



**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]:

<p><b>PLATTING APPLICATION FEES:</b></p> <p><input type="checkbox"/> MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup></p> <p><input type="checkbox"/> PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup></p> <p><input type="checkbox"/> FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup></p> <p><input type="checkbox"/> REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup></p> <p><input type="checkbox"/> AMENDING OR MINOR PLAT (\$150.00)</p> <p><input type="checkbox"/> PLAT REINSTATEMENT REQUEST (\$100.00)</p> <p><b>SITE PLAN APPLICATION FEES:</b></p> <p><input type="checkbox"/> SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup></p> <p><input checked="" type="checkbox"/> AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)</p>	<p><b>ZONING APPLICATION FEES:</b></p> <p><input type="checkbox"/> ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup></p> <p><input type="checkbox"/> SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 &amp; 2</sup></p> <p><input type="checkbox"/> PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup></p> <p><b>OTHER APPLICATION FEES:</b></p> <p><input type="checkbox"/> TREE REMOVAL (\$75.00)</p> <p><input checked="" type="checkbox"/> VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup></p> <p><b>NOTES:</b></p> <p><sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.</p> <p><sup>2</sup>: A <b>\$1,000.00</b> FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.</p>
---	--

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 2535 Ridge Rd, Rockwall TX 75087

SUBDIVISION: \_\_\_\_\_ LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_

GENERAL LOCATION: 2535 Ridge Rd, Rockwall TX 75087

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

CURRENT ZONING	CURRENT USE
PROPOSED ZONING	PROPOSED USE
ACREAGE	LOTS [CURRENT]      LOTS [PROPOSED]

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

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

<input type="checkbox"/> OWNER	POP Restaurants LLC	<input type="checkbox"/> APPLICANT	POP Restaurants LLC
CONTACT PERSON	Alejandro Orfanos	CONTACT PERSON	Alejandro Orfanos
ADDRESS	4515 LBJ Fwy	ADDRESS	4515 LBJ FWY
CITY, STATE & ZIP	Farmers Branch, TX 75244	CITY, STATE & ZIP	Farmers Branch, TX
PHONE	972-620-2287	PHONE	972-620-2287
E-MAIL	development@sunholdings.net	E-MAIL	aorfanos@sunholdings.net

## NOTARY VERIFICATION [REQUIRED]

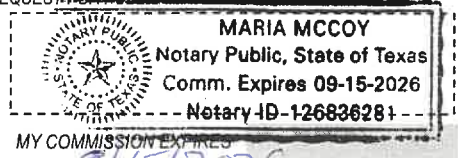
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Alejandro Orfanos [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 30 DAY OF October, 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 30 DAY OF October, 2023.

OWNER'S SIGNATURE

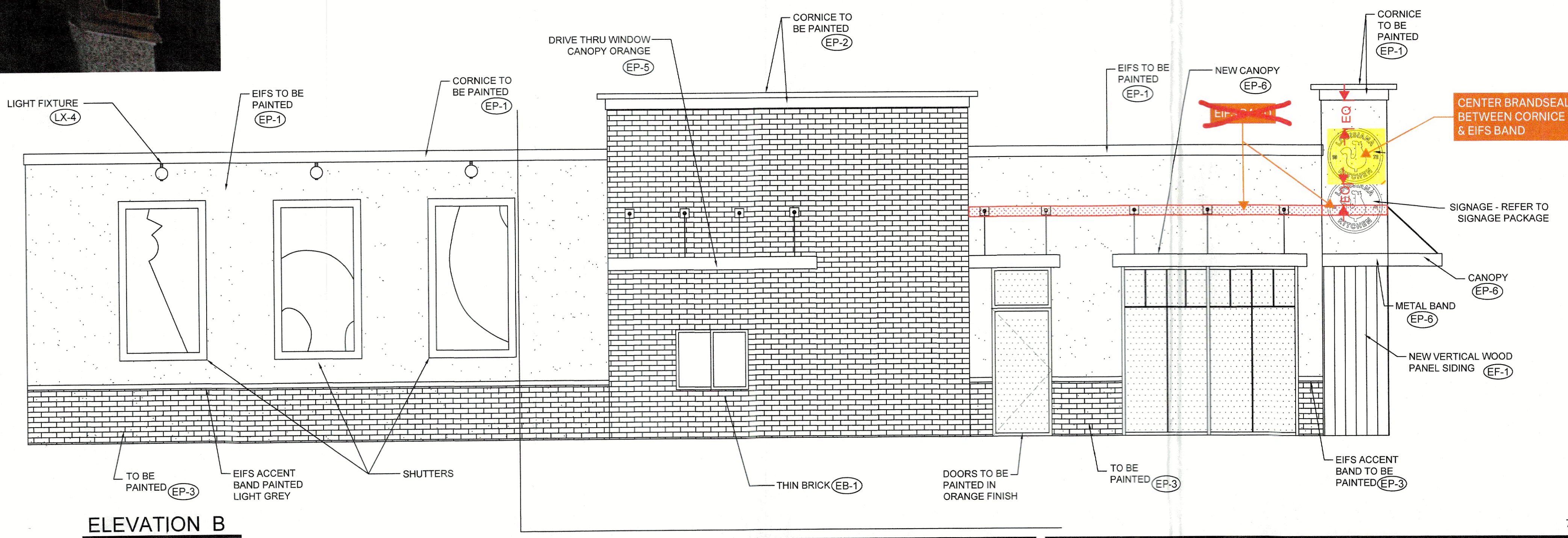
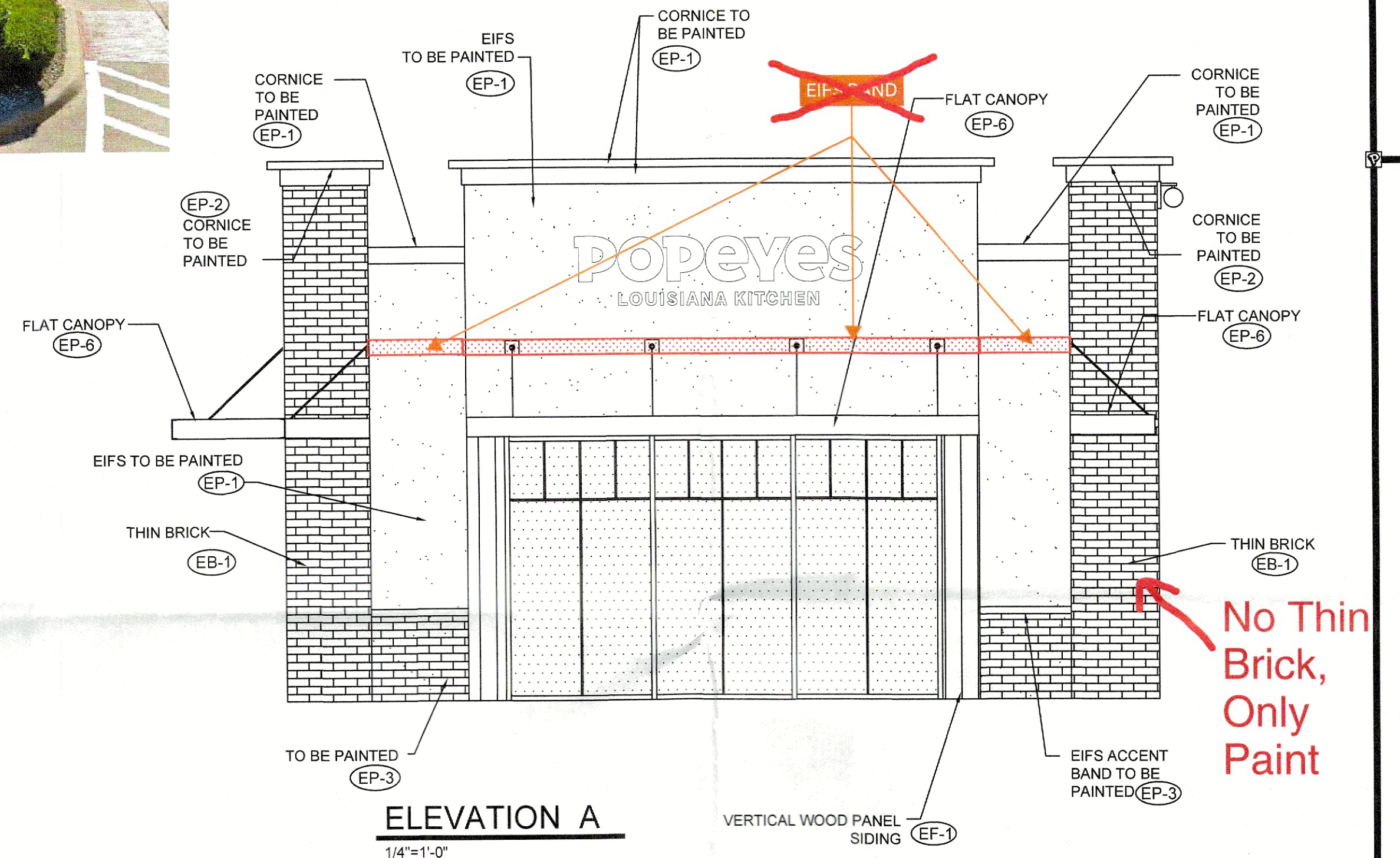
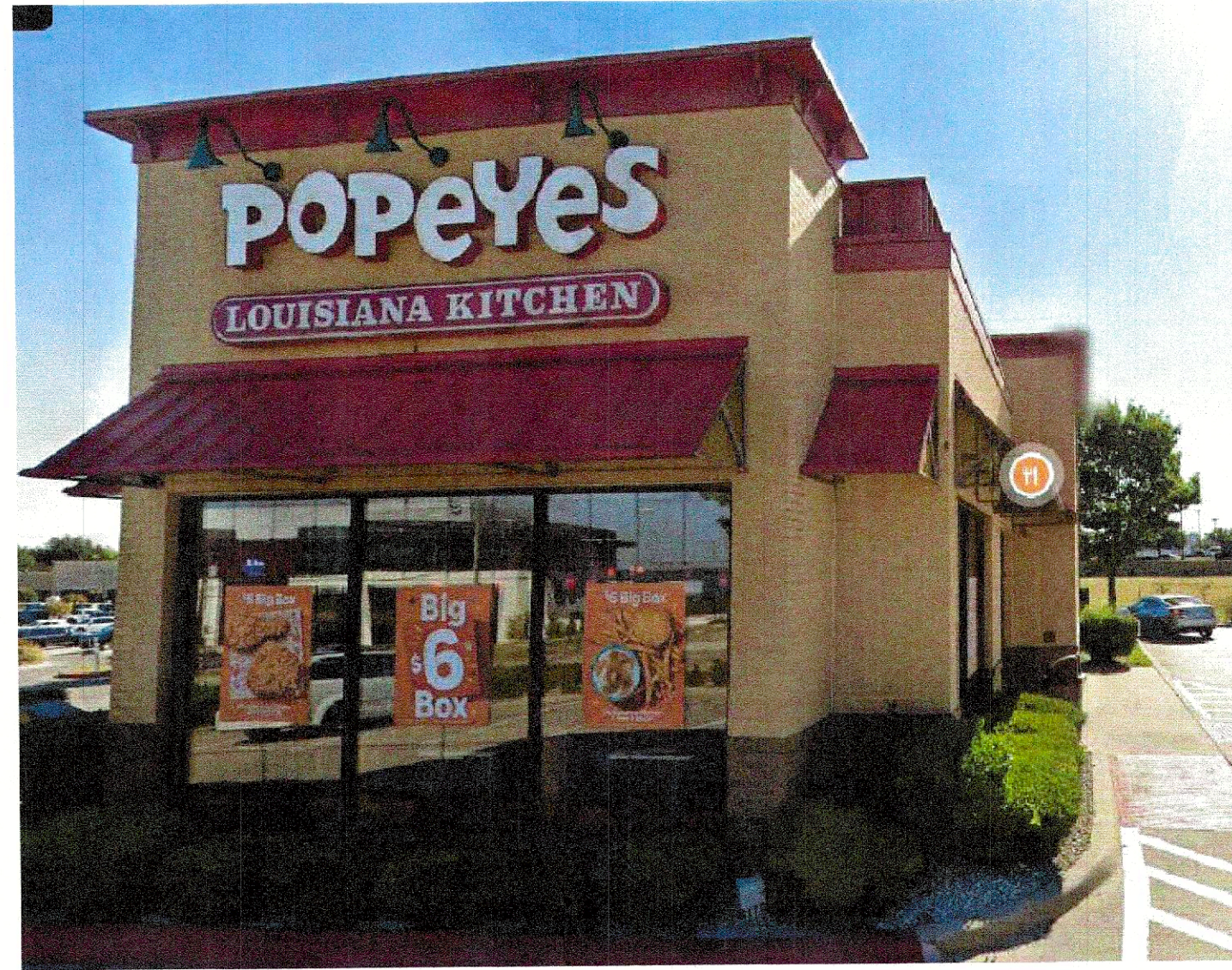
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







