

# 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.



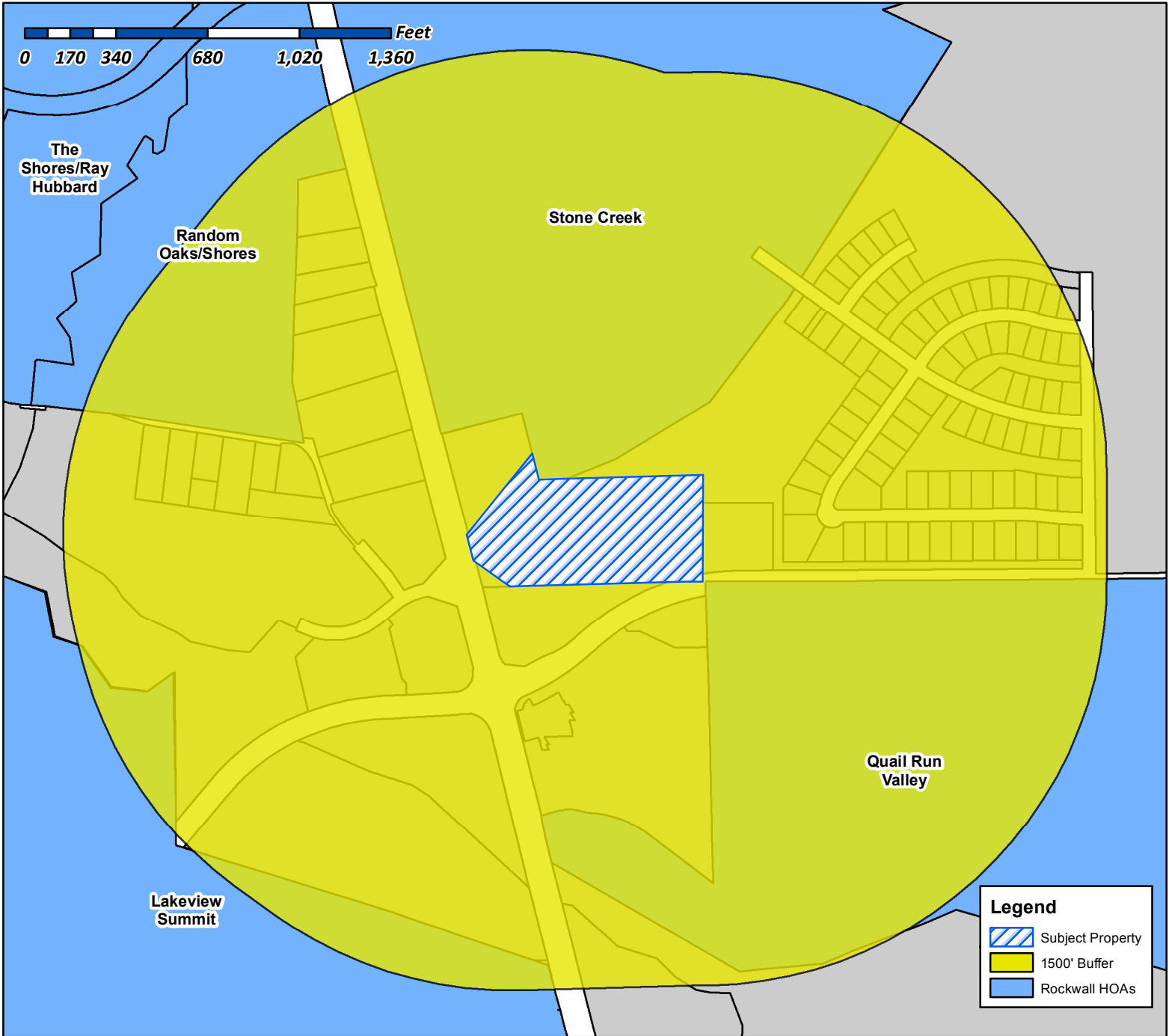







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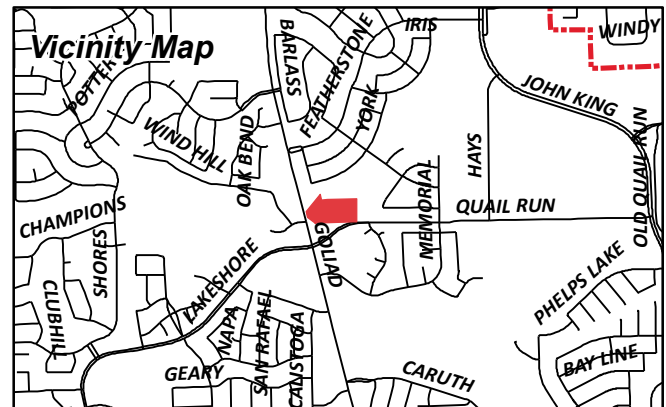
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**Legend**

