



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre) ¹
- Preliminary Plat (\$200.00 + \$15.00 Acre) ¹
- Final Plat (\$300.00 + \$20.00 Acre) ¹
- Replat (\$300.00 + \$20.00 Acre) ¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre) ¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre) ¹
- Specific Use Permit (\$200.00 + \$15.00 Acre) ¹
- PD Development Plans (\$200.00 + \$15.00 Acre) ¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address _____

Subdivision Stone Creek Retail Addition

Lot

12

Block

A

General Location North East Corner of N. Goliad St and Bordeaux Dr.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-070

Current Use

Undeveloped

Proposed Zoning PD-070

Proposed Use

Retail

Acreage 0.93

Lots [Current] 1

Lots [Proposed] 2

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner Metroplex Acquisition Fund, LP

Applicant ClayMoore Engineering

Contact Person Staci Bowen

Contact Person Clay Cristy

Address 1717 Woodstead Ct.

Address 1903 Central Dr.

Ste. 207

Ste. 406

City, State & Zip The Woodlands, TX 77380

City, State & Zip Bedford, Texas 76021

Phone 214.343.4477

Phone 817.281.0572

E-Mail sbowen@crestviewcompanies.com

E-Mail Clay@claymooreeng.com

NOTARY VERIFICATION [REQUIRED]

Billy J. Brice III, President of
Metroplex Acquisition Fund, LP

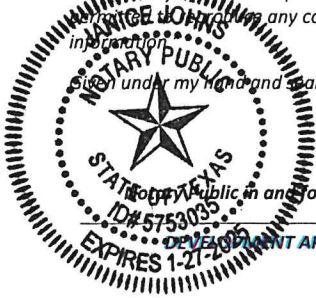
Before me, the undersigned authority, on this day personally appeared _____ [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 268.60, to cover the cost of this application, has been paid to the City of Rockwall on this the 14 day of September, 20 23. 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.

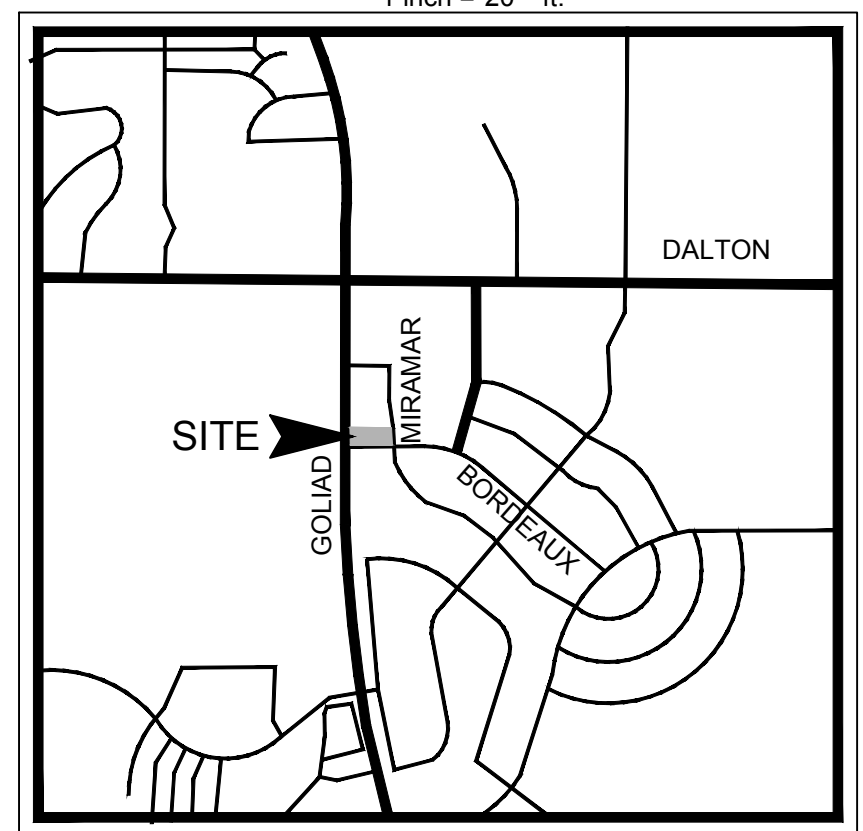
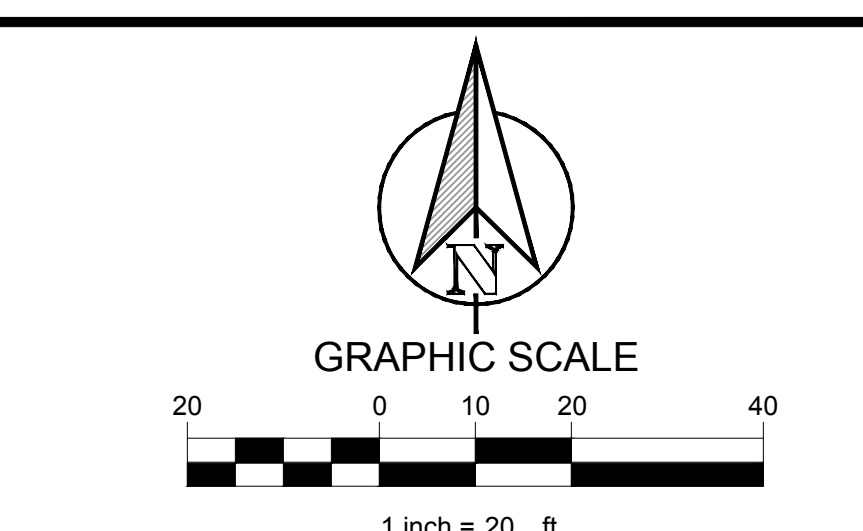
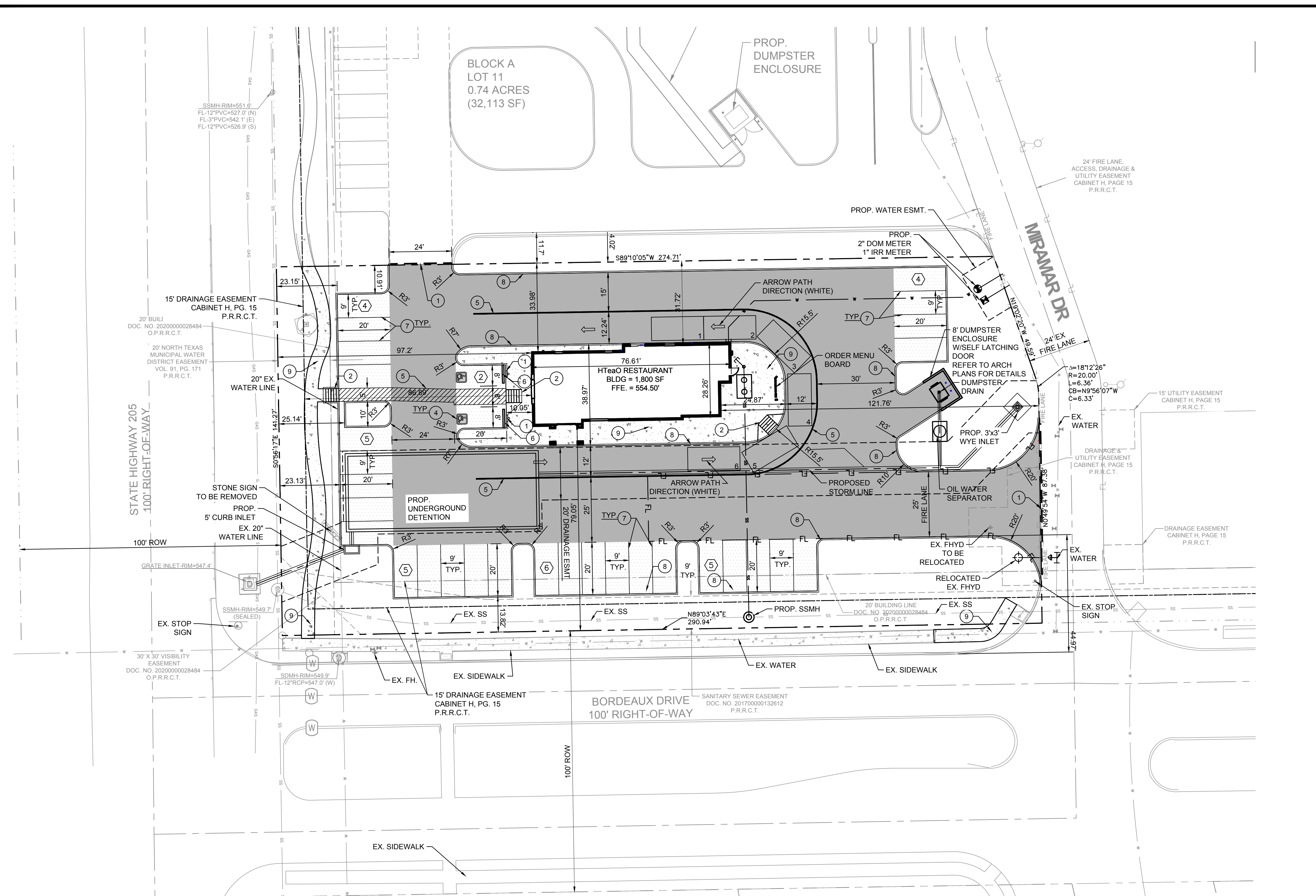
_____ under my hand and seal of office on this the 14th day of September, 20 23

Owner's Signature

My Commission Expires 1-27-2025



PLOTTED BY: MAX LANTANO
 PLOT DATE: 10/17/2023 2:33 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2023-110 APPJ MGMT - HTEAO ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 10/17/2023 2:07 PM



VICINITY MAP
N.T.S.

CONSTRUCTION SCHEDULE	
[Symbol]	PROPOSED 5" LIME STABILIZED STANDARD DUTY CONCRETE PAVEMENT
[Symbol]	PROPOSED 6" LIME STABILIZED HEAVY DUTY CONCRETE PAVEMENT
[Symbol]	PROPOSED 5" LIME STABILIZED SIDEWALK CONCRETE PAVEMENT
[Symbol]	PROPERTY LINE
[Symbol]	PROPOSED CONCRETE CURB AND GUTTER
[Symbol]	PROPOSED FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT
[Symbol]	PROPOSED SAWCUT
[Symbol]	PARKING COUNT

- NOTES:
- A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
 - ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
 - ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
 - NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
 - SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.
 - PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIR, AND REPLACEMENT OF THE DETENTION/DRAINAGE SYSTEMS

PARKING DATA TABLE	
PARKING REQ.	
DRIVE-THRU RESTAURANT (1,800 SF) 1/ 100 SF	18 SPACES
PARKING PROVIDED	
STANDARD PARKING	29 SPACES
ADA PARKING	2 SPACES
TOTAL	31 SPACES (2 ADA)
TYP. PARKING DIMENSIONS	9'X20'

SITE DATA TABLE	
SITE AREA	0.933 AC (40,627 SF)
ZONING	PD-70
PROPOSED USE	DRIVE-THRU RESTAURANT
BUILDING SIZE	1,800 SF
BUILDING STORIES	1 STORY
TOTAL IMPERVIOUS	28,117 SF (69)

CONSTRUCTION SCHEDULE	
①	HANDICAP SIGN
②	ADA RAMP, 12:1 MAX. SLOPE
③	SAWCUT FULL DEPTH EXISTING PAVEMENT
④	HANDICAP SYMBOL
⑤	PAVEMENT STRIPING
⑥	CURB STOP
⑦	4" PARKING STALL STRIPING COLOR: WHITE
⑧	CURB & GUTTER
⑨	PROPOSED SIDEWALK

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

OWNER:
 METROPLEX ACQUISITIONS FUND, LP
 1717 WOODSTEAD CT, SUITE 207
 THE WOODLANDS, TX 77380
 CONTACT: STACI BOWEN
 PH: 214.343.447

DEVELOPER:
 APPPJ MANAGEMENT
 740 AVALON DR
 HEATH, TX 75032
 CONTACT: JEFF IVY
 PH: 214-272-4350

HTEAO RESTAURANT
 LEGAL DESCRIPTION AND OR ADDRESS:
 HWY 205 & BORDEAUX DRIVE
 ROCKWALL, TX 75087
 0.933 AC (40,627 SF)

APPLICANT:
 CLAYMOORE ENGINEERING, INC.
 1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021
 CONTACT: CLAY CRISTY
 PH: 817.281.0572

CASE NUMBER:
 Z2023-046

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____.

WITNESS OUR HANDS THIS ____ DAY OF ____.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
 1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021
 WWW.CLAYMOORE.COM
 PHONE: 817.281.0572

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 CLAY CRISTY
 Engineer No. 10980 Date 10/17/2023

**HTEAO RESTAURANT
 HWY 205 & BORDEAUX DR
 ROCKWALL, TX 75087**

No.	DATE	REVISION	BY
1	12/07/2020	STORM REVISION	LRR
2	09/13/2021	STORM REVISION	LRR

SITE PLAN

DESIGN: LRR
 DRAWN: LRR
 CHECKED: CLC
 DATE: 10/17/2023

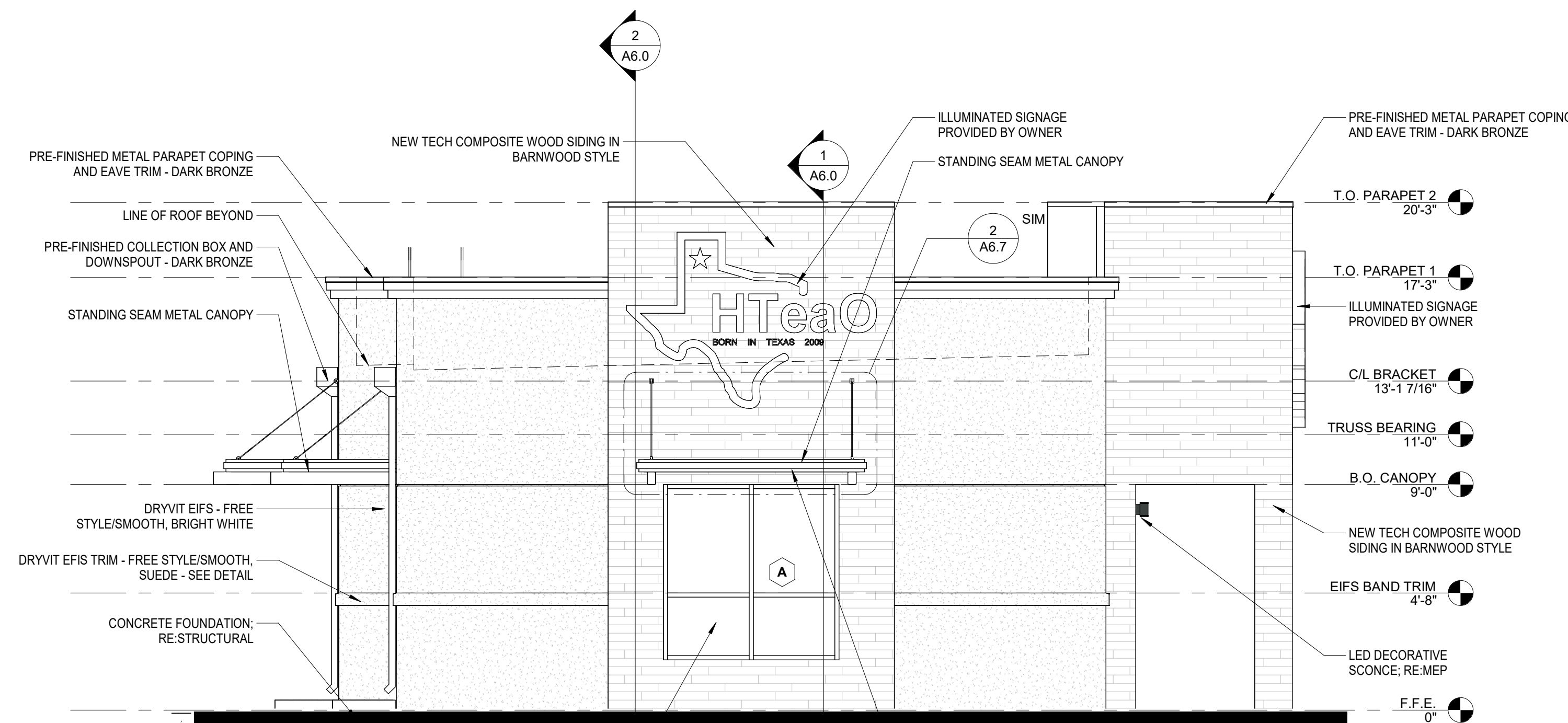
SHEET
SP-1

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL FINISHES WITH OWNER BEFORE ORDERING.
2. CONTRACTOR TO VERIFY ALL OPENINGS FOR DOORS AND WINDOWS BEFORE ORDERING
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PREPARATION OF ALL SURFACES IN SATISFACTORY MANNER. TOUCH-UP AND/OR REFINISH OF SURFACES DAMAGED BY SUBSEQUENT WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION METHODS.
4. ALL GLASS SUBJECT TO HUMAN IMPACT SHALL CONFORM TO THE STANDARDS SET FORTH BY CHAPTER 24 OF THE I.B.C.



HTEAO ROCKWALL
ADDRESS
LOCATION



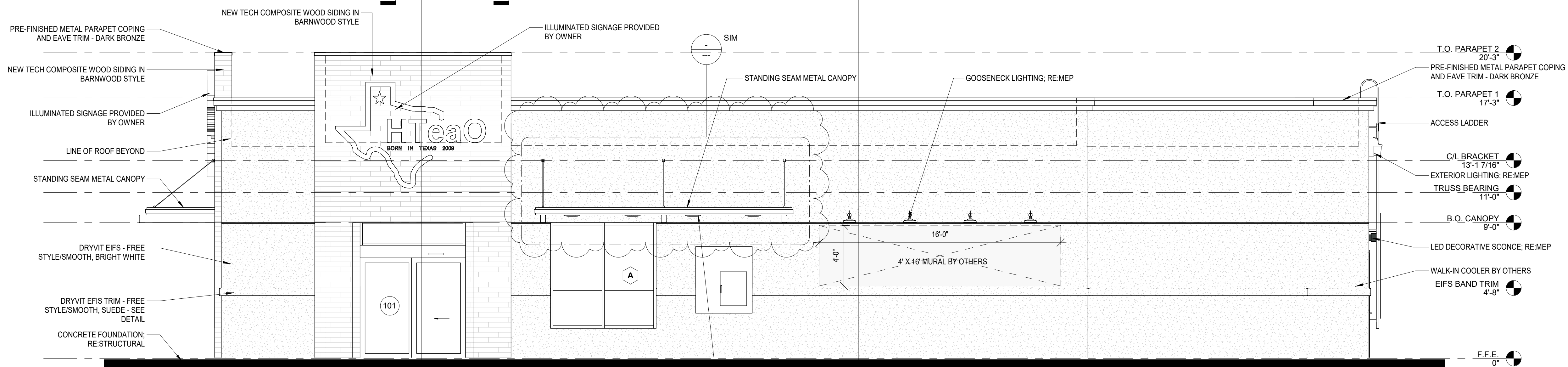
2 FRONT (NORTH)

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



3 3D View 2

SCALE:



1 RIGHT (WEST)

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



Date: 7-24-2023
Dwn: BRZ Chk: SJK
Project No.: 2348
Issue:

1	Revision 1	Date 1
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Sheet Name:
EXTERIOR
ELEVATIONS

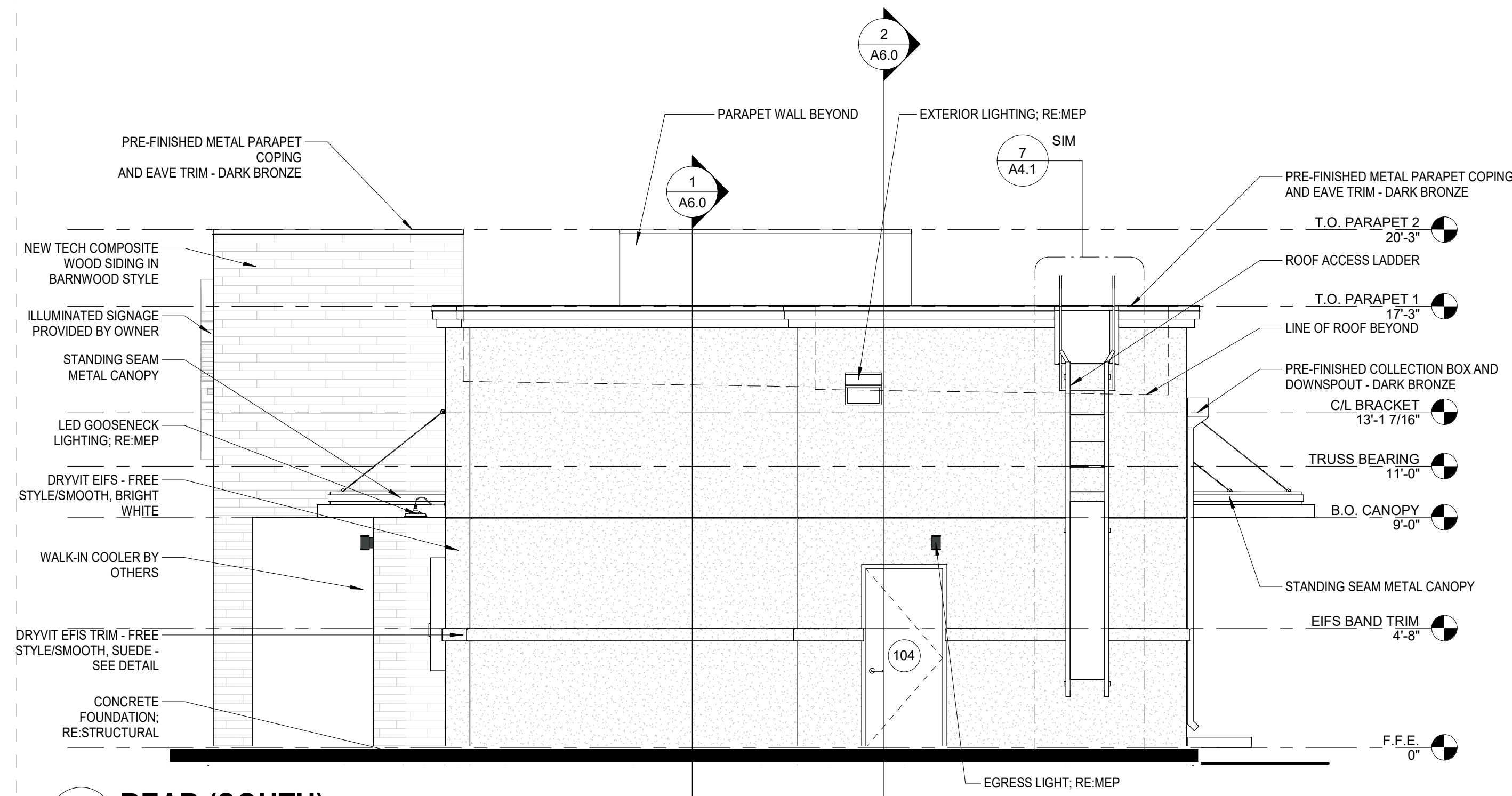
A5.0

GENERAL NOTES

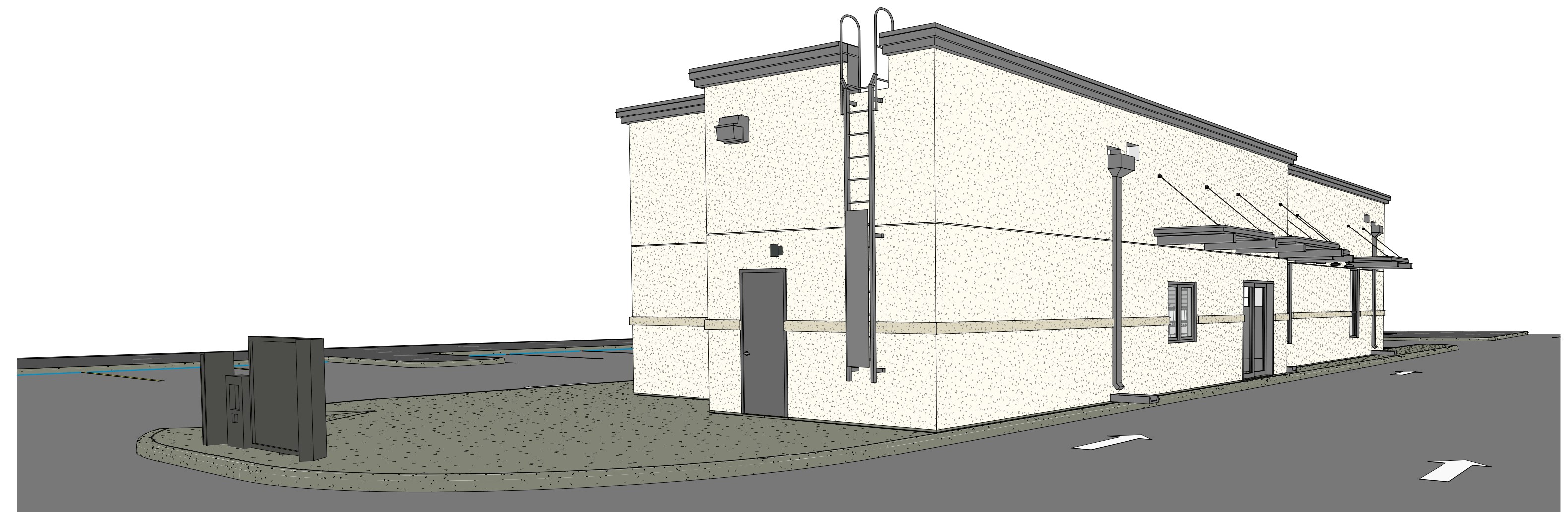
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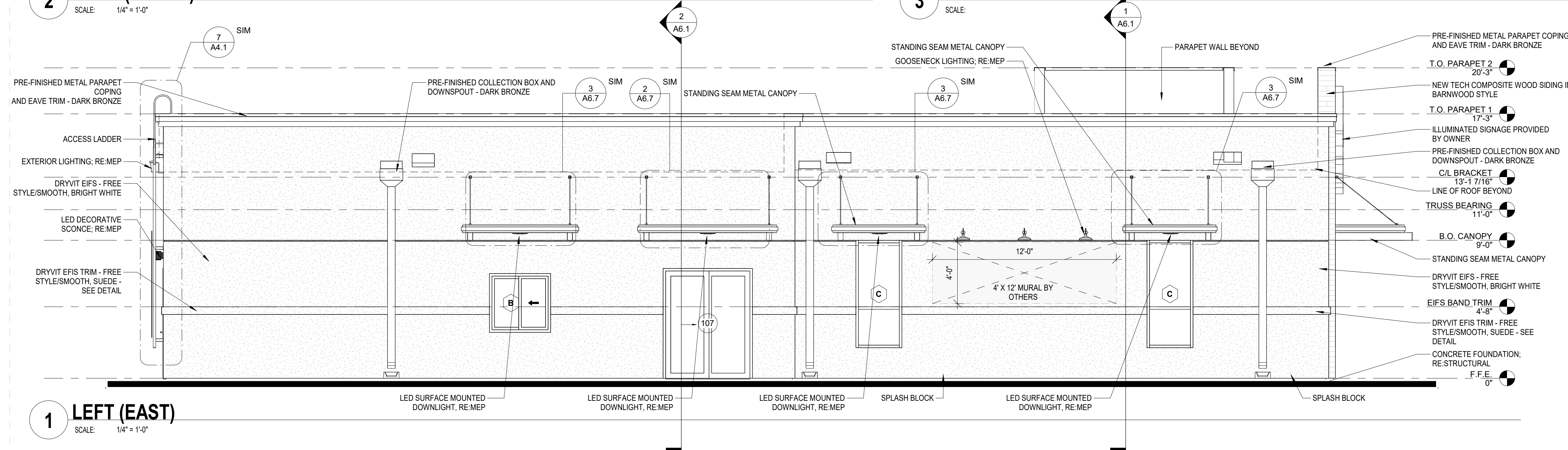
**HTEAO ROCKWALL
ADDRESS
LOCATION**



2 REAR (SOUTH)
SCALE: 1/4" = 1'-0"



3 3D View 1
SCALE:



1 LEFT (EAST)
SCALE: 1/4" = 1'-0"

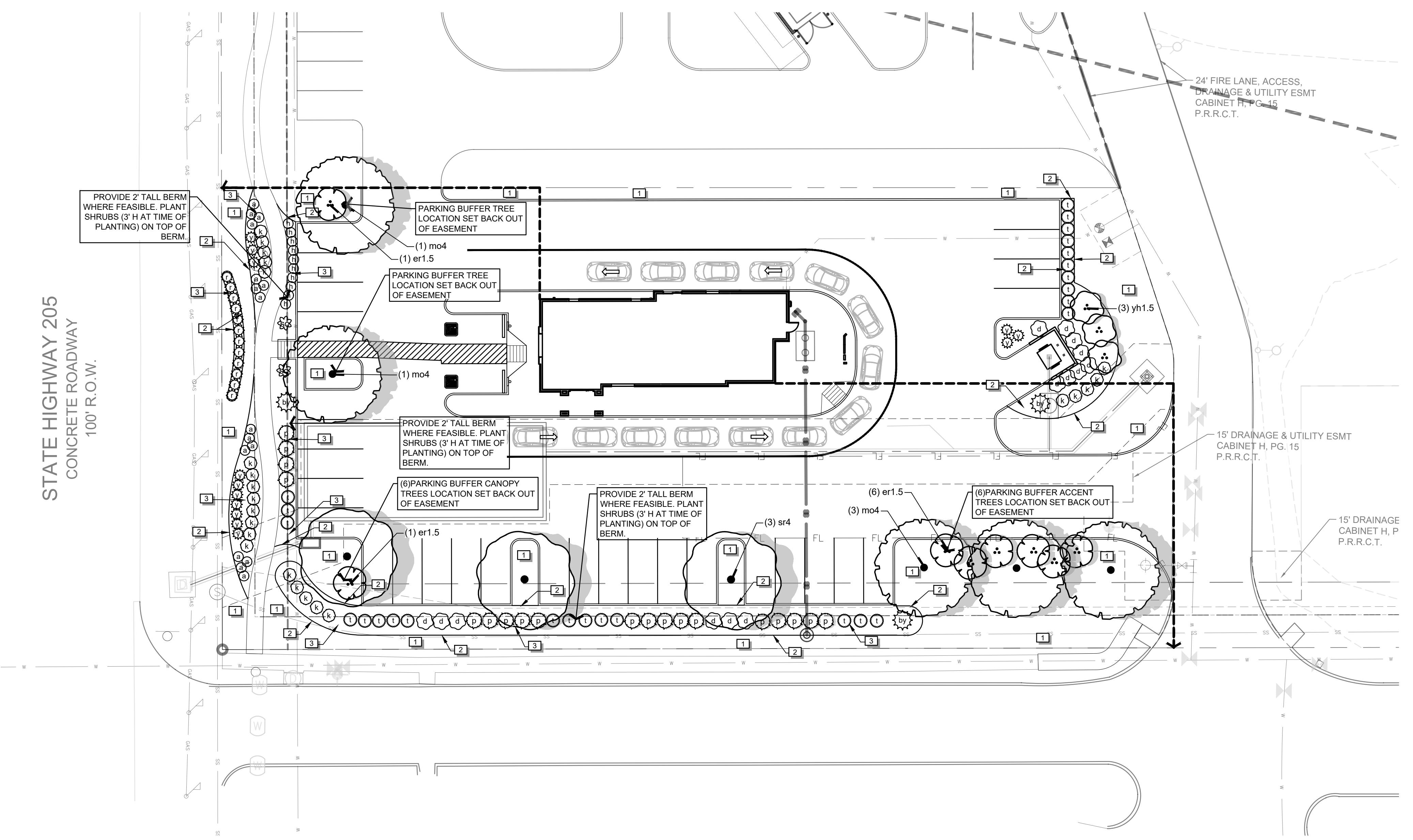


Date: 7-24-2023
Dwn: BRZ Chk: SJK
Project No.: 2348
Issue:

Sheet Name:
**EXTERIOR
ELEVATIONS**

A5.1

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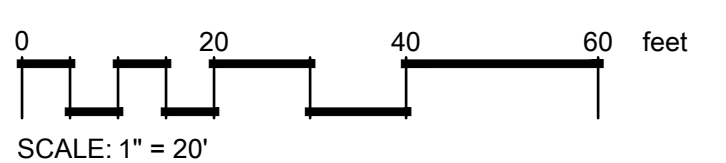
STATE HIGHWAY 205
CONCRETE ROADWAY
100' R.O.W.

LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
LANDSCAPE BUFFER		
• N Goliad Dr. (110 lf)		
•• Shade trees (1 per 50 lf)	2	2
•• Accent trees (1 per 50 lf)	2	2
• Bordeaux Dr. (291 lf)		
•• Shade trees (1 per 50 lf)	6	6
•• Accent trees (1 per 50 lf)	6	6
LANDSCAPE SCREENING		
• Headlight Screening (shrubs and 2' tall berm)		
•• N Goliad Dr.	73 lf	75 lf
•• Bordeaux Dr.	182 lf	184 lf
LANDSCAPE REQUIREMENTS		
• Total Site Area	8,524sf	42,619sf
• Amount of Landscaping (20% Total Site)	1,705sf	12,702sf
•• Location of Landscaping (50% in Streetyard)	4,262sf	9,163sf

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Lawn, Sod
2	Steel Edge
3	Mulch



PLANT SCHEDULE

TREES	CODE	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	QTY
	mo4	Monterey Oak	Quercus polymorpha 'Monterey'	-	4"Cal	6' H min	5
	sr4	Shumard Red Oak	Quercus shumardii	-	4"Cal	6' H min	3
ORNAMENTAL TREES							
	er1.5	Eastern Redbud	Cercis canadensis	-	1.5"Cal	6' H min	8
	yh1.5	Yaupon Holly	Ilex vomitoria	-	1.5"Cal	6' H min	3
SHRUBS							
	a	Powis Castle Artemisia	Artemisia x 'Powis Castle'	5 gal			16
	by	Beaked Yucca, 'Blue Velvet'	Yucca rostrata 'Blue Velvet'	5 gal			3
	d	Dwarf Palmetto	Sabal minor	5 gal			14
	h	Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'	5 gal			10
	k	Knock Out Rose	Rosa acicularis 'Knock Out'	5 gal			23
	p	Pineapple Guava	Feijoa sellowiana	5 gal			19
	r	Red Yucca	Hesperaloe parviflora	3 gal			12
	so	Sotol	Dasylirion texanum	5 gal			2
	t	Texas Sage 'Silverado'	Leucophyllum frutescens 'Silverado'	5 gal			26
	y	Soft Leaf Yucca	Yucca pendula	5 gal			13

Rev	Description	Date
Consultant Seal		
Company Name and Address		
William S. Blair (512) 522-8979 info@blairla.com www.blairla.com 100 Congress Ave. Ste 2000 Austin, TX 78701		
BLAIR LANDSCAPE ARCHITECTURE, LLC QUALITY. INTEGRITY. RELIABILITY.		
William S. Blair October 14, 2023		
Project Name and Address		
HteaO Rockwall N Goliad Dr. and Bordeaux Dr. Rockwall, Texas		
Sheet Title		
Landscape Plan		
Design By: Will Blair		
Checked By: xxxx		
Issue Date: 09/15/2023		
Project Number: Z3062-LP		
L1 OF 2		



Contractors:
 email info@blairla.com with RFIs, submittals, & inspection scheduling
 Schedule inspections at least 2 weeks in advance

Know what's below.
 Call before you dig.

