



PLANNING AND ZONING CASE CHECKLIST

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET
ROCKWALL, TX 75087

P&Z CASE # SP2022-030 P&Z DATE July 12, 2022 CC DATE _____ Approved Denied

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

Zoning Application

- Specific Use Permit
- Zoning Change
- PD Concept Plan
- PD Development Plan

Site Plan Application

- Site Plan
- Landscape Plan
- Treescape Plan
- Photometric Plan
- Building Elevations
- Material Samples
- Color Rendering

Platting Application

- Master Plat
- Preliminary Plat
- Final Plat
- Replat
- Administrative/Minor Plat
- Vacation Plat
- Landscape Plan
- Treescape Plan

HPAB Application

- Exhibit

Miscellaneous Application

- Variance/Exception Request

- 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
- Copy-Mark-Ups
- City Council Minutes – Laserfiche
- Minutes-Laserfiche
- Plat Filled Date _____
 - Cabinet # _____
 - Slide # _____

Notes: _____

Zoning Map Updated _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2022-030

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
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- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2606 Ridge Road, Rockwall TX 75087

SUBDIVISION I-30 740 West Addn

LOT 1 BLOCK

GENERAL LOCATION Ridge Road and I-30

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C

CURRENT USE Closed Restaurant

PROPOSED ZONING C

PROPOSED USE Restaurant

ACREAGE 0.448

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER

APPLICANT

Roxanne Berlien

CONTACT PERSON Stephen Wall

CONTACT PERSON

ADDRESS 7700 Windrose Ave Suite G300

ADDRESS

12 turnberry dr

CITY, STATE & ZIP Plano TX 75035

CITY, STATE & ZIP

Orto de cara CA 92679

PHONE 469-343-2055

PHONE

310 407 9789

E-MAIL stephen.wall@velvettaco.com

E-MAIL

RoxanneB@CommercialPermitgroup.com

NOTARY VERIFICATION [REQUIRED]

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

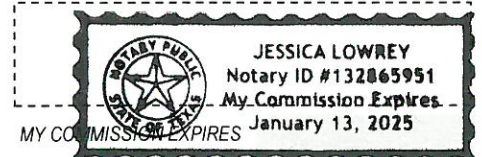
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 DAY OF June, 2022

OWNER'S SIGNATURE

Stephen Wall
Jessica Lowrey

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





PROPOSED MURAL ARTWORK



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2022-030

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CONTACT PERSON Stephen Wall

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CITY, STATE & ZIP Plano TX 75035

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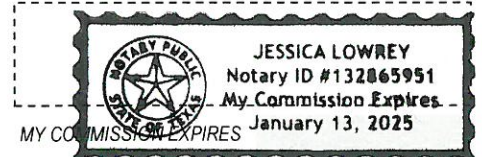
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Stephen Wall
Jessica Lowrey

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0 45 90 180 270 360 Feet

SP2022-030: Site Plan for Velvet Taco



Case Location Map = 



City of Rockwall

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

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





PROPOSED MURAL ARTWORK

PROJECT COMMENTS



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

DATE: 6/24/2022

PROJECT NUMBER: SP2022-030
PROJECT NAME: Amended Site Plan for a Restaurant
SITE ADDRESS/LOCATIONS: 2608 RIDGE RD

CASE MANAGER: Bethany Ross
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: bross@rockwall.com

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.

I.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.

I.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).

I.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 # and descriptions on plan. They don't seem to match 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

06/20/2022: .



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2022-030

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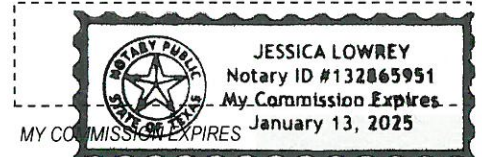
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0 45 90 180 270 360 Feet

SP2022-030: Site Plan for Velvet Taco



Case Location Map = 



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ROCKWALL

Velvet Taco

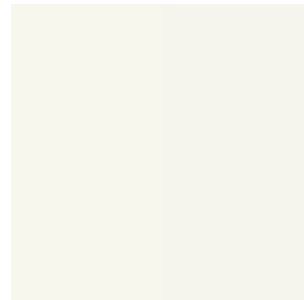
ROCKWALL, TEXAS
EXTERIOR DESIGN PACKAGE

SARGENTI

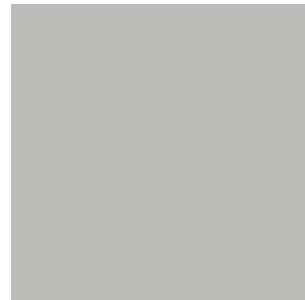
EXISTING CONDITIONS



ELEVATION - NORTH



TAG: EP-1
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: SIMPLY WHITE
APPLICATION: PAINT ON TRIM



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 TRIM



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

SARGENTI

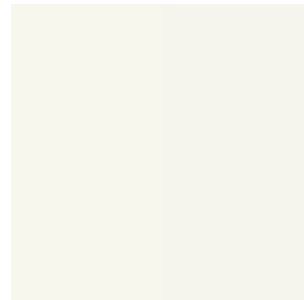


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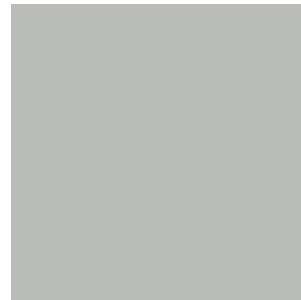
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VELVET TACO
 ROCKWALL, TX
 06/23/2022

ELEVATION - EAST



TAG: EP-1
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: SIMPLY WHITE
APPLICATION: PAINT ON TRIM



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 TRIM



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

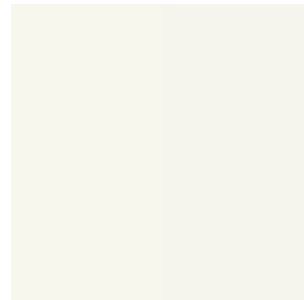


TAG: EP-6
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: CRUSHED BERRY (2076-30)
APPLICATION: PAINT ON DOORS, TRIM AND SIDING

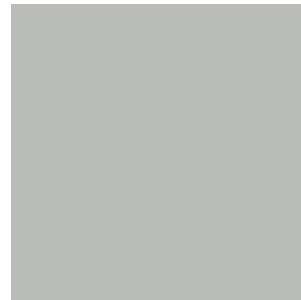


TAG: EP-7
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: CACTUS GREEN (2035-20)
APPLICATION: PAINT ON SIDING

ELEVATION - SOUTH



TAG: EP-1
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: SIMPLY WHITE
APPLICATION: PAINT ON TRIM



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 TRIM



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



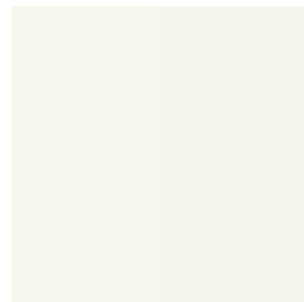
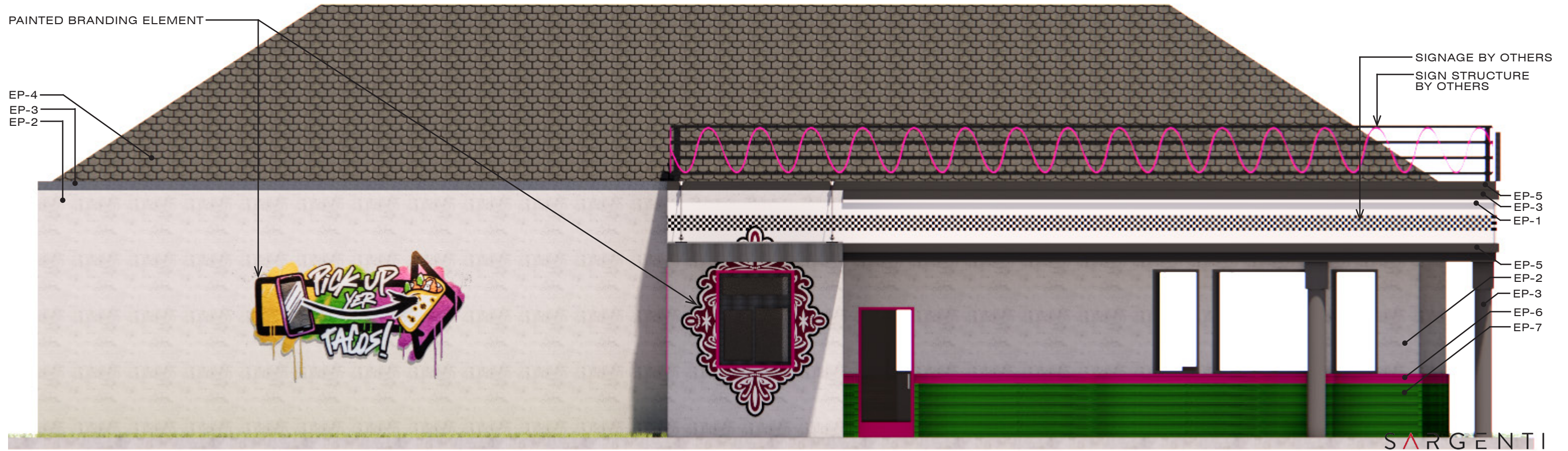
TAG: EP-6
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: CRUSHED BERRY (2076-30)
APPLICATION: PAINT ON DOORS, TRIM AND SIDING



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



ELEVATION - WEST



TAG: EP-1
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: SIMPLY WHITE
APPLICATION: PAINT ON TRIM



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 TRIM



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

RENDERING



SARGENTI

SARGENTI



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VELVET TACO
ROCKWALL, TX
06/23/2022

RENDERING - WALL MURAL



SARGENTI

SARGENTI



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VELVET TACO
ROCKWALL, TX
06/23/2022

RENDERING - GREEN CANOPY



SARGENTI

SARGENTI



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VELVET TACO
ROCKWALL, TX
06/23/2022



PROPOSED MURAL ARTWORK



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: 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 *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.