2021 POPEYE'S FINISH SCHEDULE						
EXTERIOR MATERIALS & FINISH SCHEDULE **TO BE USED WITH FS-LEGACY (1846)						
3/25/2021	CODE	MATERIAL	LOCATION	SOURCE	PRODUCT	ADDITIONAL INFORMATION
					WALL FINISHES AND PAINT	
	EB-1	FACE BRICK	ACCENT TOWER BRICK	NICHHA FIBER CEMENT	VINTAGE BRICK	ALEXANDRIA BUFF 7 3/8" x 2 1/2" x 3/4" CONTACT: MATT STEPHENSON M: 770.789.8228 popeyes@nichha.com
				ALTERNATE OPTION: CREATIVE MATERIALS CORPORATION	ALTERNATE OPTION: THIN BRICK	FLAGSTAFF 8-1/8" x 2-1/16" x 5/8" CONTACT: popeyes@creativematerialscorp.com 1.800.207.2967 Ext 1797
	EF-1	EXTERIOR WOOD SIDING	FRONT FAÇADE EXTERIOR WALLS	NICHHA FIBER CEMENT	VINTAGE WOOD AWP 3030	CEDAR 17-7/8" H x 119-5/16" L CONTACT: MATT STEPHENSON M: 770.789.8228 popeyes@nichha.com
	EP-1	EXTERIOR PAINT	MAIN WALL SURFACE ABOVE WAINSCOT ACCENT TRIM	BENJAMIN MOORE	ULTRA SPEC EXT LOW LUSTRE (N455)	WHITE OC-125 MOONLIGHT WHITE CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com
				SHERWIN WILLIAMS	A-100 EXTERIOR LATEX SATIN	SW 7551 GREEK VILLA CONTACT: GLENN REMLER C: 954.347.1217 glenn.j.remler@sherwin.com
	EP-2	EXTERIOR PAINT	BRICK TOWER METAL COPING	BENJAMIN MOORE	ULTRA SPEC EXT LOW LUSTRE (N455)	ROOT BEER CANDY 2105-20 CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com
				SHERWIN WILLIAMS	A-100 EXTERIOR LATEX SATIN	SW 6062 RUGGED BROWN CONTACT: GLENN REMLER C: 954.347.1217 glenn.j.remler@sherwin.com
	EP-3	EXTERIOR PAINT	EXTERIOR WAINSCOT, SILL PAINT, AND DUMPS/PEL WAINSCOT	BENJAMIN MOORE	ULTRA SPEC EXT LOW LUSTRE (N455)	"GRAY" HC-170 STONINGTON GREY CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com
				SHERWIN WILLIAMS	A-100 EXTERIOR LATEX SATIN	SW 7657 TINSMITH CONTACT: GLENN REMLER C: 954.347.1217 glenn.j.remler@sherwin.com
	EP-4	EXTERIOR PAINT	BOLLARDS AND DIRECTIONAL SIGN POLES	BENJAMIN MOORE	COROTECH HIGH SOLIDS RAPID DRY ENAMEL	SAFETY YELLOW CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com
				SHERWIN WILLIAMS	INDUSTRIAL ENAMEL HS	
	EP-5	METAL/PAINT	DRIVE THRU WINDOW CANOPY	PROVIDED BY MANUFACTURER	PROVIDED BY MANUFACTURER	ORANGE, PANTONE #3564 C, PROVIDED BY MANUFACTURER PROVIDED BY MANUFACTURER
	EP-6	METAL/PAINT	BUILDING CANOPIES	PROVIDED BY MANUFACTURER	PROVIDED BY MANUFACTURER	TEAL, PANTONE #326 C, PROVIDED BY MANUFACTURER PROVIDED BY MANUFACTURER
	EP-7	EXTERIOR PAINT	DUMPS/PEL GATES AND PYLON POLE	BENJAMIN MOORE	COROTECH HIGH SOLIDS RAPID DRY ENAMEL	FACTORY FINISH BLACK CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com
				SHERWIN WILLIAMS	INDUSTRIAL ENAMEL HS	SW 6991 BLACK MAGIC CONTACT: GLENN REMLER C: 954.347.1217 glenn.j.remler@sherwin.com
	EP-8	EXTERIOR PAINT	ALL EXTERIOR WALLS	BENJAMIN MOORE	ALIPHATIC ACRYLIC URETHANE - GLOSS	ANTI-GRAFFITI COAT V500-00 CLEAR CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com
				SHERWIN WILLIAMS	3K WATERBASED URETHANE - GLOSS	Anti-Graffiti Coating B65-190 B65V190 CONTACT: GLENN REMLER C: 954.347.1217 glenn.j.remler@sherwin.com
	DP-1	DOOR	EXTERIOR DOORS MAIN ENTRANCE AND SIDE ENTRANCE	PROVIDED BY MANUFACTURER	TO BE PURCHASED FROM MANUFACTURER IN ORANGE FINISH	ORANGE, PANTONE #3564 C, PROVIDED BY MANUFACTURER PROVIDED BY MANUFACTURER
	ES-1	SHUTTERS	EXTERIOR WALLS	PROVIDED BY MANUFACTURER	TO BE PURCHASED FROM MANUFACTURER IN TEAL FINISH	TEAL, PANTONE #326 C, PROVIDED BY MANUFACTURER PROVIDED BY MANUFACTURER



**NOTES:**  
ADD EIFS BAND + CENTER BRANDSEAL IN BETWEEN EIFS BAND AND CORNICE.

**APPROVED AS NOTED**

BY: MELANIE DE JESUS  
DATE: 07/28/2023

1 year validation - approval subject to program and image change.  
PLM's approval of any rendering, site or floor plan in any case does not constitute (and shall not be deemed or construed to constitute) PLM's approval of any particular site. If you have a crossed site, you must obtain prior written approval of PLM's Development Committee to develop such site. These documents are not for permit or construction. They must be completed and/or modified by a licensed architect and engineer to conform to all local and applicable codes and specific site conditions. There is no warranty, whether implied or expressed, that these documents meet the applicable code requirements. Liability for the design and any use of the documents is the sole responsibility of the architect and engineer of record.

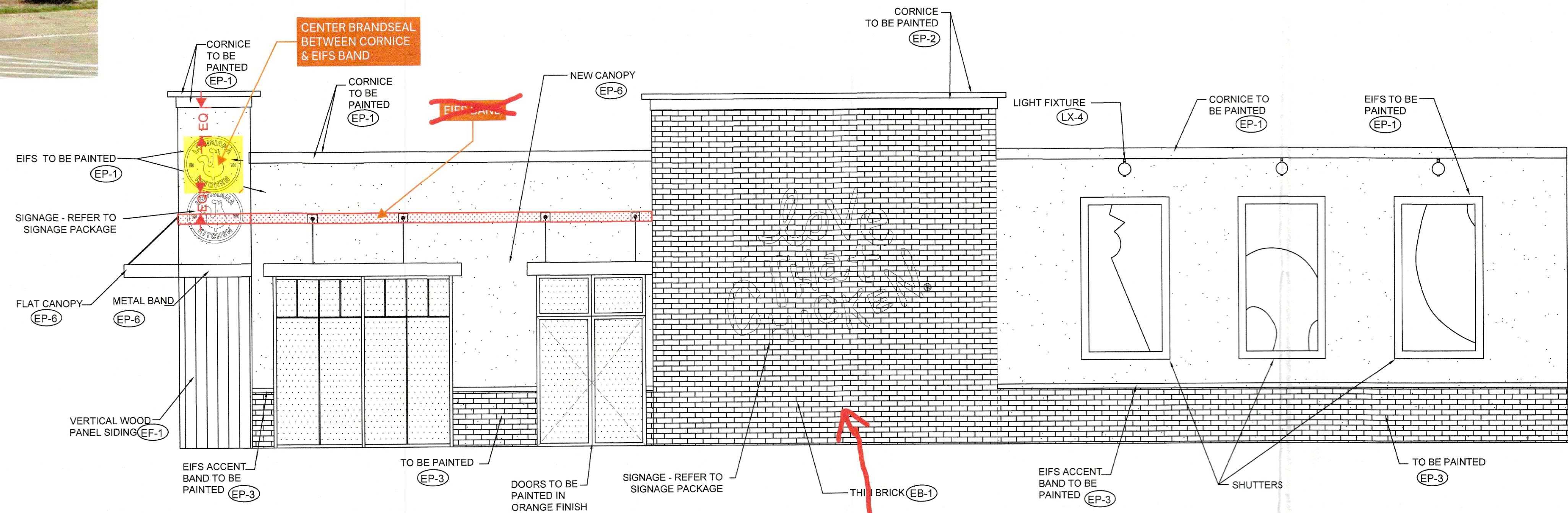
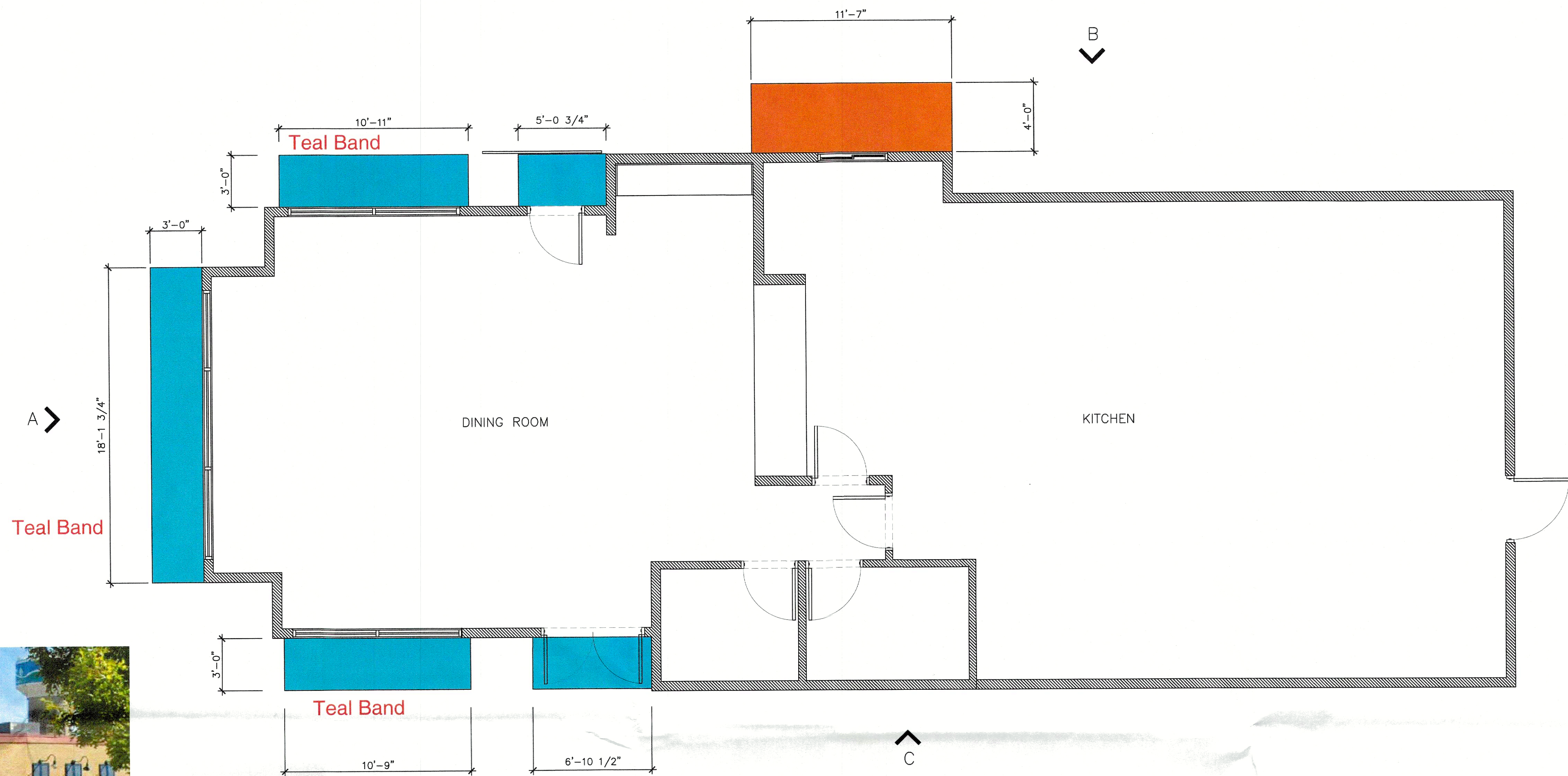
**Popeyes**  
LOUISIANA KITCHEN  
2535 RIDGE RD.  
ROCKWALL, TEXAS

