



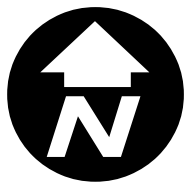
Z2018-024 - SUP FOR RESTAURANT WITH DRIVE THROUGH ZONING - LOCATION MAP = [pin icon]



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.

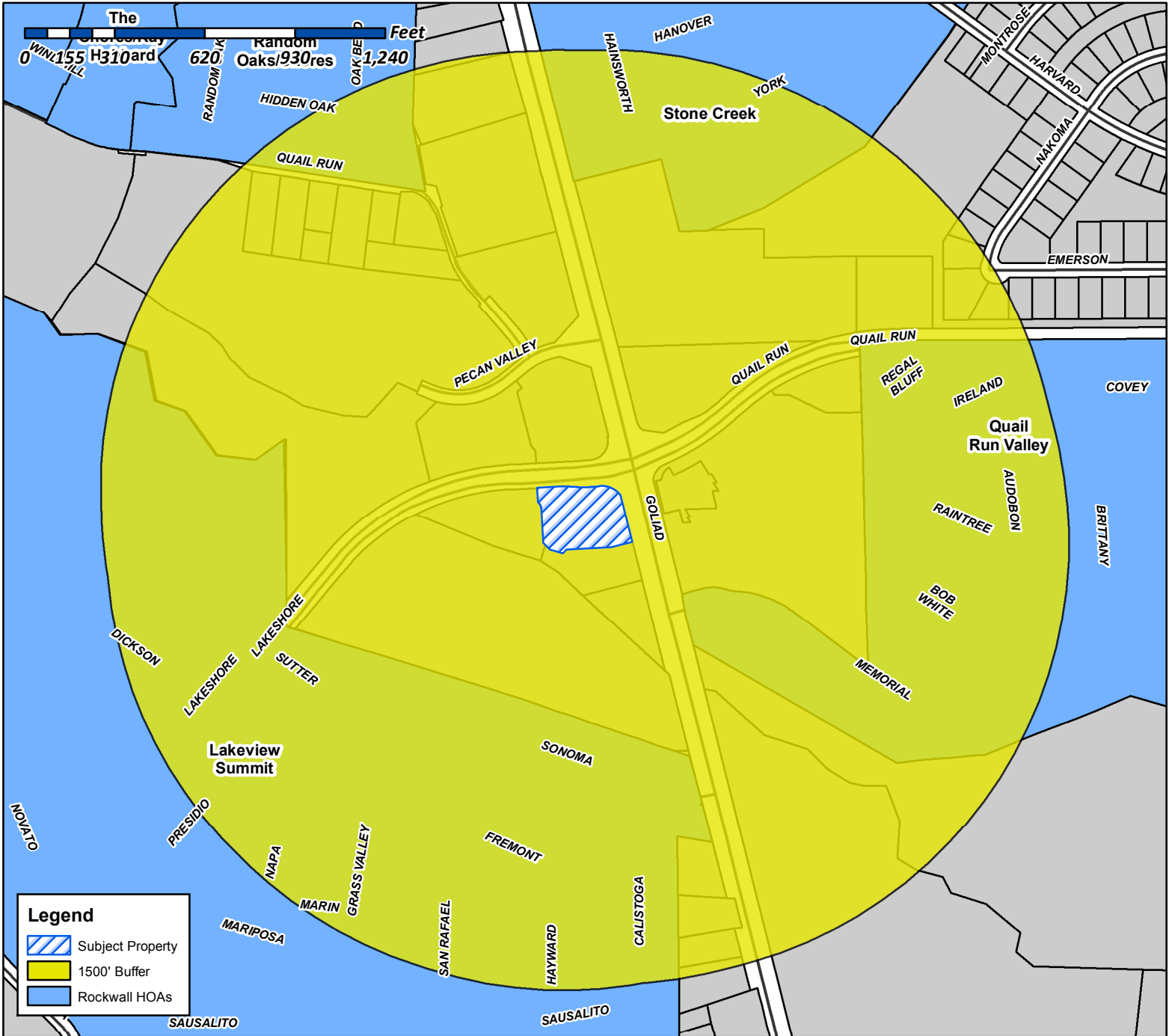
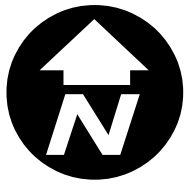