LANDSCAPE PLANTING SPECIFICATIONS

- 1) Guarantee - All labor, materials and plants will be guaranteed for a period of twelve (12) months after the final acceptance of work by Owner. All plants that have died or are unhealthy shall be replaced no later than 30 days from the anniversary date of the final acceptance. This guarantee does not apply to plant material that dies due to abnormal freezes, hail, abnormal high winds, or other acts of God, vandalism or lack of normal maintenance and watering. This guarantee does not apply to annual plantings.
- 2) Contractor is to verify all site dimensions and layout prior to the commencement of landscape construction. Any discrepancies between the drawings and the actual site conditions shall be brought to the attention of the owner's representative immediately.
- 3) Contractor is responsible for verification of the location of all underground utilities, repair to said utilities as a result of the work of the contractor shall be the responsibility of the contractor. Refer to the drawing for any additional information.
- 4) Contractor is responsible for maintaining positive drainage in all shrub and turf planting areas.
- 5) Tree pits are to be the same depth as the root ball and 24" wider. Prior to planting the tree pit should be filled with water to check for good drainage. If water does not drain the Contractor should check with the Landscape Architect to relocate the tree.
- 6) Trees should be positioned in the center of the tree pits, back filled with soil that was excavated from the pit until the surface is level with the surrounding area and the crown of the plant is at the finished grade. Build a water basin around the tree (36" dia.). Water until planting pit is soaked and soil has settled. Add soil necessary to bring soil level flush with surrounding ground. Fill the basin with three (3) inches of compost.
- 7) All plant material shall conform to the standards of the latest edition of "American Standard for Nursery Stock" by The American Association of Nurserymen and "Grades and Standards" by The Texas Association of Nurserymen. A plant shall be dimensioned as it stands in its natural position. All plants shall be at least the minimum size indicated. Larger stock is acceptable at no additional cost, and providing that the larger plants will not be cut back to size indicated.
- 8) It is the landscape contractor's responsibility to provide plants free of disease or pests.
- 9) Space specified quantity of plant materials to evenly fill designated areas, adjusting spacing indicated on the drawings as required. Landscape architect or owner to have final approval of locations of all trees, shrubs and groundcover beds.
- 10) Contractor is responsible for removing all clods, rocks, concrete, trash and any other debris from beds prior to adding soil or plant material.
- 11) All planting beds should have three (3) inches of compost filled into them to a depth of six (6) inches. A three (3) inch layer of shredded hardwood bark mulch should be applied to all beds after planting is completed. Four (4) inch pots and ground cover may be planted through the mulch.
- 12) Contractor is responsible for removal of trash and repair of hazardous conditions (tools, open holes, et.) on a daily basis by the end of the work day.
- 13) Water all plantings in bed areas thoroughly on a daily basis until final acceptance.

- 14) To prepare turf areas treat them with a selective herbicide two weeks prior to sodding or seeding. Then rake area to remove stones, sticks and other debris. Add two (2) inches of topsoil to the turf area. Rake area to a finish grade (1" below walkways and curbs).
- 15) If sodding is to take place the sod should be gathered and planted within a 48 hour period. Lay the sod to form a solid mass with tight fitting joints. Butt ends and sides of sod and offset joints in adjacent courses. Roll sod to ensure good contact with soil. If planting on a slope be sure to lay courses parallel to the contours and secure sod with pins if necessary. Site preparation and maintenance will be the same for hydromulching.
- 16) Water sod daily so as to not allow turf blades to wilt. If necessary water twice per day.
- 17) Apply slow release fertilizer 15-15-15 or equal at a rate of 2 lbs. per 100 s.f. to all turf or planted areas.

REFERENCE NOTE SPECIFICATIONS

- LAWN AREAS - SOD / HYDROMULCH / SEED MIX
1. Lawn, Bermuda "Tif 419" Sod. Provide spray irrigation. Temporary irrigation only within septic fields or Right of Way (R.O.W.). Pre emergent weed treatment recommended.

- STEEL EDGE
2. Steel edge, 3/16" x 4" landscape edging as manufactured by Ryerson, or equal, dark green and furnished with steel stakes. Install edging in smooth curves free of kinks. Final height of edging to be 1" above height of soil mat of sod.

- MULCHES / GRAVELS / RIVER ROCK / BOULDERS
3. Mulch, Native Hardwood. 3" deep with drip irrigation. Ensure that drip line is placed above rootballs.

- 19) Contractor shall keep all construction areas and public streets free from accumulation of waste material. Upon completion of construction and prior to final approval contractor shall thoroughly clean the site of all trash, spilled soil, and litter, etc. that has resulted from landscape construction operations. Repair all damage to finish grade including tailings from excavations, wheel ruts, etc. caused from construction. All debris, trash and excess materials and equipment shall be removed from the site prior to final acceptance.
- 20) Remove all tags, ribbons and wires from all newly installed plant material.

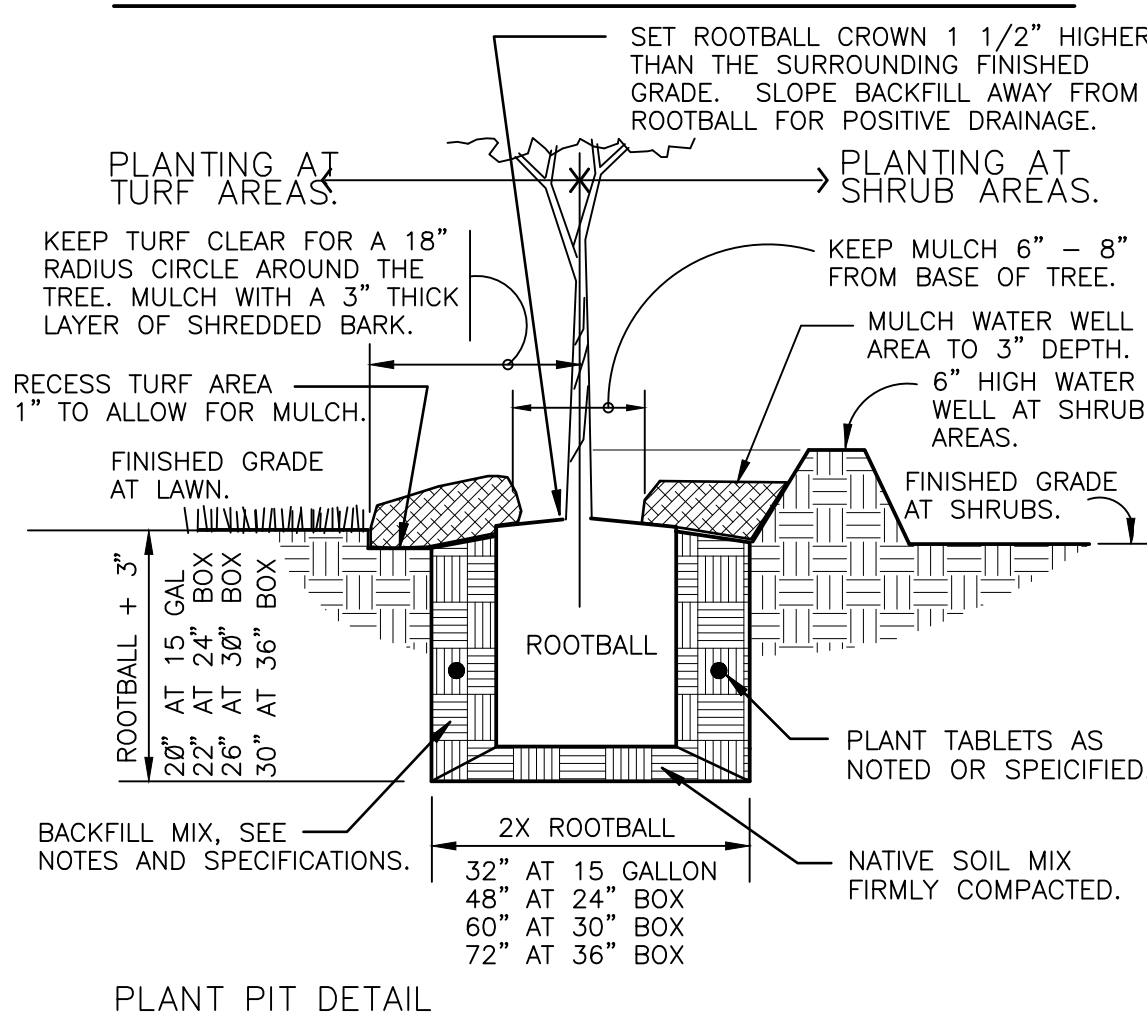
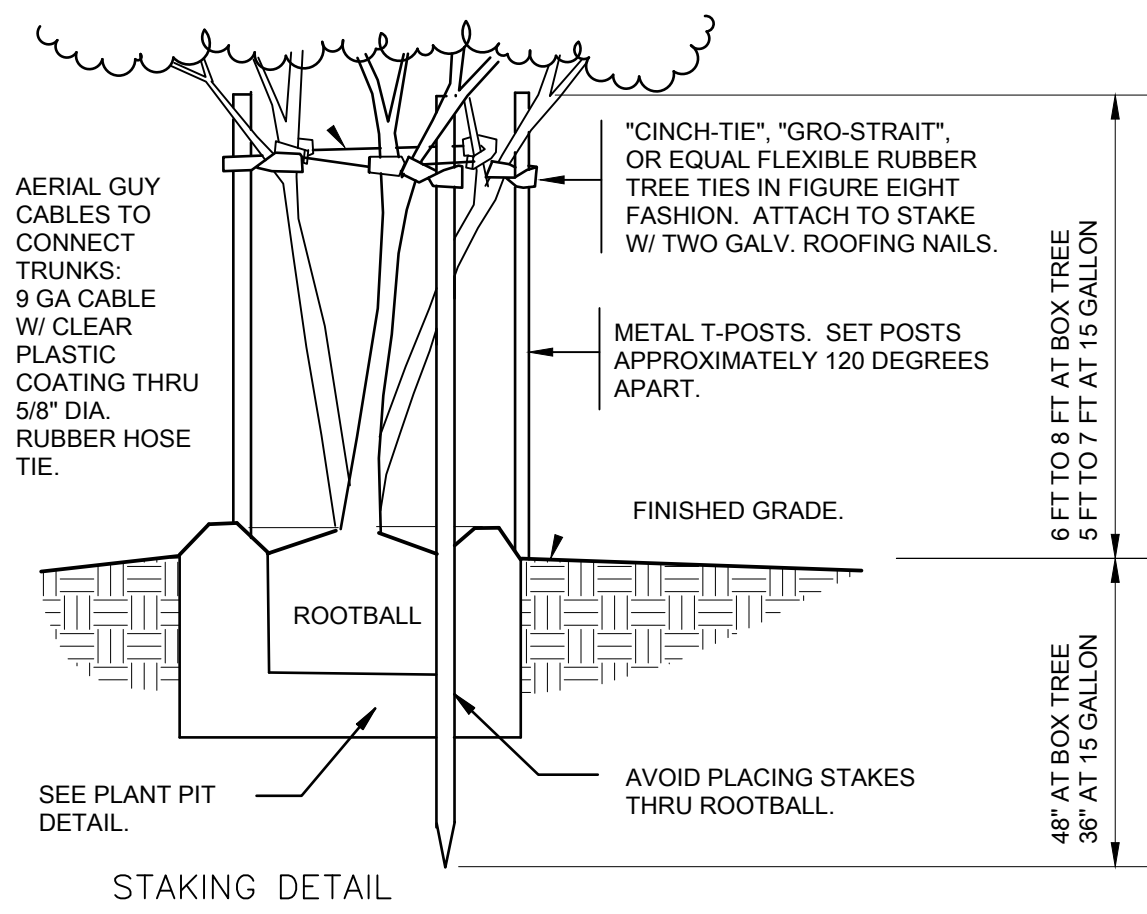
LANDSCAPE MAINTENANCE REQUIREMENTS

- The owner shall be responsible for:
- 1) Regular maintenance of all required landscape areas and plant materials in a vigorous and healthy condition, free from diseases, pests, weeds, and litter. This maintenance shall include weeding, watering, fertilization, pruning, mowing, edging, mulching or other needed maintenance, in accordance with generally accepted horticultural practice.
 - 2) The repair or replacement of required landscape structures (walls, fences, etc.) to a structurally sound condition.
 - 3) The regular maintenance, repair, or replacement, where necessary, of any required screening or buffering.
 - 4) All open space areas that are to be preserved as natural plant communities shall be trimmed, at least once a year, of all exotic vegetation, lawn grasses, trash, or other debris. Natural area should be mulched, pruned and otherwise maintained so that plants are vigorous.

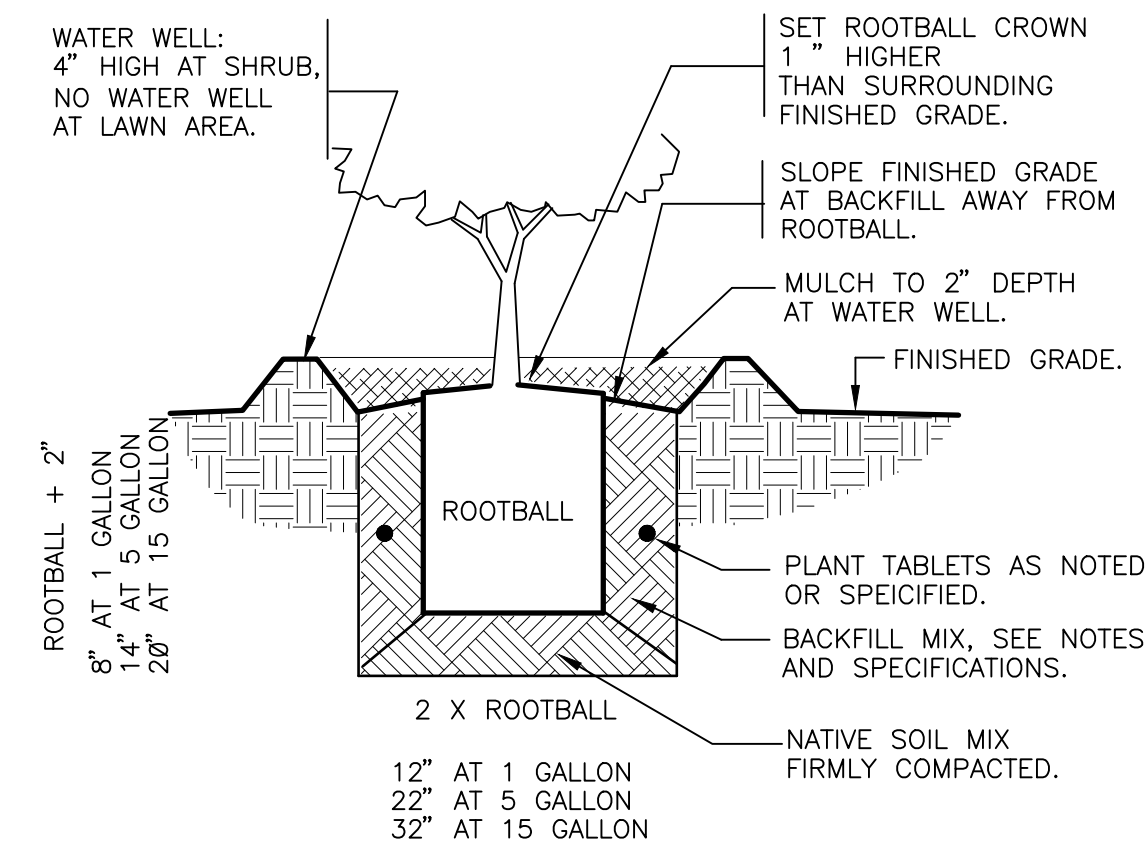
IRRIGATION SPECIFICATIONS

- 1) Irrigation contractor will provide pipes for sleeves and specify locations for placement of sleeves by general contractor prior to pouring concrete or laying asphalt.
- 2) Irrigation contractor will install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local governing authorities.
- 3) Find location of backflow preventer, and automatic controller location shall be approved by the owner's authorized representative.

- 4) 120 VAC electrical power source at controller location shall be provided by others. The irrigation contractor shall make the final connection from the electrical source to the controller.
- 5) All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
- 6) The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with minimal overspray onto walks, streets, walls, etc.
- 7) Head location is the responsibility of the irrigation contractor, with the understanding that all landscape areas will receive adequate water to provide for vigorous growth of vegetation.
- 8) Irrigation contractor will replace or repair all items damaged by his work.
- 9) All work shall be installed in accordance with applicable codes and ordinances for the City of Rockwall, Texas and the National Electrical Code and all governing authorities.
- 10) The irrigation contractor is responsible for reporting any deficiency in water pressure that would affect the operation of the irrigation system.
- 11) The irrigation contractor shall be a Registered Licensed Irrigator in the State of Texas. Contractor must conform to all codes as stated in section 34 of the Texas Water Code and TNRCC.
- 12) All remote control valves, gate valves, quick couplers and control wire and computer cable pull pints shall be installed in approved valve boxes.
- 13) Irrigation Contractor shall procure all permits, licenses, and pay all charges and fees and give all necessary notices for the completion of work.
- 14) Contractor shall not disturb roots of existing trees. There shall be no machine trenching below the dripline of existing trees.
- 15) Extreme care shall be exercised in excavating and working near utilities. Contractor shall verify the location and condition of all utilities and be responsible for damage to any utilities.
- 16) Contractor shall clearly mark all exposed excavations, materials, and equipment. Cover or barricade trenches when the contractor is not on the site. Take all necessary precautions to protect and prevent injury to any persons on the site.
- 17) All automatic irrigation systems shall be equipped with a controller of dual or multiple programming. Controllers shall have multiple cycle start capacity and a flexible calendar program, including the capacity of being set to water every five days. All automatic irrigation systems shall be equipped with a rain sensor shutoff device.
- 18) Irrigation in Texas is regulated by the Texas Commission on Environmental Quality, www.tceq.texas.gov, (512) 239-1000



1 TREE PLANTING MULTI-STAKE
1" = 1'-0"



2 SHRUB PLANTING
1" = 1'-0"

will

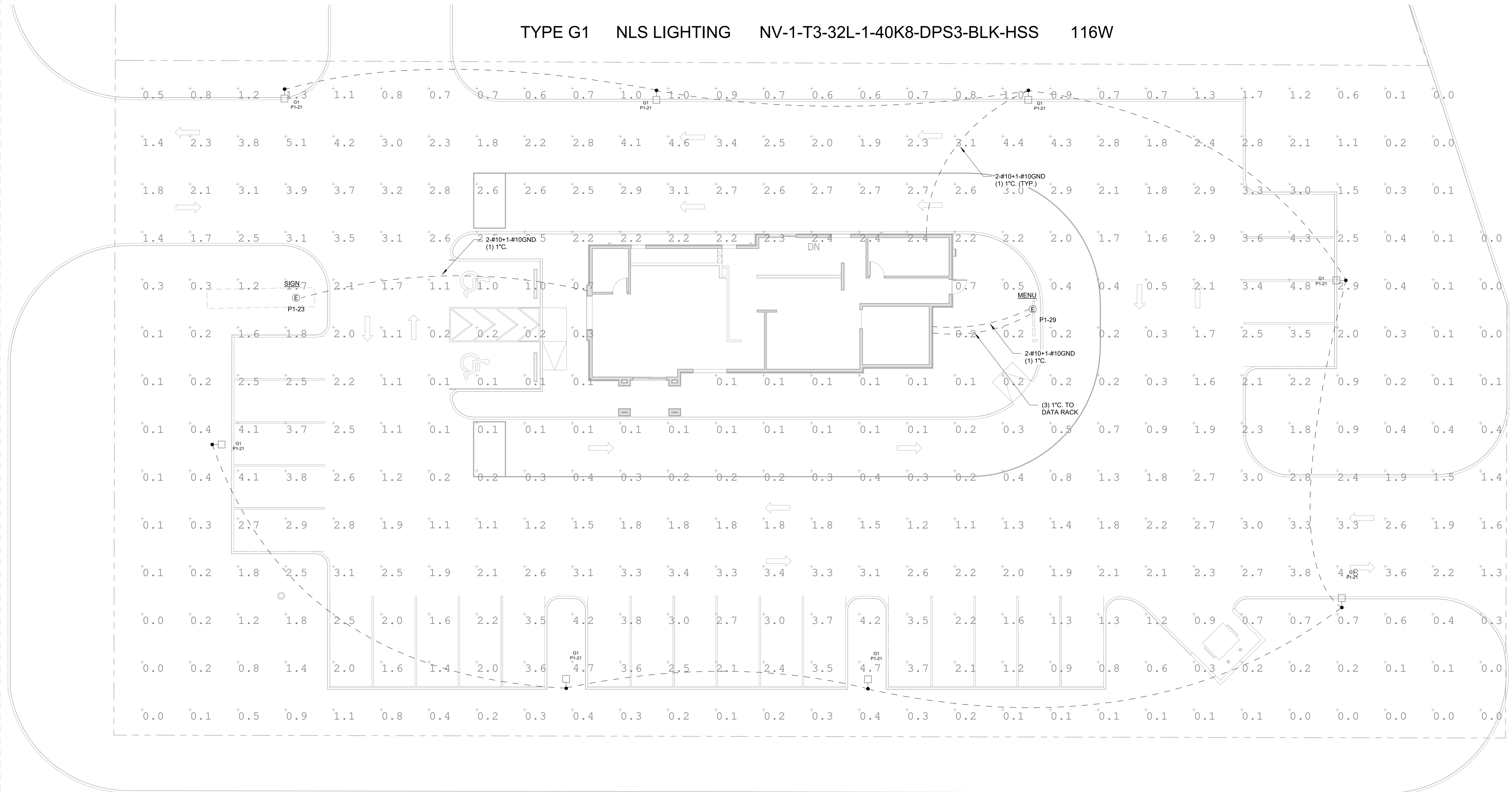
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will blair

Contractors:
email info@blairla.com with RFIs, submittals, & inspection scheduling
Schedule inspections at least 2 weeks in advance

Date							
Description							
Rev							
Consultant Seal							
Company Name and Address							
William S. Blair (512) 522-8979 info@blairla.com www.blairla.com 100 Congress Ave. Ste 2000 Austin, TX 78701							
William S. Blair October 14, 2023							
Project Name and Address							
Hteo Rockwall N Gollad Dr. and Bordeaux Dr. Rockwall, Texas							
Sheet Title							
Landscape Details & Specifications							
Design By: Will Blair							
Checked By: xxxx							
Issue Date: 09/15/2023							
Project Number: Z3062-LP							
L2							
OF 2							

TYPE G1 NLS LIGHTING NV-1-T3-32L-1-40K8-DPS3-BLK-HSS 116W



1 ELECTRICAL SITE PHOTOMETRIC PLAN
SCALE: 1"=10'-0"



HTEAO ROCKWALL
HWY 205 & BORDEAUX DR.
ROCKWALL, TX 75087



Date: 09/29/2023
Dwn: KSF Chk: CG
Project No.: 2348
Issue: PERMIT

Sheet Name:
ELECTRICAL
SITE
PHOTOMETRIC
PLAN

E0.2



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre) ¹
- Preliminary Plat (\$200.00 + \$15.00 Acre) ¹
- Final Plat (\$300.00 + \$20.00 Acre) ¹
- Replat (\$300.00 + \$20.00 Acre) ¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre) ¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre) ¹
- Specific Use Permit (\$200.00 + \$15.00 Acre) ¹
- PD Development Plans (\$200.00 + \$15.00 Acre) ¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address _____

Subdivision Stone Creek Retail Addition

Lot

12

Block

A

General Location North East Corner of N. Goliad St and Bordeaux Dr.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-070

Current Use

Undeveloped

Proposed Zoning PD-070

Proposed Use

Retail

Acreage 0.93

Lots [Current] 1

Lots [Proposed] 2

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner Metroplex Acquisition Fund, LP

Applicant ClayMoore Engineering

Contact Person Staci Bowen

Contact Person Clay Cristy

Address 1717 Woodstead Ct.

Address 1903 Central Dr.

Ste. 207

Ste. 406

City, State & Zip The Woodlands, TX 77380

City, State & Zip Bedford, Texas 76021

Phone 214.343.4477

Phone 817.281.0572

E-Mail sbowen@crestviewcompanies.com

E-Mail Clay@claymooreeng.com

NOTARY VERIFICATION [REQUIRED]

Billy J. Brice III, President of
Metroplex Acquisition Fund, LP

Before me, the undersigned authority, on this day personally appeared _____ [Owner] the undersigned, who stated the information on this application to be true and certified the following:

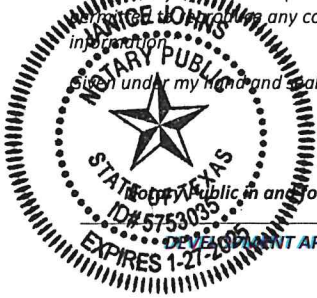
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 268.60, to cover the cost of this application, has been paid to the City of Rockwall on this the 14 day of September, 20 23. By signing this application, 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.

_____ under my hand and seal of office on this the 14th day of September, 20 23

Owner's Signature

My Commission Expires

1-27-2025



Notary Public in and for the State of Texas
ID# 5753035
EXPIRES 1-27-2025

SP2023-038: Site Plan for a Restaurant with a Drive-Through



PD-37

205

N GOLIAD ST

SF-16

PD-70

BORDEAUX DR

MIRAMOR DR

AG

Case Location Map =



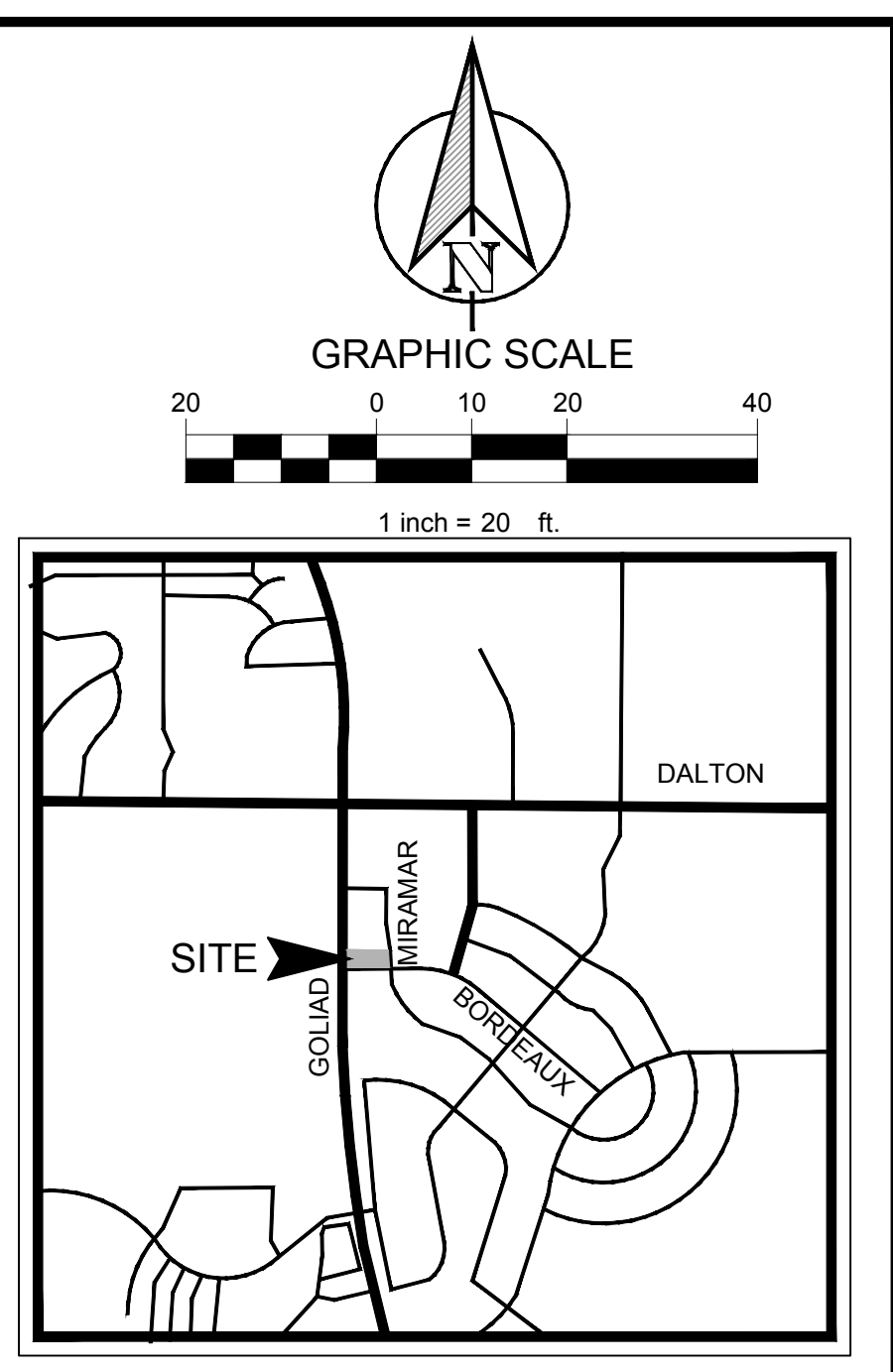
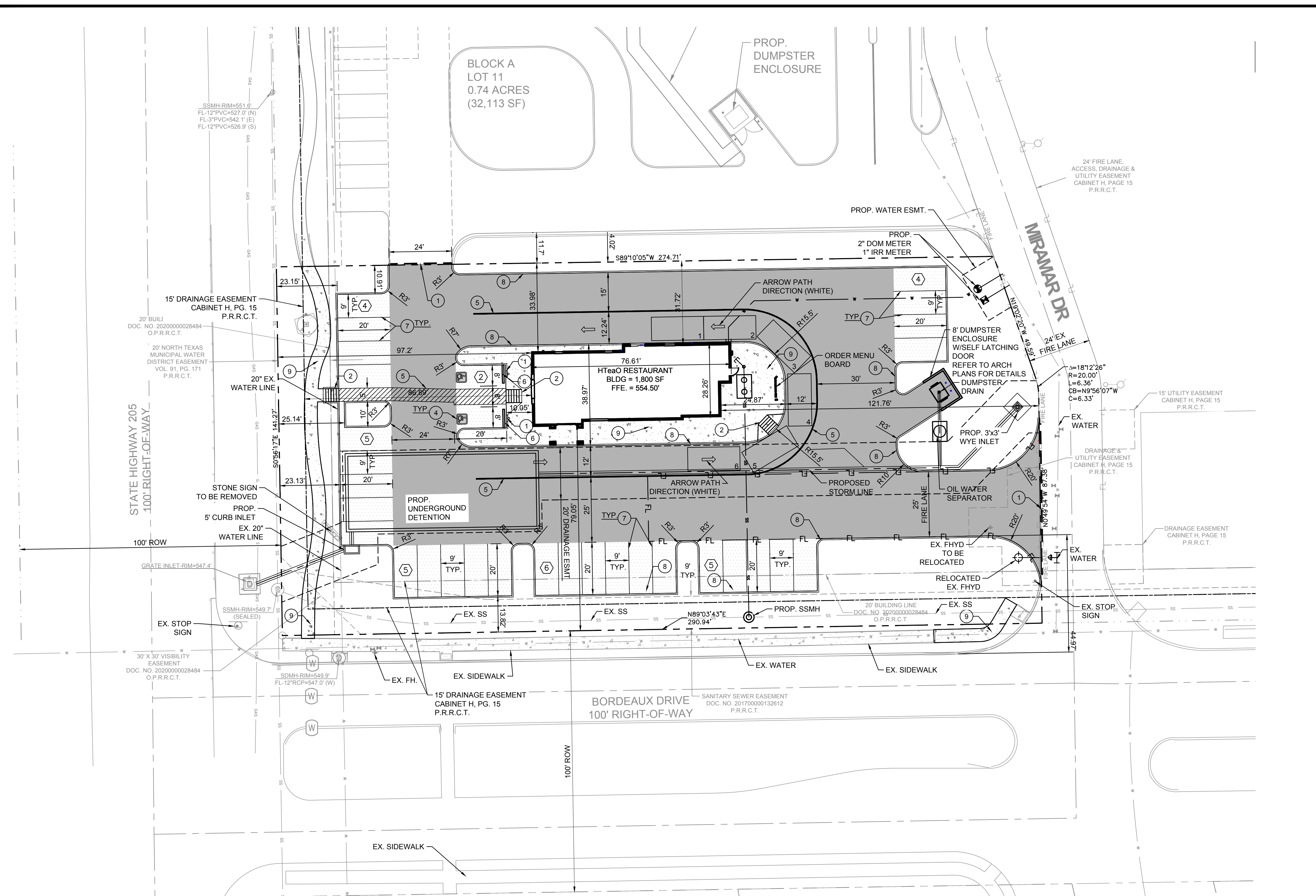
City of Rockwall

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



PLOTTED BY: MAX LANTANO
 PLOT DATE: 10/17/2023 2:33 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2023-110 APPJ MGMT - HTEAO ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 10/17/2023 2:07 PM



VICINITY MAP
N.T.S.

CONSTRUCTION SCHEDULE

[Symbol]	PROPOSED 5" LIME STABILIZED STANDARD DUTY CONCRETE PAVEMENT
[Symbol]	PROPOSED 6" LIME STABILIZED HEAVY DUTY CONCRETE PAVEMENT
[Symbol]	PROPOSED 5" LIME STABILIZED SIDEWALK CONCRETE PAVEMENT
[Symbol]	PROPERTY LINE
[Symbol]	PROPOSED CONCRETE CURB AND GUTTER
[Symbol]	PROPOSED FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT
[Symbol]	PROPOSED SAWCUT
[Symbol]	PARKING COUNT

- NOTES:**
- A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
 - ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
 - ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
 - NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
 - SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.
 - PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIR, AND REPLACEMENT OF THE DETENTION/DRAINAGE SYSTEMS

PARKING DATA TABLE

PARKING REQ.	
DRIVE-THRU RESTAURANT (1,800 SF) 1/ 100 SF	18 SPACES
PARKING PROVIDED	
STANDARD PARKING	29 SPACES
ADA PARKING	2 SPACES
TOTAL	31 SPACES (2 ADA)
TYP. PARKING DIMENSIONS	9'X20'

SITE DATA TABLE

SITE AREA	0.933 AC (40,627 SF)
ZONING	PD-70
PROPOSED USE	DRIVE-THRU RESTAURANT
BUILDING SIZE	1,800 SF
BUILDING STORIES	1 STORY
TOTAL IMPERVIOUS	28,117 SF (69)

CONSTRUCTION SCHEDULE

①	HANDICAP SIGN
②	ADA RAMP, 12:1 MAX. SLOPE
③	SAWCUT FULL DEPTH EXISTING PAVEMENT
④	HANDICAP SYMBOL
⑤	PAVEMENT STRIPING
⑥	CURB STOP
⑦	4" PARKING STALL STRIPING COLOR: WHITE
⑧	CURB & GUTTER
⑨	PROPOSED SIDEWALK

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

OWNER:
 METROPLEX ACQUISITIONS FUND, LP
 1717 WOODSTEAD CT, SUITE 207
 THE WOODLANDS, TX 77380
 CONTACT: STACI BOWEN
 PH: 214.343.447

DEVELOPER:
 APPPJ MANAGEMENT
 740 AVALON DR
 HEATH, TX 75032
 CONTACT: JEFF IVY
 PH: 214-272-4350

HTEAO RESTAURANT
 LEGAL DESCRIPTION AND OR ADDRESS:
 HWY 205 & BORDEAUX DRIVE
 ROCKWALL, TX 75087
 0.933 AC (40,627 SF)

APPLICANT:
 CLAYMOORE ENGINEERING, INC.
 1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021
 CONTACT: CLAY CRISTY
 PH: 817.281.0572

CASE NUMBER:
 Z2023-046

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____.

