

# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2022-020 P&Z DATE 05/10/22 CC DATE 0 APPROVED/DENIED

ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

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

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

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

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2022-020

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2545 Ridge Rd., Rockwall, TX 75087

SUBDIVISION 4837 Rockwall Towne Center PH 1

LOT 4 BLOCK A

GENERAL LOCATION Ridge Rd and I-30

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

CURRENT ZONING C

CURRENT USE A-2

PROPOSED ZONING C

PROPOSED USE A-2

ACREAGE 1

LOTS [CURRENT]

LOTS [PROPOSED]

**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 WKS Frosty Corp

APPLICANT Linear Architecture LLC

CONTACT PERSON Roland C Spongberg

CONTACT PERSON Mark Griffin

ADDRESS 5856 Corporate Ave  
Suite 200

ADDRESS 4436 Harvest Hill Rd

CITY, STATE & ZIP Cypress, CA 90630

CITY, STATE & ZIP Dallas, TX 75244

PHONE 562-425-1402

PHONE 214-317-9523

E-MAIL jim.donati@clockworkgc.com

E-MAIL mgriffin@linear-architecture.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ [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 \$ \_\_\_\_\_ 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 CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Orange )

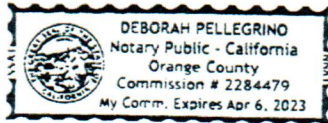
On 14 APRIL 2022 before me, DEBORAH PELLEGRINO  
Date Here Insert Name and Title of the Officer

personally appeared ROLAND C Sponberg  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: DEVELOPMENT APPLICATION Document Date: \_\_\_\_\_  
Number of Pages: 1 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- Corporate Officer — Title(s): PRESIDENT
- Partner —  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: WES FROSTY

Signer's Name: \_\_\_\_\_

- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
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- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



**EXTERIOR FINISHES LEGEND**

E-2	EIFS - (WENDY'S RED)
M-2	CORRUGATED METAL PANEL (DARK BRONZE)
PEX-1	PAINT (WENDY'S DARK BRONZE) SH "MISSISSIPPI BRONZE"
PEX-9	PAINT (WENDY'S SILVER) SH "SILVER BRIGHT"
T-1	EXTERIOR WOOD LOOK TILE

SITE NUMBER:	02248
BUILDING TYPE:	CG3480
ASSET TYPE:	FREE STANDING
CLASSIFICATION:	REFRESH
OWNER:	WKS
BASE VERSION:	2021 SPRING
UPGRADE CLASSIFICATION:	N/A
PROJECT YEAR:	2022
DESIGN TYPE:	(2.0) UM BRIGHT
DRAWING RELEASE:	SPRING 2021

Linear Architecture LLC  
 4436 Harvest Hill Rd.  
 Dallas, TX 75244  
 PHONE: 469-299-7056

