



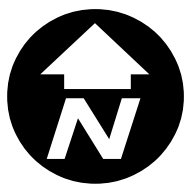
Z2018-011 - SUP FOR RESTAURANT WITH DRIVE-THROUGH  
ZONING - LOCATION MAP =



# City of Rockwall

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



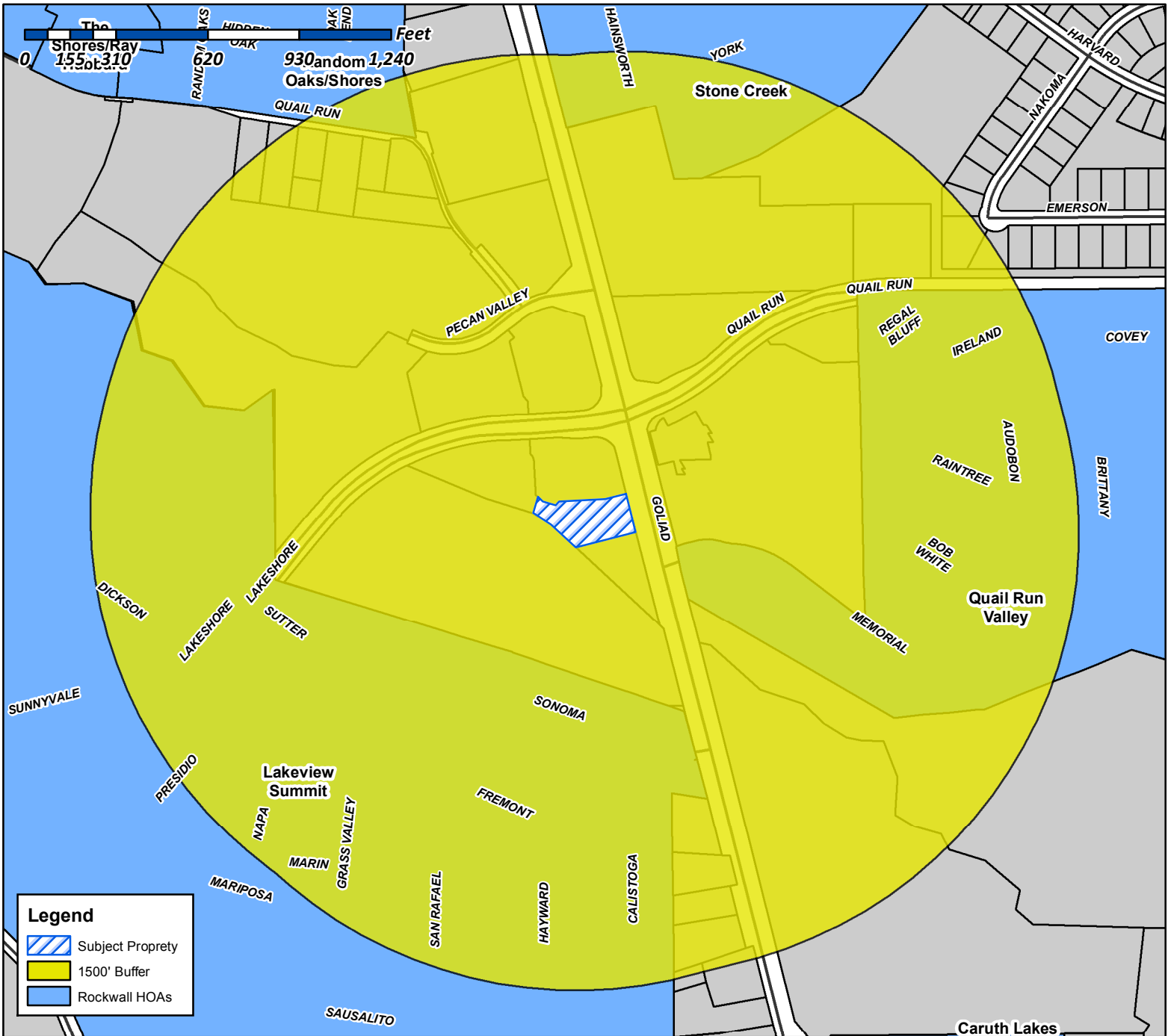




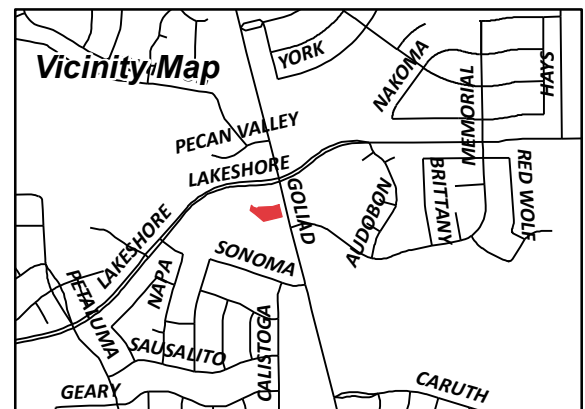
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**Case Number:** Z2018-011  
**Case Name:** SUP for a Restaurant with a Drive-through  
**Case Type:** Zoning  
**Zoning:** PD-65  
**Case Address:** 1945 N. Goliad Street



