

P&Z CASE # <b>SP2022-030</b>	P&Z DATE <b>July 1</b> 2	<b>2, 2022</b> CC D	DATE Approved De	enied
ARCHITECTURAL REVIEW BO	ARD DATE	HPAB DATE	PARK BOARD DATE	
Zoning Application  Specific Use Permit  Zoning Change  PD Concept Plan  PD Development Plan  Site Plan Application  X Site Plan  Landscape Plan  Treescape Plan  Photometric Plan  Building Elevations  Material Samples	ARU DATE		Copy of Ordinance (ORD#) Applications Receipt Location Map HOA Map PON Map FLU Map Newspaper Public Notice 500-foot Buffer Public Notice Project Review Staff Report Correspondence Copy-all Plans Required	
□ Color Rendering  Platting Application □ Master Plat □ Preliminary Plat □ Final Plat □ Replat □ Administrative/Minor Pl □ Vacation Plat □ Landscape Plan □ Treescape Plan	at		Copy-Mark-Ups City Council Minutes – Laserfiche Minutes-Laserfiche Plat Filled Date  Cabinet #  Slide #	
HPAB Application  ☐ Exhibit				
Miscellaneous Application  Variance/Exception Re	quest	Zoning	Map Updated	



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

## **DEVELOPMENT APPLICATION**

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

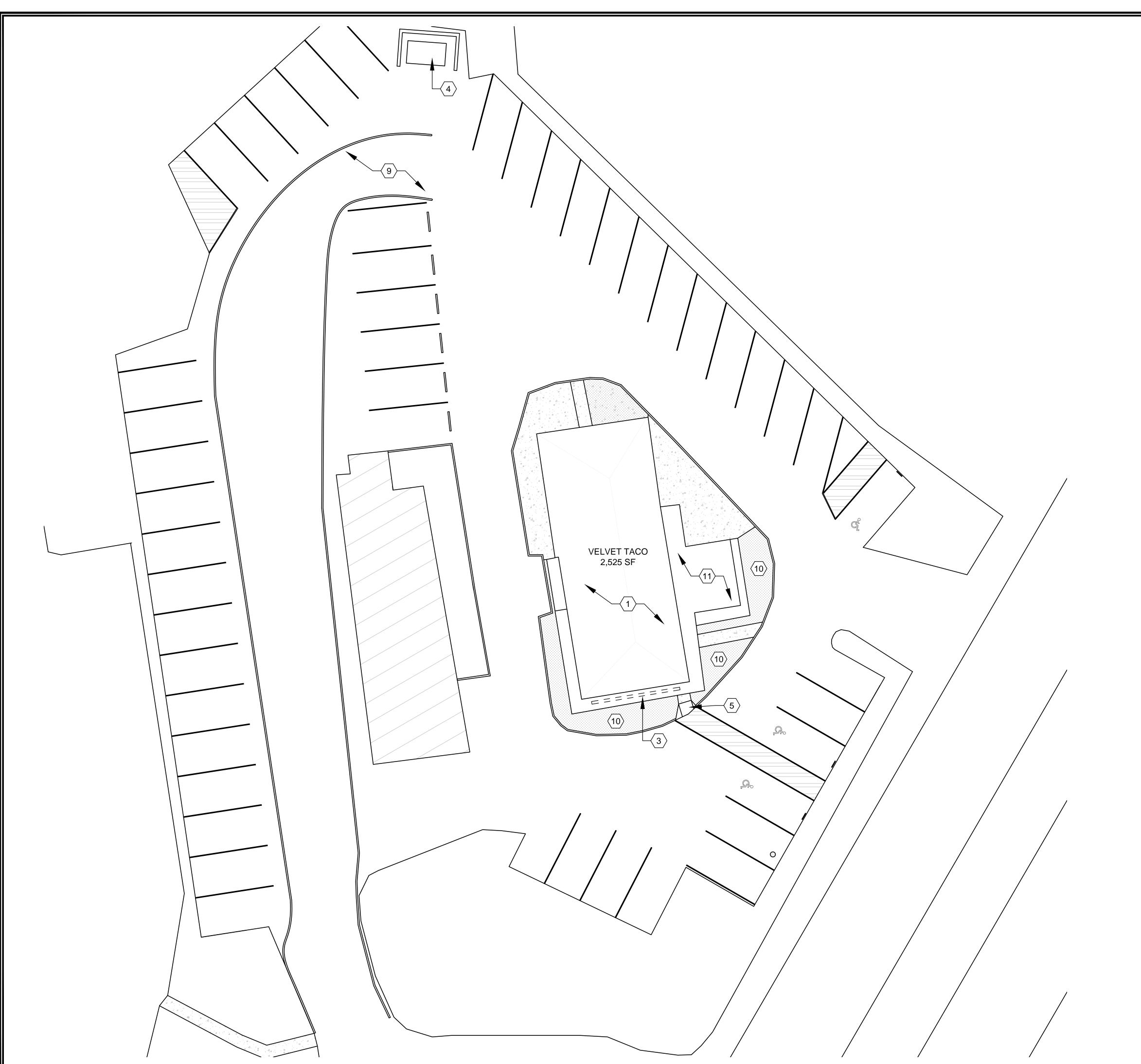
TAFF USE ONLY		_
LANNING & ZONING CASE NO.	5P202	37

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

-030

DIRECTOR OF PLANNING:

	Rockwall, Texas 75087		CITY	ENGINEER:	
PLEASE CHECK THE AP	PPROPRIATE BOX BELOW TO INDICATE THE T	YPE OF DEVELOPI	MENT REC	QUEST [SELECT ONLY ONE BO	X]:
☐ PRELIMINARY PL ☐ FINAL PLAT (\$300 ☐ REPLAT (\$300.00 ☐ AMENDING OR M ☐ PLAT REINSTATE  SITE PLAN APPLICA ☐ SITE PLAN (\$250.0	100.00 + \$15.00 ACRE) 1 AT (\$200.00 + \$15.00 ACRE) 1 0.00 + \$20.00 ACRE) 1 + \$20.00 ACRE) 1 INOR PLAT (\$150.00) MENT REQUEST (\$100.00)	☐ ZO☐ SP☐ PD OTHE.☐ TR☐ VA. NOTES: 1: IN DET PER ACC	NING CHA ECIFIC US DEVELOF R APPLICA EE REMO RIANCE R EERMINING TH EE AMOUNT. 1000.00 FEE V	CATION FEES:  INGE (\$200.00 + \$15.00 ACRE)  SE PERMIT (\$200.00 + \$15.00 ACRE)  PMENT PLANS (\$200.00 + \$15.00  ATION FEES:  VAL (\$75.00)  EQUEST/SPECIAL EXCEPTION  HE FEE, PLEASE USE THE EXACT ACRE/ FOR REQUESTS ON LESS THAN ONE ACRE/	CRE) 1 & 2 0 ACRE) 1 US (\$100.00) 2 US (\$100.00) 2 US (\$1,000.00) 1 ACRE. FEE FOR ANY REQUEST THAT
PROPERTY INFOR	RMATION [PLEASE PRINT]				
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SUBDIVISION	I-30 740 West Addn			LOT 1	BLOCK
GENERAL LOCATION	Ridge Road and I-30				
ZONING. SITE PLA	AN AND PLATTING INFORMATION (	PLEASE PRINTI			
CURRENT ZONING	C	ALEXAETT .	ENT USE	Closed Restaurant	
PROPOSED ZONING	C	PROPO	SED USE	Restaurant	
ACREAGE	0.448 LOTS [CUR	RRENT		LOTS [PROPOSED	1
REGARD TO ITS AF	PLATS: BY CHECKING THIS BOX YOU ACKNOWLE PPROVAL PROCESS, AND FAILURE TO ADDRESS AI NIAL OF YOUR CASE.				
OWNER/APPLICA	NT/AGENT INFORMATION [PLEASE PR	INT/CHECK THE PRI	MARY CON	TACT/ORIGINAL SIGNATURES AR	E REQUIRED]
☑ OWNER		APF	LICANT	Roxanne Bei	rlien
CONTACT PERSON	Stephen Wall	CONTACT F			
ADDRESS	7700 Windrose Ave Suite G300	AC	DRESS	12 turnberry	dr
CITY, STATE & ZIP	Plano TX 75035	CITY, STAT	E & ZIP	coto de caza ca	92679
PHONE	469-343-2055		PHONE		
E-MAIL	stephen.wall@velvettaco.com		E-MAIL	310 407 9789 ROXUNNE 13@LON	nmercial Permite
STATED THE INFORMATIO	ATION [REQUIRED] SIGNED AUTHORITY, ON THIS DAY PERSONALLY APINON THIS APPLICATION TO BE TRUE AND CERTIFIE  AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION TO BE TRUE AND CERTIFIES APPLICATION THE PURPOSE OF THIS APPLICATI	ED THE FOLLOWING:	ON SUBMIT	WALL [OWNER	R] THE UNDERSIGNED, WHO
\$ 100.00 INFORMATION CONTAINED	TO COVER THE COST OF THIS APPLICATION, 20 22 BY SIGNING THIS APPLICATION, WITHIN THIS APPLICATION TO THE PUBLIC. THE ON WITH THIS APPLICATION, IF SUCH REPRODUCTION IN	ION, HAS BEEN PAID T I AGREE THAT THE ( CITY IS ALSO AUTHO IS ASSOCIATED OR IN	O THE CITY CITY OF RO RIZED AND	OF ROCKWALL ON THIS THE CKWALL (I.E. "CITY") IS AUTHORIZE OPERMITTED TO REPRODUCE AN	DAY OF TO AND PERMITTED TO PROVIDE BY COPYRIGHTED INFORMATION
GIVEN UNDER MY HAND A	ND SEAL OF OFFICE ON THIS THE 8 DAY OF OWNER'S SIGNATURE		, 20_2		JESSICA LOWREY Notary ID #132865951 My_Commission Expires



	KEYED NOTES
(##)	NOTES
1	VELVET TACO SPACE.
2	NOT USED
3	SIGNAGE BY OWNER. COORDINATE STRUCTURE AND ELECTRICAL.
4	TRASH ENCLOSURE.
5	RAMP DOWN FOR ACCESSIBILITY.
6	NOT USED
7	NOT USED
8	NO PARKING - FIRE LANE.
9	LANDSCAPE BED.
10	PATIO ROOF.



5310 E.HIGH STREET, SUITE 350, PHOENIX, AZ 85054 T | 480.448.6250 • WWW.SARGARCH.COM CONSULTANTS (ENGINEER):

ARCHITECTURAL SEAL:



CONTRACTOR'S NOTES:

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WHICH MAY INTERFERE WITH THE PROPER
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TUMI CONSTRUCTION MANAGER FOR
ISSUES ARISING FROM THE FIELD
CONDITIONS OR CONFLICTS BETWEEN THE
PLANS AND THE EXISTING CONDITIONS
PRIOR TO THE COMMENCEMENT OF WORK.

		DATE	ISSUE
		05/27/22	ISSUE FOR PERMIT
	$\Lambda$	06/13/22	OWNER COMMENTS
		06/15/22	ISSUE FOR PERMIT -
			INTERIOR ONLY
1			



LOCATION:

VELVET TACO 2608 RIDGE ROAD ROCKWALL, TX 75087

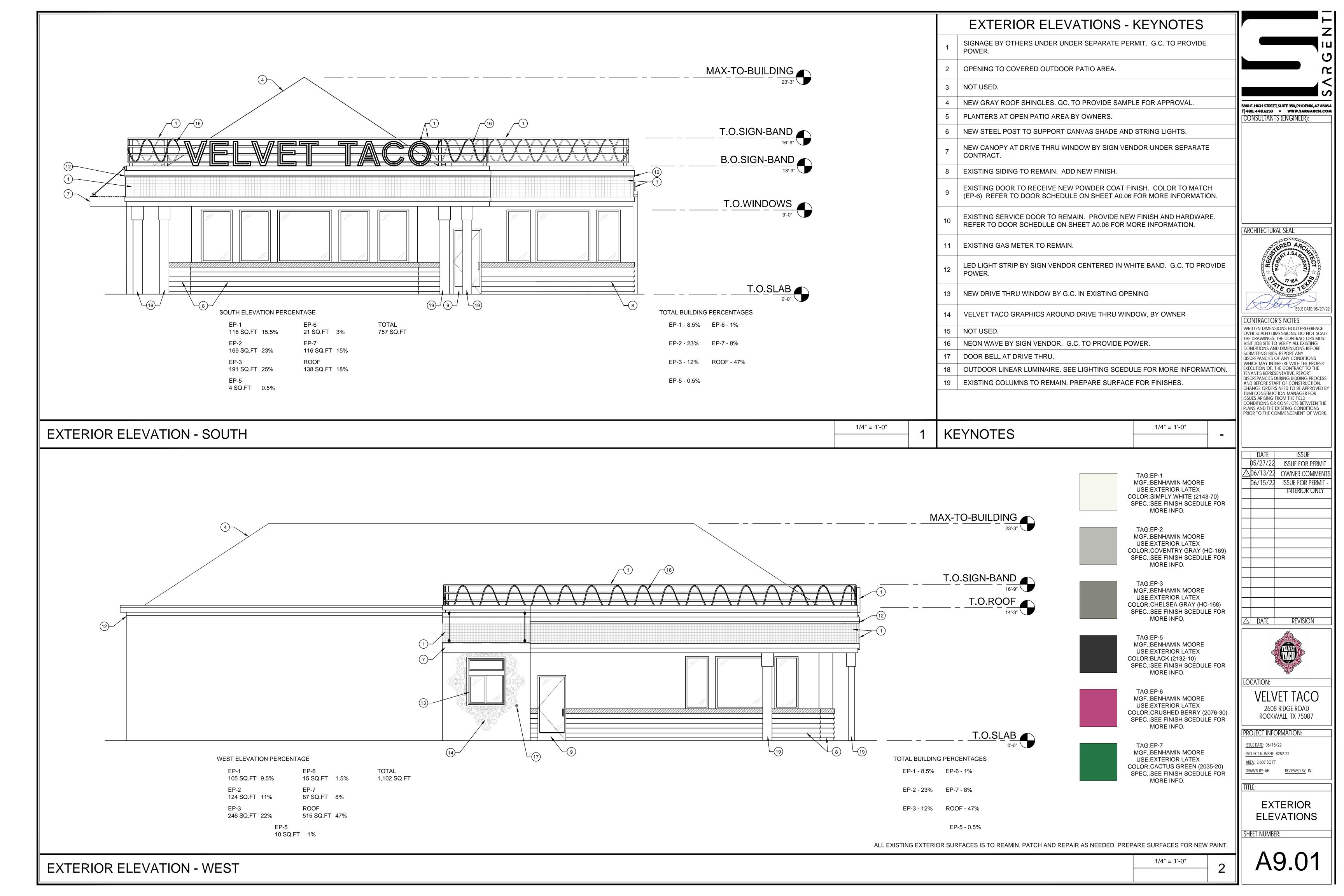
PROJECT INFORMATION:

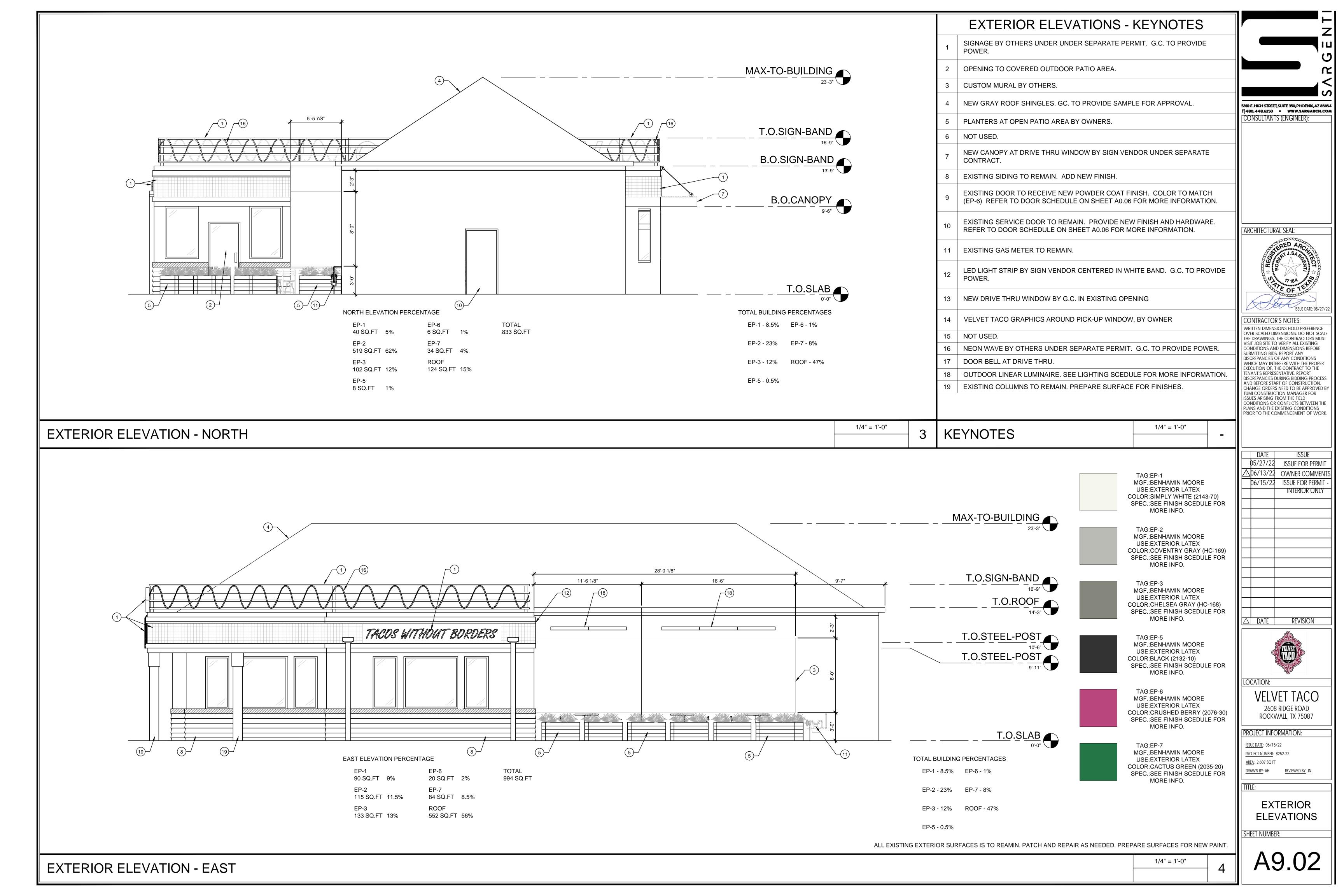
PROJECT NUMBER: 8252-22

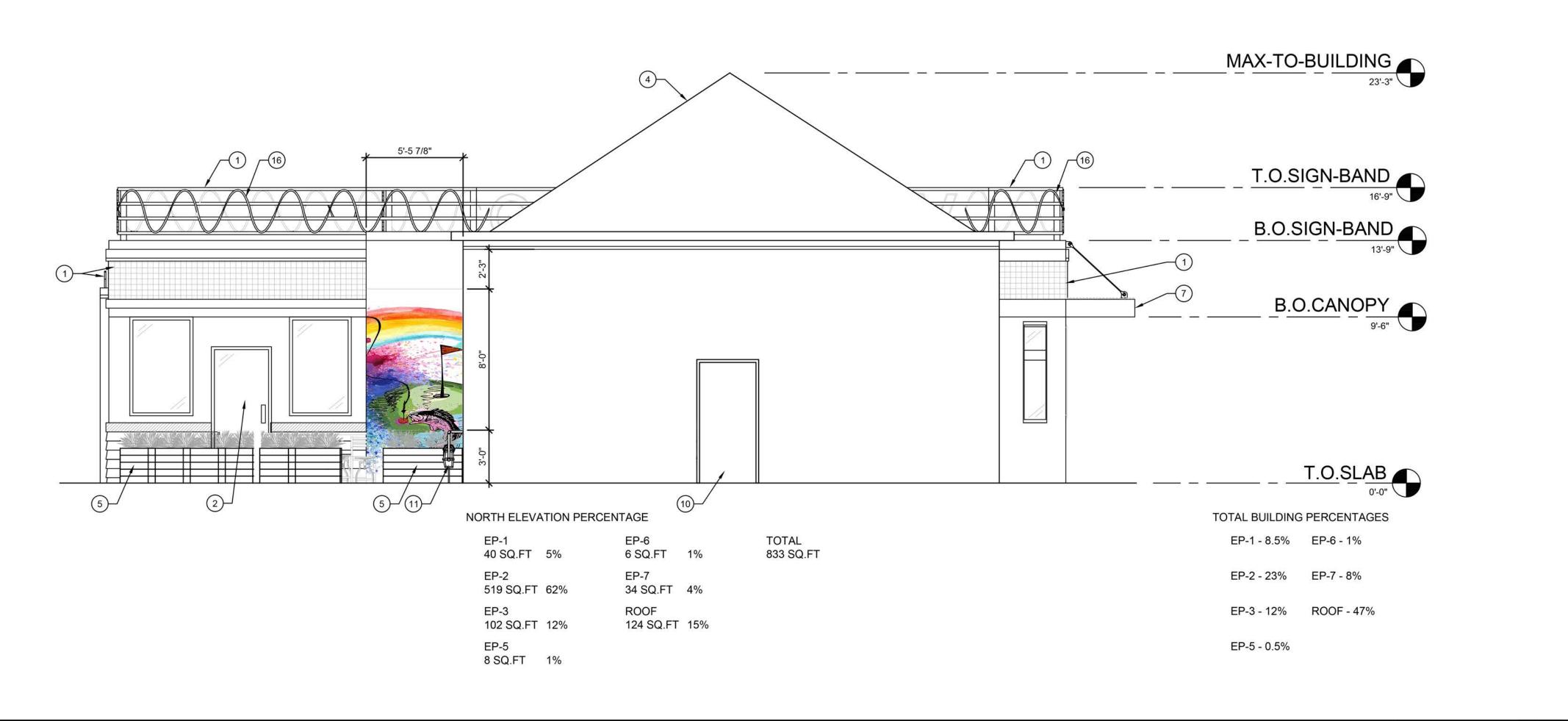
SITE PLAN

SHEET NUMBER:

A0.05







EAST ELEVATION PERCENTAGE

20 SQ.FT 2%

84 SQ.FT 8.5%

552 SQ.FT 56%

ROOF

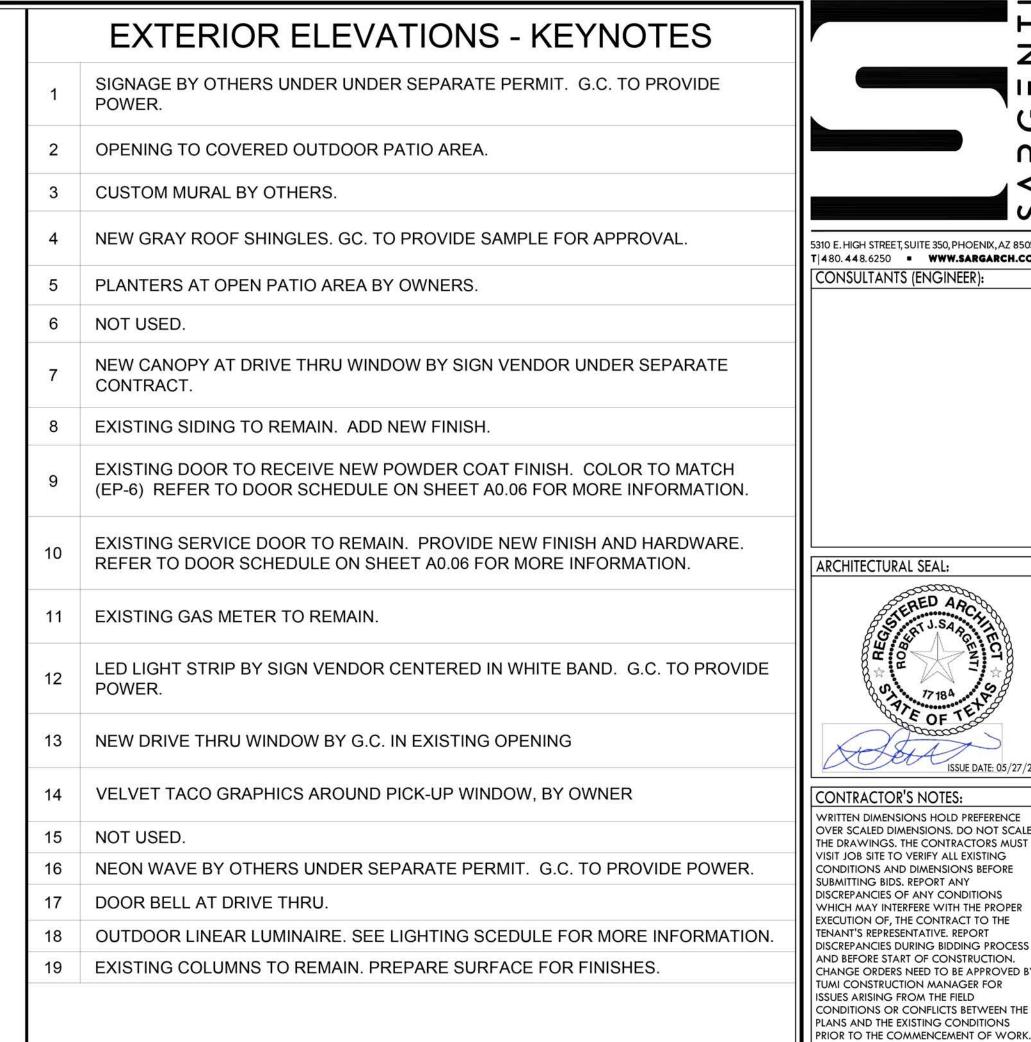
994 SQ.FT

90 SQ.FT 9%

115 SQ.FT 11.5%

133 SQ.FT 13%

EP-2



1/4" = 1'-0"

3 | KEYNOTES **EXTERIOR ELEVATION - NORTH** MGF.:BENHAMIN MOORE **USE:EXTERIOR LATEX** COLOR: SIMPLY WHITE (2143-70) SPEC.:SEE FINISH SCEDULE FOR MORE INFO. MAX-TO-BUILDING TAG:EP-2 MGF.:BENHAMIN MOORE USE:EXTERIOR LATEX COLOR: COVENTRY GRAY (HC-169) SPEC.:SEE FINISH SCEDULE FOR MORE INFO. 28'-0 1/8" T.O.SIGN-BAND 11'-6 1/8" 16'-6" TAG:EP-3 MGF.:BENHAMIN MOORE USE:EXTERIOR LATEX T.O.ROOF COLOR: CHELSEA GRAY (HC-168) SPEC.:SEE FINISH SCEDULE FOR MORE INFO. △ DATE TACOS WITHOUT BORDERS T.O.STEEL-POST TAG:EP-5 MGF.:BENHAMIN MOORE USE:EXTERIOR LATEX T.O.STEEL-POST COLOR:BLACK (2132-10) SPEC.: SEE FINISH SCEDULE FOR MORE INFO. LOCATION: TAG:EP-6 MGF.:BENHAMIN MOORE USE:EXTERIOR LATEX COLOR: CRUSHED BERRY (2076-30)

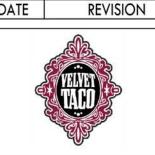
5310 E. HIGH STREET, SUITE 350, PHOENIX, AZ 85054 T|480.448.6250 - WWW.SARGARCH.COM

CONSULTANTS (ENGINEER):

ARCHITECTURAL SEAL:

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05/27/22 ISSUE FOR PERMIT 106/13/22 OWNER COMMENTS



**VELVET TACO** 2608 RIDGE ROAD ROCKWALL, TX 75087

PROJECT INFORMATION:

ISSUE DATE: 05/27/22 PROJECT NUMBER: 8252-22 AREA: 2,607 SQ FT

DRAWN BY: AH REVIEWED BY: JN

> MURAL **EXTERIOR ELEVATIONS**

SHEET NUMBER:

A9.03

EP-5 - 0.5%

TOTAL BUILDING PERCENTAGES

EP-1 - 8.5% EP-6 - 1%

EP-2 - 23% EP-7 - 8%

EP-3 - 12% ROOF - 47%

T.O.SLAB

ALL EXISTING EXTERIOR SURFACES IS TO REAMIN. PATCH AND REPAIR AS NEEDED. PREPARE SURFACES FOR NEW PAINT.

1/4" = 1'-0"

SPEC.:SEE FINISH SCEDULE FOR

MORE INFO.

