



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22021-041 P&Z DATE 10/12/21 CC DATE 10/18/21 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
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<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. 22021-041

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
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- AMENDING OR MINOR PLAT (\$150.00)
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- VARIANCE REQUEST (\$100.00)

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3068 N Goliad St.

SUBDIVISION Stone Creek Retail Addition

LOT 11 BLOCK A

GENERAL LOCATION Property ID: 104324 (NE corner of SH 205 & Bordeaux)

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-70 (Planned Development)

CURRENT USE undeveloped

PROPOSED ZONING PD-70 (Planned Development)

PROPOSED USE Drive through Restaurant

ACREAGE ~0.82

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 Metroplex Acquisition Fund, LP

APPLICANT Aaron Hawkins

CONTACT PERSON Tim Thompson

CONTACT PERSON Aaron Hawkins

ADDRESS 12720 Hillcrest Rd.
Suite 650

ADDRESS 4500 Mercantile Plaza Dr.
suite 210

CITY, STATE & ZIP Dallas, TX 75230

CITY, STATE & ZIP Fort Worth, Texas 76137

PHONE 214/365-4682

PHONE 682-268-2207

E-MAIL tthompson@creativem.companies.com

E-MAIL ahawkins@jonesarter.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tim Thompson [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 \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. 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 CONNECTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GOVERNED BY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF September, 2021.

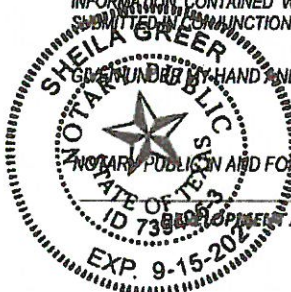
OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Sheila Green

MY COMMISSION EXPIRES 9-15-2024





4500 Mercantile Plaza Drive, Suite 210
Plano, Texas 75093
Tel: 682.268.2200
Fax: 972.488.3882
www.jonescarter.com

September 14, 2021
Planning and Zoning
City of Rockwall
385 S Goliad St
Rockwall, TX 75087

**Salad and Go – Rockwall – Goliad and FM 522
Letter of Explanation**

Planning and Zoning,

This document shall serve as the Project Narrative to the City of Rockwall for the Special Use Permit Application submitted by Jones Carter Civil Engineering acting as applicant on behalf of the developer of Salad and Go, LLC. The current site is a vacant lot with zoning designation PD-70 (Planned Development). We are proposing to construct a new drive thru restaurant. The proposed restaurant will include an, approximately, 780 square foot building, canopy, drive thru lanes, along with associated parking and utilities.

The goal of Salad and Go is to provide better, healthier, and affordable food. The product is a small (~780 Square Foot) drive-thru with no dine in restaurant serving made to order salads, wraps, breakfast burritos, cold brew coffee and juices. Salad and Go does not

The operations of the development includes a delivery of fresh ingredients every morning outside of business hours. This delivery from local warehouses prevents the need for cooking in store which reduces the amount of waste produced on site. The meals are merely assembled on site.

Salad and Go operates with a maximum of nineteen employees with four working at any given time. Hours of operation are 6 a.m. - 9 p.m. every day. This development will not require outdoor storage or have other outdoor activities.

Overall, we believe this development will be a beneficial and exciting addition to the community.

Thank you for your consideration in the matter. Should you have any questions or require additional information, please call me.

Sincerely,

A handwritten signature in blue ink that reads 'Aaron Hawkins'.

Aaron Hawkins, EIT

K:\17007\17007-0037-00 Salad and Go - Goliad and FM 522 - Rockw\Project Management\Applications

METES AND BOUNDS DESCRIPTION

Being a 0.81 acre tract of land out of the WILLIAM G. DEWEES SURVEY, ABSTRACT NUMBER 71, situated in the City of Rockwall, Rockwall County, Texas, being a portion of Lot 11, Block A of Stone Creek Retail Addition, a subdivision of record in Document Number 20200000028484 of the Plat Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

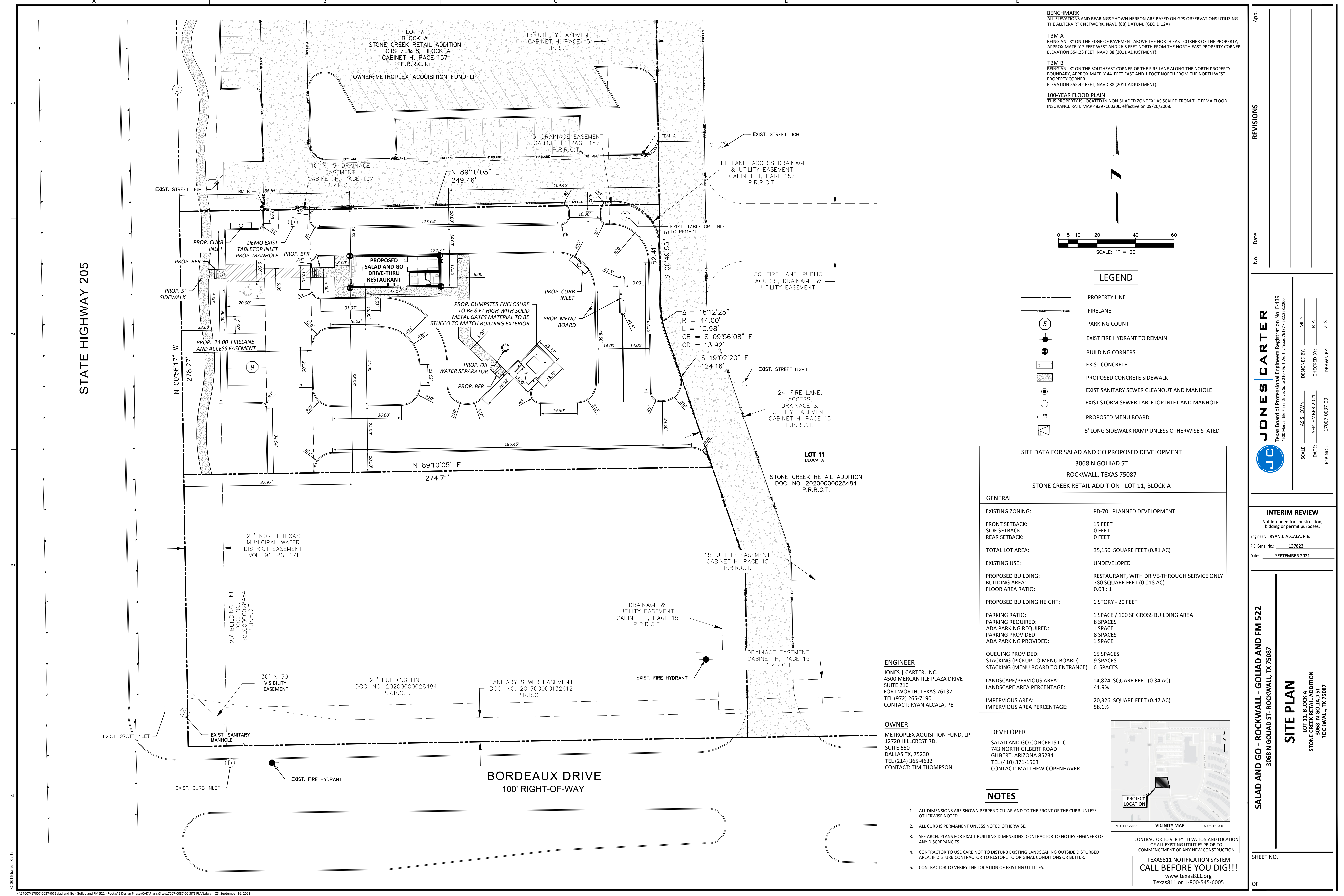
BEGINNING, at a 5/8-inch iron rod with yellow plastic cap stamped "POGUE" found in the East right-of-way line of State Highway 205 (100-foot right-of-way), being the Southwest corner of Lot 7, Block A of Stone Creek Retail Addition, a subdivision of record in Cabinet H, Slide 157 of said Plat Records, also being the most Westerly Northwest corner of said Lot 11 and hereof;

THENCE, N89°10'05"E, leaving the East right-of-way line of State Highway 205, along the South line of said Lot 7, being the common North line of said Lot 11, a distance of 249.46 feet to an "X" cut found at the Southeast corner of said Lot 7, being an interior ell corner of said Lot 11, and being the Northeast corner hereof, from which an "X" cut found at the most Northerly Northwest corner of said Lot 11 bears N00°49'55"W, a distance of 193.03 feet;

THENCE, over and across said Lot 11, the following four (4) courses and distances:

1. S00°49'55"E, a distance of 52.41 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a tangent curve to the left;
2. Along said tangent curve to the left, having a radius of 44.00 feet, a chord bearing of S09°56'08"E, a chord length of 13.92 feet, a delta angle of 18°12'26", an arc length of 13.98 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
3. S19°02'20"E, a distance of 74.57 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Southeast corner hereof;
4. S89°10'05"W, a distance of 274.71 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East right-of-way line of State Highway 205, being the common West line of said Lot 11, for the Southwest corner hereof, from which a 5/8-inch iron rod found at the intersection of the East right-of-way line of State Highway 205 and the North right-of-way line of Bordeaux Drive (100-foot right-of-way), being the Southwest corner of said Lot 11, bears S00°56'17"E, a distance of 141.27 feet;

THENCE, N00°56'17"W, along the East right-of-way line of State Highway 205 and the common West line of said Lot 11, a distance of 137.00 feet to the **POINT OF BEGINNING**, and containing an area of 0.81 Acres, (35,150 Square Feet) of land, more or less.

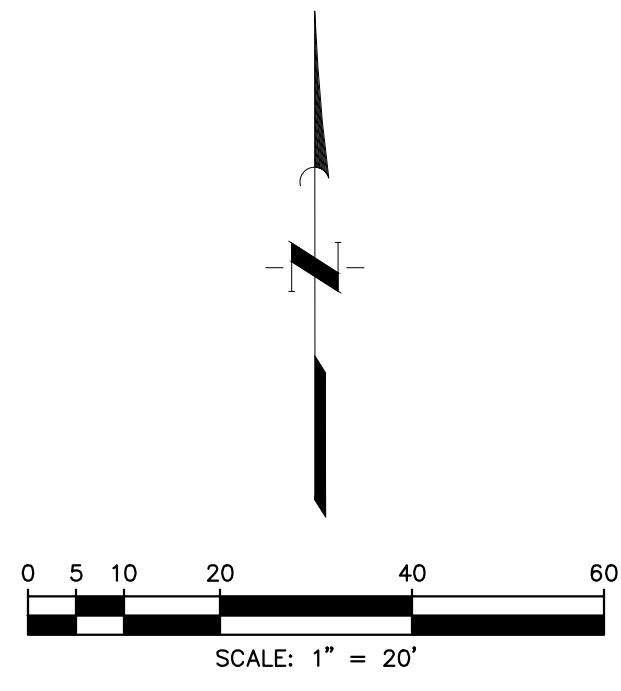


BENCHMARK
 ALL ELEVATIONS AND BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE ALLTERA RTK NETWORK, NAVD (88) DATUM, (GEOID 12A)

TBM A
 BEING AN "X" ON THE EDGE OF PAVEMENT ABOVE THE NORTH EAST CORNER OF THE PROPERTY, APPROXIMATELY 7 FEET WEST AND 26.5 FEET NORTH FROM THE NORTH EAST PROPERTY CORNER. ELEVATION 554.23 FEET, NAVD 88 (2011 ADJUSTMENT).

TBM B
 BEING AN "X" ON THE SOUTHEAST CORNER OF THE FIRE LANE ALONG THE NORTH PROPERTY BOUNDARY, APPROXIMATELY 44 FEET EAST AND 1 FOOT NORTH FROM THE NORTH WEST PROPERTY CORNER. ELEVATION 552.42 FEET, NAVD 88 (2011 ADJUSTMENT).

100-YEAR FLOOD PLAIN
 THIS PROPERTY IS LOCATED IN NON-SHADED ZONE "X" AS SCALED FROM THE FEMA FLOOD INSURANCE RATE MAP 48397C0030L, effective on 09/26/2008.



LEGEND

- PROPERTY LINE
- FIRELANE
- PARKING COUNT
- EXIST FIRE HYDRANT TO REMAIN
- BUILDING CORNERS
- EXIST CONCRETE
- PROPOSED CONCRETE SIDEWALK
- EXIST SANITARY SEWER CLEANOUT AND MANHOLE
- EXIST STORM SEWER TABLETOP INLET AND MANHOLE
- PROPOSED MENU BOARD
- 6' LONG SIDEWALK RAMP UNLESS OTHERWISE STATED

SITE DATA FOR SALAD AND GO PROPOSED DEVELOPMENT	
3068 N GOLIAD ST ROCKWALL, TEXAS 75087 STONE CREEK RETAIL ADDITION - LOT 11, BLOCK A	
GENERAL	
EXISTING ZONING:	PD-70 PLANNED DEVELOPMENT
FRONT SETBACK:	15 FEET
SIDE SETBACK:	0 FEET
REAR SETBACK:	0 FEET
TOTAL LOT AREA:	35,150 SQUARE FEET (0.81 AC)
EXISTING USE:	UNDEVELOPED
PROPOSED BUILDING:	RESTAURANT, WITH DRIVE-THROUGH SERVICE ONLY
BUILDING AREA:	780 SQUARE FEET (0.018 AC)
FLOOR AREA RATIO:	0.03 : 1
PROPOSED BUILDING HEIGHT:	1 STORY - 20 FEET
PARKING RATIO:	1 SPACE / 100 SF GROSS BUILDING AREA
PARKING REQUIRED:	8 SPACES
ADA PARKING REQUIRED:	1 SPACE
PARKING PROVIDED:	8 SPACES
ADA PARKING PROVIDED:	1 SPACE
QUEUING PROVIDED:	15 SPACES
STACKING (PICKUP TO MENU BOARD):	9 SPACES
STACKING (MENU BOARD TO ENTRANCE):	6 SPACES
LANDSCAPE/PERVIOUS AREA:	14,824 SQUARE FEET (0.34 AC)
LANDSCAPE AREA PERCENTAGE:	41.9%
IMPERVIOUS AREA:	20,326 SQUARE FEET (0.47 AC)
IMPERVIOUS AREA PERCENTAGE:	58.1%

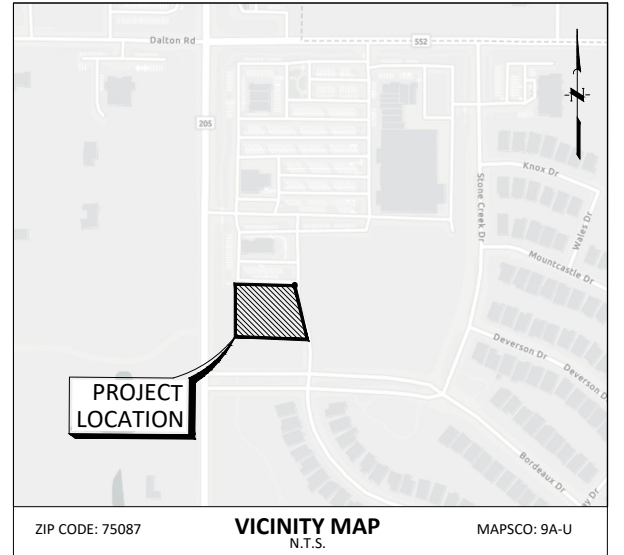
ENGINEER
 JONES | CARTER, INC.
 4500 MERCANTILE PLAZA DRIVE
 SUITE 210
 FORT WORTH, TEXAS 76137
 TEL (972) 265-7190
 CONTACT: RYAN ALCALA, PE

OWNER
 METROPLEX ACQUISITION FUND, LP
 12720 HILLCREST RD.
 SUITE 650
 DALLAS TX, 75230
 TEL (214) 365-4632
 CONTACT: TIM THOMPSON

DEVELOPER
 SALAD AND GO CONCEPTS LLC
 743 NORTH GILBERT ROAD
 GILBERT, ARIZONA 85234
 TEL (410) 371-1563
 CONTACT: MATTHEW COPENHAVER

NOTES

1. ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
2. ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
3. SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. CONTRACTOR TO USE CARE NOT TO DISTURB EXISTING LANDSCAPING OUTSIDE DISTURBED AREA. IF DISTURB CONTRACTOR TO RESTORE TO ORIGINAL CONDITIONS OR BETTER.
5. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES.



CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS811 NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
 www.texas811.org
 Texas811 or 1-800-545-6005

APP: _____
 REVISIONS: _____
 No. _____ Date _____
JONES | CARTER
 Texas Board of Professional Engineers Registration No. F-439
 4500 Mercantile Plaza Drive, Suite 210 • Fort Worth, Texas 76137 • 817.265.7200
 SCALE: AS SHOWN DESIGNED BY: MLD
 DATE: SEPTEMBER 2021 CHECKED BY: RJA
 JOB NO.: 17007-0037-00 DRAWN BY: ZTS
INTERIM REVIEW
 Not intended for construction, bidding or permit purposes.
 Engineer: RYAN J. ALCALA, P.E.
 P.E. Serial No.: 137823
 Date: SEPTEMBER 2021
SITE PLAN
 LOT 11, BLOCK A
 STONE CREEK RETAIL ADDITION
 3068 N GOLIAD ST
 ROCKWALL, TX 75087
 SALAD AND GO - ROCKWALL - GOLIAD AND FM 522
 3068 N GOLIAD ST - ROCKWALL, TX 75087
 SHEET NO. _____ OF _____



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Planning and Zoning Department
385 S. Goliad Street
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NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-041

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APPLICANT Aaron Hawkins

CONTACT PERSON Tim Thompson

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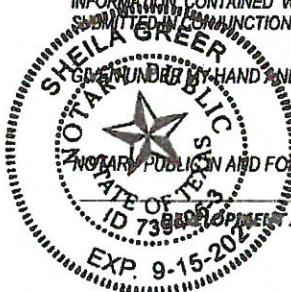
OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Sheila Green

MY COMMISSION EXPIRES 9-15-2024





City of Rockwall

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

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

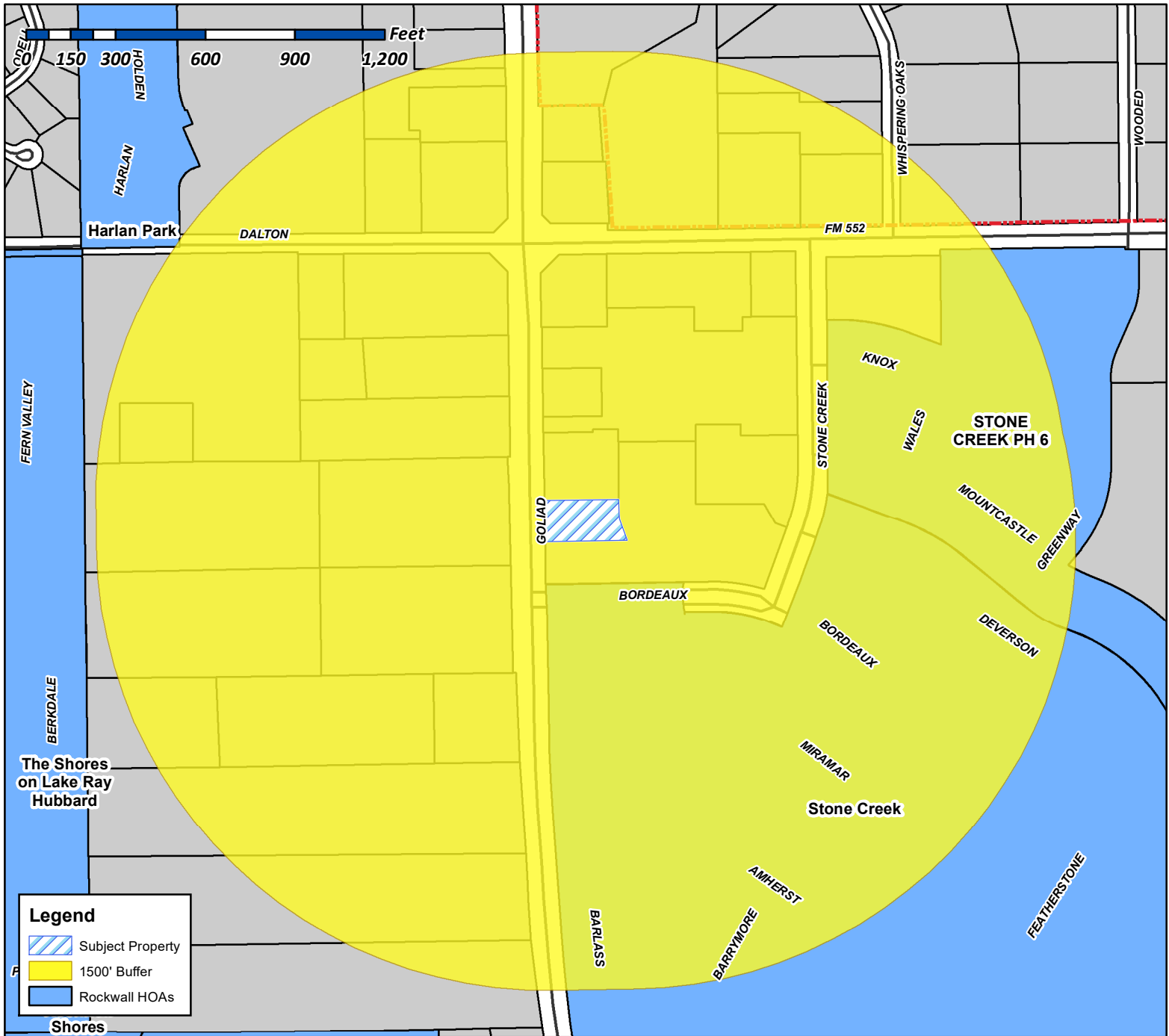




City of Rockwall

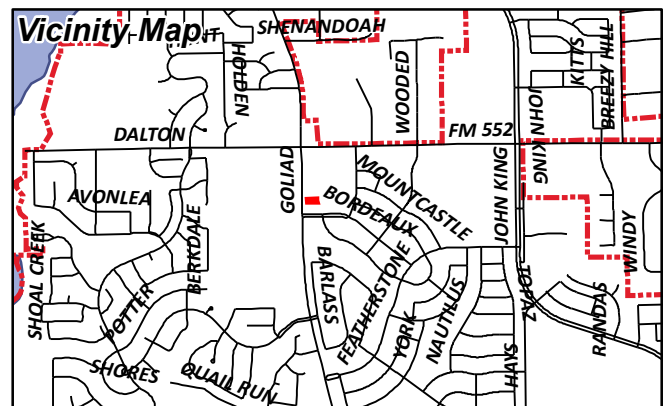
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Case Number: Z2021-041
Case Name: SUP for Salad and Go
Case Type: Zoning
Zoning: Planned Development District 70 (PD-70)
Case Address: 3068 N. Goliad Street

