



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2021-007 P&Z DATE 04/13/21 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 checked="" type="checkbox"/> SITE PLAN (<i>Amended</i>)
<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. SP2021-007

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DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 109 E. Washington St

SUBDIVISION

LOT PT of 1 BLOCK m

GENERAL LOCATION Rockwall, Texas

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING CA

CURRENT USE office/warehouse

PROPOSED ZONING

PROPOSED USE Retail

ACREAGE

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

OWNER Zach Shipley

APPLICANT DFDVB Homes, LLC

CONTACT PERSON Zach Shipley

CONTACT PERSON Nicholas Gamez

ADDRESS 412 Rentro St.

ADDRESS 3818 Shelley Blvd

CITY, STATE & ZIP Rockwall, Texas 75087

CITY, STATE & ZIP Dallas, TX 75211

PHONE 214 435 1759

PHONE 214 212 5990

E-MAIL clearenviro@gmail.com

E-MAIL ngremodeling13@gmail.com

NOTARY VERIFICATION [REQUIRED]

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

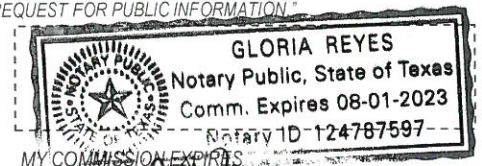
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19 DAY OF March, 2021. BY SIGNING THIS APPLICATION, 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."

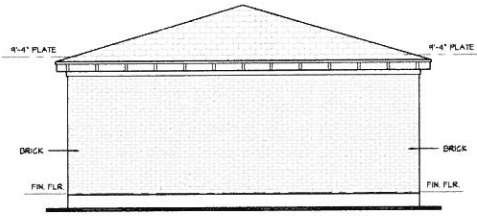
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF March, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

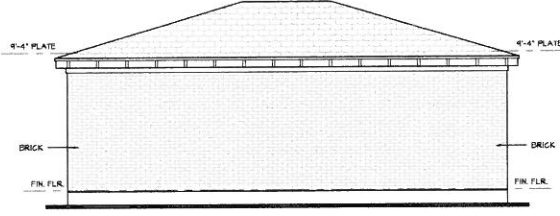
DEVELOPMENT APPLICATION





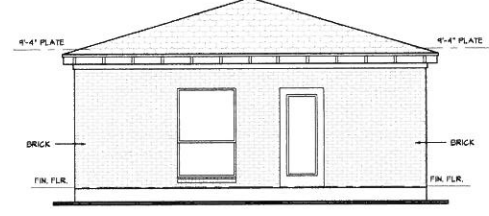
REAR ELEVATION

SCALE: 1/4" = 1'-0"



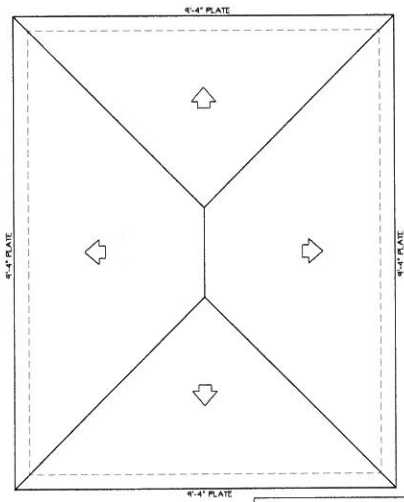
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

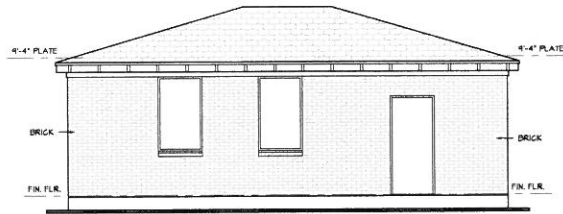
SCALE: 1/4" = 1'-0"



ROOF PLAN

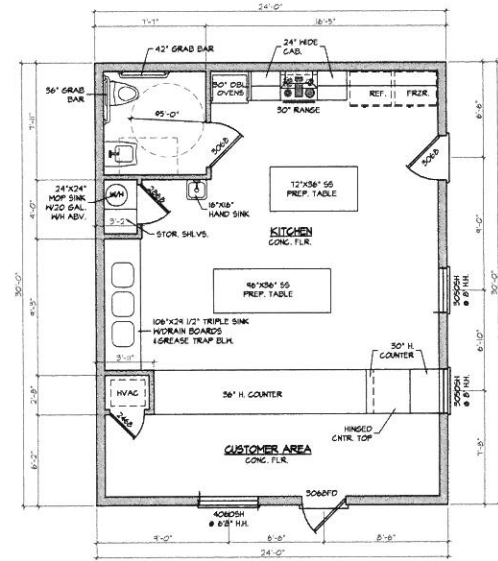
SCALE: 1/4" = 1'-0"

NOTE: EXST. ROOF SLOPES TO BE 3.5:12 U.N.C.



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



The general contractor shall determine and verify the accuracy of all dimensions and conditions. Their agreement and seal shall constitute acceptance of the information contained herein. The contractor shall be responsible for obtaining all necessary permits and approvals for the project. These documents are essential for project completion and are not to be construed as a warranty. The contractor shall be responsible for obtaining all necessary permits and approvals for the project. These documents are essential for project completion and are not to be construed as a warranty. The contractor shall be responsible for obtaining all necessary permits and approvals for the project. These documents are essential for project completion and are not to be construed as a warranty.

BONAFIDE BETTIES PIE COMPANY
109 WASHINGTON ST.
ROCKWALL, TX.



MOORE
DESIGN

103 N. Green Rd.
Suite 302
Rockwall, TX 75087
Ph: (972) 454-1802
Fax: (972) 454-1802

DRAWN BY:	
DATE:	REV:
10/14/20	
DRAWING NO:	120
DRAWING ID:	
1204	
FLOOR PLAN	
SCALE: 1/4" = 1'	

MASONITE
Open to extraordinary.

Premium Smooth Fiberglass
Fibra de Vidrio Lisa Premium

MASONITE
Open to extraordinary.

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Fibra de Vidrio Lisa Premium

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side door



front door
solid glass
no grid



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
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STAFF USE ONLY

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CONTACT PERSON Zach Shipley

CONTACT PERSON Nicholas Gamez

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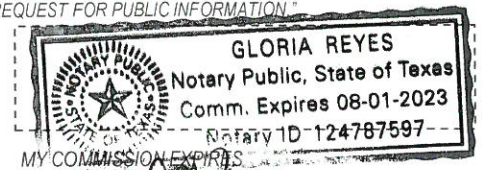
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DEVELOPMENT APPLICATION



0 10 20 40 60 80 Feet

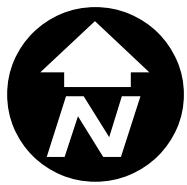
SP2021-007- AMENDED SITE PLAN FOR
BONAFIDE BETTIES PIE
AMENDED SITE PLAN - LOCATION MAP = 



City of Rockwall

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

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.



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side door



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solid glass
no grid

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/25/2021

PROJECT NUMBER: SP2021-007
PROJECT NAME: Amended Site Plan for Bonafide Betties
SITE ADDRESS/LOCATIONS: 109 E WASHINGTON ST, ROCKWALL, 75087

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Nicholas Gamez of DFDVB Homes, LLC on behalf of Zach Shipley for the approval of an Amended Site Plan for a Restaurant with Less Than 2,000 SF without Drive-Through or Drive-In on a 0.018-acre tract of land identified as a portion of Lot 7, Block M, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 109 E. Washington Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	03/25/2021	Approved w/ Comments

03/25/2021: 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 a Restaurant with Less Than 2,000 SF without Drive-Through or Drive-In on a 0.018-acre tract of land identified as a portion of Lot 7, Block M, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 109 E. Washington Street.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2021-007) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Downtown (DT) District standards and the Development Standards of Article V, that are applicable to the subject property.

M.5 Site Plan:

1. Include the Owners and Developers information in the lower right-hand corner of the plan. Include the name, address, and phone number. (Subsection 03.04.A, of Article 11)
2. Include a vicinity map and north point. (Subsection 03.04. A, of Article 11)
3. Include the standard signature block, which can be found within the development packet. (Subsection 05.03. B, of Article 06)
4. Indicate where the roof mounted utility equipment will be on the roof plan and elevations. Also provide the required screening. (Subsection 01.05. C, of Article 05)

M.6 Building Elevations:

1. Indicate the roofing materials and color. (Subsection 04.01, of Article 05)
2. Indicate if there are vents and their subsequent size. (Subsection 04.01, of Art. 05)
3. Indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view (Subsection 01.05. C, of Article 05).

M.7 Where will the dumpster be located for the subject property? It must meet our code requirements for screening. The dumpster will need to be included on the plans. (Subsection 01.05. B, of Article 05)

M.8 Please submit a physical color swatch (the color to be used to paint the brick) for our file and to confirm it conforms to our code. (Subsection 04.01, of Article 05)

M.9 Please submit to us the proposed window and door product number(s). This will be used to confirm the style; the windows and doors will need to be commercial style (no grids over the windows) to remain consistent with the Downtown District.

I.10 Due to the sites constraints you are unable to provide parking, which is a major waiver for the Downtown District requirements. This will require your request to go to City Council for their approval of this waiver.

I.11 Consider alternative solutions to having the mechanical unit on the roof. Internalizing the mechanical unit inside the building would eliminate the screening requirements and reduce long term maintenance costs of the screening material.

I.12 Will any of the window be utilized as serving windows? If so, which one(s).

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on April 6, 2021 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.14 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 April 6, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 13, 2021 Planning & Zoning Meeting.

I.15 Please note the scheduled meetings for this case:

- 1) Architectural Review Board meeting will be held on March 30, 2021.
- 1) Planning & Zoning Work Session meeting will be held on March 30, 2021.
- 2) Planning & Zoning meeting/public hearing meeting will be held on April 13, 2021.
- 3) City Council will be held on April 19, 2021.

I.16 All meetings will be held in person and in the City's Council Chambers. Planning and Zoning and City Council are scheduled to begin at 6:00 p.m., and the Architectural Review Board will begin at 5:00 p.m. The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/24/2021	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/22/2021	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/24/2021	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/22/2021	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	03/25/2021	N/A
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/22/2021	Approved
03/22/2021: No comments			



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ADDRESS 3818 Shelley Blvd

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PHONE 214 435 1759

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E-MAIL clearenviro@gmail.com

E-MAIL ngremodeling13@gmail.com

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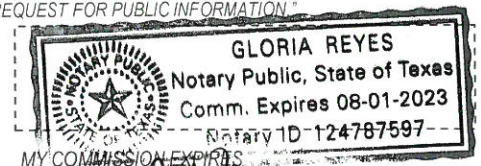
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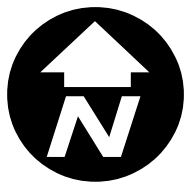
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AMENDED SITE PLAN - LOCATION MAP = 

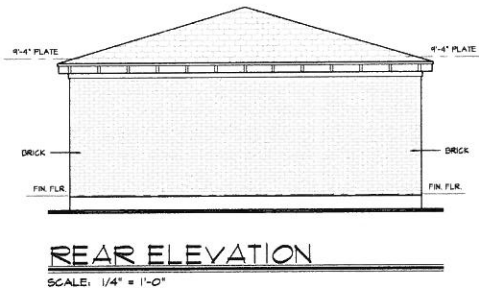


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(W): www.rockwall.com

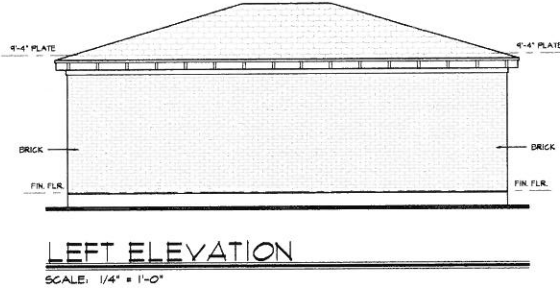
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





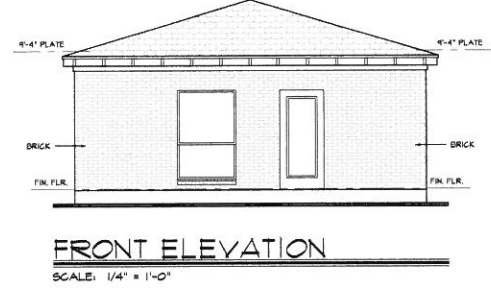
REAR ELEVATION

SCALE: 1/4" = 1'-0"



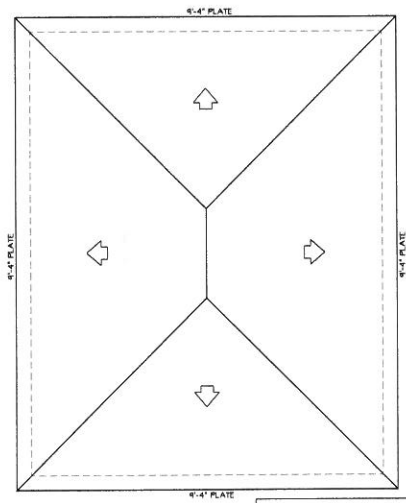
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

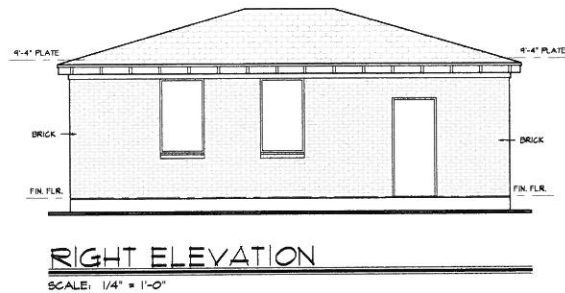
SCALE: 1/4" = 1'-0"



ROOF PLAN

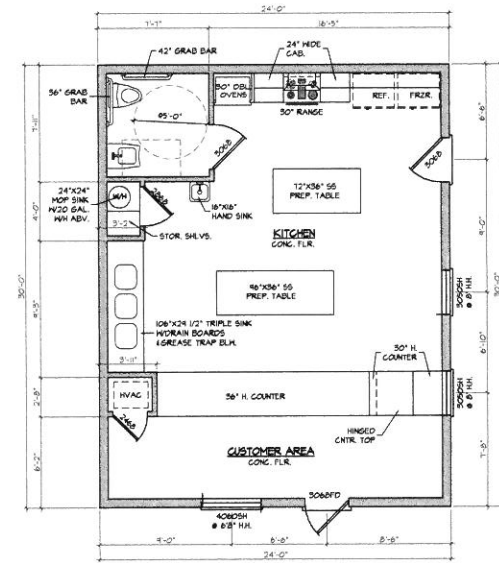
SCALE: 1/4" = 1'-0"

NOTE: EXST. ROOF SLOPES TO BE 3.5:12 U.N.C.



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



BONAFIDE BETTIES PIE COMPANY
109 WASHINGTON ST.
ROCKWALL, TX.



DRAWN BY:

SEC.

DATE: 10/4/20 REV.

DRAWING NO. 120

DRAWING ID. 1204

FLOOR PLAN SCALE: 1/4" = 1'-0"

This project was prepared by Moore Design, Inc. (MDI) for the use of the client. MDI is not responsible for any errors or omissions. These drawings are intended for general construction purposes only and are not to be construed as a final engineering or architectural drawing. The client shall verify the accuracy of all dimensions and materials. MDI shall not be held liable for any errors or omissions. The client shall verify the accuracy of all dimensions and materials. MDI shall not be held liable for any errors or omissions.

MASONITE
Open to extraordinary.

Premium Smooth Fiberglass
Fibra de Vidrio Lisa Premium

MASONITE
Open to extraordinary.

Premium Smooth Fiber
Fibra de Vidrio Lisa Premium

MASONITE
Open to extraordinary.

