



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&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **308 N. FANNIN STREET ROCKWALL, TX 75087**

SUBDIVISION **THOMAS & SMITH ADDITION**

LOT **1 & 2**

BLOCK **A**

GENERAL LOCATION **DOWNTOWN ROCKWALL**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **DOWNTOWN - COMMERCIAL**

CURRENT USE **RESTAURANT**

PROPOSED ZONING **DOWNTOWN - COMMERCIAL**

PROPOSED USE **RESTAURANT**

ACREAGE **.66**

LOTS [CURRENT] **1 & 2**

LOTS [PROPOSED] **1 & 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 **CM FANNIN I, LP**

APPLICANT **WADES LANDING LLC**

CONTACT PERSON **MATT GILLEN**

CONTACT PERSON **CHRIS BEARDON**

ADDRESS **4514 TRAVIS ST. SUITE 326**

ADDRESS **308 N FANNIN ST**

CITY, STATE & ZIP **DALLAS, TEXAS 75205**

CITY, STATE & ZIP **ROCKWALL, TEXAS 75087**

PHONE **214-269-1643**

PHONE **972-693-5830**

E-MAIL **MGILLEN@CIENDA.COM**

E-MAIL **CHRIS@MSMCGROUP.COM**

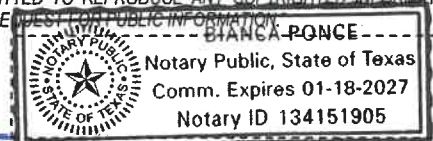
NOTARY VERIFICATION [REQUIRED]

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

¹ I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF March 2024 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 15 DAY OF March, 2024.

OWNER'S SIGNATURE



MY COMMISSION EXPIRES

01-18-2027









800 Fulgham Rd. Suite 5
Plano, Texas 75093
972-503-5296

Landscape Estimate

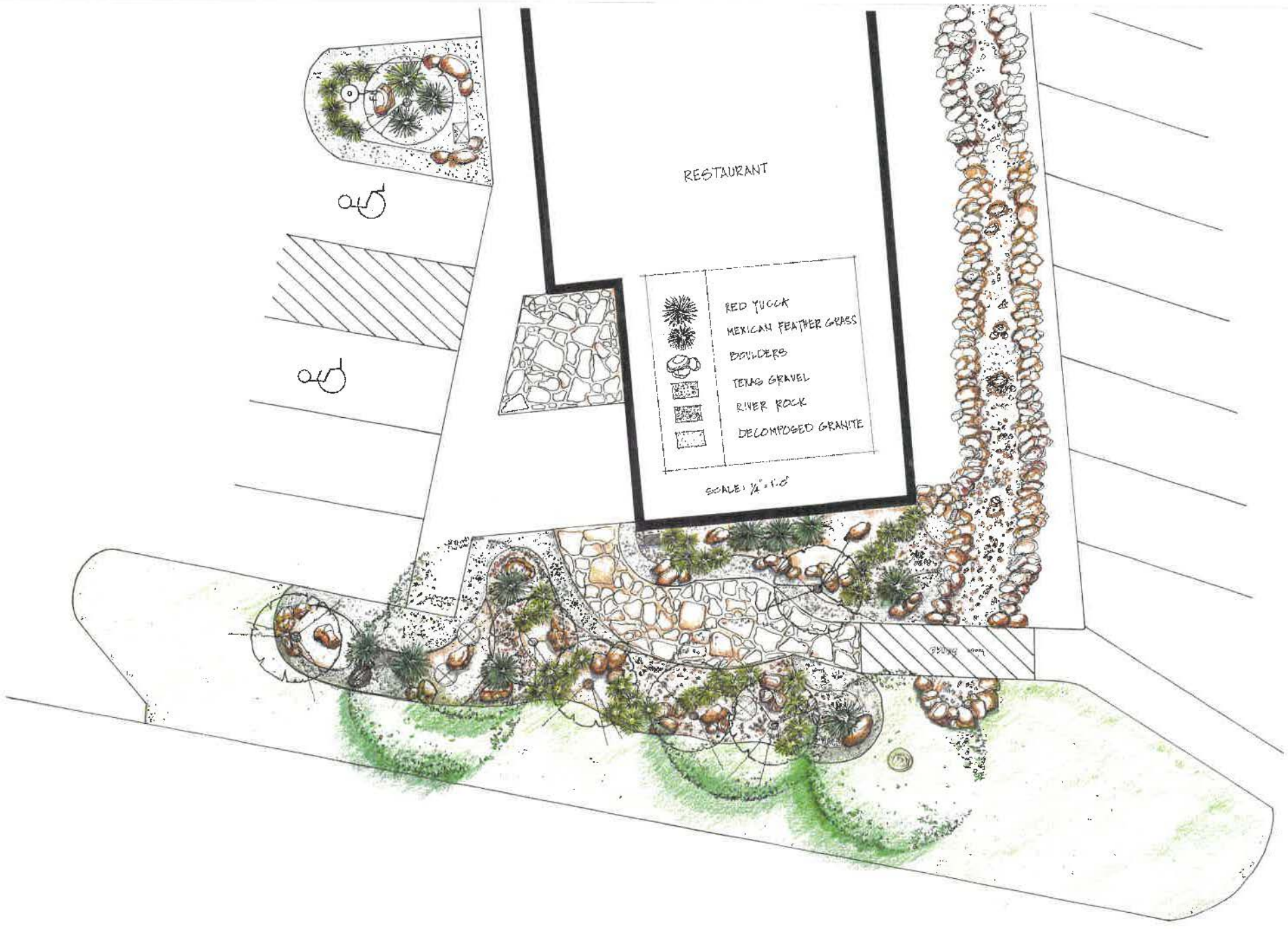
Wade's Landing

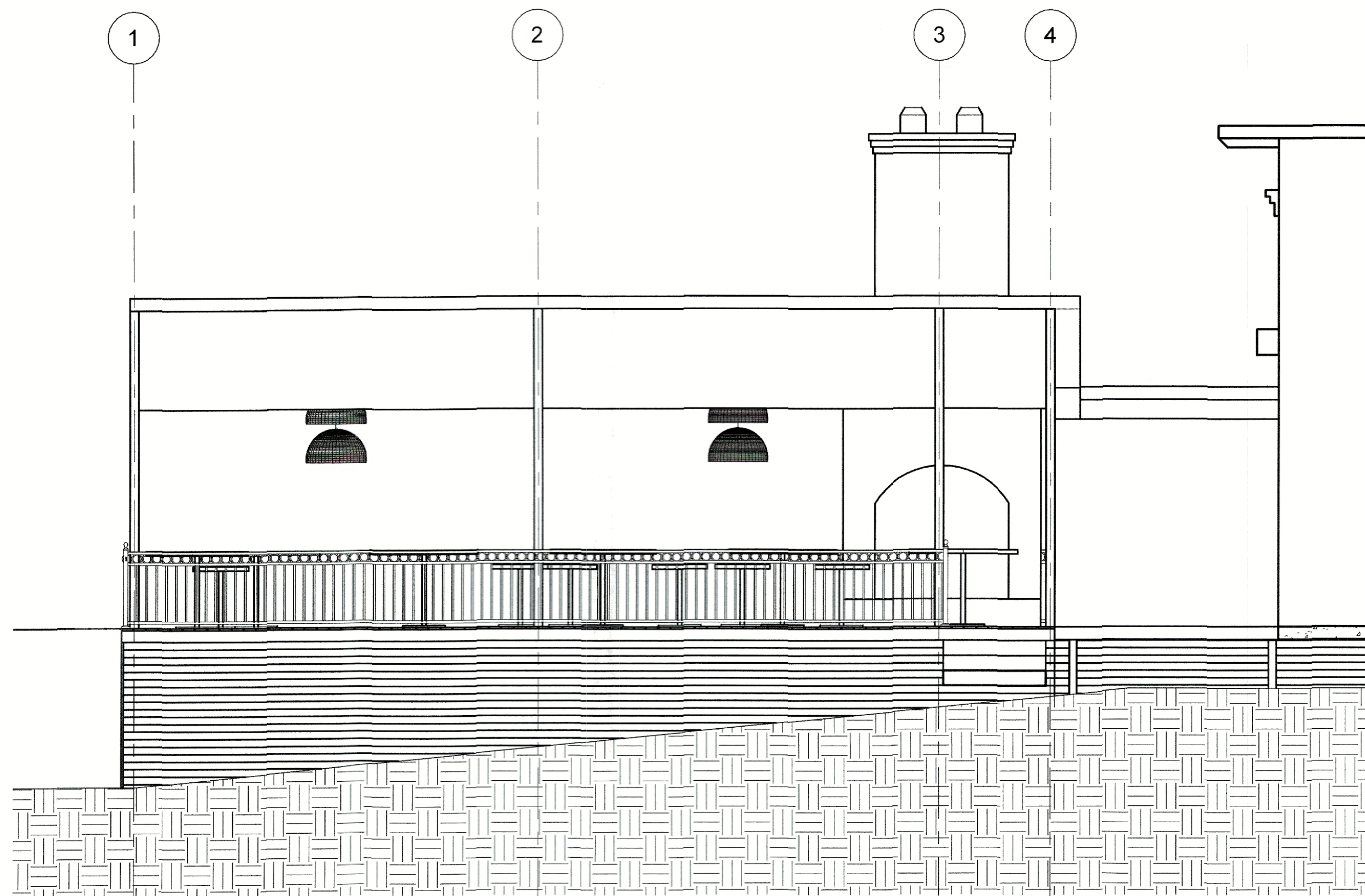
ITEM		SIZE	QTY	NOTES
Red Yucca		5g	12	
Mexican Feathergrass		1g	41	
Moss Boulder		ton	3	
Decomposed Granite		ton	7.5	
Arizona River Rock - 2"-4"		ton	5.25	
Texas Black - 5/8"		ton	6.75	
Hardwood Mulch		Bag	40	

RESTAURANT

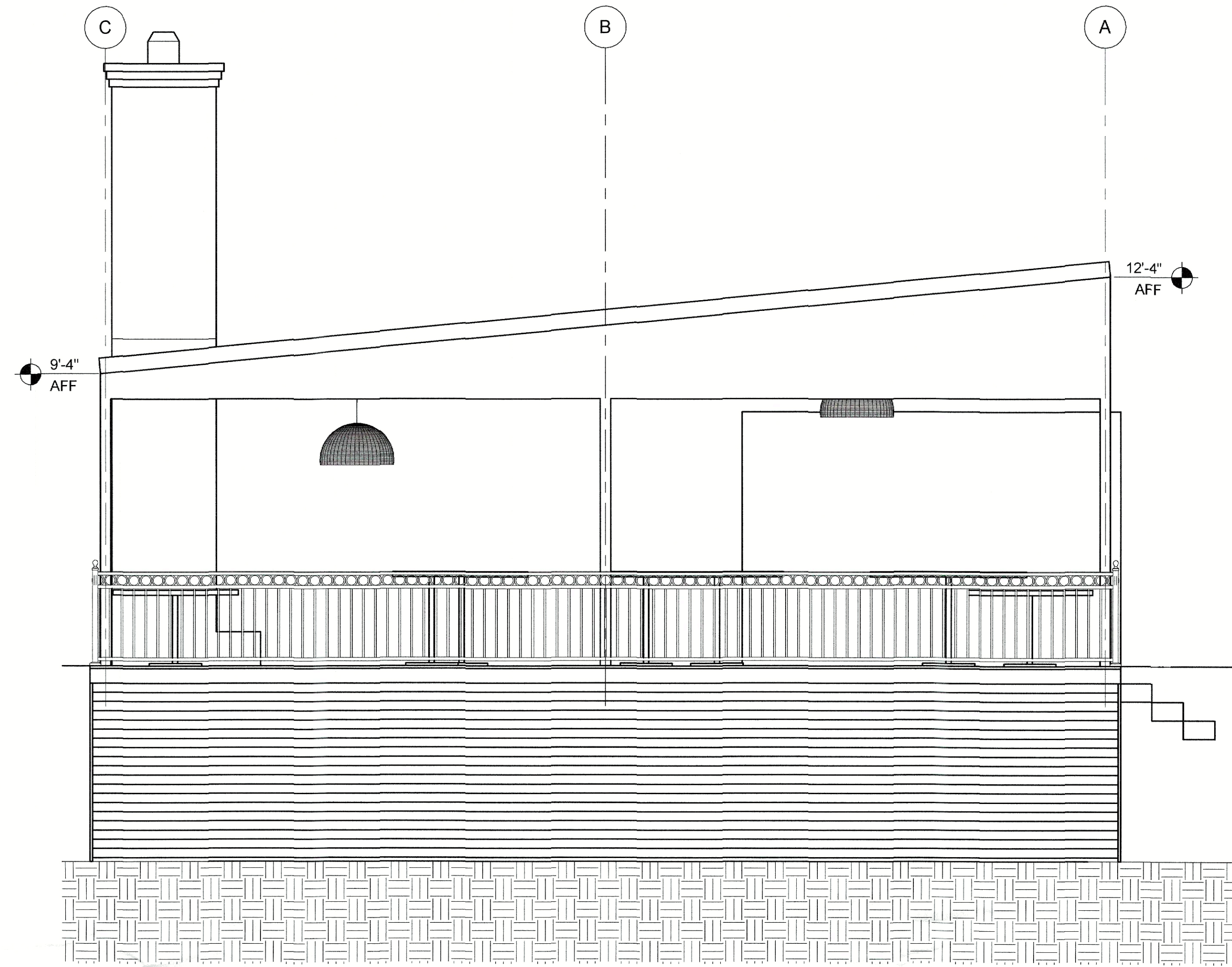
	RED YUCCA
	MEXICAN FEATHER GRASS
	BOULDERS
	Texas GRAVEL
	RIVER ROCK
	DECOMPOSED GRANITE