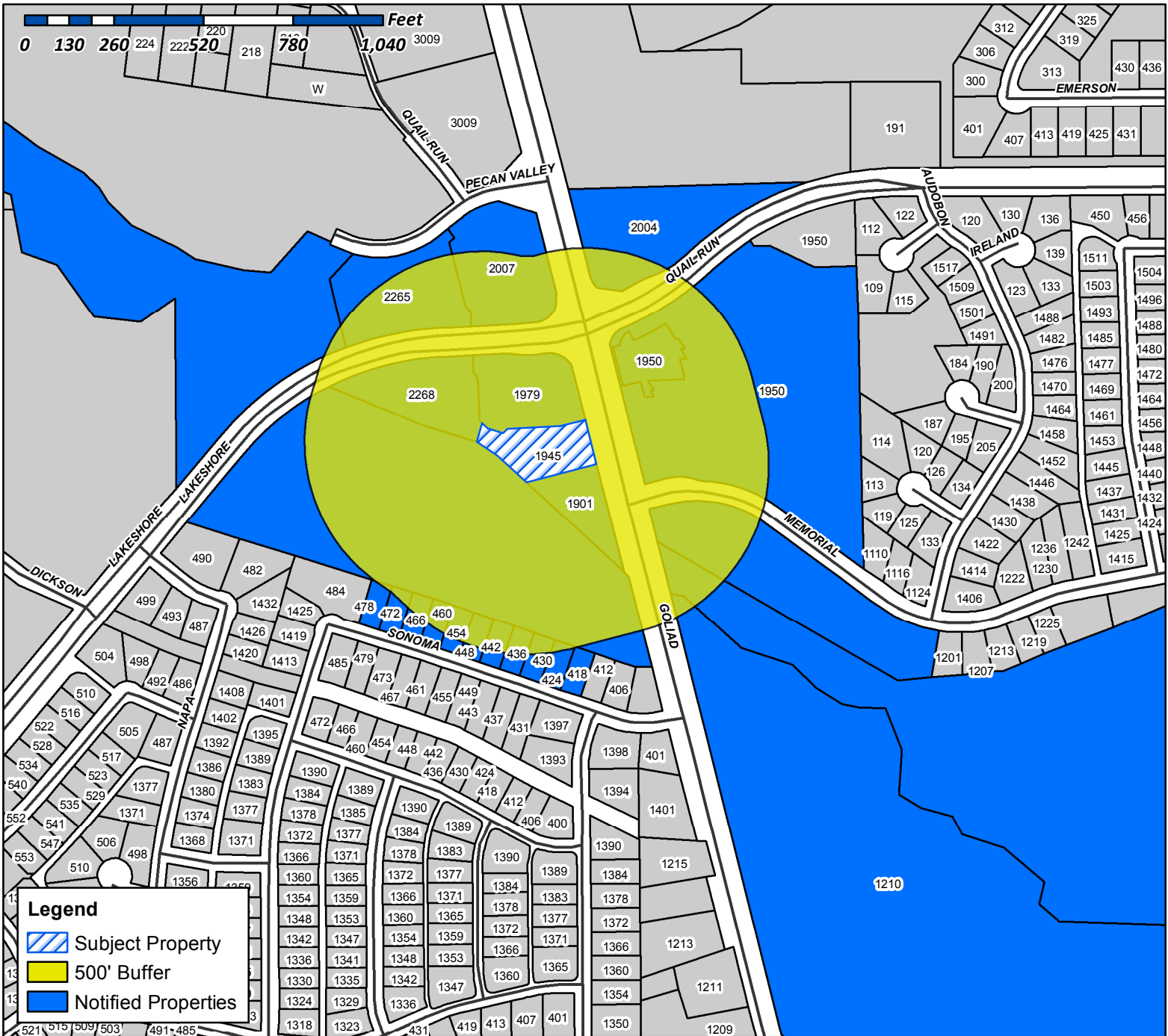
**Date Created:** 02/20/2018  
**For Questions on this Case Call** (972) 771-7745



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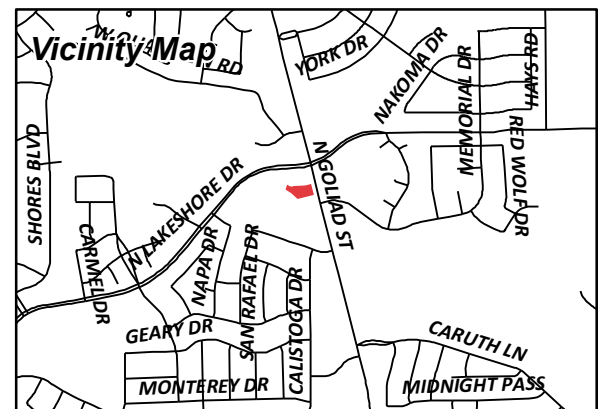
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KROGER TEXAS LP  
1014 VINE STREET  
CINCINNATI, OH 45202

CURRENT RESIDENT  
1210 N GOLIAD  
ROCKWALL, TX 75087

YMCA OF DALLAS  
1621 W WALNUT HILL LN  
IRVING, TX 75038

CURRENT RESIDENT  
1901 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1945 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1950 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1950 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1979 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2004 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2007 N GOLIAD  
ROCKWALL, TX 75087

ARKOMA DEVELOPMENT LLC  
203 E INTERSTATE 30  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2265 NORTH LAKESHORE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2268 N LAKESHORE DR  
ROCKWALL, TX 75087

QUAIL RUN VALLEY OWNERS ASSOC  
2500 LEGACY DR 0  
FRISCO, TX 75034

COLE HC ROCKWALL TX LLC  
3150 HORIZON RD  
ROCKWALL, TX 75032

KENNIMER ERIC AND  
418 SONOMA DRIVE  
ROCKWALL, TX 75087

JAVKER REALTY CORP  
42 BOND ST  
NEW YORK, NY 10012

BRAHIMAJ SHABAN A  
424 SONOMA DR  
ROCKWALL, TX 75087

DANNA RUSSELL JOHN & SUSAN LYNN  
430 SONOMA DRIVE  
ROCKWALL, TX 75087

MILLER TOBY M &  
436 SONOMA DR  
ROCKWALL, TX 75087

RENICK TINA NEILE  
442 SONOMA DR  
ROCKWALL, TX 75087

TOMASINO JUAN C &  
448 SONOMA DR  
ROCKWALL, TX 75087

BAXTER LINDA E  
454 SONOMA DR  
ROCKWALL, TX 75087

LOVEJOY LARRY S & MELISSA L  
460 SONOMA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
466 SONOMA DR  
ROCKWALL, TX 75087