STORE 7201

DATE	
CHECKED BY:	

EXTERIOR ELEVATIONS





No Thin Brick  
Only Paint

**ELEVATION C**  
1/4"=1'-0"

**POPEYES.**  
LOUISIANA KITCHEN  
2535 RIDGE RD.  
ROCKWALL, TEXAS

STORE 7201

CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

**EXTERIOR ELEVATIONS**





# DEVELOPMENT APPLICATION

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Planning and Zoning Department  
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SUBDIVISION: \_\_\_\_\_ LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_

GENERAL LOCATION: 2535 Ridge Rd, Rockwall TX 75087

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CONTACT PERSON	Alejandro Orfanos	CONTACT PERSON	Alejandro Orfanos
ADDRESS	4515 LBJ Fwy	ADDRESS	4515 LBJ FWY
CITY, STATE & ZIP	Farmers Branch, TX 75244	CITY, STATE & ZIP	Farmers Branch, TX
PHONE	972-620-2287	PHONE	972-620-2287
E-MAIL	development@sunholdings.net	E-MAIL	aorfanos@sunholdings.net

## NOTARY VERIFICATION [REQUIRED]

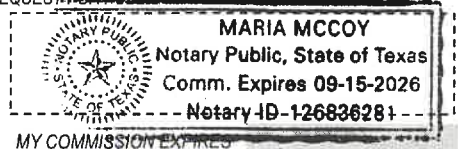
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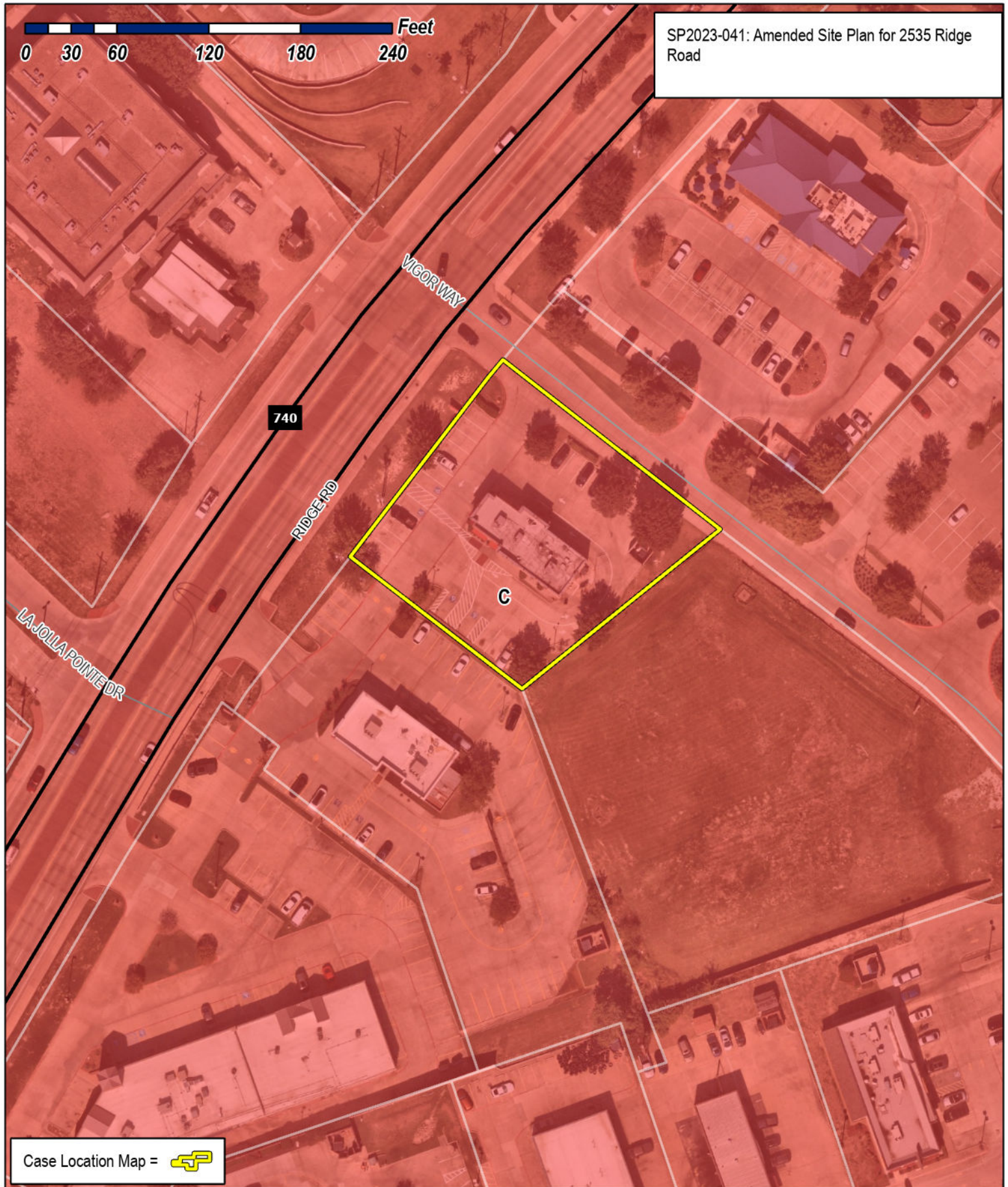
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







SP2023-041: Amended Site Plan for 2535 Ridge Road



Case Location Map =



# City of Rockwall

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

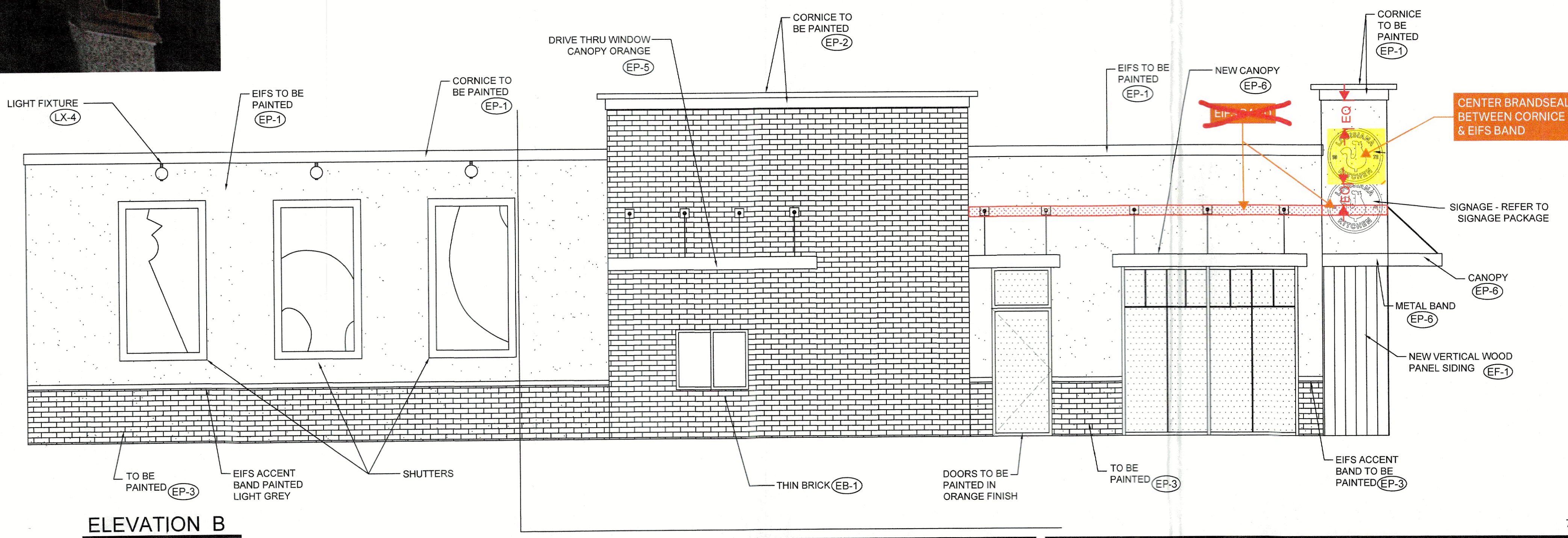
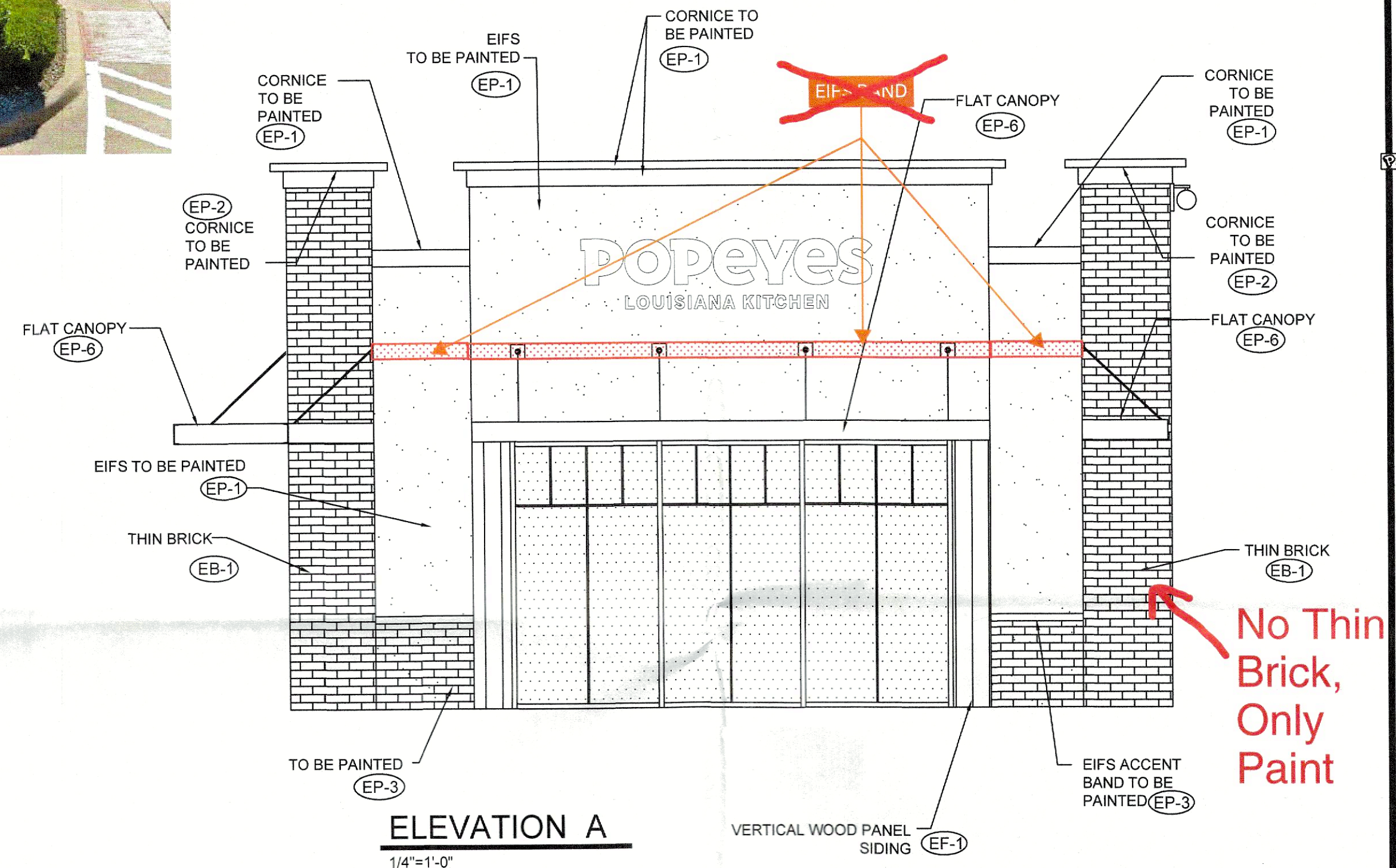
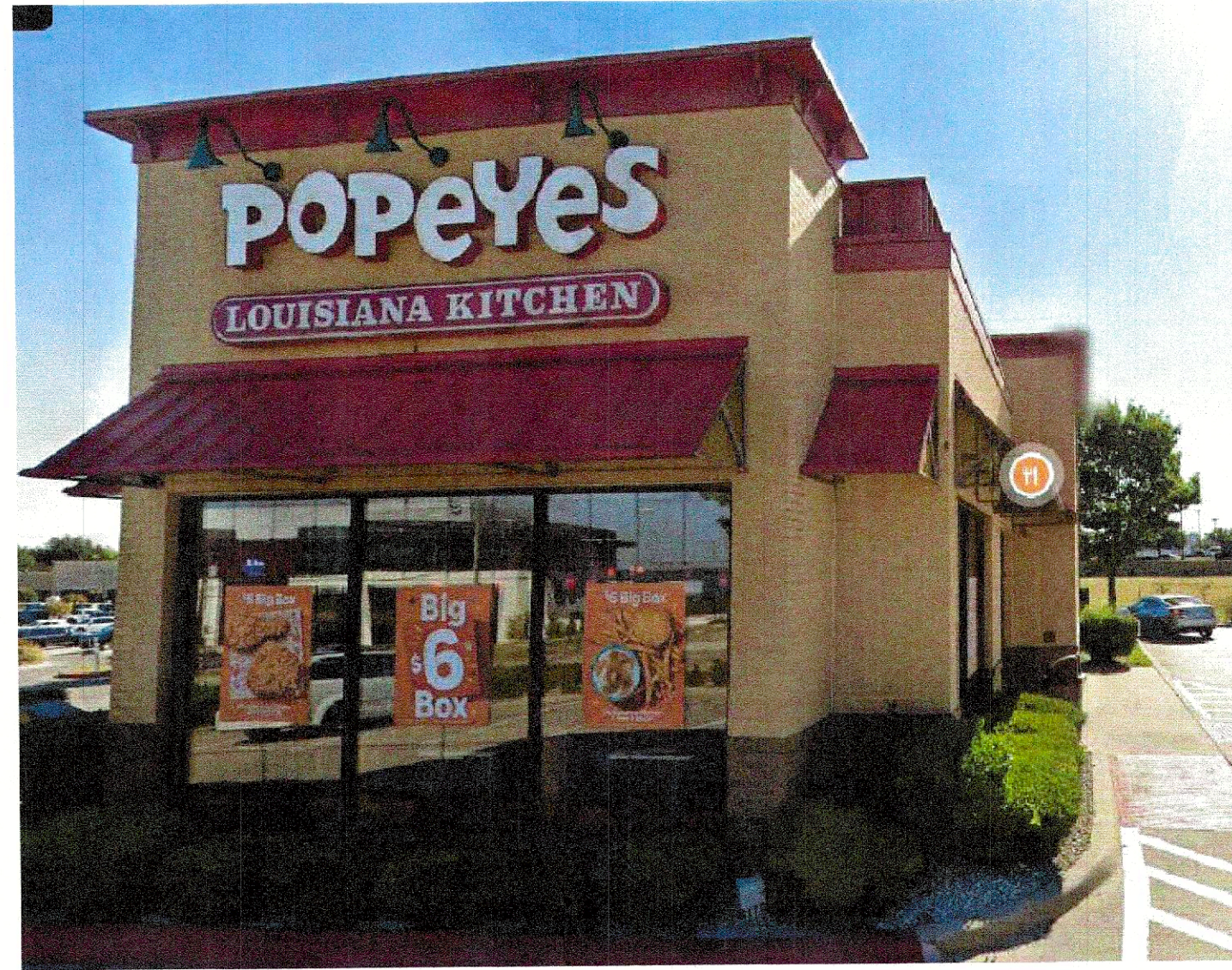
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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