**WKS**  
 Restaurant Group  
 5856 CORPORATE AVE., STE. 200  
 CYPRESS, CA 90603  
 PHONE: (562) 309-4434

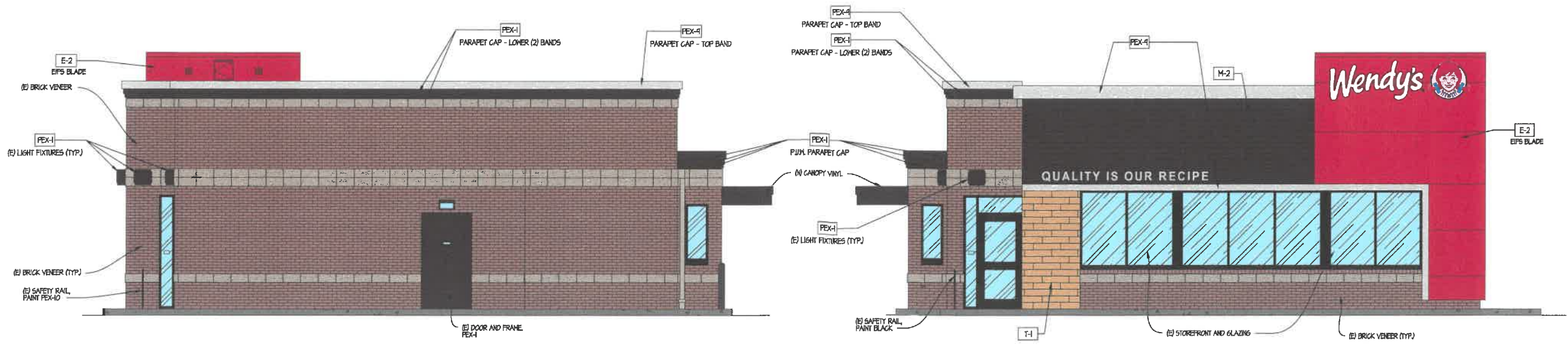
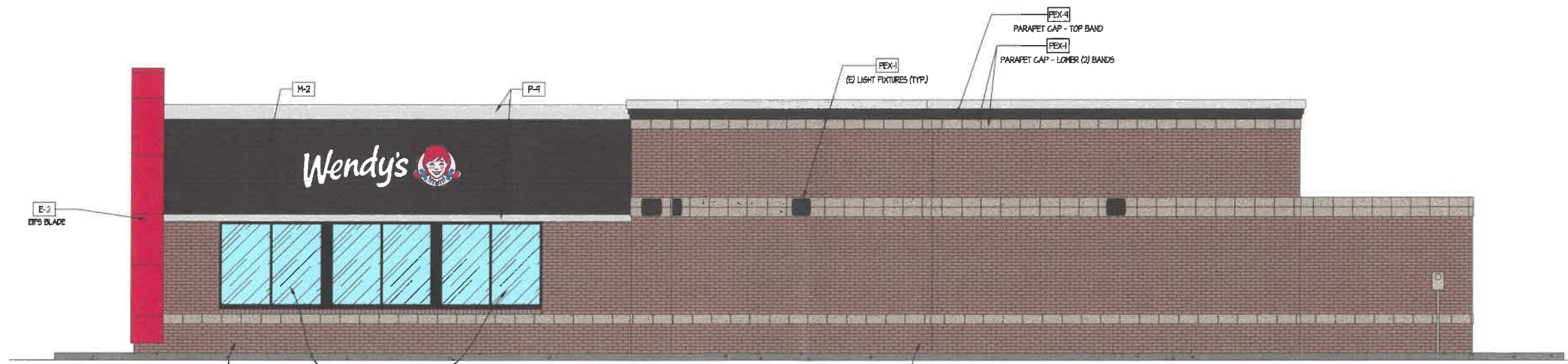
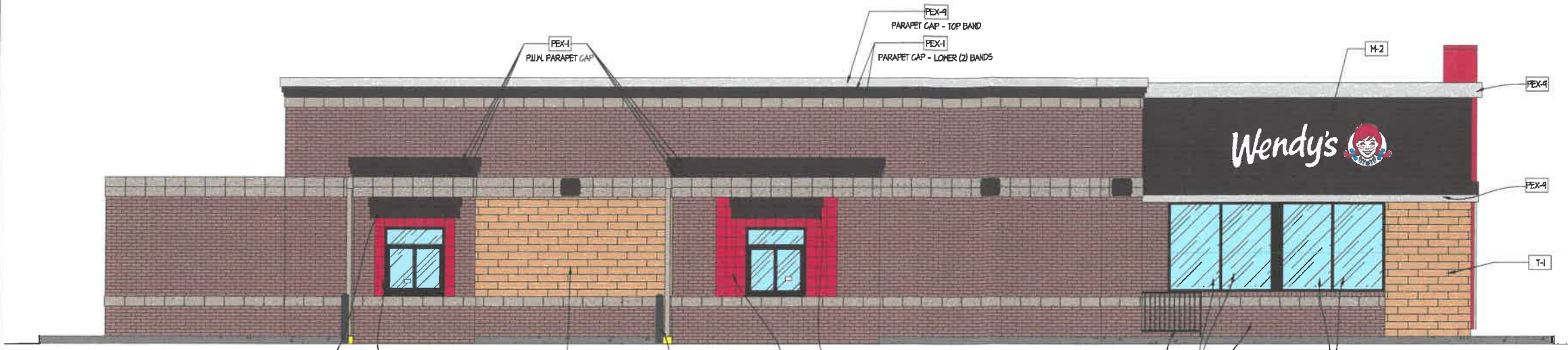
PROJECT TYPE: CG3480 REFRESH

**Wendy's**  
 WENDY'S # 02248  
 2545 RIDGE RD.  
 ROCKWALL, TX 75087

REV.	DATE	DESCRIPTION

ISSUE DATE: 01/31/2022  
 PROJECT NUMBER: 21-30X  
 DRAWN BY:  
 CHECKED BY:

SHEET NAME  
**EXTERIOR ELEVATIONS**  
 SHEET NUMBER  
**A2.1**



4/12/2022 2:28 PM C:\Users\jmorris\OneDrive\Documents\Projects\Wendy's\02248\02248 Exterior Elevations\CG3480.dwg, length





















# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
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STAFF USE ONLY

PLANNING & ZONING CASE NO.

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PROPOSED USE A-2

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LOTS [PROPOSED]

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MY COMMISSION EXPIRES



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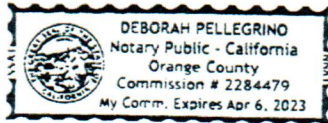
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personally appeared ROLAND C Sponberg  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

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- Partner —  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: WES FROSTY

Signer's Name: \_\_\_\_\_

- Corporate Officer — Title(s): \_\_\_\_\_
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- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_


Signer Is Representing: \_\_\_\_\_





SP2022-020: Amended Site Plan for an Existing Restaurant w/Drive Through



Case Location Map = 



# City of Rockwall

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

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









# PROJECT COMMENTS



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

DATE: 4/22/2022

PROJECT NUMBER: SP2022-020  
PROJECT NAME: Amended Site Plan for Wendys  
SITE ADDRESS/LOCATIONS: 2545 RIDGE RD

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

CASE CAPTION: Discuss and consider a request by Mark Griffin of Linear Architecture, LLC on behalf of Roland C. Spongberg of WKS Frosty Corp. for the approval of an Amended Site Plan for an existing Restaurant with Drive-Through on a 0.964-acre parcel of land identified as Lot 3R, Block A, Rockwall Towne Center, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2545 Ridge Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	04/22/2022	Needs Review

04/22/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for an existing Restaurant with Drive-Through on a 0.964-acre parcel of land identified as Lot 3R, Block A, Rockwall Towne Center, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2545 Ridge Road.