WITNESS OUR HANDS THIS ____ DAY OF ____.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021
 WWW.CLAYMOORE.COM

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
 CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 CLAY CRISTY
 Engineer No. 10980 Date 10/17/2023

**HTEAO RESTAURANT
 HWY 205 & BORDEAUX DR
 ROCKWALL, TX 75087**

No.	DATE	REVISION	BY
1	12/07/2020	STORM REVISION	LRR
2	09/13/2021	STORM REVISION	LRR

SITE PLAN

DESIGN: LRR
 DRAWN: LRR
 CHECKED: CLC
 DATE: 10/17/2023

SHEET
SP-1

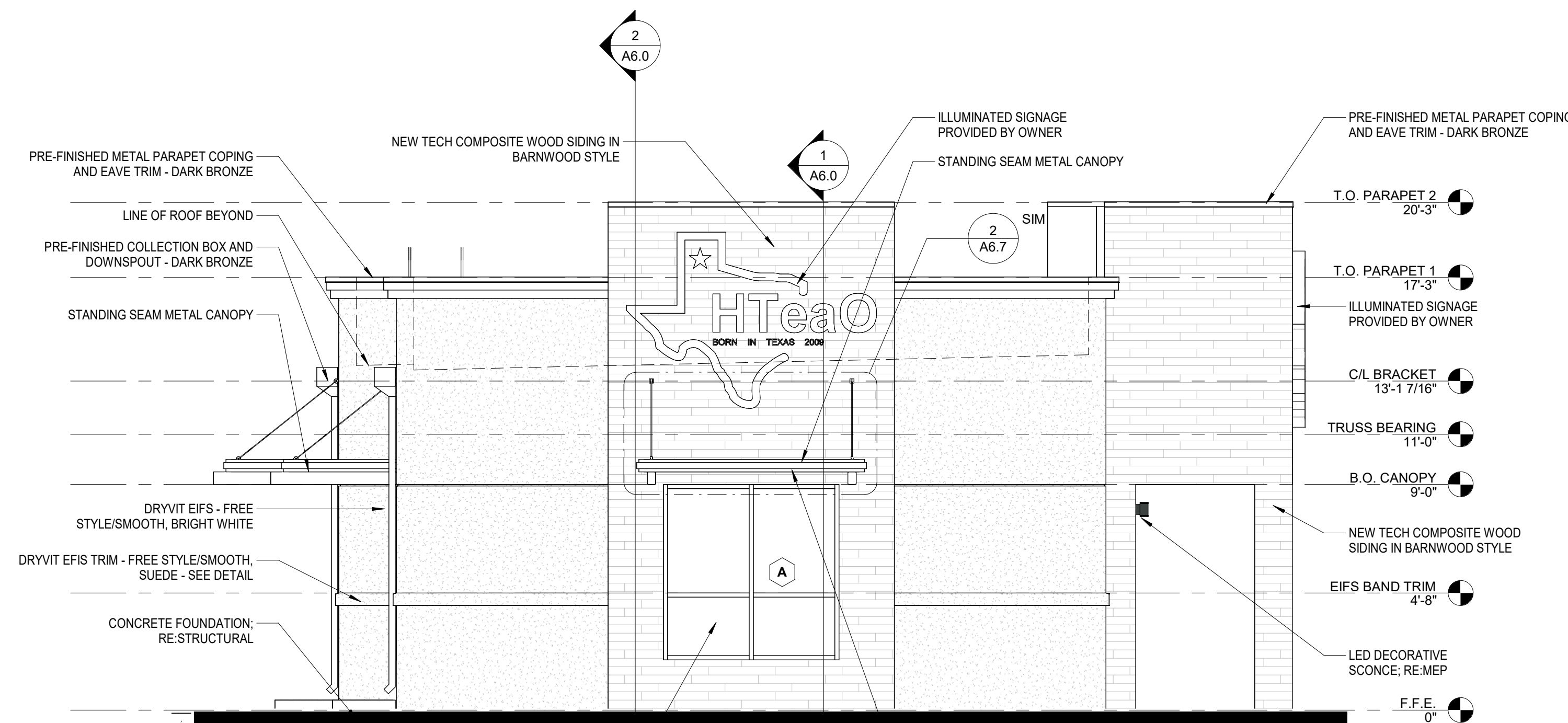
File No. 2020-021
 CASE # SP2023-000

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL FINISHES WITH OWNER BEFORE ORDERING.
2. CONTRACTOR TO VERIFY ALL OPENINGS FOR DOORS AND WINDOWS BEFORE ORDERING
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PREPARATION OF ALL SURFACES IN SATISFACTORY MANNER. TOUCH-UP AND/OR REFINISH OF SURFACES DAMAGED BY SUBSEQUENT WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION METHODS.
4. ALL GLASS SUBJECT TO HUMAN IMPACT SHALL CONFORM TO THE STANDARDS SET FORTH BY CHAPTER 24 OF THE I.B.C.



HTEAO ROCKWALL
ADDRESS
LOCATION



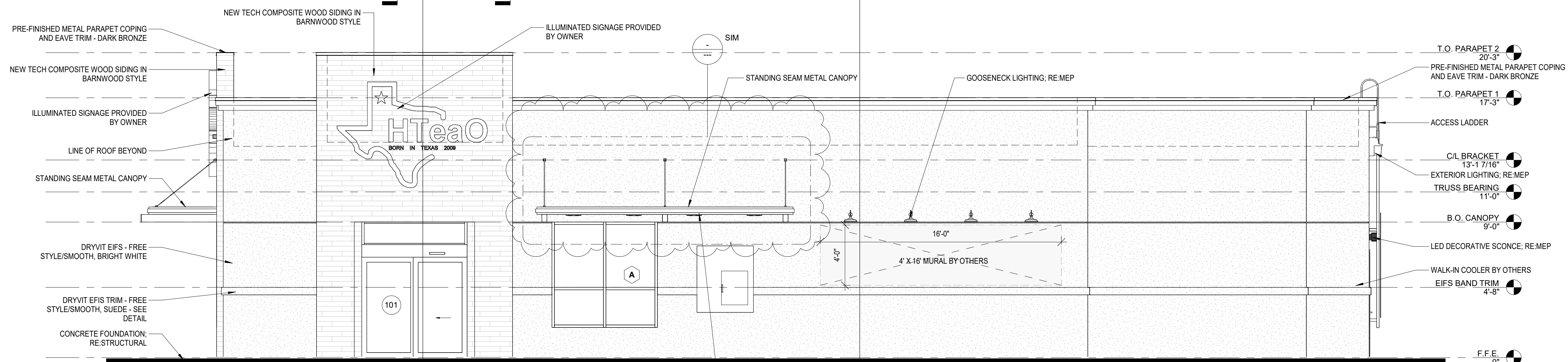
2 FRONT (NORTH)

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



3 3D View 2

SCALE:



1 RIGHT (WEST)

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



Date: 7-24-2023
Dwn: BRZ Chk: SJK
Project No.: 2348
Issue:

1	Revision 1	Date 1
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Sheet Name:
EXTERIOR
ELEVATIONS

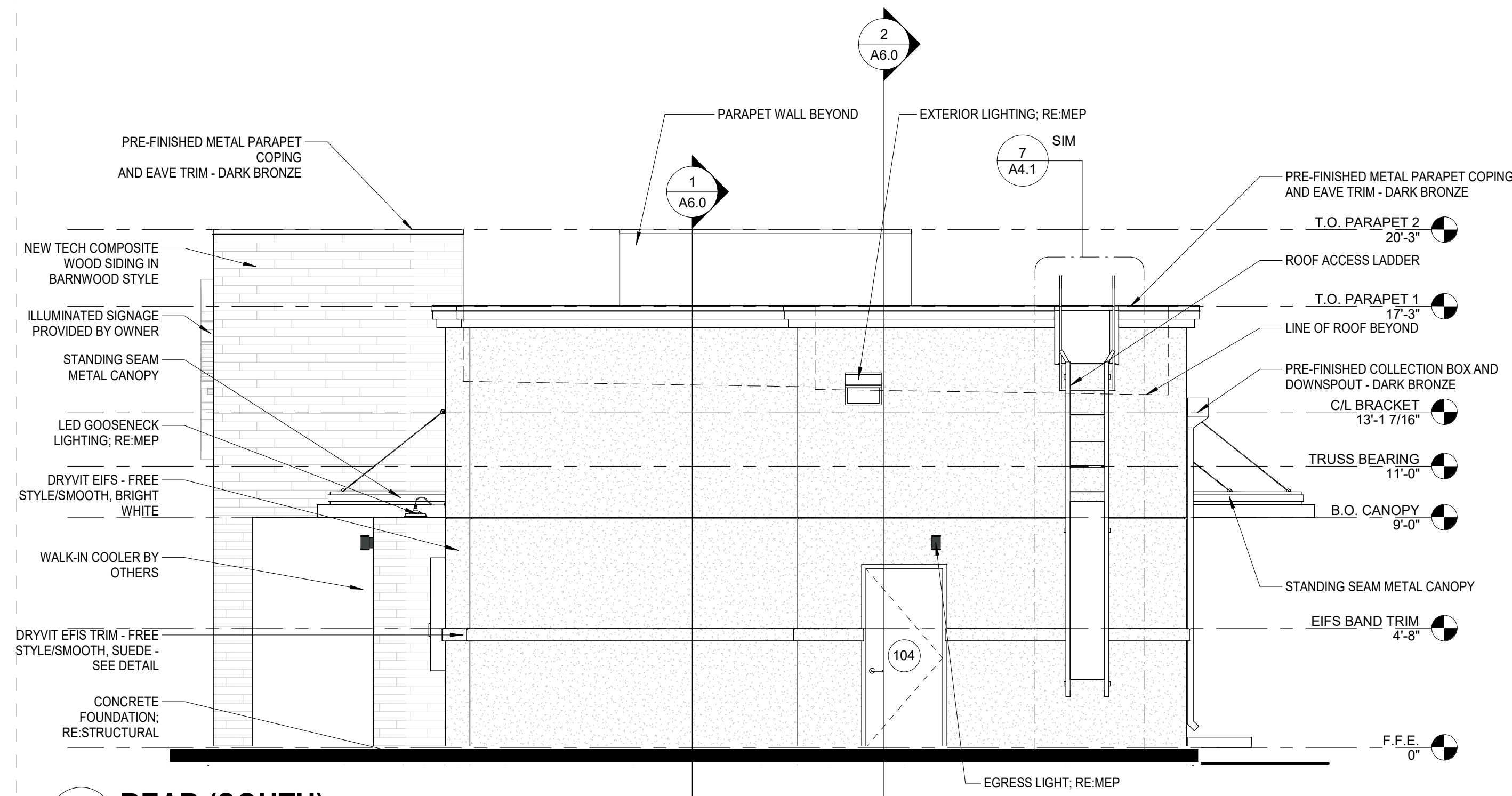
A5.0

GENERAL NOTES

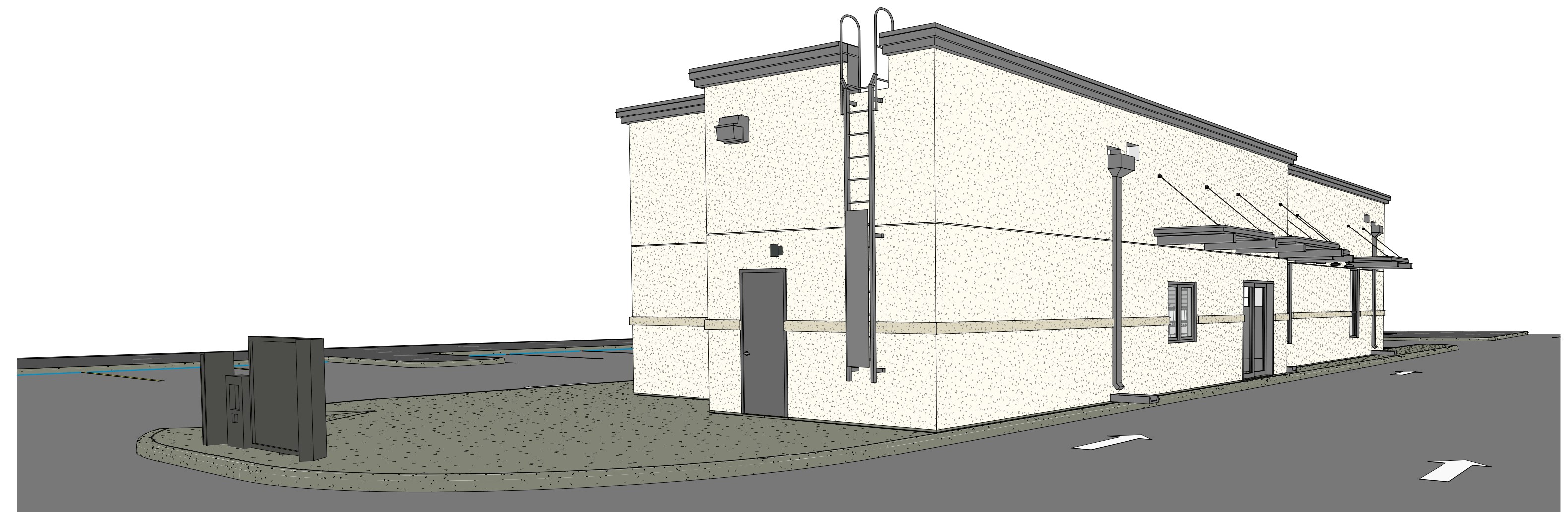
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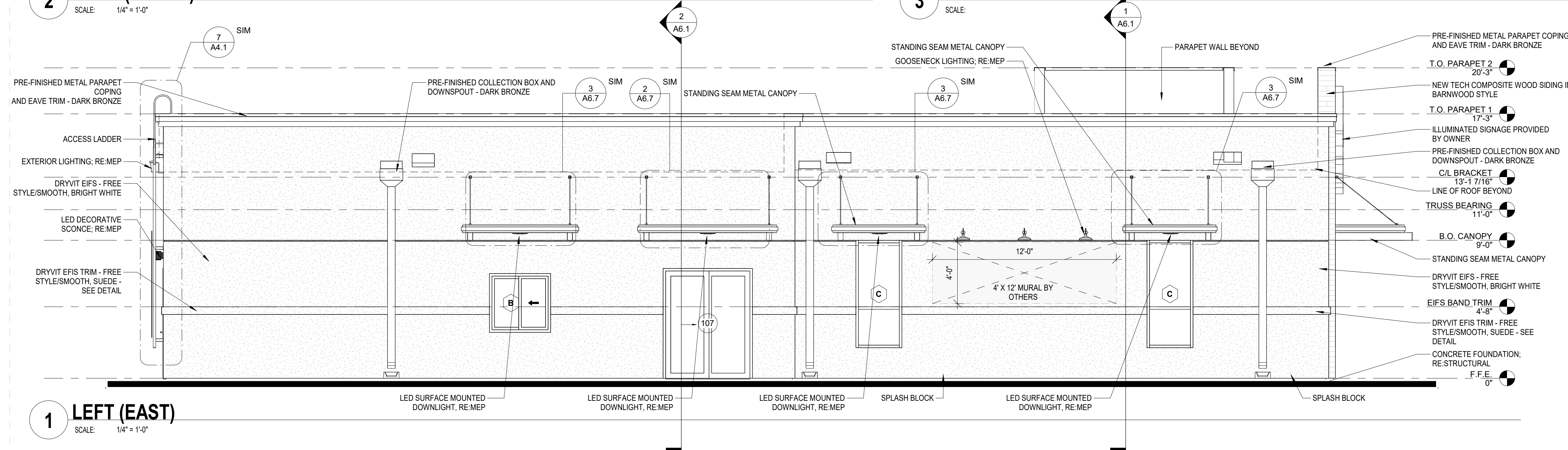
**HTEAO ROCKWALL
ADDRESS
LOCATION**



2 REAR (SOUTH)
SCALE: 1/4" = 1'-0"



3 3D View 1
SCALE:



1 LEFT (EAST)
SCALE: 1/4" = 1'-0"

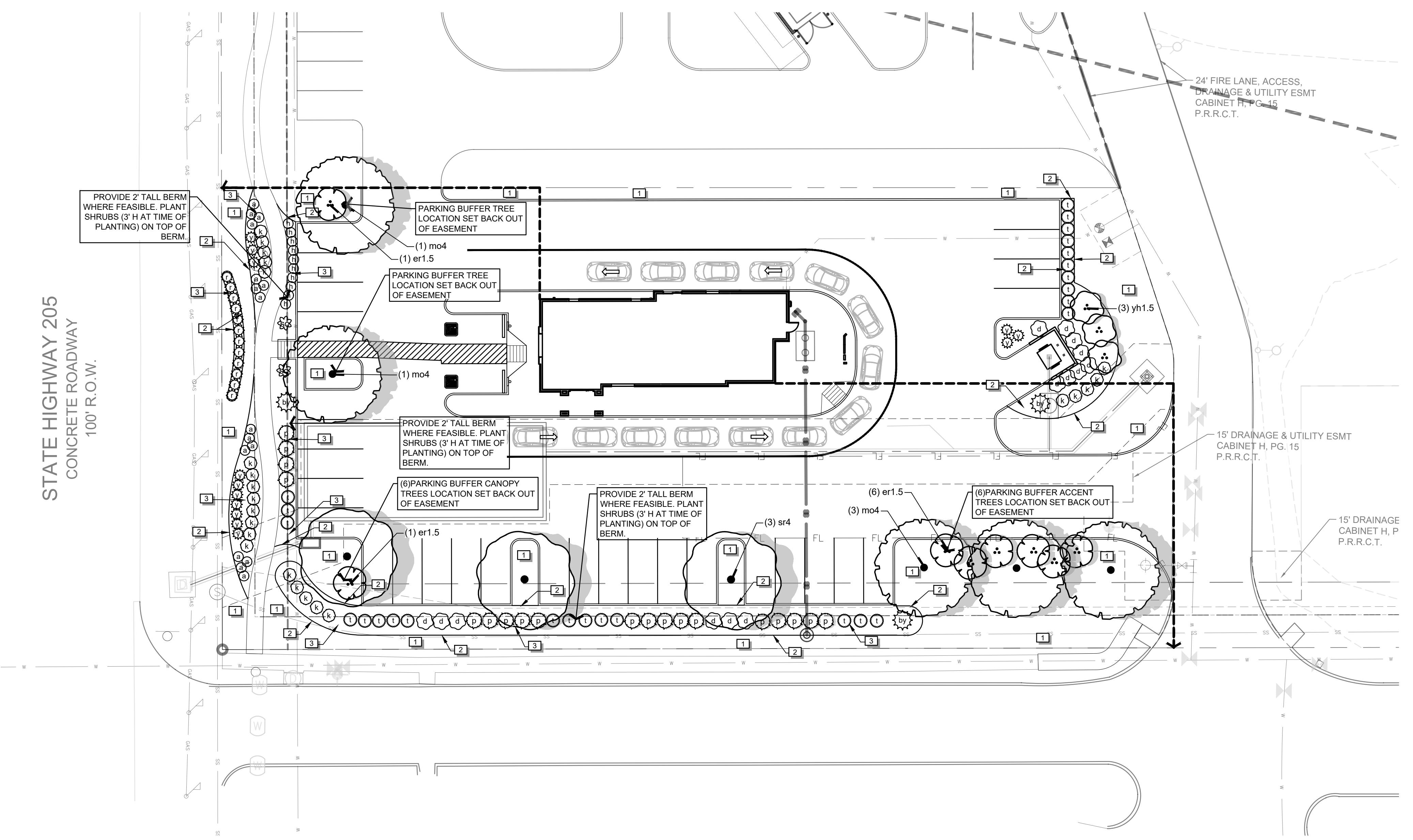


Date: 7-24-2023
Dwn: BRZ Chk: SJK
Project No.: 2348
Issue:

Sheet Name:
**EXTERIOR
ELEVATIONS**

A5.1

will blair 10/14/2023 9:27 AM d:\ba_dropbox\projects\hiteao_rockwall_l_1\kramer_bryan.zyglaki_scott_scarborough_sandinhleao_rockwallhiteao_rockwall.dwg



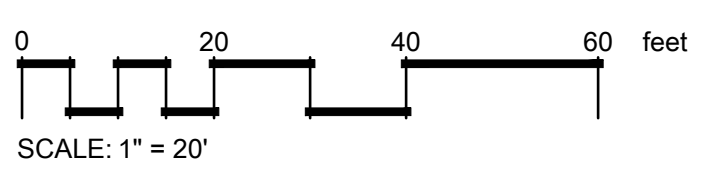
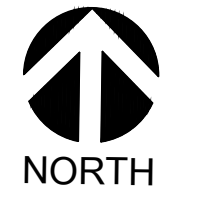
STATE HIGHWAY 205
CONCRETE ROADWAY
100' R.O.W.

LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
LANDSCAPE BUFFER		
• N Goliad Dr. (110 lf)		
•• Shade trees (1 per 50 lf)	2	2
•• Accent trees (1 per 50 lf)	2	2
• Bordeaux Dr. (291 lf)		
•• Shade trees (1 per 50 lf)	6	6
•• Accent trees (1 per 50 lf)	6	6
LANDSCAPE SCREENING		
• Headlight Screening (shrubs and 2' tall berm)		
•• N Goliad Dr.	73 lf	75 lf
•• Bordeaux Dr.	182 lf	184 lf
LANDSCAPE REQUIREMENTS		
• Total Site Area	8,524sf	42,619sf
• Amount of Landscaping (20% Total Site)	1,705sf	12,702sf
•• Location of Landscaping (50% in Streetyard)	4,262sf	9,163sf

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Lawn, Sod
2	Steel Edge
3	Mulch



PLANT SCHEDULE

TREES	CODE	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	QTY
	mo4	Monterey Oak	Quercus polymorpha 'Monterey'	-	4"Cal	6' H min	5
	sr4	Shumard Red Oak	Quercus shumardii	-	4"Cal	6' H min	3
ORNAMENTAL TREES							
	er1.5	Eastern Redbud	Cercis canadensis	-	1.5"Cal	6' H min	8
	yh1.5	Yaupon Holly	Ilex vomitoria	-	1.5"Cal	6' H min	3
SHRUBS							
	a	Powis Castle Artemisia	Artemisia x 'Powis Castle'	5 gal			16
	by	Beaked Yucca, 'Blue Velvet'	Yucca rostrata 'Blue Velvet'	5 gal			3
	d	Dwarf Palmetto	Sabal minor	5 gal			14
	h	Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'	5 gal			10
	k	Knock Out Rose	Rosa acicularis 'Knock Out'	5 gal			23
	p	Pineapple Guava	Feijoa sellowiana	5 gal			19
	r	Red Yucca	Hesperaloe parviflora	3 gal			12
	so	Sotol	Dasylirion texanum	5 gal			2
	t	Texas Sage 'Silverado'	Leucophyllum frutescens 'Silverado'	5 gal			26
	y	Soft Leaf Yucca	Yucca pendula	5 gal			13

Rev	Description	Date
Consultant Seal		
Company Name and Address		
William S. Blair (512) 522-8979 info@blairla.com www.blairla.com 100 Congress Ave. Ste 2000 Austin, TX 78701		
BLAIR LANDSCAPE ARCHITECTURE, LLC QUALITY. INTEGRITY. RELIABILITY.		
William S. Blair October 14, 2023		
Project Name and Address		
HteaO Rockwall N Goliad Dr. and Bordeaux Dr. Rockwall, Texas		
Sheet Title		
Landscape Plan		
Design By: Will Blair		
Checked By: xxxx		
Issue Date: 09/15/2023		
Project Number: Z3062-LP		
L1 OF 2		



Contractors:
 email info@blairla.com with RFIs, submittals, & inspection scheduling
 Schedule inspections at least 2 weeks in advance

Know what's below.
 Call before you dig.

LANDSCAPE PLANTING SPECIFICATIONS

- 1) Guarantee - All labor, materials and plants will be guaranteed for a period of twelve (12) months after the final acceptance of work by Owner. All plants that have died or are unhealthy shall be replaced no later than 30 days from the anniversary date of the final acceptance. This guarantee does not apply to plant material that dies due to abnormal freezes, hail, abnormal high winds, or other acts of God, vandalism or lack of normal maintenance and watering. This guarantee does not apply to annual plantings.
- 2) Contractor is to verify all site dimensions and layout prior to the commencement of landscape construction. Any discrepancies between the drawings and the actual site conditions shall be brought to the attention of the owner's representative immediately.
- 3) Contractor is responsible for verification of the location of all underground utilities, repair to said utilities as a result of the work of the contractor shall be the responsibility of the contractor. Refer to the drawing for any additional information.
- 4) Contractor is responsible for maintaining positive drainage in all shrub and turf planting areas.
- 5) Tree pits are to be the same depth as the root ball and 24" wider. Prior to planting the tree pit should be filled with water to check for good drainage. If water does not drain the Contractor should check with the Landscape Architect to relocate the tree.
- 6) Trees should be positioned in the center of the tree pits, back filled with soil that was excavated from the pit until the surface is level with the surrounding area and the crown of the plant is at the finished grade. Build a water basin around the tree (36" dia.). Water until planting pit is soaked and soil has settled. Add soil necessary to bring soil level flush with surrounding ground. Fill the basin with three (3) inches of compost.
- 7) All plant material shall conform to the standards of the latest edition of "American Standard for Nursery Stock" by The American Association of Nurserymen and "Grades and Standards" by The Texas Association of Nurserymen. A plant shall be dimensioned as it stands in its natural position. All plants shall be at least the minimum size indicated. Larger stock is acceptable at no additional cost, and providing that the larger plants will not be cut back to size indicated.
- 8) It is the landscape contractor's responsibility to provide plants free of disease or pests.
- 9) Space specified quantity of plant materials to evenly fill designated areas, adjusting spacing indicated on the drawings as required. Landscape architect or owner to have final approval of locations of all trees, shrubs and groundcover beds.
- 10) Contractor is responsible for removing all clods, rocks, concrete, trash and any other debris from beds prior to adding soil or plant material.
- 11) All planting beds should have three (3) inches of compost filled into them to a depth of six (6) inches. A three (3) inch layer of shredded hardwood bark mulch should be applied to all beds after planting is completed. Four (4) inch pots and ground cover may be planted through the mulch.
- 12) Contractor is responsible for removal of trash and repair of hazardous conditions (tools, open holes, et.) on a daily basis by the end of the work day.
- 13) Water all plantings in bed areas thoroughly on a daily basis until final acceptance.

- 14) To prepare turf areas treat them with a selective herbicide two weeks prior to sodding or seeding. Then rake area to remove stones, sticks and other debris. Add two (2) inches of topsoil to the turf area. Rake area to a finish grade (1" below walkways and curbs).
- 15) If sodding is to take place the sod should be gathered and planted within a 48 hour period. Lay the sod to form a solid mass with tight fitting joints. Butt ends and sides of sod and offset joints in adjacent courses. Roll sod to ensure good contact with soil. If planting on a slope be sure to lay courses parallel to the contours and secure sod with pins if necessary. Site preparation and maintenance will be the same for hydromulching.
- 16) Water sod daily so as to not allow turf blades to wilt. If necessary water twice per day.
- 17) Apply slow release fertilizer 15-15-15 or equal at a rate of 2 lbs. per 100 s.f. to all turf or planted areas.

REFERENCE NOTE SPECIFICATIONS

- LAWN AREAS - SOD / HYDROMULCH / SEED MIX
1. Lawn, Bermuda "Tif 419" Sod. Provide spray irrigation. Temporary irrigation only within septic fields or Right of Way (R.O.W.). Pre emergent weed treatment recommended.
- STEEL EDGE
2. Steel edge, 3/16" x 4" landscape edging as manufactured by Ryerson, or equal, dark green and furnished with steel stakes. Install edging in smooth curves free of kinks. Final height of edging to be 1" above height of soil mat of sod.
- MULCHES / GRAVELS / RIVER ROCK / BOULDERS
3. Mulch, Native Hardwood. 3" deep with drip irrigation. Ensure that drip line is placed above rootballs.

- 19) Contractor shall keep all construction areas and public streets free from accumulation of waste material. Upon completion of construction and prior to final approval contractor shall thoroughly clean the site of all trash, spilled soil, and litter, etc. that has resulted from landscape construction operations. Repair all damage to finish grade including tailings from excavations, wheel ruts, etc. caused from construction. All debris, trash and excess materials and equipment shall be removed from the site prior to final acceptance.
- 20) Remove all tags, ribbons and wires from all newly installed plant material.

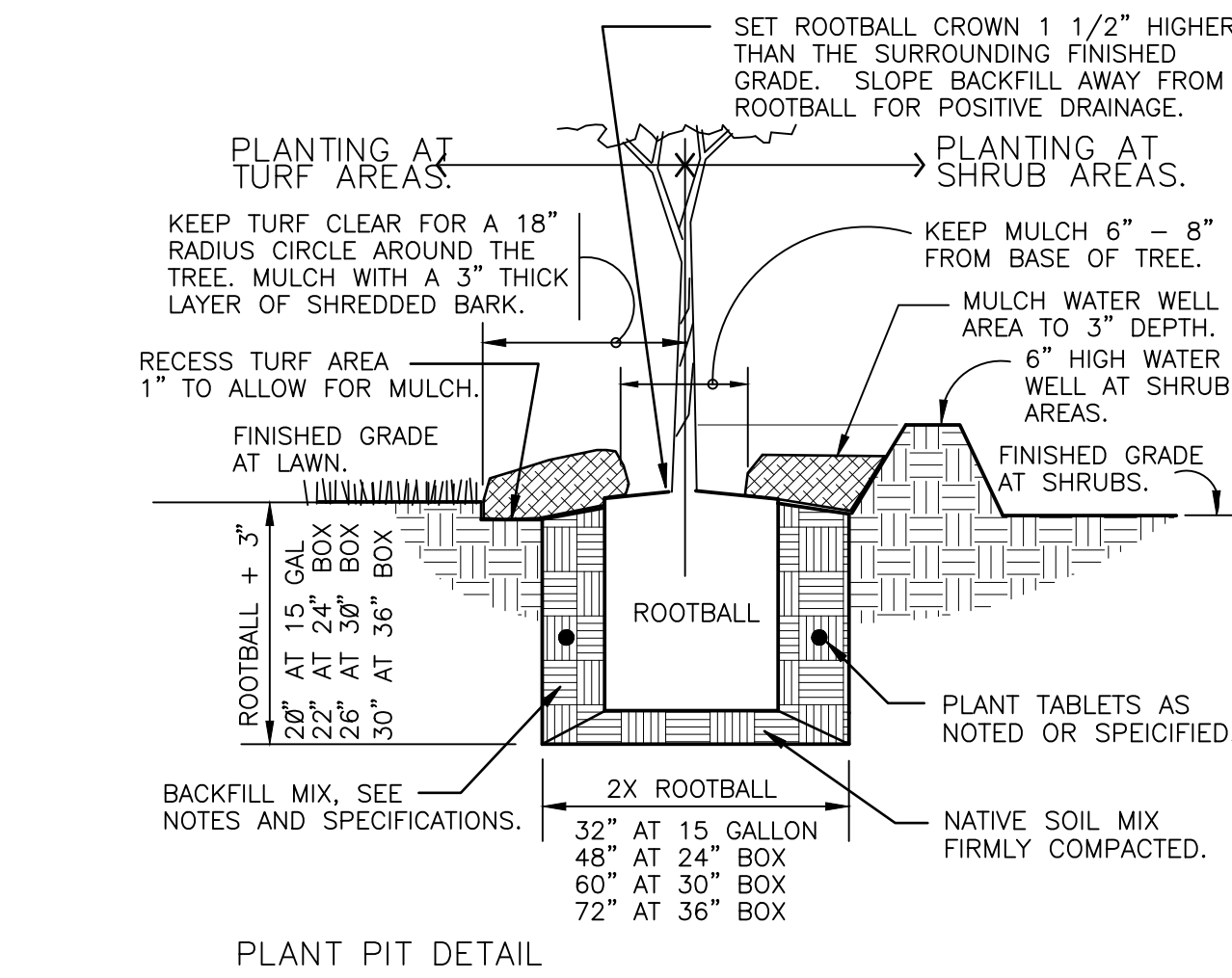
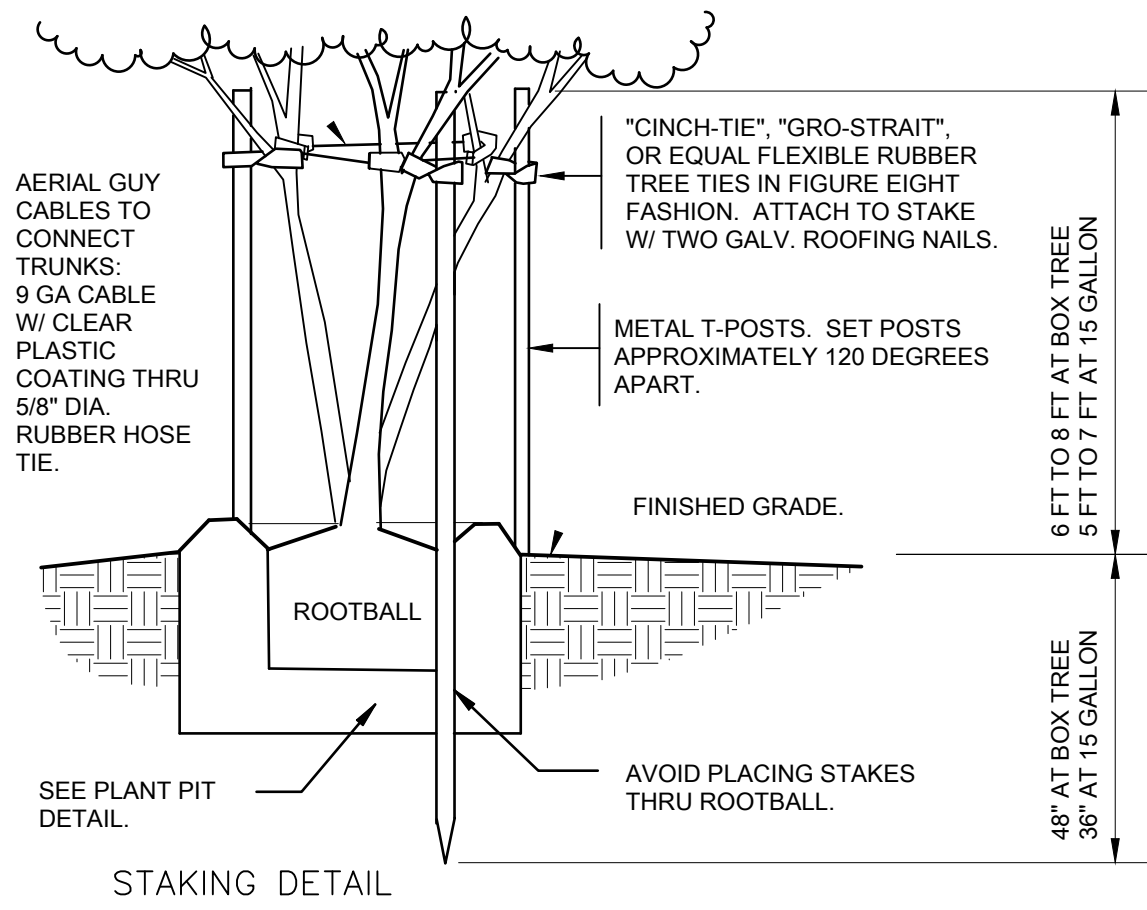
LANDSCAPE MAINTENANCE REQUIREMENTS

- The owner shall be responsible for:
- 1) Regular maintenance of all required landscape areas and plant materials in a vigorous and healthy condition, free from diseases, pests, weeds, and litter. This maintenance shall include weeding, watering, fertilization, pruning, mowing, edging, mulching or other needed maintenance, in accordance with generally accepted horticultural practice.
 - 2) The repair or replacement of required landscape structures (walls, fences, etc.) to a structurally sound condition.
 - 3) The regular maintenance, repair, or replacement, where necessary, of any required screening or buffering.
 - 4) All open space areas that are to be preserved as natural plant communities shall be trimmed, at least once a year, of all exotic vegetation, lawn grasses, trash, or other debris. Natural area should be mulched, pruned and otherwise maintained so that plants are vigorous.