-  Subject Property
-  1500' Buffer
-  Rockwall HOAs

**Case Number:** Z2016-046  
**Case Name:** PD Development Plan (Grocery Store)  
**Case Type:** Zoning  
**Zoning:** Planned Development 70  
**Case Address:** NE corner of E. Quail Rund Road and N. Goliad Street



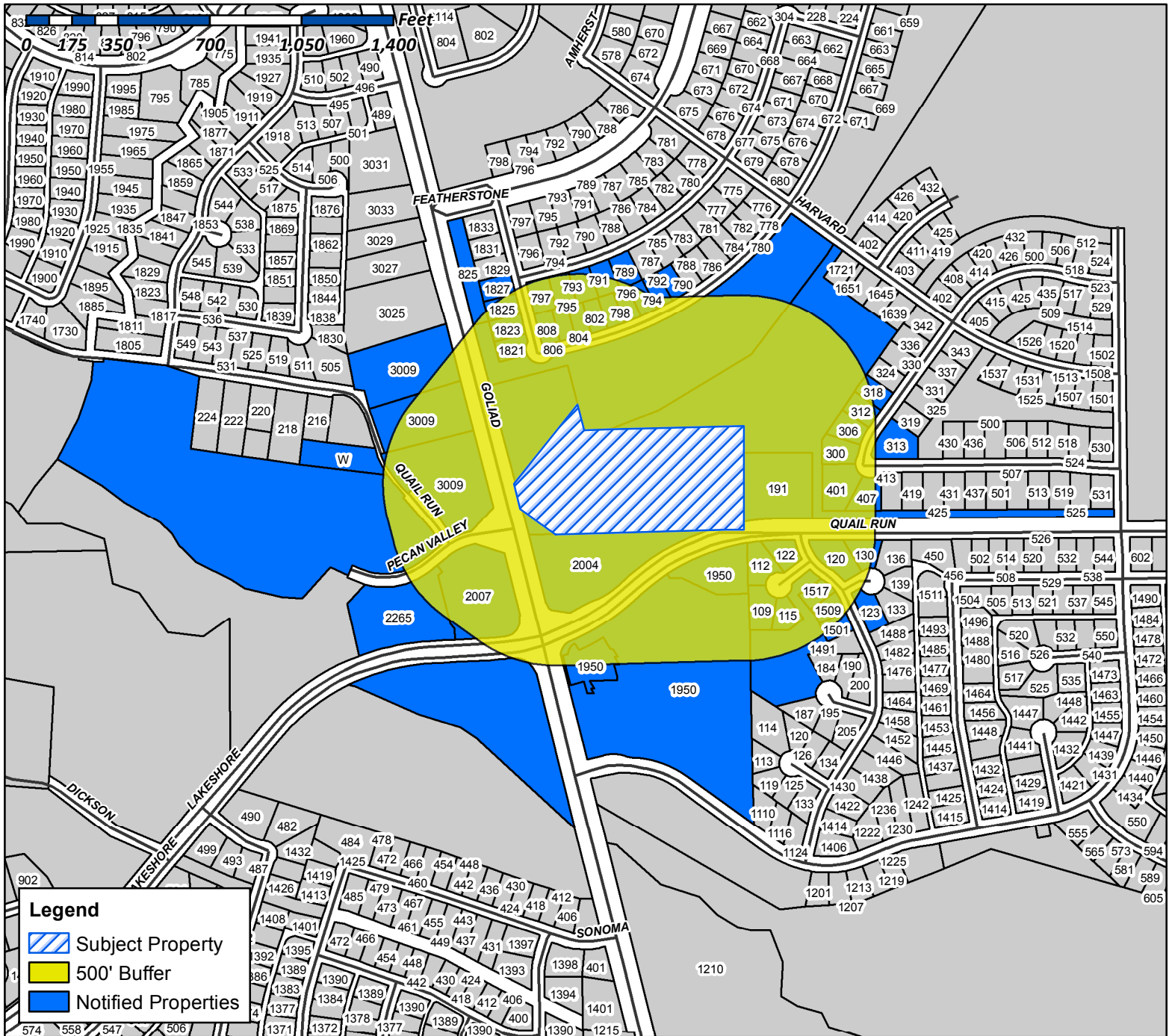
**Date Created:** 12/23/2016  
 For Questions on this Case Call (972) 771-7745