Premium Smooth Fiberglass
Fibra de Vidrio Lisa Premium

side door





front door
solid glass
no grid



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: April 13, 2021
SUBJECT: SP2021-007; *Amended Site Plan for Bonafide Betties Pie*

The applicant, Nicholas Gamez of DFDVB Homes, LLC, is requesting the approval of an amended site plan for the purpose of establishing a *restaurant with less than 2,000 SF without drive-through or drive-in*. The subject property is a 0.018-acre tract of land (*i.e. a portion of Lot 7, Block M, OT Rockwall Addition*) located at the northwest corner of the intersection of the San Jacinto Plaza and E. Washington Street. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is a 720 SF storage garage that was constructed in 1960. This building is currently vacant and -- *per the City's records* -- has not been used for a commercial business in the past. The proposed building elevations submitted by the applicant indicate that the following changes will be made to the exterior of the existing building: [1] the two (2) windows on the east façade will be replaced with commercial windows, [2] the existing residential door on the east elevation will be replaced with a commercial grade door, [3] the existing garage door on the south elevation will be replaced with a commercial grade door and a commercial window, [4] the brick and eaves of the building will be painted Waterloo (*i.e. Sherman Williams 9141*), and [5] two (2) new split-level air conditioning units (*i.e. Daikin RXB18AXVJU*) will be installed on the north facing façade of the building. The air conditioning units will be mounted on the wall in the alleyway between the subject property and 108 San Jacinto Street (*i.e. Uptown Peacock*).

As with many of the properties along San Jacinto Street, the subject property does not have dedicated parking spaces and would need to utilize the public parking, constructed by the City, along the downtown square and at the corner of E. Washington Street and S. Fannin Street. According to Subsection 04.07, *Downtown (DT) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(o)ff-street and on-street [*parking*] facilities shall be provided as required by Article 06, *Parking and Loading*, of the Unified Development Code (UDC) [*i.e. one (1) parking space per 100 SF of building area*] ..."; however, special consideration has been granted to properties along San Jacinto Street and in the downtown square in the past. In addition, Subsection 04.07(C)(2), *Waivers of Design Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) states, "(i)n order to provide flexibility and create high quality projects, standards in the *Downtown [DT] District* may receive a waiver from City staff, the Planning and Zoning Commission, and/or the City Council." In this case the applicant cannot provide the required parking, and a waiver to the parking requirements is classified as a *Major Waiver*. According to Subsection 04.07(G)(2) of this section of the code goes on to state that "... major waivers are major changes to the design standards in the *Downtown [DT] District* ... (m)ajor waivers may only be approved by the City Council, following a recommendation by the Planning and Zoning Commission..."

Based on this, staff is bringing this case forward to the Planning and Zoning Commission for consideration prior to taking the case to the City Council on April 19, 2021. On March 30, 2021 the Architectural Review Board reviewed the proposed changes to the exterior of the building and approved a motion to recommend approval of the proposed building elevations to the Planning and Zoning Commission by a vote of 5-0, with Board Members Miller and Avenetti absent. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the April 13, 2021 Planning and Zoning Commission meeting.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2021-007

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 109 E. Washington St

SUBDIVISION

LOT PT of 1 BLOCK m

GENERAL LOCATION Rockwall, Texas

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING CA

CURRENT USE office/warehouse

PROPOSED ZONING

PROPOSED USE Retail

ACREAGE

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]

OWNER Zach Shipley

APPLICANT DFDUB Homes, LLC

CONTACT PERSON Zach Shipley

CONTACT PERSON Nicholas Gamez

ADDRESS 412 Rentro St.

ADDRESS 3818 Shelley Blvd

CITY, STATE & ZIP Rockwall, Texas 75087

CITY, STATE & ZIP Dallas, TX 75211

PHONE 214 435 1759

PHONE 214 212 5990

E-MAIL clearenviro@gmail.com

E-MAIL ngremodeling13@gmail.com

NOTARY VERIFICATION [REQUIRED]

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

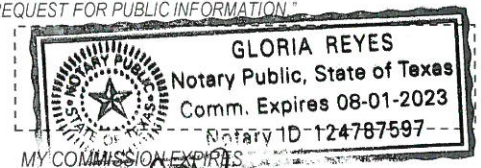
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19 DAY OF March, 2021. BY SIGNING THIS APPLICATION, 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 19 DAY OF March, 2021


OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DEVELOPMENT APPLICATION



0 10 20 40 60 80 Feet

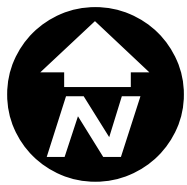
SP2021-007- AMENDED SITE PLAN FOR
BONAFIDE BETTIES PIE
AMENDED SITE PLAN - LOCATION MAP = 



City of Rockwall

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

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Know what's below.
Call before you dig.

SURVEY PLAT



WWW.RHODESSURVEYING.COM

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 109 WASHINGTON STREET, in the city of ROCKWALL, ROCKWALL COUNTY Texas.

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEING a tract of land situated in the B.F. Boydston Survey, Abstract No. 14, in the City of Rockwall, Rockwall County, Texas, and being a portion of Lot 6 and a portion of Lot 7, in Block M, of the Original Town of Rockwall, Texas, according to the Map thereof recorded in Volume 1, Page 555, and Volume F, Page 510, of the Deed records of Rockwall County, Texas, and being conveyed to Union Bank and Trust Co., as recorded in Instrument No. 20150000019349, of the Deed records of Rockwall County, Texas, as shown on survey and being more particularly described by metes and bounds as follows:

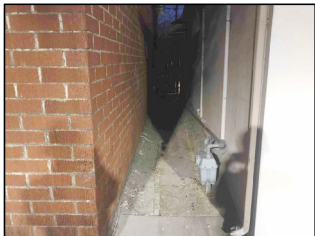
BEGINNING at a 4 inch steel post found for corner on the North right-of-way line of Washington Street, being the Southeast corner of a tract of land conveyed to Hendricks 7 Properties, LLC., Series 3, as recorded in Instrument No. 2018000008559, of the Deed records of Rockwall County, Texas, said point also being the Southwest corner of said Union Bank tract;

THENCE North, a distance of 32.03 feet to an "X" set for corner, said point being the Southwest corner of a tract of land conveyed to Rockwall 4, LLC., as recorded in Instrument No. 2019000008872, of the Deed records of Rockwall County, Texas;

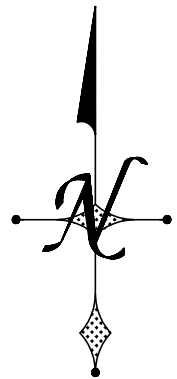
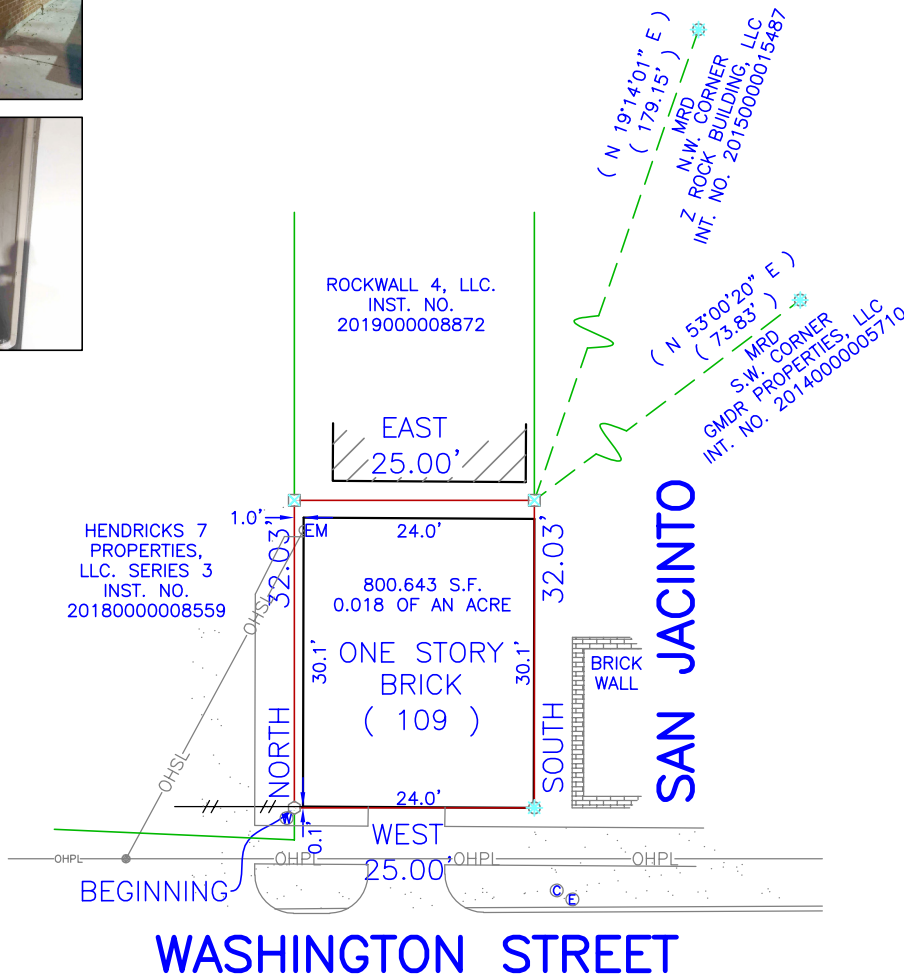
THENCE East, a distance of 25.00 feet to an "X" set for corner on the West right-of-way line of San Jacinto;

THENCE South, a distance of 32.03 feet to a building corner for corner, said point being at the intersection of the West right-of-way line of said San Jacinto, and the North right-of-way line of said Washington Street;

THENCE West, a distance of 25.00 feet to the PLACE OF BEGINNING and containing 800.643 square feet or 0.018 of an acre of land.



"Preliminary, this document shall not be recorded for any purpose."



THIS TRACT MAY FALL UNDER THE REQUIREMENTS OF PLATTING ACCORDING TO THE PLATTING LAWS OF THE STATE OF TEXAS AND ROCKWALL COUNTY. RHODES SURVEYING REQUESTS THAT THE AFFECTED PARTY (BUYER OR SELLER) CONTACT THEIR LOCAL COUNTY COMMISSIONER TO DETERMINE IF THIS TRACT WILL HAVE TO BE PLATTED.



A Shaddock Company

1529 E. I-30, STE. 106, GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY CAPITAL TITLE OF TEXAS, LLC.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'

Date: 12/26/2019

G. F. No.: 19-457756-RL

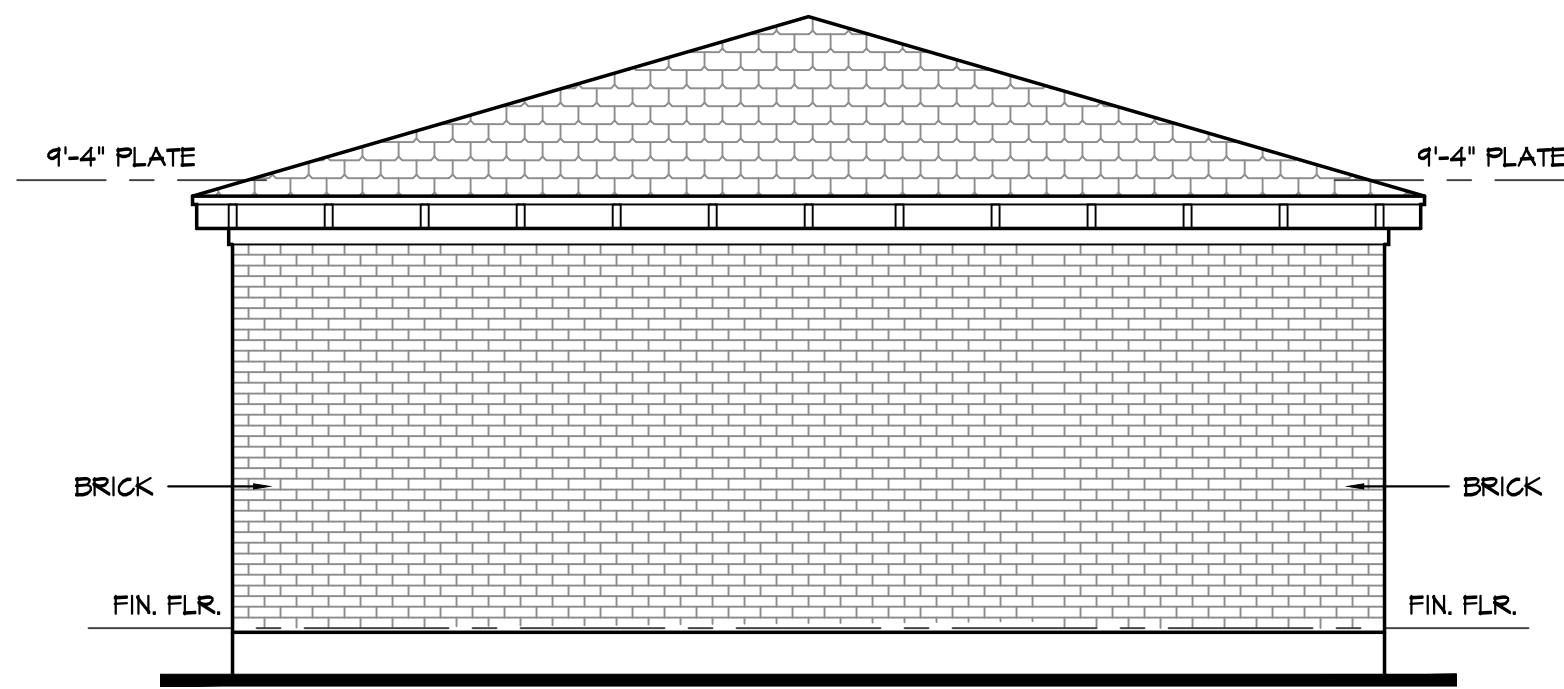
Job no.: 105961

Drawn by: KW

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR CAPITAL TITLE OF TEXAS, LLC.

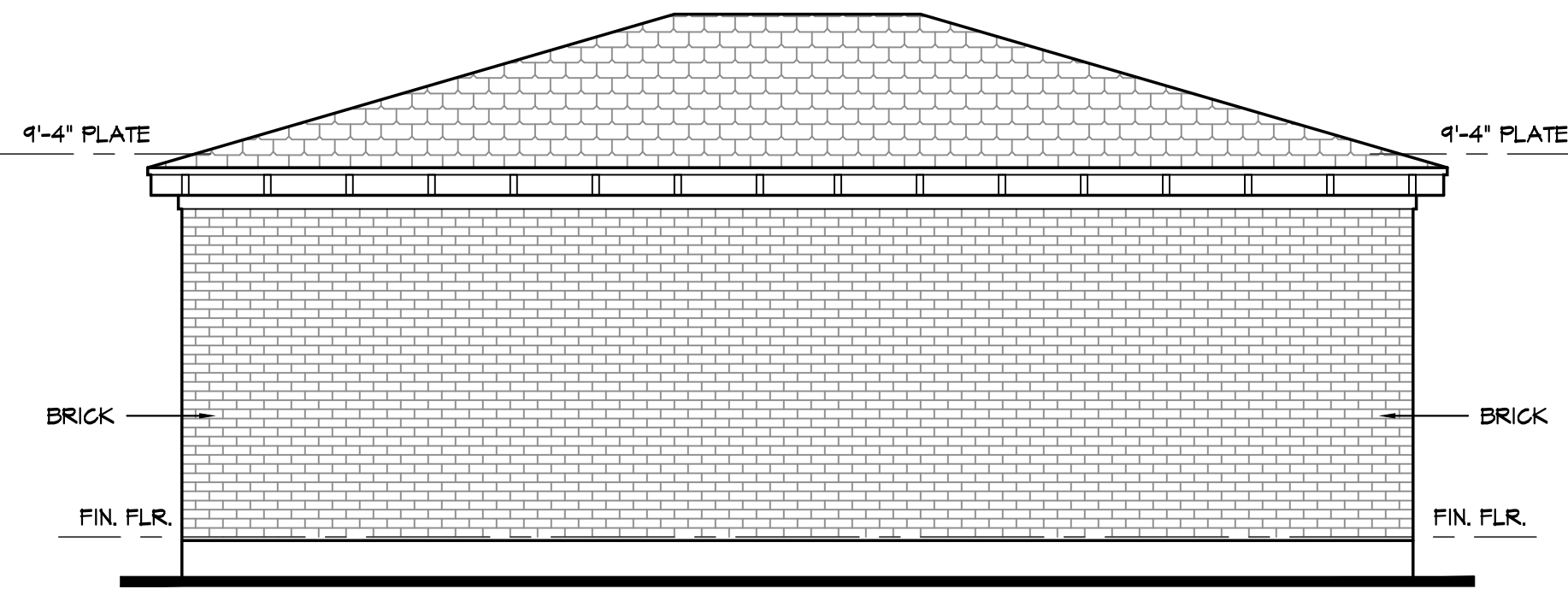
ACCEPTED BY: _____

LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT SETBACK
	RESIDENCE/BUILDING
MRD - MONUMENTS OF RECORD DIGNITY	
1/2" IRON ROD FOUND	
1/2" YELLOW-CAPPED IRON ROD SET	
SET 'X'	
FOUND 'X'	
4" STEEL POST FOUND	
BUILDING FOR CORNER	
CABLE	GUY-WIRE
CLEAN OUT	ELECTRIC
GAS METER	POWER POLE
FIRE HYDRANT	TELEPHONE
LIGHT POLE	WATER METER
MANHOLE	WATER VALVE
(UNLESS OTHERWISE NOTED)	



