



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # MIS2021-018 P&Z DATE _____ CC DATE _____ APPROVED/DENIED _____

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

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

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

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

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input 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. MIS2021-018

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

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, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2200 Ridge Rd				
SUBDIVISION	Vacant Land - Commercial	LOT	1	BLOCK	A
GENERAL LOCATION	Property located at intersection of Ridge Rd and Yellow Jacket Ln, North of 2054 Ridge Rd				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial (C)	CURRENT USE	Undeveloped/Vacant		
PROPOSED ZONING	Commercial (C)	PROPOSED USE	Drive-Thru Coffee Shop		
ACREAGE	0.57 Acres	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

<input type="checkbox"/> OWNER	7.1 Ridge LLC	<input type="checkbox"/> APPLICANT	Main & Main
CONTACT PERSON	Jason Claunch	CONTACT PERSON	Sam Moore
ADDRESS	106 E Rusk Suite 200	ADDRESS	5750 Genesis Ct Suite 103
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Frisco, TX 75034
PHONE	972-999-0081 (x101)	PHONE	(817) 505-8117
E-MAIL	jason@catalystcommercial.net	E-MAIL	sm@maincg.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF December, 2021. 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."

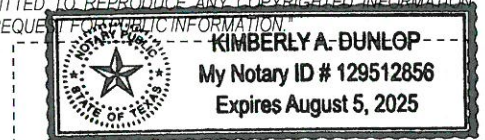
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF December, 2021.

OWNER'S SIGNATURE

[Handwritten Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Handwritten Signature]



MY COMMISSION EXPIRES 8-5-25



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION 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: Henry Lee, *Planner*
DATE: December 28, 2021
SUBJECT: MIS2021-018; *Variance Request to the Material Requirements for Dutch Bros. Coffee*

On December 14, 2021, the Planning and Zoning Commission approved a site plan and variances for *Dutch Bros. Coffee*. Specifically, the Planning and Zoning Commission approved a variance to the *General Overlay District Standards for Roof Design Standards* to allow a flat roof on the building and an exception to the *General Commercial District Standards for Roof Design* to allow the parapet walls to be painted on the inside of the parapet. As part of this request, the Planning and Zoning Commission -- *at the recommendation of the Architectural Review Board (ARB)* -- denied a variance to the *General Overlay District Standards for Materials* to allow less than 90% *Primary Materials* and less than 20% *Natural or Quarried Stone*. As part of this request, the Planning and Zoning Commission also approved the following compensatory measures for the approved variance and exception: [1] the provision of a bicycle rack, [2] no outdoor menu board, [3] increased canopy length on the northern building elevation, [4] the provision of a pergola with outdoor seating.

Since the site plan was approved and the variances associated with the building materials were denied, the applicant was required to provide staff with updated building elevations demonstrating conformance to the building material requirements stipulated by the *General Overlay District Standards* contained in the Unified Development Code (UDC); however, the building elevations provided by the applicant on December 17, 2021 indicate the use of a cultured stone product (*i.e. Eldorado Stone*) in lieu of the required natural or quarry stone. Based on this the applicant has chosen to bring back a request to the Planning and Zoning Commission seeking a variance. According to Subsection 06.01, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "the Planning and Zoning Commission, upon recommendation from the Architectural Review Board (ARB), may grant the use of a high quality manufactured or cultured stone in lieu of natural or quarried stone if it is determined that the application of the manufactured or cultured stone will be complimentary and integral to the design of the building." In this case the proposed cultured stone (*i.e. Eldorado Stone*) appears to meet the intent of the Unified Development Code (UDC). With this being said, a request for a variance to the *General Overlay District Standards* is a discretionary decision for the Planning and Zoning Commission. Staff should note that a supermajority vote (*i.e. six [6] out of the seven [7] commissioners present*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of any variance.

In the attached packet staff has included the proposed building elevations. Should the Planning and Zoning Commission have any questions, staff and a representative for the applicant will be available at the December 28, 2021 Planning and Zoning Commission work session.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. MIS2021-018

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CITY ENGINEER: _____

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2200 Ridge Rd

SUBDIVISION Vacant Land - Commercial LOT 1 BLOCK A

GENERAL LOCATION Property located at intersection of Ridge Rd and Yellow Jacket Ln, North of 2054 Ridge Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial (C) CURRENT USE Undeveloped/Vacant

PROPOSED ZONING Commercial (C) PROPOSED USE Drive-Thru Coffee Shop

ACREAGE 0.57 Acres LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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<input type="checkbox"/> OWNER	<u>7.1 Ridge LLC</u>	<input type="checkbox"/> APPLICANT	<u>Main & Main</u>
CONTACT PERSON	<u>Jason Claunch</u>	CONTACT PERSON	<u>Sam Moore</u>
ADDRESS	<u>106 E Rusk Suite 200</u>	ADDRESS	<u>5750 Genesis Ct Suite 103</u>
CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>	CITY, STATE & ZIP	<u>Frisco, TX 75034</u>
PHONE	<u>972-999-0081 (x101)</u>	PHONE	<u>(817) 505-8117</u>
E-MAIL	<u>jason@catalystcommercial.net</u>	E-MAIL	<u>sm@maincg.com</u>

NOTARY VERIFICATION [REQUIRED]

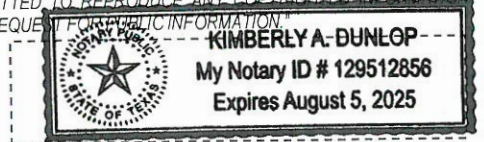
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAM MOORE [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF December, 2021. 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."

