



Z2016-033- HOTEL ON VIGOR WAY
SUP - LOCATION MAP = [icon]

0 37.5 75 150 225 300 Feet

City of Rockwall

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

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

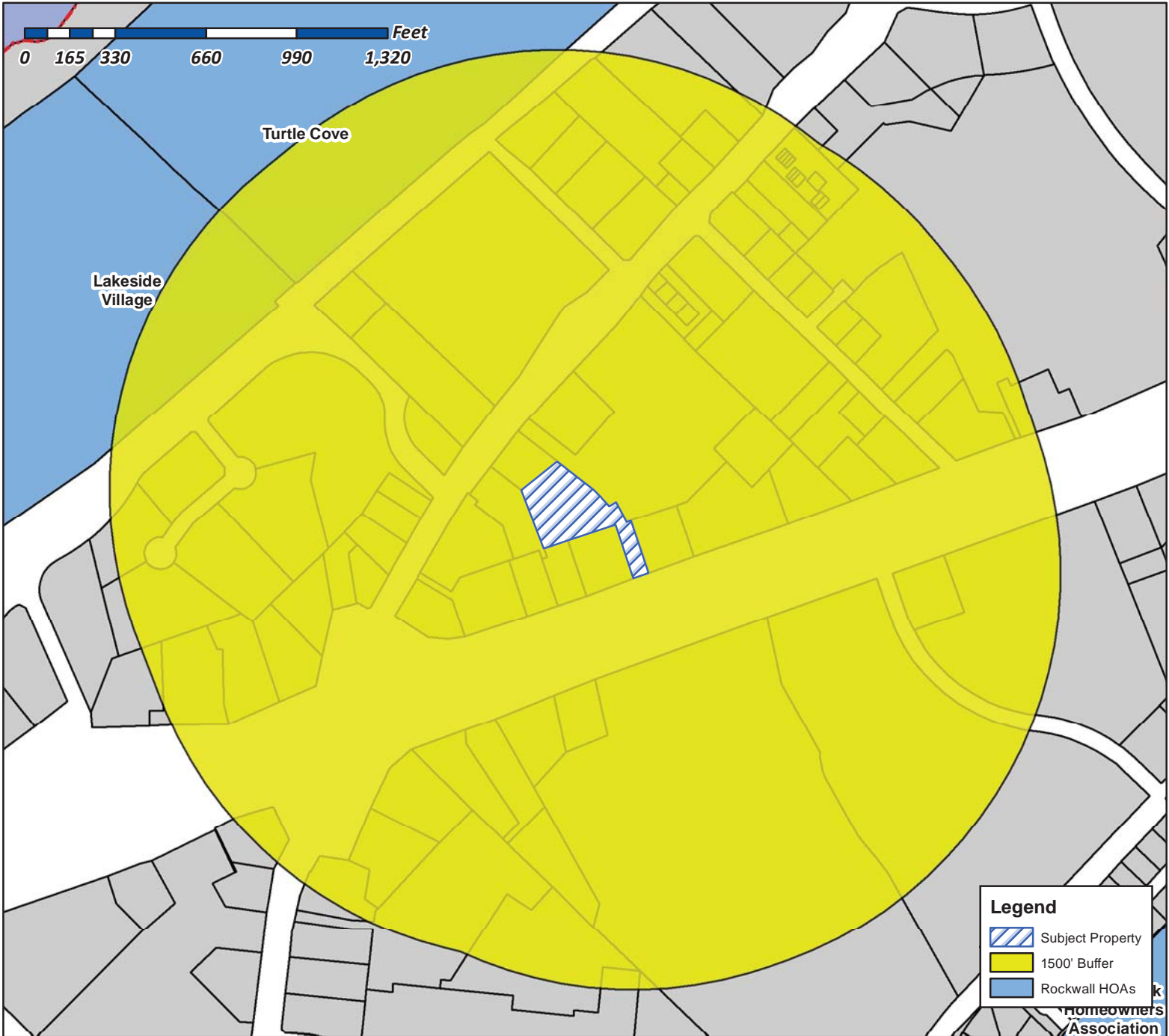




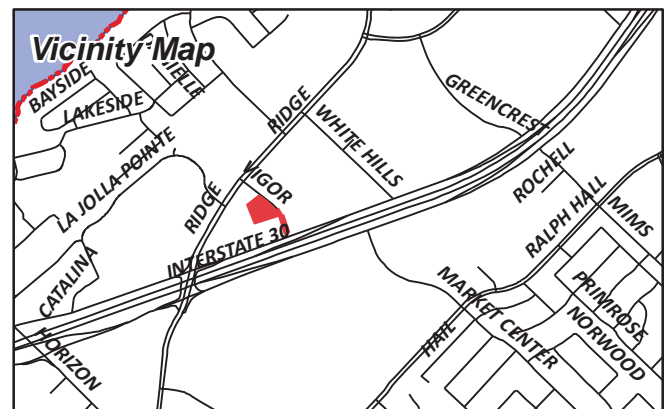