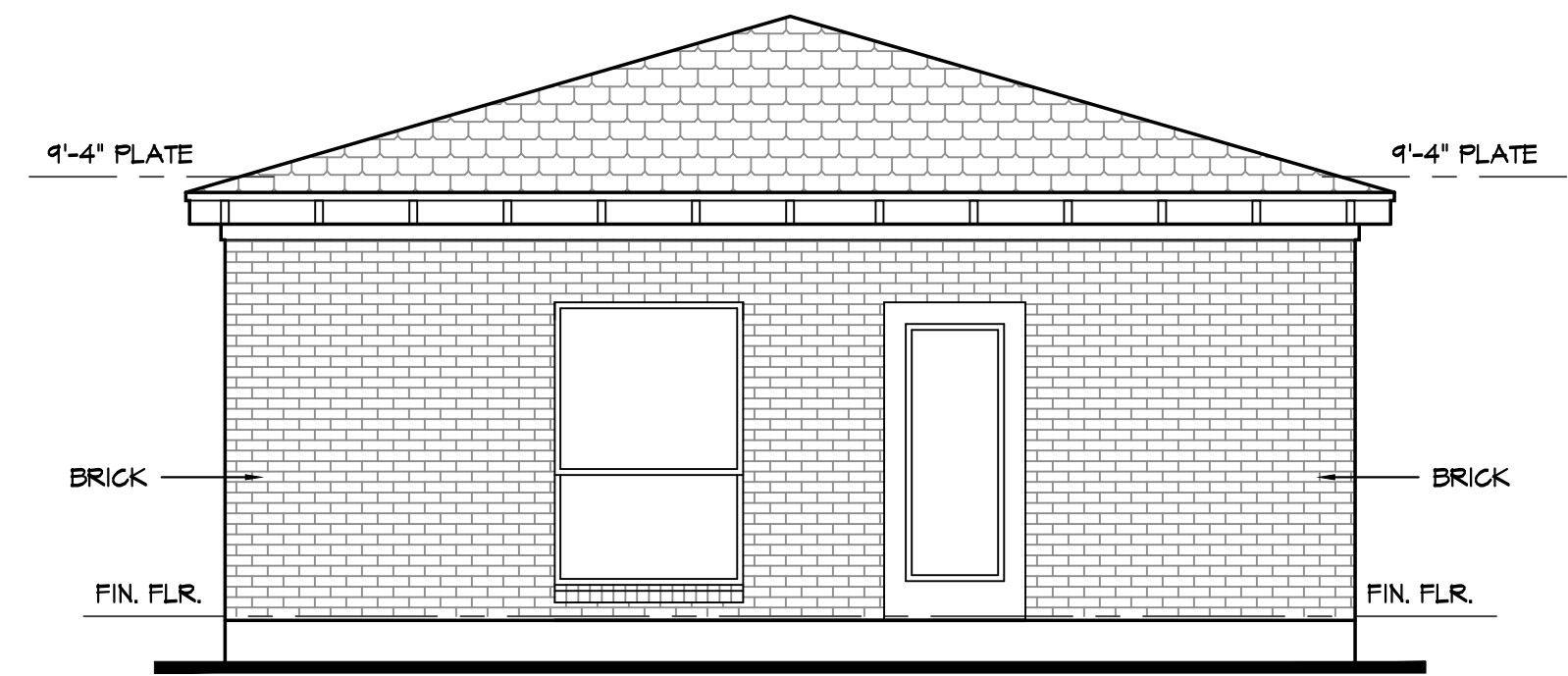
REAR ELEVATION

SCALE: 1/4" = 1'-0"



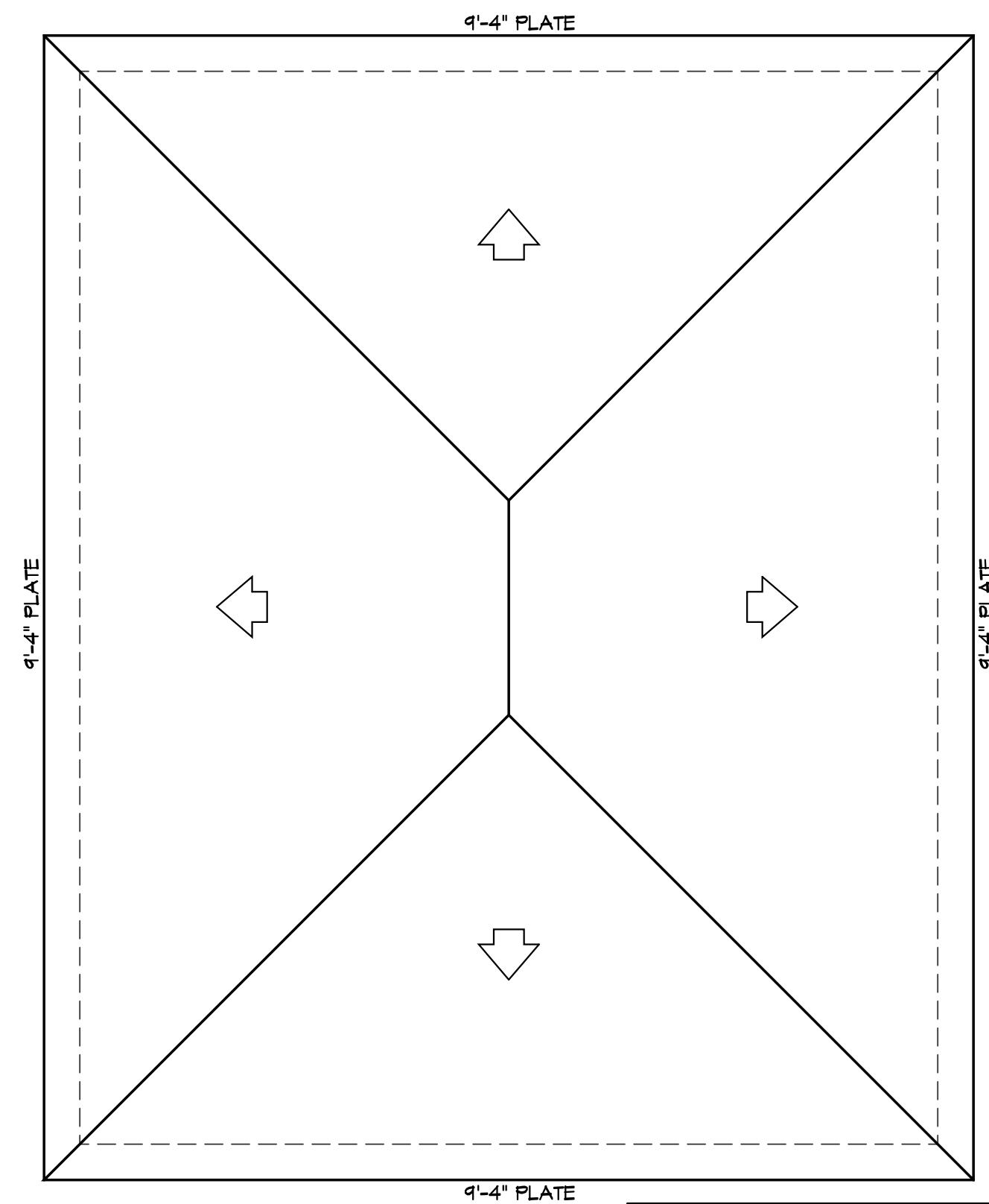
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

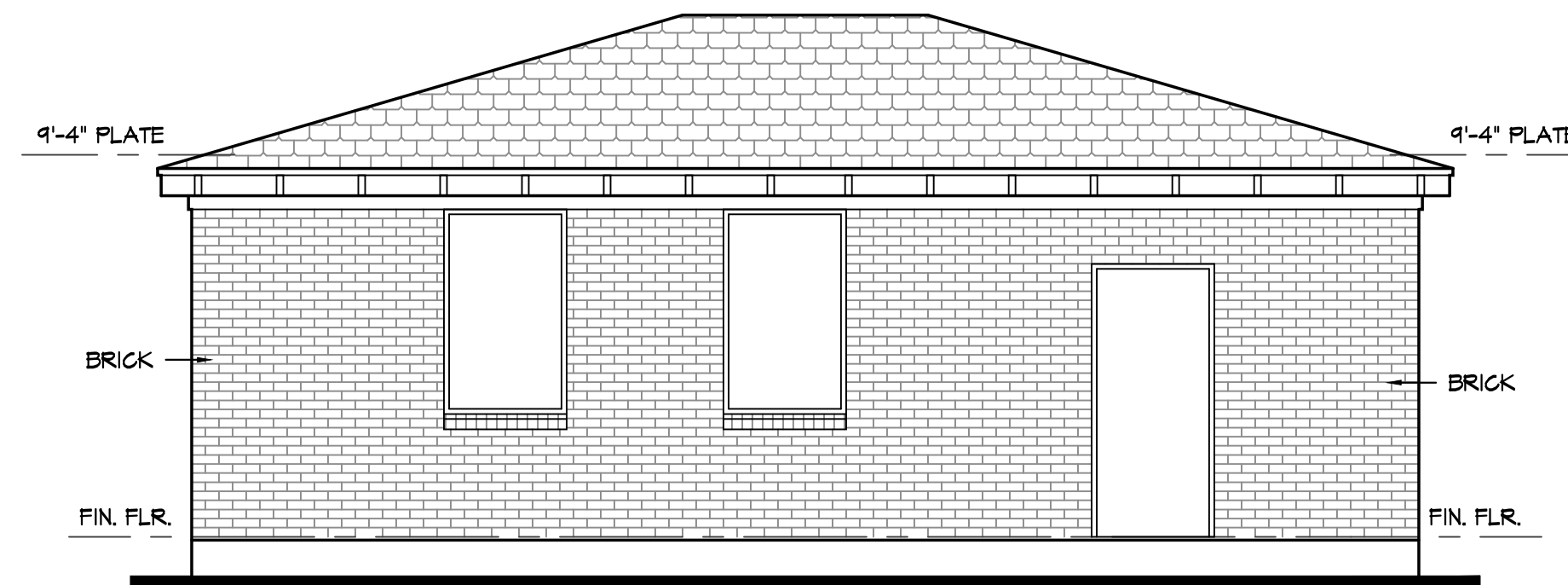
SCALE: 1/4" = 1'-0"



ROOF PLAN

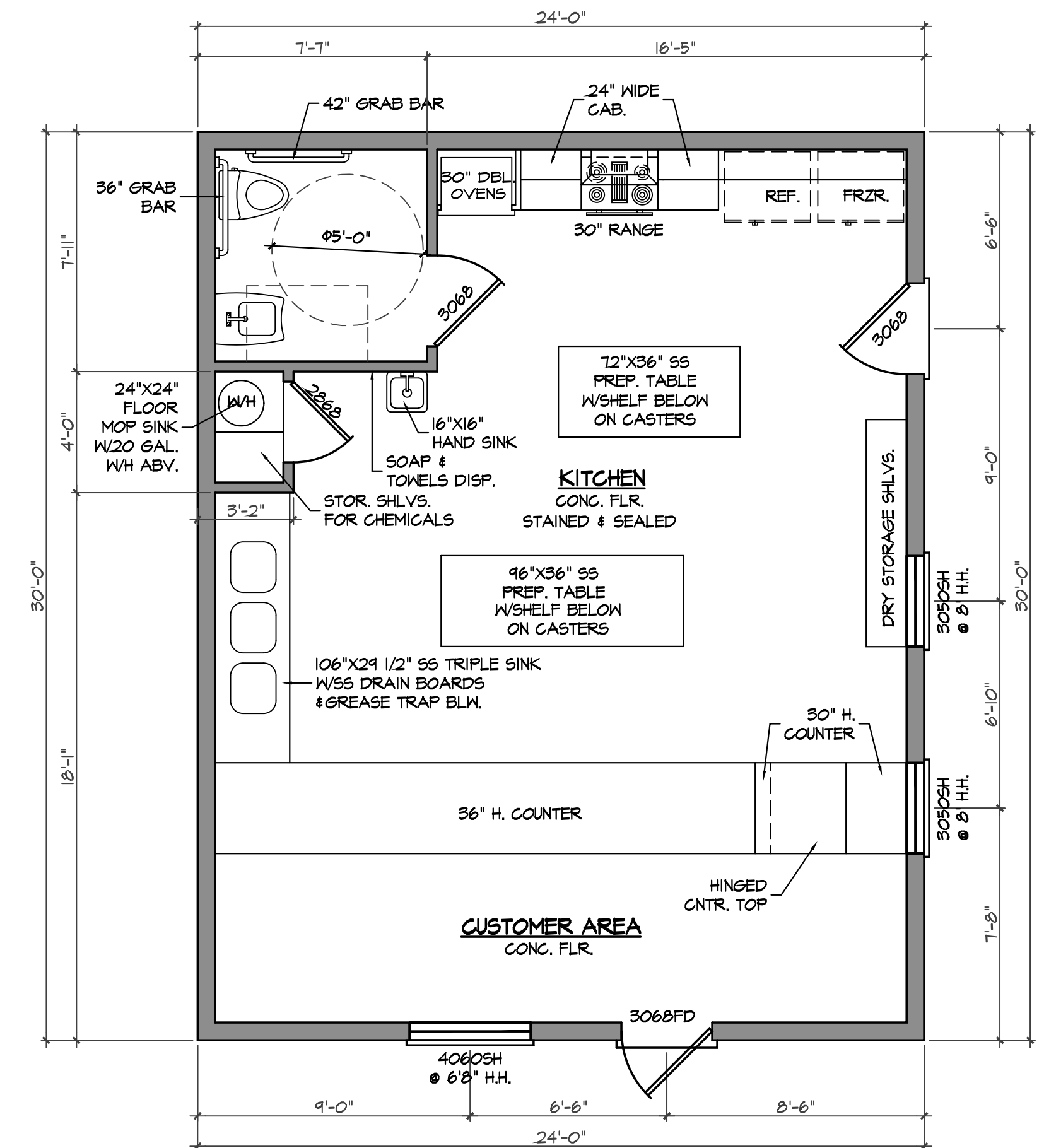
SCALE: 1/4" = 1'-0"

NOTE: EXST. ROOF SLOPES TO BE 3.5:12 U.N.O.