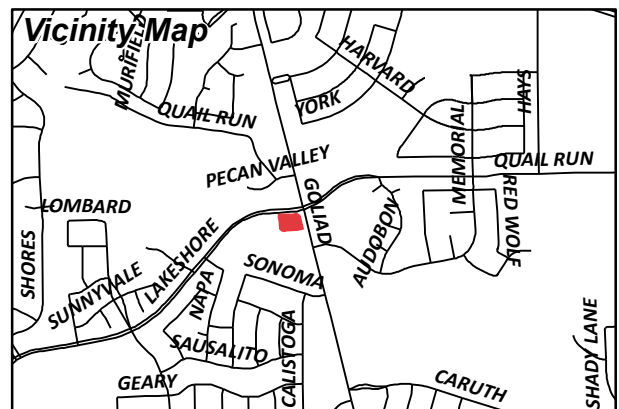
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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Case Number: Z2018-024
Case Name: SUP for a Restaurant with Drive Through
Case Type: Zoning
Zoning: PD-65
Case Address: 1979 N. Goliad Street



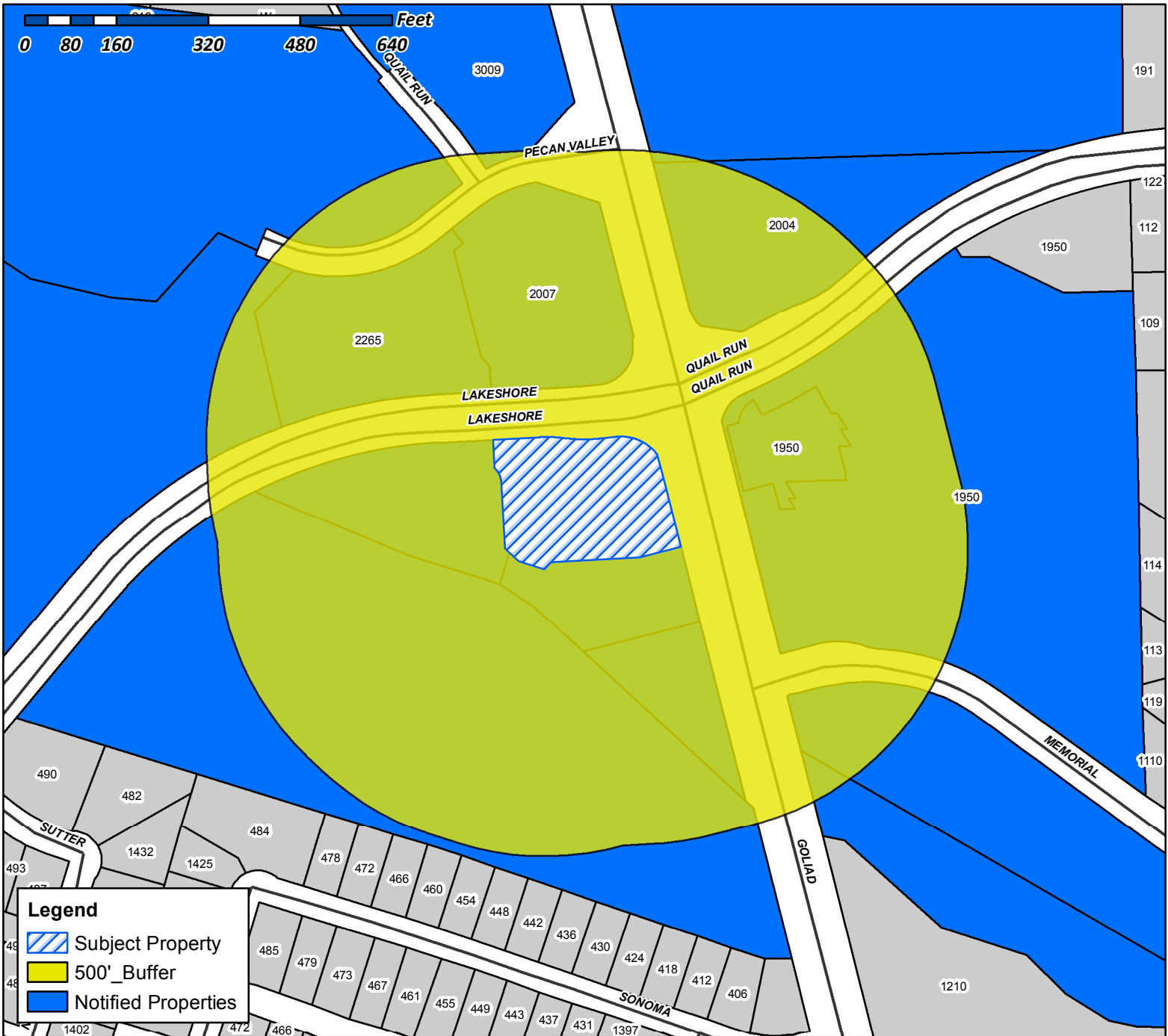
Date Created: 5/15/2018
 For Questions on this Case Call (972) 771-7745



