



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP 2019-015 P&Z DATE 5/28/2019 CC DATE PLU 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 checked="" 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 checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" 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. 38999-019

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

DIRECTOR OF PLANNING: RjLi

CITY ENGINEER:

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 505 N. Goliad Street - Rockwall, Texas 75087

Subdivision Proposed - TCB Addition

Lot

1

Block

A

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-50 North Goliad Overlay District

Current Use Residential

Proposed Zoning PD-50 North Goliad Overlay District

Proposed Use Restaurant

Acreage

0.23 Acres

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 TCB Construction Group, LLC

Applicant Lam Consulting Engineering

Contact Person Price Pointer

Contact Person Chris Lam, P.E.

Address 906 N. Goliad Street

Address 6804 Wilhelmina Drive

City, State & Zip Rockwall, Texas 75087

City, State & Zip Sachse, Texas 75048

Phone 9729610200

Phone 2147661011

E-Mail price@tcbconstructiongroup.com

E-Mail ctlam@lamcivil.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Chris Lam [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 herein is true and correct; and the application fee of \$ 250.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of May, 20 19. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application if such reproduction is associated or in response to a request for public information."

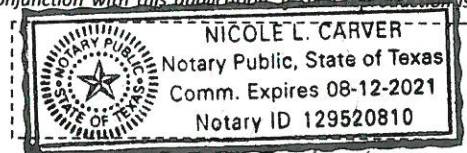
Given under my hand and seal of office on this the 16 day of May, 20 19.

Owner's/Applicant's Signature

Chris Lam

Notary Public in and for the State of Texas

Nicole Carver



My Commission Expires 8/12/2021



**DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745
Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

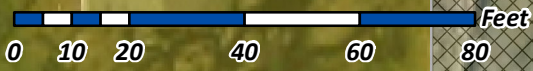
Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 5/17/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 05/24/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 5/24/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 5/28/2019 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: SP2019-015
Project Name: 505 N. Goliad Street
Project Type: SITE PLAN
Applicant Name: LAM CONSULTING ENGINEERING
Owner Name: STAINED, GLASS CREATIONS INC
Project Description:



SP2019-015 - BONAFIDE BETTIES PIES CO.
SITE PLAN - LOCATION MAP =



SF-7

PD-50

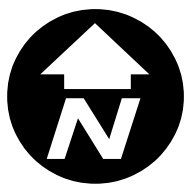
GOLIAD

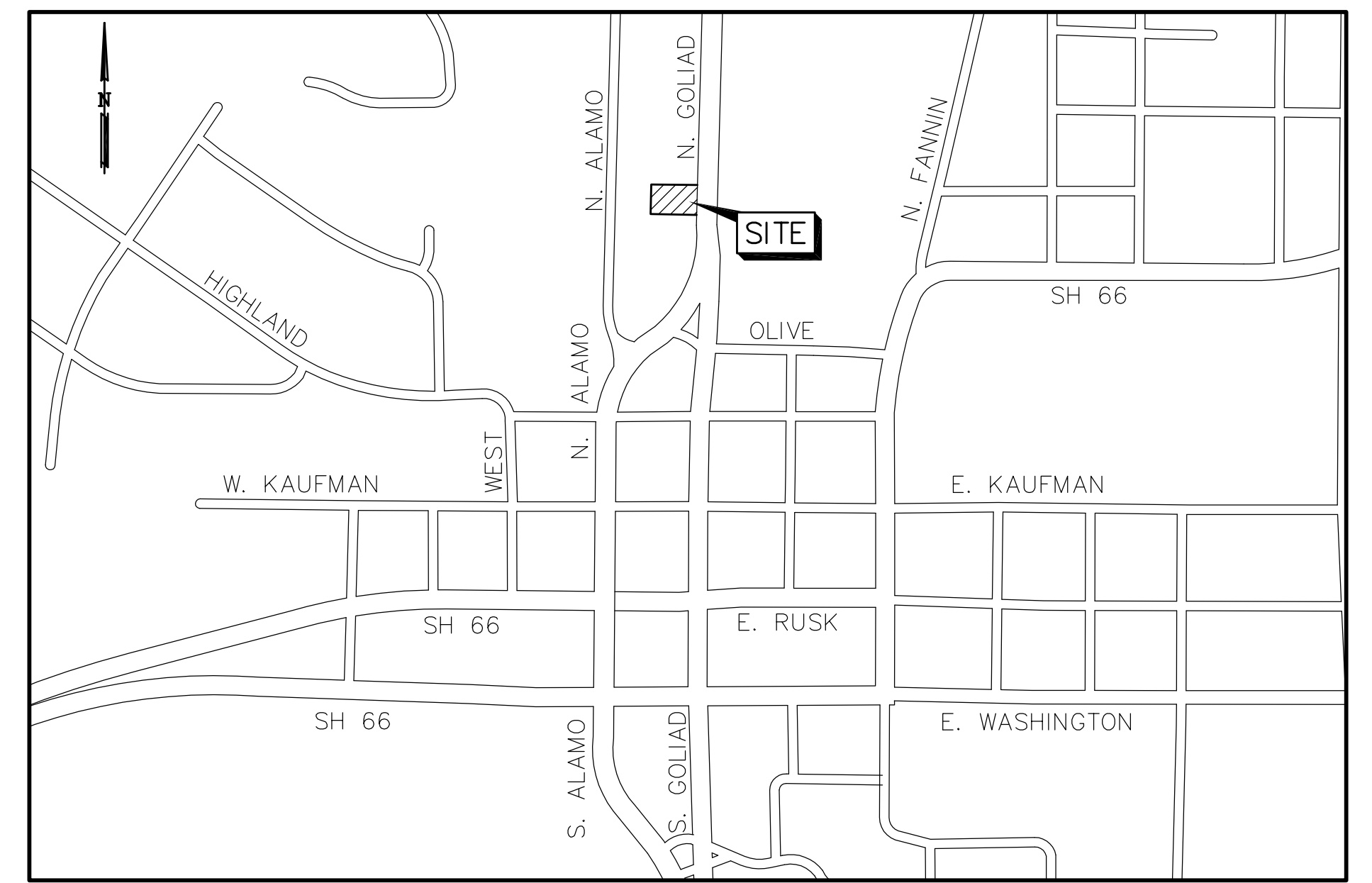
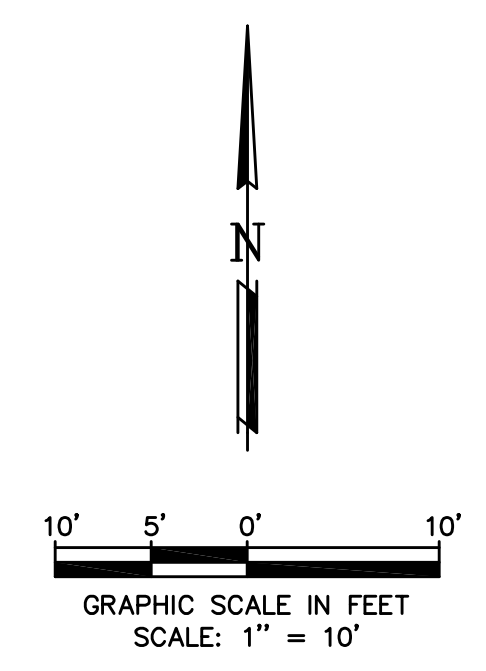
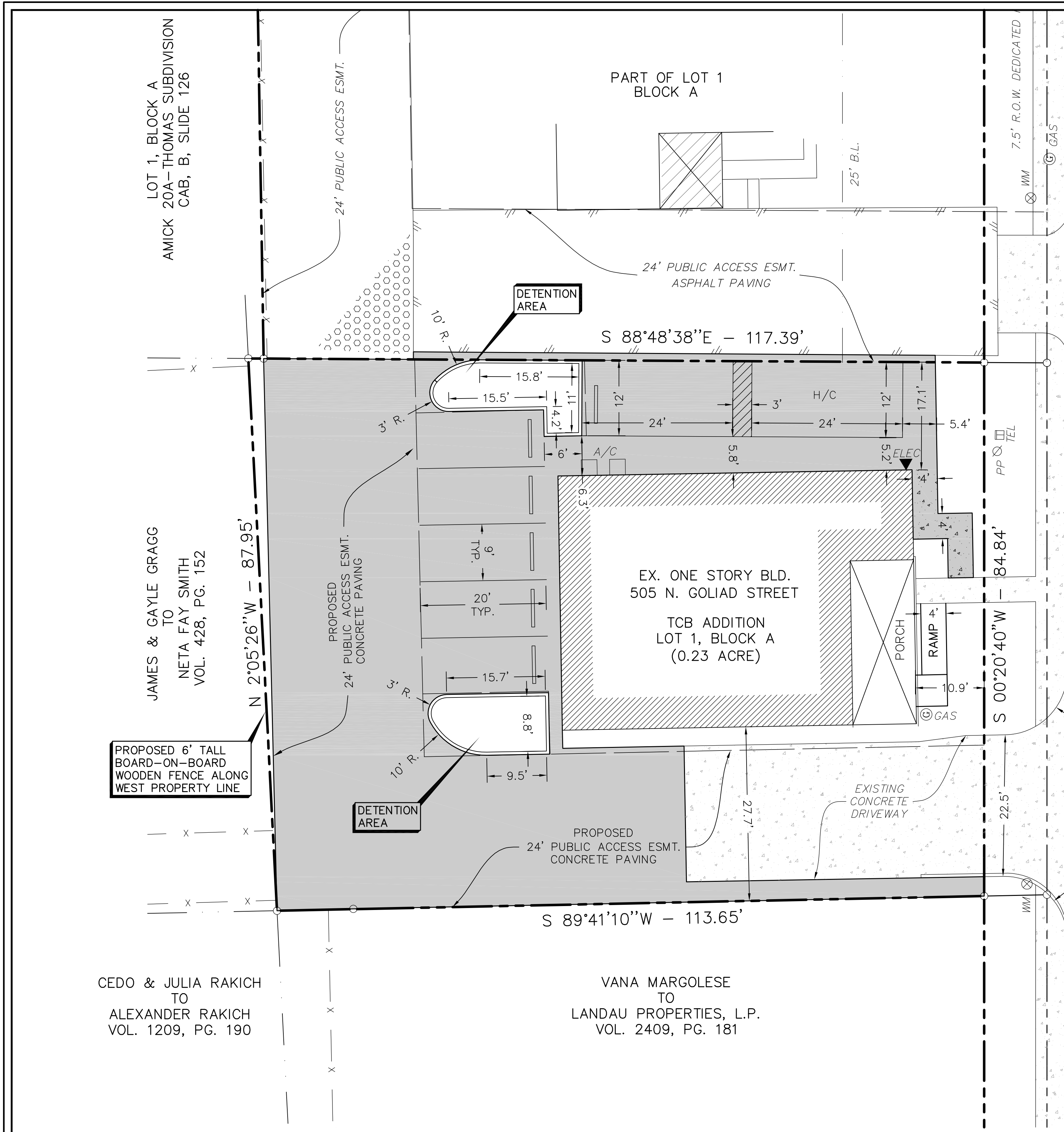


City of Rockwall

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.





OWNER:
TCB CONSTRUCTION GROUP, LLC.
906 N. GOLIAD STREET
ROCKWALL, TEXAS 75087

SITE DATA

LOT AREA	10,019 SF ~ 0.23 AC
ZONING	PD-50 NORTH GOLIAD OVERLAY DISTRICT
INSIDE BUILDING AREA	1916 SF
FRONT PORCH	264 SF
PARKING REQUIRED	8 SPACES
PARKING PROVIDED	7 SPACES



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TUAN P. LAM, P.E. 86968 ON 5/16/19. ALTERATION OF A SEALED DOCUMENT WITHOUT THE PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

CASE No. Z2019-009

SITE PLAN

TCB ADDITION - LOT 1, BLOCK A
BONAFIDE BETTIES PIES CO.
505 N. GOLIAD STREET
ROCKWALL, TEXAS 75087

LAM CONSULTING ENGINEERING
6804 WILHELMINA DRIVE
SACHSE, TEXAS 75048
Phone (214) 766-1011
www.lamcivil.com
Firm #F-9763

DESIGN:	LCE	CHECK:	LCE	SCALE:	AS NOTED
DRAWN:	CTL	DATE:	MAY 2019	PROJECT:	632-19

4 of 8

SURVEY INFORMATION ON THIS DRAWING WAS PROVIDED BY OTHERS. LAM CONSULTING ENGINEERING IS NOT RESPONSIBLE FOR THE ACCURACY OF THE TOPOGRAPHIC MAPPING NOR BENCHMARK DATUM.