Date Created: 9/17/2021
 For Questions on this Case Call (972) 771-7745

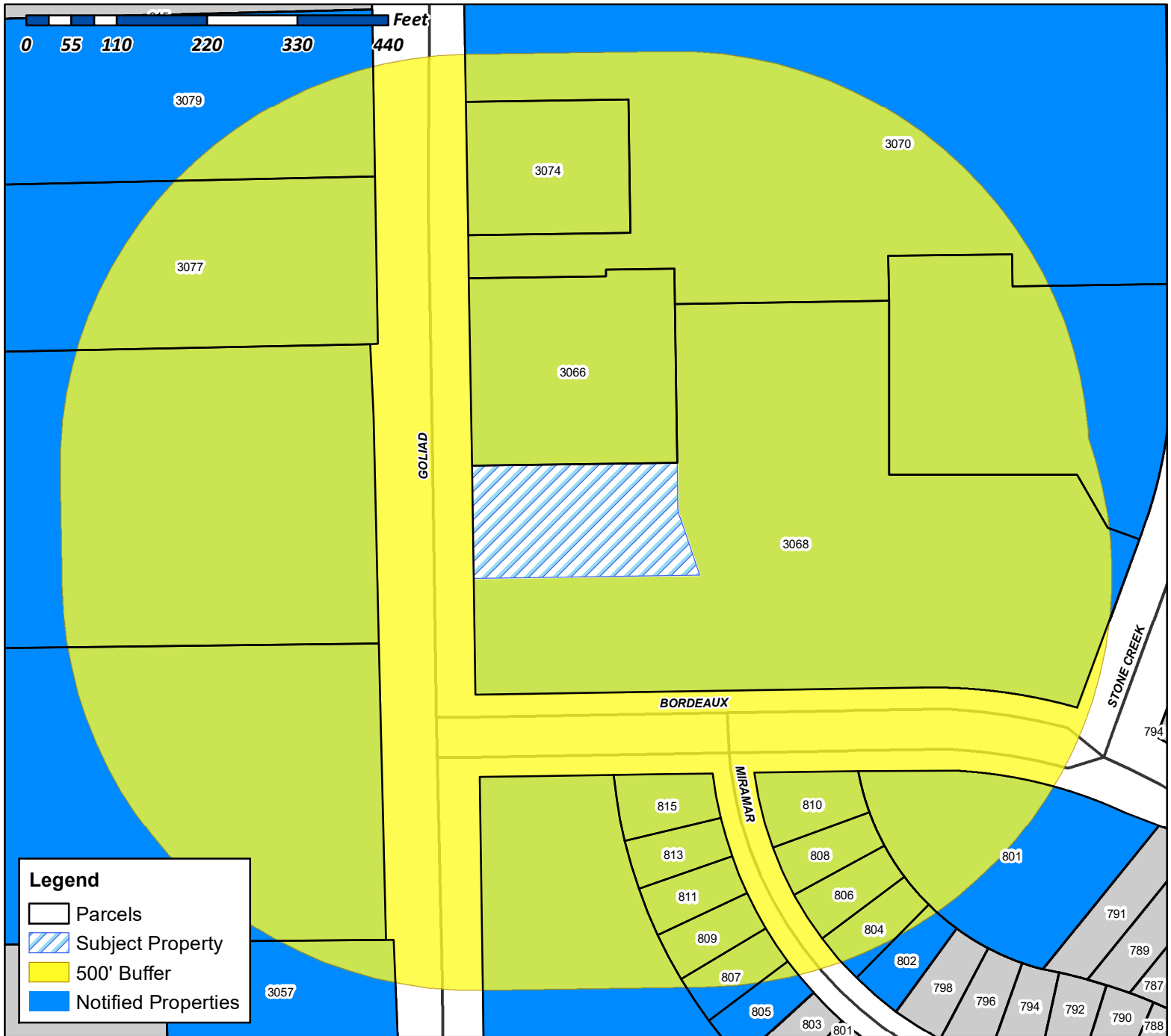




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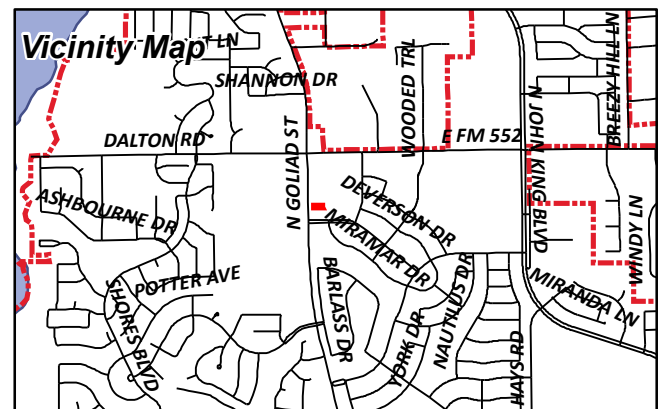
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Case Type: Zoning
Zoning: Planned Development District 70 (PD-70)
Case Address: 3068 N. Goliad Street

Date Created: 9/17/2021
 For Questions on this Case Call (972) 771-7745



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

METROPLEX ACQUISITION FUND, LP
1717 WOODSTEAD CT STE 207
THE WOODLANDS, TX 77380

STEED JASON & NATALIE MARIE
3065 N GOLIAD STREET
ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND LP
C/O RONALD DRIBBEN
3066 N GOLIAD
ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND, LP
3068 N GOLIAD ST
ROCKWALL, TX 75087

LIU JOHN AND CONNIE Q
3069 N GOLIAD
ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND, LP
3070 N GOLIAD ST
ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND, LP
3074 N GOLIAD
ROCKWALL, TX 75087

LIU JOHN & CONNIE
3077 N GOLIAD ST
ROCKWALL, TX 75087

FRENCH DONALD
3079 N GOLIAD ST
ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND LP
C/O RONALD DRIBBEN
357 MARIAH BAY DRIVE
HEATH, TX 75032

GEISENDORFF ALBERT G AND ANN M
3057 N GOLIAD ST
ROCKWALL, TX 75087

NORTH ROCKWALL REAL-ESTATE LLC
6245 RYEWORTH DRIVE
FRISCO, TX 75035

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
801 BORDEAUX DR
ROCKWALL, TX 75087

CRAWFORD KATHY
802 MIRAMAR DRIVE
ROCKWALL, TX 75087

KIM YUN HYUN & JIN HEE JUNG
804 MIRAMAR DRIVE
ROCKWALL, TX 75087

GODINEZ KAREN W
805 MIRAMAR DRIVE
ROCKWALL, TX 75087

CYPERT LYNDOL & JERE
806 MIRAMAR DRIVE
ROCKWALL, TX 75087

SN DFW LLC
807 MIRAMAR DR
ROCKWALL, TX 75087

BAILEY JERRY SCOTT & KAREN RENEE
808 MIRAMAR DRIVE
ROCKWALL, TX 75087

GREER KRISTEN N
809 MIRAMAR DR
ROCKWALL, TX 75087

SHING RICHARD L & IVEY D
810 MIRAMAR DR
ROCKWALL, TX 75087

HASSAN ALAA E & PATRICIA ANN HASSAN
IBRAHIM
811 MIRAMAR DRIVE
ROCKWALL, TX 75087

ZAMBRANA MICHAEL & GABRIELA
813 MIRAMAR DRIVE
ROCKWALL, TX 75087

RAJBHANDARI SANJAY KUMAR
815 MIRAMAR DRIVE
ROCKWALL, TX 75087

SN DFW LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 85258



4500 Mercantile Plaza Drive, Suite 210
Plano, Texas 75093
Tel: 682.268.2200
Fax: 972.488.3882
www.jonescarter.com

September 14, 2021
Planning and Zoning
City of Rockwall
385 S Goliad St
Rockwall, TX 75087

**Salad and Go – Rockwall – Goliad and FM 522
Letter of Explanation**

Planning and Zoning,

This document shall serve as the Project Narrative to the City of Rockwall for the Special Use Permit Application submitted by Jones Carter Civil Engineering acting as applicant on behalf of the developer of Salad and Go, LLC. The current site is a vacant lot with zoning designation PD-70 (Planned Development). We are proposing to construct a new drive thru restaurant. The proposed restaurant will include an, approximately, 780 square foot building, canopy, drive thru lanes, along with associated parking and utilities.

The goal of Salad and Go is to provide better, healthier, and affordable food. The product is a small (~780 Square Foot) drive-thru with no dine in restaurant serving made to order salads, wraps, breakfast burritos, cold brew coffee and juices. Salad and Go does not

The operations of the development includes a delivery of fresh ingredients every morning outside of business hours. This delivery from local warehouses prevents the need for cooking in store which reduces the amount of waste produced on site. The meals are merely assembled on site.

Salad and Go operates with a maximum of nineteen employees with four working at any given time. Hours of operation are 6 a.m. - 9 p.m. every day. This development will not require outdoor storage or have other outdoor activities.

Overall, we believe this development will be a beneficial and exciting addition to the community.

Thank you for your consideration in the matter. Should you have any questions or require additional information, please call me.

Sincerely,

A handwritten signature in blue ink that reads 'Aaron Hawkins'.

Aaron Hawkins, EIT

K:\17007\17007-0037-00 Salad and Go - Goliad and FM 522 - Rockw\Project Management\Applications

METES AND BOUNDS DESCRIPTION

Being a 0.81 acre tract of land out of the WILLIAM G. DEWEES SURVEY, ABSTRACT NUMBER 71, situated in the City of Rockwall, Rockwall County, Texas, being a portion of Lot 11, Block A of Stone Creek Retail Addition, a subdivision of record in Document Number 20200000028484 of the Plat Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8-inch iron rod with yellow plastic cap stamped "POGUE" found in the East right-of-way line of State Highway 205 (100-foot right-of-way), being the Southwest corner of Lot 7, Block A of Stone Creek Retail Addition, a subdivision of record in Cabinet H, Slide 157 of said Plat Records, also being the most Westerly Northwest corner of said Lot 11 and hereof;

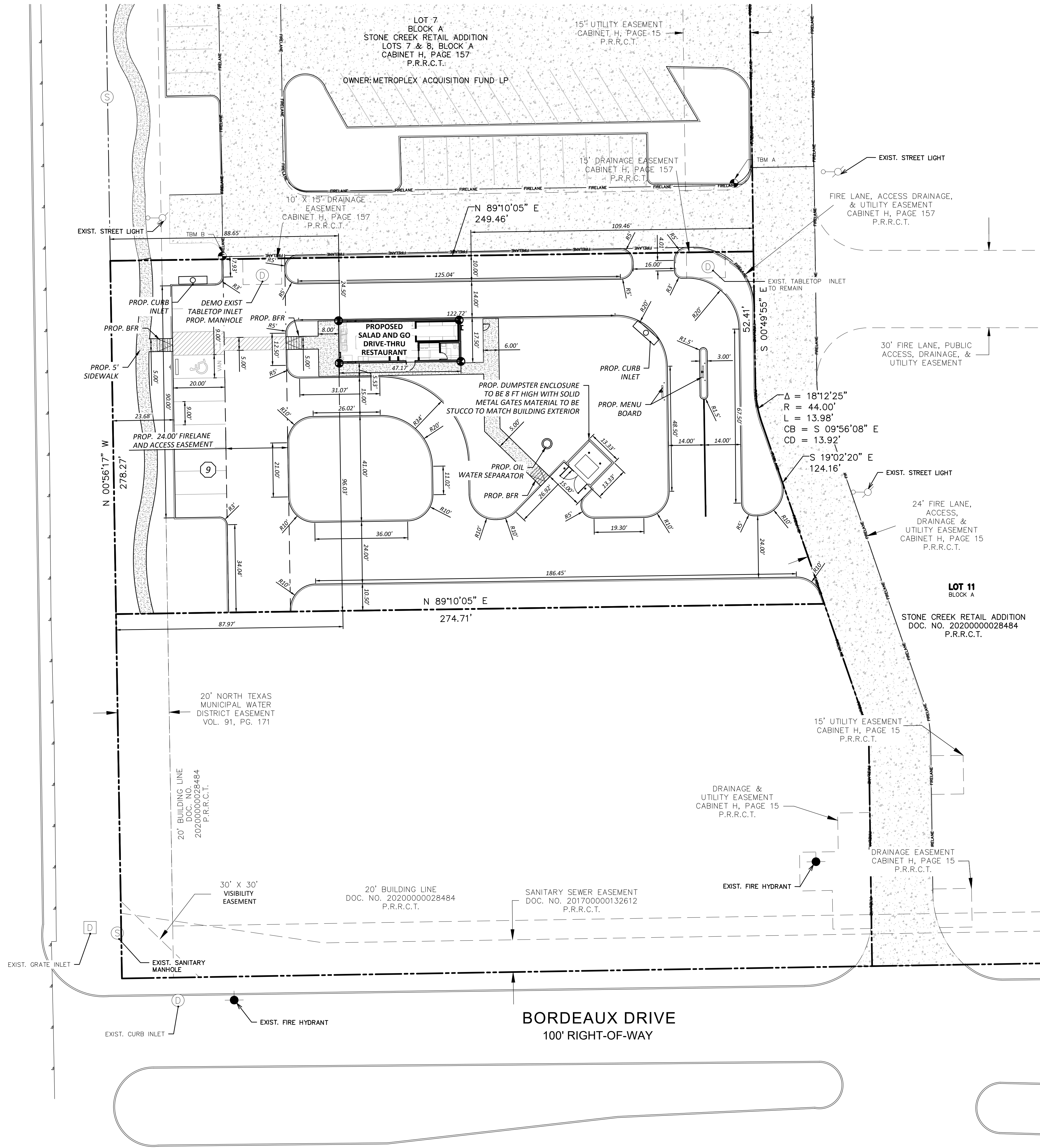
THENCE, N89°10'05"E, leaving the East right-of-way line of State Highway 205, along the South line of said Lot 7, being the common North line of said Lot 11, a distance of 249.46 feet to an "X" cut found at the Southeast corner of said Lot 7, being an interior ell corner of said Lot 11, and being the Northeast corner hereof, from which an "X" cut found at the most Northerly Northwest corner of said Lot 11 bears N00°49'55"W, a distance of 193.03 feet;

THENCE, over and across said Lot 11, the following four (4) courses and distances:

1. S00°49'55"E, a distance of 52.41 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a tangent curve to the left;
2. Along said tangent curve to the left, having a radius of 44.00 feet, a chord bearing of S09°56'08"E, a chord length of 13.92 feet, a delta angle of 18°12'26", an arc length of 13.98 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
3. S19°02'20"E, a distance of 74.57 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Southeast corner hereof;
4. S89°10'05"W, a distance of 274.71 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East right-of-way line of State Highway 205, being the common West line of said Lot 11, for the Southwest corner hereof, from which a 5/8-inch iron rod found at the intersection of the East right-of-way line of State Highway 205 and the North right-of-way line of Bordeaux Drive (100-foot right-of-way), being the Southwest corner of said Lot 11, bears S00°56'17"E, a distance of 141.27 feet;

THENCE, N00°56'17"W, along the East right-of-way line of State Highway 205 and the common West line of said Lot 11, a distance of 137.00 feet to the **POINT OF BEGINNING**, and containing an area of 0.81 Acres, (35,150 Square Feet) of land, more or less.

STATE HIGHWAY 205

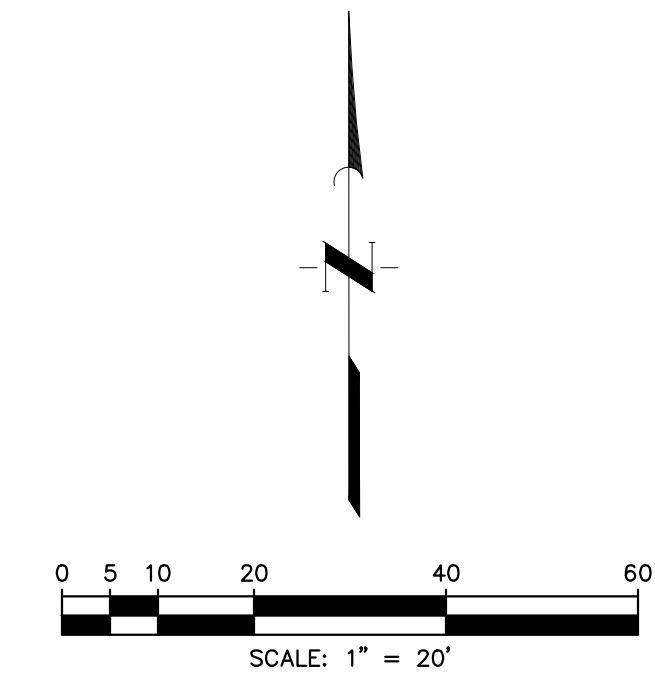


BENCHMARK
ALL ELEVATIONS AND BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE ALLTERA RTK NETWORK, NAVD (88) DATUM, (GEOID 12A)

TBM A
BEING AN "X" ON THE EDGE OF PAVEMENT ABOVE THE NORTH EAST CORNER OF THE PROPERTY, APPROXIMATELY 7 FEET WEST AND 26.5 FEET NORTH FROM THE NORTH EAST PROPERTY CORNER. ELEVATION 554.23 FEET, NAVD 88 (2011 ADJUSTMENT).

TBM B
BEING AN "X" ON THE SOUTHEAST CORNER OF THE FIRE LANE ALONG THE NORTH PROPERTY BOUNDARY, APPROXIMATELY 44 FEET EAST AND 1 FOOT NORTH FROM THE NORTH WEST PROPERTY CORNER. ELEVATION 552.42 FEET, NAVD 88 (2011 ADJUSTMENT).

100-YEAR FLOOD PLAIN
THIS PROPERTY IS LOCATED IN NON-SHADED ZONE "X" AS SCALED FROM THE FEMA FLOOD INSURANCE RATE MAP 48397C0030L, effective on 09/26/2008.



LEGEND

- PROPERTY LINE
- FIRELANE
- PARKING COUNT
- EXIST FIRE HYDRANT TO REMAIN
- BUILDING CORNERS
- EXIST CONCRETE
- PROPOSED CONCRETE SIDEWALK
- EXIST SANITARY SEWER CLEANOUT AND MANHOLE
- EXIST STORM SEWER TABLETOP INLET AND MANHOLE
- PROPOSED MENU BOARD
- 6' LONG SIDEWALK RAMP UNLESS OTHERWISE STATED

SITE DATA FOR SALAD AND GO PROPOSED DEVELOPMENT
3068 N GOLIAD ST
ROCKWALL, TEXAS 75087
STONE CREEK RETAIL ADDITION - LOT 11, BLOCK A

GENERAL	
EXISTING ZONING:	PD-70 PLANNED DEVELOPMENT
FRONT SETBACK:	15 FEET
SIDE SETBACK:	0 FEET
REAR SETBACK:	0 FEET
TOTAL LOT AREA:	35,150 SQUARE FEET (0.81 AC)
EXISTING USE:	UNDEVELOPED
PROPOSED BUILDING:	RESTAURANT, WITH DRIVE-THROUGH SERVICE ONLY
BUILDING AREA:	780 SQUARE FEET (0.018 AC)
FLOOR AREA RATIO:	0.03 : 1
PROPOSED BUILDING HEIGHT:	1 STORY - 20 FEET
PARKING RATIO:	1 SPACE / 100 SF GROSS BUILDING AREA
PARKING REQUIRED:	8 SPACES
ADA PARKING REQUIRED:	1 SPACE
PARKING PROVIDED:	8 SPACES
ADA PARKING PROVIDED:	1 SPACE
QUEUING PROVIDED:	15 SPACES
STACKING (PICKUP TO MENU BOARD):	9 SPACES
STACKING (MENU BOARD TO ENTRANCE):	6 SPACES
LANDSCAPE/PERVIOUS AREA:	14,824 SQUARE FEET (0.34 AC)
LANDSCAPE AREA PERCENTAGE:	41.9%
IMPERVIOUS AREA:	20,326 SQUARE FEET (0.47 AC)
IMPERVIOUS AREA PERCENTAGE:	58.1%

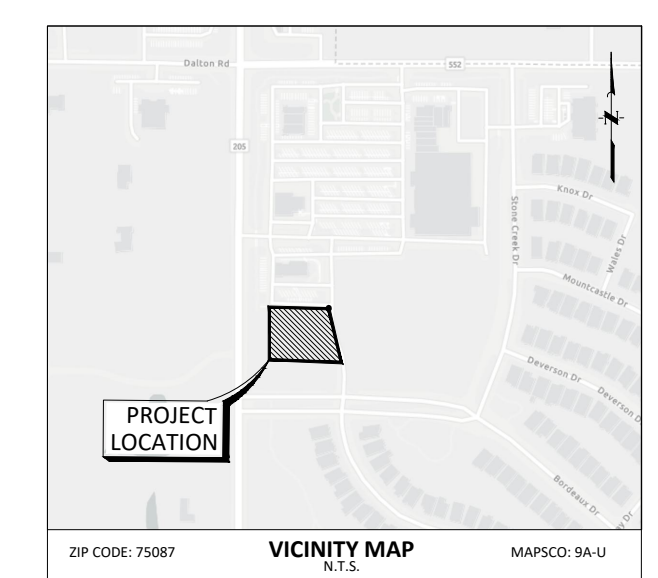
ENGINEER
JONES | CARTER, INC.
4500 MERCANTILE PLAZA DRIVE
SUITE 210
FORT WORTH, TEXAS 76137
TEL (972) 265-7190
CONTACT: RYAN ALCALA, PE

OWNER
METROPLEX ACQUISITION FUND, LP
12720 HILLCREST RD.
SUITE 650
DALLAS TX, 75230
TEL (214) 365-4632
CONTACT: TIM THOMPSON

DEVELOPER
SALAD AND GO CONCEPTS LLC
743 NORTH GILBERT ROAD
GILBERT, ARIZONA 85234
TEL (410) 371-1563
CONTACT: MATTHEW COPENHAVER

NOTES

- ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
- ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
- SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
- CONTRACTOR TO USE CARE NOT TO DISTURB EXISTING LANDSCAPING OUTSIDE DISTURBED AREA. IF DISTURB CONTRACTOR TO RESTORE TO ORIGINAL CONDITIONS OR BETTER.
- CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES.



CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS811 NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
www.texas811.org
Texas811 or 1-800-545-6005

JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
4500 Mercantile Plaza Drive, Suite 210 • Fort Worth, Texas 76137 • 817.265.7200

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: RYAN J. ALCALA, P.E.
P.E. Serial No.: 137823
Date: SEPTEMBER 2021

SITE PLAN
LOT 11, BLOCK A
STONE CREEK RETAIL ADDITION
3068 N GOLIAD ST
ROCKWALL, TX 75087

SALAD AND GO - ROCKWALL - GOLIAD AND FM 522
3068 N GOLIAD ST - ROCKWALL, TX 75087

APP: _____
REVISIONS _____
No. _____ Date _____
SCALE: AS SHOWN DESIGNED BY: MLD
DATE: SEPTEMBER 2021 CHECKED BY: RJA
JOB NO.: 17007-0037-00 DRAWN BY: ZTS

SHEET NO. _____ OF _____

PROJECT COMMENTS



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

DATE: 9/24/2021

PROJECT NUMBER: Z2021-041
PROJECT NAME: SUP for Restaurant with Less Than 2,000 SF
SITE ADDRESS/LOCATIONS: 3068 N GOLIAD ST, ROCKWALL, 75087

CASE MANAGER: Angelica Gamez
CASE MANAGER PHONE: 972-772-6438
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	09/22/2021	Approved w/ Comments

09/22/2021: Z2021-041; Specific Use Permit for Salad and Go

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In for the purpose of constructing a restaurant (i.e. Salad and Go) on a 0.81-acre portion of a larger 5.96-acre parcel of land identified as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located northeast of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive.

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.

I.3 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the standards established by the Specific Use Permit, the General Retail (GR) District, the North SH-205 Overlay (N. SH-205 OV) District, and the Development Standards of Article 05 that are applicable to the subject property.

M.4 Please review and provide red-lined mark-ups of any changes to the Specific Use Permit (SUP) [i.e. Draft Ordinance] you feel may be necessary for your proposed project and return to staff no later than October 5, 2021 for review and consideration.

M.5 Review the following conditions pertaining to the operation of a Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In on the Subject Property and conformance to these conditions is required for continued operation. Correct all Non-Conforming requirements.

(9) Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In (Subsection 02.03 (F)(9), Article 04).

1) Drive-through lanes shall not have access to a local residential street. CONFORMING

2) Additional landscape screening shall be installed adjacent to drive-through lanes to impair the visibility and impact of head-lights from motor vehicles in the drive-through lane on adjacent properties, rights-of-way, parks and open space. NON-CONFORMING

3) Unless otherwise approved by the Planning and Zoning Commission, stacking lanes for a drive-through service window shall accommodate a minimum of six (6) standard sized motor vehicles per lane. NON-CONFORMING

M.6 Indicate the stacking provided in the drive-through to show conformance to the Unified Development Code (UDC).

M.7 Provide a screening plan that will indicate the headlight screening and dumpster screening. Provide shrubs along the drive-through to screen the headlights from the adjacent property owners. Also provide screening along N. Goliad Street to screen headlights coming from the standard drive-through and online order drive-through.

I.8 At the time of site plan the landscaping requirements for the North SH-205 Overlay (N. SH-205 OV) District will be applied to the property. This will require 6 canopy and 12 accent trees along N. Goliad Street.

I.9 The sidewalk indicated on the concept plan will be put into an easement at site plan.

I.10 Please note the scheduled meetings for this case:

- (1) Planning & Zoning work session meeting will be held on September 28, 2021.
- (2) Planning & Zoning Public Hearing will be held on October 12, 2021.
- (3) City Council Public Hearing will be held on October 18, 2021. (1st Reading of Ordinance)
- (4) City Council regular meeting will be held on November 1, 2021. (2nd Reading of Ordinance)

I.11 All meetings will be held in person in the City's Council Chambers and are scheduled to begin at 6:00 PM. The City requires that a representative(s) be present for all scheduled meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	09/23/2021	Needs Review

09/23/2021: M - Signs required to state this isn't an entrance (NE driveway).

M - Dead end fire lane max 150'. You'll need to loop fire lane or provide fire department turn around.

M - Dumpster area to drain to oil/water separator and then to the storm lines.

The following items are informational for the engineering design process.

General Items:

- I - Must meet City Standards of Design and Construction
- I - 4% Engineering Inspection Fees
- I - Impact Fees (Water, Wastewater & Roadway)
- I - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- I - Retaining walls 3' and over must be engineered.
- I - All retaining walls must be rock or stone face. No smooth concrete walls.
- M - Need NTMWD approval for sidewalk and landscaping to be installed in their easement.
- I - Will need to replat after engineering is approved
- M- Show existing and proposed water, sewer, and storm

Drainage Items:

- I - Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:

- I - Public water lines are 8" minimum if needed on site.
- I - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- I - Minimum public sewer is 8".
- I - May need additional fire hydrant for coverage.

Roadway Paving Items:

I - Parking to be 20'x9' facing the building or nose-to-nose.

I - No dead-end parking allowed without an City approved turnaround.

I - Drive isles to be 24' wide.

I - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

I - Fire lane to be in a platted easement.

I - Fire lane radii = min 20'

Landscaping:

I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.

I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	09/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	09/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	09/20/2021	Approved

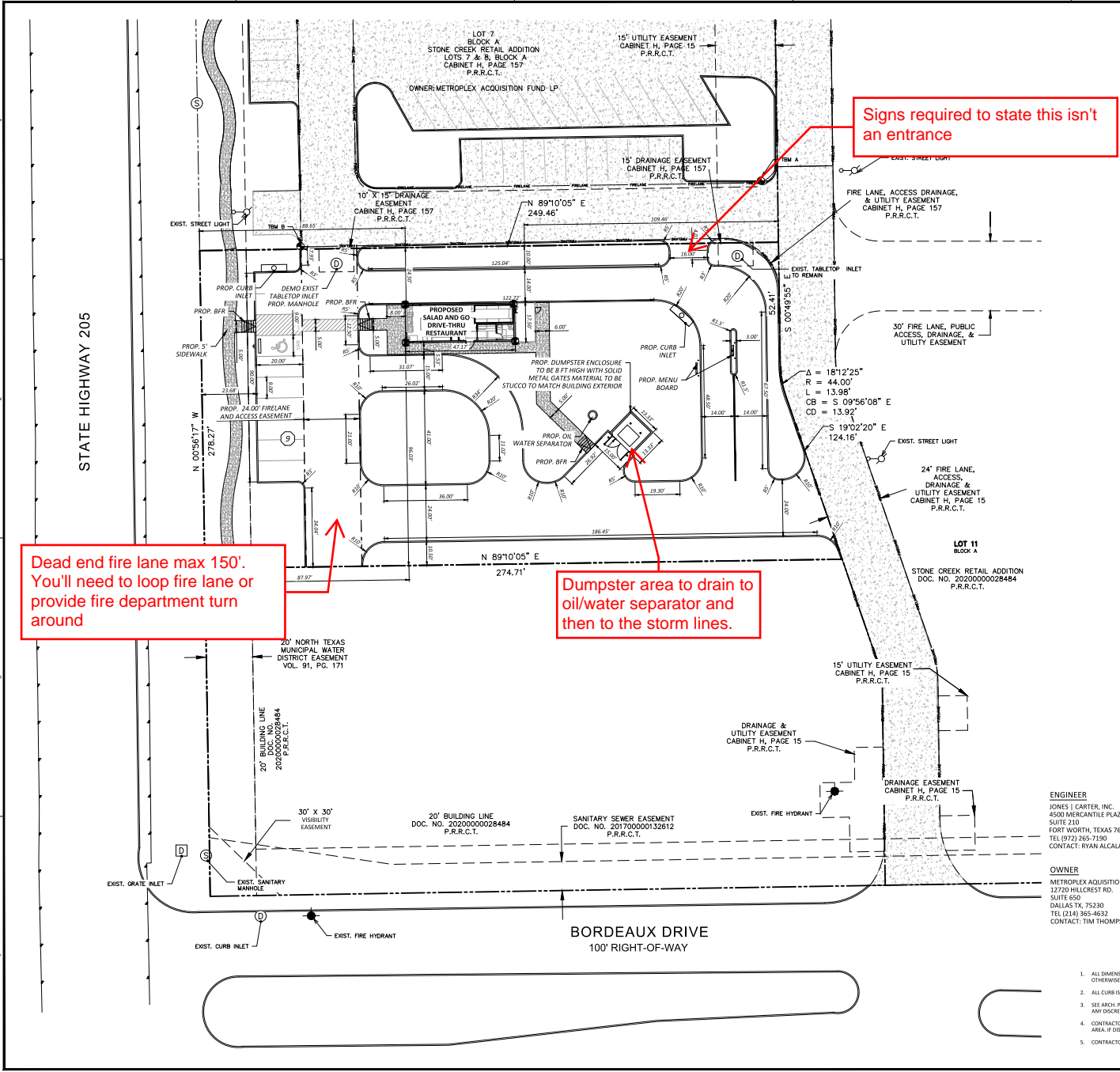
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	09/24/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Ryan Miller	09/24/2021	N/A

No Comments



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- I - Fire lane radii = min 20'

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- I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

Dead end fire lane max 150'. You'll need to loop fire lane or provide fire department turn around

Signs required to state this isn't an entrance

Dumpster area to drain to oil/water separator and then to the storm lines.

ENGINEER
 JONES | CARTER, INC.
 4500 MERCANTILE PLAZA DR
 SUITE 210
 FORT WORTH, TEXAS 76137
 TEL: (214) 365-7190
 CONTACT: RYAN ALCALA, PE

OWNER
 METROPLEX ACQUISITION FUND LP
 32700 HILLCREST RD.
 SUITE 650
 DALLAS, TX 75280
 TEL: (214) 365-8632
 CONTACT: TIM THOMPSON

1. ALL DIMENSIONS OTHERWISE NOTED
2. ALL CURBS ARE FROM
3. SEE ARCH PLANS ANY DISCREPANCY
4. CONTRACTOR TO AREA OF DISTURBANCE
5. CONTRACTOR TO

APD:

NO.	DATE	BY	REVISIONS

JONES | CARTER
 Texas Board of Professional Engineers Registration No. F-439
 4500 Mercantile Plaza, Suite 210 • Fort Worth, Texas 76137 • 817.365.7190

SCALE: AS SHOWN DESIGNED BY: JAC
 DATE: SEPTEMBER 2021 CHECKED BY: RJA
 JOB NO.: 13007.0031.00 DRAWN BY: ZTS

INTERIM REVIEW
 Not intended for construction, bidding or permit purposes.

Engineer: RYAN J. ALCALA, P.E.
 P.E. Serial No.: 137823
 Date: SEPTEMBER 2021

SITE PLAN
 LOT 11 BLOCK A ADDITION
 3068 N GOULD ST
 ROCKWALL, TX 75087

SALAD AND GO - ROCKWALL - GOULD AND FM 522
 3068 N GOULD ST, ROCKWALL, TX 75087

SHEET NO. _____ OF _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-041

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 3068 N Goliad St.

SUBDIVISION Stone Creek Retail Addition

LOT 11 BLOCK A

GENERAL LOCATION Property ID: 104324 (NE corner of SH 205 & Bordeaux)

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-70 (Planned Development)

CURRENT USE undeveloped

PROPOSED ZONING PD-70 (Planned Development)

PROPOSED USE Drive through Restaurant

ACREAGE ~0.82

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 Metroplex Acquisition Fund, LP

APPLICANT Aaron Hawkins

CONTACT PERSON Tim Thompson

CONTACT PERSON Aaron Hawkins

ADDRESS 12720 Hillcrest Rd.
Suite 650

ADDRESS 4500 Mercantile Plaza Dr.
Suite 210

CITY, STATE & ZIP Dallas, TX 75230

CITY, STATE & ZIP Fort Worth, Texas 76137

PHONE 214/365-4632

PHONE 682-268-2207

E-MAIL tthompson@creativecompanies.com

E-MAIL ahawkins@jmcscarter.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tim Thompson [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 \$ 715.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____.

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 CONNECTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.*

WITNESSED BY MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF September, 2021.

OWNER'S SIGNATURE

[Signature]
Sheila Green

MY COMMISSION EXPIRES 9-15-2024





City of Rockwall

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

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

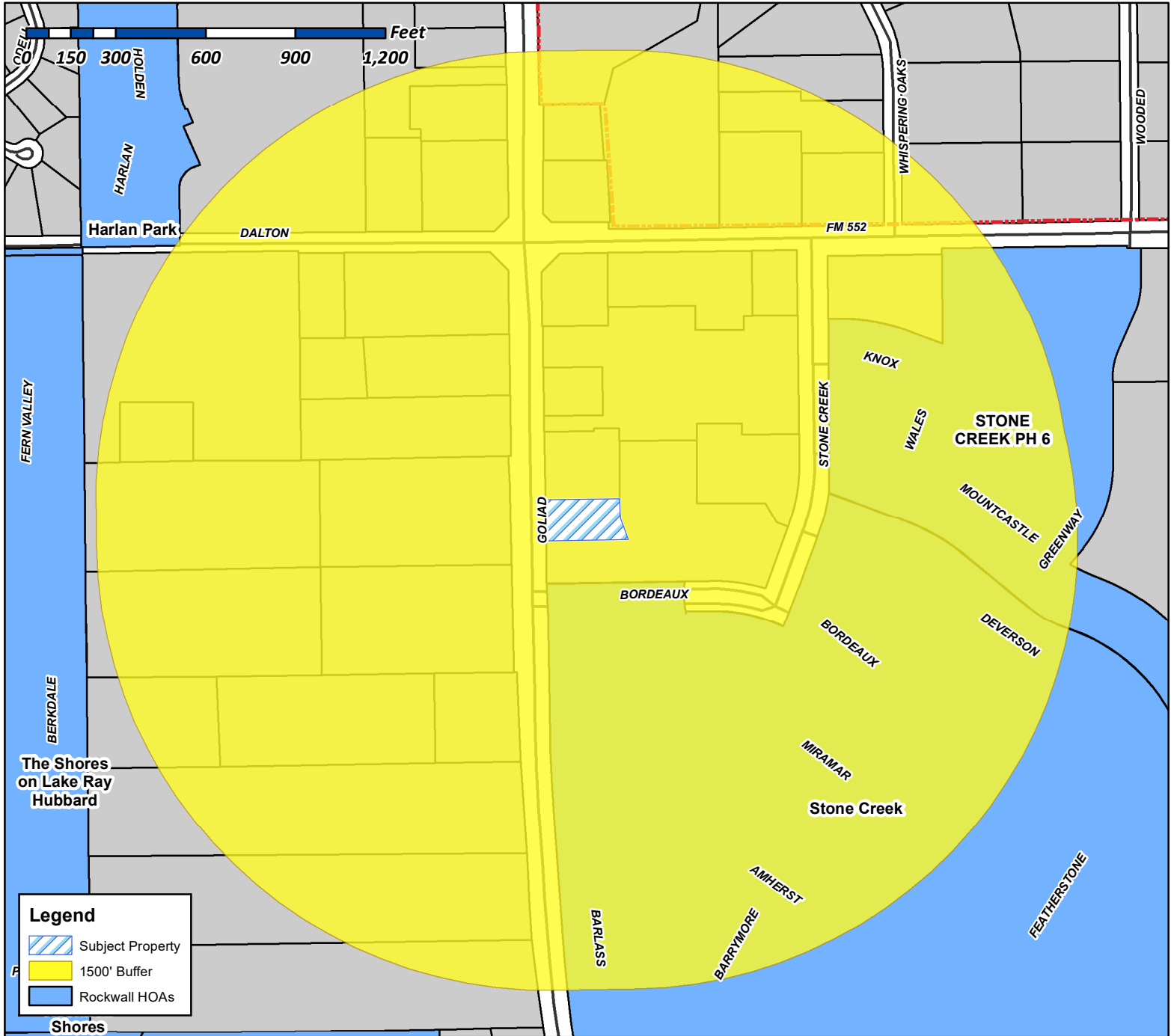




City of Rockwall

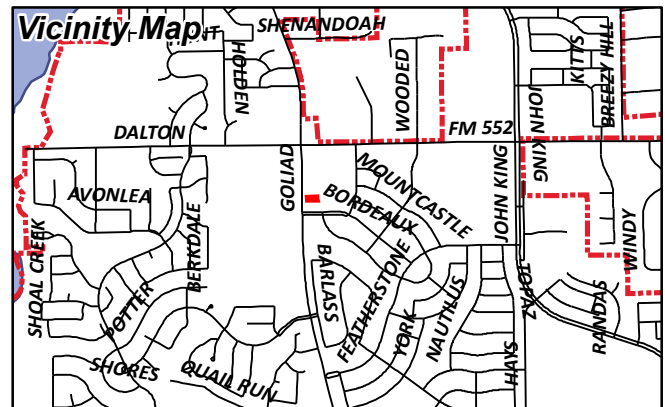
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2021-041
Case Name: SUP for Salad and Go
Case Type: Zoning
Zoning: Planned Development District 70 (PD-70)
Case Address: 3068 N. Goliad Street

Date Created: 9/17/2021
 For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Gamez, Angelica
Sent: Thursday, September 23, 2021 3:37 PM
Cc: Miller, Ryan; Gonzales, David; Reyna, Andrew; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-041]
Attachments: Public Notice (09.24.2021).pdf; HOA Map Z2021-041.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *September 24, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, October 12, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, October 18, 2021 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

<https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2021-041- SUP for Restaurant with Less Than 2,000 SF

Hold a public hearing to discuss and consider a request by Aaron Hawkins on behalf of Tim Thompson of Metroplex Acquisitions for the approval of a *Specific Use Permit (SUP)* for *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* for the purpose of constructing a restaurant (*i.e. Salad and Go*) on a 0.81-acre portion of a larger 5.96-acre parcel of land identified as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located northeast of the intersection of N. Goliad Street [*SH-205*] and Bordeaux Drive, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

<http://www.rockwall.com/planning/>

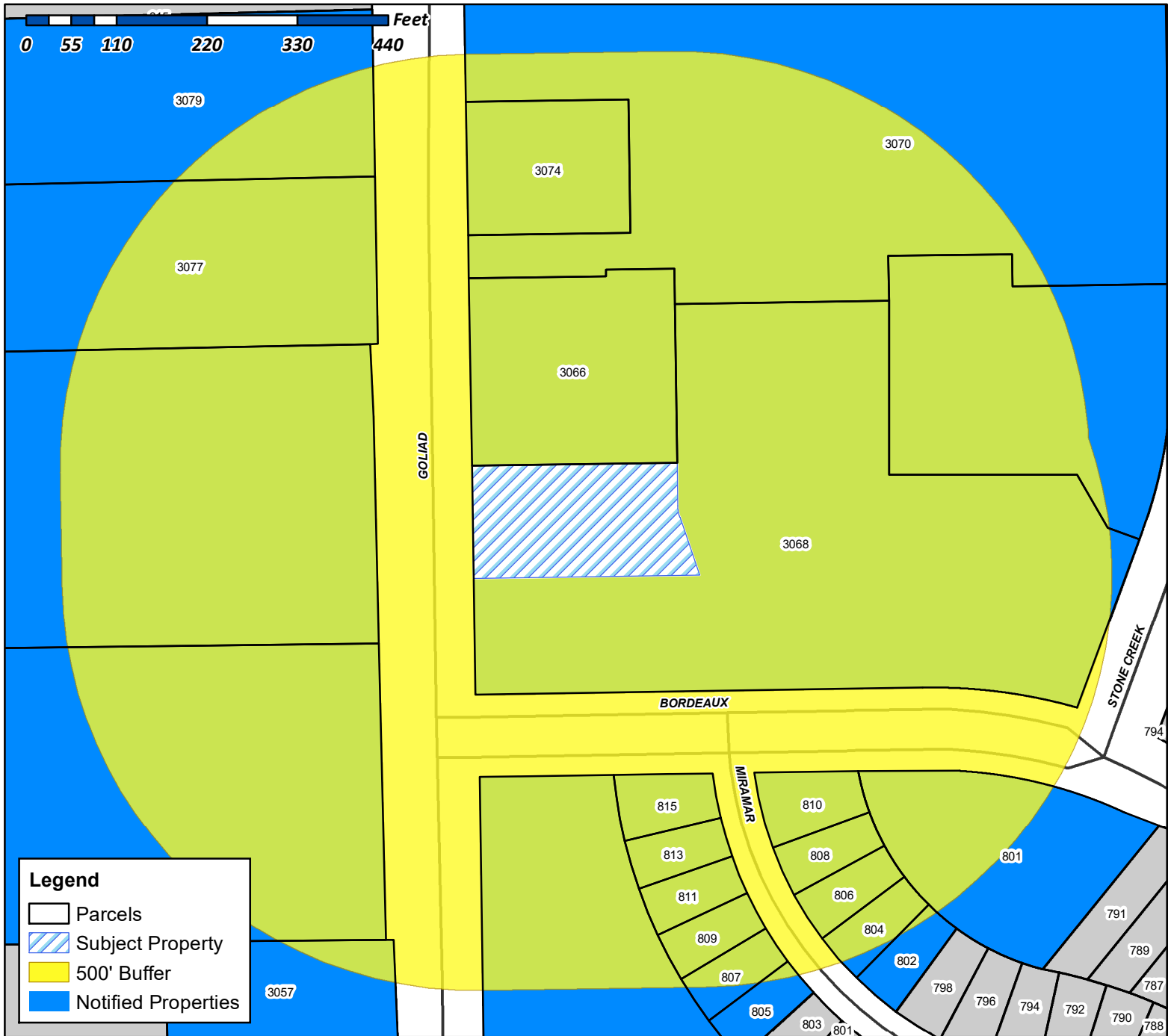
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City of Rockwall

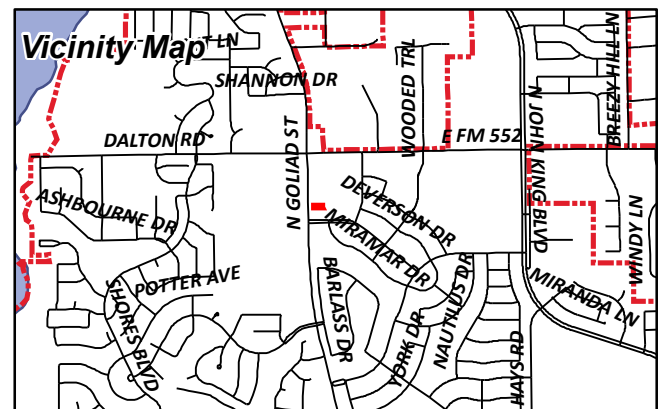
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2021-041
Case Name: SUP for Salad and Go
Case Type: Zoning
Zoning: Planned Development District 70 (PD-70)
Case Address: 3068 N. Goliad Street

