



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22019-014 P&Z DATE 8/13/2019 CC DATE 8/19/2019 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION	
<input checked="" 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 checked="" type="checkbox"/>	APPLICATIONS
<input checked="" type="checkbox"/>	RECEIPT
<input checked="" type="checkbox"/>	LOCATION MAP
<input checked="" type="checkbox"/>	HOA MAP
<input checked="" 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 & ZC

CASE NO.

2019-014

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request (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 150 Pecan Valley Dr

Subdivision A0131 S. King Survey, Tract 1

Lot

Block

General Location Northwest corner of Goliad St & Pecan Valley Dr

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-65 w/ N. SH-205 Overlay

Current Use Undeveloped/Vacant

Proposed Zoning PD-65 w/ N. SH-205 Overlay

Proposed Use Drive-thru coffee kiosk

Acreage 2.246

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

Applicant Wier & Associates, Inc.

Contact Person

Contact Person Jake Fears, P.E.

Address

Address 2201 E. Lamar Blvd

Suite 200E

City, State & Zip

City, State & Zip Arlington, Texas 76006

Phone

Phone 8172695011

E-Mail

E-Mail jakef@wierassociates.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared JAKE FEARS [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 \$ 233.67, to cover the cost of this application, has been paid to the City of Rockwall on this the 9 day of July, 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."

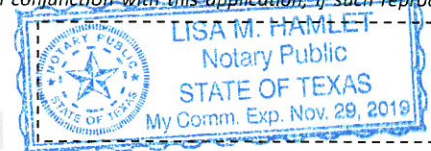
Given under my hand and seal of office on this the 9 day of July, 20 19.

Owner's/Applicant's Signature

Jake Fears

Notary Public in and for the State of Texas

Lisa M. Hamlet



My Commission Expires NOV. 29, 2019



DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

- PLAT TYPE.
 - MINOR/AMENDING PLAT.
 - MASTER PLAT.
 - PRELIMINARY PLAT.
 - FINAL PLAT.
 - REPLAT.
 - VACATION PLAT.

Staff requires four (4), 18" x 24" copies be submitted at the time the application is submitted. Each set of plans should be folded into a *Tri-Fold* with the project title or identifier facing out.

- DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:

- ONE (1) PDF COPY OF THE PLAT
- ONE (1) SURVEY BOUNDARY CLOSURE REPORT.

** AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE*

- TREESCAPE PLAN [IF APPLICABLE].
- LANDSCAPE PLAN [IF APPLICABLE].
- APPLICATION AND APPLICATION FEE.

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

- PLAN SET. A plan set is composed of the following items:

- SITE PLAN.
- LANDSCAPE PLAN.
- TREESCAPE PLAN.
- PHOTOMETRIC PLAN.
- BUILDING ELEVATIONS.

Staff requires the submittal of four (4) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

- BUILDING MATERIAL SAMPLE BOARD. See the *Material Sample Board Design Guidelines* in this development packet.
- APPLICATION AND APPLICATION FEE.

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

- LEGAL DESCRIPTION. A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.
- ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires four (4), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*
- LETTER OF EXPLANATION. A letter from the applicant or property owner explaining the purpose of the zoning application.
- APPLICATION AND APPLICATION FEE.

IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. WITHOUT A COMPLETE APPLICATION SUBMITTAL, THE CASE MAY NOT BE PROCESSED AND MAY NOT BE PLACED ON A PUBLIC HEARING AGENDA.



**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

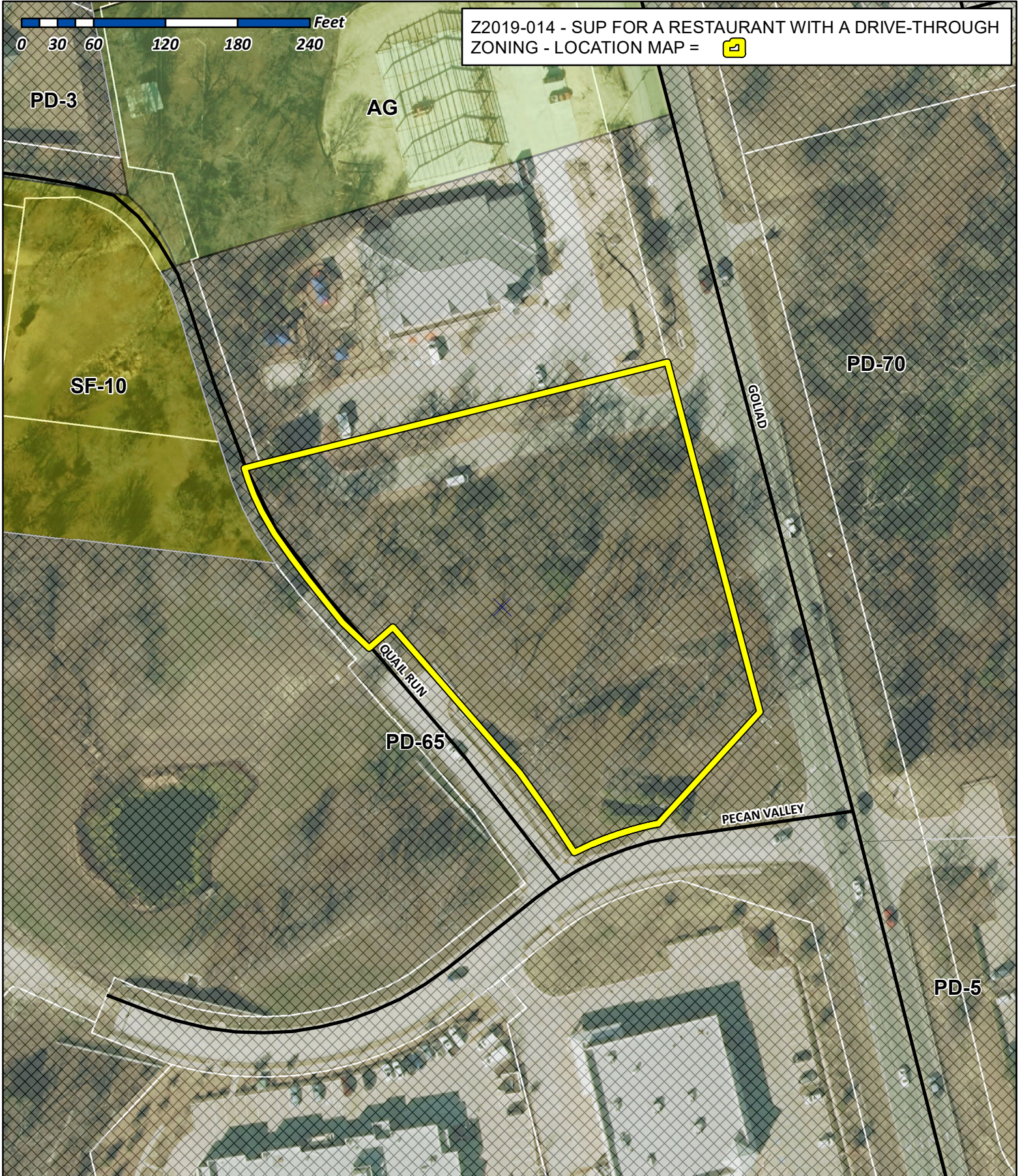
Date: 7/10/2019

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, 07/19/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 7/30/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 7/30/2019 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: Z2019-014
Project Name: SUP for a Restaurant with a Drive-through
Project Type: ZONING
Applicant Name: WIER & ASSOCIATES, INC
Owner Name: GOLIAD REAL, ESTATE LLC
Project Description:



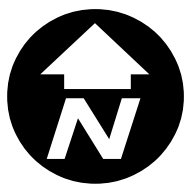
Z2019-014 - SUP FOR A RESTAURANT WITH A DRIVE-THROUGH
ZONING - LOCATION MAP =



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.

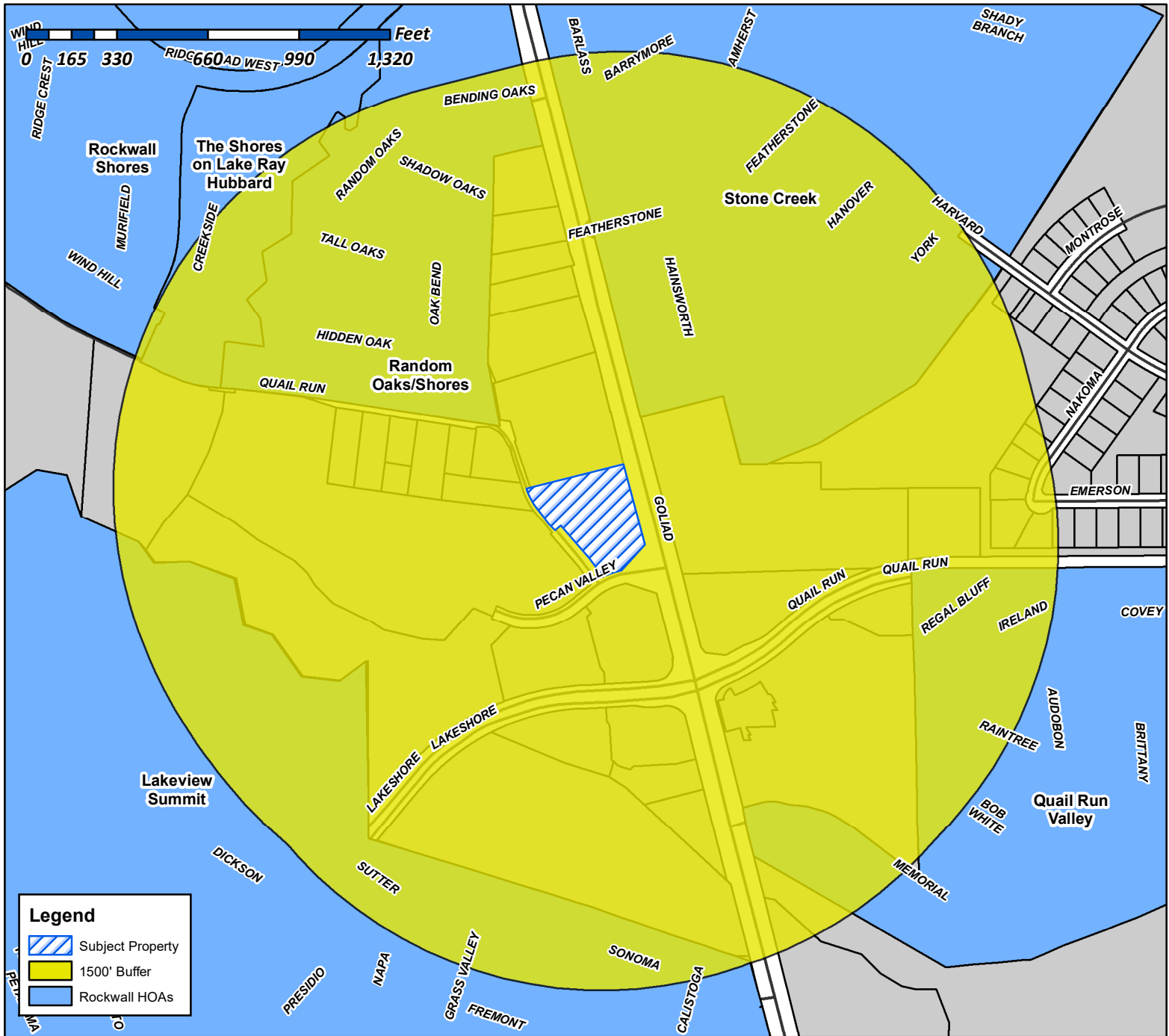




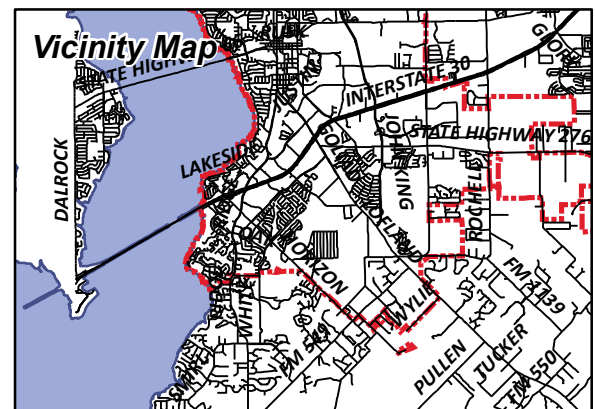
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2019-014
Case Name: SUP for a Restaurant with a Drive-through
Case Type: Zoning
Zoning: Planned Development 70 (PD-70) District
Case Address: 150 Pecan Valley Drive



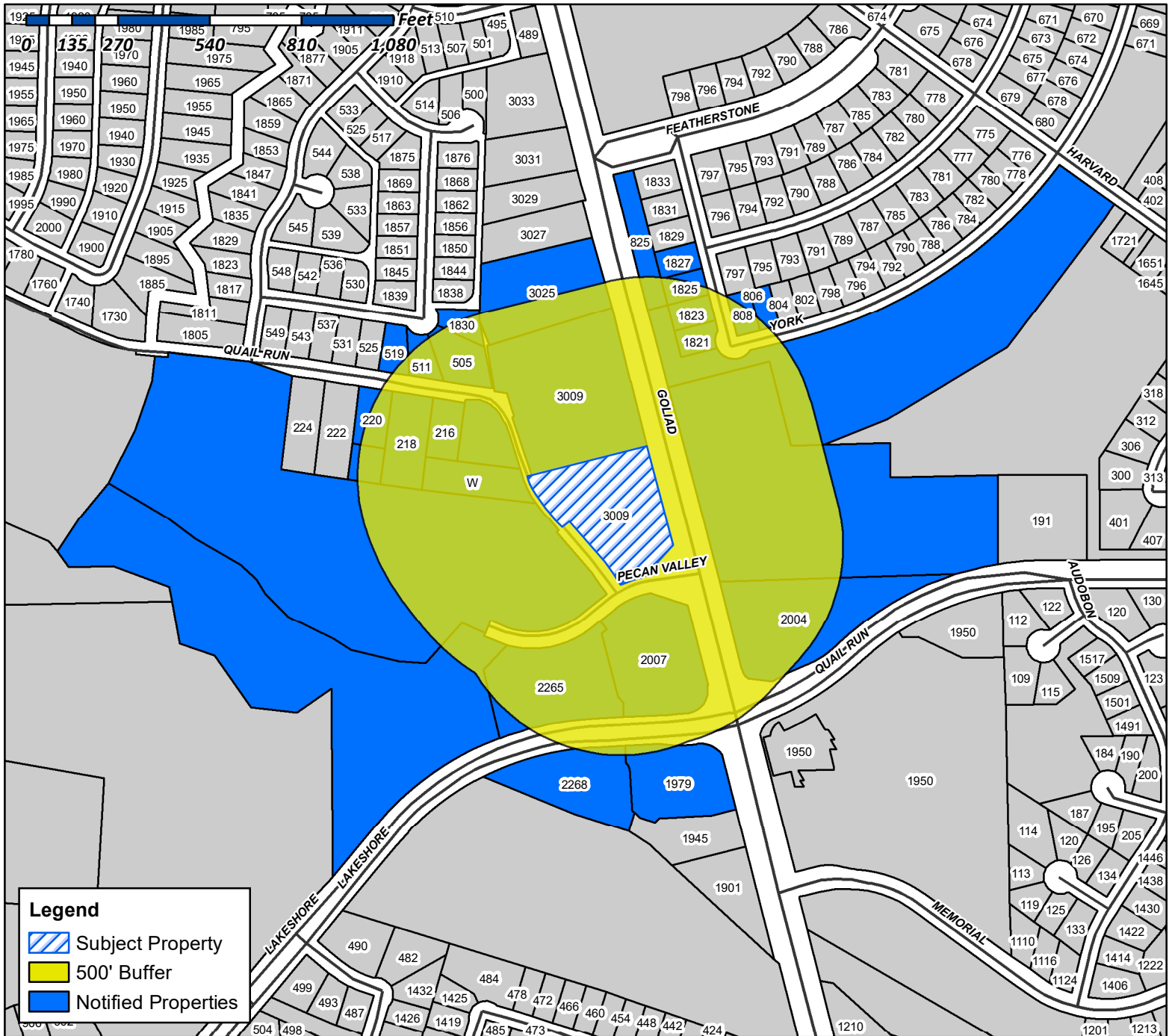
Date Created: 7/10/2019
For Questions on this Case Call (972) 771-7745