THE INFORMATION SHOWN ON THIS PLAN IS FROM RECORD DRAWINGS. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS DRAWING. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES AND CONTACT ALL UTILITY COMPANIES 48 HRS PRIOR TO ANY EXCAVATION. 1-800-DIG TESS

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: 06/25/2019
APPLICANT: Chris Lam, P.E.; *Lam Consulting Engineering*
CASE NUMBER: SP2019-015; *Site Plan for Restaurant Less than 2,000 SF w/o Drive-Through*

SUMMARY

Consider a request by Chris Lam, PE of Lam Consulting Engineering on behalf of Price Pointer of TCB Construction Group, LLC for the approval of a site plan for a restaurant less than 2,000 SF without a drive-through or drive-in on a 0.23-acre parcel of land identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary.

BACKGROUND

The subject property was a part of the original town incorporation for the City of Rockwall in 1873. On August 5, 2002, the City Council approved *Ordinance No. 02-46* zoning the property *Planned Development District 50 (PD-50)* for Residential Office (RO) District land uses. On June 3, 2019, the City Council approved a Specific Use Permit [*i.e. Ordinance No. 19-22, SUP No. S-208*] allowing the *Restaurant Less Than 2,000 SF without a Drive-Through or Drive-In* land use on the subject property. The existing single-family home is approximately 1,916 SF, and -- according to the City of Rockwall's Historic Resources Survey -- was constructed in 1915 using characteristics of Bungalow style architecture. Bungalow styled homes have a Craftsman influence, and typically have identifying features that include a low-pitched or gabled roof (*which is usually hipped*), wide unenclosed eave overhangs, exposed roof rafters, decorative or false beams under the gables, and full or partial width porches that are supported by tapered square columns.

PURPOSE

The applicant, Chris Lam, P.E. of Lam Consulting Engineering, is requesting approval of a site plan for the purpose of converting a single-family home into a restaurant, without a drive-through or drive-in that is less than 2,000 SF within Planned Development District 50 (PD-50). More specifically, the applicant is proposing to convert the existing single-family home to a commercial property to accommodate the proposed restaurant land use (*i.e. Bonafide Betties Pie Company*).

ADJACENT LAND USES AND ACCESS

The subject property is located at 505 N. Goliad Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a local boutique (*i.e. Hallie B's*), situated on a 0.2296-acre parcel of land. This property is zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses. Beyond this property is a continuation of Planned Development District 50 (PD-50).

South: Directly south of the subject property is a vacant 0.420-acre parcel of land. This property is zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses. Beyond this property is a continuation of Planned Development District 50 (PD-50).

East: Directly east of the subject property are local businesses and residential properties along N. Goliad Street that are zoned Planned Development District 50 (PD-50) for Residential Office District (RO) land uses. Beyond these properties are single-family residential homes zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property are single-family homes zoned Single-Family 7 (SF-7) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

Currently, the applicant is in the process of converting the residential structure to a commercial structure. Since the land use is changing from a residential land use to a commercial land use, the property is required to construct a parking lot and provide ADA compliant access to the proposed residential-office building. The proposed parking lot will have five (5) parking spaces located behind the main structure and two (2) parallel parking spaces located on the north side of the building. The ADA ramp and sidewalk will be located adjacent to the east façade of the building (*i.e. the front of the building*) that faces Goliad Street.

The submitted site plan generally conforms to the technical requirements contained within the UDC for a property located within Planned Development District 50 (PD-50). A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning Standards</i>	<i>District</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>6,000 SF</i>		<i>X=10,019 SF: In Conformance</i>
<i>Minimum Lot Frontage</i>	<i>60-Feet</i>		<i>X=~84-Feet: In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>		<i>X=~113-Feet: In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>25-Feet</i>		<i>X=25-Feet: In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>30-Feet</i>		<i>X=30-Feet: In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>		<i>X=10-Feet: In Conformance</i>
<i>Maximum Building Height</i>	<i>36-Feet</i>		<i>X=~25-Feet: In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>40%</i>		<i>X=~19%: In Conformance</i>
<i>Minimum Masonry Requirement</i>	<i>90%</i>		<i>100%: In Conformance Wood Siding</i>
<i>Minimum Number of Parking Spaces</i>	<i>8 Spaces</i>		<i>7 Spaces: In Conformance Per SUP</i>
<i>Minimum Stone Requirement</i>	<i>N/A</i>		<i>N/A Per NGC OV Standards</i>
<i>Minimum Landscaping Percentage</i>	<i>N/A</i>		<i>N/A</i>
<i>Maximum Impervious Coverage</i>	<i>N/A</i>		<i>N/A</i>

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 6.04.E, *Parking Area Restrictions*, of Section 6, *North Goliad Corridor Overlay (NGC OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), "...any surface parking shall be provided in well-screened parking lots at the rear or behind the main façade of the building..." Additionally, new buildings or alterations shall be compatible with the adjoining area. In this case, the applicant is locating the parking lot to the rear and north side of the property (*i.e. behind the front façade*), which conforms to the NGC OV district standards. Additionally, since the applicant will install a minimum six (6) foot tall *board-on-board* fence, the request appears to be in conformance with the overlay district's requirements with regard to parking lot screening. Since, the structure is being converted from a residential land use to a commercial land use, modifications to

the site will be required. In this case, the applicant has provided a full scope of work detailing all changes to the site.