SIMMONS DUSTAN LEE & FAYE E  
472 SONOMA DR  
ROCKWALL, TX 75087

TRAN HIEU M AND  
478 SONOMA DRIVE  
ROCKWALL, TX 75087

REBAC OF ROCKWALL LLC  
6000 UNIVERSITY AVE 0  
WEST DES MOINES, IA 50266

KLEMM OTTO H & MERY  
667 SANCTUARY GOLF PLACE  
APOPKA, FL 32712



EXHIBIT "A"

PART OF LOT 3, BLOCK A  
LAKESHORE COMMONS  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

All that certain lot, tract or parcel of land situated in the J.H.B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, and being part of Lot 3, Block A of Lakeshore Commons Addition, Lots 1-4, Block A, an Addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet J, Page 185 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called 1/2" iron rod set) for corner in the West line of State Highway No. 205 at the Northeast corner of the above cited Lot 3, said point also being the Southeast corner of Lot 2;

THENCE S. 14 deg. 17 min. 14 sec. E. with the West line of State Highway No. 205 a distance of 113.72 feet to a 1/2" iron rod set for corner;

THENCE S. 75 deg. 42 min. 46 sec. W. a distance of 223.43 feet to an "X" cut in wall set for corner in the Northeast line of that tract of land described as Tract 1 in a Deed from Arkoma Development, L.L.C., to the City of Rockwall, Texas, as recorded in Volume 5670, Page 162 of the Real Property Records of Hunt County, Texas, said point also being in the Southwest line of Lot 3;

THENCE N. 47 deg. 23 min. 51 sec. W. with a Northeast line of said City of Rockwall tract a distance of 90.74 feet to an "X" cut in wall set for corner;

THENCE N. 56 deg. 32 min. 05 sec. W. with a Northeast line of said City of Rockwall tract a distance of 71.85 feet to an "X" cut in wall set for corner at the West corner of Lot 3, said point also being a South corner of Lot 1;

THENCE N. 16 deg. 39 min. 03 sec. E. with a Northwest line of Lot 3 and a Southeast line of Lot 1 a distance of 56.72 feet to an "X" cut in concrete set for corner in a Southwest line of Lot 2 at a North corner of Lot 3, said point also being a corner of Lot 1;

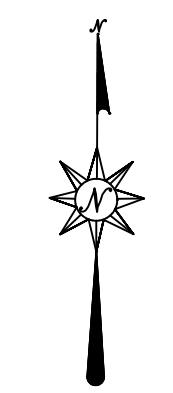
THENCE S. 47 deg. 14 min. 05 sec. E. with a Northeast line of Lot 3 and a Southwest line of Lot 2 a distance of 22.78 feet to an "X" cut in concrete found for corner;

THENCE S. 72 deg. 06 min. 04 sec. E. with a Northeast line of Lot 3 and a Southwest line of Lot 2 a distance of 46.17 feet to a 1/2" iron rod with cap stamped "STOVALL & ASSOC." found for corner;

THENCE N. 42 deg. 07 min. 52 sec. E. with a Northwest line of Lot 3 and a Southeast line of Lot 2 a distance of 17.76 feet to a 1/2" iron rod with cap stamped "STOVALL & ASSOC." found for corner;

THENCE N. 86 deg. 59 min. 47 sec. E. with a North line of Lot 3 and a South line of Lot 2 a distance of 154.50 feet to a 1/2" iron rod with cap stamped "STOVALL & ASSOC." found for corner;

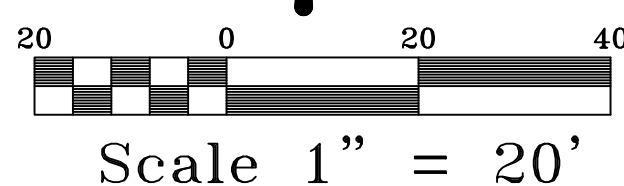
THENCE N. 75 deg. 42 min. 46 sec. E. with a North line of Lot 3 and a South line of Lot 2 a distance of 74.36 feet to the POINT OF BEGINNING and containing 0.814 acres of land.