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:

North: 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.

East: 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.

West: 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:

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

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 IH-30 Corridor District. This district is composed primarily of a Special Commercial Corridor (SC). The IH-30 Corridor District 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 District Strategies outlined for the IH-30 Corridor District 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 not appear to conform to what was requested by the ARB. These will be reviewed by the ARB at the meeting on July 12, 2022.

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



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2022-030

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2606 Ridge Road, Rockwall TX 75087

SUBDIVISION I-30 740 West Addn

LOT 1 BLOCK

GENERAL LOCATION Ridge Road and I-30

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C

CURRENT USE Closed Restaurant

PROPOSED ZONING C

PROPOSED USE Restaurant

ACREAGE 0.448

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER

APPLICANT

Roxanne Berlien

CONTACT PERSON Stephen Wall

CONTACT PERSON

ADDRESS 7700 Windrose Ave Suite G300

ADDRESS

12 turnberry dr

CITY, STATE & ZIP Plano TX 75035

CITY, STATE & ZIP

Orto de cara CA 921679

PHONE 469-343-2055

PHONE

310 407 9789

E-MAIL stephen.wall@velvettaco.com

E-MAIL

RoxanneB@CommercialPermitgroup.com

NOTARY VERIFICATION [REQUIRED]

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

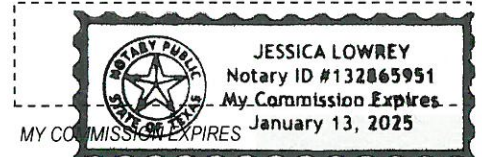
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8th DAY OF June, 2022 BY SIGNING THIS APPLICATION. I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 DAY OF June, 2022

OWNER'S SIGNATURE

Stephen Wall
Jessica Lowrey

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 45 90 180 270 360 Feet

SP2022-030: Site Plan for Velvet Taco



Case Location Map = 



City of Rockwall

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

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





VELVET TACO

2608 RIDGE ROAD
ROCKWALL, TEXAS 75087

INDEX OF DRAWINGS

SHEET #	DRAWING NAME
ARCHITECTURAL	
A0.00	COVER SHEET
A0.05	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
ELECTRICAL	
E0.3	PHOTOMETRIC PLAN



3810 E. 19TH STREET, SUITE 200 PHOENIX, AZ 85041
TEL: 480.448.6250 WWW.SARGENTARCH.COM

CONSULTANTS (ENGINEER):

ARCHITECTURAL SEAL:



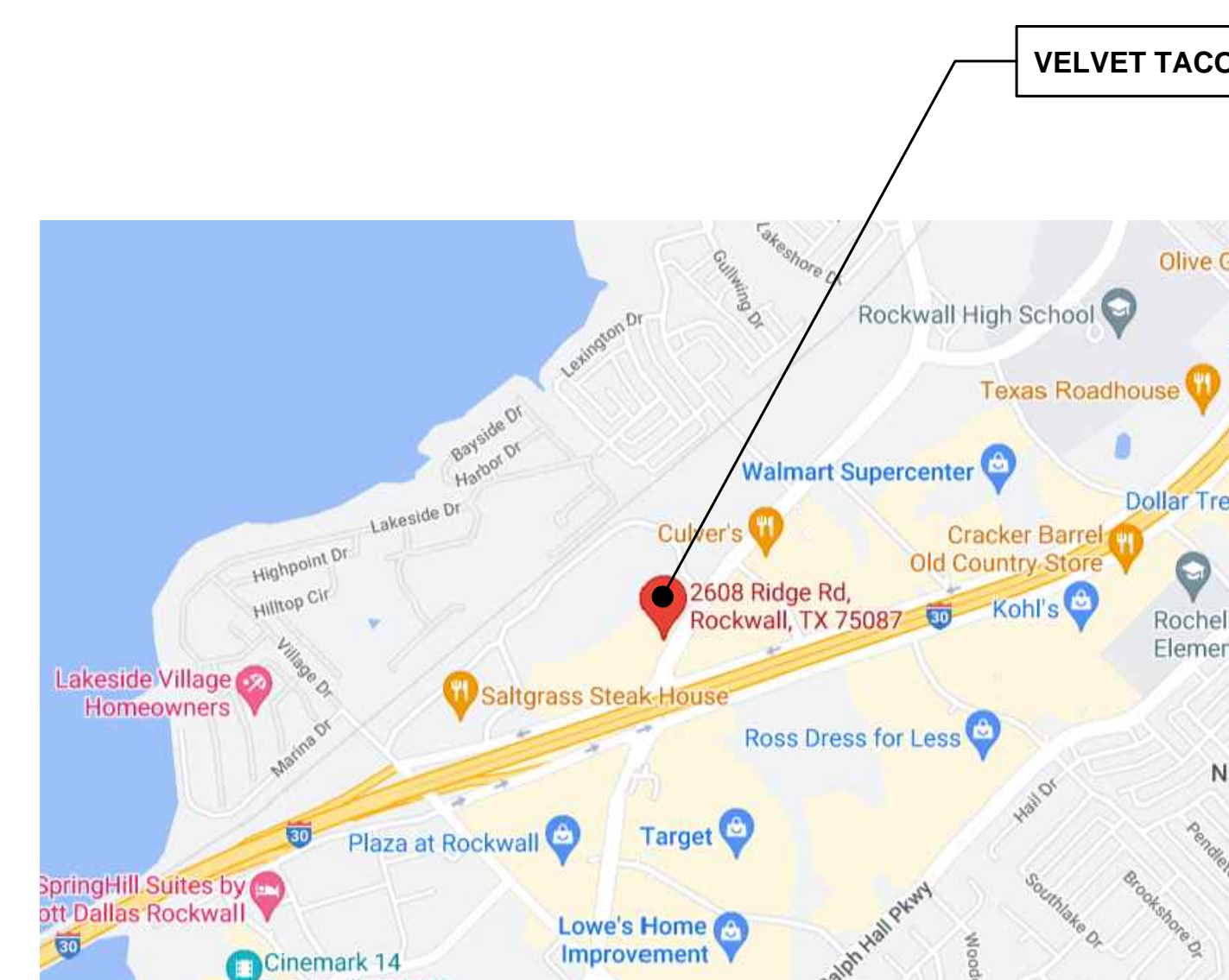
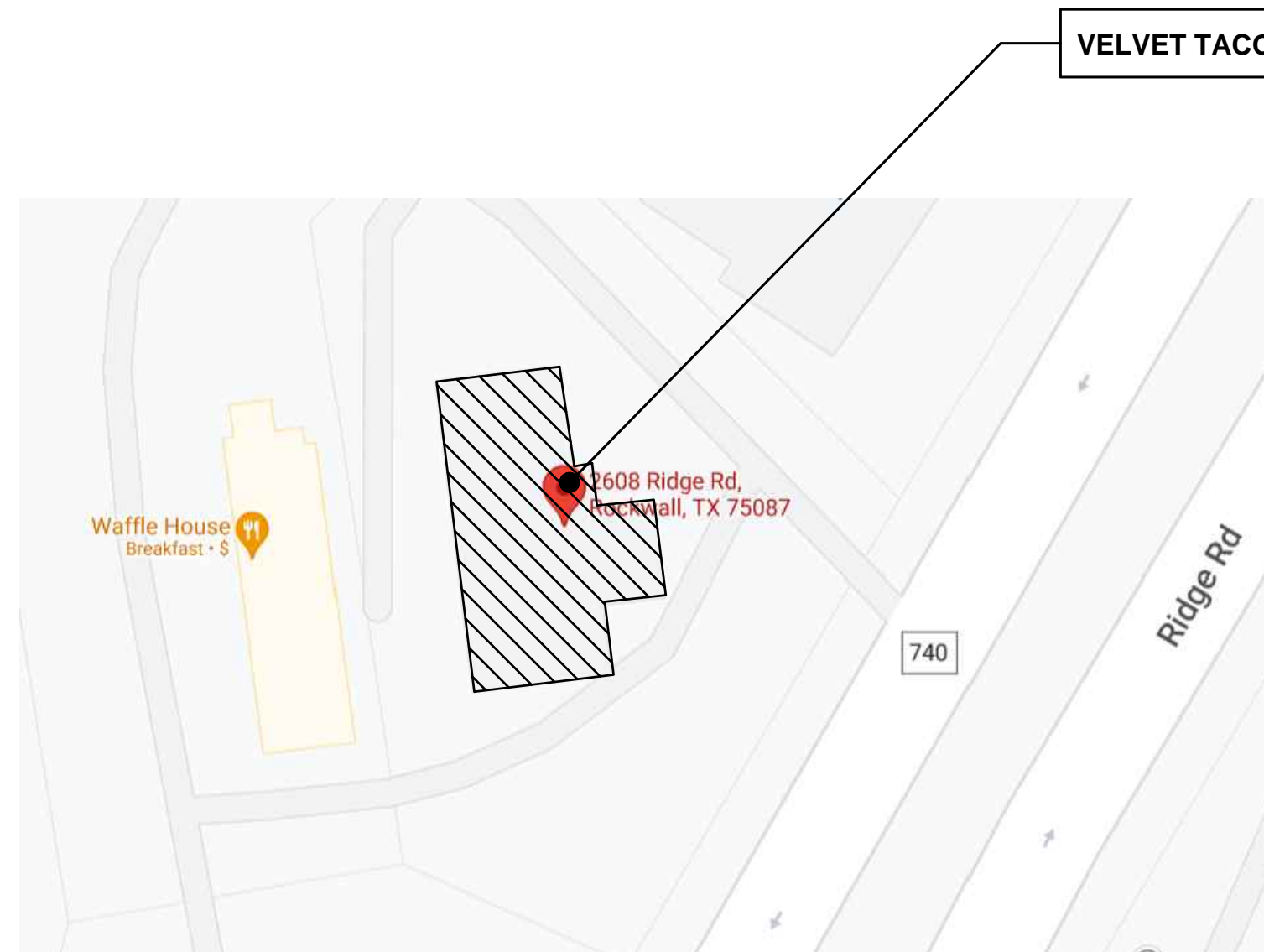
ISSUE DATE: 05/27/22