2021 POPEYE'S FINISH SCHEDULE						
EXTERIOR MATERIALS & FINISH SCHEDULE **TO BE USED WITH FS-LEGACY (1846)						
DATE	CODE	MATERIAL	LOCATION	SOURCE	PRODUCT	ADDITIONAL INFORMATION
3/25/2021					WALL FINISHES AND PAINT	
	EB-1	FACE BRICK	ACCENT TOWER BRICK	NICHHA FIBER CEMENT	VINTAGE BRICK	ALEXANDRIA BUFF 7 3/8" x 2 1/2" x 3/4" CONTACT: MATT STEPHENSON M: 770.789.8228 popeyes@nichha.com
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	EF-1	EXTERIOR WOOD SIDING	FRONT FAÇADE EXTERIOR WALLS	NICHHA FIBER CEMENT	VINTAGE WOOD AWP 3030	CEDAR 17-7/8" H x 119-5/16" L CONTACT: MATT STEPHENSON M: 770.789.8228 popeyes@nichha.com
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				SHERWIN WILLIAMS	A-100 EXTERIOR LATEX SATIN	SW 7551 GREEK VILLA CONTACT: GLENN REMLER C: 954.347.1217 glenn.j.remler@sherwin.com
	EP-2	EXTERIOR PAINT	BRICK TOWER METAL COPING	BENJAMIN MOORE	ULTRA SPEC EXT LOW LUSTRE (N455)	ROOT BEER CANDY 2105-20 CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com
				SHERWIN WILLIAMS	A-100 EXTERIOR LATEX SATIN	SW 6062 RUGGED BROWN CONTACT: GLENN REMLER C: 954.347.1217 glenn.j.remler@sherwin.com
	EP-3	EXTERIOR PAINT	EXTERIOR WAINSCOT, SILL PAINT, AND DUMPS/PEL WAINSCOT	BENJAMIN MOORE	ULTRA SPEC EXT LOW LUSTRE (N455)	"GRAY" HC-170 STONINGTON GREY CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com
				SHERWIN WILLIAMS	A-100 EXTERIOR LATEX SATIN	SW 7657 TINSMITH CONTACT: GLENN REMLER C: 954.347.1217 glenn.j.remler@sherwin.com
	EP-4	EXTERIOR PAINT	BOLLARDS AND DIRECTIONAL SIGN POLES	BENJAMIN MOORE	COROTECH HIGH SOLIDS RAPID DRY ENAMEL	SAFETY YELLOW CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com
				SHERWIN WILLIAMS	INDUSTRIAL ENAMEL HS	
	EP-5	METAL/PAINT	DRIVE THRU WINDOW CANOPY	PROVIDED BY MANUFACTURER	PROVIDED BY MANUFACTURER	ORANGE, PANTONE #3564 C, PROVIDED BY MANUFACTURER PROVIDED BY MANUFACTURER
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				SHERWIN WILLIAMS	INDUSTRIAL ENAMEL HS	SW 6991 BLACK MAGIC CONTACT: GLENN REMLER C: 954.347.1217 glenn.j.remler@sherwin.com
	EP-8	EXTERIOR PAINT	ALL EXTERIOR WALLS	BENJAMIN MOORE	ALIPHATIC ACRYLIC URETHANE - GLOSS	ANTI-GRAFFITI COAT V500-00 CLEAR CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com
				SHERWIN WILLIAMS	3K WATERBASED URETHANE - GLOSS	Anti-Graffiti Coating B65-190 B65V190 CONTACT: GLENN REMLER C: 954.347.1217 glenn.j.remler@sherwin.com
	DP-1	DOOR	EXTERIOR DOORS MAIN ENTRANCE AND SIDE ENTRANCE	PROVIDED BY MANUFACTURER	TO BE PURCHASED FROM MANUFACTURER IN ORANGE FINISH	ORANGE, PANTONE #3564 C, PROVIDED BY MANUFACTURER PROVIDED BY MANUFACTURER
	ES-1	SHUTTERS	EXTERIOR WALLS	PROVIDED BY MANUFACTURER	TO BE PURCHASED FROM MANUFACTURER IN TEAL FINISH	TEAL, PANTONE #326 C, PROVIDED BY MANUFACTURER PROVIDED BY MANUFACTURER



NOTES:  
ADD EIFS BAND + CENTER BRANDSEAL IN BETWEEN EIFS BAND AND CORNICHE.

**APPROVED AS NOTED**

BY: MELANIE DE JESUS

DATE: 07/28/2023

1 year validation - approval subject to program and image change.  
PLM's approval of any rendering, site or floor plan in any case does not constitute a bid and shall not be deemed or construed to constitute PLM's approval of any particular site. If you have a crossed site, you must obtain prior written approval of PLM's Development Committee to develop such site. These documents are not for permit or construction. They must be completed and/or modified by a licensed architect and engineer to conform to all local and applicable codes and specific site conditions. There is no warranty, whether implied or expressed, that these documents meet the applicable code requirements. Liability for the design and any use of the documents is the sole responsibility of the architect and engineer of record.

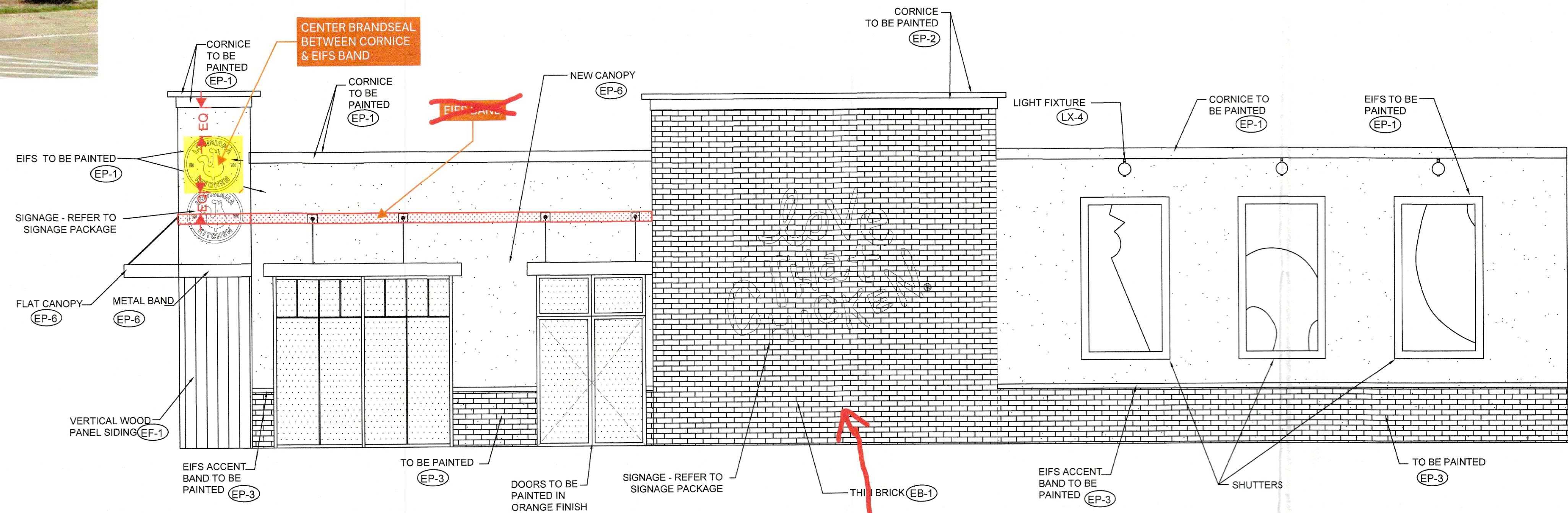
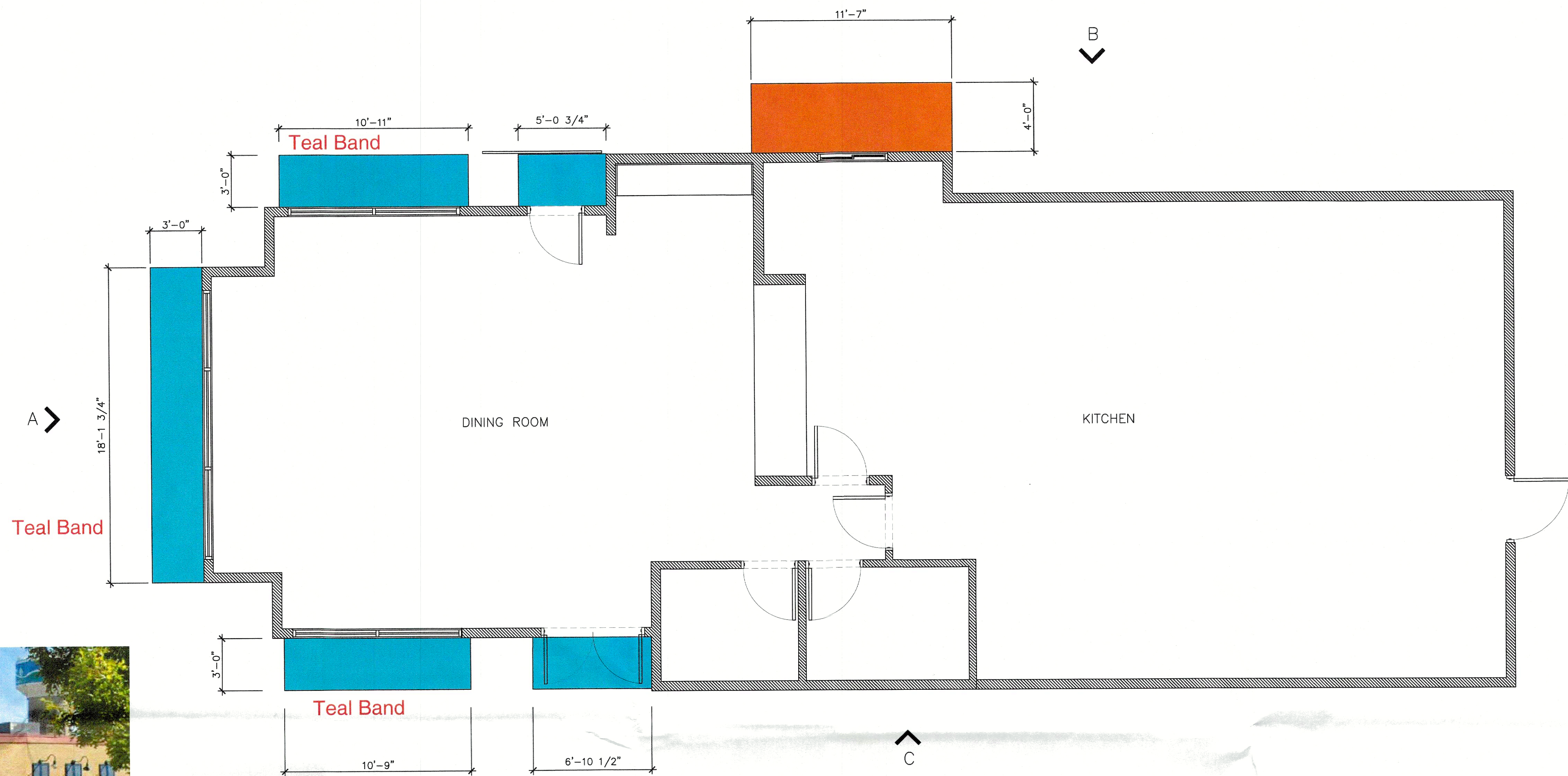
**Popeyes**  
LOUISIANA KITCHEN  
2535 RIDGE RD.  
ROCKWALL, TEXAS

