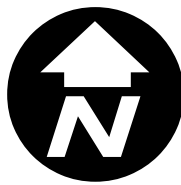


City of Rockwall

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.

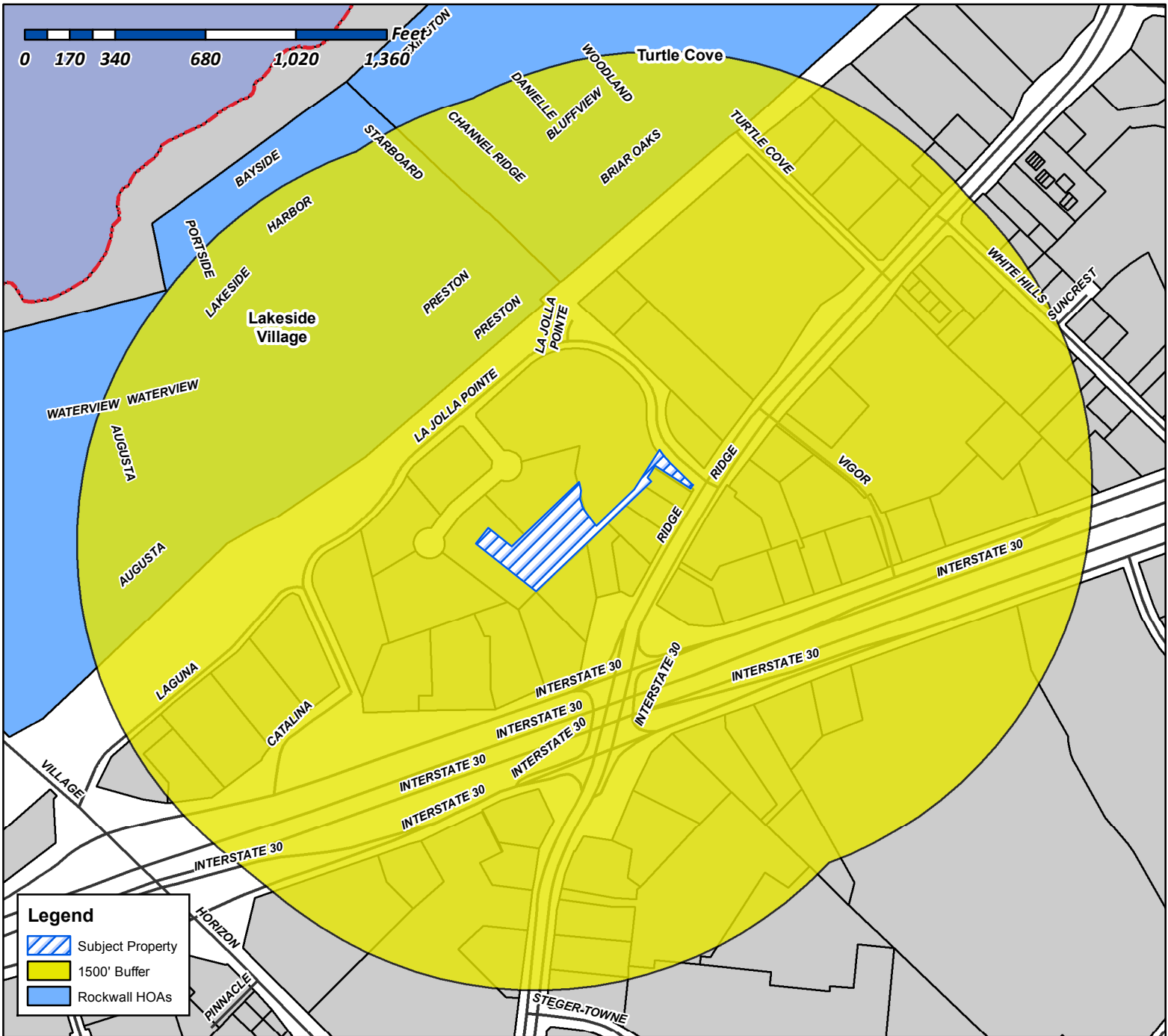




City of Rockwall

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

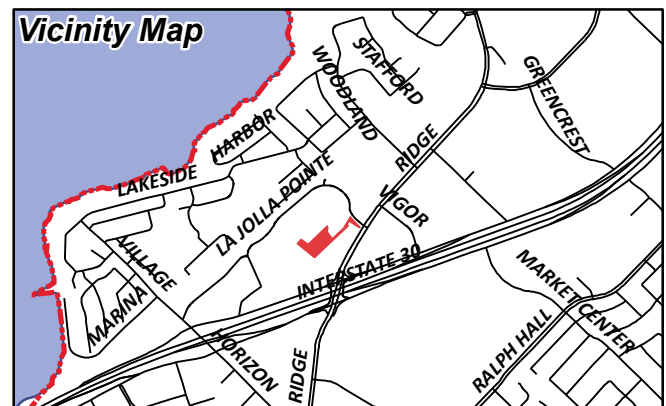
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Case Number: Z2018-008
Case Name: SUP for an AVID Hotel
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: West of the Intersection of Laguna Drive and Ridge Road