BEFORE YOU DIG CALL:  
1-800-245-4545

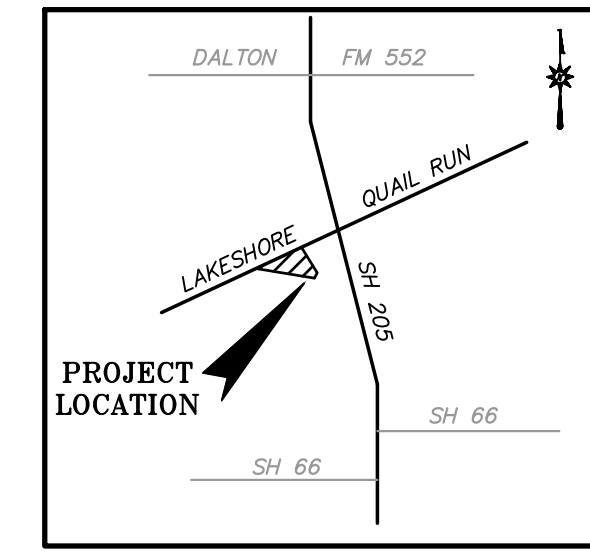
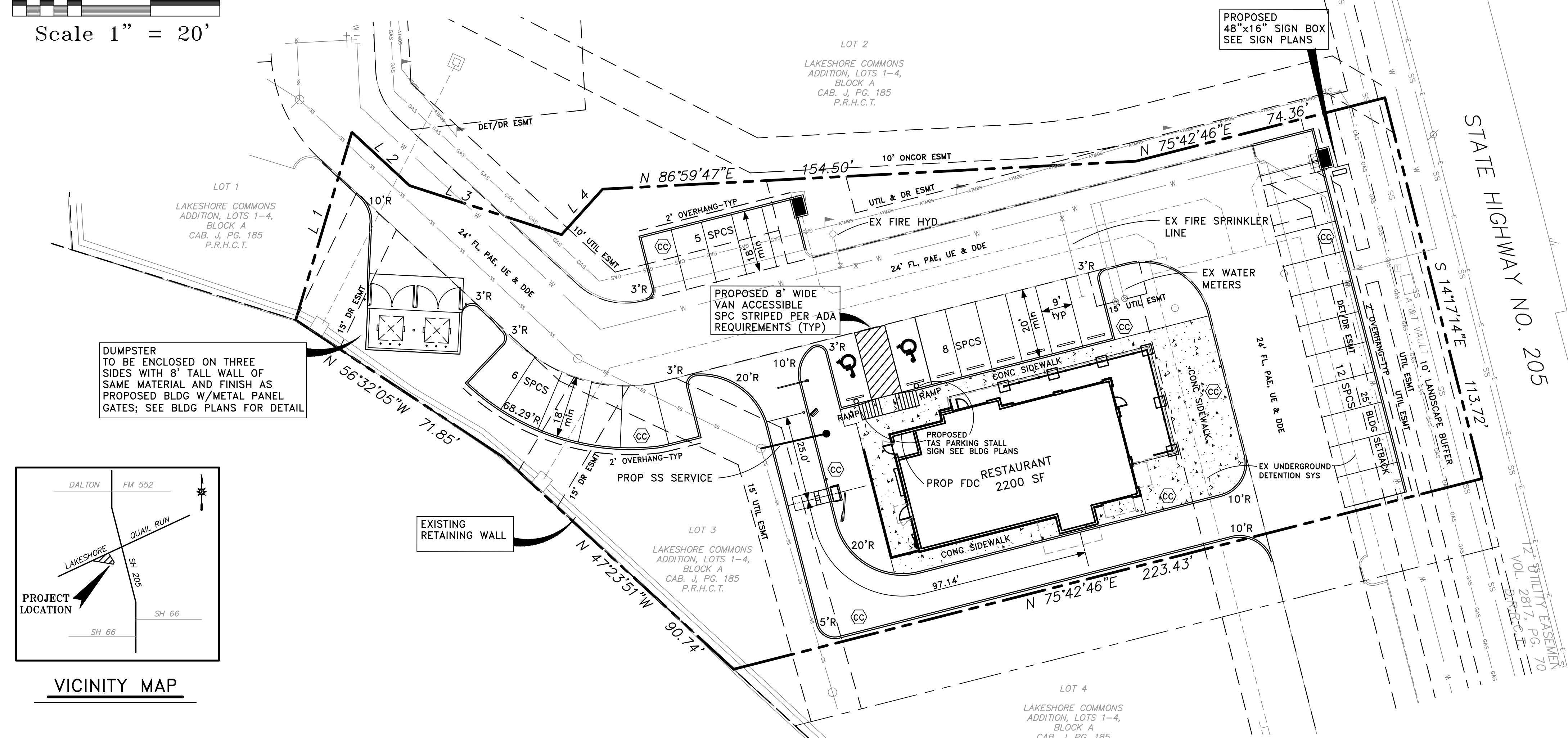


TEXAS ONE CALL SYSTEM



- NOTES:**
- BOUNDARY/TOPO SURVEY PROVIDED BY:  
STOVALL & ASSOCIATES LAND SURVEYING  
6417 WESLEY STREET  
GREENVILLE, TEXAS 75402  
903-450-1120
  - SEE NCTCOG 3RD EDITION FOR ADDITIONAL DETAILS & NOTES.
  - SEE BUILDING PLANS FOR BUILDING DIMENSIONS.

Course	Bearing	Distance
L 1	N 16°39'03" E	56.72'
L 2	S 47°14'05" E	22.78'
L 3	S 72°06'04" E	46.17'
L 4	N 42°07'52" E	17.76'



VICINITY MAP

**NOTE:**  
CONTRACTOR TO VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION/EXCAVATION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON COMBINATION OF FIELD SURVEY & CITY RECORD DRAWINGS.

- OFFSITE BENCHMARK - STEEL ROD W/ACCESS CAP STAMPED N 1495 1988 @ THE INTERSECTION OF THE NORTH LINE OF AIRPORT ROAD WITH THE WEST LINE OF THE AIRPORT ACCESS ROAD.  
ELEVATION = 568.70' (VERTICAL DATUM: NAVD 1988)
- BM#1 = 1/2" IRON ROD WITH CAP STAMPED "STOVALL TRAVERSE" LOCATED AT THE INTERSECTION OF THE NORTH LINE OF PECAN VALLEY DRIVE WITH THE WEST LINE OF STATE HIGHWAY NO. 205.  
ELEVATION = 480.51'
- BM#2 = BOX CUT ON TOP OF INLET (NORTHWEST CORNER) IN THE SOUTH LINE OF LAKESHORE DRIVE ± 470' WEST OF STATE HIGHWAY NO. 205.  
ELEVATION = 468.05'

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**ADA BARRIER-FREE RAMP REQUIREMENTS:**

- TEXTURE: SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS, OR TRUNCATED DOMES (SEE T&S/ADS STDS FOR ADDITIONAL OPTIONS). SURFACE MUST BE DETECTABLE UNDER FOOT. SURFACES THAT ARE RAISED OR ETCHED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.
- CONTRAST: FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMP SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.
- RAMP WITHIN THE CITY RIGHT OF WAY SHALL BE CONSTRUCTED PER CITY STD. PROHIBITED DOMES AT PLATFORM BOARDING EDGES SHALL BE A MIN OF 24" WIDE AND SHALL EXTEND THE FULL LENGTH OF THE PUBLIC USE AREA OF THE PLATFORM.