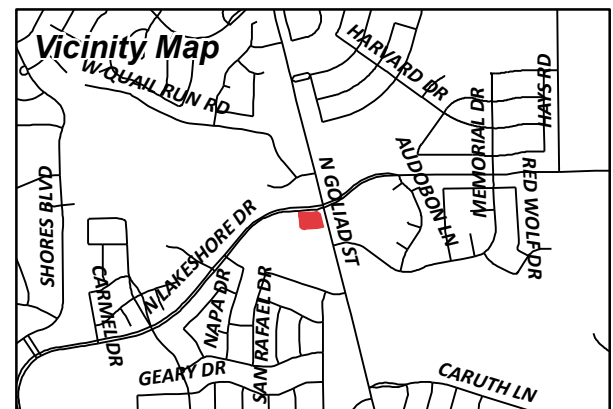
City of Rockwall

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Case Number: Z2018-024
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Zoning: PD-65
Case Address: 1979 N. Goliad Street



Date Created: 05/15/2018
 For Questions on this Case Call (972) 771-7745

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

CURRENT RESIDENT
1950 N GOLIAD
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

QUAIL RUN VALLEY OWNERS ASSOC
C/O ASSURED MGT INC
2500 LEGACY DR STE 220
FRISCO, TX 75034

CURRENT RESIDENT
3009 N GOLIAD ST
ROCKWALL, TX 75087

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

JAVKER REALTY CORP
42 BOND ST
NEW YORK, NY 10012

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

GOLIAD REAL ESTATE LLC
7700 EASTER AVENUE SUITE 705
DALLAS, TX 75209

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

MOORE WORTH INVESTMENTS LLC
8446 FREEPORT PKWY SUITE 175
DALLAS, TX 75063



WIER & ASSOCIATES, INC.
 ENGINEERS
 SURVEYORS
 LAND PLANNERS

May 9, 2018

City of Rockwall
 Planning and Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087

**Re: Chick-fil-A # 03897 at the SWC of SH 205 & North Lakeshore Dr.
 Special Use Permit Request**

PRINCIPALS
 JOHN P. WIER, P.E., R.P.L.S.
 ULYS LANE III, P.E., R.P.L.S., CFM
 CARLO SILVESTRI, P.E.
 GREGG MADSEN, R.P.L.S.

SENIOR ASSOCIATES
 PHILIP L. GRAHAM, P.E.
 JAKE H. FEARS, P.E., LEED AP BD+C
 RANDALL S. EARDLEY, P.E.

ASSOCIATES
 TOBY W. RODGERS
 CASEY D. YORK
 PRIYA N. ACHARYA, P.E.

Dear Planning Department,

We are requesting the following zoning changes with a SUP for the proposed Chick-fil-A drive-thru restaurant at the southwest corner of SH 205 (Goliad Street) and North Lakeshore Drive:

Drive-Thru Restaurant

Section 1.1 of Article IV of the Unified Land Development Code (ULDC) requires a SUP for a restaurant greater than 2,000 square feet with a drive-through.

The development plan for the proposed Chick-fil-A provides a drive-through.

We request a SUP to allow a restaurant greater than 2,000 square feet with a drive-through.

Roof Design Standard

Section 6.11.C.2 of the Unified Land Development Code requires that structures with less than a 6,000-sf footprint be constructed with a pitched roof system.

The typical Chick-fil-A restaurant model prototype provides a flat roof as illustrated in the provided Building Elevations.