Date Created: 9/17/2021
 For Questions on this Case Call (972) 771-7745



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

METROPLEX ACQUISITION FUND, LP
1717 WOODSTEAD CT STE 207
THE WOODLANDS, TX 77380

STEED JASON & NATALIE MARIE
3065 N GOLIAD STREET
ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND LP
C/O RONALD DRIBBEN
3066 N GOLIAD
ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND, LP
3068 N GOLIAD ST
ROCKWALL, TX 75087

LIU JOHN AND CONNIE Q
3069 N GOLIAD
ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND, LP
3070 N GOLIAD ST
ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND, LP
3074 N GOLIAD
ROCKWALL, TX 75087

LIU JOHN & CONNIE
3077 N GOLIAD ST
ROCKWALL, TX 75087

FRENCH DONALD
3079 N GOLIAD ST
ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND LP
C/O RONALD DRIBBEN
357 MARIAH BAY DRIVE
HEATH, TX 75032

GEISENDORFF ALBERT G AND ANN M
3057 N GOLIAD ST
ROCKWALL, TX 75087

NORTH ROCKWALL REAL-ESTATE LLC
6245 RYEWORTH DRIVE
FRISCO, TX 75035

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
801 BORDEAUX DR
ROCKWALL, TX 75087

CRAWFORD KATHY
802 MIRAMAR DRIVE
ROCKWALL, TX 75087

KIM YUN HYUN & JIN HEE JUNG
804 MIRAMAR DRIVE
ROCKWALL, TX 75087

GODINEZ KAREN W
805 MIRAMAR DRIVE
ROCKWALL, TX 75087

CYPERT LYNDOL & JERE
806 MIRAMAR DRIVE
ROCKWALL, TX 75087

SN DFW LLC
807 MIRAMAR DR
ROCKWALL, TX 75087

BAILEY JERRY SCOTT & KAREN RENEE
808 MIRAMAR DRIVE
ROCKWALL, TX 75087

GREER KRISTEN N
809 MIRAMAR DR
ROCKWALL, TX 75087

SHING RICHARD L & IVEY D
810 MIRAMAR DR
ROCKWALL, TX 75087

HASSAN ALAA E & PATRICIA ANN HASSAN
IBRAHIM
811 MIRAMAR DRIVE
ROCKWALL, TX 75087

ZAMBRANA MICHAEL & GABRIELA
813 MIRAMAR DRIVE
ROCKWALL, TX 75087

RAJBHANDARI SANJAY KUMAR
815 MIRAMAR DRIVE
ROCKWALL, TX 75087

SN DFW LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 85258

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2021-041: SUP for Restaurant with Less Than 2,000 SF

Hold a public hearing to discuss and consider a request by Aaron Hawkins on behalf of Tim Thompson of Metroplex Acquisitions for the approval of a Specific Use Permit (SUP) for Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In for the purpose of constructing a restaurant (i.e. Salad and Go) on a 0.81-acre portion of a larger 5.96-acre parcel of land identified as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located northeast of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, October 12, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 18, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, October 18, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2021-041: SUP for Restaurant with Less Than 2,000 SF

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



4500 Mercantile Plaza Drive, Suite 210
Plano, Texas 75093
Tel: 682.268.2200
Fax: 972.488.3882
www.jonescarter.com

September 14, 2021
Planning and Zoning
City of Rockwall
385 S Goliad St
Rockwall, TX 75087

**Salad and Go – Rockwall – Goliad and FM 522
Letter of Explanation**

Planning and Zoning,

This document shall serve as the Project Narrative to the City of Rockwall for the Special Use Permit Application submitted by Jones Carter Civil Engineering acting as applicant on behalf of the developer of Salad and Go, LLC. The current site is a vacant lot with zoning designation PD-70 (Planned Development). We are proposing to construct a new drive thru restaurant. The proposed restaurant will include an, approximately, 780 square foot building, canopy, drive thru lanes, along with associated parking and utilities.

The goal of Salad and Go is to provide better, healthier, and affordable food. The product is a small (~780 Square Foot) drive-thru with no dine in restaurant serving made to order salads, wraps, breakfast burritos, cold brew coffee and juices. Salad and Go does not

The operations of the development includes a delivery of fresh ingredients every morning outside of business hours. This delivery from local warehouses prevents the need for cooking in store which reduces the amount of waste produced on site. The meals are merely assembled on site.

Salad and Go operates with a maximum of nineteen employees with four working at any given time. Hours of operation are 6 a.m. - 9 p.m. every day. This development will not require outdoor storage or have other outdoor activities.

Overall, we believe this development will be a beneficial and exciting addition to the community.

Thank you for your consideration in the matter. Should you have any questions or require additional information, please call me.

Sincerely,

A handwritten signature in blue ink that reads 'Aaron Hawkins'.

Aaron Hawkins, EIT

K:\17007\17007-0037-00 Salad and Go - Goliad and FM 522 - Rockw\Project Management\Applications

METES AND BOUNDS DESCRIPTION

Being a 0.81 acre tract of land out of the WILLIAM G. DEWEES SURVEY, ABSTRACT NUMBER 71, situated in the City of Rockwall, Rockwall County, Texas, being a portion of Lot 11, Block A of Stone Creek Retail Addition, a subdivision of record in Document Number 20200000028484 of the Plat Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8-inch iron rod with yellow plastic cap stamped "POGUE" found in the East right-of-way line of State Highway 205 (100-foot right-of-way), being the Southwest corner of Lot 7, Block A of Stone Creek Retail Addition, a subdivision of record in Cabinet H, Slide 157 of said Plat Records, also being the most Westerly Northwest corner of said Lot 11 and hereof;

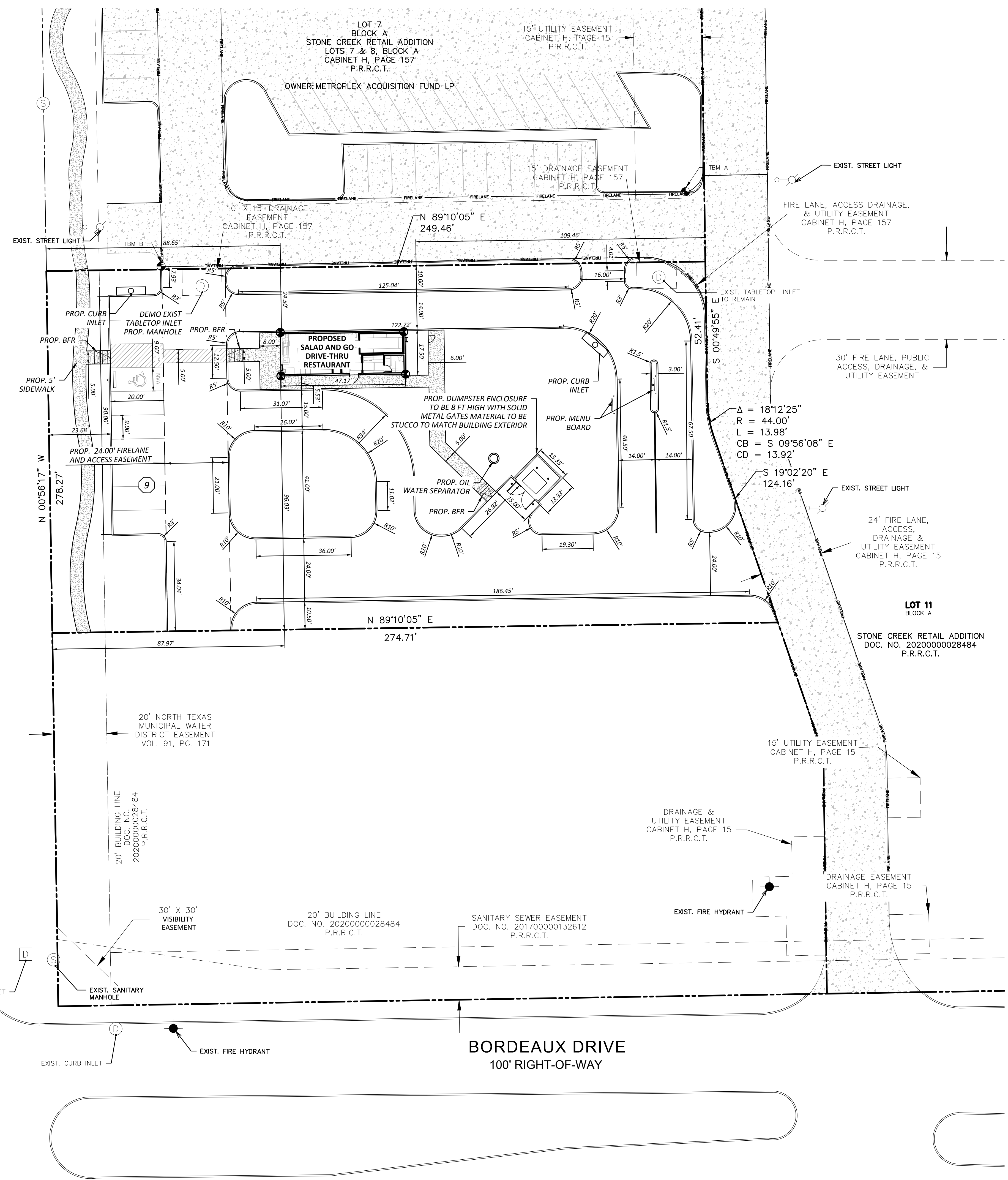
THENCE, N89°10'05"E, leaving the East right-of-way line of State Highway 205, along the South line of said Lot 7, being the common North line of said Lot 11, a distance of 249.46 feet to an "X" cut found at the Southeast corner of said Lot 7, being an interior ell corner of said Lot 11, and being the Northeast corner hereof, from which an "X" cut found at the most Northerly Northwest corner of said Lot 11 bears N00°49'55"W, a distance of 193.03 feet;

THENCE, over and across said Lot 11, the following four (4) courses and distances:

1. S00°49'55"E, a distance of 52.41 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a tangent curve to the left;
2. Along said tangent curve to the left, having a radius of 44.00 feet, a chord bearing of S09°56'08"E, a chord length of 13.92 feet, a delta angle of 18°12'26", an arc length of 13.98 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
3. S19°02'20"E, a distance of 74.57 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Southeast corner hereof;
4. S89°10'05"W, a distance of 274.71 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East right-of-way line of State Highway 205, being the common West line of said Lot 11, for the Southwest corner hereof, from which a 5/8-inch iron rod found at the intersection of the East right-of-way line of State Highway 205 and the North right-of-way line of Bordeaux Drive (100-foot right-of-way), being the Southwest corner of said Lot 11, bears S00°56'17"E, a distance of 141.27 feet;

THENCE, N00°56'17"W, along the East right-of-way line of State Highway 205 and the common West line of said Lot 11, a distance of 137.00 feet to the **POINT OF BEGINNING**, and containing an area of 0.81 Acres, (35,150 Square Feet) of land, more or less.

STATE HIGHWAY 205

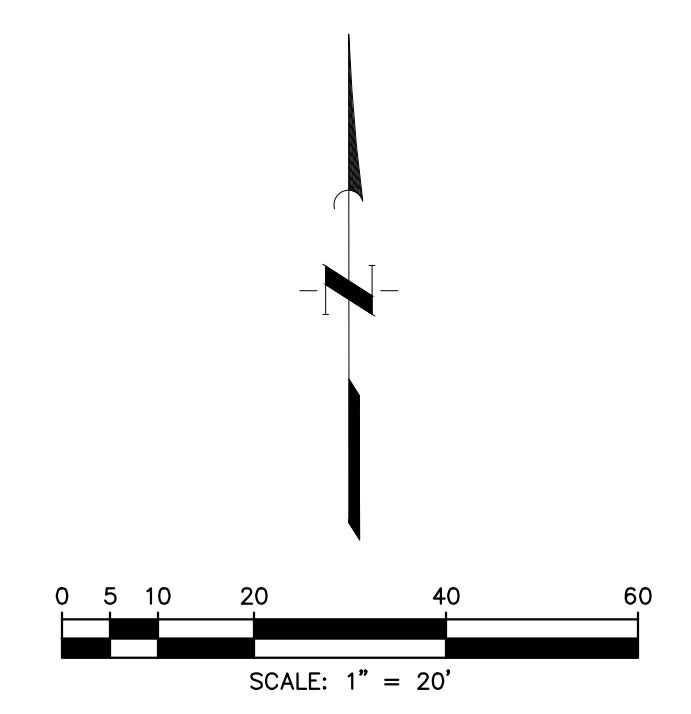


BENCHMARK
ALL ELEVATIONS AND BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE ALLTERA RTK NETWORK. NAVD (88) DATUM, (GEOID 12A)

TBM A
BEING AN "X" ON THE EDGE OF PAVEMENT ABOVE THE NORTH EAST CORNER OF THE PROPERTY, APPROXIMATELY 7 FEET WEST AND 26.5 FEET NORTH FROM THE NORTH EAST PROPERTY CORNER. ELEVATION 554.23 FEET, NAVD 88 (2011 ADJUSTMENT).

TBM B
BEING AN "X" ON THE SOUTHEAST CORNER OF THE FIRE LANE ALONG THE NORTH PROPERTY BOUNDARY, APPROXIMATELY 44 FEET EAST AND 1 FOOT NORTH FROM THE NORTH WEST PROPERTY CORNER. ELEVATION 552.42 FEET, NAVD 88 (2011 ADJUSTMENT).

100-YEAR FLOOD PLAIN
THIS PROPERTY IS LOCATED IN NON-SHADED ZONE "X" AS SCALED FROM THE FEMA FLOOD INSURANCE RATE MAP 48397C0030L, effective on 09/26/2008.



LEGEND

- PROPERTY LINE
- FIRELANE
- PARKING COUNT
- EXIST FIRE HYDRANT TO REMAIN
- BUILDING CORNERS
- EXIST CONCRETE
- ▨ PROPOSED CONCRETE SIDEWALK
- EXIST SANITARY SEWER CLEANOUT AND MANHOLE
- EXIST STORM SEWER TABLETOP INLET AND MANHOLE
- ▭ PROPOSED MENU BOARD
- ▨ 6' LONG SIDEWALK RAMP UNLESS OTHERWISE STATED

SITE DATA FOR SALAD AND GO PROPOSED DEVELOPMENT
3068 N GOLIAD ST
ROCKWALL, TEXAS 75087
STONE CREEK RETAIL ADDITION - LOT 11, BLOCK A

GENERAL	
EXISTING ZONING:	PD-70 PLANNED DEVELOPMENT
FRONT SETBACK:	15 FEET
SIDE SETBACK:	0 FEET
REAR SETBACK:	0 FEET
TOTAL LOT AREA:	35,150 SQUARE FEET (0.81 AC)
EXISTING USE:	UNDEVELOPED
PROPOSED BUILDING:	RESTAURANT, WITH DRIVE-THROUGH SERVICE ONLY
BUILDING AREA:	780 SQUARE FEET (0.018 AC)
FLOOR AREA RATIO:	0.03 : 1
PROPOSED BUILDING HEIGHT:	1 STORY - 20 FEET
PARKING RATIO:	1 SPACE / 100 SF GROSS BUILDING AREA
PARKING REQUIRED:	8 SPACES
ADA PARKING REQUIRED:	1 SPACE
PARKING PROVIDED:	8 SPACES
ADA PARKING PROVIDED:	1 SPACE
QUEUING PROVIDED:	15 SPACES
STACKING (PICKUP TO MENU BOARD):	9 SPACES
STACKING (MENU BOARD TO ENTRANCE):	6 SPACES
LANDSCAPE/PERVIOUS AREA:	14,824 SQUARE FEET (0.34 AC)
LANDSCAPE AREA PERCENTAGE:	41.9%
IMPERVIOUS AREA:	20,326 SQUARE FEET (0.47 AC)
IMPERVIOUS AREA PERCENTAGE:	58.1%

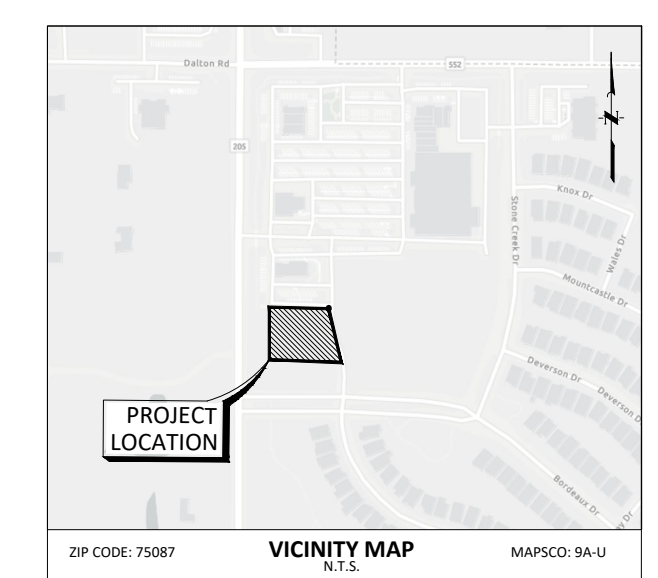
ENGINEER
JONES | CARTER, INC.
4500 MERCANTILE PLAZA DRIVE
SUITE 210
FORT WORTH, TEXAS 76137
TEL (972) 265-7190
CONTACT: RYAN ALCALA, PE

OWNER
METROPLEX ACQUISITION FUND, LP
12720 HILLCREST RD.
SUITE 650
DALLAS TX, 75230
TEL (214) 365-4632
CONTACT: TIM THOMPSON

DEVELOPER
SALAD AND GO CONCEPTS LLC
743 NORTH GILBERT ROAD
GILBERT, ARIZONA 85234
TEL (410) 371-1563
CONTACT: MATTHEW COPENHAVER

NOTES

- ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
- ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
- SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
- CONTRACTOR TO USE CARE NOT TO DISTURB EXISTING LANDSCAPING OUTSIDE DISTURBED AREA. IF DISTURB CONTRACTOR TO RESTORE TO ORIGINAL CONDITIONS OR BETTER.
- CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES.



CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS811 NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
www.texas811.org
Texas811 or 1-800-545-6005

JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
4500 Mercantile Plaza Drive, Suite 210 • Fort Worth, Texas 76137 • 817.265.7190

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: RYAN J. ALCALA, P.E.
P.E. Serial No.: 137823
Date: SEPTEMBER 2021

SITE PLAN
LOT 11, BLOCK A
STONE CREEK RETAIL ADDITION
3068 N GOLIAD ST
ROCKWALL, TX 75087

SALAD AND GO - ROCKWALL - GOLIAD AND FM 522
3068 N GOLIAD ST - ROCKWALL, TX 75087

APP: _____
REVISIONS: _____
No. _____ Date _____
SCALE: AS SHOWN DESIGNED BY: MLD
DATE: SEPTEMBER 2021 CHECKED BY: RJA
JOB NO.: 17007-0037-00 DRAWN BY: ZTS

SHEET NO. _____ OF _____

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A RESTAURANT LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN ON A 0.81-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 11, BLOCK A, STONE CREEK RETAIL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Aaron Hawkins for the approval of a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* for the purpose of constructing a *drive-through restaurant* on a 0.81-acre parcel of land described as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located northeast of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. The Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*, and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.04, *General Retail (GR) District*, and Subsection 06.11, *North SH-205 Overlay (N. SH-205 OV) District*, of Article 05, *District Development Standards*, of the Unified Development

Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 70 (PD-70) -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) Mature landscaping shall be planted along the entire length of the proposed drive-through and along N. Goliad Street [SH-205] to provide headlight screening from N. Goliad Street [SH-205] and the adjacent property owners.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 1TH DAY OF NOVEMBER, 2021.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

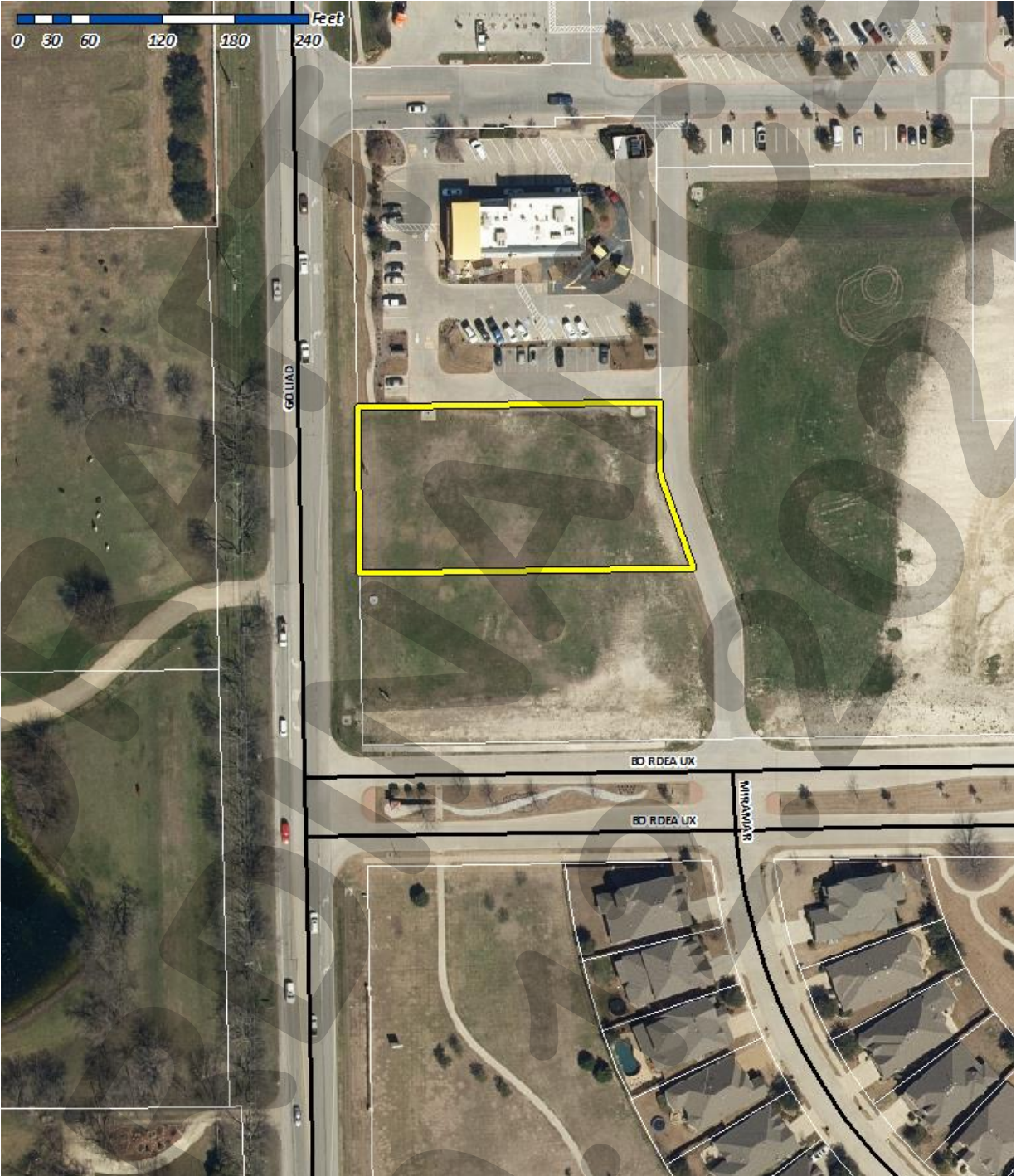
Frank J. Garza, *City Attorney*

1st Reading: October 18, 2021

2nd Reading: November 1, 2021

Exhibit 'A'
Location Map

Address: Northeast of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive
Legal Description: Lot 11, Block A, Stone Creek Retail Addition





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: October 12, 2021

APPLICANT: Aaron Hawkins; Jones|Carter Engineering

CASE NUMBER: Z2021-041; *Specific Use Permit for a Restaurant with less than 2,000 SF with Drive-Through or Drive-In*

SUMMARY

Hold a public hearing to discuss and consider a request by Aaron Hawkins on behalf of Tim Thompson of Metroplex Acquisitions for the approval of a Specific Use Permit (SUP) for *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* for the purpose of constructing a restaurant (i.e. Salad and Go) on a 0.81-acre portion of a larger 5.96-acre parcel of land identified as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located northeast of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on May 19, 1986 by *Ordinance No. 86-37*. On December 7, 1993, the City's historic zoning map indicates the subject property was zoned Agricultural (AG) District. On April 2, 2007, the City Council approved a zoning change for the subject property changing the zoning designation from an Agricultural (AG) District to Planned Development District 70 (PD-70) [*Ordinance No. 07-13*] for General Retail (GR) District land uses. On October 5, 2020, the City Council approved a replat [*Case No. P2020-038*] that replatted the subject property as Lot 11, Block A, Stone Creek Retail Addition.