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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Case Number: Z2016-033
Case Name: SUP for Hotel on Vigor Way
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 700 Vigor Way



Date Created: 10/16/2016

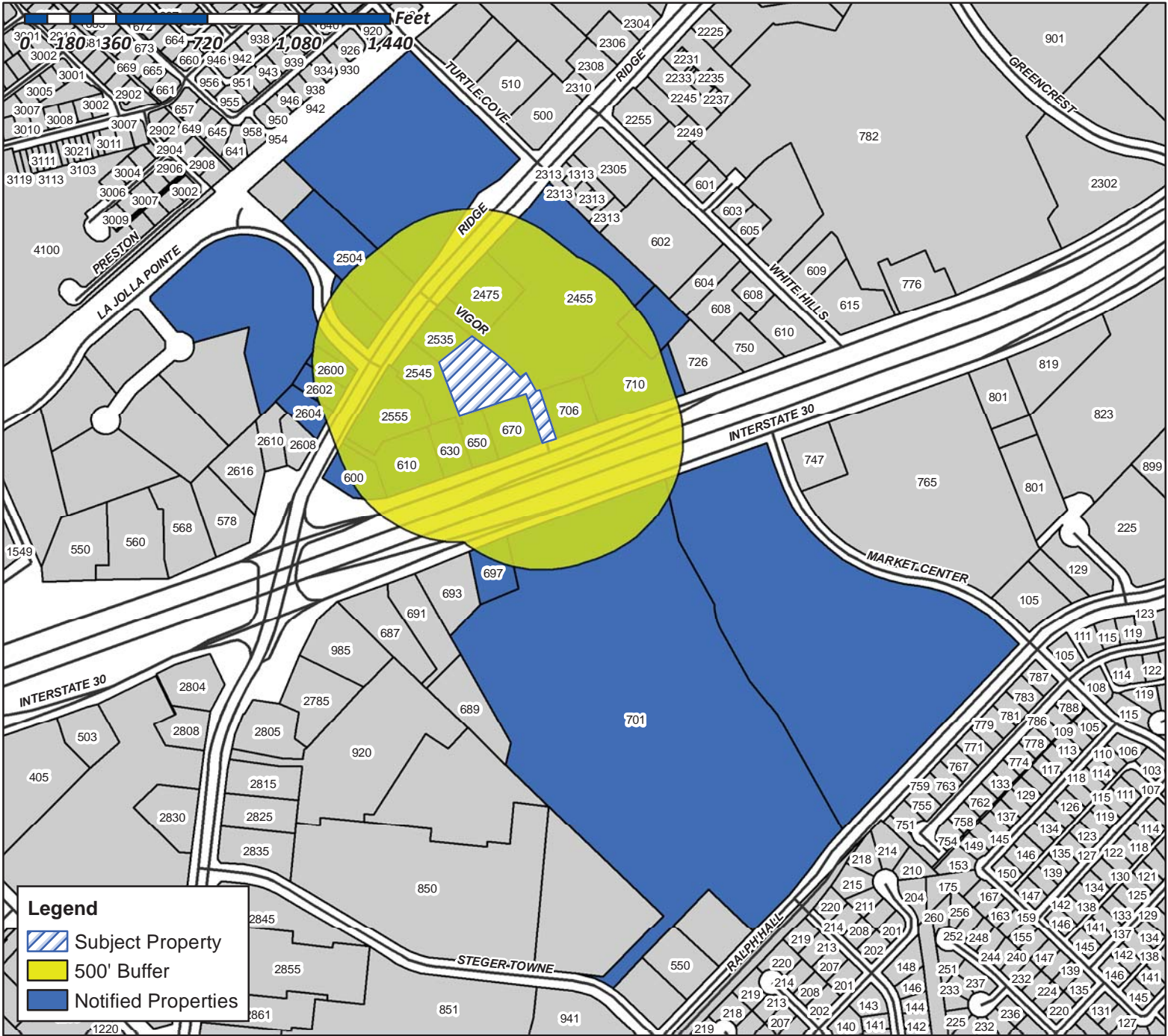
For Questions on this Case Call (972) 771-7745