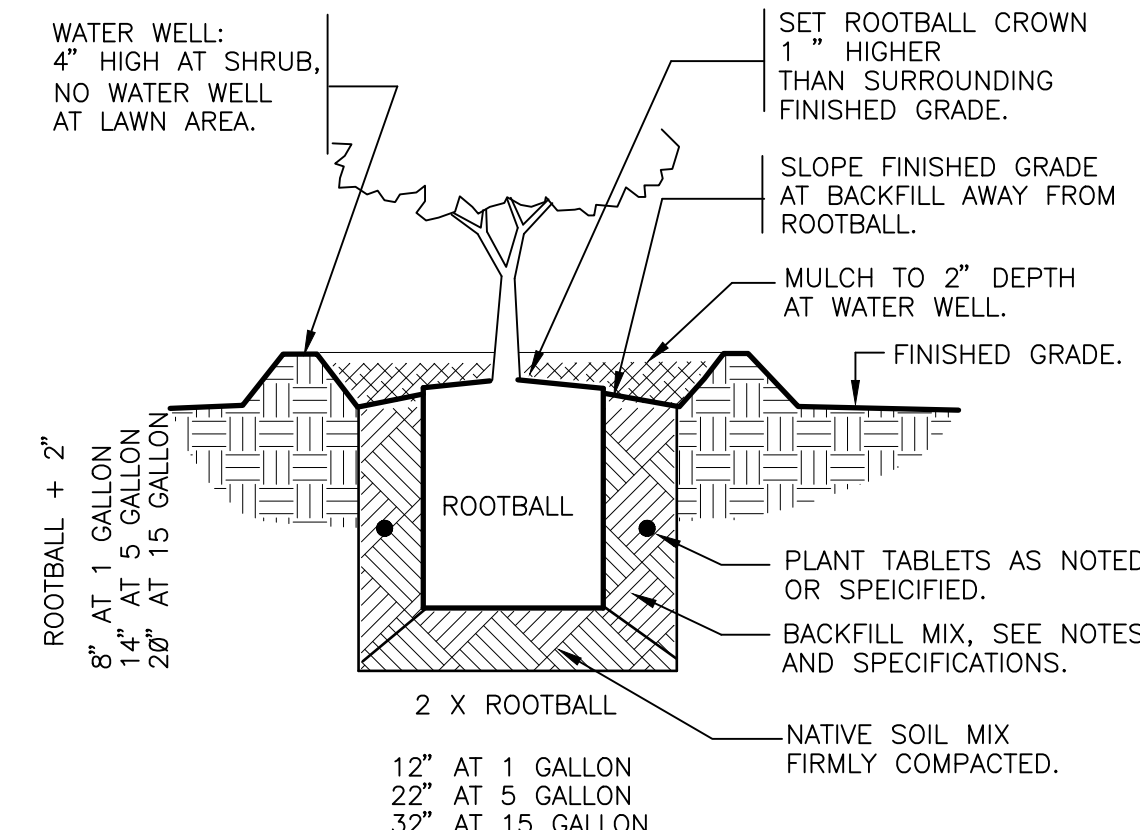
IRRIGATION SPECIFICATIONS

- 1) Irrigation contractor will provide pipes for sleeves and specify locations for placement of sleeves by general contractor prior to pouring concrete or laying asphalt.
- 2) Irrigation contractor will install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local governing authorities.
- 3) Find location of backflow preventer, and automatic controller location shall be approved by the owner's authorized representative.

- 4) 120 VAC electrical power source at controller location shall be provided by others. The irrigation contractor shall make the final connection from the electrical source to the controller.
- 5) All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
- 6) The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with minimal overspray onto walks, streets, walls, etc.
- 7) Head location is the responsibility of the irrigation contractor, with the understanding that all landscape areas will receive adequate water to provide for vigorous growth of vegetation.
- 8) Irrigation contractor will replace or repair all items damaged by his work.
- 9) All work shall be installed in accordance with applicable codes and ordinances for the City of Rockwall, Texas and the National Electrical Code and all governing authorities.
- 10) The irrigation contractor is responsible for reporting any deficiency in water pressure that would affect the operation of the irrigation system.
- 11) The irrigation contractor shall be a Registered Licensed Irrigator in the State of Texas. Contractor must conform to all codes as stated in section 34 of the Texas Water Code and TNRCC.
- 12) All remote control valves, gate valves, quick couplers and control wire and computer cable pull pints shall be installed in approved valve boxes.
- 13) Irrigation Contractor shall procure all permits, licenses, and pay all charges and fees and give all necessary notices for the completion of work.
- 14) Contractor shall not disturb roots of existing trees. There shall be no machine trenching below the dripline of existing trees.
- 15) Extreme care shall be exercised in excavating and working near utilities. Contractor shall verify the location and condition of all utilities and be responsible for damage to any utilities.
- 16) Contractor shall clearly mark all exposed excavations, materials, and equipment. Cover or barricade trenches when the contractor is not on the site. Take all necessary precautions to protect and prevent injury to any persons on the site.
- 17) All automatic irrigation systems shall be equipped with a controller of dual or multiple programming. Controllers shall have multiple cycle start capacity and a flexible calendar program, including the capacity of being set to water every five days. All automatic irrigation systems shall be equipped with a rain sensor shutoff device.
- 18) Irrigation in Texas is regulated by the Texas Commission on Environmental Quality, www.tceq.texas.gov, (512) 239-1000



1 TREE PLANTING MULTI-STAKE
1" = 1'-0"



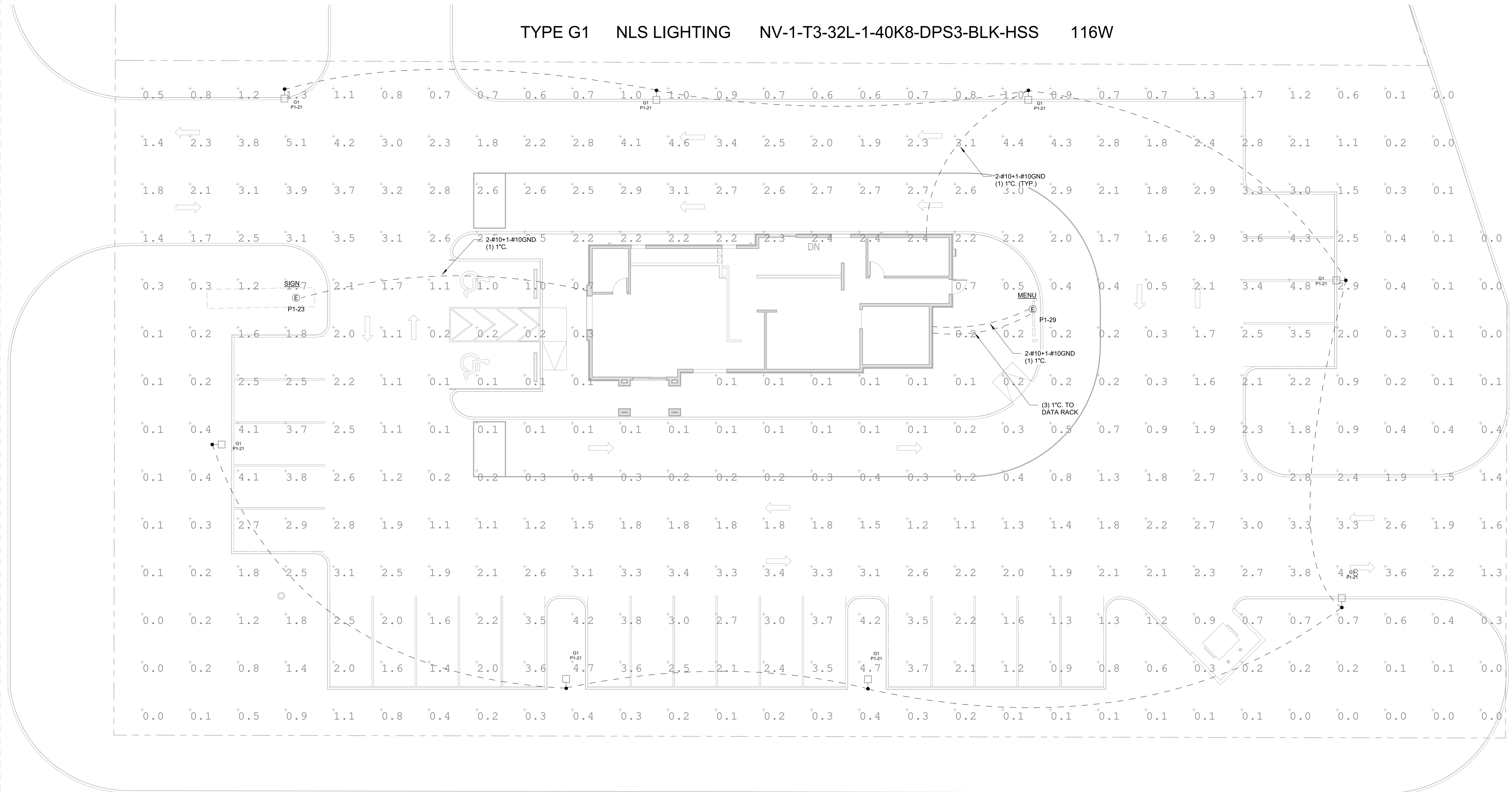
2 SHRUB PLANTING
1" = 1'-0"

will blair 10/14/2023 9:28 AM d:\ba dropbox\projects\hiteao, rockwall_9\kramer, byram zygulski, scott scarborough, sandin\hiteao, rockwall\hiteao, rockwall.dwg

Contractors:
email info@blairla.com with RFIs, submittals, & inspection scheduling
Schedule inspections at least 2 weeks in advance

Date	Description	Rev
Consultant Seal		
Company Name and Address		
William S. Blair (512) 522-8979 info@blairla.com www.blairla.com 100 Congress Ave. Ste 2000 Austin, TX 78701		
William S. Blair October 14, 2023		
Project Name and Address		
HteaO Rockwall N Gollad Dr. and Bordeaux Dr. Rockwall, Texas		
Sheet Title		
Landscape Details & Specifications		
Design By: Will Blair		
Checked By: xxxx		
Issue Date: 09/15/2023		
Project Number: Z3062-LP		

TYPE G1 NLS LIGHTING NV-1-T3-32L-1-40K8-DPS3-BLK-HSS 116W



1 ELECTRICAL SITE PHOTOMETRIC PLAN
SCALE: 1"=10'-0"



HTEAO ROCKWALL
HWY 205 & BORDEAUX DR.
ROCKWALL, TX 75087



Date: 09/29/2023
Dwn: KSF Chk: CG
Project No.: 2348
Issue: PERMIT

Sheet Name:
ELECTRICAL
SITE
PHOTOMETRIC
PLAN

E0.2

NV-1 AREA, SITE & ROADWAY

FORM AND FUNCTION

- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces energy consumption and costs up to 65%
- Exceeds 15' foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for:
 - Parking Lots
 - Auto Dealerships
 - General Area Lighting

CONSTRUCTION


- Die Cast Aluminum
- External cooling fins
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP65 seal for electronics compartment
- One-piece Optics Plate mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate standard

FINISH


- 3-5 mils electrostatic powder coat
- NLS standard high quality finishes prevent corrosion, protect against extreme environmental conditions

WARRANTY

Five-year limited warranty for drivers and LEDs.



BUY AMERICAN
To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).



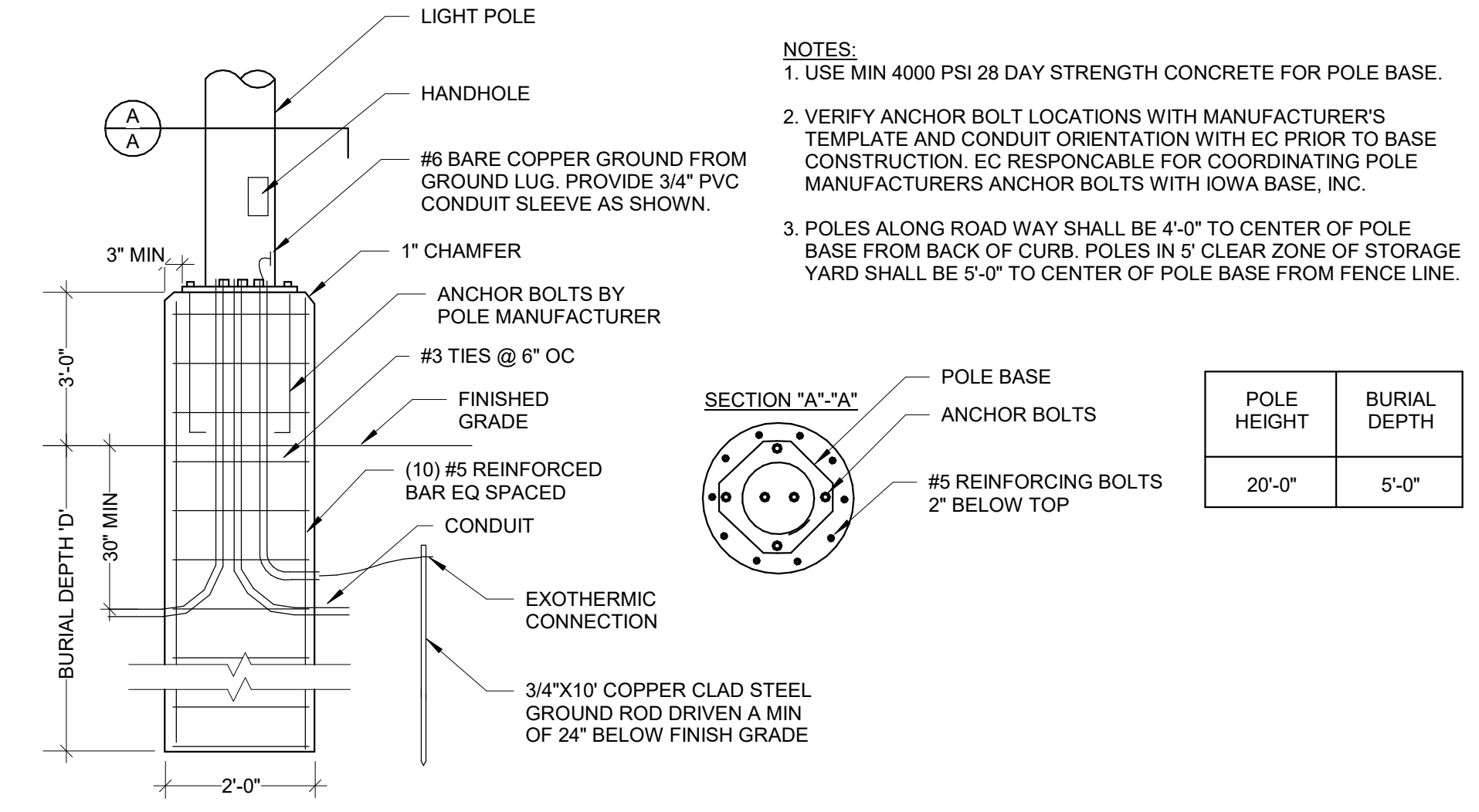
LED WATTAGE CHART

	16L	32L	48L	64L
400 millamps	21w	42w	63w	84w
530 millamps	28w	56w	84w	112w
700 millamps	36w	72w	108w	144w
1050 millamps	54w	108w	162w	216w

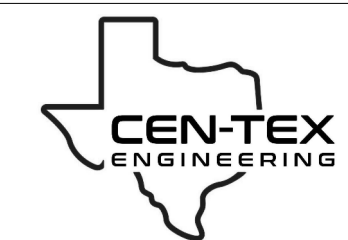
Project Name: _____ **Type:** _____

Cat#	Light Dist.	# of LEDs	Millamps	Kelvin	Volts	Mounting	Color	Options
NV-1 (NV-1)	Type 2 (T2)	16	400	400	120-277 (UNV)	Architectural Swings Arm (ASA)	Bronze Textured (BRZ)	Bird Spike (BS) Marine Grade Finish (MGF) Optic Plate Painted to Match Fixture (OPP)
	Type 3 (T3)	32	530	530	2700K 70 CR (AMBER) (HV)	Direct Pole 3' Arm Single (D3S)	White Textured (WHT) Smooth White (SWT)	Nema 7-Pin Receptacle (PE7) Photocell + Receptacle (PC8) Receptacle + Shunting Cap (PEC) FSR-211 with Motion Sensor (FSR-211) 20' Heights FSR-402 20' 40' Heights Quick Mount Bracket (QMB) Remold Mount Bracket (RMBS)
	Type 4 (T4)	48	700	700	3000K 70 CR (DPSS) (SVR)	Direct Pole 7' Arm (DPS7)	Black Textured (BLK)	Round Pole Adaptor 3'-4" Pole (RPA4) Round Pole Adaptor 3'-5" Pole (RPA5) Rotated Optic Left (ROL) Rotated Optic Right (ROK) Automotive House Side Shield (HSS)
	Type 5 (T5)	64	1050	1050	3000K 80 CR (308K) (SBR)	Knuckle Mount (KM)	Smooth Black (SBK)	House Side Shield (HSS) Black Hardware (BH) Black Optic Frame (BOF)
	Nema 3 (NS3)	16	400	400	3000K 80 CR (308K) (SBR)	Wall Mount (WM)	Graphic Textured (GRH)	Glass Lens (GL) HAL Lens (HAL) Glass Lens (GL) Buy America (BAA) Trade American (TAA) Build America Buy American (BABA) Custom Controls Integration (CCI)
	30" Narrow Beam (NB3)	16	400	400	4000K 70 CR (40K7)	Trunnion Mount (TM)	Grey Textured (GRV)	
		32	530	530	4000K 80 CR (40K8)	Tennis Arm Mount (TA)	Green (GRN)	
		48	700	700	5000K 70 CR (50K7)	Mast Arm Mount (MA)	Hunter Green (HGN)	
		64	1050	1050	5000K 80 CR (50K8)		Custom (CS)	

Notes:
 Consult Factory for Lead Time. Consult Factory for 90 CR Requests.
 For Round Pole Swings Arm (ASA) or (ASB)
 Standard finish is stainless steel. Can be painted to match fixture.
 Universal Voltage 120-277
 HSS not applicable with Nema 3 and Nema 3 Optics
 3000K or lower, with fixed mounting options only, must be selected to meet International Dark Sky Association certification.
 Glass Lens: Low Iron glass, fully tempered per ANSI C136.22 (2019-07)
 HAL Lens: Clear (only lime-green tinted glass), Yellow-Electrum Yellow-Smooth 181S, Anodized, 1/8"
 Please contact factory for Custom Controls Integration requests (HAL, NK, Kev, Lm, Creston, DMX, RDM, Synapse, Casambi, ZigBee, Lora, or other control system)
 Turtle Safe
 Consult Factory for all BAA/TAA/BABA requests



1 POLE BASE ELEVATION



CEN-TEX ENGINEERING
18 South Main St.
Temple, TX 76701
Suite 610

HTEAO ROCKWALL
HWY 205 & BORDEAUX DR.
ROCKWALL, TX 75087



Date: 09/29/2023
Dwn: KSF Chk: CG
Project No.: 2348
Issue: PERMIT

Sheet Name:
ELECTRICAL
SITE
PHOTOMETRIC
PLAN
E0.3

PROJECT COMMENTS



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

DATE: 10/27/2023

PROJECT NUMBER: SP2023-038
PROJECT NAME: Site Plan for HTeaO
SITE ADDRESS/LOCATIONS: 3060 N GOLIAD ST

CASE CAPTION: Discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of Staci Bowen of Metroplex Acquisition Fund, LP for the approval of a Site Plan for Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In (i.e. HTeaO) on a 0.93-acre portion of a larger 5.16-acre parcel of land identified as Lot 13, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	10/25/2023	Approved w/ Comments

10/25/2023: SP2023-038; Site Plan for HTeaO

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

I.1 This is a request for the approval of a Site Plan for Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In (i.e. HTeaO) on a 0.93-acre portion of a larger 5.16-acre parcel of land identified as Lot 13, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (SP2023-038) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, Unified Development Code [UDC])

M.4 Provide a material sample board and color rendering of building elevations. (Subsection 03.04.A, of Article 11)

I.5 This project is subject to all requirements stipulated by Planned Development District 70 (PD-70) and the Unified Development Code (UDC).

I.6 The subject property will be required to be replat after the engineering process to establish the property lines and new easements necessary for development.

M.7 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans (i.e. Site Plan, Building Elevations, Landscape Plan, Photometric Plan). (Subsection 03.04. A, of Article 11, UDC)

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, _____.

WITNESS OUR HANDS, this _____ day of _____, _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

M.8 Site Plan:

1. Please label the fire lanes as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11, UDC)
2. Provide dumpster enclosure elevations; the dumpster enclosure gate must be self-latching. (Subsection 01.05. B, of Article 05, UDC)
3. 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, UDC)
4. Staff suggests removing the four (4) parking spaces in the back near the dumpster and replacing them with 3 angled parking spaces since this drive aisle does not meet the minimum standards of the Engineering Standards of Design and Construction Manual.

M.9 Landscape Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.
2. Indicate and delineate the landscape buffer along N. Goliad Street. (Subsection 05.01, of Article 08, UDC)
3. Shumard Red Oak and Monterey Oak are not approved trees within the North SH-205 Overlay (N. SH-205 OV) District landscape buffer. Provide a different approved canopy tree for North SH-205 Overlay (N. SH-205 OV) District to serve as a canopy tree within the landscape buffer. This may be discretionarily approved by the City's arborist (Table 1, Appendix C, of the UDC)
4. A minimum of four (4) accent trees are required in the landscape buffer along SH-205 (Subsection 06 of Article 05, UDC).
5. Identify all visibility triangles for all driveway intersections. (Subsection 05.04, Article 08, UDC)
6. Provide a note indicating the irrigation will meet the requirements of the Unified Development Code. (UDC). (Subsection 05.04, of Article 08)
7. Continue shrubbery along Bordeaux Street to provide 3-tiered screening for residential adjacency. (Subsection 01.06, Article 05, UDC)
8. The irrigation plan will be reviewed during the building permit process as an individual permit. (Subsection 05.04, of Article 08)
9. Due to the Four (4) Sided Architecture requirements of the General Overlay District Standards, a minimum of one (1) row of trees (i.e. four [4] or more accent or canopy trees) shall be planted along perimeter of the subject property to the rear of the building. (Subsection 06.02.5, Article 05)

M.10 Photometric Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. The maximum outdoor maintained, computed, and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. In this case the 0.2 FC is exceeded over the property line. Please make the necessary corrections to meet the UDC requirements. (Subsection 03.03. G, of Article 07)

M.11 Building Elevations:

1. Indicate exterior elevations adjacent to public right-of-way.
2. Indicate surface area of each façade. (Subsection 04.01, Article 05, UDC)
3. Indicate proposed building materials and the percentage used on each building façade. (Subsection 04.01, Article 05, UDC)
4. Indicate the roof materials and color. (Subsection 04.01, Article 05, UDC)
5. Indicate horizontal lengths of all building elevations. (Subsection 04.01, Article 05, UDC)
6. Indicate graphic scale on all pages of building elevations.
7. Are there any roof mounted utility equipment? If so, indicate them on the building elevations and show any subsequent required screening (parapets need to screen equipment). (Subsection 01.05. C, of Article 05, UDC)
8. Due to the Four (4) Sided Architecture requirements of the General Overlay District Standards, the proposed building shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. This will be a requested variance to the UDC per your variance request letter. (Subsection 06.02.5, Article 05)
9. 20% stone is required on each façade of the proposed building. This will be a requested variance to the UDC per your variance request letter. (Subsection 05.01. A.1, of Article 05)
10. 90% masonry materials are required on each façade of the proposed building. This will be a requested variance to the UDC per your variance request letter. (Subsection

05.01. C.2, of Article 05)

11. Stucco is not permitted within the first four (4) feet from grade on a building's façade. This will be a requested variance to the UDC per your variance request letter. (Subsection 06.02. C, of Article 05)

12. EFIS is not an approved primary material and shall be limited to 10% of each façade. This will be a requested variance to the UDC per your variance request letter. (Subsection 06.02. C, of Article 05)

13. Being in an overlay district and being less than 6,000 SF requires the roof to be pitched. This will be a requested variance to the UDC per your variance request letter. (Subsection 06.02. C.2, of Article 05)

14. The vertical and horizontal articulation does not meet the Commercial District standards. This will be a requested variance to the UDC per your variance request letter. (Subsection 04.01. C.1, of Article 05)

15. The flat tower element on the front of the building does not meet the minimum projection requirements. This will be a requested variance or this can be changed to bring the building into conformance with the code. (Subsection 04.01. C.1, of Article 05)

16. Murals or "Corporate Branding" are not allowed in the city with the exception of the IH-30 Overlay District. Remove any indication of Mural. (Subsection 06.02.C3.A, Article 05, UDC)

17. Staff suggest using like building materials to surrounding buildings. (i.e. McDonalds, Salad and Go, etc.)

I.12 Staff has identified the following variances associated with the proposed request: [1] less than 20% stone, [2] less than 90% masonry material, [3] stucco within the first four (4) feet of buildings façade, [4] vertical articulation and horizontal articulation, [5] flat projecting elements that have no depth, [6] four-sided architecture, [7] more than 10% secondary materials, and [8] no pitched roof. Per the Unified Development Code Subsection 09.01, of Article 11, two (2) compensatory measures are required for each variance requested. In this case 16 compensatory measures must be provided to offset the eight (8) variances requested. The same section of code outlines examples of compensatory measures, however other requests may be made to serve as compensatory measures. The variances are discretionary for the Planning and Zoning Commission. Staff suggest that the building elevations and other non-conformities of the submittal be changed to meet the requirements of the UDC.

M.13 Provide staff with a variance request letter outlining the variances requested, the reasons for the request (i.e. the hardship or reason that you cannot meet the code requirements), and the subsequent compensatory measures. (Subsection 09.01, of Article 11)

I.14 Please note that failure to address all comments provided by staff by 3:00 PM on November 7, 2023 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.15 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 7, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 14, 2023 Planning & Zoning Meeting.

I.16 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on November 1, 2023.

2) Planning & Zoning meeting/public hearing meeting will be held on November 14, 2023.

I.17 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	Madelyn Price	10/24/2023	Approved w/ Comments

10/24/2023: 1. Show easement for NTMWD water line. Any improvements within easement must have NTMWD approval.

2. Conflict with storm and water line.

3. Curb inlets to be at the end of parking stalls, not the side.

4. NTMWD may not allow detention system in the easement.

5. 20' NTMWD easement. No fill or landscaping in easement

6. 9' wide min.

- 7. This must be one way. Not allowed to be two way traffic. Need signage.
- 8. This lot does not match existing.
- 9. Dumpster pad area to be 7" concrete.
- 10. This is not Miramar Road. This is a private drive.
- 11. 20' NTMWD easement. No fill or landscaping in easement.
- 12. No berm on 10" sewer. All trees to be 10' from 10" sewer.

General Library Comments:

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- No signage is easements or ROW

Drainage Items:

- Detention is required. Ex. drainage was for C=.5 at 10 minutes must detain for C=.9 at 10 minutes. No walls allowed in detention easement
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:

- Must loop 8" water line on site (if needed).
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Minimum public sewer is 8". Must connect to the sewer line on the northeast.
- Water and sewer must be 10' apart.
- Must use ex. 8" water line stub located off of the private drive.

Roadway Paving Items:

- Parking to be 20'x9' facing the building or nose-to-nose.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.

Landscaping:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	10/27/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/26/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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GIS	Lance Singleton	10/23/2023	Approved
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10/23/2023: Assigned Address will be 3060 N Goliad St, Rockwall, TX 75087

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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POLICE	Chris Cleveland	10/24/2023	Approved
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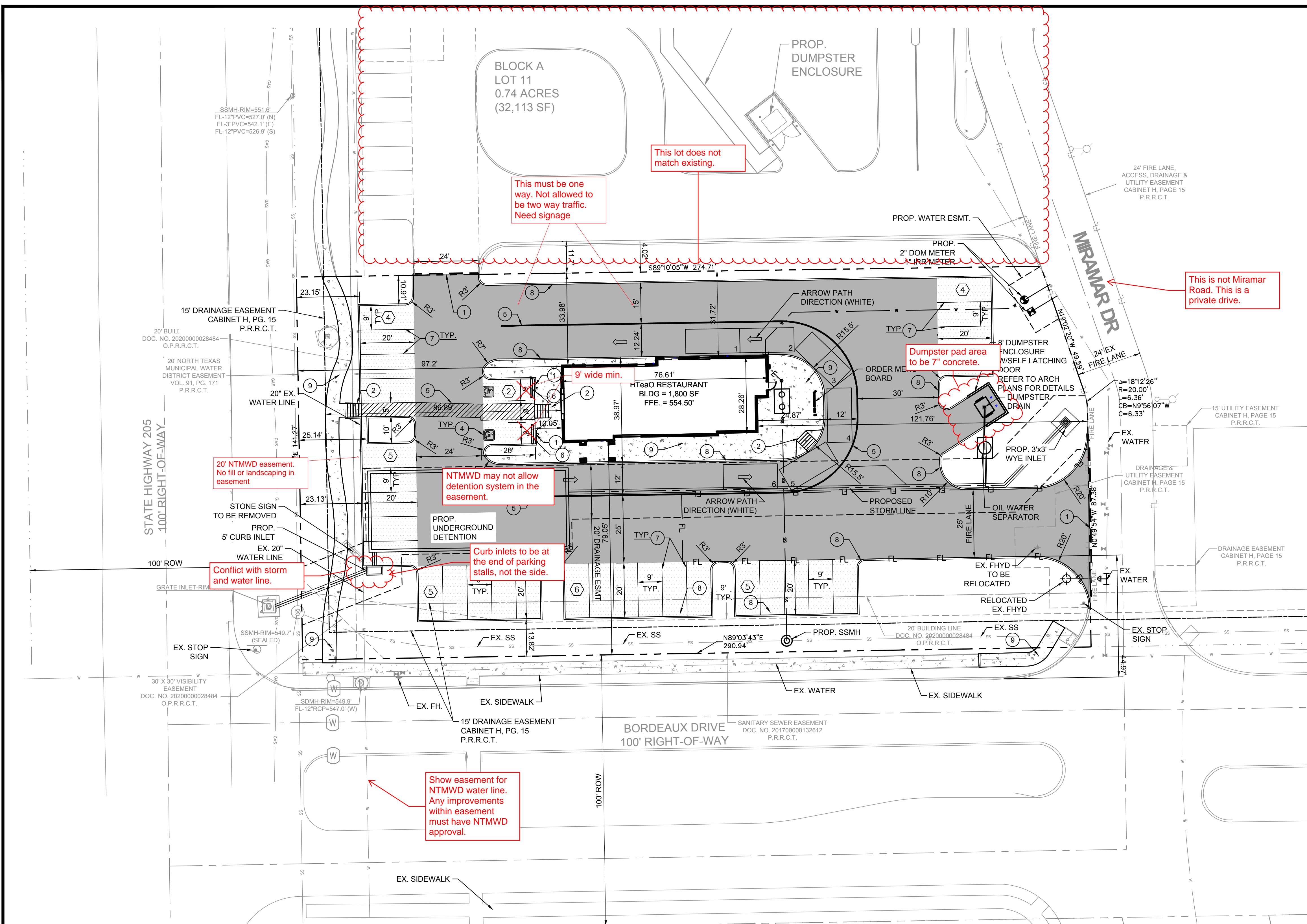
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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PARKS	Travis Sales	10/24/2023	Approved w/ Comments
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- 10/24/2023: 1. Monterey Oak approved for use on this site.
2. Knock Out Rose is having serious issues with Rose Rosette Disease
3. Pineapple Guava is on the edge of the zone that produces temperatures that put this plant at risk in North Texas of cold damage
4. Turfgrass variety?
5. Please ensure trees are planted 5' from 10" and under utilities and 10' from 10" and over utilities.

PLOTTED BY: MAX LANTANO
 PLOT DATE: 10/17/2023 2:33 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2023-110 APPPJ MGMT - HTEAO ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 10/17/2023 2:07 PM



- General Items:**
- Must meet City Standards of Design and Construction
 - 4% Engineering Inspection Fees
 - Impact Fees (Water, Wastewater & Roadway)
 - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
 - Retaining walls 3' and over must be engineered.
 - All retaining walls must be rock or stone face. No smooth concrete walls.
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- Detention is required. Ex. drainage was for C=.5 at 10 minutes must detain for C=.9 at 10 minutes. No walls allowed in detention easement
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 - Drive isles to be 24' wide.
 - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
 - Fire lane to be in a platted easement.

