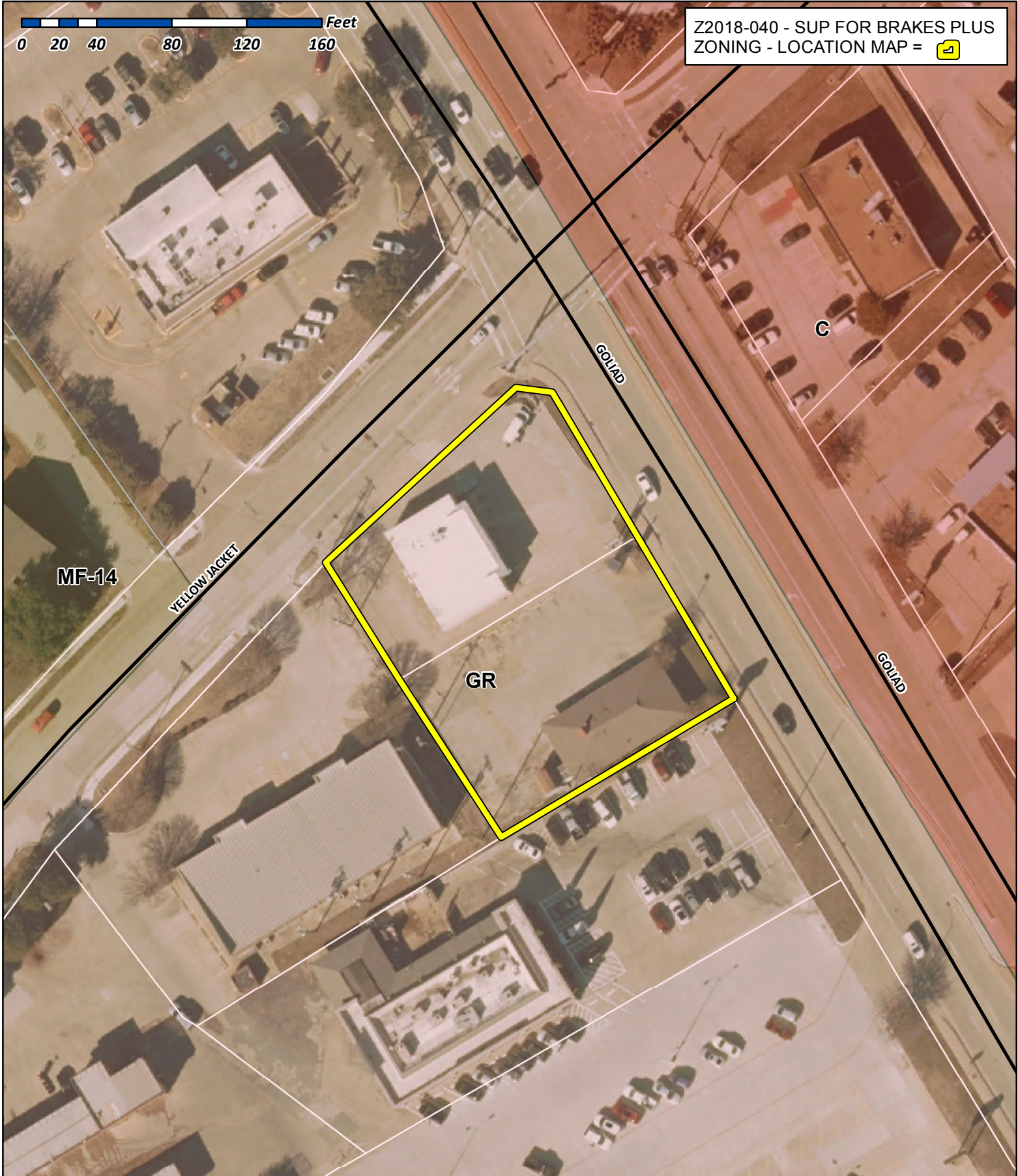


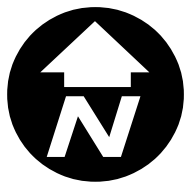
Z2018-040 - SUP FOR BRAKES PLUS  
ZONING - LOCATION MAP = 