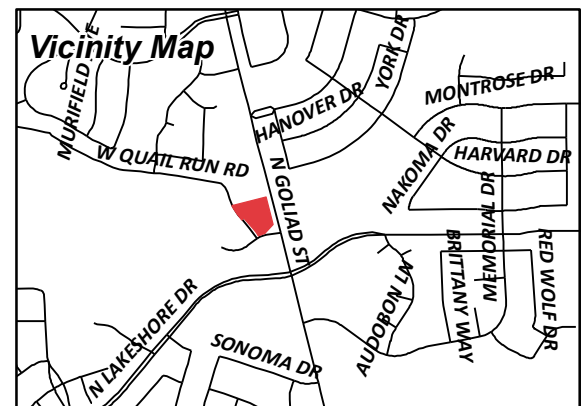
City of Rockwall

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Date Created: 7/10/2019

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

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

M REA PROPERTIES 2 LLC
1234 TRALEE LN
GARLAND, TX 75044

PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

CHAPMAN BOBBY E II AND AMY L CHAMPMAN
1821 HAINSWORTH DRIVE
ROCKWALL, TX 75087

MOORE MICHAEL RAY JR & STEPHANIE
1823 HAINSWORTH DRIVE
ROCKWALL, TX 75087

MORGAN RAYMOND L JR AND STEPHANIE L
1825 HAINSWORTH DR
ROCKWALL, TX 75087

ESCOBEDO OMAR & MARIA C
1827 HAINSWORTH DRIVE
ROCKWALL, TX 75087

SLOAN CHRISTOPHER A & MISTI D
1830 OAK BEND DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1979 N GOLIAD ST
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

DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

HYDE TRENT D & DEBRA A
218 W QUAIL RUN RD
ROCKWALL, TX 75087

HUNTER MICHAEL B & VICKIE D
220 W QUAIL RUN RD
ROCKWALL, TX 75087

HUNTER MICHAEL B & VICKIE D
220 W QUAIL RUN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2265 NORTH LAKESHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2268 N LAKESHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3009 N GOLIAD ST
ROCKWALL, TX 75087

CLARK TROY & JANICE
3025 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

ARRIAGA HENRY
505 HIDDEN OAK LN
ROCKWALL, TX 75087

JASMAN JAMES BLAKE
511 HIDDEN OAK LN
ROCKWALL, TX 75087

MURRAY NANCY J
519 HIDDEN OAK LN
ROCKWALL, TX 75087

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

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

REY LUIS SR AND JUDY L
806 YORK DR
ROCKWALL, TX 75087

ODEYEMI ADETUNJI
808 YORK DR
ROCKWALL, TX 75087

MOORE WORTH INVESTMENTS LLC
8445 FREEPORT PKWY SUITE 175
IRVING, TX 75063



WIER & ASSOCIATES, INC.
 ENGINEERS
 SURVEYORS
 LAND PLANNERS

July 9, 2019

City of Rockwall
 Planning & Zoning Dept.
 385 S. Goliad St
 Rockwall, Texas 75087

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.
 TIM V. WALLACE, P.E.

**RE: LETTER OF EXPLANATION – SPECIFIC USE PERMIT
 150 PECAN VALLEY DR (NW CORNER OF GOLIAD & PECAN VALLEY)
 W&A# 19022**

Dear Planning and Zoning Staff:

The John T. Evans Company, Inc. intends to develop an approximate 2.246-acre parcel of land, zoned as PD-65 within the N. SH-205 Overlay District, and situated in the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas. Said property is generally located at the northwest corner of Goliad St and Pecan Valley Dr and is addressed as 150 Pecan Valley Dr.

This Letter of Explanation is accompanying a submittal for a Specific Use Permit request for the approval to construct a 460-sf drive-through only coffee shop, a *restaurant, less than 2,000-sf, with drive-through or drive-in facilities*. The developable area south of the existing creek is bound by several site constraints, which include easements, right-of-way dedication, and floodplain. The restaurant, if approved, will not be constructed until the proposed City sanitary sewer main re-alignment is in place and the existing lift station is abandoned.

We request that the review of the Specific Use Permit application for the property noted above be acted upon by staff. Please contact the developer, Chad DuBose with John T. Evans Company, Inc., by phone at 214-701-8455 or via email at chad@jtevans.com or the developer’s engineer, Jake Fears, P.E. with Wier & Associates, Inc., by phone at 817-269-5011 or via email at jakef@wierassociates.com with any questions or comments.

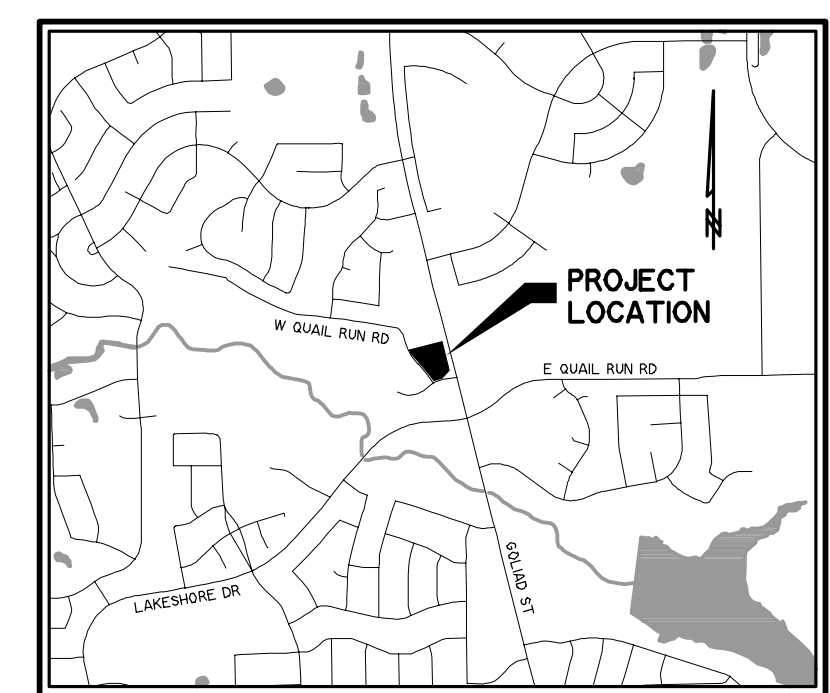
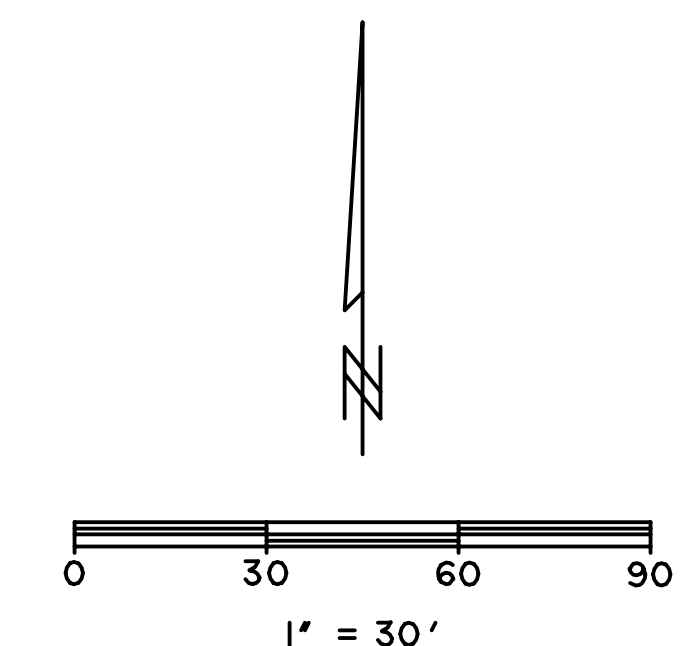
Respectfully,

Jake Fears, P.E., LEED AP
 Senior Associate

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

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

WWW.WIERASSOCIATES.COM



VICINITY MAP
1" = 2,000'

SITE DATA CHART

ZONING	PD-65 W/ N. SH-205 OVERLAY
EXISTING USE	VACANT / UNDEVELOPED
PROPOSED USE	MIXED-USE (COMMERCIAL)
LOT AREA	2.174± AC (94,696 SF) NORTH (ARTIFICIAL): 1.682± AC (73,271 SF) SOUTH (ARTIFICIAL): 0.492± AC (21,425 SF)
BUILDING AREA (NORTH)	RETAIL: 8,000 SF RESTAURANT: 3,000 SF TOTAL: 11,000 SF
BUILDING AREA (SOUTH)	RESTAURANT: 460 SF * *(REQUIRES SUP APPROVAL)*
BUILDING HEIGHT	NORTH: 25'-0" SOUTH: 18'-0"
BUILDING SETBACKS	HIGHWAY 205: 25' PECAN VALLEY DR: 15' QUAIL RUN DR: 15' INTERNAL: 10'
PARKING REQ'D (NORTH)	8,000 SF RETAIL: 1/250 SF = 32 3,000 SF RESTAURANT: 1/100 SF = 30 TOTAL = 62
PARKING REQ'D (SOUTH)	460 SF RESTAURANT: 1/100 SF = 5
ACCESSIBLE PARKING PROVIDED	4
TOTAL PARKING PROVIDED	84
BUILDING/LOT COVERAGE	12.1%
LANDSCAPE AREA	37,297 SF
LANDSCAPE COVERAGE	39.4%

LEGEND

	PARKING COUNT
	LANDSCAPE AREA (RE: LANDSCAPE PLAN)
	CONCRETE SIDEWALK
	CONCRETE PAVEMENT
	RIGHT-OF-WAY DEDICATION

- GENERAL NOTES:**
- DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE.
 - ALL PROPOSED CURB RADIUS ARE 3.0' F/C. WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
 - SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
 - ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48397C0030L, DATED SEPTEMBER 26, 2008, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONES 'A' AND 'X'. PART OF THIS PROPERTY LIES WITHIN ZONES 'A'. AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN. IF PARTS OF THE SITE ARE NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES, THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WIER & ASSOCIATES, INC.

DEVELOPER

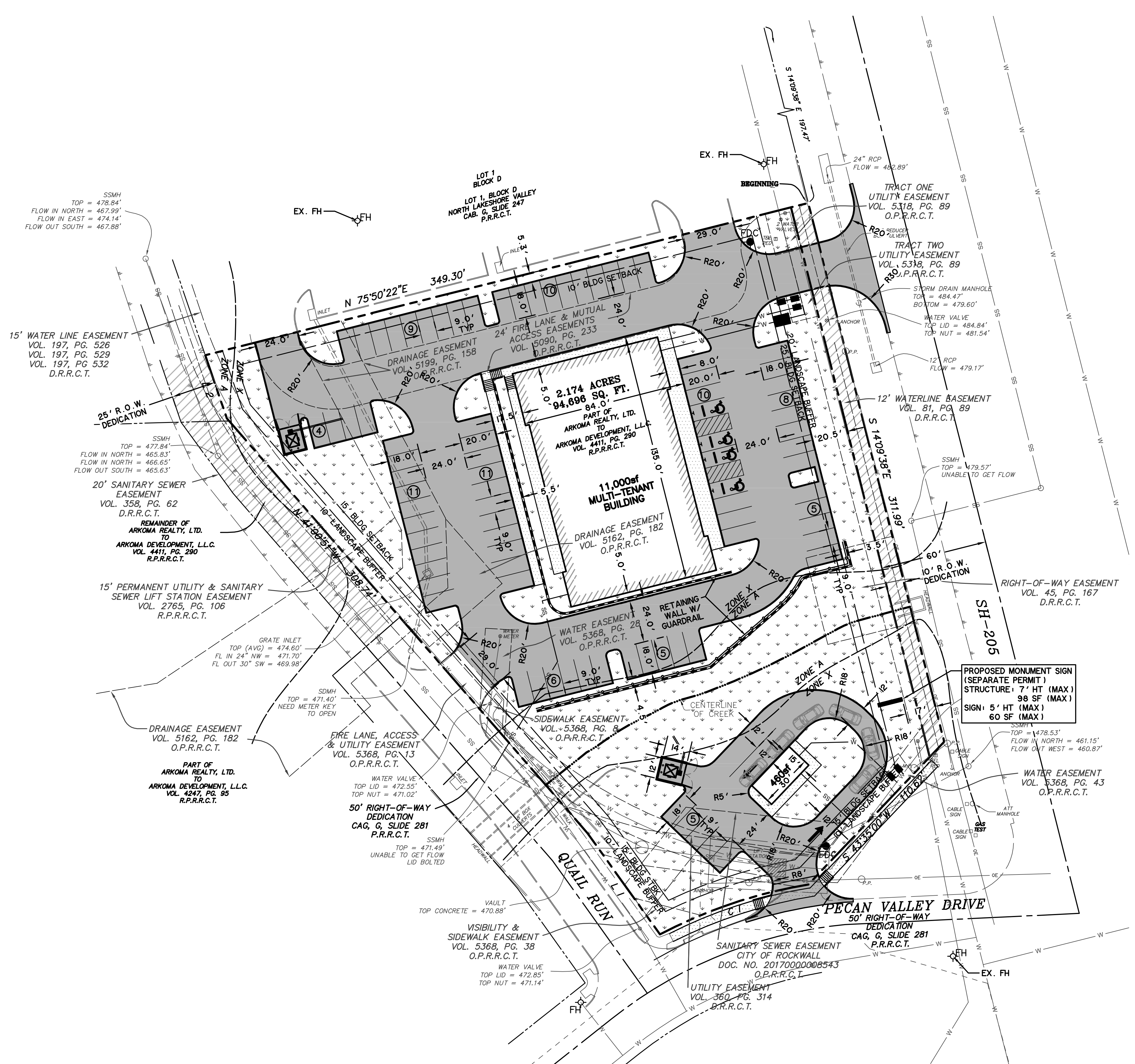
GRAND CENTRAL CROSSING, LLC
CONTACT: CHAD DUBOSE
8350 N CENTRAL EXPWY, STE I300
DALLAS, TEXAS 75206
PHONE: (214) 891-3215
FAX: (214) 891-3203
CHAD@JTEVANS.COM

ENGINEER

WIER & ASSOCIATES
CONTACT: JAKE FEARS, P.E.
2201 E. LAMAR BLVD., SUITE #200E
ARLINGTON, TX 76006
PHONE: (817) 467-7700
FAX: (817) 467-7713
JAKEF@WIERASSOCIATES.COM

Course	Bearing	Distance
L 1	N 35°33'55" W	69.89'
L 2	N 18°54'05" W	37.43'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	275.00'	88.33'	18°24'13"	87.95'	S 71°24'38" W



PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. Prepared By/Or Under Direct Supervision Of Jacob H. Fears, PE Texas Registration No. 99376 On Date Shown Below.