- Landscaping:**
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
 - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

PARKING DATA TABLE	
PARKING REQ.	
DRIVE-THRU RESTAURANT (1,800 SF) / 100 SF	18 SPACES
PARKING PROVIDED	
STANDARD PARKING	29 SPACES
ADA PARKING	2 SPACES
TOTAL	31 SPACES (2 ADA)
TYP. PARKING DIMENSIONS	9'X20'

SITE DATA TABLE	
SITE AREA	0.933 AC (40,627 SF)
ZONING	PD-70
PROPOSED USE	DRIVE-THRU RESTAURANT
BUILDING SIZE	1,800 SF
BUILDING STORIES	1 STORY
TOTAL IMPERVIOUS	28,117 SF (69)

CONSTRUCTION SCHEDULE	
①	HANDICAP SIGN
②	ADA RAMP, 12:1 MAX. SLOPE
③	SAWCUT FULL DEPTH EXISTING PAVEMENT
④	HANDICAP SYMBOL
⑤	PAVEMENT STRIPING
⑥	CURB STOP
⑦	4" PARKING STALL STRIPING COLOR: WHITE
⑧	CURB & GUTTER
⑨	PROPOSED SIDEWALK

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

OWNER:
 METROPLEX ACQUISITIONS FUND, LP
 1717 WOODSTEAD CT. SUITE 207
 THE WOODLANDS, TX 77380
 CONTACT: STACI BOWEN
 PH: 214.343.447

DEVELOPER:
 APPPJ MANAGEMENT
 740 AVALON DR
 HEATH, TX 75032
 CONTACT: JEFF IVY
 PH: 214-272-4350

CASE NUMBER
Z2023-046

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS THIS _____ DAY OF _____.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING



PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
 CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 CLAY CRISTY
 Engineer
 P.E. No. 10980 Date 10/17/2023

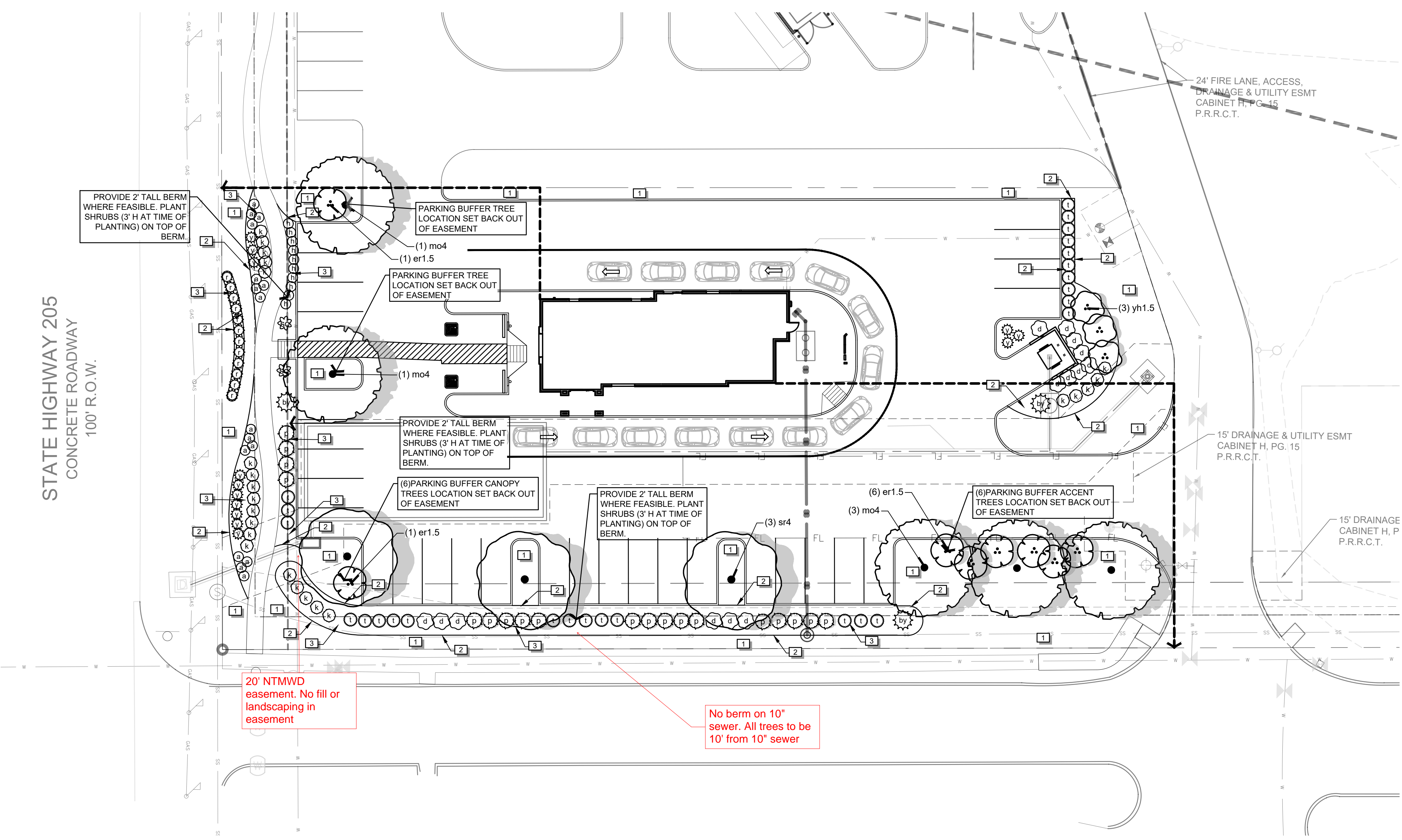
**HTEAO RESTAURANT
 HWY 205 & BORDEAUX DR
 ROCKWALL, TX 75087**

No.	DATE	REVISION	BY
2	09/13/2021	STORM REVISION	LRR
1	12/07/2020	STORM REVISION	LRR

SITE PLAN

DESIGN: LRR
 DRAWN: LRR
 CHECKED: CLC
 DATE: 10/17/2023

SHEET
SP-1

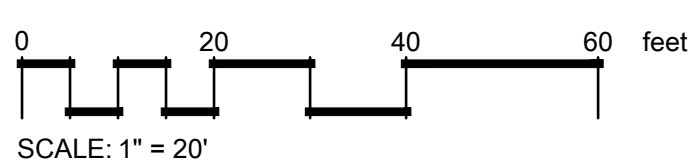


LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
LANDSCAPE BUFFER		
• N Goliad Dr. (110 lf)		
•• Shade trees (1 per 50 lf)	2	2
•• Accent trees (1 per 50 lf)	2	2
• Bordeaux Dr. (291 lf)		
•• Shade trees (1 per 50 lf)	6	6
•• Accent trees (1 per 50 lf)	6	6
LANDSCAPE SCREENING		
• Headlight Screening (shrubs and 2' tall berm)		
•• N Goliad Dr.	73 lf	75 lf
•• Bordeaux Dr.	182 lf	184 lf
LANDSCAPE REQUIREMENTS		
• Total Site Area		42,619sf
• Amount of Landscaping (20% Total Site)	8,524sf	12,702sf
•• Location of Landscaping (50% in Streetyard)	4,262sf	9,163sf

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Lawn, Sod
2	Steel Edge
3	Mulch



PLANT SCHEDULE

TREES	CODE	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	QTY
	mo4	Monterey Oak	Quercus polymorpha 'Monterey'	-	4"Cal	6' H min	5
	sr4	Shumard Red Oak	Quercus shumardii	-	4"Cal	6' H min	3
ORNAMENTAL TREES							
	er1.5	Eastern Redbud	Cercis canadensis	-	1.5"Cal	6' H min	8
	yh1.5	Yaupon Holly	Ilex vomitoria	-	1.5"Cal	6' H min	3
SHRUBS							
	a	Powis Castle Artemisia	Artemisia x 'Powis Castle'	5 gal			16
	by	Beaked Yucca, 'Blue Velvet'	Yucca rostrata 'Blue Velvet'	5 gal			3
	d	Dwarf Palmetto	Sabal minor	5 gal			14
	h	Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'	5 gal			10
	k	Knock Out Rose	Rosa acicularis 'Knock Out'	5 gal			23
	p	Pineapple Guava	Feijoa sellowiana	5 gal			19
	r	Red Yucca	Hesperaloe parviflora	3 gal			12
	so	Sotol	Dasylirion texanum	5 gal			2
	t	Texas Sage 'Silverado'	Leucophyllum frutescens 'Silverado'	5 gal			26
	y	Soft Leaf Yucca	Yucca pendula	5 gal			13



Contractors:
 email info@blairla.com with RFIs, submittals, & inspection scheduling
 Schedule inspections at least 2 weeks in advance

Rev	Description	Date
Consultant Seal		
Company Name and Address		
William S. Blair (512) 522-8979 info@blairla.com www.blairla.com 100 Congress Ave. Ste 2000 Austin, TX 78701		
 BLAIR LANDSCAPE ARCHITECTURE, LLC QUALITY. INTEGRITY. RELIABILITY.		
 William S. Blair October 14, 2023		
Project Name and Address		
HteaO Rockwall N Goliad Dr. and Bordeaux Dr. Rockwall, Texas		
Sheet Title		
Landscape Plan		
Design By: Will Blair		
Checked By: xxxx		
Issue Date: 09/15/2023		
Project Number: Z3062-LP		
L1 OF 2		



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre) ¹
- Preliminary Plat (\$200.00 + \$15.00 Acre) ¹
- Final Plat (\$300.00 + \$20.00 Acre) ¹
- Replat (\$300.00 + \$20.00 Acre) ¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre) ¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre) ¹
- Specific Use Permit (\$200.00 + \$15.00 Acre) ¹
- PD Development Plans (\$200.00 + \$15.00 Acre) ¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address _____

Subdivision Stone Creek Retail Addition

Lot

12

Block

A

General Location North East Corner of N. Goliad St and Bordeaux Dr.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-070

Current Use

Undeveloped

Proposed Zoning PD-070

Proposed Use

Retail

Acreage 0.93

Lots [Current] 1

Lots [Proposed] 2

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner Metroplex Acquisition Fund, LP

Applicant ClayMoore Engineering

Contact Person Staci Bowen

Contact Person Clay Cristy

Address 1717 Woodstead Ct.

Address 1903 Central Dr.

Ste. 207

Ste. 406

City, State & Zip The Woodlands, TX 77380

City, State & Zip Bedford, Texas 76021

Phone 214.343.4477

Phone 817.281.0572

E-Mail sbowen@crestviewcompanies.com

E-Mail Clay@claymooreeng.com

NOTARY VERIFICATION [REQUIRED]

Billy J. Brice III, President of
Metroplex Acquisition Fund, LP

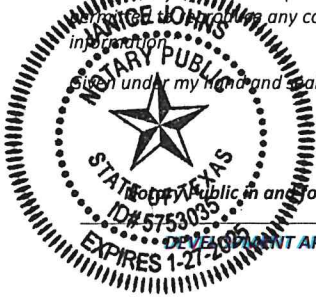
Before me, the undersigned authority, on this day personally appeared _____ [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 268.60, to cover the cost of this application, has been paid to the City of Rockwall on this the 14 day of September, 20 23. 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.

_____ under my hand and seal of office on this the 14th day of September, 20 23

Owner's Signature

My Commission Expires 1-27-2025



Notary Public in and for the State of Texas

SP2023-038: Site Plan for a Restaurant with a Drive-Through



PD-37

205

N GOLIAD ST

SF-16

PD-70

BORDEAUX DR

MIRAMOR DR

AG

Case Location Map = 



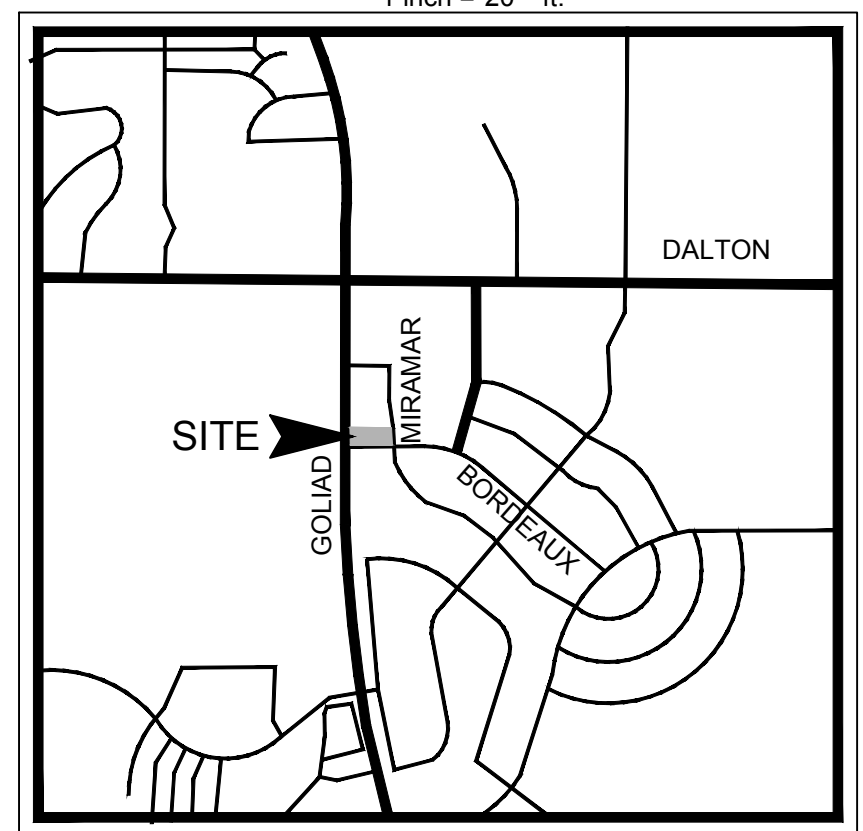
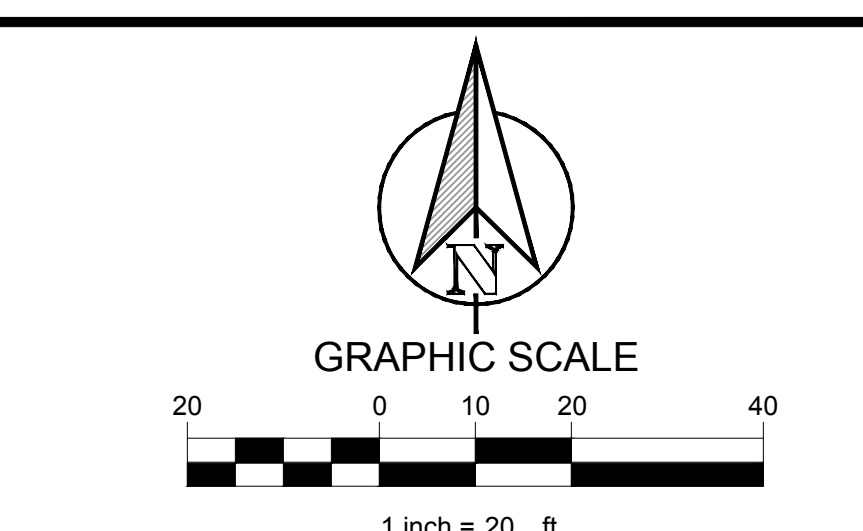
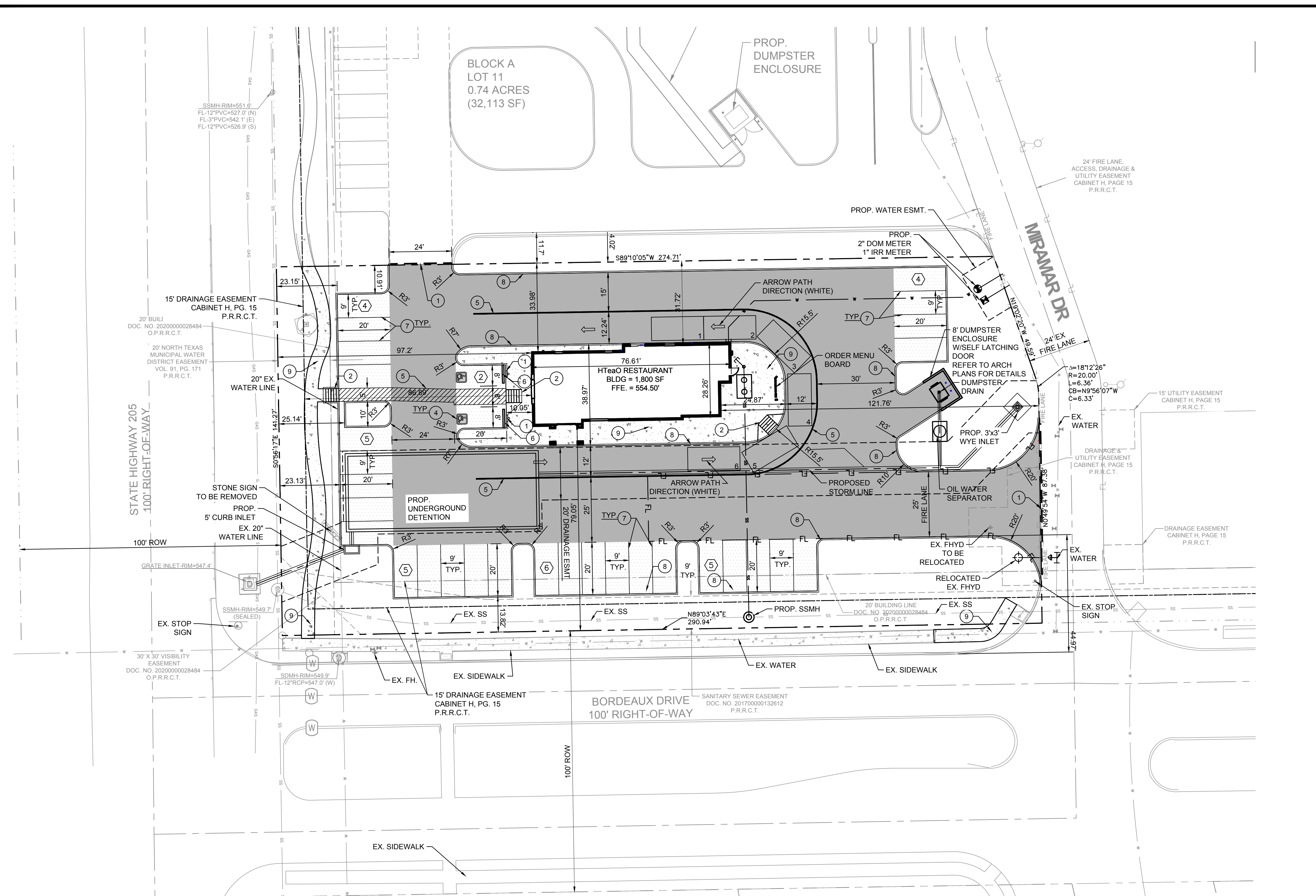
City of Rockwall

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



PLOTTED BY: MAX LANTANO
 PLOT DATE: 10/17/2023 2:33 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2023-110 APPJ MGMT - HTEAO ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 10/17/2023 2:07 PM



VICINITY MAP
N.T.S.

CONSTRUCTION SCHEDULE	
	PROPOSED 5' LIME STABILIZED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED 6' LIME STABILIZED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED 5' LIME STABILIZED SIDEWALK CONCRETE PAVEMENT
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT
	PROPOSED SAWCUT
	PARKING COUNT

- NOTES:**
- A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
 - ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
 - ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
 - NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
 - SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.
 - PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIR, AND REPLACEMENT OF THE DETENTION/DRAINAGE SYSTEMS

PARKING DATA TABLE	
PARKING REQ.	
DRIVE-THRU RESTAURANT (1,800 SF) 1/ 100 SF	18 SPACES
PARKING PROVIDED	
STANDARD PARKING	29 SPACES
ADA PARKING	2 SPACES
TOTAL	31 SPACES (2 ADA)
TYP. PARKING DIMENSIONS	9'X20'

SITE DATA TABLE	
SITE AREA	0.933 AC (40,627 SF)
ZONING	PD-70
PROPOSED USE	DRIVE-THRU RESTAURANT
BUILDING SIZE	1,800 SF
BUILDING STORIES	1 STORY
TOTAL IMPERVIOUS	28,117 SF (69)

CONSTRUCTION SCHEDULE	
①	HANDICAP SIGN
②	ADA RAMP, 12:1 MAX. SLOPE
③	SAWCUT FULL DEPTH EXISTING PAVEMENT
④	HANDICAP SYMBOL
⑤	PAVEMENT STRIPING
⑥	CURB STOP
⑦	4" PARKING STALL STRIPING COLOR: WHITE
⑧	CURB & GUTTER
⑨	PROPOSED SIDEWALK

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

OWNER:
 METROPLEX ACQUISITIONS FUND, LP
 1717 WOODSTEAD CT, SUITE 207
 THE WOODLANDS, TX 77380
 CONTACT: STACI BOWEN
 PH: 214.343.447

DEVELOPER:
 APPPJ MANAGEMENT
 740 AVALON DR
 HEATH, TX 75032
 CONTACT: JEFF IVY
 PH: 214-272-4350

HTEAO RESTAURANT
 LEGAL DESCRIPTION AND OR ADDRESS:
 HWY 205 & BORDEAUX DRIVE
 ROCKWALL, TX 75087
 0.933 AC (40,627 SF)

APPLICANT:
 CLAYMOORE ENGINEERING, INC.
 1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021
 CONTACT: CLAY CRISTY
 PH: 817.281.0572

CASE NUMBER
 Z2023-046

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS THIS _____ DAY OF _____

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021
 PHONE: 817.281.0572
 WWW.CLAYMOORE.COM

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
 CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 CLAY CRISTY
 Engineer No. 10980 Date 10/17/2023

HTEAO RESTAURANT
HWY 205 & BORDEAUX DR
ROCKWALL, TX 75087

No.	DATE	REVISION	BY
1	12/07/2020	STORM REVISION	LRR
2	09/13/2021	STORM REVISION	LRR

SITE PLAN

SHEET
SP-1

DESIGN: LRR
 DRAWN: LRR
 CHECKED: CLC
 DATE: 10/17/2023

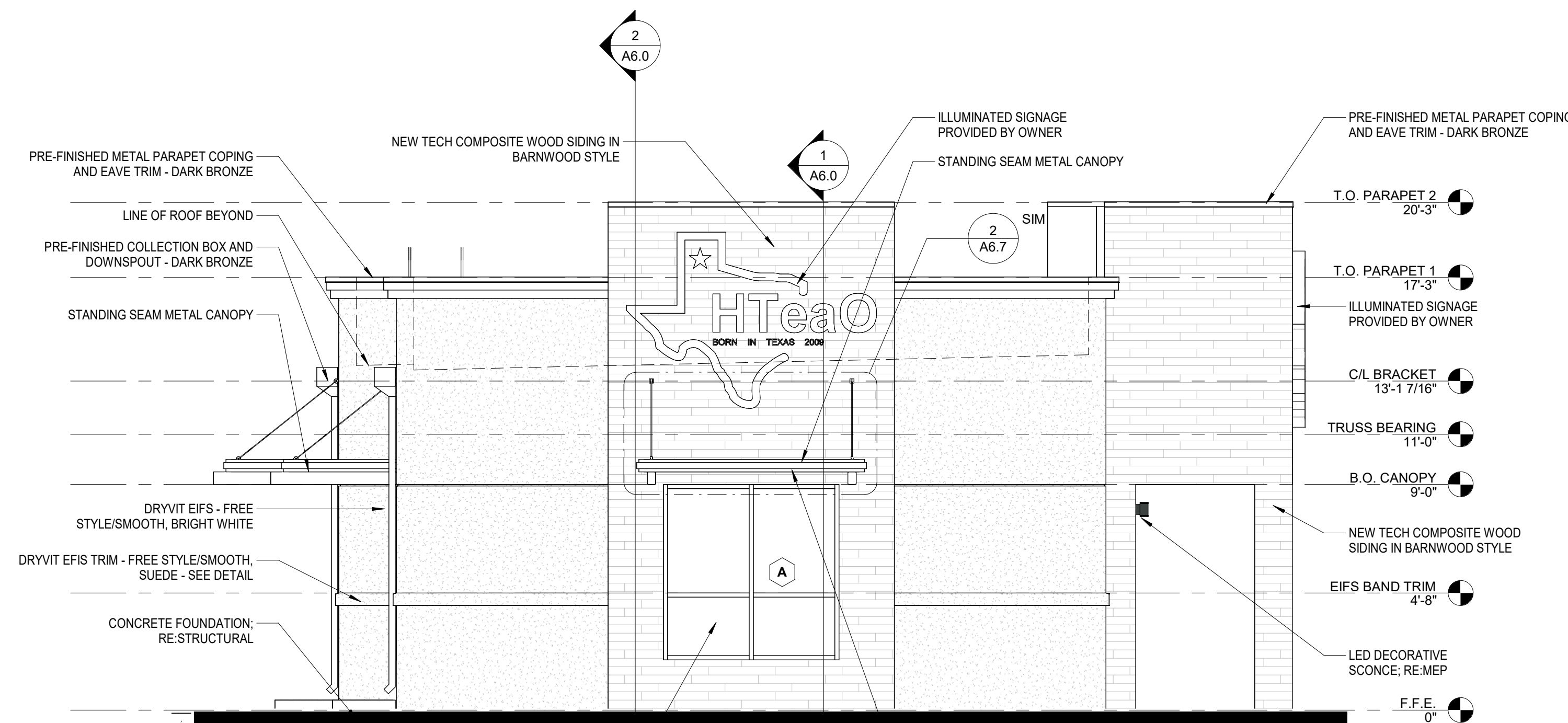
File No. 2020-021
 CASE # SP2023-000

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL FINISHES WITH OWNER BEFORE ORDERING.
2. CONTRACTOR TO VERIFY ALL OPENINGS FOR DOORS AND WINDOWS BEFORE ORDERING
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PREPARATION OF ALL SURFACES IN SATISFACTORY MANNER. TOUCH-UP AND/OR REFINISH OF SURFACES DAMAGED BY SUBSEQUENT WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION METHODS.
4. ALL GLASS SUBJECT TO HUMAN IMPACT SHALL CONFORM TO THE STANDARDS SET FORTH BY CHAPTER 24 OF THE I.B.C.



HTEAO ROCKWALL ADDRESS LOCATION



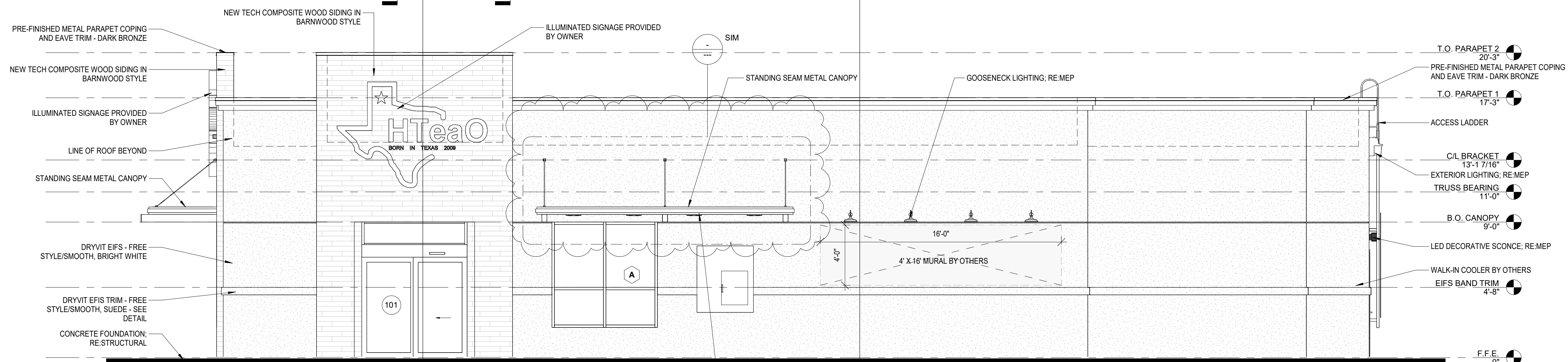
2 FRONT (NORTH)

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



3 3D View 2

SCALE:



1 RIGHT (WEST)

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



Date: 7-24-2023
 Dwn: BRZ Chk: SJK
 Project No.: 2348
 Issue:

1	Revision 1	Date 1
---	------------	--------

Sheet Name:
EXTERIOR ELEVATIONS

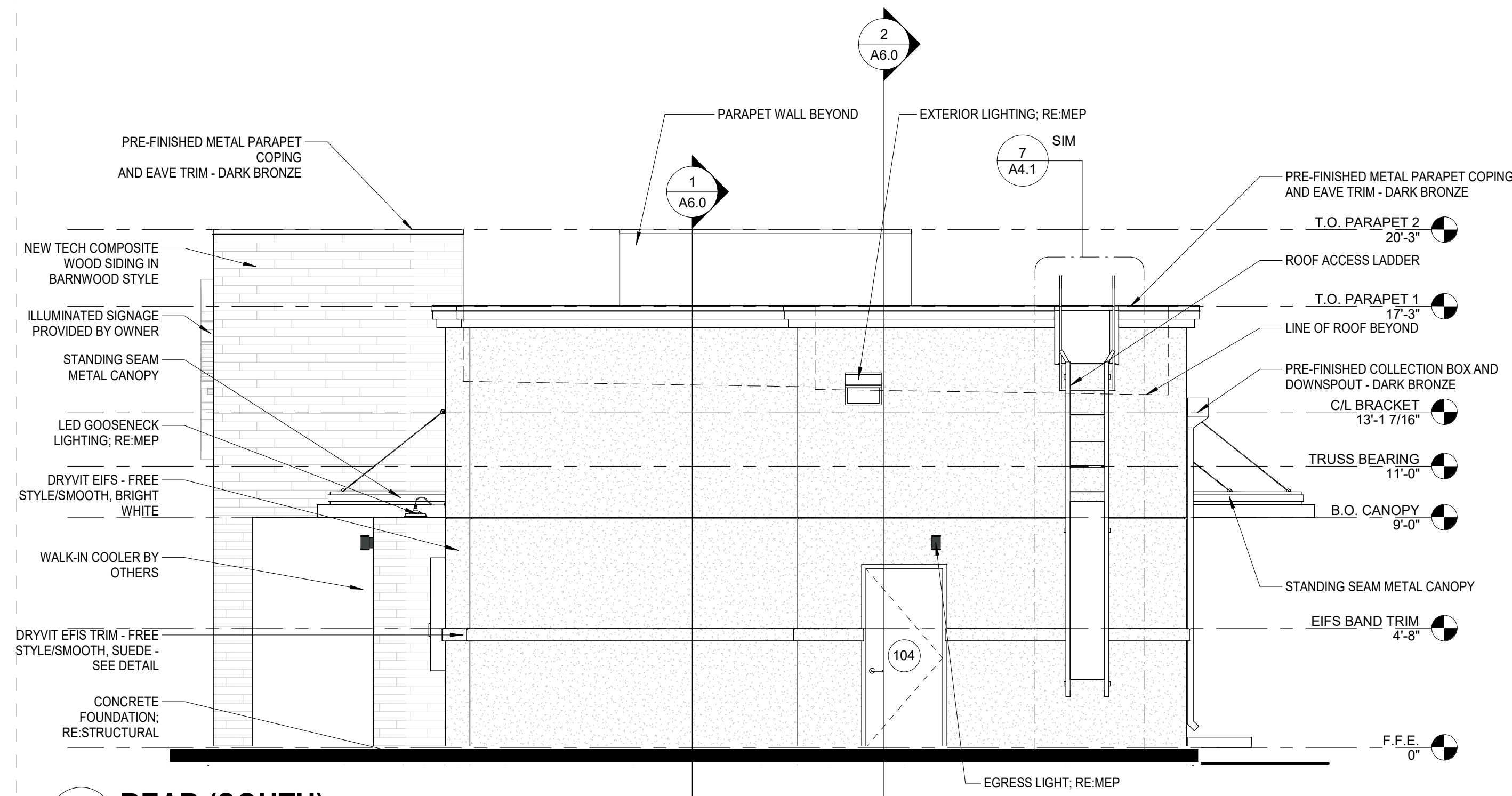
A5.0

GENERAL NOTES

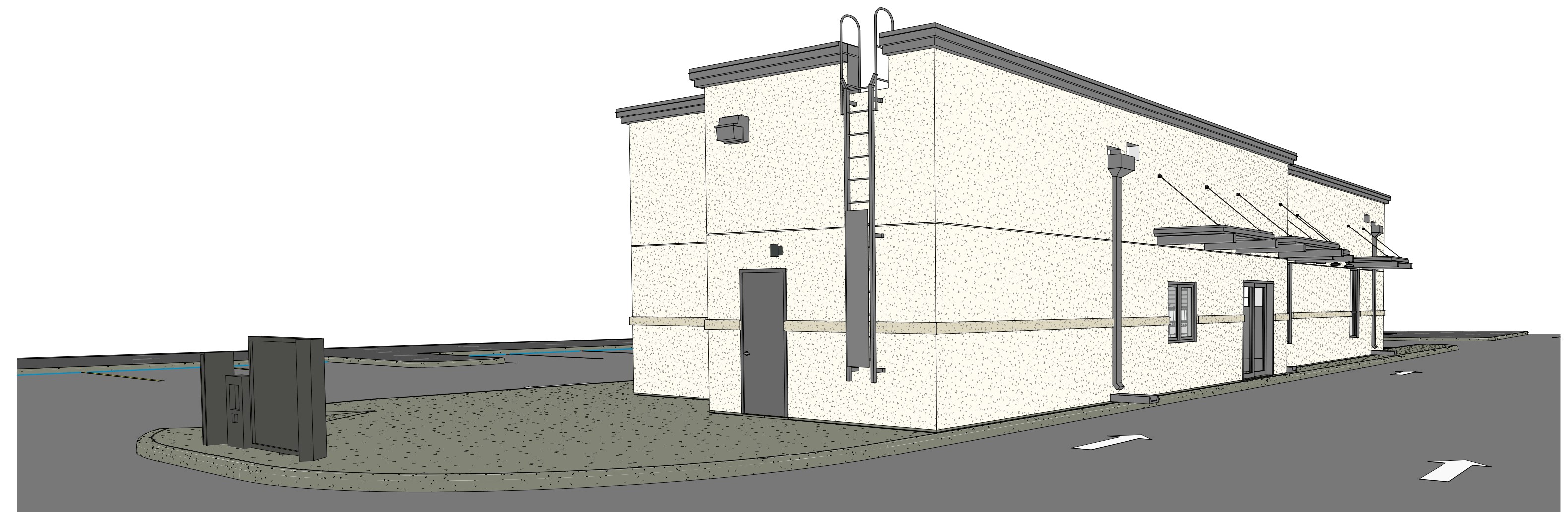
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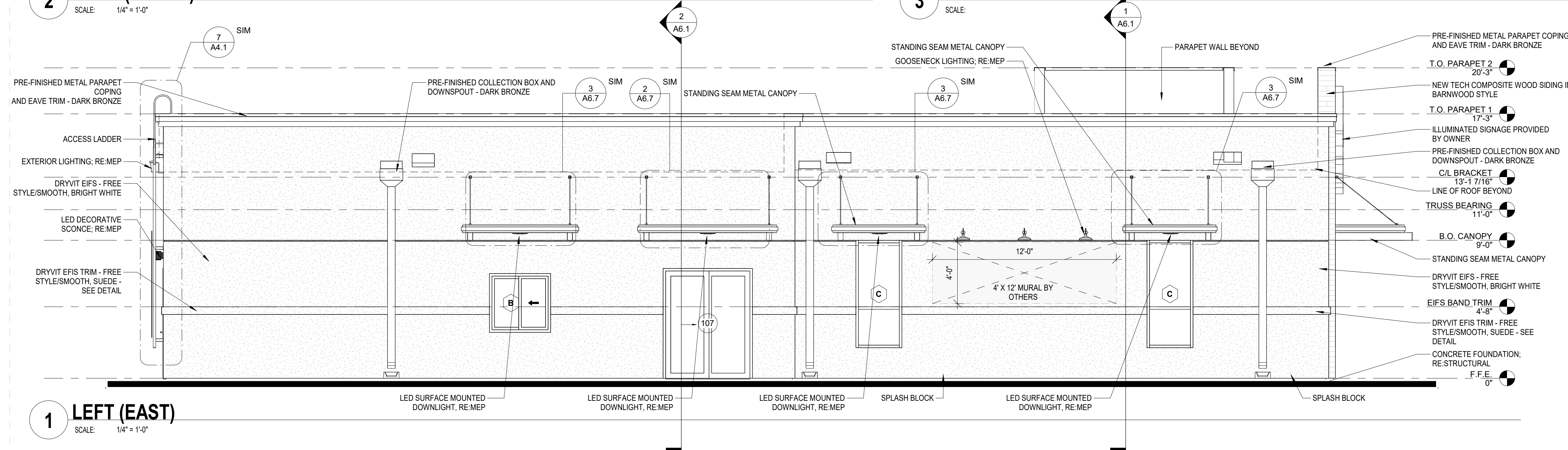
**HTEAO ROCKWALL
ADDRESS
LOCATION**



2 REAR (SOUTH)
SCALE: 1/4" = 1'-0"



3 3D View 1
SCALE:



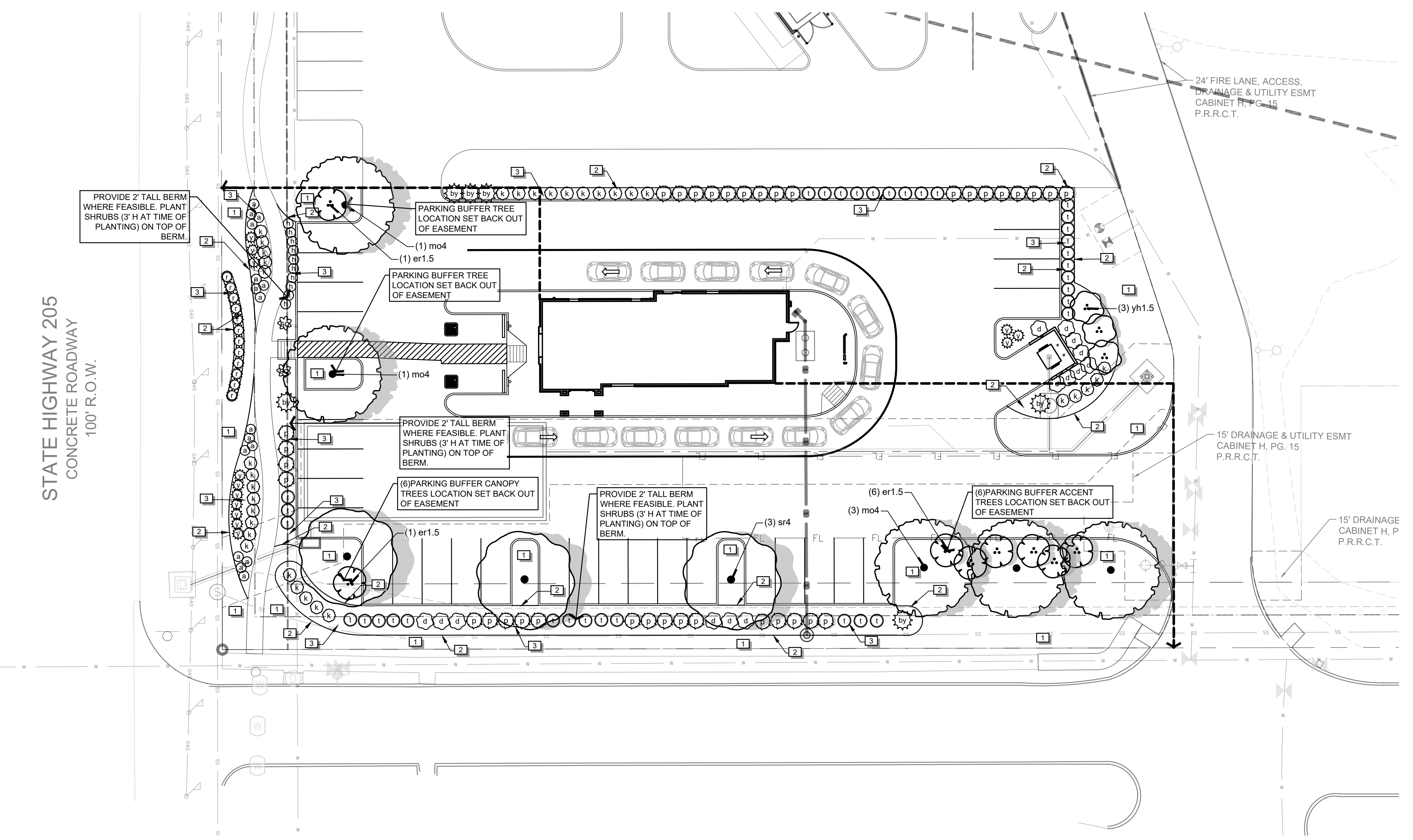
1 LEFT (EAST)
SCALE: 1/4" = 1'-0"



Date: 7-24-2023
Dwn: BRZ Chk: SJK
Project No.: 2348
Issue:

Sheet Name:
EXTERIOR ELEVATIONS

A5.1



STATE HIGHWAY 205
CONCRETE ROADWAY
100' R.O.W.