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. May 3, 2022 is the deadline to have all comments; please provide staff revised plans before May 3, 2022 to ensure all comments are addressed.

M.3 For reference, include the case number (SP2022-020) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Provide the City standard Site Plan Signature Block on all sheets of the plans. Also remove the placeholder text (i.e. [Day] [Month] [Year]).

M.5 Building Elevations:

- (1) Provide the material percentages for all materials on the building. (Subsection 04.01, of Article 05)
- (2) The use of 90% masonry material is required. By providing this material percentages staff may review conformance to this requirement; staff will take into consideration that this is an existing building. (Subsection 06.02. C. of Article 05)
- (3) The use of 20% natural or quarried stone is required. By providing this material percentages staff may review conformance to this requirement; staff will take into consideration that this is an existing building. (Subsection 06.02. C. of Article 05)
- (4) The use of EIFS is not permitted, rather three (3) part Stucco is acceptable. Please update the building elevations to reflect this. (Subsection 04.01, of Article 05)
- (5) Please indicate the building height and parapet heights. (Subsection 04.01, of Article 05)
- (6) The new red tower element may not meet the vertical articulation requirements. Per the Unified Development Code (UDC) vertical wall projections must be 25% taller than the wall height. Please indicate conformance to this requirement. (Subsection 05.01. C.1. of Article 05)
- (7) Please crosshatch the roof mounted utility equipment. (Subsection 01.05.C. of Article 05)

I.6 Please note that failure to address all comments provided by staff by 3:00 PM on May 3, 2022 will result in the automatic denial of the case on the grounds of an incomplete



submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on May 3, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the May 10, 2022 Planning & Zoning Meeting.

I.8 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on April 26, 2022.
- 2) Planning & Zoning meeting/public hearing meeting will be held on May 10, 2022.

I.9 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/21/2022	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2022	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Henry Lee	04/22/2022	N/A
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	04/22/2022	N/A
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/18/2022	Approved w/ Comments

04/18/2022: Please provide landscape plans





# DEVELOPMENT APPLICATION

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LOT 4 BLOCK A

GENERAL LOCATION Ridge Rd and I-30

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CURRENT ZONING C

CURRENT USE A-2

PROPOSED ZONING C

PROPOSED USE A-2

ACREAGE 1

LOTS [CURRENT]

LOTS [PROPOSED]

- 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 WKS Frosty Corp

APPLICANT Linear Architecture LLC

CONTACT PERSON Roland C Spongberg

CONTACT PERSON Mark Griffin

ADDRESS 5856 Corporate Ave Suite 200

ADDRESS 4436 Harvest Hill Rd

CITY, STATE & ZIP Cypress, CA 90630

CITY, STATE & ZIP Dallas, TX 75244

PHONE 562-425-1402

PHONE 214-317-9523

E-MAIL jim.donati@clockworkgc.com

E-MAIL mgriffin@linear-architecture.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ [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 \$ \_\_\_\_\_ 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 CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Orange )

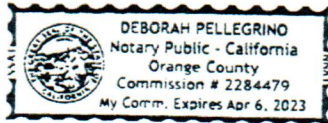
On 14 APRIL 2022 before me, DEBORAH PELLEGRINO  
Date Here Insert Name and Title of the Officer

personally appeared ROLAND C Sponberg  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: DEVELOPMENT APPLICATION Document Date: \_\_\_\_\_  
Number of Pages: 1 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): PRESIDENT  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_

Signer Is Representing: WES FROSTY

Signer Is Representing: \_\_\_\_\_





SP2022-020: Amended Site Plan for an Existing Restaurant w/Drive Through



Case Location Map = 



# City of Rockwall

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

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



























# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**FROM:** Henry Lee, *Planner*  
**DATE:** May 10, 2022  
**SUBJECT:** SP2022-020; *Amended Site Plan for Wendy's*

---

The applicant, Mark Griffin of Linear Architecture LLC, is requesting the approval of an Amended Site Plan to change the building elevations for an existing *Restaurant with Drive-Through (Wendy's)*. The subject property is a 0.964-acre parcel of land (*i.e. Lot 3R, Block A, Rockwall Towne Center, Phase 1 Addition*), zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, and addressed as 2545 Ridge Road. On May 11, 1995, the Planning and Zoning Commission approved a site plan [*Case No. PZ1995-018-01*] allowing the construction of a *Restaurant, Greater Than 2,000 SF with Drive-Through or Drive-In (i.e. Wendy's)* on the subject property. According to the Rockwall County Appraisal District (RCAD) the existing building is 2,690 SF and was constructed in 1996. The proposed building elevations submitted by the applicant indicate the following changes will be made to the building: [1] a red stucco vertical projection will be incorporate into the front façade of the building, [2] the copper colored canopy will be replaced with a dark bronze corrugated metal panel, [3] a wood style accent tile will be incorporated into the building's façade, [4] dark bronze canopies will be added, and [5] the parapet cap color will be changed from black to silver.