**SUP SITE PLAN
RESTAURANT
105 PECAN VALLEY DR
ROCKWALL, TEXAS**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S. KING SURVEY, ABSTRACT No. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM ARKOMA REALTY, LTD., TO ARKOMA DEVELOPMENT, L.L.C., AS RECORDED IN VOLUME 4411, PAGE 290 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS

July 9, 2019

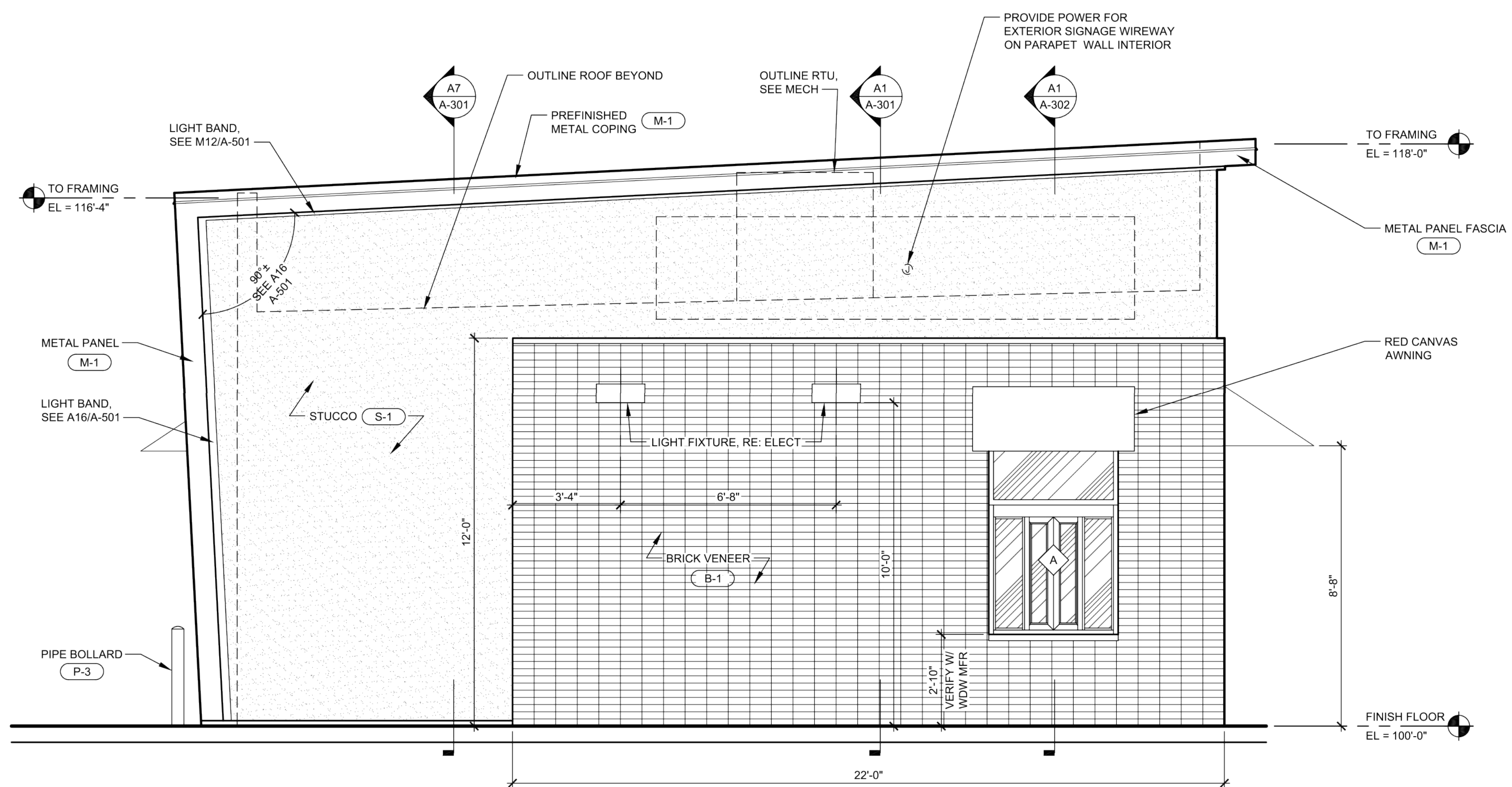
PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS

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

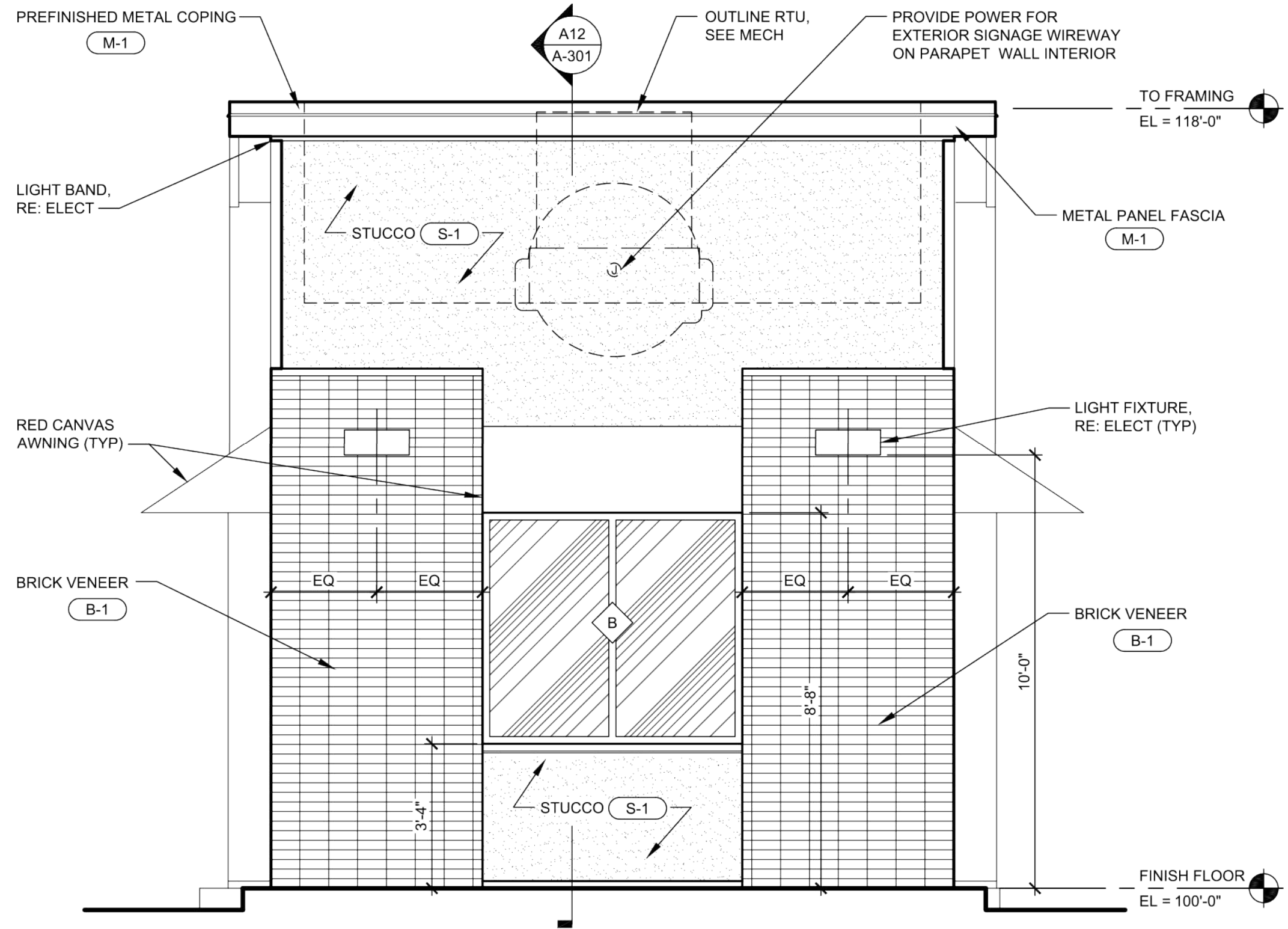
CASE No. : SUP2019-XXX

DATE: 7/9/2019
W.A. No. 19022

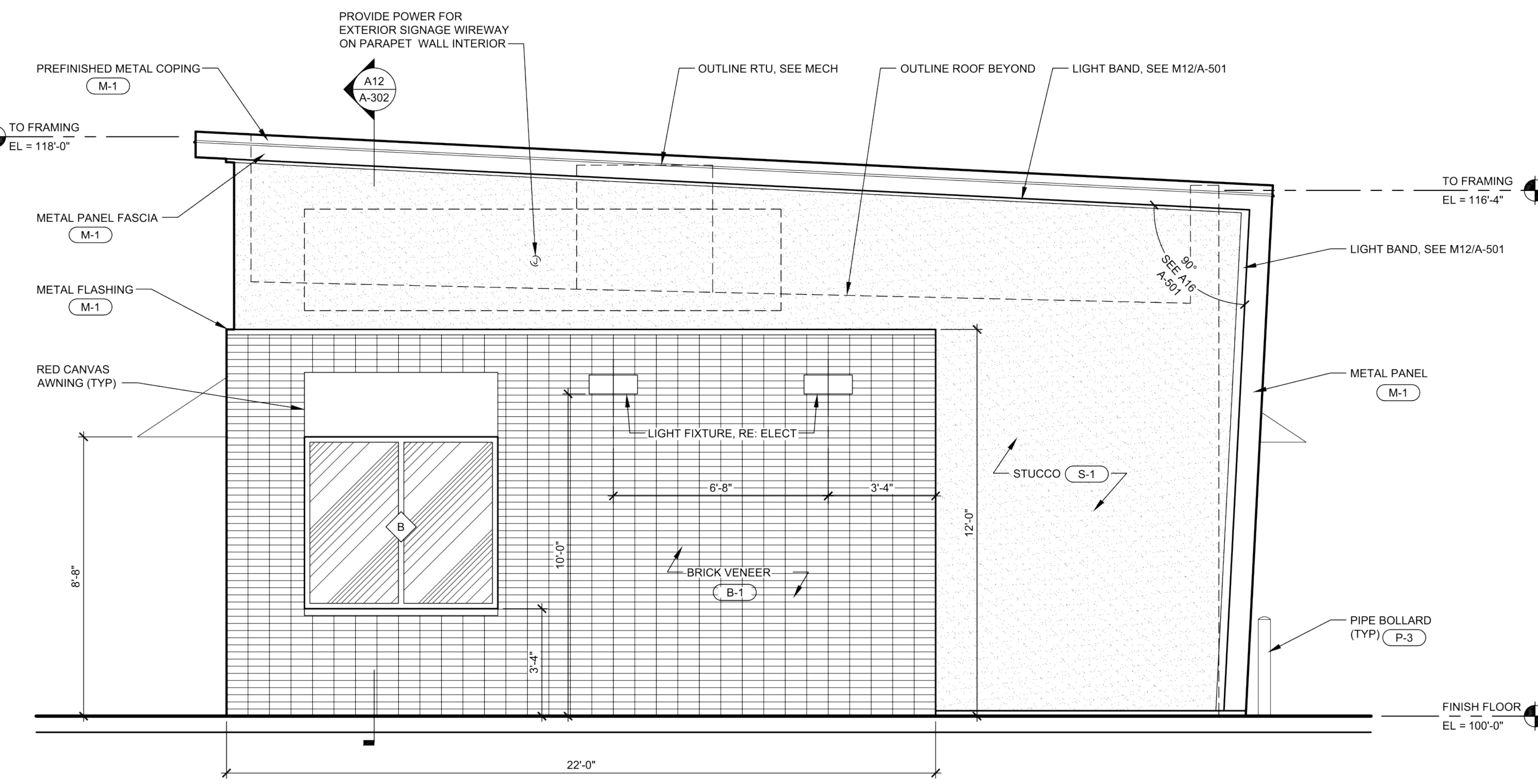
PRINTED: 6/13/2019 5:18 PM FILE: WIKER-PAVING_S18_LAS1_SAVED: 6/13/2019 3:12 PM SAVED BY: JAKEB FILE: SKOOTER ELEVATION.DWG
 BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT



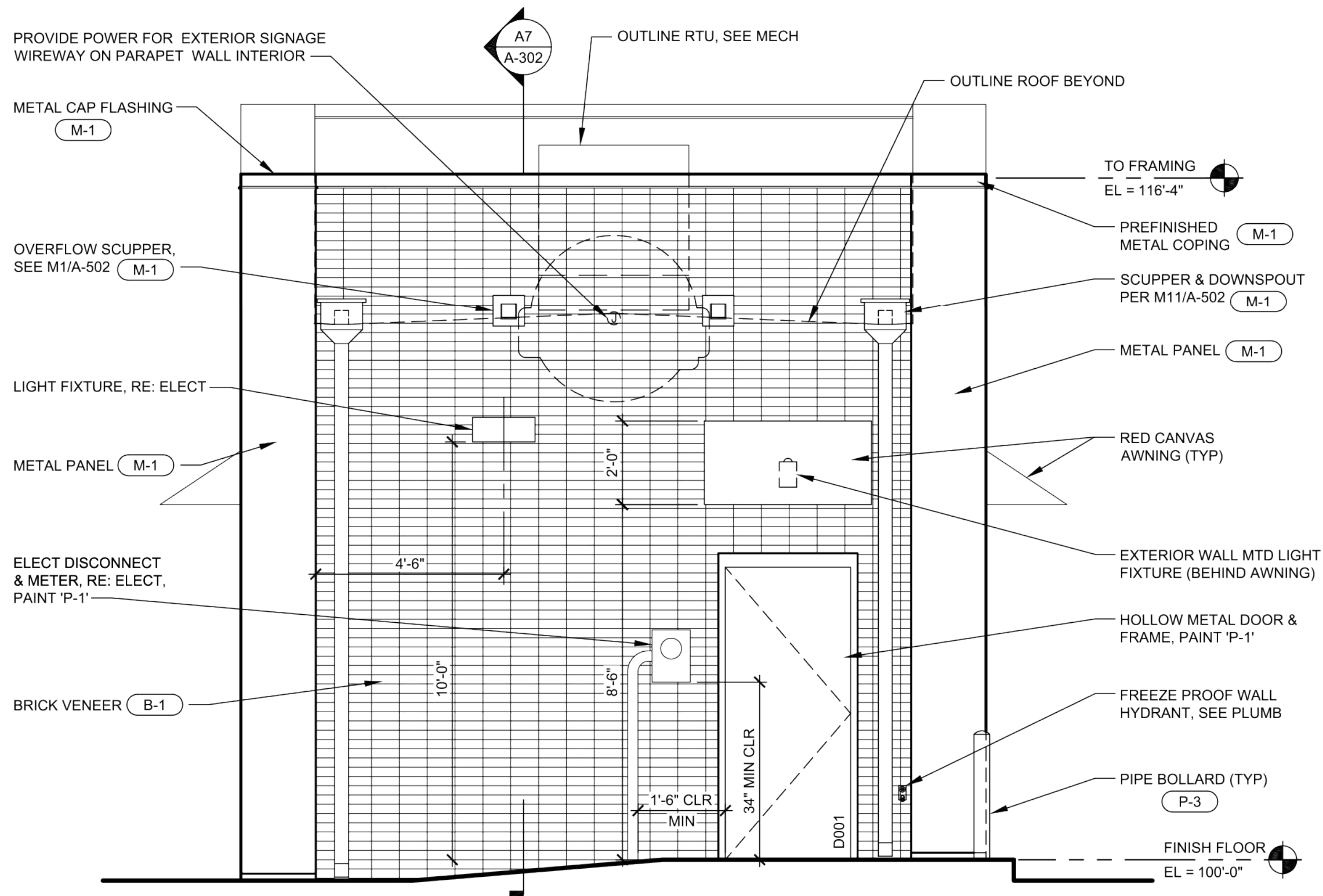
J1 EXTERIOR ELEVATION - NORTH
SCALE: 3/8" = 1'-0"