24' FIRE LANE, ACCESS,
DRAINAGE & UTILITY ESMT
CABINET H, PG. 15
P.R.R.C.T.

15' DRAINAGE & UTILITY ESMT
CABINET H, PG. 15
P.R.R.C.T.

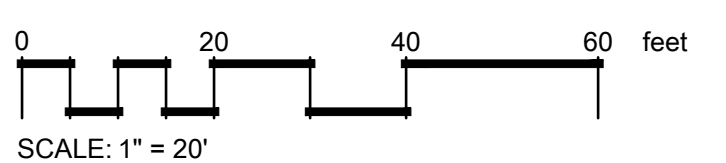
15' DRAINAGE
CABINET H, P
P.R.R.C.T.

LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
LANDSCAPE BUFFER		
• N Goliad Dr. (110 lf)		
•• Shade trees (1 per 50 lf)	2	2
•• Accent trees (1 per 50 lf)	2	2
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2	Steel Edge
3	Mulch



PLANT SCHEDULE

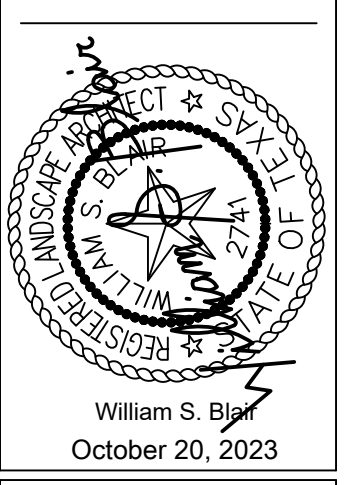
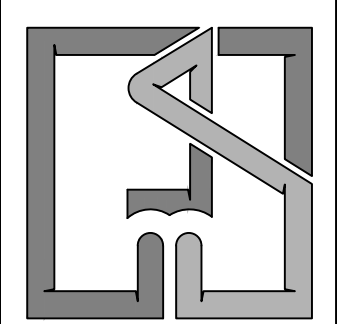
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	by	Beaked Yucca, 'Blue Velvet'	Yucca rostrata 'Blue Velvet'	5 gal			6
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	so	Sotol	Dasylirion texanum	5 gal			2
	t	Texas Sage 'Silverado'	Leucophyllum frutescens 'Silverado'	5 gal			35
	y	Soft Leaf Yucca	Yucca pendula	5 gal			13

Rev	Description	Date

Consultant Seal

Company Name and Address
William S. Blair
(512) 522-8979
info@blairLA.com
www.blairLA.com
100 Congress Ave.
Ste 2000
Austin, TX 78701

BLAIR LANDSCAPE ARCHITECTURE, LLC
QUALITY. INTEGRITY. RELIABILITY.



Project Name and Address
HteaO | Rockwall
N Goliad Dr. and Bordeaux Dr.
Rockwall, Texas

Sheet Title
Landscape Plan

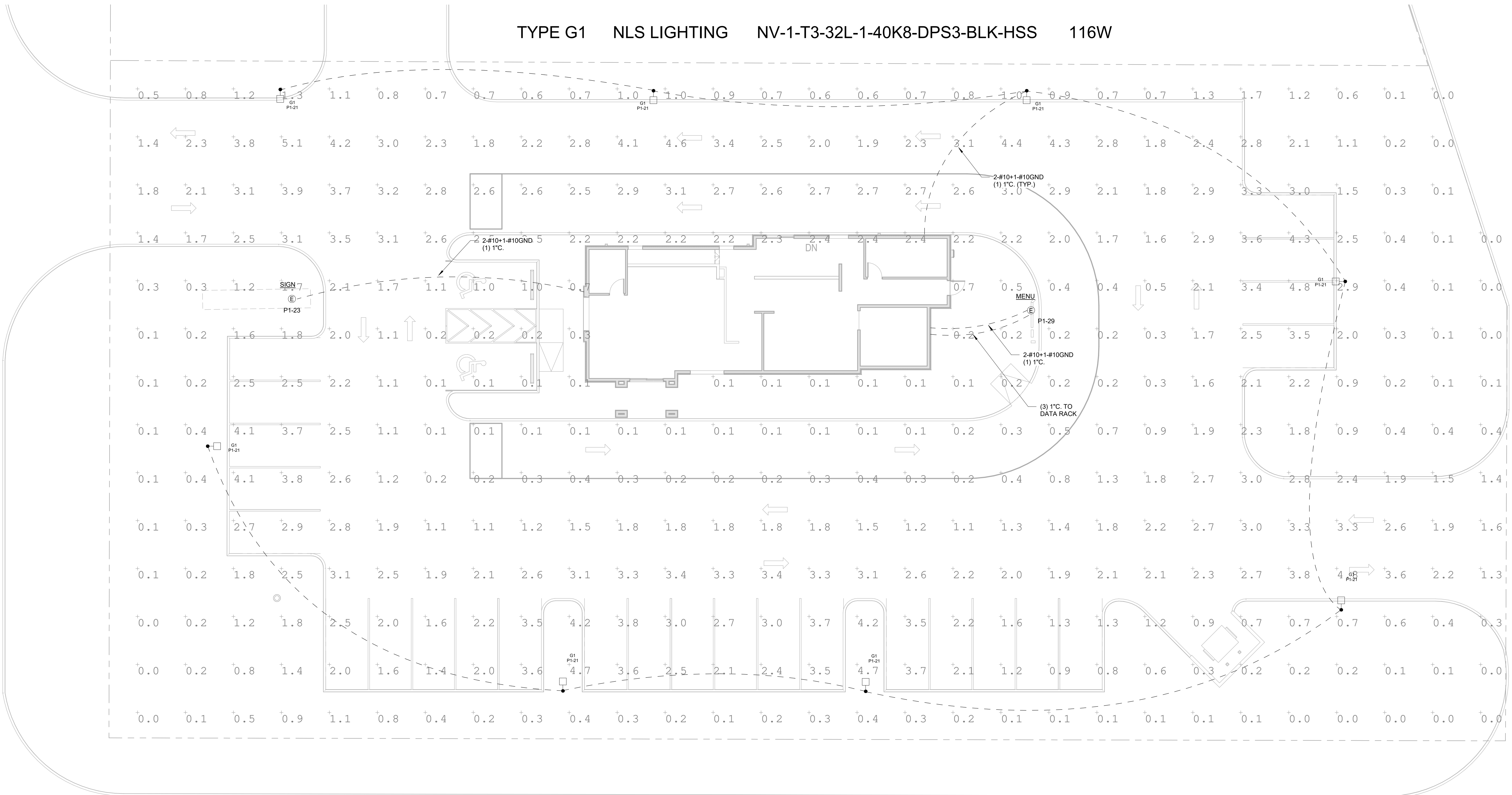
Design By: Will Blair
Checked By: xxxx
Issue Date: 09/15/2023
Project Number: Z3062-LP



Contractors:
email info@blairLA.com with RFIs, submittals, & inspection scheduling
Schedule inspections at least 2 weeks in advance

Know what's below.
Call before you dig.

TYPE G1 NLS LIGHTING NV-1-T3-32L-1-40K8-DPS3-BLK-HSS 116W



1 ELECTRICAL SITE PHOTOMETRIC PLAN
SCALE: 1"=10'-0"



HTEAO ROCKWALL
HWY 205 & BORDEAUX DR.
ROCKWALL, TX 75087



Date: 09/29/2023
Dwn: KSF Chk: CG
Project No.: 2348
Issue: PERMIT

Sheet Name:
ELECTRICAL
SITE
PHOTOMETRIC
PLAN

E0.2

NLS LIGHTING **NV-1**
AREA, SITE & ROADWAY

FORM AND FUNCTION

- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for:
 - Parking Lots
 - Auto Dealerships
 - General Area Lighting


CONSTRUCTION

- Die Cast Aluminum
- External cooling fins
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP65 seal for electronics compartment
- One-piece Optics Plate mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate standard


FINISH

- 3-5 mils electrostatic powder coat
- NLS standard high quality finishes prevent corrosion, protects against extreme environmental conditions

WARRANTY
Five-year limited warranty for drivers and LEDs.



BUY AMERICAN
To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).



LED WATTAGE CHART

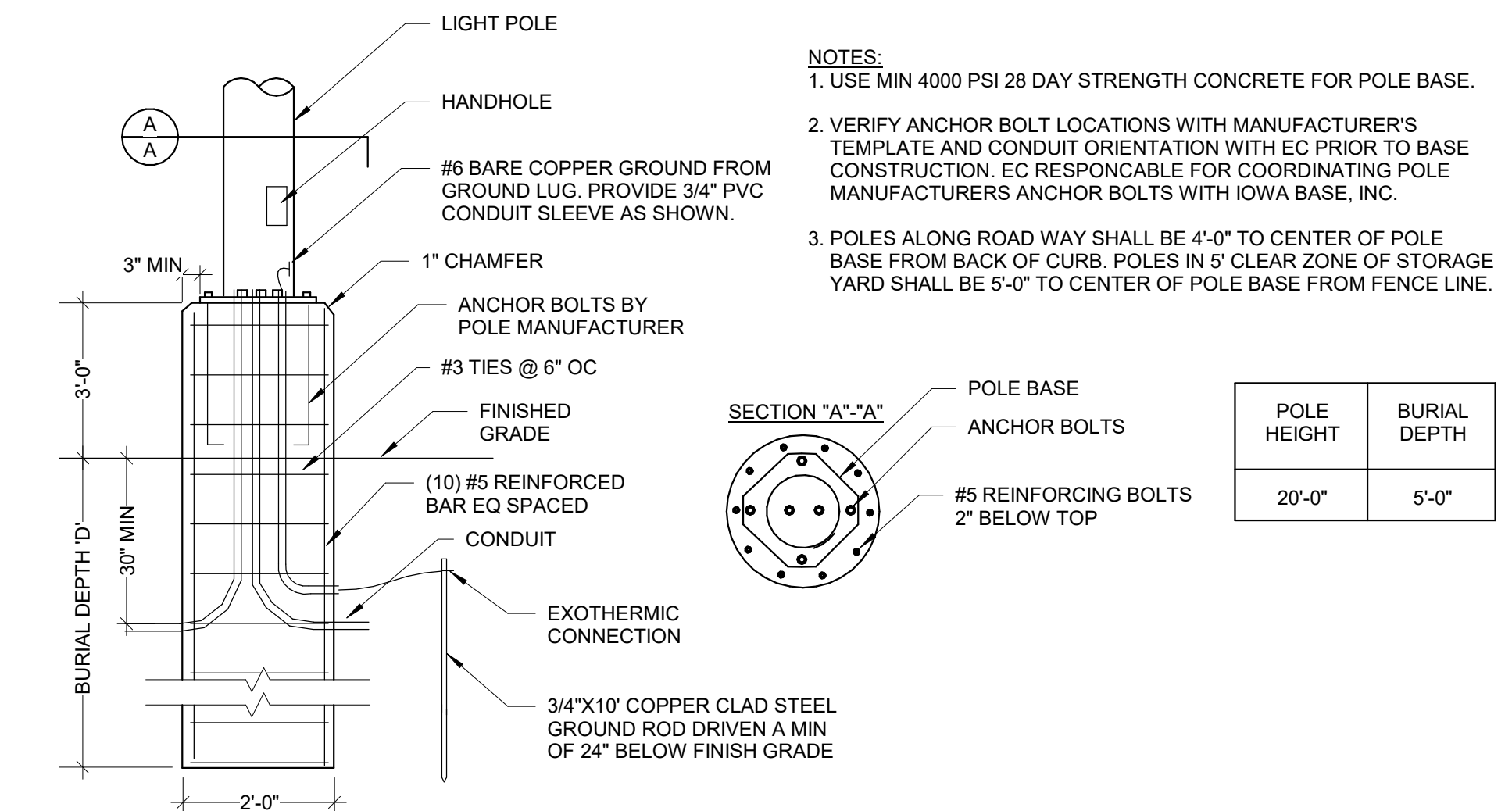
	16L	32L	48L	64L
400 millamps	21w	—	—	—
530 millamps	29w	—	—	—
700 millamps	36w	77w	104w	136w
1050 millamps	56w	100w	136w	205w

Project Name: _____ Type: _____

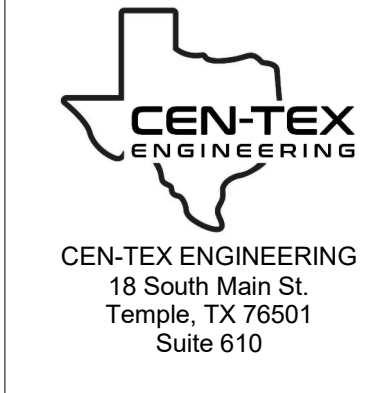
	TYPE G1	NLS LIGHTING	NV-1-T3-32L-1-40K8-DPS3-BLK-HSS 116W
Cat#	Light Dist.	# of LEDs	Millamps
NV-1 (NV-1)	Type 2 (T2)	16 (16L)	400 (40)
	Type 3 (T3)	32 (32L)	530 (53)
	Type 4 (T4)	48 (48L)	700 (7)
	Type 5 (T5)	64 (64L)	1050 (1)
	Nema 3 30" Narrow Beam (NS)		

Notes:

- Consult Factory for Lead Time. Consult Factory for 90 CR Requests.
- For Round Pole Specify RPA or RPA4
- Standard finish is stainless steel. Can be painted to match house.
- Universal Voltage 120-277
- ICC not applicable with Nema 3 and Nema 3 Optics
- 3000K or lower, with fixed mounting options only, must be selected to meet International Dark Sky Association certification.
- Glass Lens Low Iron glass, fully tempered per ANSI Z87.1 (2013-21)
- HAL Lens: Clear (only on-line fixture model), Yellow Electrochrom Yellow Smooth 161S, Anodized, 1/8"
- Please contact factory for Custom Control Integration requests (DLIGHT, NK, WAVE, LUM, CHROMA, DIM, RDM, SYNCHRO, CASABE, DALI & DALI2, or other control system)
- Turtle Safe
- Consult factory for all BAA/TAA/BABA requests



1 POLE BASE ELEVATION



HTEAO ROCKWALL
HWY 205 & BORDEAUX DR.
ROCKWALL, TX 75087



Date: **09/29/2023**
Dwn: **KSF** Chk: **CG**
Project No.: **2348**
Issue: **PERMIT**

Sheet Name:
ELECTRICAL
SITE
PHOTOMETRIC
PLAN
E0.3



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: November 14, 2023
APPLICANT: Clay Cristy; *ClayMoore Engineering*
CASE NUMBER: SP2023-038; *Site Plan for HTeaO*

SUMMARY

Discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of Staci Bowen of Metroplex Acquisition Fund, LP for the approval of a Site Plan for *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In (i.e. HTeaO)* on a 0.93-acre portion of a larger 5.16-acre parcel of land identified as Lot 13, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on May 19, 1986 by *Ordinance No. 86-37*. On December 7, 1993, the City's historic zoning map indicates the subject property was zoned Agricultural (AG) District. On April 2, 2007, the City Council approved a zoning change for the subject property changing the zoning designation from an Agricultural (AG) District to Planned Development District 70 (PD-70) [i.e. *Ordinance No. 07-13*] for limited General Retail (GR) District land uses. On October 5, 2020, the City Council approved a replat [i.e. *Case No. P2020-038*] that replatted the subject property as Lot 11, Block A, Stone Creek Retail Addition. On May 2, 2022, the City Council approved a replat [i.e. *Case No. P2022-013*] that established the subject property as a portion of Lot 13, Block A, Stone Creek Retail Addition. On November 6, 2023, the City Council approved a Specific Use Permit (SUP) [i.e. *Case No. Z2023-048; Ordinance No. 23-62, S-319*] to allow a *Restaurant with less than 2,000 SF with Drive-Through or Drive-In* on the subject property. The subject property is currently vacant.

PURPOSE

On October 20, 2023, the applicant -- *Clay Cristy of ClayMoore Engineering* -- submitted an application requesting the approval of a site plan for the purpose of constructing a *Restaurant Less Than 2,000 SF with a Drive-Through or Drive-In (i.e. HTeaO)* on the subject property.

ADJACENT LAND USES AND ACCESS

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

North: Directly north of the subject is a *Restaurant with less than 2,000 SF with a Drive-Through (i.e. Salad-n-Go)*. North of this is a *Restaurant with more than 2,000 SF with a Drive-Through (i.e. McDonald's)*. Beyond this is a *Retail Store with Gasoline Sales (i.e. Tom Thumb Gas Station)*. All of these properties are zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses.

South: Directly south of the subject property is Bordeaux Drive, which is identified as a *A4D (i.e. major arterial, four [4] lane, divided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 1 of the Stone Creek Subdivision, which is an 83.57-acre residential subdivision, zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses.

East: Directly east of the subject property is the remainder of a 5.16-acre parcel of land (*i.e. Lot 13, Block A, Stone Creek Retail Addition*) -- that includes the subject property --, which is currently vacant. East of this is Stone Creek Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phases 2B & 6 of the Stone Creek Subdivision, which are zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property is N. Goliad Street [SH-205], which is identified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land (*i.e. 3069 and 3073 N. Goliad Street*), zoned Single-Family 16 (SF-16) District. Beyond this is Phase 6 of the Shores Subdivision, which consists of 70 lots and is zoned Planned Development District 3 (PD-3) for single-family land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* is permitted by Specific Use Permit (SUP) in a General Retail (GR) District. A Specific Use Permit (SUP) [*i.e. Case No. Z2023-048; Ordinance No. 23-62, S-319*] was granted for this land use by the City Council on November 6, 2023. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a General Retail (GR) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>6,000 SF</i>	<i>X=0.81-acres; In Conformance</i>
<i>Minimum Lot frontage</i>	<i>60-Feet</i>	<i>X= 137-feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>X=249.46-feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>15-Feet</i>	<i>x>15-feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>	<i>x>10-feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>	<i>x=10-feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>36-Feet</i>	<i>X<60-feet; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>40%</i>	<i>X=2.22%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>1 Parking Space/100 SF (8 Required)</i>	<i>x=8; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>20%</i>	<i>In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85-90%</i>	<i>x<85%; In Conformance</i>

TREESCAPE PLAN

There are no trees being removed from the property, therefore no treescape plan is required.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(F)(27), *Restaurant with Drive Through or Drive-In*, of Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Restaurants with Drive Through or Drive-In* as “(a) place of business whose primary source of revenue is derived from the sale of prepared food to the general public for consumption on-premise or off-premises and/or in a personal vehicle or where facilities are provided on the premises that encourages the serving and consumption of food in a personal vehicle on or near the restaurant premises.” In this case the applicant is requesting a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In*, which conforms to the land use listed in Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

The proposed site plan generally conforms to the standards of the *General Overlay District Standards* and the *General Commercial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variances being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following exceptions:

(1) Architectural Standards.

- (a) 20% Stone Requirement. According to Subsection 06.02(C)(1)(A)(1), *Stone*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "...a minimum of 20% natural or quarried stone is required on all building facades." In this case, the applicant meets this requirement on three (3) of four (4) sides of the building. A *variance* is requested for the building façade that does not meet this requirement.
- (b) 90% Masonry Requirement. According to Subsection 06.02(C)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "...each exterior wall of a building's façade shall consist of a minimum of 90% Primary Materials..." In this case, the applicant meets this requirement on one (1) of the four (4) sides of the building. A variance is requested on three (3) of the four (4) sides of the building.
- (c) Roof Design Standards. According to Subsection 06.02 (C)(3), *Roof Design Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), states that "(a)ll structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof". In this case, the applicant is requesting that this requirement be waived in order to meet their brand standards and match the surrounding buildings. Staff should note that this variance has been granted before for the adjacent restaurant (*i.e. Salad and Go*).
- (d) Four-Sided Architecture. According to Article 05, *General Overlay District Development Standards*, of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (*i.e. four [4] or more accent or canopy trees*) shall be planted along perimeter of the subject property to the rear of the building." In this case, the building elevations did not meet the articulation standards or projection standards for all four (4) facades of all buildings proposed and there is not an additional row of trees proposed at the back of the property.

According to Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship." In addition, the code requires that applicant's provide compensatory measures that directly offset the requested exception. In this case, as compensatory measures the applicant is proposing to [1] increased landscaping (*i.e. six (6) canopy trees around the building and increased landscaping at east and southwest corners of the lot*), [2] additional coverings (*i.e. portico around the front entrance and squared arch openings on either side of portico*), and [3] increased horizontal articulation (*i.e. added cornice design using two-step cornice crowning the top of the walls finished in stucco*). With this being said, requests for exceptions to the general standards are discretionary decisions for the Planning and Zoning Commission. Staff should also note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of an exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the Northwest Residential District. The Northwest Residential District is an established district that is significantly developed with medium-density, suburban housing and many of the subdivisions are not anticipated to change. As a result, the majority of commercial development in the area is anticipated to consist of neighborhood/convenience centers that are compatible in scale with the adjacent residential properties. Strategy #2 in the Northwest Residential District states that "...commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures." In this case, the applicant's proposal appears to conform with the goals and policies of the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on November 1, 2023. The ARB recommended that the applicant revise the elevations to be more consistent with the surrounding buildings (*i.e. Salad and Go*) in terms of projections and building materials. They also asked that the applicants meet the articulation requirements. Before action is taken on the elevations, the ARB wants to see the revised elevations at the November 14, 2023 meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for HTeaO on the *subject property*, 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 engineering plans.
- (2) The applicant shall update the Photometric Plan to be in conformance with the Unified Development Code (UDC) before the engineering process.
- (3) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre) ¹
- Preliminary Plat (\$200.00 + \$15.00 Acre) ¹
- Final Plat (\$300.00 + \$20.00 Acre) ¹
- Replat (\$300.00 + \$20.00 Acre) ¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre) ¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre) ¹
- Specific Use Permit (\$200.00 + \$15.00 Acre) ¹
- PD Development Plans (\$200.00 + \$15.00 Acre) ¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address _____

Subdivision Stone Creek Retail Addition

Lot

12

Block

A

General Location North East Corner of N. Goliad St and Bordeaux Dr.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-070

Current Use

Undeveloped

Proposed Zoning PD-070

Proposed Use

Retail

Acreage 0.93

Lots [Current] 1

Lots [Proposed] 2

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner Metroplex Acquisition Fund, LP

Applicant ClayMoore Engineering

Contact Person Staci Bowen

Contact Person Clay Cristy

Address 1717 Woodstead Ct.

Address 1903 Central Dr.

Ste. 207

Ste. 406

City, State & Zip The Woodlands, TX 77380

City, State & Zip Bedford, Texas 76021

Phone 214.343.4477

Phone 817.281.0572

E-Mail sbowen@crestviewcompanies.com

E-Mail Clay@claymooreeng.com

NOTARY VERIFICATION [REQUIRED]

Billy J. Brice III, President of
Metroplex Acquisition Fund, LP

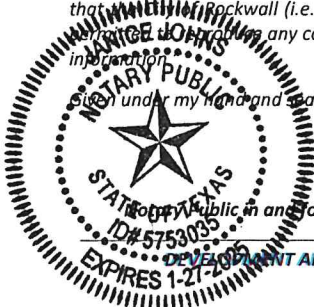
Before me, the undersigned authority, on this day personally appeared _____ [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 268.60, to cover the cost of this application, has been paid to the City of Rockwall on this the 14 day of September, 20 23. 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.

_____ under my hand and seal of office on this the 14th day of September, 20 23

Owner's Signature

My Commission Expires 1-27-2025



Notary Public in and for the State of Texas

SP2023-038: Site Plan for a Restaurant with a Drive-Through



PD-37

205

N GOLIAD ST

SF-16

PD-70

BORDEAUX DR

MIRAMOR DR

AG

Case Location Map =



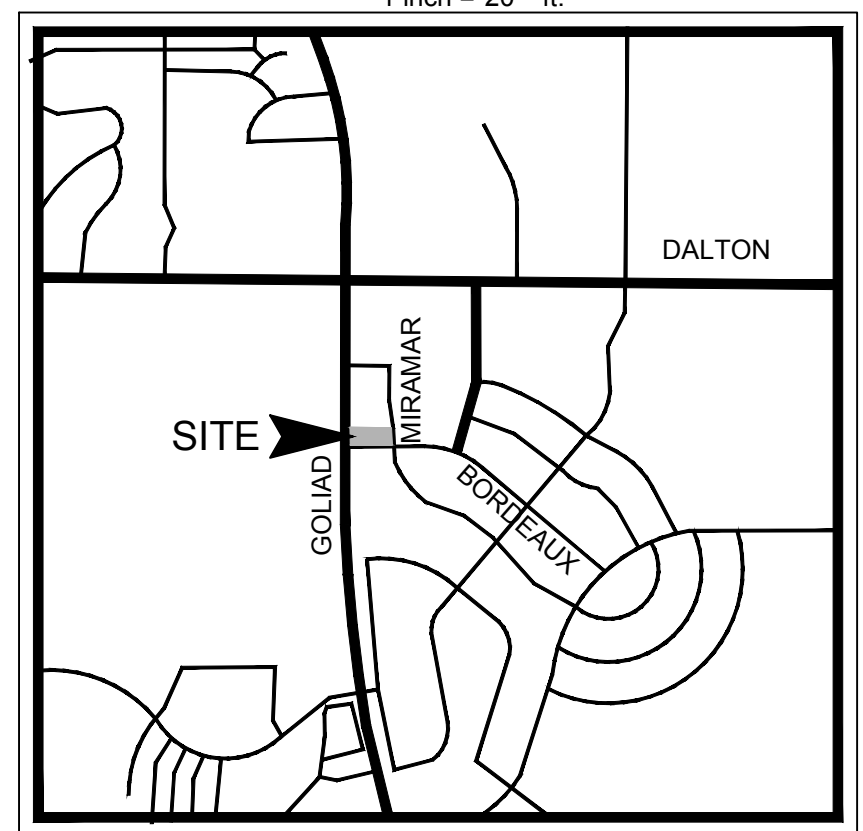
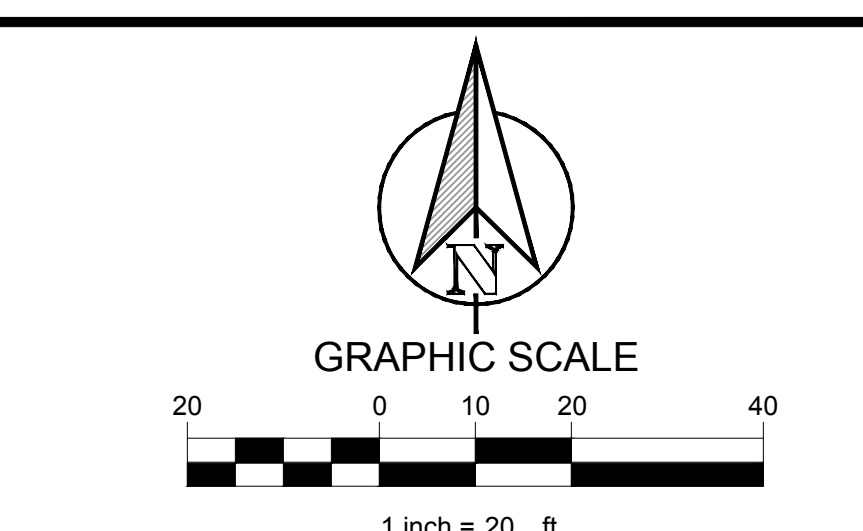
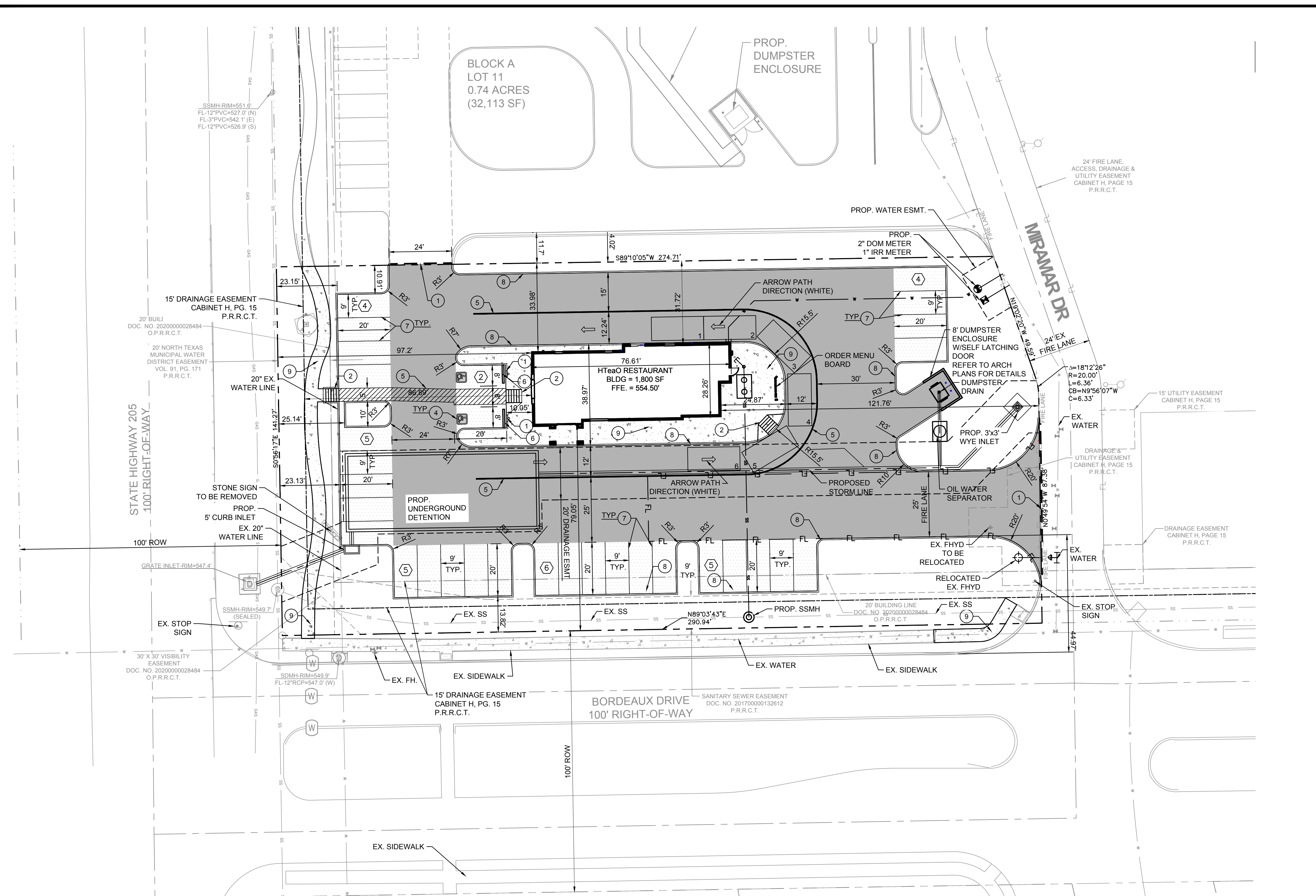
City of Rockwall

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



PLOTTED BY: MAX LANTANO
 PLOT DATE: 10/17/2023 2:33 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2023-110 APPJ MGMT - HTEAO ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 10/17/2023 2:07 PM



VICINITY MAP
N.T.S.