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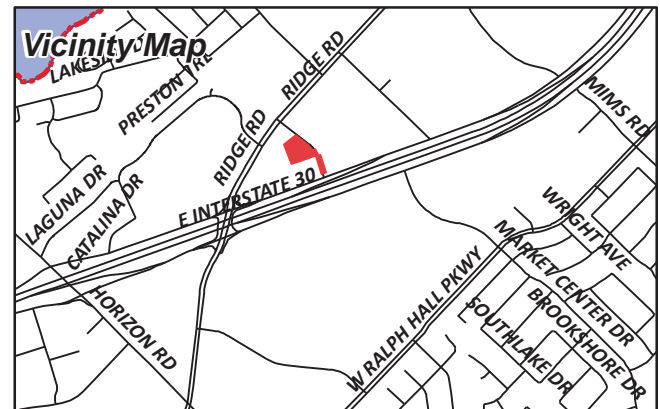
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Case Number: Z2016-033
Case Name: SUP for Hotel on Vigor Way
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 700 Vigor Way

Date Created: 10/14/2016
For Questions on this Case Call (972) 771-7745



WENDY'S INTERNATIONAL INC
ATTN:PROPERTY TAX
1 DAVE THOMAS BLVD
DUBLIN, OH 43017

BOLD LLC
121 WYLER DR
DAKOTA, IL 61018

HP ROCKWALL III 30, LTD
12720 HILLCREST RD STE 1080
DALLAS, TX 75230

SUNFLOWER DELI INC
1345 MEANDERING WAY
ROCKWALL, TX 75087

ROCKWALL OCEANHILL LLC
C/O GEORGE RAUST
200 GLENWOOD CIR BOX 316
MONTEREY, CA 92940

HARRIS RICHARD DALE & JUDY A
210 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
2455 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2475 RIDGE RD
ROCKWALL, TX 75087

BROOKS RICHARD L MD
2504 RIDGE RD STE 101
ROCKWALL, TX 75087

CURRENT RESIDENT
2535 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2545 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2555 RIDGE RD
ROCKWALL, TX 75087

BELAC PROPERTIES LLC
2600 RIDGE RD STE 102
ROCKWALL, TX 75087

CURRENT RESIDENT
2602 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2604 RIDGE RD
ROCKWALL, TX 75087

ROCKWALL AREA CHAMBER OF COMMERCE
2850 SHORELINE TRL
ROCKWALL, TX 75032

ROCKWALL DUNHILL LLC
3100 MONTICELLO AVENUE SUITE 300
DALLAS, TX 75205

MUZNA REAL ESTATE INC
3405 SPECTRUM BOULEVARD
RICHARDSON, TX 75082

CBAX PROPERTIES LLC
465 W PRESIDENT GEORGE BUSH HWY
RICHARDSON, TX 75080

ROCKWALL CORNER CORPORATION
600 E I-30
ROCKWALL, TX 75087

CURRENT RESIDENT
610 I30
ROCKWALL, TX 75087

CURRENT RESIDENT
630 I 30
ROCKWALL, TX 75087

PAUL'S KWIK KAR INC
650 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
670 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
697 I30
ROCKWALL, TX 75087

