footprint be constructed with a pitched roof system.

The typical Chick-fil-A restaurant model prototype provides a flat roof as illustrated in the provided Building Elevations.

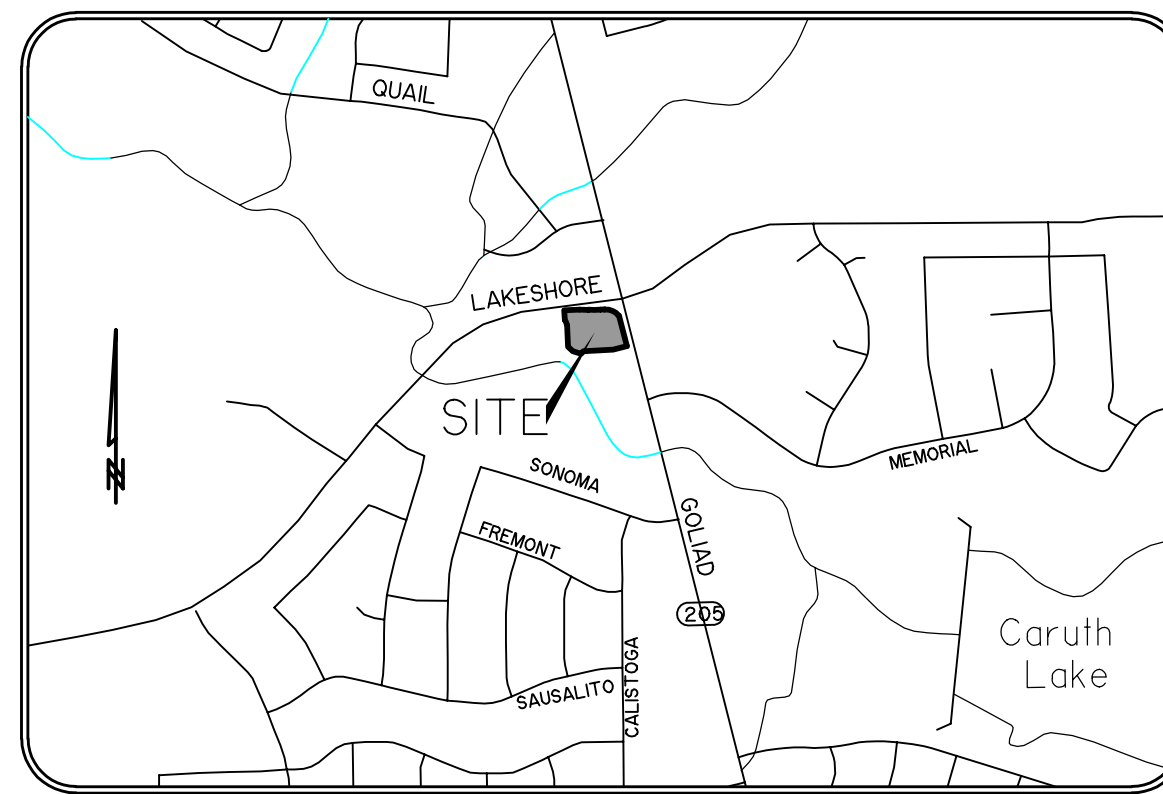
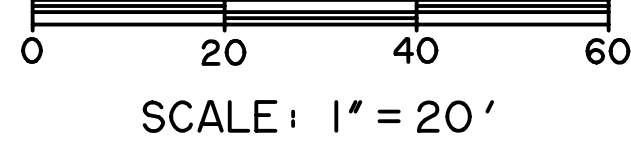
We request a SUP to provide a flat roof system per the Chick-fil-A standard in lieu of the pitched roof system specified in Section 6.7.C.2 of the ULDC.

We appreciate your acceptance of our Special Use Permit submittal and request your recommendation to the Planning and Zoning Commission and City Council for the approval of this SUP. If you have any questions or comments, please feel free to contact me at 817-467-7700 or RandyE@WierAssociates.com.

Truly yours,

Randy Eardley, PE
 Wier & Associates, Inc.
 Texas Firm Registration No. F-2776

SITE DATA	
SITE ADDRESS	ROCKWALL, TX 75087
ZONING/EXISTING LAND USE	"PD" - Planned Development, "GR" - General Retail, North SH 205 Corridor Overlay District; vacant
PROPOSED USE	Fast Food Restaurant
LOT AREA	1.400 Acres
TOTAL BUILDING AREA	4,999 Sq. Ft.±
PERVIOUS AREA	14,570 Sq. Ft.± (24%)
IMPERVIOUS AREA	46,429 Sq. Ft.± (76%)
TOTAL PARKING REQUIRED	50 (1 stall/100 sf)
TOTAL PARKING PROVIDED	50
HANDICAP-ACCESSIBLE PARKING REQUIRED	3
HANDICAP-ACCESSIBLE PARKING PROVIDED	3



VICINITY MAP
NTS.

NOTES

- ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHICK-FIL-A SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE.
- ALL CONSTRUCTION IN CITY RIGHT-OF-WAYS AND/OR EASEMENT SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
- IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- ALL RADI ARE 2' UNLESS OTHERWISE NOTED.
- ALL PARKING STALLS SHALL BE STRIPED IN ACCORDANCE W/APPLICABLE GOVERNING AUTHORITIES.
- BUILDING IS PARALLEL & PERPENDICULAR TO WEST PROPERTY LINE.

CAUTION !!

EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

SITE LEGEND

	5' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT
	6' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT
	7' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT
	PROPOSED 12" OR SMALLER WATER MAIN
	PROPOSED GATE VALVE
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT
	PROPOSED 12" OR SMALLER SANITARY SEWER
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM SEWER
	PROPOSED GRATE INLET
	PROPOSED CURB INLET
	HANDICAP-ACCESSIBLE PARKING STALL
	BARRIER FREE RAMP
	STORM DRAIN JUNCTION BOX
	LIGHT POLE

TOPOGRAPHIC LEGEND

LAYOUT NOTES

- ENCLOSED STORAGE
- 25'x10' DUMPSTER ENCLOSURES
- OIL & WATER SEPARATOR
- GREASE TRAP
- ORDER POINT & MENU BOARD
- COLUMN & FOOTING (TYPICAL)
- PROP. UNDERGROUND DETENTION POND
- CLEARANCE BAR
- DRIVE-THRU WINDOW
- MEAL DELIVERY CANOPY
- DRIVE-THRU CANOPY
- PROPOSED DOMESTIC METER
- PROPOSED IRRIGATION METER
- PROPOSED MONUMENT SIGN
- EXISTING FIRE HYDRANT
- DRIVE-THRU PAVEMENT STRIPING
- PAVEMENT STRIPING
- WALK-UP WINDOW
- FLAGPOLE
- EXISTING TRANSFORMER AND PAD
- REMOVE EXISTING CONCRETE DRIVEWAY

BOL	BOLLARD
CI	CURB INLET
CM	CONCRETE MONUMENT
EM	ELECTRIC METER
FN	FIRE HYDRANT
FOVLT	FIBER OPTIC VAULT
GM	GAS METER
GTS	GAS TEST STATION
GUY	GUY WIRE
HDWL	CONCRETE HEADWALL
ICV	IRRIGATION CONTROL VALVE
IRF	IRON ROD FOUND
LP	LIGHT POLE
PP	POWER POLE W/CONDUIT
PPC	POWER POLE W/LIGHT POLE
PPL	POWER POLE W/TRANSFORMER
PPT	CONCRETE STORM DRAIN PIPE
RCP	POWER POL. W/CONDUIT AND TRANSFORMER
PPTC	STORM DRAIN MANHOLE SIGN
SDMH	UNDERGROUND TELEPHONE SIGN
SN	SANITARY SEWER MANHOLE
SNT	SANITARY SEWER CLEANOUT
SSM	TRAFFIC SIGNAL BOX
SSCO	TRAFFIC SIGNAL POLE
SSM	TRAFFIC SIGNAL VAULT
TSM	TELEPHONE MANHOLE
TRM	TRANSFORMER PAD
TSP	TRAFFIC SIGNAL POLE
TSVLT	TELEPHONE VAULT
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE
WVLT	WATER VAULT
UE	UNDERGROUND ELECTRIC LINE
US	UNDERGROUND SANITARY SEWER LINE
W	WATER LINE
US	SANITARY SEWER LINE
FO	FIBER OPTIC LINE
G	UNDERGROUND GAS
UT	UNDERGROUND TELEPHONE

VERTICAL DATUM NOTE:

REFERENCE DATUM = NORTH AMERICAN VERTICAL DATUM (NAD) 88 UTILIZING THE RTK NETWORK ADMINSTRATED BY WESTERN DATA SYSTEMS.

SITE BENCHMARK NO. 1 AN "X" CUT IN CONCRETE PAVEMENT NEAR THE WEST CORNER OF LOT 1, BLOCK A BILLY PEOPLE'S ADDITION ±23.5' NORTH OF LIGHT POLE AND ±33.2' EAST OF FIRE HYDRANT
ELEVATION = 577.45'

SITE BENCHMARK NO. 2 AN "X" CUT IN CONCRETE IN SOUTH LINE OF CONCRETE FLUME NEAR THE SOUTH CORNER OF LOT 1, BLOCK A BILLY PEOPLE'S ADDITION ±17.9' SOUTHWEST OF POWER POLE AND ±29.5' SOUTHWEST OF MOST SOUTHERLY SOUTHWEST BUILDING CORNER.
ELEVATION = 576.20'

SITE BENCHMARK NO. 3 AN "X" CUT IN CONCRETE MEDIAN OF SOUTH GOLIAD STREET ±39.2' DIRECTLY WEST OF FIRST GRATE INLET ON THE WEST SIDE OF SOUTH GOLIAD STREET SOUTH OF YELLOWJACKET LANE ±82' SOUTH OF INTERSECTION WITH YELLOW JACKET LANE
ELEVATION = 575.46'

SITE PLAN
CHICK-FIL-A #03897

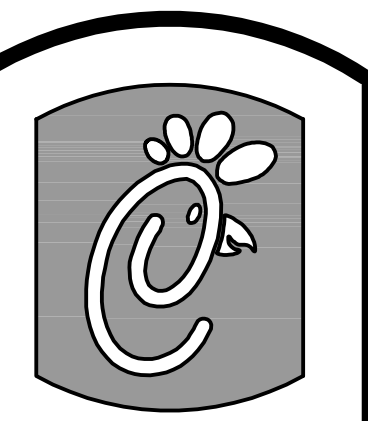
XXX
N. LAKESHORE DR. & GOLIAD ST.
LOT 2, BLOCK A
LAKESHORE COMMONS
CITY OF ROCKWALL, TEXAS
CASE # XXX
SUBMITTAL DATE: XXX

OWNER:
MOORE WORTH INVESTMENTS, LLC
8446 FREEMONT PARKWAY, STE 175
DALLAS, TEXAS 75063

ENGINEER:
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., STE 200E
ARLINGTON, TEXAS 76006
PHONE: (817) 467-7700
CONTACT: RANDY EARDLEY, P.E.
RandyE@WierAssociates.com

DEVELOPER/APPLICANT:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE: (404) 765-8000
CONTACT: GETRA THOMASON-SANDERS

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark Date By

△

Mark Date By

△

Mark Date By

△

PRELIMINARY PLANS
FOR PROJECT REVIEW.
NOT FOR
CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.
Prepared By/Or Under
Direct Supervision Of
Randall Eardley, PE
Texas Registration
No. 104957 On
Date Shown Below.

LOT 2, BLOCK A
LAKESHORE COMMONS
N. LAKESHORE DR. & N. GOLIAD ST.
ROCKWALL, TEXAS
STORE# 03897

STORE
SERIES
P12-LC-LARGE

SHEET TITLE

SITE
PLAN

For Permit
 For Bid
 For Construction

Job No. : 17144
Store : #03897
Date : 4/13/2018
Drawn By : MSG
Checked By: RRW

Sheet

C-2.0

DESIGN INTENT PACKAGE

HWY. 205 & N. LAKESHORE FSU

N. Goliad St. , Rockwall , TX 75087

STORE NUMBER

03897



PERSPECTIVE VIEW - ENTRY

PROTOTYPE	P12_LSR LRG
VERSION	v2_18.03
TIER	TIER 1
BUILDING AREA	4609 SF
SEAT COUNT - INTERIOR	114
SEAT COUNT - EXTERIOR	20
SEATING TYPE	STANDARD
REGISTERS	4
DRIVE-THRU	YES
LEED	NOT CERTIFIED
LANDSCAPING	STANDARD
<u>OPTIONS:</u>	
RESTROOM	TWO FIXTURE
WATER FILTRATION	TYPE 1
PLAYGROUND	STANDARD
KITCHEN LAYOUT	CENTERLINE
ORDER POINT CANOPY	YES
MEAL DELIVERY CANOPY	YES
F2F CANOPY FANS	YES
F2F CANOPY HEATERS	YES

DESIGN SIGN-OFF

DESIGN LEADER _____

DATE _____

DIP COVER SHEET - LRG - BRICK

03897, HWY. 205 & N. LAKESHORE FSU, N. Goliad St., Rockwall, TX 75087

04/18/2018

THE CHICK-FIL-A DESIGN INTENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE OF WITH ORDINANCES AND CODES.



4/18/2018 10:10:35 AM
D-011L



PERSPECTIVE VIEW - FRONT RIGHT

EXECUTIVE SUMMARY

EXTERIOR MODIFICATIONS
NONE.

INTERIOR MODIFICATIONS
NONE.

FRONT OF HOUSE MODIFICATIONS
NONE.

BACK OF HOUSE MODIFICATIONS
NONE.