INFRASTRUCTURE

Planned Development District 50 (PD-50) requires a cross access easement on all adjoining properties when the use has changed from a residential land use to a non-residential land use. An access plan for PD-50 is also included in the OURHometown Vision 2040 Comprehensive Plan under Appendix 'A', *Small Area Plans*. The subject property will be incorporating a 24-foot wide drive aisle and connecting to the cross access easement on the adjacent property to the north (*i.e.* 507 N. Goliad Street). This will provide ingress/egress for both properties, while meeting the intent of the access plan contained in the Comprehensive Plan.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan, the subject property is located in the Downtown District and is designated for Live/Work land uses. The Downtown District is considered to be the cultural heart of the community and embodies the small-town atmosphere that is characteristic of the City of Rockwall. Contained in the Downtown District is the North Goliad Corridor, which is a unique live/work corridor that offers residential units, offices, event venues, and boutiques. The intent of the North Goliad Corridor is not only to protect and preserve the historic architecture and significance within the district, but to also ensure that infill development does not negatively impact the surrounding properties or the district. In this case, the applicant's request appears to be in conformance with the Future Land Use Plan. Specifically, the proposed office building is an existing single-family home and the applicant is not proposing to make any structural changes to the exterior of the building when the home is converted to an office building.

ARCHITECTURAL REVIEW BOARD (ARB):

The Architectural Review Board (ARB) will review the building elevations at the June 25, 2019 meeting, and will provide a recommendation to the Planning and Zoning Commission.

HISTORIC PRESERVATION ADVISORY BOARD (HPAB):

On June 20, 2019, the Historic Preservation Advisory Board (HPAB) reviewed the applicant's request and passed a motion to approve a Certificate of Appropriateness (COA) by a vote of 4-0 with Board Members Daniels, Mischler, and Bowlin absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's site plan request, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed;
- (2) Submittal and approval of civil engineering plans and plat are required prior to the approval of a Certificate of Occupancy (CO);
- (3) Adherence to the operational conditions established in the Specific Use Permit (SUP) are required for continued operation; and,
- (4) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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 SP2019-015	Owner STAINED, GLASS CREATIONS INC	Applied 5/16/2019	LM
Project Name 505 N. Goliad Street	Applicant LAM CONSULTING ENGINEERING	Approved	
Type SITE PLAN		Closed	
Subtype		Expired	
Status P&Z HEARING		Status 6/18/2019	DG