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 TUM CONSTRUCTION MANAGER FOR ISSUES ARISING FROM THE FIELD CONDITIONS OR CONFLICTS BETWEEN THE PLANS AND THE EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK.

PROJECT TEAM

OWNER/TENANT	VELVET TACO 7501 LONE STAR DR. PLANO, TEXAS 75024 CONTACT: RON REXROAD PHONE: EMAIL: RON.REXROAD@VELVETTACO.COM	LANDLORD / TENANT COORDINATOR	GOOD CLUCK, LLC. P.O. BOX 496539 GARLAND, TEXAS 75049 CONTACT: CHRISTOPHER ALSAM PHONE: 214-682-5655 EMAIL: CHRIS@ROCKSTRATEGIC.COM	ARCHITECT	SARGENTI ARCHITECTS 5310 EAST HIGH ST. SUITE 310 PHOENIX, AZ 85075 TEL: 480-448-6253 CONTACT: JELENA NIKOLIC E-MAIL: JNIKOLIC@SARGARCH.COM	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	JOHNSON LANCASTER 13031 US HIGHWAY 19 N CLEARWATER, FLORIDA 33764 TEL: (727) 470-7862 CONTACT: JIMMY FISHER E-MAIL: JAMESF@JOHNSON-LANCASTER.COM
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2608 RIDGE ROAD
ROCKWALL, TEXAS 75087

N.T.S.

1

VICINITY MAP
ROCKWALL, TX

N.T.S.

2

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY 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 _____

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING



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: JH

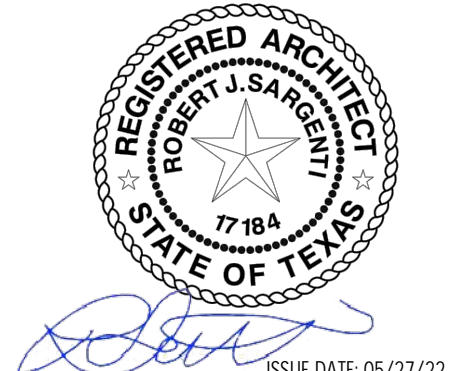
TITLE:

COVER SHEET

SHEET NUMBER:

A0.00

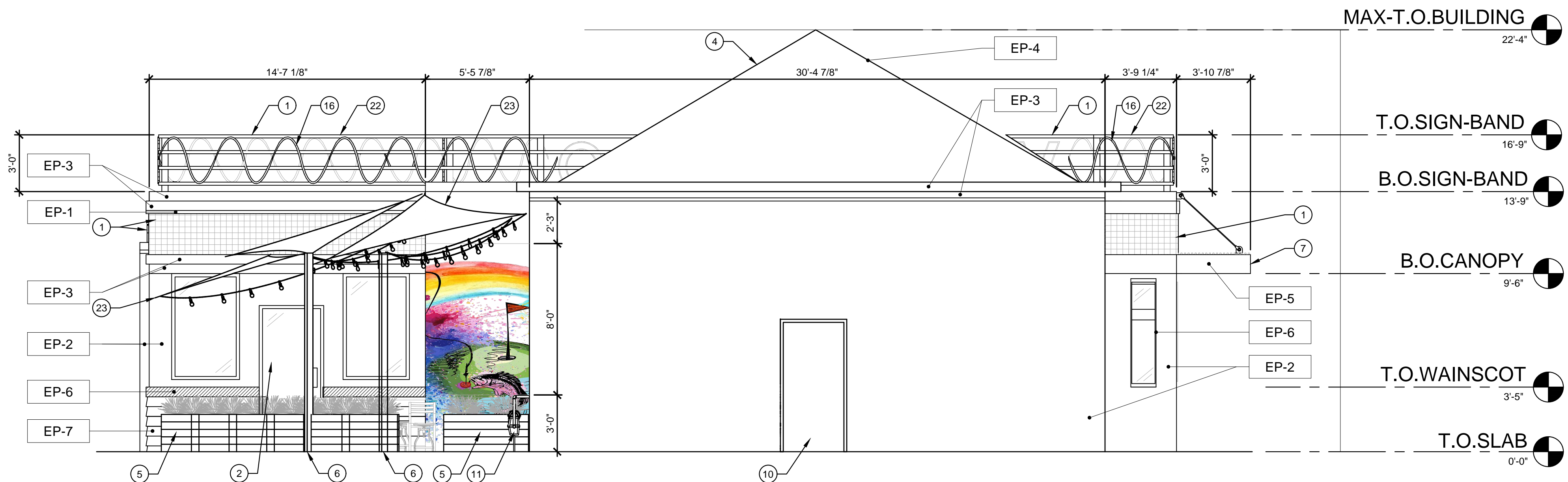
CASE NUMBER: SP2022-030



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 TUM CONSTRUCTION MANAGER FOR ISSUES ARISING FROM THE FIELD. CONDITIONS OR CONFLICTS BETWEEN THE PLANS AND THE EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK.

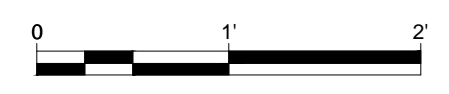
EXTERIOR ELEVATIONS - KEYNOTES

- 1 SIGNAGE BY OTHERS UNDER UNDER SEPARATE PERMIT. G.C. TO PROVIDE POWER.
- 2 OPENING TO COVERED OUTDOOR PATIO AREA.
- 3 CUSTOM MURAL BY OTHERS.
- 4 NEW GRAY ROOF SHINGLES. GC. TO PROVIDE SAMPLE FOR APPROVAL.
- 5 PLANTERS WITH NEW LANDSCAPING AT OPEN PATIO BY OWNERS. TYP.
- 6 NEW STEEL POST WITH EYE HOOKS TO SUPPORT CANVAS SHADE AND STRING LIGHTS.
- 7 NEW CANOPY AT DRIVE THRU WINDOW BY SIGN VENDOR UNDER SEPARATE CONTRACT.
- 8 EXISTING SIDING TO REMAIN. ADD NEW FINISH.
- 9 EXISTING DOOR TO RECEIVE NEW POWDER COAT FINISH. COLOR TO MATCH (EP-6) REFER TO DOOR SCHEDULE ON SHEET A0.06 FOR MORE INFORMATION.
- 10 EXISTING SERVICE DOOR TO REMAIN. PROVIDE NEW FINISH AND HARDWARE. REFER TO DOOR SCHEDULE ON SHEET A0.06 FOR MORE INFORMATION.
- 11 EXISTING GAS METER TO REMAIN.
- 12 LED LIGHT STRIP BY SIGN VENDOR CENTERED IN WHITE BAND. G.C. TO PROVIDE POWER.
- 13 NEW DRIVE THRU WINDOW BY G.C. IN EXISTING OPENING
- 14 VELVET TACO GRAPHICS AROUND PICK-UP WINDOW, BY OWNER
- 15 NOT USED.
- 16 NEON WAVE BY OTHERS UNDER SEPARATE PERMIT. G.C. TO PROVIDE POWER.
- 17 DOOR BELL AT DRIVE THRU.
- 18 OUTDOOR LINEAR LUMINAIRE. SEE LIGHTING SCEDULE FOR MORE INFORMATION.
- 19 EXISTING COLUMNS TO REMAIN. PREPARE SURFACE FOR FINISHES.
- 20 LOCATION OF ADDRESS NUMERALS SIGNAGE.
- 21 OUTLINE OF EXISTING ROOF EQUIPMENT. V.I.F. HEIGHT OF EQUIPEMENT.
- 22 SIGNAGE SCREEN ELEMENT USED TO SCREEN EQUIPMENT ON THE ROOF. EQUIPMENT ON THE ROOF TO BE PAINTED GRAY TO MATCH NEW SHINGLES.
- 23 NEW CANVAS SHADE AND STRING LIGHTS