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

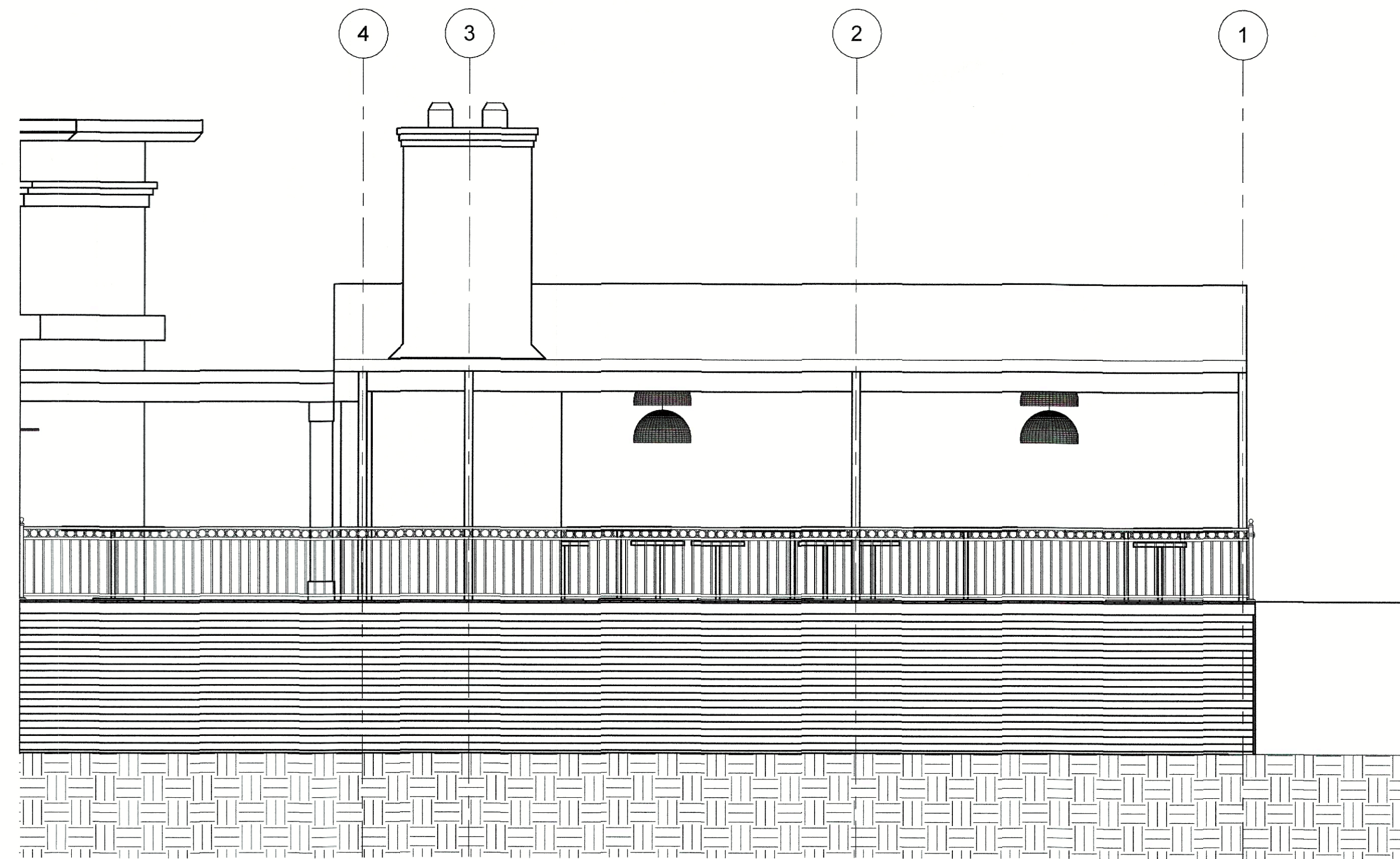




1 PATIO NORTH ELEVATION
SCALE: 1/4" = 1'-0"



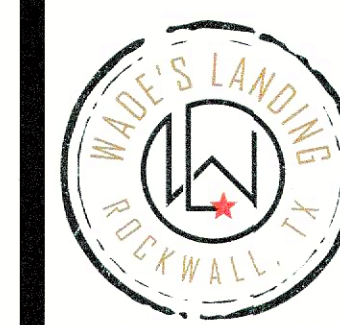
3 EAST PATIO ELEVATION
SCALE: 3/8" = 1'-0"



2 PATIO SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

MARK	DATE	DESCRIPTION

JOB NO. 2305



2305-WADE'S LANDING
308 N FANNIN STREET
ROCKWALL, TX 75087

PLEASE REFERENCE SEALED STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

ALL RIGHTS RESERVED. NO PART OF THESE DRAWINGS OR SPECIFICATIONS MAYBE COPIED, REPRODUCED OR USED IN CONNECTION WITH ANY WORK, OTHER THEN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM DUNCAN DESIGN GROUP.

DUNCAN DESIGN GROUP, LLC
1088 TEXAN TRAIL
GRAPEVINE, TX 76051
DUNCANDESIGNGROUP.COM



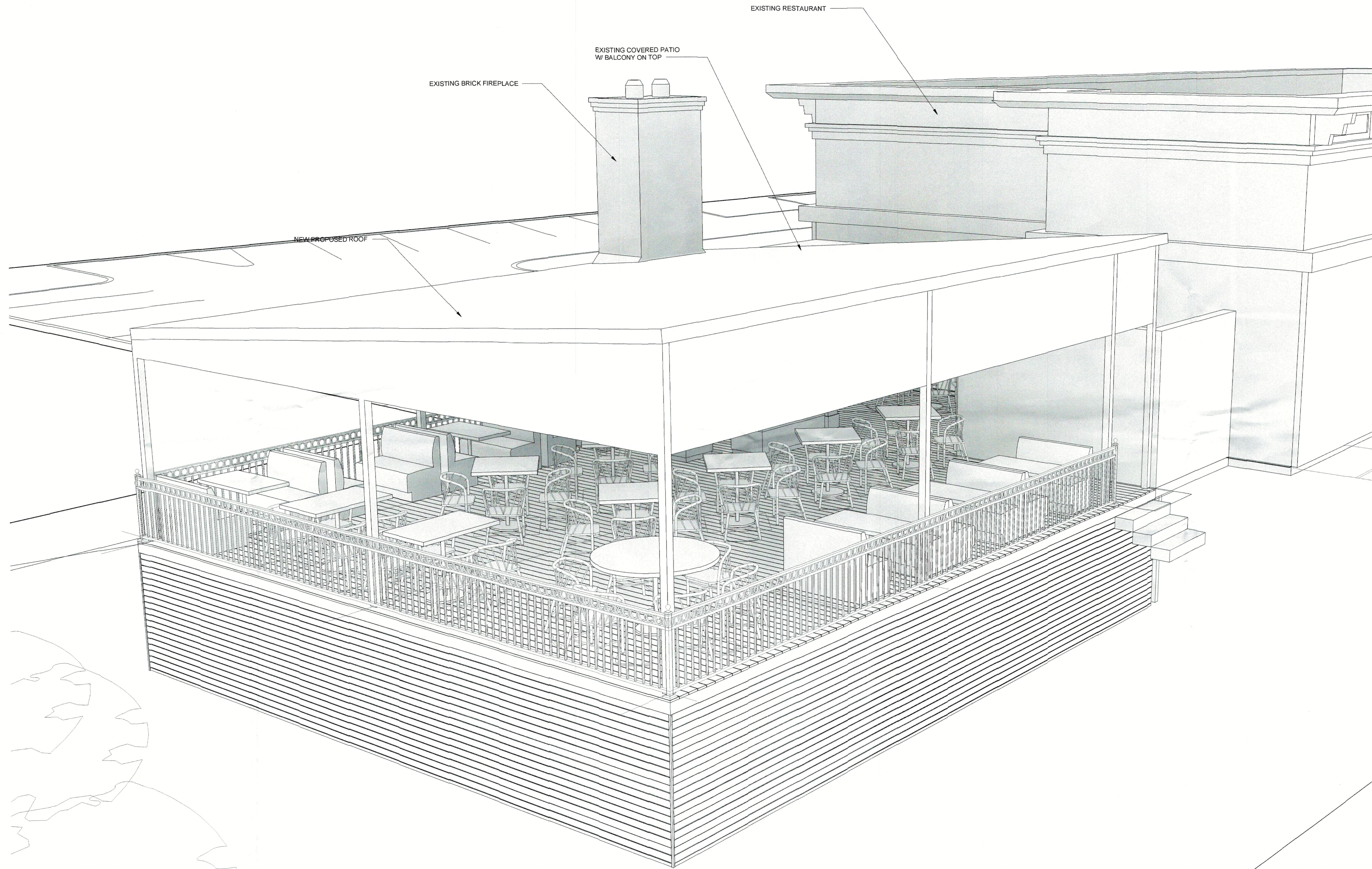
SHEET NAME

PATIO ELEVATIONS

SHEET NO.

PS1.02

SHEET OF



1 PATIO 3D VIEW
NOT TO SCALE

PLEASE REFERENCE SEALED STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

2305-WADE'S LANDING
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ROCKWALL, TX 75087

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WRITTEN
AUTHORIZATION FROM
DUNCAN DESIGN
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GRAPEVINE, TX 76051
DUNCANDESIGNGROUP.COM



SHEET NAME

3D
MODEL
VIEW

SHEET NO.

PS1.03

SHEET OF

MARK	DATE	DESCRIPTION

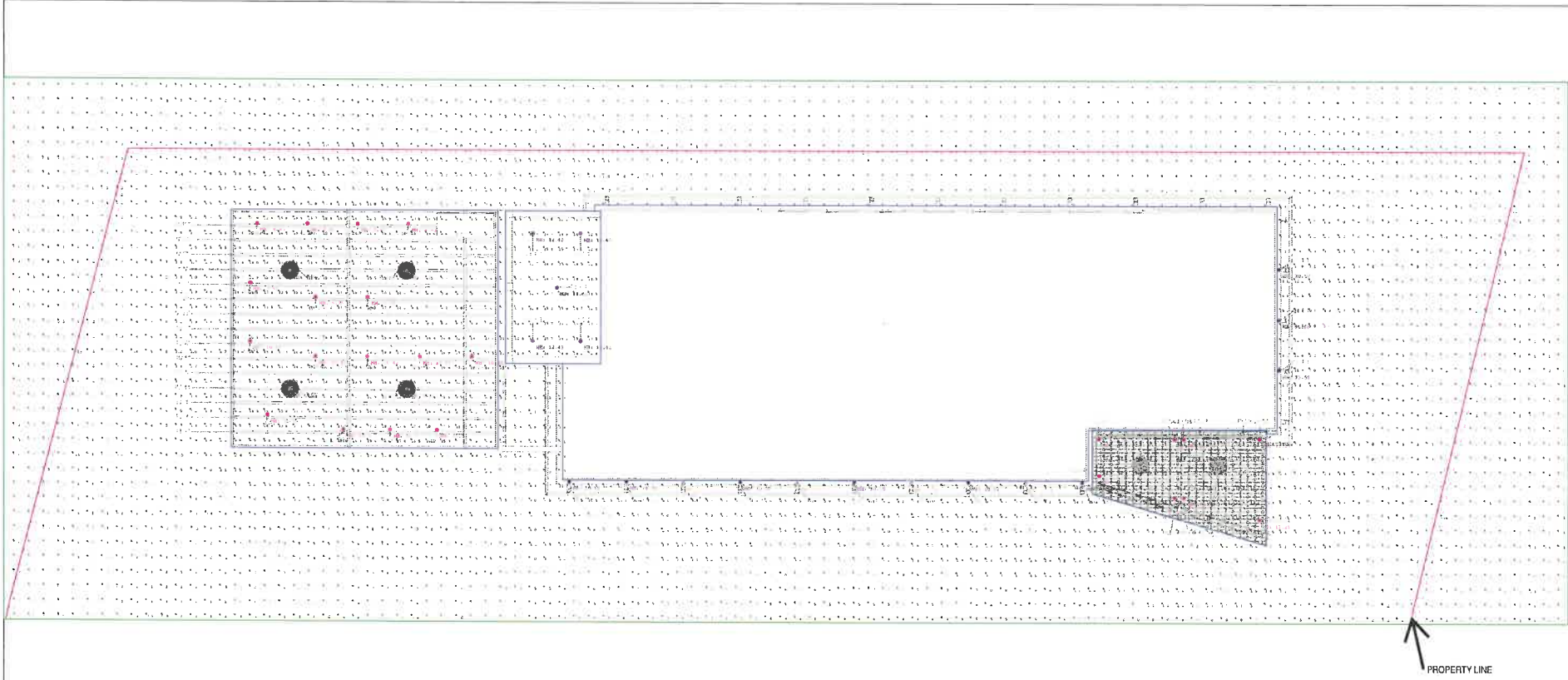
JOB NO. 2305

- GENERAL NOTES:
 1. NOT FOR CONSTRUCTION PURPOSES.
 2. ALL CALCULATIONS CONTAIN AN ERROR FACTOR OF +/- 10%.
 3. CALCULATION POINT SPACING IS 2' x 2'.
 4. ALL CALCULATIONS ARE IN FOOTCANDLE MEASUREMENTS.
 5. UNLESS OTHERWISE NOTED - ALL REFLECTANCE VALUES ARE CALCULATED USING THE DEFAULT VALUES OF: SURFACE = .2, WALLS = .5, CEILING = .8



Bell & McCoy
 Lighting and Controls
 4630 Hall Road
 Farmers Branch, TX 75244

WADE LANDING



Code	Qty	Unit	Description	Notes	Area	Perimeter	Volume	Area	Perimeter	Volume	Area	Perimeter
1	1	sq ft	Roof	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
2	1	sq ft	Wall	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
3	1	sq ft	Floor	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
4	1	sq ft	Interior Wall	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
5	1	sq ft	Interior Floor	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
6	1	sq ft	Interior Wall	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
7	1	sq ft	Interior Floor	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
8	1	sq ft	Interior Wall	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
9	1	sq ft	Interior Floor	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

Code	Qty	Unit	Description	Notes
1	1	sq ft	Roof	10000.00
2	1	sq ft	Wall	10000.00
3	1	sq ft	Floor	10000.00
4	1	sq ft	Interior Wall	10000.00
5	1	sq ft	Interior Floor	10000.00
6	1	sq ft	Interior Wall	10000.00
7	1	sq ft	Interior Floor	10000.00
8	1	sq ft	Interior Wall	10000.00
9	1	sq ft	Interior Floor	10000.00