MGF.:BENHAMIN MOORE

COLOR:CACTUS GREEN (2035-20)

SPEC.: SEE FINISH SCEDULE FOR

USE:EXTERIOR LATEX

MORE INFO.

1/4" = 1'-0"

TAG:EP-7



PROPOSED MURAL ARTWORK



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

## **DEVELOPMENT APPLICATION**

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

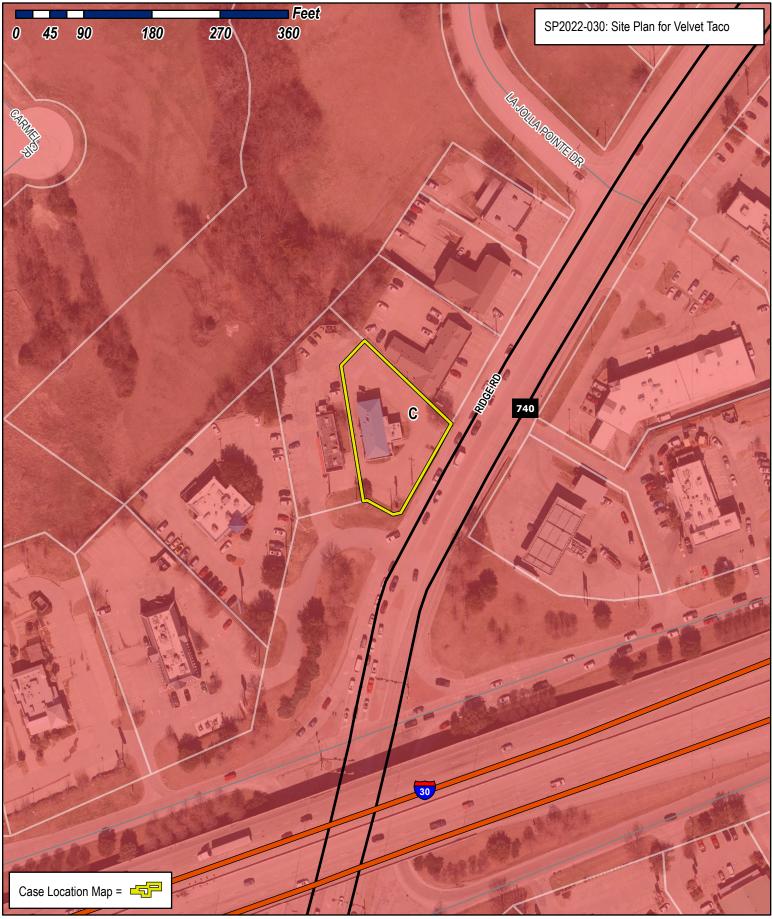
TAFF USE ONLY		_
LANNING & ZONING CASE NO.	5P202	37

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	Rockwall, Texas 75087		CITY	ENGINEER:	
PLEASE CHECK THE AP	PPROPRIATE BOX BELOW TO INDICATE THE T	YPE OF DEVELOPI	MENT REC	QUEST [SELECT ONLY ONE BO	X]:
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☑ OWNER		APF	LICANT	Roxanne Bei	rlien
CONTACT PERSON	Stephen Wall	CONTACT F			
ADDRESS	7700 Windrose Ave Suite G300	AC	DRESS	12 turnberry	dr
CITY, STATE & ZIP	Plano TX 75035	CITY, STAT	E & ZIP	coto de caza ca	92679
PHONE	469-343-2055		PHONE		
E-MAIL	stephen.wall@velvettaco.com		E-MAIL	310 407 9789 ROXUNNE 13@LON	nmercial Permite
STATED THE INFORMATIO	ATION [REQUIRED] SIGNED AUTHORITY, ON THIS DAY PERSONALLY APINON THIS APPLICATION TO BE TRUE AND CERTIFIE  AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION TO BE TRUE AND CERTIFIES APPLICATION THE PURPOSE OF THIS APPLICATI	ED THE FOLLOWING:	ON SUBMIT	WALL [OWNER	R] THE UNDERSIGNED, WHO
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GIVEN UNDER MY HAND A	ND SEAL OF OFFICE ON THIS THE 8 DAY OF OWNER'S SIGNATURE		, 20_2		JESSICA LOWREY Notary ID #132865951 My_Commission Expires

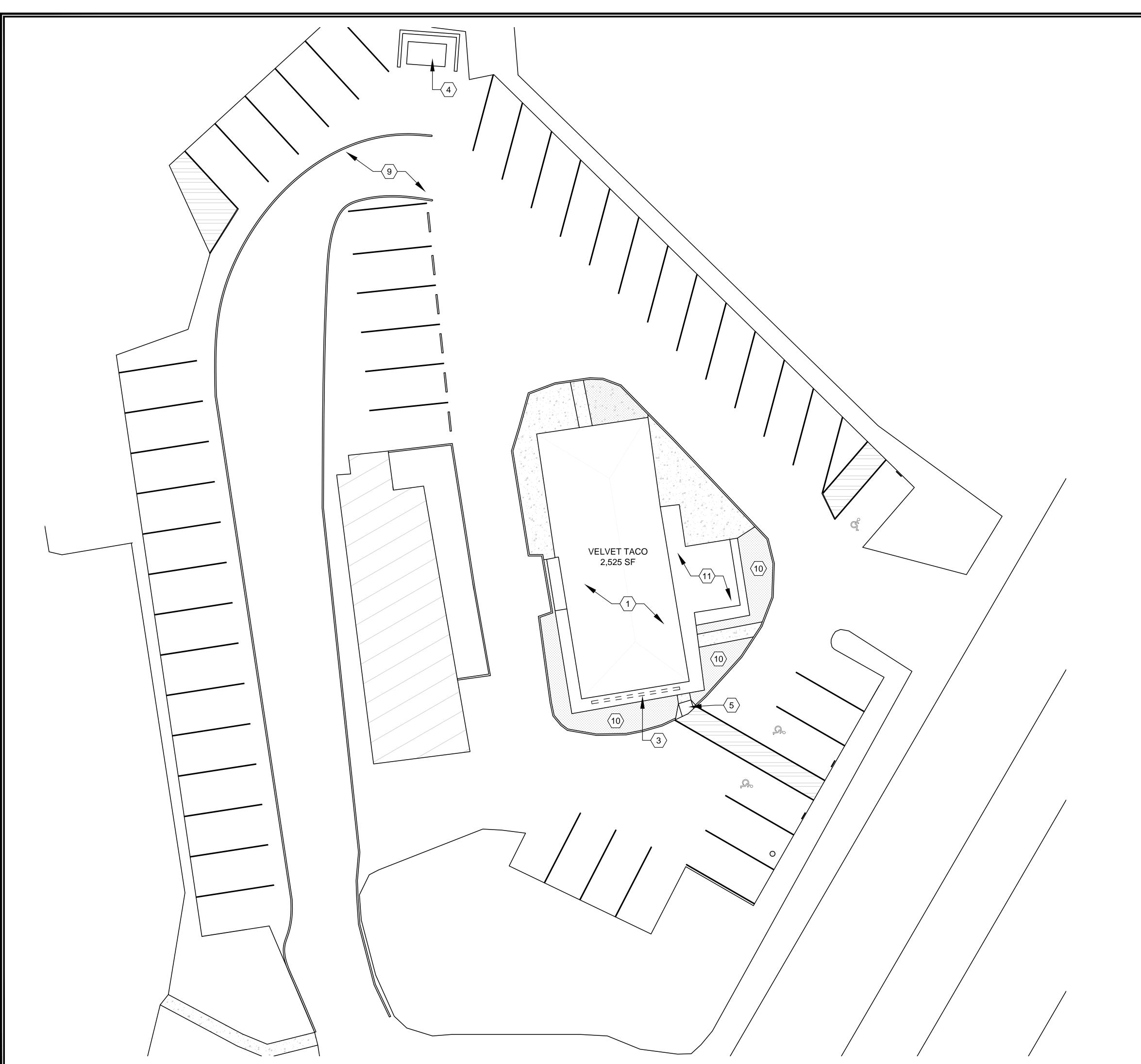




# City of Rockwall

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.





KEYED NOTES		
<b>(##</b> )	NOTES	
1	VELVET TACO SPACE.	
2	NOT USED	
3	SIGNAGE BY OWNER. COORDINATE STRUCTURE AND ELECTRICAL.	
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5	RAMP DOWN FOR ACCESSIBILITY.	
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5310 E.HIGH STREET, SUITE 350, PHOENIX, AZ 85054 T | 480.448.6250 • WWW.SARGARCH.COM CONSULTANTS (ENGINEER):

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$\Lambda$	06/13/22	OWNER COMMENTS
	06/15/22	
		INTERIOR ONLY
<u> </u>		

△ DATE REVISION

LOCATION:

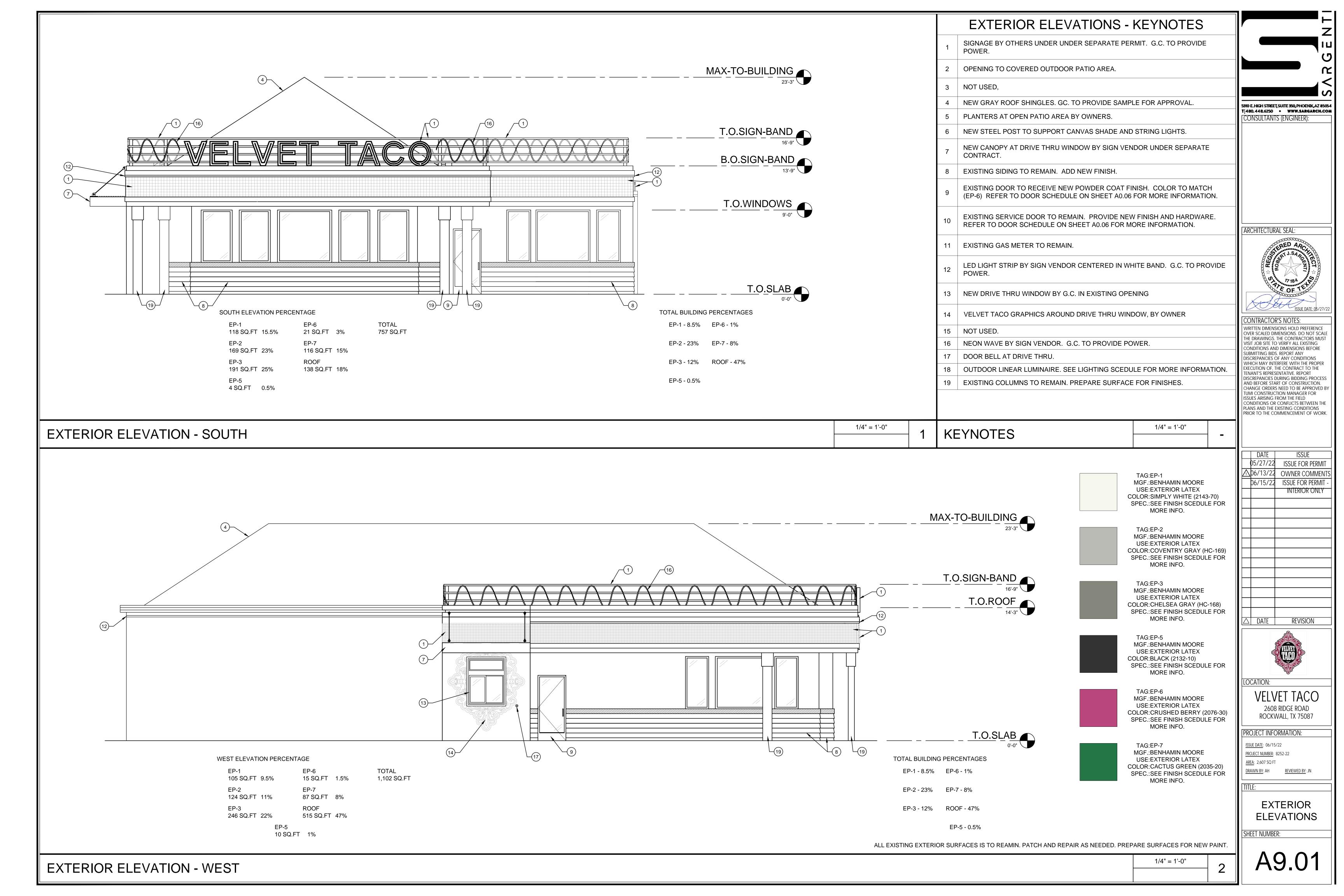
VELVET TACO 2608 RIDGE ROAD ROCKWALL, TX 75087

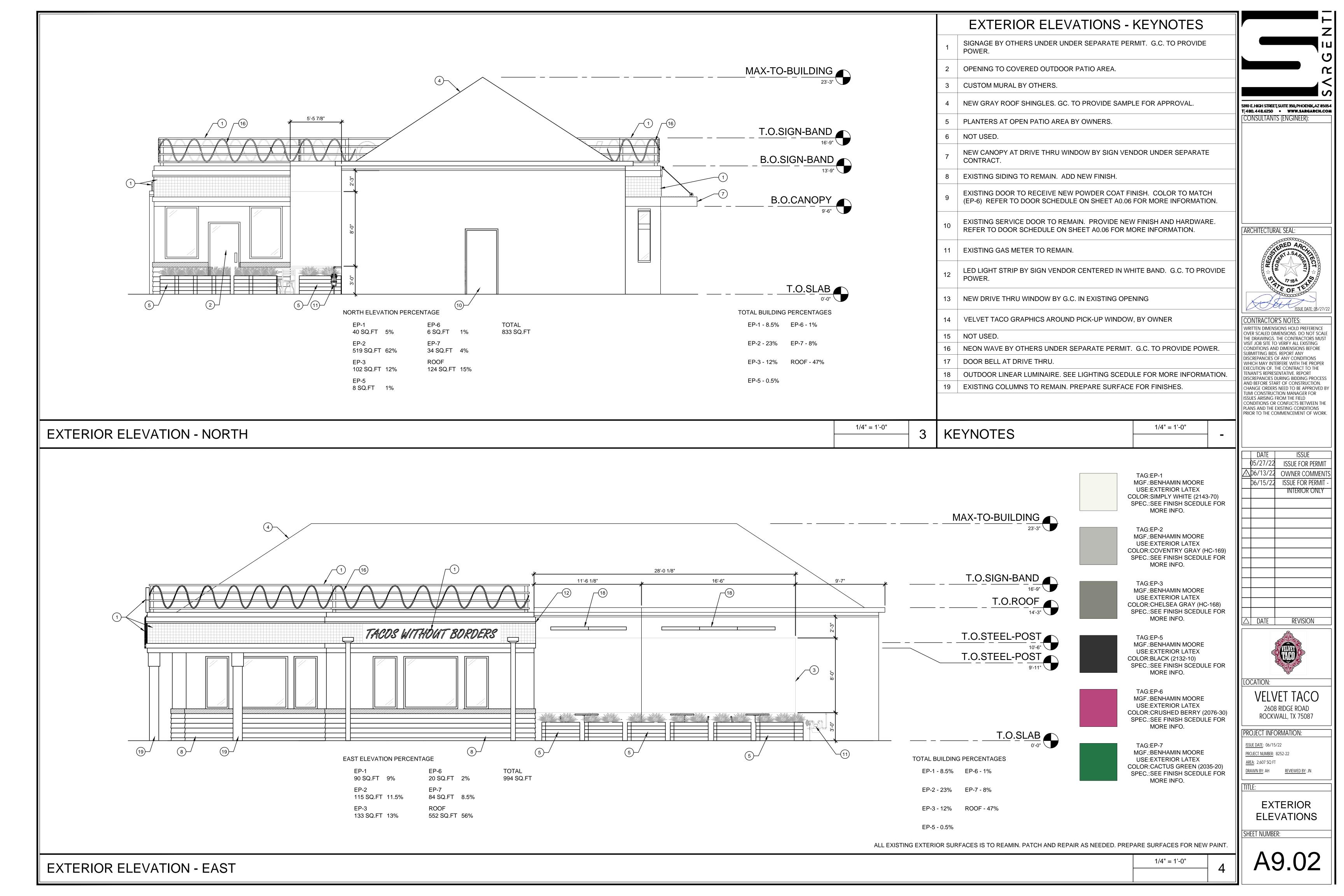
PROJECT INFORMATION: <u>ISSUE DATE</u>: 06/15/22

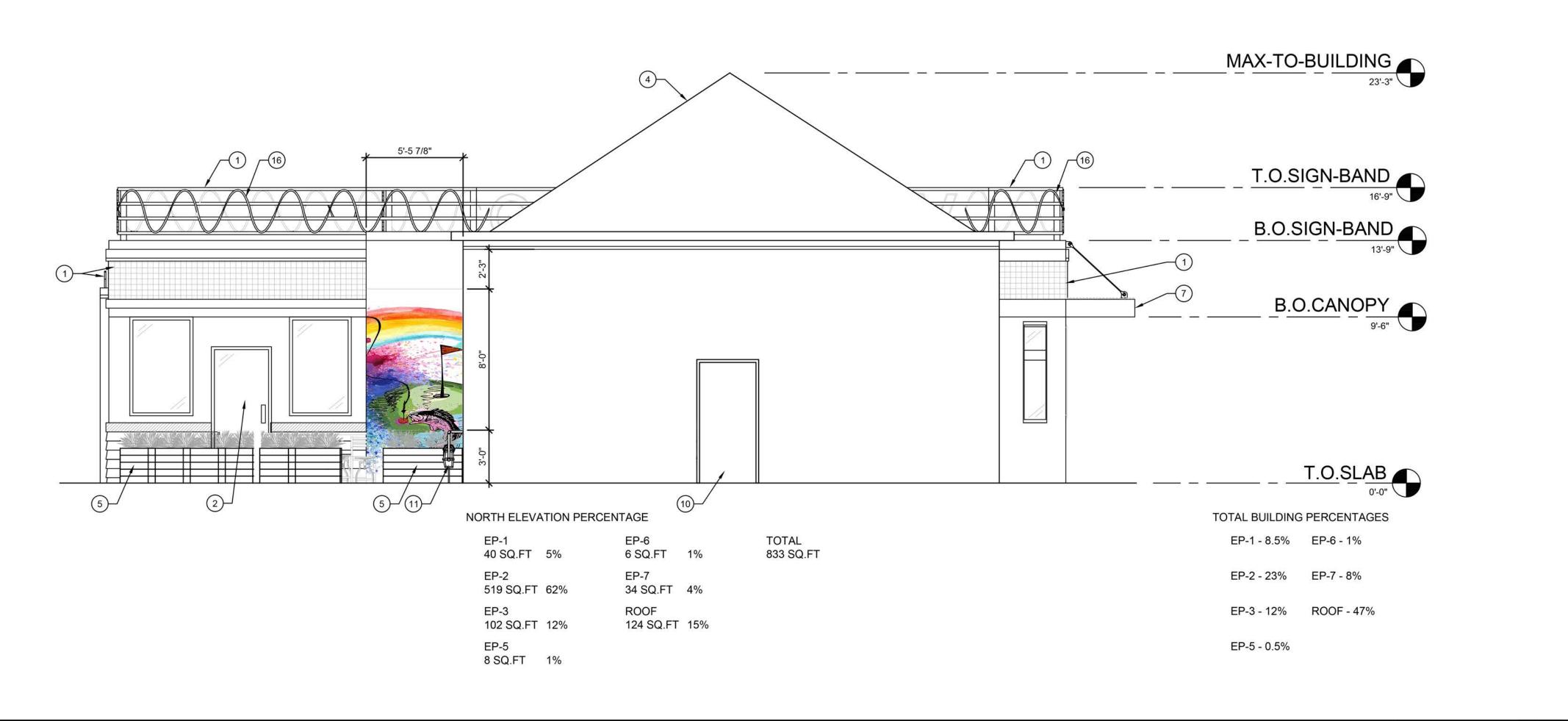
PROJECT NUMBER: 8252-22 <u>Area</u>: 2,607 SQ FT

SITE PLAN

SHEET NUMBER:







EAST ELEVATION PERCENTAGE

20 SQ.FT 2%

84 SQ.FT 8.5%

552 SQ.FT 56%

ROOF

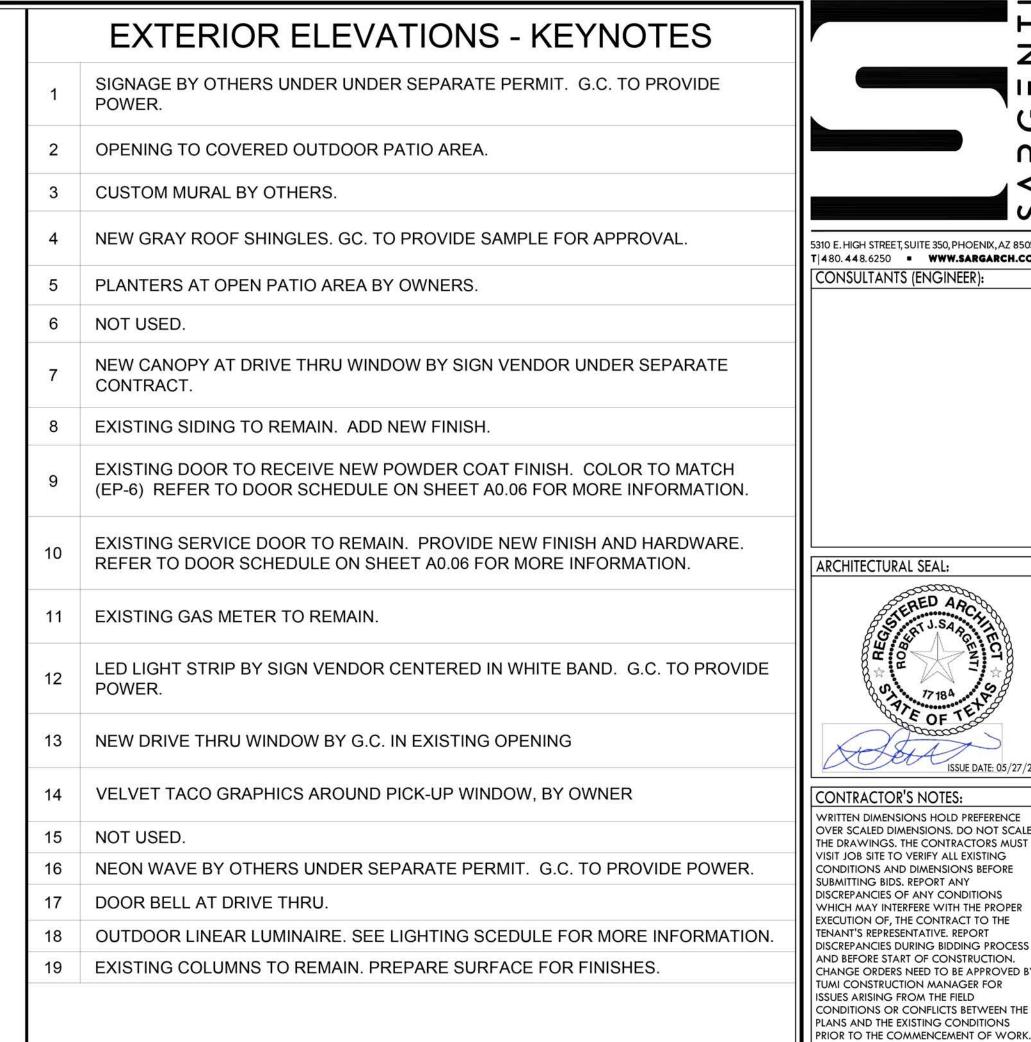
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EP-2



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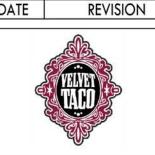
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COLOR:CACTUS GREEN (2035-20)

SPEC.: SEE FINISH SCEDULE FOR

USE:EXTERIOR LATEX

MORE INFO.

1/4" = 1'-0"

TAG:EP-7



PROPOSED MURAL ARTWORK

# PROJECT COMMENTS



**Bethany Ross** 

(972) 772-6488

bross@rockwall.com

CASE MANAGER:

CASE MANAGER PHONE:

CASE MANAGER EMAIL:

DATE: 6/24/2022

PROJECT NUMBER: SP2022-030

PROJECT NAME: Amended Site Plan for a Restaurant

SITE ADDRESS/LOCATIONS: 2608 RIDGE RD

CASE CAPTION: Discuss and consider a request by Roxanne Berlien on behalf of Stephen Wall for the approval of an Amended Site Plan for a

Restaurant with Drive Through/Drive-In (i.e. Velvet Taco) on a 0.448-acre tract of land identified as a portion of Lot 1 of the I-30 740 West Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV)

District and the Scenic Overlay (SOV) District, addressed as 2608 Ridge Road [FM-740], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PLANNING	Bethany Ross	06/23/2022	Approved w/ Comments	

06/23/2022: SP2022-030; Amended Site Plan for Velvet Taco

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

- I.1 Discuss and consider a request by Roxanne Berlien on behalf of Stephen Wall for the approval of an Amended Site Plan for a Restaurant with Drive Through/Drive-In (i.e. Velvet Taco) on a 0.448-acre tract of land identified as a portion of Lot 1 of the I-30 740 West Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 2608 Ridge Road [FM-740], and take any action necessary.
- 1.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
- 1.3 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Commercial (C) District standards, the IH30 Overlay District (IH30 OV), the Scenic Overlay District (SOV), and the Development Standards of Article V, that are applicable to the subject property.
- M.4 For reference, include the case number (SP2022-030) in the lower right-hand corner of all pages on future submittals.
- M.5 Please add the standard signature block to all pages of all revised plan submittals. (Subsection 03.04.A, of Article 11, UDC)
- M.6 Provide a material sample board and color rendering of building elevations (Subsection 03.04.A, of Article 11)
- M.7 Provide 4 (24" X 36") folded copies of each plan. (Subsection 03.04.A, of Article 11)
- M.8 Include the Owners and Developers name, address, and phone number on all pages. (Subsection 03.04.B, of Article 11)
- M.9 Include a numeric and graphic scale on all pages of the submittal (Subsection 03.04.A, of Article 11)
- M.10 Include a vicinity map that locates the site relative to the nearest major roadways in a one-half mile radius. (03.04.A, of Article 11)

#### M.11 Site Plan

- (1) Add a North arrow. (Subsection 03.04.A, of Article 11)
- (2) Add the total lot or site area (in square footage or acreage. Indicate only the property in question on the site plan (i.e. exclude the Waffle House property). (Subsection 03.04.B, of Article 11)
- (3) Indicate the perimeter dimensions of the site and building. (Subsection 03.04.B, of Article 11)
- (4) Indicate the distance between all property lines and the existing building. (03.04.B, of Article 11)
- (5) Indicate all existing property lines. (Subsection 03.04.B, of Article 11)
- (6) Indicate the building setbacks adjacent to Ridge Road. (Subsection 03.04.B, of Article 11)
- (7) Indicate utilities. (Subsection 03.04B, of Article 11)
- (8) Indicate all drive/turning radii, drive widths, and fire lanes. (Subsection 03.04.B, of Article 11)
- (9) Indicate all existing fire hydrants. (Subsection 03.04.B, of Article 11)
- (10) Indicate and label widths of all sidewalks. (Subsection 03.04.B, of Article 11)
- (11) Indicate all adjacent right-of-way information, centerlines, and any median breaks for adjacent streets. (Subsection 03.04.B, of Article 11)
- (12) Indicate the dimension of a typical parking space. (Subsection 05.03, of Article 06)
- (13) Provide a parking table indicated the total number of required parking spaces (i.e. 26) and the total number provided. (Subsection 05.01, of Article 06)
- (14) Currently the site plan shows 23 parking spaces on the subject property, 26 is required. Please indicate if there is a shared parking agreement with the Waffle House property and provide staff with the agreement. (Table 5, Article 06)
- (15) Are there any roof mounted or pad mounted utility equipment? If so, indicate them on the site plan and building elevations and show any subsequent required screening. (Subsection 01.05. C, of Article 05)

#### M.12 Photometric Plan

(1) If any additional lighting is proposed, a photometric plan will need to be submitted. (Subsection 03.03, of Article 07)

#### M.8 Building Elevations

- (1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of the site plan checklist.
- (2) Dumpster enclosure must be screened, self-latching, and faced with primary building materials. (Subsection 01.05.B, of Article 05)
- (3) Please indicate exterior elevations adjacent to Public Right-of-way (i.e. facing Ridge Road).
- 1.9 Based on the materials submitted staff has identified the following exceptions for this project:
- (1) Corporate Branding. According to Subsection 06.02.C8, General Overlay District Standards, of the Unified Development Code (UDC), (a) company's building corporate identity that conflicts with the General Overlay District Standards shall be reviewed case-by-case basis as a variance in accordance with the requirements of Subsection 09.02, Variances to the General Overlay District Standards, of Article 11, Development Applications and Review Procedures.
- M.10 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measure for each exception or variance is required. In this case, staff has identified two (2) variances. In order to request a variance, the applicant will need to provide a letter outlining the requested variances and the four (4) required compensatory measures. (Subsection 09.02, of Article 11).

