



Z2018-009 - SUP FOR A 4-STORY OFFICE BUILDING
 SUP - LOCATION MAP = [yellow square icon]



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.

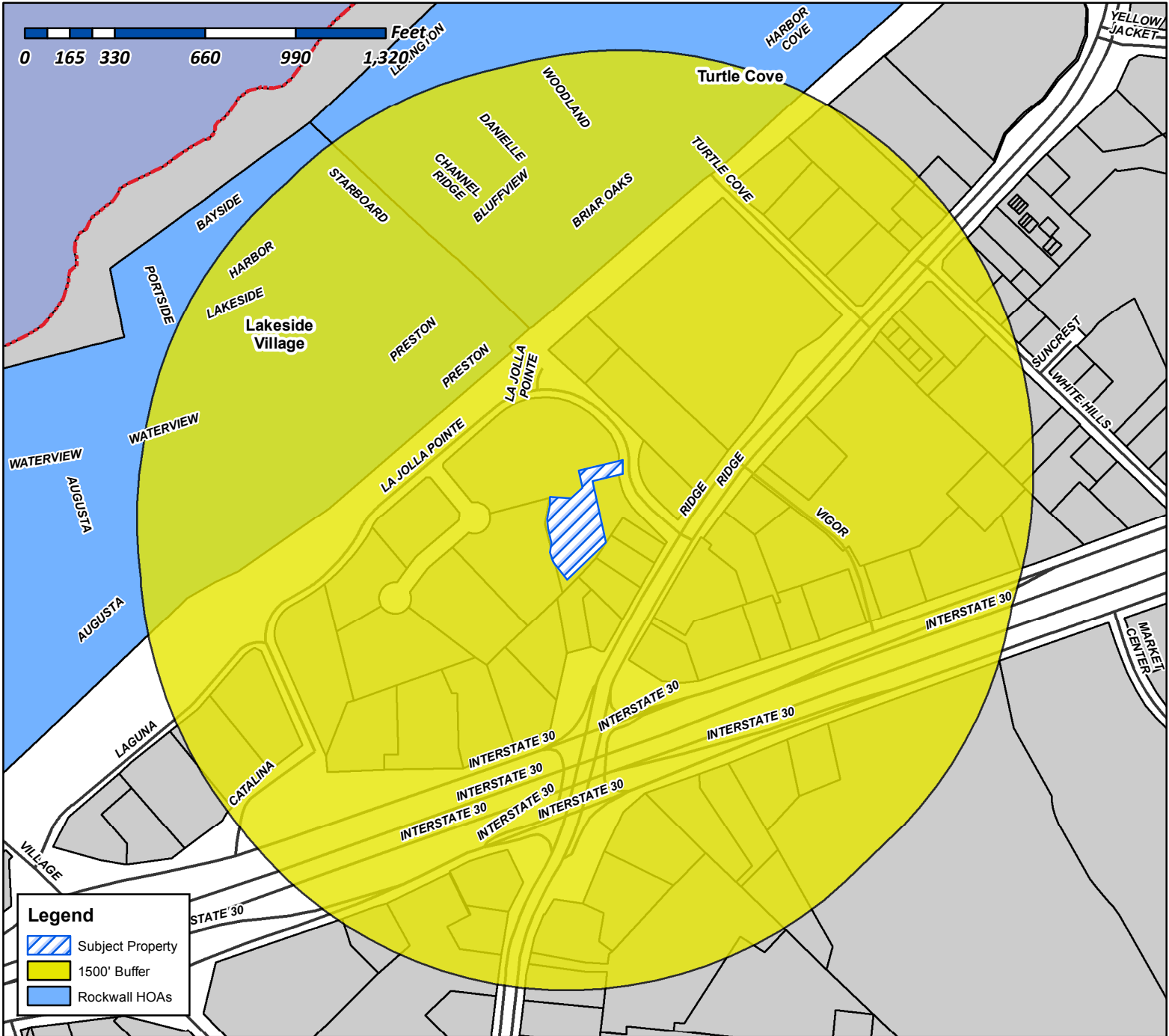




City of Rockwall

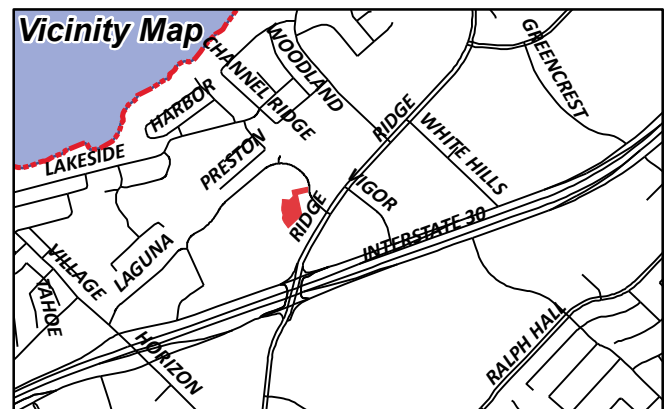
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2018-009
Case Name: SUP for a 4-Story Office Building
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: South of the Intersection of Carmel Circle and Laguna Drive