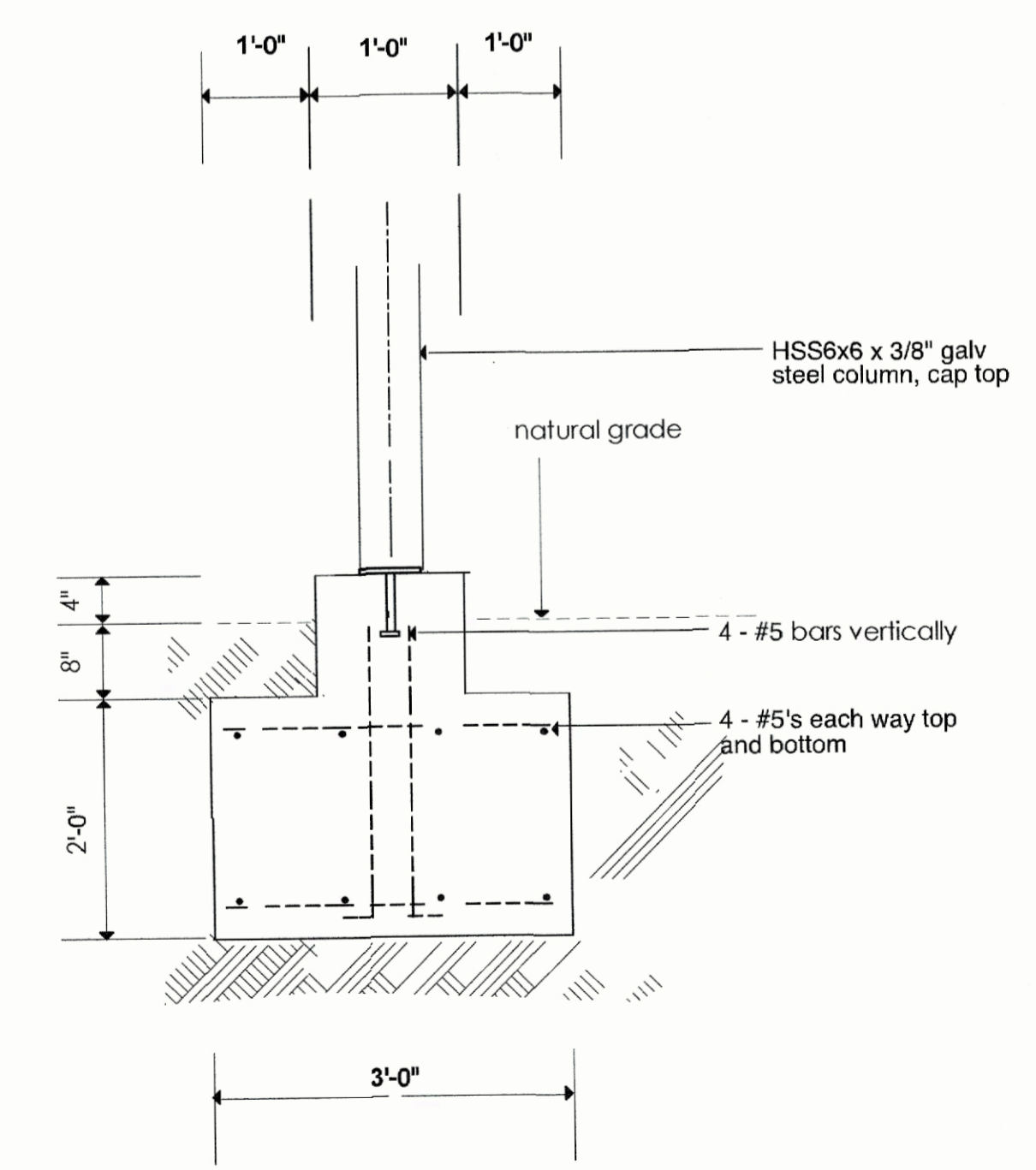
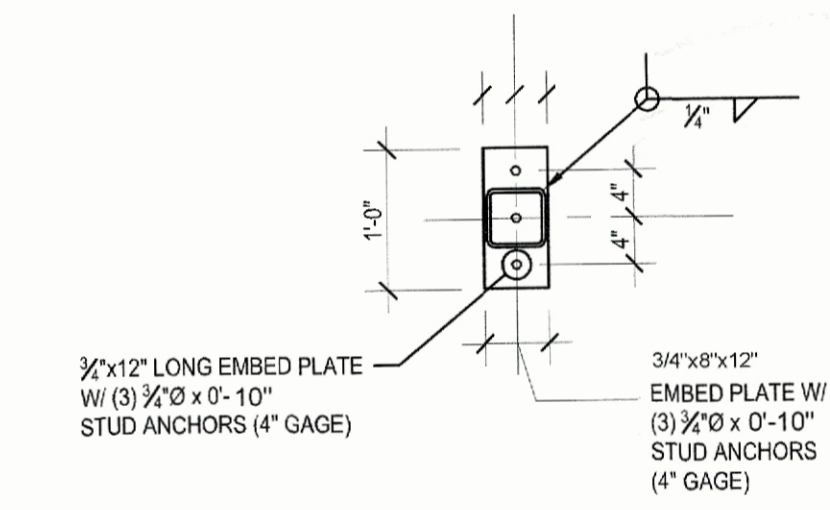
Revision:
 X XXXX/XXXX

Drawn by:
 J. PENTON
 Date:
 1/30/2024
 Scale:
 N.T.S.
 Sheet Title:
 Site Photometrics
 Sheet No:

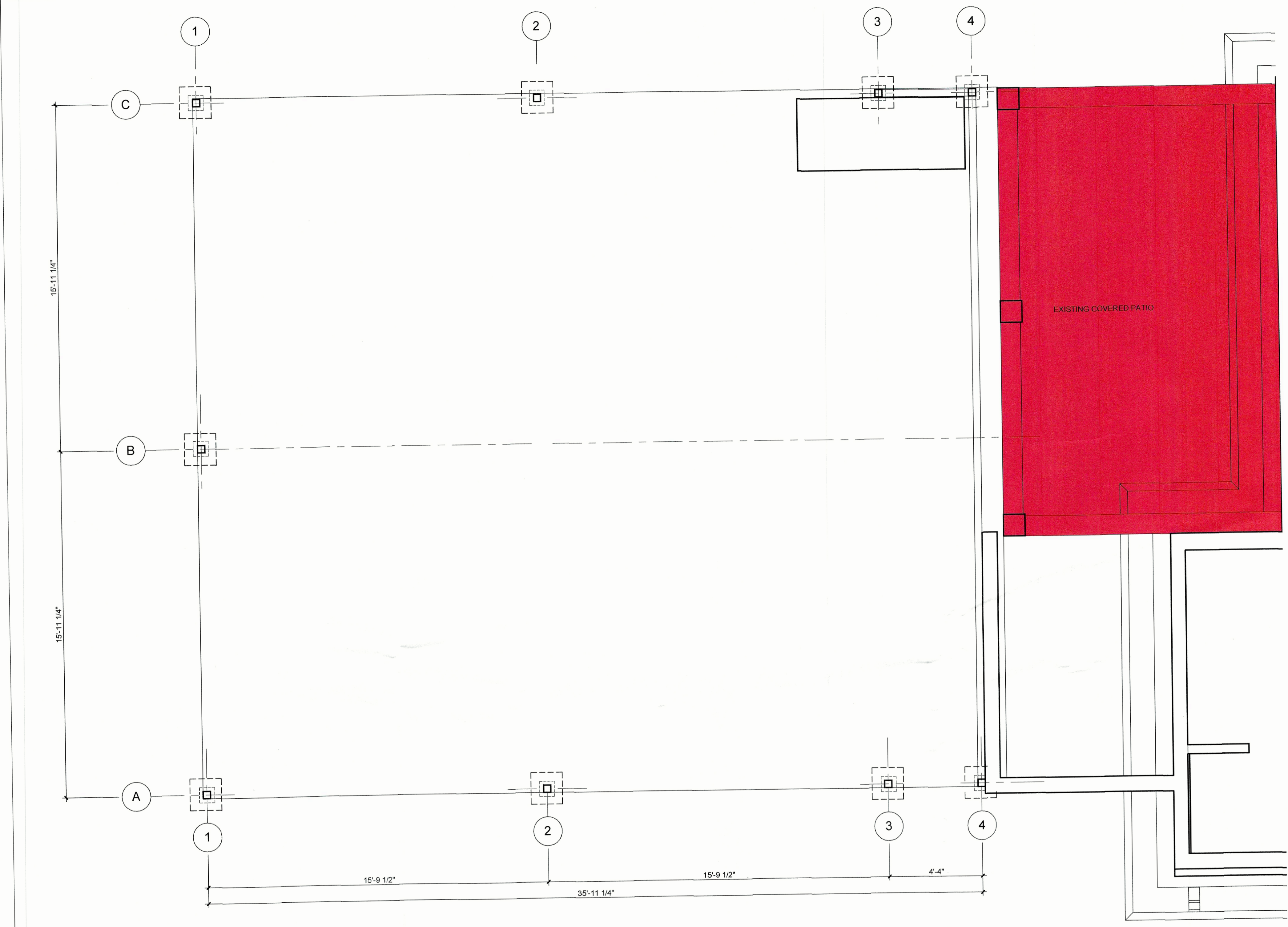


2305-WADE'S LANDING
308 N FANNIN STREET
ROCKWALL, TX 75087

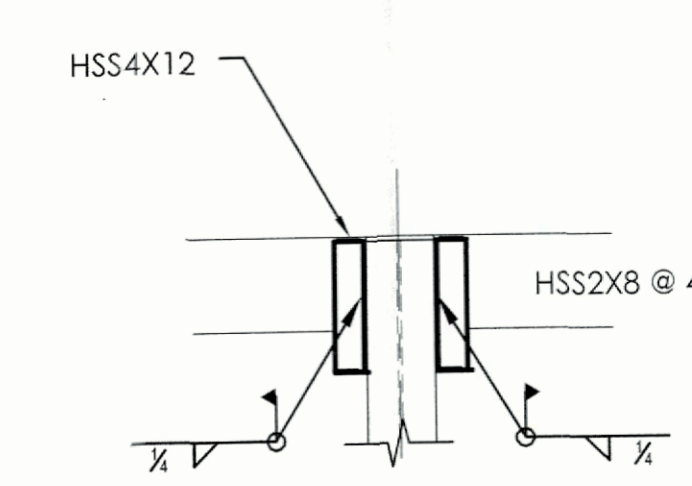
NOTE:
IF ANY DISCREPANCIES BETWEEN
ENGINEERED FRAMING PLANS AND
ARCHITECTURAL PLANS, THE
ARCHITECTURAL PLANS SHALL CONTROL.
IMMEDIATELY CONTACT THE GENERAL
CONTRACTOR



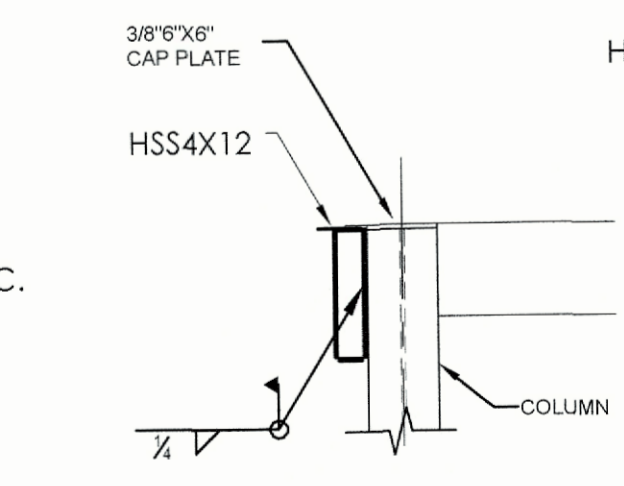
CANOPY COLUMN FOOTING
TYPICAL @ BUILDING AND @ STREET



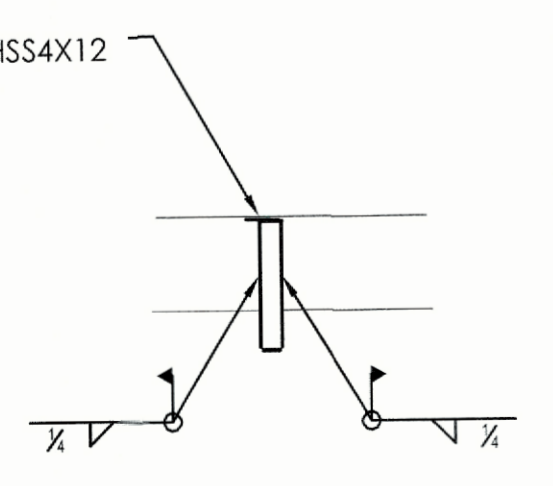
02 FOUNDATION PLAN
SCALE: 3/16" = 1'-0"



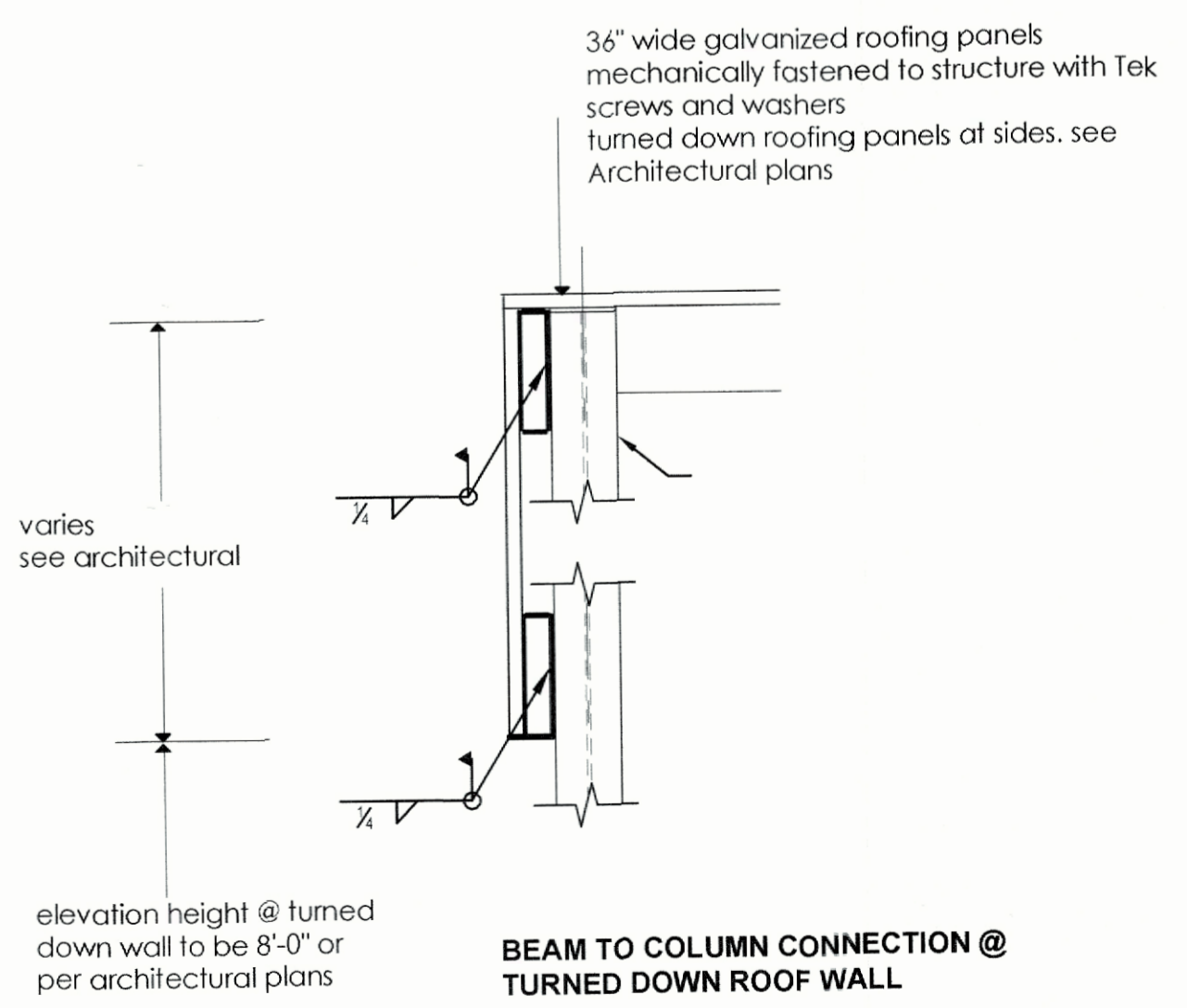
BEAM TO COLUMN CONNECTION @
DOUBLE BEAM



BEAM TO COLUMN CONNECTION

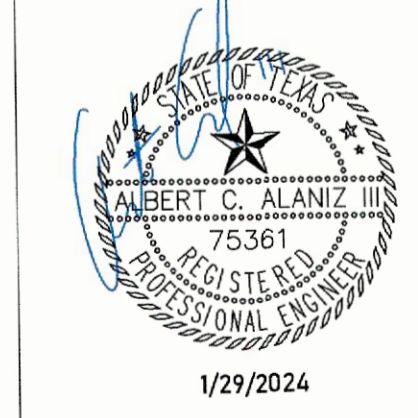


BEAM TO BEAM CONNECTION



BEAM TO COLUMN CONNECTION @
TURNED DOWN ROOF WALL

Date	Description
	ALANIZ ENGINEERING ENGINEERING PLANNING CONSULTANTS FIRM REG NO. F11860 PO BOX 81255 OFF. 361.765.0108 LOCAL 214.801.4343