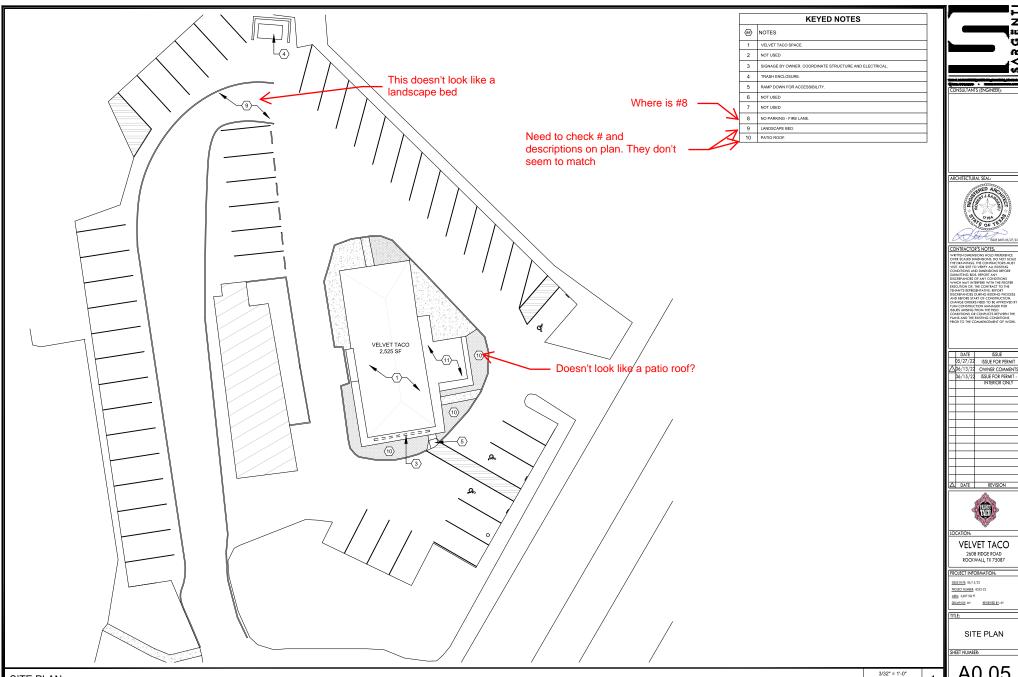
Some additional compensatory measures to consider:

- (1) Additional landscaping.
- (2) Inclusion of 20% natural or cultured stone.
- I.11 Please note that failure to address all comments provided by staff by 3:00 PM on July 6, 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.12 Please note the scheduled meetings for this case:
- (1) Planning & Zoning Work Session meeting will be held on June 28, 2022.
- (2) Planning & Zoning meeting/public hearing meeting will be held on July 12, 2022
- I.13 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	06/23/2022	Needs Review	
06/23/2022: Need to check # a	and descriptions on plan. They don't seem to m	atch the Keyed Notes.		
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
BUILDING	Rusty McDowell	06/23/2022	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
FIRE	Ariana Kistner	06/22/2022	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
GIS	Lance Singleton	06/21/2022	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
POLICE	Chris Cleveland	06/20/2022	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PARKS	Travis Sales	06/20/2022	Approved w/ Comments	
00/00/0000				

06/20/2022: .



SITE PLAN





	06/15/22	ISSUE FOR PERMIT -
		INTERIOR ONLY
Ī		
Ī		
Ī		



VELVET TACO
2608 RIDGE ROAD
ROCKWALL, TX 75087

ISSUE DATE: 06/15/22

PROJECT NUMBER: 8252-22
AREA: 2,607 SQ FT
DRAWN BY, AH REVIEWED BY; IN

SITE PLAN

SHEET NUMBER:

A0.05



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

## **DEVELOPMENT APPLICATION**

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

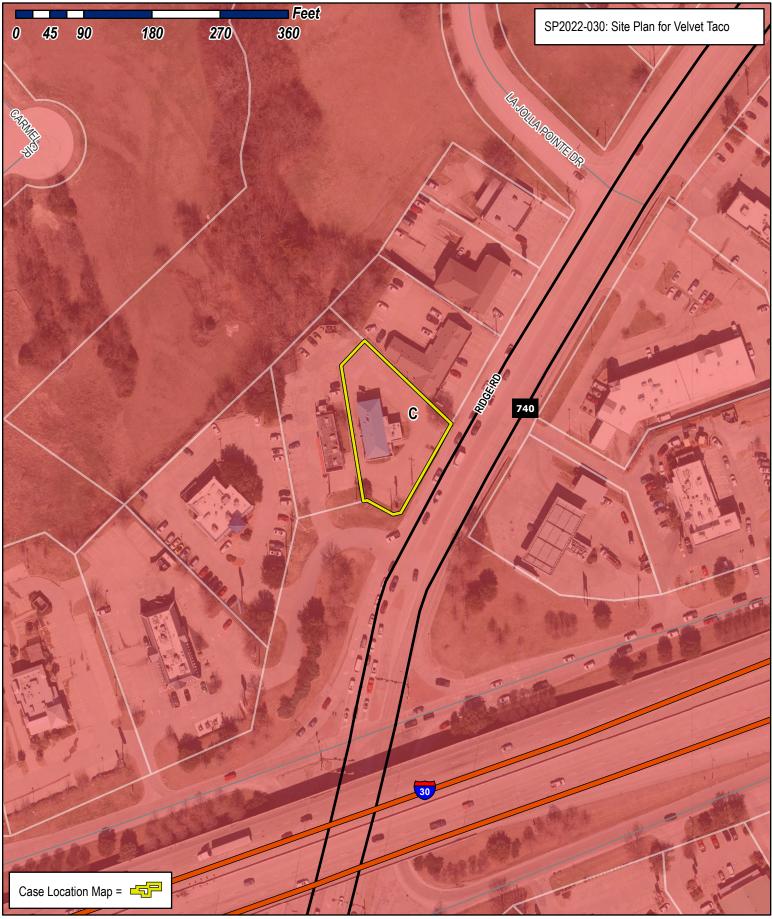
TAFF USE ONLY		_
LANNING & ZONING CASE NO.	5P202	37

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

-030

DIRECTOR OF PLANNING:

	Rockwall, Texas 75087		CITY	ENGINEER:	
PLEASE CHECK THE AP	PPROPRIATE BOX BELOW TO INDICATE THE T	YPE OF DEVELO	PMENT REC	QUEST [SELECT ONLY ONE B	OX]:
☐ PRELIMINARY PL ☐ FINAL PLAT (\$300 ☐ REPLAT (\$300.00 ☐ AMENDING OR M ☐ PLAT REINSTATE  SITE PLAN APPLICA ☐ SITE PLAN (\$250.0	100.00 + \$15.00 ACRE) 1 AT (\$200.00 + \$15.00 ACRE) 1 0.00 + \$20.00 ACRE) 1 + \$20.00 ACRE) 1 INOR PLAT (\$150.00) EMENT REQUEST (\$100.00)		ONING CHA PECIFIC US D DEVELOP ER APPLIC, REE REMO' ARIANCE R  ETERMINING THE CRE AMOUNT. JOBOLO FEE V VES CONSTRU	CATION FEES:  ANGE (\$200.00 + \$15.00 ACRE) BE PERMIT (\$200.00 + \$15.00 A  PMENT PLANS (\$200.00 + \$15.  ATION FEES:  VAL (\$75.00)  EQUEST/SPECIAL EXCEPTIO  THE FEE, PLEASE USE THE EXACT ACRE FOR REQUESTS ON LESS THAN ONE ACMILL BE ADDED TO THE APPLICATION  CTION WITHOUT OR NOT IN COMPLIAN	ACRE) 1 8 2 00 ACRE) 1  NS (\$100.00) 2  EAGE WHEN MULTIPLYING BY THE CRE, ROUND UP TO ONE (1) ACRE. N FEE FOR ANY REQUEST THAT
PROPERTY INFOR	RMATION [PLEASE PRINT]				
ADDRESS	2606 Ridge Road, Rockwall	TX 75087			
SUBDIVISION	I-30 740 West Addn			LOT 1	BLOCK
GENERAL LOCATION	Ridge Road and I-30				
ZONING. SITE PLA	AN AND PLATTING INFORMATION [	PLEASE PRINTI			
CURRENT ZONING	C	Called Age (1)	RENT USE	Closed Restaurant	
PROPOSED ZONING	C	PROP	OSED USE	Restaurant	
ACREAGE	0.448 LOTS [CUR	RRENTI		LOTS [PROPOSEI	DI
REGARD TO ITS AF	PLATS: BY CHECKING THIS BOX YOU ACKNOWLE. PPROVAL PROCESS, AND FAILURE TO ADDRESS AI NIAL OF YOUR CASE.				
OWNER/APPLICA	NT/AGENT INFORMATION [PLEASE PR	INT/CHECK THE PF	IMARY CON	TACT/ORIGINAL SIGNATURES A	RE REQUIRED]
☑ OWNER		AF	PLICANT	Roxanne Be	vlien
CONTACT PERSON	Stephen Wall	CONTACT			
ADDRESS	7700 Windrose Ave Suite G300	A	DDRESS	12 turnberry	dr
CITY, STATE & ZIP	Plano TX 75035	CITY, ST	ATE & ZIP	Who de caza c	+ 92679
PHONE	469-343-2055		PHONE		
E-MAIL	stephen.wall@velvettaco.com		E-MAIL	310 407 9789 ROKUMNE B@LON	mmercial Permite
STATED THE INFORMATIO	ATION [REQUIRED] SIGNED AUTHORITY, ON THIS DAY PERSONALLY API ON THIS APPLICATION TO BE TRUE AND CERTIFIE  AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION	ED THE FOLLOWIN		WALL TOWNE	ER] THE UNDERSIGNED, WHO
\$ 100.00 INFORMATION CONTAINED	TO COVER THE COST OF THIS APPLICATION, 20 22 BY SIGNING THIS APPLICATION, WITHIN THIS APPLICATION TO THE PUBLIC. THE CON WITH THIS APPLICATION, IF SUCH REPRODUCTION I	TION, HAS BEEN PAID I AGREE THAT THE CITY IS ALSO AUTH IS ASSOCIATED OR I	TO THE CITY CITY OF RO IORIZED AND	YOF ROCKWALL ON THIS THE OCKWALL (I.E. "CITY") IS AUTHORIZ O PERMITTED TO REPRODUCE A	DAY OF CED AND PERMITTED TO PROVIDE NY COPYRIGHTED INFORMATION
GIVEN UNDER MY HAND A	OWNER'S SIGNATURE	_	, 20 <u></u>		JESSICA LOWREY Notary ID #132865951 My_Commission Expires

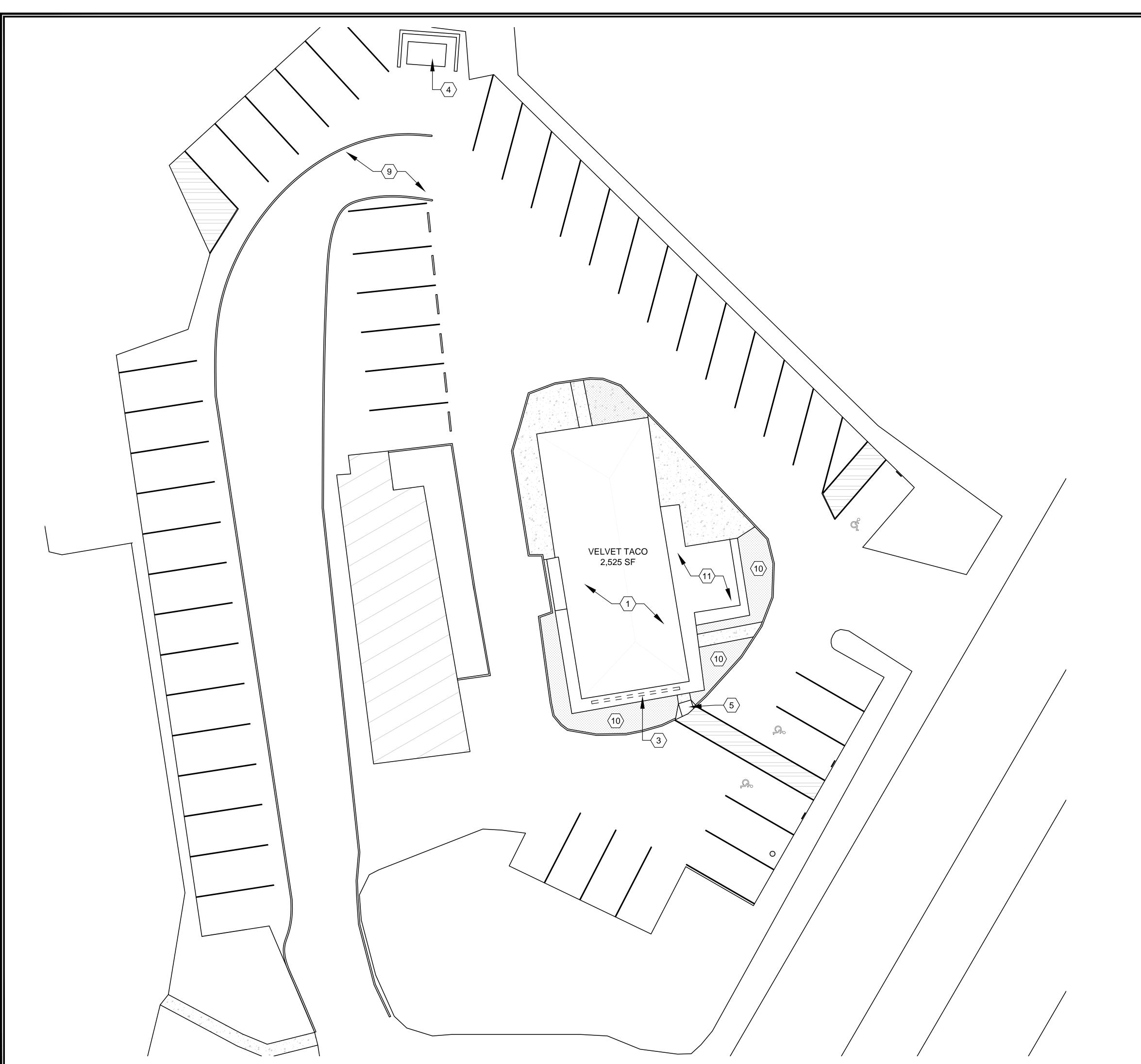




# City of Rockwall

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.





KEYED NOTES		
<b>(##</b> )	NOTES	
1	VELVET TACO SPACE.	
2	NOT USED	
3	SIGNAGE BY OWNER. COORDINATE STRUCTURE AND ELECTRICAL.	
4	TRASH ENCLOSURE.	
5	RAMP DOWN FOR ACCESSIBILITY.	
6	NOT USED	
7	NOT USED	
8	NO PARKING - FIRE LANE.	
9	LANDSCAPE BED.	
10	PATIO ROOF.	



5310 E.HIGH STREET, SUITE 350, PHOENIX, AZ 85054 T | 480.448.6250 • WWW.SARGARCH.COM CONSULTANTS (ENGINEER):

ARCHITECTURAL SEAL:



CONTRACTOR'S NOTES:

CONTRACTOR'S NOTES:

WRITTEN DIMENSIONS HOLD PREFERENCE
OVER SCALED DIMENSIONS. DO NOT SCALE
THE DRAWINGS. THE CONTRACTORS MUST
VISIT JOB SITE TO VERIFY ALL EXISTING
CONDITIONS AND DIMENSIONS BEFORE
SUBMITTING BIDS. REPORT ANY
DISCREPANCIES OF ANY CONDITIONS
WHICH MAY INTERFERE WITH THE PROPER
EXECUTION OF, THE CONTRACT TO THE
TENANT'S REPRESENTATIVE. REPORT
DISCREPANCIES DURING BIDDING PROCESS
AND BEFORE START OF CONSTRUCTION.
CHANGE ORDERS NEED TO BE APPROVED BY
TUMI CONSTRUCTION MANAGER FOR
ISSUES ARISING FROM THE FIELD
CONDITIONS OR CONFLICTS BETWEEN THE
PLANS AND THE EXISTING CONDITIONS
PRIOR TO THE COMMENCEMENT OF WORK.

	00,21,22	1330L TOK TEKNIT
$\Lambda$	06/13/22	OWNER COMMENTS
	06/15/22	
		INTERIOR ONLY
<u> </u>		

△ DATE REVISION

LOCATION:

VELVET TACO 2608 RIDGE ROAD ROCKWALL, TX 75087

PROJECT INFORMATION: <u>ISSUE DATE</u>: 06/15/22

PROJECT NUMBER: 8252-22 <u>Area</u>: 2,607 SQ FT

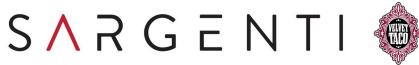
SITE PLAN

SHEET NUMBER:



## **EXISTING CONDITIONS**





DISCLAIMER: RENDERINGS ARE CONCEPTUAL FOR REPRESENTATIONAL PURPOSES ONLY AND SUBJECT TO VARIANCES. VARIANCES MAY INCLUDE, BUT ARE NOT LIMITED TO, VIEWS AND EXPOSURE TO LIGHT, FINISHES FOR THE FINAL PRODUCT, AS WELL AS LAYOUT AND INCLUDED FEATURES IN THE FINISHED PRODUCT. ALL FEATURES, SPECIFICATIONS AND PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE. NOT ALL AMENITIES, FEATURES AND FINISHES DEPICTED HEREIN MAY BE CONSTRUCTED IN ACCORDANCE WITH THESE RENDERINGS. MAPS, FLOOR PLANS, MODELS AND OTHER IMPROVEMENTS REPRESENTED MAY NOT BE TO SCALE OR SHOWN IN THEIR FINAL AS-BUILT LOCATIONS AND ORIENTATIONS.





**APPLICATION: PAINT ON TRIM** 

**COLOR:** SIMPLY WHITE

TAG: EP-2
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: COVENTRY GRAY
(HC-169)
APPLICATION: PAINT ON

STUCCO WALLS

TAG: EP-3
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: CHELSEA GRAY
(HC-168)
APPLICATION: PAINT ON

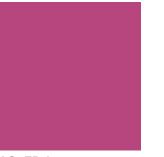
COPPING, TRIM, WINDOW



TAG: EP-4 MGF: GAF USE: TIMBERLINE HDZ COLOR: CHARCOAL APPLICATION: SHINGLES ON ROOF



TAG: EP-5
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: BLACK (2132-10)
APPLICATION: PAINT ON
CANOPY



TAG: EP-6 MGF: BENJAMIN MOORE USE: EXTERIOR LATEX PAINT COLOR: CRUSHED BERRY (2076-30)

**APPLICATION:** PAINT ON DOORS, TRIM AND SIDING



TAG: EP-7
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: CACTUS GREEN
(2035-20)
APPLICATION: PAINT ON

SIDING



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STUCCO WALLS



TAG: EP-3 MGF: BENJAMIN MOORE **USE: EXTERIOR LATEX PAINT COLOR:** CHELSEA GRAY (HC-168) **APPLICATION: PAINT ON** COPPING, TRIM, WINDOW



TAG: EP-4 MGF: GAF **USE:** TIMBERLINE HDZ COLOR: CHARCOAL **APPLICATION: SHINGLES ON** ROOF



TAG: EP-5 **MGF:** BENJAMIN MOORE **USE: EXTERIOR LATEX PAINT COLOR:** BLACK (2132-10) **APPLICATION: PAINT ON** CANOPY



TAG: EP-6 MGF: BENJAMIN MOORE **USE:** EXTERIOR LATEX PAINT **COLOR:** CRUSHED BERRY (2076-30)**APPLICATION: PAINT ON** 

DOORS, TRIM AND SIDING



TAG: EP-7 MGF: BENJAMIN MOORE **USE: EXTERIOR LATEX PAINT COLOR:** CACTUS GREEN (2035-20)**APPLICATION: PAINT ON** SIDING



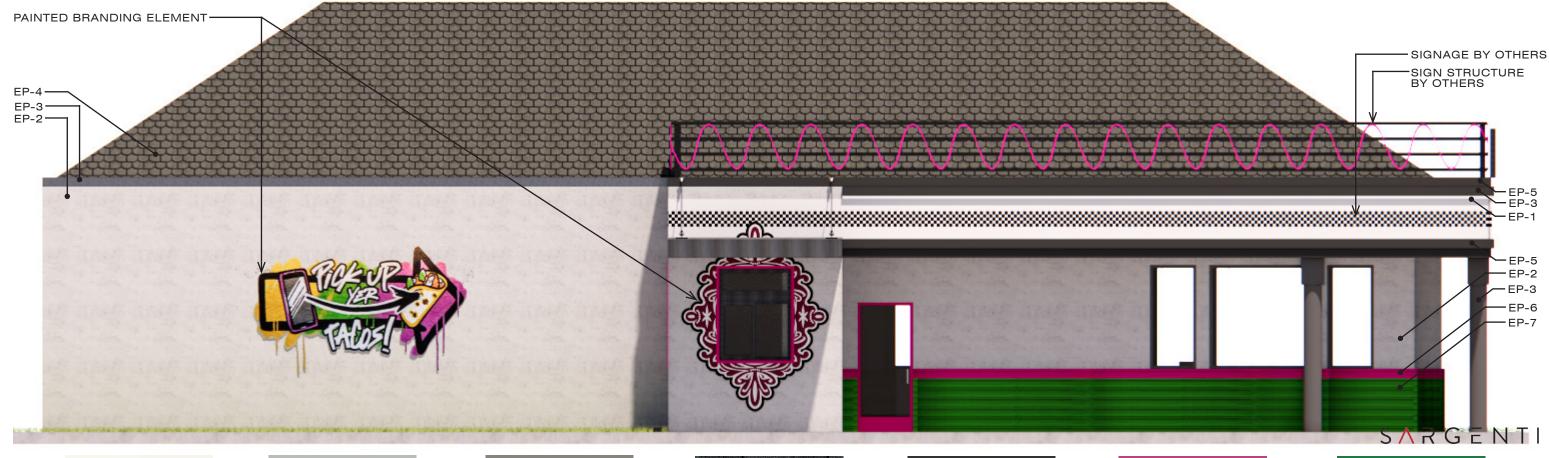
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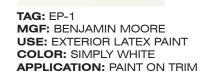
## **ELEVATION - SOUTH**





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TAG: EP-2 MGF: BENJAMIN MOORE **COLOR:** COVENTRY GRAY (HC-169)

STUCCO WALLS

**USE:** EXTERIOR LATEX PAINT **APPLICATION: PAINT ON** 



TAG: EP-3 MGF: BENJAMIN MOORE **USE: EXTERIOR LATEX PAINT COLOR:** CHELSEA GRAY (HC-168) **APPLICATION: PAINT ON** COPPING, TRIM, WINDOW



TAG: EP-4 MGF: GAF **USE:** TIMBERLINE HDZ COLOR: CHARCOAL **APPLICATION: SHINGLES ON** ROOF



TAG: EP-5 **MGF:** BENJAMIN MOORE **USE: EXTERIOR LATEX PAINT COLOR:** BLACK (2132-10) **APPLICATION: PAINT ON** CANOPY



TAG: EP-6 MGF: BENJAMIN MOORE **USE:** EXTERIOR LATEX PAINT **COLOR:** CRUSHED BERRY (2076-30)

**APPLICATION: PAINT ON** DOORS, TRIM AND SIDING



TAG: EP-7 MGF: BENJAMIN MOORE **USE: EXTERIOR LATEX PAINT COLOR:** CACTUS GREEN (2035-20)

**APPLICATION: PAINT ON** SIDING



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## RENDERING





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## RENDERING - WALL MURAL





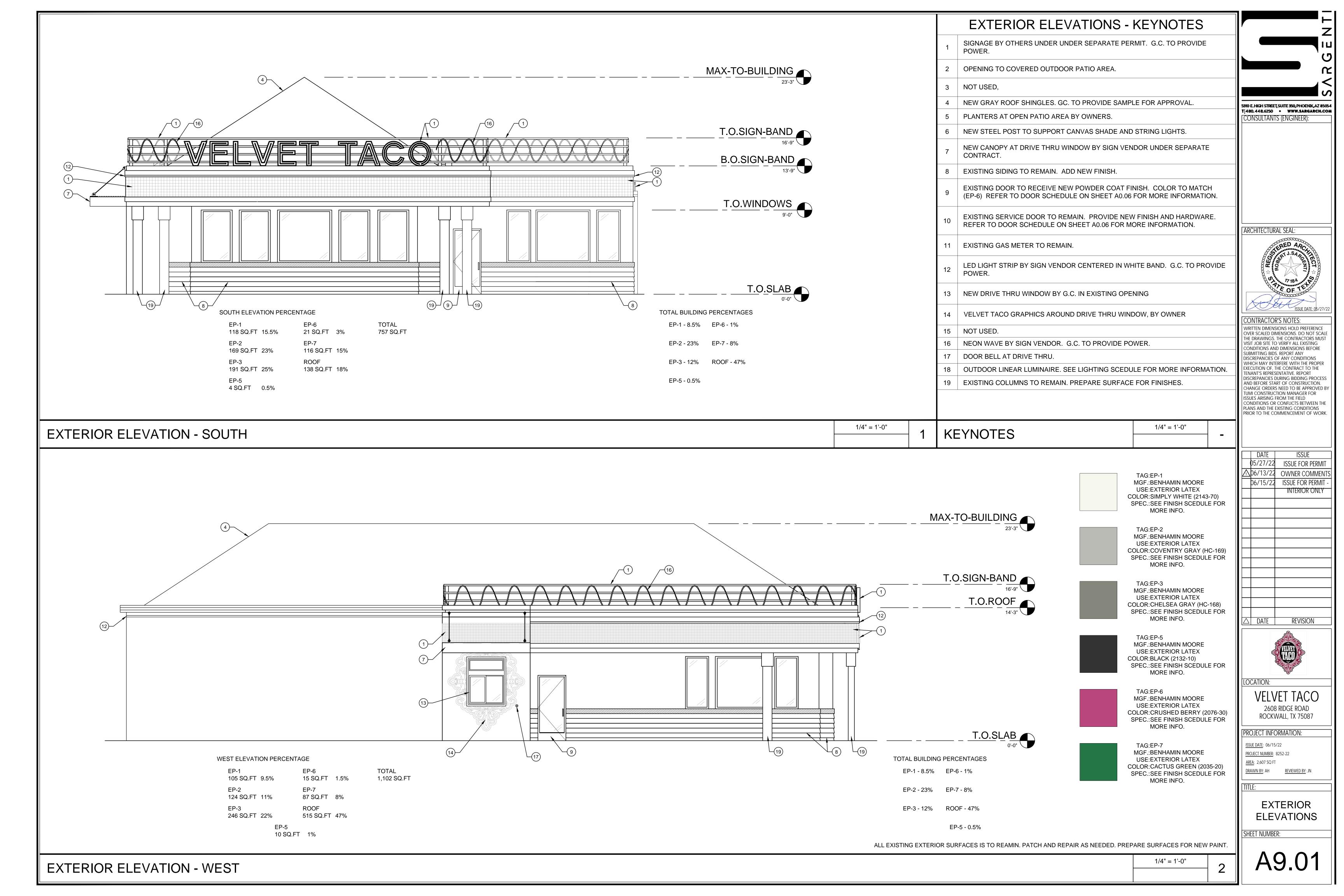
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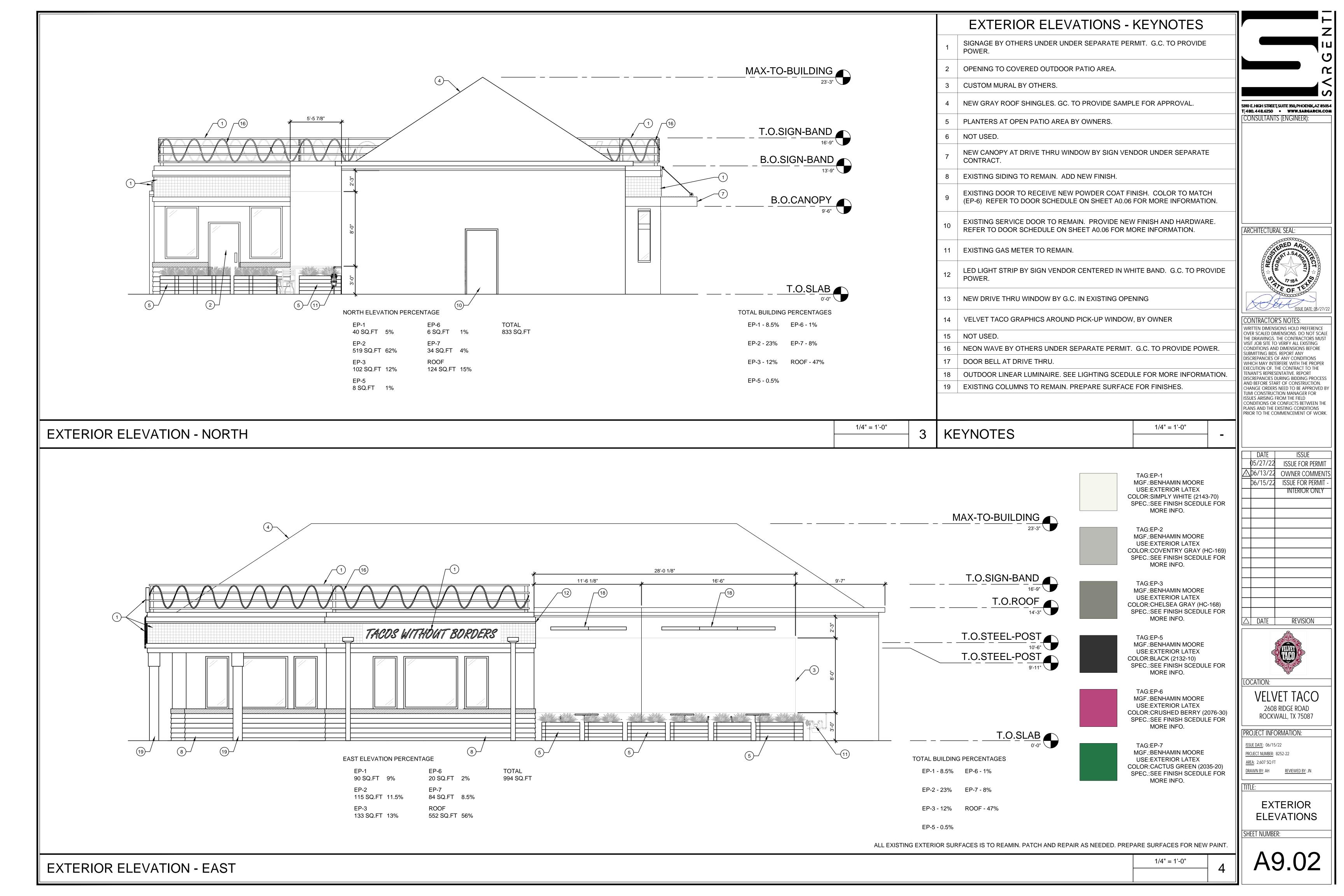
## RENDERING - GREEN CANOPY