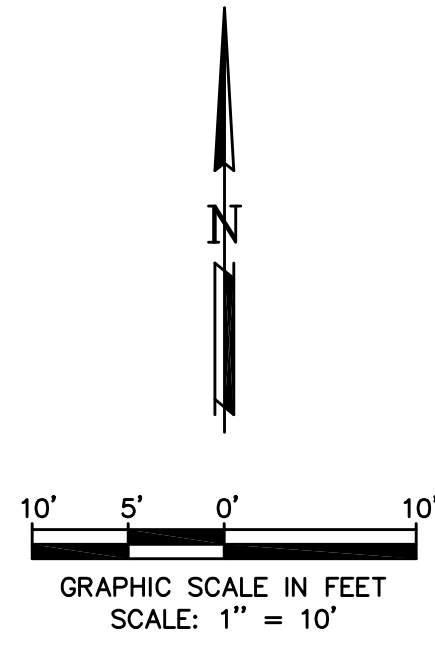
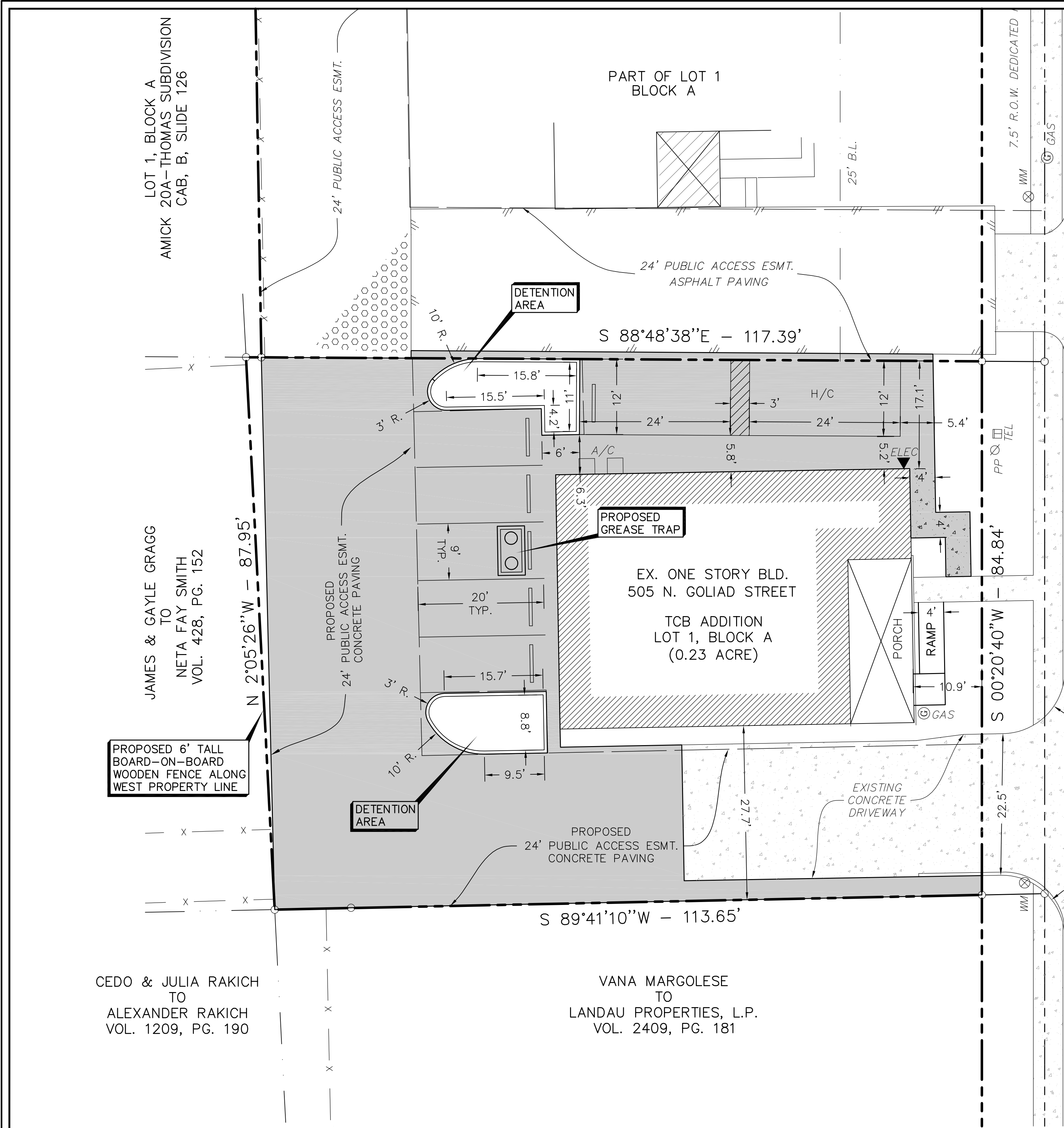
Site Address 505 N GOLIAD ST	City, State Zip ROCKWALL, TX 75087	Zoning
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Subdivision ARTVENTURES STUDIO ADDN	Tract	Block 20B	Lot No	Parcel No 3050-020B-0023-00-0R	General Plan
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	5/16/2019	5/23/2019				
ENGINEERING (5/24/2019 11:26 AM SH) - Bump out islands to have 20' long parking space. - Pave to have 24' drive isle. The following if for your information for engineering design. - 4% Engineering Fees. - Impact fees. - Must have detention. - TXDOT permit required if touching the ROW. - Walls 3' and over must be engineered. - All walls to be rock or stone face. No smooth concrete walls allowed. - Must meet all City Standards of Design and Construction	Sarah Hager	5/16/2019	5/23/2019	5/24/2019	8	COMMENTS	
FIRE	Ariana Hargrove	5/16/2019	5/23/2019	5/23/2019	7	APPROVED	
GIS	Lance Singleton	5/16/2019	5/23/2019	5/22/2019	6	APPROVED	
PLANNING	David Gonzales	6/18/2019	6/25/2019	6/18/2019		COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>PLANNING AND ZONING 2nd ROUND COMMENTS (06.18.2019):</p> <p>The following staff comments are to be addressed and resubmitted no later than Tuesday July2, 2019. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:</p> <p>** Planning Department General Comments & Requirements:</p> <ol style="list-style-type: none"> 1. Adherence to the SUP Requirements, standards of the Unified Development Code(UDC), Planning, Building Inspections, Engineering and Fire Department standards shall be required 2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy(CO). 3. Submittal and approval of a Certificate of Appropriateness(COA) by the Historic Preservation Advisory Board (HPAB) for the site plan, and any exterior changes requiring approval of a COA. <p>** Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent/final review by staff:</p> <p>Site Plan:</p> <ol style="list-style-type: none"> 1. The site plan requires a recommendation forwarded to the Planning and Zoning Commission from the Historic Preservation Advisory Board(HPAB). <p>Building Elevations:</p> <ol style="list-style-type: none"> 1. Changes to the building elevations require a recommendation from the Architectural Review Board(ARB). See scheduled meeting below. <p>** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales AICP with the Planning Department at 972-771-7745.</p> <p>Meeting Dates to Attend</p> <p>Architectural Review Board: June 25, 2019 (5:00 p.m.) [Consent Agenda]</p> <p>Planning - Consent Agenda: June 25, 2019 (6:00p.m.) [P&Zto take action (i.e. approve, approve with conditions, deny)]</p> <p>** IF REQUIRED -- City Council - Action: Monday, July 1, 2019 (6:00 p.m.) [ONLY FOR VARIANCE AND EXCEPTION REQUESTS NOT APPROVED BY THE PLANNING AND ZONING COMMISSION] **</p>						
PLANNING	David Gonzales	5/16/2019	5/23/2019	6/18/2019	33 COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Consider a request by Chris Lam, PE of Lam Consulting Engineering on behalf of Price Pointer of TCB Construction Group, LLC for the approval of a site plan for a restaurant less than 2,000 SF without a drive-through or drive-in on a 0.23-acre parcel of land identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office(RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary.</p> <p>PLANNING AND ZONING 1ST ROUND COMMENTS (06.18.2019):</p> <p>The following staff comments are to be addressed and resubmitted no later than Tuesday July2, 2019. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:</p> <p>** Planning Department General Comments & Requirements to address/acknowledge:</p> <ol style="list-style-type: none"> 1. Adherence to the SUP Requirements, standards of the Unified Development Code (UDC), Planning, Building Inspections, Engineering and Fire Department standards shall be required 2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy(CO). 3. Submittal and approval of a Certificate of Appropriateness(COA) by the Historic Preservation Advisory Board (HPAB) for the site plan, and any exterior changes requiring approval of a COA. 4. Label all revised site plan documents with "Case No. SP2019-015" at the lower right corner of each plan. <p>** Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent/final review by staff:</p> <p>Site Plan:</p> <ol style="list-style-type: none"> 1. Delineate and label the minimum 25-foot front yard set-back for the Residential Office (RO) District. 2. Label the access easements as "24-ft Firelane, Public Access, Drainage and Utility Easements (as appropriate for each). 3. The site plan requires a recommendation forwarded to the Planning and Zoning Commission from the Historic Preservation Advisory Board(HPAB). <p>Building Elevations:</p> <ol style="list-style-type: none"> 1. Changes to the building elevations require a recommendation from the Architectural Review Board(ARB). See scheduled meeting below. <p>** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.</p> <p>Meeting Dates to Attend</p> <p>Architectural Review Board: June 25, 2019 (5:00 p.m.) [Consent Agenda]</p> <p>Planning - Action: June 25, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]</p> <p>** IF REQUIRED -- City Council - Action: Monday, July 1, 2019 (6:00 p.m.) [ONLY FOR VARIANCE AND EXCEPTION REQUESTS NOT APPROVED BY THE PLANNING AND ZONING COMMISSION] **</p>						
Police Department	David Gonzales	5/23/2019	5/30/2019	5/23/2019	COMMENTS	See comments



VICINITY MAP
N.T.S.