Date Created: 09/18/2018

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





City of Rockwall

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

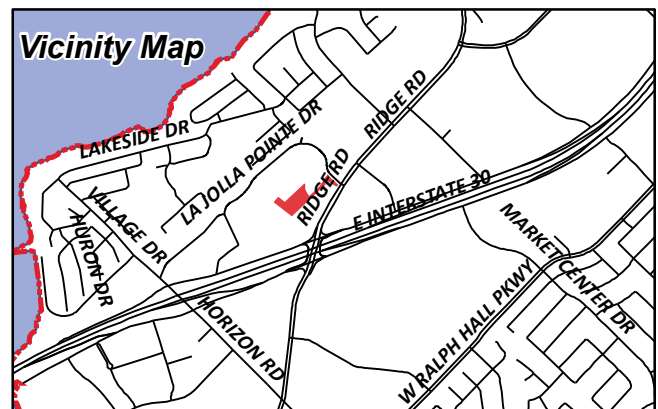
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Case Number: Z2018-008
Case Name: SUP for an AVID Hotel
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: West of the Intersection of Laguna Drive and Ridge Road

Date Created: 02/16/2018

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



STEAK N SHAKE OPERATIONS INC
C/O THE STEAK N SHAKE COMPANY
107 S PENNSYLVANIA ST SUITE 400
INDIANAPOLIS, IN 46204

BOLD LLC
121 WYLER DR
DAKOTA, IL 61018

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

MANGRIN CORPORATION
2255 RIDGE ROAD #208
ROCKWALL, TX 75087

CURRENT RESIDENT
2455 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2475 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2504 RIDGE RD
ROCKWALL, TX 75087

BROOKS RICHARD L DR
2504 RIDGE RD STE 107
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

CURRENT RESIDENT
2600 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

CURRENT RESIDENT
2608 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2610 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2616 RIDGE RD
ROCKWALL, TX 75087

NOTY INVESTMENTS LLC
4001 BRIDGEPORT DR
PLANO, TX 75093

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

ROCKWALL MUSHROOM LLC
5205 SETTLEMENT WAY
MCKINNEY, TX 75070

CURRENT RESIDENT
550 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
560 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
568 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
578 E I30
ROCKWALL, TX 75087

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

CURRENT RESIDENT
610 I30
ROCKWALL, TX 75087

CAMBRIDGE COURT LLC
6124 LA JOLLA MESA DR
LA JOLLA, CA 92037

RDF 188 30 & RIDGE ROCKWALL TX P1 LLC
620 E SOUTHLAKE BLVD
SOUTHLAKE, TX 76092

CURRENT RESIDENT
630 I 30
ROCKWALL, TX 75087

CURRENT RESIDENT
650 I30
ROCKWALL, TX 75087

PAUL'S KWIK KAR INC
650 E INTERSTATE 30
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

JAGH HOSPITALITY LP
996 E I-30
ROCKWALL, TX 75087

ROBERT H FAMILY TRUST AND BMK FIN CORP
SHERRI LANE HEWETT AND SUSAN LYNNE
HEWETT LUCAS
C/O IHOP ATTN HAKIM REMA
5743 STONEGATE RD
DALLAS, TX 75209

WENDY'S PROPERTIES LLC
C/O THE WENDY'S COMPANY
ONE DAVE THOMAS BLVD
DUBLIN, OH 43017

ROCKWALL OCEANHILL LLC
C/O GEORGE RAUST
PO BOX 1295
ROCKWALL, TX 75087

LANDAU PROPERTIES LP
PO BOX 601679
DALLAS, TX 75360

ROCKWALL II PROPERTIES LLC
PO BOX 630768
HOUSTON, TX 77263

WAFFLE HOUSE INC
ATTN: TAX DEPT
PO BOX 6450
NORCROSS, GA 30091

METES & BOUNDS DESCRIPTION ; TRACT 5 – PHASE I

BEING a tract of land situated in the, abstract Number 9 Rockwall County, Texas, and the James Smith Survey, Abstract Number 200, and being more particularly described by metes and bounds as follows;