The submitted amended site plan generally conforms to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District, and the IH-30 Overlay (IH-30 OV) District and Scenic Overlay (SOV) District. With this being said the applicant is requesting a variance to the requirements of Subsection 06.02(C)(2), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), to allow stucco within the first four (4) feet of grade on the building's façade. The applicant has indicated that they are making this request to conform to the new corporate branding for older Wendy's locations. Staff was also informed by the applicant that as part of the remodel for the Wendy's they will be cleaning up the landscaping on site and providing some new landscaping around the building. The approval of the requested variance is a discretionary decision for the Planning and Zoning Commission, and will require a supermajority vote (*i.e. three-quarter majority vote*) of the Planning and Zoning Commission with a minimum of four (4) votes in the affirmative. The Architectural Review Board (ARB) did review the building elevations on April 26, 2022, and approved a motion to recommend approval of the building elevations and variance by a vote of 4-0, with Board Members Johnson, Avenetti, and McAngus absent. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the May 10, 2022 Planning and Zoning Commission meeting.





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2022-020

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2545 Ridge Rd., Rockwall, TX 75087

SUBDIVISION 4837 Rockwall Towne Center PH 1

LOT 4 BLOCK A

GENERAL LOCATION Ridge Rd and I-30

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

CURRENT ZONING C

CURRENT USE A-2

PROPOSED ZONING C

PROPOSED USE A-2

ACREAGE 1

LOTS [CURRENT]

LOTS [PROPOSED]

**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.

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OWNER WKS Frosty Corp

APPLICANT Linear Architecture LLC

CONTACT PERSON Roland C Spongberg

CONTACT PERSON Mark Griffin

ADDRESS 5856 Corporate Ave Suite 200

ADDRESS 4436 Harvest Hill Rd

CITY, STATE & ZIP Cypress, CA 90630

CITY, STATE & ZIP Dallas, TX 75244

PHONE 562-425-1402

PHONE 214-317-9523

E-MAIL jim.donati@clockworkgc.com

E-MAIL mgriffin@linear-architecture.com

## NOTARY VERIFICATION [REQUIRED]

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"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 \$ \_\_\_\_\_ 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 CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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State of California )  
County of Orange )

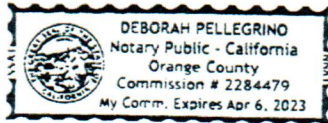
On 14 APRIL 2022 before me, DEBORAH PELLEGRINO  
Date Here Insert Name and Title of the Officer

personally appeared ROLAND C Sponberg  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: DEVELOPMENT APPLICATION Document Date: \_\_\_\_\_  
Number of Pages: 1 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): PRESIDENT  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_

Signer Is Representing: WES FROSTY


Signer Is Representing: \_\_\_\_\_





SP2022-020: Amended Site Plan for an Existing Restaurant w/Drive Through



Case Location Map = 



# City of Rockwall

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

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# Linear Architecture LLC

May 2, 2022

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

**Re: Wendy's #02248 – 2545 Ridge Road – SP2022-020**

As discussed during the Planning and Zoning work session meeting on 4/26/2022, during the Architectural Review Board (ARB) meeting it was identified that a variance was identified on the building. This variance would be to allow stucco within the first four (4) feet of a building façade. In this case the base of the new red stucco vertical projection being added to the building is within the first four (4) feet of the building. I would like to request a variance to allow the stucco element within the first four (4) feet of the building.

I am requesting the variance because I feel keeping the stucco element within the first four(4) feet of the building will keep the front elevation more balanced and giving the new element a more significant design statement to the building.

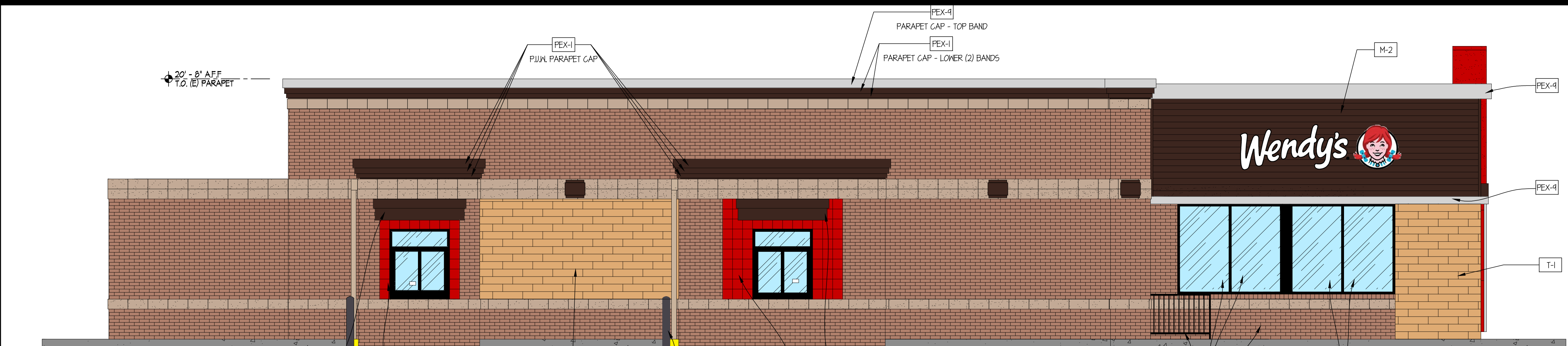
As a compensatory measure for the requested variance, we have budgeted additional funds to enhance the surrounding landscape areas.