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

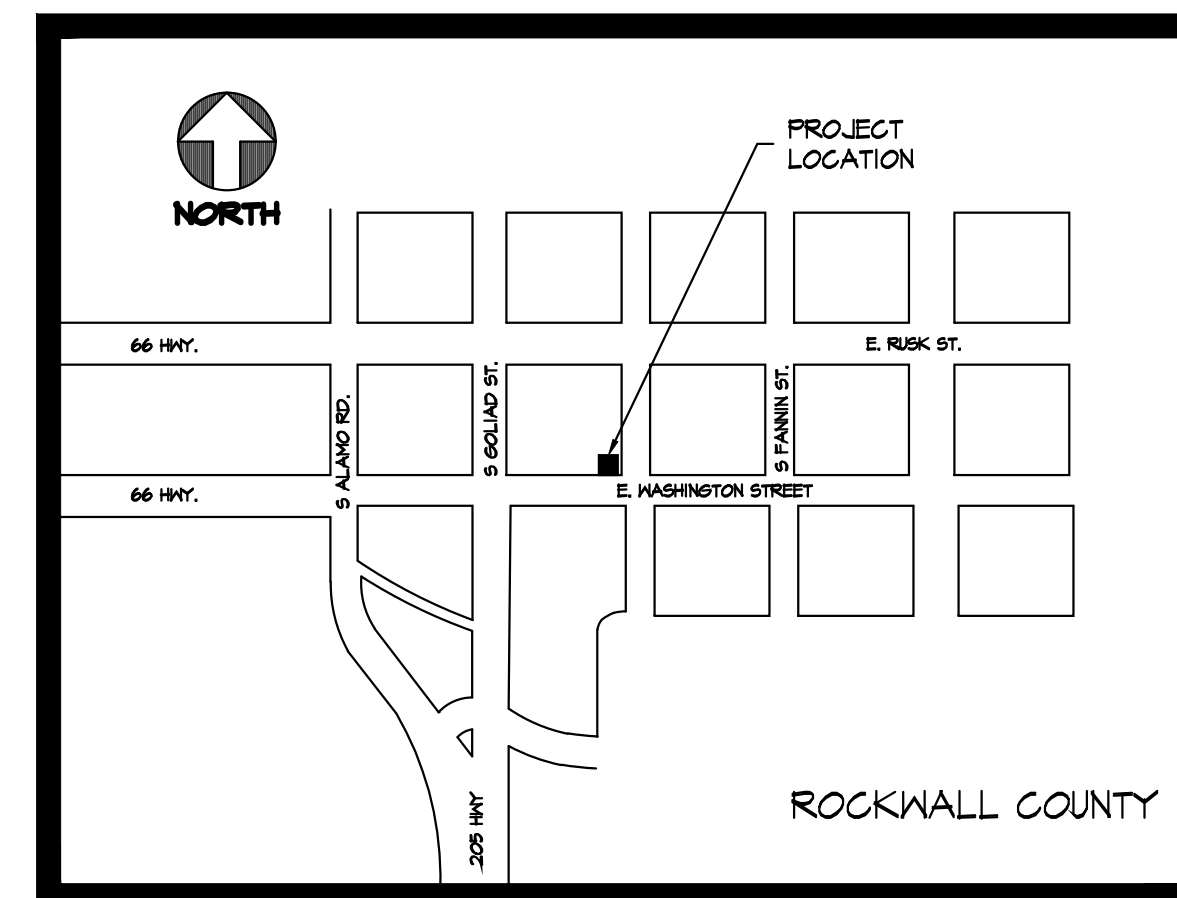


- NOTES:
- 1) FLOOR TO BE STAINED & SEALED CONCRETE W/ NO BASE.
 - 2) WALLS IN RR TO BE SEALED BRICK ON INSIDE EXTERIOR AND TILE OR FRP ON FRAME WALLS UP TO 48" A.F.F..
 - 3) THERE IS NO CEILING IN BUILDING, OPEN RAFTERS ARE ALLOWED PER CITY.
 - 4) DRAIN BOARDS ON TRIPLE SINK ARE S.S.
 - 5) W.H. IS OF ADEQUATE SIZE AT PEAK DEMAND.
 - 6) REFRIGERATOR & FREEZER ARE OF ADEQUATE SIZE.
 - 7) CHEMICALS ARE STORED IN MOP SINK CLOSET.
 - 8) MOP RACK TO BE INSTALLED IN MOP CLOSET.
 - 9) MOP SINK TO BE FLOOR MOUNTED.
 - 10) DRY STORAGE ON OPEN SHELVES (SEE FLOOR PLAN)
 - 11) CLEAN DISH STORAGE IN CABINETS AND ON LOWER SHELVES OF PREP. TABLES.
 - 12) INSIDE EXTERIOR WALLS TO REMAIN BRICK.

OWNER INFORMATION
 ZACH SHIPLEY
 412 RENFRO ST. ROCKWALL, TX. 75087
 (214)435-1751
 clearenviro@gmail.com

BONAFIDE BETTIES PIE COMPANY
 CASE NUMBER
 SP2021-001

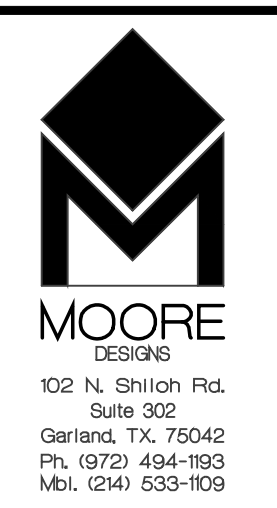
APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 2021
 WITNESS OUR HANDS, THIS _____ DAY OF _____, 2021
 PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING



VICINITY MAP (NOT TO SCALE)

The general contractor shall examine and verify the accuracy of all dimensions and conditions of these documents, and shall notify Moore Designs of any discrepancies and/or omissions prior to the start of construction. Moore Designs will be responsible only for the revision/correction of these documents.
 These documents are intended for general construction purposes only and are not exhaustively detailed or fully engineered. Moore Designs shall not be held responsible for any errors, omissions, or for any consequences arising from the use of these documents. Moore Designs shall be its responsibility to select, verify, resolve, and install all equipment and materials, and to control the quality thereof.
 All work performed on this project shall meet or exceed the current editions of the Uniform Building Code and all applicable state and local ordinances, codes, and regulations. Moore Designs shall be notified immediately of any discrepancy within these documents pertaining to said codes.
 It is the responsibility of the general contractor to provide any engineering necessary to the stability of the structure(s) of this project. Moore Designs does not indicate nor imply any exact structural member(s) herein, and furthermore documents that these documents be prepared by a qualified engineering professional engineer.

BONAFIDE BETTIES PIE COMPANY
 101 WASHINGTON ST.
 ROCKWALL, TX.



102 N. Shiloh Rd.
 Suite 302
 Garland, TX 75042
 Ph. (972) 494-1933
 Mbl. (214) 533-1019

DRAWN BY:
 SRC
 DATE: 10/14/20
 REV.
 DRAWING NO. 720
 DRAWING ID. H369
 FLOOR PLAN
 SCALE: 1/4" = 1'

MASONITE
Open to extraordinary.

Premium Smooth Fiberglass
Fibra de Vidrio Lisa Premium

MASONITE
Open to extraordinary.

Premium Smooth Fiberglass
Fibra de Vidrio Lisa Premium

MASONITE
Open to extraordinary.

Premium Smooth Fiberglass
Fibra de Vidrio Lisa Premium

side door





front door
solid glass
no grid



CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

CC: Mary Smith, *Interim City Manager*
Joey Boyd, *Assistant City Manager*

FROM: Ryan Miller, AICP, *Director of Planning and Zoning*

DATE: April 19, 2021

SUBJECT: SP2021-007; *Amended Site Plan for Bonafide Betties Pie*

The subject property is a 0.018-acre tract of land situated on the southwest side of San Jacinto Plaza, fronting onto Washington Street. According to the Rockwall Central Appraisal District (RCAD), this property has an existing 720 SF garage that was constructed in 1960. The existing garage nearly extends to the property lines of the subject property on all sides of the tract of land. On April 13, 2021, the Planning and Zoning Commission approved a site plan proposing to convert the building into a limited service restaurant (*i.e. a restaurant that is similar in nature to a retail operation -- e.g. donut shop, bakery, etc.*). As part of this site plan case -- *and due to the constraints of the subject property* -- the applicant is also requesting a *major waiver* to the parking requirements. According to Subsection 04.07, *Downtown (DT) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(o)ff-street and on-street [*parking*] facilities shall be provided as required by Article 06, *Parking and Loading*, of the Unified Development Code (UDC) ...", which in this case would be calculated at one (1) parking space per 250 SF of floor area. This would equate to three (3) required parking spaces; however, since the Downtown (DT) District has unique development challenges, the code grants the Planning and Zoning Commission and City Council the ability to waive requirements -- *like parking requirements* -- through *major* and *minor waivers* (*with the Planning and Zoning Commission able to grant minor waivers and the City Council able to grant major waivers*). According to this subsection of the code, changes to the parking requirements requires a *major waiver* from the City Council. Staff should point out that currently none of the businesses along the San Jacinto Plaza have dedicated on-site parking, and that there is a precedent for what the applicant is requesting; however, all *major waivers* are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission. On April 13, 2021, the Planning and Zoning Commission reviewed the applicant's request and approved a motion to recommend approval of the *major waiver* by a vote of 7-0. Should the City Council have any questions staff will be available at the April 19, 2021 City Council meeting.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2021-007

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:

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- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
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- PLAT REINSTATEMENT REQUEST (\$100.00)

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- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

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- 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 109 E. Washington St

SUBDIVISION

LOT PT of 1 BLOCK m

GENERAL LOCATION Rockwall, Texas

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING CA

CURRENT USE office/warehouse

PROPOSED ZONING

PROPOSED USE Retail

ACREAGE

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]

OWNER Zach Shipley

APPLICANT DFDUB Homes, LLC

CONTACT PERSON Zach Shipley

CONTACT PERSON Nicholas Gamez

ADDRESS 412 Rentro St.

ADDRESS 3818 Shelley Blvd

CITY, STATE & ZIP Rockwall, Texas 75087

CITY, STATE & ZIP Dallas, TX 75211

PHONE 214 435 1759

PHONE 214 212 5990

E-MAIL clearenviro@gmail.com

E-MAIL ngremodeling13@gmail.com

NOTARY VERIFICATION [REQUIRED]

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

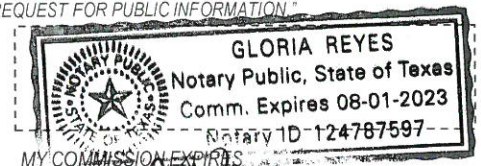
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19 DAY OF March, 2021. BY SIGNING THIS APPLICATION, 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 19 DAY OF March, 2021


OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DEVELOPMENT APPLICATION



0 10 20 40 60 80 Feet

SP2021-007- AMENDED SITE PLAN FOR
BONAFIDE BETTIES PIE
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

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.





Know what's below.
Call before you dig.

SURVEY PLAT



WWW.RHODESSURVEYING.COM

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 109 WASHINGTON STREET, in the city of ROCKWALL, ROCKWALL COUNTY Texas.

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEING a tract of land situated in the B.F. Boydston Survey, Abstract No. 14, in the City of Rockwall, Rockwall County, Texas, and being a portion of Lot 6 and a portion of Lot 7, in Block M, of the Original Town of Rockwall, Texas, according to the Map thereof recorded in Volume 1, Page 555, and Volume F, Page 510, of the Deed records of Rockwall County, Texas, and being conveyed to Union Bank and Trust Co., as recorded in Instrument No. 20150000019349, of the Deed records of Rockwall County, Texas, as shown on survey and being more particularly described by metes and bounds as follows:

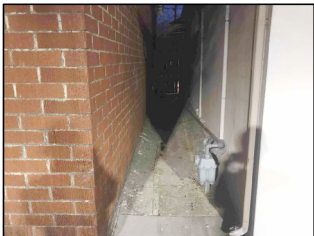
BEGINNING at a 4 inch steel post found for corner on the North right-of-way line of Washington Street, being the Southeast corner of a tract of land conveyed to Hendricks 7 Properties, LLC., Series 3, as recorded in Instrument No. 2018000008559, of the Deed records of Rockwall County, Texas, said point also being the Southwest corner of said Union Bank tract;

THENCE North, a distance of 32.03 feet to an "X" set for corner, said point being the Southwest corner of a tract of land conveyed to Rockwall 4, LLC., as recorded in Instrument No. 2019000008872, of the Deed records of Rockwall County, Texas;

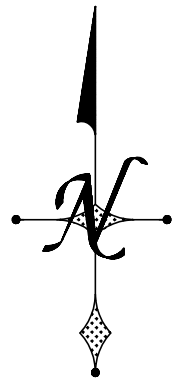
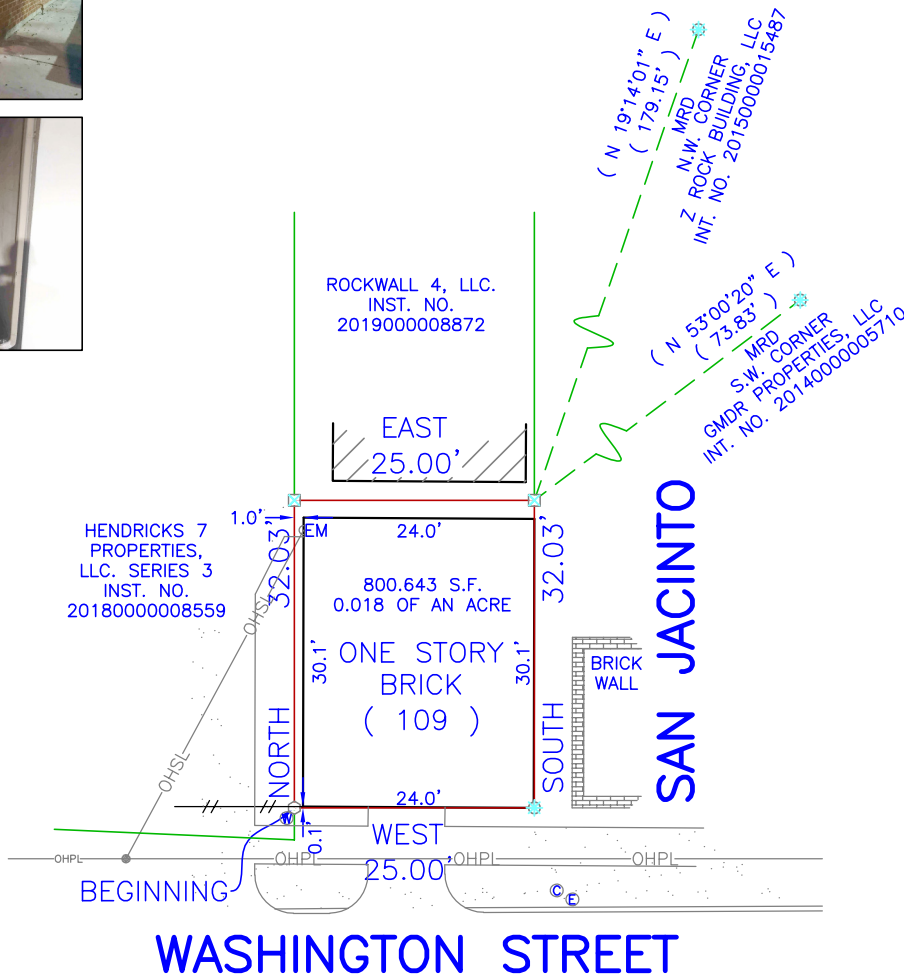
THENCE East, a distance of 25.00 feet to an "X" set for corner on the West right-of-way line of San Jacinto;

THENCE South, a distance of 32.03 feet to a building corner for corner, said point being at the intersection of the West right-of-way line of said San Jacinto, and the North right-of-way line of said Washington Street;

THENCE West, a distance of 25.00 feet to the PLACE OF BEGINNING and containing 800.643 square feet or 0.018 of an acre of land.



"Preliminary, this document shall not be recorded for any purpose."



THIS TRACT MAY FALL UNDER THE REQUIREMENTS OF PLATTING ACCORDING TO THE PLATTING LAWS OF THE STATE OF TEXAS AND ROCKWALL COUNTY. RHODES SURVEYING REQUESTS THAT THE AFFECTED PARTY (BUYER OR SELLER) CONTACT THEIR LOCAL COUNTY COMMISSIONER TO DETERMINE IF THIS TRACT WILL HAVE TO BE PLATTED.