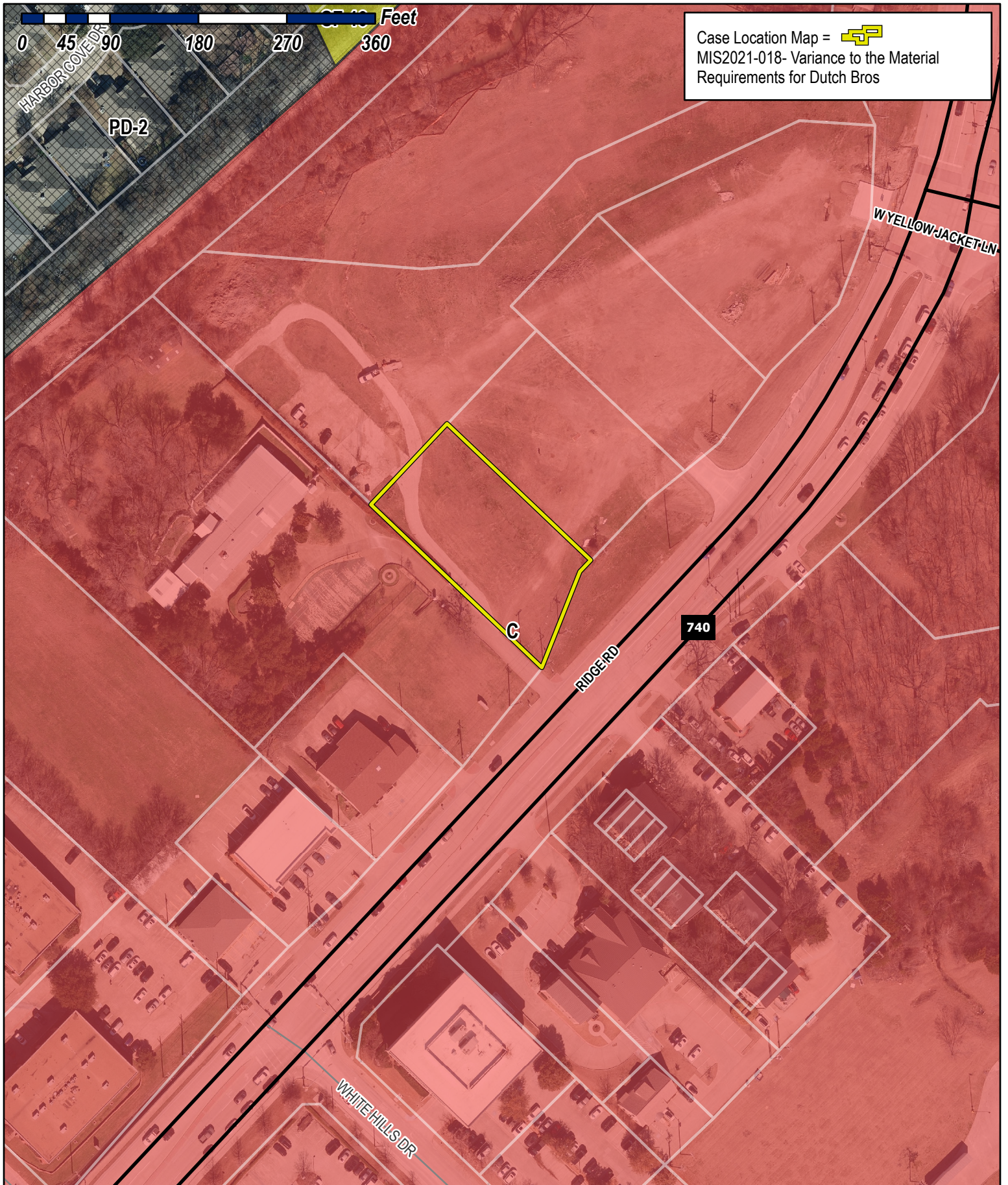
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF December, 2021.


OWNER'S SIGNATURE

[Signature]
Kimberly A. Dunlop



MY COMMISSION EXPIRES 8-5-25



Case Location Map = 
 MIS2021-018- Variance to the Material
 Requirements for Dutch Bros