BEGINNING at 1/2" iron rod found at the North corner of the La Jolla Point drive, said an about 10 feet to the Right-of-Way of La Jolia Pointe, also at the corner between La Jolia Pointe and Ridge Road (FM 740);

THENCE S 31°45'06" W, a distance of 16.55 feet to "X" mark found for corner;

THENCE N 56°44'36" W, a distance of 158.98 feet to a iron rod found for corner;

THENCE S 32°44'34" W, a distance of 54.85 feet to a iron rod found for corner;

THENCE S 46°35'35" E a distance of 21.02 feet to "X" mark found for corner;

THENCE S 46°29'21" W, a distance of 598.53 feet to a iron rod found for corner;

THENCE N 51°24'03" W, a distance of 288.85 feet to a 1/2" iron rod set for corner;

THENCE N 38°36'01" W, a distance of 75.51 feet to a 1/2" iron rod set for corner;

THENCE S 51°23'59" E, a distance of 113.18 feet to a 1/2" iron rod set for corner;

THENCE N 46°14'10" E, a distance of 350.27 feet to a 1/2" iron rod set for corner;

THENCE S 12°35'26" E, a distance of 32.10 feet to a 1/2" iron rod set for corner;

THENCE S 07°13'08" W, a distance of 33.92 feet to a 1/2" iron rod set for corner;

THENCE S 18°44'59" E, a distance of 22.67 feet for corner, said a point also being a curve tangent;

THENCE continuing along the curve to the right with a Chord bearing of S 28°11'31"E, and a Chord distance of 31.15 feet with a delta of 18°53'12", a curve radius of 95 feet and a curve length of 31.29 feet and a Tangent of 15.79 feet to a point;

THENCE S 38°09'07" E, a distance of 65.61 feet to a 1/2" iron rod set for corner;

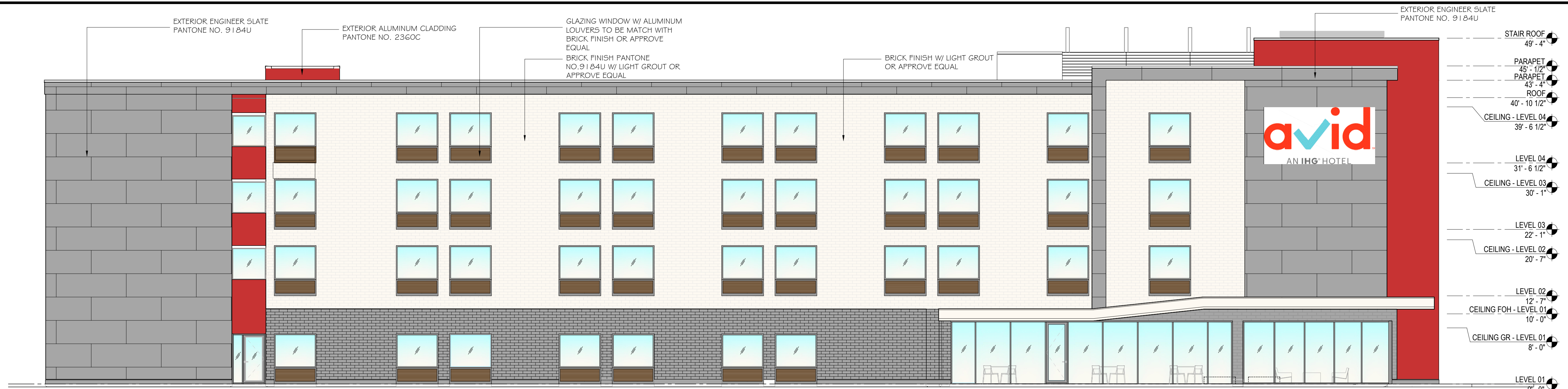
THENCE N 46°05'36" E, a distance of 197.23 feet to a 1/2" iron rod set for corner;

THENCE N 12°31'52" W, a distance of 33.13 feet to a 1/2" iron rod set for corner, said a point also being a curve tangent;

THENCE continuing along the curve to the right with a Chord bearing of N 57°11'06"W, and a Chord distance of 55.52 feet with a delta of 52°44'32", a curve radius of 62.5 feet and a curve length of 57.53 feet and a Tangent of 31.00 feet to a 1/2" iron rod set for corner;

THENCE N 32°43'14" E, a distance of 102.98 feet to 1/2" iron rod set for corner, said a point also being a curve tangent and perpendicular to Right of Way of La Jolla Pointe Drive;

THENCE continuing along the curve to the right with a Chord bearing of S 38°44'58" E, and a Chord distance of 54.21 feet with a delta of 13°33'40", a curve radius of 230 feet and a curve length of 54.33 feet and a Tangent of 27.30 feet to a 1/2" iron rod found for corner and also being a point of the **Beginning and containing** 89,557 square feet or 2.056 acres of land more or less.