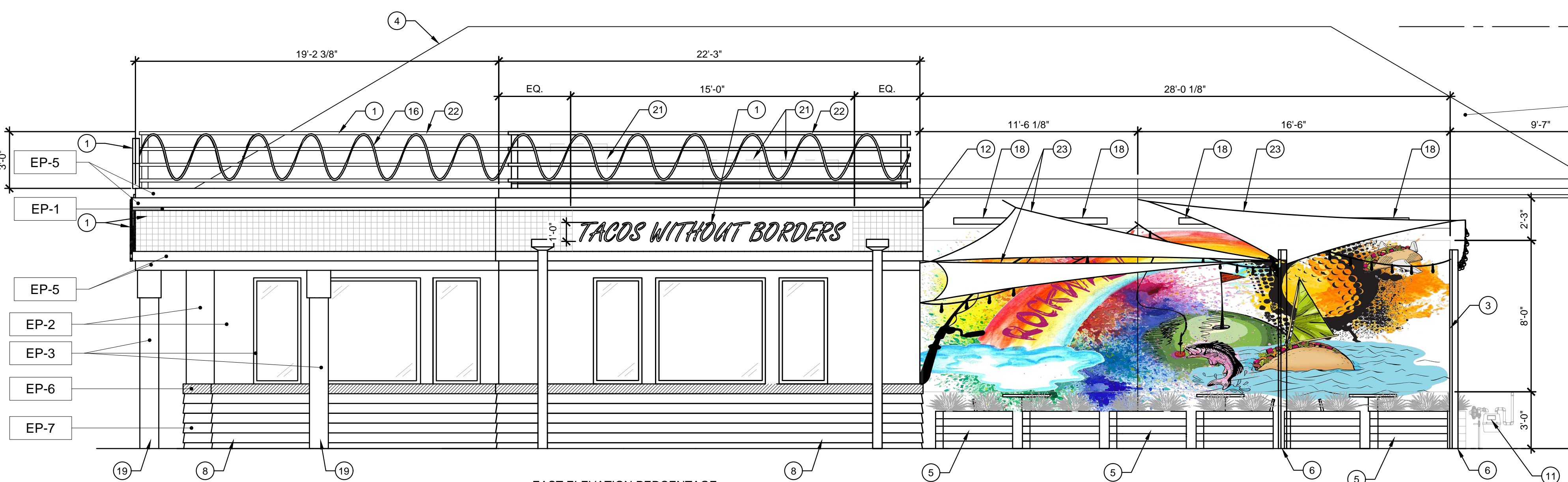
NORTH ELEVATION PERCENTAGE			TOTAL BUILDING PERCENTAGES	
EP-1	40 SQ.FT 5%	EP-6	6 SQ.FT 1%	TOTAL
				833 SQ.FT
EP-2	519 SQ.FT 62%	EP-7	34 SQ.FT 4%	
EP-3	102 SQ.FT 12%	ROOF	124 SQ.FT 15%	
EP-5	8 SQ.FT 1%			
		EP-1 - 8.5%	EP-6 - 1%	
		EP-2 - 23%	EP-7 - 8%	
		EP-3 - 12%	ROOF - 47%	
		EP-5 - 0.5%		

EXTERIOR ELEVATION - NORTH FACING WOODS



1	KEYNOTES	1/4" = 1'-0"	-
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ALL EXISTING EXTERIOR SURFACES IS TO REAMIN. PATCH AND REPAIR AS NEEDED. PREPARE SURFACES FOR NEW PAINT.



EAST ELEVATION PERCENTAGE			TOTAL BUILDING PERCENTAGES	
EP-1	90 SQ.FT 9%	EP-6	20 SQ.FT 2%	TOTAL
				994 SQ.FT
EP-2	115 SQ.FT 11.5%	EP-7	84 SQ.FT 8.5%	
EP-3	133 SQ.FT 13%	ROOF	552 SQ.FT 56%	
		EP-1 - 8.5%	EP-6 - 1%	
		EP-2 - 23%	EP-7 - 8%	
		EP-3 - 12%	ROOF - 47%	
		EP-5 - 0.5%		

- TAG:EP-1
MGF.:BENJAMIN MOORE
USE:EXTERIOR LATEX
COLOR:SIMPLY WHITE (2143-70)
SPEC.:SEE FINISH SCEDULE FOR MORE INFO.
- TAG:EP-2
MGF.:BENJAMIN MOORE
USE:EXTERIOR LATEX
COLOR:COVENTRY GRAY (HC-169)
SPEC.:SEE FINISH SCEDULE FOR MORE INFO.
- TAG:EP-3
MGF.:BENJAMIN MOORE
USE:EXTERIOR LATEX
COLOR:CHELSEA GRAY (HC-168)
SPEC.:SEE FINISH SCEDULE FOR MORE INFO.
- TAG:EP-4
MGF.:GAF
USE:TIMBERLINE HDZ ROOFING
COLOR:CHARCOAL
SPEC.:SHINGLES ON ROOF. SEE FIN. SCED. FOR MORE INFO.
- TAG:EP-5
MGF.:BENJAMIN MOORE
USE:EXTERIOR LATEX
COLOR:BLACK (2132-10)
SPEC.:SEE FINISH SCEDULE FOR MORE INFO.
- TAG:EP-6
MGF.:BENJAMIN MOORE
USE:EXTERIOR LATEX
COLOR:CRUSHED BERRY (2076-30)
SPEC.:SEE FINISH SCEDULE FOR MORE INFO.
- TAG:EP-7
MGF.:BENJAMIN MOORE
USE:EXTERIOR LATEX
COLOR:CACTUS GREEN (2035-20)
SPEC.:SEE FINISH SCEDULE FOR MORE INFO.

SITE PLAN SIGNATURE BLOCK

APPROVED:
 I HERBY 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 _____

PLANNING & ZONING COMMISSION, CHAIRMAN
 DIRECTOR OF PLANNING & ZONING

EXTERIOR ELEVATION - EAST FACING REALTOR OFFICE



2	KEYNOTES	1/4" = 1'-0"	-
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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
06/24/22	PLANNING AND ZONING COMMENTS
06/29/22	PLANNING AND ZONING COMMENTS
DATE	REVISION

LOCATION:
VELVET TACO
 2608 RIDGE ROAD
 ROCKWALL, TEXAS 75087

PROJECT INFORMATION:
 ISSUE DATE: 06/15/22
 PROJECT NUMBER: R252-22
 AREA: 2,607 SQ.FT
 DRAWN BY: AH REVIEWED BY: JN

TITLE:
MURAL EXTERIOR ELEVATIONS

SHEET NUMBER:

A9.03
 CASE NUMBER: SP2022-030

EXISTING CONDITIONS



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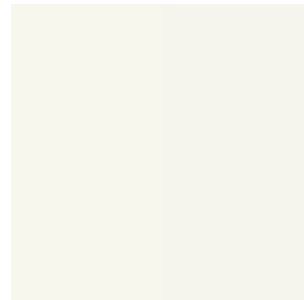


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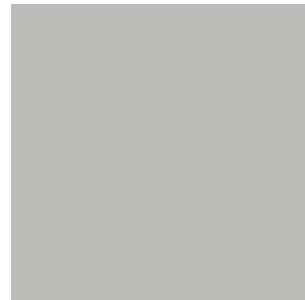
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VELVET TACO
ROCKWALL, TX
06/23/2022

ELEVATION - NORTH



TAG: EP-1
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: SIMPLY WHITE
APPLICATION: PAINT ON TRIM



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 TRIM



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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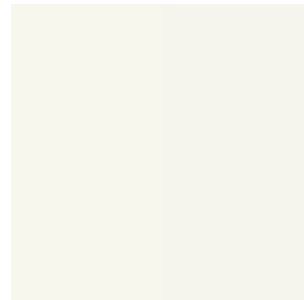


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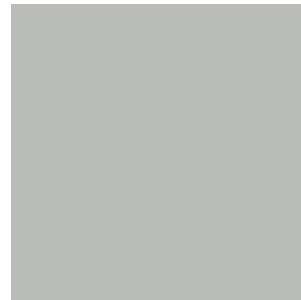
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VELVET TACO
 ROCKWALL, TX
 06/23/2022

ELEVATION - EAST



TAG: EP-1
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: SIMPLY WHITE
APPLICATION: PAINT ON TRIM



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 TRIM



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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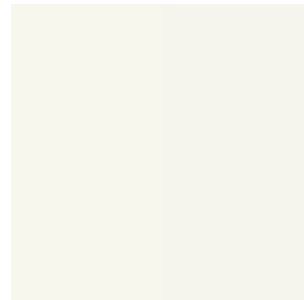


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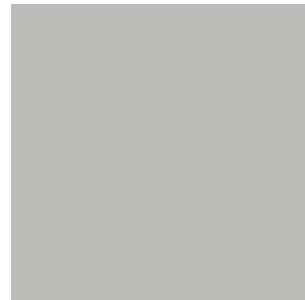
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VELVET TACO
 ROCKWALL, TX
 06/23/2022