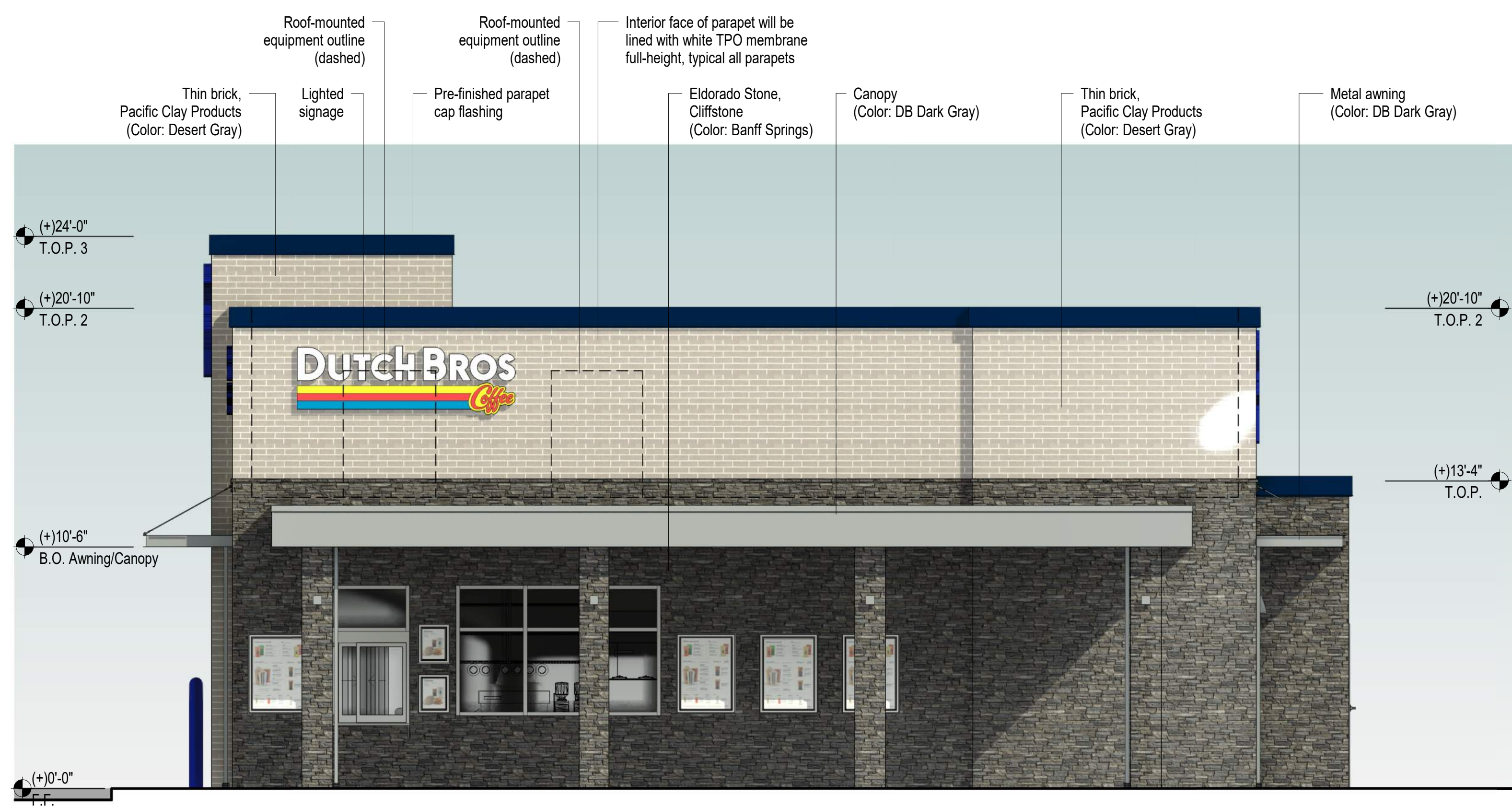


City of Rockwall

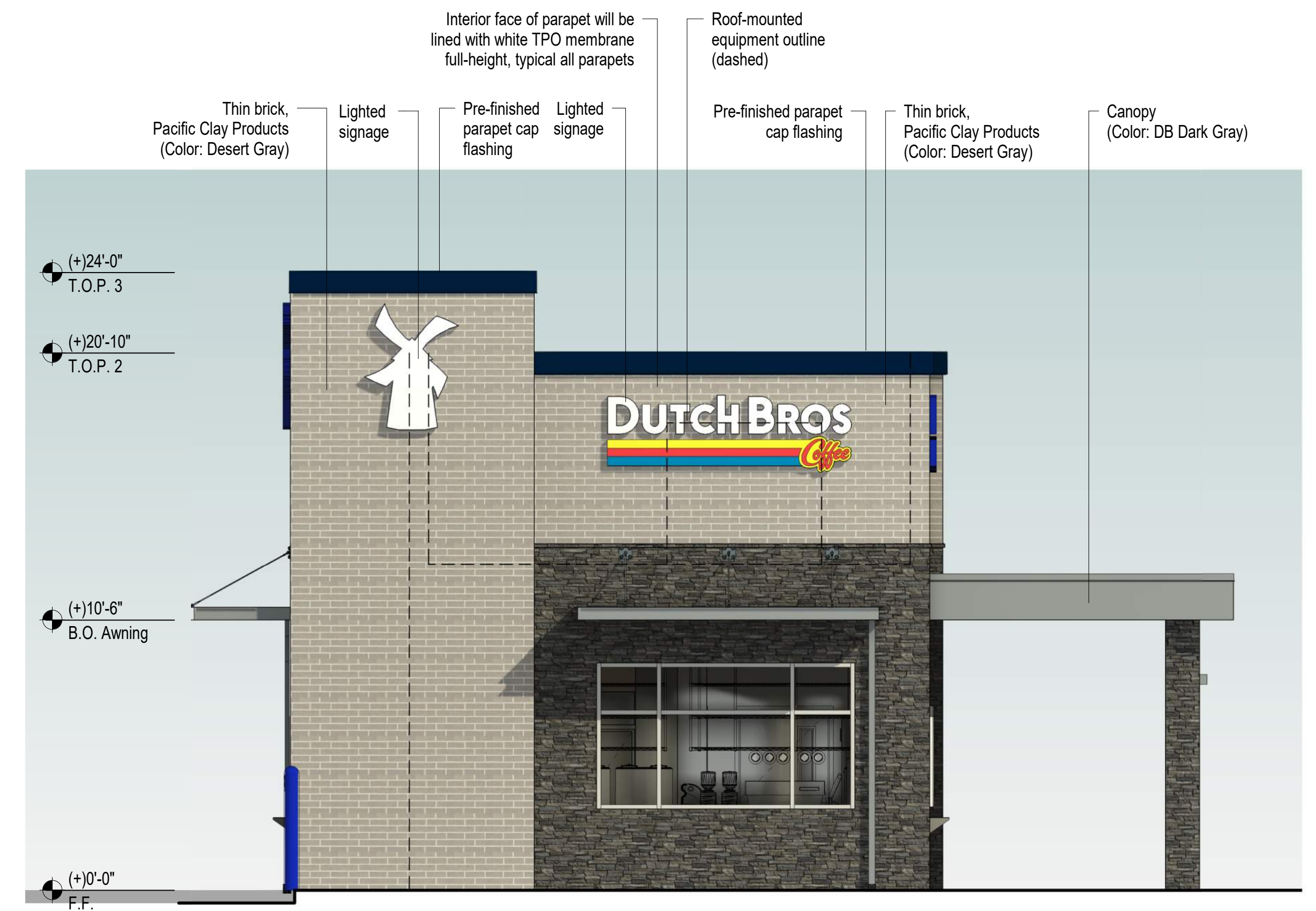
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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.