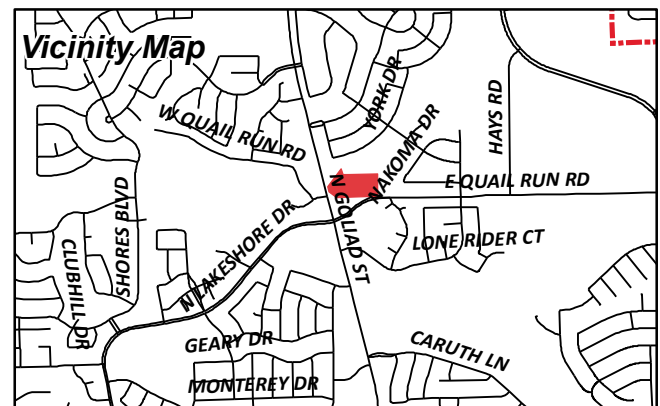
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KROGER TEXAS LP  
1014 VINE STREET  
CINCINNATI, OH 45202

ROCKWALL STONE CREEK ESTATES  
HOMEOWNERS ASSOCIATION INC  
C/O NEIGHBORHOOD MANAGEMENT INC  
1024 S GREENVILLE AVE SUITE 230  
ALLEN, TX 75002

HAMPTON GEORGE T & BRENDA J  
109 REGAL BLF  
ROCKWALL, TX 75087

RHODES KYLE W AND REBECCA  
112 REGAL BLUFF  
ROCKWALL, TX 75087

HOWLETT BILLY FRANK & NEVA RAE  
115 REGAL BLF  
ROCKWALL, TX 75087

RAMOS RAMON A & DELMA P  
120 IRELAND CT  
ROCKWALL, TX 75087

CULPEPPER DANNA JOHNSON  
122 REGAL BLUFF  
ROCKWALL, TX 75087

MILLS JASON AND KARI  
123 IRELAND CT  
ROCKWALL, TX 75087

M REA PROPERTIES 2 LLC  
1234 TRALEE LN  
GARLAND, TX 75044

SCOTT MARK ALAN SR &  
DOREEN  
130 IRELAND CT  
ROCKWALL, TX 75087

HELMER KALENA AND BRIAN  
1501 AUDOBON LN  
ROCKWALL, TX 75087

INGRAM AUDRA JOY  
1509 AUDOBON LN  
ROCKWALL, TX 75087

HARRIS PATRICIA A  
1517 AUDOBON LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1821 HAINSWORTH DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1823 HAINSWORTH DR  
ROCKWALL, TX 75087

MORGAN RAYMOND L JR AND STEPHANIE L  
1825 HAINSWORTH DR  
ROCKWALL, TX 75087

COMPTON BRADFORD D AND REBECCA  
1827 HAINSWORTH DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
191 QUAIL RUN RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1950 GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2004 GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2007 GOLIAD  
ROCKWALL, TX 75087

ARKOMA DEVELOPMENT LLC  
203 E INTERSTATE 30  
ROCKWALL, TX 75087

DEAN LANTY W & MARY F  
216 W QUAIL RUN RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2265 NORTH LAKESHORE DR  
ROCKWALL, TX 75087

QUAIL RUN VALLEY OWNERS ASSOC  
C/O LONE STAR ASSOC MANAGEMENT  
2500 LEGACY DR STE 220  
FRISCO, TX 75034

CURRENT RESIDENT  
300 NAKOMA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3009 GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
306 NAKOMA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
312 NAKOMA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
313 NAKOMA DR  
ROCKWALL, TX 75087

