



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2019-032 P&Z DATE 8/27/19 <sup>02</sup>CC DATE 9/10/19 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 # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2019-032

**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]*  
Jimmy M. White, PE, CFM

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)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)

### Notes:

<sup>1</sup>: 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 912 E Interstate 30 - Rockwall, TX

Subdivision Texas Roadhouse Addition

Lot

1

Block

A

General Location NE corner of E Interstate 30 @ Greencrest Boulevard

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Commercial (C) District

Current Use Restaurant

Proposed Zoning Commercial (C) District

Proposed Use No change

Acreage

2.070

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 Roadhouse Enterprises, Inc.

Applicant GreenbergFarrow

Contact Person Caitlin Kincaid

Contact Person Janet Reid

Address 6040 DUTCHMANS LANE, SUITE 400

Address 7700 Windrose Avenue, Suite G300

City, State & Zip LOUISVILLE, KENTUCKY 40205

City, State & Zip Plano, TX 75024

Phone

Phone +1 (214) 697-9771

E-Mail Caitlin.Kincaid@TexasRoadhouse.com

E-Mail JReid@GreenbergFarrow.com

## NOTARY VERIFICATION [REQUIRED]

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

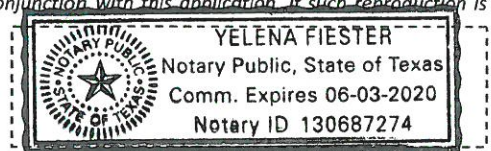
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 16th day of August, 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 August, 20 19.

Owner's/Applicant's Signature

*[Signature]*

Notary Public in and for the State of Texas



My Commission Expires



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

Phone: (972) 771-7745

Email: [Planning@Rockwall.com](mailto: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:** 8/19/2019

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, 08/23/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 8/27/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 8/27/2019 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:** SP2019-032  
**Project Name:** Texas Roadhouse  
**Project Type:** SITE PLAN  
**Applicant Name:** GREENBERG FARROW  
**Owner Name:** ROADHOUSE ENTERPRISES INC  
**Project Description:**



# RECEIPT

Project Number: SP2019-032

Job Address: 912 E I30

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Receipt Number: B86418

Printed: 8/21/2019 2:55 pm

Fee Description	Account Number	Fee Amount
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SITE PLANNING		
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	01-4280	
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		\$ 100.00
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**Total Fees Paid:**

**\$ 100.00**

Date Paid: 8/21/2019 12:00:00AM

Paid By: GREENBERG FARROW

Pay Method: CHECK 064494

Received By: LM



# CITY OF ROCKWALL

## ARCHITECTURAL REVIEW BOARD MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Architectural Review Board  
**FROM:** David Gonzales, Planning & Zoning Manager  
**DATE:** August 27, 2019  
**SUBJECT:** SP2019-032.; *Amended Building Elevations – Texas Roadhouse*

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The applicant, Janet Reid of Greenberg Farrow, is requesting approval of an amended site plan for the purpose of amending the building elevations to incorporate a 487 SF addition adjacent to the southeast corner (*i.e. front elevation*) of the existing Texas Roadhouse restaurant. This will increase the overall size of the building to 7,907 SF [*i.e. 487 SF + 7,420 SF*] and will add 40 additional seats to the dining area, increasing the total seating capacity to 321 seats. The addition will utilize the existing building materials (*i.e. natural stone, brick, and cedar siding*), and be identical in color and scale. On May 9, 2017, a site plan (*i.e. SP2017-012*) was approved by the Planning and Zoning Commission. Additionally, on May 15, 2019, the City Council approved variances to the IH-30 Overlay (IH-30 OV) District standards by allowing for the use of wood beyond 10% on the elevations (*i.e. Corporate Identity*), and to allow more than one (1) full parking bay [*i.e. two (2) rows of parking with a drive aisle*] between the primary building and the IH-30 right-of-way. The subject property is zoned Commercial (C) District, is located within the IH-30 Overlay (IH-30 OV) District, and is addressed as 912 E. IH-30.