North Elevation - (Walk-Up Elevation)
1/4" = 1'-0"



East Elevation - (Front Elevation)
1/4" = 1'-0"

Material Calculations

<u>Drive-Up Elevation:</u>	
Primary Material:	Brick 100%
<u>Rear Elevation:</u>	
Primary Material:	Brick 100%
<u>Walk-Up Elevation:</u>	
Primary Material:	Brick 100%
<u>Front Elevation:</u>	
Primary Material:	Brick 100%

SITE PLAN SIGNATURE BLOCK

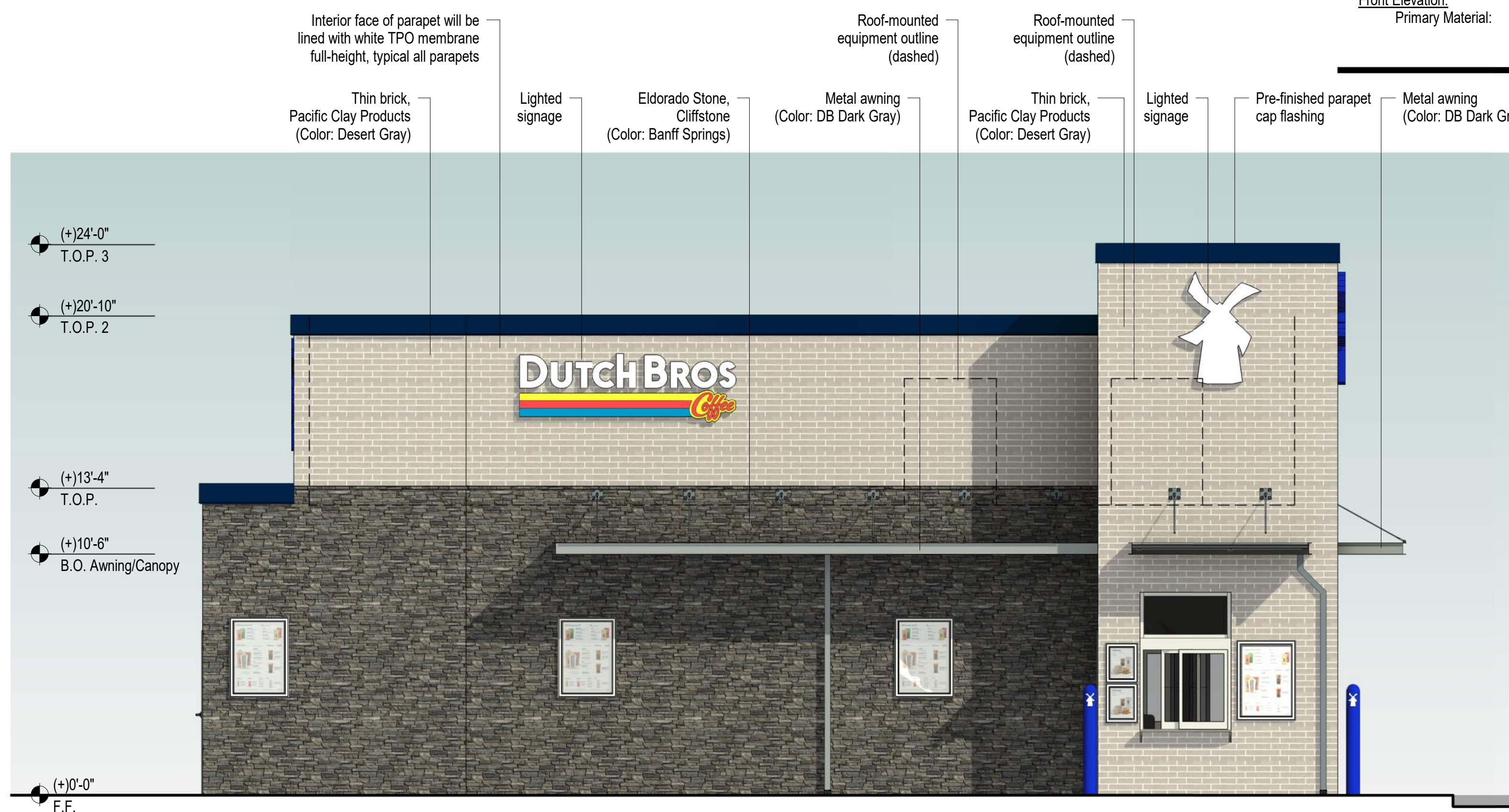
APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____.