Project Number	000.000
Description	STRUCTURAL PLAN AND DETAILS
Scale	As indicated

S2



West 16th Design

617 green meadows Ln.
Ovilla, Texas 75154
214-801-4343

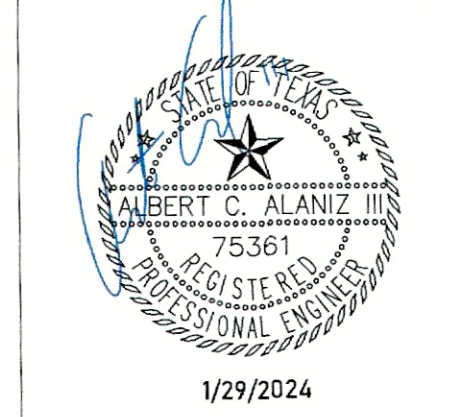
Project Name
WADE'S LANDING



2305-WADE'S LANDING
308 N FANNIN STREET
ROCKWALL, TX 75087

Date	Description
------	-------------

ALANIZ ENGINEERING
ENGINEERING PLANNING CONSULTANTS
FIRM REG NO. F11860
PO BOX 81255
OFF. 361.765.0108 LOCAL 214.801.4343

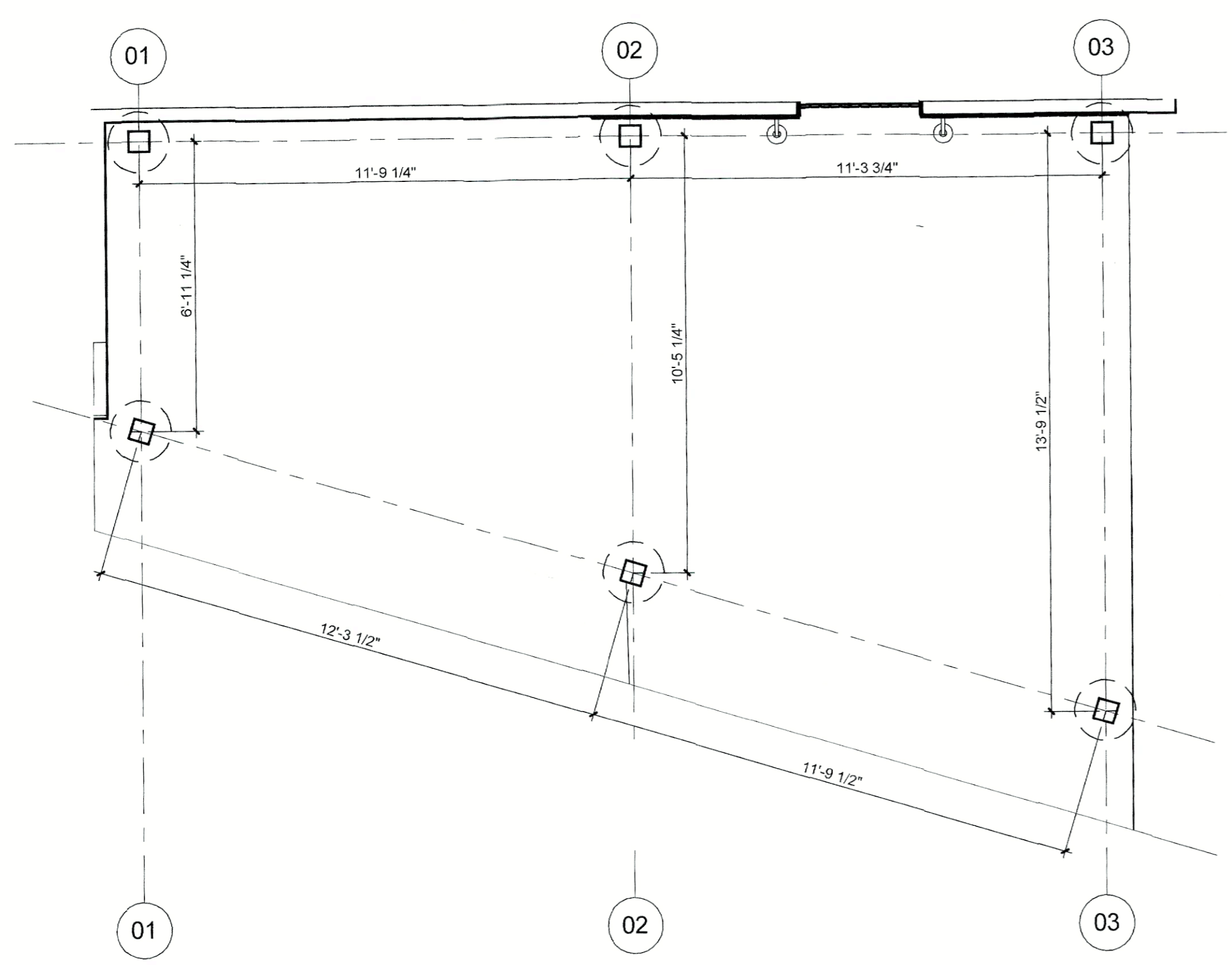


Project Number
000.000

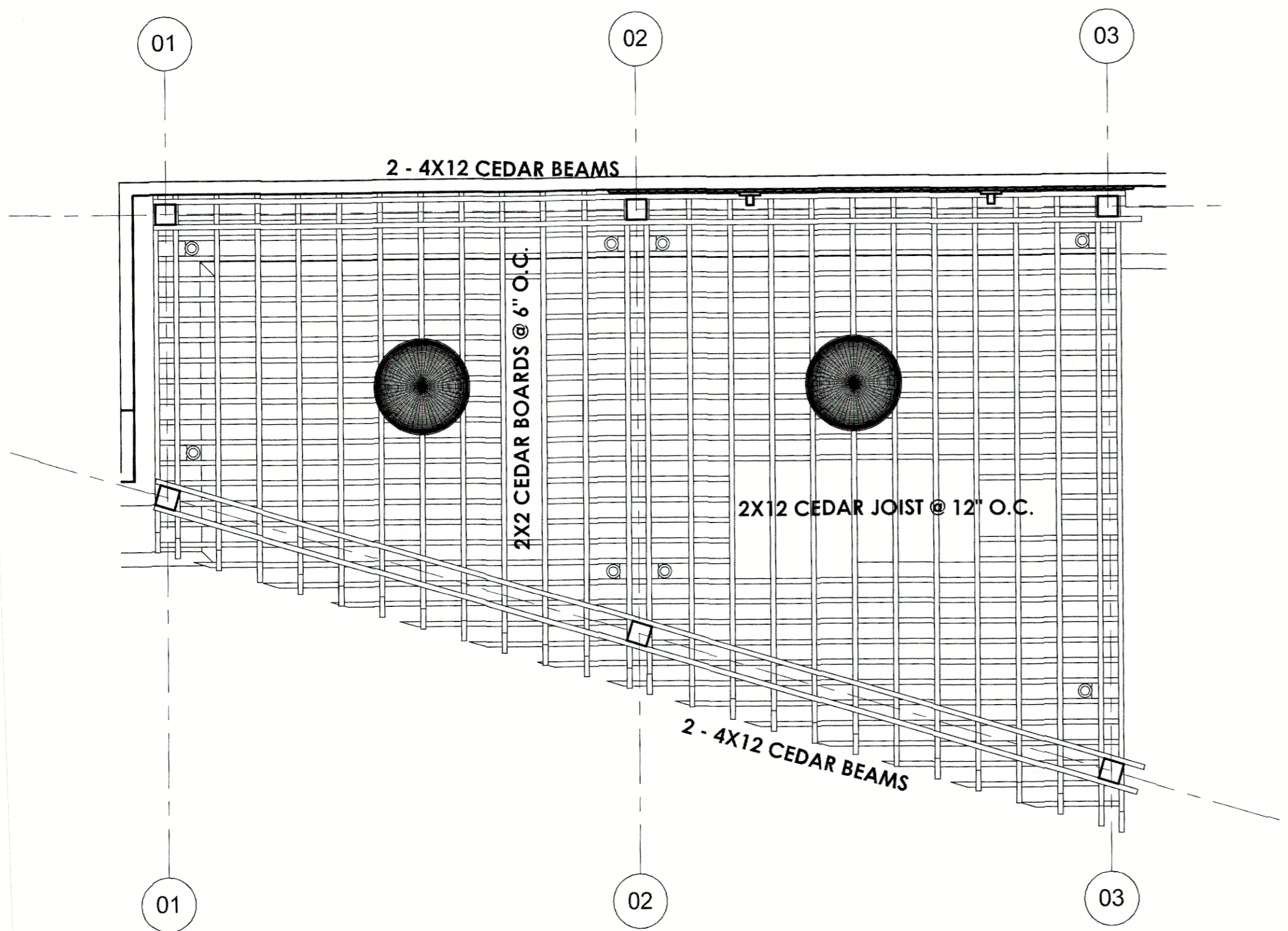
Description
STRUCTURAL PLAN AND DETAILS

Scale
As indicated

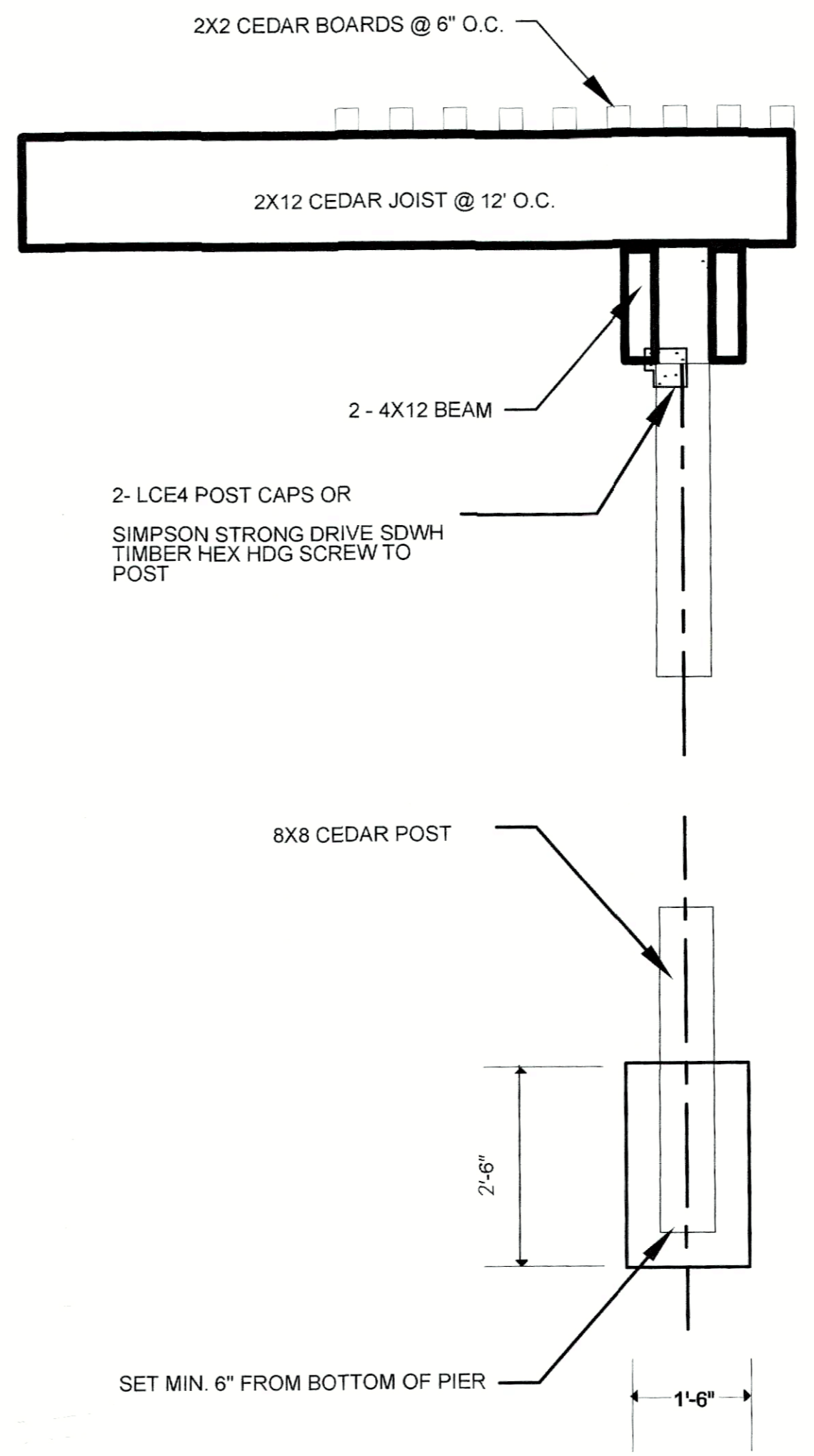
S3



FOUNDATION PLAN
SCALE: 3/8" = 1'-0"



CEDAR CONNECTION
SCALE: 3/8" = 1'-0"



DETAIL @ POST TO BEAM CONNECTION

Simpson Strong-Tie® Strong-Drive® SDWH Timber-Hex HDG Screw for Top of Beam-to-Post Connection

The Simpson Strong-Tie Strong-Drive SDWH Timber-Hex HDG (SDWH27G) structural wood screws may be used to attach a 6x or 8x beam to the top of a post of the same width as shown in Figure 2. The screws are available with a hot-dip galvanized coating in accordance with ASTM A153, Class C, suitable for severe exposure applications including preservative treated woods in general exterior construction (AWPA UC4C). The screw is the subject of IAPMO-QUES ER-192 (excluding 15 inch length), and is shown in Figure 1.