PURPOSE

The applicant -- *Aaron Hawkins* -- is requesting the approval of a Specific Use Permit (SUP) to allow for a *Restaurant with less than 2,000 SF with Drive-Through or Drive-In* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located northeast of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject is a *Restaurant with more than 2,000 SF with a Drive-Through (i.e. McDonald's)*. Beyond this is a *Retail Store with Gasoline Sales (i.e. Tom Thumb Gas Station)*. North of this is approximately 6,681 SF shopping center (*i.e. Medpost Urgent Care, Smilemakers Orthodontics, The UPS Store*). All of these properties are zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses. Beyond this is FM-552, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is Bordeaux Drive, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 1 of the Stone Creek Subdivision, which is an 83.57-acre residential subdivision zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses.

East: Directly east of the subject property is Stone Creek Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phases 2B & 6 of the Stone Creek Subdivisions, which are zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses. Beyond this is the Hamm Elementary School which is zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property is N. Goliad Street [*SH-205*], which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land (*i.e. 3069 and 3073 N. Goliad Street*), zoned Single-Family 16 (SF-16) District. Beyond this is Phase 6 of the Shores Subdivision, which consists of 70 lots and is zoned Planned Development District 3 (PD-3) for single-family land uses.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, letter, and a concept plan requesting a Specific Use Permit (SUP) for a *Restaurant with less than 2,000 SF with Drive-Through or Drive-In* for the purpose of establishing a Salad and Go restaurant. The drive-through lane on the south side of the building -- *as indicated on the concept plan* -- is an online order only pick-up window. The applicant indicated at the Planning and Zoning Commission work session that the maximum stacking capacity is ~15 vehicles. The bail out lane for the drive-through is located near the northeast side of the property and is depicted as a 16-foot cross access drive. This will be required to be signed as a one (1) way exit lane.

CONFORMANCE WITH THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC), defines a *Restaurant with Drive Through or Drive-In* as "(a) place of business whose primary source of revenue is derived from the sale of prepared food to the general public for consumption on-premise or off-premises and/or in a personal vehicle or where facilities are provided on the premises that encourages the serving and consumption of food in a personal vehicle on or near the restaurant premises.." In this case, the applicant's proposed business -- *Salad and Go* -- falls under this classification. According to *Permissible Use Charts* contained in Article 04, *Permitted Uses*, of the Unified Development Code (UDC), a *Restaurant with Drive Through or Drive-In* requires a Specific Use Permit (SUP) in a General Retail (GR) District. The purpose of this requirement is to acknowledge that not all *Restaurant* operations are appropriate within the City's general retail areas, and that the City Council should have discretionary oversight with regard to the types of *Restaurant* operations and their impacts within these types of districts. In addition, Subsection 02.03(f)(9) places the following additional conditions on this land use:

- (1) Drive-through lanes shall not have access to a local residential street.
- (2) Additional landscape screening shall be installed adjacent to drive-through lanes to impair visibility and impact of headlights from motor vehicles in the drive-through lane on adjacent properties, rights-of-way, parks and open space.
- (3) Unless otherwise approved by the Planning and Zoning Commission, stacking lanes for a drive-through service window shall accommodate a minimum of six (6) standard sized motor vehicles.

The applicant's request does appear to conform to the requirements stipulated by the Unified Development Code (UDC); however, staff has incorporated an additional condition that will require mature landscaping be planted along the entire length of the proposed drive-through lane and along N. Goliad Street [*SH-205*] to provide headlight screening from N. Goliad Street [*SH-205*] and the adjacent properties. The Unified Development Code (UDC) requires headlight screening to be a minimum of three (3) feet in height.

STAFF ANALYSIS

The intent of the General Retail (GR) District is to provide limited retail and service uses for nearby residential neighborhoods. Development in these areas should not include intensive commercial land uses that carry large volumes of retail traffic. Developments should also be adequately buffered and screened from residential land uses. Since the General Retail (GR) District is located close to residential areas, the development standards are typically more stringent and similar to the Residential-Office (RO) and Neighborhood Services (NS) Districts. All of these districts are intended to create a transition from the adjacent residential neighborhoods to less intense non-residential land uses. When reviewing this case, the proposed land use does appear to be appropriate for this location due to the separation of the subject property from the nearby residential

development and its proximity to N. Goliad Street [SH-205] (which is identified as a M4D [major collector, four [4] lane, divided roadway] on the City's Master Thoroughfare Plan). With this being said, approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On September 23, 2021, staff mailed 26 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Stone Creek and Harlan Park Homeowner's Associations (HOAs), which are the only HOAs/Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted staff had not received any notices.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for a *Restaurant with less than 2,000 SF with Drive-Through or Drive-In*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The development of the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of the SUP ordinance.
 - (b) Mature landscaping shall be planted along the entire length of the proposed drive-through and along N. Goliad Street [SH-205] to provide headlight screening from N. Goliad Street [SH-205] and the adjacent property owners.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-041

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 3068 N Goliad St.

SUBDIVISION Stone Creek Retail Addition LOT 11 BLOCK A

GENERAL LOCATION Property ID: 104324 (NE corner of SH 205 & Bordeaux)

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-70 (Planned Development) CURRENT USE undeveloped

PROPOSED ZONING PD-70 (Planned Development) PROPOSED USE Drive through Restaurant

ACREAGE ~0.82 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 <u>Metroplex Acquisition Fund, LP</u>	<input type="checkbox"/> APPLICANT <u>Aaron Hawkins</u>
CONTACT PERSON <u>Tim Thompson</u>	CONTACT PERSON <u>Aaron Hawkins</u>
ADDRESS <u>12720 Hillcrest Rd.</u>	ADDRESS <u>4500 Mercantile Plaza Dr.</u>
<u>Suite 650</u>	<u>Suite 210</u>
CITY, STATE & ZIP <u>Dallas, TX 75230</u>	CITY, STATE & ZIP <u>Fort Worth, Texas 76137</u>
PHONE <u>214/365-4632</u>	PHONE <u>682-268-2207</u>
E-MAIL <u>tthompson@creativecompanies.com</u>	E-MAIL <u>ahawkins@jncscarter.com</u>

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tim Thompson [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 \$ 715.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. 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 CONNECTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.*

WITNESSED BY MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF September, 2021.

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Sheila Green

MY COMMISSION EXPIRES 9-15-2024

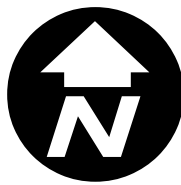




City of Rockwall

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

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

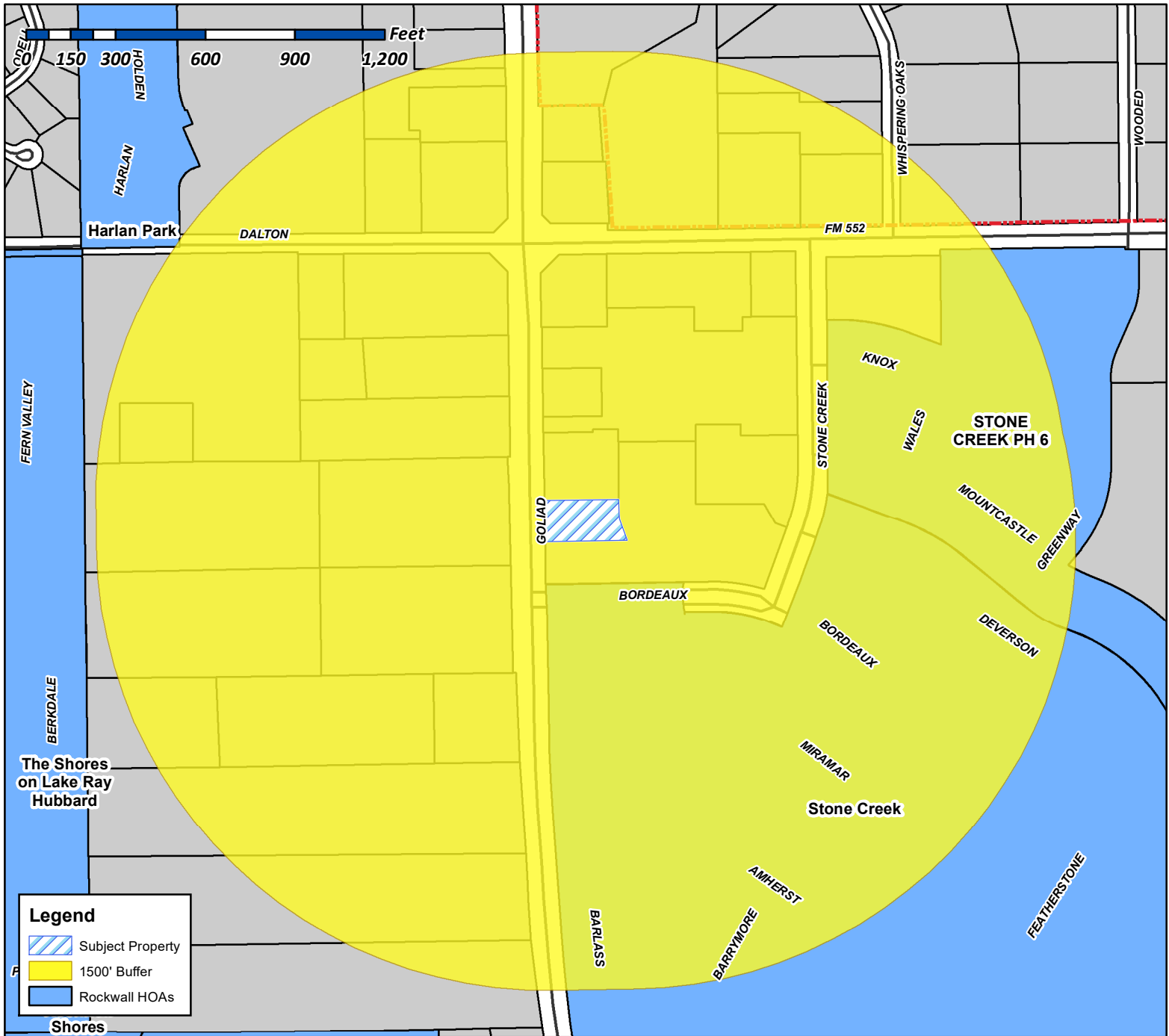




City of Rockwall

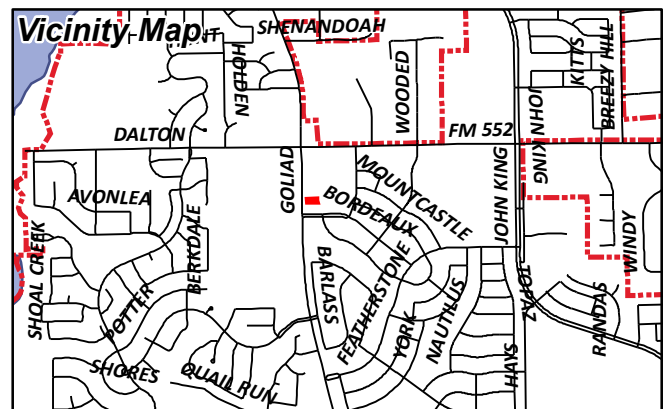
Planning & Zoning Department
385 S. Goliad Street
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Case Number: Z2021-041
Case Name: SUP for Salad and Go
Case Type: Zoning
Zoning: Planned Development District 70 (PD-70)
Case Address: 3068 N. Goliad Street

Date Created: 9/17/2021
 For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Gamez, Angelica
Sent: Thursday, September 23, 2021 3:37 PM
Cc: Miller, Ryan; Gonzales, David; Reyna, Andrew; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-041]
Attachments: Public Notice (09.24.2021).pdf; HOA Map Z2021-041.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *September 24, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, October 12, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, October 18, 2021 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

<https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2021-041- SUP for Restaurant with Less Than 2,000 SF

Hold a public hearing to discuss and consider a request by Aaron Hawkins on behalf of Tim Thompson of Metroplex Acquisitions for the approval of a *Specific Use Permit (SUP)* for *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* for the purpose of constructing a restaurant (*i.e. Salad and Go*) on a 0.81-acre portion of a larger 5.96-acre parcel of land identified as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located northeast of the intersection of N. Goliad Street [*SH-205*] and Bordeaux Drive, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

<http://www.rockwall.com/planning/>

This email was scanned by Bitdefender

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

METROPLEX ACQUISITION FUND, LP
1717 WOODSTEAD CT STE 207
THE WOODLANDS, TX 77380

STEED JASON & NATALIE MARIE
3065 N GOLIAD STREET
ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND LP
C/O RONALD DRIBBEN
3066 N GOLIAD
ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND, LP
3068 N GOLIAD ST
ROCKWALL, TX 75087

LIU JOHN AND CONNIE Q
3069 N GOLIAD
ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND, LP
3070 N GOLIAD ST
ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND, LP
3074 N GOLIAD
ROCKWALL, TX 75087

LIU JOHN & CONNIE
3077 N GOLIAD ST
ROCKWALL, TX 75087

FRENCH DONALD
3079 N GOLIAD ST
ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND LP
C/O RONALD DRIBBEN
357 MARIAH BAY DRIVE
HEATH, TX 75032

GEISENDORFF ALBERT G AND ANN M
3057 N GOLIAD ST
ROCKWALL, TX 75087

NORTH ROCKWALL REAL-ESTATE LLC
6245 RYEWORTH DRIVE
FRISCO, TX 75035

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
801 BORDEAUX DR
ROCKWALL, TX 75087

CRAWFORD KATHY
802 MIRAMAR DRIVE
ROCKWALL, TX 75087

KIM YUN HYUN & JIN HEE JUNG
804 MIRAMAR DRIVE
ROCKWALL, TX 75087

GODINEZ KAREN W
805 MIRAMAR DRIVE
ROCKWALL, TX 75087

CYPERT LYNDOL & JERE
806 MIRAMAR DRIVE
ROCKWALL, TX 75087

SN DFW LLC
807 MIRAMAR DR
ROCKWALL, TX 75087

BAILEY JERRY SCOTT & KAREN RENEE
808 MIRAMAR DRIVE
ROCKWALL, TX 75087

GREER KRISTEN N
809 MIRAMAR DR
ROCKWALL, TX 75087

SHING RICHARD L & IVEY D
810 MIRAMAR DR
ROCKWALL, TX 75087

HASSAN ALAA E & PATRICIA ANN HASSAN
IBRAHIM
811 MIRAMAR DRIVE
ROCKWALL, TX 75087

ZAMBRANA MICHAEL & GABRIELA
813 MIRAMAR DRIVE
ROCKWALL, TX 75087

RAJBHANDARI SANJAY KUMAR
815 MIRAMAR DRIVE
ROCKWALL, TX 75087

SN DFW LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 85258

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2021-041: SUP for Restaurant with Less Than 2,000 SF

Hold a public hearing to discuss and consider a request by Aaron Hawkins on behalf of Tim Thompson of Metroplex Acquisitions for the approval of a Specific Use Permit (SUP) for Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In for the purpose of constructing a restaurant (i.e. Salad and Go) on a 0.81-acre portion of a larger 5.96-acre parcel of land identified as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located northeast of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, October 12, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 18, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, October 18, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2021-041: SUP for Restaurant with Less Than 2,000 SF

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name:
Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



4500 Mercantile Plaza Drive, Suite 210
Plano, Texas 75093
Tel: 682.268.2200
Fax: 972.488.3882
www.jonescarter.com

September 14, 2021
Planning and Zoning
City of Rockwall
385 S Goliad St
Rockwall, TX 75087

**Salad and Go – Rockwall – Goliad and FM 522
Letter of Explanation**

Planning and Zoning,

This document shall serve as the Project Narrative to the City of Rockwall for the Special Use Permit Application submitted by Jones Carter Civil Engineering acting as applicant on behalf of the developer of Salad and Go, LLC. The current site is a vacant lot with zoning designation PD-70 (Planned Development). We are proposing to construct a new drive thru restaurant. The proposed restaurant will include an, approximately, 780 square foot building, canopy, drive thru lanes, along with associated parking and utilities.

The goal of Salad and Go is to provide better, healthier, and affordable food. The product is a small (~780 Square Foot) drive-thru with no dine in restaurant serving made to order salads, wraps, breakfast burritos, cold brew coffee and juices. Salad and Go does not

The operations of the development includes a delivery of fresh ingredients every morning outside of business hours. This delivery from local warehouses prevents the need for cooking in store which reduces the amount of waste produced on site. The meals are merely assembled on site.

Salad and Go operates with a maximum of nineteen employees with four working at any given time. Hours of operation are 6 a.m. - 9 p.m. every day. This development will not require outdoor storage or have other outdoor activities.

Overall, we believe this development will be a beneficial and exciting addition to the community.

Thank you for your consideration in the matter. Should you have any questions or require additional information, please call me.

Sincerely,

A handwritten signature in blue ink that reads 'Aaron Hawkins'.

Aaron Hawkins, EIT

K:\17007\17007-0037-00 Salad and Go - Goliad and FM 522 - Rockw\Project Management\Applications

METES AND BOUNDS DESCRIPTION

Being a 0.81 acre tract of land out of the WILLIAM G. DEWEES SURVEY, ABSTRACT NUMBER 71, situated in the City of Rockwall, Rockwall County, Texas, being a portion of Lot 11, Block A of Stone Creek Retail Addition, a subdivision of record in Document Number 20200000028484 of the Plat Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8-inch iron rod with yellow plastic cap stamped "POGUE" found in the East right-of-way line of State Highway 205 (100-foot right-of-way), being the Southwest corner of Lot 7, Block A of Stone Creek Retail Addition, a subdivision of record in Cabinet H, Slide 157 of said Plat Records, also being the most Westerly Northwest corner of said Lot 11 and hereof;

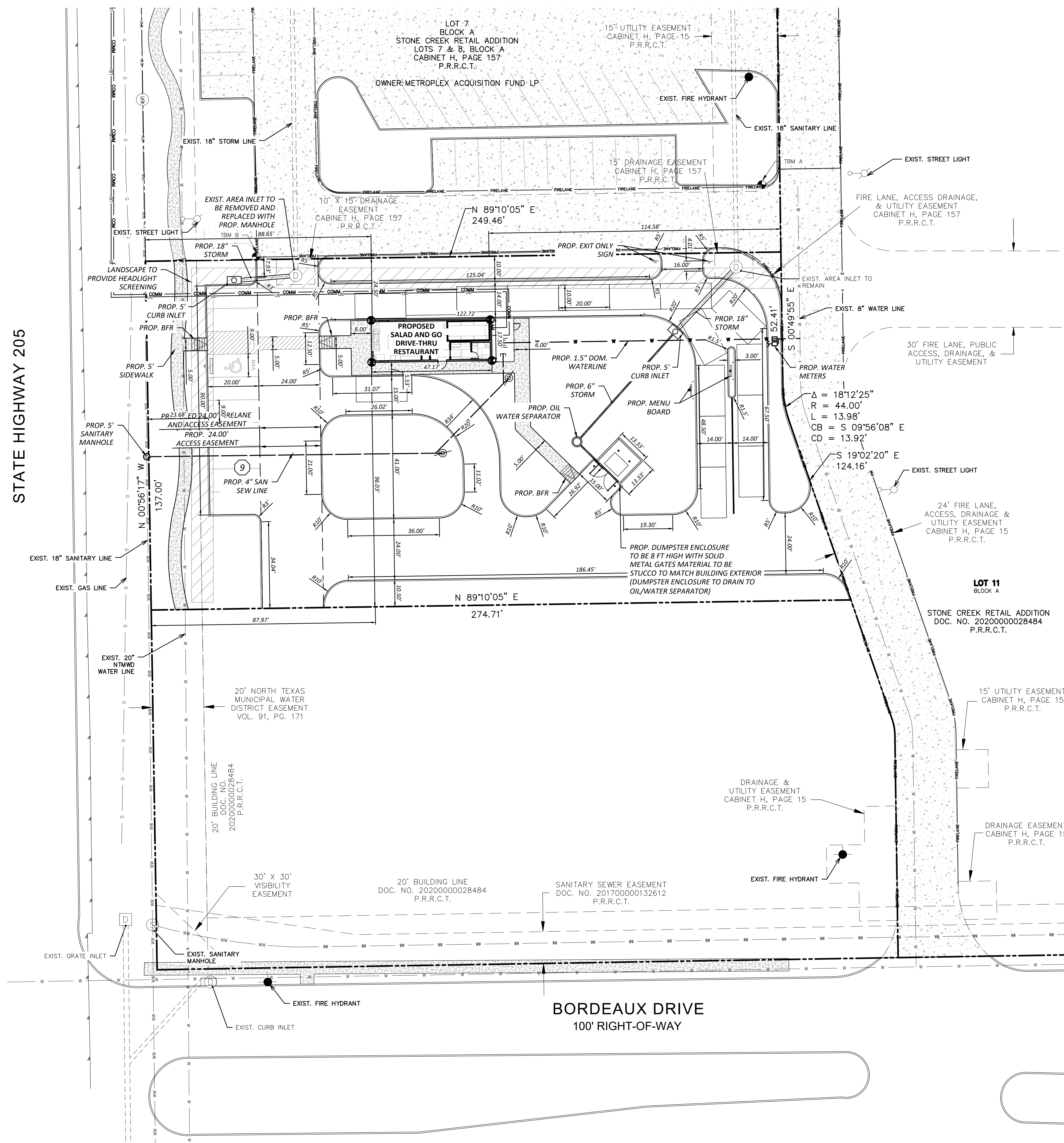
THENCE, N89°10'05"E, leaving the East right-of-way line of State Highway 205, along the South line of said Lot 7, being the common North line of said Lot 11, a distance of 249.46 feet to an "X" cut found at the Southeast corner of said Lot 7, being an interior ell corner of said Lot 11, and being the Northeast corner hereof, from which an "X" cut found at the most Northerly Northwest corner of said Lot 11 bears N00°49'55"W, a distance of 193.03 feet;

THENCE, over and across said Lot 11, the following four (4) courses and distances:

1. S00°49'55"E, a distance of 52.41 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a tangent curve to the left;
2. Along said tangent curve to the left, having a radius of 44.00 feet, a chord bearing of S09°56'08"E, a chord length of 13.92 feet, a delta angle of 18°12'26", an arc length of 13.98 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
3. S19°02'20"E, a distance of 74.57 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Southeast corner hereof;
4. S89°10'05"W, a distance of 274.71 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East right-of-way line of State Highway 205, being the common West line of said Lot 11, for the Southwest corner hereof, from which a 5/8-inch iron rod found at the intersection of the East right-of-way line of State Highway 205 and the North right-of-way line of Bordeaux Drive (100-foot right-of-way), being the Southwest corner of said Lot 11, bears S00°56'17"E, a distance of 141.27 feet;

THENCE, N00°56'17"W, along the East right-of-way line of State Highway 205 and the common West line of said Lot 11, a distance of 137.00 feet to the **POINT OF BEGINNING**, and containing an area of 0.81 Acres, (35,150 Square Feet) of land, more or less.