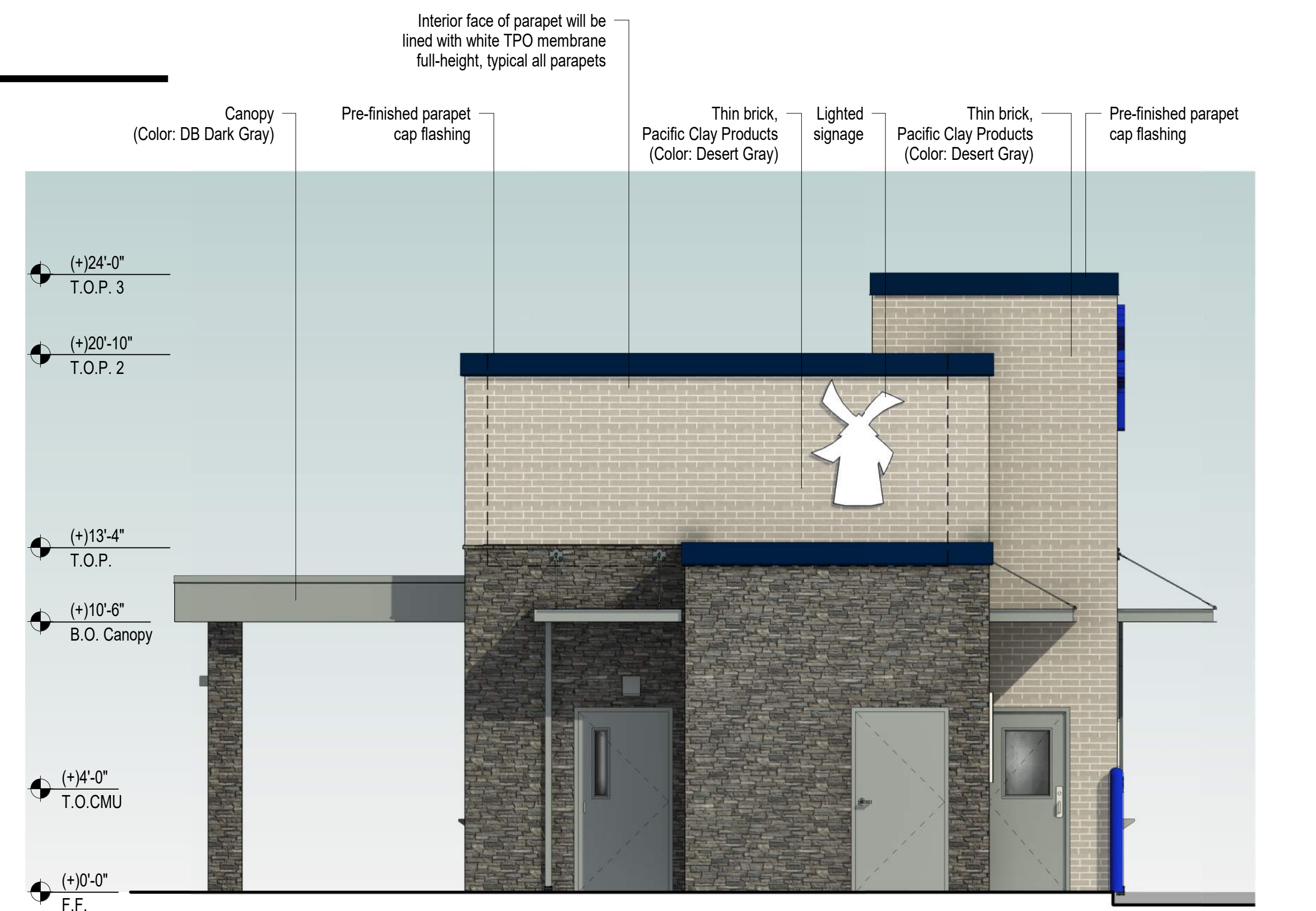
WITNESS OUR HANDS, THE ____ DAY OF ____.