OWNER:
TCB CONSTRUCTION GROUP, LLC.
906 N. GOLIAD STREET
ROCKWALL, TEXAS 75087

SITE DATA

LOT AREA	10,019 SF ~ 0.23 AC
ZONING	PD-50 NORTH GOLIAD OVERLAY DISTRICT
INSIDE BUILDING AREA	1916 SF
FRONT PORCH	264 SF
PARKING REQUIRED	8 SPACES
PARKING PROVIDED	7 SPACES

CEDO & JULIA RAKICH
TO
ALEXANDER RAKICH
VOL. 1209, PG. 190

VANA MARGOLESE
TO
LANDAU PROPERTIES, L.P.
VOL. 2409, PG. 181

N. GOLIAD STREET
VARIABLE R.O.W. STATE OF TEXAS



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CASE No. Z2019-009

SITE PLAN

TCB ADDITION - LOT 1, BLOCK A
BONAFIDE BETTIES PIES CO.
505 N. GOLIAD STREET
ROCKWALL, TEXAS 75087

LAM CONSULTING ENGINEERING
6804 WILHELMINA DRIVE
SACHSE, TEXAS 75048
Phone (214) 766-1011
www.lamcivil.com
Firm #F-9763

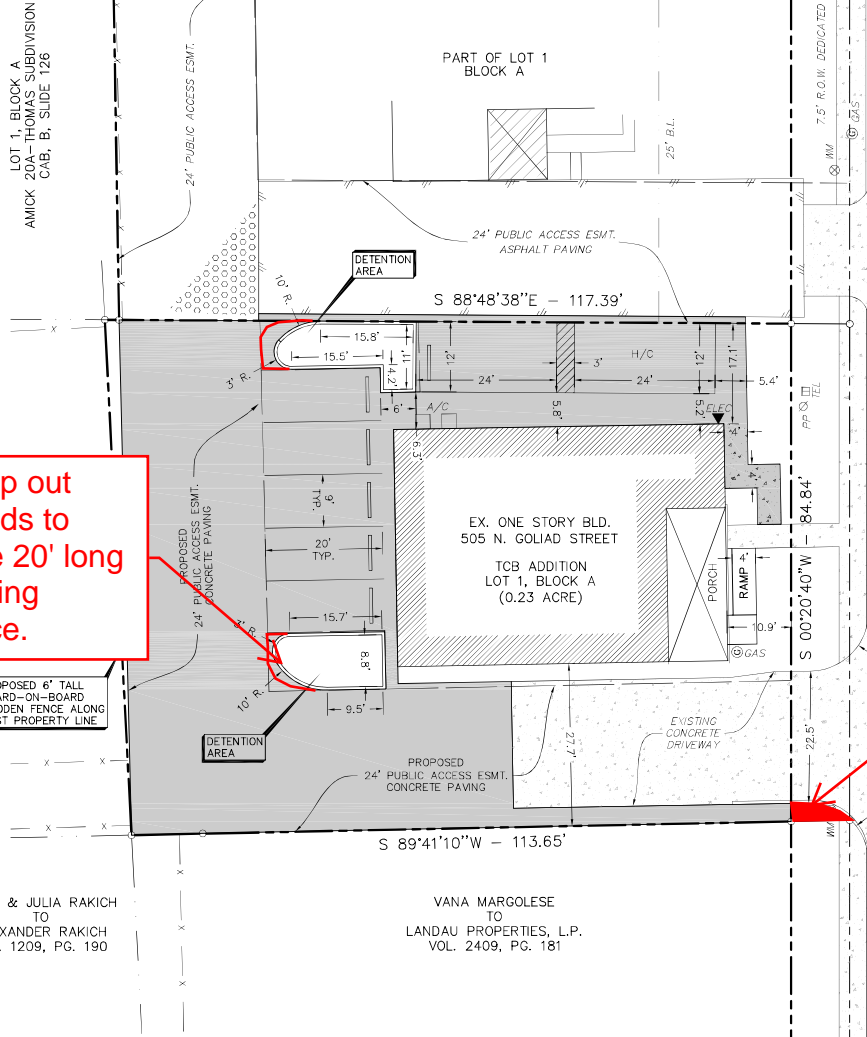
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DRAWN:	CTL	DATE:	MAY 2019	PROJECT:	632-19

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ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(5/23/2019 5:52 PM DG)						
Comments provided by Capt. Ed Fowler - Police						
SP2019-015 - BONAFIDE BETTIES PIES CO						
Considerations:						
<ul style="list-style-type: none"> • Lighting placed on or in fencing area around dumpster to eliminate shadow and dark areas and prevent theft from dumpster(ID Theft, etc.) • Place high resolution cameras on corners of building and interior. • Equip doors with motion sensor alarms, windows with glass break alarms and interior proximity alarms. • Consider target hardening with industrial standard or greater locking devices for all doors • Lighting placed upon all sides of the exterior the buildings, over doors and at the rear of property (West) to illuminate and eliminate shadows, dark areas and hiding spots. Lighting set by City Code, LEDs are preferred • Ensure trees and bushes are trimmed within acceptable standards (Trees Trimmed up to 7' and Bushes Trimmed Down to 3') and consider ground wash lighting to illuminate the area and provide territorial reinforcement, ownership and enhance natural lines of sight at night around the business. • Consider appropriate lighting of parking lot to eliminate hiding places for suspect and prevent accidents 						



Bump out islands to have 20' long parking space.

PROPOSED 6' TALL BOARD-ON-BOARD WOODEN FENCE ALONG WEST PROPERTY LINE

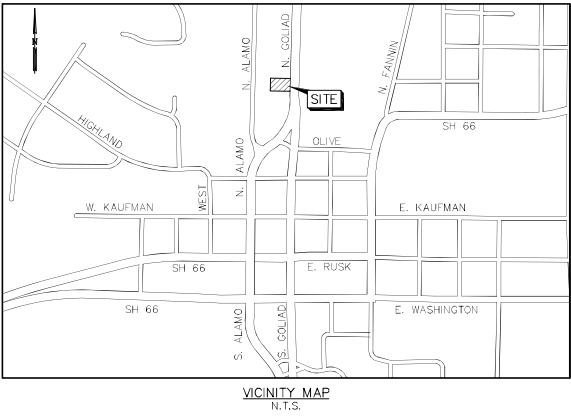
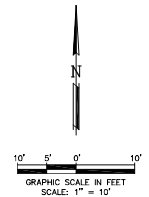
Pave to have 24' drive isle.