STATE HIGHWAY 205

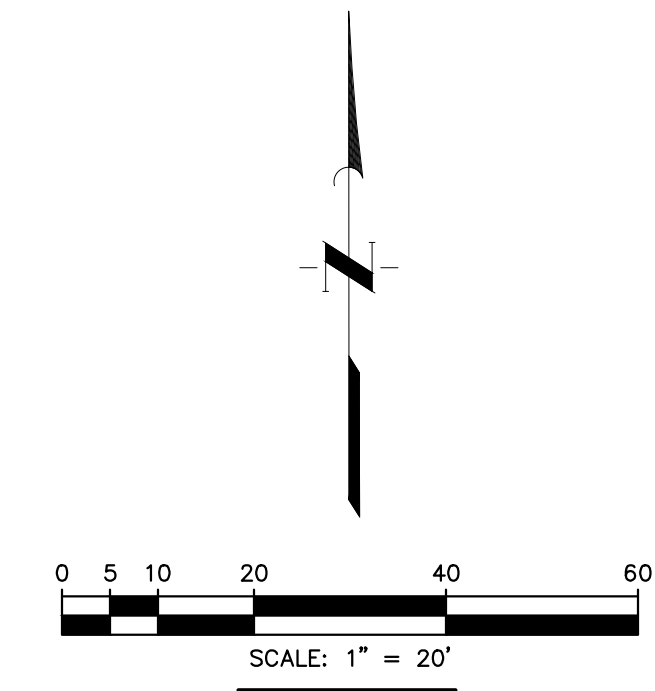


BENCHMARK
ALL ELEVATIONS AND BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE ALLTERA RTK NETWORK. NAVD (88) DATUM, (GEOID 12A)

TBM A
BEING AN "X" ON THE EDGE OF PAVEMENT ABOVE THE NORTH EAST CORNER OF THE PROPERTY, APPROXIMATELY 7 FEET WEST AND 26.5 FEET NORTH FROM THE NORTH EAST PROPERTY CORNER. ELEVATION 554.23 FEET, NAVD 88 (2011 ADJUSTMENT).

TBM B
BEING AN "X" ON THE SOUTHEAST CORNER OF THE FIRE LANE ALONG THE NORTH PROPERTY BOUNDARY, APPROXIMATELY 44 FEET EAST AND 1 FOOT NORTH FROM THE NORTH WEST PROPERTY CORNER. ELEVATION 552.42 FEET, NAVD 88 (2011 ADJUSTMENT).

100-YEAR FLOOD PLAIN
THIS PROPERTY IS LOCATED IN NON-SHADED ZONE "X" AS SCALED FROM THE FEMA FLOOD INSURANCE RATE MAP 48397C0030L, effective on 09/26/2008.



LEGEND

	PROPERTY LINE
	FIRELANE
	PARKING COUNT
	EXIST. FIRE HYDRANT TO REMAIN
	BUILDING CORNERS
	EXIST. CONCRETE
	HEADLIGHT SCREENING TO BE PROVIDED IN LANDSCAPE PLANS
	PROP. CONCRETE SIDEWALK
	EXIST. SANITARY SEWER MANHOLE
	EXIST. STORM SEWER TABLETOP INLET AND MANHOLE
	PROP. MENU BOARD
	PROP. BARRIER FREE RAMP

SITE DATA FOR SALAD AND GO PROPOSED DEVELOPMENT

3068 N GOLIAD ST
ROCKWALL, TEXAS 75087
STONE CREEK RETAIL ADDITION - LOT 11, BLOCK A

GENERAL	
EXISTING ZONING:	PD-70 PLANNED DEVELOPMENT
FRONT SETBACK:	15 FEET
SIDE SETBACK:	0 FEET
REAR SETBACK:	0 FEET
TOTAL LOT AREA:	35,150 SQUARE FEET (0.81 AC)
EXISTING USE:	UNDEVELOPED
PROPOSED BUILDING:	RESTAURANT, WITH DRIVE-THROUGH SERVICE ONLY
BUILDING AREA:	780 SQUARE FEET (0.018 AC)
FLOOR AREA RATIO:	0.03 : 1
PROPOSED BUILDING HEIGHT:	1 STORY - 20 FEET
PARKING RATIO:	1 SPACE / 100 SF GROSS BUILDING AREA
PARKING REQUIRED:	8 SPACES
ADA PARKING REQUIRED:	1 SPACE
PARKING PROVIDED:	8 SPACES
ADA PARKING PROVIDED:	1 SPACE
QUEUING PROVIDED:	15 SPACES
STACKING (PICKUP TO MENU BOARD):	9 SPACES
STACKING (MENU BOARD TO ENTRANCE):	6 SPACES
LANDSCAPE/PERVIOUS AREA:	14,824 SQUARE FEET (0.34 AC)
LANDSCAPE AREA PERCENTAGE:	41.9%
IMPERVIOUS AREA:	20,326 SQUARE FEET (0.47 AC)
IMPERVIOUS AREA PERCENTAGE:	58.1%

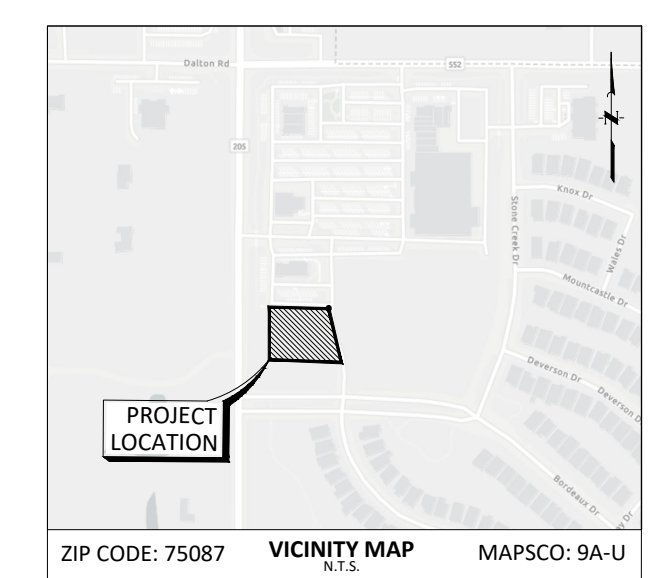
ENGINEER
JONES | CARTER, INC.
4500 MERCANTILE PLAZA DRIVE
SUITE 210
FORT WORTH, TEXAS 76137
TEL (972) 265-7190
CONTACT: RYAN ALCALA, PE

OWNER
METROPLEX ACQUISITION FUND, LP
12720 HILLCREST RD.
SUITE 650
DALLAS TX, 75230
TEL (214) 365-4632
CONTACT: TIM THOMPSON

DEVELOPER
SALAD AND GO CONCEPTS LLC
743 NORTH GILBERT ROAD
GILBERT, ARIZONA 85234
TEL (410) 371-1563
CONTACT: MATTHEW COPENHAVER

NOTES

- ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
- ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
- SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
- CONTRACTOR TO USE CARE NOT TO DISTURB EXISTING LANDSCAPING OUTSIDE DISTURBED AREA. IF DISTURB CONTRACTOR TO RESTORE TO ORIGINAL CONDITIONS OR BETTER.
- CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES.



CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS811 NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
www.texas811.org
Texas811 or 1-800-545-6005

JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
4500 Mercantile Plaza Drive, Suite 210 • Fort Worth, Texas 76137 • 817.265.7190

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: RYAN J. ALCALA, P.E.
P.E. Serial No.: 137823
Date: OCTOBER 2021

SITE PLAN
LOT 11, BLOCK A
STONE CREEK RETAIL ADDITION
3068 N GOLIAD ST
ROCKWALL, TX 75087

SALAD AND GO - ROCKWALL - GOLIAD AND FM 522
3068 N GOLIAD ST - ROCKWALL, TX 75087

APP: _____
REVISIONS: _____
No. _____ Date _____
DESIGNED BY: MLD
CHECKED BY: RJA
DATE: SEPTEMBER 2021
DRAWN BY: ZTS
JOB NO.: 17007-0037-00

SHEET NO. _____ OF _____

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A RESTAURANT LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN ON A 0.81-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 11, BLOCK A, STONE CREEK RETAIL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Aaron Hawkins for the approval of a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* for the purpose of constructing a *drive-through restaurant* on a 0.81-acre parcel of land described as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located northeast of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. The Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*, and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.04, *General Retail (GR) District*, and Subsection 06.11, *North SH-205 Overlay (N. SH-205 OV) District*, of Article 05, *District Development Standards*, of the Unified Development

Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 70 (PD-70) -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) Mature landscaping shall be planted along the entire length of the proposed drive-through and along N. Goliad Street [SH-205] to provide headlight screening from N. Goliad Street [SH-205] and the adjacent property owners.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 1TH DAY OF NOVEMBER, 2021.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: October 18, 2021

2nd Reading: November 1, 2021

Exhibit 'A'
Location Map

Address: Northeast of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive
Legal Description: Lot 11, Block A, Stone Creek Retail Addition

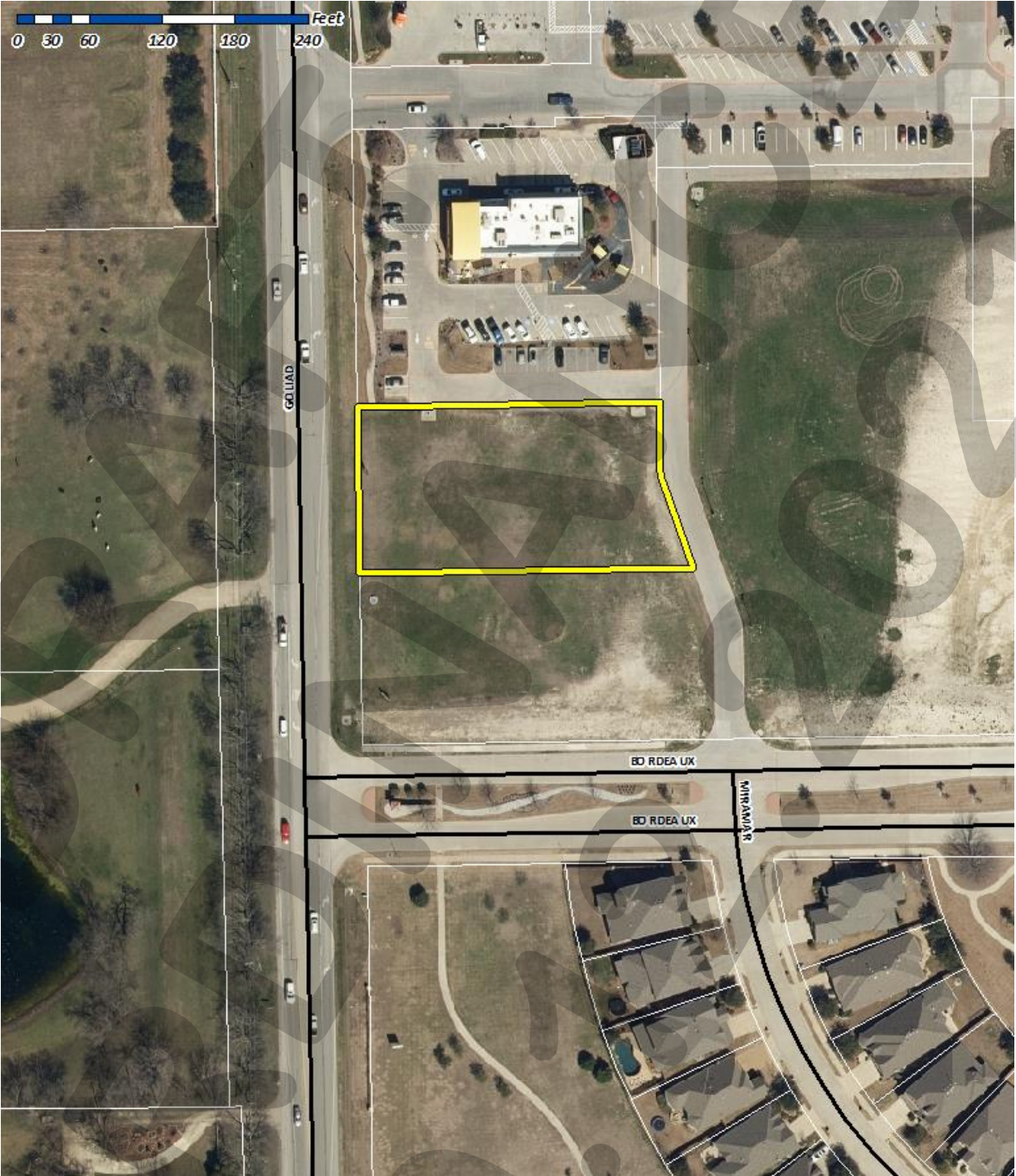
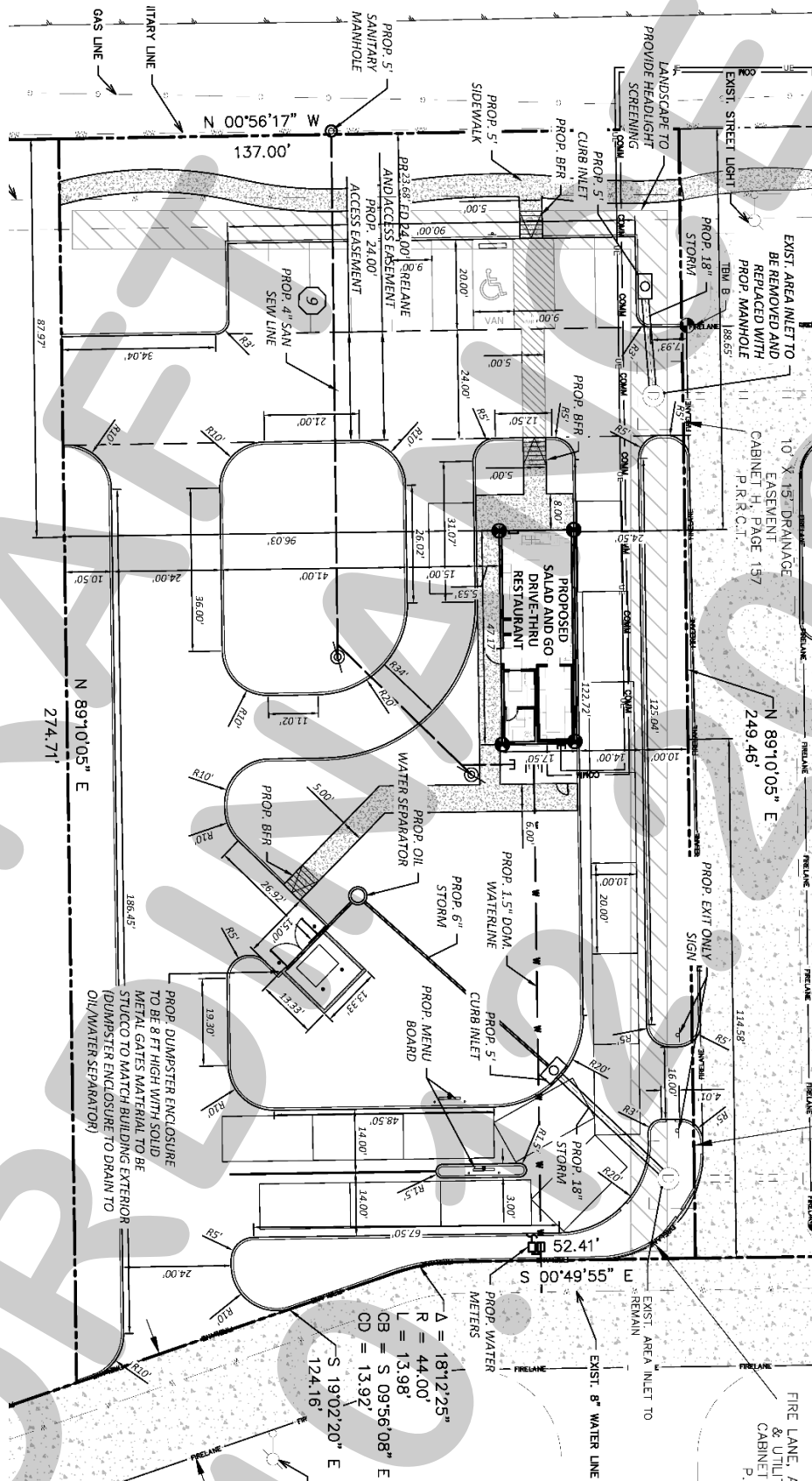


Exhibit 'B':
Concept Plan





CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: October 18, 2021
APPLICANT: Aaron Hawkins; *Jones|Carter Engineering*
CASE NUMBER: Z2021-041; *Specific Use Permit for a Restaurant with less than 2,000 SF with Drive-Through or Drive-In*

SUMMARY

Hold a public hearing to discuss and consider a request by Aaron Hawkins on behalf of Tim Thompson of Metroplex Acquisitions for the approval of a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* for the purpose of constructing a restaurant (i.e. Salad and Go) on a 0.81-acre portion of a larger 5.96-acre parcel of land identified as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located northeast of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on May 19, 1986 by *Ordinance No. 86-37*. On December 7, 1993, the City's historic zoning map indicates the subject property was zoned Agricultural (AG) District. On April 2, 2007, the City Council approved a zoning change for the subject property changing the zoning designation from an Agricultural (AG) District to Planned Development District 70 (PD-70) [*Ordinance No. 07-13*] for General Retail (GR) District land uses. On October 5, 2020, the City Council approved a replat [*Case No. P2020-038*] that replatted the subject property as Lot 11, Block A, Stone Creek Retail Addition.

PURPOSE

The applicant -- *Aaron Hawkins* -- is requesting the approval of a Specific Use Permit (SUP) to allow for a *Restaurant with less than 2,000 SF with Drive-Through or Drive-In* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located northeast of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject is a *Restaurant with more than 2,000 SF with a Drive-Through (i.e. McDonald's)*. Beyond this is a *Retail Store with Gasoline Sales (i.e. Tom Thumb Gas Station)*. North of this is approximately 6,681 SF shopping center (*i.e. Medpost Urgent Care, Smilemakers Orthodontics, The UPS Store*). All of these properties are zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses. Beyond this is FM-552, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is Bordeaux Drive, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 1 of the Stone Creek Subdivision, which is an 83.57-acre residential subdivision zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses.

East: Directly east of the subject property is Stone Creek Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phases 2B & 6 of the Stone Creek Subdivisions, which are zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses. Beyond this is the Hamm Elementary School which is zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property is N. Goliad Street [*SH-205*], which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land (*i.e. 3069 and 3073 N. Goliad Street*), zoned Single-Family 16 (SF-16) District. Beyond this is Phase 6 of the Shores Subdivision, which consists of 70 lots and is zoned Planned Development District 3 (PD-3) for single-family land uses.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, letter, and a concept plan requesting a Specific Use Permit (SUP) for a *Restaurant with less than 2,000 SF with Drive-Through or Drive-In* for the purpose of establishing a Salad and Go restaurant. The drive-through lane on the south side of the building -- *as indicated on the concept plan* -- is an online order only pick-up window. The applicant indicated at the Planning and Zoning Commission work session that the maximum stacking capacity is ~15 vehicles. The bail out lane for the drive-through is located near the northeast side of the property and is depicted as a 16-foot cross access drive. This will be required to be signed as a one (1) way exit lane.