J13 EXTERIOR ELEVATION - WEST
SCALE: 3/8" = 1'-0"



A1 EXTERIOR ELEVATION - SOUTH
SCALE: 3/8" = 1'-0"



A13 EXTERIOR ELEVATION - EAST
SCALE: 3/8" = 1'-0"

LEGEND	
	- DOOR NUMBER
	- WINDOW TYPE
	- FINISH / MATERIAL IDENTIFIER
	- SECTION
	- SECTION NUMBER
	- SHEET SECTION SHOWN ON SIM = SIMILAR, OH = OPPOSITE HAND

COFFEE KIOSK ELEVATIONS
MIXED-USE DEVELOPMENT
3009 N. GOLIAD ST
ROCKWALL, TEXAS

DEVELOPER
 GRAND CENTRAL CROSSING, LLC
 CONTACT: CHAD DUBOSE
 8350 N CENTRAL EXPWY., STE 1300
 DALLAS, TEXAS 75206
 PHONE: (214) 891-3215
 FAX: (214) 891-3203
 CHAD@JTEVANS.COM

DESCRIPTION

All that certain lot, tract or parcel of land situated in the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, and being part of that tract of land described in a Deed from Arkoma Realty, Ltd., to Arkoma Development, L.L.C., as recorded in Volume 4411, Page 290 of the Real Property Records of Rockwall County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called 1/2" iron rod set) for corner in the West line of State Highway No. 205 at the Southeast corner of Lot 1, Block D of Lot 1, Block D, North Lakeshore Valley, an Addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet G, Slide 247 of the Plat Records of Rockwall County, Texas, said point being S. 14 deg. 09 min. 38 sec. E. a distance of 197.47 feet from a 5/8" iron rod found at the Northeast corner of the above cited Subject Tract;

THENCE S. 14 deg. 09 min. 38 sec. E. with the West line of State Highway No. 205 a distance of 311.99 feet to a concrete monument found for corner;

THENCE S. 43 deg. 35 min. 00 sec. W. with a Northwest line of State Highway No. 205 a distance of 110.62 feet to an "X" cut in concrete found for corner at the intersection of the Northwest line of State Highway No. 205 with the North line of Pecan Valley Drive (50' right-of-way per plat recorded in Cabinet G, Slide 281, Plat Records of Rockwall County, Texas), said point also being an East corner of the Final Plat of North Lakeshore Valley, Lots 1 & 2, Block B, an Addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet G, Slide 281 of the Plat Records of Rockwall County, Texas (hereinafter called North Lakeshore Valley Plat), said point also being at the beginning of a non-tangent curve to the left;

THENCE in a Southwesterly direction with the North line of Pecan Valley Drive and with said non-tangent curve to the left having a central angle of 18 deg. 24 min. 13 sec., a radius of 275.00 feet, a chord bearing of S. 71 deg. 24 min. 38 sec. W., a chord distance of 87.95 feet and an arc length of 88.33 feet to a 1/2' iron rod set for corner at an interior corner of said North Lakeshore Valley Plat;

THENCE N. 35 deg. 33 min. 55 sec. W. with a Northeast line of said North Lakeshore Valley Plat a distance of 69.89 feet to a 1/2" iron rod set for corner;

THENCE N. 41 deg. 00 min. 51 sec. W. with a Northeast line of said North Lakeshore Valley Plat, passing a 5/8" iron rod found at a North corner of said North Lakeshore Valley Plat at a distance of 160.70 feet, and continuing for a total distance of 308.74 feet to a 1/2" iron rod set for corner;

THENCE N. 18 deg. 54 min. 05 sec. W. a distance of 37.43 feet to a 5/8" iron rod with cap stamped "KHA" found for corner at the Southwest corner of Lot 1, Block D;

THENCE N. 75 deg. 50 min. 22 sec. E. with the South line of Lot 1, Block D a distance of 349.30 feet to the POINT OF BEGINNING and containing 2.246 acres or 97,847 square feet of land.

City of Rockwall Project Plan Review History



Project Number Z2019-014	Owner GOLIAD REAL, ESTATE LLC	Applied 7/10/2019	LM
Project Name SUP for a Restaurant with a Drive-through	Applicant WIER & ASSOCIATES, INC	Approved	
Type ZONING		Closed	
Subtype SUP		Expired	
Status P&Z HEARING		Status 7/26/2019	DG

Site Address 3009 N GOLIAD ST	City, State Zip ROCKWALL, TX 75087	Zoning
---	--	---------------

Subdivision CHILDRENS LIGHTHOUSE ADDITION	Tract 1	Block	Lot No 1	Parcel No 0131-0000-0001-00-OR	General Plan
---	-------------------	--------------	--------------------	--	---------------------

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	7/10/2019	7/17/2019	7/12/2019	2	APPROVED	
ENGINEERING	Sarah Hager	7/10/2019	7/17/2019	7/25/2019	15	APPROVED	(7/25/2019 1:02 PM SH) - Move the driveway to Quail Run Road. - - All drive aisles to be a min 24' - Add dumpster drain to oil/wtr seperator, then to storm - 4% Inspection Fees - Impact Fees - Retaining Walls 3' and over must be engineered - All retaining walls to be rock or stone face. No smooth concrete walls - Parking to be 18'X9' - Detention is required. Manning's c-value is per zoning. - A flood study is required if you touch the floodplain. Review fees apply. - Must meet all city standards of design and construction
FIRE	Ariana Hargrove	7/10/2019	7/17/2019	7/18/2019	8	APPROVED	
PLANNING	David Gonzales	7/10/2019	7/17/2019	7/23/2019	13	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
						<p>Hold a public hearing to discuss and consider a request by Jake Fears, PE of Weir & Associates, Inc. on behalf of Goliad Real Estate, LLC for the approval of a Specific Use Permit (SUP) for a Restaurant, Less than 2,000 SF, with a Drive-Through or Drive-In on a 0.50-acre portion of a larger 2.542-acre tract of land identified as Tract 1 of the S. King Survey, Abstract No. 131, 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, located at the northwest corner of the intersection of Pecan Valley Drive and N Goliad Street [SH-205], and take any action necessary.</p> <p>*PLANNING COMMENTS - DAVID GONZALES – 07.23.2019</p> <p>All staff comments are to be addressed and resubmitted by Tuesday August 6, 2019. Please provide two (2) large copies [FOLDED] and one PDF version for a final/subsequent review by staff:</p> <p>Planning Department General Comments to be addressed/acknowledge are as follows:</p> <ul style="list-style-type: none"> • On all future submittals please include the Case Number Z2019-014 on the lower right hand corner. • When provided, please review the SUP Draft Ordinance prior to the Planning & Zoning public hearing scheduled for August 13, 2019 and return with red lined corrections and/or additions you feel may be necessary for staff review and consideration <p>** Planning Staff additional comments to be considered by the P&Z and City Council as conditions of approval (conditions may change at the discretion of Council):</p> <ol style="list-style-type: none"> 1. Approval of an SUP is required to allow for development and operation of a restaurant less than 2,000 SF with a drive-through or drive-in land use for the subject property. 2. Adherence to all Engineering and Fire Department standards shall be required 3. Provide staff with a legal description that incorporates only that portion of the lot for the restaurant use being requested and requiring the SUP (i.e. ~0.50-acres). *** Operational Conditions: <ol style="list-style-type: none"> 1) The development and operation of a restaurant land use shall generally conform to the Concept Plan depicted in Exhibit 'B' of the proposed ordinance; 2) The building elevations shall generally conform to the concept building elevations depicted in Exhibit 'C' of this ordinance; however, the elevations shall be subject to review and recommendation by the Architectural Review Board (ARB). <p>The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the SUP 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>Planning - Work Session: July 30, 2019 (6:00 p.m.) [Applicant to present case to P&Z for discussion]</p> <p>Planning - Public Hearing: August 13, 2019 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny, etc.)]</p>

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
City Council - Public Hearing: August 19, 2019 (6:00 p.m.) [1st Reading of SUP Ordinance]						
City Council - Consent/Action Item: September 3, 2019 (6:00 p.m.) [2nd Reading of SUP Ordinance (if approved at 1st reading)]						

LEGEND

- PARKING COUNT
- LANDSCAPE AREA (RE: LANDSCAPE PLAN)
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- RIGHT-OF-WAY DEDICATION

GENERAL NOTES:

1. DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB RADIUS ARE 3.0' F/C. WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
3. SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
4. ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48397C0030L, DATED SEPTEMBER 26, 2008, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONES 'A' AND 'X'. PART OF THIS PROPERTY LIES WITHIN ZONES 'A'. AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN. IF PARTS OF THE SITE ARE NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES, THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WIER & ASSOCIATES, INC.

DEVELOPER

GRAND CENTRAL CROSSING, LLC
 CONTACT: CHAD BOOSE
 8350 N CENTRAL EXPWY, STE I300
 DALLAS, TEXAS 75206
 PHONE: (214) 891-3215
 FAX: (214) 891-3203
 CHAD@JTEVANS.COM

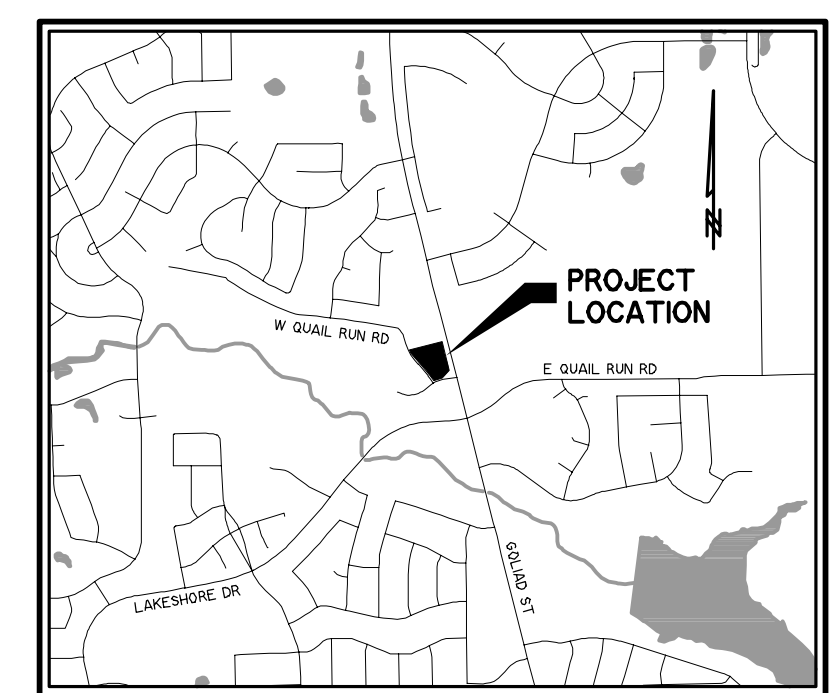
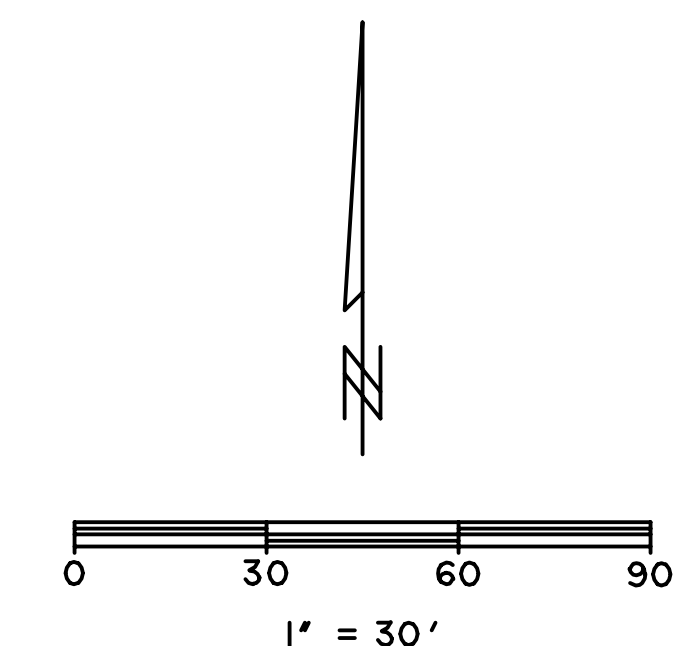
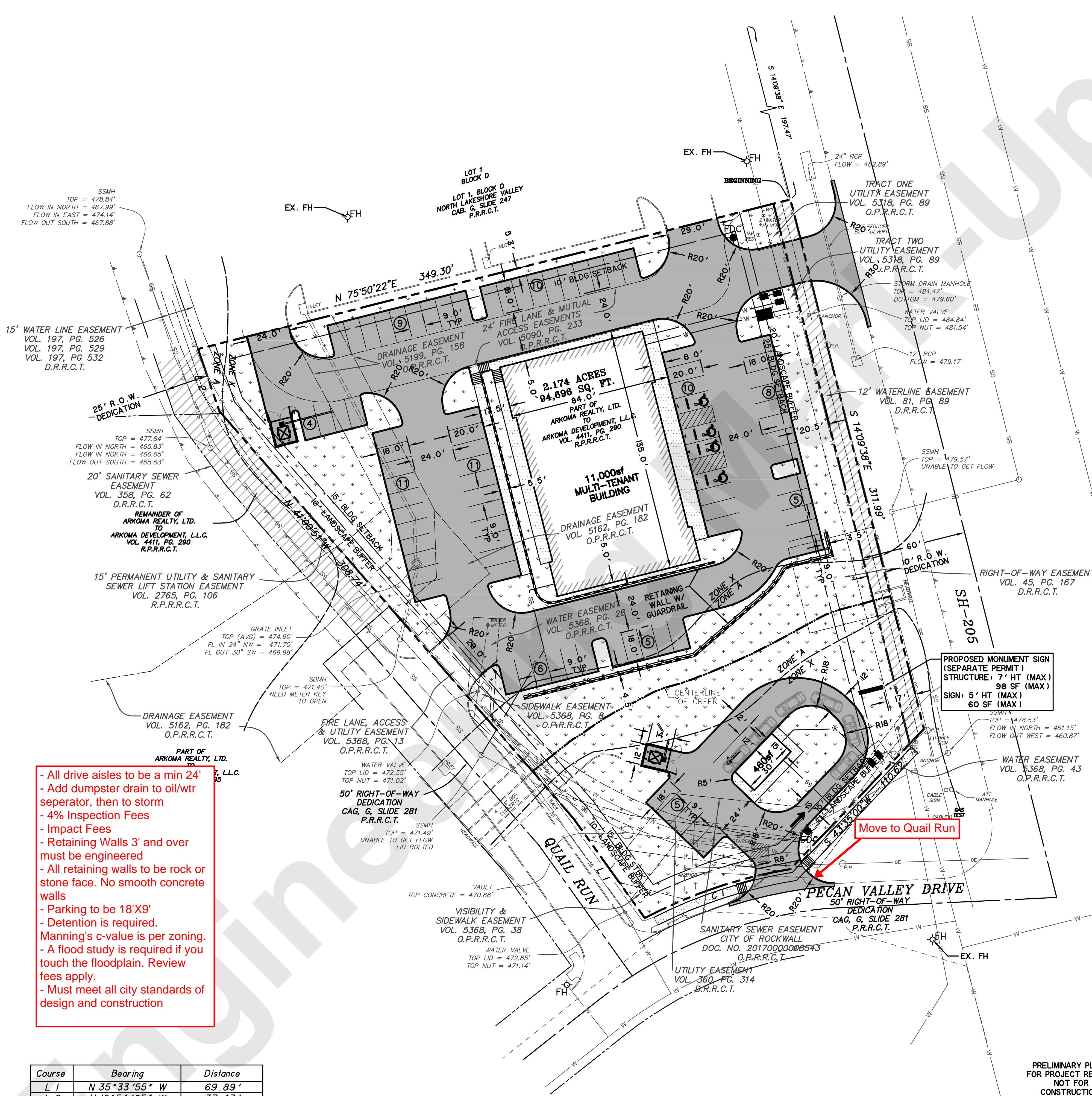
ENGINEER