## 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.

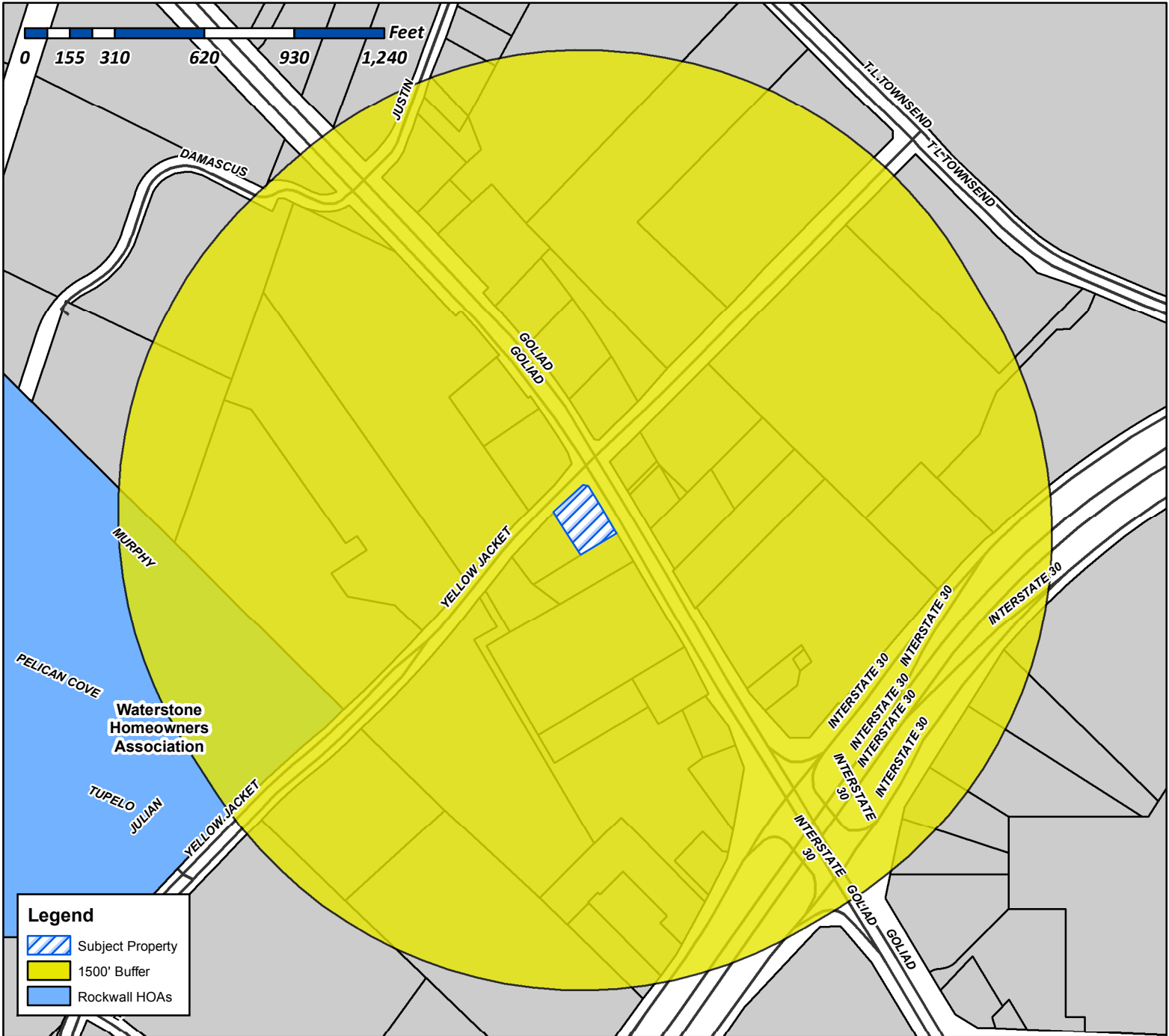




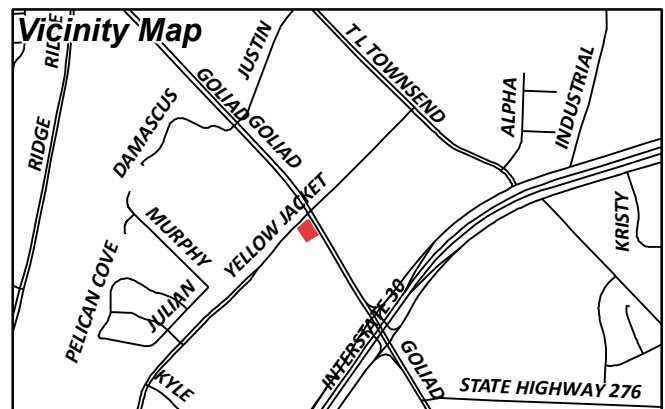
# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2018-040  
**Case Name:** SUP for Brakes Plus  
**Case Type:** Zoning  
**Zoning:** General Retail (GR) District  
**Case Address:** 1902 & 2000 S. Goliad Street