CONSTRUCTION SCHEDULE	
	PROPOSED 5' LIME STABILIZED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED 6' LIME STABILIZED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED 5' LIME STABILIZED SIDEWALK CONCRETE PAVEMENT
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT
	PROPOSED SAWCUT
	PARKING COUNT

- NOTES:**
- A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
 - ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
 - ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
 - NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
 - SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.
 - PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIR, AND REPLACEMENT OF THE DETENTION/DRAINAGE SYSTEMS

PARKING DATA TABLE	
PARKING REQ.	
DRIVE-THRU RESTAURANT (1,800 SF) 1/ 100 SF	18 SPACES
PARKING PROVIDED	
STANDARD PARKING	29 SPACES
ADA PARKING	2 SPACES
TOTAL	31 SPACES (2 ADA)
TYP. PARKING DIMENSIONS	9'X20'

SITE DATA TABLE	
SITE AREA	0.933 AC (40,627 SF)
ZONING	PD-70
PROPOSED USE	DRIVE-THRU RESTAURANT
BUILDING SIZE	1,800 SF
BUILDING STORIES	1 STORY
TOTAL IMPERVIOUS	28,117 SF (69)

CONSTRUCTION SCHEDULE	
①	HANDICAP SIGN
②	ADA RAMP, 12:1 MAX. SLOPE
③	SAWCUT FULL DEPTH EXISTING PAVEMENT
④	HANDICAP SYMBOL
⑤	PAVEMENT STRIPING
⑥	CURB STOP
⑦	4" PARKING STALL STRIPING COLOR: WHITE
⑧	CURB & GUTTER
⑨	PROPOSED SIDEWALK

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

OWNER:
 METROPLEX ACQUISITIONS FUND, LP
 1717 WOODSTEAD CT, SUITE 207
 THE WOODLANDS, TX 77380
 CONTACT: STACI BOWEN
 PH: 214.343.447

DEVELOPER:
 APPPJ MANAGEMENT
 740 AVALON DR
 HEATH, TX 75032
 CONTACT: JEFF IVY
 PH: 214-272-4350

HTEAO RESTAURANT
 LEGAL DESCRIPTION AND OR ADDRESS:
 HWY 205 & BORDEAUX DRIVE
 ROCKWALL, TX 75087
 0.933 AC (40,627 SF)

APPLICANT:
 CLAYMOORE ENGINEERING, INC.
 1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021
 CONTACT: CLAY CRISTY
 PH: 817.281.0572

CASE NUMBER
 Z2023-046

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS THIS _____ DAY OF _____

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021
 PHONE: 817.281.0572
 WWW.CLAYMOORE.COM

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 CLAY CRISTY
 Engineer No. 10980 Date 10/17/2023

HTEAO RESTAURANT
HWY 205 & BORDEAUX DR
ROCKWALL, TX 75087

No.	DATE	REVISION	BY
1	12/07/2020	STORM REVISION	LRR
2	09/13/2021	STORM REVISION	LRR

SITE PLAN

SHEET
SP-1

DESIGN: LRR
 DRAWN: LRR
 CHECKED: CLC
 DATE: 10/17/2023

File No. 2020-021
 CASE # SP2023-000

BUILDING EXTERIOR WALL MATERIAL PERCENTAGES

TOTAL FAÇADE AREAS: **4389 S.F.**

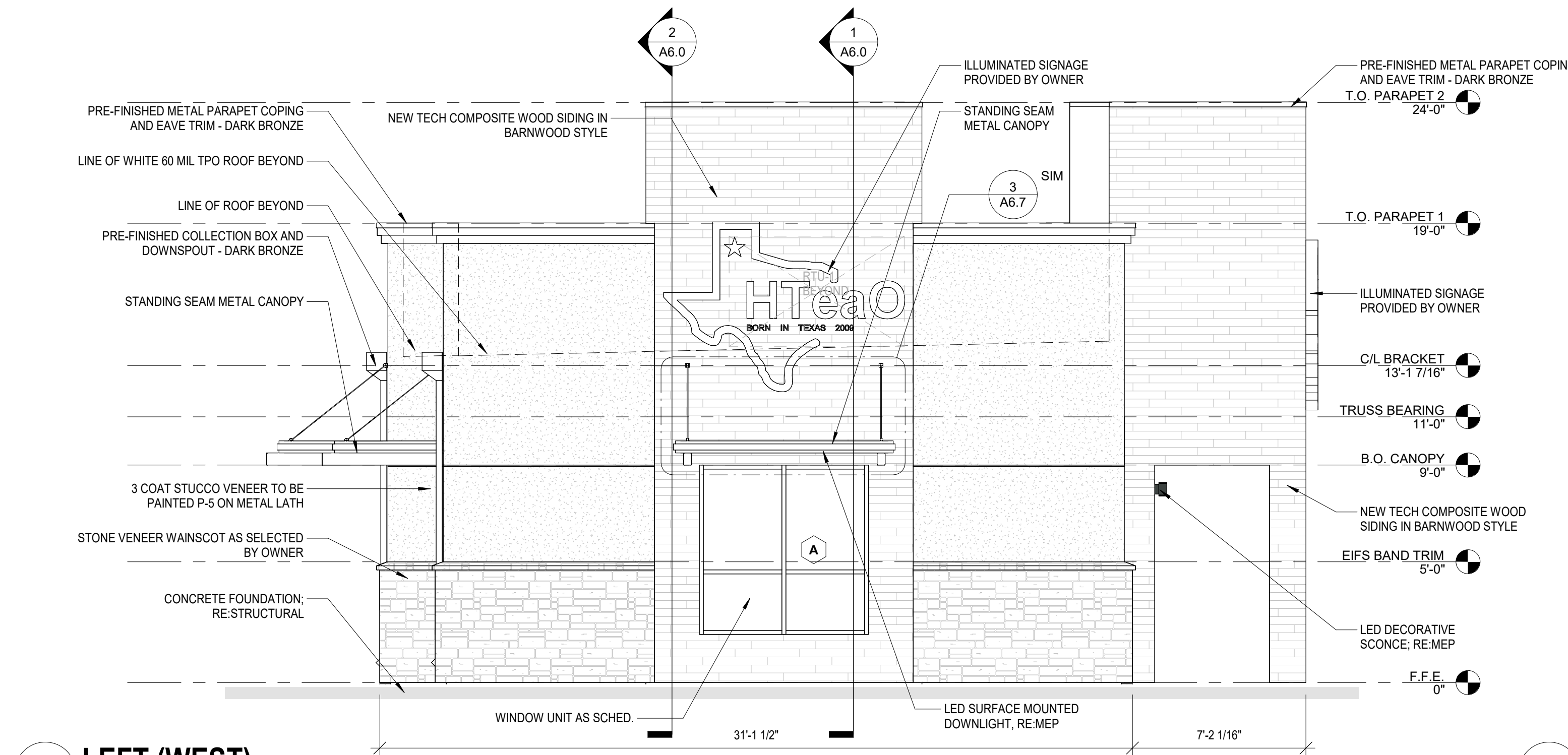
TOTAL FAÇADE AREAS EXCLUDING OPENINGS, WINDOWS AND DOORS: **4111 S.F.**

MAX. BUILDING HEIGHT ALLOWED BY CODE: **40'-0" S.F.** PROPOSED BUILDING HEIGHT: **22'-0" S.F.**

BLDG MATERIAL	NORTH		SOUTH		EAST		WEST		TOTALS	
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
Stucco	957	66%	800	53%	318	48%	250	33%	2325	53%
Stone	329	23%	297	20%	132	20%	98	13%	856	20%
Wood/Composite	0	0%	250	17%	171	26%	351	46%	772	18%
EIFS	64	4%	54	4%	23	3%	17	2%	158	4%
Windows/Doors	96	7%	112	7%	21	3%	49	6%	278	6%
TOTALS	1446	100%	1513	100%	665	100%	765	100%	4389	100%

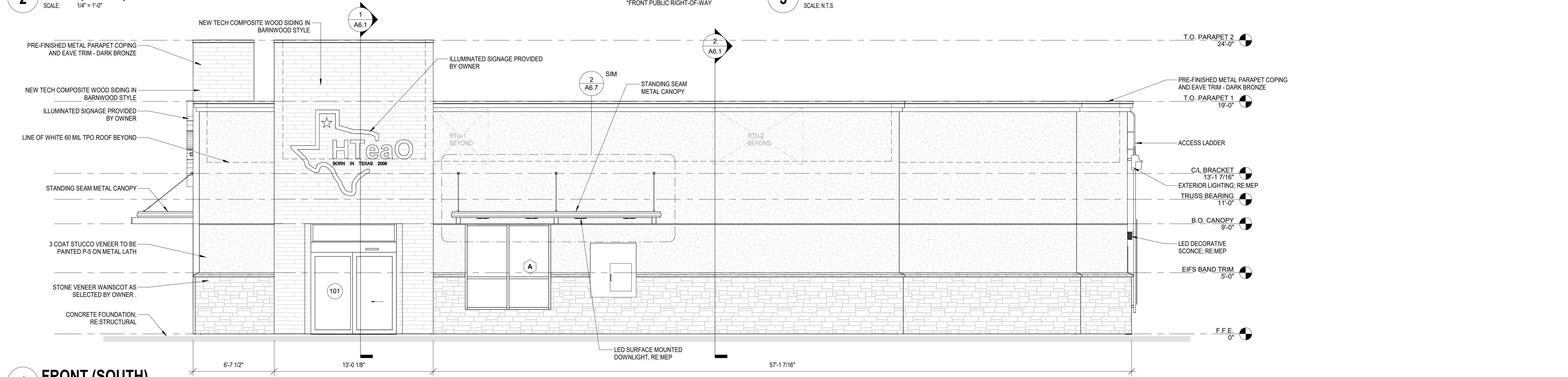
GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL FINISHES WITH OWNER BEFORE ORDERING.
2. CONTRACTOR TO VERIFY ALL OPENINGS FOR DOORS AND WINDOWS BEFORE ORDERING.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PREPARATION OF ALL SURFACES IN SATISFACTORY MANNER. TOUCH-UP AND/OR REFINISH OF SURFACES DAMAGED BY SUBSEQUENT WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION METHODS.
4. ALL GLASS SUBJECT TO HUMAN IMPACT SHALL CONFORM TO THE STANDARDS SET FORTH BY CHAPTER 24 OF THE I.B.C.



2 LEFT (WEST)
SCALE: 1/4" = 1'-0"

3 3D View 2
SCALE: N.T.S.



1 FRONT (SOUTH)
SCALE: 1/4" = 1'-0"

HTEAO ROCKWALL
3060 NORTH GOLIAD STREET
ROCKWALL, TX 75087



Date: 7-24-2023
Dwn: BRZ Chk: SJK
Project No.: 2348
Issue:

Sheet Name:
EXTERIOR ELEVATIONS

A5.0



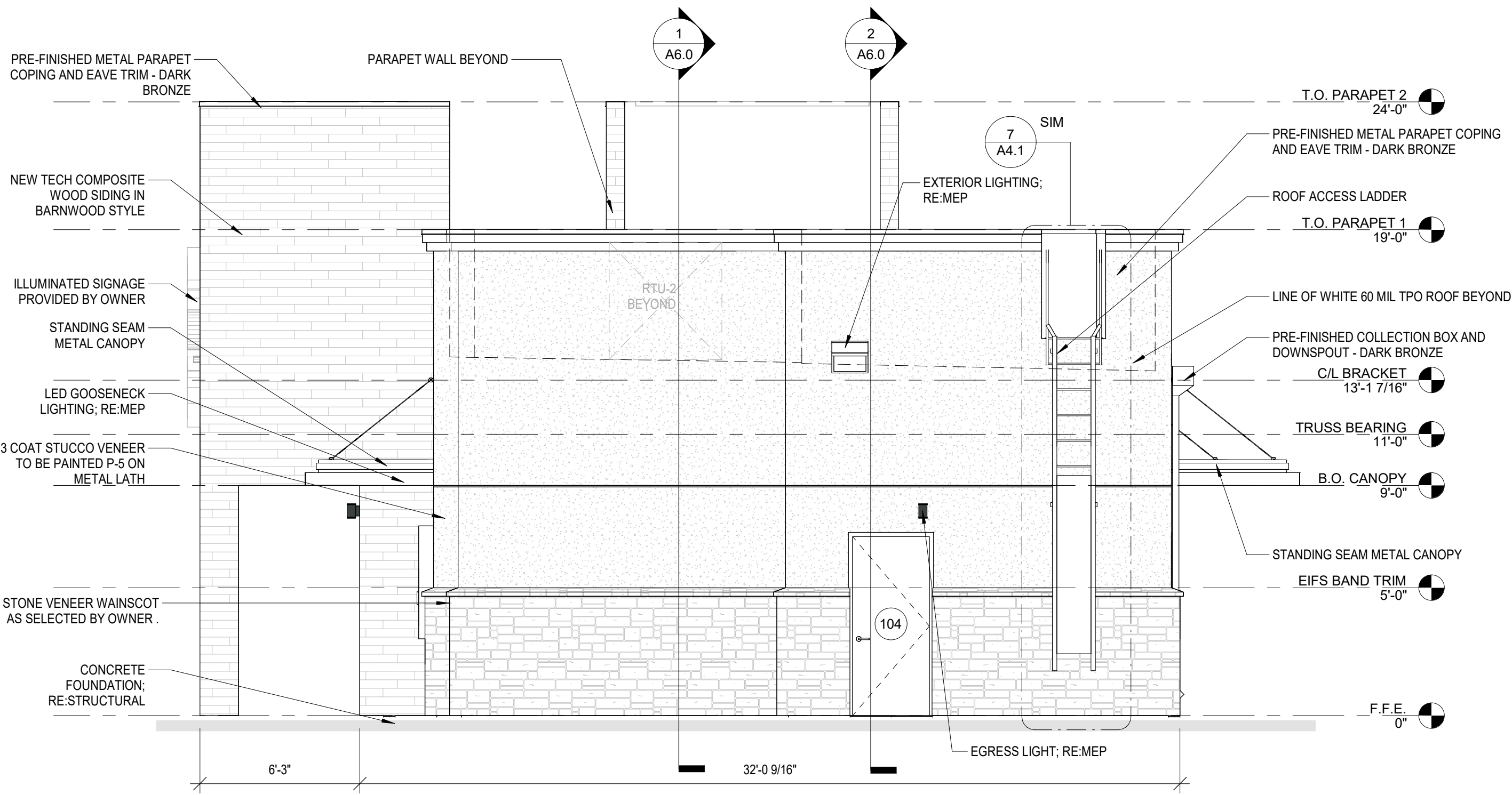
BUILDING EXTERIOR WALL MATERIAL PERCENTAGES

TOTAL FAÇADE AREAS: **4389 S.F.**
 TOTAL FAÇADE AREAS EXCLUDING OPENINGS, WINDOWS AND DOORS: **4111 S.F.**
 MAX. BUILDING HEIGHT ALLOWED BY CODE: **40'-0" S.F.** PROPOSED BUILDING HEIGHT: **22'-0" S.F.**

BLDG MATERIAL	NORTH		SOUTH		EAST		WEST		TOTALS	
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
Stucco	957	66%	800	53%	318	48%	250	33%	2325	53%
Stone	329	23%	297	20%	132	20%	98	13%	856	20%
Wood/Composite	0	0%	250	17%	171	26%	351	46%	772	18%
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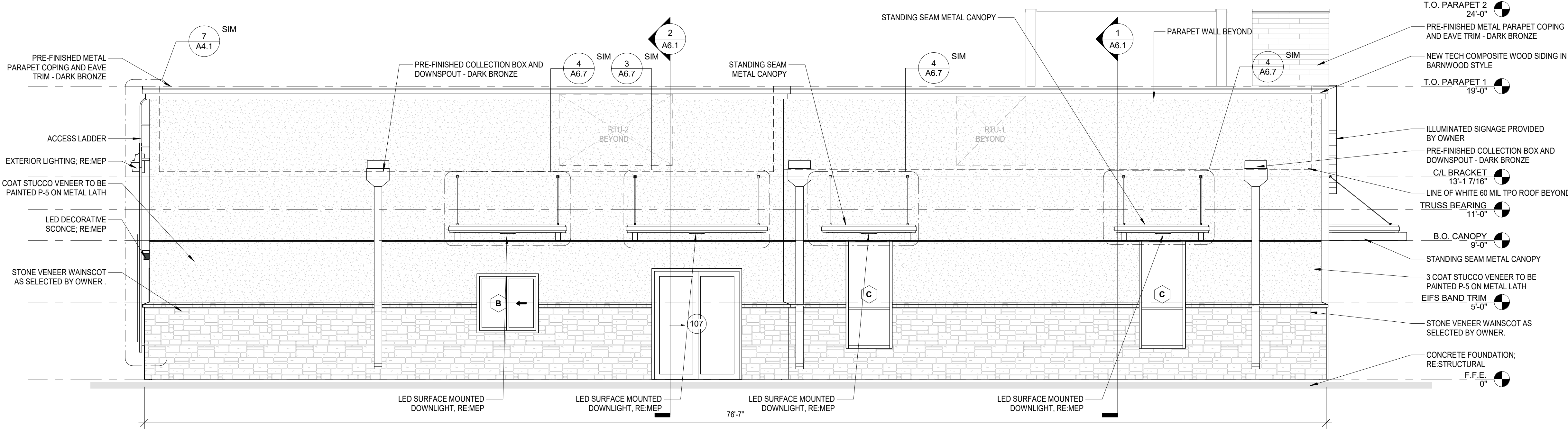
GENERAL NOTES

- CONTRACTOR TO VERIFY ALL FINISHES WITH OWNER BEFORE ORDERING.
- CONTRACTOR TO VERIFY ALL OPENINGS FOR DOORS AND WINDOWS BEFORE ORDERING.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PREPARATION OF ALL SURFACES IN SATISFACTORY MANNER. TOUCH-UP AND/OR REFINISH OF SURFACES DAMAGED BY SUBSEQUENT WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION METHODS.
- ALL GLASS SUBJECT TO HUMAN IMPACT SHALL CONFORM TO THE STANDARDS SET FORTH BY CHAPTER 24 OF THE I.B.C.



2 RIGHT (EAST)
SCALE: 1/4" = 1'-0"

3 3D View 1
SCALE: N.T.S.



1 REAR (NORTH)
SCALE: 1/4" = 1'-0"

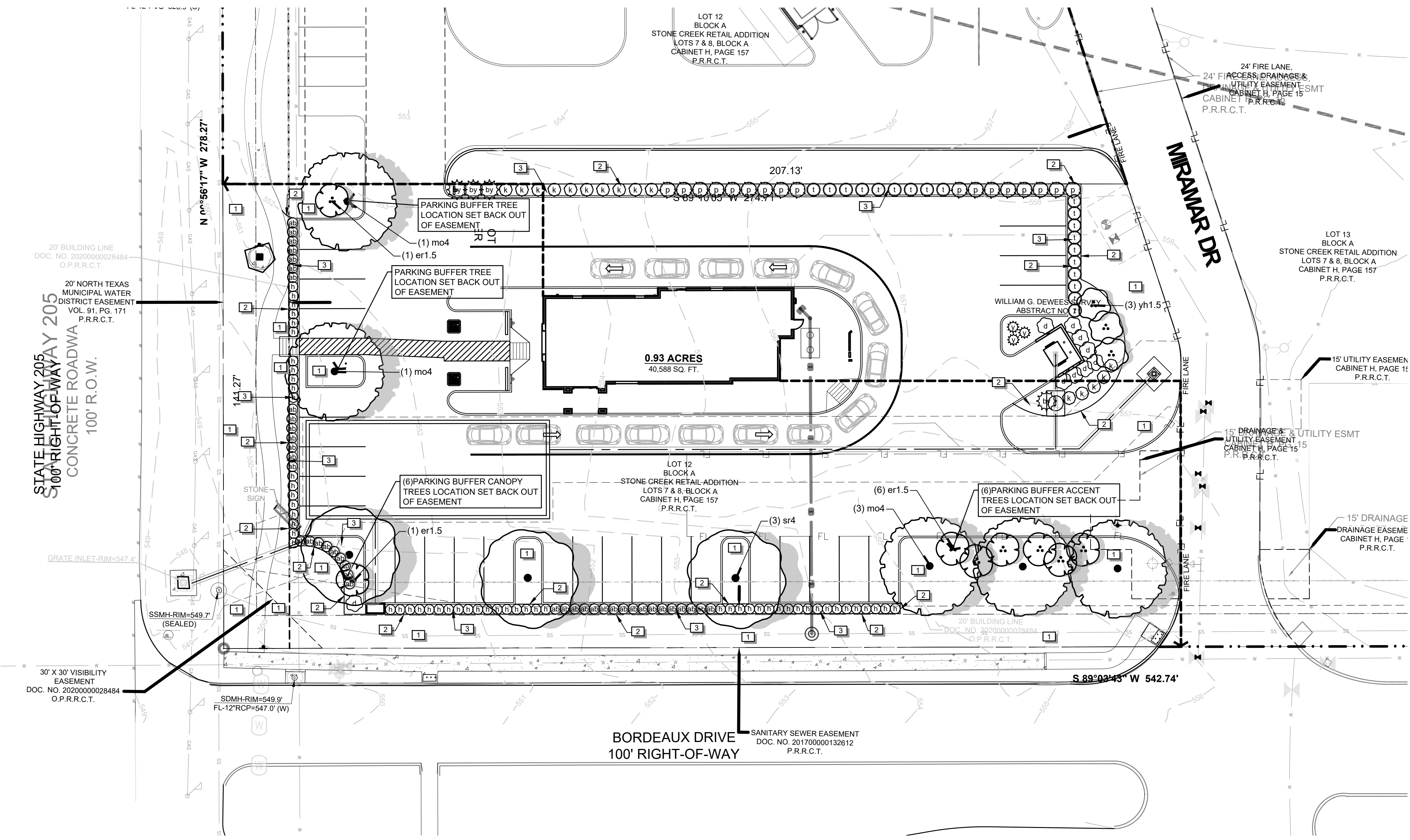
HTEAO ROCKWALL
3060 NORTH GOLIAD STREET
ROCKWALL, TX 75087



Date: **7-24-2023**
 Dwn: **BRZ** Chk: **SJK**
 Project No.: **2348**
 Issue:

Sheet Name:
EXTERIOR ELEVATIONS

A5.1



LANDSCAPE CALCULATIONS

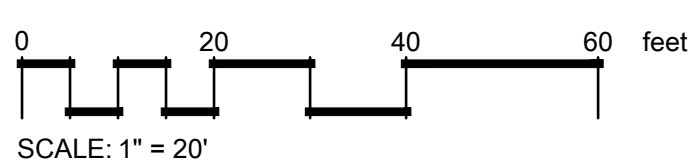
LANDSCAPE BUFFER	REQUIRED	PROVIDED
• N Goliad Dr. (110 lf)		
•• Shade trees (1 per 50 lf)	2	2
•• Accent trees (1 per 50 lf)	2	2
• Bordeaux Dr. (291 lf)		
•• Shade trees (1 per 50 lf)	6	6
•• Accent trees (1 per 50 lf)	6	6

LANDSCAPE SCREENING	REQUIRED	PROVIDED
• Headlight Screening (shrubs and 2' tall berm)		
•• N Goliad Dr.	73 lf	* lf
•• Bordeaux Dr.	182 lf	* lf
••• *shrubs and berm cannot be provided due to easement conflicts		

LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
• Total Site Area		42,619sf
• Amount of Landscaping (20% Total Site)	8,524sf	12,702sf
• Location of Landscaping (50% in Streetyard)	4,262sf	9,163sf

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Lawn, Sod
2	Steel Edge
3	Mulch



PLANT SCHEDULE

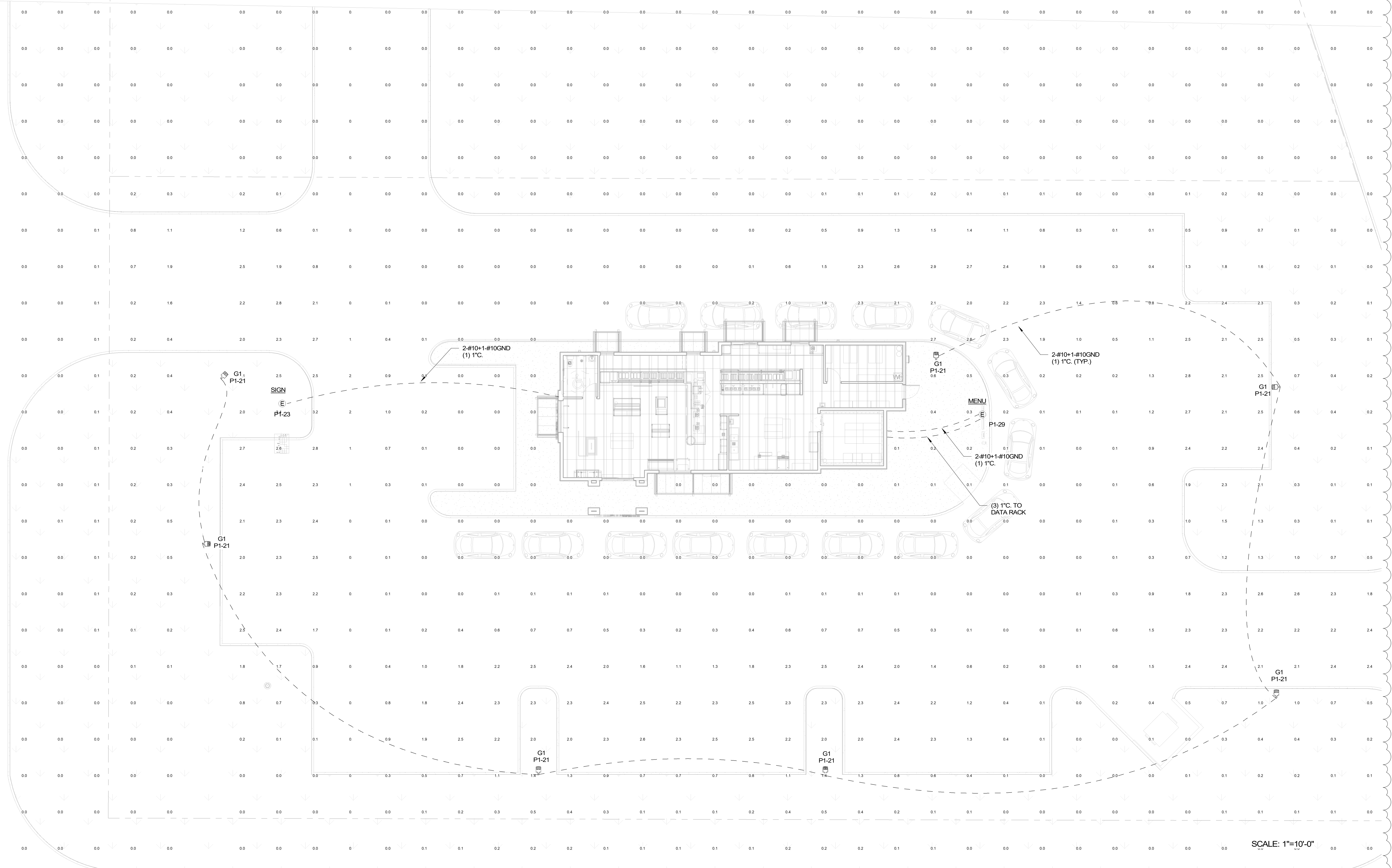
SYMBOL	CODE	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	QTY
TREES							
	mo4	Monterey Oak	Quercus polymorpha 'Monterey'	-	4"Cal	6' H min	5
	sr4	Shumard Red Oak	Quercus shumardii	-	4"Cal	6' H min	3
ORNAMENTAL TREES							
	er1.5	Eastern Redbud	Cercis canadensis	-	1.5"Cal	6' H min	8
	yh1.5	Yaupon Holly	Ilex vomitoria	-	1.5"Cal	6' H min	3
SHRUBS							
	ab	Abelia, Twist of Lime	Abelia x grandiflora 'Twist of Lime'	5 gal			40
	by	Beaked Yucca, 'Blue Velvet'	Yucca rostrata 'Blue Velvet'	5 gal			4
	d	Dwarf Palmetto	Sabal minor	5 gal			9
	h	Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'	5 gal			55
	k	Knock Out Rose	Rosa acicularis 'Knock Out'	5 gal			15
	p	Pineapple Guava	Feijoa sellowiana	5 gal			17
	t	Texas Sage 'Silverado'	Leucophyllum frutescens 'Silverado'	5 gal			19
	y	Soft Leaf Yucca	Yucca pendula	5 gal			3



Contractors:
 email info@blairla.com with RFIs, submittals, & inspection scheduling
 Schedule inspections at least 2 weeks in advance

Date									
Description									
Rev									
Consultant Seal									
Company Name and Address									
William S. Blair (512) 522-8979 info@blairla.com www.blairla.com 100 Congress Ave. Ste 2000 Austin, TX 78701									
 BLAIR LANDSCAPE ARCHITECTURE, LLC QUALITY. INTEGRITY. RELIABILITY.									
 William S. Blair November 9, 2023									
Project Name and Address									
HteaO Rockwall N Goliad Dr. and Bordeaux Dr. Rockwall, Texas									
Sheet Title									
Landscape Plan									
Design By: Will Blair									
Checked By: xxxx									
Issue Date: 09/15/2023									
Project Number: Z3062-LP									
L1 OF 2									

TYPE G1 NLS LIGHTING NV-1-T3-32L-1-40K8-DPS3-BLK-HSS 116W



SCALE: 1"=10'-0"

1 ELECTRICAL SITE PHOTOMETRIC PLAN



HTEAO ROCKWALL
HWY 205 & BORDEAUX DR.
ROCKWALL, TX 75087



Date: 09/29/2023
Dwn: KSF Chk: CG
Project No.: 2348
Issue: PERMIT

1	REVISION 1	11/06/2023

Sheet Name:
ELECTRICAL
SITE
PHOTOMETRIC
PLAN

E0.2



November 7, 2023

Angelica Guevara
Planning and Zoning
City of Rockwall
385 S Goliad St.
Rockwall, Texas 75087

Re: HTeaO- Variance Request

To Whom It May Concern,

Please let this letter serve as a written request for the variances below, related to our project at the NEC of Highway 205 and Bordeaux Dr.

1. 20% stone required for each faced of the proposed building. (UDC SS 05.01.A.1, Article 05)
 - a. The 20% minimum stone has been achieved on 3 of the 4 sides. This variance is requested for only 1 of the 4 sides of the building, in order to meet brand requirements. In compensation, a total of 6 canopies have been added around the building to increase character and architectural presence. In addition to this, we will also be working to increase the landscaping presence at the east and southwest corners of the lot for better appeal and green space.
2. 90% masonry materials are required on each façade of the proposed building. (UDC SS 05.01.C.2, Article 05).
 - a. The 90% masonry has been achieved on 1 of the 4 sides. This variance is requested for 3 of the 4 sides of the building, in order to meet brand requirements. In compensation, we have designed a portico around the front entrance to elevate the composite material and draw eyes to the entrance of the building. In addition to this we have chosen to build the squared arched openings on either side of the portico to provide an arcade-like feel as you walk across the front entrance.
3. Being in an overlay district and being less than 6,000 sf requires the roof to be pitched. (UDC SS 06.02.C.2, Article 05).
 - a. Similar to the Salad and Go adjacent to our project, we are requesting this requirement be waived to meet brand standards. In compensation we have increased the horizontal articulation of the building to add better depth and character with the casting of shadows throughout the day. In addition to this we have also added and articulated cornice design using a two-step cornice profile that crowns the top of the walls finished in stucco.

In review, all 6 compensatory measures have been thought out in a way to both elevate the site and appearance of the building to better draw in clientele and enhance the character and architectural appearance of the Hteao Store.

Sincerely,

Claymoore Engineering, Inc. 1903
Central Drive Ste. 406
Bedford, TX 76021
817-281-0572

A handwritten signature in blue ink, appearing to read "Clay Cristy".

Clay Cristy , P.E.



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: December 12, 2023
APPLICANT: Clay Cristy; *ClayMoore Engineering*
CASE NUMBER: SP2023-038; *Site Plan for HTeaO*

SUMMARY

Discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of Staci Bowen of Metroplex Acquisition Fund, LP for the approval of a Site Plan for *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In (i.e. HTeaO)* on a 0.93-acre portion of a larger 5.16-acre parcel of land identified as Lot 13, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on May 19, 1986 by *Ordinance No. 86-37*. On December 7, 1993, the City's historic zoning map indicates the subject property was zoned Agricultural (AG) District. On April 2, 2007, the City Council approved a zoning change for the subject property changing the zoning designation from an Agricultural (AG) District to Planned Development District 70 (PD-70) [i.e. *Ordinance No. 07-13*] for limited General Retail (GR) District land uses. On October 5, 2020, the City Council approved a replat [i.e. *Case No. P2020-038*] that replatted the subject property as Lot 11, Block A, Stone Creek Retail Addition. On May 2, 2022, the City Council approved a replat [i.e. *Case No. P2022-013*] that established the subject property as a portion of Lot 13, Block A, Stone Creek Retail Addition. On November 6, 2023, the City Council approved a Specific Use Permit (SUP) [i.e. *Case No. Z2023-048; Ordinance No. 23-62, S-319*] to allow a *Restaurant with less than 2,000 SF with Drive-Through or Drive-In* on the subject property. The subject property is currently vacant.

PURPOSE

On October 20, 2023, the applicant -- *Clay Cristy of ClayMoore Engineering* -- submitted an application requesting the approval of a site plan for the purpose of constructing a *Restaurant Less Than 2,000 SF with a Drive-Through or Drive-In (i.e. HTeaO)* on the subject property.

ADJACENT LAND USES AND ACCESS

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

North: Directly north of the subject is a *Restaurant with less than 2,000 SF with a Drive-Through (i.e. Salad-n-Go)*. North of this is a *Restaurant with more than 2,000 SF with a Drive-Through (i.e. McDonald's)*. Beyond this is a *Retail Store with Gasoline Sales (i.e. Tom Thumb Gas Station)*. All of these properties are zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses.

South: Directly south of the subject property is Bordeaux Drive, which is identified as a *A4D (i.e. major arterial, four [4] lane, divided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 1 of the Stone Creek Subdivision, which is an 83.57-acre residential subdivision, zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses.

East: Directly east of the subject property is the remainder of a 5.16-acre parcel of land (*i.e. Lot 13, Block A, Stone Creek Retail Addition*) -- that includes the subject property --, which is currently vacant. East of this is Stone Creek Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phases 2B & 6 of the Stone Creek Subdivision, which are zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property is N. Goliad Street [SH-205], which is identified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land (*i.e. 3069 and 3073 N. Goliad Street*), zoned Single-Family 16 (SF-16) District. Beyond this is Phase 6 of the Shores Subdivision, which consists of 70 lots and is zoned Planned Development District 3 (PD-3) for single-family land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* is permitted by Specific Use Permit (SUP) in a General Retail (GR) District. A Specific Use Permit (SUP) [*i.e. Case No. Z2023-048; Ordinance No. 23-62, S-319*] was granted for this land use by the City Council on November 6, 2023. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a General Retail (GR) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>6,000 SF</i>	<i>X=0.81-acres; In Conformance</i>
<i>Minimum Lot frontage</i>	<i>60-Feet</i>	<i>X= 137-feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>X=249.46-feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>15-Feet</i>	<i>x>15-feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>	<i>x>10-feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>	<i>x=10-feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>36-Feet</i>	<i>X<60-feet; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>40%</i>	<i>X=2.22%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>1 Parking Space/100 SF (8 Required)</i>	<i>x=8; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>20%</i>	<i>In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85-90%</i>	<i>x<85%; In Conformance</i>

TREESCAPE PLAN

There are no trees being removed from the property, therefore no treescape plan is required.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(F)(27), *Restaurant with Drive Through or Drive-In*, of Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Restaurants with Drive Through or Drive-In* as “(a) place of business whose primary source of revenue is derived from the sale of prepared food to the general public for consumption on-premise or off-premises and/or in a personal vehicle or where facilities are provided on the premises that encourages the serving and consumption of food in a personal vehicle on or near the restaurant premises.” In this case the applicant is requesting a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In*, which conforms to the land use listed in Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

The proposed site plan generally conforms to the standards of the *General Overlay District Standards* and the *General Commercial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variances being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following exceptions:

(1) Architectural Standards.

- (a) 20% Stone Requirement. According to Subsection 06.02(C)(1)(A)(1), *Stone*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "...a minimum of 20% natural or quarried stone is required on all building facades." In this case, the applicant meets this requirement on three (3) of four (4) sides of the building. A variance is requested for the building façade that does not meet this requirement.
- (b) 90% Masonry Requirement. According to Subsection 06.02(C)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "...each exterior wall of a building's façade shall consist of a minimum of 90% Primary Materials..." In this case, the applicant meets this requirement on one (1) of the four (4) sides of the building. A variance is requested on three (3) of the four (4) sides of the building.
- (c) Roof Design Standards. According to Subsection 06.02 (C)(3), *Roof Design Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), states that "(a)ll structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof". In this case, the applicant is requesting that this requirement be waived in order to meet their brand standards and match the surrounding buildings. Staff should note that this variance has been granted before for the adjacent restaurant (*i.e. Salad and Go*).
- (d) Four-Sided Architecture. According to Article 05, *General Overlay District Development Standards*, of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (*i.e. four [4] or more accent or canopy trees*) shall be planted along perimeter of the subject property to the rear of the building." In this case, the building elevations did not meet the articulation standards or projection standards for all four (4) facades of all buildings proposed and there is not an additional row of trees proposed at the back of the property.
- (e) Landscape Buffers. According to Article 08, *Landscape and Fence Requirements*, of the Unified Development Code (UDC) "(a) minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts public right of way ... all landscape buffers adjacent to a public right of way shall incorporate ground cover, a built up berm and shrubbery ..." In addition, the *General Overlay District Standards* require a built-up berm along the entire frontage of the required 20-foot landscape buffer. In this case, the applicant has not provided any berms in the landscape buffers. This will require an exception and a variance to the standards.

According to Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship." In addition, the code requires that applicant's provide compensatory measures that directly offset the requested exception. In this case, as compensatory measures the applicant is proposing to [1] increased landscaping (*i.e. six (6) canopy trees around the building and increased landscaping at east and southwest corners of the lot*), [2] additional coverings (*i.e. portico around the front entrance and squared arch openings on either side of portico*), and [3] increased horizontal articulation (*i.e. added cornice design using two-stop cornice crowning the top of the walls finished in stucco*). Staff should point out that all of the identified compensatory measures are requirements and do not meet the ordinance's definition of compensatory measures. With this being said, requests for exceptions to the general standards are discretionary decisions for the Planning and Zoning Commission. Staff should also note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of an exception.