COLE HC ROCKWALL TX LLC  
C/O ROCKWALL REGIONAL HOSPITAL, LLC; ATTN  
LEGAL DEPT.  
3150 HORIZON RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
318 NAKOMA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
401 EMERSON DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
407 EMERSON DR  
ROCKWALL, TX 75087

JAVKER REALTY CORP  
42 BOND ST  
NEW YORK, NY 10012

REBAC OF ROCKWALL LLC  
6000 UNIVERSITY AVE STE 350  
WEST DES MOINES, IA 50266

DREES CUSTOM HOMES LP  
6225 N HWY 161 #150  
IRVING, TX 75038

LORTS NANCY J  
789 HANOVER DRIVE  
ROCKWALL, TX 75087

HUNTON STEPHEN ERIC AND KRISTINE MARIE  
790 YORK DR  
ROCKWALL, TX 75087

ALBRITTON MICHAEL H & ELAINE W LIVING  
TRUST  
MICHAEL H & ELAINE W ALBRITTON TRUSTEES  
791 HANOVER DRIVE  
ROCKWALL, TX 75087

WILSON BRANDON CRAIG AND EMILY MARIE  
792 YORK DR  
ROCKWALL, TX 75087

HARP CHRISTOPHER J AND PENNY  
793 HANOVER DR  
ROCKWALL, TX 75087

NELSON BRUCE FRANK AND REBECCA SUE  
794 YORK DR  
ROCKWALL, TX 75087

NURMI DOUGLAS B & LISA R  
795 HANOVER DRIVE  
ROCKWALL, TX 75087

WEMPE MARK STEVEN AND SUSAN SPENCER  
796 YORK DR  
ROCKWALL, TX 75087

TUMULTY TIMOTHY M & KIM A  
797 HANOVER DRIVE  
ROCKWALL, TX 75087

DAVIS JAN ANNETTE AND DARRYL WAYNE  
798 YORK DR  
ROCKWALL, TX 75087

GRYKA THOMAS MICHAEL AND CAROL ANN  
802 YORK DR  
ROCKWALL, TX 75087

JONES ARLEEN CORDOVA  
804 YORK DR  
ROCKWALL, TX 75087

REY LUIS SR AND JUDY L  
806 YORK DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
808 YORK DR  
ROCKWALL, TX 75087