A Shaddock Company

1529 E. I-30, STE. 106, GARLAND, TX 75043 – FIRM REGISTRATION NO. 10194052

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY CAPITAL TITLE OF TEXAS, LLC.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'

Date: 12/26/2019

G. F. No.: 19-457756-RL

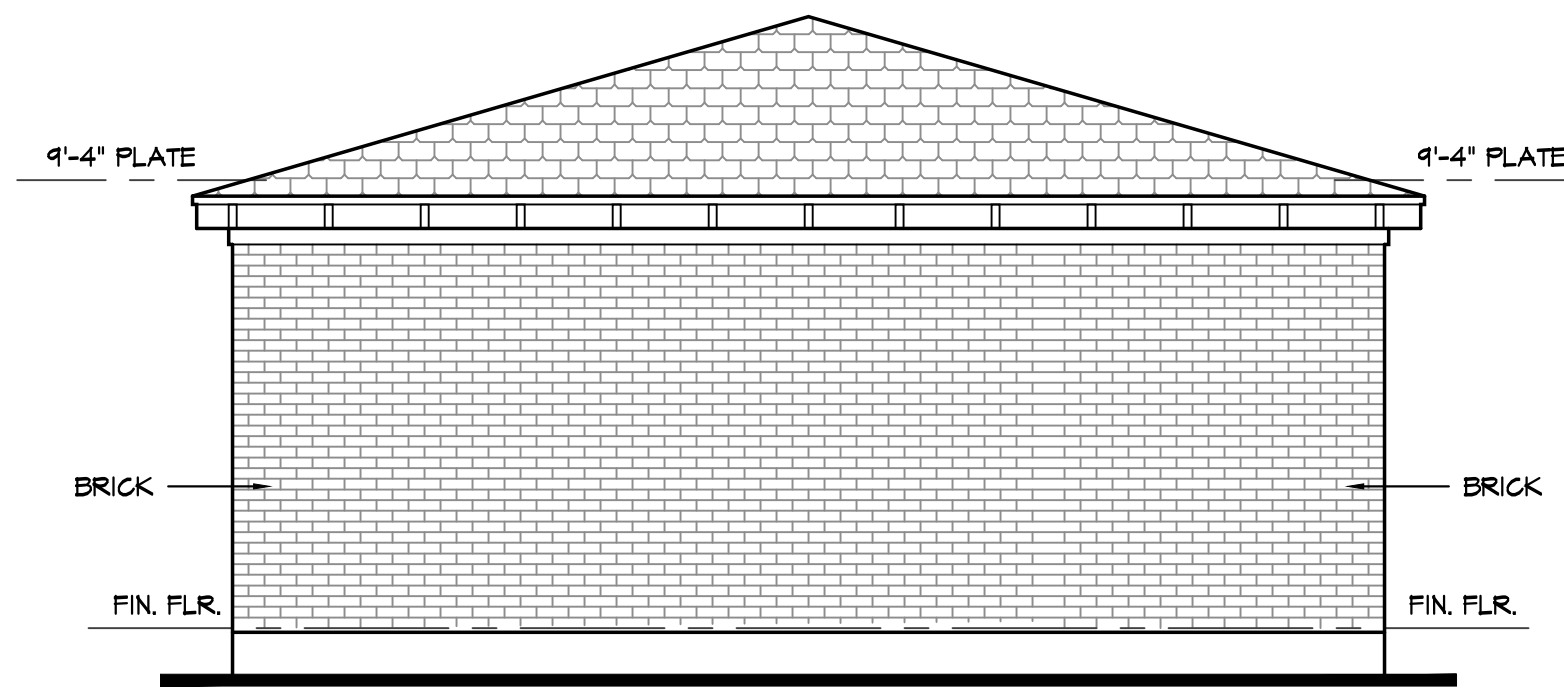
Job no.: 105961

Drawn by: KW

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR CAPITAL TITLE OF TEXAS, LLC.

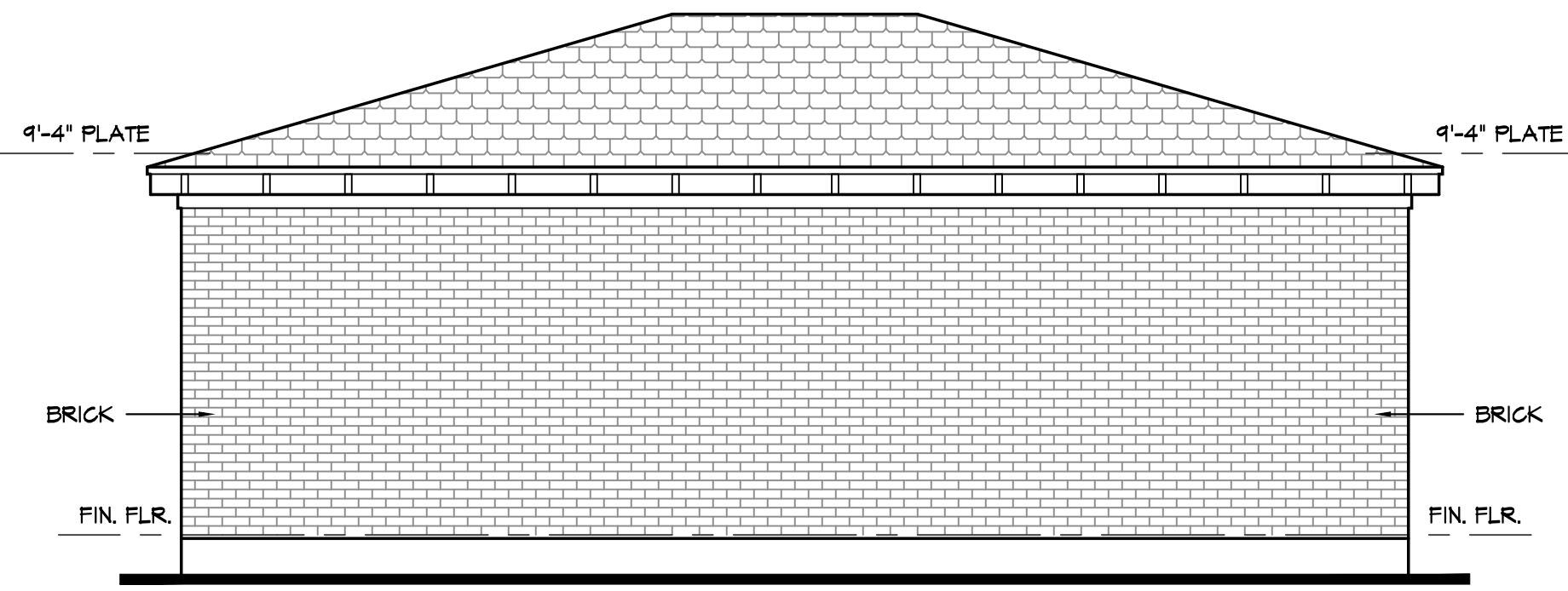
ACCEPTED BY: _____

LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT SETBACK
	RESIDENCE/BUILDING
MRD – MONUMENTS OF RECORD DIGNITY	
○ 1/2" IRON ROD FOUND	
○ 1/2" YELLOW-CAPPED IRON ROD SET	
□ SET 'X'	
□ FOUND 'X'	
○ 4" STEEL POST FOUND	
○ BUILDING FOR CORNER	
○ – CABLE	○ – GUY-WIRE
○ – CLEAN OUT	○ – ELECTRIC
○ – GAS METER	○ – POWER POLE
○ – FIRE HYDRANT	○ – TELEPHONE
○ – LIGHT POLE	○ – WATER METER
○ – MANHOLE	○ – WATER VALVE
(UNLESS OTHERWISE NOTED)	



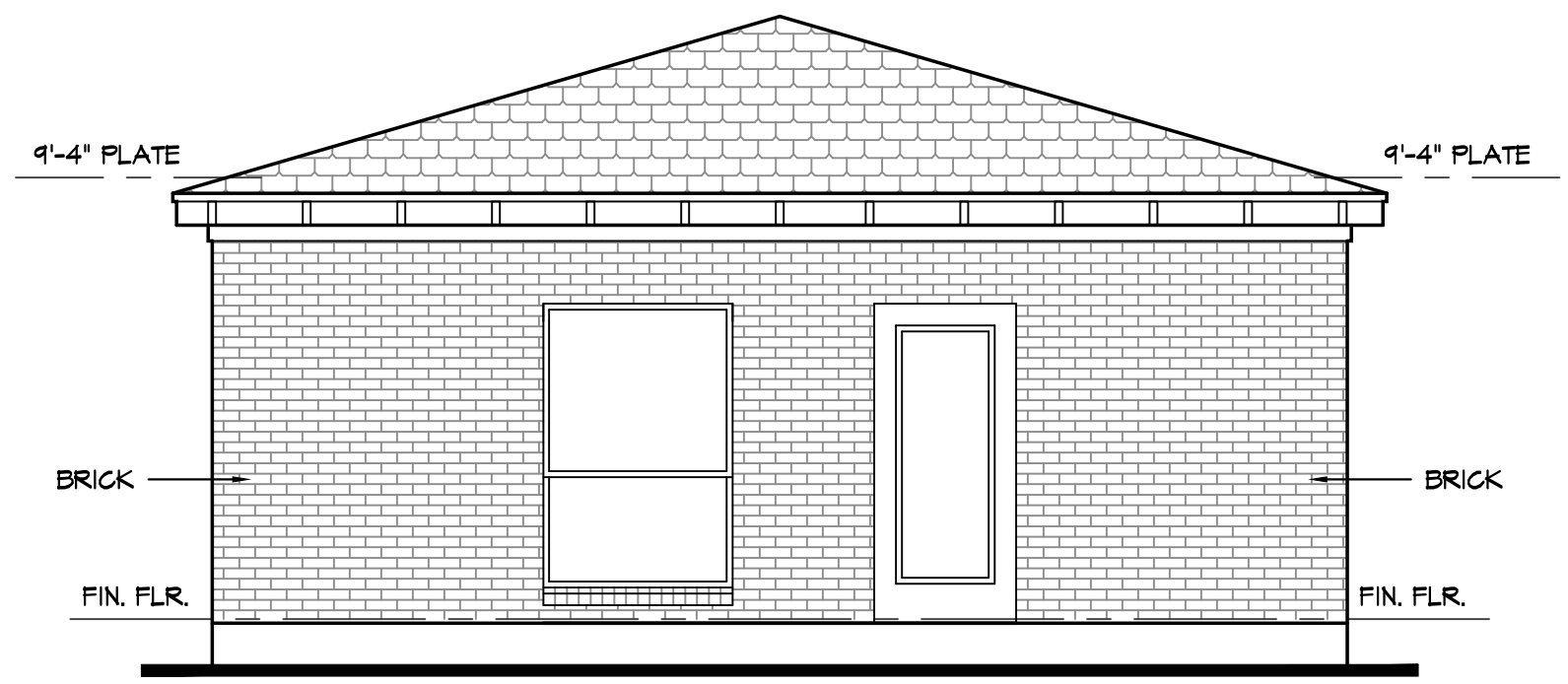
REAR ELEVATION

SCALE: 1/4" = 1'-0"



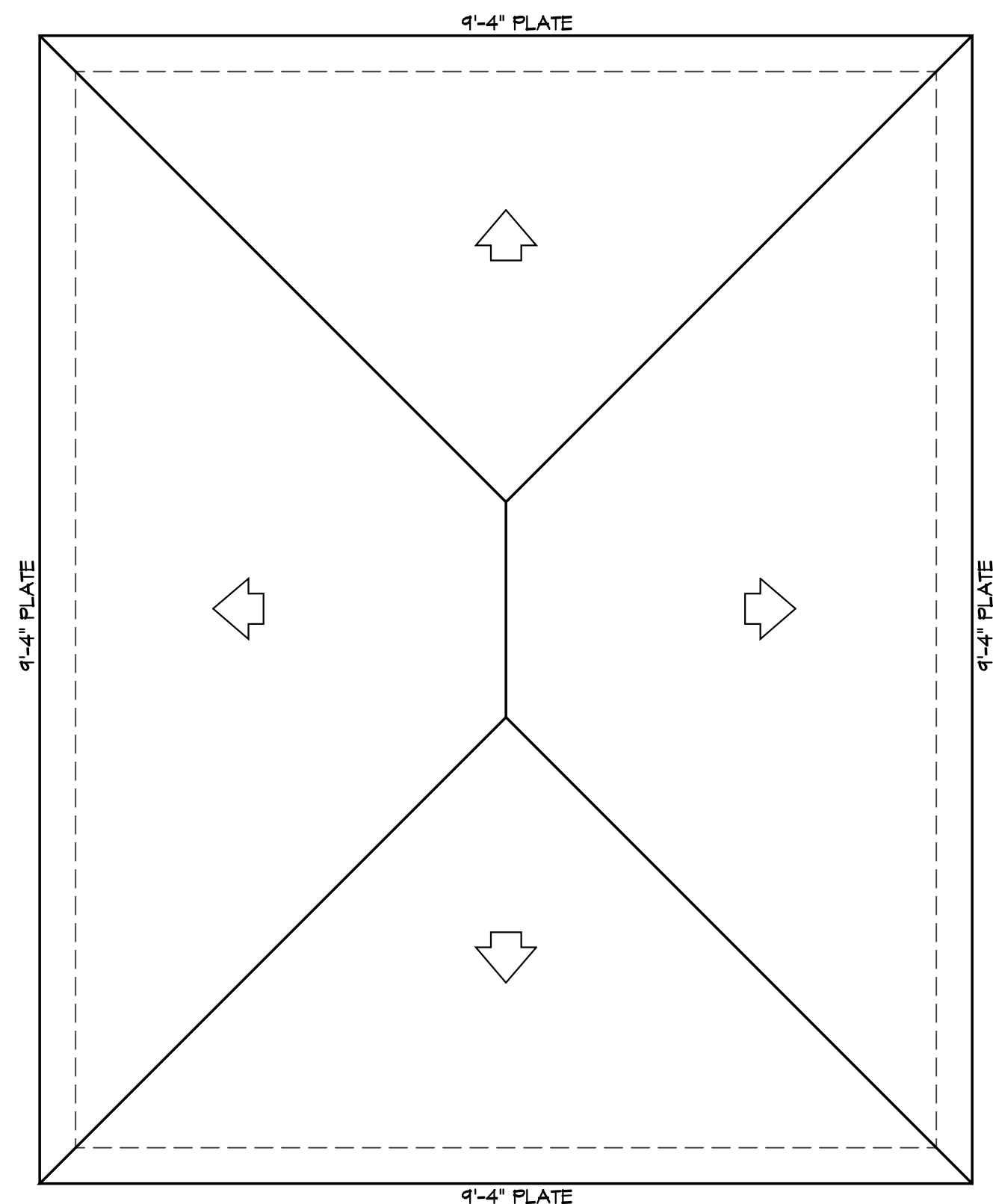
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

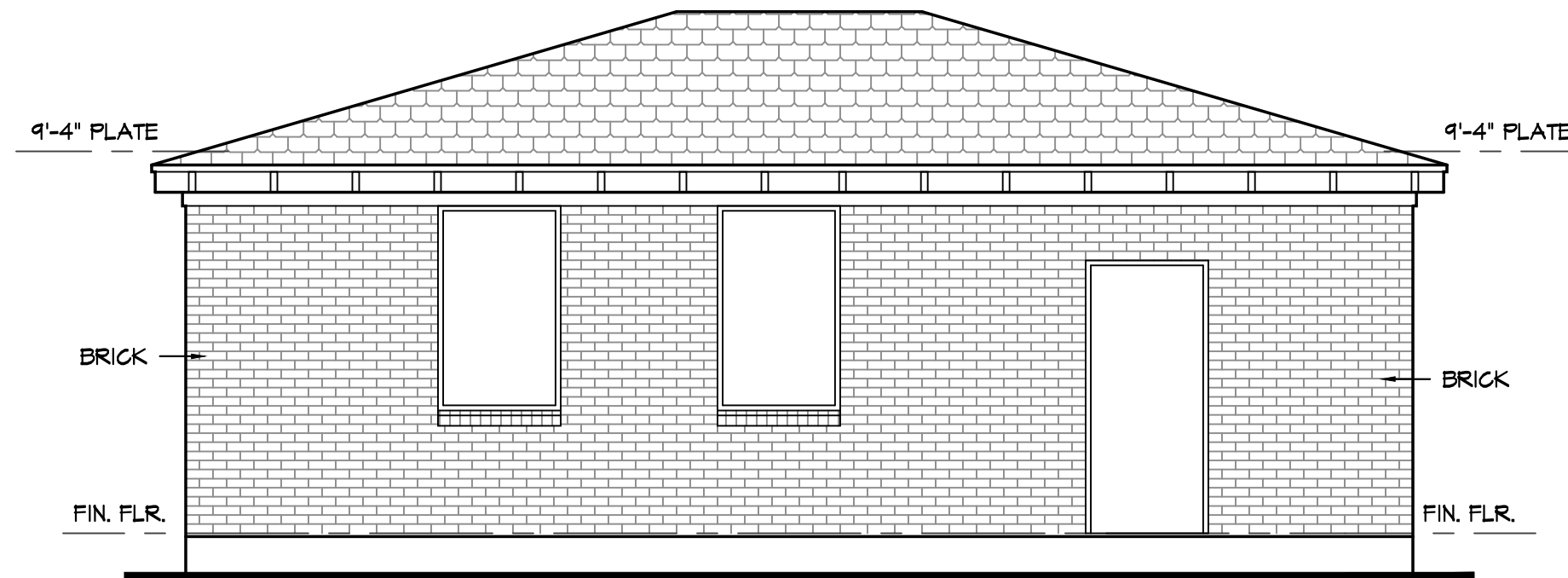
SCALE: 1/4" = 1'-0"