## City of Rockwall Project Plan Review History




<b>Project Number</b> SP2019-032	<b>Owner</b> ROADHOUSE ENTERPRISES INC	<b>Applied</b> 8/19/2019	<b>LM</b>
<b>Project Name</b> Texas Roadhouse	<b>Applicant</b> GREENBERG FARROW	<b>Approved</b>	
<b>Type</b> SITE PLAN		<b>Closed</b>	
<b>Subtype</b> ADMINISTRATIVE		<b>Expired</b>	
<b>Status</b> Staff Review		<b>Status</b>	
 <b>Site Address</b> 912 E I30		<b>City, State Zip</b> ,	
		<b>Zoning</b>	
<b>Subdivision</b> ROCKWALL PINE ADDITION	<b>Tract</b> 4	<b>Block</b>	<b>Lot No</b> 4
			<b>Parcel No</b> 0145-0000-0004-03-0R
			<b>General Plan</b>

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	8/19/2019	8/26/2019	8/20/2019	1	APPROVED	
ENGINEERING	JEREMY WHITE	8/19/2019	8/26/2019	8/22/2019	3	APPROVED	
FIRE	Ariana Hargrove	8/19/2019	8/26/2019				
GIS	Lance Singleton	8/19/2019	8/26/2019				
PLANNING	David Gonzales	8/19/2019	8/26/2019	8/21/2019	2	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(8/21/2019 4:58 PM DG)						
SP2019-032: Administrative Site Plan– Texas Roadhouse- 487 SF Addition						
Please address the following comments (M= Mandatory Comments; I = Informational Comments).						
I.1 This is a request for the approval of an amended site plan for the Texas Roadhouse restaurant on a 2.07-acre parcel of land identified as Lot 1, Block A, Texas Roadhouse Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located within the IH-30 Overlay (IH-30 OV) District, located east of the intersection of Greencrest Boulevard and addressed as 912 E. IH-30.						
I.2 For questions or comments concerning this case, please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.						
M.3 For reference, include the case number (SP2019-032) in the lower right hand corner of all pages on future submittals.						
I.4 The proposed administrative site plan shall conform to all standards and requirements of the Unified Development Code(UDC), staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document						
I.5 Please note that failure to address all comments provided by staff by 5:00 PM on September 4, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.						
I.6 The proposed amended building elevations require approval by the Architectural Review Board(ARB). The scheduled ARB meeting date is August 27, 2019. The meeting will begin at 5:00 p.m. in the City's Council Chambers. A representative is required to be present for this meeting						
I.7 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. Revisions for this case will be due on September 4, 2019; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case for compliance.						

0 30 60 120 180 240 Feet

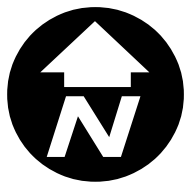
SP2019-032 - SITE PLAN, AMENDMENT FOR TEXAS ROADHOUSE  
AMENDED SITE PLAN - LOCATION MAP = 