STORE 7201

DATE	
CHECKED BY:	

EXTERIOR ELEVATIONS





No Thin Brick  
Only Paint

**ELEVATION C**  
1/4"=1'-0"

**POPEYES.**  
LOUISIANA KITCHEN  
2535 RIDGE RD.  
ROCKWALL, TEXAS

STORE 7201

CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

**EXTERIOR ELEVATIONS**





# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**DATE:** November 28, 2023  
**APPLICANT:** Alejandro Orfanos; *POP Restaurants, LLC.*  
**SUBJECT:** SP2023-041; *Amended Site Plan for an Existing Restaurant with Drive-Through (Popeye's)*

---

The applicant, Alejandro Orfanos of POP Restaurants, LLC., is requesting approval of an *Amended Site Plan* to change the building elevations for an existing *Restaurant with Drive-Through* (i.e. *Popeye's*). The subject property is a 0.64-acre parcel of land (i.e. *Lot 1, Block A, Popeye's Addition*), zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, and addressed as 2535 Ridge Road. On April 15, 2002, the Planning and Zoning Commission approved a site plan (i.e. *Case No. PZ2002-13*) allowing the construction of a *Restaurant with Drive-Through or Drive-In* on the subject property. According to Rockwall Central Appraisal District (RCAD), the existing building is 2,043 SF that was constructed in 2002. Staff was notified by the Building Inspections Department that work had commenced for a remodel on the subject property. The applicants were given a verbal 'Stop Work' order until the appropriate permits were reviewed and approved by staff which then prompted the applicant to submit an application for an *Amended Site Plan*. The finished work on the building consisted of painting the entire existing building white and removing the canopies and shutters. On November 13, 2023, the applicant submitted new building elevations indicating the following changes: [1] adding a mural, and [2] adding metal, flat canopies to the building. Based on the *General Overlay District Standards*, the proposed mural on the building will require a variance for the following:

- (1) *Corporate Identity*. According to Subsection 06.02(C)(8), *General Overlay District Standards*, of the Unified Development Code (UDC), "(a) a company's building corporate identity that conflicts with the *General Overlay District Standards* shall be reviewed case-by-case basis as a variance in accordance with the requirements of Subsection 09.02, *Variations to the General Overlay District Standards*, of Article 11, *Development Applications and Review Procedures*."

The submitted *Amended Site Plan* generally conforms to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District, and the IH-30 Overlay (IH-30 OV) District and Scenic Overlay (SOV) District. With this being said, the applicant is requesting a variance to the requirements of Subsection 06.02(C)(2), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), to allow corporate branding on the subject property. Staff should point out that this variance -- *for murals associated with branding elements* -- has been approved for other restaurants in the IH-30 Corridor in the past (e.g. *Raising Canes, Velvet Taco, Saltgrass, etc.*); however, the approval of the requested variance is a discretionary decision for the Planning and Zoning Commission, and will require a supermajority vote (i.e. *three-quarter majority vote*) of the Planning and Zoning Commission with a minimum of four (4) votes in the affirmative. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the November 28, 2023 Planning and Zoning Commission meeting.



# PROJECT COMMENTS



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

DATE: 11/20/2023

PROJECT NUMBER: SP2023-041  
PROJECT NAME: Amended Site Plan for Popeyes  
SITE ADDRESS/LOCATIONS: 2535 RIDGE RD

CASE CAPTION: Discuss and consider a request by Alejandro Orfanos of POP Restaurants, LLC for the approval of an Amended Site Plan for an existing restaurant with drive-through on a 0.64-acre parcel of land identified as Lot 1, Block A, Popeye's Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 2535 Ridge Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	11/20/2023	Approved w/ Comments

11/20/2023: SP2023-041; Amended Site Plan for An Existing Restaurant with Drive-Through  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for approval of an Amended Site Plan for an existing restaurant with drive-through on a 0.64-acre parcel of land identified as Lot 1, Block A, Popeye's Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, and addressed as 2535 Ridge Road.

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](mailto:aguevara@rockwall.com).

M.3 For reference, include the case number (SP2023-041) 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 the City standard Site Plan Signature Block on all pages of the plans (i.e. Site Plan, Building Elevations, Landscape Plan, Photometric Plan). Please remove the bracketed wording and leave a blank space for the date. (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 \_\_\_\_\_, \_\_\_\_.

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

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

M.6 Based on the materials submitted staff has identified the following exceptions for this project:

(1) Corporate Branding. According to Subsection 06.02.C8, General Overlay District Standards, of the Unified Development Code (UDC), (a) company's building corporate identity that conflicts with the General Overlay District Standards shall be reviewed case-by-case basis as a variance in accordance with the requirements of Subsection 09.02, Variances



to the General Overlay District Standards, of Article 11, Development Applications and Review Procedures.

M.7 Please provide a picture of the proposed shutters that will be used on Elevation C. The building elevations are not clear as to how this design element will look.

M.8 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 December 5, 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 28, 2023 Planning & Zoning Meeting.

I.9 Please note the scheduled meetings for this case:

(1) Planning & Zoning meeting will be held on November 28, 2023

I.10 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 PM. The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request. Please also note the Architecture Review Board will review the building elevations for this site plan an hour before the scheduled Planning and Zoning meetings (at 5:00 PM), it is highly encouraged that your project architect attends this meeting.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	11/14/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	11/16/2023	Approved

11/16/2023: \* Separate permits required for Remodel and Signs

\* Mural must be approved with Amended Site Plan, Not allowed by sign ordinance

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/17/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/14/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	11/20/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/14/2023	Approved