PLANNING & ZONING COMMISSION CHAIRMAN

DIRECTOR OF PLANNING AND ZONING



South Elevation - (Drive-up Elevation)
1/4" = 1'-0"



West Elevation - (Rear Elevation)
1/4" = 1'-0"

(SP2021-031)



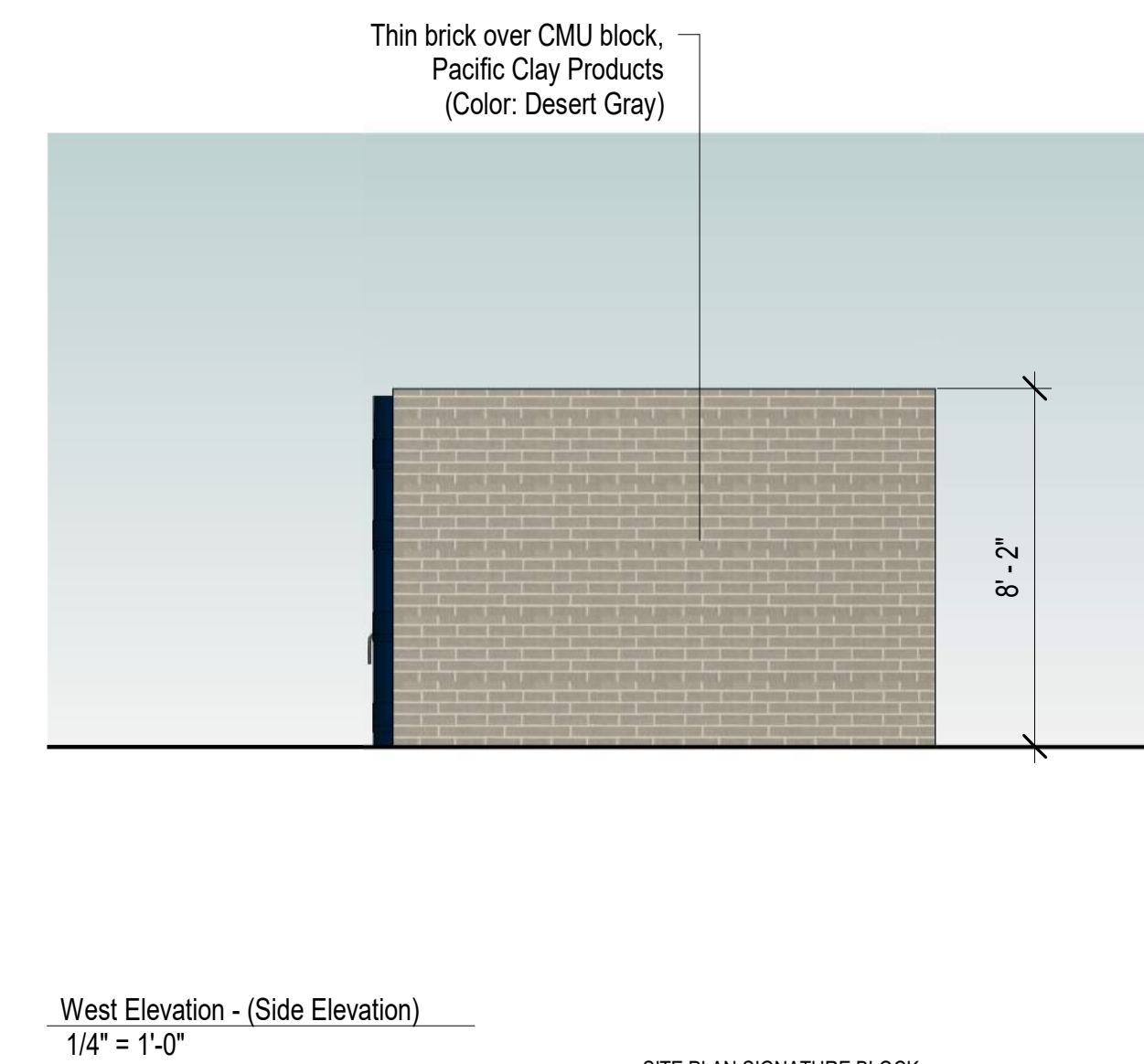
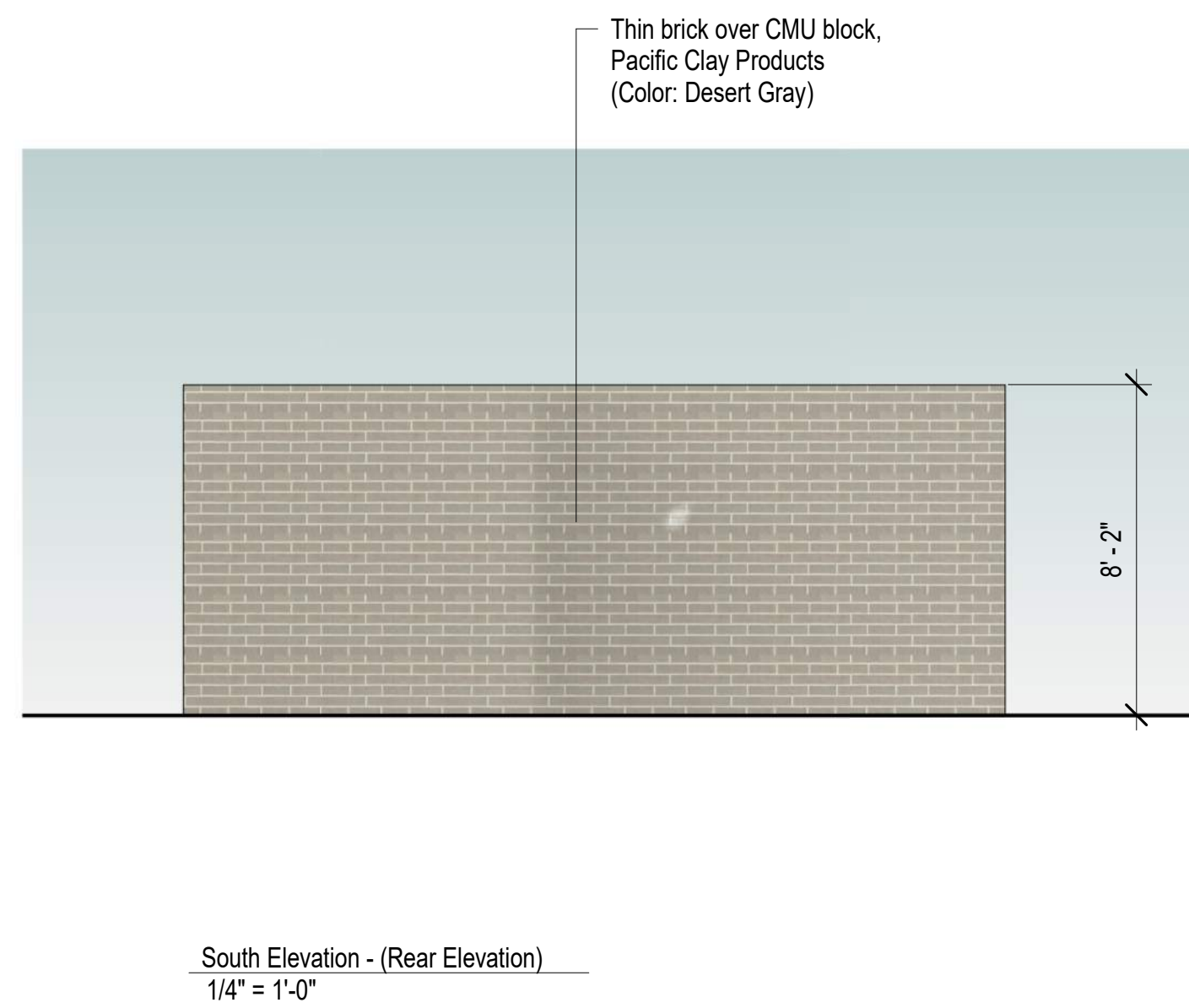
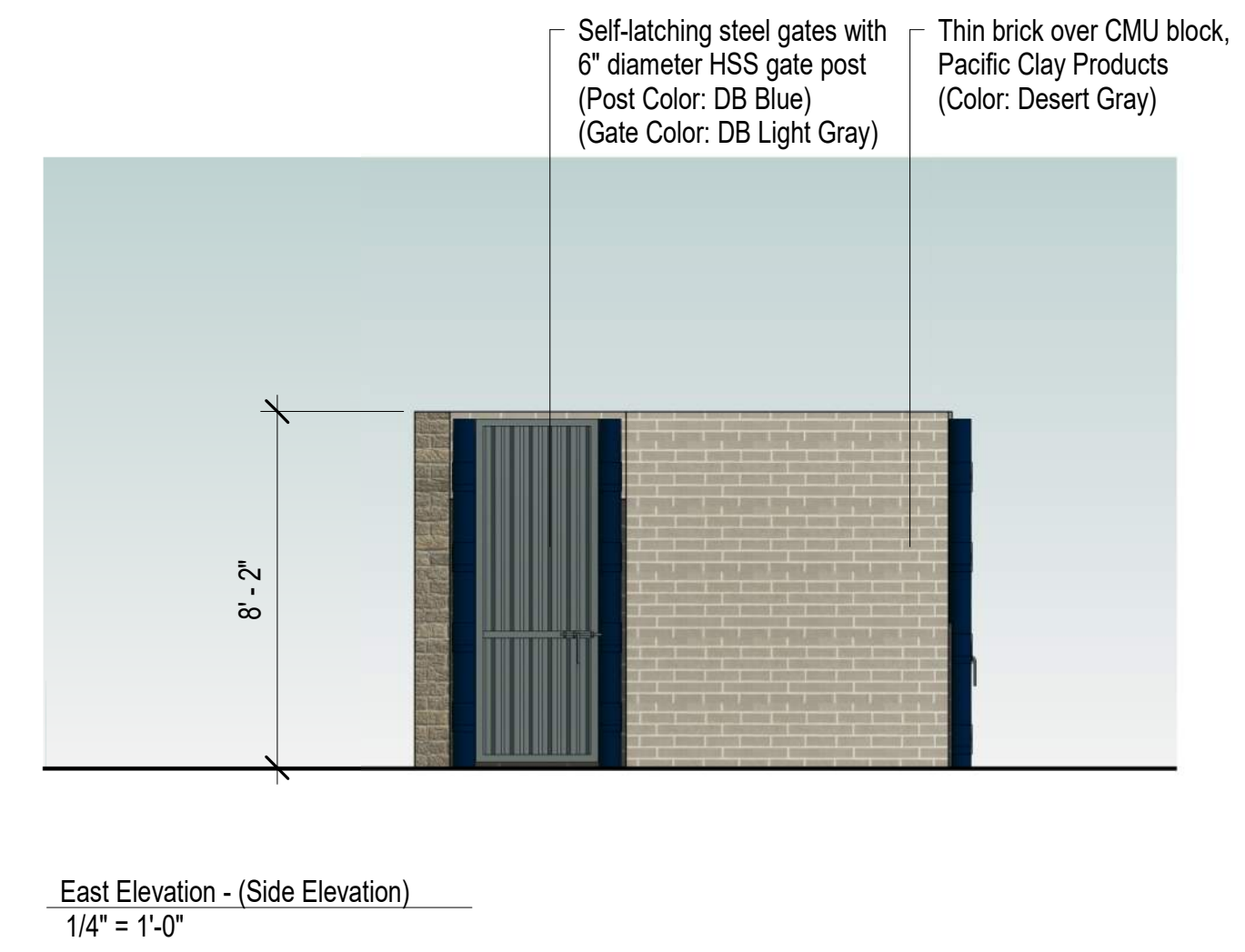
Dutch Bros