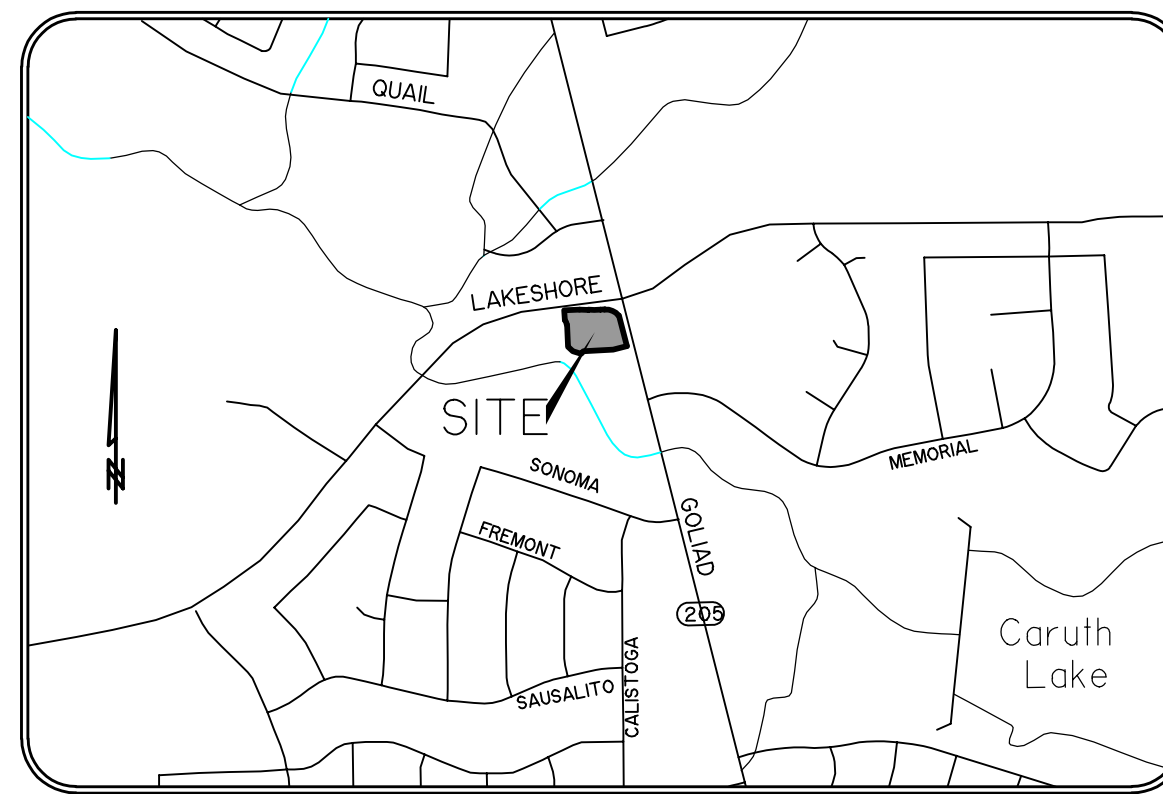
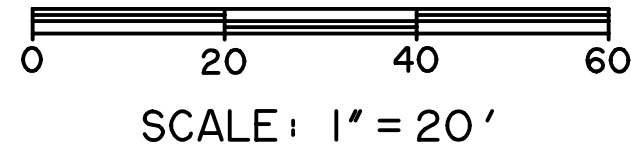
We request a SUP to provide a flat roof system per the Chick-fil-A standard in lieu of the pitched roof system specified in Section 6.7.C.2 of the ULDC.

We appreciate your acceptance of our Special Use Permit submittal and request your recommendation to the Planning and Zoning Commission and City Council for the approval of this SUP. If you have any questions or comments, please feel free to contact me at 817-467-7700 or RandyE@WierAssociates.com.

Truly yours,

Randy Eardley, PE
 Wier & Associates, Inc.
 Texas Firm Registration No. F-2776

SITE DATA	
SITE ADDRESS	ROCKWALL, TX 75087
ZONING/EXISTING LAND USE	"PD" - Planned Development, "GR" - General Retail, North SH 205 Corridor Overlay District; vacant
PROPOSED USE	Fast Food Restaurant
LOT AREA	1.400 Acres
TOTAL BUILDING AREA	4,999 Sq. Ft.±
PERVIOUS AREA	14,570 Sq. Ft.± (24%)
IMPERVIOUS AREA	46,429 Sq. Ft.± (76%)
TOTAL PARKING REQUIRED	50 (1 stall/100 sf)
TOTAL PARKING PROVIDED	50
HANDICAP-ACCESSIBLE PARKING REQUIRED	3
HANDICAP-ACCESSIBLE PARKING PROVIDED	3



VICINITY MAP
NTS.

NOTES

- ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHICK-FIL-A SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE.
- ALL CONSTRUCTION IN CITY RIGHT-OF-WAYS AND/OR EASEMENT SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
- IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
- ALL PARKING STALLS SHALL BE STRIPED IN ACCORDANCE W/APPLICABLE GOVERNING AUTHORITIES.
- BUILDING IS PARALLEL & PERPENDICULAR TO WEST PROPERTY LINE.

CAUTION !!

EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

SITE LEGEND

	5' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT
	6' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT
	7' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT
	PROPOSED 12" OR SMALLER WATER MAIN
	PROPOSED GATE VALVE
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT
	PROPOSED 12" OR SMALLER SANITARY SEWER
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM SEWER
	PROPOSED GRATE INLET
	PROPOSED CURB INLET
	HANDICAP-ACCESSIBLE PARKING STALL
	BARRIER FREE RAMP
	STORM DRAIN JUNCTION BOX
	LIGHT POLE

TOPOGRAPHIC LEGEND

LAYOUT NOTES

- ENCLOSED STORAGE
- 25'x10' DUMPSTER ENCLOSURES
- OIL & WATER SEPARATOR
- GREASE TRAP
- ORDER POINT & MENU BOARD
- COLUMN & FOOTING (TYPICAL)
- PROP. UNDERGROUND DETENTION POND
- CLEARANCE BAR
- DRIVE-THRU WINDOW
- MEAL DELIVERY CANOPY
- DRIVE-THRU CANOPY
- PROPOSED DOMESTIC METER
- PROPOSED IRRIGATION METER
- EXISTING FIRE HYDRANT
- DRIVE-THRU PAVEMENT STRIPING
- PAVEMENT STRIPING
- WALK-UP WINDOW
- FLAGPOLE
- EXISTING TRANSFORMER AND PAD
- REMOVE EXISTING CONCRETE DRIVEWAY

BOL	BOLLARD
CI	CURB INLET
CM	CONCRETE MONUMENT
EM	ELECTRIC METER
FN	FIBER OPTIC VAULT
FOVLT	FIBER OPTIC VAULT
GM	GAS METER
GTS	GAS TEST STATION
GUY	GUY WIRE
HDWL	CONCRETE HEADWALL
ICV	IRRIGATION CONTROL VALVE
IRF	IRON ROD FOUND
LP	LIGHT POLE
PP	POWER POLE W/CONDUIT
PPC	POWER POLE W/LIGHT POLE
PPL	POWER POLE W/TRANSFORMER
PPT	CONCRETE STORM DRAIN PIPE
RCP	POWER POL. W/CONDUIT AND TRANSFORMER
PPTC	STORM DRAIN MANHOLE
SDMH	STORM DRAIN MANHOLE
SN	UNDERGROUND TELEPHONE SIGN
SNT	GAS PIPELINE MARKER
SMG	SANITARY SEWER MANHOLE
SSM	SANITARY SEWER CLEANOUT
SSCO	TELEPHONE PEDestal
TFD	TRAFFIC SIGNAL BOX
TSB	TELEPHONE MANHOLE
TSM	TRANSFORMER PAD
TSP	TRAFFIC SIGNAL POLE
TSVLT	TRAFFIC SIGNAL VAULT
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VAULT
WVLT	WATER VAULT
UE	UNDERGROUND ELECTRIC LINE
US	UNDERGROUND SANITARY SEWER LINE
W	WATER LINE
USW	SANITARY SEWER LINE
FO	FIBER OPTIC LINE
G	UNDERGROUND GAS
UT	UNDERGROUND TELEPHONE

VERTICAL DATUM NOTE:

REFERENCE DATUM = NORTH AMERICAN VERTICAL DATUM (NAD) 88 UTILIZING THE RTK NETWORK ADMINSTRATED BY WESTERN DATA SYSTEMS.

SITE BENCHMARK NO. 1 AN "X" CUT IN CONCRETE PAVEMENT NEAR THE WEST CORNER OF LOT 1, BLOCK A BILLY PEOPLE'S ADDITION ±23.5' NORTH OF LIGHT POLE AND ±33.2' EAST OF FIRE HYDRANT
ELEVATION = 577.45'

SITE BENCHMARK NO. 2 AN "X" CUT IN CONCRETE IN SOUTH LINE OF CONCRETE FLUME NEAR THE SOUTH CORNER OF LOT 1, BLOCK A BILLY PEOPLE'S ADDITION ±17.9' SOUTHWEST OF POWER POLE AND ±29.5' SOUTHWEST OF MOST SOUTHERLY SOUTHWEST BUILDING CORNER.
ELEVATION = 576.20'

SITE BENCHMARK NO. 3 AN "X" CUT IN CONCRETE MEDIAN OF SOUTH GOLIAD STREET ±39.8' DIRECTLY WEST OF FIRST GRATE INLET ON THE WEST SIDE OF SOUTH GOLIAD STREET SOUTH OF YELLOWJACKET LANE ±82' SOUTH OF INTERSECTION WITH YELLOW JACKET LANE
ELEVATION = 575.46'