LAKE POINTE BAPTIST CHURCH
701 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
706 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
710 E I30
ROCKWALL, TX 75087

POP HOLDINGS LP
7750 N MACARTHUR BLVD STE 120-121
IRVING, TX 75063

DAVID HOGG BUILDING LLC
8652 W ROWEL RD
PEORIA, AZ 85383

ROCKWAY PARTNERS LLP
C/O JOHN HAMMERBECK
9071 E VASSAR AVE
DENVER, CO 80231

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75089

MCDONALDS CORP (398/42)
C/O KEVA CHILDRESS
935 W RALPH HALL PKWY #101
ROCKWALL, TX 75032

PASTEM CORP
PO BOX 600433
DALLAS, TX 75360

ROCKWALL II PROPERTIES LLC
PO BOX 630768
HOUSTON, TX 77263



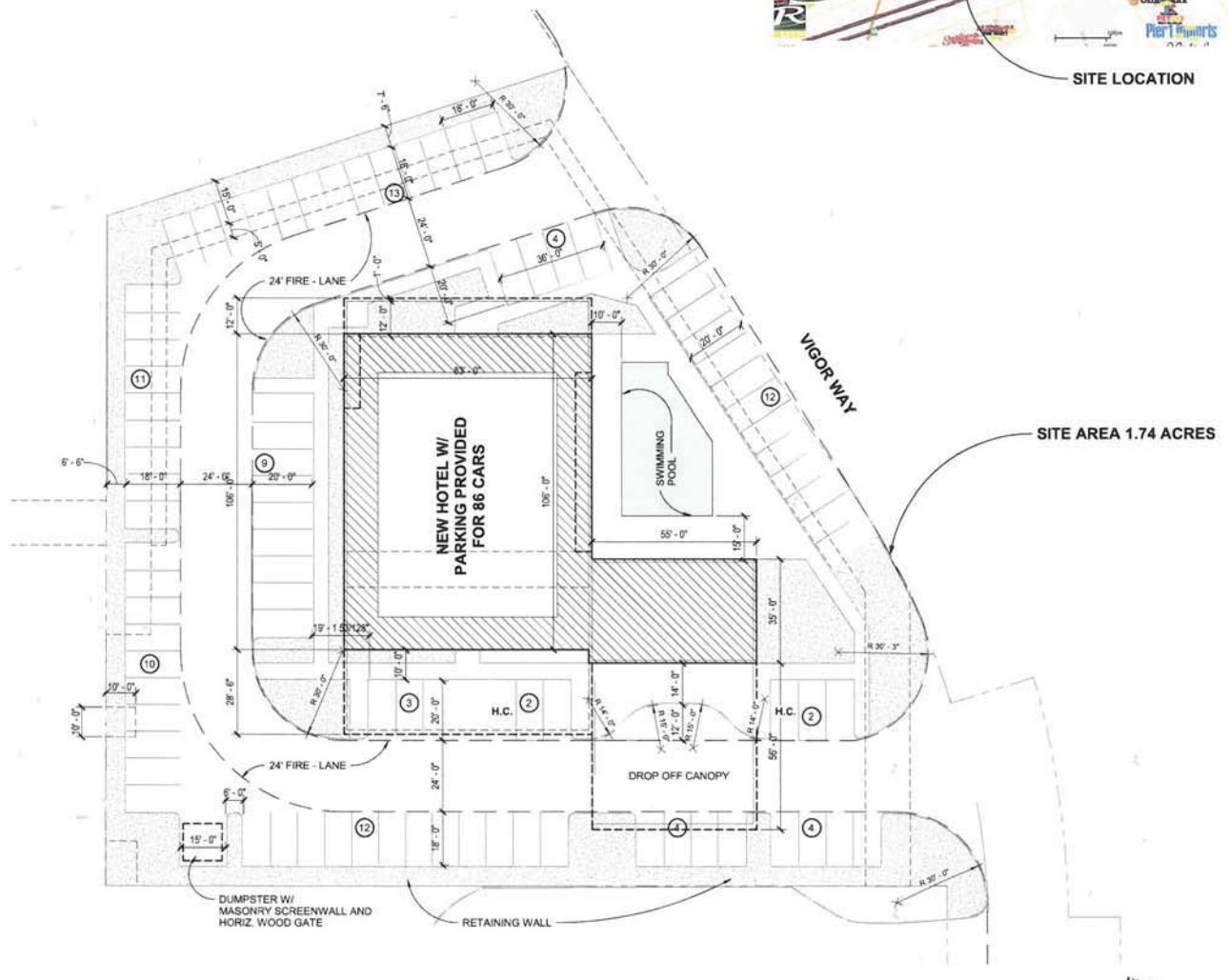
SITE LOCATION

**CONCEPT SITE PLAN
NEW HOTEL**

**ROCKWALL TOWNE CENTRE
LOT 1, BLOCK A**

**BEING A REPLAT OF LOT 8, BLOCK "A"
ROCKWALL TOWNE CENTRE PHASE 4**

**E.P.G. CHISUM SURVAY, A-64
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS**



SITE AREA 1.74 ACRES

LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF ROCKWALL

All that certain lot, tract or parcel of land situated in the E.P. GARNES CHISUM SURVAY, ABSTRACT NO. 54, City of Rockwall, Rockwall County, Texas, and being Lot 8, Block A, of REPLAT LOT 8 & 9, ROCKWALL TOWNE CENTRE, PHASE 4, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet G, Slide 35 of the Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the West most Southwest corner of said Lot 8, Block A, and being at the East Southwest corner of Lot 9A, Block A of SECOND REPLAT ROCKWALL TOWNE CENTRE, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 298 of the Plat Records of Rockwall County, Texas;

THENCE N. 18 deg. 31 min. 06 sec. W. along the Southwest line of Lot 8, Block A, a distance of 225.07 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at an angle point in the Southwest line of said Lot 8, Block A;