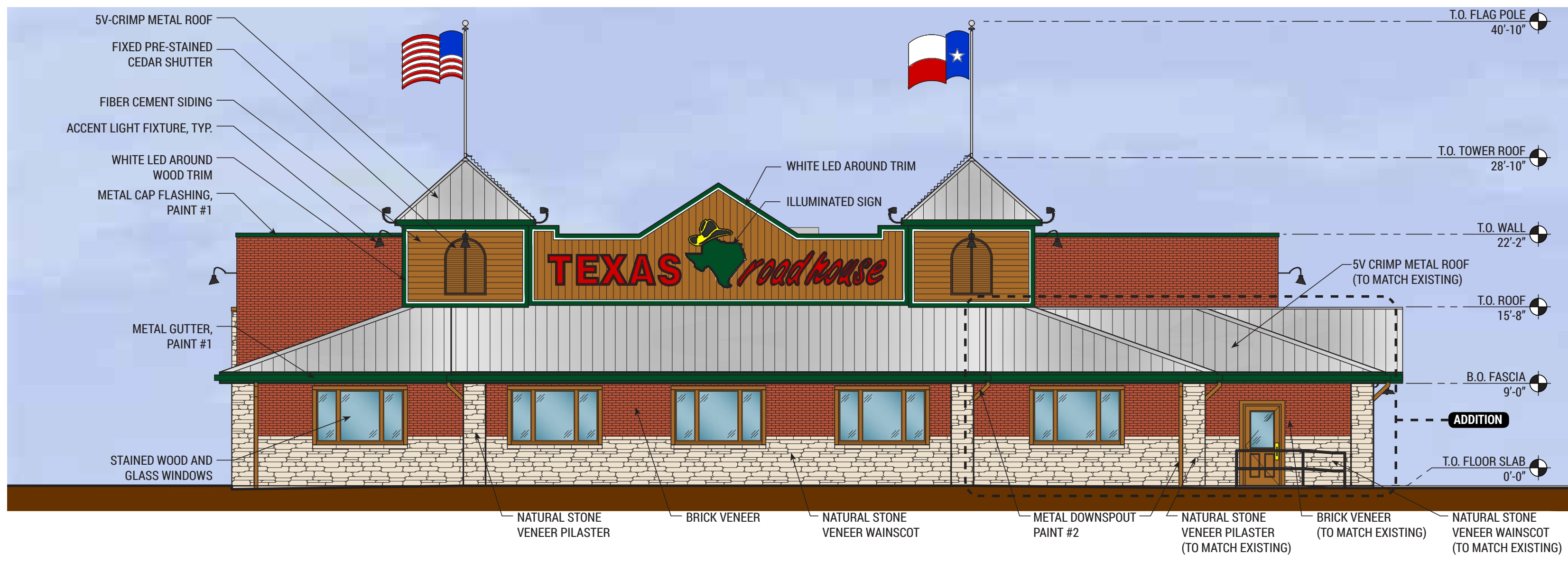
## City of Rockwall

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



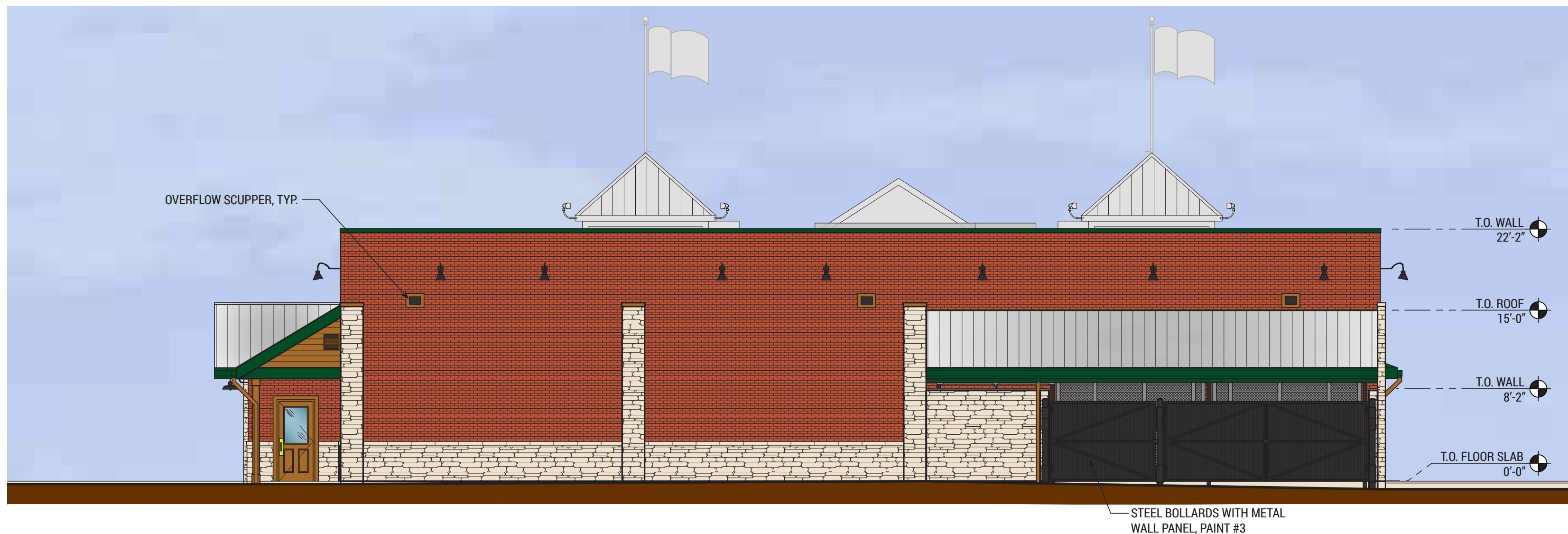




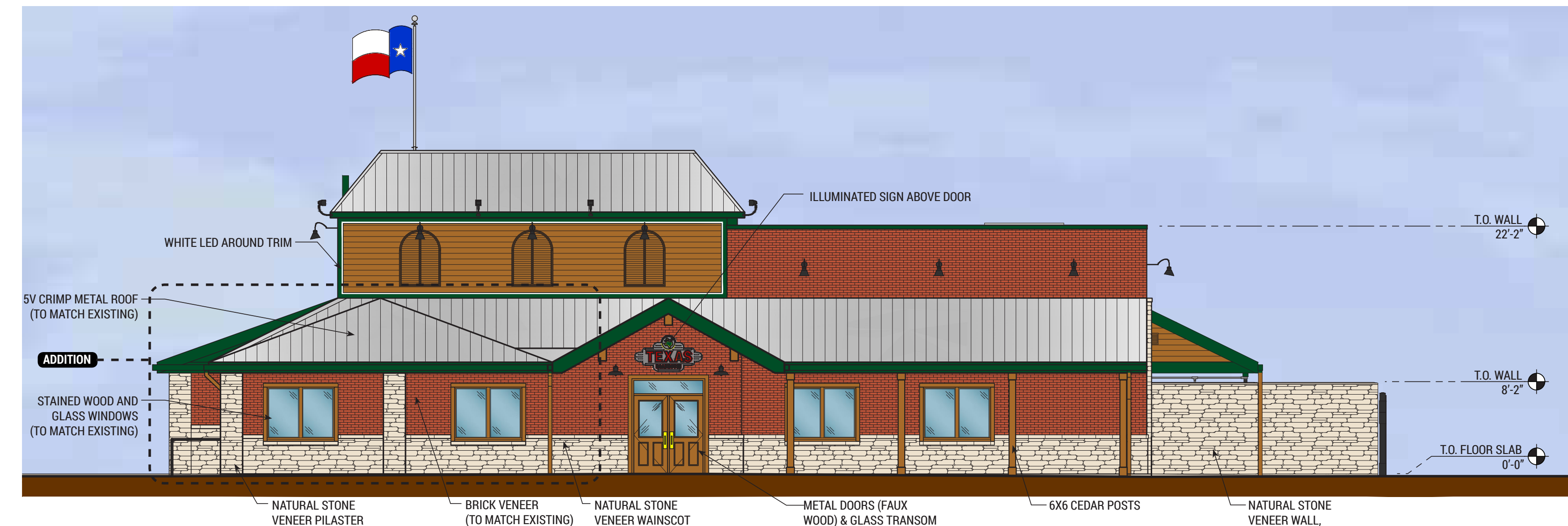
FRONT ELEVATION (SOUTH)



LEFT ELEVATION (WEST)



REAR ELEVATION (NORTH)



RIGHT ELEVATION (EAST)

EXTERIOR FINISH SCHEDULE	
TRIM & WOOD SHUTTERS	PRE-STAINED CEDAR, HENRY POOR LUMBER CEDARTONE TWP #1501 STAIN FORMULA
FIBER CEMENT SIDING	ALLURA LAP SIDING, RUSTIC CEDAR; COLOR: MAPLE VERTICAL PANEL, RUSTIC 8" O.C. GROOVE; COLOR: MAPLE
FRONT ENTRANCE DOORS	METAL DOORS (FAUX WOOD) STEELCRAFT "GRAIN-TECH" (MAPLE FINISH)
TRIM, METAL FLASHING & GUTTERS	PAINT #1: SHERWIN WILLIAMS PAINTS, GREEN
DOWNSPOUTS	PAINT #2: SHERWIN WILLIAMS PAINTS, #2195 "ROADSIDE" FINISH COLOR TO MATCH PRE-STAINED CEDAR
METAL DOORS & FRAMES, DUMPSTER GATES & BOLLARDS, RAILING	PAINT #3: SHERWIN WILLIAMS PAINTS, GLOSS BLACK
BRICK VENEER	CLAYMEX OLD DENVER
BRICK VENEER (ALTERNATE)	GENERAL SHALE PHOENIX C652
NATURAL STONE VENEER	NATURAL STONE VENEERS INTERNATIONAL, INC. TRADITIONAL COLLECTION, FAIRMONT
METAL ROOF	METAL SALES 5V-CRIMP, GALVALUME

DISCLAIMER NOTE:  
THE COLORS DEPICTED ON THESE ELEVATIONS ARE FOR GRAPHIC REPRESENTATION PURPOSES ONLY.  
PLEASE REFER TO MATERIAL BOARD FOR ACTUAL SAMPLE OF COLORS AND TEXTURES