PERSPECTIVE VIEW - REAR LEFT BRICK



PERSPECTIVE VIEW - REAR RIGHT

EXTERIOR PERSPECTIVES - LRG - BRICK

03897, HWY. 205 & N. LAKESHORE FSU, N. Goliad St., Rockwall, TX 75087

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04/18/2018



4/18/2018 10:11:11 AM
D-021L



NORTHEAST PERSPECTIVE



SOUTH PERSPECTIVE

SITE PERSPECTIVES-LRG

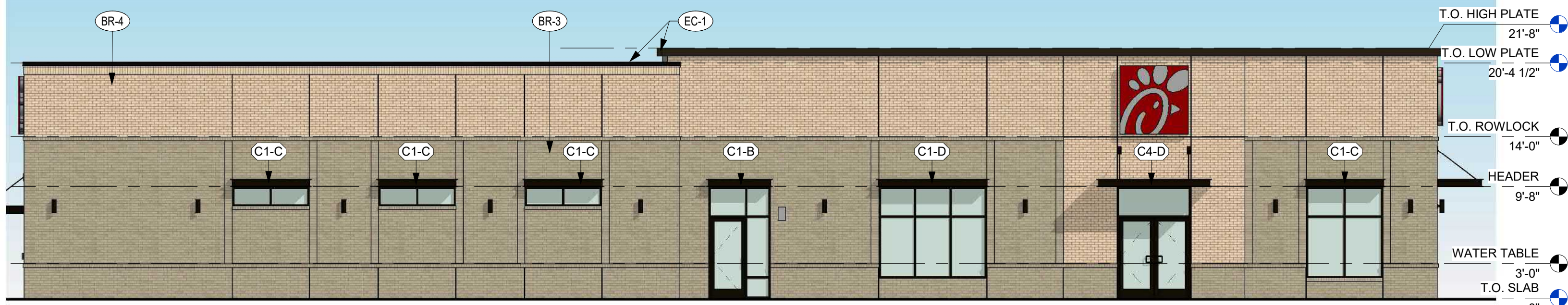
03897, HWY. 205 & N. LAKESHORE FSU, N. Goliad St., Rockwall, TX 75087

04/18/2018

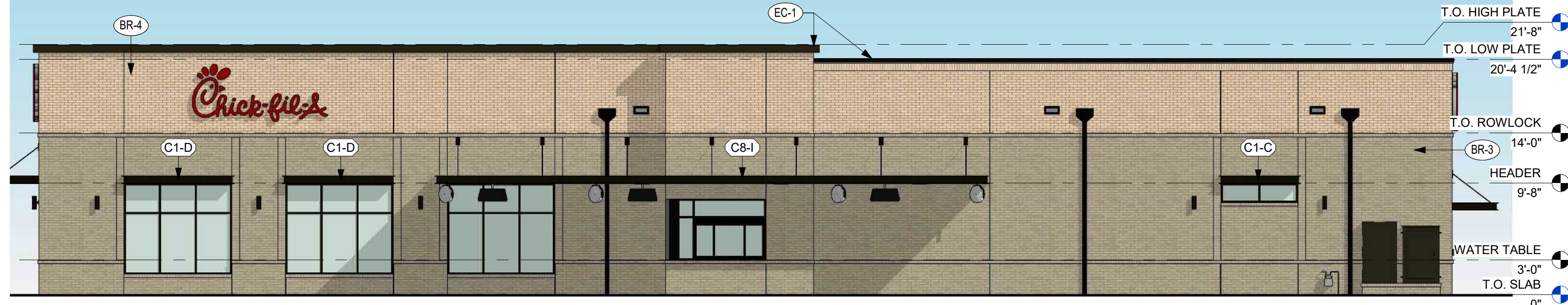
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4/18/2018 10:11:44 AM
D-002L



ELEVATION - ENTRY
1/8" = 1'-0"



ELEVATION - DRIVE-THRU
1/8" = 1'-0"

EXTERIOR ELEVATIONS - BRICK

03897, HWY. 205 & N. LAKESHORE FSU, N. Goliad St., Rockwall, TX 75087

04/18/2018

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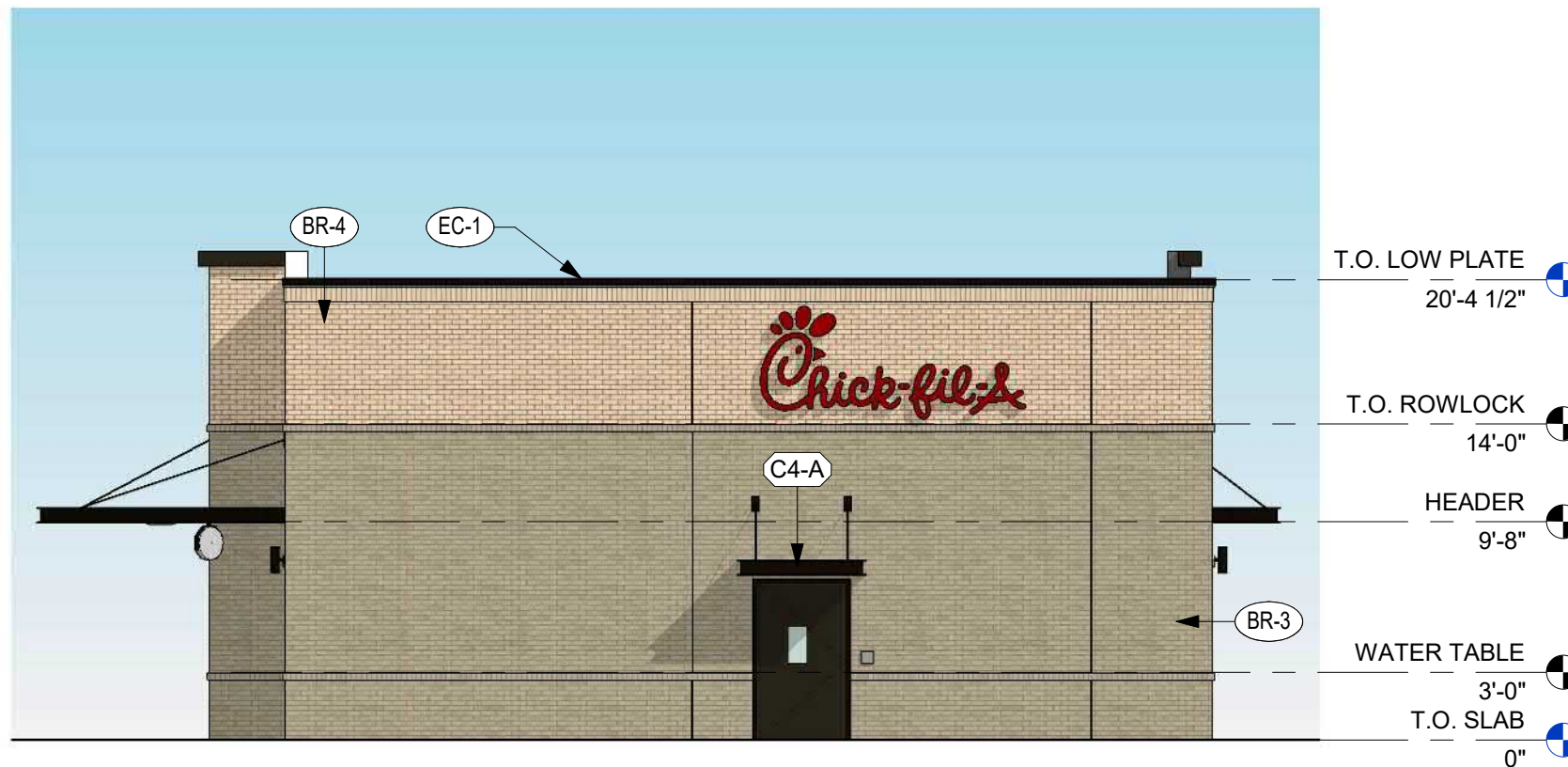


4/18/2018 10:12:24 AM D-061L



ELEVATION - FRONT

1/8" = 1'-0"



ELEVATION - REAR

1/8" = 1'-0"

EXTERIOR ELEVATIONS - BRICK

EXTERIOR CANOPY SCHEDULE - LRG

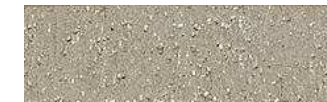
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Grand total 13

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SIZE: MODULAR
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COLOR: DARK BRONZE
FINISH: SEMI-GLOSS



ST-1
STOREFRONT
COLOR: DARK BRONZE

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RESTAURANT WITH A DRIVE-THROUGH IN A GENERAL RETAIL (GR) DISTRICT, ON A 1.40-ACRE TRACT OF LAND BEING IDENTIFIED AS LOT 2, BLOCK A, LAKESHORE COMMONS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from Randy Eardley, P.E. of Wier & Associates, Inc. on behalf of Getra Thomason-Saunders of Chick-Fil-A, Inc. for the approval of a Specific Use Permit (SUP) to allow for a *restaurant, 2,000 SF or more with a drive-through*, in a General Retail (GR) District on a 1.40-acre tract of land being described as a Lot 1, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, addressed as 1979 N. Goliad Street [*SH-205*], and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 65 (PD-65) [*Ordinance No. 17-03*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *restaurant, 2,000 SF or more with a drive-through* as stipulated by Section 1, *Land Use Schedule* of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*], on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 4.4, *General Retail (GR) District*, Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) and Planned Development District (PD-65) [*Ordinance No. 17-03*] as heretofore amended and as may be amended in the future, and shall be subject to the following:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *restaurant, 2,000 SF or more with a drive-through* on the *Subject Property* and conformance to these stipulations is required for continued operations:

- 1) The restaurant shall generally conform to the concept plan shown in *Exhibit 'B'* of this ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF JULY, 2018.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 18, 2018

2nd Reading: July 2, 2018

DRAFT
ORDINANCE
05.29.2018

DRAFT
ORDINANCE
05.29.2018

**CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO**

AGENDA DATE: 06/12/2018

APPLICANT: Randall Eardley, *Wier & Associates, Inc.*

AGENDA ITEM: **Z2018-024; SUP for a Restaurant with Drive-Through**

SUMMARY:

Hold a public hearing to discuss and consider a request by Randall Eardley of Wier & Associates, Inc. on behalf of Getra Thomason-Sanders of Chick-Fil-A, Inc. for the approval of a Specific Use Permit (SUP) for a Restaurant, 2,000 SF or More with Drive Through in a General Retail (GR) District on a 1.40-acre parcel of land identified as Lot 2, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

On January 3, 2006, the City Council adopted *Ordinance No. 06-02*, establishing the development requirements for Planned Development District 65 (PD-65), which allows a *restaurant, 2000 SF or more with drive-through* with a Specific Use Permit (SUP). The applicant, Randall Eardley of Wier & Associates, Inc., is requesting the approval of a Specific Use Permit (SUP) to allow a *restaurant, 2000 SF or more with drive-through [i.e. Chick-Fil-A]* in a General Retail (GR) District. The proposed restaurant will be ~5,000 SF and situated on a 1.40-acre parcel of land [*i.e. Lot 2, Block A, Lakeshore Commons Addition*], zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, and addressed as 1979 N. Goliad Street.

According to Planned Development District 65 (PD-65) the proposed restaurant is subject to the development standards and land uses permitted for the General Retail (GR) District with the exception of certain additional land uses, which are prohibited by the ordinance. Section 2.1.6, *Retail and Personal Services Use Conditions* of Article V, *District Development Standards*, of the Unified Development Code (UDC) prohibits access to local residential streets for all restaurants with drive-through and drive-in facilities and requires stacking lanes capable of queuing a minimum of six (6) cars per lane. According to the submitted concept plan, the applicant is providing dual stacking lanes that can accommodate approximately eight (8) vehicles that narrows to one (1) lane that can accommodate an additional six (6) vehicles totaling a queuing capacity of approximately 22 vehicles. The proposed restaurant will be accessible via N. Lakeshore Drive and will have access to N. Goliad Street [*SH-205*] via a mutual access easement with the property to the south. In addition, this property does not have driveway approaches on any residential streets. The applicant has provided a concept plan and conceptual building elevations; however, staff should note that the property is located within an overlay district (*i.e. North SH-205 Overlay [N. SH-205 OV] District*) and the building elevations will be subject to review by the Architectural Review Board (ARB) at the time of site plan. Based on staff's review, both the concept plan and building elevations appear to meet all the requirements of Planned Development District 65 (PD-65) and the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is N. Lakeshore Drive, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the Comprehensive Plan. Beyond this is a pharmacy (*i.e. Walgreens*), which is on a 1.9894-acre parcel of land identified as *Lot 1, Block B, North Lakeshore Valley Addition* and zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses.

South: Directly south of the subject property is a 0.81-acre parcel of land identified as *Lot 3, Block A, Lakeshore Commons Addition*, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses. A site plan for a restaurant (*i.e. Starbucks*) was recently approved on this property. Beyond this is a 0.778-acre tract of land identified as *Lot 4, Block A, Lakeshore Commons Addition*, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses. A site plan for a restaurant (*i.e. ModPizza*) was recently approved on this property.

East: Directly east of the subject property is N. Goliad Street [*SH-205*], which is identified as a TxDOT4D (*TxDOT, four [4] lane, roadway*) on the City's Master Thoroughfare Plan contained in the Comprehensive Plan. Beyond this is an 11.236-acre parcel of land identified as *Lot 1, Block A, Kroger 205 Addition*, which is zoned Planned Development District 5 (PD-5) for General Retail (GR) District land uses and is currently occupied with a grocery store (*i.e. Kroger*).

West: Directly west of the subject property is a 1.56-acre parcel of land identified as *Lot 1, Block A, Lakeshore Commons Addition*, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, and contains a retail strip center. Beyond this is an 11.81-acre tract of open space that was dedicated to the City of Rockwall as part of Planned Development District 65 (PD-65). This property is identified as *Tract 8-2 of the J. H. B. Jones Survey, Abstract No. 124*.

NOTIFICATION:

On May 29, 2018, staff mailed 14 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Random Oaks/Shores, Stone Creek, Quail Run Valley and Lakeview Summit Homeowner's Associations (HOA's), which are the only HOA's/Neighborhood Organizations that are within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had not received any notices returned.

RECOMMENDATIONS:

Should the Planning and Zoning Commission choose to approve the applicant's request, staff would offer the following conditions of approval:

- 1) The restaurant shall be subject to the following operational conditions, which are contained in the SUP ordinance:
 - (a) The site plan shall generally conform to the concept plan depicted in *Exhibit 'B'* of the SUP ordinance.
 - (b) The elevations shall be subject to review and recommendation by the Architectural Review Board (ARB).

- 2) Any construction or building necessary to complete this request must conform to the requirements set forth by the *UDC*, the *International Building Code*, the *Rockwall Municipal Code of Ordinances*, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall Project Plan Review History



Project Number Z2018-024	Owner CHICK-FIL-A INC	Applied 5/14/2018 LM
Project Name SUP for Chick-fil-a	Applicant WIER & ASSOCIATES	Approved
Type ZONING		Closed
Subtype SUP		Expired
Status Staff Review		Status

Site Address LAKESHORE DRIVE	City, State Zip ROCKWALL, TX 75087	Zoning
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Subdivision LAKESHORE COMMONS	Tract	Block	Lot No	Parcel No	General Plan
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	5/14/2018	5/21/2018	5/16/2018	2	APPROVED	
ENGINEERING	Amy Williams	5/14/2018	5/21/2018	5/16/2018	2	APPROVED	Must meet Eng Standards
FIRE	Ariana Hargrove	5/14/2018	5/21/2018	5/18/2018	4	APPROVED	
PLANNING	Korey Brooks	5/14/2018	5/21/2018	5/23/2018	9	COMMENTS	Comments

Z2018-024 SUP for Restaurant with a Drive-Thru
Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Randall Eardley of Wier & Associates, Inc. on behalf of Getra Thomason-Sanders of Chick-Fil-A, Inc. for the approval of a Specific Use Permit (SUP) for a Restaurant, 2,000 SF or More with Drive Through in a General Retail (GR) District on a 1.40-acre parcel of land identified as Lot 2, Block A, Lakeshores Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (Z2018-024) in the lower right hand corner of all pages on future submittals.