ELEVATION - SOUTH



TAG: EP-1
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: SIMPLY WHITE
APPLICATION: PAINT ON TRIM



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 TRIM



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



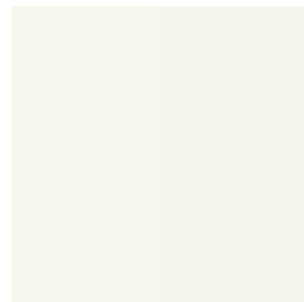
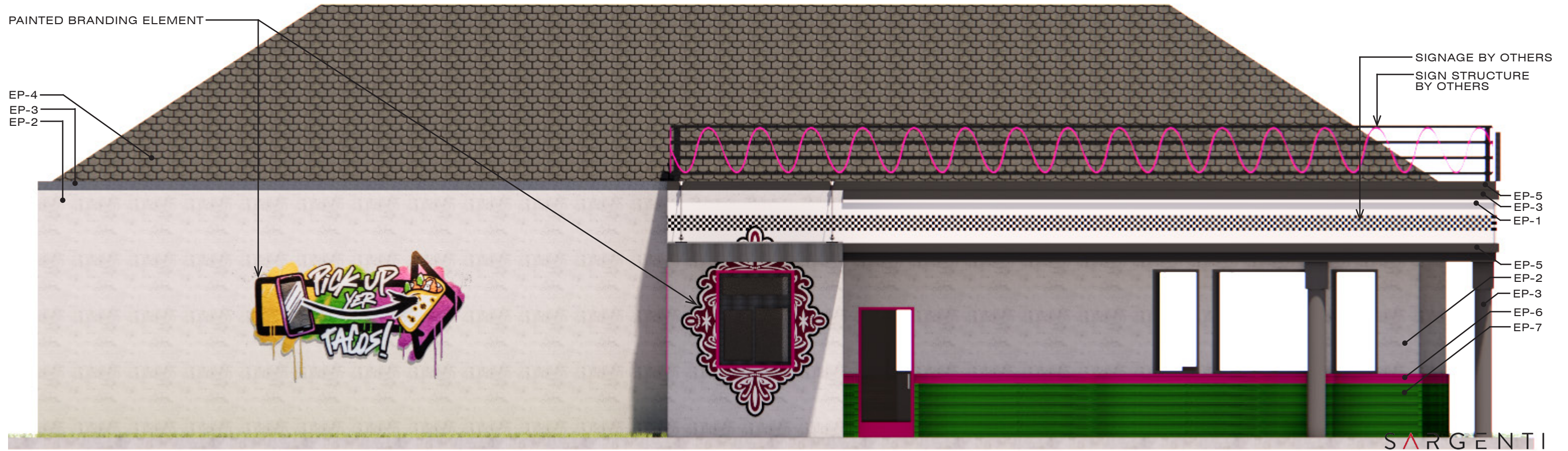
TAG: EP-6
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: CRUSHED BERRY (2076-30)
APPLICATION: PAINT ON DOORS, TRIM AND SIDING



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



ELEVATION - WEST



TAG: EP-1
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX PAINT
COLOR: SIMPLY WHITE
APPLICATION: PAINT ON TRIM



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 TRIM



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

RENDERING



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VELVET TACO
ROCKWALL, TX
06/23/2022

RENDERING - WALL MURAL



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VELVET TACO
ROCKWALL, TX
06/23/2022

RENDERING - GREEN CANOPY



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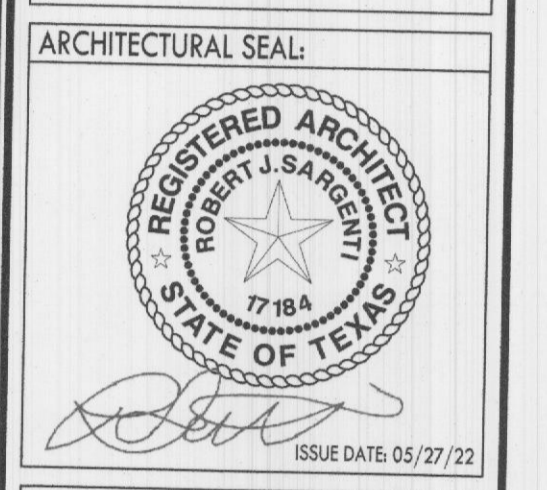
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VELVET TACO
ROCKWALL, TX
06/23/2022



PROPOSED MURAL ARTWORK



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

LOCATION:
VELVET TACO
 2608 RIDGE ROAD
 ROCKWALL, TEXAS 75087

PROJECT INFORMATION:
 ISSUE DATE: 06/15/22
 PROJECT NUMBER: 6252-22
 AREA: 2,835 SQ. FT.
 DRAWN BY: AH
 REVIEWED BY: JN

TITLE:
SITE PLAN

SHEET NUMBER:
A0.05



SITE MAP N.T.S. 3

OWNER DEVELOPER:
 CHRISTOPHER ASLAM
 CHRIS@ROCKSTRATEGIC.COM
 P. O. BOX 496539
 GARLAND, TEXAS 75049
 TELEPHONE: 214-682-5655

PARKING CALCULATIONS:
 PARKING REQUIRED = 1 PER 100 SQ. FT.
 BLDG. AREAS OF 2,835 = 28 BAYS
 EX. BAYS = 25 BAYS
 BUILDING AREA OF 2,835 - STORAGE OF 340 = 2,495 SQ. FT. = 25 BAYS, PATIO AREA OF 210 = 2 BAYS
 ADA PARKING REQUIRED = 1 BAY
 PROVIDED = 2 TOTAL, 1 BAY VAN ACCESSIBLE, 1 BAY ADA
 TOTAL PARKING BAYS = 27

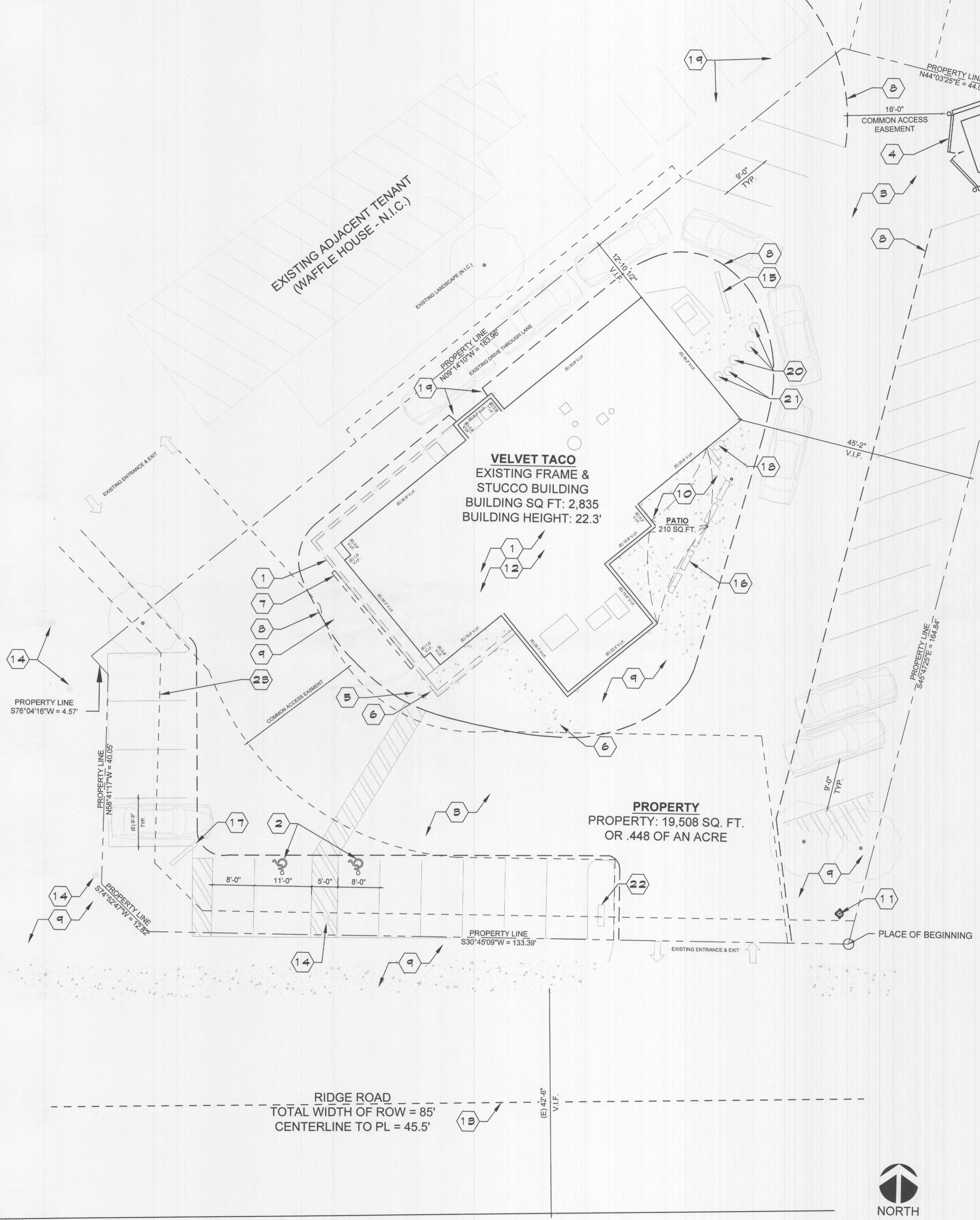
DENSITY INFORMATION:
 SITE AREA = 19,508 SQ. FT.
 BLDG. AREA = 2,835 SQ. FT.
 COVERAGE % = 7%
 BUILDING HEIGHT = 14'-3" T.O. ROOF COPPING
 23'-3" T.O. ROOF PEAK
 BUILDING DIMENSIONS AS ON SITE PLAN.