SITE PLAN
CHICK-FIL-A #03897

XXX
N. LAKESHORE DR. & GOLIAD ST.
LOT 2, BLOCK A
LAKESHORE COMMONS
CITY OF ROCKWALL, TEXAS
CASE # XXX
SUBMITTAL DATE: XXX

OWNER:
MOORE WORTH INVESTMENTS, LLC
8446 FREEMONT PARKWAY, STE 175
DALLAS, TEXAS 75063

ENGINEER:

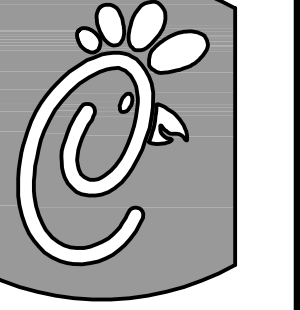
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., STE 200E
ARLINGTON, TEXAS 76006
PHONE: (817) 467-7700
CONTACT: RANDY EARDLEY, P.E.
RandyE@WierAssociates.com

DEVELOPER/APPLICANT:

CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE: (404) 765-8000
CONTACT: GETRA THOMASON-SANDERS

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark Date By

△

Mark Date By

△

Mark Date By

△

PRELIMINARY PLANS
FOR PROJECT REVIEW.
NOT FOR
CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES

Prepared By/Or Under
Direct Supervision Of
Randall Eardley, PE
Texas Registration
No. 104957 On
Date Shown Below.

LOT 2, BLOCK A
LAKESHORE COMMONS
N. LAKESHORE DR. & N. GOLIAD ST.
ROCKWALL, TEXAS
STORE# 03897

STORE
SERIES
P12-LC-LARGE

SHEET TITLE

SITE
PLAN

For Permit
 For Bid
 For Construction

Job No. : 17144

Store : #03897

Date : 4/13/2018

Drawn By : MSG

Checked By: RRW

Sheet

C-2.0

DESIGN INTENT PACKAGE

HWY. 205 & N. LAKESHORE FSU

N. Goliad St. , Rockwall , TX 75087

STORE NUMBER

03897



PERSPECTIVE VIEW - ENTRY

PROTOTYPE	P12_LSR LRG
VERSION	v2_18.03
TIER	TIER 1
BUILDING AREA	4609 SF
SEAT COUNT - INTERIOR	114
SEAT COUNT - EXTERIOR	20
SEATING TYPE	STANDARD
REGISTERS	4
DRIVE-THRU	YES
LEED	NOT CERTIFIED
LANDSCAPING	STANDARD
<u>OPTIONS:</u>	
RESTROOM	TWO FIXTURE
WATER FILTRATION	TYPE 1
PLAYGROUND	STANDARD
KITCHEN LAYOUT	CENTERLINE
ORDER POINT CANOPY	YES
MEAL DELIVERY CANOPY	YES
F2F CANOPY FANS	YES
F2F CANOPY HEATERS	YES

DESIGN SIGN-OFF

DESIGN LEADER _____

DATE _____

DIP COVER SHEET - LRG - BRICK

03897, HWY. 205 & N. LAKESHORE FSU, N. Goliad St., Rockwall, TX 75087

04/18/2018

THE CHICK-FIL-A DESIGN INTENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE OF WITH ORDINANCES AND CODES.



4/18/2018 10:10:35 AM
D-011L



PERSPECTIVE VIEW - FRONT RIGHT

EXECUTIVE SUMMARY

EXTERIOR MODIFICATIONS
NONE.

INTERIOR MODIFICATIONS
NONE.

FRONT OF HOUSE MODIFICATIONS
NONE.

BACK OF HOUSE MODIFICATIONS
NONE.