M.4 Please review the attached draft ordinance prior to the May 29, 2018 Planning & Zoning Commission meeting.

M.5 Please provide a survey or legal description of the property.

I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by June 5, 2018. The Planning and Zoning Worksession for this case is May 29, 2018. The Planning and Zoning Meeting for this case is June 12, 2018.

I.7 The projected City Council meeting date and subsequent approval for this request is June 18, 2018 and July 2, 2018.



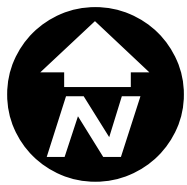
Z2018-024 - SUP FOR RESTAURANT WITH DRIVE THROUGH ZONING - LOCATION MAP = [pin icon]



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.

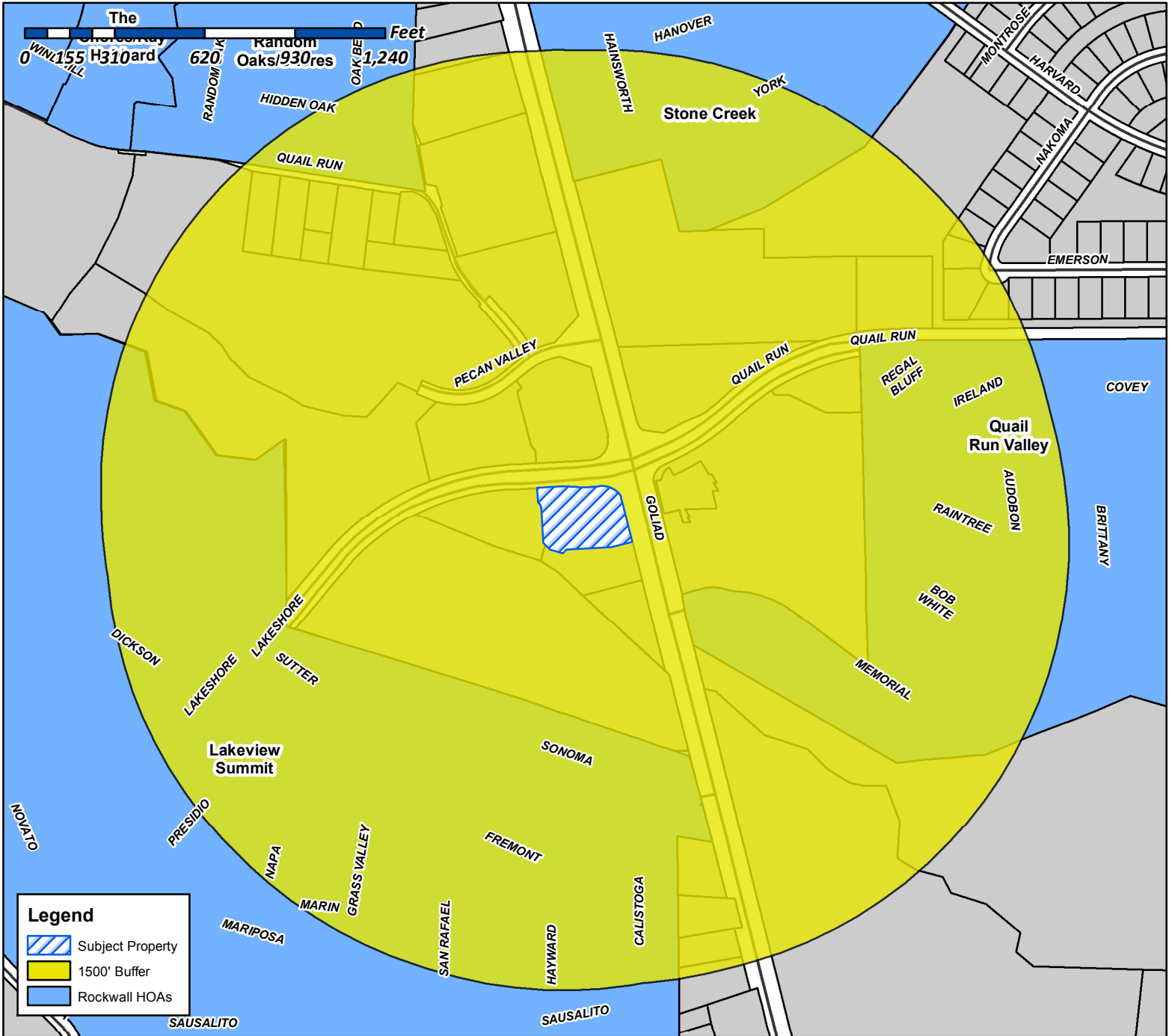




City of Rockwall

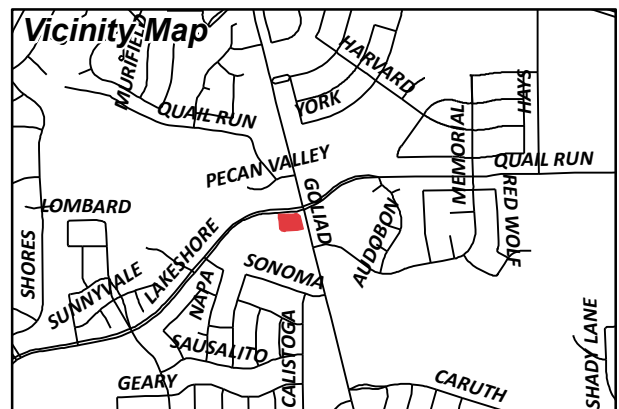
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2018-024
Case Name: SUP for a Restaurant with Drive Through
Case Type: Zoning
Zoning: PD-65
Case Address: 1979 N. Goliad Street

Date Created: 5/15/2018
 For Questions on this Case Call (972) 771-7745



From: [Morales, Laura](#)
To: [REDACTED]
Cc: [Miller, Ryan](#); [Gonzales, David](#); [Brooks, Korey](#)
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Friday, May 25, 2018 4:11:29 PM
Attachments: [Z2018-024 HOA Map.pdf](#)

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner **May 25, 2018**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 6/12/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 6/18/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at

<https://sites.google.com/site/rockwallplanning/development/development-cases>

Z2018-024- Hold a public hearing to discuss and consider a request by Randall Eardley of Wier & Associates, Inc. on behalf of Getra Thomason-Sanders of Chick-Fil-A, Inc. for the approval of a Specific Use Permit (SUP) for a Restaurant, 2,000 SF or More with Drive Through in a General Retail (GR) District on a 1.40-acre parcel of land identified as Lot 2, Block A, Lakeshores Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at <http://www.rockwall.com/planning/hoa.asp>.

Sincerely,

Laura Morales

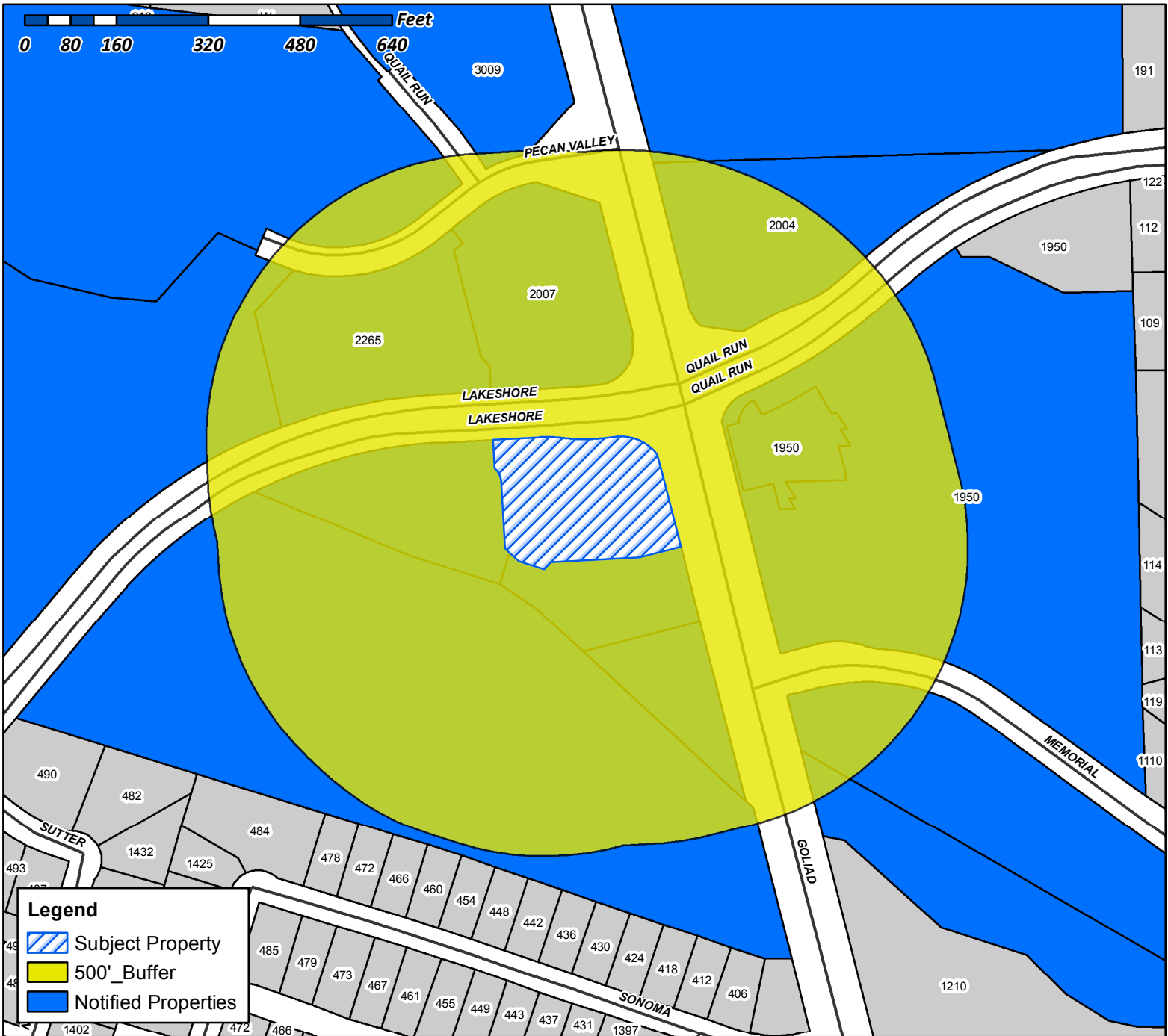
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | <http://www.rockwall.com>



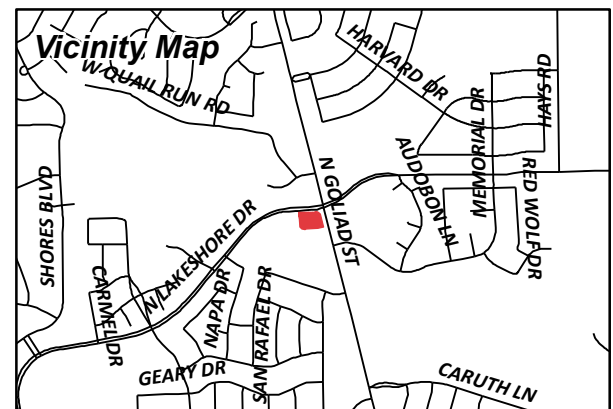
City of Rockwall

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Case Number: Z2018-024
Case Name: SUP for a Restaurant with Drive Through
Case Type: Zoning
Zoning: PD-65
Case Address: 1979 N. Goliad Street



Date Created: 05/15/2018
 For Questions on this Case Call (972) 771-7745

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

CURRENT RESIDENT
1950 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2004 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2007 N GOLIAD
ROCKWALL, TX 75087

ARKOMA DEVELOPMENT LLC
203 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
2265 NORTH LAKESHORE DR
ROCKWALL, TX 75087

QUAIL RUN VALLEY OWNERS ASSOC
C/O ASSURED MGT INC
2500 LEGACY DR STE 220
FRISCO, TX 75034

CURRENT RESIDENT
3009 N GOLIAD ST
ROCKWALL, TX 75087

COLE HC ROCKWALL TX LLC
C/O ROCKWALL REGIONAL HOSPITAL, LLC; ATTN
LEGAL DEPT.
3150 HORIZON RD
ROCKWALL, TX 75032

JAVKER REALTY CORP
42 BOND ST
NEW YORK, NY 10012

REBAC OF ROCKWALL, LLC
6000 UNIVERSITY AVE STE 350
WEST DES MOINES, IA 50266

GOLIAD REAL ESTATE LLC
7700 EASTER AVENUE SUITE 705
DALLAS, TX 75209

STONE CREEK BALANCE LTD
8214 WESTCHESTER STE 710
DALLAS, TX 75225

MOORE WORTH INVESTMENTS LLC
8446 FREEPORT PKWY SUITE 175
DALLAS, TX 75063



WIER & ASSOCIATES, INC.
 ENGINEERS
 SURVEYORS
 LAND PLANNERS

May 9, 2018

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

**Re: Chick-fil-A # 03897 at the SWC of SH 205 & North Lakeshore Dr.
 Special Use Permit Request**

PRINCIPALS
 JOHN P. WIER, P.E., R.P.L.S.
 ULYS LANE III, P.E., R.P.L.S., CFM
 CARLO SILVESTRI, P.E.
 GREGG MADSEN, R.P.L.S.

SENIOR ASSOCIATES
 PHILIP L. GRAHAM, P.E.
 JAKE H. FEARS, P.E., LEED AP BD+C
 RANDALL S. EARDLEY, P.E.

ASSOCIATES
 TOBY W. RODGERS
 CASEY D. YORK
 PRIYA N. ACHARYA, P.E.

Dear Planning Department,

We are requesting the following zoning changes with a SUP for the proposed Chick-fil-A drive-thru restaurant at the southwest corner of SH 205 (Goliad Street) and North Lakeshore Drive:

Drive-Thru Restaurant

Section 1.1 of Article IV of the Unified Land Development Code (ULDC) requires a SUP for a restaurant greater than 2,000 square feet with a drive-through.