SITE DATA:
 THIS SITE IS LOCATED IN THE IH-30 OVERLAY DISTRICT (ARTICLE 5 FOR IH-30 OVERLAY (IH-3-OV) DISTRICT STANDARDS). THIS PROJECT IS SUBJECT TO ALL REQUIREMENTS STIPULATED BY THE UNIFIED DEVELOPMENT CODE (UDC) THIS SITE IS A COMMERCIAL (C) DISTRICT, NOT A GENERAL RETAIL (GR) DISTRICT.
 AS PER ARTICLE 8. LANDSCAPE AND FENCE STANDARDS, OF THE UNIFIED DEVELOPMENT CODE (UDC) BUILDING ELEVATIONS APPLY.
 01.05. SCREENING STANDARDS, OF ARTICLE 5, DISTRICT DEVELOPMENT STANDARDS, OF THE UDC FOR A DUMPSTER ENCLOSURE DETAIL.
 TRASH ENCLOSURE TO HAVE THE SAME MASONRY MATERIALS AS THE MAIN BUILDING.
 ALSO, THE ENCLOSURE SHALL INCORPORATE A SELF-LATCHING OPAQUE GATE.

NOTES:
 EXISTING PARKING LAYOUT RETAINED AS IS.
 EXISTING FIRE LANES AND TURNING RADII RETAINED.
 PHOTOMETRICS - EXISTING SITE LIGHTING RETAINED. (ALL LIGHTING SHALL BE DOWNWARD FACING AND FULLY SHIELDED)

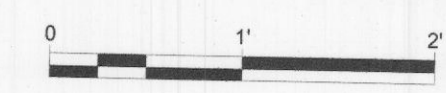
SITE PLAN SIGNATURE BLOCK
APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE AND FORGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 12th of July, 2022.

PLANNING & ZONING COMMISSION, CHAIRMAN
 DIRECTOR OF PLANNING & ZONING

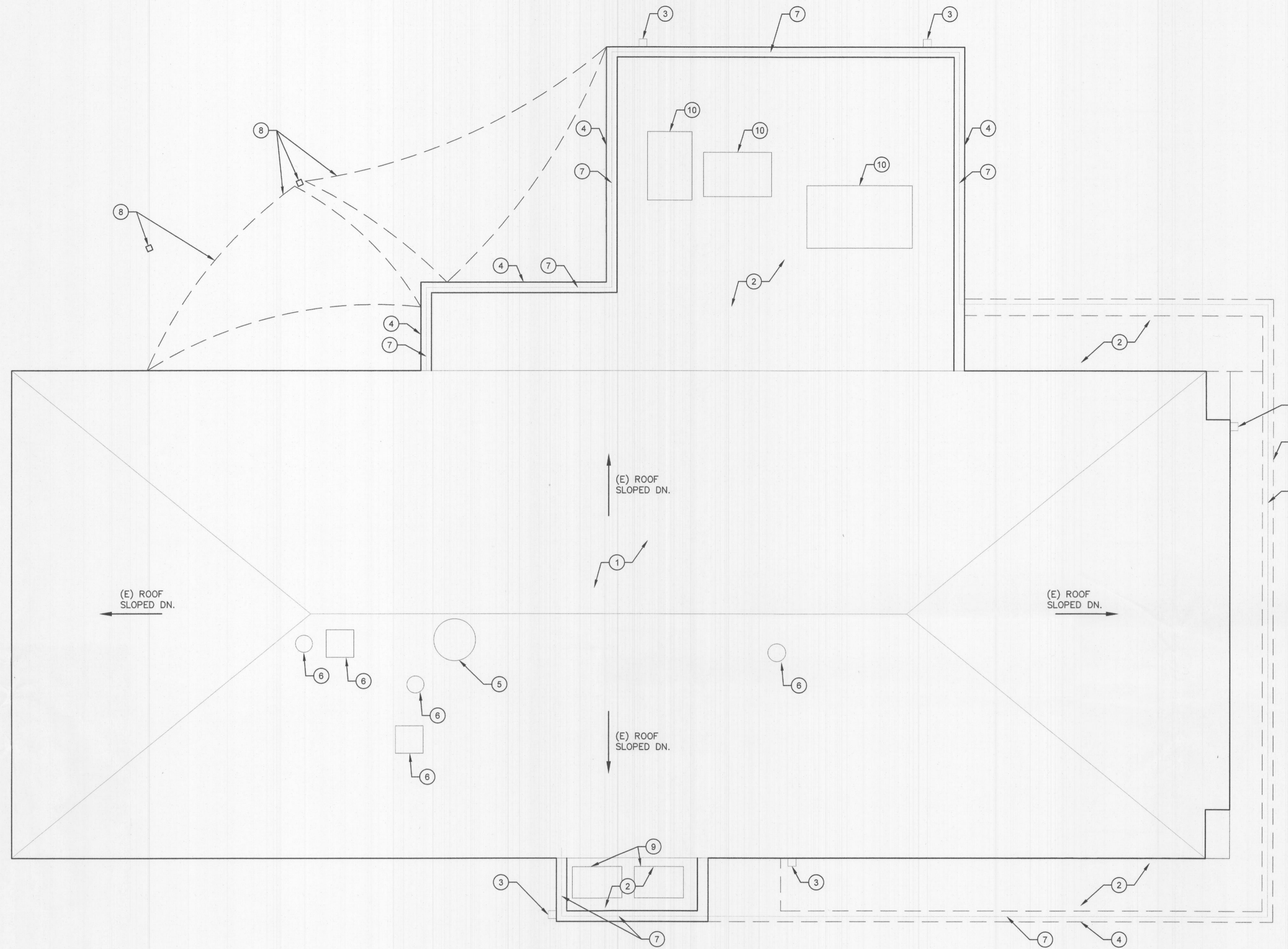


EXISTING ADJACENT TENANT (N.I.C.)

KEYED NOTES	
##	NOTES
1	EXISTING BUILDING AND SOFFIT TO REMAIN. VELVET TACO SPACE.
2	ADA PARKING SPACES AND SIGNAGE - ONE VAN ACCESSIBLE
3	EXISTING PARKING LOT. RE-STRIPED TO MEET PARKING LOT PARKING BAY REQUIREMENT FOR OCCUPANCY LOAD.
4	NEW DUMPSTER ENCLOSURE, SELF-LATCHING GATES AND BOLLARDS.
5	EXISTING RAMP DOWN FOR ACCESSIBILITY. PATCH AND REPAIR AS NEEDED.
6	EXISTING SIDEWALK TO REMAIN. PATCH AND REPAIR AS NEEDED.
7	SIGNAGE BY OWNER. COORDINATE STRUCTURE AND ELECTRICAL.
8	EXISTING "NO PARKING - FIRE LANE" PAINTED STRIPE ON PARKING LOT SURFACE.
9	EXISTING LANDSCAPE BED AND TREES TO REMAIN.
10	OUTDOOR PATIO WITH NEW SAIL CANOPY AND PLANTERS WITH NEW LANDSCAPING.
11	EXISTING FIRE HYDRANT LOCATION TO REMAIN.
12	EXISTING LOCATION OF MECHANICAL EQUIPMENT TO REMAIN.
13	EXISTING STREET CENTER LINE TO REMAIN.
14	EXISTING LOCATION OF UTILITY POWER POLES.
15	EXISTING DRIVE-THRU MENU BOARD LOCATION.
16	ADDITIONAL LANDSCAPING PLANTERS AT PATIO.
17	EXISTING BILLBOARD POLE SIGN LOCATION.
18	EXISTING WATER METER LOCATION.
19	EXISTING BOLLARDS.
20	EXISTING MANHOLES.
21	EXISTING CLEAN OUTS (CO).
22	EXISTING ENTRY SIGN.
23	EXISTING 10' WATER LINE EASEMENT.