ADA/TAS SLOPE REQUIREMENTS	
ACCESSIBLE ROUTE	<2% SLOPE <2% CROSS SLOPE
RAMP & CURB RAMP	<8.33% (1:12) <2% CROSS SLOPE
T&S PARKING & ACCESS AISLE	<2% SLOPE IN ANY DIRECTION
CONTRACTOR TO ENSURE THAT GRADES ALONG ADA ROUTES MEET THESE SLOPE REQUIREMENTS	

**NOTE:**  
PARKING & ACCESSIBLE ROUTES FOR DISABLED PERSONS SHALL BE DESIGNATED, DESIGNED & CONSTRUCTED PER CITY, TAS & ADA REQUIREMENTS

LEGEND	
<b>PROPOSED</b>	<b>EXISTING</b>
500 - PROPOSED CONTOURS	POWER POLE
515.00 - SPOT ELEVATION AT FINISHED GRADE	ANCHOR
514.00 - INDICATES TOP OF STRUCTURE	WATER METER
513.50 - INDICATES FLOW LINE ELEVATION	WATER VALVE
W - PROPOSED WATER LINE	IRRIGATION CONTROL VALVE
SS - PROPOSED SANITARY SEWER LINE	TELEPHONE PEDESTAL
SD - PROPOSED STORM DRAIN LINE	GAS METER
BL - BUILDING LINE	MALIBOX
PROPOSED CONDUIT	LIGHT POLE
PROPOSED GAS	FIRE HYDRANT
CC - CONCRETE CURB PER CITY STD	UTIL. EASEMENT
1 - WATER SERVICE TAP NO	UE = UTILITY EASEMENT
	DUB = DRAINAGE & UTILITY EASEMENT
	FCC = FIBER OPTIC CABLE MARKER
	GAS = GAS SIGN
	SSSB = SUB SURFACE SERVICE BOX
	BCS = BURIED CABLE SIGN
	T = TRAFFIC SIGNAL
	U.E. = UTILITY EASEMENT
	A = ATMOS FLAG

**SITE PLAN NOTES:**

- FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
- ALL SIGNAGE BY SEPARATE PERMIT.
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ROCKWALL STD SPECIFICATIONS AND CONSTRUCTION STDS, AND STD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION PREPARED BY NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (LATEST REVISION).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS IN THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.
- THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CITY REQUIREMENTS. SEE BLDG PLANS.

**SITE LAYOUT NOTES:**

- ALL FIRE LANES ARE 24' WIDE WITH MIN 20' INSIDE RADIUS AND MIN 44' OUTSIDE RADIUS. FIRE LANES SHALL BE CONSTRUCTED AND STRIPED PER CITY OF ROCKWALL FIRE DEPT REQUIREMENTS.
- ALL PARKING STALLS, UNLESS SHOWN OTHERWISE, SHALL BE 9' WIDE x 18' DEEP EXCEPT STALLS IN FRONT OF BLDG SHALL BE 9' WIDE x 20' DEEP.  
VAN ACCESSIBLE AREA SHALL BE 9' MIN WIDE x 18' (OR 20') DEEP. OTHER ACCESS AISLES ADJACENT TO H/C PARKING SHALL BE 5' WIDE x 18' (OR 20') DEEP. ALL PARKING STALLS SHALL BE CONSTRUCTED PER PAVING PLAN.
- ALL OTHER DRIVING LANES SHALL BE MIN 24' WIDE AND CONSTRUCTED PER THE PAVING.

SITE SUMMARY - LOT 1	
ZONED	PD-65 (FOR GR USES)
PROPOSED USE	RESTAURANT
LOT AREA	0.81 AC (35,478.55 SF)
BUILDING AREA	2200 SF
<b>PARKING</b>	
RESTAURANT = 2200 SF	
REQUIRED TOTAL	22 SPACES
1/100	2200/100=22
REQUIRED TOTAL	22 SPACES (21 REG; 1 H/C)
PROVIDED TOTAL	31 SPACES (29 REG; 2 H/C)
<b>LOT COVERAGE</b>	
IMPERVIOUS AREA	6.2% (2200 SF)
PERVIOUS AREA	65% (23,178 SF)
	35% (12,301 SF)

**OWNER/DEVELOPER:**  
MOORE WORTH INVESTMENTS, LLC  
8445 FREEMONT PARKWAY, SUITE 175  
IRVING, TX 75063  
214-415-9993

This document is released for the purpose of REVIEW under the authority of Mark H. Hickman, P.E. 78409 on 02-16-18. It is not to be used for construction bidding permit purposes.

**Hickman Consulting Engineers, Inc.**  
3094 County Road 1024  
Farmersville, Texas 75442  
Ph (972)764-2499  
markredhick@gmail.com  
Engineers  
Planners

**SITE PLAN**  
LAKESHORE COMMONS  
LOT 3; LAKESHORE COMMONS  
ROCKWALL, ROCKWALL COUNTY, TEXAS  
MOORE WORTH INVESTMENTS, LLC  
8445 FREEMONT PARKWAY, SUITE 175  
IRVING, TX 75063  
214-415-9993

SCALE: 1"=20'  
DATE: FEB/2018  
DRAWN BY: FP  
CHK'D BY: MHH  
JOB NO: 1701-357  
FILE: 239-62-WO  
SUBMITTAL: 02/16/18(1)

Hickman Consulting Engineers, Inc.  
STATE OF TEXAS  
MARK H. HICKMAN  
78409  
REGISTERED PROFESSIONAL ENGINEER  
E-12172