Date Created: 02/19/2018
 For Questions on this Case Call (972) 771-7745

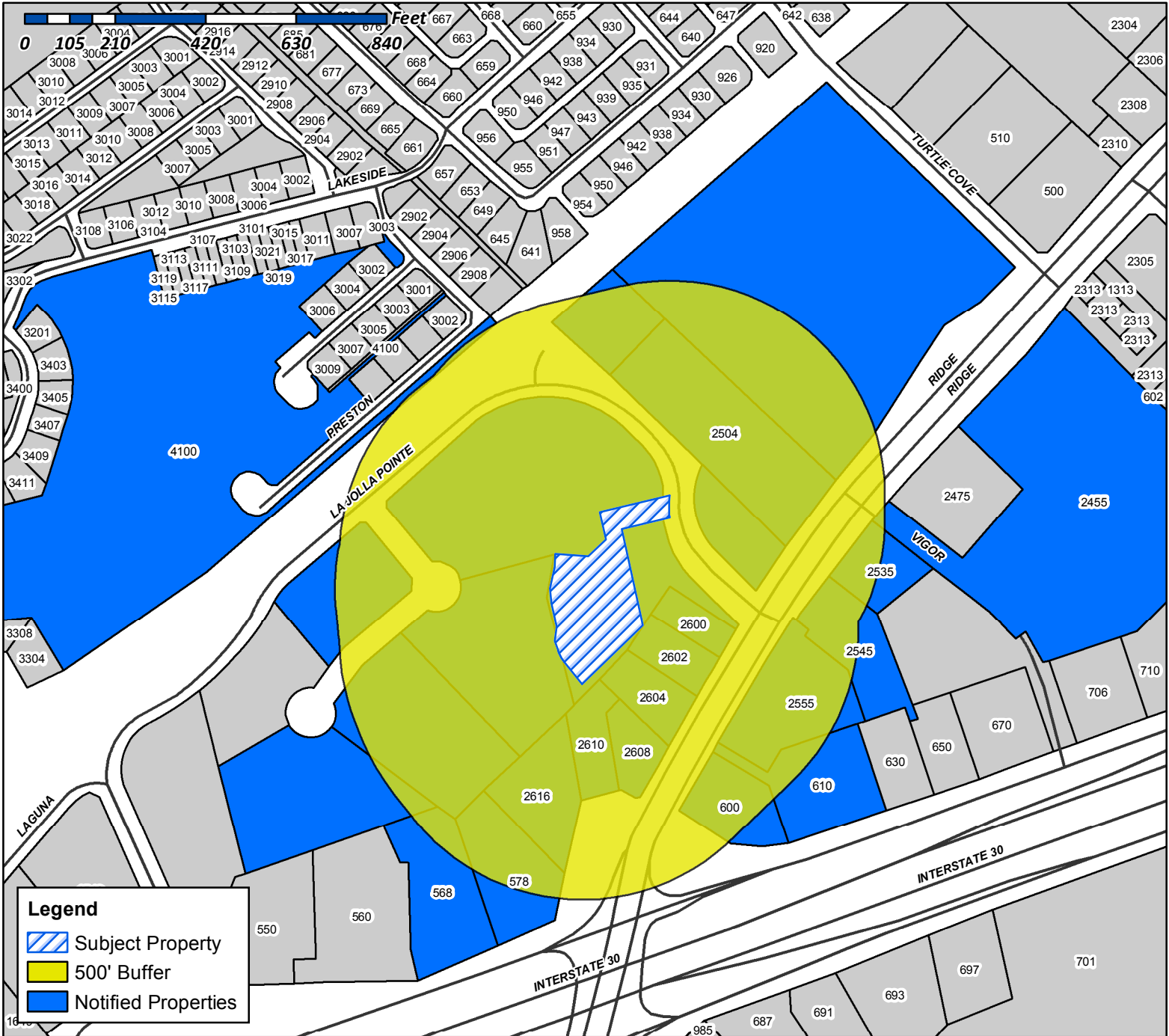




City of Rockwall

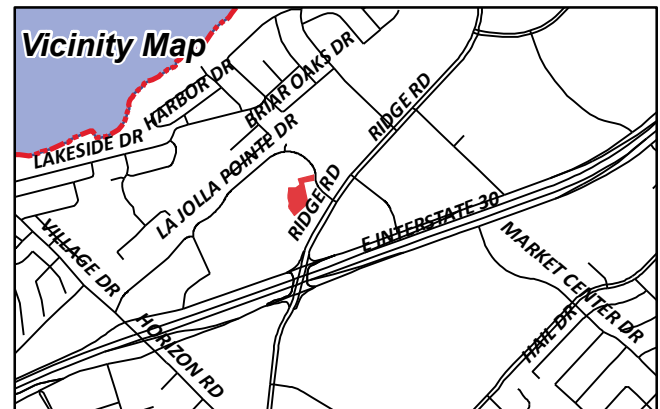
Planning & Zoning Department
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Case Number: Z2018-009
Case Name: SUP for a 4-Story Office Building
Case Type: Zoning
Zoning: Commercial (C) Distirct
Case Address: South of the Intersection of Carmel Circle and Laguna Drive