WIER & ASSOCIATES
 CONTACT: JAKE FEARS, P.E.
 2201 E. LAMAR BLVD., SUITE #200E
 ARLINGTON, TX 76006
 PHONE: (817) 467-7700
 FAX: (817) 467-7713
 JAKEF@WIERASSOCIATES.COM

Course	Bearing	Distance
L 1	N 35°33'55" W	69.89'
L 2	N 18°54'05" W	37.43'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	275.00'	88.33'	18°24'13"	87.95'	S 71°24'38" W

- All drive aisles to be a min 24'
- Add dumpster drain to oil/wtr separator, then to storm
- 4% Inspection Fees
- Impact Fees
- Retaining Walls 3' and over must be engineered
- All retaining walls to be rock or stone face. No smooth concrete walls
- Parking to be 18'X9'
- Detention is required.
- Manning's c-value is per zoning.
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- Must meet all city standards of design and construction



VICINITY MAP
1" = 2,000'

SITE DATA CHART

ZONING	PD-65 W/ N. SH-205 OVERLAY
EXISTING USE	VACANT / UNDEVELOPED
PROPOSED USE	MIXED-USE (COMMERCIAL)
LOT AREA	2.174± AC (94,696 SF) NORTH (ARTIFICIAL): 1.682± AC (73,271 SF) SOUTH (ARTIFICIAL): 0.492± AC (21,425 SF)
BUILDING AREA (NORTH)	RETAIL: 8,000 SF RESTAURANT: 3,000 SF TOTAL: 11,000 SF
BUILDING AREA (SOUTH)	RESTAURANT: 460 SF * *(REQUIRES SUP APPROVAL)*
BUILDING HEIGHT	NORTH: 25'-0" SOUTH: 18'-0"
BUILDING SETBACKS	HIGHWAY 205: 25' PECAN VALLEY DR: 15' QUAIL RUN RD: 15' INTERNAL: 10'
PARKING REQ'D (NORTH)	8,000 SF RETAIL: 1/250 SF = 32 3,000 SF RESTAURANT: 1/100 SF = 30 TOTAL = 62
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ACCESSIBLE PARKING PROVIDED	4
TOTAL PARKING PROVIDED	84
BUILDING/LOT COVERAGE	12.1%
LANDSCAPE AREA	37,297 SF
LANDSCAPE COVERAGE	39.4%

SUP SITE PLAN RESTAURANT 105 PECAN VALLEY DR ROCKWALL, TEXAS

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S. KING SURVEY, ABSTRACT No. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM ARKOMA REALTY, LTD., TO ARKOMA DEVELOPMENT, L.L.C., AS RECORDED IN VOLUME 4411, PAGE 290 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS

July 9, 2019

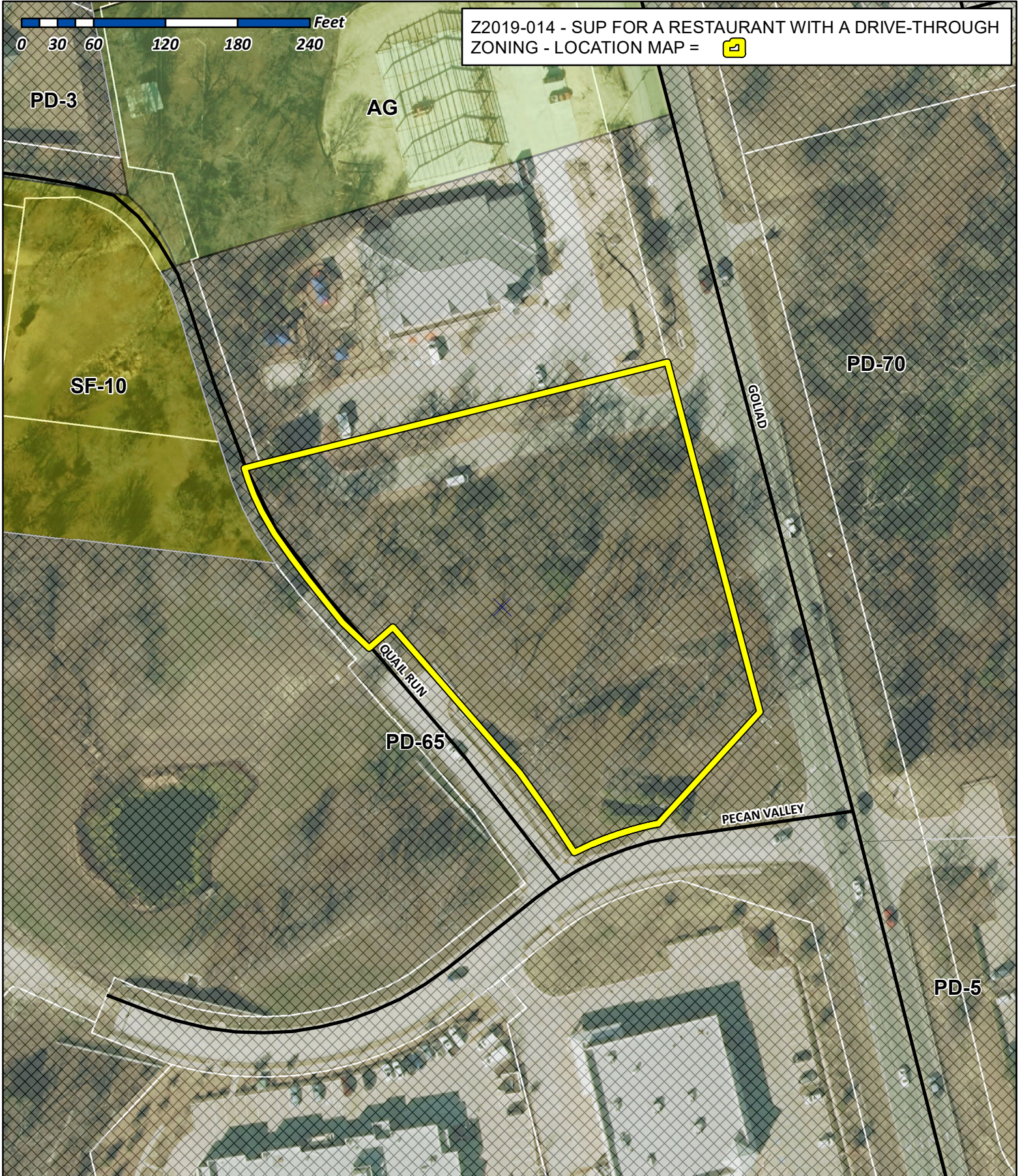
PREPARED BY:
WIA WIER & ASSOCIATES, INC.
 ENGINEERS SURVEYORS LAND PLANNERS

PRELIMINARY PLANS FOR PROJECT REVIEW.
 NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
 Prepared By/Or Under Direct Supervision Of Jacob H. Fears, PE
 Texas Registration No. 99376
 On Date Shown Below.

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
 Texas Firm Registration No. F-2776 www.WierAssociates.com
 CASE No. : SUP2019-XXX



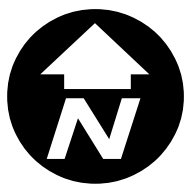
Z2019-014 - SUP FOR A RESTAURANT WITH A DRIVE-THROUGH
ZONING - LOCATION MAP =



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.

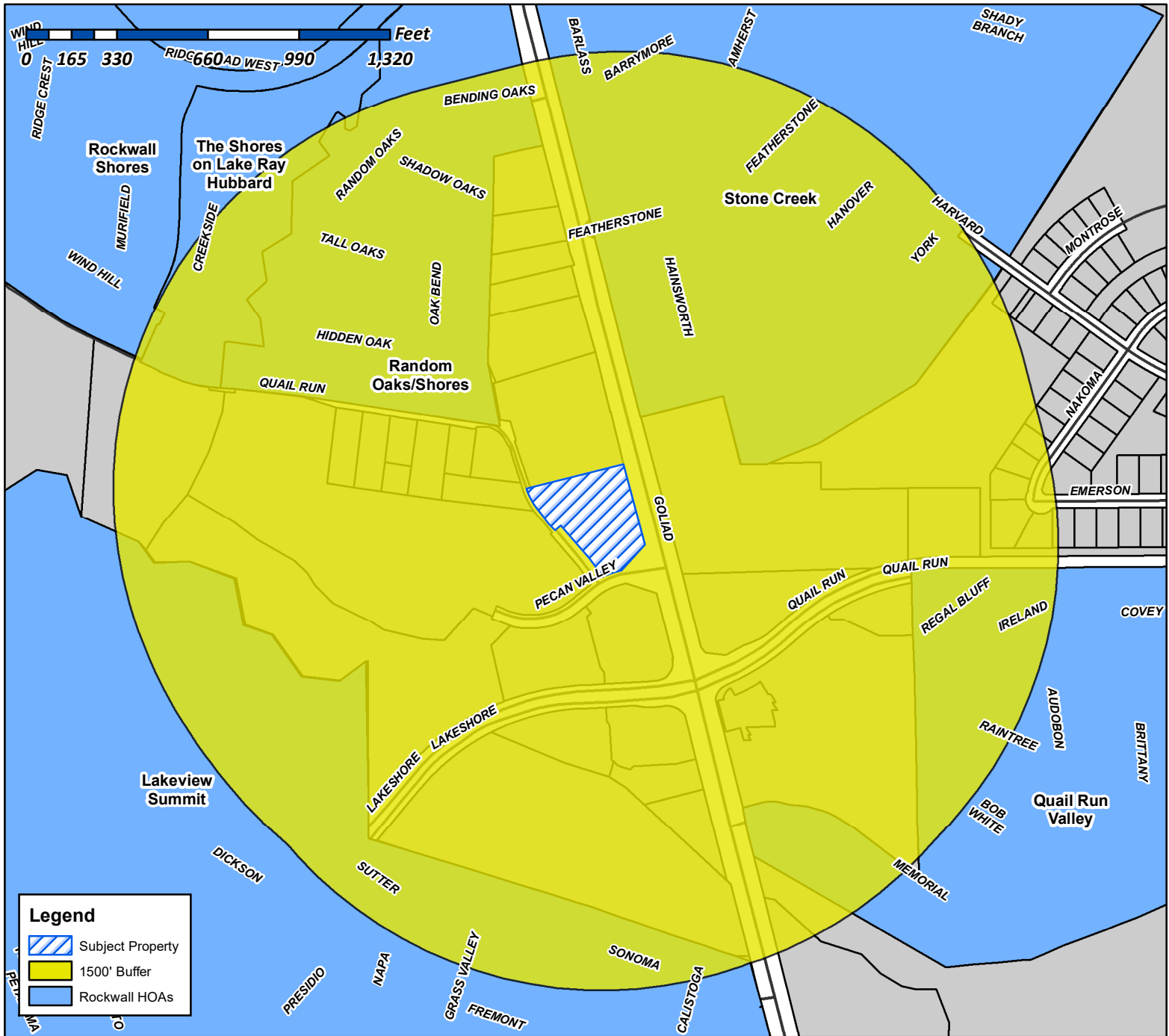




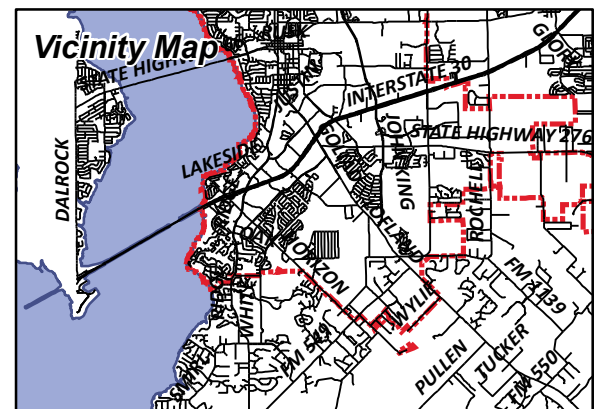
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2019-014
Case Name: SUP for a Restaurant with a Drive-through
Case Type: Zoning
Zoning: Planned Development 70 (PD-70) District
Case Address: 150 Pecan Valley Drive