PERSPECTIVE VIEW - REAR LEFT BRICK



PERSPECTIVE VIEW - REAR RIGHT

EXTERIOR PERSPECTIVES - LRG - BRICK

03897, HWY. 205 & N. LAKESHORE FSU, N. Goliad St., Rockwall, TX 75087

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04/18/2018



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D-021L



NORTHEAST PERSPECTIVE



SOUTH PERSPECTIVE

SITE PERSPECTIVES-LRG

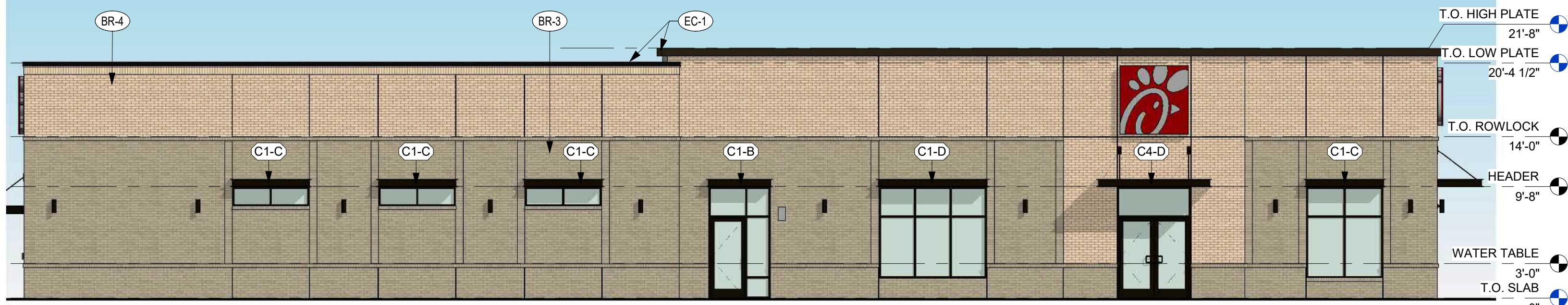
03897, HWY. 205 & N. LAKESHORE FSU, N. Goliad St., Rockwall, TX 75087

04/18/2018

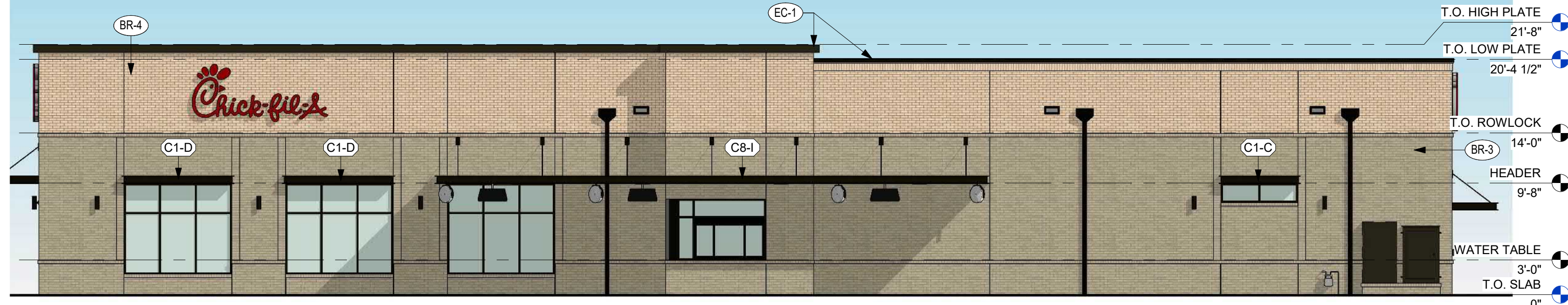
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D-002L



ELEVATION - ENTRY
1/8" = 1'-0"



ELEVATION - DRIVE-THRU
1/8" = 1'-0"