No Comments

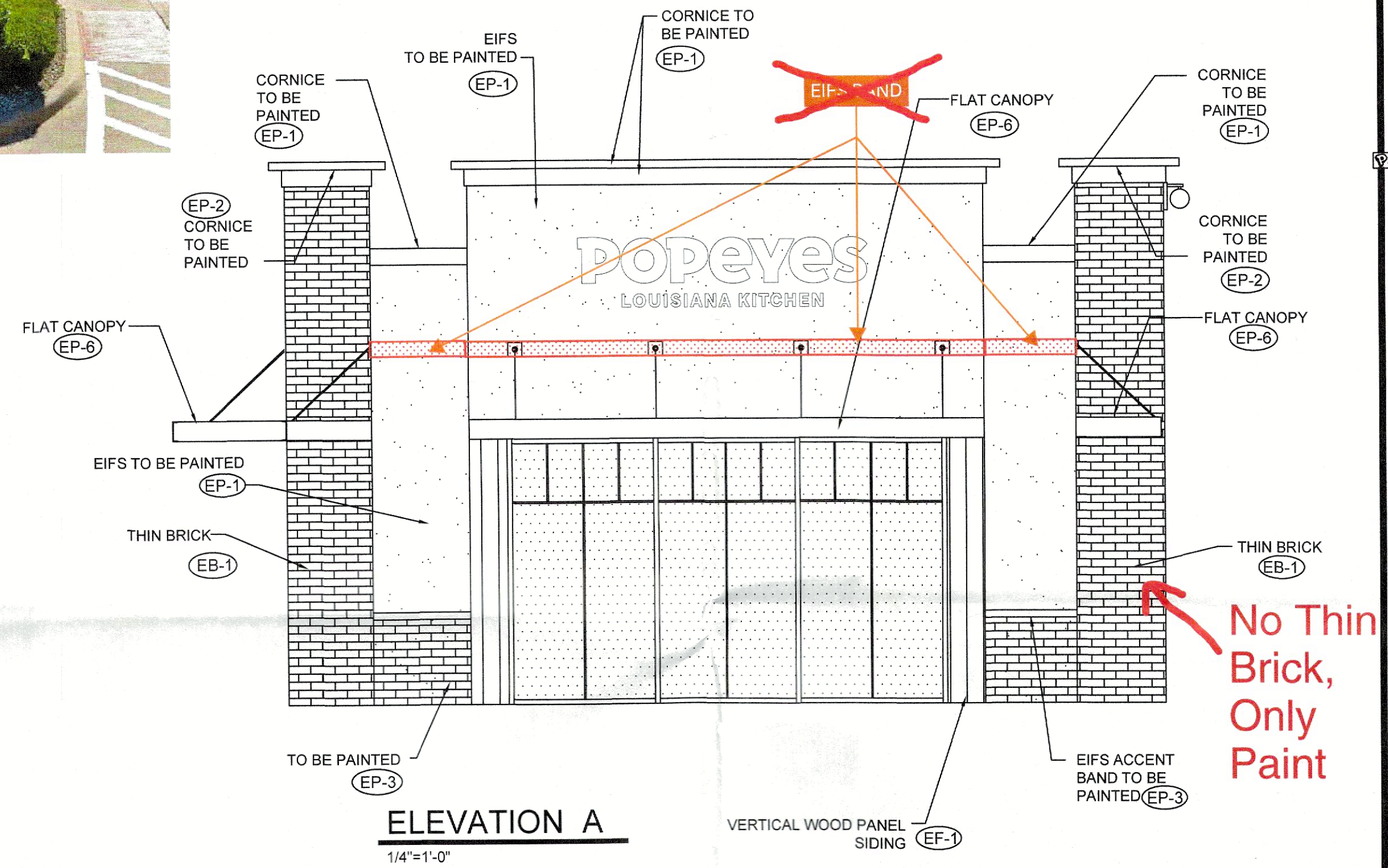




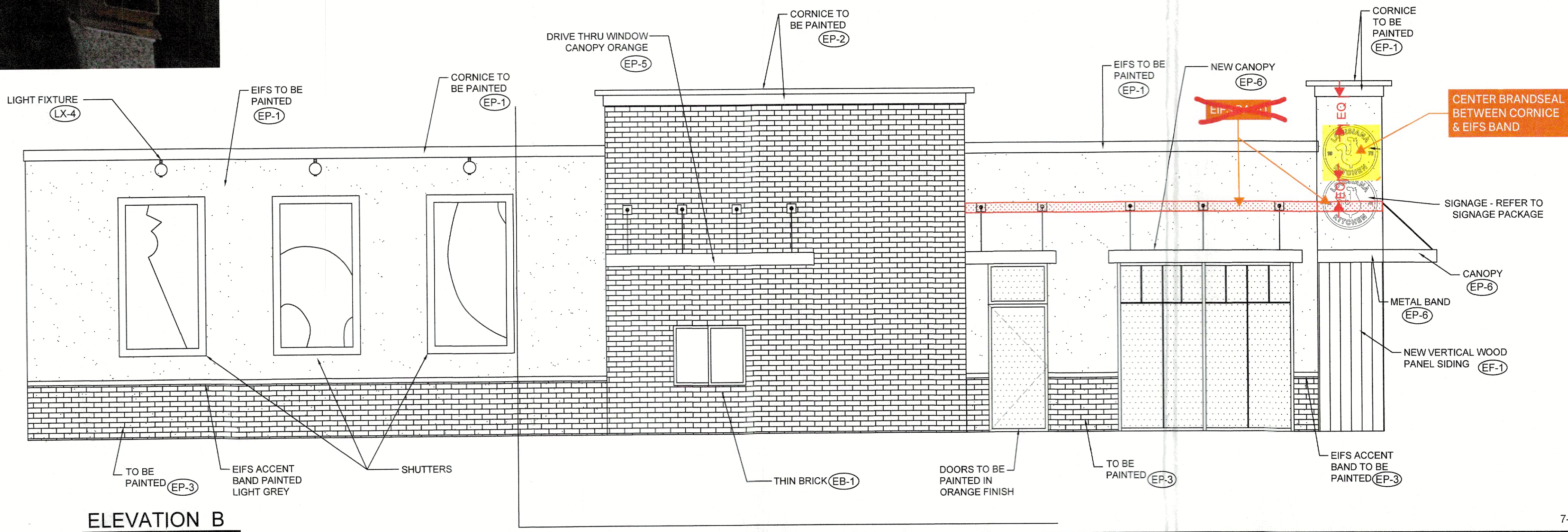
2021 POPEYE'S FINISH SCHEDULE							
EXTERIOR MATERIALS & FINISH SCHEDULE **TO BE USED WITH FS-LEGACY (1846)							
DATE	CODE	MATERIAL	LOCATION	SOURCE	PRODUCT	ADDITIONAL INFORMATION	
3/25/2021					WALL FINISHES AND PAINT		
	EB-1	FACE BRICK	ACCENT TOWER BRICK	NICHHA FIBER CEMENT	VINTAGE BRICK	ALEXANDRIA BUFF 7 3/8" x 2 1/2" x 3/4"	CONTACT: MATT STEPHENSON M: 770.789.8228 popeyes@nichha.com
				ALTERNATE OPTION: CREATIVE MATERIALS CORPORATION	ALTERNATE OPTION: THIN BRICK	FLAGSTAFF 8-1/8" x 2-1/16" x 5/8"	CONTACT: popeyes@creativematerialcorp.com 1.800.207.2967 Ext 7797
	EF-1	EXTERIOR WOOD SIDING	FRONT FAÇADE EXTERIOR WALLS	NICHHA FIBER CEMENT	VINTAGE WOOD AWP 3030	CEDAR 17-7/8" 14 x 119-5/16" L	CONTACT: MATT STEPHENSON M: 770.789.8228 popeyes@nichha.com
	EP-1	EXTERIOR PAINT	MAIN WALL SURFACE ABOVE WAINSCOT ACCENT TRIM	BENJAMIN MOORE	ULTRA SPEC EXT LOW LUSTRE (N455)	WHITE OC-125 MOONLIGHT WHITE	CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com
				SHERWIN WILLIAMS	A-100 EXTERIOR LATEX SATIN	SW 7551 GREEK VILLA	CONTACT: GLENN REMLER C: 954.347.1217 glenn.j.remler@sherwin.com
	EP-2	EXTERIOR PAINT	BRICK TOWER METAL COPING	BENJAMIN MOORE	ULTRA SPEC EXT LOW LUSTRE (N455)	ROOT BEER CANDY 2105-20	CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com
				SHERWIN WILLIAMS	A-100 EXTERIOR LATEX SATIN	SW 6062 RUGGED BROWN	CONTACT: GLENN REMLER C: 954.347.1217 glenn.j.remler@sherwin.com
	EP-3	EXTERIOR PAINT	EXTERIOR WAINSCOT, SILL PAINT, AND DUMPSPEER WALLS	BENJAMIN MOORE	ULTRA SPEC EXT LOW LUSTRE (N455)	"GRAY" HC-170 STONINGTON GREY	CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com
				SHERWIN WILLIAMS	A-100 EXTERIOR LATEX SATIN	SW 7657 TINSMITH	CONTACT: GLENN REMLER C: 954.347.1217 glenn.j.remler@sherwin.com
	EP-4	EXTERIOR PAINT	BOLLARDS AND DIRECTIONAL SIGN POLES	BENJAMIN MOORE	COROTECH HIGH SOLIDS RAPID DRY ENAMEL	SAFETY YELLOW	CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com
				SHERWIN WILLIAMS	INDUSTRIAL ENAMEL HS		CONTACT: GLENN REMLER C: 954.347.1217 glenn.j.remler@sherwin.com
	EP-5	METAL/PAINT	DRIVE THRU WINDOW CANOPY	PROVIDED BY MANUFACTURER	PROVIDED BY MANUFACTURER	ORANGE, PANTONE #3564 C, PROVIDED BY MANUFACTURER	PROVIDED BY MANUFACTURER
	EP-6	METAL/PAINT	BUILDING CANOPIES	PROVIDED BY MANUFACTURER	PROVIDED BY MANUFACTURER	TEAL, PANTONE #326 C, PROVIDED BY MANUFACTURER	PROVIDED BY MANUFACTURER
	EP-7	EXTERIOR PAINT	DUMPSPEER GATES AND PYLON POLE	BENJAMIN MOORE	COROTECH HIGH SOLIDS RAPID DRY ENAMEL	FACTORY FINISH BLACK	CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com
				SHERWIN WILLIAMS	INDUSTRIAL ENAMEL HS	SW 6991 BLACK MAGIC	CONTACT: GLENN REMLER C: 954.347.1217 glenn.j.remler@sherwin.com
	EP-8	EXTERIOR PAINT	ALL EXTERIOR WALLS	BENJAMIN MOORE	ALIPHATIC ACRYLIC URETHANE - GLOSS	ANTI-GRAFFITI COAT V500-00 CLEAR	CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com
				SHERWIN WILLIAMS	3K WATERBASED URETHANE - GLOSS	Anti-Graffiti Coating B65-190 B65V190	CONTACT: GLENN REMLER C: 954.347.1217 glenn.j.remler@sherwin.com
	DP-1	DOOR	EXTERIOR DOORS MAIN ENTRANCE AND SIDE ENTRANCE	PROVIDED BY MANUFACTURER	TO BE PURCHASED FROM MANUFACTURER IN ORANGE FINISH	ORANGE, PANTONE #3564 C, PROVIDED BY MANUFACTURER	PROVIDED BY MANUFACTURER
	ES-1	SHUTTERS	EXTERIOR WALLS	PROVIDED BY MANUFACTURER	TO BE PURCHASED FROM MANUFACTURER IN TEAL FINISH	TEAL, PANTONE #326 C, PROVIDED BY MANUFACTURER	PROVIDED BY MANUFACTURER



No Comments - MP  
No Comments - JB  
No Comment - AW



ELEVATION A  
1/4"=1'-0"



ELEVATION B

NOTES:  
ADD EIFS BAND + CENTER BRANDSEAL IN BETWEEN EIFS BAND AND CORNICHE.

**APPROVED AS NOTED**

BY: MELANIE DE JESUS

DATE: 07/28/2023



1 year validation - approval subject to program and image change.  
PLM's approval of any rendering, site or floor plan in any case does not constitute a deed or deed of construction. PLM's approval of any particular site. If you have a crossed site, you must obtain prior written approval of PLM's Development Committee to develop such site. These documents are not for permit or construction. They must be completed and/or modified by a licensed architect and engineer to conform to all local and applicable codes and specific site conditions. There is no warranty, whether implied or expressed, that these documents meet the applicable code requirements. Liability for the design and any use of the documents is the sole responsibility of the architect and engineer of record.

**Popeye's**  
LOUISIANA KITCHEN  
2535 RIDGE RD.  
ROCKWALL, TEXAS

STORE 7201

DATE

CHECKED BY:

EXTERIOR ELEVATIONS





# 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]:

<p><b>PLATTING APPLICATION FEES:</b></p> <p><input type="checkbox"/> MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup></p> <p><input type="checkbox"/> PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup></p> <p><input type="checkbox"/> FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup></p> <p><input type="checkbox"/> REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup></p> <p><input type="checkbox"/> AMENDING OR MINOR PLAT (\$150.00)</p> <p><input type="checkbox"/> PLAT REINSTATEMENT REQUEST (\$100.00)</p> <p><b>SITE PLAN APPLICATION FEES:</b></p> <p><input type="checkbox"/> SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup></p> <p><input checked="" type="checkbox"/> AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)</p>	<p><b>ZONING APPLICATION FEES:</b></p> <p><input type="checkbox"/> ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup></p> <p><input type="checkbox"/> SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 &amp; 2</sup></p> <p><input type="checkbox"/> PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup></p> <p><b>OTHER APPLICATION FEES:</b></p> <p><input type="checkbox"/> TREE REMOVAL (\$75.00)</p> <p><input checked="" type="checkbox"/> VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup></p> <p><b>NOTES:</b></p> <p><sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.</p> <p><sup>2</sup>: A <b>\$1,000.00</b> FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.</p>
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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 2535 Ridge Rd, Rockwall TX 75087

SUBDIVISION: \_\_\_\_\_ LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_

GENERAL LOCATION: 2535 Ridge Rd, Rockwall TX 75087

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

CURRENT ZONING	CURRENT USE
PROPOSED ZONING	PROPOSED USE
ACREAGE	LOTS [CURRENT]      LOTS [PROPOSED]

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

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

<input type="checkbox"/> OWNER	POP Restaurants LLC	<input type="checkbox"/> APPLICANT	POP Restaurants LLC
CONTACT PERSON	Alejandro Orfanos	CONTACT PERSON	Alejandro Orfanos
ADDRESS	4515 LBJ Fwy	ADDRESS	4515 LBJ FWY
CITY, STATE & ZIP	Farmers Branch, TX 75244	CITY, STATE & ZIP	Farmers Branch, TX
PHONE	972-620-2287	PHONE	972-620-2287
E-MAIL	development@sunholdings.net	E-MAIL	aorfanos@sunholdings.net

## NOTARY VERIFICATION [REQUIRED]

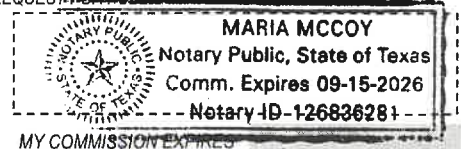
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Alejandro Orfanos [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 30 DAY OF October, 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 30 DAY OF October, 2023.

OWNER'S SIGNATURE

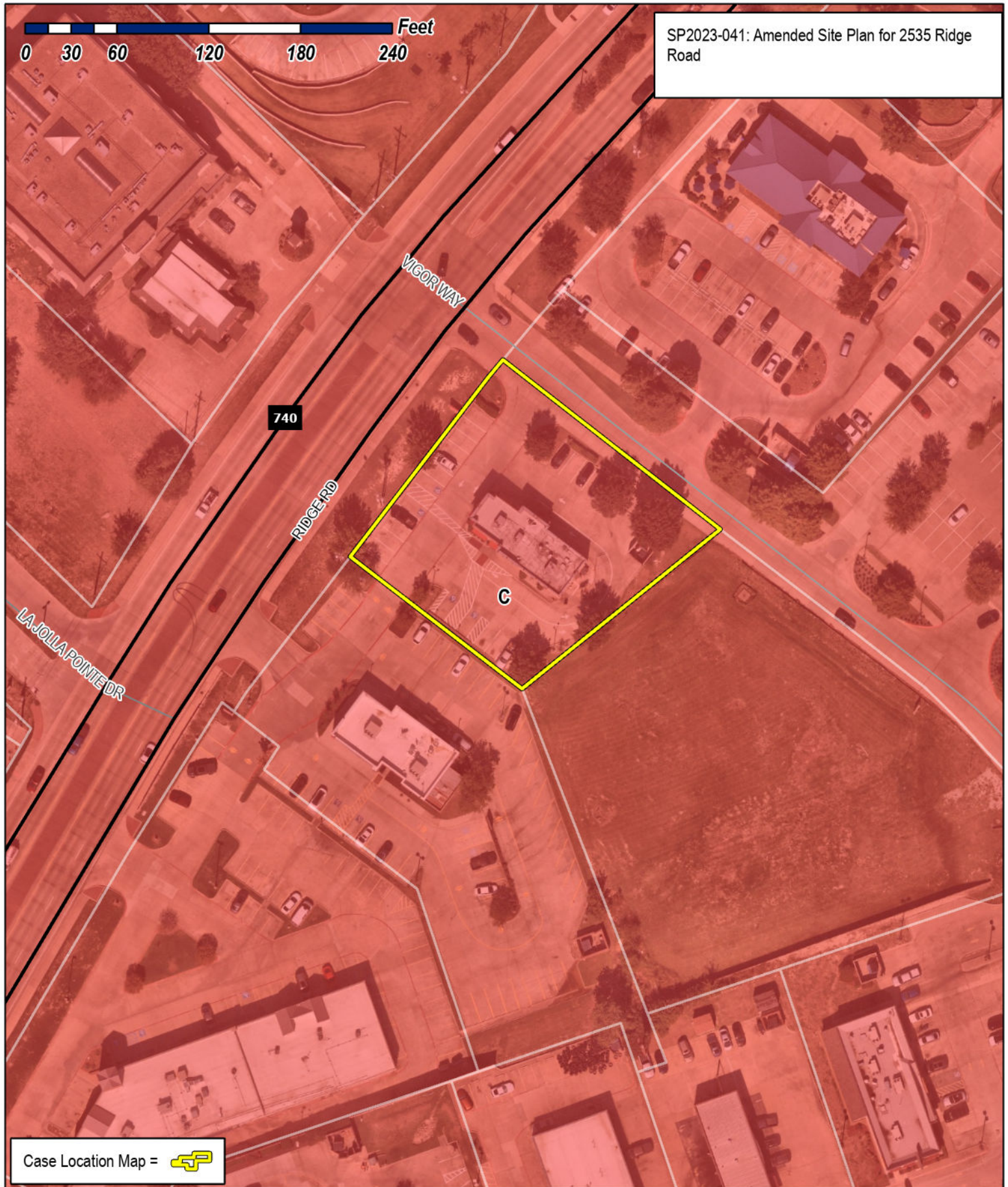
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