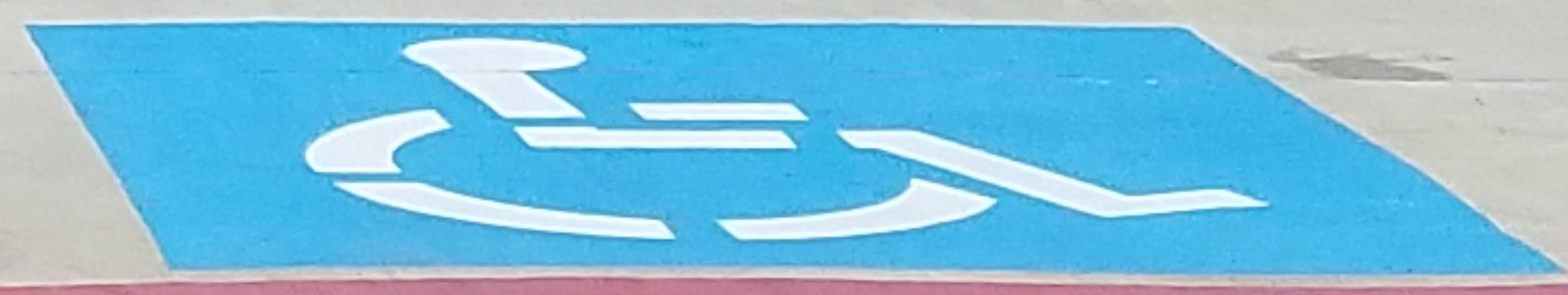
**TEXAS**  *roadhouse*

RESERVED  
PARKING  


RESERVED  
PARKING  


RESERVED  
PARKING  
  
VAN  
ACCESSIBLE

RESERVED  
PARKING  

PAID LINE

 roadhouse



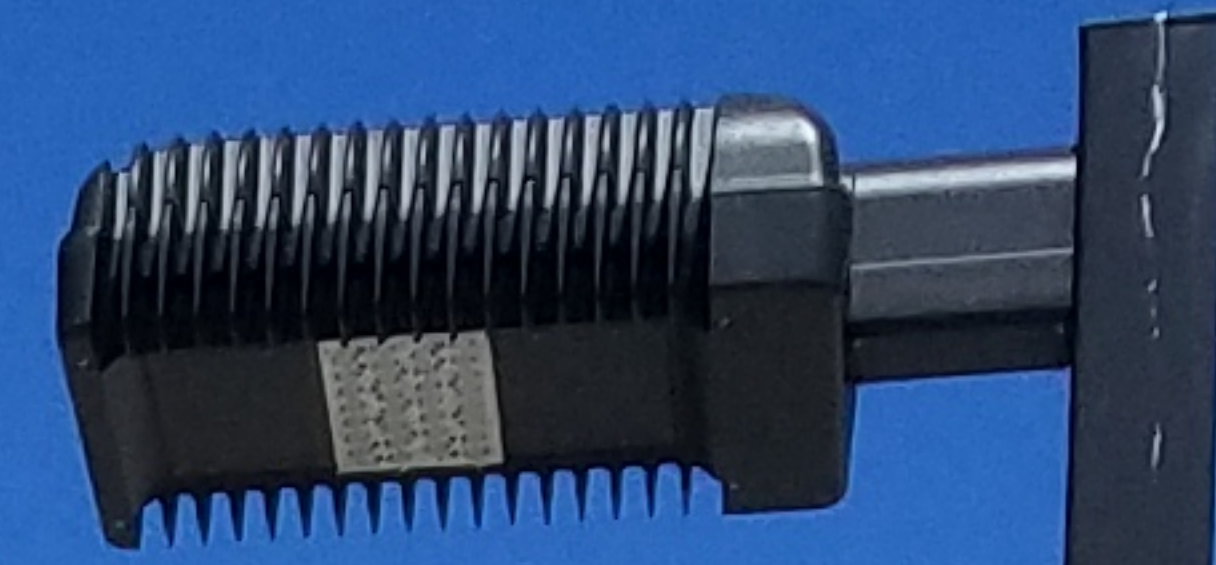
912

RESERVED  
PARKING

RESERVED  
PARKING

RESERVED  
PARKING

FIRE LANE  
NO PARKING





September 4, 2019

**ATTN: JANET REID**  
GREENBERG FARROW  
7700 WINDROSE AVENUE, SUITE G300  
PLANO, TX 75024

**RE: ADMINISTRATIVE SITE PLAN (SP2019-032), Texas Roadhouse**

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 Architectural Review Board on 08/28/2019. The following is a record of all recommendations, voting records and conditions of approval:

*ARCHITECTURAL REVIEW BOARD:*

*On August 27, 2019, the Architectural Review Board (ARB) made a motion to approve the amended building elevations for the proposed 487 SF addition to the southeast corner of the restaurant as submitted. The motion passed by a vote of 4-0, with Board Members Meyrat, Wacker, and Johnson absent.*

*On August 28, 2019, staff administratively approved the amended site plan request after receiving approval from the ARB.*

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,



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