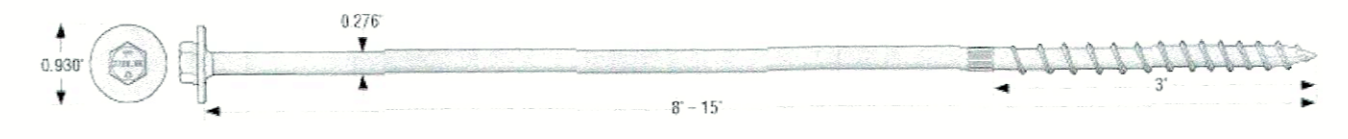
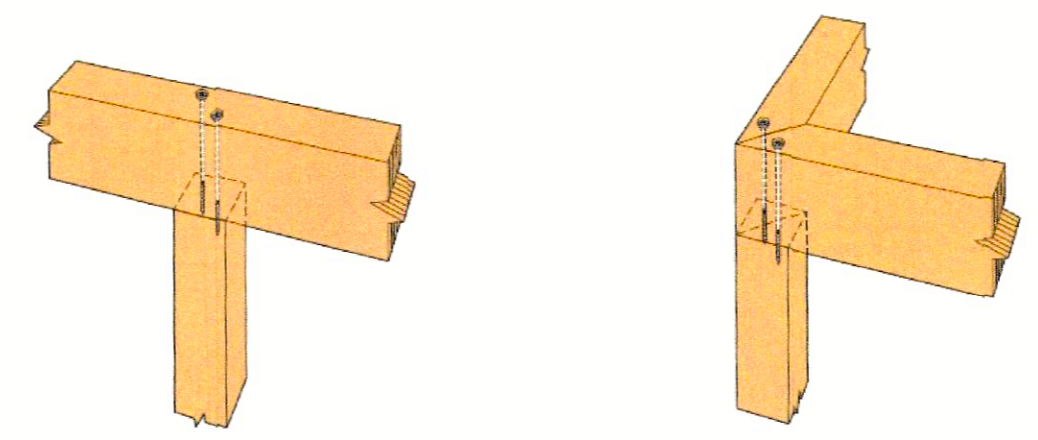


FIGURE 1. Strong-Drive® SDWH TIMBER-HEX HDG Screw

The Strong-Drive SDWH Timber-Hex HDG structural wood screws have a SawTooth™ point design allowing them to be installed without pre-drilling. Each screw contains an oversized 0.930" diameter integral washer which eliminates the need for a separate washer. Figure 2 illustrates two beam-to-post conditions using the SDWH27G to make the connection. Minimum fastener spacing requirements are shown in Figure 3. The following table provides allowable shear and uplift loads tested in accordance with ICC-ES AC233, when installed through the top of a wood beam into the end grain of a wood post.



TYPICAL BEAM-TO-POST CONNECTION

NOTE:
IF ANY DISCREPANCIES BETWEEN
ENGINEERED FRAMING PLANS AND
ARCHITECTURAL PLANS, THE
ARCHITECTURAL PLANS SHALL CONTROL.
IMMEDIATELY CONTACT THE GENERAL
CONTRACTOR

MARK	DATE	DESCRIPTION

JOB NO. 2305



2305-WADE'S LANDING
308 N FANNIN STREET
ROCKWALL, TX 75087

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 WITHOUT PRIOR
 WRITTEN
 AUTHORIZATION FROM
 DUNCAN DESIGN
 GROUP.

DUNCAN DESIGN GROUP, LLC
 1088 TEXAN TRAIL
 GRAPEVINE, TX 76051
 DUNCANDESIGNGROUP.COM

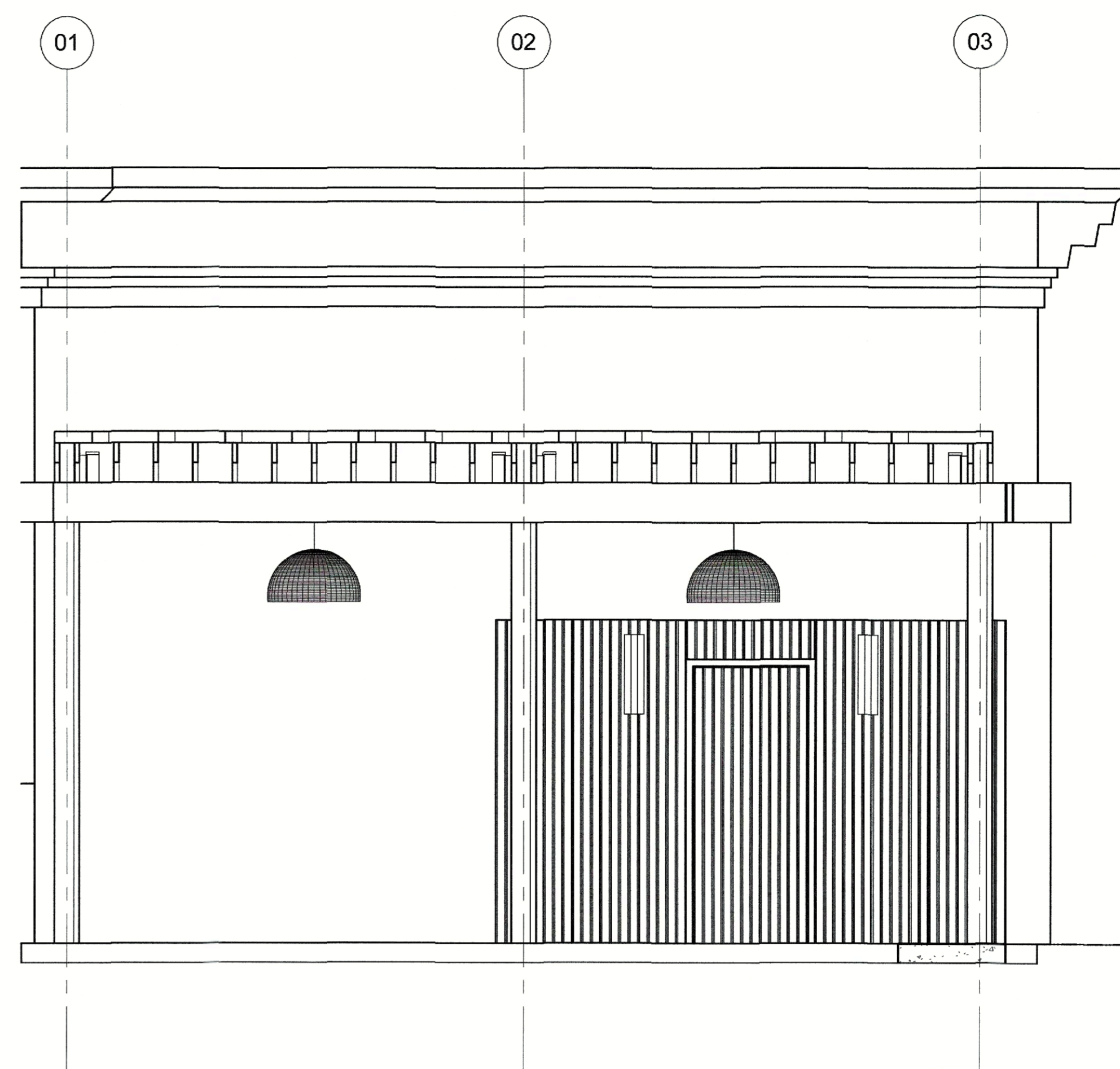


SHEET NAME
**FRONT
 DOOR
 PERGOLA**

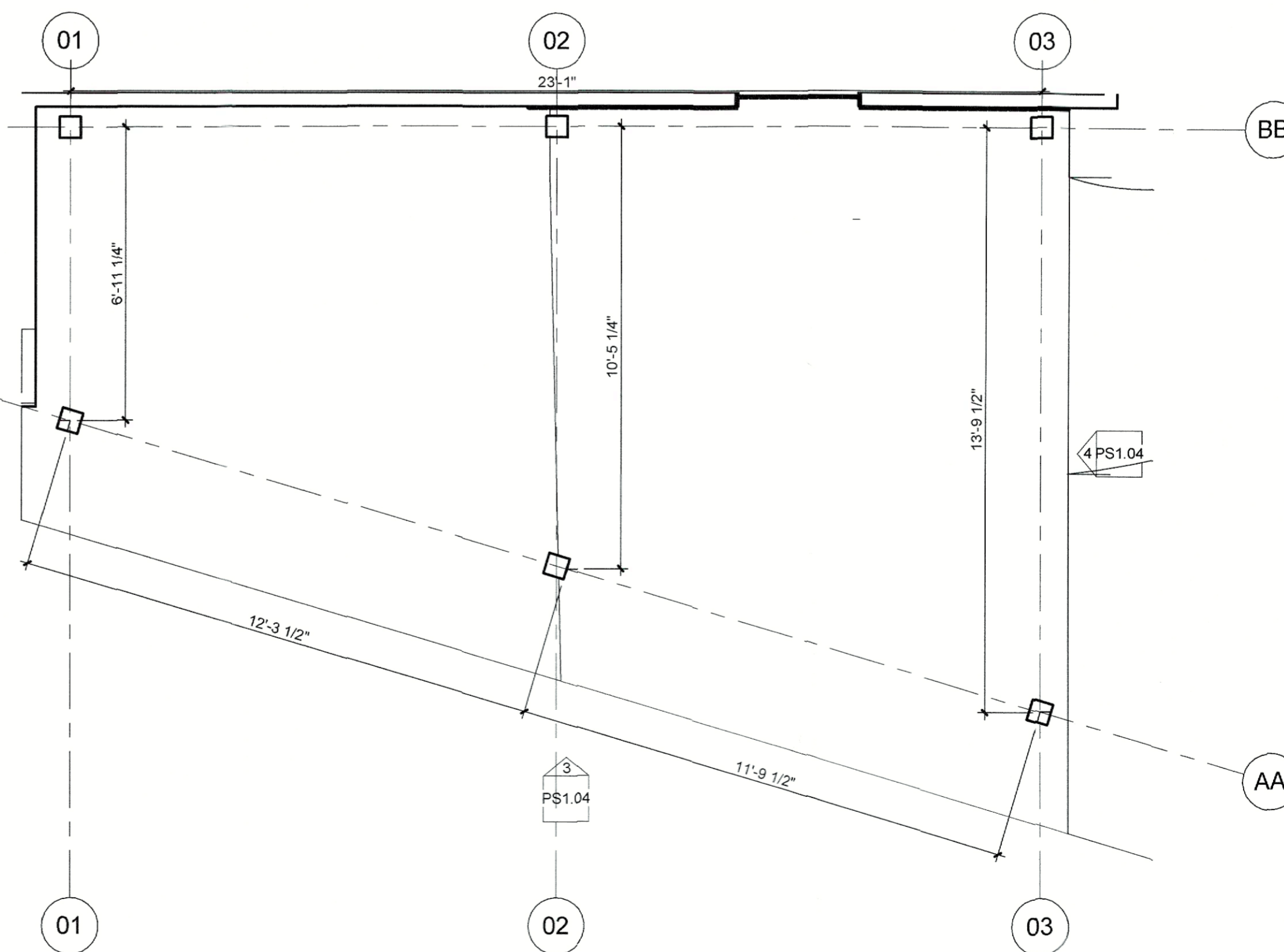
SHEET NO.
PS1.04

SHEET OF

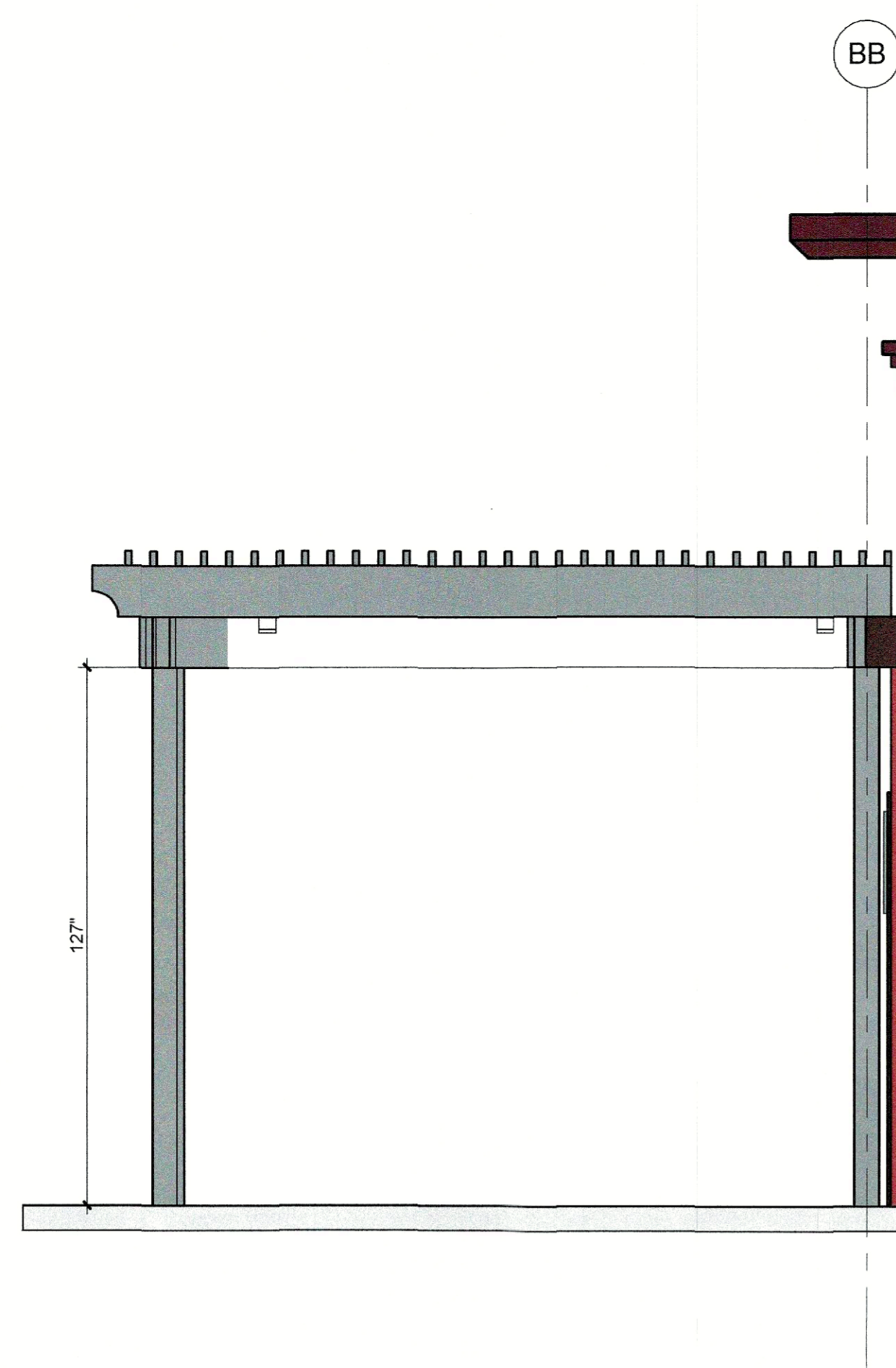
PLEASE REFERENCE SEALED STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.