Date Created: 02/19/2018
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

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

BROOKS RICHARD L DR
2504 RIDGE RD STE 107
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

CURRENT RESIDENT
4100 VILLAGE DR
ROCKWALL, TX 75087

LAKESIDE VILLAGE H O ASSOC
4100 VILLAGE DR
ROCKWALL, TX 75087

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

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

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

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

ROBERT H FAMILY TRUST AND BMK FIN CORP D
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

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

METES & BOUNDS DESCRIPTION; TRACT 4 – PHASE I

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

BEGINNING at the Northwest along the La Jolla Point drive an about 10 feet Right-of-Way and about 300 feet to the Ridge Road Right of Way.

THENCE S 76°38'35" W, a distance of 114.02 feet to a 1/2" iron rod set for corner;

THENCE S 12°31'52" E, a distance of 228.93 feet to a 1/2" iron rod set for corner;

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

THENCE N 38°09'07" W, a distance of 65.61 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 28°11'31"W 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 N 18°44'59" W, a distance of 22.67 feet to a 1/2" iron rod set for corner;

THENCE N 07°13'09" W, a distance of 33.92 feet to a 1/2" iron rod set for corner;

THENCE N 12°35'26" W, a distance of 54.88 feet to a 1/2" iron rod set for corner;

THENCE N 05°34'48" W, a distance of 34.76 feet to a 1/2" iron rod set for corner;

THENCE N 11°36'36" E, a distance of 51.43 feet to a 1/2" iron rod set for corner;

THENCE N 01°53'42" E, a distance of 30.27 feet to a 1/2" iron rod set for corner;

THENCE S 85°50'42" E, a distance of 77.12 feet to a 1/2" iron rod set for corner;

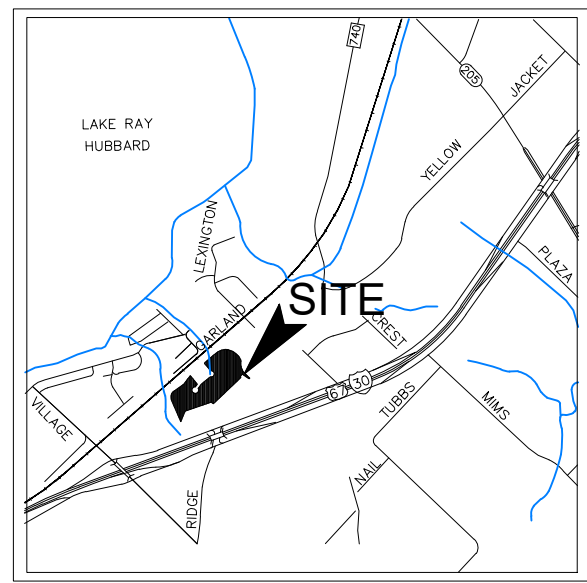
THENCE N 47°25'28" E, a distance of 56.90 feet to a 1/2" iron rod set for corner;

THENCE N 13°21'25" W, a distance of 65.43 feet to a 1/2" iron rod set for corner;

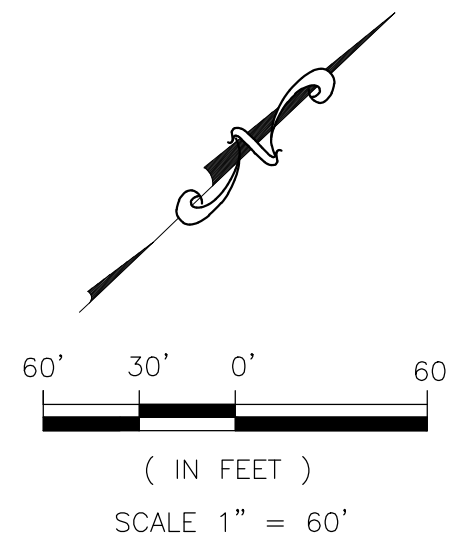
THENCE N 76°38'35" E, a distance 166.45 feet to a 1/2" iron rod set for corner;

THENCE continuing along the curve to the right with a Chord bearing of S 01°32'18"W and a Chord distance of 14.47 feet with a delta of 04°52'46", a curve radius of 170.00 feet and a curve length of 14.48 feet and a Tangent of 7.24 feet to a 1/2" iron rod found for corner, said a point also on the Right of Way of La Jolla Pointe Drive;

THENCE continuing along the curve to the right with a Chord bearing of S 00°35'04"E and a Chord distance of 36.93 feet with a delta of 09°13'35", a curve radius of 230 feet and a curve length of 36.98 feet and a Tangent of 18.52 feet to a 1/2" iron rod set for corner, and also to the **Point of Beginning** and containing 57,876 square feet or 1.329 acres of land more or less.