Thank you,

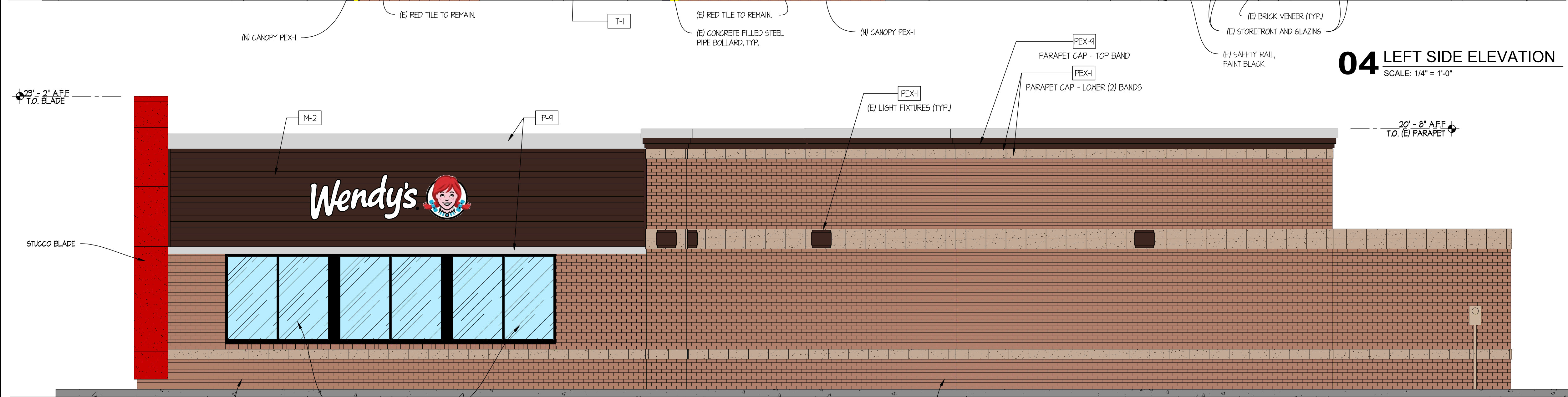


Mark Griffin  
Linear Architecture

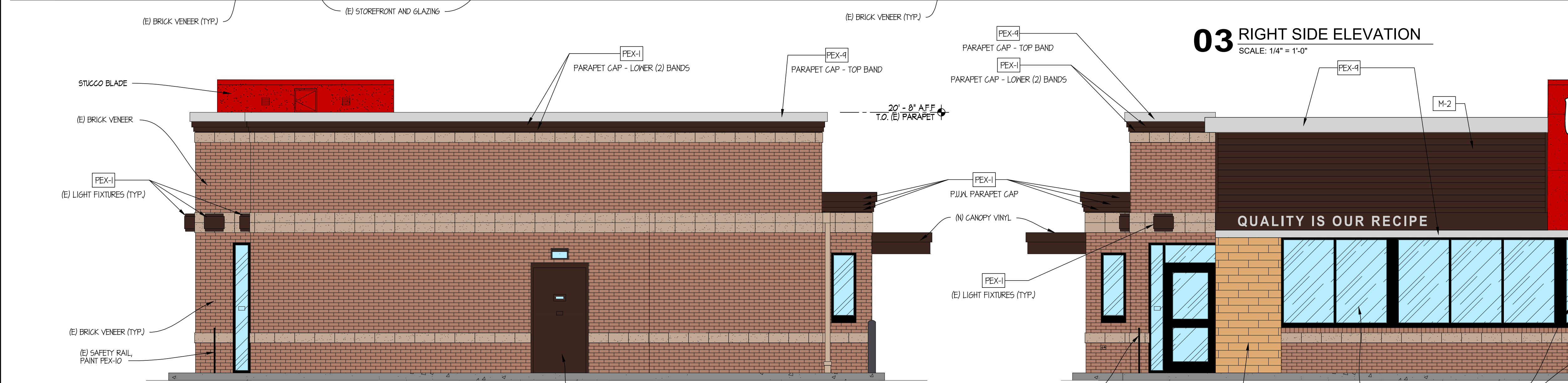




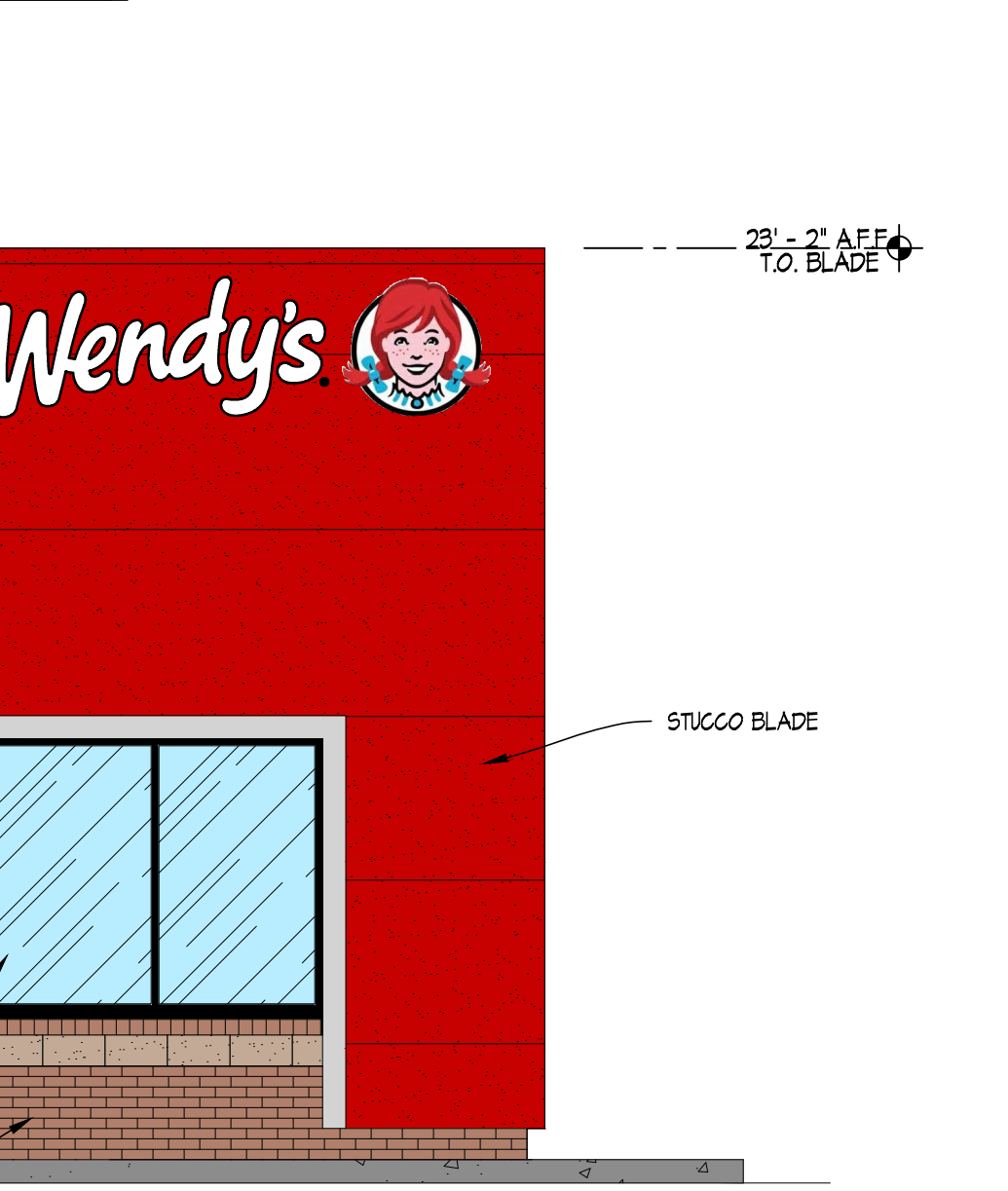
**04 LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**03 RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**02 REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**01 FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

**EXTERIOR FINISHES LEGEND**

STUCCO	STUCCO - (WENDY'S RED)
M-2	CORRUGATED METAL PANEL (DARK BRONZE)
PEX-1	PAINT (WENDY'S DARK BRONZE) SW "MISSISSIPPI BRONZE"
PEX-9	PAINT (WENDY'S SILVER) SW "SILVER BRIGHT"
T-1	EXTERIOR WOOD LOOK TILE

**PERCENTAGE OF MATERIAL**

STUCCO	4.6%
M-2	11%
MASONRY	75.7%
PEX-9	4.7%
T-1	4%

SITE NUMBER:	02248
BUILDING TYPE:	CG3480
ASSET TYPE:	FREE STANDING
CLASSIFICATION:	REFRESH
OWNER:	WKS
BASE VERSION:	2021 SPRING
UPGRADE CLASSIFICATION:	N/A
PROJECT YEAR:	2022
DESIGN TYPE:	(2.0) UM BRIGHT
DRAWING RELEASE:	SPRING 2021

Linear Architecture LLC  