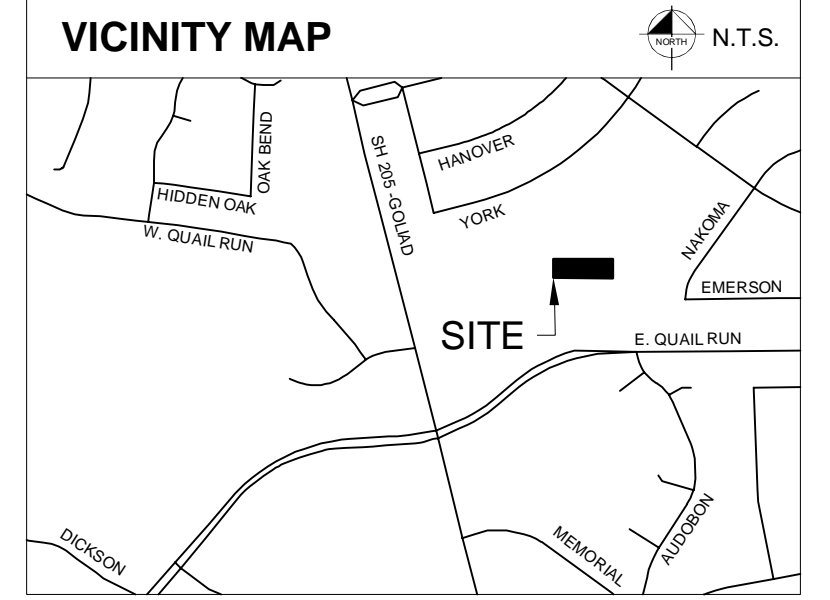
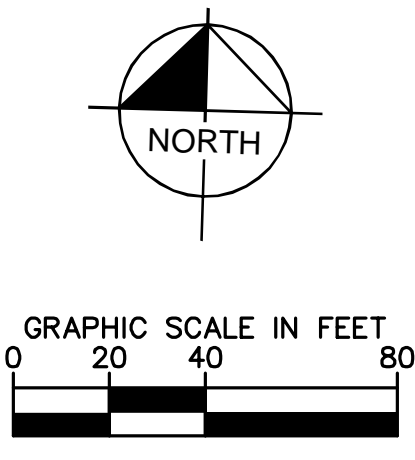
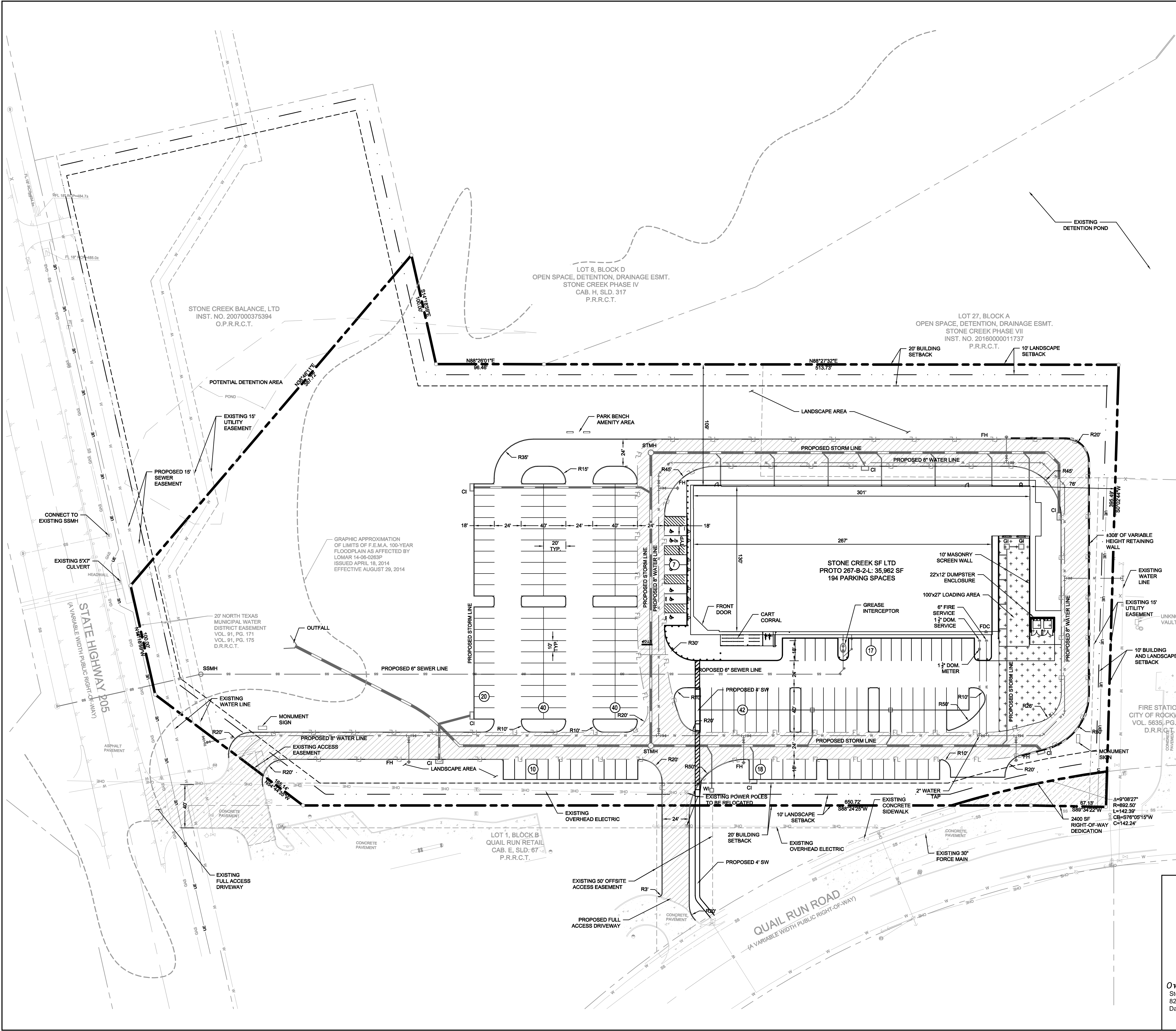
STONE CREEK BALANCE LTD  
8214 WESTCHESTER STE 710  
DALLAS, TX 75225