CONFORMANCE WITH THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC), defines a *Restaurant with Drive Through or Drive-In* as "(a) place of business whose primary source of revenue is derived from the sale of prepared food to the general public for consumption on-premise or off-premises and/or in a personal vehicle or where facilities are provided on the premises that encourages the serving and consumption of food in a personal vehicle on or near the restaurant premises.." In this case, the applicant's proposed business -- *Salad and Go* -- falls under this classification. According to *Permissible Use Charts* contained in Article 04, *Permitted Uses*, of the Unified Development Code (UDC), a *Restaurant with Drive Through or Drive-In* requires a Specific Use Permit (SUP) in a General Retail (GR) District. The purpose of this requirement is to acknowledge that not all *Restaurant* operations are appropriate within the City's general retail areas, and that the City Council should have discretionary oversight with regard to the types of *Restaurant* operations and their impacts within these types of districts. In addition, Subsection 02.03(f)(9) places the following additional conditions on this land use:

- (1) Drive-through lanes shall not have access to a local residential street.
- (2) Additional landscape screening shall be installed adjacent to drive-through lanes to impair visibility and impact of headlights from motor vehicles in the drive-through lane on adjacent properties, rights-of-way, parks and open space.
- (3) Unless otherwise approved by the Planning and Zoning Commission, stacking lanes for a drive-through service window shall accommodate a minimum of six (6) standard sized motor vehicles.

The applicant's request does appear to conform to the requirements stipulated by the Unified Development Code (UDC); however, staff has incorporated an additional condition that will require mature landscaping be planted along the entire length of the proposed drive-through lane and along N. Goliad Street [*SH-205*] to provide headlight screening from N. Goliad Street [*SH-205*] and the adjacent properties. The Unified Development Code (UDC) requires headlight screening to be a minimum of three (3) feet in height.

STAFF ANALYSIS

The intent of the General Retail (GR) District is to provide limited retail and service uses for nearby residential neighborhoods. Development in these areas should not include intensive commercial land uses that carry large volumes of retail traffic. Developments should also be adequately buffered and screened from residential land uses. Since the General Retail (GR) District is located close to residential areas, the development standards are typically more stringent and similar to the Residential-Office (RO) and Neighborhood Services (NS) Districts. All of these districts are intended to create a transition from the adjacent residential neighborhoods to less intense non-residential land uses. When reviewing this case, the proposed land use does appear to be appropriate for this location due to the separation of the subject property from the nearby residential

development and its proximity to N. Goliad Street [SH-205] (which is identified as a M4D [major collector, four [4] lane, divided roadway] on the City's Master Thoroughfare Plan). With this being said, approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On September 23, 2021, staff mailed 26 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Stone Creek and Harlan Park Homeowner's Associations (HOAs), which are the only HOAs/Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted staff had not received any notices.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) for a *Restaurant, with less than 2,000 SF, with Drive-Through or Drive-In* then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The development of the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of the SUP ordinance.
 - (b) Mature landscaping shall be planted along the entire length of the proposed drive-through and along N. Goliad Street [SH-205] to provide headlight screening from N. Goliad Street [SH-205] and the adjacent property owners.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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 October 18, 2021, the Planning and Zoning Commission approved a motion to approve the Specific Use Permit (SUP) with the conditions of approval by a vote of 6-0, with Commissioner Moeller absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-041

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 3068 N Goliad St.

SUBDIVISION Stone Creek Retail Addition

LOT 11 BLOCK A

GENERAL LOCATION Property ID: 104324 (NE corner of SH 205 & Bordeaux)

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-70 (Planned Development)

CURRENT USE undeveloped

PROPOSED ZONING PD-70 (Planned Development)

PROPOSED USE Drive through Restaurant

ACREAGE ~0.82

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 Metroplex Acquisition Fund, LP

APPLICANT Aaron Hawkins

CONTACT PERSON Tim Thompson

CONTACT PERSON Aaron Hawkins

ADDRESS 12720 Hillcrest Rd.
Suite 650

ADDRESS 4500 Mercantile Plaza Dr.
Suite 210

CITY, STATE & ZIP Dallas, TX 75230

CITY, STATE & ZIP Fort Worth, Texas 76137

PHONE 214/365-4682

PHONE 682-268-2207

E-MAIL tthompson@creativecompanies.com

E-MAIL ahawkins@jmcscarter.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tim Thompson [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 \$ 715.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____.

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 CONNECTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.*

WITNESSED BY MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF September, 2021.

OWNER'S SIGNATURE [Signature]
NOTARY PUBLIC AND FOR THE STATE OF TEXAS Sheila Green

MY COMMISSION EXPIRES 9-15-2024





City of Rockwall

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

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

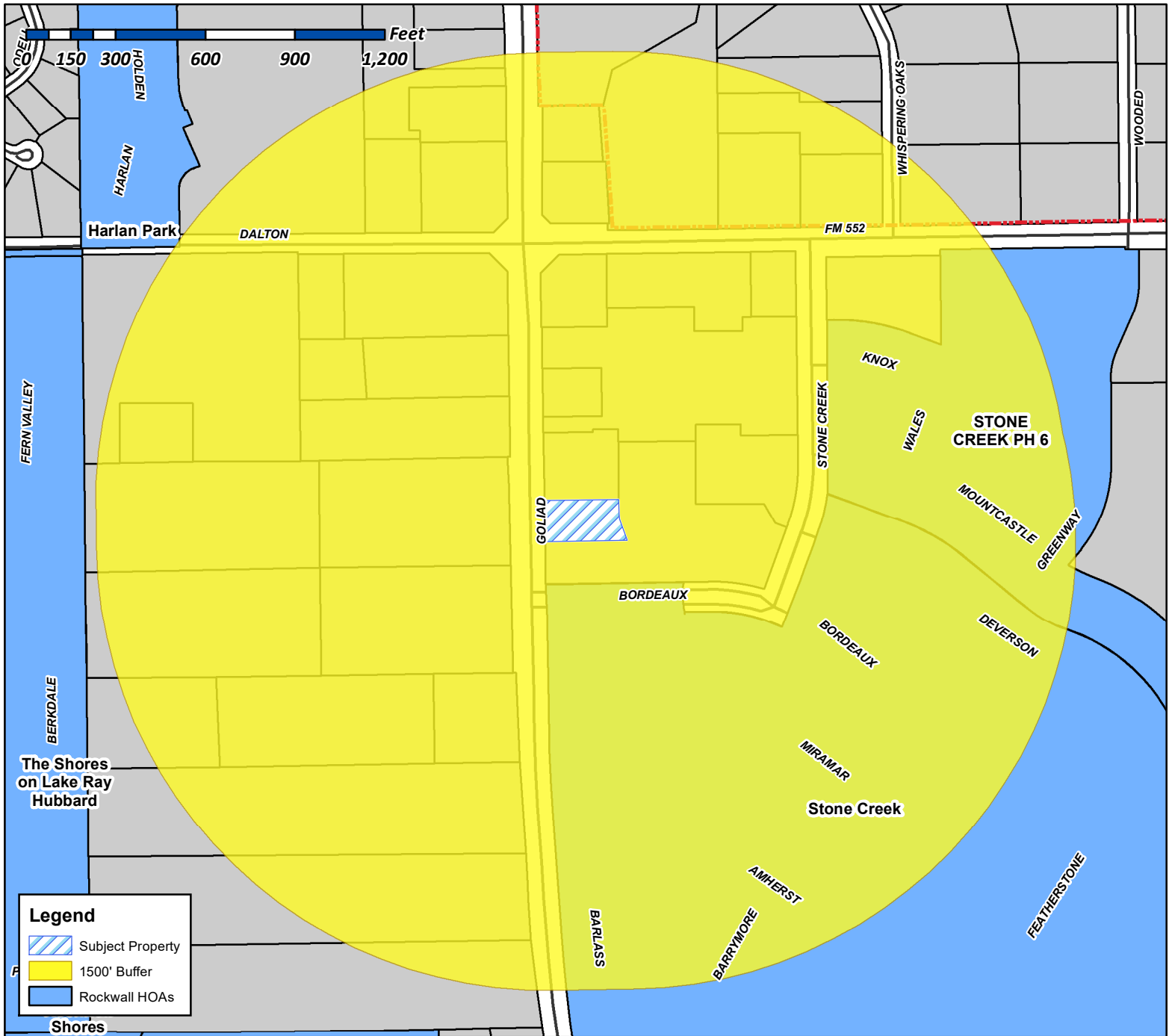
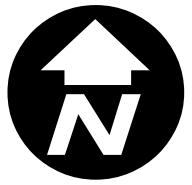




City of Rockwall

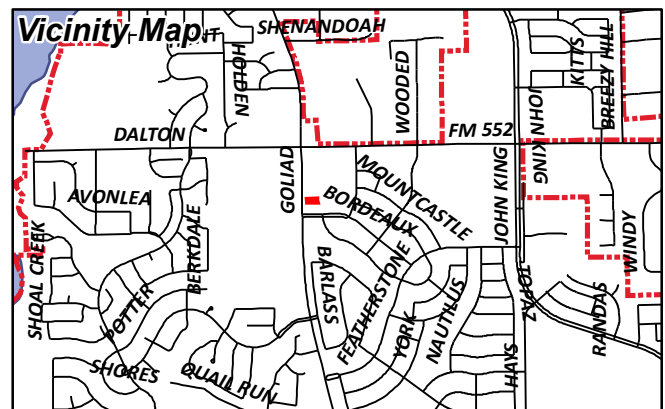
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2021-041
Case Name: SUP for Salad and Go
Case Type: Zoning
Zoning: Planned Development District 70 (PD-70)
Case Address: 3068 N. Goliad Street

Date Created: 9/17/2021
 For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Gamez, Angelica
Sent: Thursday, September 23, 2021 3:37 PM
Cc: Miller, Ryan; Gonzales, David; Reyna, Andrew; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-041]
Attachments: Public Notice (09.24.2021).pdf; HOA Map Z2021-041.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on September 24, 2021. The Planning and Zoning Commission will hold a public hearing on Tuesday, October 12, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 18, 2021 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

<https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2021-041- SUP for Restaurant with Less Than 2,000 SF

Hold a public hearing to discuss and consider a request by Aaron Hawkins on behalf of Tim Thompson of Metroplex Acquisitions for the approval of a *Specific Use Permit (SUP)* for *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* for the purpose of constructing a restaurant (*i.e. Salad and Go*) on a 0.81-acre portion of a larger 5.96-acre parcel of land identified as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located northeast of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

<http://www.rockwall.com/planning/>

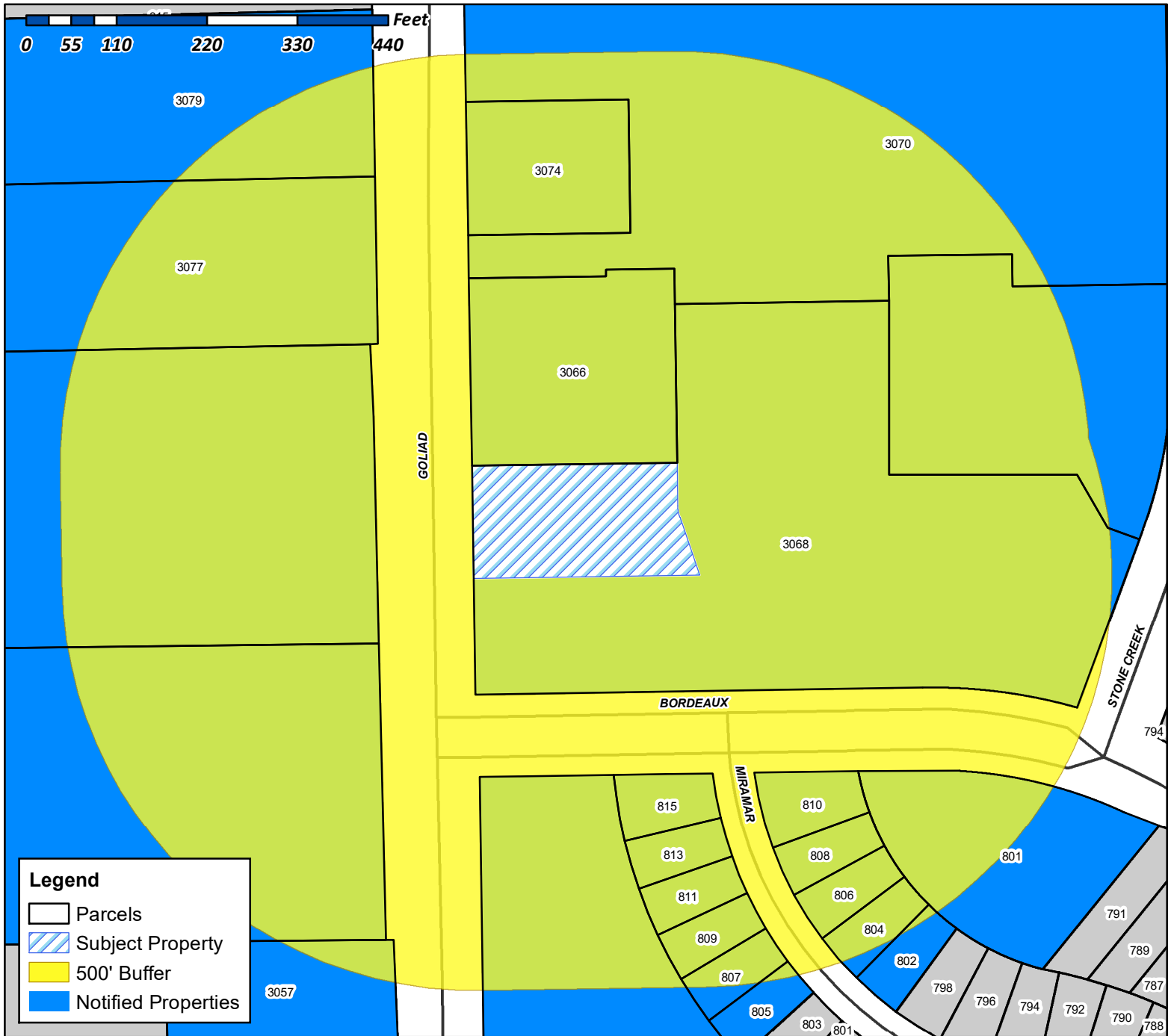
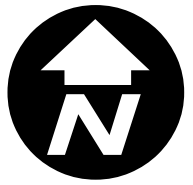
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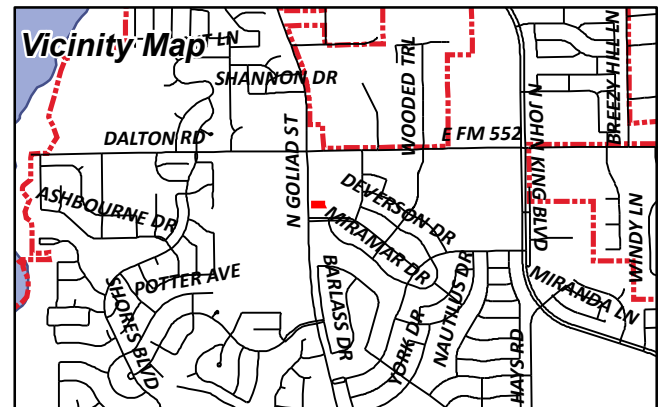
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2021-041
Case Name: SUP for Salad and Go
Case Type: Zoning
Zoning: Planned Development District 70 (PD-70)
Case Address: 3068 N. Goliad Street



Date Created: 9/17/2021
 For Questions on this Case Call (972) 771-7745

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

METROPLEX ACQUISITION FUND, LP
1717 WOODSTEAD CT STE 207
THE WOODLANDS, TX 77380

STEED JASON & NATALIE MARIE
3065 N GOLIAD STREET
ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND LP
C/O RONALD DRIBBEN
3066 N GOLIAD
ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND, LP
3068 N GOLIAD ST
ROCKWALL, TX 75087

LIU JOHN AND CONNIE Q
3069 N GOLIAD
ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND, LP
3070 N GOLIAD ST
ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND, LP
3074 N GOLIAD
ROCKWALL, TX 75087

LIU JOHN & CONNIE
3077 N GOLIAD ST
ROCKWALL, TX 75087

FRENCH DONALD
3079 N GOLIAD ST
ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND LP
C/O RONALD DRIBBEN
357 MARIAH BAY DRIVE
HEATH, TX 75032

GEISENDORFF ALBERT G AND ANN M
3057 N GOLIAD ST
ROCKWALL, TX 75087

NORTH ROCKWALL REAL-ESTATE LLC
6245 RYEWORTH DRIVE
FRISCO, TX 75035

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
801 BORDEAUX DR
ROCKWALL, TX 75087

CRAWFORD KATHY
802 MIRAMAR DRIVE
ROCKWALL, TX 75087

KIM YUN HYUN & JIN HEE JUNG
804 MIRAMAR DRIVE
ROCKWALL, TX 75087

GODINEZ KAREN W
805 MIRAMAR DRIVE
ROCKWALL, TX 75087

CYPERT LYNDOL & JERE
806 MIRAMAR DRIVE
ROCKWALL, TX 75087

SN DFW LLC
807 MIRAMAR DR
ROCKWALL, TX 75087

BAILEY JERRY SCOTT & KAREN RENEE
808 MIRAMAR DRIVE
ROCKWALL, TX 75087

GREER KRISTEN N
809 MIRAMAR DR
ROCKWALL, TX 75087

SHING RICHARD L & IVEY D
810 MIRAMAR DR
ROCKWALL, TX 75087

HASSAN ALAA E & PATRICIA ANN HASSAN
IBRAHIM
811 MIRAMAR DRIVE
ROCKWALL, TX 75087

ZAMBRANA MICHAEL & GABRIELA
813 MIRAMAR DRIVE
ROCKWALL, TX 75087

RAJBHANDARI SANJAY KUMAR
815 MIRAMAR DRIVE
ROCKWALL, TX 75087

SN DFW LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 85258

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2021-041: SUP for Restaurant with Less Than 2,000 SF

Hold a public hearing to discuss and consider a request by Aaron Hawkins on behalf of Tim Thompson of Metroplex Acquisitions for the approval of a Specific Use Permit (SUP) for Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In for the purpose of constructing a restaurant (i.e. Salad and Go) on a 0.81-acre portion of a larger 5.96-acre parcel of land identified as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located northeast of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, October 12, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 18, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, October 18, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2021-041: SUP for Restaurant with Less Than 2,000 SF

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name:
Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



4500 Mercantile Plaza Drive, Suite 210
Plano, Texas 75093
Tel: 682.268.2200
Fax: 972.488.3882
www.jonescarter.com

September 14, 2021
Planning and Zoning
City of Rockwall
385 S Goliad St
Rockwall, TX 75087

**Salad and Go – Rockwall – Goliad and FM 522
Letter of Explanation**

Planning and Zoning,

This document shall serve as the Project Narrative to the City of Rockwall for the Special Use Permit Application submitted by Jones Carter Civil Engineering acting as applicant on behalf of the developer of Salad and Go, LLC. The current site is a vacant lot with zoning designation PD-70 (Planned Development). We are proposing to construct a new drive thru restaurant. The proposed restaurant will include an, approximately, 780 square foot building, canopy, drive thru lanes, along with associated parking and utilities.

The goal of Salad and Go is to provide better, healthier, and affordable food. The product is a small (~780 Square Foot) drive-thru with no dine in restaurant serving made to order salads, wraps, breakfast burritos, cold brew coffee and juices. Salad and Go does not

The operations of the development includes a delivery of fresh ingredients every morning outside of business hours. This delivery from local warehouses prevents the need for cooking in store which reduces the amount of waste produced on site. The meals are merely assembled on site.

Salad and Go operates with a maximum of nineteen employees with four working at any given time. Hours of operation are 6 a.m. - 9 p.m. every day. This development will not require outdoor storage or have other outdoor activities.

Overall, we believe this development will be a beneficial and exciting addition to the community.

Thank you for your consideration in the matter. Should you have any questions or require additional information, please call me.

Sincerely,

A handwritten signature in blue ink that reads 'Aaron Hawkins'.