The development plan for the proposed Chick-fil-A provides a drive-through.

We request a SUP to allow a restaurant greater than 2,000 square feet with a drive-through.

Roof Design Standard

Section 6.11.C.2 of the Unified Land Development Code requires that structures with less than a 6,000-sf footprint be constructed with a pitched roof system.

The typical Chick-fil-A restaurant model prototype provides a flat roof as illustrated in the provided Building Elevations.

We request a SUP to provide a flat roof system per the Chick-fil-A standard in lieu of the pitched roof system specified in Section 6.7.C.2 of the ULDC.

We appreciate your acceptance of our Special Use Permit submittal and request your recommendation to the Planning and Zoning Commission and City Council for the approval of this SUP. If you have any questions or comments, please feel free to contact me at 817-467-7700 or RandyE@WierAssociates.com.

Truly yours,

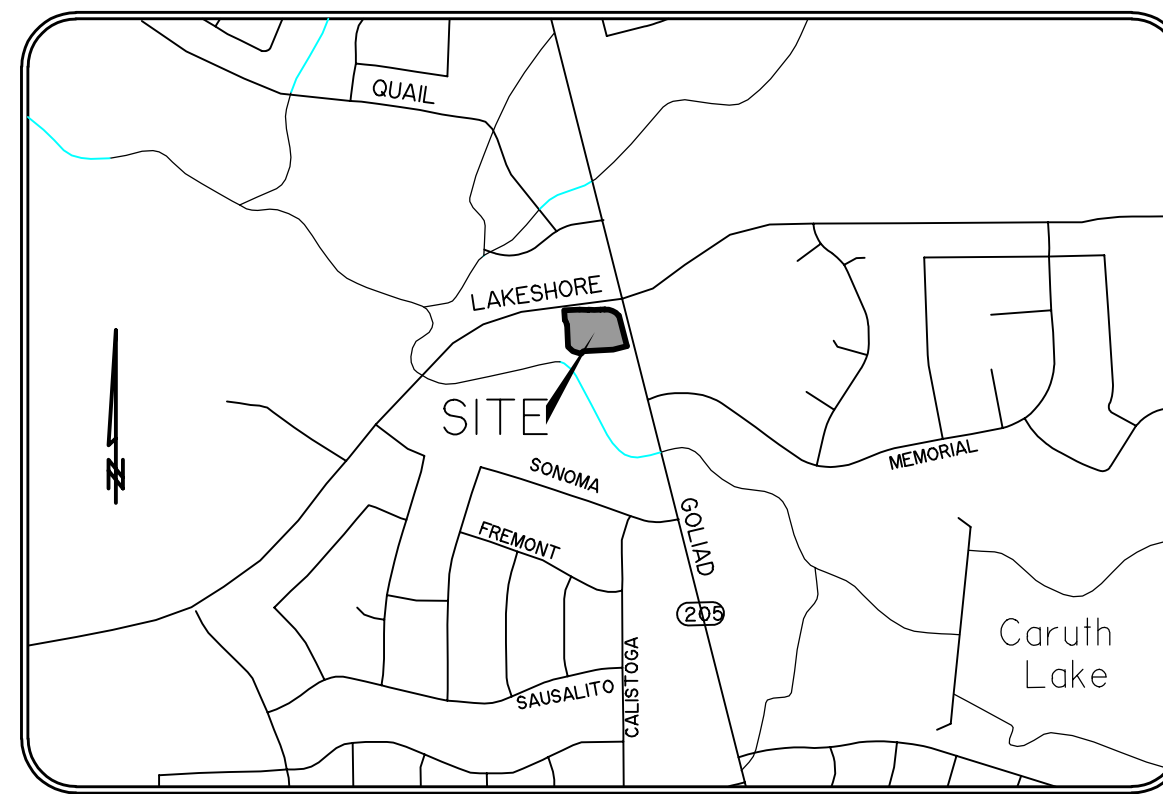
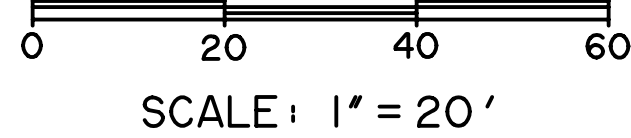
Randy Eardley, PE
 Wier & Associates, Inc.
 Texas Firm Registration No. F-2776

2201 E. LAMAR BLVD., SUITE 200E
 ARLINGTON, TEXAS 76006-7440
 (817) 467-7700
 FAX (817) 467-7713

WWW.WIERASSOCIATES.COM

121 S. MAIN ST.
 HENDERSON, TEXAS 75654-3559
 (903) 722-9030
 TOLL FREE FAX (844) 325-0445

SITE DATA	
SITE ADDRESS	ROCKWALL, TX 75087
ZONING/EXISTING LAND USE	"PD" - Planned Development, "GR" - General Retail, North SH 205 Corridor Overlay District; vacant
PROPOSED USE	Fast Food Restaurant
LOT AREA	1.400 Acres
TOTAL BUILDING AREA	4,999 Sq. Ft.±
PERVIOUS AREA	14,570 Sq. Ft.± (24%)
IMPERVIOUS AREA	46,429 Sq. Ft.± (76%)
TOTAL PARKING REQUIRED	50 (1 stall/100 sf)
TOTAL PARKING PROVIDED	50
HANDICAP-ACCESSIBLE PARKING REQUIRED	3
HANDICAP-ACCESSIBLE PARKING PROVIDED	3



VICINITY MAP
NTS.

NOTES

- ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHICK-FIL-A SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE.
- ALL CONSTRUCTION IN CITY RIGHT-OF-WAYS AND/OR EASEMENT SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
- IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
- ALL PARKING STALLS SHALL BE STRIPED IN ACCORDANCE W/APPLICABLE GOVERNING AUTHORITIES.
- BUILDING IS PARALLEL & PERPENDICULAR TO WEST PROPERTY LINE.

CAUTION !!

EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

SITE LEGEND

	5' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT
	6' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT
	7' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT
	PROPOSED 12" OR SMALLER WATER MAIN
	PROPOSED GATE VALVE
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT
	PROPOSED 12" OR SMALLER SANITARY SEWER
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM SEWER
	PROPOSED GRATE INLET
	PROPOSED CURB INLET
	HANDICAP-ACCESSIBLE PARKING STALL
	BARRIER FREE RAMP
	STORM DRAIN JUNCTION BOX
	LIGHT POLE

TOPOGRAPHIC LEGEND

LAYOUT NOTES

- ENCLOSED STORAGE
- 25'x10' DUMPSTER ENCLOSURES
- OIL & WATER SEPARATOR
- GREASE TRAP
- ORDER POINT & MENU BOARD
- COLUMN & FOOTING (TYPICAL)
- PROP. UNDERGROUND DETENTION POND
- CLEARANCE BAR
- DRIVE-THRU WINDOW
- MEAL DELIVERY CANOPY
- DRIVE-THRU CANOPY
- PROPOSED DOMESTIC METER
- PROPOSED IRRIGATION METER
- PROPOSED MONUMENT SIGN
- EXISTING FIRE HYDRANT
- DRIVE-THRU PAVEMENT STRIPING
- PAVEMENT STRIPING
- WALK-UP WINDOW
- FLAGPOLE
- EXISTING TRANSFORMER AND PAD
- REMOVE EXISTING CONCRETE DRIVEWAY

BOL	BOLLARD
CI	CURB INLET
CM	CONCRETE MONUMENT
EM	ELECTRIC METER
FN	FIRE HYDRANT
FOVLT	FIBER OPTIC VAULT
GM	GAS METER
GTS	GAS TEST STATION
GUY	GUY WIRE
HDWL	CONCRETE HEADWALL
ICV	IRRIGATION CONTROL VALVE
IRF	IRON ROD FOUND
LP	LIGHT POLE
PP	POWER POLE W/CONDUIT
PPC	POWER POLE W/LIGHT POLE
PPL	POWER POLE W/TRANSFORMER
PPT	CONCRETE STORM DRAIN PIPE
RCP	POWER POL. W/CONDUIT AND TRANSFORMER
PPTC	STORM DRAIN MANHOLE SIGN
SDMH	UNDERGROUND TELEPHONE SIGN
SN	SANITARY SEWER MANHOLE
SNT	SANITARY SEWER CLEANOUT
SSMH	TRAFFIC SIGNAL BOX
SSCO	TRAFFIC SIGNAL POLE
SSCO	TRAFFIC SIGNAL VAULT
TSM	TRAFFIC SIGNAL POLE
TSP	TRAFFIC SIGNAL VAULT
TSVLT	TRAFFIC SIGNAL VAULT
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE
WVLT	WATER VAULT
UE	UNDERGROUND ELECTRIC LINE
US	UNDERGROUND SANITARY SEWER LINE
W	WATER LINE
US	SANITARY SEWER LINE
FO	FIBER OPTIC LINE
G	UNDERGROUND GAS
UT	UNDERGROUND TELEPHONE

VERTICAL DATUM NOTE:

REFERENCE DATUM = NORTH AMERICAN VERTICAL DATUM (NAD) 88 UTILIZING THE RTK NETWORK ADMINSTRATED BY WESTERN DATA SYSTEMS.

SITE BENCHMARK NO. 1 AN "X" CUT IN CONCRETE PAVEMENT NEAR THE WEST CORNER OF LOT 1, BLOCK A BILLY PEOPLE'S ADDITION ±23.5' NORTH OF LIGHT POLE AND ±33.2' EAST OF FIRE HYDRANT
ELEVATION = 577.45'

SITE BENCHMARK NO. 2 AN "X" CUT IN CONCRETE IN SOUTH LINE OF CONCRETE FLUME NEAR THE SOUTH CORNER OF LOT 1, BLOCK A BILLY PEOPLE'S ADDITION ±17.9' SOUTHWEST OF POWER POLE AND ±29.5' SOUTHWEST OF MOST SOUTHERLY SOUTHWEST BUILDING CORNER.
ELEVATION = 576.20'

SITE BENCHMARK NO. 3 AN "X" CUT IN CONCRETE MEDIAN OF SOUTH GOLIAD STREET ±39.8' DIRECTLY WEST OF FIRST GRATE INLET ON THE WEST SIDE OF SOUTH GOLIAD STREET SOUTH OF YELLOWJACKET LANE ±82' SOUTH OF INTERSECTION WITH YELLOW JACKET LANE
ELEVATION = 575.46'

SITE PLAN
CHICK-FIL-A #03897

XXX
N. LAKESHORE DR. & GOLIAD ST.
LOT 2, BLOCK A
LAKESHORE COMMONS
CITY OF ROCKWALL, TEXAS
CASE # XXX
SUBMITTAL DATE: XXX

OWNER:
MOORE WORTH INVESTMENTS, LLC
8446 FREEMONT PARKWAY, STE 175
DALLAS, TEXAS 75063

ENGINEER:

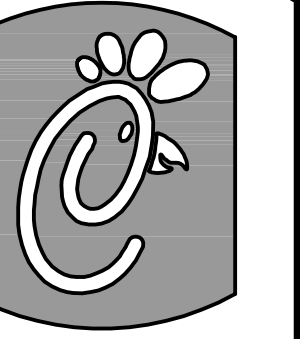
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., STE 200E
ARLINGTON, TEXAS 76006
PHONE: (817) 467-7700
CONTACT: RANDY EARDLEY, P.E.
RandyE@WierAssociates.com

DEVELOPER/APPLICANT:

CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE: (404) 765-8000
CONTACT: GETRA THOMASON-SANDERS

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark Date By

△

Mark Date By

△

Mark Date By

△

PRELIMINARY PLANS
FOR PROJECT REVIEW.
NOT FOR
CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES

Prepared By/Or Under
Direct Supervision Of
Randall Eardley, PE
Texas Registration
No. 104957 On
Date Shown Below.

LOT 2, BLOCK A
LAKESHORE COMMONS
N. LAKESHORE DR. & N. GOLIAD ST.
ROCKWALL, TEXAS
STORE# 03897

STORE
SERIES
P12-LC-LARGE

SHEET TITLE

SITE
PLAN

For Permit
 For Bid
 For Construction

Job No. : 17144
Store : #03897
Date : 4/13/2018
Drawn By : MSG
Checked By: RRW

Sheet

C-2.0

DESIGN INTENT PACKAGE

HWY. 205 & N. LAKESHORE FSU

N. Goliad St. , Rockwall , TX 75087

STORE NUMBER

03897



PERSPECTIVE VIEW - ENTRY

PROTOTYPE	P12_LSR LRG
VERSION	v2_18.03
TIER	TIER 1
BUILDING AREA	4609 SF
SEAT COUNT - INTERIOR	114
SEAT COUNT - EXTERIOR	20
SEATING TYPE	STANDARD
REGISTERS	4
DRIVE-THRU	YES
LEED	NOT CERTIFIED
LANDSCAPING	STANDARD
<u>OPTIONS:</u>	
RESTROOM	TWO FIXTURE
WATER FILTRATION	TYPE 1
PLAYGROUND	STANDARD
KITCHEN LAYOUT	CENTERLINE
ORDER POINT CANOPY	YES
MEAL DELIVERY CANOPY	YES
F2F CANOPY FANS	YES
F2F CANOPY HEATERS	YES

DESIGN SIGN-OFF

DESIGN LEADER _____

DATE _____

DIP COVER SHEET - LRG - BRICK

03897, HWY. 205 & N. LAKESHORE FSU, N. Goliad St., Rockwall, TX 75087

04/18/2018

THE CHICK-FIL-A DESIGN INTENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE OF WITH ORDINANCES AND CODES.



4/18/2018 10:10:35 AM
D-011L



PERSPECTIVE VIEW - FRONT RIGHT

EXECUTIVE SUMMARY

EXTERIOR MODIFICATIONS
NONE.

INTERIOR MODIFICATIONS
NONE.

FRONT OF HOUSE MODIFICATIONS
NONE.

BACK OF HOUSE MODIFICATIONS
NONE.



PERSPECTIVE VIEW - REAR LEFT BRICK



PERSPECTIVE VIEW - REAR RIGHT

EXTERIOR PERSPECTIVES - LRG - BRICK

03897, HWY. 205 & N. LAKESHORE FSU, N. Goliad St., Rockwall, TX 75087

THE CHICK-FIL-A DESIGN INTENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE OF WITH ORDINANCES AND CODES.