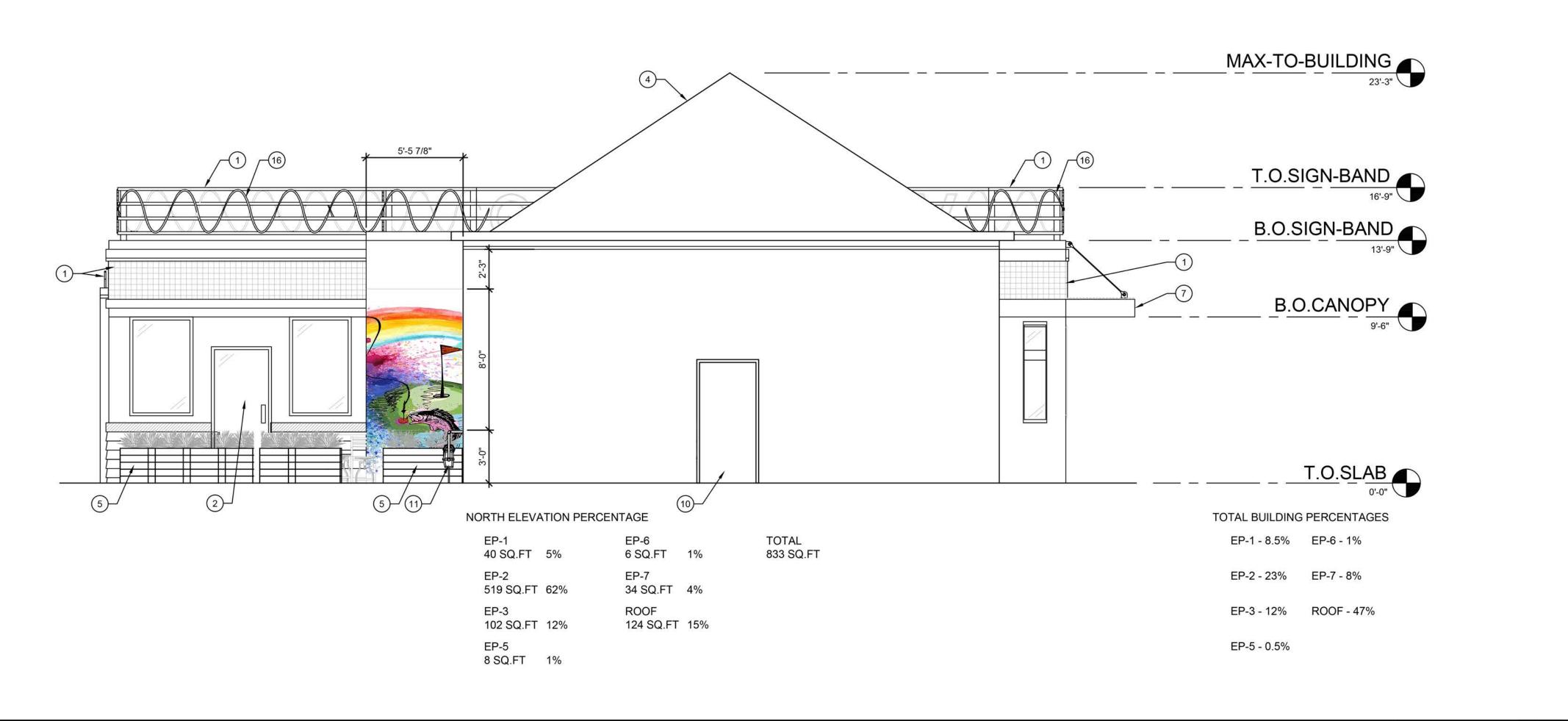




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EAST ELEVATION PERCENTAGE

20 SQ.FT 2%

84 SQ.FT 8.5%

552 SQ.FT 56%

ROOF

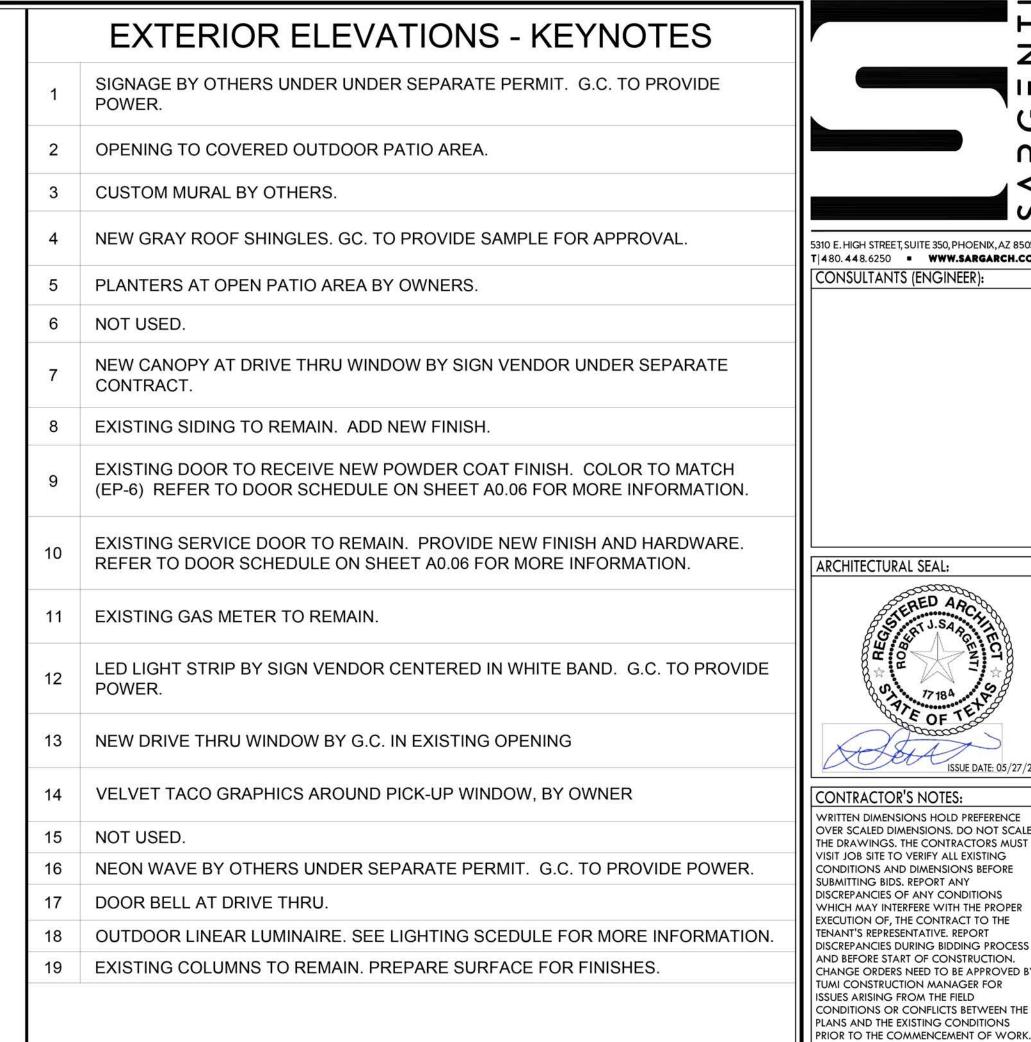
994 SQ.FT

90 SQ.FT 9%

115 SQ.FT 11.5%

133 SQ.FT 13%

EP-2



1/4" = 1'-0"

3 | KEYNOTES **EXTERIOR ELEVATION - NORTH** MGF.:BENHAMIN MOORE **USE:EXTERIOR LATEX** COLOR: SIMPLY WHITE (2143-70) SPEC.:SEE FINISH SCEDULE FOR MORE INFO. MAX-TO-BUILDING TAG:EP-2 MGF.:BENHAMIN MOORE USE:EXTERIOR LATEX COLOR: COVENTRY GRAY (HC-169) SPEC.:SEE FINISH SCEDULE FOR MORE INFO. 28'-0 1/8" T.O.SIGN-BAND 11'-6 1/8" 16'-6" TAG:EP-3 MGF.:BENHAMIN MOORE USE:EXTERIOR LATEX T.O.ROOF COLOR: CHELSEA GRAY (HC-168) SPEC.:SEE FINISH SCEDULE FOR MORE INFO. △ DATE TACOS WITHOUT BORDERS T.O.STEEL-POST TAG:EP-5 MGF.:BENHAMIN MOORE USE:EXTERIOR LATEX T.O.STEEL-POST COLOR:BLACK (2132-10) SPEC.: SEE FINISH SCEDULE FOR MORE INFO. LOCATION: TAG:EP-6 MGF.:BENHAMIN MOORE USE:EXTERIOR LATEX COLOR: CRUSHED BERRY (2076-30)

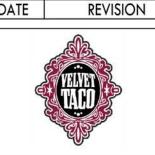
5310 E. HIGH STREET, SUITE 350, PHOENIX, AZ 85054 T|480.448.6250 - WWW.SARGARCH.COM

CONSULTANTS (ENGINEER):

ARCHITECTURAL SEAL:

CONTRACTOR'S NOTES: WRITTEN DIMENSIONS HOLD PREFERENCE OVER SCALED DIMENSIONS. DO NOT SCALE
THE DRAWINGS. THE CONTRACTORS MUST VISIT JOB SITE TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE SUBMITTING BIDS. REPORT ANY DISCREPANCIES OF ANY CONDITIONS WHICH MAY INTERFERE WITH THE PROPER EXECUTION OF, THE CONTRACT TO THE TENANT'S REPRESENTATIVE. REPORT DISCREPANCIES DURING BIDDING PROCESS AND BEFORE START OF CONSTRUCTION. CHANGE ORDERS NEED TO BE APPROVED BY TUMI CONSTRUCTION MANAGER FOR ISSUES ARISING FROM THE FIELD CONDITIONS OR CONFLICTS BETWEEN THE PLANS AND THE EXISTING CONDITIONS

05/27/22 ISSUE FOR PERMIT 106/13/22 OWNER COMMENTS



**VELVET TACO** 2608 RIDGE ROAD ROCKWALL, TX 75087

PROJECT INFORMATION:

ISSUE DATE: 05/27/22 PROJECT NUMBER: 8252-22 AREA: 2,607 SQ FT

DRAWN BY: AH REVIEWED BY: JN

> MURAL **EXTERIOR ELEVATIONS**

SHEET NUMBER:

A9.03

EP-5 - 0.5%

TOTAL BUILDING PERCENTAGES

EP-1 - 8.5% EP-6 - 1%

EP-2 - 23% EP-7 - 8%

EP-3 - 12% ROOF - 47%

T.O.SLAB

ALL EXISTING EXTERIOR SURFACES IS TO REAMIN. PATCH AND REPAIR AS NEEDED. PREPARE SURFACES FOR NEW PAINT.

1/4" = 1'-0"

SPEC.:SEE FINISH SCEDULE FOR

MORE INFO.

MGF.:BENHAMIN MOORE

COLOR:CACTUS GREEN (2035-20)

SPEC.: SEE FINISH SCEDULE FOR

USE:EXTERIOR LATEX

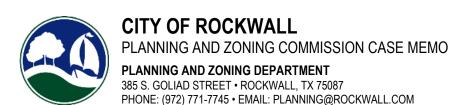
MORE INFO.

1/4" = 1'-0"

TAG:EP-7



PROPOSED MURAL ARTWORK



**TO:** Planning and Zoning Commission

DATE: July 12, 2022

APPLICANT: Roxanne Berlien

CASE NUMBER: SP2022-030; Amended Site Plan for Velvet Taco

### **SUMMARY**

Discuss and consider a request by Roxanne Berlien on behalf of Stephen Wall for the approval of an <u>Amended Site Plan</u> for a <u>Restaurant with Drive Through/Drive-In</u> (i.e. Velvet Taco) on a 0.448-acre tract of land identified as a portion of Lot 1 of the I-30 740 West Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 2608 Ridge Road [FM-740], and take any action necessary.

#### **BACKGROUND**

The subject property was annexed into the City of Rockwall on September 26, 1960 by *Ordinance No. 60-04* [Case No. 1960-004]. At the time of annexation, the subject property was zoned Agricultural (AG) District. Based on the January 3, 1972 zoning map, at some point between the time of annexation and January 3, 1972 the subject property was rezoned to a Commercial (C) District. This remains the current zoning designation of the subject property. On September 4, 1980 the subject property was platted as a portion of Lot 1, I-30 740 West Addition. According to RCAD the existing 2,607 SF restaurant with drive-through building was constructed in 1988.

#### **PURPOSE**

The applicant is requesting the approval of an amended site plan for the renovation of the existing 2,607 SF restaurant with drive-through situated on the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is located at 2608 Ridge Road. The land uses adjacent to the subject property are as follows:

<u>North</u>: Directly north of the subject property is a 0.548-acre parcel of land, zoned Commercial (C) District, and which has an office building (*i.e. Ebby Halliday*) situated on it. Beyond this is a vacant 5.657-acre tract of land zoned Commercial (C) District. Beyond this is La Jolla Pointe Drive, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is Ridge Road, which is identified as a M4D (i.e. major collector, four [4] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the west bound lanes of the IH-30 Frontage Road.

<u>East</u>: Directly east of the subject property is Ridge Road, which is identified as a M4D (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are eight (8) tracts of land zoned Commercial (C) District.

<u>West</u>: Directly west of the subject property is a 0.523-acre parcel of land, zoned Commercial (C) District, and which has a restaurant (*i.e. Waffle House*) situated on it. West of this is a one (1) acre parcel of land, zoned Commercial (C)

District, and which has a restaurant (i.e. IHOP) situated on it. Beyond this are two (2) vacant tracts of land (i.e. a 5.657-acre tract of land and a 2.544-acre tract of land) zoned Commercial (C) District.

### **DENSITY AND DIMENSIONAL REQUIREMENTS**

The applicant is proposing to renovate the existing 2,607 SF restaurant with drive-through. The proposed renovations include painting the current building materials. The current building is considered to be legally non-conforming and is clad in EIFS and siding. The overall site plan will remain the same with the exception of the addition of an outdoor patio and planters; however, the building will still not adhere to the standards contain in the Unified Development Code (UDC) and will remain legally non-conforming. A summary of the density and dimensional requirements for the subject property, and the proposed projects conformance to these standards is as follows:

Ordinance Provisions	Zoning District Standards	Conformance to the Standards
Minimum Lot Area	10,000 SF	19,872 SF; In Conformance
Minimum Lot Frontage	60-Feet	133.39-Feet; In Conformance
Minimum Lot Depth	100-Feet	164-Feet; In Conformance
Minimum Front Yard Setback	15-Feet	44-Feet; In Conformance
Minimum Rear Yard Setback	10-Feet	~68-Feet; In Conformance
Minimum Side Yard Setback	10-Feet	~9.2-Feet; Legally Non-Conforming
Maximum Building Height	60-Feet	~23-Feet; In Conformance
Max Building/Lot Coverage	60%	14.5%; In Conformance
Minimum Masonry Requirement	90%	0%; Legally Non-Conforming
Minimum Number of Parking Spaces	27	24; Legally Non-Conforming
Minimum Stone Requirement	20%	0%; Legally Non-Conforming
Minimum Landscaping Percentage	20%	X<4%; Legally Non-Conforming
Maximum Impervious Coverage	85-90%	94.5%; Legally Non-Conforming

### **CONFORMANCE WITH THE CITY'S CODES**

The building is currently considered to be legally non-conforming, and the changes proposed by the applicant do not increase the building's non-conformity.

### **VARIANCES AND EXCEPTIONS BY THE APPLICANT**

As stated above, the existing building is considered to be legally non-conforming and the applicant's proposed changes do not increase the non-conformity of the building; however, staff has identified the following variance:

(1) Corporate Branding. According to Subsection 06.02.C8, General Overlay District Standards, of the Unified Development Code, "(a) company's building corporate identity that conflicts with the General Overlay District Standards shall be reviewed case-by-case basis in accordance with the requirements of Subsection 09.02, Variances to the General Overlay District Standards, of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC)". In this case, the Velvet Taco brand incorporates a painted mural on their buildings; however, the Municipal Code of Ordinances prohibits hand painted signs (which covers murals). Staff should point out that this variance -- for murals associated with branding elements -- has been approved for other restaurants in the IH-30 corridor (e.g. Raising Canes, Salt Grass, El Chico's, etc.).

According to Subsection 09.02, *Variances to the General Overlay District Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(i)n cases where a variance or variances is/are being requested, the applicant shall provide two (2) compensatory measures that directly offset the requested variance." Staff should point out that the proposed improvements to the building bring this property closer into conformance with the Scenic Overlay (SOV) District and IH-30 Overlay (IH-30 OV) District requirements. In addition, the proposed parapet provided in the redesign further screens the rooftop units (*RTUs*) (*i.e. HVAC and vent-a-hood equipment*) that are currently highly visible from Ridge Road and IH-30. The applicant has also added a patio and planters to the east elevation which will enhance this elevation. Based on these changes the proposed plan does appear to be provide enough compensatory measures to justify the requested variance; however, this is a discretionary decision for the Planning and Zoning Commission. To approve this

variance, request a super majority vote (*i.e.* a three-fourths vote of those members present), with a minimum of four (4) votes in the affirmative, is required. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

### CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The OURHometown Vision 2040 Comprehensive Plan indicates the subject property is located within the <u>IH-30 Corridor District</u>. This district is composed primarily of a Special Commercial Corridor (SC). The <u>IH-30 Corridor District</u> will continue to serve as the City's primary retail corridor in the future. The subject property is zoned Commercial (C) District, and the applicant's request appears to be in conformance with Future Land Use Plan and the <u>District Strategies</u> outlined for the <u>IH-30 Corridor District</u> as stipulated in the OURHometown Vision 2040 Comprehensive Plan. In addition, the redesign of the proposed building conforms to several of the goals and policies contained in Chapter 09, *Non-Residential*, of the OURHometown Vision 2040 Comprehensive Plan.

### **ARCHITECTURAL REVIEW BOARD (ARB):**

On June 28, the Architecture Review Board (ARB) reviewed the proposed building elevations, and requested changes from the applicant. The ARB wanted the parapet wall increased in height to screen the existing rooftop units (RTUs) (*i.e. HVAC and vent-a-hood equipment*). The applicant has provided updated building elevations; however, they do <u>not</u> appear to conform to what was requested by the ARB. These will be reviewed by the ARB at the meeting on <u>July 12, 2022</u>.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to approve the applicant's request for an amended site plan for an existing restaurant with drive-through, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- (2) All rooftop mounted equipment (RTU's) should be screened. The applicant will need to provide updated elevations showing conformance to this condition of approval; and,
- (3) Any construction resulting from the approval of this <u>Amended Site Plan</u> 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.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

## **DEVELOPMENT APPLICATION**

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

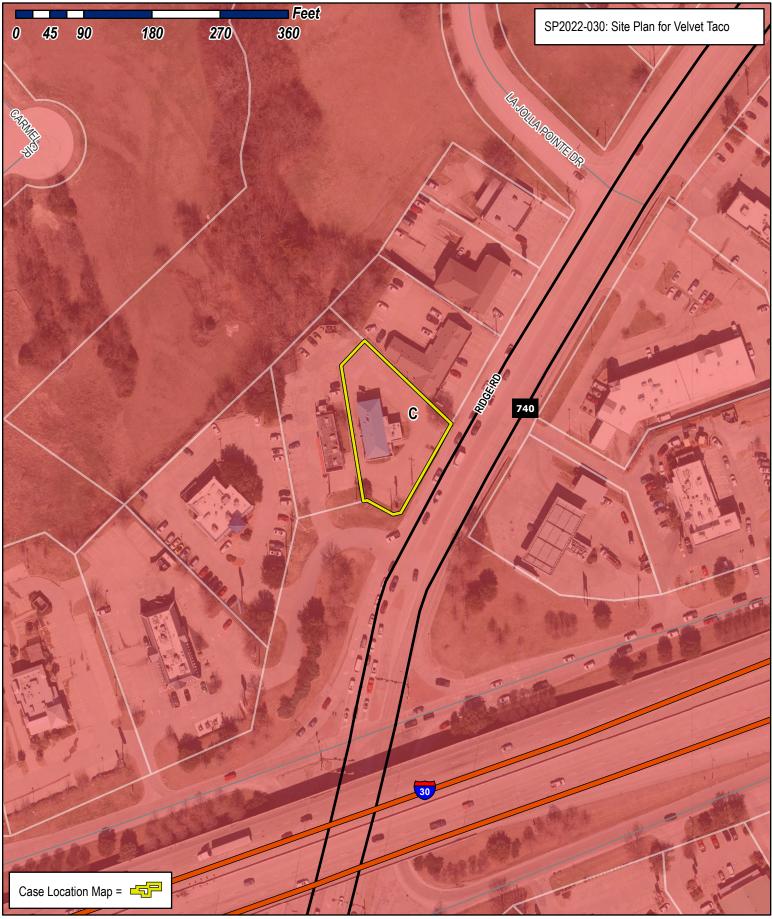
TAFF USE ONLY		_
LANNING & ZONING CASE NO.	5P202	37

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

-030

DIRECTOR OF PLANNING:

	Rockwall, Texas 75087		CITY	ENGINEER:	
PLEASE CHECK THE AF	PPROPRIATE BOX BELOW TO INDICATE THE	TYPE OF DEVE	ELOPMENT REC	QUEST [SELECT ONLY ONE	BOX]:
☐ PRELIMINARY PL ☐ FINAL PLAT (\$300.00 ☐ REPLAT (\$300.00 ☐ AMENDING OR M ☐ PLAT REINSTATE  SITE PLAN APPLICA ☐ SITE PLAN (\$250.00)	100.00 + \$15.00 ACRE) 1 AT (\$200.00 + \$15.00 ACRE) 1 1.00 + \$20.00 ACRE) 1 + \$20.00 ACRE) 1 INOR PLAT (\$150.00) MENT REQUEST (\$100.00)	[ [ [ [ [ [ [ [ [ [ [ [ [ [ [ [ [ [ [	SPECIFIC US PD DEVELOP DTHER APPLICA TREE REMON VARIANCE RI HOTES: IN DETERMINING THE PER ACRE AMOUNT. IF A \$1,000.00 FEE W	NGE (\$200.00 + \$15.00 ACR E PERMIT (\$200.00 + \$15.00 PMENT PLANS (\$200.00 + \$1 ATION FEES: VAL (\$75.00) EQUEST/SPECIAL EXCEPTION HE FEE, PLEASE USE THE EXACT ACT FOR REQUESTS ON LESS THAN ONE MILL BE ADDED TO THE APPLICAT	OÁCRE) 1 8 2 5.00 ACRE) 1 ONS (\$100.00) 2 REAGE WHEN MULTIPLYING BY THE
PROPERTY INFOR	RMATION [PLEASE PRINT]				
ADDRESS	2606 Ridge Road, Rockwal	ITX 75087			
SUBDIVISION	I-30 740 West Addn			LOT 1	BLOCK
GENERAL LOCATION	Ridge Road and I-30				
ZONING. SITE PLA	AN AND PLATTING INFORMATION	IPLEASE PRINT	п		
CURRENT ZONING	C		CURRENT USE	Closed Restaurant	
PROPOSED ZONING	C	Pf	ROPOSED USE	Restaurant	
ACREAGE	0.448 LOTS [CU	JRRENT]		LOTS [PROPOS	ED]
REGARD TO ITS AF	PLATS: BY CHECKING THIS BOX YOU ACKNOWL PPROVAL PROCESS, AND FAILURE TO ADDRESS A NIAL OF YOUR CASE.				
OWNER/APPLICA	NT/AGENT INFORMATION [PLEASE P	RINT/CHECK TH	E PRIMARY CON	TACT/ORIGINAL SIGNATURES	ARE REQUIRED]
☑ OWNER			APPLICANT	Roxanne Be	evlien
CONTACT PERSON	Stephen Wall	CONT	ACT PERSON		
ADDRESS	7700 Windrose Ave Suite G300		ADDRESS	12 turnberry	dr
CITY, STATE & ZIP	Plano TX 75035	CITY	STATE & ZIP	coto de caza o	A 92679
PHONE	469-343-2055				
E-MAIL	stephen.wall@velvettaco.com		E-MAIL	ROWINNE BOW	7 ommercial Permite
STATED THE INFORMATIO	ATION [REQUIRED] SIGNED AUTHORITY, ON THIS DAY PERSONALLY A IN ON THIS APPLICATION TO BE TRUE AND CERTIF	FIED THE FOLLO	tephen ) wing:	WALL TOWN	NER] THE UNDERSIGNED, WHO
\$ 100.00 INFORMATION CONTAINED	TO COVER THE COST OF THIS APPLICATION. 20 7.2. BY SIGNING THIS APPLICATION TO THE PUBLIC. THE DIN WITH THIS APPLICATION, IF SUCH REPRODUCTION.	ATION, HAS BEEN N, I AGREE THAT E CITY IS ALSO N IS ASSOCIATED	PAID TO THE CITY THE CITY OF RO AUTHORIZED AND	OF ROCKWALL ON THIS THE _ CKWALL (I.E. "CITY") IS AUTHOF PERMITTED TO REPRODUCE	DAY OF  RIZED AND PERMITTED TO PROVIDE  ANY COPYRIGHTED INFORMATION
GIVEN UNDER MY HAND A	ND SEAL OF OFFICE ON THIS THE $\frac{8}{2}$ DAY OF OWNER'S SIGNATURE	1 -	, 20 <u></u> ,		JESSICA LOWREY Notary ID #132865951 My_Commission Expires