- 4% Engineering Fees.
- Impact fees.
- Must have detention.
- TXDOT permit required if touching the ROW.
- Walls 3' and over must be engineered.
- All walls to be rock or stone face. No smooth concrete walls allowed.
- Must meet all City Standards of Design and Construction

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OWNER:
TCB CONSTRUCTION GROUP, LLC.
906 N. GOLIAD STREET
ROCKWALL, TEXAS 75087

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CASE No. Z2019-009

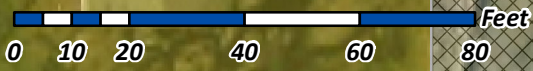
SITE PLAN

**TCB ADDITION - LOT 1, BLOCK A
BONAFIDE BETTIES PIES CO.
505 N. GOLIAD STREET
ROCKWALL, TEXAS 75087**

LAM CONSULTING ENGINEERING
6804 WILHELMINA DRIVE
SACHS, TEXAS 75048
Phone: (214) 786-1011
www.lamcvi.com
Firm #P-9783

DESIGN:	LCE	CHECK:	LCE	SCALE:	AS NOTED
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4 of 8



SP2019-015 - BONAFIDE BETTIES PIES CO.
SITE PLAN - LOCATION MAP =



SF-7

PD-50

GOLIAD

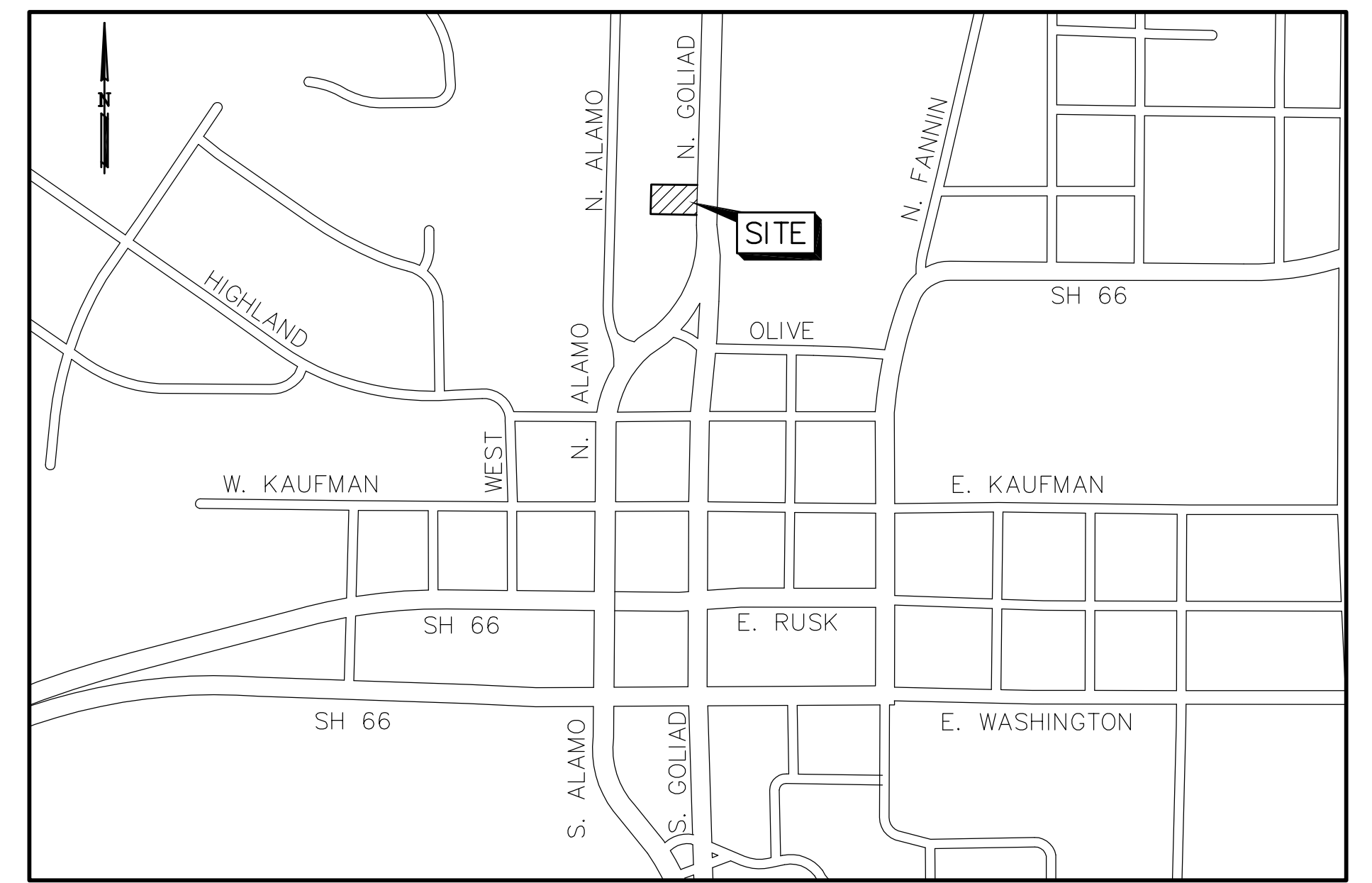
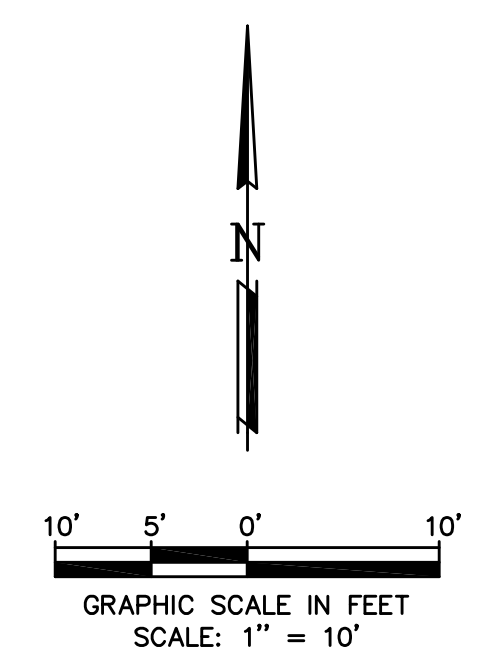
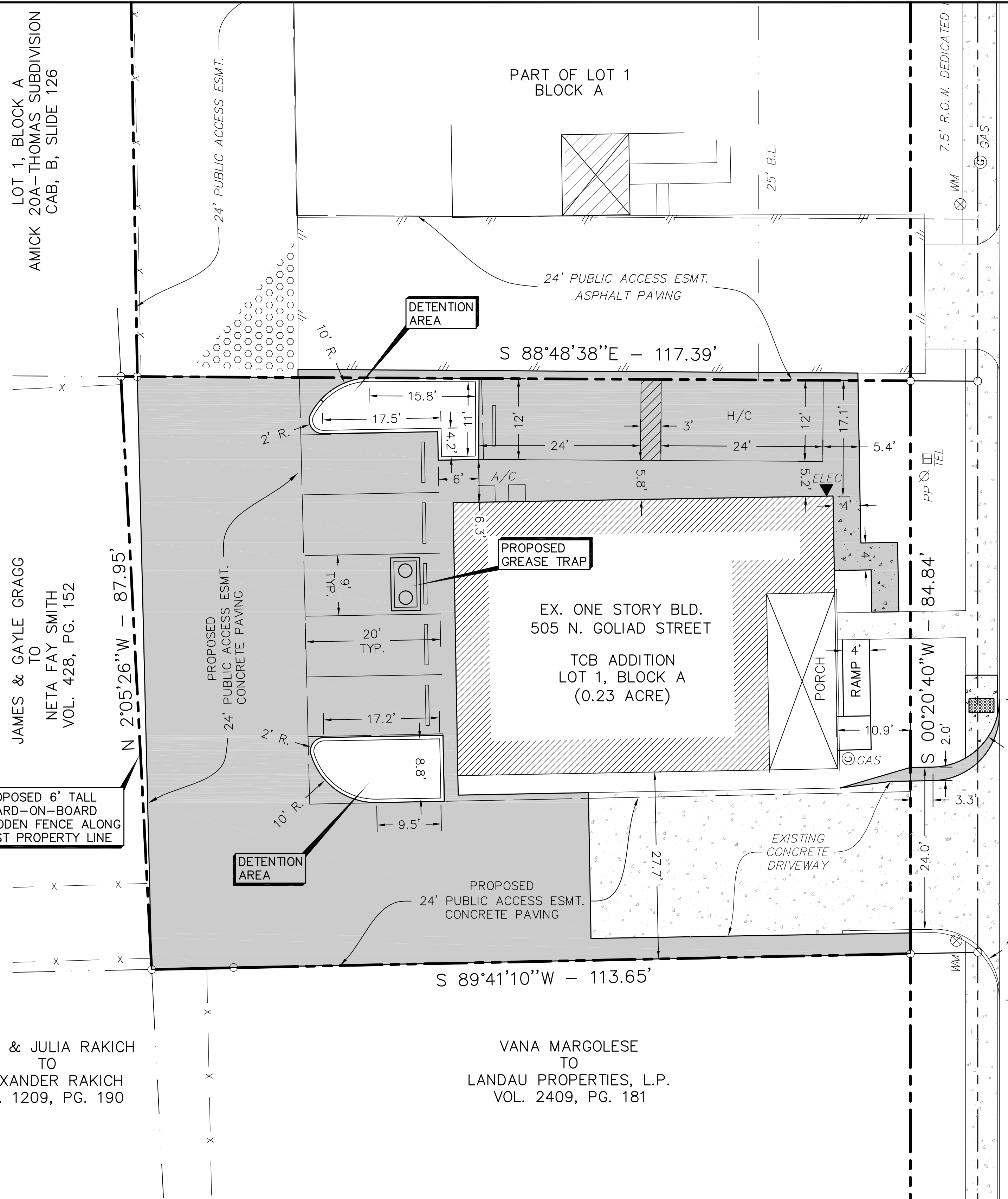


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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N.T.S.

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CASE No. SP2019-015

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July 17, 2019

ATTN: CHRIS LAM
LAM CONSULTING ENGINEERING
6804 WILHELMINA DRIVE,
Sachse, TX 75048

RE: SITE PLAN (SP2019-015), 505 N. Goliad Street