CURRENT RESIDENT  
825 GOLIAD ST  
ROCKWALL, TX 75087

MERITAGE HOMES OF TEXAS LLC  
8840 CYPRESS WATERS BLVD SUITE 100  
DALLAS, TX 75019



IMAGES  
 PLOTTED BY  
 DWS NAME  
 PLOTTED BY  
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**SITE DATA TABLE**

|                          |   |
|--------------------------|---|
| ZONING                   | PD-070-N-SH 205 OVERLAY GR (GENERAL RETAIL) |
| PROPOSED USE             | GENERAL RETAIL                              |
| LOT AREA (SF AND AC)     | 324,797 SF / 7.46 AC                        |
| OVERALL AREA (SF AND AC) | 324,797 SF / 7.46 AC                        |
| BUILDING AREA            | 35,962 SF                                   |
| BUILDING HEIGHT          | 35'-0" (1-STORY)                            |
| FLOOR AREA RATIO         | 11  |
| TOTAL PARKING REQUIRED   | 144 SPACES (1 PER 250 SF AREA)              |
| TOTAL PARKING PROVIDED   | 194 SPACES                                  |
| TOTAL HANDICAP REQUIRED* | 6 SPACES (1 VAN)                            |
| TOTAL HANDICAP PROVIDED* | 6 SPACES (1 VAN)                            |

\*HANDICAP IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

**LEGEND**

|  |                                       |
|--|---------------------------------------|
|  | PROPOSED STORM LINE                   |
|  | PROPOSED WATER LINE                   |
|  | PROPOSED SANITARY SEWER LINE          |
|  | # OF PARKING SPACES                   |
|  | PROPOSED CURB INLET                   |
|  | PROPOSED WYE INLET                    |
|  | PROPOSED GRATE INLET                  |
|  | PROPOSED SANITARY SEWER MANHOLE       |
|  | PROPOSED STORM MANHOLE                |
|  | PROPOSED FIRE HYDRANT                 |
|  | PROPOSED FIRE DEPARTMENT CONNECTION   |
|  | 6' PAVEMENT (FIRELANE)                |
|  | 5' PAVEMENT (PARKING)                 |
|  | 7' HEAVY DUTY PAVEMENT (LOADING AREA) |

**KEY**

|     |                   |      |                            |
|-----|-------------------|------|----------------------------|
| BFR | BARRIER FREE RAMP | SSMH | SANITARY SEWER MANHOLE     |
| CI  | CURB INLET        | STMH | STORM MANHOLE              |
| WI  | WYE INLET         | FH   | FIRE HYDRANT               |
| GI  | GRATE INLET       | FDC  | FIRE DEPARTMENT CONNECTION |

**SITE PLAN**  
 Being 7.46 Acres Out Of The  
 S King Survey  
 Abstract No. 131  
 City of Rockwall, Rockwall County, Texas  
 Case Number: XXX-XXXX  
 Submitted December 16, 2016

**Owners:**  
 Stone Creek SF LTD  
 8214 Westchester Dr.  
 Dallas, TX 75225-6133

**Engineer/Surveyor:**  
 Kimley-Horn and Associates, Inc.  
 12750 Merit Dr., Suite 1000  
 Dallas, Texas 75251  
 Contact: Sarah Williamson, P.E.  
 Phone: (972) 776-1778

12750 MERIT DRIVE, SUITE 1000, DALLAS, TEXAS  
 TEXAS REGISTERED ENGINEERING FIRM F-928

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**RETAIL**  
 NEC OF SH 205 AND QUAIL RUN ROAD  
 CITY OF ROCKWALL, TX

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**SITE PLAN**

---

SHEET NUMBER  
**SP-1**

|                          |                 |
|--------------------------|-----------------|
| PROJECT No.<br>064500153 | DATE: DEC. 2016 |
| SCALE: AS SHOWN          | DESIGNED BY:    |
| DRAWN BY:                | CHECKED BY:     |

| REVISIONS | DATE |
|-----------|------|
|           |      |
|           |      |
|           |      |
|           |      |

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