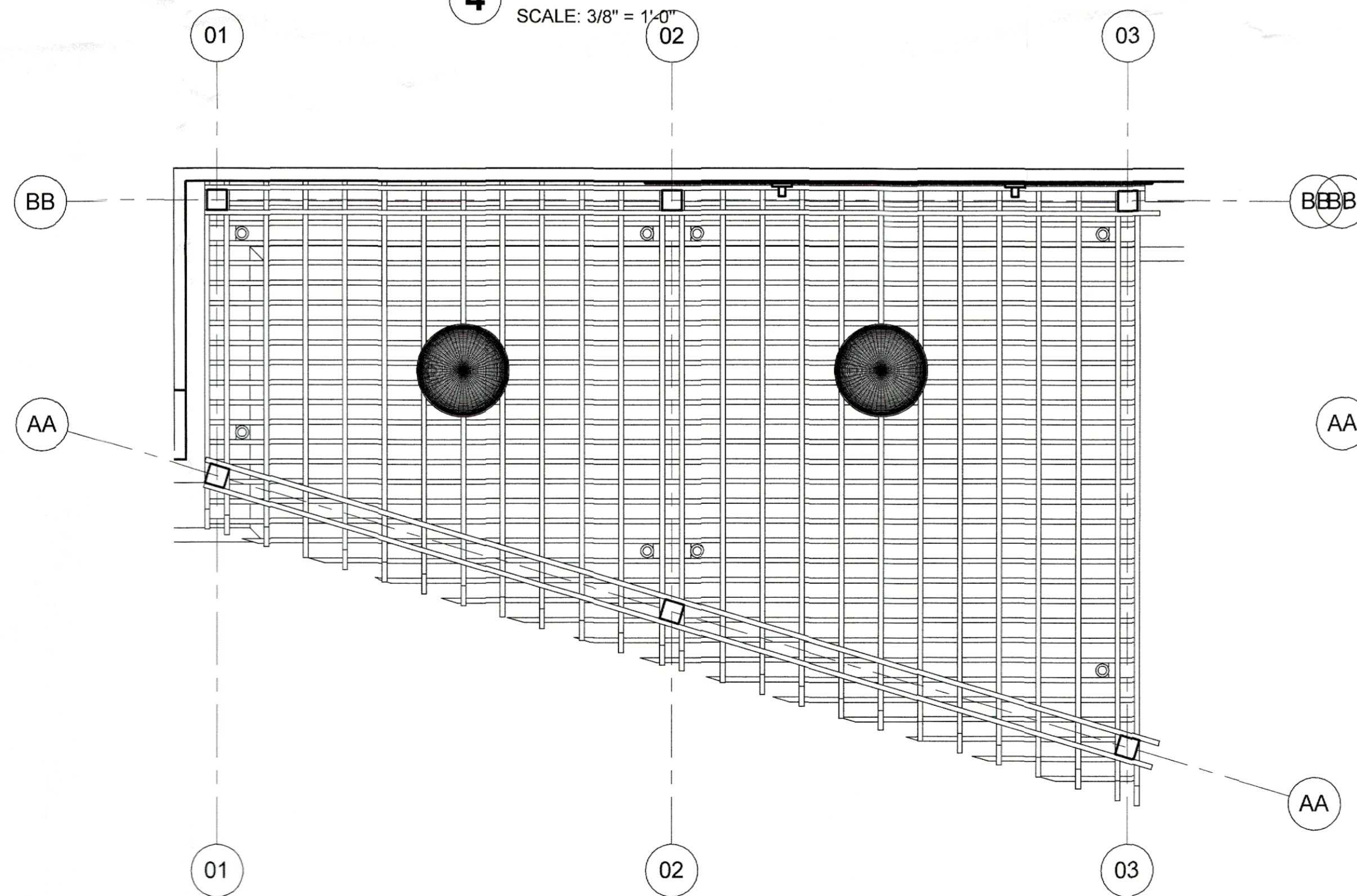
3 FRONT PERGOLA ELEVATION SOUTH
 SCALE: 3/8" = 1'-0"



1 FRONT ENTRY PERGOLA PLAN
 SCALE: 3/8" = 1'-0"



4 FRONT PERGOLA ELEVATION WEST
 SCALE: 3/8" = 1'-0"



2 FRONT ENTRY PERGOLA RCP
 SCALE: 3/8" = 1'-0"



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: March 26, 2024
APPLICANT: Chris Beardon; *Wades Landing, LLC*
CASE NUMBER: SP2024-017; *Amended Site Plan for Wade's Landing at 308 Fannin Street*

The applicant -- *Chris Beardon* -- is in the process of remodeling the non-residential building located at 308 Fannin Street, which is zoned Downtown (DT) District and was formerly the Londoner restaurant. On March 21, 2024, the Historic Preservations Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) to allow the applicant to construct an arbor and a patio cover. Following this approval, the applicant is requesting approval of an *Amended Site Plan* for the same improvements. As part of the applicant's request they submitted building elevations, a building perspective, a landscape plan, and a photometric plan.

The landscape plan indicates that no trees will be removed, it appears to utilize smartscaping elements such as drought tolerant plants, and it meets the requirements of the Unified Development Code (UDC). According to Subsection 04.07(E)(2)(c), *Downtown (DT) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll lighting shall be focused downward or narrowly focused on its intended target such as signing, parking and pedestrian walkways. No lighting source from a commercial activity shall be visible by a residential unit." In addition, the lighting footcandles cannot exceed 20 FC anywhere on the property, or exceed 0.2 FC at any property line (*Subsection 03.04, Lighting of Parking and Loading Areas, Article 06, Parking and Loading, UDC*). In this case, the applicant meets all of the applicable lighting requirements on the photometric plan. According to Subsection 04.07(D)(2)(c)(4), *Downtown (DT) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(u)npainted metal, or metal subject to ordinary rusting shall not be used as a building material. Factory finished metal elements as well as metals that develop an attractive oxidized finish, such as copper, galvanized metal, stainless steel or weathering steel, may be used as architectural accents by minor waiver approval." In this case, the applicant is proposing standing seam metal panels that extend down from the roof as an architectural element. Given this, the applicant is requesting approval of a minor waiver from the Planning and Zoning Commission. According to Subsection 04.07(C)(2), *Waivers to Design Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(i)n order to provide flexibility and create high quality projects, standards in the Downtown District may receive a waiver from City staff, the Planning and Zoning Commission, and/or the City Council."

All that being said, approval of minor waivers are discretionary decisions for the Planning and Zoning Commission. Staff should note, the approval of the Certificate of Appropriateness (COA) by the Historic Preservation Advisory Board (HPAB) serves as a recommendation of approval to the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the *March 26, 2024* Planning and Zoning Commission meeting.

PROJECT COMMENTS



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

DATE: 3/22/2024

PROJECT NUMBER: SP2024-017
PROJECT NAME: Amended Site Plan for 308 N. Fannin Street
SITE ADDRESS/LOCATIONS: 308 N FANNIN ST, ROCKWALL, 75087
CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	03/22/2024	Approved w/ Comments

03/22/2024: 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 an existing Restaurant on a 0.66-acre tract of land identified as Lots 1 & 2, Block A, Thomas & Smith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 308 N. Fannin Street.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2024-017) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC).

M.4 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

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.5 Photometric Plan:

(1) The light levels cannot exceed 20 FC. (Subsection 03.03. G, of Article 07)

(2) The light levels at the property line cannot exceed 0.2 FC. In this case, the southeast property line exceeds this amount. In addition, please include the north property line on the photometric. Given that lighting is changing on the north side of the building staff wants to ensure the 0.2 FC requirement is met. (Subsection 03.03. G, of Article 07)

(3) Please provide the proposed light fixtures. (Subsection 03.03. G, of Article 07)

(4) Please make note of the following requirement per the Downtown (DT) District zoning; "(a)ll lighting shall be focused downward or narrowly focused on its intended target such

as signing, parking and pedestrian walkways. No lighting source from a commercial activity shall be visible by a residential unit." (Subsection 04.07. E. 2. C, of Article 05, UDC)

M.6 Building Elevations:

(1) If the roof is to be metal then it must be standing seam metal panels. In addition, the standing seam panels that extend down from the roof will require a Minor Waiver from the Planning and Zoning Commission. "Unpainted metal, or metal subject to ordinary rusting shall not be used as a building material. Factory finished metal elements as well as metals that develop an attractive oxidized finish, such as copper, galvanized metal, stainless steel or weathering steel, may be used as architectural accents by minor waiver approval." (Subsection 04.07. D. 2. C. 4, of Article 05, UDC)

I.7 Please note that failure to address all comments provided by staff by 3:00 PM on April 2, 2024 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.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 April 2, 2024; 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 April 9, 2024 Planning & Zoning Meeting.

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

1) Planning & Zoning meeting will be held on March 26, 2024.

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 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	Henry Lee	03/22/2024	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Henry Lee	03/22/2024	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Henry Lee	03/22/2024	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/19/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Henry Lee	03/22/2024	N/A
No Comments			



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&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **308 N. FANNIN STREET ROCKWALL, TX 75087**

SUBDIVISION **THOMAS & SMITH ADDITION**

LOT **1 & 2**

BLOCK **A**

GENERAL LOCATION **DOWNTOWN ROCKWALL**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **DOWNTOWN - COMMERCIAL**

CURRENT USE **RESTAURANT**

PROPOSED ZONING **DOWNTOWN - COMMERCIAL**

PROPOSED USE **RESTAURANT**

ACREAGE **.66**

LOTS [CURRENT] **1 & 2**

LOTS [PROPOSED] **1 & 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 **CM FANNIN I, LP**

APPLICANT **WADES LANDING LLC**

CONTACT PERSON **MATT GILLEN**

CONTACT PERSON **CHRIS BEARDON**

ADDRESS **4514 TRAVIS ST. SUITE 326**

ADDRESS **308 N FANNIN ST**

CITY, STATE & ZIP **DALLAS, TEXAS 75205**

CITY, STATE & ZIP **ROCKWALL, TEXAS 75087**

PHONE **214-269-1643**

PHONE **972-693-5830**

E-MAIL **MGILLEN@CIENDA.COM**

E-MAIL **CHRIS@MSMCGROUP.COM**

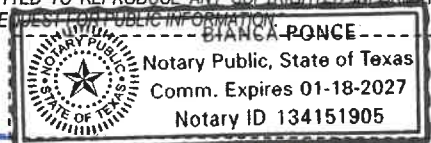
NOTARY VERIFICATION [REQUIRED]

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

¹ I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF March 20 24 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 15 DAY OF March, 20 24.

OWNER'S SIGNATURE



MY COMMISSION EXPIRES

01-18-2027



SP2024-017: Amended Site Plan for an Existing Restaurant at 308 N. Fannin Street



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.



MARK	DATE	DESCRIPTION

JOB NO. 2305



2305-WADE'S LANDING
308 N FANNIN STREET
ROCKWALL, TX 75087

PLEASE REFERENCE SEALED STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

ALL RIGHTS RESERVED.
 NO PART OF THESE
 DRAWINGS OR
 SPECIFICATIONS MAYBE
 COPIED, REPRODUCED
 OR USED IN
 CONNECTION WITH ANY
 WORK, OTHER THEN
 THE SPECIFIC PROJECT
 FOR WHICH THEY HAVE
 BEEN PREPARED.
 WITHOUT PRIOR
 WRITTEN
 AUTHORIZATION FROM
 DUNCAN DESIGN
 GROUP.

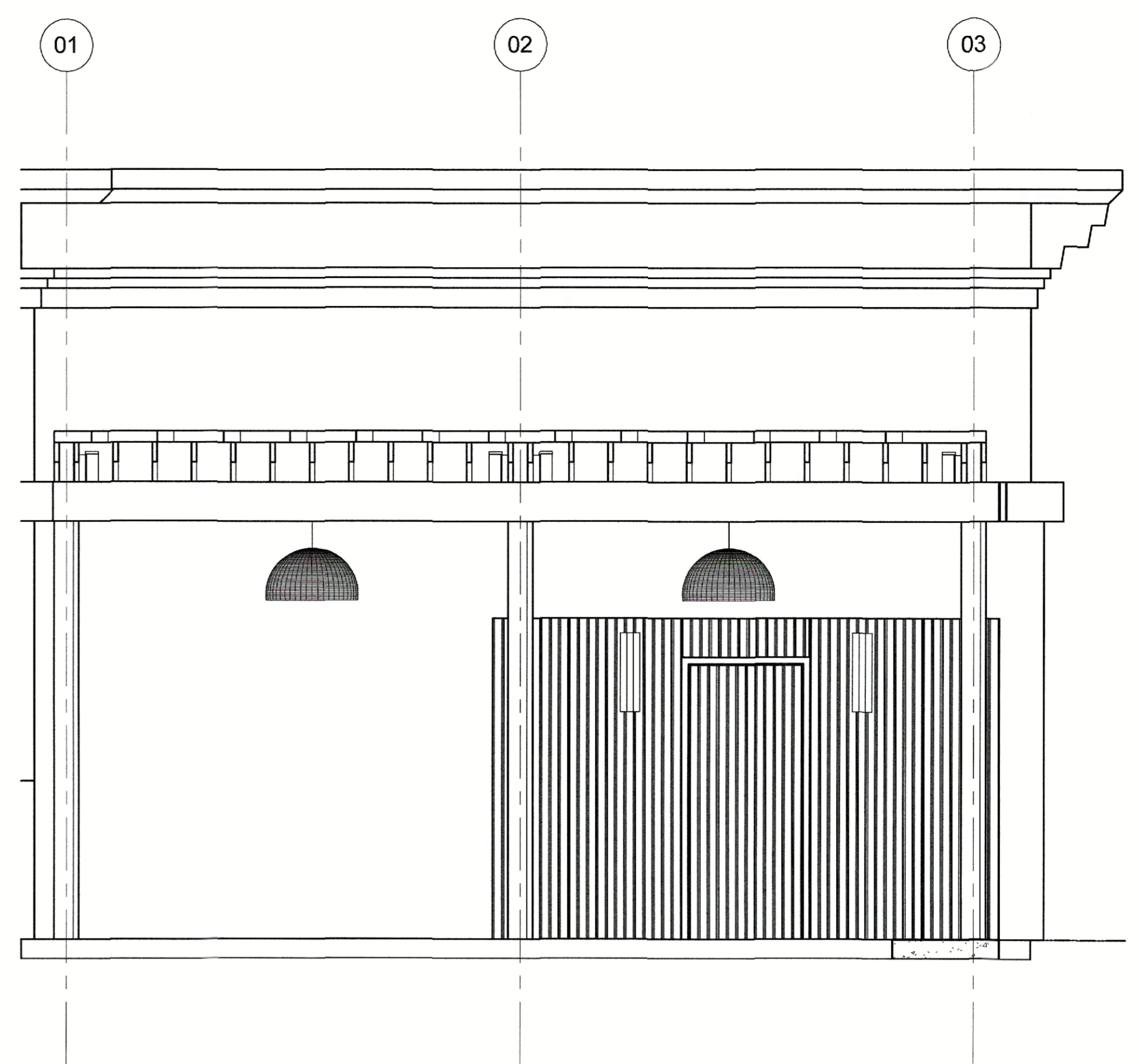
DUNCAN DESIGN GROUP, LLC
 1088 TEXAN TRAIL
 GRAPEVINE, TX 76051
 DUNCANDESIGNGROUP.COM