ROOF PLAN

SCALE: 1/4" = 1'-0"

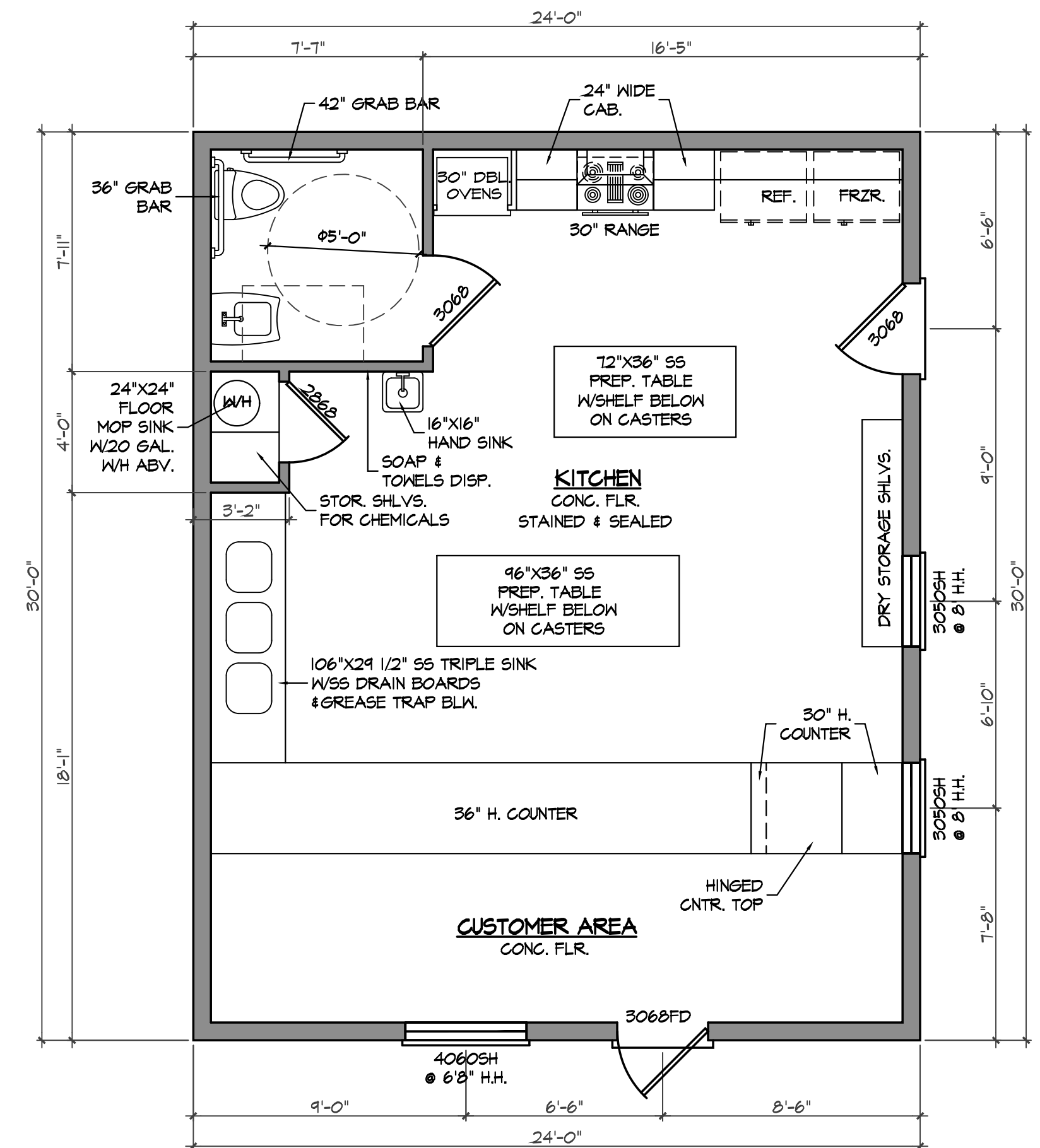
NOTE: EXST. ROOF SLOPES TO BE 3.5:12 U.N.O.



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

- NOTES:
- FLOOR TO BE STAINED & SEALED CONCRETE W/ NO BASE.
 - WALLS IN RR TO BE SEALED BRICK ON INSIDE EXTERIOR AND TILE OR FRP ON FRAME WALLS UP TO 48" A.F.F..
 - THERE IS NO CEILING IN BUILDING, OPEN RAFTERS ARE ALLOWED PER CITY.
 - DRAIN BOARDS ON TRIPLE SINK ARE S.S.
 - W.H. IS OF ADEQUATE SIZE AT PEAK DEMAND.
 - REFRIGERATOR & FREEZER ARE OF ADEQUATE SIZE.
 - CHEMICALS ARE STORED IN MOP SINK CLOSET.
 - MOP RACK TO BE INSTALLED IN MOP CLOSET.
 - MOP SINK TO BE FLOOR MOUNTED.
 - DRY STORAGE ON OPEN SHELVES (SEE FLOOR PLAN)
 - CLEAN DISH STORAGE IN CABINETS AND ON LOWER SHELVES OF PREP. TABLES.
 - INSIDE EXTERIOR WALLS TO REMAIN BRICK.



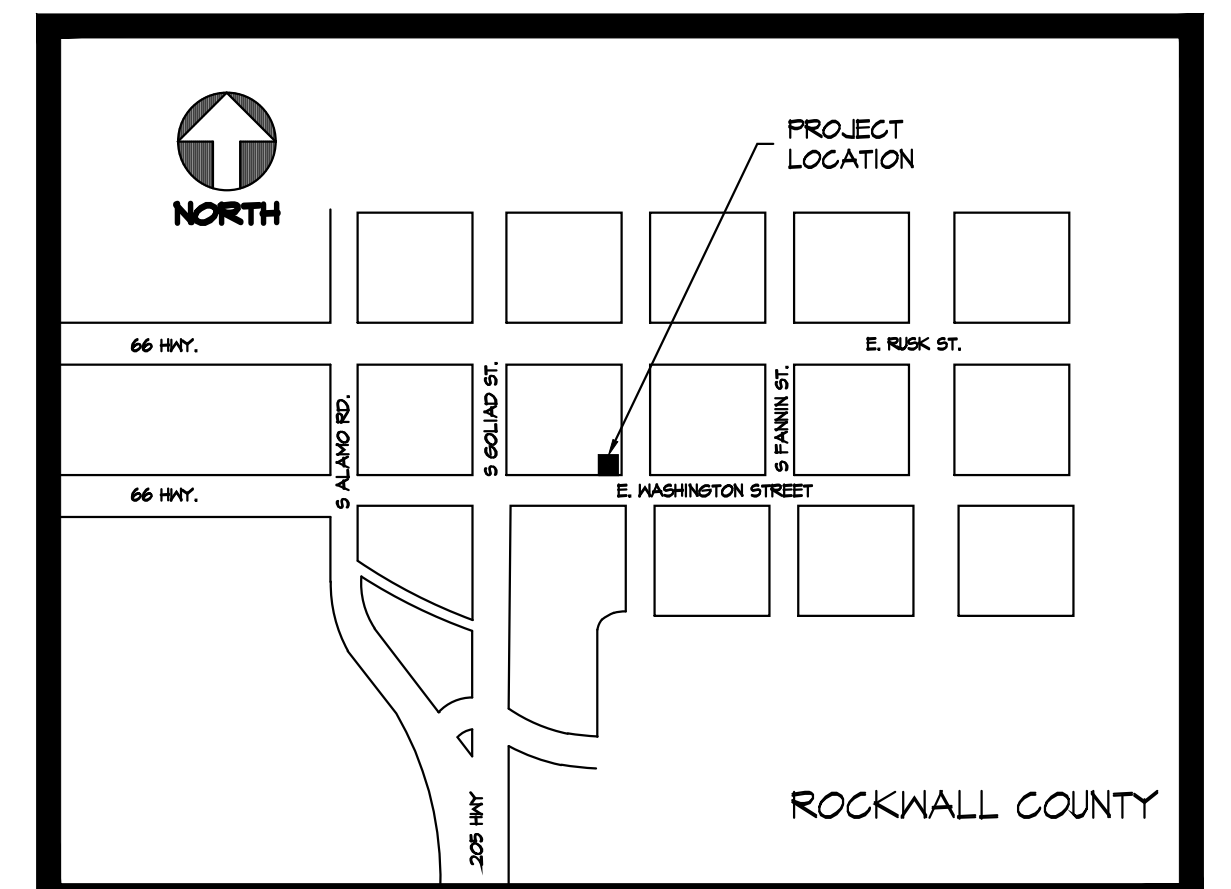
OWNER INFORMATION
 ZACH SHIPLEY
 412 RENFRO ST. ROCKWALL, TX. 75087
 (214)435-1751
 clearenviro@gmail.com

BONAFIDE BETTIES PIE COMPANY
 CASE NUMBER
 SP2021-001

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 _____, 2021

WITNESS OUR HANDS, THIS _____ DAY OF _____, 2021

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING



BONAFIDE BETTIES PIE COMPANY
 101 WASHINGTON ST.
 ROCKWALL, TX.

MOORE
 DESIGNS
 102 N. Shiloh Pk.
 Suite 302
 Garland, TX. 75042
 Ph. (972) 494-1933
 Mbl. (214) 533-1019

DRAWN BY:	
SRC	
DATE:	REV.
10/14/20	
DRAWING NO.	720
DRAWING ID.	
H361	
FLOOR PLAN	
SCALE: 1/4" = 1'	

The general contractor shall examine and verify the accuracy of all dimensions and conditions of these documents, and shall notify Moore Designs of any discrepancies and/or omissions prior to the start of construction. Moore Designs will be responsible only for the revision/correction of these documents.
 These documents are intended for general construction purposes only and are not exhaustively detailed or fully compliant with applicable codes, rules, regulations, ordinances, and specifications. Moore Designs shall be held responsible to select, verify, resolve, and install all equipment and materials, and to control the quality thereof.
 All work performed on this project shall meet or exceed the current editions of the Uniform Building Code and all applicable state and local ordinances, codes, and regulations. Moore Designs shall be notified immediately of any discrepancy within these documents pertaining to said codes.
 It is the responsibility of the general contractor to provide any engineering necessary to the stability of the structure(s) of this project. Moore Designs does not indicate nor imply any exact structural member(s) herein, and furthermore documents that these documents be prepared by a qualified professional engineer.

MASONITE
Open to extraordinary.

Premium Smooth Fiberglass
Fibra de Vidrio Lisa Premium

MASONITE
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Premium Smooth Fiberglass
Fibra de Vidrio Lisa Premium

MASONITE
Open to extraordinary.

Premium Smooth Fiberglass
Fibra de Vidrio Lisa Premium

side door



front door
solid glass
no grid

Lee, Henry

From: Lee, Henry
Sent: Thursday, March 18, 2021 9:35 AM
To: 'Nicholas Gamez'
Subject: RE: Exterior paint

Good Morning,

No work can be completed before the approval, even if it is prep work. I understand the desire to save time on the back end, but the approval is required.

Are you planning on submitting tomorrow for the deadline tomorrow? Let me know if you have any other questions.

Thank you,



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

From: Nicholas Gamez
Sent: Wednesday, March 17, 2021 5:41 PM
To: Lee, Henry
Subject: Exterior paint

Good evening Henry we're waiting on the MEP engineer to give us the final revised layout and then we will be ready to turn in for permit. my question was is it okay for us to start getting our prep work ready for the exterior paint which would be power washing the exterior, caulking and priming of all of these rafter tails and overhang. Some of the mortar joints on the interior also where the baking area will be will have to be sanded down as we will apply an epoxy on the walls and I wanted to know if we can do some of this stuff before the permit is issued since it is cosmetic. I know as far as color choice there are certain colors that will be determined by the city for approval and I'm in understanding to that but I wanted to know if we can do some of the prep work give me a call when you get a chance please 214-212-5990 and let me know what things can be done before the permit is issued as we would like to start moving forward to get these clients back in business or shoot me an e-mail to let me know please thank you so much

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Lee, Henry

From: Lee, Henry
Sent: Thursday, March 18, 2021 2:00 PM
To: 'Nicholas Gamez'
Subject: RE: Exterior paint
Attachments: Development Application [2021] (COMPLETE) (12.10.2020).pdf

Good Afternoon,

Per our discussion, attached is the development application, which needs to be submitted to us before 5pm tomorrow. Included in the submittal should be the notarized application, the check, the elevations (showing all colors/materials and how the mechanical unit will be screened), and any photos of the windows you intend to install. Below is the section of code describing the permitted colors:

(d) Color.

(1) The dominant color of all buildings (including above grade parking structures shall be muted shades of warm gray, red, green, beige and/or brown. Black, gold and stark white shall not be used except as an accent color. There are no restrictions on accent colors which comprise less than one (1) percent of the building face, except that florescent colors are prohibited.

(2) Roof colors shall be a shade of cool gray, warm gray, brown or red.

Let me know if you have any other questions.

Thank you,



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

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Sent: Thursday, March 18, 2021 12:43 PM
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Subject: Re: Exterior paint

Please give me a call when you get a chance please as I have a couple of things I want to make sure Im clear on that I want to make sure Im in understanding about please 2142125990 Thank you sir

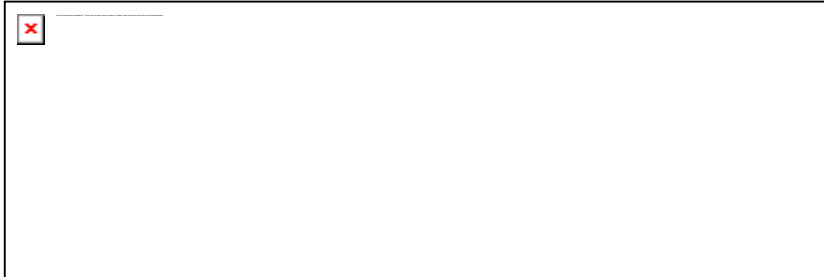
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Thank you,



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Lee, Henry

From: Lee, Henry
Sent: Thursday, March 18, 2021 2:28 PM
To: 'Nicholas Gamez'
Subject: RE: Exterior paint

Good Afternoon,

Unpainted metal or metal that can rust is not allowed within the downtown district. View the code below:

(4) Unpainted metal, or metal subject to ordinary rusting shall not be used as a building material. Factory finished metal elements as well as metals that develop an attractive oxidized finish, such as copper, galvanized metal, stainless steel or weathering steel, may be used as architectural accents by minor waiver approval.

The metal in general would require a minor waiver that would be granted by the Planning and Zoning Commission. I would advise you work with the client to identify a different screening material, or find another way to screen the unit. With the Downtown District being a design district the Planning and Zoning Commission will review all materials and consider all waivers.

If you have any other questions feel free to contact me.

Thank you,



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

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To: Lee, Henry
Subject: Re: Exterior paint

Hi Henry I just spoke to the owner of the building and he told me that the screening for the condensing unit on the roof will be corrugated metal do we need to have a drawing of that or can we just have notes stating that?

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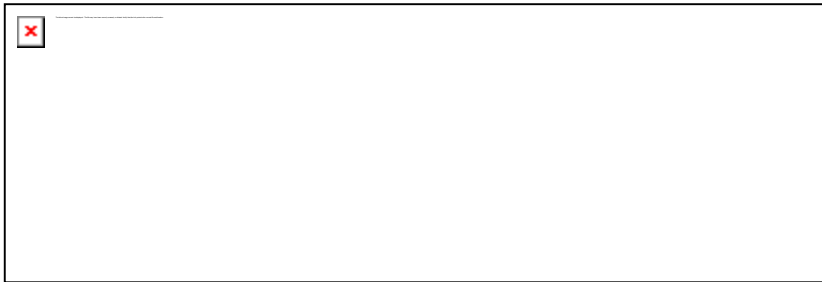
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(2) Roof colors shall be a shade of cool gray, warm gray, brown or red.

Let me know if you have any other questions.

Thank you,



From: Nicholas Gamez <ngremodeling13@gmail.com>
Sent: Thursday, March 18, 2021 12:43 PM
To: Lee, Henry <HLee@rockwall.com>
Subject: Re: Exterior paint

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Lee, Henry

From: Lee, Henry
Sent: Thursday, March 18, 2021 3:16 PM
To: 'Nicholas Gamez'
Subject: RE: Exterior paint

Good Afternoon,

Metal in general would require this waiver. Drawings are preferred; staff and the Planning and Zoning Commission will want a clear understanding/visual to ensure the mechanical unit will be screened from view.