EXTERIOR ELEVATIONS - BRICK

03897, HWY. 205 & N. LAKESHORE FSU, N. Goliad St., Rockwall, TX 75087

04/18/2018

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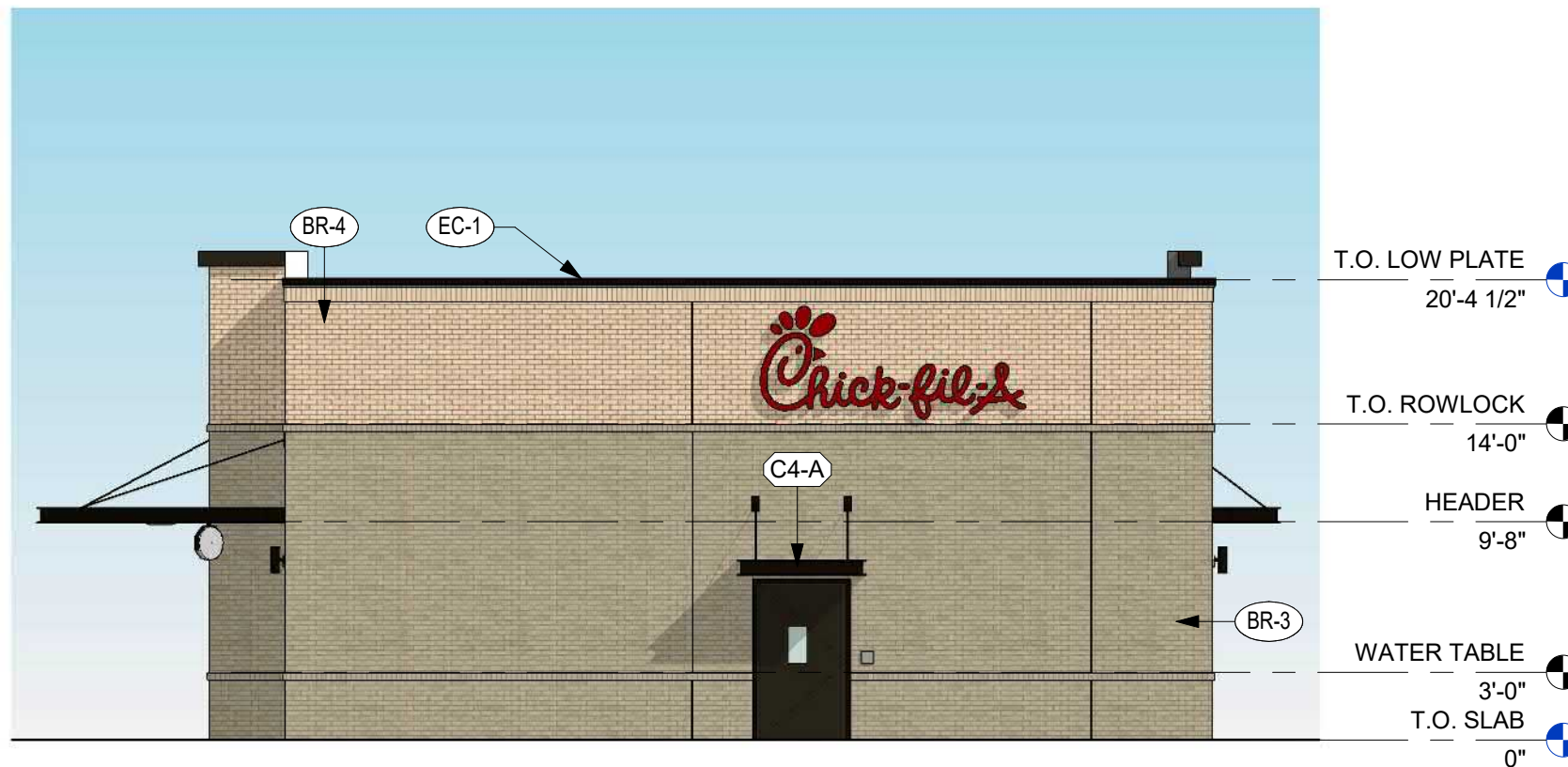


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ELEVATION - FRONT

1/8" = 1'-0"



ELEVATION - REAR

1/8" = 1'-0"

EXTERIOR ELEVATIONS - BRICK

EXTERIOR CANOPY SCHEDULE - LRG

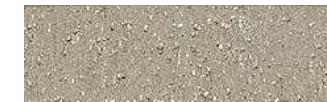
Type	Description	Count	Overall Width	Overall Depth	Overall Thickness	Tie Back Mounting (Offset From Top)	Notch	Integral Lighting
C1-B	Exterior Canopy	1	5'-9"	1'-0"	8"	0"	---	Yes
C1-C	Exterior Canopy	5	7'-1"	1'-0"	8"	0"	---	No
C1-D	Exterior Canopy	3	9'-9"	1'-0"	8"	0"	---	No
C4-A	Exterior Canopy	1	5'-9"	4'-0"	8"	2'-6"	---	Yes
C4-D	Exterior Canopy	1	10'-0"	4'-0"	8"	2'-6"	---	Yes
C4-E	Exterior Canopy	1	13'-9"	4'-0"	8"	2'-6"	---	Yes
C8-I	Exterior Canopy	1	48'-0"	11'-0"	8"	3'-0"	See RCP	No

Grand total 13

EXTERIOR FINISHES



BR-4
BRICK VENEER
COLOR: PALISADE
SIZE: MODULAR
MORTAR: ARGOS SAN TAN



BR-3
BRICK VENEER
COLOR: PALOMA GRAY
SIZE: MODULAR
FINISH: ARGOS SAN TAN



EC-1
PREFINISHED METAL COPING
COLOR: DARK BRONZE



PT-9
EXTERIOR PAINT
COLOR: DARK BRONZE
FINISH: SEMI-GLOSS



ST-1
STOREFRONT
COLOR: DARK BRONZE