4436 Harvest Hill Rd.  
Dallas, TX 75244  
PHONE: 469-299-7056



PROJECT TYPE:	CG3480
	REFRESH

**Wendy's**  
WENDY'S # 02248  
2545 RIDGE RD.  
ROCKWALL, TX 75087

REV.	DATE	DESCRIPTION

ISSUE DATE: 01/21/2022  
PROJECT NUMBER: 21-XXXX  
DRAWN BY:  
CHECKED BY:

SEAL

SHEET NAME  
**EXTERIOR ELEVATIONS**  
SHEET NUMBER

**A2.1**

**APPROVED:**  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

SP2022-020

5/2/2022 11:19 AM C:\Users\moflin\OneDrive\Documents\Projects\Wendy's\02248 Rockwall\REFRESH\Construction Documents\A2\_X\_Exterior Elevations\_CG3480.dwg moflin



## Lee, Henry

---

**From:** Lee, Henry  
**Sent:** Friday, April 22, 2022 4:28 PM  
**To:** 'mgriffin@linear-architecture.com'  
**Subject:** Project Comments SP2022-020  
**Attachments:** Project Comments (04.22.2022).pdf

Good Afternoon,

Attached are the project comments in reference to your case, SP2022-020. Make note of the meeting dates and the deadline for revised plans. Let staff know if you have any questions.