3/32" = 1'-0"



EXISTING ROOF PLAN

1/4" = 1'-0"

1

KEYED NOTES

#	NOTES
1	EXISTING SLOPPED SHINGLED ROOF.
2	EXISTING LOW SLOPE FLAT ROOF.
3	EXISTING ROOF DRAIN.
4	EXISTING PARAPET.
5	EXISTING VENT TO BE REMAIN. TO BE SCREENED WITH PERFORATED METAL SCREEN AND SERVICE GRATE. SEE ELEVATIONS
6	EXISTING VENTS TO BE REMOVED
7	NEW SIGN SCREEN ELEMENT WITH METAL BACKING TO CONCEAL EXISTING ROOF TOP EQUIPMENT.
8	NEW FABRIC CANOPY AND POLES.
9	EXISTING ROOF TOP EQUIPMENT TO BE REMOVED IN ITS ENTIRETY.
10	EXISTING ROOF TOP EQUIPMENT TO REMAIN. TO BE SCREENED WITH PERFORATED METAL SCREEN BEHIND SIGN STRUCTURE. SEE ELEVATIONS

SITE PLAN SIGNATURE BLOCK

APPROVED:
 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

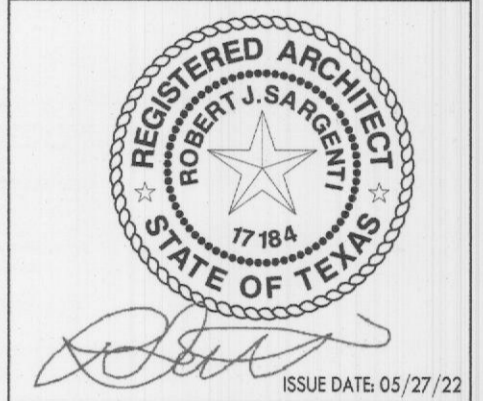
[Signature]
 PLANNING & ZONING COMMISSION, CHAIRMAN
 DIRECTOR OF PLANNING & ZONING



5300 E. HIGH STREET SUITE 350, PHOENIX, AZ 85064
 T14 80-448-0250 • WWW.SARGENTI.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
05/27/22	ISSUE FOR PERMIT
06/13/22	OWNER COMMENTS
06/15/22	ISSUE FOR PERMIT - INTERIOR ONLY
06/24/22	PLANNING AND ZONING COMMENTS
07/06/22	PLANNING AND ZONING COMMENTS

DATE	REVISION



LOCATION:
VELVET TACO
 2608 RIDGE ROAD
 ROCKWALL, TEXAS 75087

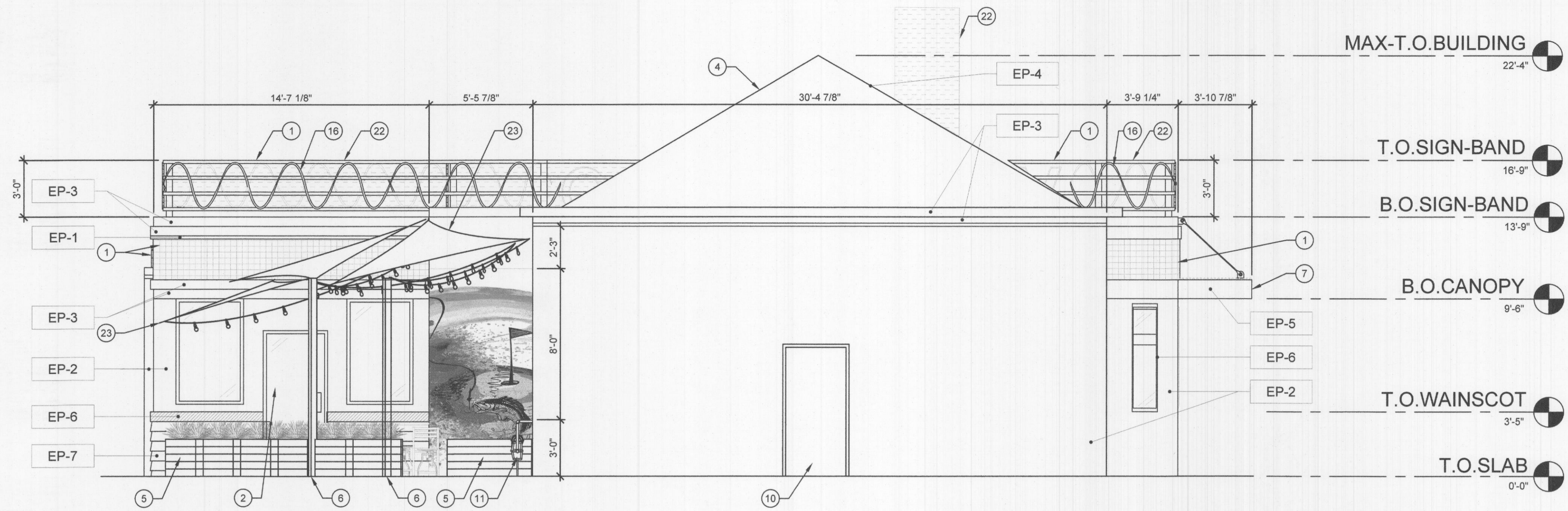
PROJECT INFORMATION:
 ISSUE DATE: 06/15/22
 PROJECT NUMBER: 8252-22
 AREA: 2,607 SQ FT
 DRAWN BY: AH REVIEWED BY: JN

TITLE:
ROOF PLAN

SHEET NUMBER:

A5.02

CASE NUMBER: SP2022-030

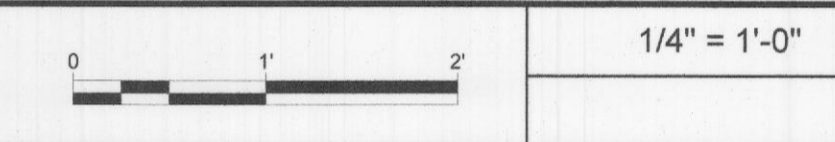


NORTH ELEVATION PERCENTAGE			TOTAL BUILDING PERCENTAGES			
EP-1	EP-6	TOTAL	EP-1 - 8.5%	EP-6 - 1%		
40 SQ.FT 5%	6 SQ.FT 1%	833 SQ.FT				
EP-2	EP-7		EP-2 - 23%	EP-7 - 8%		
519 SQ.FT 62%	34 SQ.FT 4%					
EP-3	ROOF		EP-3 - 12%	ROOF - 47%		
102 SQ.FT 12%	124 SQ.FT 15%					
EP-5			EP-5 - 0.5%			
8 SQ.FT 1%						

EXTERIOR ELEVATIONS - KEYNOTES

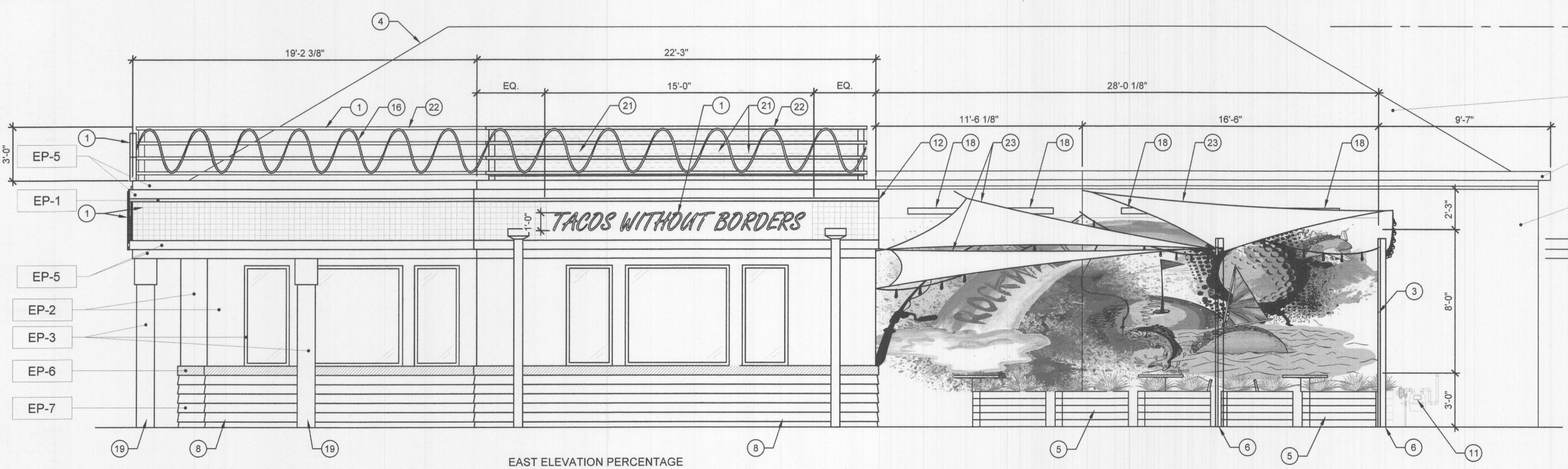
- 1 SIGNAGE BY OTHERS UNDER UNDER SEPARATE PERMIT. G.C. TO PROVIDE POWER.
- 2 OPENING TO COVERED OUTDOOR PATIO AREA.
- 3 CUSTOM MURAL BY OTHERS.
- 4 NEW GRAY ROOF SHINGLES. GC. TO PROVIDE SAMPLE FOR APPROVAL.
- 5 PLANTERS WITH NEW LANDSCAPING AT OPEN PATIO BY OWNERS. TYP.
- 6 NEW STEEL POST WITH EYE HOOKS TO SUPPORT CANVAS SHADE AND STRING LIGHTS.
- 7 NEW CANOPY AT DRIVE THRU WINDOW BY SIGN VENDOR UNDER SEPARATE CONTRACT.
- 8 EXISTING SIDING TO REMAIN. ADD NEW FINISH.
- 9 EXISTING DOOR TO RECEIVE NEW POWDER COAT FINISH. COLOR TO MATCH (EP-6) REFER TO DOOR SCHEDULE ON SHEET A0.06 FOR MORE INFORMATION.
- 10 EXISTING SERVICE DOOR TO REMAIN. PROVIDE NEW FINISH AND HARDWARE. REFER TO DOOR SCHEDULE ON SHEET A0.06 FOR MORE INFORMATION.
- 11 EXISTING GAS METER TO REMAIN.
- 12 LED LIGHT STRIP BY SIGN VENDOR CENTERED IN WHITE BAND. G.C. TO PROVIDE POWER.
- 13 NEW DRIVE THRU WINDOW BY G.C. IN EXISTING OPENING
- 14 VELVET TACO GRAPHICS AROUND PICK-UP WINDOW, BY OWNER
- 15 NOT USED.
- 16 NEON WAVE BY OTHERS UNDER SEPARATE PERMIT. G.C. TO PROVIDE POWER.
- 17 DOOR BELL AT DRIVE THRU.
- 18 OUTDOOR LINEAR LUMINAIRE. SEE LIGHTING SCEDULE FOR MORE INFORMATION.
- 19 EXISTING COLUMNS TO REMAIN. PREPARE SURFACE FOR FINISHES.
- 20 LOCATION OF ADDRESS NUMERALS SIGNAGE.
- 21 OUTLINE OF EXISTING ROOF EQUIPMENT. V.I.F. HEIGHT OF EQUIPEMENT.
- 22 SIGNAGE SCREEN ELEMENT USED TO SCREEN EQUIPMENT ON THE ROOF. EQUIPMENT ON THE ROOF TO BE PAINTED GRAY TO MATCH NEW SHINGLES.
- 23 NEW CANVAS SHADE AND STRING LIGHTS