04/18/2018



4/18/2018 10:11:11 AM
D-021L



NORTHEAST PERSPECTIVE



SOUTH PERSPECTIVE

SITE PERSPECTIVES-LRG

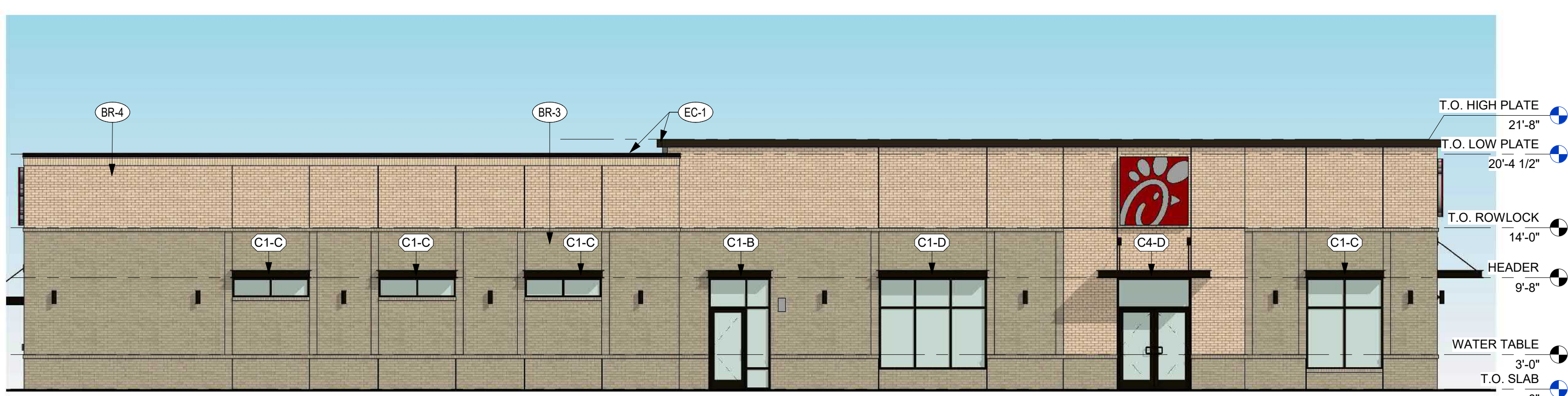
03897, HWY. 205 & N. LAKESHORE FSU, N. Goliad St., Rockwall, TX 75087

04/18/2018

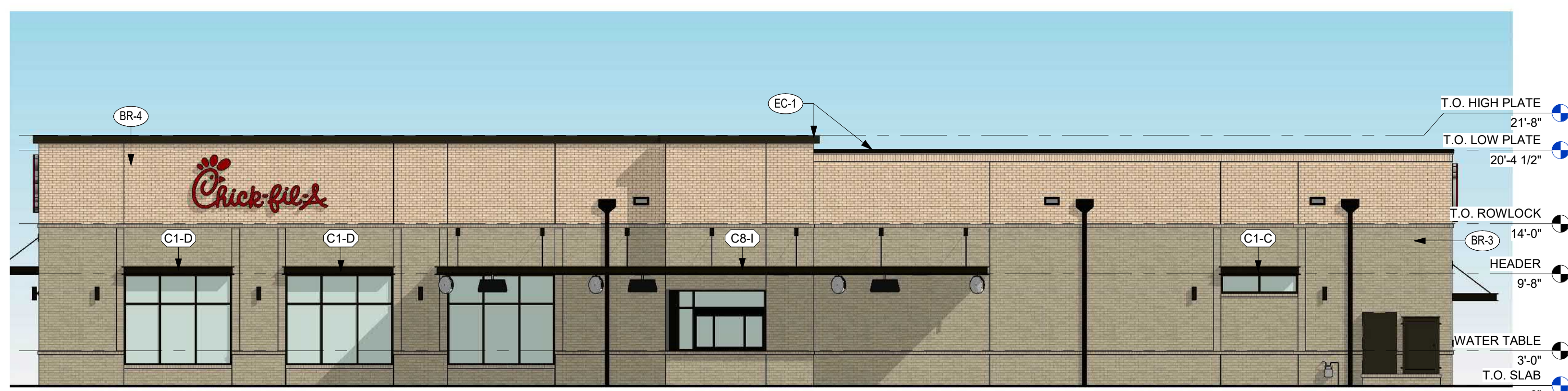
THE CHICK-FIL-A DESIGN INTENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE OF WITH ORDINANCES AND CODES.



4/18/2018 10:11:44 AM
D-002L



ELEVATION - ENTRY
1/8" = 1'-0"



ELEVATION - DRIVE-THRU
1/8" = 1'-0"

EXTERIOR ELEVATIONS - BRICK

03897, HWY. 205 & N. LAKESHORE FSU, N. Goliad St., Rockwall, TX 75087

04/18/2018

THE CHICK-FIL-A DESIGN INTENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE OF WITH ORDINANCES AND CODES.

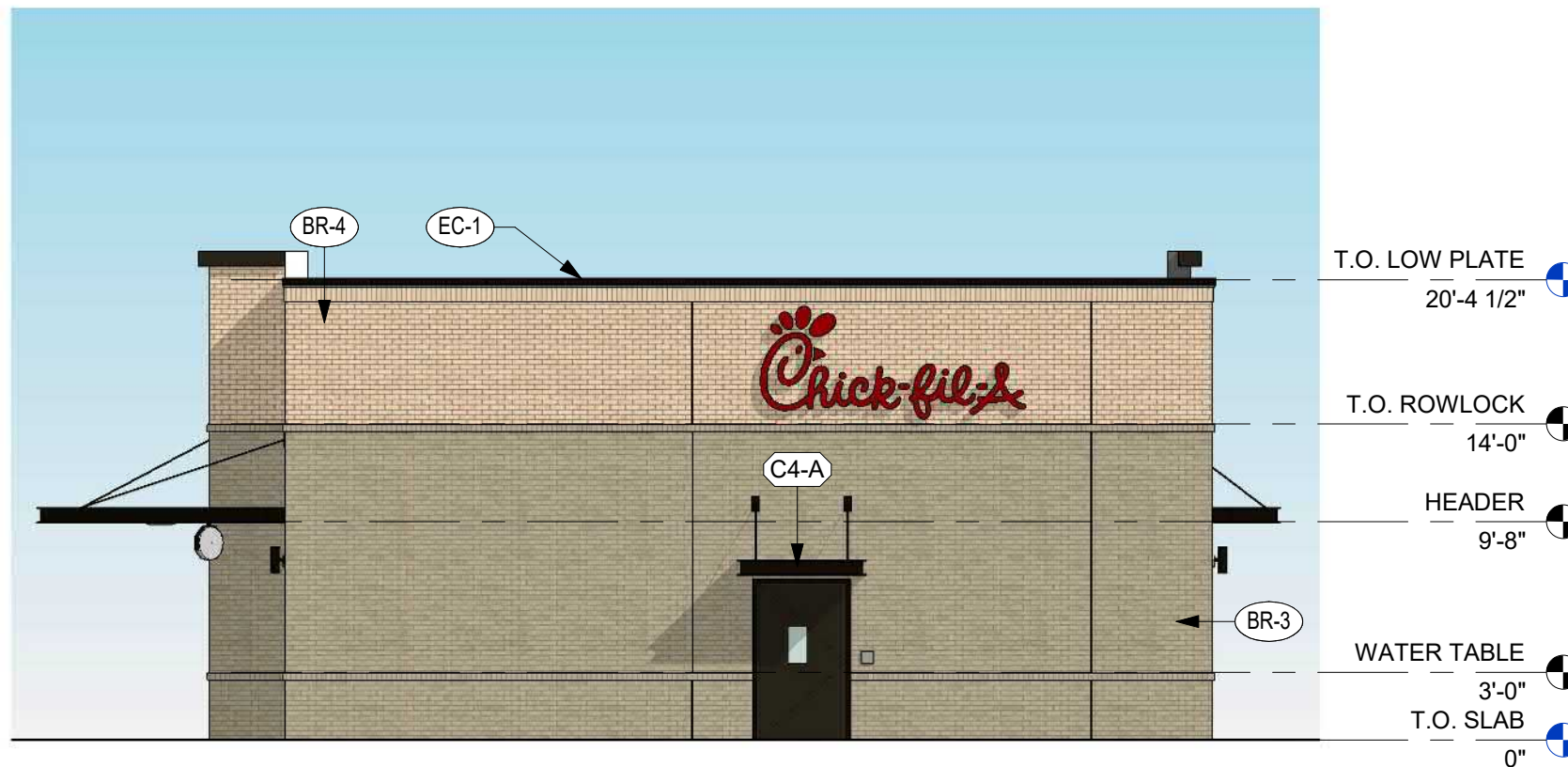


4/18/2018 10:12:24 AM D-061L



ELEVATION - FRONT

1/8" = 1'-0"



ELEVATION - REAR

1/8" = 1'-0"

EXTERIOR ELEVATIONS - BRICK

EXTERIOR CANOPY SCHEDULE - LRG

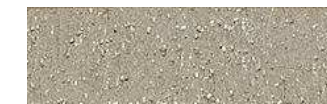
Type	Description	Count	Overall Width	Overall Depth	Overall Thickness	Tie Back Mounting (Offset From Top)	Notch	Integral Lighting
C1-B	Exterior Canopy	1	5'-9"	1'-0"	8"	0"	---	Yes
C1-C	Exterior Canopy	5	7'-1"	1'-0"	8"	0"	---	No
C1-D	Exterior Canopy	3	9'-9"	1'-0"	8"	0"	---	No
C4-A	Exterior Canopy	1	5'-9"	4'-0"	8"	2'-6"	---	Yes
C4-D	Exterior Canopy	1	10'-0"	4'-0"	8"	2'-6"	---	Yes
C4-E	Exterior Canopy	1	13'-9"	4'-0"	8"	2'-6"	---	Yes
C8-I	Exterior Canopy	1	48'-0"	11'-0"	8"	3'-0"	See RCP	No

Grand total 13

EXTERIOR FINISHES



BR-4
BRICK VENEER
COLOR: PALISADE
SIZE: MODULAR
MORTAR: ARGOS SAN TAN



BR-3
BRICK VENEER
COLOR: PALOMA GRAY
SIZE: MODULAR
FINISH: ARGOS SAN TAN



EC-1
PREFINISHED METAL COPING
COLOR: DARK BRONZE



PT-9
EXTERIOR PAINT
COLOR: DARK BRONZE
FINISH: SEMI-GLOSS



ST-1
STOREFRONT
COLOR: DARK BRONZE

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RESTAURANT WITH A DRIVE-THROUGH IN A GENERAL RETAIL (GR) DISTRICT, ON A 1.40-ACRE TRACT OF LAND BEING IDENTIFIED AS LOT 2, BLOCK A, LAKESHORE COMMONS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from Randy Eardley, P.E. of Wier & Associates, Inc. on behalf of Getra Thomason-Saunders of Chick-Fil-A, Inc. for the approval of a Specific Use Permit (SUP) to allow for a *restaurant, 2,000 SF or more with a drive-through*, in a General Retail (GR) District on a 1.40-acre tract of land being described as a Lot 1, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, addressed as 1979 N. Goliad Street [*SH-205*], and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 65 (PD-65) [*Ordinance No. 17-03*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *restaurant, 2,000 SF or more with a drive-through* as stipulated by Section 1, *Land Use Schedule* of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*], on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 4.4, *General Retail (GR) District*, Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) and Planned Development District (PD-65) [*Ordinance No. 17-03*] as heretofore amended and as may be amended in the future, and shall be subject to the following:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *restaurant, 2,000 SF or more with a drive-through* on the *Subject Property* and conformance to these stipulations is required for continued operations:

- 1) The restaurant shall generally conform to the concept plan shown in *Exhibit 'B'* of this ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF JULY, 2018.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 18, 2018

2nd Reading: July 2, 2018

DRAFT
ORDINANCE
05.29.2018

DRAFT
ORDINANCE
05.29.2018

CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 06/18/2018

APPLICANT: Randall Eardley, *Wier & Associates, Inc.*

AGENDA ITEM: **Z2018-024**; *SUP for a Restaurant with Drive-Through*

SUMMARY:

Hold a public hearing to discuss and consider a request by Randall Eardley of Wier & Associates, Inc. on behalf of Getra Thomason-Sanders of Chick-Fil-A, Inc. for the approval of a Specific Use Permit (SUP) for a Restaurant, 2,000 SF or More with Drive Through in a General Retail (GR) District on a 1.40-acre parcel of land identified as Lot 2, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

On January 3, 2006, the City Council adopted *Ordinance No. 06-02*, establishing the development requirements for Planned Development District 65 (PD-65), which allows a *restaurant, 2000 SF or more with drive-through* with a Specific Use Permit (SUP). The applicant, Randall Eardley of Wier & Associates, Inc., is requesting the approval of a Specific Use Permit (SUP) to allow a *restaurant, 2000 SF or more with drive-through [i.e. Chick-Fil-A]* in a General Retail (GR) District. The proposed restaurant will be ~5,000 SF and situated on a 1.40-acre parcel of land [*i.e. Lot 2, Block A, Lakeshore Commons Addition*], zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, and addressed as 1979 N. Goliad Street.

According to Planned Development District 65 (PD-65) the proposed restaurant is subject to the development standards and land uses permitted for the General Retail (GR) District with the exception of certain additional land uses, which are prohibited by the ordinance. Section 2.1.6, *Retail and Personal Services Use Conditions* of Article V, *District Development Standards*, of the Unified Development Code (UDC) prohibits access to local residential streets for all restaurants with drive-through and drive-in facilities and requires stacking lanes capable of queuing a minimum of six (6) cars per lane. According to the submitted concept plan, the applicant is providing dual stacking lanes that can accommodate approximately eight (8) vehicles that narrows to one (1) lane that can accommodate an additional six (6) vehicles totaling a queuing capacity of approximately 22 vehicles. The proposed restaurant will be accessible via N. Lakeshore Drive and will have access to N. Goliad Street [*SH-205*] via a mutual access easement with the property to the south. In addition, this property does not have driveway approaches on any residential streets. The applicant has provided a concept plan and conceptual building elevations; however, staff should note that the property is located within an overlay district (*i.e. North SH-205 Overlay [N. SH-205 OV] District*) and the building elevations will be subject to review by the Architectural Review Board (ARB) at the time of site plan. Based on staff's review, both the concept plan and building elevations appear to meet all the requirements of Planned Development District 65 (PD-65) and the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is N. Lakeshore Drive, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the Comprehensive Plan. Beyond this is a pharmacy (*i.e. Walgreens*), which is on a 1.9894-acre parcel of land identified as *Lot 1, Block B, North Lakeshore Valley Addition* and zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses.