Thank you,



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087



## Lee, Henry

---

**From:** Lee, Henry  
**Sent:** Wednesday, April 27, 2022 11:22 AM  
**To:** 'Mark Griffin'  
**Subject:** SP2022-020 Wendy's Remodel

Good Morning,

As discussed during the Planning and Zoning work session meeting last night, during the Architectural Review Board (ARB) meeting it was identified that a variance was identified on the building. This variance would be to allow stucco within the first four (4) feet of a building façade. In this case the base of the new red stucco vertical projection being added to the building is within the first four (4) feet of the building. You can either adjust the design to bring the stucco up to four (4) feet, or you can request the variance. If you decide to request the variance, I will need a letter outlining the variance being requested, why it is being requested, and why it should be approved. I will note that our Unified Development Code (UDC) requires two (2) offsetting compensatory measures for each requested variance. An example of a compensatory measure for this case is increased landscaping. If you choose to request the variance, include the compensatory measure(s) in the letter as well. Let me know if you have any questions.

Thank you,



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087



## Lee, Henry

---

**From:** Mark Griffin <mgriffin@linear-architecture.com>  
**Sent:** Thursday, May 5, 2022 11:23 AM  
**To:** Lee, Henry  
**Cc:** Tim Brooks  
**Subject:** RE: SP2022-020 Wendy's Remodel  
**Attachments:** A2.1 Exterior Elevations\_Color.pdf; Wendy's Variance Request.pdf

Hi Henry,

Please see attached revised elevations and variance request.

See you on Tuesday, May 10 at 6:00.

Thanks,

**Mark Griffin**

**Linear Architecture LLC**  
4436 Harvest Hill Rd. | Dallas, TX 75244  
214.317.9523  
[mgriffin@linear-architecture.com](mailto:mgriffin@linear-architecture.com)

---

**From:** Lee, Henry <HLee@rockwall.com>  
**Sent:** Wednesday, April 27, 2022 11:22 AM  
**To:** Mark Griffin <mgriffin@linear-architecture.com>  
**Subject:** EXT: SP2022-020 Wendy's Remodel

**WARNING: This email originated outside of the organization. DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.**

Good Morning,

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Thank you,





HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

---

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May 11, 2022

TO: Mark Griffin  
Linear Architecture, LLC  
4436 Harvest Hill Road  
Dallas, TX 75244

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

SUBJECT: SP2022-020; *Amended Site Plan for Wendy's*

Mark Griffin:

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on May 10, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On May 10, 2022, the Planning and Zoning Commission approved a motion to approve the site plan by a vote of 6-0, with Commissioner Womble absent.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Henry Lee".

Henry Lee, *Planner*  
City of Rockwall Planning and Zoning Department



**EXTERIOR FINISHES LEGEND**

E-2	EIFS - (WENDY'S RED)
M-2	CORRUGATED METAL PANEL (DARK BRONZE)
PEX-1	PAINT (WENDY'S DARK BRONZE) SW "MISSISSIPPI BRONZE"
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UPGRADE CLASSIFICATION:	N/A
PROJECT YEAR:	2022
DESIGN TYPE:	(2.0) UM BRIGHT
DRAWING RELEASE:	SPRING 2021

Linear Architecture LLC  
 4436 Harvest Hill Rd.  
 Dallas, TX 75244  
 PHONE: 469-299-7056

EST. 1987  
**WKS**  
 Restaurant Group  
 5856 CORPORATE AVE., STE. 200  
 CYPRESS, CA 90603  
 PHONE: (562) 309-4434