**Date Created:** 8/17/2018

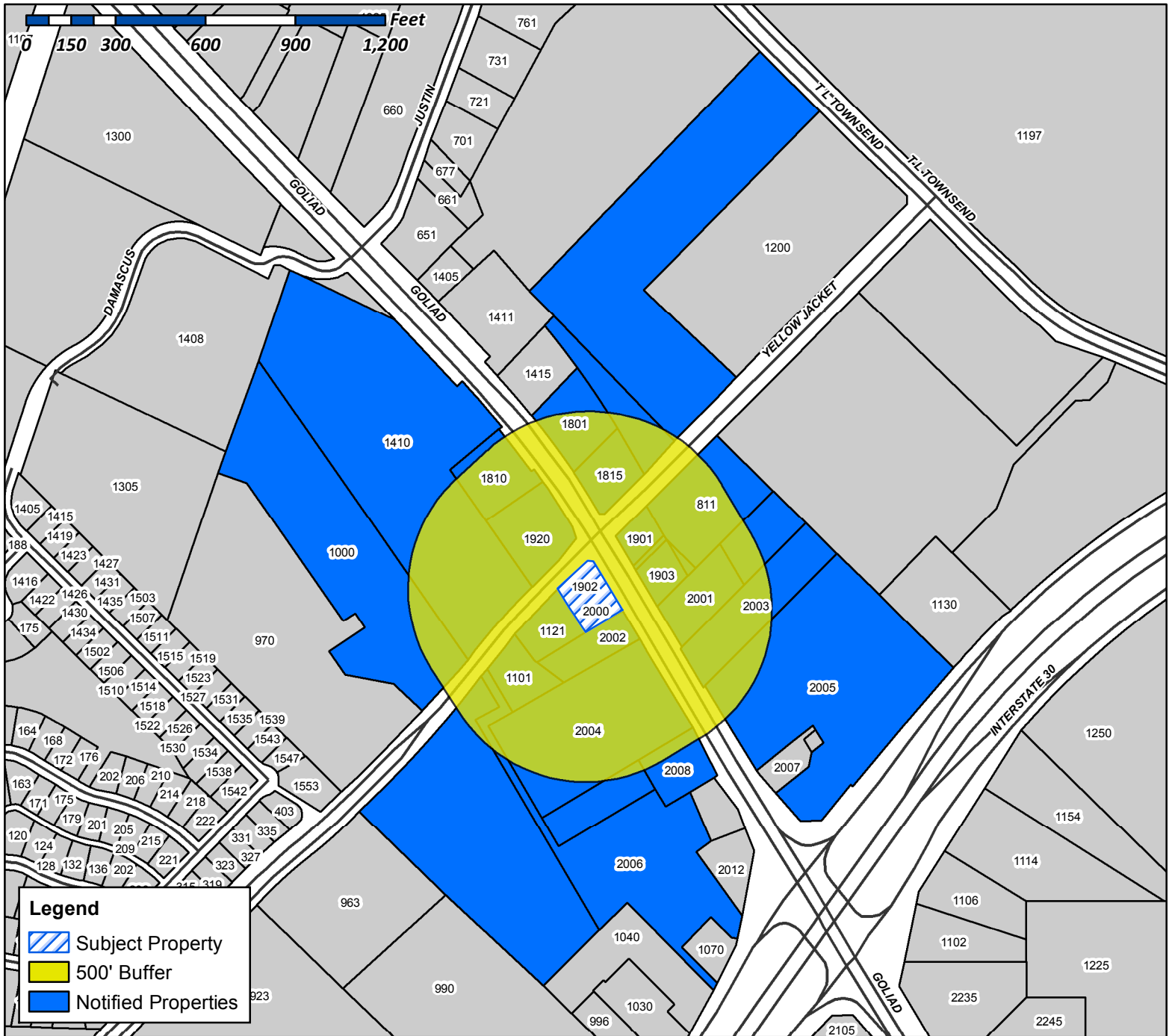
For Questions on this Case Call (972) 771-7745