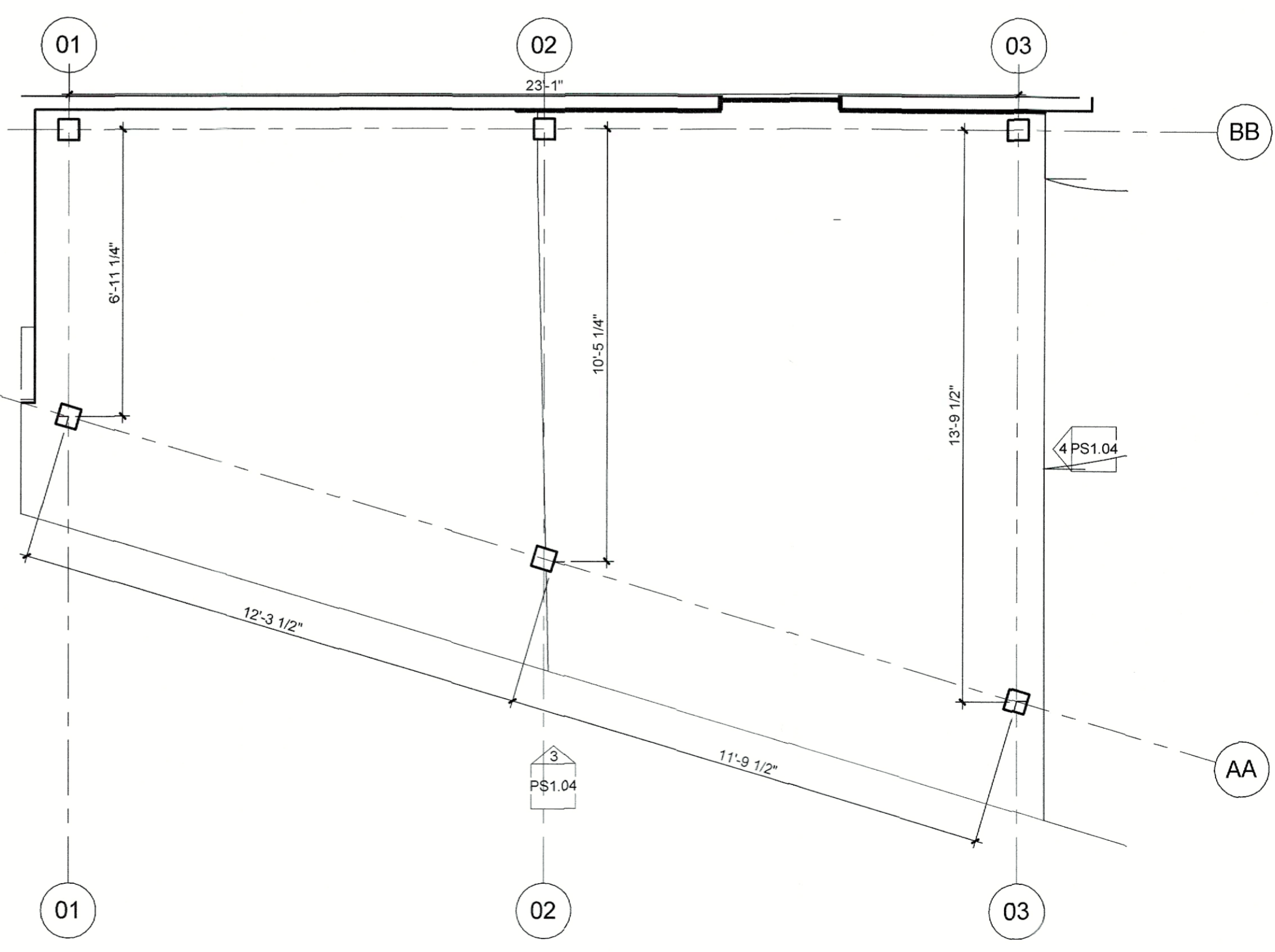
SHEET NAME
**FRONT
 DOOR
 PERGOLA**

SHEET NO.
PS1.04

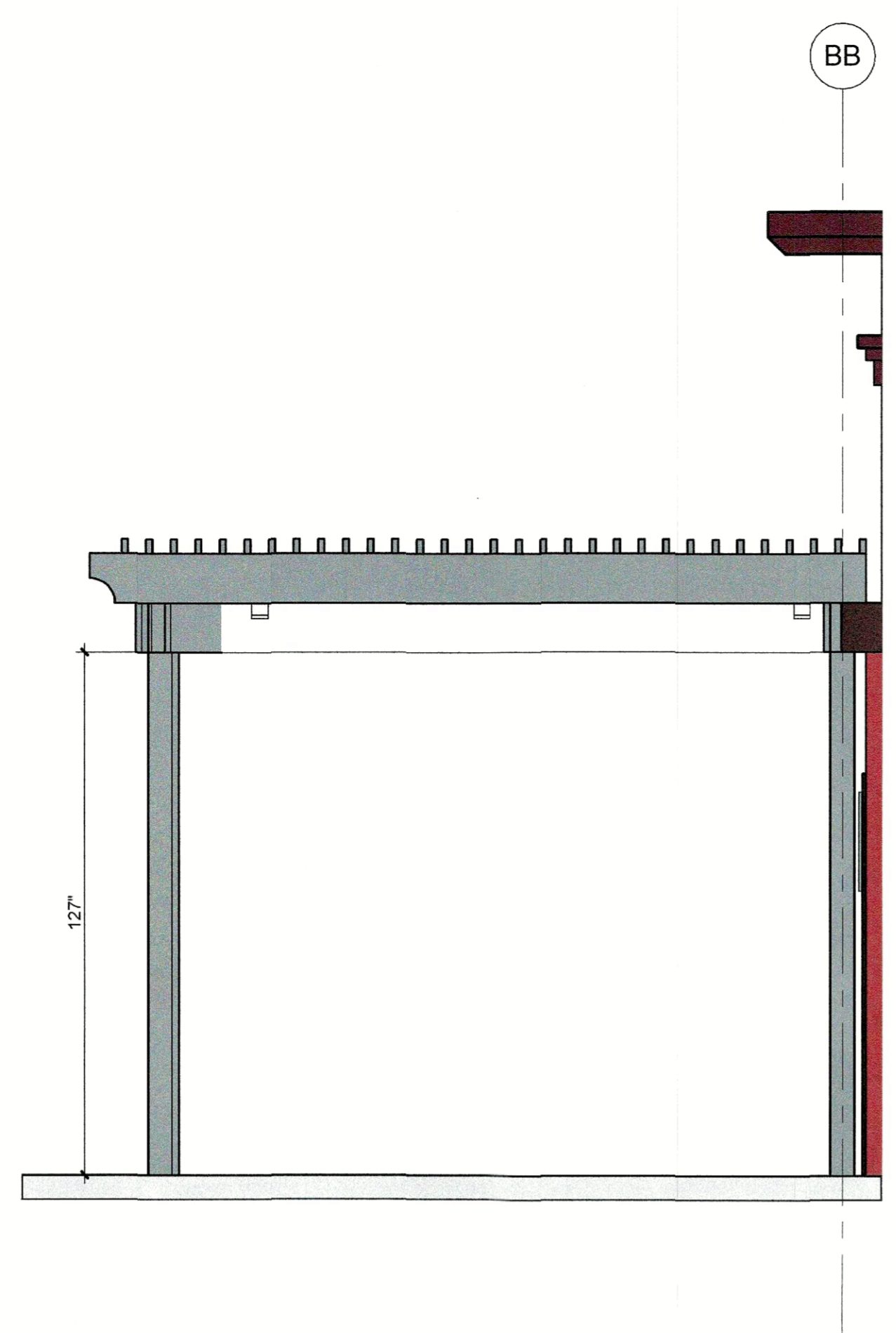
SHEET OF



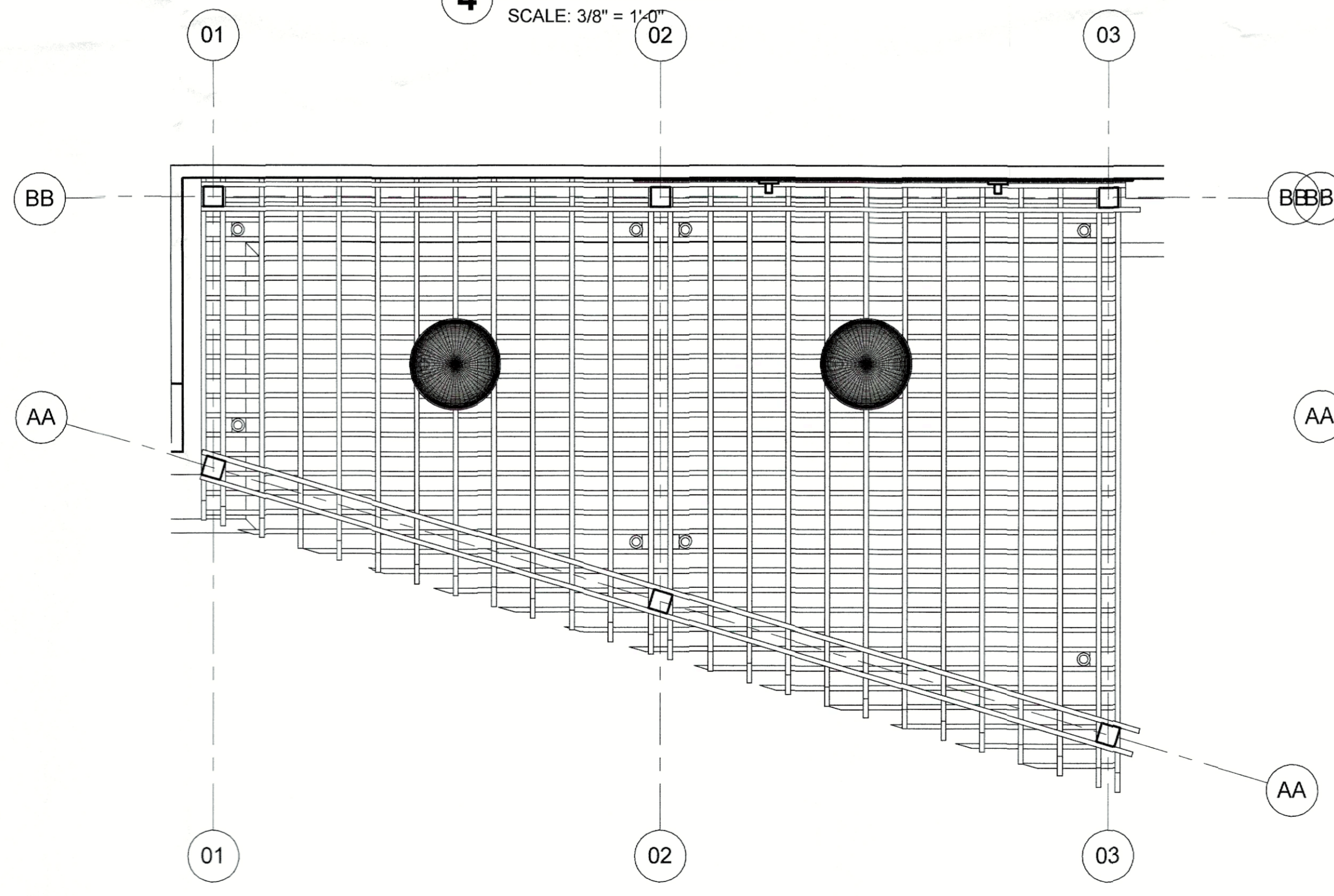
3 FRONT PERGOLA ELEVATION SOUTH
 SCALE: 3/8" = 1'-0"



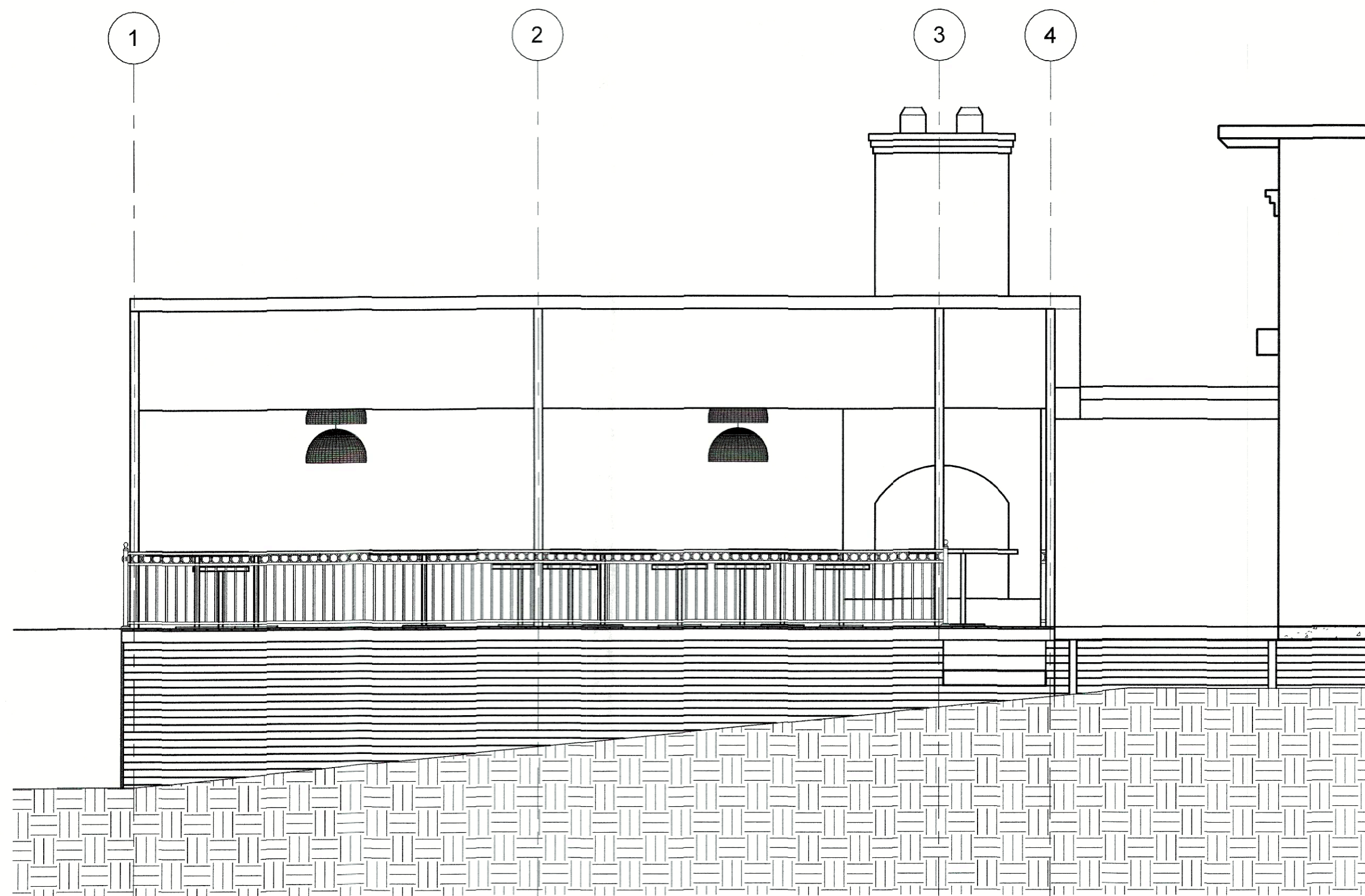
1 FRONT ENTRY PERGOLA PLAN
 SCALE: 3/8" = 1'-0"