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

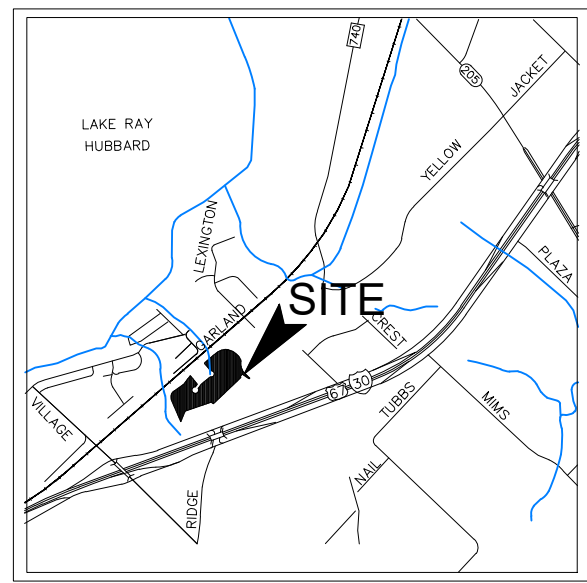
OWNER/DEVELOPER

DFW HOSPITALITY OF ROCKWALL LLC
2402 PATHWAY ELDORADO,
AR, 71730

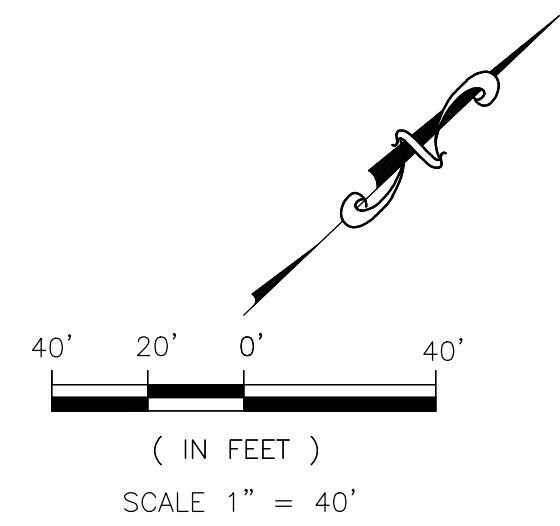
CONCEPT PLAN
FOR
DFW HOSPITALITY OF ROCKWALL LLC
11.173 ACRES
PART OF
William Blevins Survey, Abst. No.9
James Smith Survey, Abst. No.200
City of Rockwall
Rockwall County, Texas
FEBRUARY 16, 2018