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
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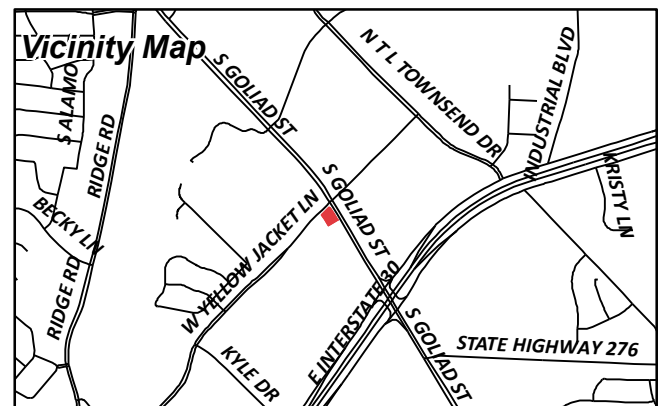
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**Date Created:** 08/17/2018

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



CURRENT RESIDENT  
1000 YELLOW JACKET LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1101 YELLOW JACKET LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1121 YELLOW JACKET LN  
ROCKWALL, TX 75032

FIRST UNITED METHODIST CHURCH  
FINANCE OFFICE  
1200 E YELLOW JACKET LN  
ROCKWALL, TX 75087

B5HP ROCKWALL LLC  
1300 E HWY 199  
SPRINGTOWN, TX 76082

WDC PEBBLEBROOK APARTMENTS LLC  
13400 BISHOP'S LANE SUITE 270  
BROOKFIELD, WI 53005

CURRENT RESIDENT  
1410 S GOLIAD  
ROCKWALL, TX 75032

SMAJLI ISMET & DYLDYL  
1422 MURPHY DR  
ROCKWALL, TX 75087

PRITCHARD DONNA CULLINS  
1610 SHORES BLVD  
ROCKWALL, TX 75087

ROCKWALL CENTRAL SHOP/CNTR JV  
16475 DALLAS PKWY STE 800  
ADDISON, TX 75001

CURRENT RESIDENT  
1801 S GOLIAD  
ROCKWALL, TX 75032

LONE STAR CHICKEN LP  
1810 S GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1815 S GOLIAD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1901 S GOLIAD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1902 S GOLIAD  
ROCKWALL, TX 75032

UHLIG JANET KAY &  
JEFFERY DAVID JOLLEY  
1903 S GOLIAD ST  
ROCKWALL, TX 75087

UHLIG JANET KAY &  
JEFFERY DAVID JOLLEY  
1903 S GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1920 S GOLIAD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2000 S GOLIAD  
ROCKWALL, TX 75032

ROCKWALL VET CLINIC  
C/O JOE LOFTIS  
2001 S GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2002 S GOLIAD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2003 S GOLIAD ST  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2004 S GOLIAD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2005 S GOLIAD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2006 S GOLIAD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2008 S GOLIAD  
ROCKWALL, TX 75032