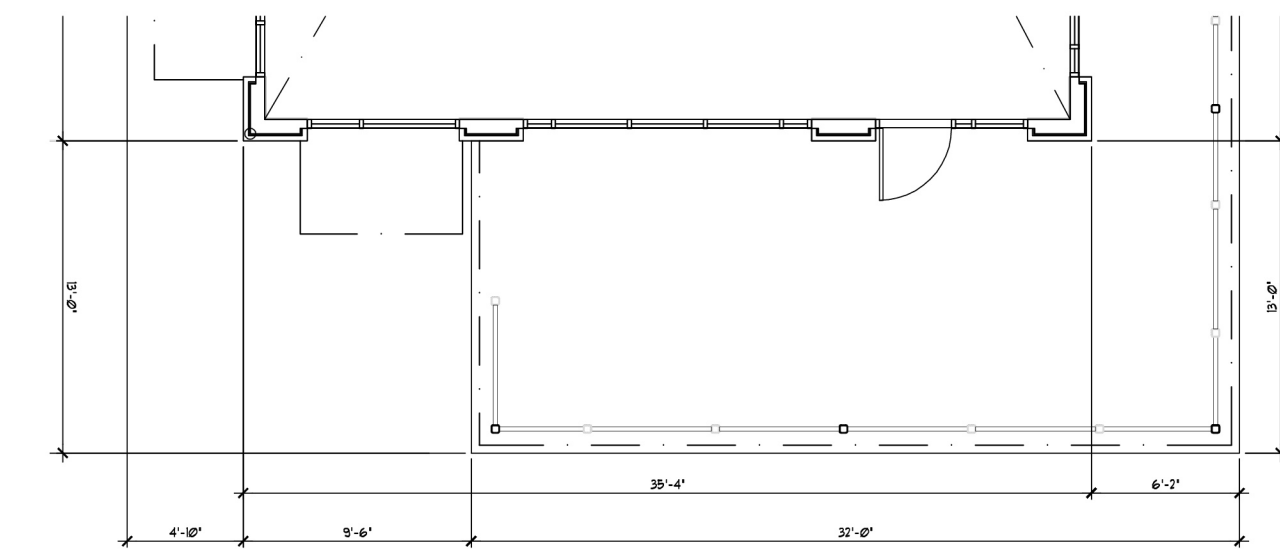
REVISION	DATE	DESCRIPTION

SHEET  
**1 of 1**





EAST	SF	TOTAL %	TOTAL %
BRICK	182	23.7%	90.2%
STONE	292	38.0%	
STUCCO	220	28.6%	
EIFS	75	9.8%	
<b>TOTAL</b>	<b>769</b>	<b>100.0%</b>	<b>100.0%</b>

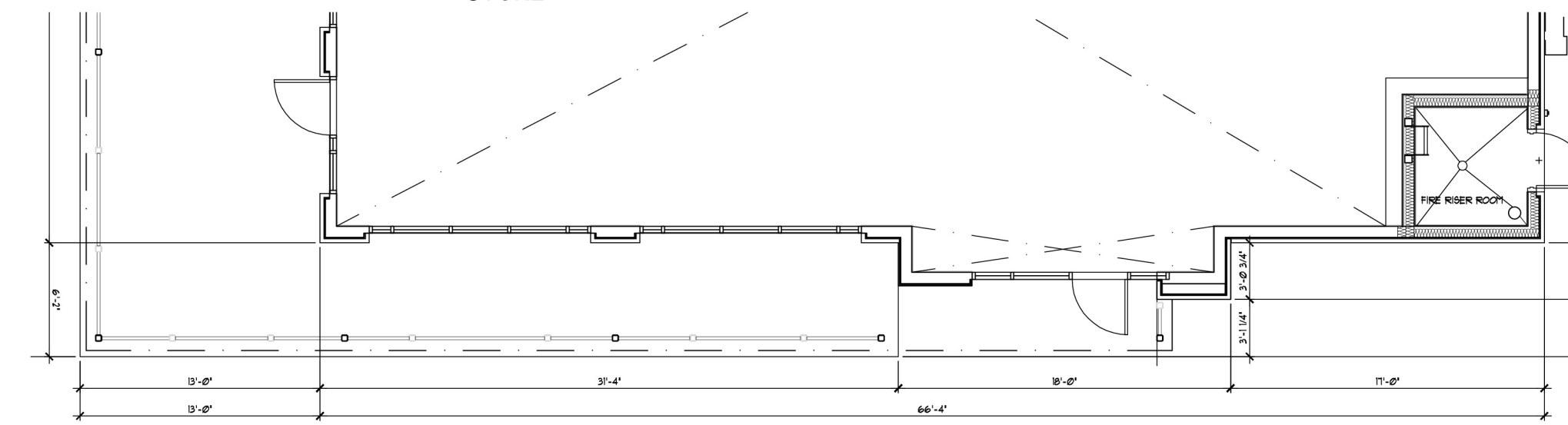


**01 FRONT (EAST) ELEVATION**

1/8" = 1'-0"