EXTERIOR ELEVATION - NORTH FACING WOODS



1	KEYNOTES	1/4" = 1'-0"	-
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ALL EXISTING EXTERIOR SURFACES IS TO REAMIN. PATCH AND REPAIR AS NEEDED. PREPARE SURFACES FOR NEW PAINT.



EAST ELEVATION PERCENTAGE			TOTAL BUILDING PERCENTAGES			
EP-1	EP-6	TOTAL	EP-1 - 8.5%	EP-6 - 1%		
90 SQ.FT 9%	20 SQ.FT 2%	994 SQ.FT				
EP-2	EP-7		EP-2 - 23%	EP-7 - 8%		
115 SQ.FT 11.5%	84 SQ.FT 8.5%					
EP-3	ROOF		EP-3 - 12%	ROOF - 47%		
133 SQ.FT 13%	552 SQ.FT 56%					
EP-5			EP-5 - 0.5%			

MAX-T.O.BUILDING 22'-4"

T.O.SIGN-BAND 16'-9"

T.O.ROOF 14'-3"

T.O.STEEL-POST 10'-6"

B.O.RIBBON 9'-11"

B.O.SOFFIT 9'-5"

T.O.WAINSCOT 3'-5"

T.O.SLAB 0'-0"

TOTAL BUILDING PERCENTAGES

EP-1 - 8.5%	EP-6 - 1%
EP-2 - 23%	EP-7 - 8%
EP-3 - 12%	ROOF - 47%
EP-5 - 0.5%	

TAG:EP-1
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX
COLOR: SIMPLY WHITE (2143-70)
SPEC: SEE FINISH SCHEDULE FOR MORE INFO.

TAG:EP-2
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX
COLOR: COVENTRY GRAY (HC-169)
SPEC: SEE FINISH SCHEDULE FOR MORE INFO.

TAG:EP-3
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX
COLOR: CHELSEA GRAY (HC-168)
SPEC: SEE FINISH SCHEDULE FOR MORE INFO.

TAG:EP-4
MGF: GAF
USE: TIMBERLINE HDZ ROOFING
COLOR: CHARCOAL
SPEC: SHINGLES ON ROOF. SEE FIN. SCED. FOR MORE INFO.

TAG:EP-5
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX
COLOR: BLACK (2132-10)
SPEC: SEE FINISH SCHEDULE FOR MORE INFO.

TAG:EP-6
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX
COLOR: CRUSHED BERRY (2035-30)
SPEC: SEE FINISH SCHEDULE FOR MORE INFO.

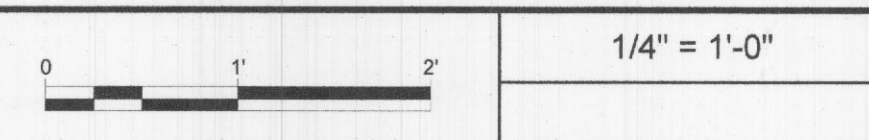
TAG:EP-7
MGF: BENJAMIN MOORE
USE: EXTERIOR LATEX
COLOR: CACTUS GREEN (2035-20)
SPEC: SEE FINISH SCHEDULE FOR MORE INFO.

SITE PLAN SIGNATURE BLOCK

APPROVED:
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.

[Signature]
DIRECTOR OF PLANNING & ZONING

EXTERIOR ELEVATION - EAST FACING REALTOR OFFICE



2



5310 E. HIGH STREET, SUITE 350, PHOENIX, AZ 85054
T: 480.448.6250 • WWW.SARGENTARCH.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
05/27/22	ISSUE FOR PERMIT
06/13/22	OWNER COMMENTS
06/15/22	ISSUE FOR PERMIT - INTERIOR ONLY
06/24/22	PLANNING AND ZONING COMMENTS
06/29/22	PLANNING AND ZONING COMMENTS
DATE	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

TITLE:
MURAL EXTERIOR ELEVATIONS
SHEET NUMBER:

A9.03
CASE NUMBER: SP2022-030



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

Planning and Zoning Commission

On July 12, 2022, the Planning and Zoning Commission approved a motion to approve the Amended Site Plan 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,

A handwritten signature in purple ink that reads "Bethany Ross". The signature is fluid and cursive.

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

S A R G E N T I



5310 E High St. Suite 350, Phoenix, AZ 85054
O. 480.448.6250 | D. 480.448.6258 | M. 551.237-1721
E. jnikolic@sargarch.com | www.sargarch.com

From: Ross, Bethany <bross@rockwall.com>
Sent: Tuesday, July 12, 2022 11:34 AM
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 <roxanneb@commercialpermitgroup.com>; 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

SARGENTI



5310 E High St. Suite 350, Phoenix, AZ 85054
O. 480.448.6250 | D. 480.448.6258 | M. 551.237-1721
E. jnikolic@sargarch.com | www.sargarch.com

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

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

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

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

SARGENTI



5310 E High St. Suite 350, Phoenix, AZ 85054

O. 480.448.6250 | D. 480.448.6258 | M. 551.237-1721

E. jnikolic@sargarch.com | www.sargarch.com

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

Sent: Thursday, July 7, 2022 11:59 AM

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

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 <bross@rockwall.com>

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

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

HEAD OF DESIGN

SARGENTI



5310 E High St. Suite 350, Phoenix, AZ 85054
O. 480.448.6250 | D. 480.448.6258 | M. 551.237-1721
E. jnikolic@sargarch.com | www.sargarch.com

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

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 be 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 <bross@rockwall.com>
Cc: roxanneb commercialpermitgroup.com <roxanneb@commercialpermitgroup.com>; Amanda Hutkowski <ahutkowski@sargarch.com>
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

HEAD OF DESIGN

SARGENTI



5310 E High St. Suite 350, Phoenix, AZ 85054
O. 480.448.6250 | D. 480.448.6258 | M. 551.237-1721
E. jnikolic@sargarch.com | www.sargarch.com

From: Jelena Nikolic
Sent: Wednesday, July 6, 2022 7:00 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,

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/rcqw3my5mkqpfsltj4tw392in16xi8n>

Thank you,

Jelena Nikolic

HEAD OF DESIGN

SARGENTI



5310 E High St. Suite 350, Phoenix, AZ 85054
O. 480.448.6250 | D. 480.448.6258 | M. 551.237-1721
E. jnikolic@sargarch.com | www.sargarch.com

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 12th 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 <bross@rockwall.com>
Cc: roxanneb commercialpermitgroup.com <roxanneb@commercialpermitgroup.com>
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!
<https://app.box.com/s/rcqw3my5mkqpfsltj4tw392in16xi8n>

Thank you,

Jelena Nikolic

HEAD OF DESIGN

S A R G E N T I



5310 E High St. Suite 350, Phoenix, AZ 85054
O. 480.448.6250 | D. 480.448.6258 | M. 551.237-1721
E. jnikolic@sargarch.com | www.sargarch.com

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 <jnikolic@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 <bross@rockwall.com>
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

S A R G E N T I



5310 E High St. Suite 350, Phoenix, AZ 85054
O. 480.448.6250 | D. 480.448.6258 | M. 551.237-1721
E. jnikolic@sargarch.com | www.sargarch.com

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 11:25 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 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 <bross@rockwall.com>
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

SARGENTI



5310 E High St. Suite 350, Phoenix, AZ 85054
O. 480.448.6250 | D. 480.448.6258 | M. 551.237-1721
E. jnikolic@sargarch.com | www.sargarch.com

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 <jnikolic@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 12th 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 <bross@rockwall.com>
Cc: roxanneb commercialpermitgroup.com <roxanneb@commercialpermitgroup.com>
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/rcqw3my5mkqpfsltj4tw392in16xi8n>

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 questions and thank you so much for your help!

Thank you,

Jelena Nikolic

HEAD OF DESIGN

SARGENTI



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O. 480.448.6250 | D. 480.448.6258 | M. 551.237-1721
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