LANDLOW LLC  
2070 PONTCHARTRAIN  
ROCKWALL, TX 75087

COOPER RESIDENTIAL LLC  
2560 TECHNOLOGY DRIVE SUITE 100  
PLANO, TX 75074

RETAIL BUILDERS INC  
3000 NE 63RD ST  
OKLAHOMA CITY, OK 73121

ROCK HOB LP  
3305 BUCHANAN ST  
WICHITA FALLS, TX 76308

WDOP SUB I LP  
C/O THE MILESTONE GROUP LLC  
5429 LBJ FREEWAY SUITE 800  
DALLAS, TX 75240

JEY INVESTMENTS  
602 FALVEY AVE  
TEXARKANA, TX 75501

CARMEL CAR WASH ROCKWALL LLC  
6140 MOCKINGBIRD LN  
DALLAS, TX 75214

RHOADS RHOADS AND COX  
6905 ELLSWORTH AVE  
DALLAS, TX 75214

CARSON MARK R  
701 N MUNSON RD  
ROYSE CITY, TX 75189

CURRENT RESIDENT  
811 YELLOW JACKET  
ROCKWALL, TX 75032

E Z MART #77  
PO BOX 1426  
TEXARKANA, TX 75504

ROCKWALL ICE CREAM HOLDINGS LLC  
PO BOX 852  
WAXAHACHIE, TX 75168

BOOMPA LTD  
PO BOX 999  
ROCKWALL, TX 75087



**Letter of Explanation  
For a  
Special Use Permit**

**Submitted by:  
Express Oil Change, LLC  
1800 Southpark Dr.  
Birmingham, AL 35244  
John Davis  
VP – Engineering & Permitting**

**Submitted to:  
  
The City of Rockwall, Texas  
385 S. Goliad St.  
Rockwall, TX 75087**

**August 17, 2018**

Express Oil Change, LLC is pleased to submit this Letter of Explanation statement along with our application to The City of Rockwall in support of a Special Use Permit request. This application, if approved, will allow for the development of a high-end Brakes Plus auto service center, located at southwest corner of S. Goliad St. and Yellow Jacket Lane.

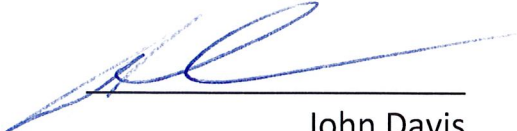
The project parcel is currently zoned GR- General Retail. Per The City of Rockwall Unified Development Code, a minor auto repair garage use is only permitted with a Special Use Permit. All adjacent properties are also zoned GR, so the proposed use will be compatible with the adjacent properties. Previous use of the site included an auto fueling station and a restaurant. Based on those previous uses, the proposed minor auto repair station shall have minimal impact on the adjacent parcels and surrounding area.

With an approved Special Use Permit, the proposed Brakes Plus will stimulate a busy street corner on S. Goliad St and provide an updated look. The site has been vacant since early 2016. The existing buildings are not aesthetically pleasing, and the site offers very little landscaping. Proposed improvements will offer the demolition of the existing buildings, a newly constructed building, and improved landscaping and site features. Existing driveways from S. Goliad St. and Yellow Jacket Ln. will also be modified - driveways closest to the intersection of S. Goliad and Yellow Jacket will be removed. Proposed driveways will be further from the intersection in an effort to avoid traffic congestion from the signalized intersection, further improving the existing functionality and safety for the site. With the proposed minor auto service garage only generating approximately 25 vehicles per day, the site does not present any traffic concerns.

The proposed improvements follow all GR zoning regulations and no variances are being sought. In addition, improvements abide by special design standards applied to minor auto service garages, and no service bays face a Public Right-of-Way. The use is designed to meet the intentions of the GR Zoning District in its entirety. The proposed improvements also comply with regulations of the SH 205 Overlay District. An increased building setback and landscape buffer, per overlay standards, are accounted for in the design of the project site.