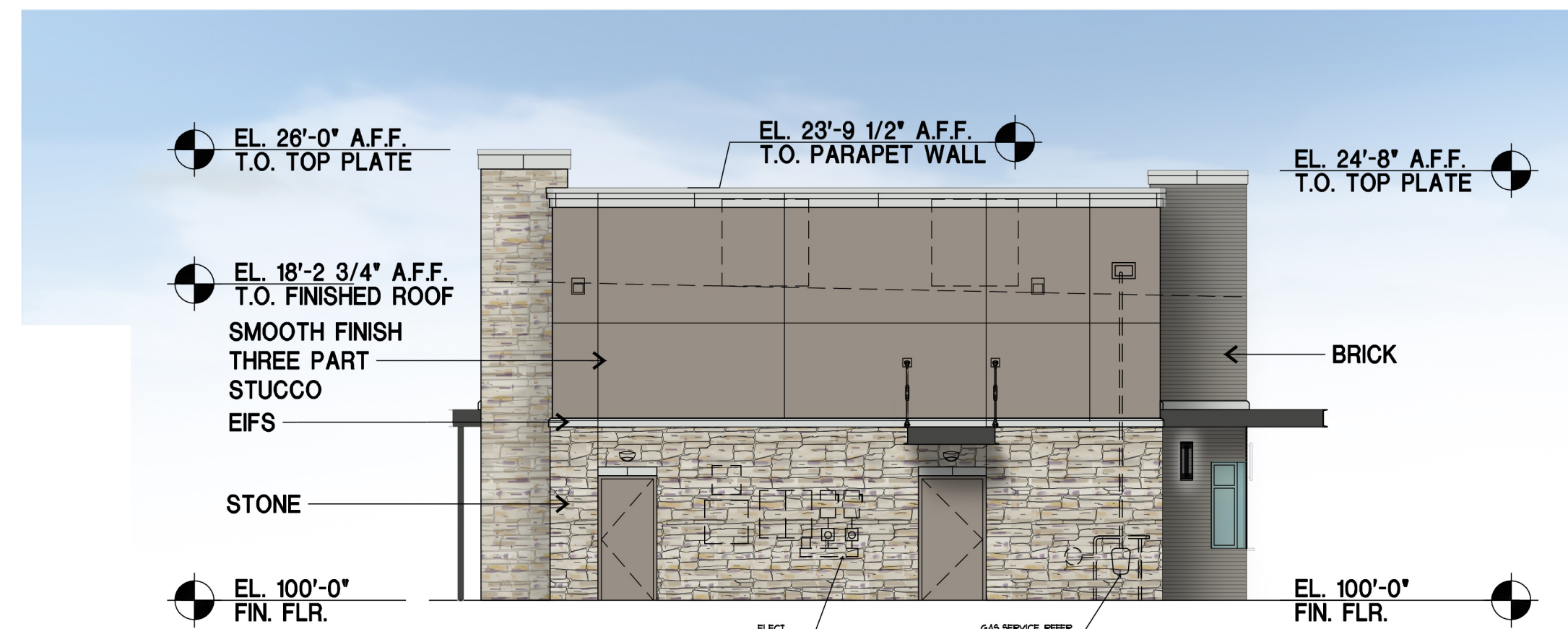


NORTH	SF	TOTAL %	TOTAL %
BRICK	212	17.8%	92.2%
STONE	466	39.1%	
STUCCO	422	35.4%	
EIFS	93	7.8%	
<b>TOTAL</b>	<b>1193</b>	<b>100.0%</b>	<b>100.0%</b>

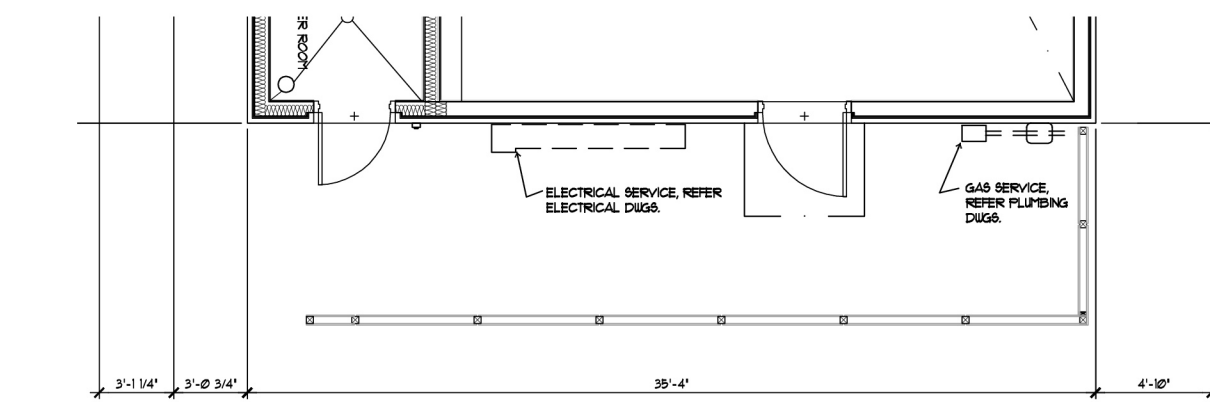


**02 SIDE (NORTH) ELEVATION**

1/8" = 1'-0"

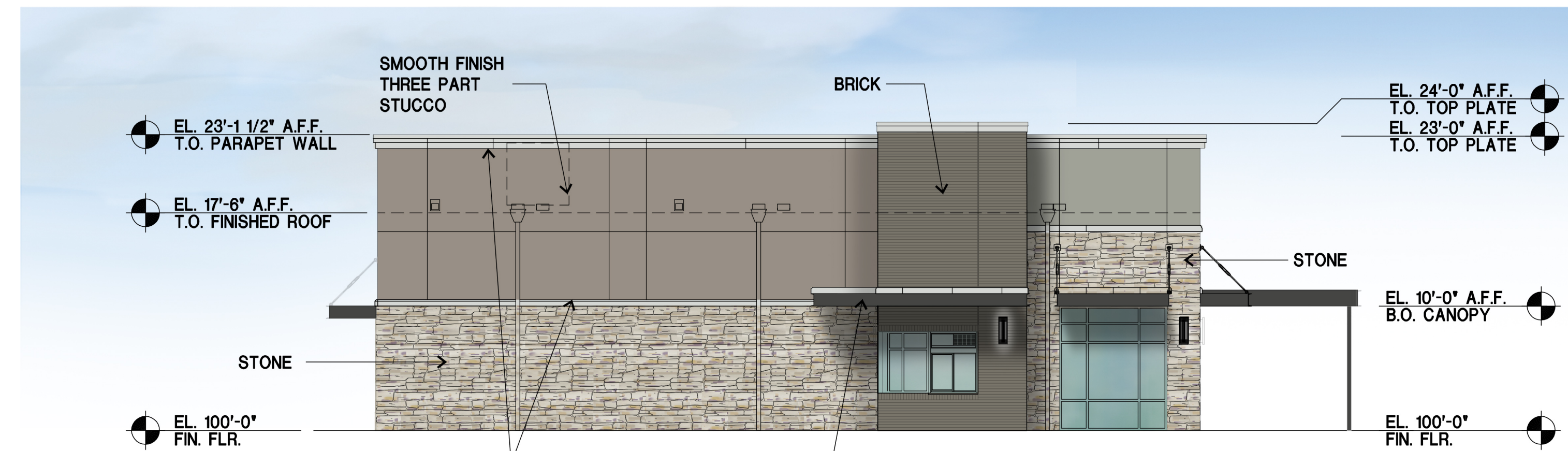


WEST	SF	TOTAL %	TOTAL %
BRICK	105	10.5%	92.7%
STONE	399	39.7%	
STUCCO	427	42.5%	
EIFS	73	7.3%	
<b>TOTAL</b>	<b>1004</b>	<b>100.0%</b>	<b>100.0%</b>