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by the Planning and Zoning Commission on 06/25/2019. The following is a record of all recommendations, voting records and conditions of approval:

ARCHITECTURAL REVIEW BOARD (ARB):

The Architectural Review Board (ARB) will review the building elevations at the June 25, 2019 meeting, and will provide a recommendation to the Planning and Zoning Commission.

HISTORIC PRESERVATION ADVISORY BOARD (HPAB):

On June 20, 2019, the Historic Preservation Advisory Board (HPAB) reviewed the applicant's request and passed a motion to approve a Certificate of Appropriateness (COA) by a vote of 4-0 with Board Members Daniels, Mischler, and Bowlin absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's site plan request, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed;*
- (2) Submittal and approval of civil engineering plans and plat are required prior to the approval of a Certificate of Occupancy (CO);*
- (3) Adherence to the operational conditions established in the Specific Use Permit (SUP) are required for continued operation; and,*
- (4) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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 25, 2019, the Planning and Zoning Commission's motion to approve the site plan with staff conditions and ARB recommendations passed by a vote of 7 to 0.

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,

A handwritten signature in blue ink, appearing to read 'David Gonzales', with a long horizontal flourish extending to the right.

David Gonzales, AICP
Planning Manager
Planning & Zoning Department
City of Rockwall, TX