SP2023-041: Amended Site Plan for 2535 Ridge Road



Case Location Map = 



# City of Rockwall

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

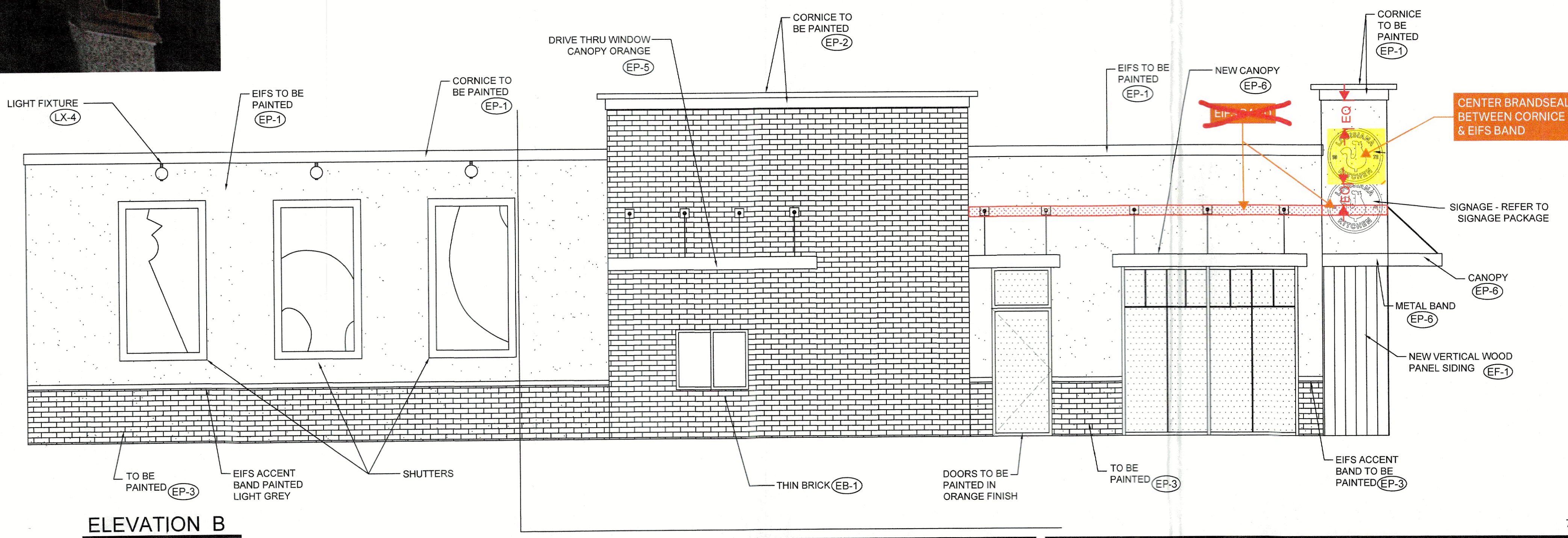
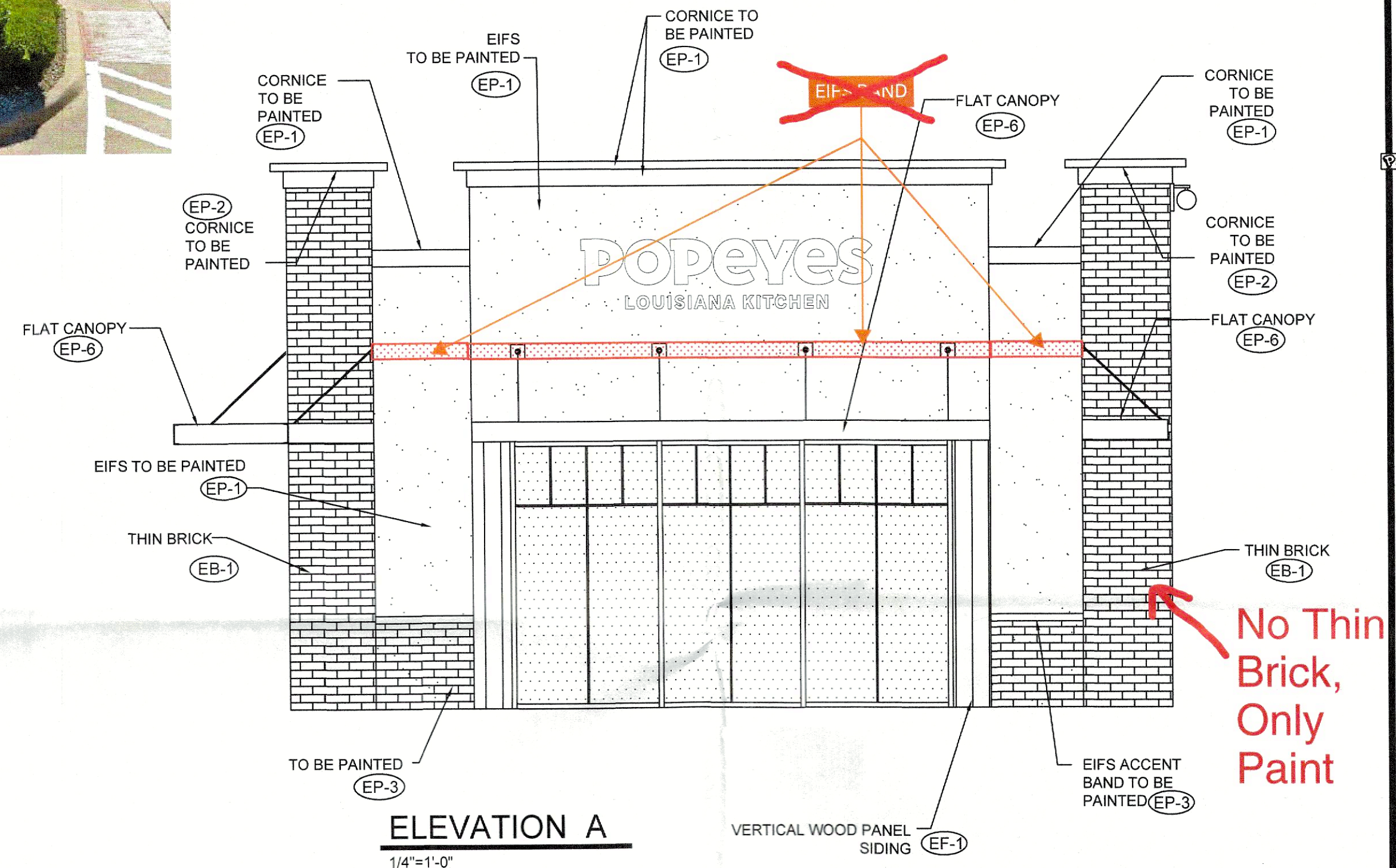
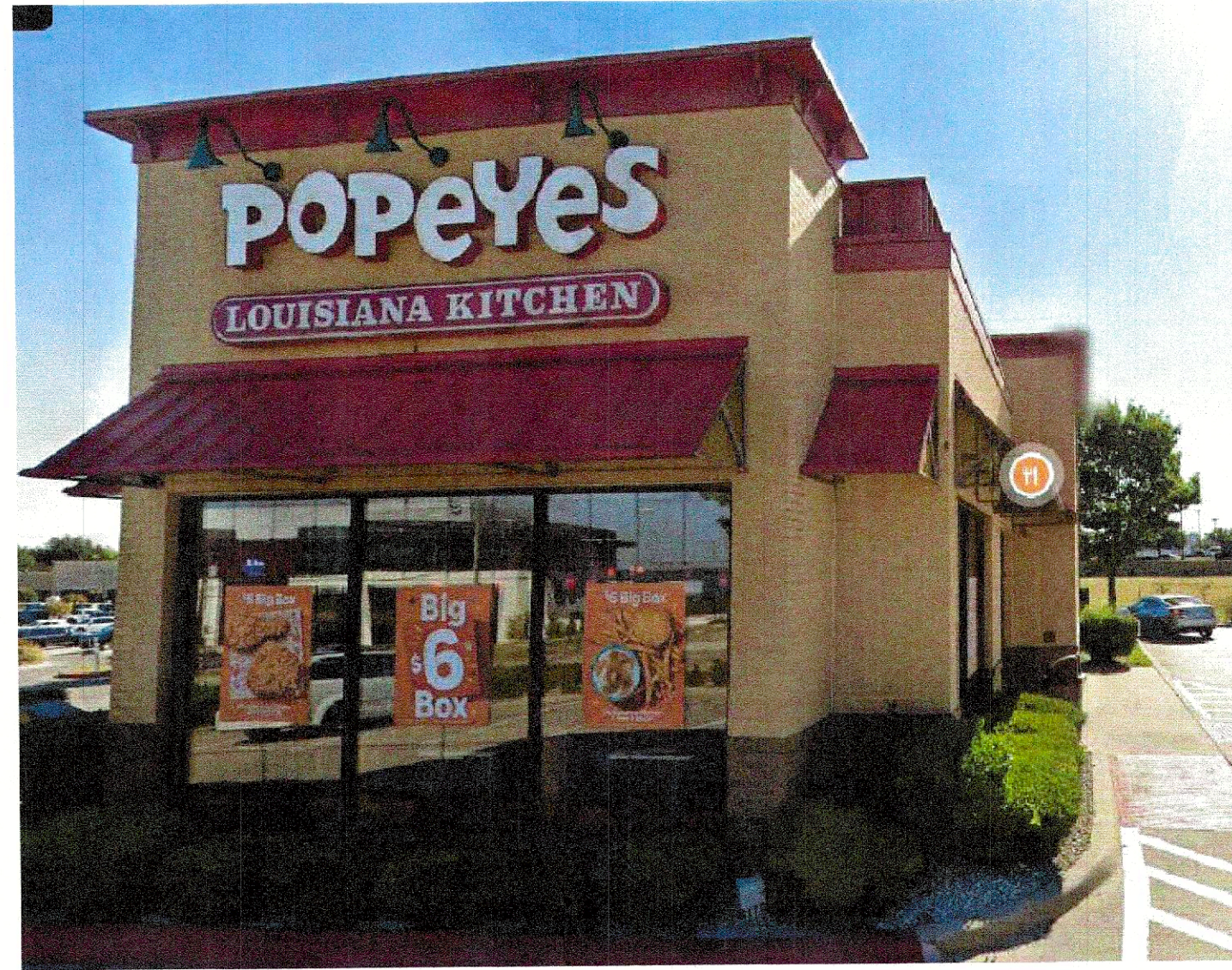
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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