# 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.





**VELVET TACO** 7501 LONE STAR DR.

PLANO, TEXAS 75024

CONTACT: RON REXROAD

EMAIL: RON.REXROAD@VELVETTACO.COM

OWNER/TENANT

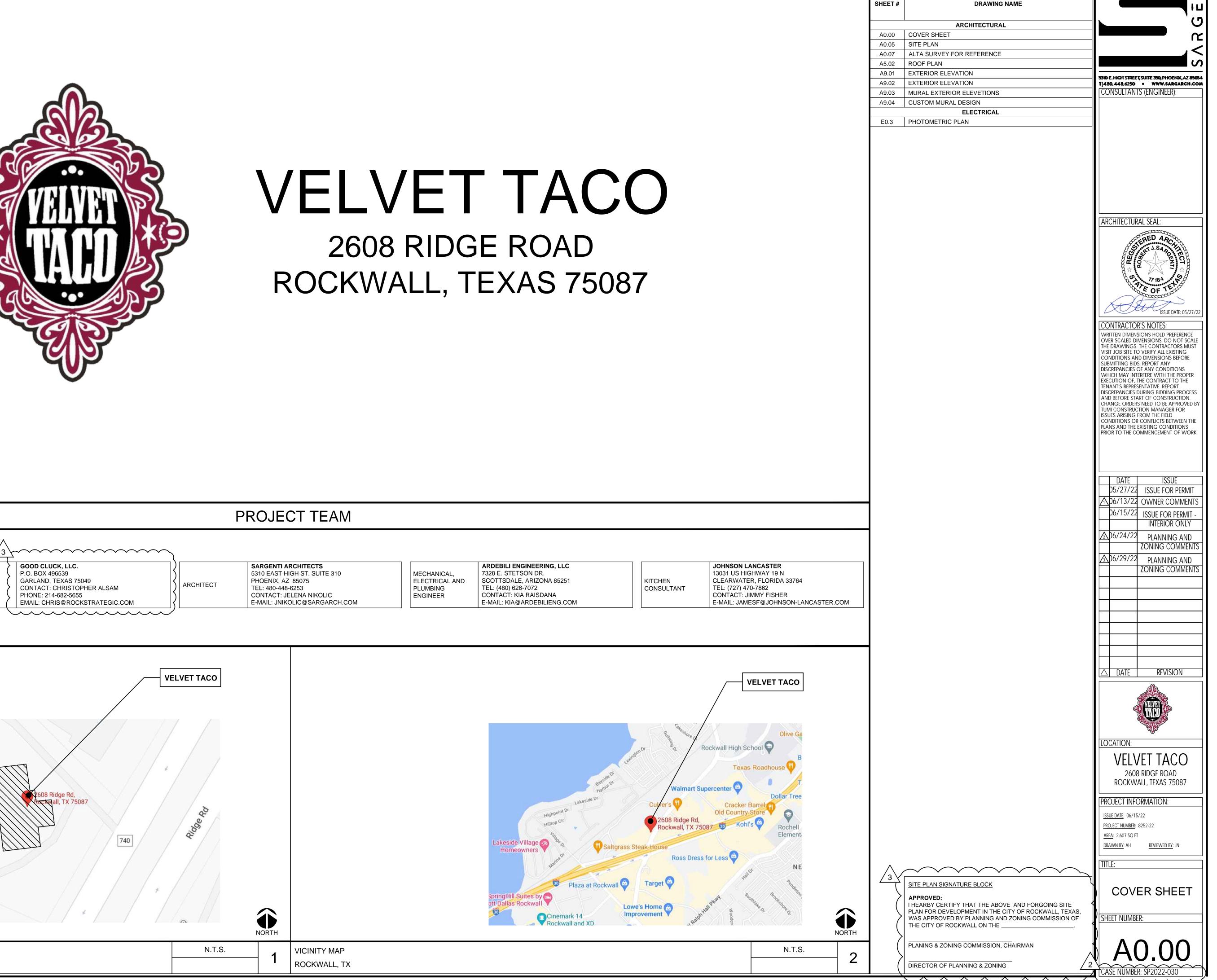
2608 RIDGE ROAD

ROCKWALL, TEXAS 75087

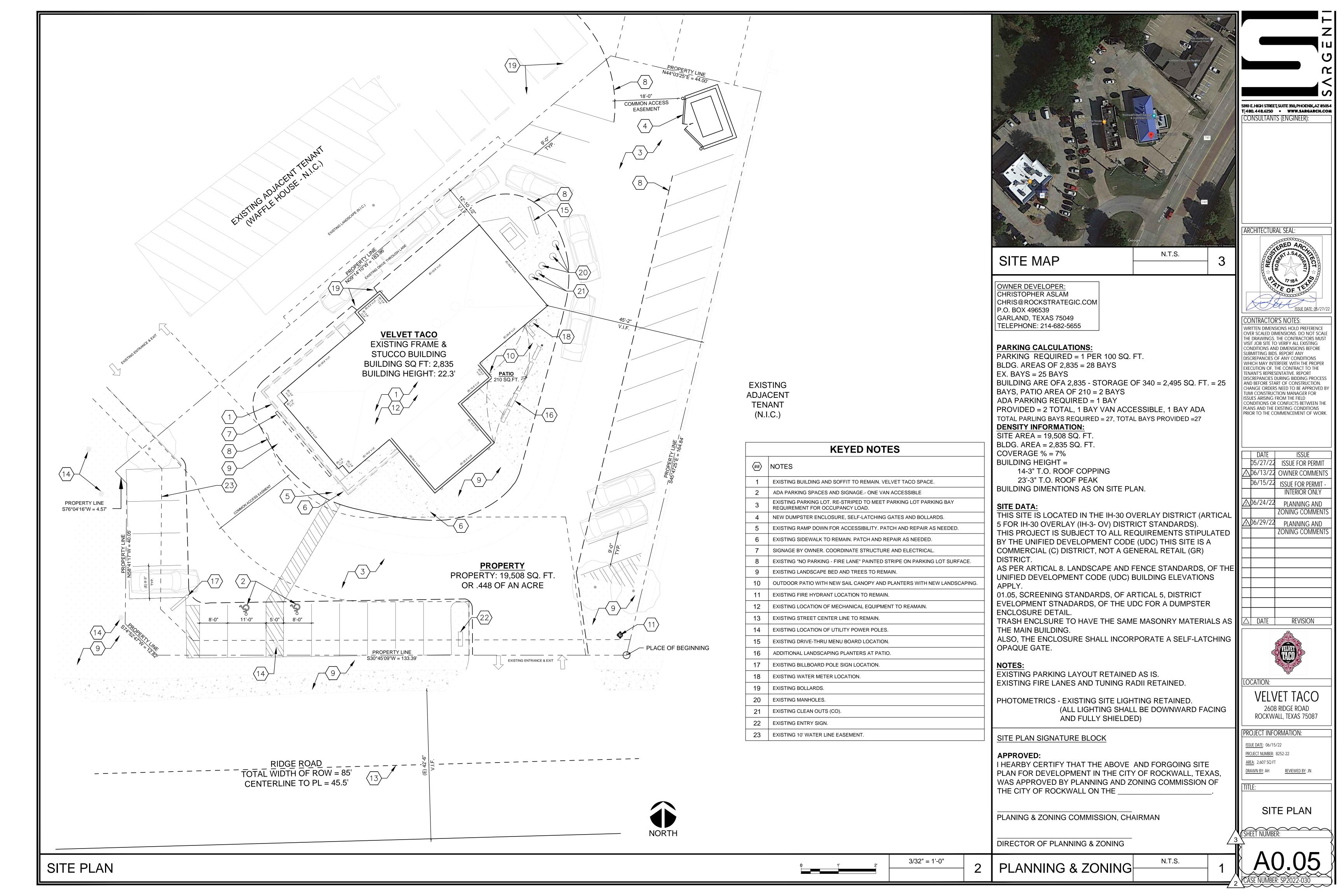
LANDLORD /

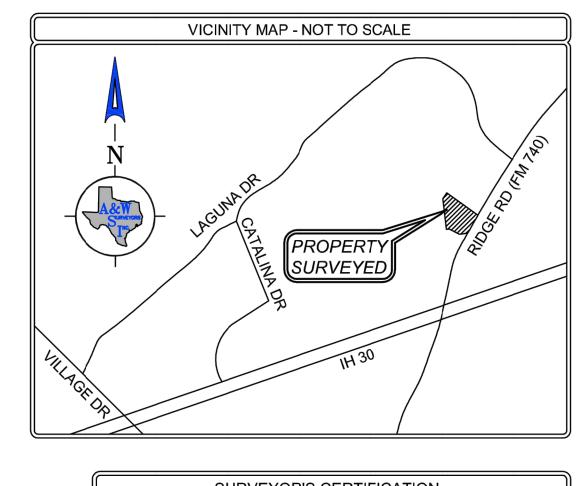
COORDINATOR

TENANT



**INDEX OF DRAWINGS** 





### SURVEYOR'S CERTIFICATION

To: Centric Capital Partners, Inc., NOTY Investments, LLC, A Texas limited liability company, Williams Anderson Ryan & Carroll LLP, Capital Title of Texas, LLC, and Fidelity National Title Insurance Company, all in connection with G.F. No. 20-497630-DB:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 11, and 13 of Table A thereof. The fieldwork was completed on 07-08-2020.

Date of Plat or Map: 08-25-2020

This survey was performed exclusively for the parties in connection with the G. F. number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

# SCHEDULE "B" NOTES

- 10f) Easement to T.P.&L. recorded in Volume 32, Page 571, D.R.R.C.T. - Does Not Affect.
- 10g) Easement to T.P.&L. recorded in Volume 32, Page 572, D.R.R.C.T. - Does Not Affect. 10h) Easement to T.P.&L. recorded in Volume 36, Page
- 243, D.R.R.C.T. Does Not Affect. 10i) Easement to T.P.&L. recorded in Volume 44, Page 94, D.R.R.C.T. - Does Not Affect.
- 10i) Easement to T.P.&L. recorded in Volume 46, Page 509, D.R.R.C.T. - Does Not Affect. 10k) Easement to T.P.&L. recorded in Volume 48, Page
- 390, D.R.R.C.T. Does Not Affect. 10I) Easement to T.P.&L. recorded in Volume 49, Page 311, D.R.R.C.T. - Does Not Affect.
- 10m) Easement to T.P.&L. recorded in Volume 56, Page 183, D.R.R.C.T. - Does Not Affect.
- 10n) Easement to City of Rockwall recorded in Volume 126, Page 306, D.R.R.C.T. - Subject To - On Survey. 10o) Easement to City of Rockwall recorded in Volume

126, Page 307, D.R.R.C.T. - Does Not Affect.

- 10p) Easement to City of Rockwall recorded in Volume 382, Page 45, D.R.R.C.T. - Does Not Affect - On Survey(Tract
- 10q) Easement to City of Rockwall recorded in Volume 507, Page 25, D.R.R.C.T. - Subject To - On Survey(Tract III). 10r) Easement to City of Rockwall recorded in Volume

528, Page 55, D.R.R.C.T. as affected by Amendment recorded in Volume 1679, Page 48, D.R.R.C.T.- Subject To - Blanket In Nature(Tract IV).

10s) Easement for common access recorded in Volume 1117, Page 30, D.R.R.C.T. as affected by Amendment recorded in Volume 1720, Page 63, D.R.R.C.T.- Subject To - On Survey. 10t) Easement to J. Rex Cameron recorded in Volume 1117, Page 35, D.R.R.C.T. - Does Not Affect - On Survey(Tract

10u) Easement to J. Rex Cameron recorded in Volume 1117, Page 42, D.R.R.C.T. - Subject To - On Survey(Tract VI).

### LEGAL DESCRIPTION

Being a part of I 30 & 740 West Addition, and addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 384, Plat Records, Rockwall County, Texas, and being the same tract of land described in deed to Noty Investments LLC, recorded in Instrument No. 20150000002549, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the Northwest line of Ridge Road (F.M. 740), a variable width right-of-way, at the South corner of the Richard Harris Addition, and addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 224, Plat Records, Rockwall County, Texas;

Thence South 30°45'09" West, along said Northwest line, a distance of 133.39' to a 5/8" iron rod with a yellow plastic cap stamped "GSES Inc. RPLS 4804" found at the East corner of a transitional right-of-way line of said Northwest line and the North line of Interstate Highway No. 30, a variable width right-of-way;

Thence South 74°52'47" West, along said transitional line, a distance of 12.82' to a 5/8" iron rod with a yellow plastic cap stamped "GSES Inc. RPLS 4804" found in the said North line of Interstate Highway No. 30;

Thence North 58°41'17" West, along said North line, a distance of 40.05' to an "X" found for corner:

Thence South 76°04'16" West, continuing along said North line, a distance of 4.57' to an "X" found at the Southeast corner of Lot 1, Block 1, of Waffle House Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 371, Plat Records, Rockwall County, Texas;

Thence North 09°14'10" West, along the East line of said Lot 1, a distance of 183.96' to an "X" set at an interior angle of said Lot 1;

Thence North 44°03'25" East, continuing along said East line, a distance of 44.00' to n "X" found in the Southwest line of said Richard Harris Addition, at the most Easterly Northeast corner of said Lot 1;

Thence South 45°47'25" East, along said Southwest line, a distance of 164.84' to the PLACE OF BEGINNING and containing 19,508 square feet or 0.448 of an acre of land.

Non-exclusive easement as granted in Sanitary Sewer easement as granted by James Rex Cameron and wife, Michelle Cameron to City of Rockwall, Rockwall County, Texas, dated Januarry 26, 1988, filed for record on January 27, 1988 and recorded in Volume 382, Page 45, Deed Records, Rockwall County, Texas.

Non-exclusive easement as granted in Common Access easement as granted by J. Rex Cameron to City of Rockwall, dated May 1, 1989, filed for record on November 8, 1989 an recorded in Volume 507, Page 25, Deed Records, Rockwall County, Texas, as amended in instrument Dated May 8, 1996, filed for record on May 15, 1996 and recorded in Volume 1117, Page 30, Deed Records, Rockwall County, Texas, and further amended in instrument dated February 17, 1999, filed for record on September 23, 1999 and recorded in Volume 1720, Page 63, Deed Records, Rockwall County, Texas.

Non-exclusive easement granted in Right of Way easement as granted by J. Rex Cameron to City of Rockwall, dated February 23, 1990, filed for record on March 7, 1990 and recorded in Volume 528, Page 55. Deed Records, Rockwall County, Texas; as affected by Amendment to Right of Way Easement recorded in Volume 1679, Page 48, Real Property Records, Rockwall County, Texas. (Blanket In Nature)

Non-exclusive easement granted in Declaration of One-way Access easement as granted by Waffle House, Inc., to J. Rex Cameron, dated May 10, 1996, filed for record on May 15, 1996 and recorded in Volume 1117, Page 35, Deed Records, Rockwall County, Texas.

# TRACT VI:

Non-exclusive easement granted in Declaration of Driveway easement as granted by Waffle House., to J. Rex Cameron, dated May 10, 1996, filed for record on May 15, 1996 and recorded in Volume 1117, Page 42, Deed Records, Rockwall County, Texas.

# TABLE "A" NOTES

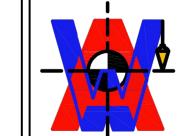
- 1) Shown on survey
- 2) Shown on survey 3) Shown on survey
- 4) Shown on survey
- 7(a) Shown on survey 8) Shown on survey
- 9) See parking note
- 11) All visible utilities shown on survey 13) Shown on survey

# PARKING NOTE

Regular parking Handicap parking Total parking

20

# 2608 RIDGE ROAD (F.M. 740), ROCKWALL,



A&W SURVEYORS, INC. Professional Land Surveyors TEXAS REGISTRATION NO. 100174-00 P.O. BOX 870029, MESQUITE, TX. 75187 PHONE: (972) 681-4975 FAX: (972) 681-4954

WWW.AWSURVEY.COM

ATE: 07-08-2020 "A professional company operating in your best interest"

JOB# 20-1301

**ALTA LAND** SURVEY  $\sim\sim\sim$ 

CABLE BOX GUY WIRE ANCHOR ASPHALT ---- EASEMENT -X- LIGHT POLE ♦ WATER METER ELECTRIC BOX SAN. SEW. MH. BARBED WIRE FENCE FIRE LANE STRIPE BOUNDARY ⇒ 3/8" IR FOUND ⊕ 1" IP FOUND BRICK COLUMN △ △ STONE ------ IRON FENCE ✓ IRRIGATION VALVE BRICK RET WALL STONE COLUMN ■ WATER VALVE ——O—— CHAINLINK FENCE STONE RET. WALL PARKING STRIPE CON. MONUMENT STORM DRAIN MH. —//— WOOD FENCE CON. RET. WALL HANDICAP SPACE UTILITY VAULT ✓ IR. VALVE PIPE RAIL FENCE NO PARKING **TEXAS** 

CONCRETE

>>< COVERED AREA

RIGHT-OF-WAY DEDICTION,

ALTA/NSPS LAND TITLE SURVEY PLAT

3' DRIVEWAY EASEMENT,

FRAME & STUCCO

BUILDING

BUILDING HEIGHT = 22.3'

2,835 SQ. FT.

S 30°45'09" W 133.39' DEED

RIDGE ROAD (F.M. 740)

(VARIABLE WIDTH RIGHT-OF-WAY)

LEGEND

──OHU── OVERHEAD UTILITY LINE

UTILITY POLE

VOL. 1117, PG. 42,

D.R.R.C.T.

(TRACT VI)

GRAPHIC SCALE

1-INCH = 20 FEET

BASIS OF BEARING DERIVED FROM DEED RECORDED IN

INST. NO. 20150000002549 D.R.R.C.T.

COMMON ACCESS EASEMENT,

VOL. 507, PG. 25, VOL. 1117, PG. 30,

VOL. 1720, PG. 63, D.R.R.C.T.

10' WATER LINE EASEMENT,

238.61' TO 1/2" IRF

 $^{2}$ 

NOTE: All 1/2 IRS are 1/2-inch iron rods with

TELE. BOX

BOLLARD POST

yellow plastic caps stamped "RPLS 5310".

MRD = Monument of Record Dignity

● 1/2" IR FOUND | ● X-FOUND

INTERSTATE HIGHWAY NO.

VOL. 126, PG. 306,

LOT 1, BLOCK 1,

WAFFLE HOUSE ADDITION,

P.R.R.C.T.

CAB. C, SL. 371,

ACCESS EASEMENT,

VOL. 1117, PG. 35,

D.R.R.C.T.

(TRACT V)

44.00' DEED

SAN SEWER EASEMENT,

MRD N27°22'41"E

RICHARD HARRIS ADDITION,

CAB. A, SL. 224,

P.R.R.C.T.

RIGHT-OF-WAY DEDICTION,

PLACE OF

BEGINNING

FLOOD

This is to certify that no portion of the subject property shown

the Flood Insurance Rate Map, Community Panel No. 48397C

0040L, dated 09-26-2008. The property is located in Zone "X".

hereon lies within the 100 Year Flood Hazard Area as shown on

VOL. 1552, PG. 309,

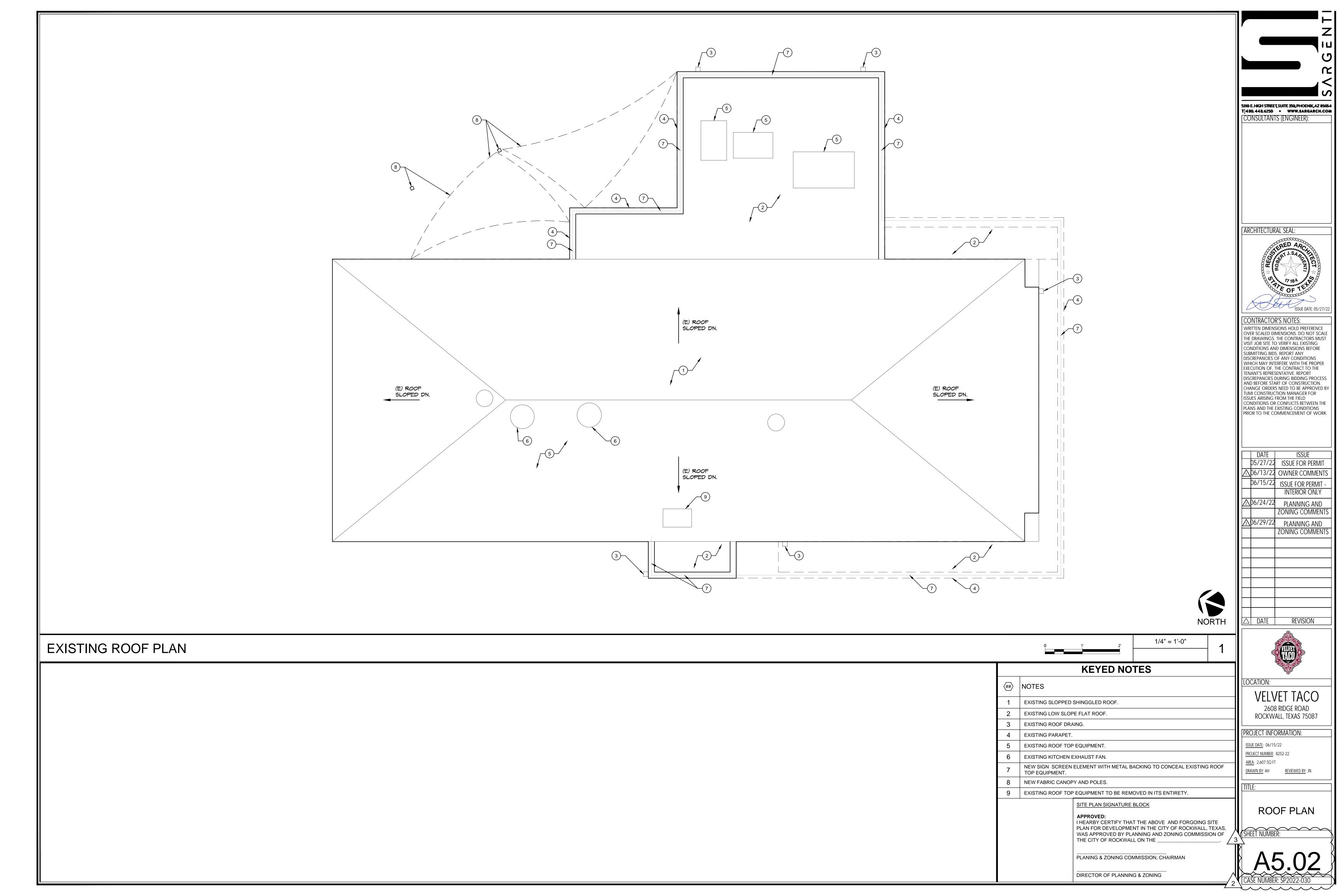
D.R.R.C.T.