Thank you,



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

From: Nicholas Gamez
Sent: Thursday, March 18, 2021 2:47 PM
To: Lee, Henry
Subject: Re: Exterior paint

So if this is corrugated galvanized steel like what is used for patio covers on the roof which is rust resistant do you think that would be okay? And if so would notes be sufficient or would you need a drawing?

On Thu, Mar 18, 2021, 2:27 PM Lee, Henry <HLee@rockwall.com> wrote:

Good Afternoon,

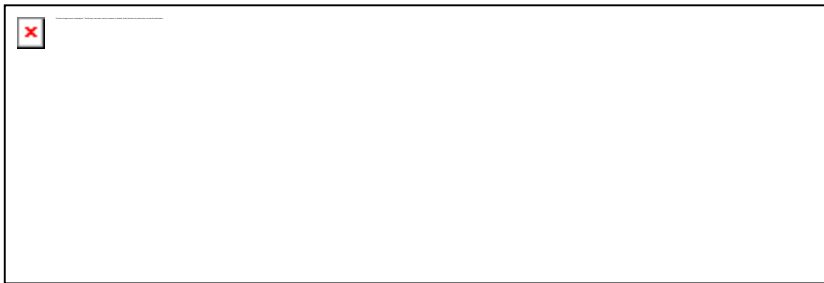
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Thank you,



From: Nicholas Gamez <ngridmodeling13@gmail.com>

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To: Lee, Henry <HLee@rockwall.com>

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Subject: RE: Exterior paint

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

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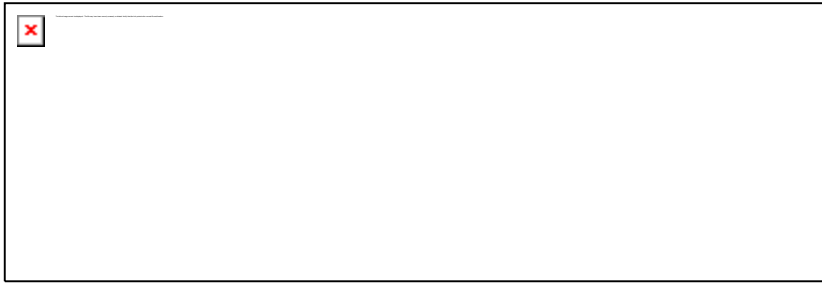
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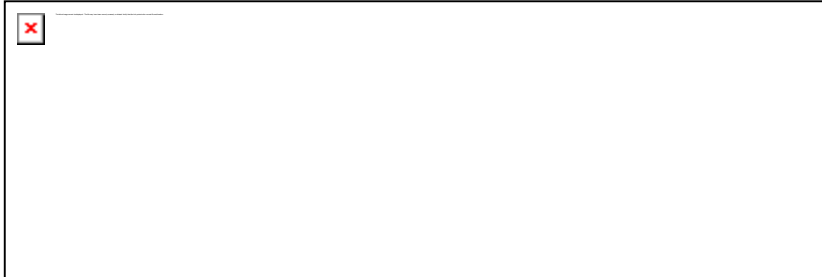
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To: Lee, Henry <HLee@rockwall.com>

Subject: Re: Exterior paint

Please give me a call when you get a chance please as I have a couple of things I want to make sure Im clear on that I want to make sure Im in understanding about please 2142125990 Thank you sir

On Thu, Mar 18, 2021, 9:35 AM Lee, Henry <HLee@rockwall.com> wrote:

Good Morning,

No work can be completed before the approval, even if it is prep work. I understand the desire to save time on the back end, but the approval is required.

Are you planning on submitting tomorrow for the deadline tomorrow? Let me know if you have any other questions.

Thank you,

From: Nicholas Gamez <ngremodeling13@gmail.com>
Sent: Wednesday, March 17, 2021 5:41 PM
To: Lee, Henry <HLee@rockwall.com>
Subject: Exterior paint

Good evening Henry we're waiting on the MEP engineer to give us the final revised layout and then we will be ready to turn in for permit. my question was is it okay for us to start getting our prep work ready for the exterior paint which would be power washing the exterior, caulking and priming of all of these rafter tails and overhang. Some of the mortar joints on the interior also where the baking area will be will have to be sanded down as we will apply an epoxy on the walls and I wanted to know if we can do some of this stuff before the permit is issued since it is cosmetic. I know as far as color choice there are certain colors that will be determined by the city for approval and I'm in understanding to that but I wanted to know if we can do some of the prep work give me a call when you get a chance please 214-212-5990 and let me know what things can be done before the permit is issued as we would like to start moving forward to get these clients back in business or shoot me an e-mail to let me know please thank you so much

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Lee, Henry

From: Nicholas Gamez <ngremodeling13@gmail.com>
Sent: Thursday, March 25, 2021 6:47 PM
To: Lee, Henry
Subject: Screening
Attachments: Screenshot_20210325-173019_Google.jpg; Screenshot_20210325-182301_Messages.jpg; 20210325_173204.jpg; 20210325_173144.jpg

Good evening Henry here is the drawings for the screening as requested. One of them is Galvanized corrugated metal and the other would be a waterproof PVC trim as in the picture with the side rails. All four sides would be sealed and it would have an access door with hinges. I hope this is sufficient enough. Anything else that we need to provide please let me know. Thank you so much for your help. Have a great evening

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Lee, Henry

From: Nicholas Gamez <ngremodeling13@gmail.com>
Sent: Friday, March 26, 2021 2:55 PM
To: Lee, Henry
Subject: Betty's Pies

<https://www.google.com/shopping/product/1?q=under+sink+grease+interceptor&start=20&client=safari&hl=en-us&biw=414&bih=674&output=search&prmd=sivn&tbs=vw:l,ss:44&prds=epd:7277916721614998944,num:3,pid:7277916721614998944,cs:1,rv:0-2> hey Henry I just spoke to my architect and the MEP engineer wanted to see if there's any way you can run this grease trap to Craig foshee as he was asking me about what grease trap was going to go under the sink and see if he approves it so we can put it in our final plans and we don't waste any time with sending it in if they're not okay with it then we got to find something else and resubmit I'm going to send you also a triple sink that the MEP engineer wants us to verify will be acceptable as well so if you could find that out for me that would be awesome so we can finalize it in the plumbing layout also I just told him about what was considered with the unit on the back side and he said that the way that would stick out the people in the business behind their put their trash back there and I've guess they roll a dumpster through there so he said it would probably get in the way from them doing that and he also mentioned that where the building stops is the edge of the property line so if we put anything that had an overhang it would hang out over the property line let me know what you think when you get a chance please thank you so much sir

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Lee, Henry

From: Nicholas Gamez <ngremodeling13@gmail.com>
Sent: Friday, March 26, 2021 2:56 PM
To: Lee, Henry
Subject: Betty's Pies

<https://www.restaurantsupply.com/empura-bps-1854-3-18-fc-90-wide-3-compartment-16-304-stainless-steel-sink-with-18-x-18-x-14-deep-bowls-and-two-18-drainboards>

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Lee, Henry

From: Lee, Henry
Sent: Friday, March 26, 2021 3:20 PM
To: 'Nicholas Gamez'
Subject: RE: Betty's Pies

Good Afternoon,

With my director being out today I will get with him first thing Monday morning to discuss the unit between the buildings.
Have a great weekend.

Thank you,



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

From: Nicholas Gamez
Sent: Friday, March 26, 2021 2:55 PM
To: Lee, Henry
Subject: Betty's Pies

<https://www.google.com/shopping/product/1?q=under+sink+grease+interceptor&start=20&client=safari&hl=en-us&biw=414&bih=674&output=search&prmd=sivn&tbs=vw:l,ss:44&prds=epd:7277916721614998944,num:3,pid:7277916721614998944,cs:1,rv:0-2> hey Henry I just spoke to my architect and the MEP engineer wanted to see if there's any way you can run this grease trap to Craig foshee as he was asking me about what grease trap was going to go under the sink and see if he approves it so we can put it in our final plans and we don't waste any time with sending it in if they're not okay with it then we got to find something else and resubmit I'm going to send you also a triple sink that the MEP engineer wants us to verify will be acceptable as well so if you could find that out for me that would be awesome so we can finalize it in the plumbing layout also I just told him about what was considered with the unit on the back side and he said that the way that would stick out the people in the business behind their put their trash back there and I've guess they roll a dumpster through there so he said it would probably get in the way from them doing that and he also mentioned that where the building stops is the edge of the property line so if we put anything that had an overhang it would hang out over the property line let me know what you think when you get a chance please thank you so much sir

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Lee, Henry

From: Nicholas Gamez <ngremodeling13@gmail.com>
Sent: Friday, March 26, 2021 12:12 PM
To: Lee, Henry
Subject: Re: Staff Comments SP2021-007
Attachments: image001.png

Thanks for your response Henry I'll be waiting for your phone call appreciate you my man

On Fri, Mar 26, 2021, 11:57 AM Lee, Henry <HLee@rockwall.com> wrote:

Good Afternoon,

Attached are staff comments for your Amended Site Plan SP2021-007. The meeting dates for your case are:

Architecture Review Board: March 30, 2021 at 5pm

Planning and Zoning: March 30th at 6pm

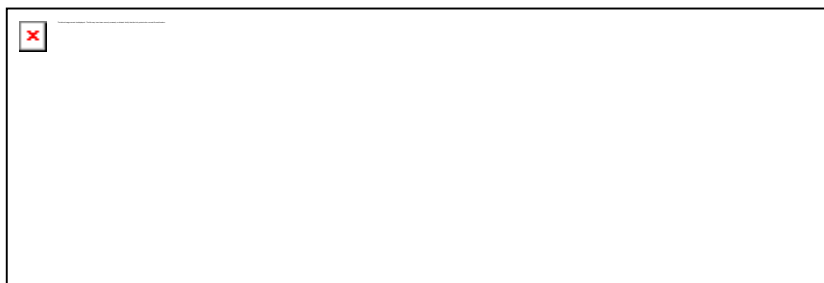
Planning and Zoning: April 13th at 6pm

City Council: April 19, 2021 at 6pm

It is recommended that you attend these meetings. Revisions based on staff comments are due by April 6th. If you have any questions feel free to contact me.

Also I reviewed the photos sent over this morning. Given the visibility of the current proposed mechanical unit I would highly recommend altering the plans. Given the Downtown District zoning it requires a parapet to screen rooftop units, this will require a variance and 2 compensatory measures per out [UDC](#) requirements. Given the size of the unit and the visibility I would alter the plans to utilize a unit that can be better screened. Attached are a couple photos of other options, with the a split unit being a good option. I am going to reach out after lunch and explain all of this. Please review the comments and the photos. Send me email beforehand if you have any pressing questions.

Thank you,



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Lee, Henry

From: Lee, Henry
Sent: Friday, March 26, 2021 11:57 AM
To: 'Nicholas Gamez'
Subject: Staff Comments SP2021-007
Attachments: Project Comments (03.25.2021).pdf; OIP.jpg; OIP.jpg; download.jpg

Good Afternoon,

Attached are staff comments for your Amended Site Plan SP2021-007. The meeting dates for your case are:

Architecture Review Board: March 30, 2021 at 5pm

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Thank you,



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

Lee, Henry

From: Nicholas Gamez <ngremodeling13@gmail.com>
Sent: Tuesday, March 30, 2021 4:33 PM
To: Lee, Henry
Subject: Re: Betties pies
Attachments: image001.png

Im here

On Tue, Mar 30, 2021, 3:39 PM Lee, Henry <HLee@rockwall.com> wrote:

Good Afternoon,

That is correct, the color is approved. The reason this case has to go to City Council is for the parking waiver. Because the site is unable to provide parking that is considered a major waiver for the Downtown District; all major waivers must go to City Council. Hope this clears things up.

Thank you,



From: Nicholas Gamez <ngremodeling13@gmail.com>
Sent: Tuesday, March 30, 2021 3:14 PM
To: Lee, Henry <HLee@rockwall.com>
Subject: Re: Betties pies

Hey Henry quick question my client said they ran the color by Ryan Miller and he approved the color for them already and they want to know why we still have to go to the council meeting for approval? Let me know when you get a chance please I just want to make sure I explain everything properly to them thank you

On Tue, Mar 30, 2021, 12:04 PM Lee, Henry <HLee@rockwall.com> wrote:

Good Afternoon,

I spoke with my director. We determined that if the unit was mounted on the north wall and the duct was ran up and under the eave to the east side, and painted the same color as the building that it would work for us; that small duct would be visible but it would be minimal.

Thank you,

From: Nicholas Gamez <ngremodeling13@gmail.com>

Sent: Tuesday, March 30, 2021 11:19 AM

To: Lee, Henry <HLee@rockwall.com>

Subject: Betties pies

What's going on Henry I just went by the location and took these pictures. This unit is on the back side of the building behind ours. You see also that they have their trash cans back there so they definitely go through there for their trash and if they need to get to that unit, as there is no door to get back there. Give me a call either way I just want to make sure I'm giving you as much information as possible so we can make sure that we satisfy you guys with whatever system we go with. My ringer was off when you called this morning so I apologize for not answering. I wanted to make sure I went by there before I reached out to you to make sure we've got as much information as possible to determine what needs to be done. Either way give me a shout when you get a chance thank you so much

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Lee, Henry

From: Nicholas Gamez <ngremodeling13@gmail.com>
Sent: Tuesday, March 30, 2021 8:01 PM
To: Lee, Henry
Subject: Re: Betties pies
Attachments: image001.png

Thank you so much Henry for all your help I'm really grateful for all your information and help that you've given me. I wanted to see if you can ask one of the council people I think he was sitting two people to the left of the guy in the middle. he was saying he had a lot of experience with those units maybe you can ask him what brand he recommends so we can do our homework on it and make sure we find the right unit that's going to be sufficient enough. I'm going to do my homework in the morning and I'll reach out to you thank you so much have a great evening

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Good Afternoon,

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Sent: Tuesday, March 30, 2021 3:14 PM
To: Lee, Henry <HLee@rockwall.com>
Subject: Re: Betties pies

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Thank you,

From: Nicholas Gamez <ngremodeling13@gmail.com>
Sent: Tuesday, March 30, 2021 11:19 AM
To: Lee, Henry <HLee@rockwall.com>
Subject: Betties pies

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Lee, Henry

From: Nicholas Gamez <ngremodeling13@gmail.com>
Sent: Tuesday, March 30, 2021 3:14 PM
To: Lee, Henry
Subject: Re: Betties pies
Attachments: image001.png

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From: Nicholas Gamez <ngremodeling13@gmail.com>
Sent: Tuesday, March 30, 2021 11:19 AM
To: Lee, Henry <HLee@rockwall.com>
Subject: Betties pies

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Lee, Henry

From: Lee, Henry
Sent: Tuesday, March 30, 2021 3:40 PM
To: 'Nicholas Gamez'
Subject: RE: Betties pies

Good Afternoon,

That is correct, the color is approved. The reason this case has to go to City Council is for the parking waiver. Because the site is unable to provide parking that is considered a major waiver for the Downtown District; all major waivers must go to City Council. Hope this clears things up.