2/16/18 11:58 AM C:\PROJECTS\DFW_HOSPITALITY\CONCEPT PLAN\DWG\CONCEPT PLAN.dwg
 AND REVISIONS TO DWG 11.173 ACRES

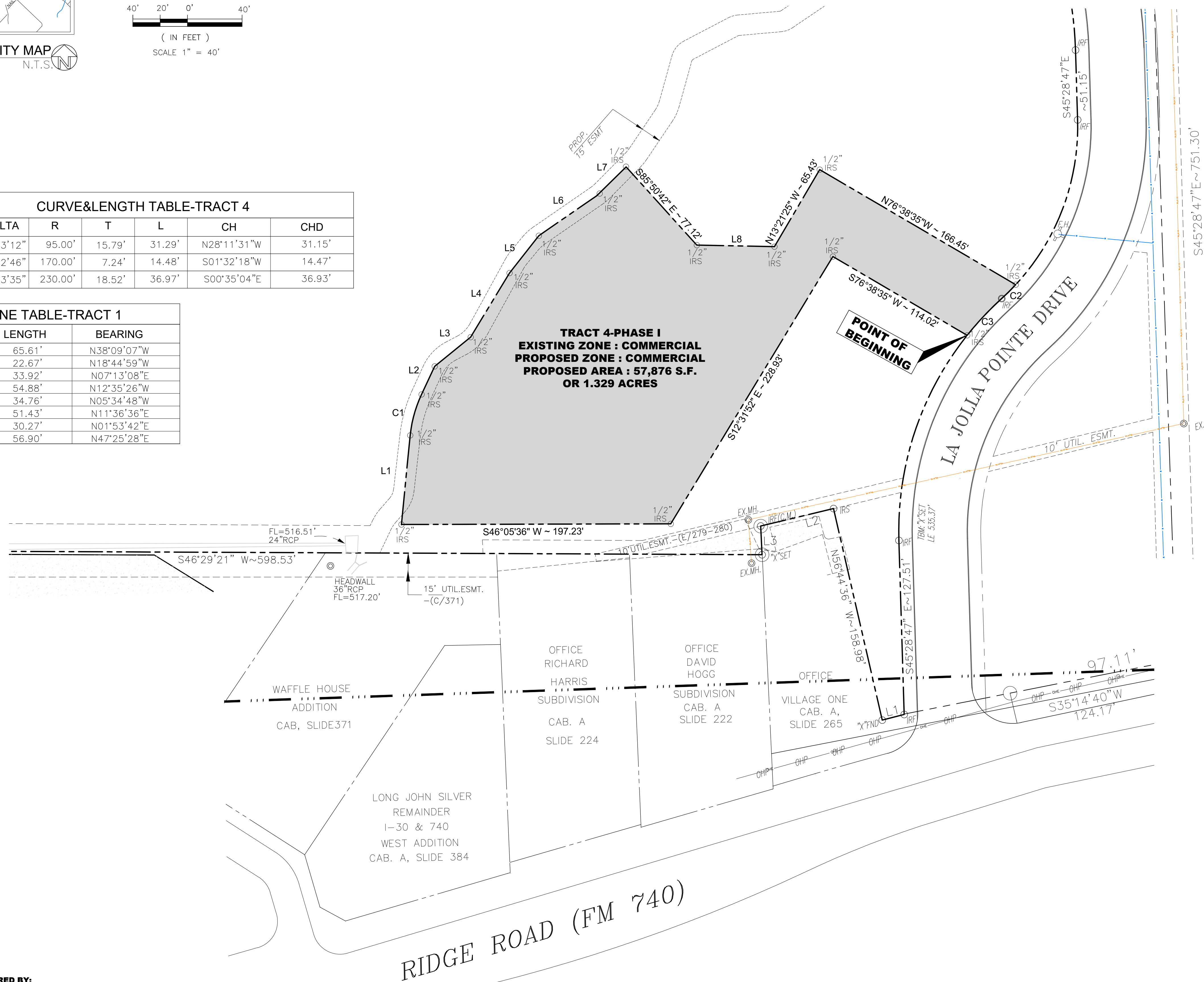


VICINITY MAP
N.T.S.



| CURVE & LENGTH TABLE-TRACT 4 | | | | | | |
|------------------------------|-----------|---------|--------|--------|-------------|--------|
| CURVE | DELTA | R | T | L | CH | CHD |
| C1 | 18°53'12" | 95.00' | 15.79' | 31.29' | N28°11'31"W | 31.15' |
| C2 | 04°52'46" | 170.00' | 7.24' | 14.48' | S01°32'18"W | 14.47' |
| C3 | 09°13'35" | 230.00' | 18.52' | 36.97' | S00°35'04"E | 36.93' |

| LINE TABLE-TRACT 1 | | |
|--------------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 65.61' | N38°09'07"W |
| L2 | 22.67' | N18°44'59"W |
| L3 | 33.92' | N07°13'08"E |
| L4 | 54.88' | N12°35'26"W |
| L5 | 34.76' | N05°34'48"W |
| L6 | 51.43' | N11°36'36"E |
| L7 | 30.27' | N01°53'42"E |
| L8 | 56.90' | N47°25'28"E |



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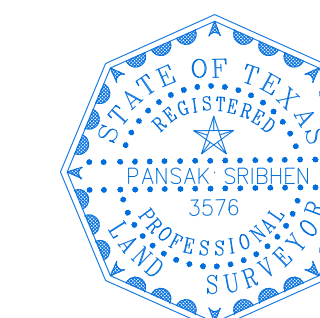
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SURVEYOR'S CERTIFICATE

That I, Pansak Sribhen, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Rockwall.