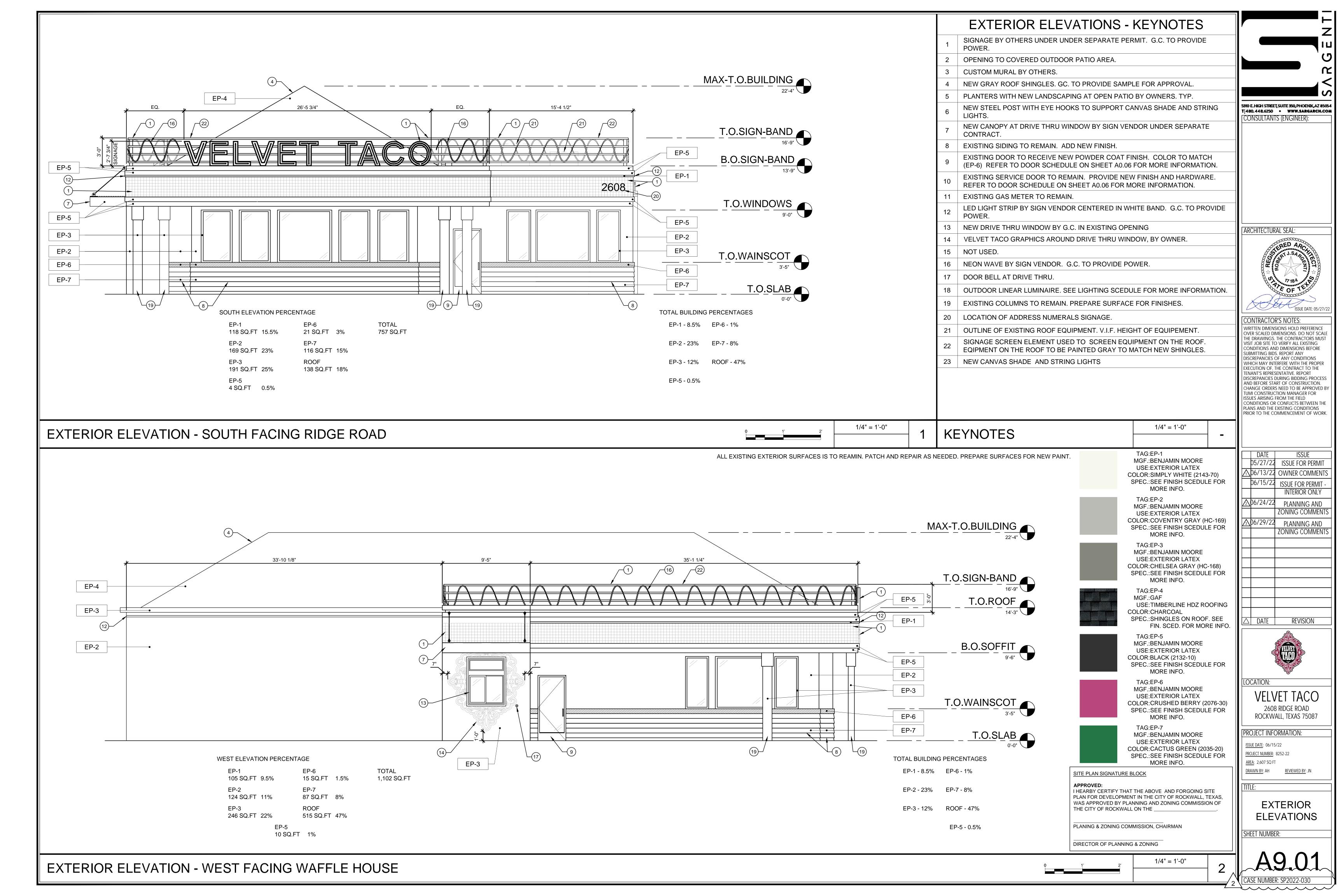
286.55' TO 1/2" IRF

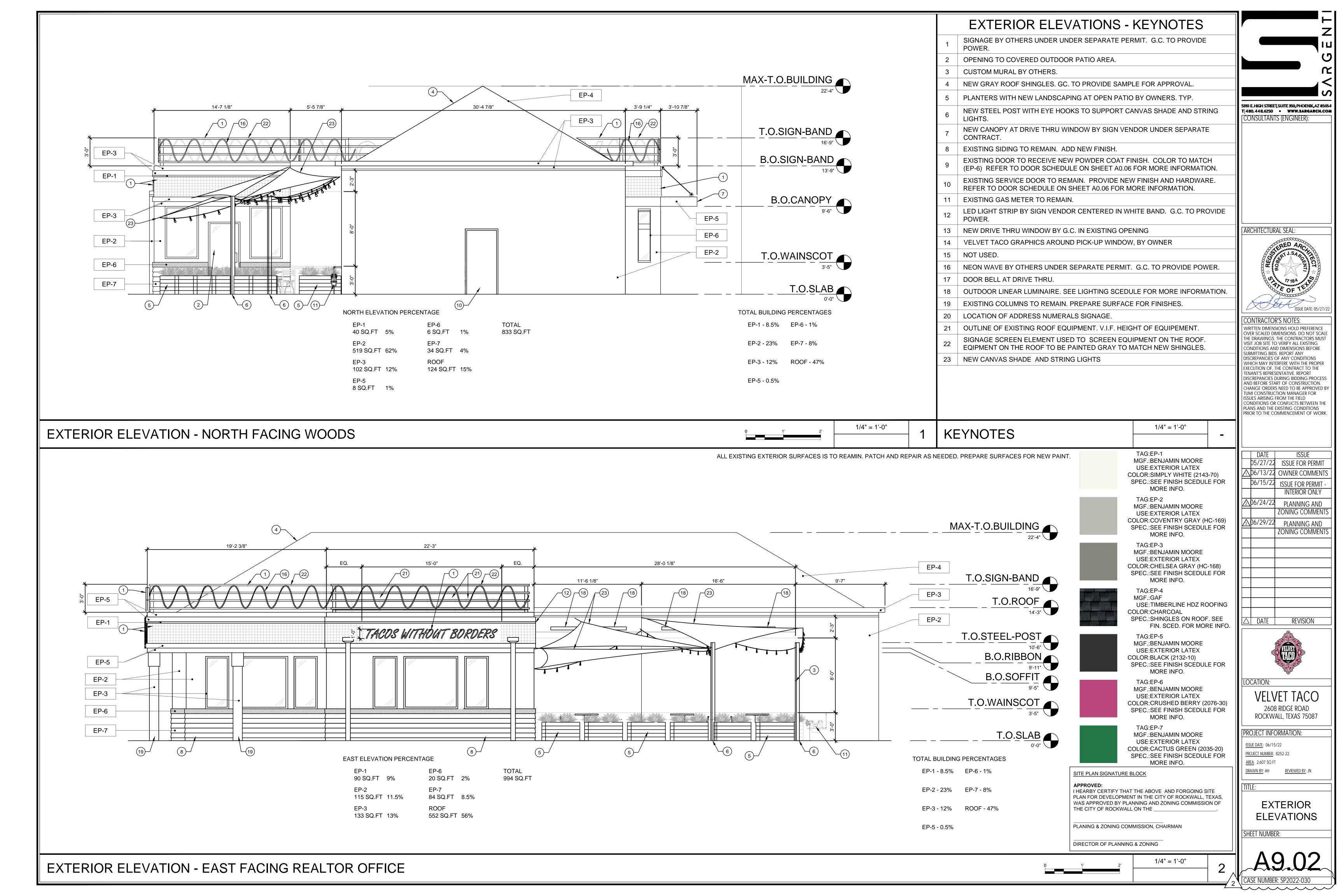
VOL. 382, PG. 45,

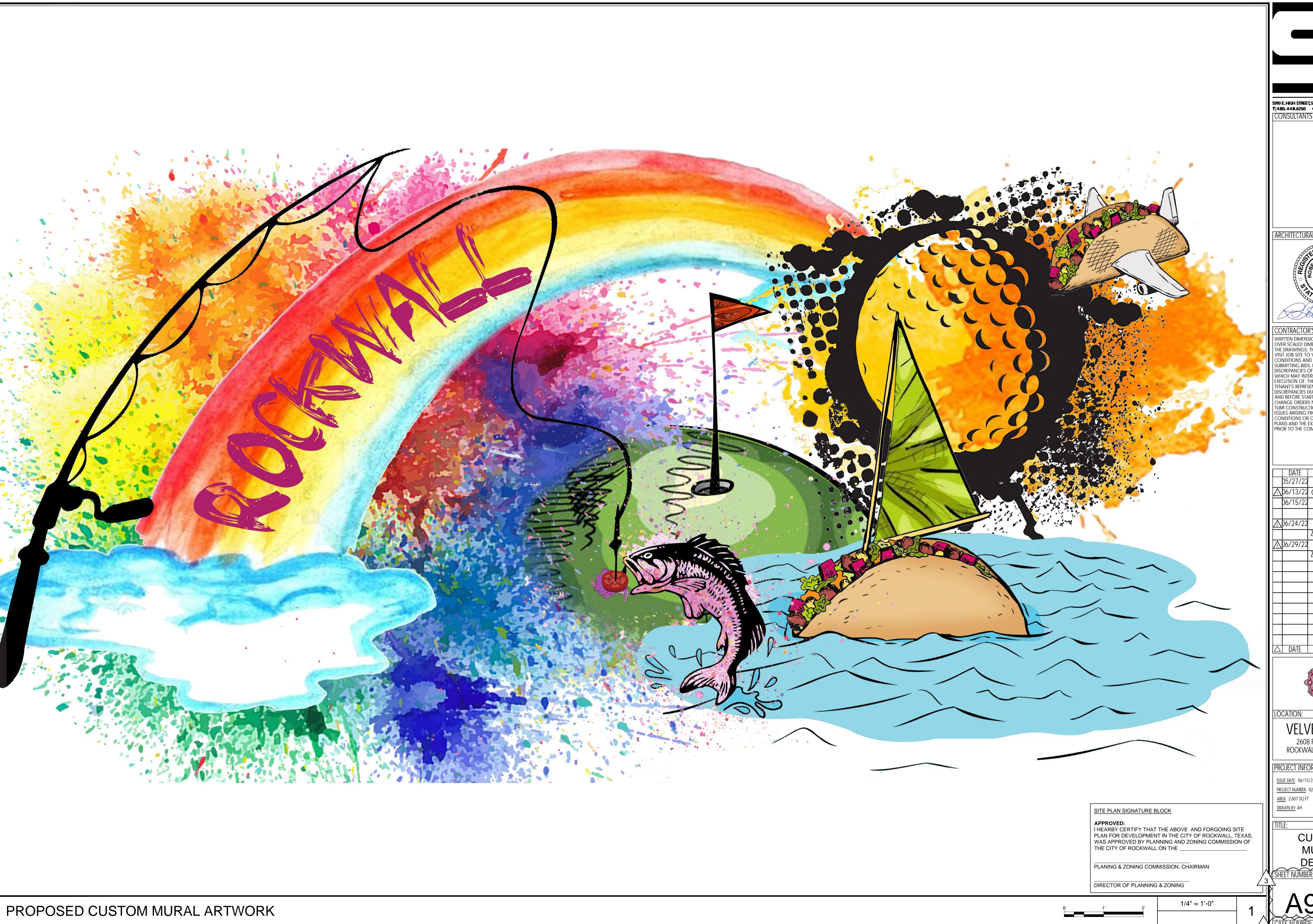
D.R.R.C.T.

(TRACT II)









CONSULTANTS (ENGINEER):

ARCHITECTURAL SEAL:



WRITTEN DIMENSIONS HOLD PREFERENCE
OVER SCALED DIMENSIONS. DO NOT SCALE
THE DRAWINGS. THE CONTRACTORS MUST
VISIT JOB SITE TO VERIFY ALL EXISTING
CONDITIONS AND DIMENSIONS BEFORE
SUBMITTING BIDS. REPORT ANY

SUBMITTING BIDS. REPORT ANY DISCREPANCIES OF ANY CONDITIONS WHICH MAY INTERFERE WITH THE PROPER EXECUTION OF, THE CONTRACT TO THE TENANT'S REPRESENTATIVE. REPORT DISCREPANCIES DURING BIDDING PROCESS AND BEFORE START OF CONSTRUCTION. CHANGE ORDERS NEED TO BE APPROVED BY TUMI CONSTRUCTION MANAGER FOR ISSUES ARISING FROM THE FIELD CONDITIONS OR CONFLICTS BETWEEN THE PLANS AND THE EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK.

△06/13/22 OWNER COMMENTS D6/15/22 ISSUE FOR PERMIT -INTERIOR ONLY 2∆06/24/22 PLANNING AND ZONING COMMENTS D6/29/22 PLANNING AND ZONING COMMENTS

REVISION



**VELVET TACO** 

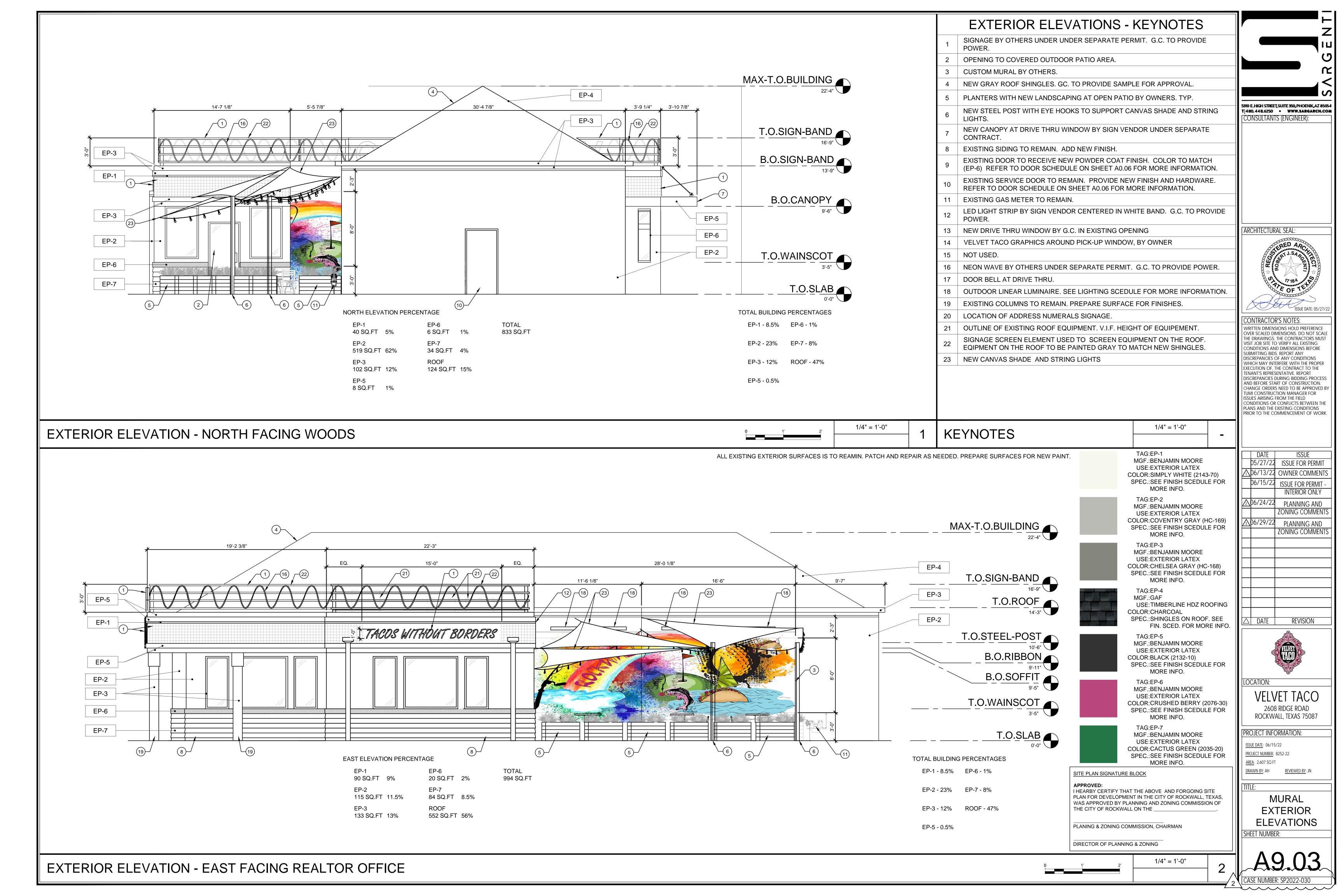
2608 RIDGE ROAD ROCKWALL, TEXAS 75087

PROJECT INFORMATION: <u>ISSUE DATE</u>: 06/15/22 PROJECT NUMBER: 8252-22

<u>AREA</u>: 2,607 SQ FT

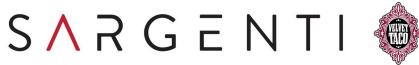
CUSTOM

MURAL DESIGN
SHEET NUMBER:



### **EXISTING CONDITIONS**





DISCLAIMER: RENDERINGS ARE CONCEPTUAL FOR REPRESENTATIONAL PURPOSES ONLY AND SUBJECT TO VARIANCES. VARIANCES MAY INCLUDE, BUT ARE NOT LIMITED TO, VIEWS AND EXPOSURE TO LIGHT, FINISHES FOR THE FINAL PRODUCT, AS WELL AS LAYOUT AND INCLUDED FEATURES IN THE FINISHED PRODUCT. ALL FEATURES, SPECIFICATIONS AND PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE. NOT ALL AMENITIES, FEATURES AND FINISHES DEPICTED HEREIN MAY BE CONSTRUCTED IN ACCORDANCE WITH THESE RENDERINGS. MAPS, FLOOR PLANS, MODELS AND OTHER IMPROVEMENTS REPRESENTED MAY NOT BE TO SCALE OR SHOWN IN THEIR FINAL AS-BUILT LOCATIONS AND ORIENTATIONS.





**APPLICATION: PAINT ON TRIM** 

**COLOR:** SIMPLY WHITE

TAG: EP-2
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: COVENTRY GRAY
(HC-169)
APPLICATION: PAINT ON

STUCCO WALLS

TAG: EP-3
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: CHELSEA GRAY
(HC-168)
APPLICATION: PAINT ON

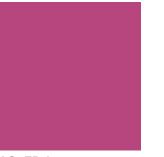
COPPING, TRIM, WINDOW



TAG: EP-4 MGF: GAF USE: TIMBERLINE HDZ COLOR: CHARCOAL APPLICATION: SHINGLES ON ROOF



TAG: EP-5
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: BLACK (2132-10)
APPLICATION: PAINT ON
CANOPY



TAG: EP-6 MGF: BENJAMIN MOORE USE: EXTERIOR LATEX PAINT COLOR: CRUSHED BERRY (2076-30)

**APPLICATION:** PAINT ON DOORS, TRIM AND SIDING



TAG: EP-7
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: CACTUS GREEN
(2035-20)
APPLICATION: PAINT ON

SIDING



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STUCCO WALLS



TAG: EP-3 MGF: BENJAMIN MOORE **USE: EXTERIOR LATEX PAINT COLOR:** CHELSEA GRAY (HC-168) **APPLICATION: PAINT ON** COPPING, TRIM, WINDOW



TAG: EP-4 MGF: GAF **USE:** TIMBERLINE HDZ COLOR: CHARCOAL **APPLICATION: SHINGLES ON** ROOF



TAG: EP-5 **MGF:** BENJAMIN MOORE **USE: EXTERIOR LATEX PAINT COLOR:** BLACK (2132-10) **APPLICATION: PAINT ON** CANOPY



TAG: EP-6 MGF: BENJAMIN MOORE **USE:** EXTERIOR LATEX PAINT **COLOR:** CRUSHED BERRY (2076-30)**APPLICATION: PAINT ON** 

DOORS, TRIM AND SIDING



TAG: EP-7 MGF: BENJAMIN MOORE **USE: EXTERIOR LATEX PAINT COLOR:** CACTUS GREEN (2035-20)**APPLICATION: PAINT ON** SIDING



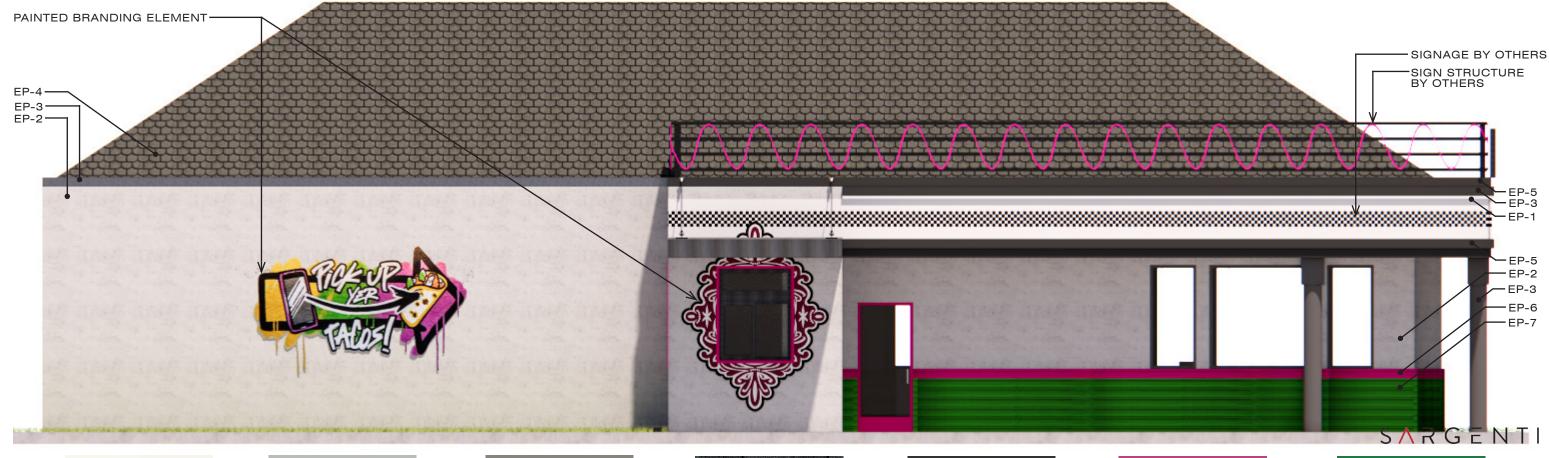
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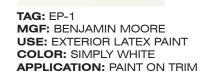
### **ELEVATION - SOUTH**





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TAG: EP-2 MGF: BENJAMIN MOORE **COLOR:** COVENTRY GRAY (HC-169)

STUCCO WALLS

**USE:** EXTERIOR LATEX PAINT **APPLICATION: PAINT ON** 



TAG: EP-3 MGF: BENJAMIN MOORE **USE: EXTERIOR LATEX PAINT COLOR:** CHELSEA GRAY (HC-168) **APPLICATION: PAINT ON** COPPING, TRIM, WINDOW



TAG: EP-4 MGF: GAF **USE:** TIMBERLINE HDZ COLOR: CHARCOAL **APPLICATION: SHINGLES ON** ROOF



TAG: EP-5 **MGF:** BENJAMIN MOORE **USE: EXTERIOR LATEX PAINT COLOR:** BLACK (2132-10) **APPLICATION: PAINT ON** CANOPY



TAG: EP-6 MGF: BENJAMIN MOORE **USE:** EXTERIOR LATEX PAINT **COLOR:** CRUSHED BERRY (2076-30)

**APPLICATION: PAINT ON** DOORS, TRIM AND SIDING



TAG: EP-7 MGF: BENJAMIN MOORE **USE: EXTERIOR LATEX PAINT COLOR:** CACTUS GREEN (2035-20)

**APPLICATION: PAINT ON** SIDING



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### RENDERING





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### RENDERING - WALL MURAL





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### RENDERING - GREEN CANOPY

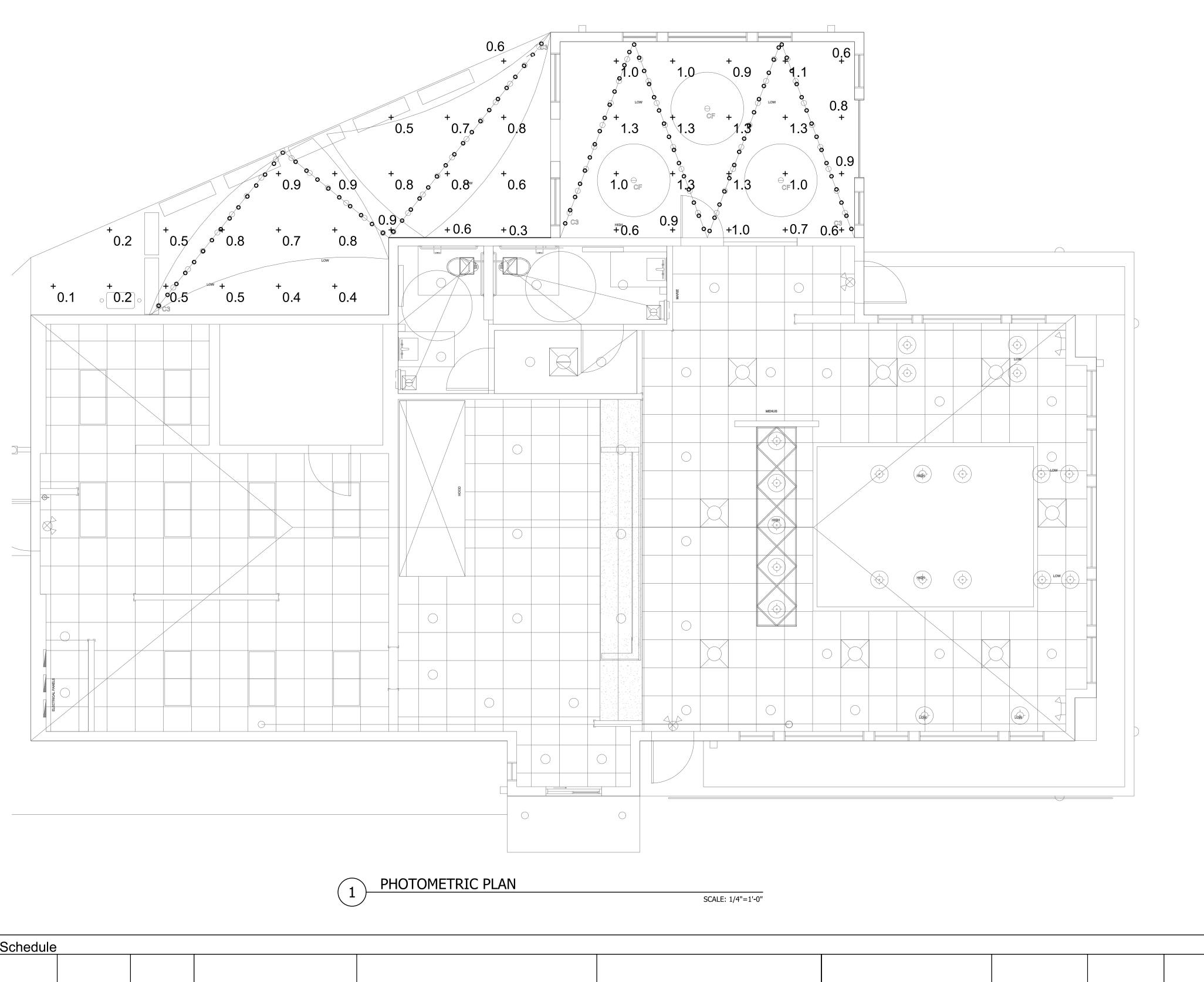




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PROPOSED MURAL ARTWORK



Schedule						_				
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	C3	101	DURALAMP	DLD CL MD 12 BK + STARGAZER DL SG MD 22 120 D SP	CABLE LIGHT. MOUNTED @ 8'-0" AFF	LED - 2700K	DLSG_221D.ies	20	0.91	0.6

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FC @ 2.5' AFF2.5	+	0.8 fc	1.3 fc	0.1 fc	13.0:1	8.0:1



LAMP

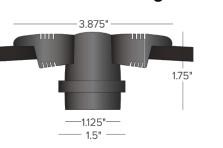
### **Key Features**

- Perfect for festoon mounting and garden lighting, taught or swayed with cable mounted downward direction for outdoor wet IP65 use. Product can be mounted in outward or upward directions for indoor/ outdoor damp IP44 use.
- Sockets available in E26 medium base and GU10 base.
- Lamp spacing available in 12" OC and 24" OC. To be completed with DURALED STARGAZER or DECOLED TECNO
- VINTAGE lamp range, sold separately. Provided with one Male 2 prong 120V AC plug with 5ft lead and one

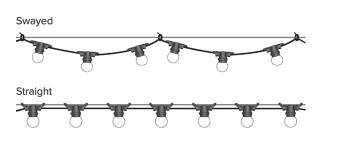
female 2 hole 120V AC socket with 2ft end per spool. Max continuous length: 1,100W max per continuous interconnected

48ft 48 sockets (@ 12" OC) or Spool length: 48ft 24 sockets (@ 24" OC)

### **Dimensional Drawings**



## **Installation Examples**





Aircraft Cable ——

a brand of TARGETTI

PRODUCT CODE TYPE **DLD** — DuraLed™ **CL** — Cable Light **MD** — E26 Medium Base **12** — 12" OC **BK** — Black **GU** — GU10 Base **24** — 24" OC

CUICK SHIP Lead time for quick ship fixtures is 1 week from processed PO date.

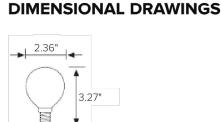
Targetti USA - A Targetti Group Company - 750-A W. 17<sup>th</sup> St. Costa Mesa, CA 92627 - Phone (714) 513-1991 - Email: targettiusa@targetti.com - targettiusa.com - 4.8.22 - Page 1 of 2

# DURALED™ STARGAZER LAMP



QUICK SHIP 20 CULUS





**DETAILS** Lamp Type

Color Temp Advanced LED binning with +/- 2-step MacAdam Ellipses Color consistency maintained through rated lamp life 15Lm 120V

G19 (5) LED Cluster

Voltage Ra >55 Color Quality 15,000 hours at L70 E26 Distribution 300° Power Factor # of On-Off cycles

< 0,2s Lamp start time Dimming Dimmable (E26 Base Only) 2.36" Dia x 3.27"Height Dimensions cULus Listed E481518 Tested in accordance with LM-79-08

wattage requirement.

3 year warranty

<sup>1</sup> Dimmable lamp version only available with MD base.

\*Lead time for quick ship fixtures is 1-2 weeks from processed PO date. Consult factory for quantites of over 50 pcs.

Targetti USA - A Targetti Group Company - 750-A W. 17<sup>th</sup> St. Costa Mesa, CA 92627 - Phone (714) 513-1991 - Email: targettiusa@targetti.com - targettiusa.com - 04.05.22 - Page 1 of 1



Engineering

P: 480.626.7072 | ardebilieng.com

<sup>B</sup>Lamp is exempt from Title 20 as it is under the lumen



Details

**Spacing** 12" or 24" OC Socket Spacing

5W max per socket 120V AC 60Hz

Sold in 48ft spools.

clean one wire look.

12"OC = 0.19Lbs/ft 24"OC = 0.15Lbs/ft

GU10 Base Cable Only 12"OC = 0.21Lbs/ft 24"OC = 0.16Lbs/ft

Certification Energy efficient for California installations.

**Listing** cETLus Warranty 5 year warranty

STARGAZER lamp.

**DURALED STARGAZER** 

**DURALED TECNO VINTAGE G25** 

**DURALED TECNO VINTAGE S21** 

**DURALED TECNO VINTAGE A60** 

**DURALED TECNO VINTAGE G30 MIRROR** 

E26 Medium Base Cable Only

**Lamp Type** For use with DURALED STARGAZER or DECOLED TECNO VINTAGE lamp range, sold separately.

**Installation** Junction Box or GFI installation only. Attach to aircraft

IP Rating IP65 (IP44 if mounted in outward or upward direction)

<sup>B</sup>Dark Sky Compliant when using Decorative Shade and DURALED

GFI Receptacle \_\_\_\_ (Provided by others)

Aircraft Cable

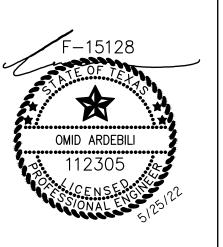
(Provided by others)

and Eye Bolt——(Provided by others)

Junction Box

cable (sold separately, page 2). Recommended 1/8" aircraft cable for wall to wall installation, 3/16" aircraft cable for pole to pole installation. Optional cable wrap encases aircraft cable and DURALED Cable for a

5310 E.HIGH STREET, SUITE 350, PHOENIX, AZ 85054 T 480.448.6250 - WWW.SARGARCH.COM CONSULTANTS (ENGINEER):



ARCHITECTURAL SEAL:

CONTRACTOR'S NOTES:

WRITTEN DIMENSIONS HOLD PREFERENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS. THE CONTRACTORS MUST VISIT JOB SITE TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE SUBMITTING BIDS. REPORT ANY DISCREPANCIES OF ANY CONDITIONS WHICH MAY INTERFERE WITH THE PROPER EXECUTION OF, THE CONTRACT TO THE TENANT'S REPRESENTATIVE. REPORT DISCREPANCIES DURING BIDDING PROCESS AND BEFORE START OF CONSTRUCTION. CHANGE ORDERS NEED TO BE APPROVED BY TUMI CONSTRUCTION MANAGER FOR ISSUES ARISING FROM THE FIELD CONDITIONS OR CONFLICTS BETWEEN THE PLANS AND THE EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK.