Addendum (December 07, 2023): On December 6, 2023, the applicant submitted revisions to staff that included an updated Site Plan, Building Elevations, Landscape Plan, and Photometric Plan. Based on what was submitted, the applicant is requesting exceptions to the 90% masonry requirements, roof design standards, and four-sided architecture requirements (*i.e. primary and secondary articulation*). Staff should note that a *Variance Letter* was requested by staff, but was not provided by the applicant. As of now, there are no compensatory measures being proposed to off-set the requested exceptions; however, the applicant has changed the building elevations to be in conformance with the 20% stone requirement and provided increased landscaping as required by the *General Overlay District Standards*.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *Northwest Residential District*. The *Northwest Residential District* is an established district that is significantly developed with medium-density, suburban housing and many of the subdivisions are not anticipated to change. As a result, the majority of commercial development in the area is anticipated to consist of neighborhood/convenience centers that are compatible in scale with the adjacent residential properties. Strategy #2 in the *Northwest Residential District* states that "...commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures." In this case, the applicant's proposal appears to conform with the goals and policies of the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on November 1, 2023. The ARB recommended that the applicant revise the elevations to be more consistent with the surrounding buildings (*i.e. Salad and Go*) in terms of projections and building materials. They also asked that the applicants meet the articulation requirements. Before action is taken on the elevations, the ARB wants to see the revised elevations at the November 14, 2023 meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for HTeaO on the *subject property*, 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 engineering plans.
- ~~(2) The applicant shall provide an updated Landscape Plan that shows conformance with the Landscape Plan and operational requirements approved with the Specific Use Permit (SUP) ordinance (*i.e. Ordinance No. 23-62*).~~
- ~~(3) The applicant shall update the Photometric Plan to be in conformance with the Unified Development Code (UDC) before the engineering process.~~
- (4) Any construction resulting from the approval of this *Site Plan* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre) ¹
- Preliminary Plat (\$200.00 + \$15.00 Acre) ¹
- Final Plat (\$300.00 + \$20.00 Acre) ¹
- Replat (\$300.00 + \$20.00 Acre) ¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre) ¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre) ¹
- Specific Use Permit (\$200.00 + \$15.00 Acre) ¹
- PD Development Plans (\$200.00 + \$15.00 Acre) ¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address _____

Subdivision Stone Creek Retail Addition

Lot

12

Block

A

General Location North East Corner of N. Goliad St and Bordeaux Dr.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-070

Current Use

Undeveloped

Proposed Zoning PD-070

Proposed Use

Retail

Acreage 0.93

Lots [Current] 1

Lots [Proposed] 2

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner Metroplex Acquisition Fund, LP

Applicant ClayMoore Engineering

Contact Person Staci Bowen

Contact Person Clay Cristy

Address 1717 Woodstead Ct.

Address 1903 Central Dr.

Ste. 207

Ste. 406

City, State & Zip The Woodlands, TX 77380

City, State & Zip Bedford, Texas 76021

Phone 214.343.4477

Phone 817.281.0572

E-Mail sbowen@crestviewcompanies.com

E-Mail Clay@claymooreeng.com

NOTARY VERIFICATION [REQUIRED]

Billy J. Brice III, President of
Metroplex Acquisition Fund, LP

Before me, the undersigned authority, on this day personally appeared _____ [Owner] the undersigned, who stated the information on this application to be true and certified the following:

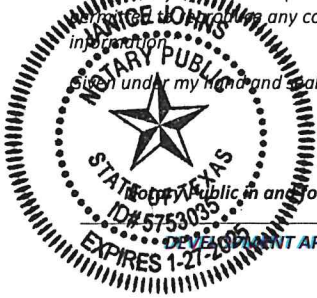
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 268.60, to cover the cost of this application, has been paid to the City of Rockwall on this the 14 day of September, 20 23. By signing this application, 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.

_____ under my hand and seal of office on this the 14th day of September, 20 23

Owner's Signature

My Commission Expires

1-27-2025



Notary Public in and for the State of Texas

SP2023-038: Site Plan for a Restaurant with a Drive-Through



PD-37

205

N GOLIAD ST

SF-16

PD-70

BORDEAUX DR

MIRAMAR DR

AG

Case Location Map =



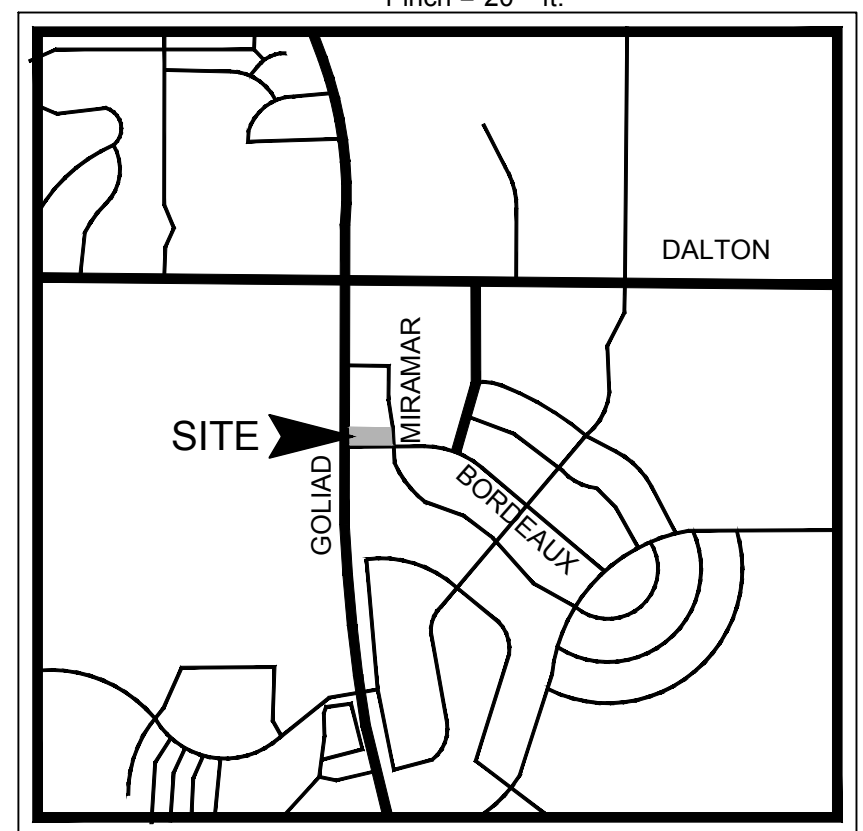
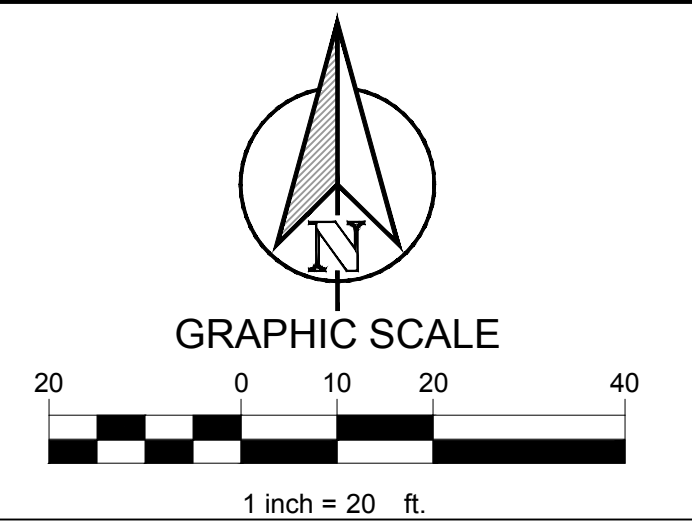
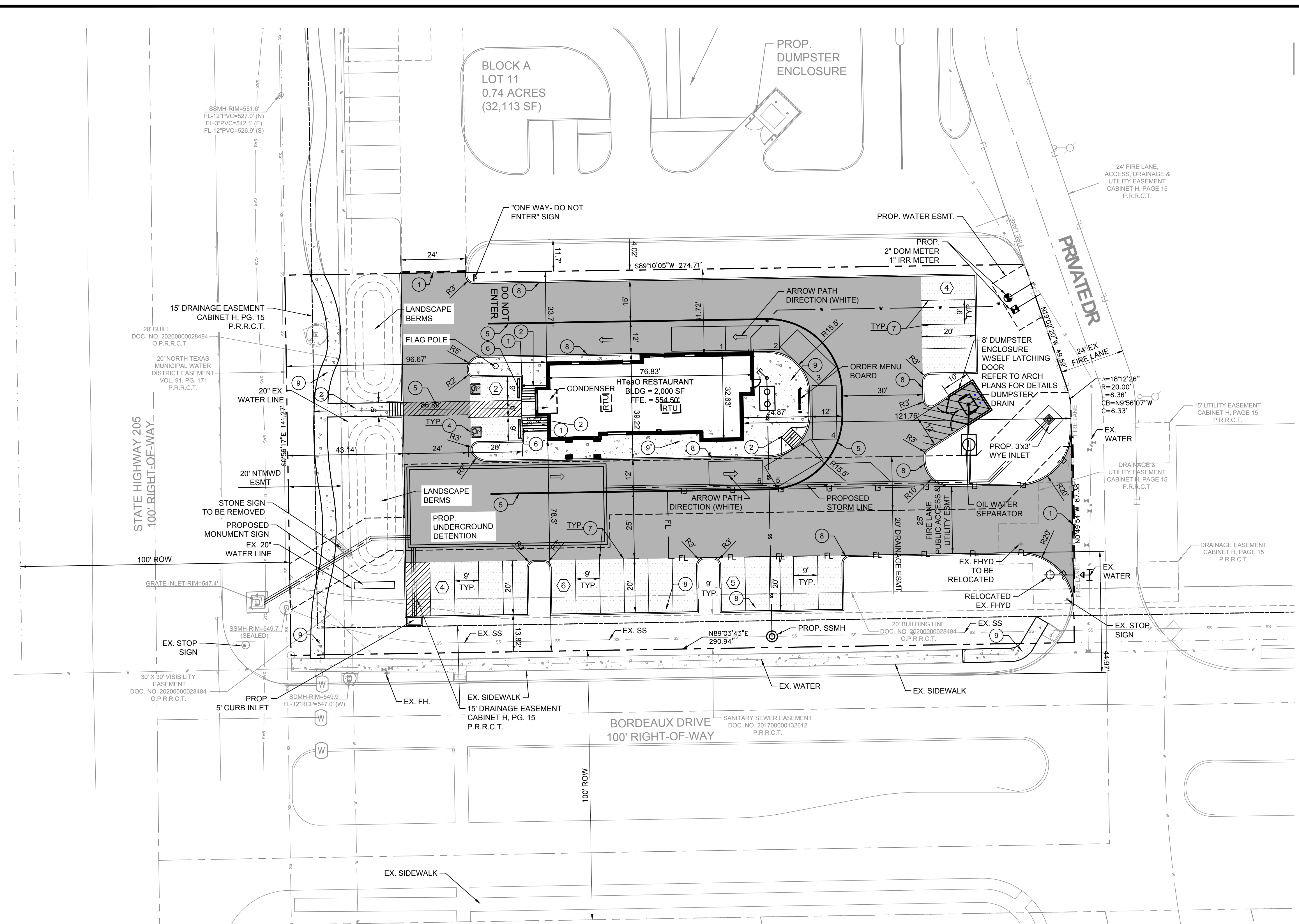
City of Rockwall

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



PLOTTED BY: LYNN ROWLAND
 PLOT DATE: 12/5/2023 4:15 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2023-110 APPJ MGMT - HTEAO ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 12/5/2023 3:51 PM



VICINITY MAP
N.T.S.

CONSTRUCTION SCHEDULE	
	PROPOSED 5' LIME STABILIZED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED 6' LIME STABILIZED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED 7' LIME STABILIZED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED 5' LIME STABILIZED SIDEWALK CONCRETE PAVEMENT
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT
	PROPOSED SAWCUT
	PARKING COUNT

TEXAS REGISTRATION #14199
CLAY MOORE ENGINEERING
 1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021
 PHONE: 817.281.0572
 WWW.CLAYMOOREENGINEERING.COM

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 CLAY CRISTY
 Engineer No. 10980 Date 12/5/2023

**HTEAO RESTAURANT
 HWY 205 & BORDEAUX DR
 ROCKWALL, TX 75087**

No.	DATE	REVISION	BY
2	09/13/2021	STORM REVISION	LRR
1	12/07/2020	STORM REVISION	LRR

- NOTES:
- A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
 - ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
 - ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
 - NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
 - SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.
 - PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIR, AND REPLACEMENT OF THE DETENTION/DRAINAGE SYSTEMS

PARKING DATA TABLE		
PARKING REQ.		
DRIVE-THRU RESTAURANT (2,000 SF) 1/ 100 SF		20 SPACES
PARKING PROVIDED		
STANDARD PARKING		19 SPACES
ADA PARKING		2 SPACES
TOTAL		21 SPACES (2 ADA)
TYP. PARKING DIMENSIONS		9'X20'

SITE DATA TABLE	
SITE AREA	0.933 AC (40,627 SF)
ZONING	PD-70
PROPOSED USE	DRIVE-THRU RESTAURANT
BUILDING SIZE	2,000 SF
BUILDING STORIES	1 STORY
TOTAL IMPERVIOUS	28,117 SF (69)

CONSTRUCTION SCHEDULE	
①	HANDICAP SIGN
②	ADA RAMP, 12:1 MAX. SLOPE
③	SAWCUT FULL DEPTH EXISTING PAVEMENT
④	HANDICAP SYMBOL
⑤	PAVEMENT STRIPING
⑥	CURB STOP
⑦	4" PARKING STALL STRIPING COLOR: WHITE
⑧	CURB & GUTTER
⑨	PROPOSED SIDEWALK

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

OWNER:
 METROPLEX ACQUISITIONS FUND, LP
 1717 WOODSTEAD CT, SUITE 207
 THE WOODLANDS, TX 77380
 CONTACT: STACI BOWEN
 PH: 214.343.447

DEVELOPER:
 APPJ MANAGEMENT
 740 AVALON DR
 HEATH, TX 75032
 CONTACT: JEFF IVY
 PH: 214-272-4350

HTEAO RESTAURANT
 LEGAL DESCRIPTION AND OR ADDRESS:
 HWY 205 & BORDEAUX DRIVE
 ROCKWALL, TX 75087
 0.933 AC (40,627 SF)

APPLICANT:
 CLAYMOORE ENGINEERING, INC.
 1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021
 CONTACT: CLAY CRISTY
 PH: 817.281.0572

CASE NUMBER:
 Z2023-046

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS THIS _____ DAY OF _____.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

SITE PLAN
 SHEET
SP-1
 File No. 2020-021
 CASE # SP2023-038

BUILDING EXTERIOR WALL MATERIAL PERCENTAGES

TOTAL FAÇADE AREAS: **4424 S.F.**

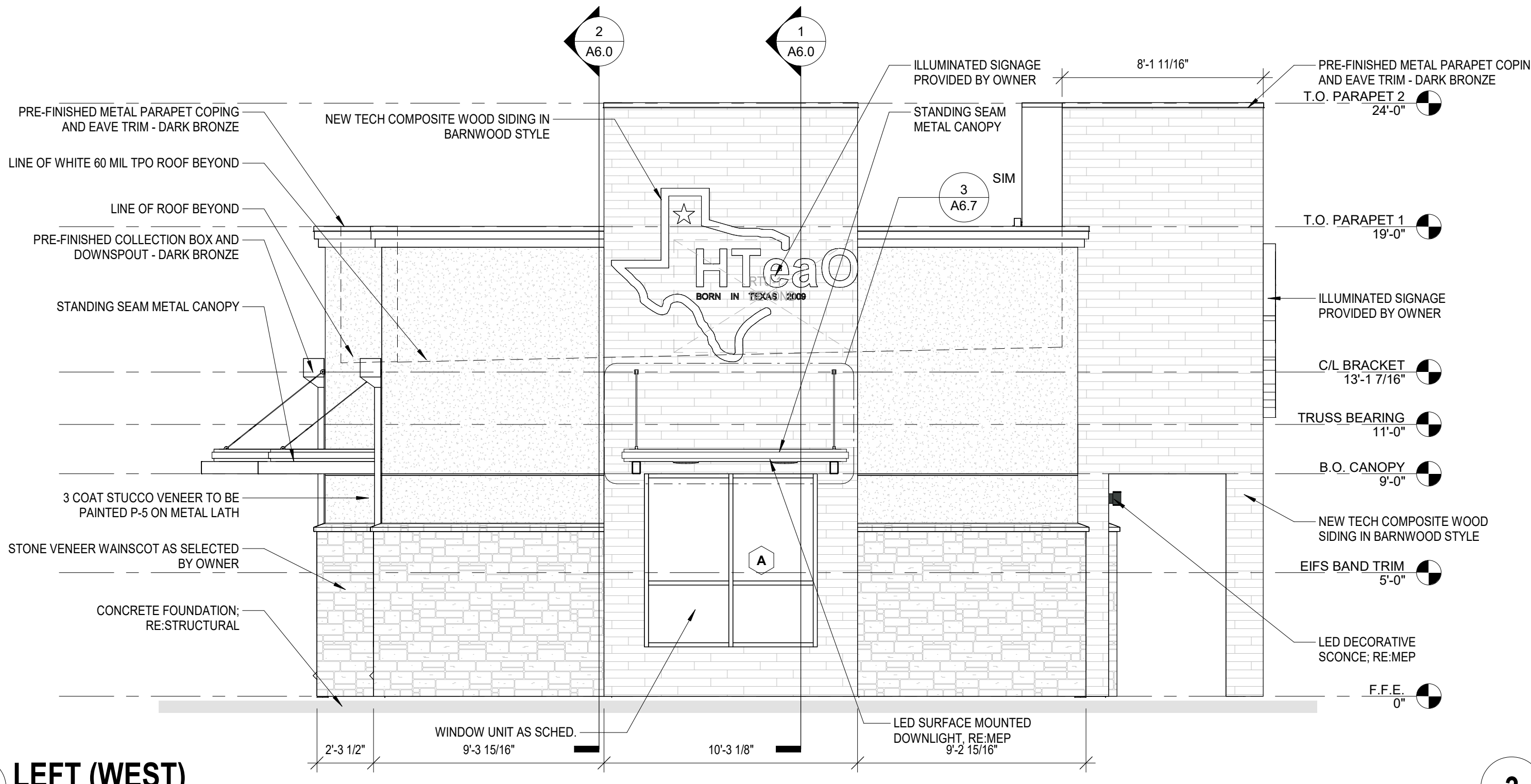
TOTAL FAÇADE AREAS EXCLUDING OPENINGS, WINDOWS AND DOORS: **4424 S.F.**

MAX. BUILDING HEIGHT ALLOWED BY CODE: **40'-0" S.F.** PROPOSED BUILDING HEIGHT: **22'-0" S.F.**

BLDG MATERIAL	NORTH		SOUTH		EAST		WEST		TOTALS	
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
Stucco	848	59%	703	48%	353	46%	226	30%	2130	48%
Stone	536	37%	446	31%	227	29%	155	21%	1364	31%
Wood/Composite	0	0%	250	17%	171	22%	351	47%	772	17%
EIFS	64	4%	54	4%	23	3%	17	2%	158	4%
TOTALS	1448	100%	1453	100%	774	100%	749	100%	4424	100%

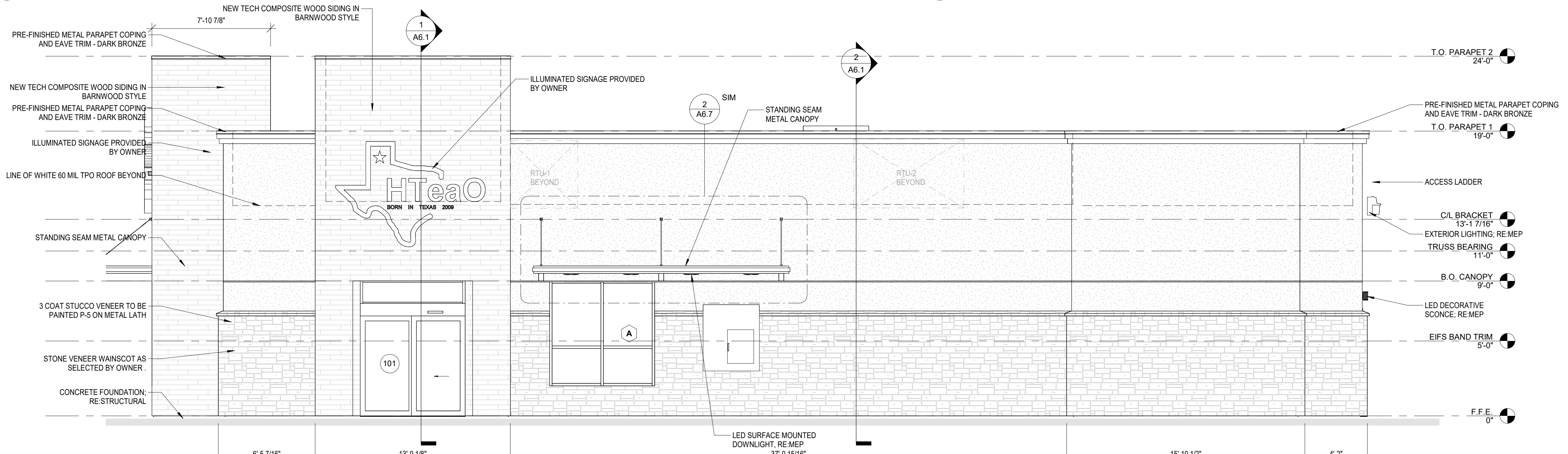
GENERAL NOTES

- CONTRACTOR TO VERIFY ALL FINISHES WITH OWNER BEFORE ORDERING.
- CONTRACTOR TO VERIFY ALL OPENINGS FOR DOORS AND WINDOWS BEFORE ORDERING.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PREPARATION OF ALL SURFACES IN SATISFACTORY MANNER. TOUCH-UP AND/OR REFINISH OF SURFACES DAMAGED BY SUBSEQUENT WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION METHODS.
- ALL GLASS SUBJECT TO HUMAN IMPACT SHALL CONFORM TO THE STANDARDS SET FORTH BY CHAPTER 24 OF THE I.B.C.



2 LEFT (WEST)
SCALE: 1/4" = 1'-0"

3 3D View 2
SCALE: N.T.S.



1 FRONT (SOUTH)
SCALE: 1/4" = 1'-0"

HTEAO ROCKWALL
3060 NORTH GOLIAD STREET
ROCKWALL, TX 75087



Date: **7-24-2023**
Dwn: **BRZ** Chk: **SJK**
Project No.: **2348**
Issue:

Sheet Name:
EXTERIOR ELEVATIONS

A5.0



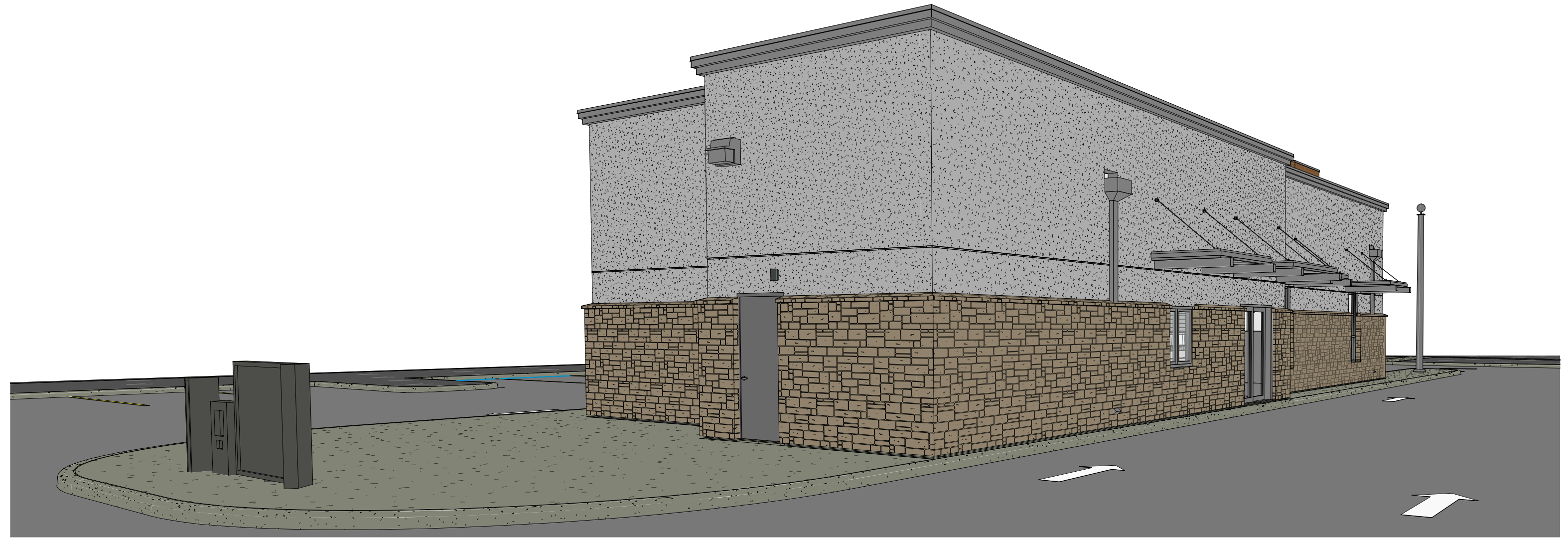
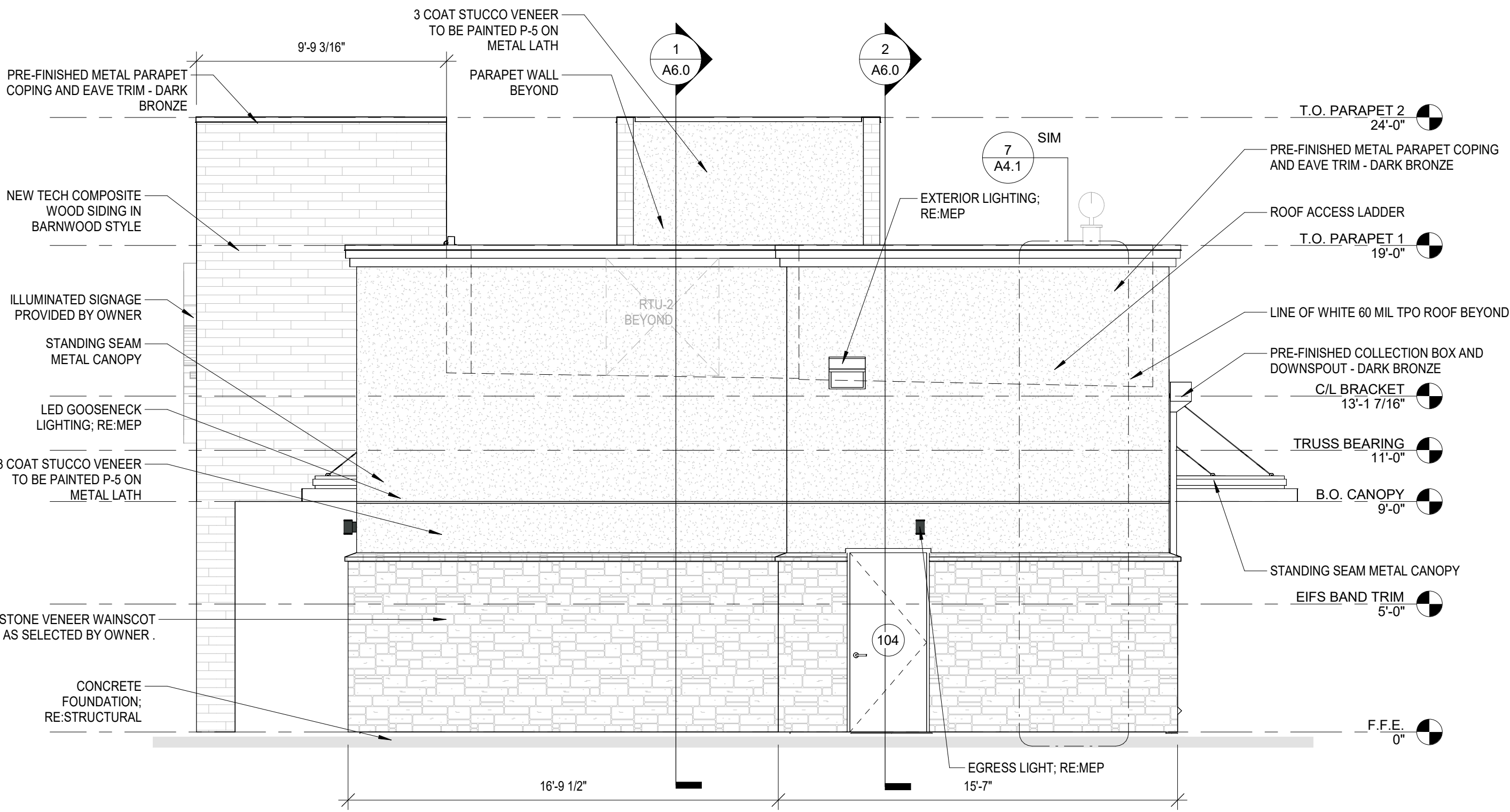
BUILDING EXTERIOR WALL MATERIAL PERCENTAGES

TOTAL FAÇADE AREAS: **4424 S.F.**
 TOTAL FAÇADE AREAS EXCLUDING OPENINGS, WINDOWS AND DOORS: **4424 S.F.**
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BLDG MATERIAL	NORTH		SOUTH		EAST		WEST		TOTALS	
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%
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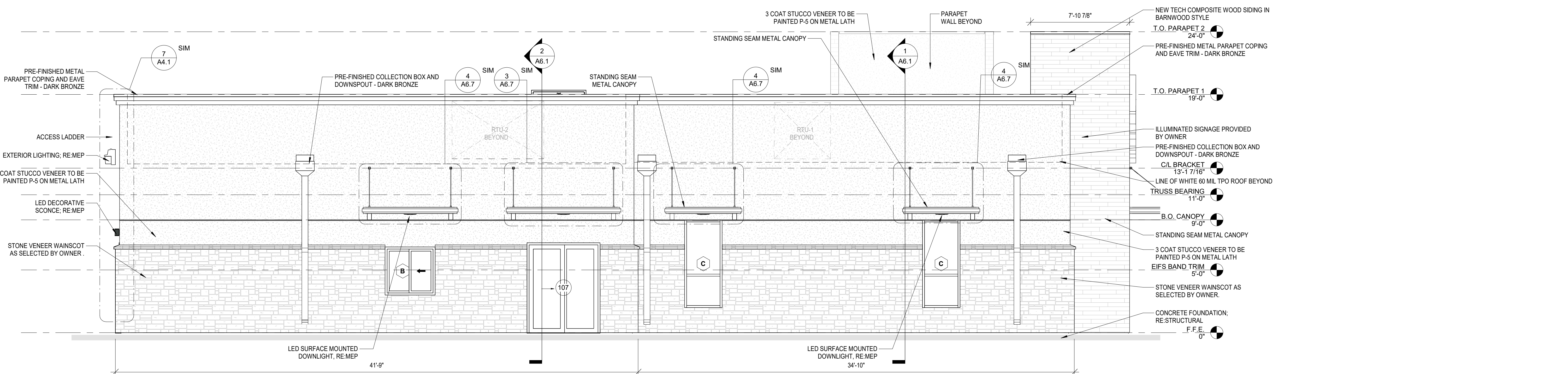
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2 RIGHT (EAST)
SCALE: 1/4" = 1'-0"

3 3D View 1
SCALE: N.T.S.



1 REAR (NORTH)
SCALE: 1/4" = 1'-0"

HTEAO ROCKWALL
 3060 NORTH GOLIAD STREET
 ROCKWALL, TX 75087



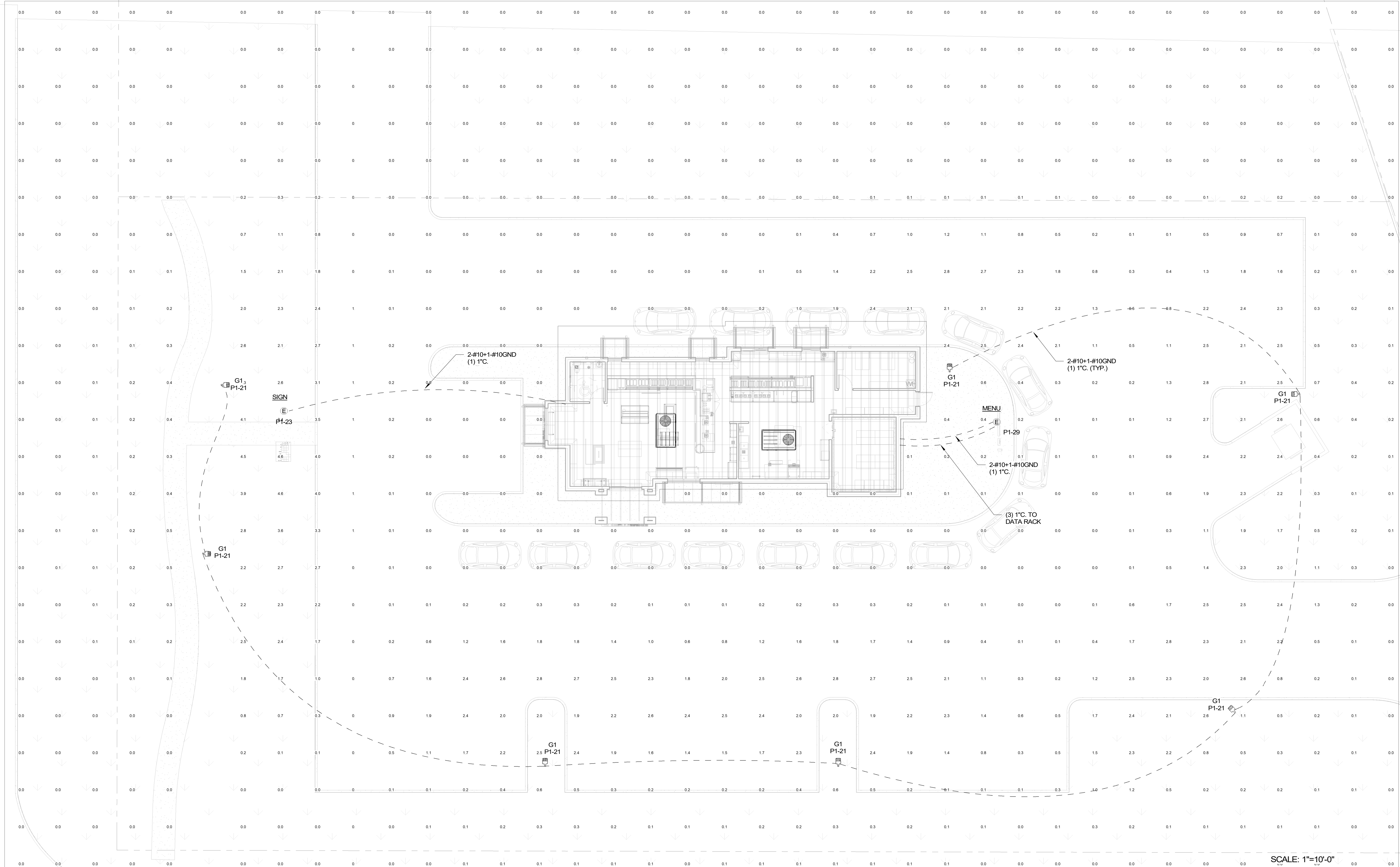
Date: 7-24-2023
 Dwn: BRZ Chk: SJK
 Project No.: 2348
 Issue:

Sheet Name:
 EXTERIOR
 ELEVATIONS

A5.1



TYPE G1 NLS LIGHTING NV-1-T3-32L-1-40K8-DPS3-BLK-HSS 116W



SCALE: 1"=10'-0"



HTEAO ROCKWALL
 HWY 205 & BORDEAUX DR.
 ROCKWALL, TX 75087



Date: 09/29/2023
 Dwn: KSF Chk: CG
 Project No.: 2348
 Issue: PERMIT

1	REVISION 1	11/06/2023
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Sheet Name:
 ELECTRICAL
 SITE
 PHOTOMETRIC
 PLAN

E0.2

1 ELECTRICAL SITE PHOTOMETRIC PLAN



January 23, 2024

TO: Stacy Bowen
1717 Woodstead Court, Suite 207
The Woodlands, TX 77380

CC: Clay Cristy
1903 Central Drive, Suite 406
Bedford, TX 76021

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

SUBJECT: SP2023-038; *Site Plan for HTeaO*

To whom it may concern:

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on December 12, 2023. 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 engineering plans; and,
- (2) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On December 12, 2023, the Planning and Zoning Commission approved a motion to approve a site plan by a vote of 6-0, with Commissioner Womble absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6438.

Sincerely,

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

Angelica Guevara, *Planning Technician*
City of Rockwall Planning and Zoning Department