Aaron Hawkins, EIT

K:\17007\17007-0037-00 Salad and Go - Goliad and FM 522 - Rockw\Project Management\Applications

METES AND BOUNDS DESCRIPTION

Being a 0.81 acre tract of land out of the WILLIAM G. DEWEES SURVEY, ABSTRACT NUMBER 71, situated in the City of Rockwall, Rockwall County, Texas, being a portion of Lot 11, Block A of Stone Creek Retail Addition, a subdivision of record in Document Number 20200000028484 of the Plat Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8-inch iron rod with yellow plastic cap stamped "POGUE" found in the East right-of-way line of State Highway 205 (100-foot right-of-way), being the Southwest corner of Lot 7, Block A of Stone Creek Retail Addition, a subdivision of record in Cabinet H, Slide 157 of said Plat Records, also being the most Westerly Northwest corner of said Lot 11 and hereof;

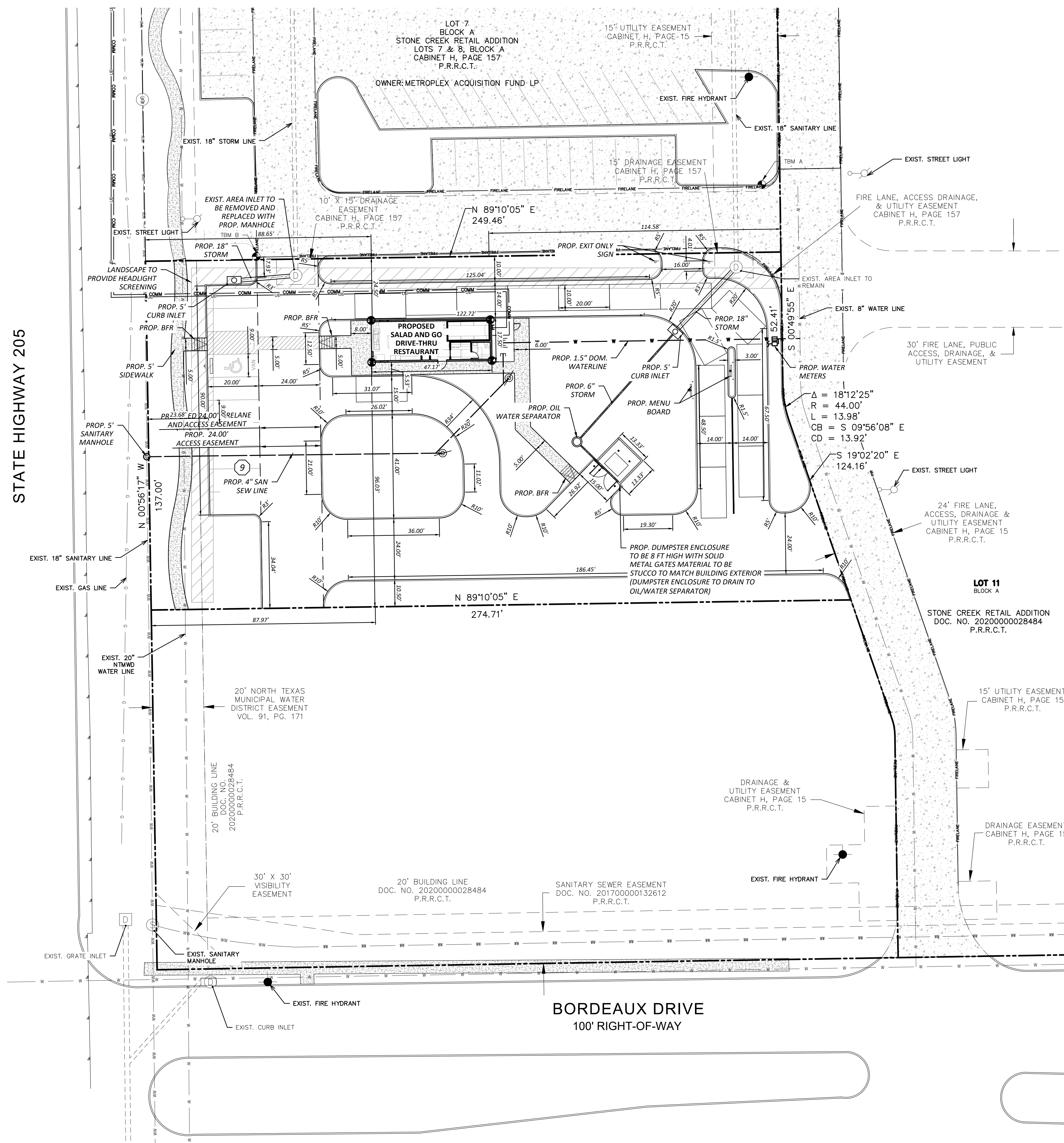
THENCE, N89°10'05"E, leaving the East right-of-way line of State Highway 205, along the South line of said Lot 7, being the common North line of said Lot 11, a distance of 249.46 feet to an "X" cut found at the Southeast corner of said Lot 7, being an interior ell corner of said Lot 11, and being the Northeast corner hereof, from which an "X" cut found at the most Northerly Northwest corner of said Lot 11 bears N00°49'55"W, a distance of 193.03 feet;

THENCE, over and across said Lot 11, the following four (4) courses and distances:

1. S00°49'55"E, a distance of 52.41 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a tangent curve to the left;
2. Along said tangent curve to the left, having a radius of 44.00 feet, a chord bearing of S09°56'08"E, a chord length of 13.92 feet, a delta angle of 18°12'26", an arc length of 13.98 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
3. S19°02'20"E, a distance of 74.57 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Southeast corner hereof;
4. S89°10'05"W, a distance of 274.71 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East right-of-way line of State Highway 205, being the common West line of said Lot 11, for the Southwest corner hereof, from which a 5/8-inch iron rod found at the intersection of the East right-of-way line of State Highway 205 and the North right-of-way line of Bordeaux Drive (100-foot right-of-way), being the Southwest corner of said Lot 11, bears S00°56'17"E, a distance of 141.27 feet;

THENCE, N00°56'17"W, along the East right-of-way line of State Highway 205 and the common West line of said Lot 11, a distance of 137.00 feet to the **POINT OF BEGINNING**, and containing an area of 0.81 Acres, (35,150 Square Feet) of land, more or less.

STATE HIGHWAY 205

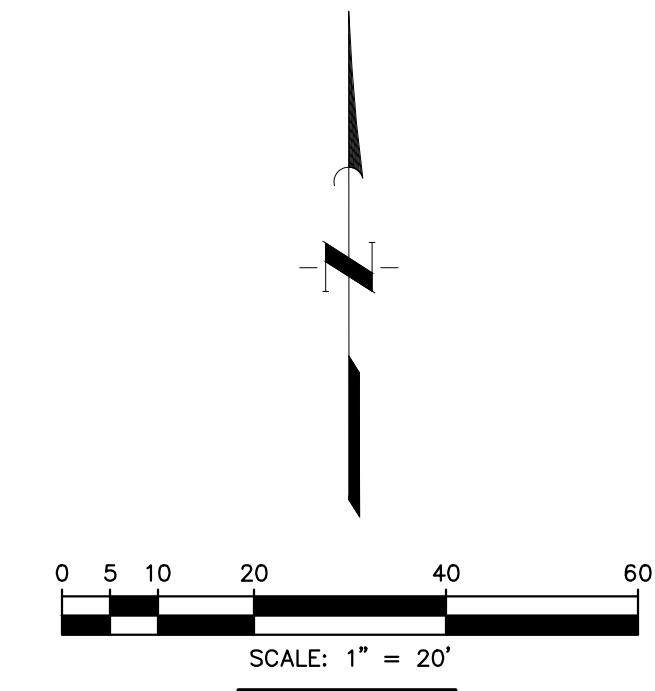


BENCHMARK
ALL ELEVATIONS AND BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE ALLTERA RTK NETWORK. NAVD (88) DATUM, (GEOID 12A)

TBM A
BEING AN "X" ON THE EDGE OF PAVEMENT ABOVE THE NORTH EAST CORNER OF THE PROPERTY, APPROXIMATELY 7 FEET WEST AND 26.5 FEET NORTH FROM THE NORTH EAST PROPERTY CORNER. ELEVATION 554.23 FEET, NAVD 88 (2011 ADJUSTMENT).

TBM B
BEING AN "X" ON THE SOUTHEAST CORNER OF THE FIRE LANE ALONG THE NORTH PROPERTY BOUNDARY, APPROXIMATELY 44 FEET EAST AND 1 FOOT NORTH FROM THE NORTH WEST PROPERTY CORNER. ELEVATION 552.42 FEET, NAVD 88 (2011 ADJUSTMENT).

100-YEAR FLOOD PLAIN
THIS PROPERTY IS LOCATED IN NON-SHADED ZONE "X" AS SCALED FROM THE FEMA FLOOD INSURANCE RATE MAP 48397C0030L, effective on 09/26/2008.



LEGEND

	PROPERTY LINE
	FIRELANE
	PARKING COUNT
	EXIST. FIRE HYDRANT TO REMAIN
	BUILDING CORNERS
	EXIST. CONCRETE
	HEADLIGHT SCREENING TO BE PROVIDED IN LANDSCAPE PLANS
	PROP. CONCRETE SIDEWALK
	EXIST. SANITARY SEWER MANHOLE
	EXIST. STORM SEWER TABLETOP INLET AND MANHOLE
	PROP. MENU BOARD
	PROP. BARRIER FREE RAMP

SITE DATA FOR SALAD AND GO PROPOSED DEVELOPMENT

3068 N GOLIAD ST
ROCKWALL, TEXAS 75087
STONE CREEK RETAIL ADDITION - LOT 11, BLOCK A

GENERAL	
EXISTING ZONING:	PD-70 PLANNED DEVELOPMENT
FRONT SETBACK:	15 FEET
SIDE SETBACK:	0 FEET
REAR SETBACK:	0 FEET
TOTAL LOT AREA:	35,150 SQUARE FEET (0.81 AC)
EXISTING USE:	UNDEVELOPED
PROPOSED BUILDING:	RESTAURANT, WITH DRIVE-THROUGH SERVICE ONLY
BUILDING AREA:	780 SQUARE FEET (0.018 AC)
FLOOR AREA RATIO:	0.03 : 1
PROPOSED BUILDING HEIGHT:	1 STORY - 20 FEET
PARKING RATIO:	1 SPACE / 100 SF GROSS BUILDING AREA
PARKING REQUIRED:	8 SPACES
ADA PARKING REQUIRED:	1 SPACE
PARKING PROVIDED:	8 SPACES
ADA PARKING PROVIDED:	1 SPACE
QUEUING PROVIDED:	15 SPACES
STACKING (PICKUP TO MENU BOARD):	9 SPACES
STACKING (MENU BOARD TO ENTRANCE):	6 SPACES
LANDSCAPE/PERVIOUS AREA:	14,824 SQUARE FEET (0.34 AC)
LANDSCAPE AREA PERCENTAGE:	41.9%
IMPERVIOUS AREA:	20,326 SQUARE FEET (0.47 AC)
IMPERVIOUS AREA PERCENTAGE:	58.1%

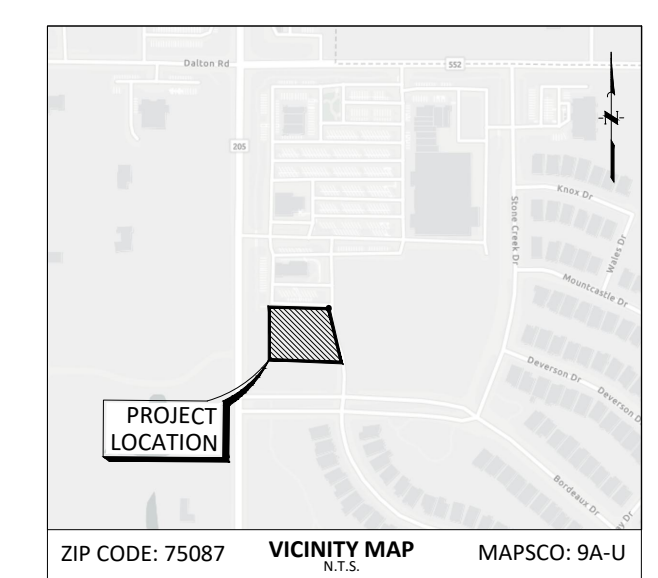
ENGINEER
JONES | CARTER, INC.
4500 MERCANTILE PLAZA DRIVE
SUITE 210
FORT WORTH, TEXAS 76137
TEL (972) 265-7190
CONTACT: RYAN ALCALA, PE

OWNER
METROPLEX ACQUISITION FUND, LP
12720 HILLCREST RD.
SUITE 650
DALLAS TX, 75230
TEL (214) 365-4632
CONTACT: TIM THOMPSON

DEVELOPER
SALAD AND GO CONCEPTS LLC
743 NORTH GILBERT ROAD
GILBERT, ARIZONA 85234
TEL (410) 371-1563
CONTACT: MATTHEW COPENHAVER

NOTES

- ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
- ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
- SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
- CONTRACTOR TO USE CARE NOT TO DISTURB EXISTING LANDSCAPING OUTSIDE DISTURBED AREA. IF DISTURB CONTRACTOR TO RESTORE TO ORIGINAL CONDITIONS OR BETTER.
- CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES.



CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS811 NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
www.texas811.org
Texas811 or 1-800-545-6005

JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
4500 Mercantile Plaza Drive, Suite 210 • Fort Worth, Texas 76137 • 817.268.2200

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: RYAN J. ALCALA, P.E.
P.E. Serial No.: 137823
Date: OCTOBER 2021

SITE PLAN
LOT 11, BLOCK A
STONE CREEK RETAIL ADDITION
3068 N GOLIAD ST
ROCKWALL, TX 75087

SALAD AND GO - ROCKWALL - GOLIAD AND FM 522
3068 N GOLIAD ST - ROCKWALL, TX 75087

APP: _____
REVISIONS: _____
No. _____ Date _____
DESIGNED BY: MLD
CHECKED BY: RJA
DATE: SEPTEMBER 2021
DRAWN BY: ZTS
JOB NO.: 17007-0037-00

SHEET NO. _____ OF _____

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A RESTAURANT LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN ON A 0.81-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 11, BLOCK A, STONE CREEK RETAIL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Aaron Hawkins for the approval of a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* for the purpose of constructing a *drive-through restaurant* on a 0.81-acre parcel of land described as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located northeast of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. The Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*, and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.04, *General Retail (GR) District*, and Subsection 06.11, *North SH-205 Overlay (N. SH-205 OV) District*, of Article 05, *District Development Standards*, of the Unified Development

Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 70 (PD-70) -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) Mature landscaping shall be planted along the entire length of the proposed drive-through and along N. Goliad Street [SH-205] to provide headlight screening from N. Goliad Street [SH-205] and the adjacent property owners.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 1TH DAY OF NOVEMBER, 2021.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: October 18, 2021

2nd Reading: November 1, 2021

Exhibit 'A'
Location Map

Address: Northeast of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive
Legal Description: Lot 11, Block A, Stone Creek Retail Addition

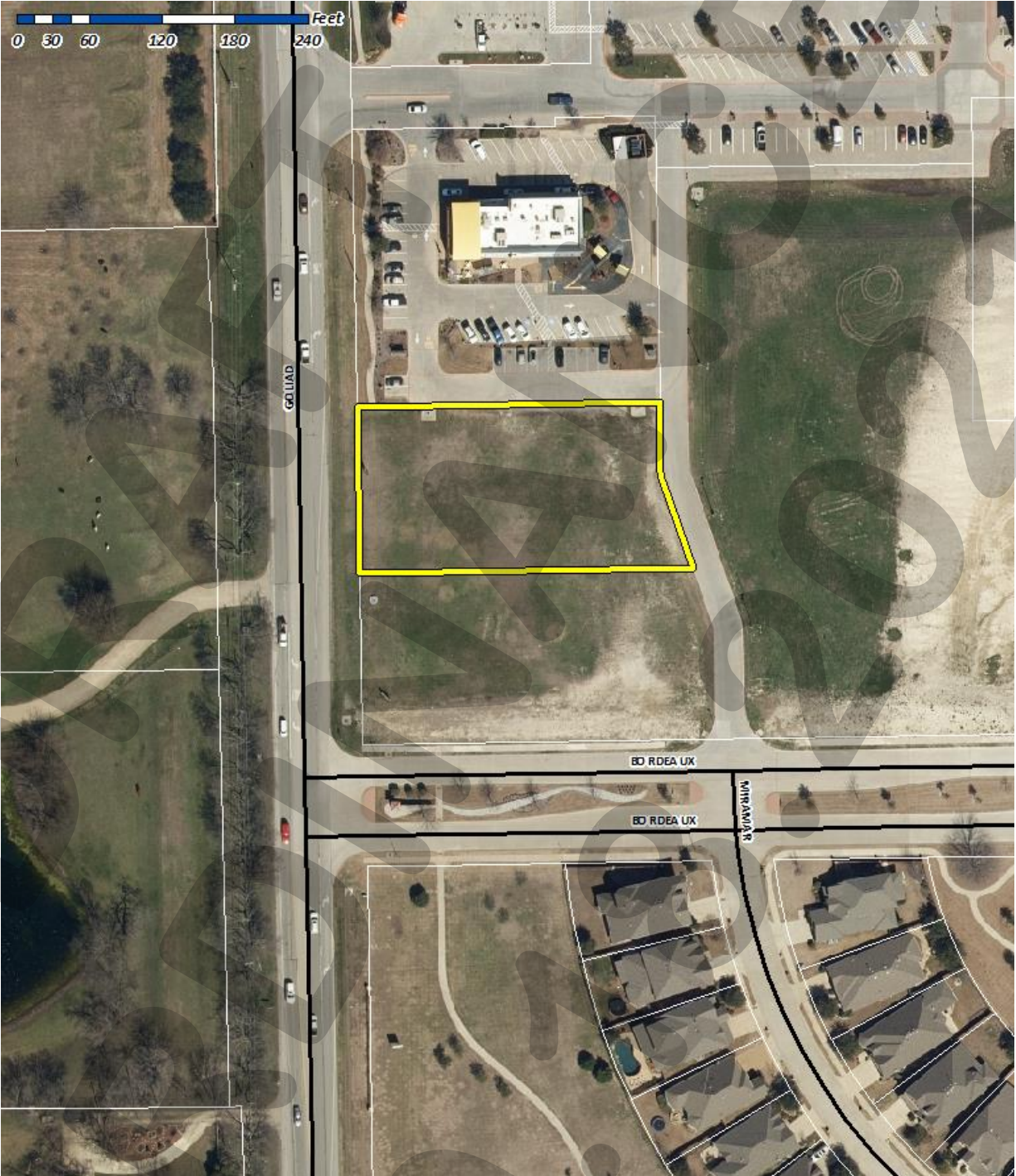
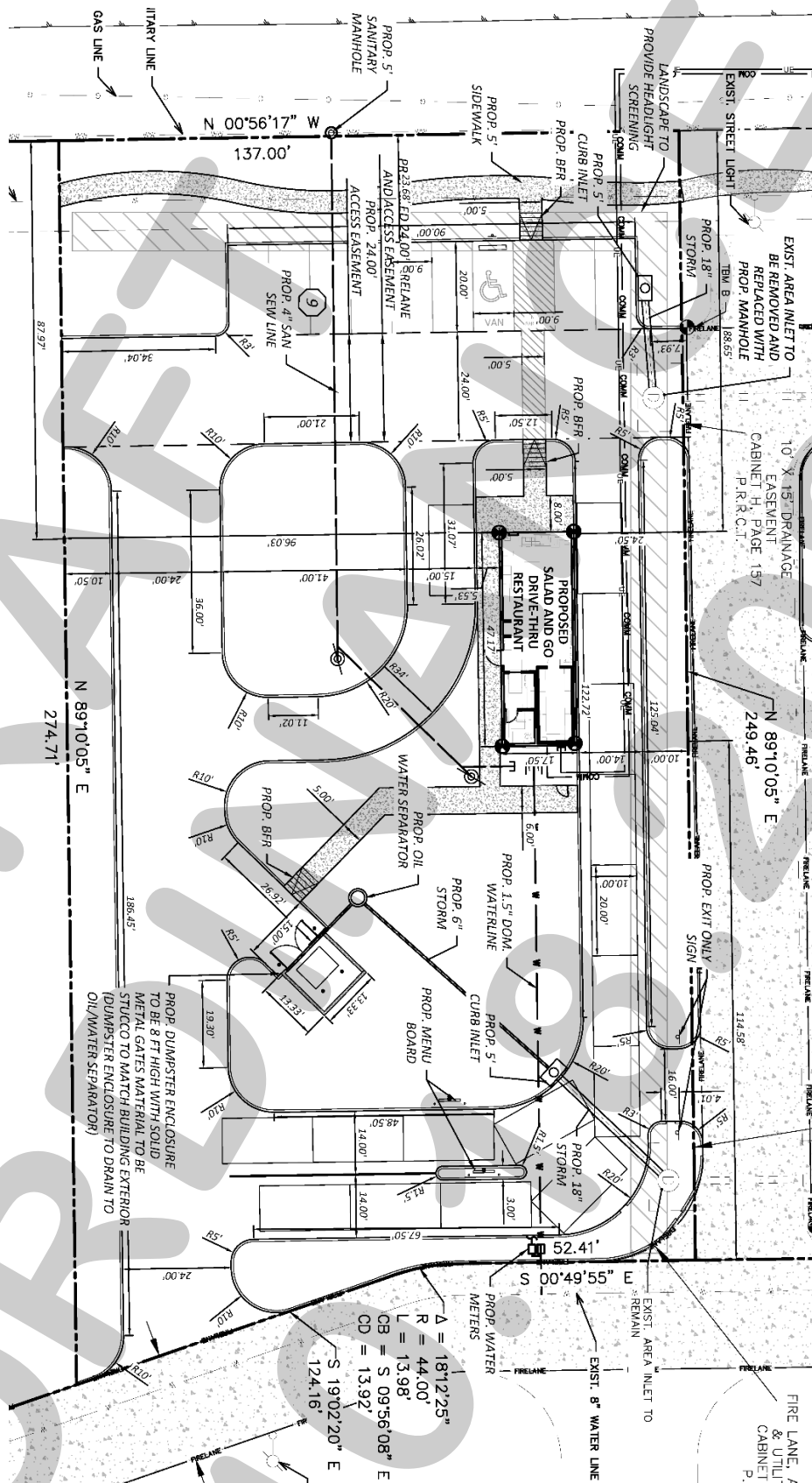


Exhibit 'B':
Concept Plan



CITY OF ROCKWALL

ORDINANCE NO. 21-53

SPECIFIC USE PERMIT NO. S-260

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A RESTAURANT LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN ON A 0.81-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 11, BLOCK A, STONE CREEK RETAIL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Aaron Hawkins for the approval of a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* for the purpose of constructing a *drive-through restaurant* on a 0.81-acre parcel of land described as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located northeast of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. The Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.04, *General Retail (GR) District*, and Subsection 06.11, *North SH-205 Overlay (N. SH-205 OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 70 (PD-70) -- as heretofore amended and may be amended in the future -- and with the

following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) Mature landscaping shall be planted along the entire length of the proposed drive-through and along N. Goliad Street [SH-205] to provide headlight screening from N. Goliad Street [SH-205] and the adjacent property owners.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

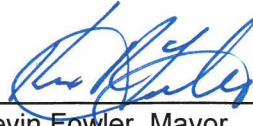
SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

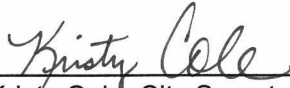
SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 1st DAY OF NOVEMBER, 2021.



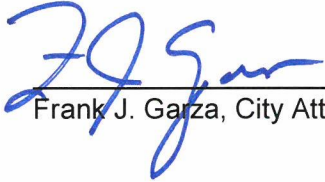
Kevin Fowler, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



1st Reading: October 18, 2021

2nd Reading: November 1, 2021

Exhibit 'A'
Location Map

Address: Northeast of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive
Legal Description: Lot 11, Block A, Stone Creek Retail Addition





November 19, 2021

TO: Aaron Hawkins
4500 Mercantile Drive, Suite 210
Fort Worth, TX, 76137

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

SUBJECT: Z2021-041; *Specific Use Permit (SUP) for a Restaurant (Salad and Go)*

Aaron Hawkins:

This letter serves to notify you that the above referenced zoning case, that you submitted for consideration by the City of Rockwall, was approved by the City Council on November 1, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The development of the Subject Property shall generally conform to the Concept Plan as depicted in Exhibit 'B' of this ordinance.
 - (b) Mature landscaping shall be planted along the entire length of the proposed drive-through and along N. Goliad Street [SH-205] to provide headlight screening from N. Goliad Street [SH-205] and the adjacent property owners.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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 October 18, 2021, the Planning and Zoning Commission approved a motion to approve the Specific Use Permit (SUP) with the conditions of approval by a vote of 6-0, with Commissioner Moeller absent.

City Council

On November 1, 2021, the City Council approved a motion to approve the specific use permit with the conditions of approval by a vote of 7-0. 2nd Reading

Included with this letter is a copy of Ordinance No. 21-53, S-260, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

Henry Lee,
Planner