Conceptual Elevations

Rockwall, Texas

PR.4

MAIN & MAIN



SITE PLAN SIGNATURE BLOCK

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, ___.

WITNESS OUR HANDS, THE ___ DAY OF ___, ___.

PLANNING & ZONING COMMISSION CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

(SP2021-031)





Front (Primary Elevation)/Drive-Thru



Front (Primary Elevation)/Walk-Up



Rear/Walk-Up



Rear/Drive-Thru

SITE PLAN SIGNATURE BLOCK

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, __.

WITNESS OUR HANDS, THE ___ DAY OF ___, __.

PLANNING & ZONING COMMISSION CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

(SP2021-031)



Lee, Henry

From: Lee, Henry
Sent: Tuesday, December 21, 2021 4:02 PM
To: 'Sam Moore'
Subject: Staff Comments
Attachments: Project Comments (12.21.2021).pdf

Good Afternoon,

Attached are staff comments in reference to your case MIS2021-018. Make note of the meeting date as a representative is required to be present at the meeting; as a reminder ARB is at 5pm on December 28.

Thank you,



HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

Lee, Henry

From: Sam Moore <sm@maincg.com>
Sent: Tuesday, December 28, 2021 7:16 PM
To: Miller, Ryan; Lee, Henry
Subject: Quarry Stone

Hey Ryan, does the City have specific examples of quarry stone that we need to follow?
Thank you for your help.

Get [Outlook for iOS](#)

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Lee, Henry

From: Miller, Ryan
Sent: Thursday, December 30, 2021 11:12 AM
To: Sam Moore; Lee, Henry
Subject: RE: Quarry Stone

Sam ... The code is looking for natural stone. Quarried is just another way of saying that. We don't have any examples, but there are plenty of existing examples in our Overlay Districts. If you have any additional questions please let us know. Thanks.

Ryan C. Miller, AICP
Director of Planning and Zoning
Planning and Zoning Department
City of Rockwall, Texas

Please excuse any errors, this was sent from my mobile device.

----- Original message -----

From: Sam Moore <sm@maincg.com>
Date: 12/28/21 7:16 PM (GMT-06:00)
To: "Miller, Ryan" <RMiller@rockwall.com>, "Lee, Henry" <HLee@rockwall.com>
Subject: Quarry Stone

Hey Ryan, does the City have specific examples of quarry stone that we need to follow?
Thank you for your help.

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Lee, Henry

From: Sam Moore <sm@maincg.com>
Sent: Thursday, December 30, 2021 11:13 AM
To: Miller, Ryan; Lee, Henry
Subject: Re: Quarry Stone

Got it, thank you Ryan.

Get [Outlook for iOS](#)

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Thursday, December 30, 2021 11:12:00 AM
To: Sam Moore <sm@maincg.com>; Lee, Henry <HLee@rockwall.com>
Subject: RE: Quarry Stone

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Ryan C. Miller, AICP
Director of Planning and Zoning
Planning and Zoning Department
City of Rockwall, Texas

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Thank you for your help.

Get Outlook for iOS<<https://aka.ms/o0ukef>>

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January 7, 2022

TO: Sam Moore
5750 Genesis Court Suite 103
Frisco, Texas 75034

FROM: Henry Lee
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: MIS2021-018; Variance to the Material Requirements for Dutch Bros Coffee

Sam Moore:

This letter serves to notify you that the above referenced case, that you submitted for consideration by the City of Rockwall, was denied by the Planning and Zoning Commission on December 28, 2021 by a vote of 5-0. According to Subsection 01.05, *Reapplication*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a) request for site plan, plat, miscellaneous case, Certificate of Appropriateness (COA), small matching grant, or building permit fee waiver which has been previously denied with prejudice by the Historic Preservation Advisory Board (HPAB), Planning and Zoning Commission, or City Council may be resubmitted within one (1) year if there is: [1] an actual change in condition relating to the lot or tract of land -- or any portion thereof -- or any surrounding properties, or [2] the new request is more restrictive or less intense than the previous request." Please note that a failure to indicate a denial is with or without prejudice in making a motion to deny a request shall be considered a denial with prejudice. Should you have any questions or concerns regarding the denial of your site plan or the site planning process, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read "Henry Lee", written over a light blue horizontal line.

Henry Lee
Planner