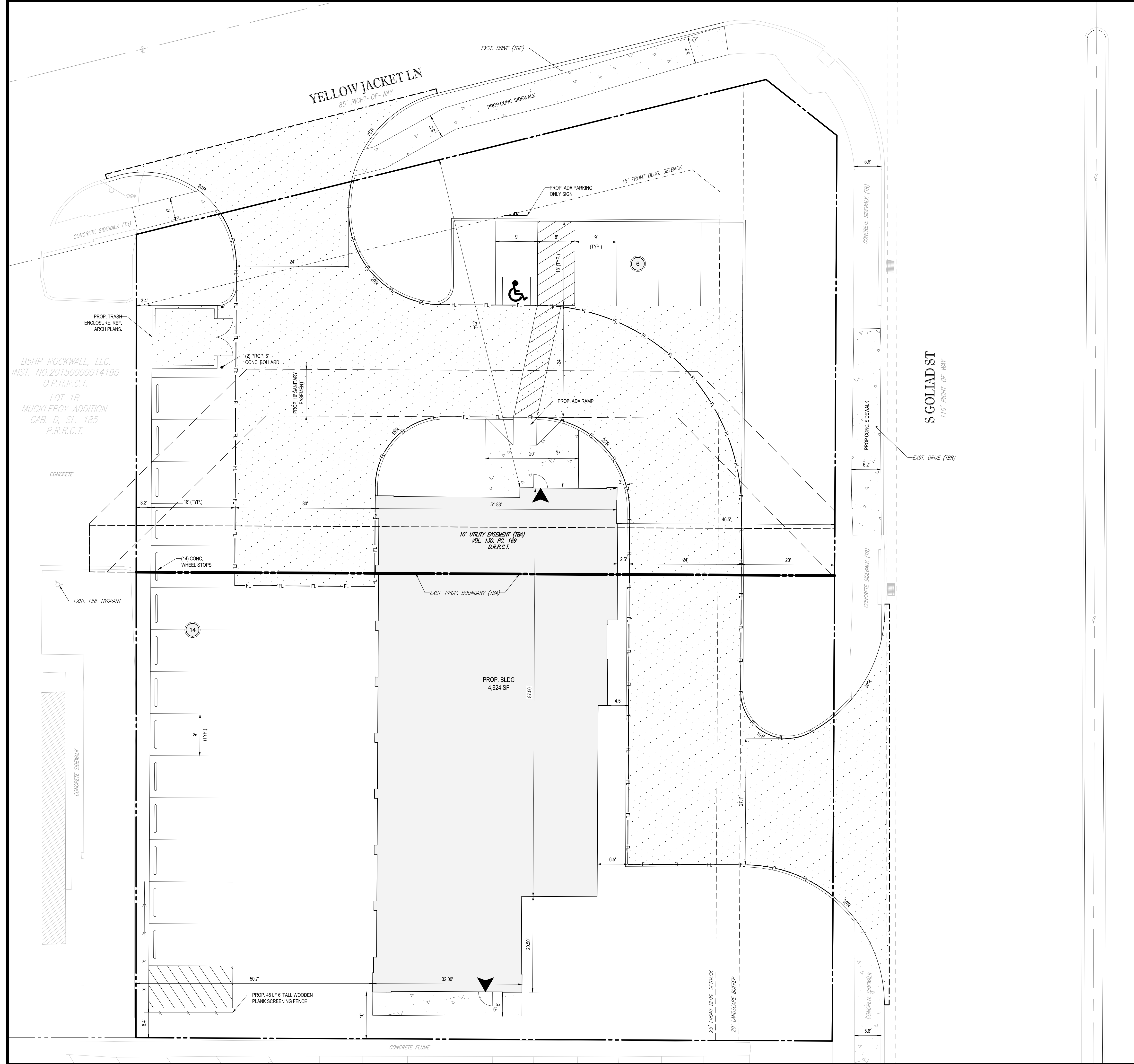
This proposed Special Use Permit will allow a high-end auto service business to be a staple along the S. Goliad corridor and provide Rockwall residents with a quality option for their car service needs. As outlined previously, the existing site conditions are not aesthetically pleasing. We believe the Brakes Plus improvements will greatly enhance this intersection with a quality, financially stable commercial client who will be part of the community for years to come.

The entire development team looks forward to working with The City of Rockwall to make this vision for the parcel a reality and respectfully request support of this Special Use Permit application.