South: Directly south of the subject property is a 0.81-acre parcel of land identified as *Lot 3, Block A, Lakeshore Commons Addition*, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses. A site plan for a restaurant (*i.e. Starbucks*) was recently approved on this property. Beyond this is a 0.778-acre tract of land identified as *Lot 4, Block A, Lakeshore Commons Addition*, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses. A site plan for a restaurant (*i.e. ModPizza*) was recently approved on this property.

East: Directly east of the subject property is N. Goliad Street [*SH-205*], which is identified as a TxDOT4D (*TxDOT, four [4] lane, roadway*) on the City's Master Thoroughfare Plan contained in the Comprehensive Plan. Beyond this is an 11.236-acre parcel of land identified as *Lot 1, Block A, Kroger 205 Addition*, which is zoned Planned Development District 5 (PD-5) for General Retail (GR) District land uses and is currently occupied with a grocery store (*i.e. Kroger*).

West: Directly west of the subject property is a 1.56-acre parcel of land identified as *Lot 1, Block A, Lakeshore Commons Addition*, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, and contains a retail strip center. Beyond this is an 11.81-acre tract of open space that was dedicated to the City of Rockwall as part of Planned Development District 65 (PD-65). This property is identified as *Tract 8-2 of the J. H. B. Jones Survey, Abstract No. 124*.

NOTIFICATION:

On May 29, 2018, staff mailed 14 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Random Oaks/Shores, Stone Creek, Quail Run Valley and Lakeview Summit Homeowner's Associations (HOA's), which are the only HOA's/Neighborhood Organizations that are within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received one (1) notice in favor of the applicant's request.

RECOMMENDATIONS:

Should the City Council choose to approve the applicant's request, staff would offer the following conditions of approval:

- 1) The restaurant shall be subject to the following operational conditions, which are contained in the SUP ordinance:
 - (a) The site plan shall generally conform to the concept plan depicted in *Exhibit 'B'* of the SUP ordinance.
 - (b) The elevations shall be subject to review and recommendation by the Architectural Review Board (ARB).

- 2) Any construction or building necessary to complete this request must conform to the requirements set forth by the *UDC*, the *International Building Code*, the *Rockwall Municipal Code of Ordinances*, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On June 12, 2018, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with one (1) seat vacant.



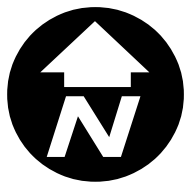
Z2018-024 - SUP FOR RESTAURANT WITH DRIVE THROUGH ZONING - LOCATION MAP = [pin icon]



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.

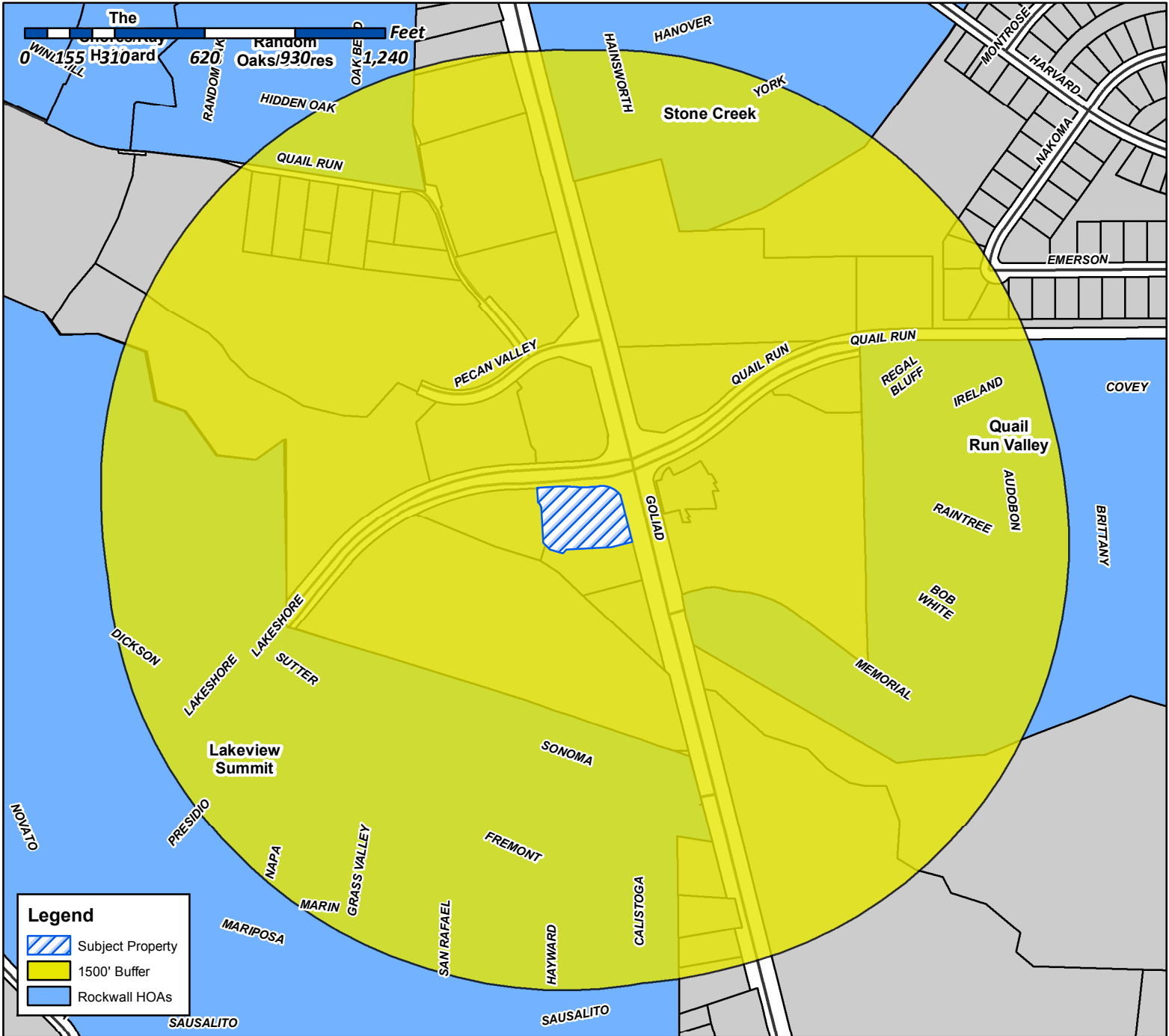
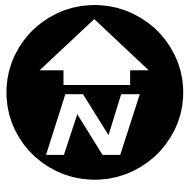




City of Rockwall

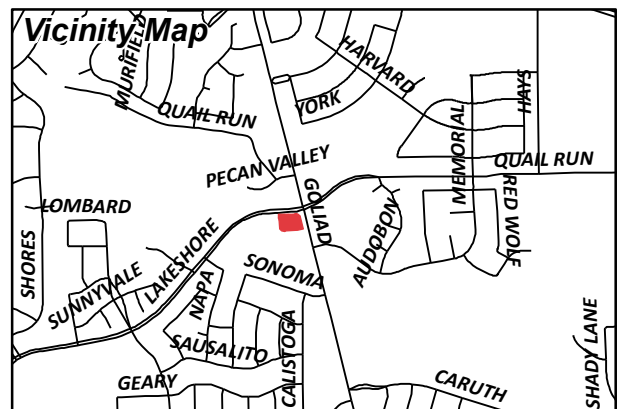
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2018-024
Case Name: SUP for a Restaurant with Drive Through
Case Type: Zoning
Zoning: PD-65
Case Address: 1979 N. Goliad Street

Date Created: 5/15/2018
 For Questions on this Case Call (972) 771-7745



From: [Morales, Laura](#)
To: [REDACTED]
Cc: [Miller, Ryan](#); [Gonzales, David](#); [Brooks, Korey](#)
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Friday, May 25, 2018 4:11:29 PM
Attachments: [Z2018-024 HOA Map.pdf](#)

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner **May 25, 2018**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 6/12/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 6/18/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at

<https://sites.google.com/site/rockwallplanning/development/development-cases>

Z2018-024- Hold a public hearing to discuss and consider a request by Randall Eardley of Wier & Associates, Inc. on behalf of Getra Thomason-Sanders of Chick-Fil-A, Inc. for the approval of a Specific Use Permit (SUP) for a Restaurant, 2,000 SF or More with Drive Through in a General Retail (GR) District on a 1.40-acre parcel of land identified as Lot 2, Block A, Lakeshores Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at <http://www.rockwall.com/planning/hoa.asp>.

Sincerely,

Laura Morales

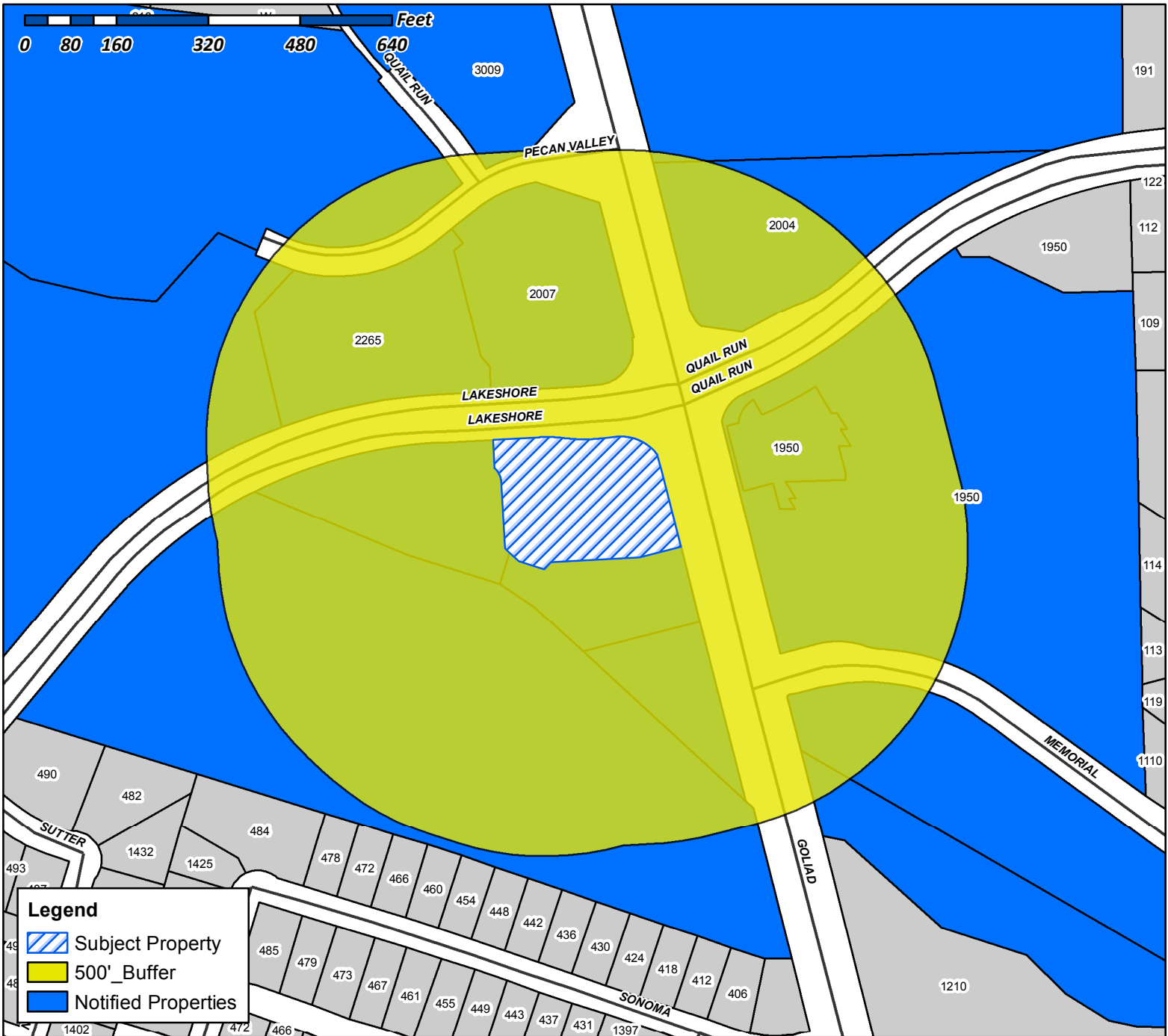
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | <http://www.rockwall.com>



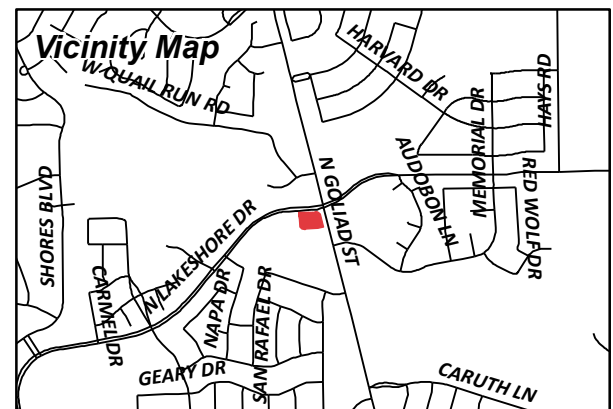
City of Rockwall

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.



Case Number: Z2018-024
Case Name: SUP for a Restaurant with Drive Through
Case Type: Zoning
Zoning: PD-65
Case Address: 1979 N. Goliad Street



Date Created: 05/15/2018
 For Questions on this Case Call (972) 771-7745

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

CURRENT RESIDENT
1950 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2004 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2007 N GOLIAD
ROCKWALL, TX 75087

ARKOMA DEVELOPMENT LLC
203 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
2265 NORTH LAKESHORE DR
ROCKWALL, TX 75087

QUAIL RUN VALLEY OWNERS ASSOC
C/O ASSURED MGT INC
2500 LEGACY DR STE 220
FRISCO, TX 75034

CURRENT RESIDENT
3009 N GOLIAD ST
ROCKWALL, TX 75087

COLE HC ROCKWALL TX LLC
C/O ROCKWALL REGIONAL HOSPITAL, LLC; ATTN
LEGAL DEPT.
3150 HORIZON RD
ROCKWALL, TX 75032

JAVKER REALTY CORP
42 BOND ST
NEW YORK, NY 10012

REBAC OF ROCKWALL, LLC
6000 UNIVERSITY AVE STE 350
WEST DES MOINES, IA 50266

GOLIAD REAL ESTATE LLC
7700 EASTER AVENUE SUITE 705
DALLAS, TX 75209

STONE CREEK BALANCE LTD
8214 WESTCHESTER STE 710
DALLAS, TX 75225

MOORE WORTH INVESTMENTS LLC
8446 FREEPORT PKWY SUITE 175
DALLAS, TX 75063



WIER & ASSOCIATES, INC.
ENGINEERS
SURVEYORS
LAND PLANNERS

May 9, 2018

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

**Re: Chick-fil-A # 03897 at the SWC of SH 205 & North Lakeshore Dr.
Special Use Permit Request**

PRINCIPALS
JOHN P. WIER, P.E., R.P.L.S.
ULYS LANE III, P.E., R.P.L.S., CFM
CARLO SILVESTRI, P.E.
GREGG MADSEN, R.P.L.S.