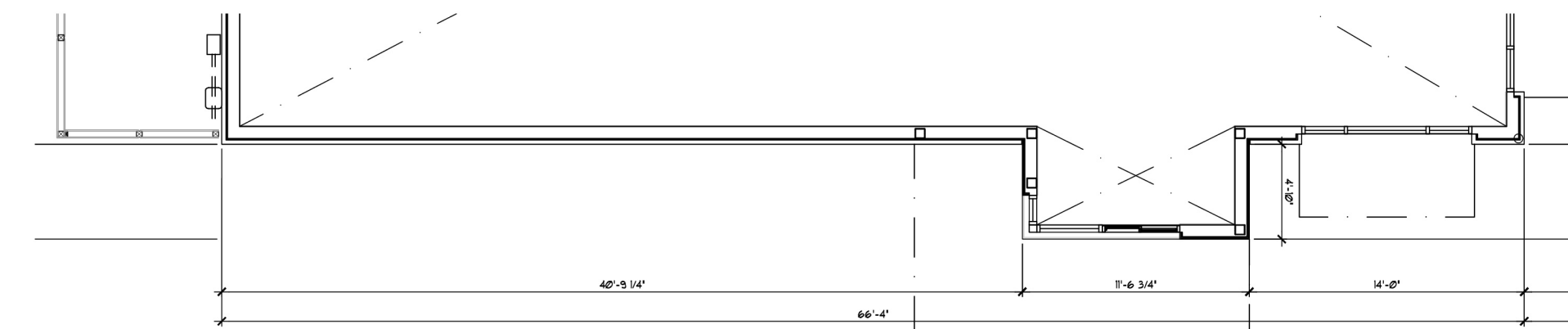


**03 REAR (WEST) ELEVATION**

1/8" = 1'-0"



SOUTH	SF	TOTAL %	TOTAL %
BRICK	242	16.6%	92.6%
STONE	532	36.5%	
STUCCO	576	39.5%	
EIFS	108	7.4%	
<b>TOTAL</b>	<b>1458</b>	<b>100.0%</b>	<b>100.0%</b>

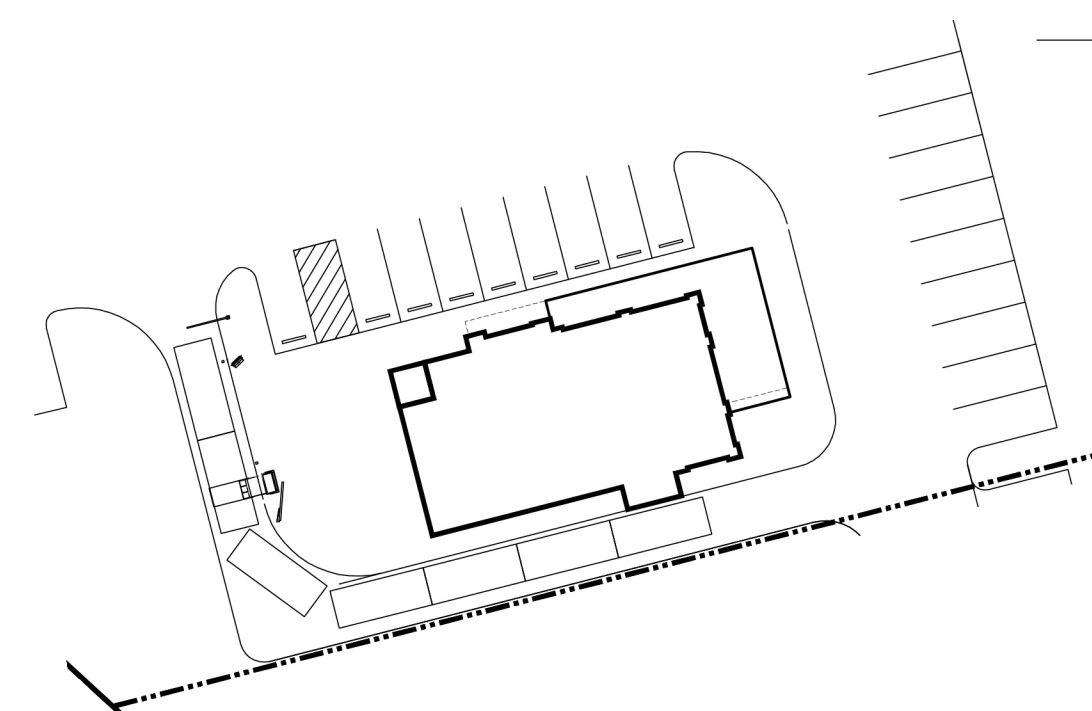


**04 SIDE (SOUTH) ELEVATION**

1/8" = 1'-0"

**MATERIALS/COLORS:**

BRICK:	ENDICOTT-LIGHT GRAY
STONE:	KONI- MOUNTAIN LEDGE COUNTY
EIFS:	COLOR TO MATCH SW 7030 ANEW GRAY
STUCCO (PRIMARY):	COLOR TO MATCH SW 7744 ZEUS
STUCCO (SECONDARY):	COLOR TO MATCH SW 9168 ELEPHANT EAR
METAL CANOPIES:	COLOR TO MATCH BERRIDGE LEAD COTE
STOREFRONT:	CLEAR ANODIZED



**KEY PLAN**

NOT TO SCALE



DALLAS, TX 972.385.9651  
www.GSOarchitects.com

APPLICANT:  
MOORE WORTH INVESTMENTS, LLC  
10210 N CENTRAL EXPY SUITE 300  
DALLAS TX 75231  
CONTACT: WORTH WILLIAMS  
214.415.9993

LOT 3, BLOCK A  
LAKESHORE COMMONS ADDITION  
**LAKESHORE COMMONS - LOT 3**  
ROCKWALL, TEXAS  
**MOORE WORTH INVESTMENTS, LLC**

PRELIMINARY PLAN  
NOT FOR CONSTRUCTION

**ELEV01**

JOB NO: 16-147  
ISSUE DATE: 01/12/17  
SCALE: AS NOTED