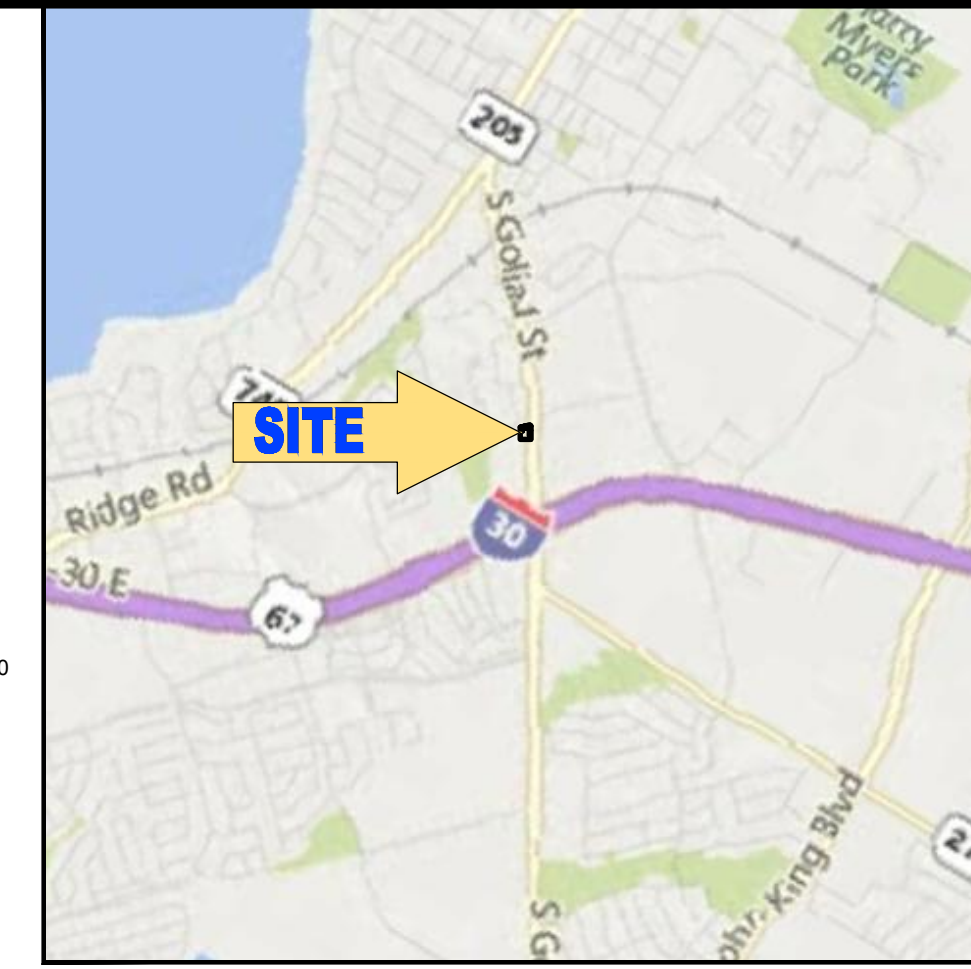
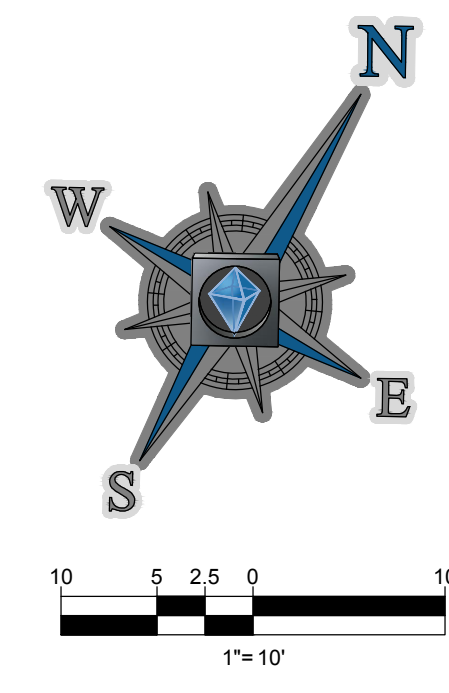


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John Davis



B5HP ROCKWALL, LLC.  
 INST. NO. 20150000014190  
 O.P.R.R.C.T.  
 LOT 1R  
 MUCKLERDY ADDITION  
 CAB. D, SL. 185  
 P.R.R.C.T.



LOCATION MAP  
 SCALE: N.T.S.

SITE DATA	
TOTAL SITE AREA	0.653 AC (28,452 SF)
TOTAL BUILDING SIZE	4,924 SF
SITE ZONING DISTRICT	GR - GENERAL RETAIL
SITE OVERLAY DISTRICT	SH-205 OVERLAY DISTRICT
PROPOSED LAND USE	COMMERCIAL (AUTO REPAIR GARAGE, MINOR)
FRONT BUILDING SETBACK (S. GOLIAD)	25 FT
FRONT BUILDING SETBACK (YELLOW JACKET)	15 FT
SIDE BUILDING SETBACK	0 FT (PROVIDED BLDG IS FIRE RETARDANT)
TYPICAL PARKING SPACE	9' x 18'
CODE REQUIRED PARKING SPACES	2 SPACES PER SERVICE BAY = 16 SPACES
CODE REQUIRED ADA SPACES	1 SPACE
PROVIDED PARKING SPACES	20 SPACES
PROVIDED ADA SPACES	1 SPACE
EXISTING IMPERVIOUS AREA	26,234 SF (92.20%)
PROPOSED IMPERVIOUS AREA	19,933 SF (70.06%)
NET IMPERVIOUS AREA	-6,301 SF (-22.14%)