SENIOR ASSOCIATES
PHILIP L. GRAHAM, P.E.
JAKE H. FEARS, P.E., LEED AP BD+C
RANDALL S. EARDLEY, P.E.

ASSOCIATES
TOBY W. RODGERS
CASEY D. YORK
PRIYA N. ACHARYA, P.E.

Dear Planning Department,

We are requesting the following zoning changes with a SUP for the proposed Chick-fil-A drive-thru restaurant at the southwest corner of SH 205 (Goliad Street) and North Lakeshore Drive:

Drive-Thru Restaurant

Section 1.1 of Article IV of the Unified Land Development Code (ULDC) requires a SUP for a restaurant greater than 2,000 square feet with a drive-through.

The development plan for the proposed Chick-fil-A provides a drive-through.

We request a SUP to allow a restaurant greater than 2,000 square feet with a drive-through.

Roof Design Standard

Section 6.11.C.2 of the Unified Land Development Code requires that structures with less than a 6,000-sf footprint be constructed with a pitched roof system.

The typical Chick-fil-A restaurant model prototype provides a flat roof as illustrated in the provided Building Elevations.

We request a SUP to provide a flat roof system per the Chick-fil-A standard in lieu of the pitched roof system specified in Section 6.7.C.2 of the ULDC.

We appreciate your acceptance of our Special Use Permit submittal and request your recommendation to the Planning and Zoning Commission and City Council for the approval of this SUP. If you have any questions or comments, please feel free to contact me at 817-467-7700 or RandyE@WierAssociates.com.

Truly yours,

Randy Eardley, PE
Wier & Associates, Inc.
Texas Firm Registration No. F-2776

2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006-7440
(817) 467-7700
FAX (817) 467-7713

WWW.WIERASSOCIATES.COM

121 S. MAIN ST.
HENDERSON, TEXAS 75654-3559
(903) 722-9030
TOLL FREE FAX (844) 325-0445

Case No. Z2018-024: SUP for a restaurant with a Drive through

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
 I am opposed to the request for the reasons listed below.

There is a shortage of restaurants in the North Rockwall area to service the community and Chick-fil-A would be a great addition.

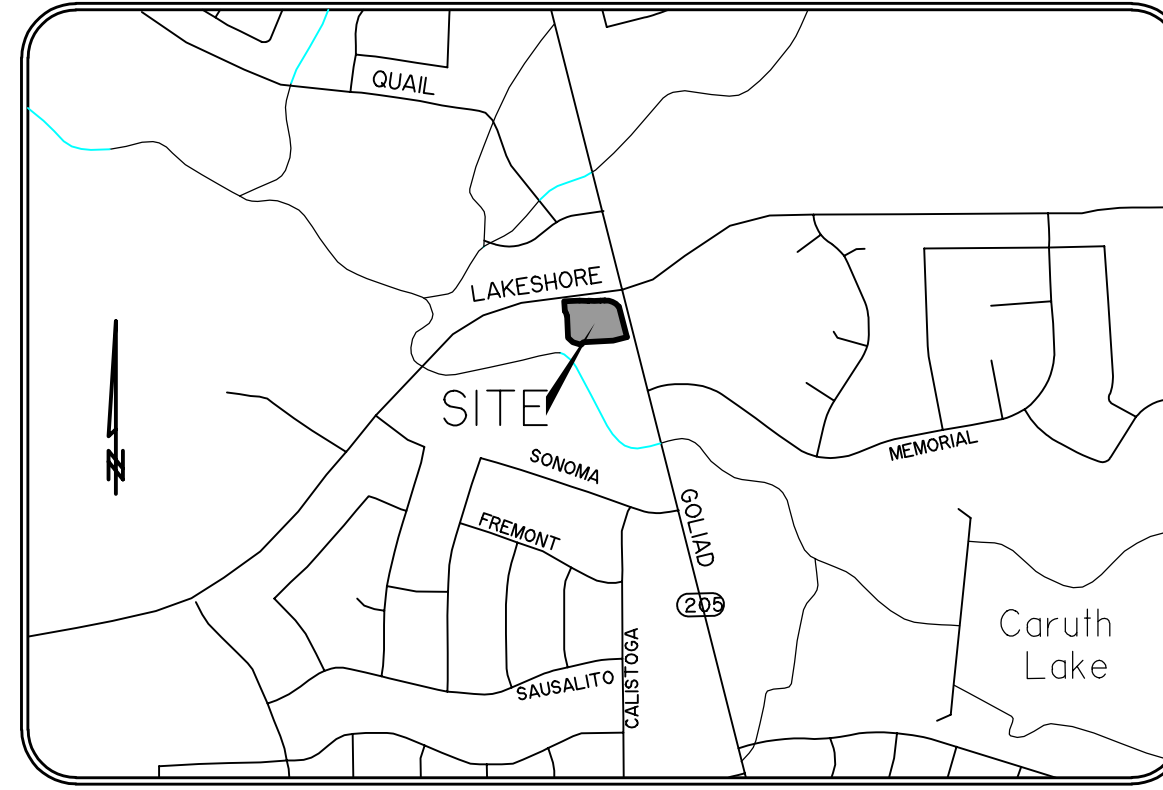
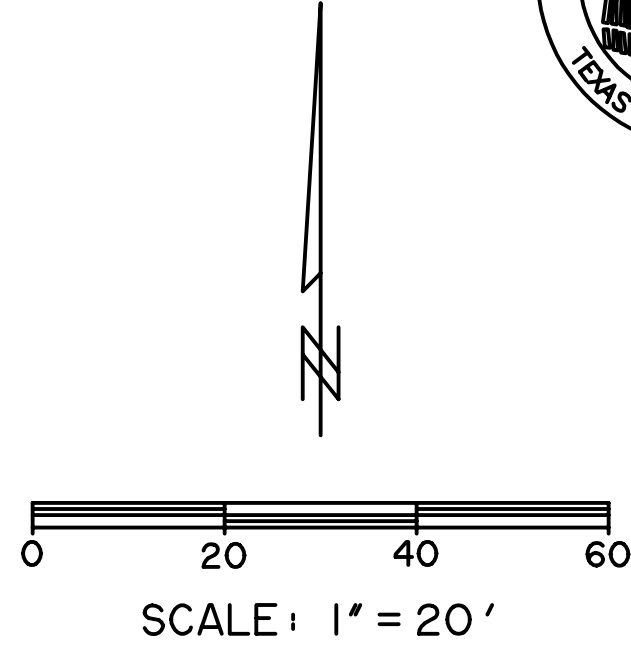
Name: Worth Williams

Address: 1700 Eastern Ave # 705 Dallas, TX 75209

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

SITE DATA	
SITE ADDRESS	ROCKWALL, TX 75087
ZONING/EXISTING LAND USE	"PD" - Planned Development, "GR" - General Retail, North SH 205 Corridor Overlay District; vacant
PROPOSED USE	Fast Food Restaurant
LOT AREA	1.400 Acres
TOTAL BUILDING AREA	4,999 Sq. Ft.±
PERVIOUS AREA	14,570 Sq. Ft.± (24%)
IMPERVIOUS AREA	46,429 Sq. Ft.± (76%)
TOTAL PARKING REQUIRED	50 (1 stall/100 sf)
TOTAL PARKING PROVIDED	50
HANDICAP-ACCESSIBLE PARKING REQUIRED	3
HANDICAP-ACCESSIBLE PARKING PROVIDED	3



VICINITY MAP
NTS.

NOTES

- ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHICK-FIL-A SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE.
- ALL CONSTRUCTION IN CITY RIGHT-OF-WAYS AND/OR EASEMENT SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
- IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
- ALL PARKING STALLS SHALL BE STRIPED IN ACCORDANCE W/APPLICABLE GOVERNING AUTHORITIES.
- BUILDING IS PARALLEL & PERPENDICULAR TO WEST PROPERTY LINE.

CAUTION !!

EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

SITE LEGEND

	5' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT
	6' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT
	7' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT
	PROPOSED 12" OR SMALLER WATER MAIN
	PROPOSED GATE VALVE
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT
	PROPOSED 12" OR SMALLER SANITARY SEWER
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM SEWER
	PROPOSED GRATE INLET
	PROPOSED CURB INLET
	HANDICAP-ACCESSIBLE PARKING STALL
	BARRIER FREE RAMP
	STORM DRAIN JUNCTION BOX
	LIGHT POLE

TOPOGRAPHIC LEGEND

LAYOUT NOTES

- ENCLOSED STORAGE
- 25'x10' DUMPSTER ENCLOSURES
- OIL & WATER SEPARATOR
- GREASE TRAP
- ORDER POINT & MENU BOARD
- COLUMN & FOOTING (TYPICAL)
- PROP. UNDERGROUND DETENTION POND
- CLEARANCE BAR
- DRIVE-THRU WINDOW
- MEAL DELIVERY CANOPY
- DRIVE-THRU CANOPY
- PROPOSED DOMESTIC METER
- PROPOSED IRRIGATION METER
- PROPOSED MONUMENT SIGN
- EXISTING FIRE HYDRANT
- DRIVE-THRU PAVEMENT STRIPING
- PAVEMENT STRIPING
- WALK-UP WINDOW
- FLAGPOLE
- EXISTING TRANSFORMER AND PAD
- REMOVE EXISTING CONCRETE DRIVEWAY

BOL	BOLLARD
CI	CURB INLET
CM	CONCRETE MONUMENT
EM	ELECTRIC METER
FN	FIRE HYDRANT
FOVLT	FIBER OPTIC VAULT
GM	GAS METER
GTS	GAS TEST STATION
GUY	GUY WIRE
HDWL	CONCRETE HEADWALL
ICV	IRRIGATION CONTROL VALVE
IRF	IRON ROD FOUND
LP	LIGHT POLE
PP	POWER POLE W/CONDUIT
PPC	POWER POLE W/LIGHT POLE
PPL	POWER POLE W/TRANSFORMER
PPT	CONCRETE STORM DRAIN PIPE
RCP	POWER POL. W/CONDUIT AND TRANSFORMER
PPTC	STORM DRAIN MANHOLE SIGN
SDMH	UNDERGROUND TELEPHONE SIGN
SN	GAS PIPELINE MARKER
SNT	SANITARY SEWER MANHOLE
SSMH	SANITARY SEWER CLEANOUT
SSCO	TELEPHONE PEDestal
SSCO	TRAFFIC SIGNAL BOX
TSP	TELEPHONE MANHOLE
TRM	TRANSFORMER PAD
TRM	TRAFFIC SIGNAL POLE
TSP	TRAFFIC SIGNAL VAULT
TSVLT	WATER METER
WM	WATER MANHOLE
WM	WATER VAULT
WV	UNDERGROUND ELECTRIC LINE
WVLT	WATER VAULT
UE	UNDERGROUND ELECTRIC LINE
UE	UNDERGROUND GAS LINE
W	WATER LINE
W	SANITARY SEWER LINE
FO	FIBER OPTIC LINE
G	UNDERGROUND GAS
UT	UNDERGROUND TELEPHONE

VERTICAL DATUM NOTE:
REFERENCE DATUM = NORTH AMERICAN VERTICAL DATUM (NAD) 88 UTILIZING THE RTK NETWORK ADMINSTRATED BY WESTERN DATA SYSTEMS.

SITE BENCHMARK NO. 1 AN "X" CUT IN CONCRETE PAVEMENT NEAR THE WEST CORNER OF LOT 1, BLOCK A BILLY PEOPLE'S ADDITION ±23.5' NORTH OF LIGHT POLE AND ±33.2' EAST OF FIRE HYDRANT
ELEVATION = 577.45'

SITE BENCHMARK NO. 2 AN "X" CUT IN CONCRETE IN SOUTH LINE OF CONCRETE FLUME NEAR THE SOUTH CORNER OF LOT 1, BLOCK A BILLY PEOPLE'S ADDITION ±17.9' SOUTHWEST OF POWER POLE AND ±29.5' SOUTHWEST OF MOST SOUTHERLY SOUTHWEST BUILDING CORNER.
ELEVATION = 576.20'

SITE BENCHMARK NO. 3 AN "X" CUT IN CONCRETE MEDIAN OF SOUTH GOLIAD STREET ±39.8' DIRECTLY WEST OF FIRST GRATE INLET ON THE WEST SIDE OF SOUTH GOLIAD STREET SOUTH OF YELLOWJACKET LANE ±82' SOUTH OF INTERSECTION WITH YELLOW JACKET LANE
ELEVATION = 575.46'

SITE PLAN
CHICK-FIL-A #03897

XXX
N. LAKESHORE DR. & GOLIAD ST.

LOT 2, BLOCK A
LAKESHORE COMMONS
CITY OF ROCKWALL, TEXAS

CASE # XXX

SUBMITTAL DATE: XXX

OWNER:

MOORE WORTH INVESTMENTS, LLC
8446 FREEMONT PARKWAY, STE 175
DALLAS, TEXAS 75063

ENGINEER:

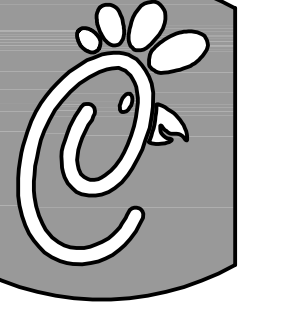
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., STE 200E
ARLINGTON, TEXAS 76006
PHONE: (817) 467-7700
CONTACT: RANDY EARDLEY, P.E.
RandyE@WierAssociates.com

DEVELOPER/APPLICANT:

CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE: (404) 765-8000
CONTACT: GETRA THOMASON-SANDERS

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark Date By

△

Mark Date By

△

Mark Date By

△

PRELIMINARY PLANS
FOR PROJECT REVIEW.
NOT FOR
CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES

Prepared By/Or Under
Direct Supervision Of
Randall Eardley, PE
Texas Registration
No. 104957 On
Date Shown Below.