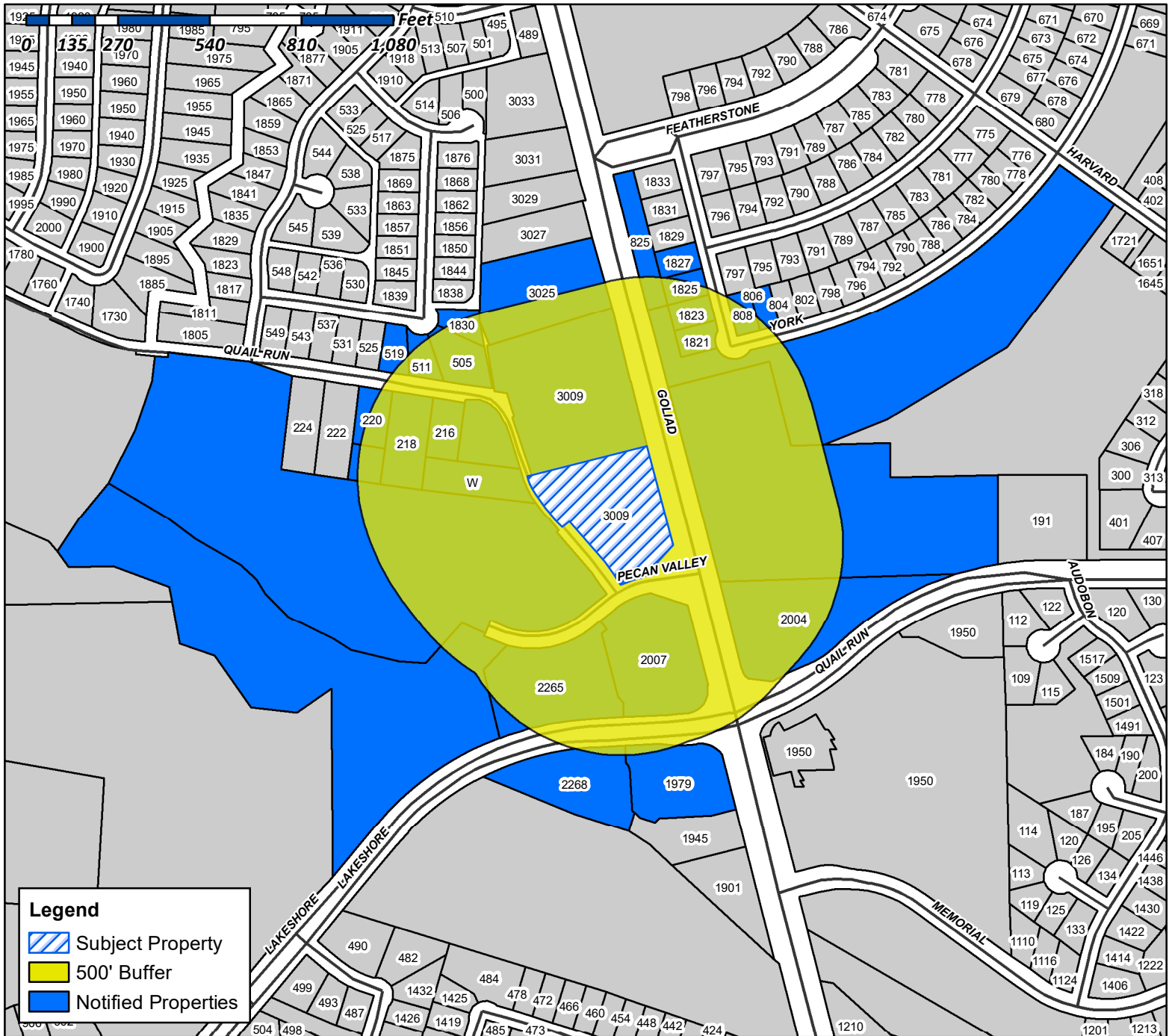
Date Created: 7/10/2019
For Questions on this Case Call (972) 771-7745



City of Rockwall

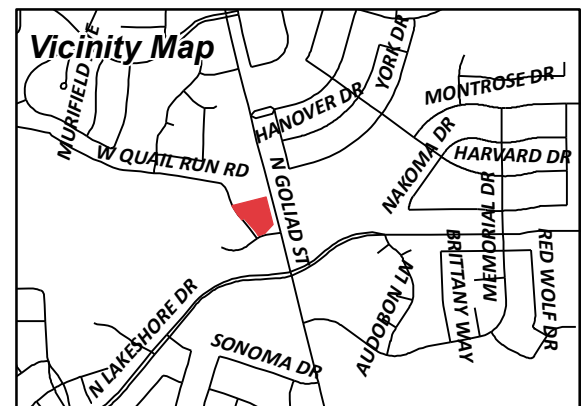
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ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

M REA PROPERTIES 2 LLC
1234 TRALEE LN
GARLAND, TX 75044

PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

CHAPMAN BOBBY E II AND AMY L CHAMPMAN
1821 HAINSWORTH DRIVE
ROCKWALL, TX 75087

MOORE MICHAEL RAY JR & STEPHANIE
1823 HAINSWORTH DRIVE
ROCKWALL, TX 75087

MORGAN RAYMOND L JR AND STEPHANIE L
1825 HAINSWORTH DR
ROCKWALL, TX 75087

ESCOBEDO OMAR & MARIA C
1827 HAINSWORTH DRIVE
ROCKWALL, TX 75087

SLOAN CHRISTOPHER A & MISTI D
1830 OAK BEND DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1979 N GOLIAD ST
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

DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

HYDE TRENT D & DEBRA A
218 W QUAIL RUN RD
ROCKWALL, TX 75087

HUNTER MICHAEL B & VICKIE D
220 W QUAIL RUN RD
ROCKWALL, TX 75087

HUNTER MICHAEL B & VICKIE D
220 W QUAIL RUN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2265 NORTH LAKESHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2268 N LAKESHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3009 N GOLIAD ST
ROCKWALL, TX 75087

CLARK TROY & JANICE
3025 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

ARRIAGA HENRY
505 HIDDEN OAK LN
ROCKWALL, TX 75087

JASMAN JAMES BLAKE
511 HIDDEN OAK LN
ROCKWALL, TX 75087

MURRAY NANCY J
519 HIDDEN OAK LN
ROCKWALL, TX 75087

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

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

REY LUIS SR AND JUDY L
806 YORK DR
ROCKWALL, TX 75087

ODEYEMI ADETUNJI
808 YORK DR
ROCKWALL, TX 75087

MOORE WORTH INVESTMENTS LLC
8445 FREEPORT PKWY SUITE 175
IRVING, TX 75063



WIER & ASSOCIATES, INC.
 ENGINEERS
 SURVEYORS
 LAND PLANNERS

July 9, 2019

City of Rockwall
 Planning & Zoning Dept.
 385 S. Goliad St
 Rockwall, Texas 75087

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.
 TIM V. WALLACE, P.E.

**RE: LETTER OF EXPLANATION – SPECIFIC USE PERMIT
 150 PECAN VALLEY DR (NW CORNER OF GOLIAD & PECAN VALLEY)
 W&A# 19022**

Dear Planning and Zoning Staff:

The John T. Evans Company, Inc. intends to develop an approximate 2.246-acre parcel of land, zoned as PD-65 within the N. SH-205 Overlay District, and situated in the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas. Said property is generally located at the northwest corner of Goliad St and Pecan Valley Dr and is addressed as 150 Pecan Valley Dr.

This Letter of Explanation is accompanying a submittal for a Specific Use Permit request for the approval to construct a 460-sf drive-through only coffee shop, a *restaurant, less than 2,000-sf, with drive-through or drive-in facilities*. The developable area south of the existing creek is bound by several site constraints, which include easements, right-of-way dedication, and floodplain. The restaurant, if approved, will not be constructed until the proposed City sanitary sewer main re-alignment is in place and the existing lift station is abandoned.

We request that the review of the Specific Use Permit application for the property noted above be acted upon by staff. Please contact the developer, Chad DuBose with John T. Evans Company, Inc., by phone at 214-701-8455 or via email at chad@jtevans.com or the developer’s engineer, Jake Fears, P.E. with Wier & Associates, Inc., by phone at 817-269-5011 or via email at jakef@wierassociates.com with any questions or comments.

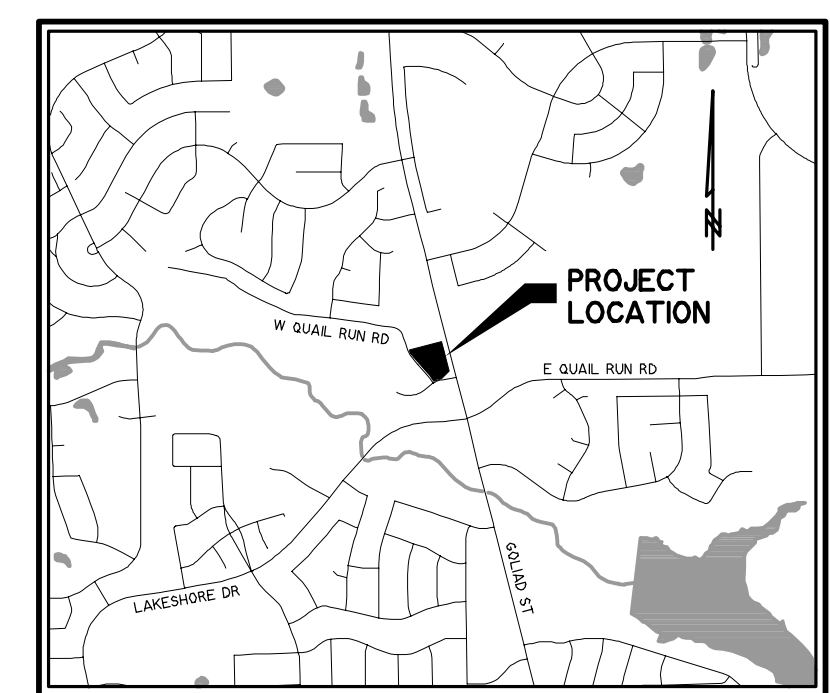
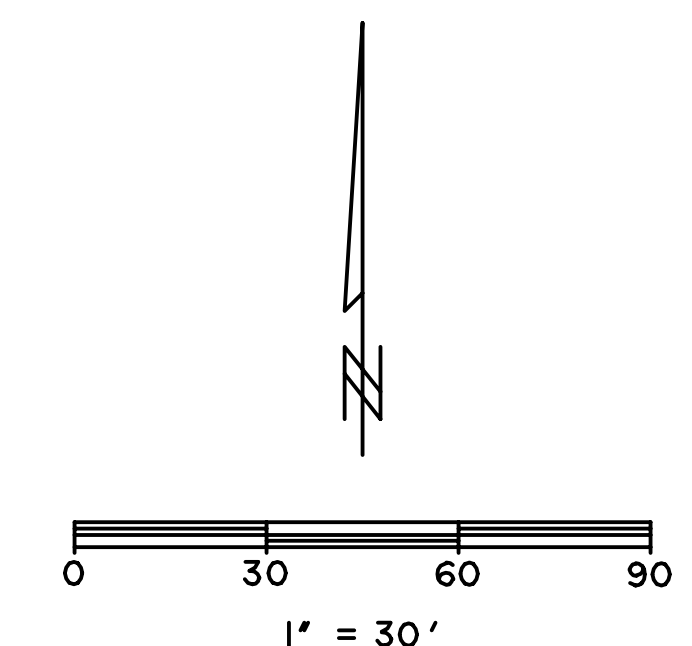
Respectfully,

Jake Fears, P.E., LEED AP
 Senior Associate

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

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

WWW.WIERASSOCIATES.COM



VICINITY MAP
1" = 2,000'

SITE DATA CHART

ZONING	PD-65 W/ N. SH-205 OVERLAY
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PROPOSED USE	MIXED-USE (COMMERCIAL)
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LANDSCAPE AREA	37,297 SF
LANDSCAPE COVERAGE	39.4%

LEGEND

	PARKING COUNT
	LANDSCAPE AREA (REF: LANDSCAPE PLAN)
	CONCRETE SIDEWALK
	CONCRETE PAVEMENT
	RIGHT-OF-WAY DEDICATION

- GENERAL NOTES:**
- DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE.
 - ALL PROPOSED CURB RADIUS ARE 3.0' F/C. WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
 - SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
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FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48397C0030L, DATED SEPTEMBER 26, 2008, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONES 'A' AND 'X'. PART OF THIS PROPERTY LIES WITHIN ZONES 'A'. AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN. IF PARTS OF THE SITE ARE NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WIER & ASSOCIATES, INC.

DEVELOPER

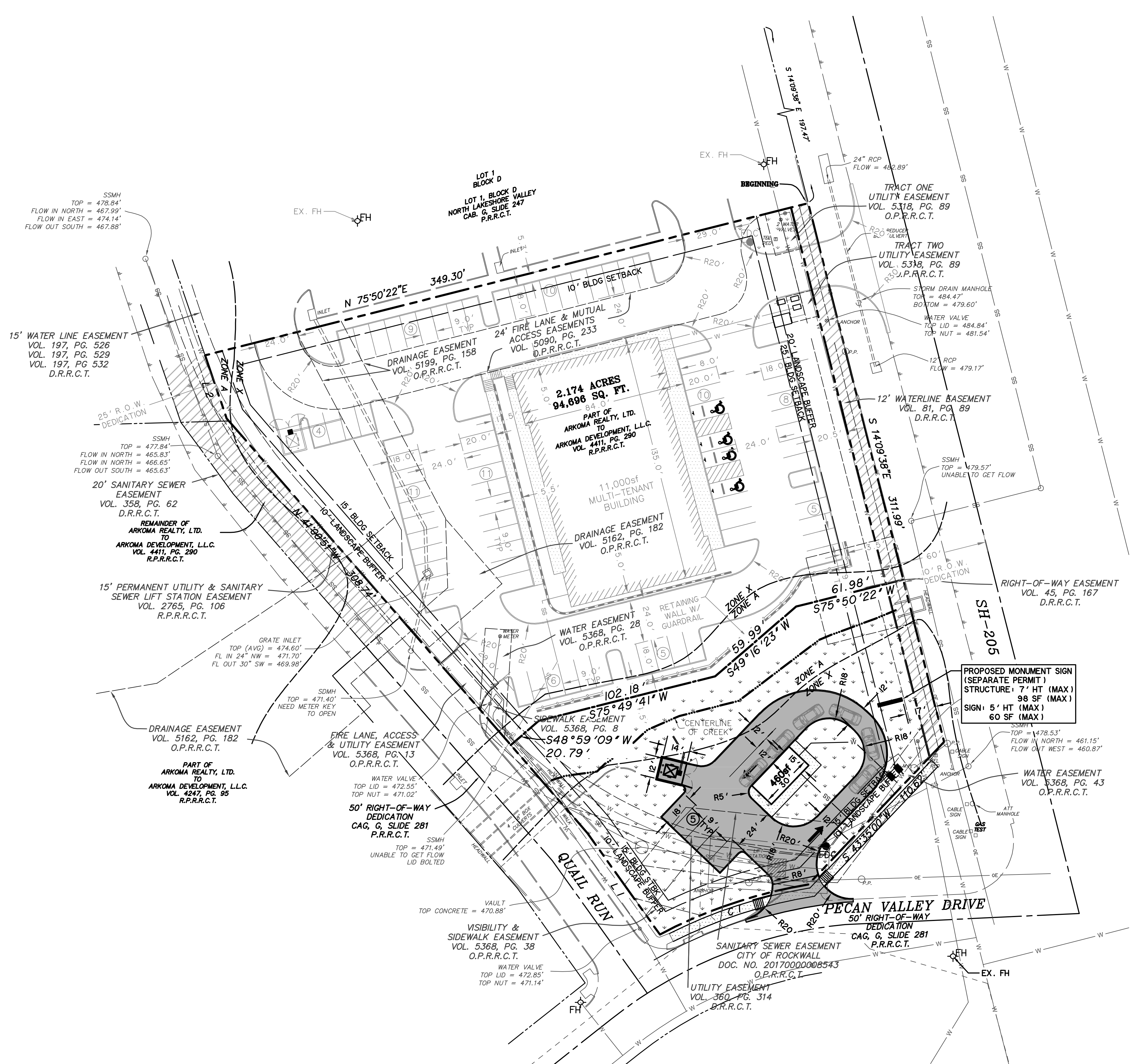
GRAND CENTRAL CROSSING, LLC
CONTACT: CHAD DUBOSE
8350 N CENTRAL EXPWY, STE I300
DALLAS, TEXAS 75206
PHONE: (214) 891-3215
FAX: (214) 891-3203
CHAD@JTEVANS.COM

ENGINEER

WIER & ASSOCIATES
CONTACT: JAKE FEARS, P.E.
2201 E. LAMAR BLVD., SUITE #200E
ARLINGTON, TX 76006
PHONE: (817) 467-7700
FAX: (817) 467-7713
JAKEF@WIERASSOCIATES.COM

Course	Bearing	Distance
L 1	N 35°33'55" W	69.89'
L 2	N 18°54'05" W	37.43'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	275.00'	88.33'	18°24'13"	87.95'	S 71°24'38" W



PRELIMINARY PLANS FOR PROJECT REVIEW.
NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
Prepared By/Or Under Direct Supervision Of Jacob H. Fears, PE
Texas Registration No. 99376
On Date Shown Below.