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"
EXTERIOR ALUMINUM CLADDING PANTONE NO. 2360C

MATERIALS CALCULATION TABLE:

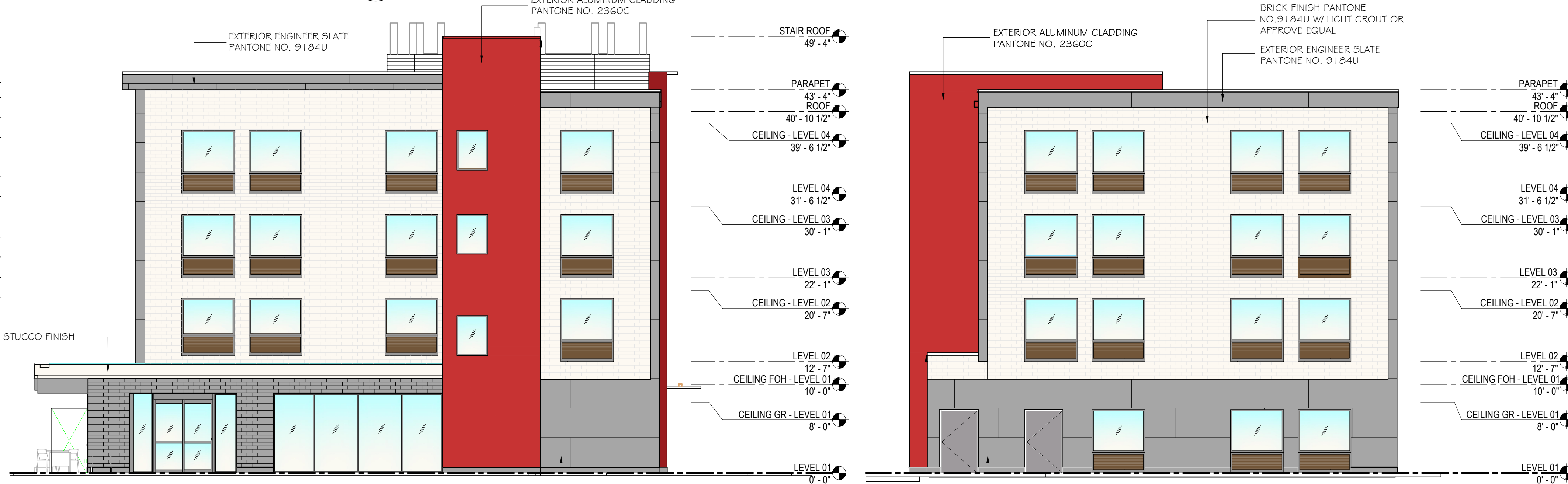
DESCRIPTION	FRONT SIDE		REAR SIDE		LEFT SIDE		RIGHT SIDE	
	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA
TOTAL OF ELEVATION AREA	8,178 S.F.	100%	8,440 S.F.	100%	2,592 S.F.	100%	2,367 S.F.	100%
GLAZING DOORS & WINDOWS	1,586 S.F.	19%	1,285 S.F.	15%	560 S.F.	22%	435 S.F.	18%
NET AREA (EXCLUSIVE OF W4D)	6,592 S.F.	81%	7,155 S.F.	85%	2,012 S.F.	78%	1,932 S.F.	82%
DESCRIPTION	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA
M1 - ALUMINUM CLADDING	512 S.F.	6%	937 S.F.	11%	467 S.F.	19%	306 S.F.	13%
M2 - ENGINEER SLATE	2,100 S.F.	26%	2,944 S.F.	35%	282 S.F.	11%	492 S.F.	21%
M3 - BRICK VENEER	719 S.F.	9%	-	-	140 S.F.	5%	-	-
M4 - BRICK VENEER	2,701 S.F.	33%	2,844 S.F.	34%	935 S.F.	36%	896 S.F.	38%
GLAZING DOOR & WINDOW	1,586 S.F.	19%	1,285 S.F.	15%	560 S.F.	22%	435 S.F.	18%
NON-GLAZING DOOR & WINDOW	560 S.F.	7%	430 S.F.	5%	168 S.F.	7%	238 S.F.	10%