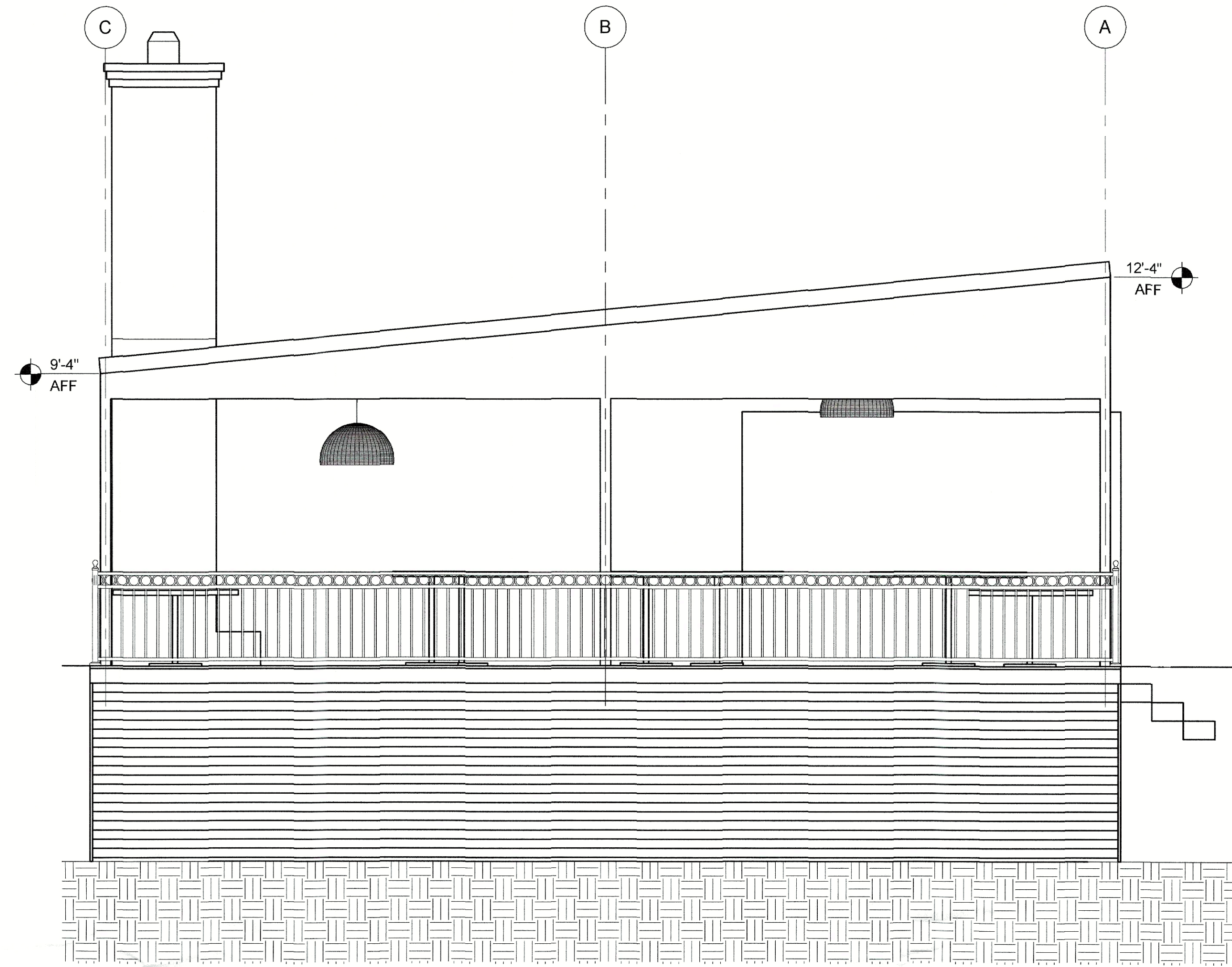
4 FRONT PERGOLA ELEVATION WEST
 SCALE: 3/8" = 1'-0"



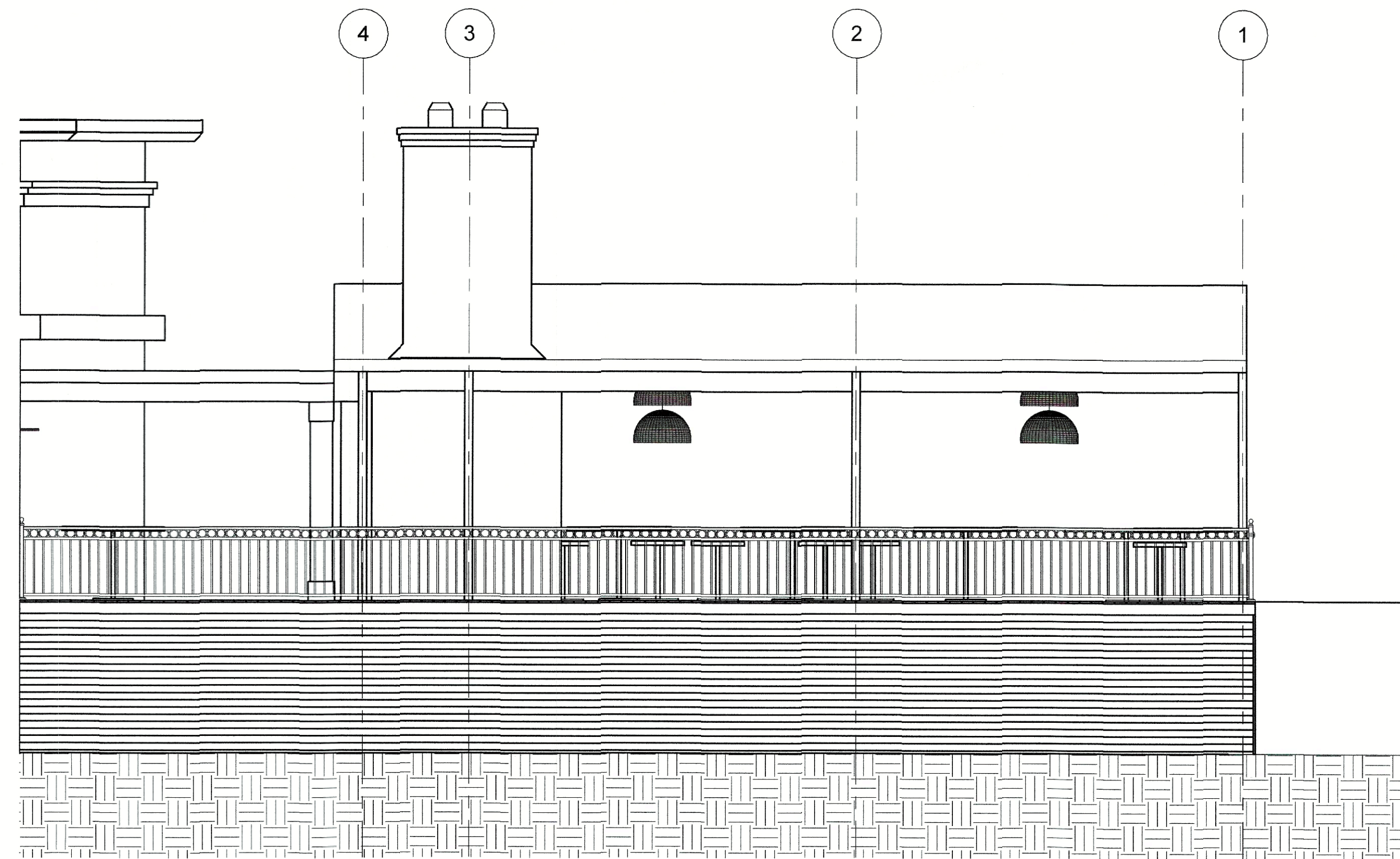
2 FRONT ENTRY PERGOLA RCP
 SCALE: 3/8" = 1'-0"



1 PATIO NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 EAST PATIO ELEVATION
SCALE: 3/8" = 1'-0"



2 PATIO SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

PLEASE REFERENCE SEALED STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

2305-WADE'S LANDING
308 N FANNIN STREET
ROCKWALL, TX 75087

ALL RIGHTS RESERVED.
NO PART OF THESE
DRAWINGS OR
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COPIED, REPRODUCED
OR USED IN
CONNECTION WITH ANY
WORK, OTHER THEN
THE SPECIFIC PROJECT
FOR WHICH THEY HAVE
BEEN PREPARED,
WITHOUT PRIOR
WRITTEN
AUTHORIZATION FROM
DUNCAN DESIGN
GROUP.

DUNCAN DESIGN GROUP, LLC
1088 TEXAN TRAIL
GRAPEVINE, TX 76051
DUNCANDESIGNGROUP.COM



SHEET NAME

PATIO
ELEVATIONS

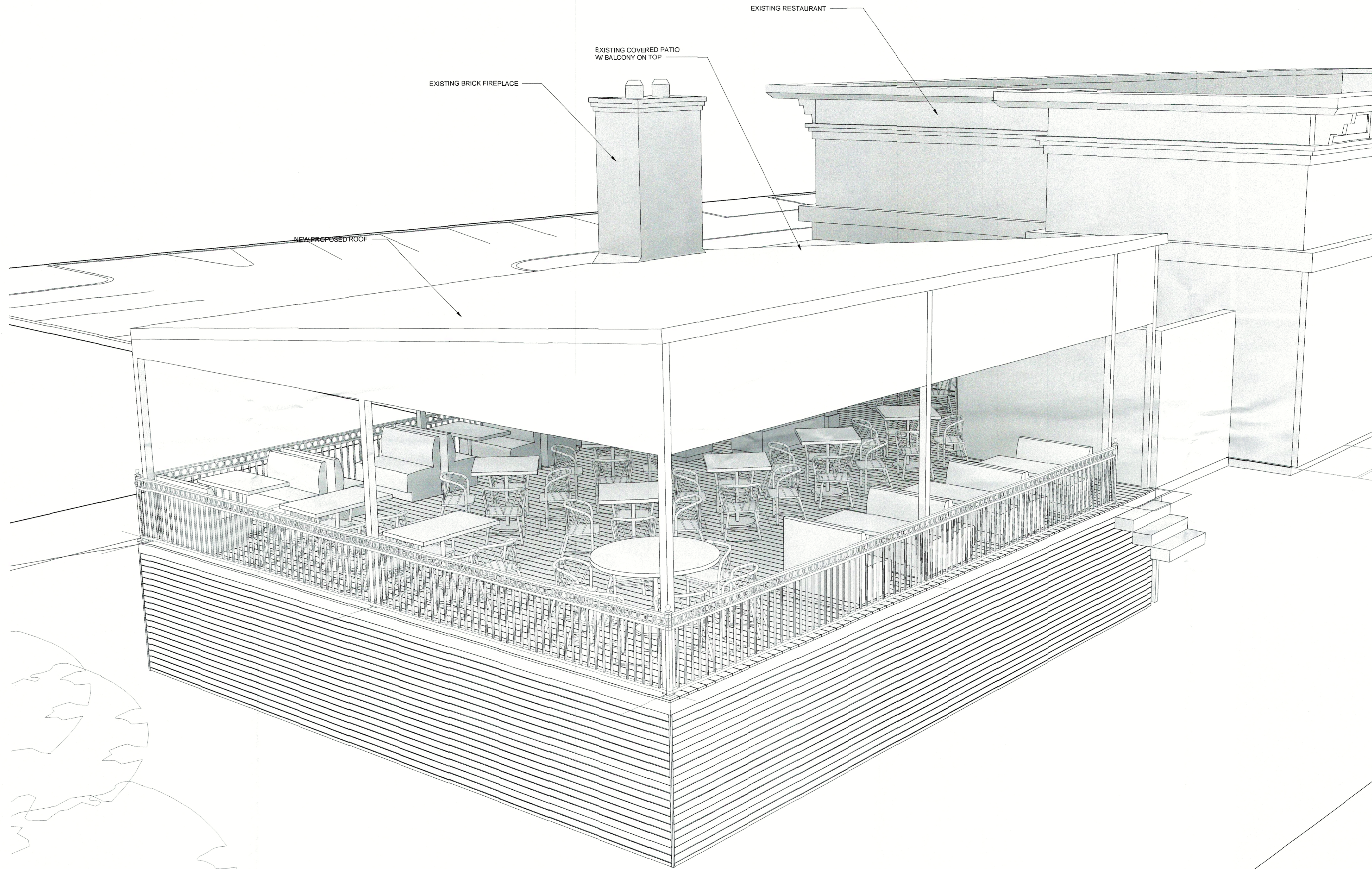
SHEET NO.

PS1.02

SHEET OF

MARK	DATE	DESCRIPTION

JOB NO. 2305



1 PATIO 3D VIEW
NOT TO SCALE

PLEASE REFERENCE SEALED STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

MARK	DATE	DESCRIPTION

JOB NO. 2305



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ROCKWALL, TX 75087

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GROUP.

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1088 TEXAN TRAIL
GRAPEVINE, TX 76051
DUNCANDESIGNGROUP.COM



SHEET NAME

3D
MODEL
VIEW

SHEET NO.

PS1.03

SHEET OF



800 Fulgham Rd. Suite 5
 Plano, Texas 75093
 972-503-5296

Landscape Estimate

Wade's Landing

ITEM

SIZE







QTY

NOTES

Red Yucca	5g	12	
Mexican Feathergrass	1g	41	
Moss Boulder	ton	3	
Decomposed Granite	ton	7.5	
Arizona River Rock - 2"-4"	ton	5.25	
Texas Black - 5/8"	ton	6.75	
Hardwood Mulch	Bag	40	



RESTAURANT

	RED YUCCA
	MEXICAN FEATHER GRASS
	BOULDERS
	TEXAS GRAVEL
	RIVER ROCK
	DECOMPOSED GRANITE

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



DATE: April 10, 2024

TO: Chris Beardon
308 Fannin Street
Rockwall, Texas 75087

CC: CM Fannin I, LP
4514 Travis Street, Suite 326
Dallas, Texas 75205

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

SUBJECT: SP2024-017; Amended Site Plan for 308 N. Fannin Street

Chris:

This letter serves to notify you that the above referenced case that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on 3/26/2024. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

Staff made the following recommendations concerning the applicant's request:

- (1) Any construction resulting from the approval of this request 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 March 26, 2024, the Planning and Zoning Commission approved a motion to approve the amended site plan case by a vote of 5-0, with Commissioners Conway and Odom absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-6434.

Sincerely,

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