DATE ISSUE

REVISION

LOCATION:

△ DATE

**VELVET TACO** 2608 RIDGE ROAD ROCKWALL, TX 75087

PROJECT INFORMATION:

<u>DATE</u>: 04/26/22 PROJECT NUMBER: 22223

AREA: 2,880 SQ FT DRAWN BY: MC REVIEWED BY: GH

PHOTOMETRIC PLAN

SHEET NUMBER:



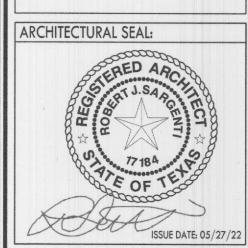


# VELVET TACO

2608 RIDGE ROAD ROCKWALL, TEXAS 75087

# **INDEX OF DRAWINGS** SHEET# DRAWING NAME ARCHITECTURAL A0.00 | COVER SHEET SITE PLAN A0.07 | ALTA SURVEY - FOR REFERENCE A5.02 ROOF PLAN A9.01 EXTERIOR ELEVATION A9.02 EXTERIOR ELEVATION A9.03 MURAL EXTERIOR ELEVATIONS A9.04 CUSTOM MURAL DESIGN E0.3 PHOTOMETRIC PLAN E0.4 EXTERIOR LIGHTING CUT SHEETS

5310 E. HIGH STREET, SUITE 350, PHOENIX, AZ 85054 T 480.448.6250 - WWW.SARGARCH.COM CONSULTANTS (ENGINEER):



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		DATE	ISSUE
		05/27/22	
	1	06/13/22	OWNER COMMENTS
		06/15/22	ISSUE FOR PERMIT -
			INTERIOR ONLY
	2	06/24/22	PLANNING AND
			ZONING COMMENTS
	3	07/06/22	PLANNING AND
			ZONING COMMENTS
1			

REVISION

LOCATION:

**VELVET TACO** 2608 RIDGE ROAD ROCKWALL, TEXAS 75087

PROJECT INFORMATION:

ISSUE DATE: 06/15/22 PROJECT NUMBER: 8252-22

AREA: 2,607 SQ FT DRAWN BY: AH REVIEWED BY: JN

**COVER SHEET** 

SHEET NUMBER:

PROJECT TEAM

E-MAIL: JNIKOLIC@SARGARCH.COM

**VELVET TACO** 7501 LONE STAR DR. PLANO, TEXAS 75024 OWNER/TENANT

2608 RIDGE ROAD

ROCKWALL, TEXAS 75087

CONTACT: RON REXROAD EMAIL: RON.REXROAD@VELVETTACO.COM

Waffle House (7)

LANDLORD / TENANT COORDINATOR

GOOD CLUCK, LLC. P.O. BOX 496539 GARLAND, TEXAS 75049 CONTACT: CHRISTOPHER ALSAM PHONE: 214-682-5655 EMAIL: CHRIS@ROCKSTRATEGIC.COM

740

SARGENTI ARCHITECTS 5310 EAST HIGH ST. SUITE 310 PHOENIX, AZ 85075 **ARCHITECT** TEL: 480-448-6253 CONTACT: JELENA NIKOLIC

VELVET TACO

MECHANICAL, ELECTRICAL AND PLUMBING ENGINEER

ARDEBILI ENGINEERING, LLC 7328 E. STETSON DR. SCOTTSDALE, ARIZONA 85251 TEL: (480) 626-7072 CONTACT: KIA RAISDANA E-MAIL: KIA@ARDEBILIENG.COM

KITCHEN CONSULTANT

13031 US HIGHWAY 19 N CLEARWATER, FLORIDA 33764 TEL: (727) 470-7862 CONTACT: JIMMY FISHER E-MAIL: JAMESF@JOHNSON-LANCASTER.COM

**JOHNSON LANCASTER** 

**VELVET TACO** Rockwall High School Texas Roadho Walmart Supercenter (2) Cracker Bari Old Country Store akeside Village 🐼 Saltgrass Steak-Hou Ross Dress for Less pringHill Suites by ott Dallas Rockwall V NORTH

N.T.S.

VICINITY MAP

ROCKWALL, TX

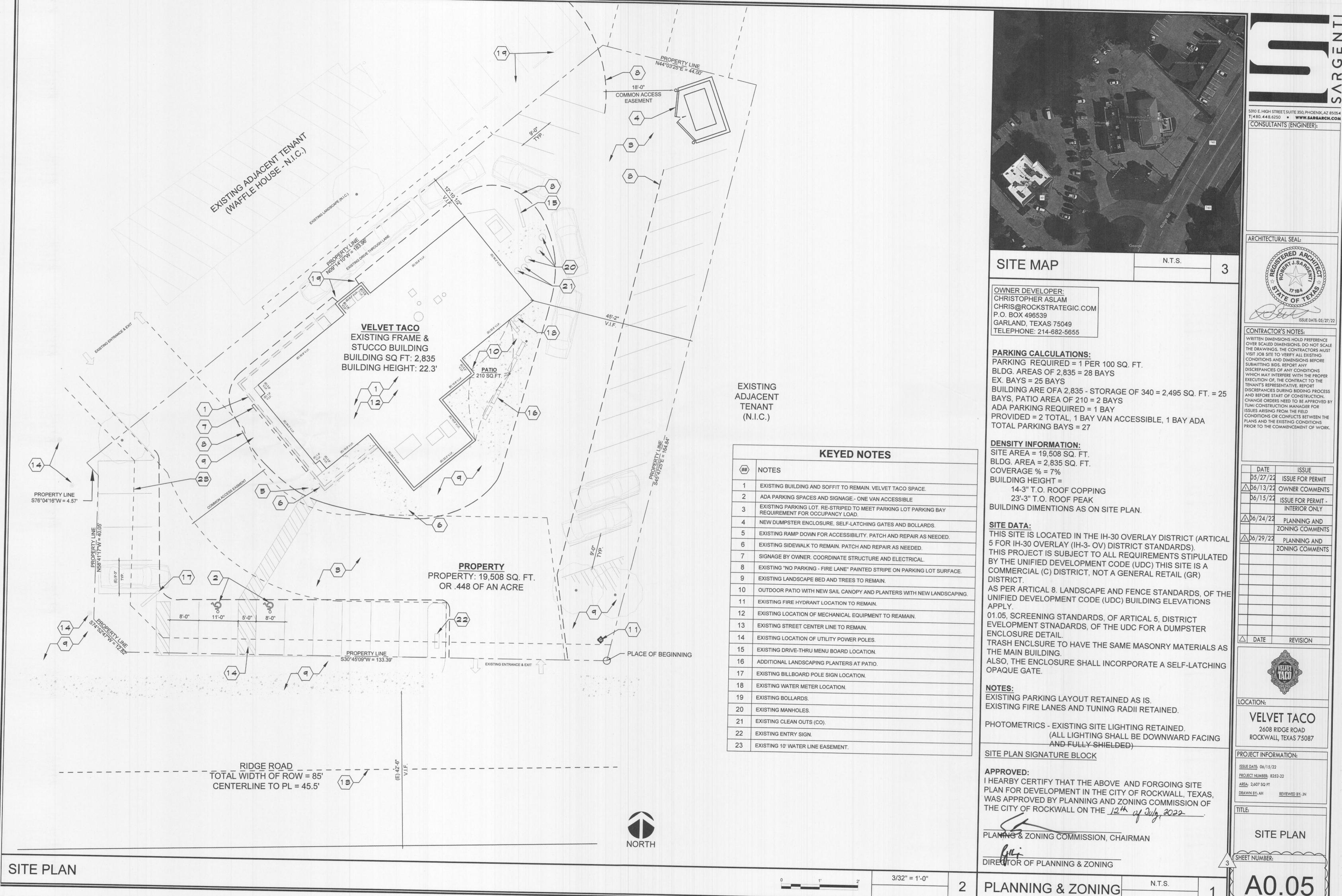
N.T.S.

PLANING & ZONING COMMISSION, CHAIRMAN

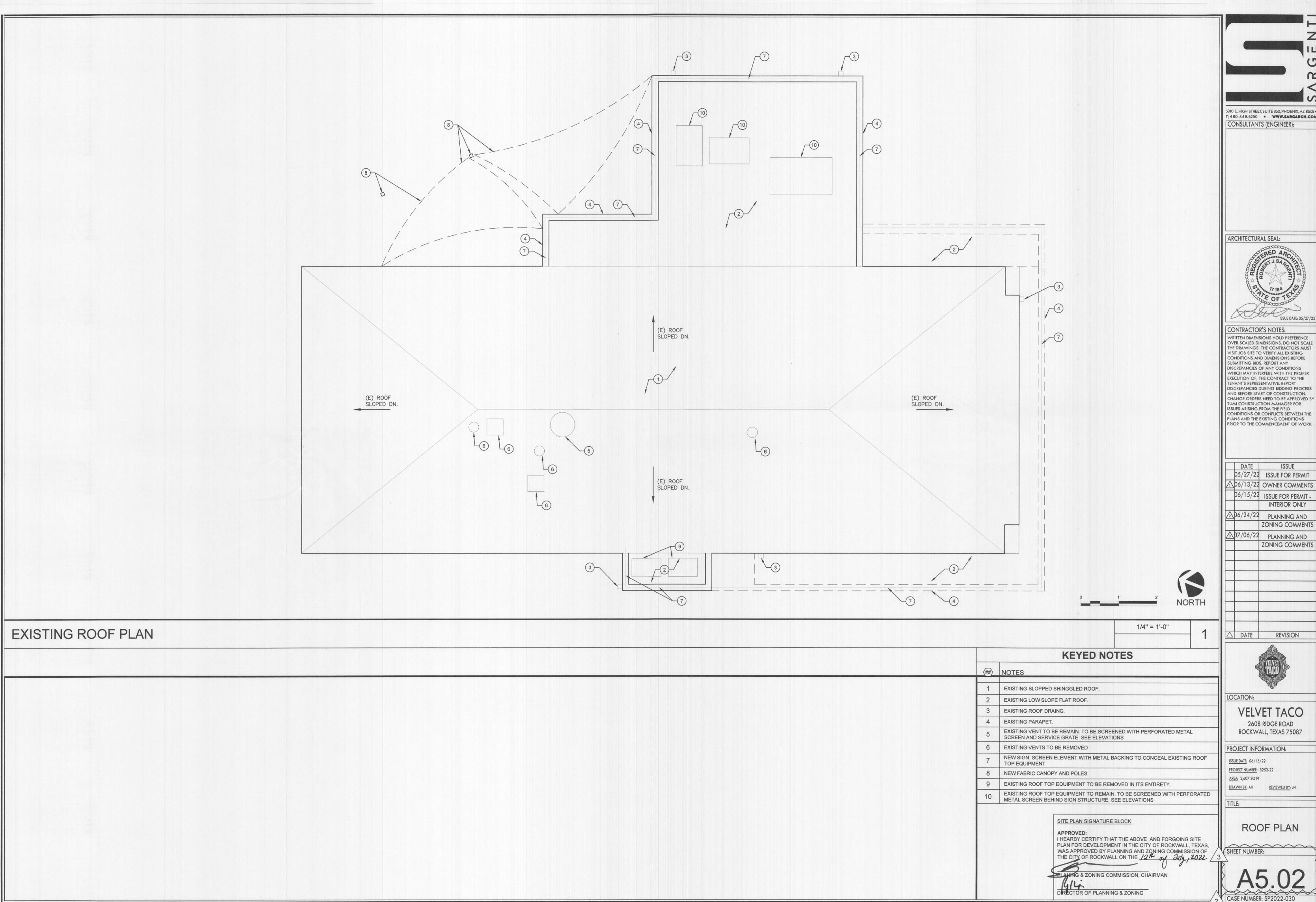
DIRECTOR OF PLANNING & ZONING

I HEARBY CERTIFY THAT THE ABOVE AND FORGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 12th of July 2022

SITE PLAN SIGNATURE BLOCK



N.T.S.



5310 E. HIGH STREET, SUITE 350, PHOENIX, AZ 85054 T|480.448.6250 - WWW.SARGARCH.COM CONSULTANTS (ENGINEER):

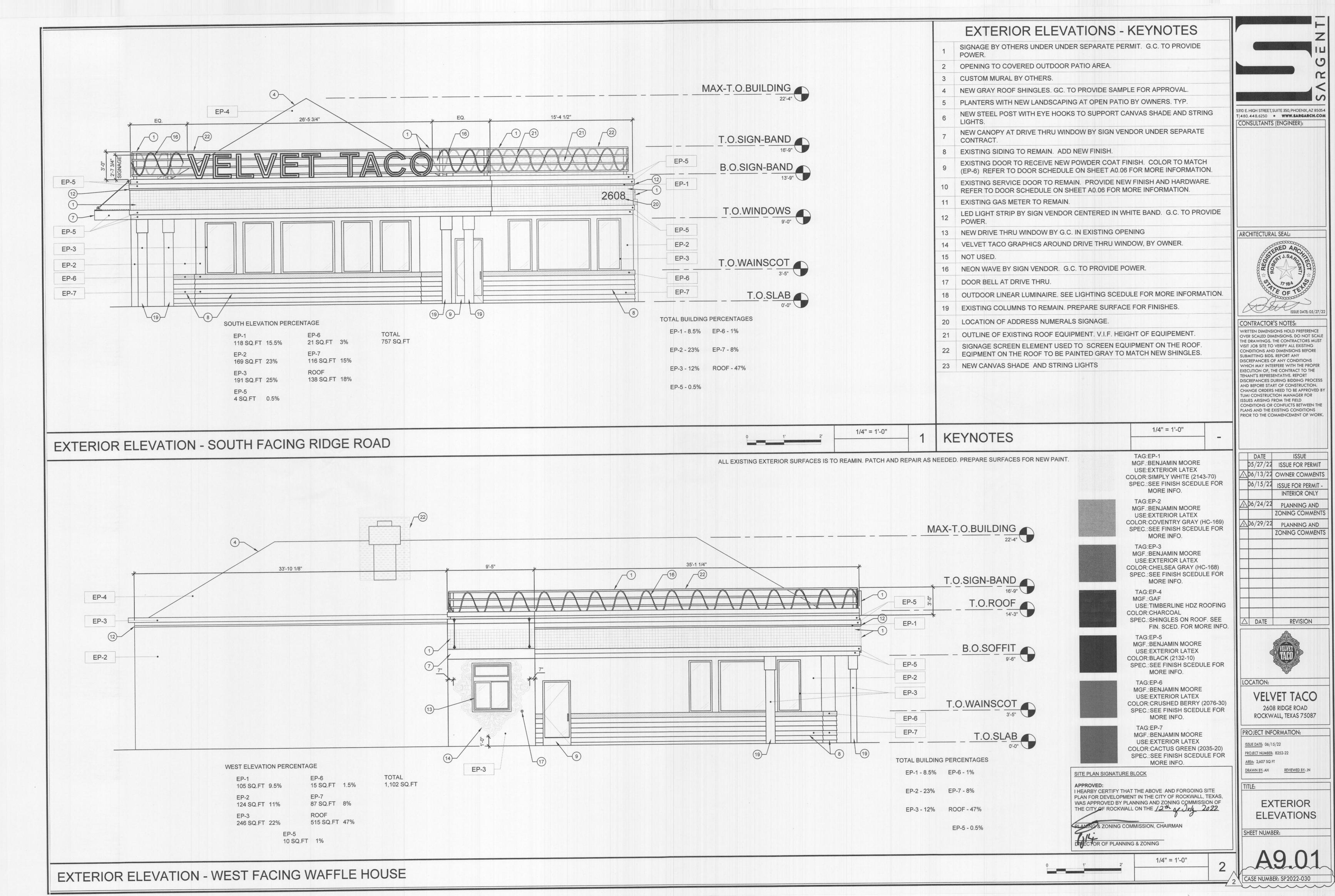


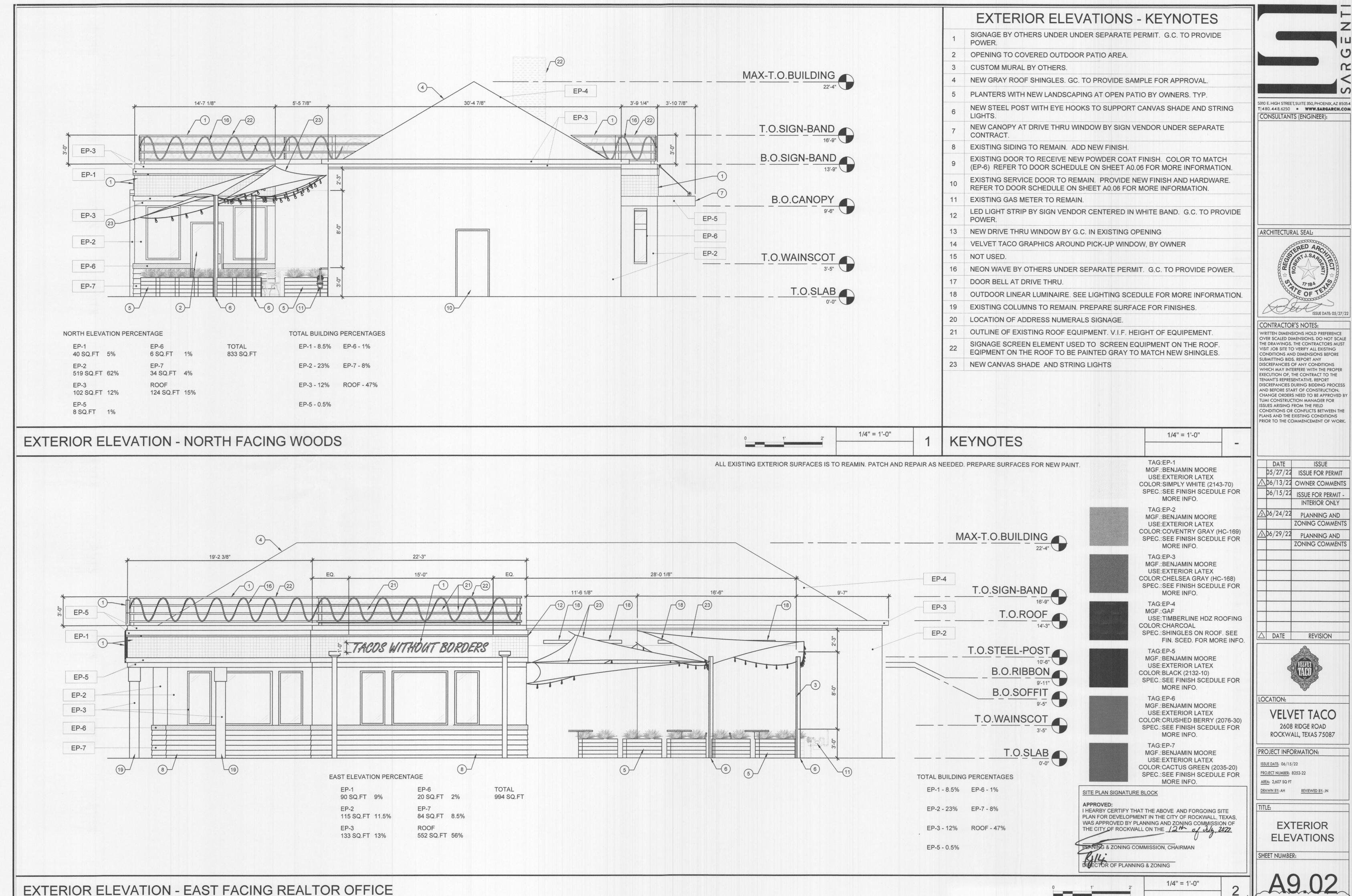
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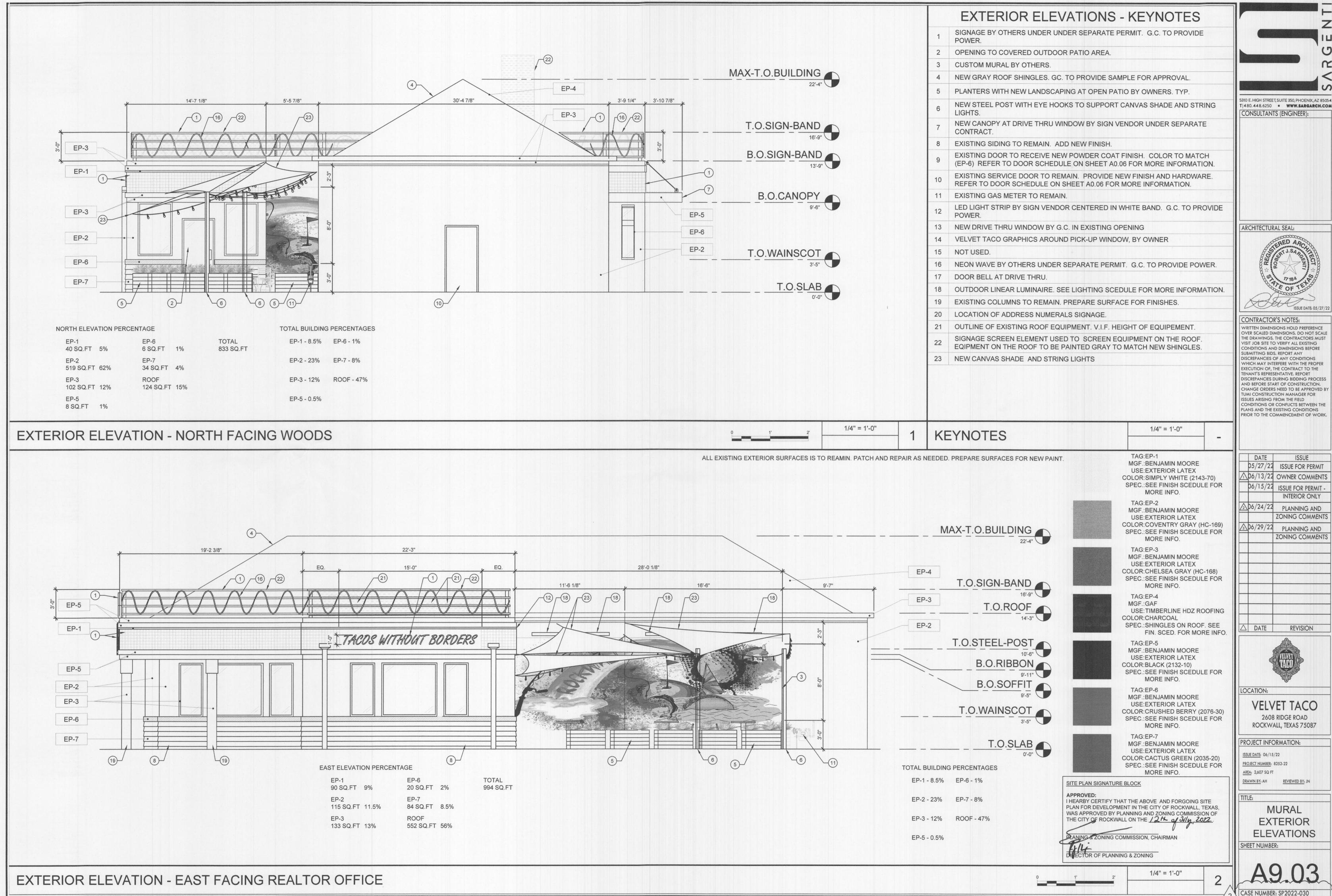
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3	07/06/22	PLANNING AND
		ZONING COMMENTS

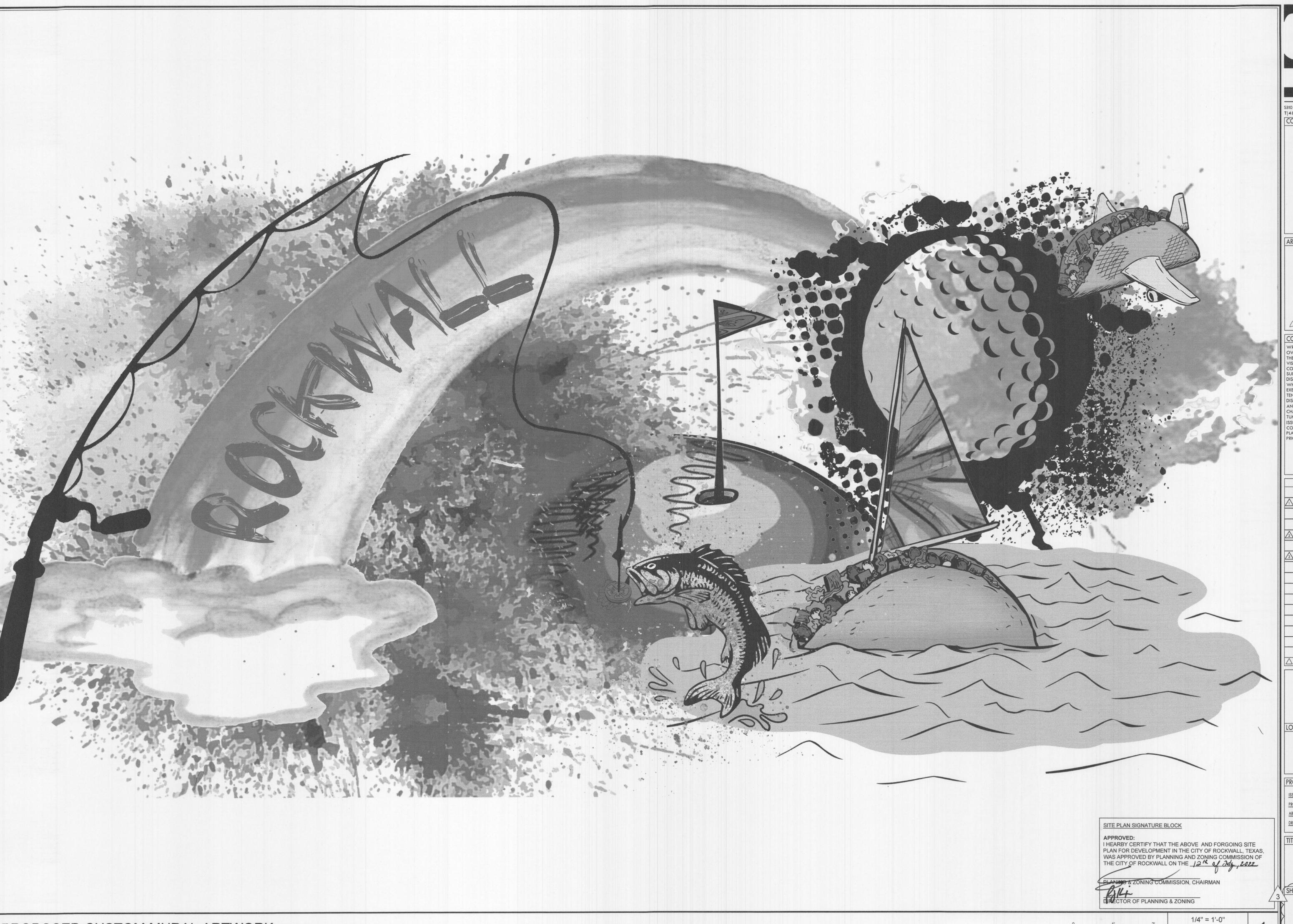
VELVET TACO 2608 RIDGE ROAD ROCKWALL, TEXAS 75087

**ROOF PLAN** 



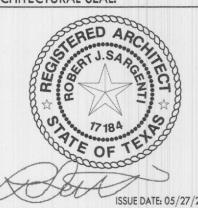






5310 E. HIGH STREET, SUITE 350, PHOENIX, AZ 85054
T|480.448.6250 • **WWW.SARGARCH.COM** CONSULTANTS (ENGINEER):

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DATE ISSUE 05/27/22 ISSUE FOR PERMIT ↑06/13/22 OWNER COMMENTS 06/15/22 ISSUE FOR PERMIT - INTERIOR ONLY 206/24/22 PLANNING AND ZONING COMMENTS 306/29/22 PLANNING AND ZONING COMMENTS