LEGEND	
	PROP. HEAVY DUTY PAVEMENT
	PROP. SIDEWALK
	PROP. FIRE LANE
	PROPERTY BOUNDARY
	PROPERTY BOUNDARY TO BE REMOVED VIA PLAT
	BUILDING SETBACK
	STREET CENTERLINE
	PROP. FENCE
	PROP. SAWCUT
	EXST. FIRE HYDRANT
TR	TO REMAIN
TBR	TO BE REMOVED
TBA	TO BE ABANDONED

**BOHLER ENGINEERING NC, PLLC**

SITE CIVIL AND CONSULTING ENGINEERING  
 LAND SURVEYING DESIGN ARCHITECTURE  
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

CHARLOTTE, NC  
 BALTIMORE, MD  
 BIRMINGHAM, AL  
 CHICAGO, IL  
 COLUMBIANA, MS  
 DALLAS, TX  
 DENVER, CO  
 FORT WORTH, TX  
 HOUSTON, TX  
 KANSAS CITY, MO  
 LITTLE ROCK, AR  
 MEMPHIS, TN  
 NEW ORLEANS, LA  
 NEW YORK, NY  
 OKLAHOMA CITY, OK  
 PHOENIX, AZ  
 RICHMOND, VA  
 SAN ANTONIO, TX  
 TAMPA, FL  
 WASHINGTON, DC

REVISIONS			
REV	DATE	COMMENT	BY

**811**

KNOW WHAT'S BELOW  
 ALWAYS CALL 811  
 BEFORE YOU DIG  
 It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	TD180033
DRAWN BY:	MJH
CHECKED BY:	JGR
DATE:	8/17/18
SCALE:	1"=30'
CAD I.D.:	SPO

PROJECT: **PROPOSED SITE PLAN**

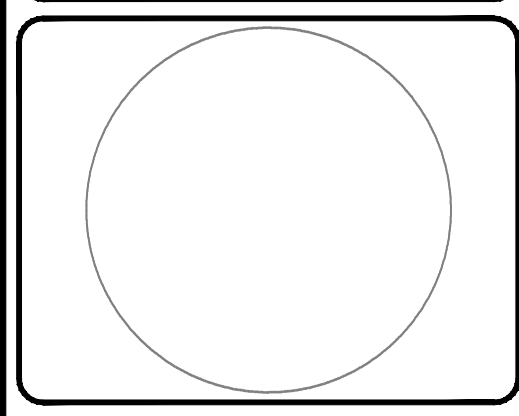
FOR

**BRAKES PLUS**

LOCATION OF SITE  
 SW CORNER OF S. GOLIAD ST AND YELLOW JACKET LN  
 LOTS 1 & 2, BLOCK A, BILLY PEOPLES ADDITION NO. 1  
 ROCKWALL, TX 75087  
 ROCKWALL COUNTY

**BOHLER ENGINEERING**

6017 MAIN STREET  
 FRISCO, TX 75034  
 Phone: (469) 458-7300  
 TX@BohlerEng.com



SHEET TITLE: **SITE PLAN**

SHEET NUMBER: **----**

CASE NUMBER: **----**

SURVEYOR:  
 BOHLER ENGINEERING  
 6017 MAIN STREET  
 FRISCO, TX 75034  
 PHONE: (469) 458-7300  
 CONTACT: BILLY LOGSDON  
 DATE: JULY 2018

APPLICANT:  
 EXPRESS OIL CHANGE, LLC  
 1800 SOUTH PARK DR  
 BIRMINGHAM, AL 35244  
 PHONE: (205) 387-1164  
 CONTACT: JOHN DAVIS

OWNER:  
 DYNAMIC DEVELOPMENT  
 1725 21ST ST  
 SANTA MONICA, CA 90404  
 PHONE: (214) 662-5167  
 CONTACT: DANIEL J. PORTER

ENGINEER:  
 BOHLER ENGINEERING  
 6017 MAIN STREET  
 FRISCO, TX 75034  
 PHONE: (469) 458-7300  
 CONTACT: MATHIAS HAUBERT



YELLOW JACKET LANE

S. GOLIAD STREET

PROP.  
BUILDING  
4,924 SF