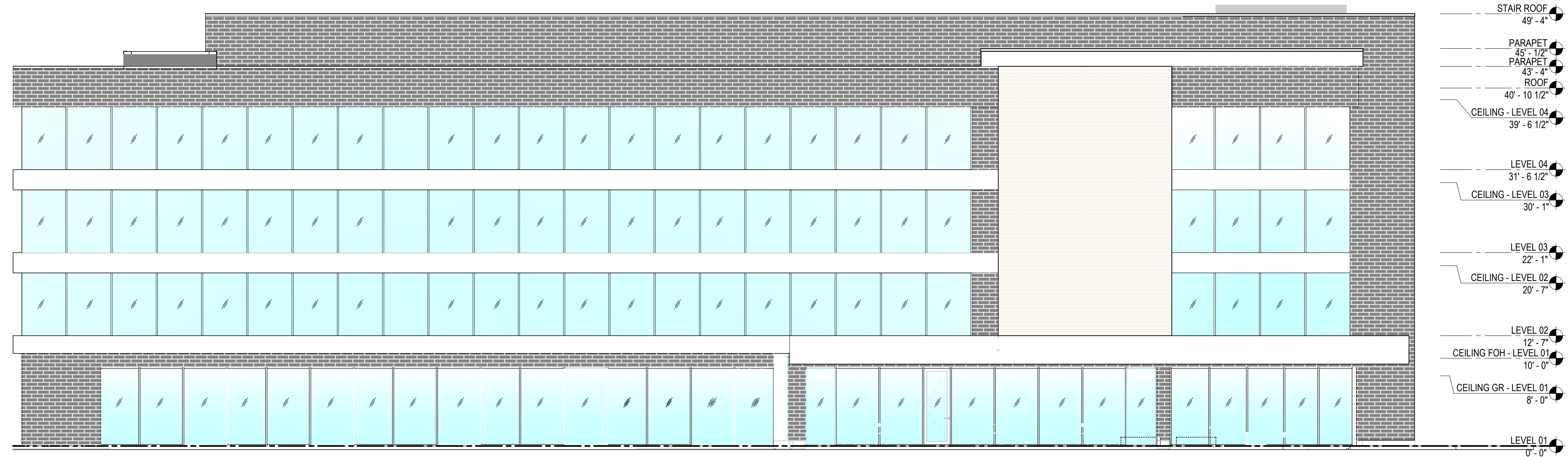
Pansak Sribhen
Registered Professional Land Surveyor No. 3576

ZONING EXHIBIT TRACT 4-PHASE I
FOR
DFW HOSPITALITY OF ROCKWALL LLC
1.329 ACRES

PART OF
William Blevins Survey, Abst. No.9
James Smith Survey, Abst. No.200
City of Rockwall
Rockwall County, Texas
FEBRUARY 16, 2018

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



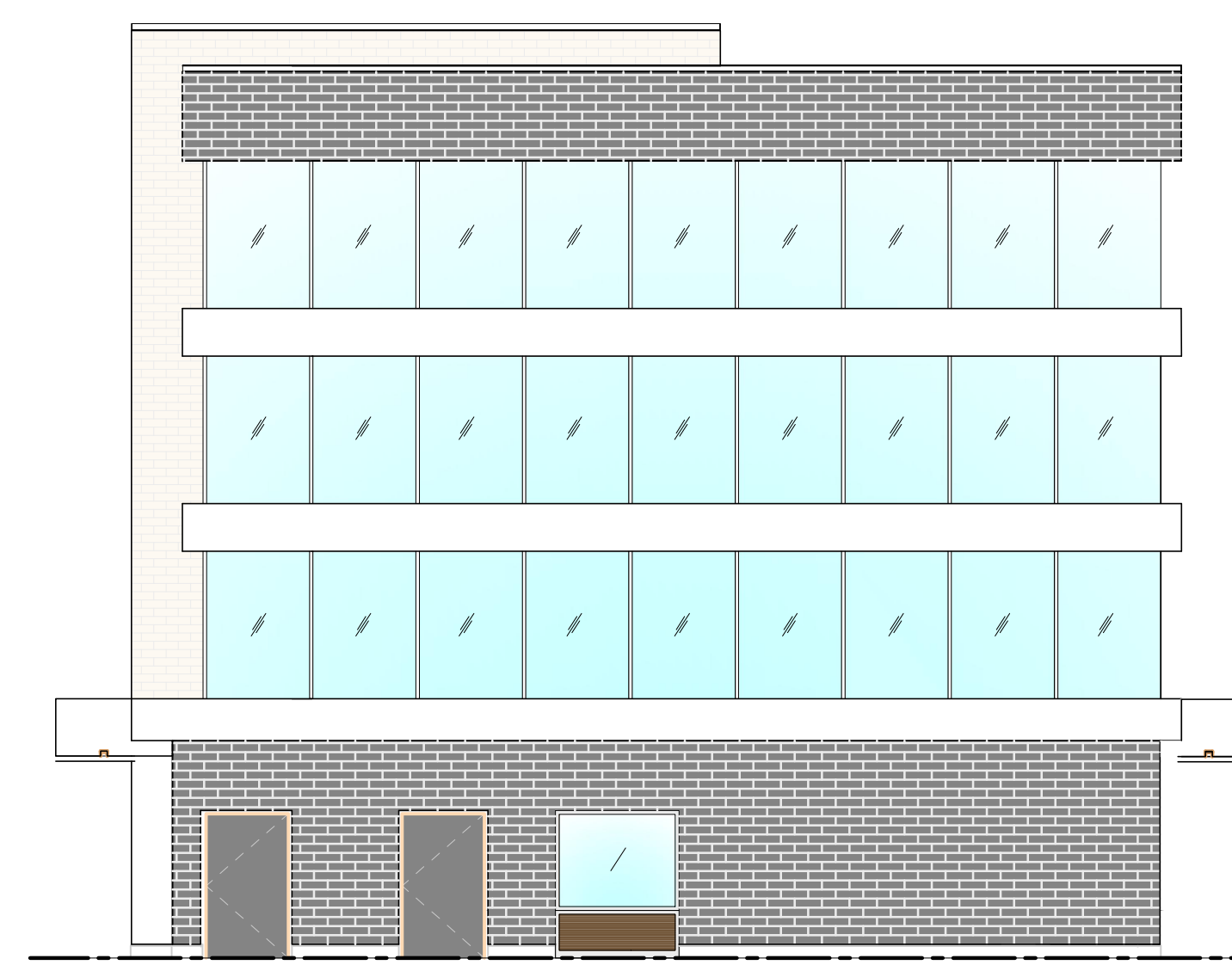
1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS CALCULATION TABLE:

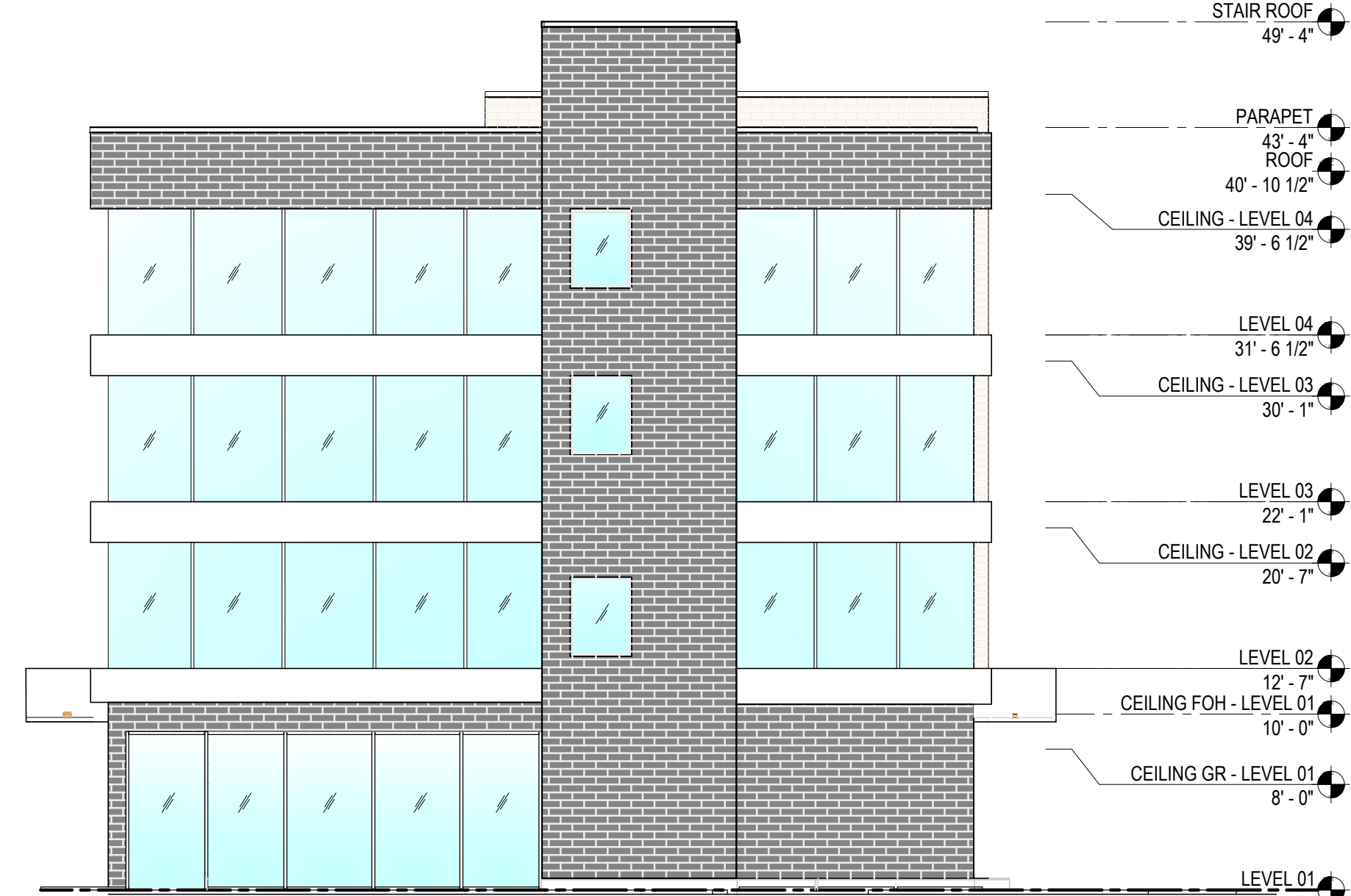
| DESCRIPTION | FRONT SIDE | | REAR SIDE | | LEFT SIDE | | RIGHT SIDE | |
|-----------------------------|-------------|-----------------|-------------|-----------------|-------------|-----------------|-------------|-----------------|
| | AREA (S.F.) | % OF TOTAL AREA | AREA (S.F.) | % OF TOTAL AREA | AREA (S.F.) | % OF TOTAL AREA | AREA (S.F.) | % OF TOTAL AREA |
| TOTAL OF ELEVATION AREA | 7,522 S.F. | 100% | 7,522 S.F. | 100% | 2,111 S.F. | 100% | 2,211 S.F. | 100% |
| GLAZING DOORS & WINDOWS | 3,902 S.F. | 52% | 3,748 S.F. | 50% | 968 S.F. | 46% | 1,034 S.F. | 47% |
| NET AREA (EXCLUSIVE OF W/D) | 3,620 S.F. | 48% | 3,774 S.F. | 50% | 1,143 S.F. | 54% | 1,177 S.F. | 53% |
| 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 - AUSTIN STONE VENEER | 930 S.F. | 13% | 1,115 S.F. | 15% | 186 S.F. | 9% | 69 S.F. | 3% |
| M2 - BRICK VENEER | 1,970 S.F. | 26% | 1,970 S.F. | 26% | 588 S.F. | 28% | 644 S.F. | 29% |
| M3 - STUCCO | 720 S.F. | 9% | 720 S.F. | 9% | 327 S.F. | 15% | 264 S.F. | 12% |
| GLAZING DOOR & WINDOW | 3,902 S.F. | 52% | 4,081 S.F. | 50% | 968 S.F. | 46% | 1,034 S.F. | 47% |
| DOOR | - | - | - | - | 42 S.F. | 2% | - | - |