LOT 2, BLOCK A
LAKESHORE COMMONS
N. LAKESHORE DR. & N. GOLIAD ST.
ROCKWALL, TEXAS

STORE# 03897

STORE
SERIES
P12-LC-LARGE

SHEET TITLE

SITE
PLAN

For Permit
 For Bid
 For Construction

Job No. : 17144

Store : #03897

Date : 4/13/2018

Drawn By : MSG

Checked By: RRW

Sheet

C-2.0

DESIGN INTENT PACKAGE

HWY. 205 & N. LAKESHORE FSU

N. Goliad St. , Rockwall , TX 75087

STORE NUMBER

03897



PERSPECTIVE VIEW - ENTRY

PROTOTYPE	P12_LSR LRG
VERSION	v2_18.03
TIER	TIER 1
BUILDING AREA	4609 SF
SEAT COUNT - INTERIOR	114
SEAT COUNT - EXTERIOR	20
SEATING TYPE	STANDARD
REGISTERS	4
DRIVE-THRU	YES
LEED	NOT CERTIFIED
LANDSCAPING	STANDARD
<u>OPTIONS:</u>	
RESTROOM	TWO FIXTURE
WATER FILTRATION	TYPE 1
PLAYGROUND	STANDARD
KITCHEN LAYOUT	CENTERLINE
ORDER POINT CANOPY	YES
MEAL DELIVERY CANOPY	YES
F2F CANOPY FANS	YES
F2F CANOPY HEATERS	YES

DESIGN SIGN-OFF

DESIGN LEADER _____

DATE _____

DIP COVER SHEET - LRG - BRICK

03897, HWY. 205 & N. LAKESHORE FSU, N. Goliad St., Rockwall, TX 75087

04/18/2018

THE CHICK-FIL-A DESIGN INTENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE OF WITH ORDINANCES AND CODES.



4/18/2018 10:10:35 AM
D-011L



PERSPECTIVE VIEW - FRONT RIGHT

EXECUTIVE SUMMARY

EXTERIOR MODIFICATIONS
NONE.

INTERIOR MODIFICATIONS
NONE.

FRONT OF HOUSE MODIFICATIONS
NONE.

BACK OF HOUSE MODIFICATIONS
NONE.



PERSPECTIVE VIEW - REAR LEFT BRICK



PERSPECTIVE VIEW - REAR RIGHT

EXTERIOR PERSPECTIVES - LRG - BRICK

03897, HWY. 205 & N. LAKESHORE FSU, N. Goliad St., Rockwall, TX 75087

THE CHICK-FIL-A DESIGN INTENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE OF WITH ORDINANCES AND CODES.

04/18/2018



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D-021L



NORTHEAST PERSPECTIVE



SOUTH PERSPECTIVE

SITE PERSPECTIVES-LRG

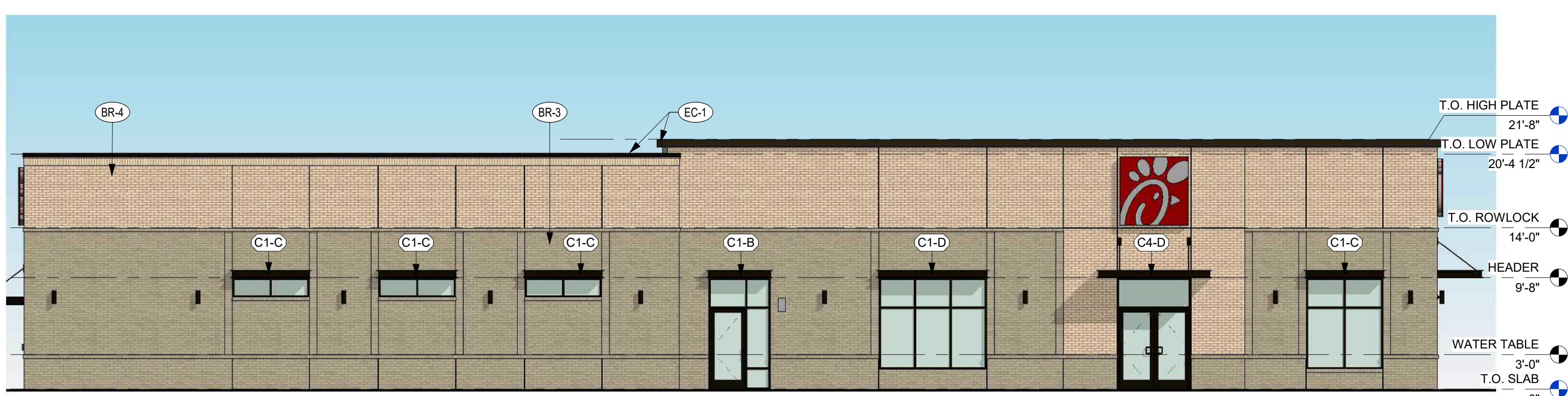
03897, HWY. 205 & N. LAKESHORE FSU, N. Goliad St., Rockwall, TX 75087

04/18/2018

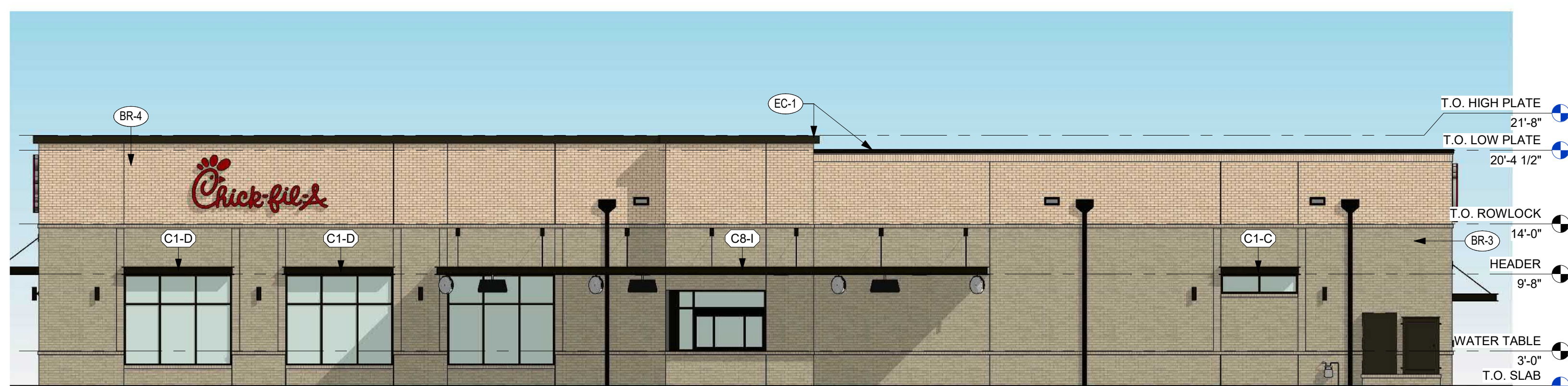
THE CHICK-FIL-A DESIGN INTENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE OF WITH ORDINANCES AND CODES.



4/18/2018 10:11:44 AM
D-002L



ELEVATION - ENTRY
1/8" = 1'-0"



ELEVATION - DRIVE-THRU
1/8" = 1'-0"

EXTERIOR ELEVATIONS - BRICK

03897, HWY. 205 & N. LAKESHORE FSU, N. Goliad St., Rockwall, TX 75087

04/18/2018

THE CHICK-FIL-A DESIGN INTENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE OF WITH ORDINANCES AND CODES.

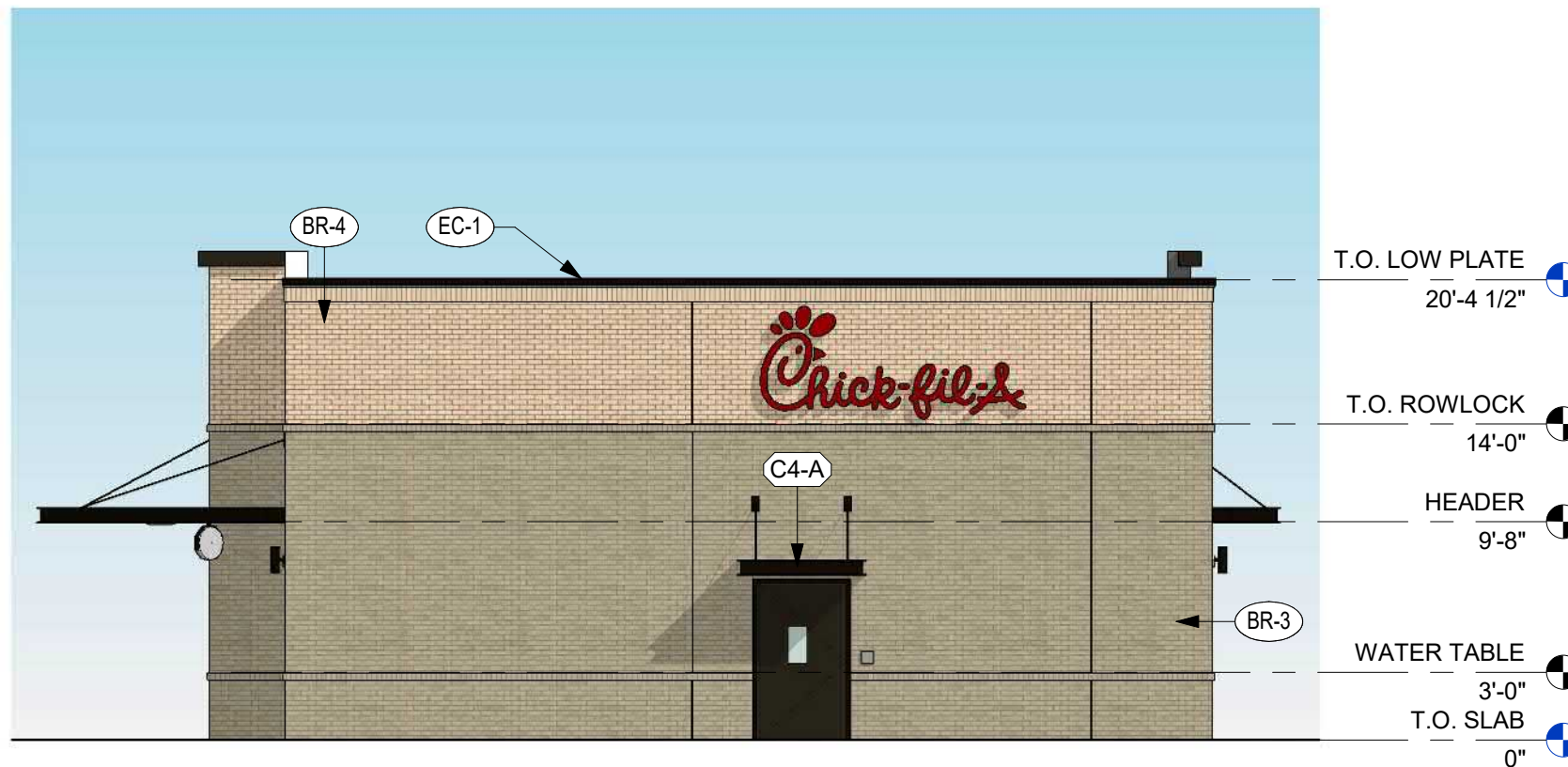


4/18/2018 10:12:24 AM D-061L



ELEVATION - FRONT

1/8" = 1'-0"



ELEVATION - REAR

1/8" = 1'-0"

EXTERIOR ELEVATIONS - BRICK

EXTERIOR CANOPY SCHEDULE - LRG

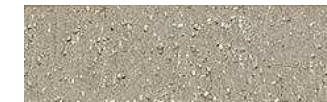
Type	Description	Count	Overall Width	Overall Depth	Overall Thickness	Tie Back Mounting (Offset From Top)	Notch	Integral Lighting
C1-B	Exterior Canopy	1	5'-9"	1'-0"	8"	0"	---	Yes
C1-C	Exterior Canopy	5	7'-1"	1'-0"	8"	0"	---	No
C1-D	Exterior Canopy	3	9'-9"	1'-0"	8"	0"	---	No
C4-A	Exterior Canopy	1	5'-9"	4'-0"	8"	2'-6"	---	Yes
C4-D	Exterior Canopy	1	10'-0"	4'-0"	8"	2'-6"	---	Yes
C4-E	Exterior Canopy	1	13'-9"	4'-0"	8"	2'-6"	---	Yes
C8-I	Exterior Canopy	1	48'-0"	11'-0"	8"	3'-0"	See RCP	No

Grand total 13

EXTERIOR FINISHES



BR-4
BRICK VENEER
COLOR: PALISADE
SIZE: MODULAR
MORTAR: ARGOS SAN TAN



BR-3
BRICK VENEER
COLOR: PALOMA GRAY
SIZE: MODULAR
FINISH: ARGOS SAN TAN



EC-1
PREFINISHED METAL COPING
COLOR: DARK BRONZE



PT-9
EXTERIOR PAINT
COLOR: DARK BRONZE
FINISH: SEMI-GLOSS



ST-1
STOREFRONT
COLOR: DARK BRONZE



CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RESTAURANT WITH A DRIVE-THROUGH IN A GENERAL RETAIL (GR) DISTRICT, ON A 1.40-ACRE TRACT OF LAND BEING IDENTIFIED AS LOT 2, BLOCK A, LAKESHORE COMMONS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from Randy Eardley, P.E. of Wier & Associates, Inc. on behalf of Getra Thomason-Saunders of Chick-Fil-A, Inc. for the approval of a Specific Use Permit (SUP) to allow for a *restaurant, 2,000 SF or more with a drive-through*, in a General Retail (GR) District on a 1.40-acre tract of land being described as a Lot 1, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, addressed as 1979 N. Goliad Street [*SH-205*], and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 65 (PD-65) [*Ordinance No. 17-03*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *restaurant, 2,000 SF or more with a drive-through* as stipulated by Section 1, *Land Use Schedule* of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*], on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 4.4, *General Retail (GR) District*, Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) and Planned Development District (PD-65) [*Ordinance No. 17-03*] as heretofore amended and as may be amended in the future, and shall be subject to the following:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *restaurant, 2,000 SF or more with a drive-through* on the *Subject Property* and conformance to these stipulations is required for continued operations:

- 1) The restaurant shall generally conform to the concept plan shown in *Exhibit 'B'* of this ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF JULY, 2018.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 18, 2018

2nd Reading: July 2, 2018

DRAFT
ORDINANCE
05.29.2018

DRAFT
ORDINANCE
05.29.2018