PROJECT TYPE: CG3480  
 REFRESH

**Wendy's**  
 WENDY'S # 02248  
 2545 RIDGE RD.  
 ROCKWALL, TX 75087

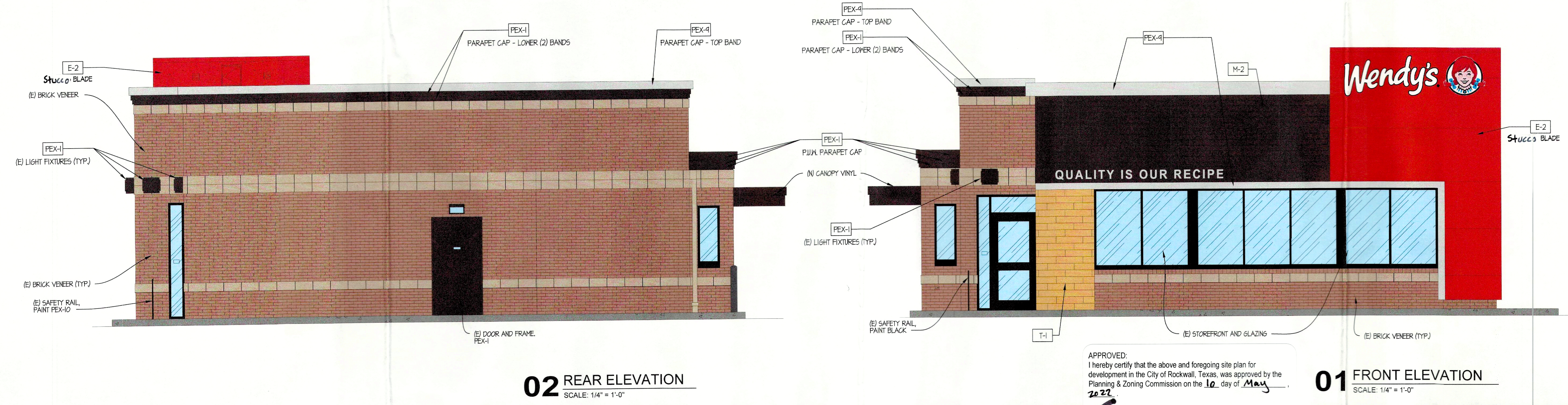
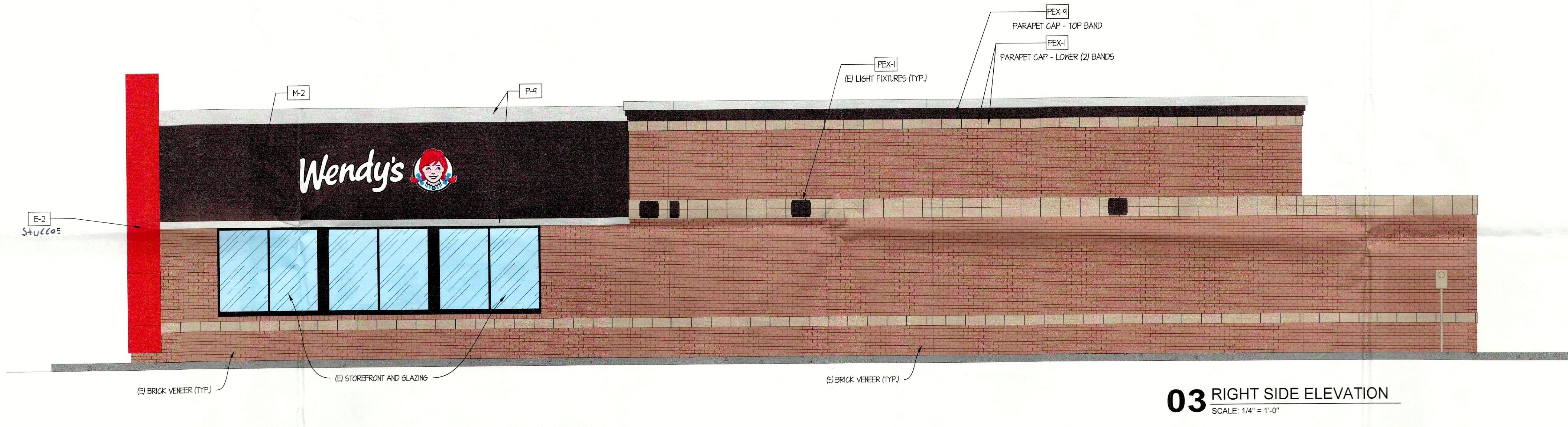
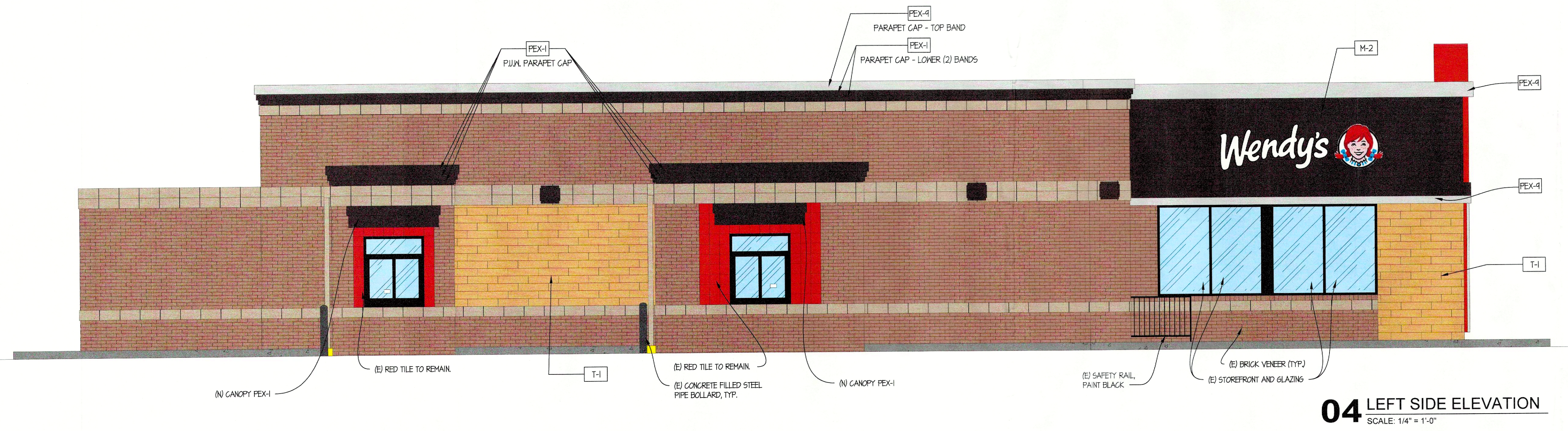
REV.	DATE	DESCRIPTION

ISSUE DATE: 01/31/2022  
 PROJECT NUMBER: 21-XXXX  
 DRAWN BY:  
 CHECKED BY:



SHEET NAME  
**EXTERIOR ELEVATIONS**  
 SHEET NUMBER

**A2.1**



APPROVED:  
 I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 16 day of May, 2022.

*[Signature]*  
 Planning & Zoning Commission, Chairman

*[Signature]*  
 Director of Planning & Zoning

4/12/2022 2:26 PM C:\Users\griffin\OneDrive\Documents\Projects\Rockwall\2545 Ridge RD\REFRESH\Construction Documents\03\_A2\_1\_Ext\_Elevations\_Color.dwg mjgriffin