**SUP SITE PLAN
RESTAURANT
150 PECAN VALLEY DR
ROCKWALL, TEXAS**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S. KING SURVEY, ABSTRACT No. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM ARKOMA REALTY, LTD., TO ARKOMA DEVELOPMENT, L.L.C., AS RECORDED IN VOLUME 4411, PAGE 290 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS

July 23, 2019

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

CASE No. : SUP2019-XXX

DATE: 7/23/2019
W.A. No. 19022

DESCRIPTION

All that certain lot, tract or parcel of land situated in the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, and being part of that tract of land described in a Deed from Arkoma Realty, Ltd., to Arkoma Development, L.L.C., as recorded in Volume 4411, Page 290 of the Real Property Records of Rockwall County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called 1/2" iron rod set) for corner in the West line of State Highway No. 205 at the Southeast corner of Lot 1, Block D of Lot 1, Block D, North Lakeshore Valley, an Addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet G, Slide 247 of the Plat Records of Rockwall County, Texas, said point being S. 14 deg. 09 min. 38 sec. E. a distance of 197.47 feet from a 5/8" iron rod found at the Northeast corner of the above cited Subject Tract;

THENCE S. 14 deg. 09 min. 38 sec. E. with the West line of State Highway No. 205 a distance of 311.99 feet to a concrete monument found for corner;

THENCE S. 43 deg. 35 min. 00 sec. W. with a Northwest line of State Highway No. 205 a distance of 110.62 feet to an "X" cut in concrete found for corner at the intersection of the Northwest line of State Highway No. 205 with the North line of Pecan Valley Drive (50' right-of-way per plat recorded in Cabinet G, Slide 281, Plat Records of Rockwall County, Texas), said point also being an East corner of the Final Plat of North Lakeshore Valley, Lots 1 & 2, Block B, an Addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet G, Slide 281 of the Plat Records of Rockwall County, Texas (hereinafter called North Lakeshore Valley Plat), said point also being at the beginning of a non-tangent curve to the left;

THENCE in a Southwesterly direction with the North line of Pecan Valley Drive and with said non-tangent curve to the left having a central angle of 18 deg. 24 min. 13 sec., a radius of 275.00 feet, a chord bearing of S. 71 deg. 24 min. 38 sec. W., a chord distance of 87.95 feet and an arc length of 88.33 feet to a 1/2' iron rod set for corner at an interior corner of said North Lakeshore Valley Plat;

THENCE N. 35 deg. 33 min. 55 sec. W. with a Northeast line of said North Lakeshore Valley Plat a distance of 69.89 feet to a 1/2" iron rod set for corner;

THENCE N. 41 deg. 00 min. 51 sec. W. with a Northeast line of said North Lakeshore Valley Plat, passing a 5/8" iron rod found at a North corner of said North Lakeshore Valley Plat at a distance of 160.70 feet, and continuing for a total distance of 308.74 feet to a 1/2" iron rod set for corner;

THENCE N. 18 deg. 54 min. 05 sec. W. a distance of 37.43 feet to a 5/8" iron rod with cap stamped "KHA" found for corner at the Southwest corner of Lot 1, Block D;

THENCE N. 75 deg. 50 min. 22 sec. E. with the South line of Lot 1, Block D a distance of 349.30 feet to the POINT OF BEGINNING and containing 2.246 acres or 97,847 square feet of land.

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 65 (PD-65) [ORDINANCE NO. 17-03] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RESTAURANT, LESS THAN 2,000 SF, WITH DRIVE-THROUGH OR DRIVE-IN FACILITIES ON A 0.2174-ACRE TRACT OF LAND ZONED PLANNED DEVELOPMENT DISTRICT 65 (PD-65) AND IDENTIFIED AS TRACT 1 OF THE S. KING SURVEY, ABSTRACT NO. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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, a request has been made by Jake Fears, P.E. of Weir & Associates, Inc. for the approval of a Specific Use Permit (SUP) for the purpose constructing a *Restaurant, Less than 2,000 SF, with Drive-Through or Drive-In Facilities* on a 2.174-acre tract of land, zoned Planned Development District 65 (PD-65) [Ordinance No. 17-03] for General Retail (GR) District land uses, and being identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, generally located at the northwest corner of the intersection of Pecan Valley Drive and 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 by 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 Planned Development District 65 (PD-65) [Ordinance No. 17-03] and 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 for the establishment of a *Restaurant, Less than 2,000 SF, with Drive-Through or Drive-In Facilities* as stipulated by Planned Development District 65 (PD-65) [Ordinance No. 17-03] and Article IV, *Permissible Uses*, of the Unified Development Code [Ordinance No. 04-38] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Planned Development District 65 (PD-65) [Ordinance No. 17-03] and Section 6.11, North SH-205 Corridor Overlay (N. SH-205 OV) District, of Article V, District Development Standards, of the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Restaurant, Greater than 2,000 SF, with Drive-Through or Drive-In Facilities* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The site plan shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- 2) Additional landscaping shall be required along *Pecan Valley Drive* and *N. Goliad Street* to provide headlight screening for vehicles traveling on *N. Goliad Street* from the vehicles in the drive-through cueing lane.
- 3) The building elevations will be subject to review by the Architectural Review Board (ARB) and shall incorporate architectural elements that give the appearance of a front entry on *N. Goliad Street* and *Quail Run Road*.

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 offense 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 SEPTEMBER, 2019.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: August 19, 2019

2nd Reading: September 2, 2019

Exhibit 'A':
Legal Description

All that certain lot, tract or parcel of land situated in the S. King Survey, Abstract No. 131. City of Rockwall, Rockwall County, Texas, and being part of that tract of land described In a Deed from Arkoma Realty, LTD, to Arkoma Development, LLC, as recorded in Volume 4411, Page 290 of the Real Property Records of Rockwall County, Texas (*hereinafter called Subject Tract*), and being more particularly described as follows:

BEGINNING at a ½" Iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called ½" iron rod set) for corner in the West line of State Highway No. 205 at the Southeast corner of Lot 1, Block D or Lot 1, Block D, North Lakeshore Valley, an Addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet G, Slide 247 of the *Plat Records* of Rockwall County, Texas, said point being S. 14 deg. 09 min. 38 sec. E. a distance of 197.47 feet from a 5/8" Iron rod found at the Northeast corner of the above cited Subject Tract;

THENCE S. 14 deg. 09 min. 38 sec. E. with the West line of State Highway No. 205 a distance or 311.99 feet to a concrete monument round for corner;

THENCE S. 43 deg. 35 min. 00 sec. W. with a Northwest line of State Highway No. 205 a distance of 110.62 feet to an "X" cut In concrete found for corner at the intersection of the Northwest line of State Highway No. 205 with the North line of Pecan Valley Drive (*50' right-of-way per plat recorded In Cabinet G, Slide 281, Plat Records of Rockwall County, Texas*), said point also being an East corner of the Final Plat of North Lakeshore Valley, Lots 1 & 2, Block B. an Addition to the City of Rockwall, according to the Plat thereof recorded In Cabinet G, Slide 281 or the Plat Records of Rockwall County, Texas (*hereinafter called North Lakeshore Valley Plat*), said point also being at the beginning of a non-tangent curve to the left;

THENCE in a Southwesterly direction with the North line of Pecan Valley Drive and with said non-tangent curve to the left having a central angle of 16 deg. 24 min. 13 sec. a radius of 275.00 feet, a chord bearing of S. 71 deg. 24 min. 38 sec. W., a chord distance of 87.95 feet and an arc length of 88.33 feet to a ½" iron rod set for corner at an interior corner of said North Lakeshore Valley Plat;

THENCE N. 35 deg. 33 min. 55 sec. W. with a Northeast line of said North Lakeshore Valley Plat a distance of 69.89 feet to a ½" iron rod set for corner;

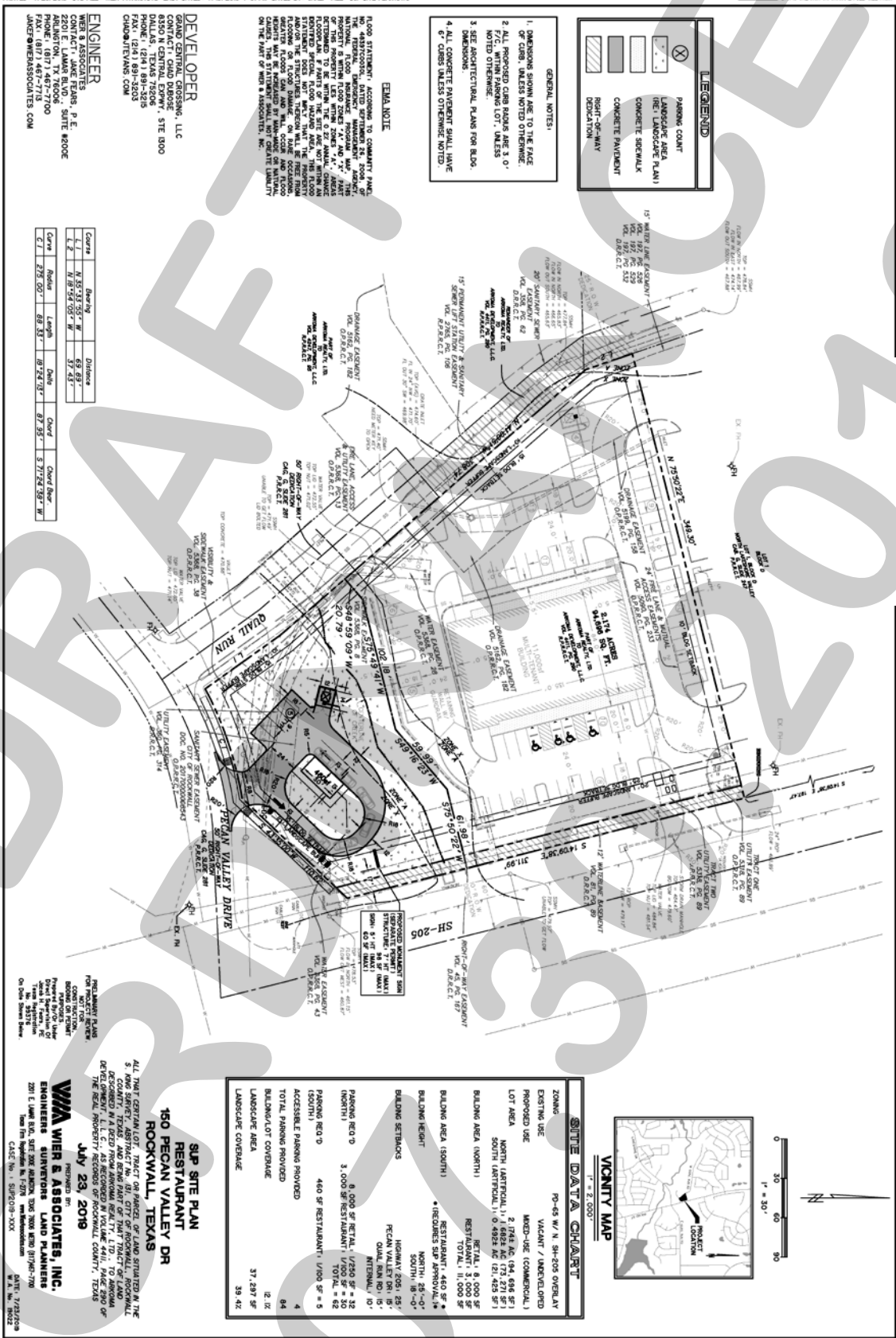
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THENCE N. 18 deg. 54 min. 05 sec. W. a distance of 37.43 feet to a 5/8" iron rod with cap stamped "KHA" found for corner at the Southwest corner of Lot 1, Block D;

THENCE N. 75 deg. 50 min. 22 sec. E. with the South line of Lot I. Block D a distance of 349.30 feet to the *POINT OF BEGINNING* and containing 2.246 acres or 97,847 square feet of land.

Exhibit 'B': Concept Plan

PRINTED: 7/23/2018 5:16 PM STA FILE: WIER-PAYING STB LAST SAVED: 7/18/2018 4:51 PM SAVED BY: JAKET FILE: SUP SITE PLAN DWG



- GENERAL NOTES:**
1. DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE.
 2. ALL PROPOSED CURB RAISES ARE 3'-0" HIGH WITH FINISH FLOOR AT 1.00.
 3. SEE ARCHITECTURAL PLANS FOR BLDG DIMENSIONS.
 4. ALL CONCRETE PAVEMENT SHALL HAVE 4" CURBS UNLESS OTHERWISE NOTED.