FINISH SCHEDULE

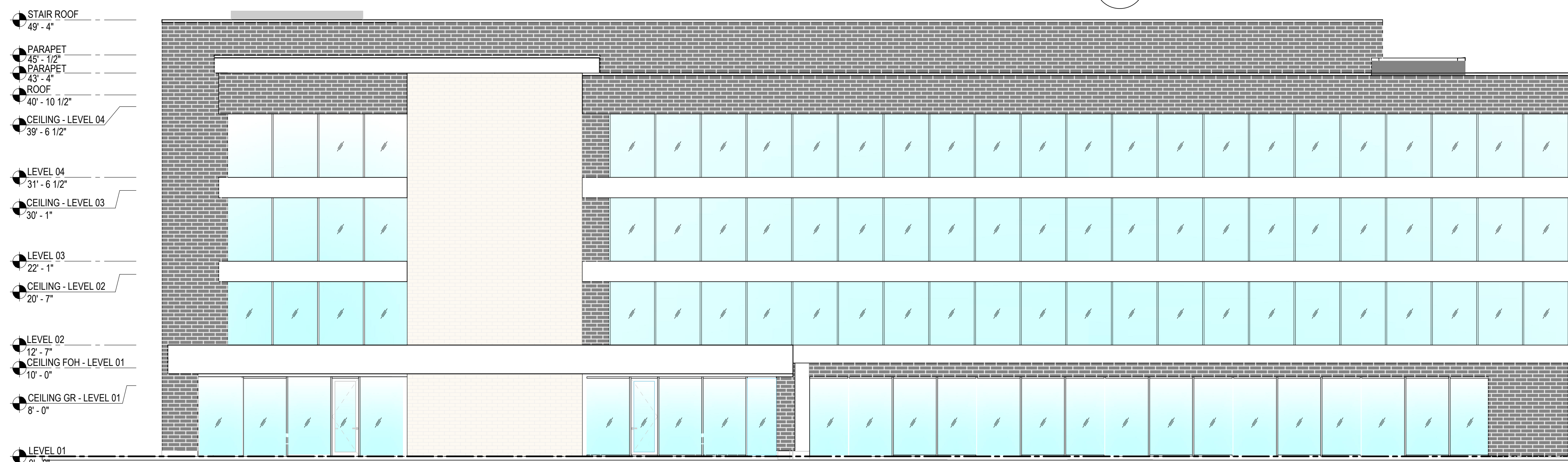
- AUSTIN STONE VENEER
- STUCCO WALL
- BRICK VENEER
- GLAZING



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



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



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

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

DFW HOSPITALITY
OF ROCKWALL LLC

AS A ENGINEERING

13710 PARKVIEW ROAD, SUITE 215
DALLAS, TEXAS 75242
(972) 248-8651 FAX (972) 248-8681

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

SHEET
A-3
FEBRUARY 16, 2018

2/16/18 12:00 PM C:\PROJECTS\2018\OFFICE BUILDING ELEVATIONS.dwg, 3/16/2018 11:59 AM, 248-8681