FINISH SCHEDULE

- M1 - EXTERIOR ALUMINUM CLADDING
- M2 - ENGINEER SLATE
- M3 - BRICK VENEER
- M4 - BRICK VENEER
- GLAZING

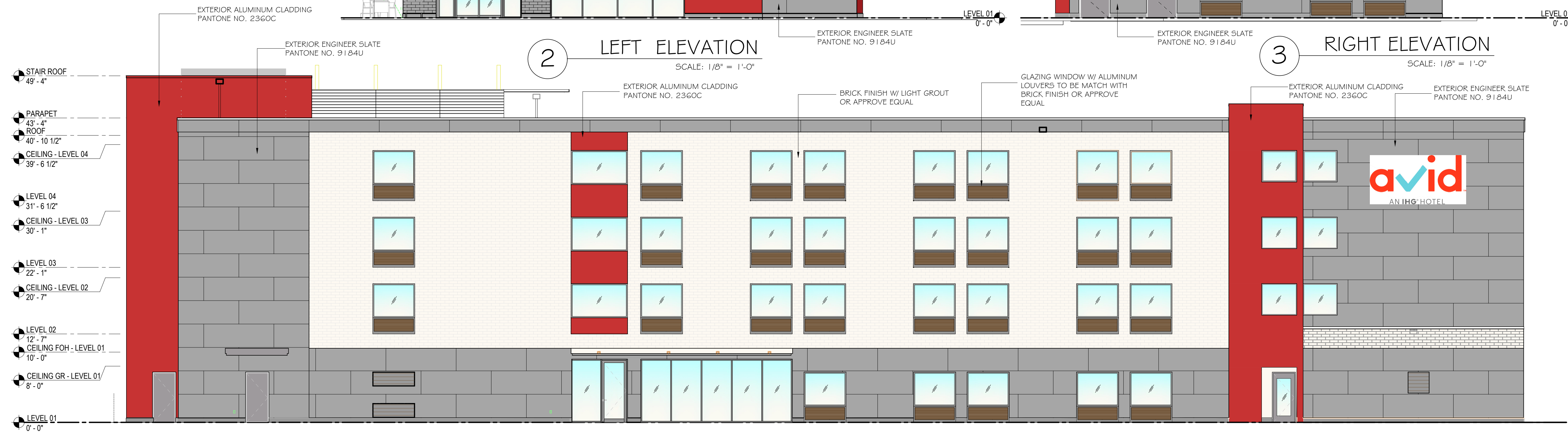
NOTE:

ALL WINDOWS WITH LOUVERS TO BE ANODIZED BRONZE WITH THE EXCEPTION OF ANODIZED ALUMINUM IN WALLS WITH ADJACENT RED PAINT.
ALL STOREFRONT FINISHES TO BE ANODIZED ALUMINUM.



2 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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



4 REAR ELEVATION
SCALE: 1/8" = 1'-0"

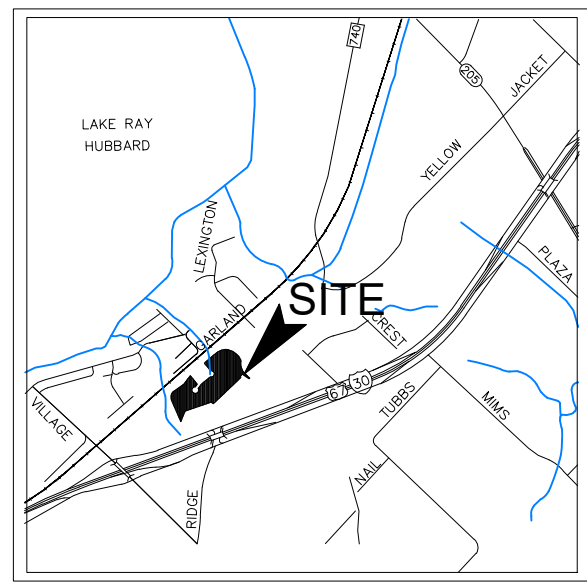
HOTEL BUILDING ELEVATIONS
FOR
DFW HOSPITALITY OF ROCKWALL LLC
2.014 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