Thank you,



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

From: Nicholas Gamez
Sent: Tuesday, March 30, 2021 3:14 PM
To: Lee, Henry
Subject: Re: Betties pies

Hey Henry quick question my client said they ran the color by Ryan Miller and he approved the color for them already and they want to know why we still have to go to the council meeting for approval? Let me know when you get a chance please I just want to make sure I explain everything properly to them thank you

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Thank you,



From: Nicholas Gamez <ngremodeling13@gmail.com>

Sent: Tuesday, March 30, 2021 11:19 AM

To: Lee, Henry <HLee@rockwall.com>

Subject: Betties pies

What's going on Henry I just went by the location and took these pictures. This unit is on the back side of the building behind ours. You see also that they have their trash cans back there so they definitely go through there for their trash and if they need to get to that unit, as there is no door to get back there. Give me a call either way I just want to make sure I'm giving you as much information as possible so we can make sure that we satisfy you guys with whatever system we go with. My ringer was off when you called this morning so I apologize for not answering. I wanted to make sure I went by there before I reached out to you to make sure we've got as much information as possible to determine what needs to be done. Either way give me a shout when you get a chance thank you so much

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Lee, Henry

From: Nicholas Gamez <ngremodeling13@gmail.com>
Sent: Tuesday, March 30, 2021 11:19 AM
To: Lee, Henry
Subject: Betties pies
Attachments: 20210330_101310.jpg; 20210330_101349.jpg; 20210330_101400.jpg

What's going on Henry I just went by the location and took these pictures. This unit is on the back side of the building behind ours. You see also that they have their trash cans back there so they definitely go through there for their trash and if they need to get to that unit, as there is no door to get back there. Give me a call either way I just want to make sure I'm giving you as much information as possible so we can make sure that we satisfy you guys with whatever system we go with. My ringer was off when you called this morning so I apologize for not answering. I wanted to make sure I went by there before I reached out to you to make sure we've got as much information as possible to determine what needs to be done. Either way give me a shout when you get a chance thank you so much

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Lee, Henry

From: Nicholas Gamez <ngremodeling13@gmail.com>
Sent: Wednesday, March 31, 2021 12:53 PM
To: Lee, Henry
Subject: Re: Betties pies
Attachments: image001.png

≡ Cooper&Hunter Sophia 36,000 BTU Tri Zone 12k+12k+18k Ductless Mini Split Air Conditioner WiFi 22.5 SEER ▷
Minisplits4less
<https://minisplits4less.com/multi-zone/cooper-and-hunter-sophia-multi-36000btu-230v-12-12-18-wall-type-handlers>

Amazon.com: 3 Zone Mini Split - 9000 + 18000 + 18000 - Ductless Air Conditioner - Pre-Charged Tri Zone Mini Split - Includes Three 25' Linesets - Premium Quality - USA Parts & Support: Home & Kitchen
https://www.amazon.com/Multi-Zone-Split-Ductless-Conditioner/dp/B07HGMK2J/ref=mp_s_a_1_1_sspa?dchild=1&keywords=Mini+Split+System&qid=1617211562&sr=8-1-spons&psc=1&smid=A3AYCW86VXCIYV&spLa=ZW5jcnlwdGVkUXVhbGlmaWVyPUEyMVMMyT0ExODY5OFVaJmVuY3J5cHRlZElkPUeWnZg5Mjc2M0I4RkxOWkpNNkVBUSZlbnNyeXB0ZWZlbnNyeXB0ZWRBZElkPUeWMDg0MDYwM1JQO1JEU0IVSzMETSz3aWRnZXR0YW1lPXNwX3Bob25lX3NIYXJjaF9hdGYmYWN0aW9uPWNsaWNrUmVkaXJlY3QmZG9Ob3Rmb2dDbGljaz10cnVl

Amazon.com: Boreal BRISA 36,000 BTU Tri Zone Wall Mount Ductless Mini Split System (12k, 12k, 12k) 230V - Comfort Value Kit: Appliances
https://www.amazon.com/boreal-Brisa-Mount-Ductless-System/dp/B08HJVNN1H/ref=mp_s_a_1_38_sspa?dchild=1&keywords=Mini+Split+System&qid=1617212040&sr=8-38-spons&psc=1&spLa=ZW5jcnlwdGVkUXVhbGlmaWVyPUEyVUUpCQk9OTE1NRVpRjMvUyY3J5cHRlZElkPUeWnZlE5MjM1MjRPS1FUVDlQNDRPSyZlbnNyeXB0ZWZlbnNyeXB0ZWRBZElkPUeWnZlE5ODQ4MTdMQUxGM1hDQ0tFTyZ3aWRnZXR0YW1lPXNwX3Bob25lX3NIYXJjaF9hdGYmYWN0aW9uPWNsaWNrUmVkaXJlY3QmZG9Ob3Rmb2dDbGljaz10cnVl

Amazon.com: COOPER AND HUNTER Tri 3 Zone 12000 12000 12000 BTU Multi Zone Ductless Mini Split Air Conditioner Heat Pump WiFi Ready Full Set with 25ft Installation Kits: Home & Kitchen
https://www.amazon.com/COOPER-HUNTER-Multi-Ductless-Conditioner/dp/B07KPMX2K5/ref=mp_s_a_1_71?dchild=1&keywords=Mini+Split+System&qid=1617212235&sr=8-71

Amazon.com: GREE MULTI30CVIR400-30,000 BTU Multi21+ Quad-Zone Wall Mount Mini Split Air Conditioner Heat Pump 208-230V (9-9-9-9): Home & Kitchen
https://www.amazon.com/Gree-MULTI30CVIR400-30-Quad-Zone-Conditioner-208-230V/dp/B0744YPDZT/ref=mp_s_a_1_91?dchild=1&keywords=Mini+Split+System&qid=1617212377&sr=8-91

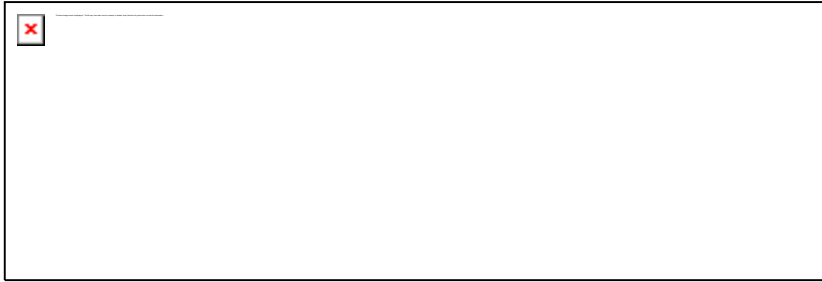
Hello Henry I found these units and they seem to be able to do what we need them to do. My HVAC contractor is checking on them to see what unit would be best for us let me know if you think this is kind of what we need to do they all say they are pretty quiet as well which would be a big plus

On Wed, Mar 31, 2021, 8:37 AM Lee, Henry <HLee@rockwall.com> wrote:

Good Morning,

I have reached out to Commissioner Deckard with your question. I will let you know as soon as he responds to my email.

Thank you,



From: Nicholas Gamez <ngremodeling13@gmail.com>

Sent: Tuesday, March 30, 2021 8:01 PM

To: Lee, Henry <HLee@rockwall.com>

Subject: Re: Betties pies

Thank you so much Henry for all your help I'm really grateful for all your information and help that you've given me. I wanted to see if you can ask one of the council people I think he was sitting two people to the left of the guy in the middle. he was saying he had a lot of experience with those units maybe you can ask him what brand he recommends so we can do our homework on it and make sure we find the right unit that's going to be sufficient enough. I'm going to do my homework in the morning and I'll reach out to you thank you so much have a great evening

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Thank you,

From: Nicholas Gamez <[ngremodeling13@gmail.com](mailto:nGREMODELING13@gmail.com)>
Sent: Tuesday, March 30, 2021 11:19 AM
To: Lee, Henry <HLee@rockwall.com>
Subject: Betties pies

What's going on Henry I just went by the location and took these pictures. This unit is on the back side of the building behind ours. You see also that they have their trash cans back there so they definitely go through there for their trash and if they need to get to that unit, as there is no door to get back there. Give me a call either way I just want to make sure I'm giving you as much information as possible so we can make sure that we satisfy you guys with whatever system we go with. My ringer was off when you called this morning so I apologize for not answering. I wanted to make sure I went by there before I reached out to you to make sure we've got as much information as possible to determine what needs to be done. Either way give me a shout when you get a chance thank you so much

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Lee, Henry

From: Nicholas Gamez <ngremodeling13@gmail.com>
Sent: Thursday, April 1, 2021 2:00 PM
To: Lee, Henry
Subject: Re: Betties pies
Attachments: image001.png

Hey what's going on Henry so I've been researching and talking to different installers of these mini split units and each one of the inside Zone units are going to have to have a drip line for condensation and they're wanting to know what you guys are going to allow as far as drainage for those and we're looking at possibly two in the big area and one unit in the bathroom so we're looking at three different locations I'm meeting somebody out there tomorrow morning at 10 I would really appreciate it if maybe you could have an answer for these condensation lines so we know what needs to be done for the install and get a final answer so we can get our plans reworked let me know when you get a chance please thank you sir

On Wed, Mar 31, 2021, 8:37 AM Lee, Henry <HLee@rockwall.com> wrote:

Good Morning,

I have reached out to Commissioner Deckard with your question. I will let you know as soon as he responds to my email.

Thank you,



From: Nicholas Gamez <ngremodeling13@gmail.com>
Sent: Tuesday, March 30, 2021 8:01 PM
To: Lee, Henry <HLee@rockwall.com>
Subject: Re: Betties pies

Thank you so much Henry for all your help I'm really grateful for all your information and help that you've given me. I wanted to see if you can ask one of the council people I think he was sitting two people to the left of the guy in the middle. he was saying he had a lot of experience with those units maybe you can ask him what brand he recommends so we can do our homework on it and make sure we find the right unit that's going to be sufficient enough. I'm going to do my homework in the morning and I'll reach out to you thank you so much have a great evening

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Good Afternoon,

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Lee, Henry

From: Nicholas Gamez <ngremodeling13@gmail.com>
Sent: Friday, April 2, 2021 10:40 AM
To: Lee, Henry
Subject: Re: Betties pies
Attachments: image001.png

What's going on Henry I just met with another HVAC contractor and we've got everything figure out. The guy said also that the condensation lines can be run through the inside up against the ceiling so there will be nothing Exposed on the outside and the interior units will be directed to the Sewer drains from the interior Plumbing. The outside unit will be mounted on the back wall in the center. My last question is are we going to need that screening so you can't see down that alley so my guess is if yes doing a door on hinges with the PVC 1 by 6 rails to hide that if necessary let me know when you get a chance that way if we need to put this in our plans also we do it thank you sir

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Lee, Henry

From: Lee, Henry
Sent: Monday, April 5, 2021 8:18 AM
To: 'Nicholas Gamez'
Subject: RE: Betties pies

Good Morning,

I'm glad to hear that everything is getting worked out. Just as a reminder we still need a letter from the property owner to the north, where they give you permission to hang the unit in their alley. In terms of screening that will be determined based on the unit selected; send me the product ID and specs for review. If screening is required and a fence/gate is the preferred screening method, the letter from the property owner to the north must also give you permission to install that. Let me know if you have any questions.

Thank you,



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

From: Nicholas Gamez
Sent: Friday, April 2, 2021 10:40 AM
To: Lee, Henry
Subject: Re: Betties pies

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Lee, Henry

From: Nicholas Gamez <ngremodeling13@gmail.com>
Sent: Tuesday, April 6, 2021 6:19 PM
To: Lee, Henry
Subject: BONAFIDE BETTIE PIE COMPANY
Attachments: EXISTING FLOOR PLAN.pdf; PROPOSED FLOOR PLAN.pdf

----- Forwarded message -----

From: Nicholas Gamez <ngremodeling13@gmail.com>
Date: Thu, Apr 1, 2021, 2:18 PM
Subject: Fwd: Fw: BONAFIDE BETTIE PIE COMPANY
To: <donald.hamilton@att.net>

----- Forwarded message -----

From: KEVIN MOORE <mooredesigns@msn.com>
Date: Wed, Mar 24, 2021, 6:42 PM
Subject: Fw: BONAFIDE BETTIE PIE COMPANY
To: Nicholas Gamez <ngremodeling13@gmail.com>

From: SALVADOR CACERES <salvadorcaceres80@yahoo.com>
Sent: Wednesday, March 24, 2021 6:34 PM
To: mooredesigns@msn.com <mooredesigns@msn.com>
Subject: BONAFIDE BETTIE PIE COMPANY

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Lee, Henry

From: Nicholas Gamez <ngremodeling13@gmail.com>
Sent: Tuesday, April 6, 2021 5:07 PM
To: Lee, Henry
Subject: Re: Staff Comments Reminder
Attachments: image001.png

Hey Henry I'm having trouble finding that development packet is there anyway you can send me a link where I can pull it up please thanks

On Tue, Apr 6, 2021, 4:34 PM Lee, Henry <HLee@rockwall.com> wrote:

Good Afternoon,

I am still waiting to hear back from the fire department, if they are going to have issues with the mounted units. I also wanted to reach out and remind you that the deadline to address all staff comments was today. There was only a few things on the plans I needed corrected. Once it is corrected if you could send it to me that would be great; please do this no later than tomorrow. I have attached staff comments again for easy access. If you have any questions let me know.

Thank you,



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Lee, Henry

From: Nicholas Gamez <ngremodeling13@gmail.com>
Sent: Tuesday, April 6, 2021 6:07 PM
To: Lee, Henry
Subject: Your Survey 105961 is complete. Your file number:
Attachments: s37NMZ_13827_invoice.pdf; s369US_13827_survey_r2.pdf

Hello Henry this is the survey showing the property line in that alley. I hope it satisfies you guys as far as those units go. If there's anything else you need please let me know I will be happy to get it for you. Also I was talking to my architect about those items that we spoke about. I tried to explain to him what we discussed but I don't know if some things got lost in translation. I would really really appreciate it if you can give him a call first thing in the morning and explain to him what we're needing to see if he can get you what you need ASAP. His name is Kevin Moore and his number is 2145331109. Thank you so much Henry. Your help has been very much appreciated!

----- Forwarded message -----

From: KEVIN MOORE <mooredesigns@msn.com>
Date: Tue, Apr 6, 2021, 5:57 PM
Subject: Fw: Your Survey 105961 is complete. Your file number:
To: Nicholas Gamez <ngremodeling13@gmail.com>

From: OFFICE=rhodessurveying.com@mailersurveystars.com rhodessurveying.com@mailersurveystars.com> on behalf of OFFICE@rhodessurveying.com <OFFICE@rhodessurveying.com>
Sent: Tuesday, December 1, 2020 9:46 AM
To: MOOREDESIGNS@msn.com <MOOREDESIGNS@msn.com>
Subject: Your Survey 105961 is complete. Your file number:

DUE TO COVID-19 VIRUS, WE WILL NOT BE HAND DELIVERING HARD COPIES AT THIS TIME. IF YOU NEED HARD COPIES, PLEASE EMAIL US AND LET US KNOW.

Rhodes Surveying appreciates your business!

Attached is your Survey and Invoice.

Your Order Number:

Our Order Number: 105961

Address: 109 E WASHINGTON STREET ROCKWALL, Texas 75087

Digital Signature: File:13827_survey_r2.pdf
Signature:667bb7600f2ba8832e53ad6199b375cb6a8ddf5f

Please note our new mailing address and update your records.

NEW ADDRESS:

519 E I-30

#145

Rockwall, Tx 75087

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Lee, Henry

From: Nicholas Gamez <ngremodeling13@gmail.com>
Sent: Wednesday, April 7, 2021 7:38 PM
To: Lee, Henry
Subject: Fwd: Fw: BONAFIDE BETTIES PIE COMPANY
Attachments: EXISTING FLOOR PLAN.pdf; PROPOSED FLOOR PLAN.pdf

----- Forwarded message -----

From: KEVIN MOORE <mooredesigns@msn.com>
Date: Wed, Apr 7, 2021, 7:37 PM
Subject: Fw: BONAFIDE BETTIES PIE COMPANY
To: Nicholas Gamez <ngremodeling13@gmail.com>

From: SALVADOR CACERES <salvadorcaceres80@yahoo.com>
Sent: Wednesday, April 7, 2021 7:35 PM
To: mooredesigns@msn.com <mooredesigns@msn.com>
Subject: BONAFIDE BETTIES PIE COMPANY

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April 26, 2021

TO: Nicholas Gamez
DFDVB Homes, LLC
3818 Shelley Boulevard
Dallas, Texas 75011

COPY: Zach Shipley
412 Renfro Street
Rockwall, Texas 75087

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

SUBJECT: SP2021-007; *Amended Site Plan for Bonafide Betties Pie*

Nicholas Gamez:

This letter serves to notify you that the above referenced case that you submitted for consideration by the City of Rockwall, was approved by the City Council on April 19, 2021. The following is a record of all conditions of approval:

Staff Recommendations

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- (2) Any construction resulting from the approval of this Amended Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government

Planning and Zoning Commission

On April 13, 2021, the Planning and Zoning Commission reviewed the applicant's request and approved a motion to recommend approval of the major waiver by a vote of 7-0

City Council

On April 19, 2021, the City Council approved a motion to approve the major waiver by a vote of 7-0

Should you have any questions or concerns regarding your site plan case, please feel free to contact me a (972) 771-7745.

Sincerely,

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

Henry Lee
Planner