LEGEND

- (X) PARKING COUNT (LANDSCAPE AREA (SEE LANDSCAPE PLAN))
- ▨ CONCRETE SIDEWALK
- ▨ CONCRETE PAVEMENT
- ▨ RIGHT-OF-WAY DEMONSTRATION

ENGINEER
WIER & ASSOCIATES
CONTACT: JANE FEARS, P.E.
2201 E. LAMAR BLVD., SUITE 8000C
ROCKWALL, TEXAS 75087
PHONE: (972) 467-7700
FAX: (972) 467-7700
WWW.WIERANDASSOCIATES.COM

DEVELOPER
GRAND CENTRAL CROSSING, LLC
8550 N. CENTRAL EXPRESS, STE 1000
DALLAS, TEXAS 75206
PHONE: (214) 891-8203
FAX: (214) 891-8203
CHANDLER@GCRX.COM

EMAIL NOTE
GOOD STATEMENT: ACCORDING TO COMMENTARY PAGE 100 OF THE 2012 TEXAS LAND DEVELOPMENT CODE, THE REPAIR, MAINTENANCE, REPLACEMENT, OR IMPROVEMENT OF EXISTING PUBLIC UTILITY FACILITIES IS WITHIN THE PUBLIC INTEREST AND SHALL BE DEEMED TO BE WITHIN THE 0.2% ANNUAL CHANGE EXCESSIVE FLOODING ZONE. THE STATE DOES NOT INTEND AN ATTORNEY DOES NOT MEAN THAT THE RELEVANT PROVISIONS OF THE CODE SHALL BE APPLIED TO THE PROJECTS THAT MAY BE REVIEWED BY THE STATE ON BEHALF OF THE STATE OF TEXAS ASSOCIATED, INC.

Curve	Stationing	Distance
C1	N 25th St	57.43'
C2	N 25th St	57.43'
C3	N 25th St	57.43'
C4	N 25th St	57.43'
C5	N 25th St	57.43'
C6	N 25th St	57.43'
C7	N 25th St	57.43'

SITE DATA CHART
P-65 W/ N 34-205 OVERLAY
I = 2, 200'

EXISTING USE	PROPOSED USE
VACANT / UNDEVELOPED	MIXED-USE (COMMERCIAL)
LOT AREA	2 (TOTAL: 104,484 SF)
NORTH (APPROXIMATE)	1 (8882 AC (173,271 SF))
SOUTH (APPROXIMATE)	1 (4824 AC (121,423 SF))
BUILDING AREA (NORTH)	RESTAURANT, 3,000 SF
BUILDING AREA (SOUTH)	RESTAURANT, 460 SF
BUILDING HEIGHT	RESTAURANT, 10'-0"
BUILDING SETBACKS	FRONT: 10'-0" SIDE: 5'-0" REAR: 10'-0"
PARKING REQUIRED	3,000 SF RESTAURANT, 1/250 SF = 12 (NORTH) 460 SF RESTAURANT, 1/100 SF = 5 (SOUTH)
TOTAL PARKING PROVIDED	4
ACCESSIBLE PARKING PROVIDED	4
BUILDING/LOT COVERAGE	12.1%
LANDSCAPE COVERAGE	37.28% SF 39.4%

SUP SITE PLAN
RESTAURANT
150 PECAN VALLEY DR
ROCKWALL, TEXAS

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SHOWN IN THE 5. NINE SEVENTH SEVENTH DISTRICT, COUNTY OF ROCKWALL, TEXAS, DESCRIBED IN A DEED FROM ANTONIO REALTY, L.P., TO ANTHONY DEFRONZO, COUNTY CLERK OF ROCKWALL COUNTY, TEXAS, DATED JULY 23, 2018.

W&A WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 8000 ROCKWALL, TEXAS 75087
Phone: (972) 467-7700 Fax: (972) 467-7700
WWW.WIERANDASSOCIATES.COM



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

FROM: David Gonzales, *Planning and Zoning Manager*

DATE: August 13, 2019

SUBJECT: Z2019-014; *SUP for Restaurant Less Than 2,000 SF w/Drive-Through*

Staff has received a letter from the applicant, Jake Fears of Weir & Associates, Inc., requesting to withdraw *Case No. Z2019-014 (see attached)*. Initially, the applicant had provided staff with a concept plan indicating a driveway approach to be placed along Pecan Valley Drive. After review, the Engineering Department determined the driveway could not be located along Pecan Valley Drive due to not meeting the driveway spacing requirement of the Engineering Standards of Design Manual, and would cause a safety concern for the general public. An option to move the driveway approach along West Quail Run Road was discussed; however, the applicant has chosen to withdraw the case. This case is scheduled for a public hearing on tonight's agenda. Section 5, *Application Withdrawal*, of the Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC), states that any case that has been published in the paper and notifications of a public hearing sent out must be placed on the public hearing agenda and acted upon by the applicable body. Should the Planning and Zoning Commission have any questions staff will be available at the August 13, 2019 meeting.



WIER & ASSOCIATES, INC.

ENGINEERS
SURVEYORS
LAND PLANNERS

August 6, 2019

City of Rockwall
385 S. Goliad Street,
Rockwall, TX 75087

Attn: Mr. David Gonzales

RE: Special Use Permit Z2019-014

Mr. Gonzales,

This letter is to inform you that on the behalf of Goliad Real Estate, LLC, I would like to request the above referenced agenda item to be removed from the public hearing scheduled for August 13, 2019.

Thank you,

Jake Fears, PE
Senior Associate

PRINCIPALS

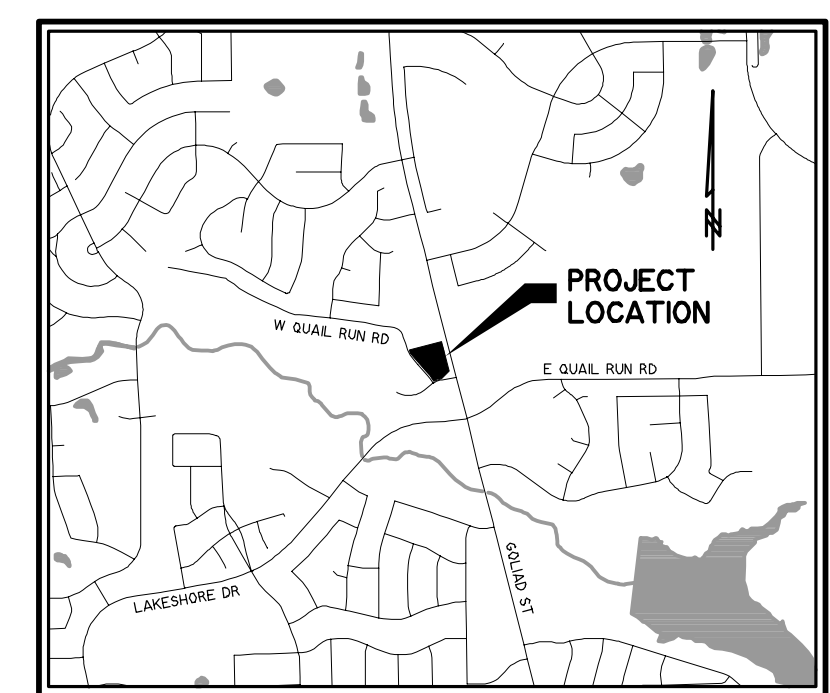
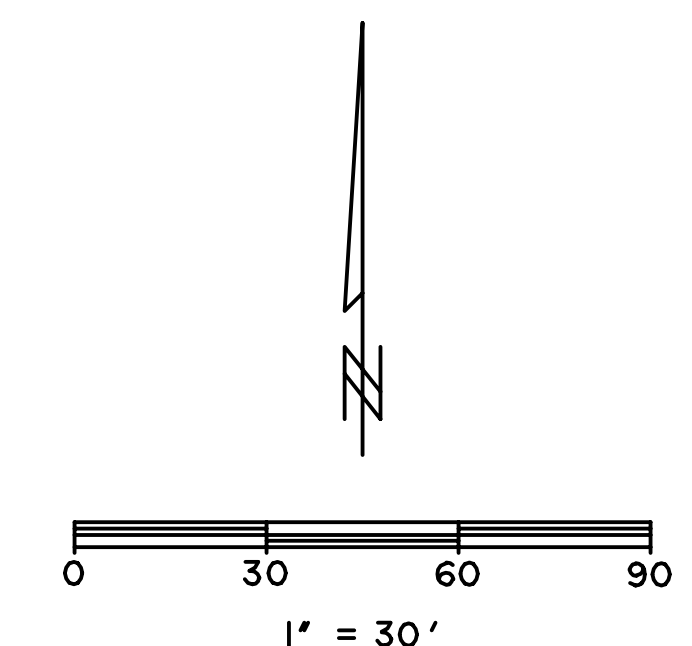
JOHN P. WIER, P.E., R.P.L.S.
ULYS LANE III, P.E., R.P.L.S., CFM
CARLO SILVESTRI, P.E.
GREGG MADSEN, R.P.L.S.

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.
TIM V. WALLACE, P.E.



VICINITY MAP
1" = 2,000'

SITE DATA CHART

ZONING	PD-65 W/ N. SH-205 OVERLAY
EXISTING USE	VACANT / UNDEVELOPED
PROPOSED USE	MIXED-USE (COMMERCIAL)
LOT AREA	2.174± AC (94,696 SF) NORTH (ARTIFICIAL): 1.682± AC (73,271 SF) SOUTH (ARTIFICIAL): 0.492± AC (21,425 SF)
BUILDING AREA (NORTH)	RETAIL: 8,000 SF RESTAURANT: 3,000 SF TOTAL: 11,000 SF
BUILDING AREA (SOUTH)	RESTAURANT: 460 SF * *(REQUIRES SUP APPROVAL)*
BUILDING HEIGHT	NORTH: 25'-0" SOUTH: 18'-0"
BUILDING SETBACKS	HIGHWAY 205: 25' PECAN VALLEY DR: 15' QUAIL RUN RD: 15' INTERNAL: 10'
PARKING REQ'D (NORTH)	8,000 SF RETAIL: 1/250 SF = 32 3,000 SF RESTAURANT: 1/100 SF = 30 TOTAL = 62
PARKING REQ'D (SOUTH)	460 SF RESTAURANT: 1/100 SF = 5
ACCESSIBLE PARKING PROVIDED	4
TOTAL PARKING PROVIDED	84
BUILDING/LOT COVERAGE	12.1%
LANDSCAPE AREA	37,297 SF
LANDSCAPE COVERAGE	39.4%

LEGEND

	PARKING COUNT
	LANDSCAPE AREA (RE: LANDSCAPE PLAN)
	CONCRETE SIDEWALK
	CONCRETE PAVEMENT
	RIGHT-OF-WAY DEDICATION

- GENERAL NOTES:**
- DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE.
 - ALL PROPOSED CURB RADIUS ARE 3.0' F/C. WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
 - SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
 - ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48397C0030L, DATED SEPTEMBER 26, 2008, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONES 'A' AND 'X'. PART OF THIS PROPERTY LIES WITHIN ZONES 'A'. AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN. IF PARTS OF THE SITE ARE NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WIER & ASSOCIATES, INC.

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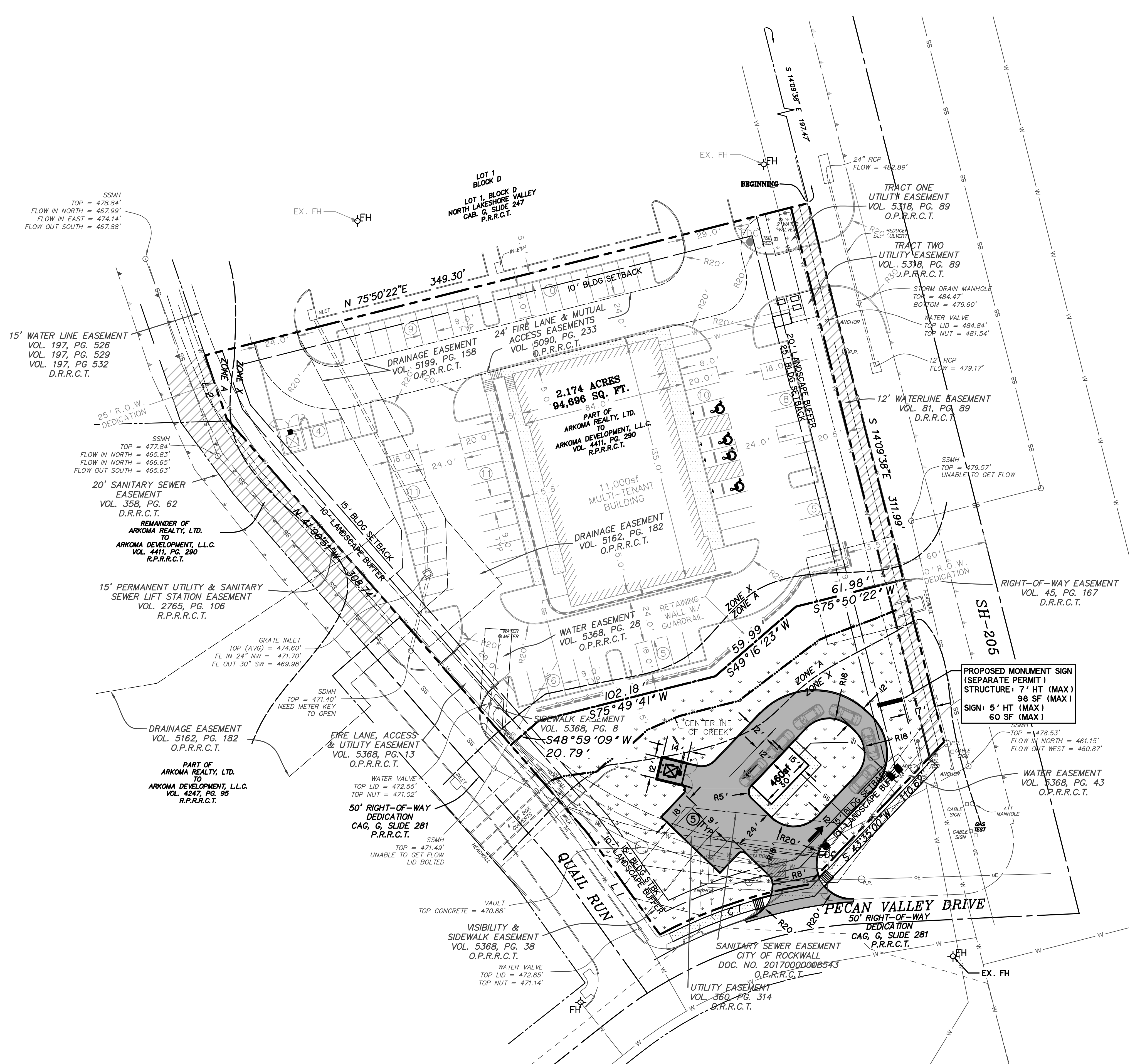
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**SUP SITE PLAN
RESTAURANT
150 PECAN VALLEY DR
ROCKWALL, TEXAS**

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July 23, 2019

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

CASE No. : SUP2019-XXX

DATE: 7/23/2019
W.A. No. 19022



WIER & ASSOCIATES, INC.

ENGINEERS
SURVEYORS
LAND PLANNERS

August 6, 2019

City of Rockwall
385 S. Goliad Street,
Rockwall, TX 75087

Attn: Mr. David Gonzales

RE: Special Use Permit Z2019-014

Mr. Gonzales,

This letter is to inform you that on the behalf of Goliad Real Estate, LLC, I would like to request the above referenced agenda item to be removed from the public hearing scheduled for August 13, 2019.

Thank you,

Jake Fears, PE
Senior Associate

PRINCIPALS

JOHN P. WIER, P.E., R.P.L.S.
ULYS LANE III, P.E., R.P.L.S., CFM
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TOBY W. RODGERS
CASEY D. YORK
PRIYA N. ACHARYA, P.E.
TIM V. WALLACE, P.E.