2021 POPEYE'S FINISH SCHEDULE						
EXTERIOR MATERIALS & FINISH SCHEDULE **TO BE USED WITH FS-LEGACY (1846)						
3/25/2021	CODE	MATERIAL	LOCATION	SOURCE	PRODUCT	ADDITIONAL INFORMATION
					WALL FINISHES AND PAINT	
	EB-1	FACE BRICK	ACCENT TOWER BRICK	NICHHA FIBER CEMENT	VINTAGE BRICK	ALEXANDRIA BUFF 7 3/8" x 2 1/2" x 3/4" CONTACT: MATT STEPHENSON M: 770.789.8228 popeyes@nichha.com
				ALTERNATE OPTION: CREATIVE MATERIALS CORPORATION	ALTERNATE OPTION: THIN BRICK	FLAGSTAFF 8-1/8" x 2-1/16" x 5/8" CONTACT: popeyes@creativematerialscorp.com 1.800.207.2967 Ext 1797
	EF-1	EXTERIOR WOOD SIDING	FRONT FAÇADE EXTERIOR WALLS	NICHHA FIBER CEMENT	VINTAGE WOOD AWP 3030	CEDAR 17-7/8" H x 119-5/16" L CONTACT: MATT STEPHENSON M: 770.789.8228 popeyes@nichha.com
	EP-1	EXTERIOR PAINT	MAIN WALL SURFACE ABOVE WAINSCOT ACCENT TRIM	BENJAMIN MOORE	ULTRA SPEC EXT LOW LUSTRE (N455)	WHITE OC-125 MOONLIGHT WHITE CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com
				SHERWIN WILLIAMS	A-100 EXTERIOR LATEX SATIN	SW 7551 GREEK VILLA CONTACT: GLENN REMLER C: 954.347.1217 glenn.j.remler@sherwin.com
	EP-2	EXTERIOR PAINT	BRICK TOWER METAL COPING	BENJAMIN MOORE	ULTRA SPEC EXT LOW LUSTRE (N455)	ROOT BEER CANDY 2105-20 CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com
				SHERWIN WILLIAMS	A-100 EXTERIOR LATEX SATIN	SW 6062 RUGGED BROWN CONTACT: GLENN REMLER C: 954.347.1217 glenn.j.remler@sherwin.com
	EP-3	EXTERIOR PAINT	EXTERIOR WAINSCOT, SILL PAINT, AND DUMPS/PEL WAINSCOT	BENJAMIN MOORE	ULTRA SPEC EXT LOW LUSTRE (N455)	"GRAY" HC-170 STONINGTON GREY CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com
				SHERWIN WILLIAMS	A-100 EXTERIOR LATEX SATIN	SW 7657 TINSMITH CONTACT: GLENN REMLER C: 954.347.1217 glenn.j.remler@sherwin.com
	EP-4	EXTERIOR PAINT	BOLLARDS AND DIRECTIONAL SIGN POLES	BENJAMIN MOORE	COROTECH HIGH SOLIDS RAPID DRY ENAMEL	SAFETY YELLOW CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com
				SHERWIN WILLIAMS	INDUSTRIAL ENAMEL HS	CONTACT: GLENN REMLER C: 954.347.1217 glenn.j.remler@sherwin.com
	EP-5	METAL/PAINT	DRIVE THRU WINDOW CANOPY	PROVIDED BY MANUFACTURER	PROVIDED BY MANUFACTURER	ORANGE, PANTONE #3564 C, PROVIDED BY MANUFACTURER
	EP-6	METAL/PAINT	BUILDING CANOPIES	PROVIDED BY MANUFACTURER	PROVIDED BY MANUFACTURER	TEAL, PANTONE #326 C, PROVIDED BY MANUFACTURER
	EP-7	EXTERIOR PAINT	DUMPS/PEL GATES AND PYLON POLE	BENJAMIN MOORE	COROTECH HIGH SOLIDS RAPID DRY ENAMEL	FACTORY FINISH BLACK CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com
				SHERWIN WILLIAMS	INDUSTRIAL ENAMEL HS	SW 6991 BLACK MAGIC CONTACT: GLENN REMLER C: 954.347.1217 glenn.j.remler@sherwin.com
	EP-8	EXTERIOR PAINT	ALL EXTERIOR WALLS	BENJAMIN MOORE	ALIPHATIC ACRYLIC URETHANE - GLOSS	ANTI-GRAFFITI COAT V500-00 CLEAR CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com
				SHERWIN WILLIAMS	3K WATERBASED URETHANE - GLOSS	Anti-Graffiti Coating B65-190 B65V190 CONTACT: GLENN REMLER C: 954.347.1217 glenn.j.remler@sherwin.com
	DP-1	DOOR	EXTERIOR DOORS MAIN ENTRANCE AND SIDE ENTRANCE	PROVIDED BY MANUFACTURER	TO BE PURCHASED FROM MANUFACTURER IN ORANGE FINISH	ORANGE, PANTONE #3564 C, PROVIDED BY MANUFACTURER
	ES-1	SHUTTERS	EXTERIOR WALLS	PROVIDED BY MANUFACTURER	TO BE PURCHASED FROM MANUFACTURER IN TEAL FINISH	TEAL, PANTONE #326 C, PROVIDED BY MANUFACTURER



NOTES:  
ADD EIFS BAND + CENTER BRANDSEAL IN BETWEEN EIFS BAND AND CORNICHE.

**APPROVED AS NOTED**

BY: MELANIE DE JESUS

DATE: 07/28/2023

1 year validation - approval subject to program and image change.  
PLM's approval of any rendering, site or floor plan in any case does not constitute a bid and shall not be deemed or construed to constitute PLM's approval of any particular site. If you have a crossed site, you must obtain prior written approval of PLM's Development Committee to develop such site. These documents are not for permit or construction. They must be completed and/or modified by a licensed architect and engineer to conform to all local and applicable codes and specific site conditions. There is no warranty, whether implied or expressed, that these documents meet the applicable code requirements. Liability for the design and any use of the documents is the sole responsibility of the architect and engineer of record.

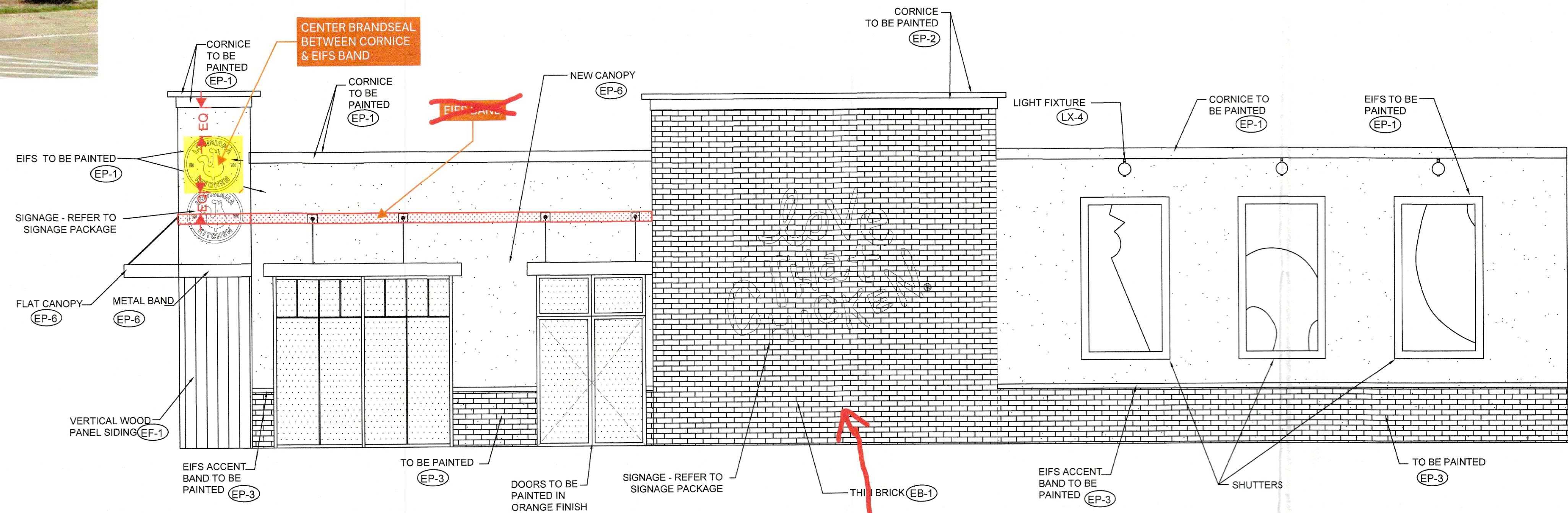
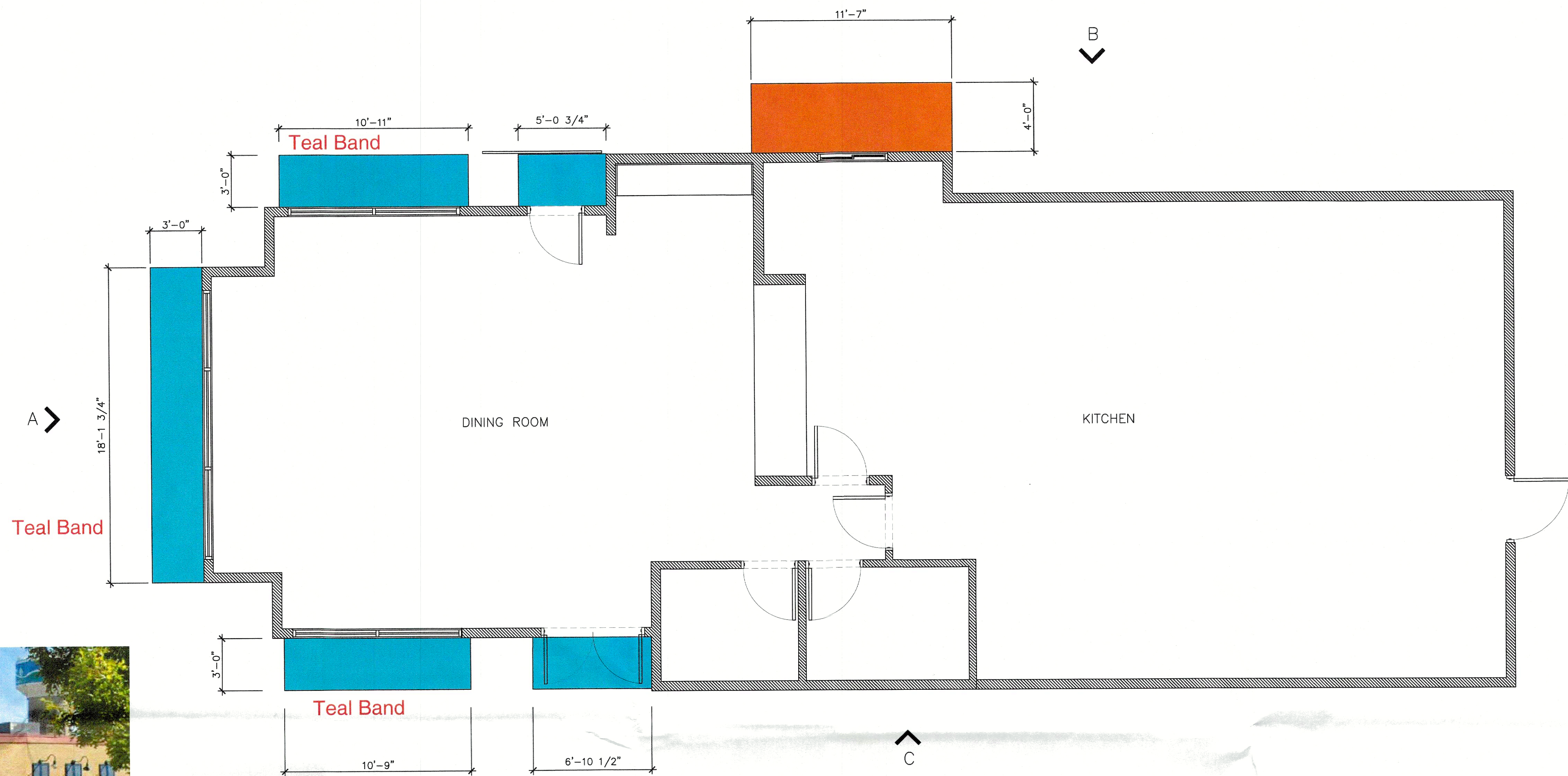
**Popeyes**  
LOUISIANA KITCHEN  
2535 RIDGE RD.  
ROCKWALL, TEXAS

STORE 7201

DATE	
CHECKED BY:	

EXTERIOR ELEVATIONS





**ELEVATION C**  
1/4"=1'-0"

**POPEYES.**  
LOUISIANA KITCHEN  
2535 RIDGE RD.  
ROCKWALL, TEXAS

STORE 7201

CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

**EXTERIOR ELEVATIONS**



# POPEYES

LOUISIANA KITCHEN



















November 29, 2023

TO: Alejandro Orfanos  
4515 LBJ Fwy  
Farmers Branch, TX 75244

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

SUBJECT: SP2023-041; *Amended Site Plan for 2535 Ridge Road (Popeye's)*

Mr. Orfanos:

This letter serves to notify you that the above referenced case (*i.e. Amended Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on November 28, 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 November 28, 2023, the Planning and Zoning Commission approved a motion to approve the Amended Site Plan by a vote of 6-1, with Commissioner Conway dissenting.

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

Sincerely,

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