△ DATE REVISION

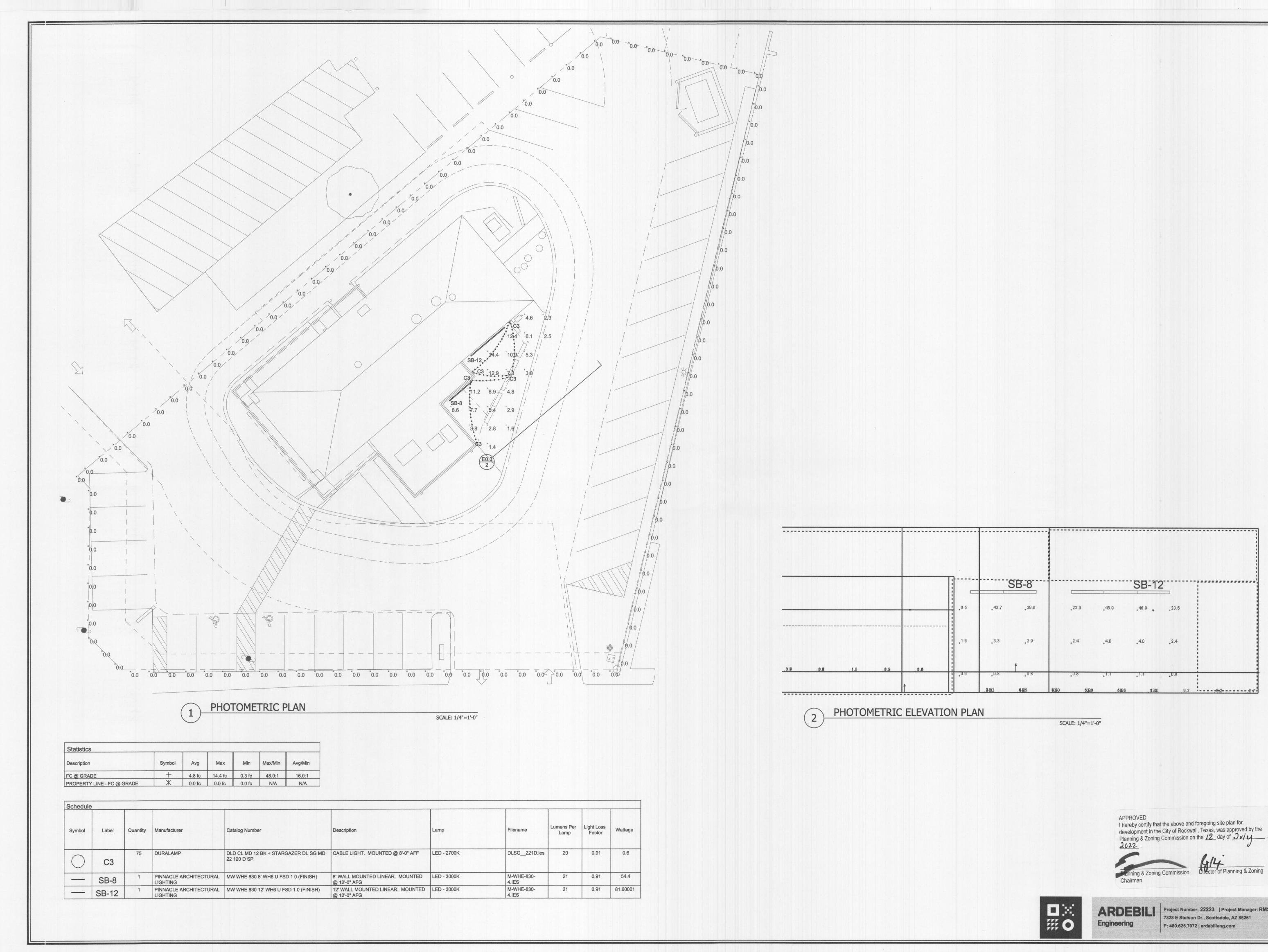
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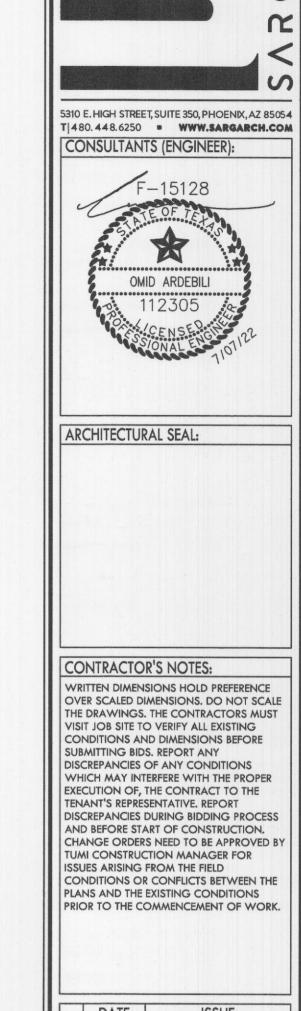
**VELVET TACO** 2608 RIDGE ROAD ROCKWALL, TEXAS 75087

PROJECT INFORMATION:

PROJECT NUMBER: 8252-22

CUSTOM MURAL DESIGN
SHEET NUMBER:





05/27/22 ISSUE FOR PERMIT 106/13/22 OWNER COMMENTS 206/23/22 FIRE COMMENTS △ DATE REVISION

LOCATION:

VELVET TACO 2608 RIDGE ROAD ROCKWALL, TX 75087

PROJECT INFORMATION:

DATE: 04/26/22 PROJECT NUMBER: 22223

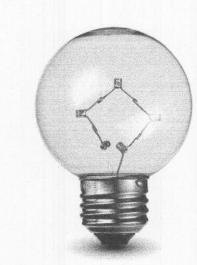
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PHOTOMETRIC PLAN

SHEET NUMBER:



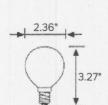
# C3 DURALED™ STARGAZER LAMP





<sup>B</sup>Lamp is exempt from Title 20 as it is under the lumen

## **DIMENSIONAL DRAWINGS**



**DETAILS** Lamp Type Color Temp

Color Consistency

Color Quality

G19 (5) LED Cluster 2200K Advanced LED binning with +/- 2-step MacAdam Ellipses

Color consistency maintained through rated lamp life 15Lm 120V Ra >55 15,000 hours at L70 E26 300°

Lamp Life Distribution Power Factor # of On-Off cycles < 0,2s

Lamp start time Dimming Dimmable (E26 Base Only) 2.36" Dia x 3.27"Height Dimensions 0.1Lbs Weight cULus Listed E481518 Certifications Tested in accordance with LM-79-08

wattage requirement.

3 year warranty

PRODUCT CODE TYPE COLOR TEMP VOLTAGE DIMMING DL −DuraLED" SG − Stargazer MD − E26 Medium 22 − 2200K 120 − 120V AC D¹ − Dimming SP − Shatter Proof version only available with MD base. QUICK SHIP DLSGMD22120D

Targetti USA - A Targetti Group Company - 750-A W. 17th St. Costa Mesa, CA 92627 - Phone (714) 513-1991 - Email: targettiusa@targetti.com - targettiusa.com - 04.05.22 - Page 1 of 1



# a brand of TARGETTI

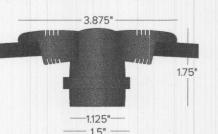
**Key Features** 

### Perfect for festoon mounting and garden lighting, taught or swayed with cable mounted downward direction for outdoor wet IP65 use. Product can be mounted in outward or upward directions for indoor/

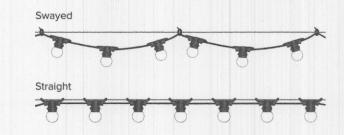
- outdoor damp IP44 use. Sockets available in E26 medium base and GU10 base.
- Lamp spacing available in 12" OC and 24" OC. To be completed with DURALED STARGAZER or DECOLED TECNO
- VINTAGE lamp range, sold separately. Provided with one Male 2 prong 120V AC plug with 5ft lead and one
- female 2 hole 120V AC socket with 2ft end per spool. Max continuous length: 1,100W max per continuous interconnected

spools 48ft 48 sockets (@ 12" OC) or Spool length: 48ft 24 sockets (@ 24" OC)

# **Dimensional Drawings**



## Installation Examples





DLD — DuraLed\* CL — Cable Light MD — E26 Medium Base 12 — 12" OC BK — Black GU — GU10 Base 24 — 24" OC

Targetti USA - A Targetti Group Company - 750-A W. 17th St. Costa Mesa, CA 92627 - Phone (714) 513-1991 - Email: targettiusa@targetti.com - targettiusa.com - 48.22 - Page 1 of 2

# C3 DURALED™ CABLE LIGHT



# Details

Spacing 12" or 24" OC Socket Spacing Lamp Type For use with DURALED STARGAZER or DECOLED

TECNO VINTAGE lamp range, sold separately. 5W max per socket Voltage 120V AC 60Hz Length Sold in 48ft spools.

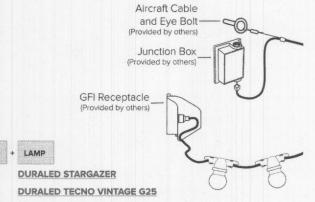
Installation Junction Box or GFI installation only. Attach to aircraft cable (sold separately, page 2). Recommended 1/8" aircraft cable for wall to wall installation, 3/16" aircraft cable for pole to pole installation. Optional cable wrap encases aircraft cable and DURALED Cable for a

clean one wire look. E26 Medium Base Cable Only 12"OC = 0.19Lbs/ft 24"OC = 0.15Lbs/ft GU10 Base Cable Only

12"OC = 0.21Lbs/ft

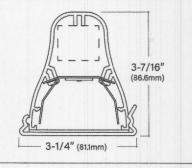
24"OC = 0.16Lbs/ft IP Rating IP65 (IP44 if mounted in outward or upward direction) Certification Energy efficient for California installations. **Listing** cETLus

Warranty 5 year warranty <sup>B</sup> Dark Sky Compliant when using Decorative Shade and DURALED



**DURALED TECNO VINTAGE S21 DURALED TECNO VINTAGE A60 DURALED TECNO VINTAGE G30 MIRROR** 

### PINNACLE ARCHITECTURAL LIGHTING





SB-8 & SB-12

## Key Features

 6063-T6 Extruded aluminum housing
 Highly reflective die-formed white painted aluminum reflector Die-cast aluminum end caps
 MOFFAT offered with a 5-year limited warranty that covers LED, driver and fixture
 ETL listed conforming to UL 1598 in US and CSA 250 in Canada
 Approved for wet location, IP65 Rated, fully gasketed lens and endcaps Maximum fixture weight is 20 lbs per standard 4' fixture Fixture head roatation provides asymmetric and general illumination
 Buy American Act compliant



Example Part #: MW-HE-835HO-26'-FL-U-OL2-1-0-W MW - HE - - - - - - - - - - - -

_M_	HE		
HOUSING	SHIELDING	CRI, CCT & OUTPUT <sup>1</sup>	LENGTH <sup>2</sup>
Moffat Wet Moffat Natatorium (FL mounting only)	HE - High Efficiency Lens WHE - Asymmetric Lens Shielding pg. 2	_27 2700K _30 3000K _35 3500K _40 4000K CL Custom Lumens CW Custom Watts Lumen Output pg. 2	Individual Fixture Continuous Row Length pg. 3

MOUNTING	VOLTAGE	DRIVER	CIRCUITING
FL - Flush Mount PH Pendant Hub (specify 12", 18", 24") WH Wall Hub (specify 6", 12", 18", 24") Mounting pg. 3	U - Universal (120 thru 277V) 1 - 120V 2 - 277V 3 - 347V Voltage pg. 4	FSD - Factory Select Driver (1%, 0-10v) PL2 - Advance Xitanium (1%, 0-10v) OL4 - Osram 347v (1%, 0-10v) EE1 - eldoLED ECOdrive (1%, 0-10v) ES1 - eldoLED SOLOdrive (0%, 0-10v) LH1- Lutron Hi-lume (1%, EcoSystem) PS1 - Advance Xitanium (50%/100%) OL2 - Osram (1%, 0-10v) Driver pg. 4	1 - Single Circuit M - Multi Circuit E - Emergency (entire fixture) N - Night Light (entire fixture) Circuiting pg. 4
			•
BATTERY & EMERGENCY <sup>3</sup>	FINISH	FIXTURE OPTIONS	CONTROLS
O - None _FSG - Factory Select ALCR _GI - lota ETS DR _GB - Bodine GTD _PLL - Bodine 10W (low profile) _ILL - lota 10W Integral _E - Emergency circuit section _N - Night Light circuit section _L - Life Safety circuit section	W - White S - Metallic Silver BL - Textured Black BR - Bronze GR - Graphite CC - Custom Color Finish pg. 5	<b>V -</b> Visor Fixture Options pg. 5	Pinnacle is able to accommodate different control solutions from different manufacturers. Consult Factory for more information.

Battery and Emergency pg. 4-5 When specifying CRI, CCT, & OUTPUT the first \_ is for specifying either 8 - 80CRI, 9 - 90CRI. The ending \_ are for specifying output, example HO - High Output. See output charts for more information. Individual fixtures come in 2', 3'. 4', 6' & 8' lengths. Continuous rows available in 1' increments, starting at 2' Enter quantity for Battery and Emergency, Example 2PL.

Specifications and dimensions subject to change without notice. Specification sheets that appear on pinnacle-ltg.com are the most recent version and supersede all other previously printed or electronic versions. Designed in Denver, CO - USA | pinnacle-ltg.com | O: 303-322-5570

MW\_LED\_SPEC\_MAY2022 A brand of legrand

DATE ISSUE 05/27/22 ISSUE FOR PERMIT 06/13/22 OWNER COMMENTS 206/23/22 FIRE COMMENTS

5310 E. HIGH STREET, SUITE 350, PHOENIX, AZ 85054

T 480.448.6250 - WWW.SARGARCH.COM

OMID ARDEBILI

112305

ARCHITECTURAL SEAL:

CONTRACTOR'S NOTES:

WRITTEN DIMENSIONS HOLD PREFERENCE

VISIT JOB SITE TO VERIFY ALL EXISTING

DISCREPANCIES OF ANY CONDITIONS WHICH MAY INTERFERE WITH THE PROPER EXECUTION OF, THE CONTRACT TO THE TENANT'S REPRESENTATIVE. REPORT

SUBMITTING BIDS. REPORT ANY

CONDITIONS AND DIMENSIONS BEFORE

OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS. THE CONTRACTORS MUST

DISCREPANCIES DURING BIDDING PROCESS

CHANGE ORDERS NEED TO BE APPROVED BY

CONDITIONS OR CONFLICTS BETWEEN THE

PRIOR TO THE COMMENCEMENT OF WORK.

AND BEFORE START OF CONSTRUCTION.

TUMI CONSTRUCTION MANAGER FOR ISSUES ARISING FROM THE FIELD

PLANS AND THE EXISTING CONDITIONS

CONSULTANTS (ENGINEER):

△ DATE REVISION

LOCATION:

**VELVET TACO** 2608 RIDGE ROAD ROCKWALL, TX 75087

PROJECT INFORMATION:

DATE: 04/26/22 PROJECT NUMBER: 22223 AREA: 2,880 SQ FT

DRAWN BY: MC REVIEWED BY: GH

**EXTERIOR LIGHTING CUT-SHEETS** 

SHEET NUMBER:

ARDEBILI Project Number: 22223 | Project Manager: RMS 7328 E Stetson Dr., Scottsdale, AZ 85251 P: 480.626.7072 | ardebilieng.com

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 12 day of July



July 13, 2022

TO:

Roxanne Berlien

12 Turnberry Drive

Coto de Caza, CA 92679

CC:

Steven Wall

7700 Windrose Ave

Suite G300 Plano, TX 75035

FROM:

**Bethany Ross** 

City of Rockwall Planning and Zoning Department

385 S. Goliad Street Rockwall, TX 75087

SUBJECT:

SP2022-030; Amended Site Plan for Velvet Taco

Roxanne:

This letter serves to notify you that the above referenced case (*i.e.* Amended Site Plan) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on July 12, 2022. The following is a record of all recommendations, voting records and conditions of approval:

### Staff Recommendations

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- (2) Any construction resulting from the approval of this <u>Amended Site Plan</u> 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 July 12, 2022, the Planning and Zoning Commission approved a motion to approve the <u>Amended Site Plan</u> by a vote of 6-0 with Commissioner Llewelyn absent.

Should you have any questions or concerns regarding your site plan case, please feel free to contact me a (972) 771-6488.

Sincerely.

Bethany Ross, Planner

City of Rockwall Planning and Zoning Department

### Ross, Bethany

From: Jelena Nikolic <jnikolic@sargarch.com>

**Sent:** Tuesday, July 12, 2022 2:05 PM

**To:** Ross, Bethany

**Cc:** roxanneb commercialpermitgroup.com; Amanda Hutkowski

**Subject:** RE: Velvet Taco - Rockwall Tx - Project Comments

Great, thanks for letting me know!

Thank you,

### Jelena Nikolic

HEAD OF DESIGN



From: Ross, Bethany <br/>
Sent: Tuesday, July 12, 2022 11:34 AM<br/>
To: Jelena Nikolic <jnikolic@sargarch.com>

**Cc:** roxanneb commercialpermitgroup.com <roxanneb@commercialpermitgroup.com>; Amanda Hutkowski

<ahutkowski@sargarch.com>

Subject: RE: Velvet Taco - Rockwall Tx - Project Comments

Caution: External Sender

Yes I just received them. Thank you!

Bethany Ross Planner City of Rockwall 972.772.6488 Office bross@rockwall.com

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

From: Jelena Nikolic [mailto:jnikolic@sargarch.com]

**Sent:** Tuesday, July 12, 2022 1:33 PM **To:** Ross, Bethany < bross@rockwall.com >

**Cc:** roxanneb commercialpermitgroup.com < <u>roxanneb@commercialpermitgroup.com</u>>; Amanda Hutkowski

<ahutkowski@sargarch.com>

Subject: RE: Velvet Taco - Rockwall Tx - Project Comments

Hello Bethany,

I'm checking in to see if you received our physical plans this morning for the meeting tonight?

Thank you,

### Jelena Nikolic

HEAD OF DESIGN



From: Ross, Bethany < bross@rockwall.com >

Sent: Friday, July 8, 2022 6:21 AM

To: Jelena Nikolic < inikolic@sargarch.com>

Cc: roxanneb commercialpermitgroup.com <roxanneb@commercialpermitgroup.com>; Amanda Hutkowski

<a href="mailto:<a href="mailto:ahutkowski@sargarch.com">ahutkowski@sargarch.com</a>

Subject: RE: Velvet Taco - Rockwall Tx - Project Comments

Caution: External Sender

Jelena,

The entire equipment needs to be screened from all view. An example of this would be to add louver screening.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
http://www.rockwall.com/planning/

From: Jelena Nikolic [mailto:jnikolic@sargarch.com]

**Sent:** Thursday, July 7, 2022 7:13 PM **To:** Ross, Bethany < bross@rockwall.com >

Cc: roxanneb commercialpermitgroup.com < roxanneb@commercialpermitgroup.com >; Amanda Hutkowski

<ahutkowski@sargarch.com>

Subject: RE: Velvet Taco - Rockwall Tx - Project Comments

Bethany,

For the screening of the equipment what is your screen requirement for distance and eye level height? Example 5'-6" eye level and 50' from building?

Thank you,

### Jelena Nikolic

HEAD OF DESIGN



From: Ross, Bethany < bross@rockwall.com > Sent: Thursday, July 7, 2022 11:59 AM

To: Jelena Nikolic < inikolic@sargarch.com >

Cc: roxanneb commercialpermitgroup.com <roxanneb@commercialpermitgroup.com>; Amanda Hutkowski

<ahutkowski@sargarch.com>

Subject: RE: Velvet Taco - Rockwall Tx - Project Comments

Caution: External Sender

See attached.

Thanks,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com

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

From: Jelena Nikolic [mailto:jnikolic@sargarch.com]

**Sent:** Thursday, July 7, 2022 1:53 PM **To:** Ross, Bethany <br/>
Spross@rockwall.com>

Cc: roxanneb commercialpermitgroup.com <roxanneb@commercialpermitgroup.com>; Amanda Hutkowski

<a href="mailto:<a href="mailto:ahutkowski@sargarch.com">ahutkowski@sargarch.com</a>>

Subject: RE: Velvet Taco - Rockwall Tx - Project Comments

Bethany,

There is a roof plan A5.02 included in the package. I attached it here for reference. Do you want us to omit this plan and just show on the site plan?

Thank you,

Jelena Nikolic



From: Ross, Bethany < bross@rockwall.com > Sent: Thursday, July 7, 2022 11:50 AM

To: Jelena Nikolic < inikolic@sargarch.com >

**Cc:** roxanneb commercialpermitgroup.com < <u>roxanneb@commercialpermitgroup.com</u>>; Amanda Hutkowski

<ahutkowski@sargarch.com>

Subject: RE: Velvet Taco - Rockwall Tx - Project Comments

Caution: External Sender

Jelena,

We really need the site plan to show the roof top units that are existing and indicate which roof top units will be removed and show how the existing one is going to screened. Currently all I see is a call out that says it will be screened, this will not suffice. I have put in the condition of approval that the Roof top units will be screened, so it will just need to be updated and a paper copy sent to be signed before the building permit is acquired. The photometric plan will also need to comply with the standards mentioned before.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
http://www.rockwall.com/planning/

From: Jelena Nikolic [mailto:jnikolic@sargarch.com]

**Sent:** Thursday, July 7, 2022 1:33 PM **To:** Ross, Bethany <br/>
Spross@rockwall.com>

Cc: roxanneb commercialpermitgroup.com <roxanneb@commercialpermitgroup.com>; Amanda Hutkowski

<a href="mailto:<a href="mailto:ahutkowski@sargarch.com">ahutkowski@sargarch.com</a>>

Subject: RE: Velvet Taco - Rockwall Tx - Project Comments

Hello Bethany,

We're hoping to mail you hard copies tomorrow. Is there anything you see that we need to change before we print?

Thank you,

Jelena Nikolic



From: Jelena Nikolic

**Sent:** Wednesday, July 6, 2022 7:00 PM **To:** Ross, Bethany <<u>bross@rockwall.com</u>>

**Cc:** roxanneb commercialpermitgroup.com < <u>roxanneb@commercialpermitgroup.com</u>>; Amanda Hutkowski

<a href="mailto:<a href="mailto:ahutkowski@sargarch.com">ahutkowski@sargarch.com</a>>

Subject: RE: Velvet Taco - Rockwall Tx - Project Comments

Bethany,

Engineers are revising the photometrics. I think we finally go everything else in order. Could you please review and let me know if anything is missing?

https://app.box.com/s/rcqw3my5mkqpfsxltj4tw392in16xi8n

Thank you,

### Jelena Nikolic

HEAD OF DESIGN



From: Ross, Bethany < bross@rockwall.com >

Sent: Tuesday, July 5, 2022 6:38 AM

To: Jelena Nikolic < jnikolic@sargarch.com >

Cc: roxanneb commercialpermitgroup.com < roxanneb@commercialpermitgroup.com>

Subject: RE: Velvet Taco - Rockwall Tx - Project Comments

Caution: External Sender

Hi Jelena,

I'm not sure if I am just looking at the wrong item in the box file but I am not seeing the locations of any of the roof top equipment?

Also, the photometric plan needs to show the values out to the property line. At the property line, the maximum allowable light intensity is 0.2 FC. (Subsection 03.03.C, of Article 07)

Please do not send the hard copies until I have approved your pdfs please. As long as the hard copies are here by the meeting on the 12<sup>th</sup> to get signed, that will be fine.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
http://www.rockwall.com/planning/

From: Jelena Nikolic [mailto:jnikolic@sargarch.com]

**Sent:** Friday, July 1, 2022 5:17 PM

To: Ross, Bethany < <a href="mailto:bross@rockwall.com">bross@rockwall.com</a>>

**Cc:** roxanneb commercialpermitgroup.com < <a href="mailto:roxanneb@commercialpermitgroup.com">roxanneb@commercialpermitgroup.com</a>>

Subject: RE: Velvet Taco - Rockwall Tx - Project Comments

Importance: High

Bethany,

Can you please review and let me know if this will work. We managed to restripe and add missing parking spots. If you think this is good to go, we'll send it to get plotted and send to you. Thank you for all your help! <a href="https://app.box.com/s/rcqw3my5mkqpfsxltj4tw392in16xi8n">https://app.box.com/s/rcqw3my5mkqpfsxltj4tw392in16xi8n</a>

Thank you,

### Jelena Nikolic

HEAD OF DESIGN



Please note that Sargent offices will be closed July 4th and July 5th for the observation of the holiday.

From: Ross, Bethany < bross@rockwall.com >

Sent: Friday, July 1, 2022 6:38 AM

To: Jelena Nikolic < inikolic@sargarch.com>

Cc: roxanneb commercialpermitgroup.com < roxanneb@commercialpermitgroup.com >

Subject: RE: Velvet Taco - Rockwall Tx - Project Comments

### Caution: External Sender

We can take the condition out but I will have to state that the patio will take your parking further out of compliance for parking at the meeting. Since this is a legally non-conforming already, the board probably won't have an issue with it.

Just so you are aware, without a Shared Parking Agreement filed with Rockwall County, Waffle House has the right to tow any vehicles in their parking spaces that are patrons of your restaurant. Just as you will have that right for your parking spaces.

Thanks,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
http://www.rockwall.com/planning/

From: Jelena Nikolic [mailto:jnikolic@sargarch.com]

**Sent:** Thursday, June 30, 2022 8:01 PM **To:** Ross, Bethany < <u>bross@rockwall.com</u>>

Cc: roxanneb commercialpermitgroup.com < roxanneb@commercialpermitgroup.com >

Subject: RE: Velvet Taco - Rockwall Tx - Project Comments

Bethany,

It looks like we've figured out a portion of the site plan to comply with the parking spaces needed. We'll subtract the 340 SF for storage which brings down the parking spaces needed, but since we added the patio (approx. 330 SF) it brings us back to where we started. Since the patio is added to satisfy the variance for corporate branding, is there any way to work around it? We're trying to see if we can get an agreement for shared parking spaces with the Waffle House, as there doesn't seem to be one currently. In case we can't what are our options?

Thank you,

### Jelena Nikolic

HEAD OF DESIGN



Please note that Sargenti offices will be closed July 4th and July 5th for the observation of the holiday.

From: Ross, Bethany <<u>bross@rockwall.com</u>>
Sent: Thursday, June 30, 2022 11:25 AM
To: Jelena Nikolic <<u>inikolic@sargarch.com</u>>

Cc: roxanneb commercialpermitgroup.com < roxanneb@commercialpermitgroup.com >

Subject: RE: Velvet Taco - Rockwall Tx - Project Comments

Caution: External Sender

Hi Jelena,

I am counting 24 parking spaces within your property lines. You can get a shared parking agreement with the Waffle House and you will be in compliance. The patio takes you further out of compliance as well since normally we count that as square footage. You will need to get a parking agreement with Waffle House if you haven't already. We can add that as one of the conditions of approval if you need more time to get that. It will need to be done before we release your building permit/Certificate of Occupancy.

As for the case number, apologies I did not see it. That should be good.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
http://www.rockwall.com/planning/

From: Jelena Nikolic [mailto:jnikolic@sargarch.com]

**Sent:** Thursday, June 30, 2022 10:52 AM **To:** Ross, Bethany < <a href="mailto:bross@rockwall.com">bross@rockwall.com</a>>

Cc: roxanneb commercialpermitgroup.com < roxanneb@commercialpermitgroup.com>

Subject: RE: Velvet Taco - Rockwall Tx - Project Comments

Bethany,

A quick question. The parking count is based on the square footage not seat count correct? That's how we're showing it currently.

Thank you,

### Jelena Nikolic

HEAD OF DESIGN



Please note that Sargenti offices will be closed July 4th and July 5th for the observation of the holiday.

From: Ross, Bethany < bross@rockwall.com > Sent: Thursday, June 30, 2022 8:07 AM
To: Jelena Nikolic < inikolic@sargarch.com >

Cc: roxanneb commercialpermitgroup.com < roxanneb@commercialpermitgroup.com>

**Subject:** RE: Velvet Taco - Rockwall Tx - Project Comments

Caution: External Sender

Hey Jelena,

- Site Plan looks good. Just add your Case Number (SP2022-030) to the lower right-hand corner of each page.
- I will need a building elevation showing the roof top equipment that you are keeping and showing how that is screened. It will need to be completely screened from view.
- For the parking, we will need a copy of the shared parking agreement filed with Rockwall County.
- If you are still adding any lighting, I will need to get a photometric plan as well.

Indicate those items above and I can review before you send in your hard copies.

We will just need one (1) (24x36) folded copy of all pages before the July 12<sup>th</sup> meeting so we can get your Site Plan signed that night if it is approved. You can mail that to our offices:

Bethany Ross Planning and Zoning Department 385 S Goliad Rockwall, TX 75087

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
http://www.rockwall.com/planning/

From: Jelena Nikolic [mailto:jnikolic@sargarch.com]

**Sent:** Wednesday, June 29, 2022 7:57 PM **To:** Ross, Bethany < <u>bross@rockwall.com</u>>

**Cc:** roxanneb commercialpermitgroup.com < <u>roxanneb@commercialpermitgroup.com</u>>

Subject: Velvet Taco - Rockwall Tx - Project Comments

Hello Bethany,

Can you please review attached package and see if we're missing anything?

https://app.box.com/s/rcqw3my5mkqpfsxltj4tw392in16xi8n

We weren't able to indicate the setbacks by Ridge road, will this be needed?

It looks like there is some shared parking with the Waffle house, so I hope our calculations show correctly.

We are hoping to use our signage screening showed in elevations to screen roof equipment. And current equipment on the drive thru side of the roof will be removed as we don't need it.

One of the notes calls out for 4x (24x36) folded copies of each plan – is this needed for the entire package? Site plan and elevations? Where do we need to ship these physical copies?

Sorry for all the guestions and thank you so much for your help!

Thank you,

Jelena Nikolic



Please note that Sargenti offices will be closed July 4th and July 5th for the observation of the holiday.

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