THENCE N. 53 deg. 19 min. 09 sec. E. a distance of 162.49 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the Southwest line of a 15' access easement per plat recorded in Cabinet C, Slide 274;

THENCE S. 52 deg. 10 min. 10 sec. E. along the Southwest line of said 15' access easement, a distance of 168.12 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE in a Southeastern direction along a curve to the right having a central angle of 18 deg. 24 min. 46 sec., a radius of 285.00 feet, a tangent of 41.10 feet, a chord of S. 43 deg. 07 min. 46 sec. E. 51.26 feet, along said 15' access easement, an arc distance of 81.84 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 54 deg. 14 min. 35 sec. E. a distance of 30.00 feet to an "X" chisled in concrete for corner;

THENCE in a Southeastern direction along a curve to the right having a central angle of 14 deg. 57 min. 33 sec., a radius of 315.00 feet, a tangent of 41.36 feet, a chord of S. 28 deg. 18 min. 36 sec. E. 52.21 feet, along said 15' access easement, an arc distance of 82.25 feet to an "X" chisled in concrete for corner;

THENCE N. 71 deg. 21 min. 19 sec. E. a distance of 14.36 feet to a 1/2" iron rod found for corner;

THENCE S. 18 deg. 35 min. 57 sec. E. a distance of 291.56 feet to a P-K nail found in concrete for corner in the Northeast right-of-way line of Interstate Highway 30;

THENCE S. 71 deg. 21 min. 22 sec. W. along said right-of-way line, a distance of 58.00 feet to an "X" found in concrete for corner;

THENCE N. 18 deg. 35 min. 57 sec. W. a distance of 212.44 feet to a "X" found in concrete for corner;

THENCE S. 71 deg. 21 min. 19 sec. W. at 13.12 feet pass a 1/2" iron rod found for corner at an inner corner of said Lot 8, Block A, and continuing along the Southwest line of said Lot 8, a total distance of 281.29 feet to the POINT OF BEGINNING and containing 1.74 acres or 75,967 square feet of land.

1 CONCEPT SITE PLAN
1" = 20'-0"

PROPOSED MAX. HT = 60'-0"