DFW HOSPITALITY OF ROCKWALL LLC

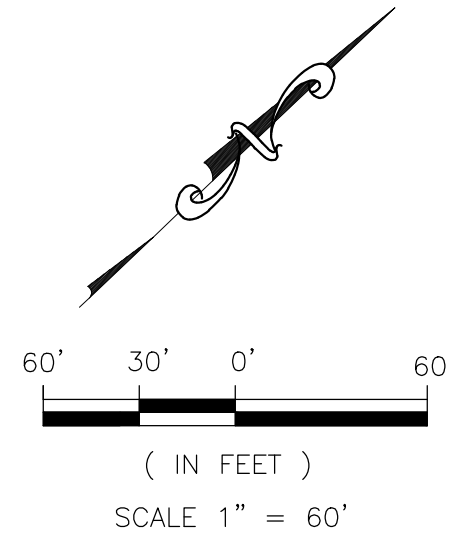
ASA ENGINEERING
17818 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75228
(972) 248-8881 Fax (972) 248-8881

SCALE: AS SHOWN
DESIGNED BY: PSS
DRAWN BY: C.C.
CHECKED BY: PSS
PSA PROJECT NO. TRC 2446

SHEET
A-1
FEBRUARY 16, 2018



VICINITY MAP
N.T.S.



LEGEND

- PROPERTY LINE
 - - - EASEMENT LINE
 - 1/2" IRS/IRF
 - EX.MH.
 - MH.
 - EX.FH.
 - FH.
- PROPERTY LINE
EASEMENT LINE
IRON ROD
EXISTING SANITARY MANHOLE
PROPOSED SANITARY MANHOLE
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT

LOT INFORMATION

TRACT 1	AREA LOT PROPOSED	= 119,688 S.F. (2.748 AC.)	= FUTURE BUILDING
TRACT 2	AREA LOT PROPOSED	= 62,769 S.F. (1.441 AC.)	= FUTURE BUILDING
TRACT 3	AREA LOT PROPOSED	= 11,788 S.F. (0.271 AC.)	= FUTURE BUILDING
TRACT 4 - PHASE I	AREA LOT PROPOSED	= 57,876 S.F. (1.329 AC.)	= PROFESSIONAL BLDG. 4-STORY
	TOTAL BLDG. AREA	= 32,000 S.F.	
	PARKING REQUIREMENTS		
	PARKING RATIO	= 1/300 S.F.	
	TOTAL PARKING REQUIRED	= 106 SP	
	TOTAL PARKING PROVIDED	= 106 SP	
	HANDICAP PARKING REQUIRED	= 4 SP	
	SURFACE PARKING PROVIDED	= 70 SP	
	TOTAL SURFACE PARKING	= 74 SP	
	GARAGE PARKING PROVIDED	= 32 SP	
TRACT 5 - PHASE I	AREA LOT PROPOSED	= 88,910 S.F. (2.041 AC.)	= AVID HOTEL, 87 RM. 4-STORY
	TOTAL BLDG. AREA	= 45,956 S.F.	
	PARKING REQUIREMENTS		
	PARKING RATIO	= 1SP/1 UNIT	
	TOTAL PARKING REQUIRED	= 87 SP	
	TOTAL PARKING PROVIDED	= 104 SP	
	HANDICAP PARKING REQUIRED	= 4 SP	
	SURFACE PARKING PROVIDED	= 68 SP	
	TOTAL SURFACE PARKING	= 72 SP	
	GARAGE PARKING PROVIDED	= 32 SP	
TRACT 6	AREA LOT PROPOSED	= 79,087 S.F. (1.816 AC.)	= FUTURE BUILDING
TRACT 7	AREA LOT PROPOSED	= 55,951 S.F. (1.284 AC.)	= FUTURE BUILDING

PREPARED BY:
ASA ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651 FAX (972) 248-9681
TX T.B.P.E. REGISTRATION # F-006974
T.B.P.L.S. FIRM REGISTRATION # 100433

OWNER/DEVELOPER
DFW HOSPITALITY OF ROCKWALL LLC
2402 PATHWAY ELDORADO,
AR, 71730

CONCEPT PLAN
FOR
DFW HOSPITALITY OF ROCKWALL LLC
11.173 ACRES
PART OF
William Blevins Survey, Abst. No.9
James Smith Survey, Abst. No.200
City of Rockwall
Rockwall County, Texas
FEBRUARY 16, 2018



2/16/18 11:58 AM C:\PROJECTS\DFW_HOSPITALITY\CONCEPT PLAN\DWG\CONCEPT PLAN.dwg
 AND REVISIONS TO 2/16/18 11:58 AM