



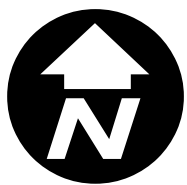
Z2019-014 - SUP FOR A RESTAURANT WITH A DRIVE-THROUGH  
ZONING - LOCATION MAP =



# 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.



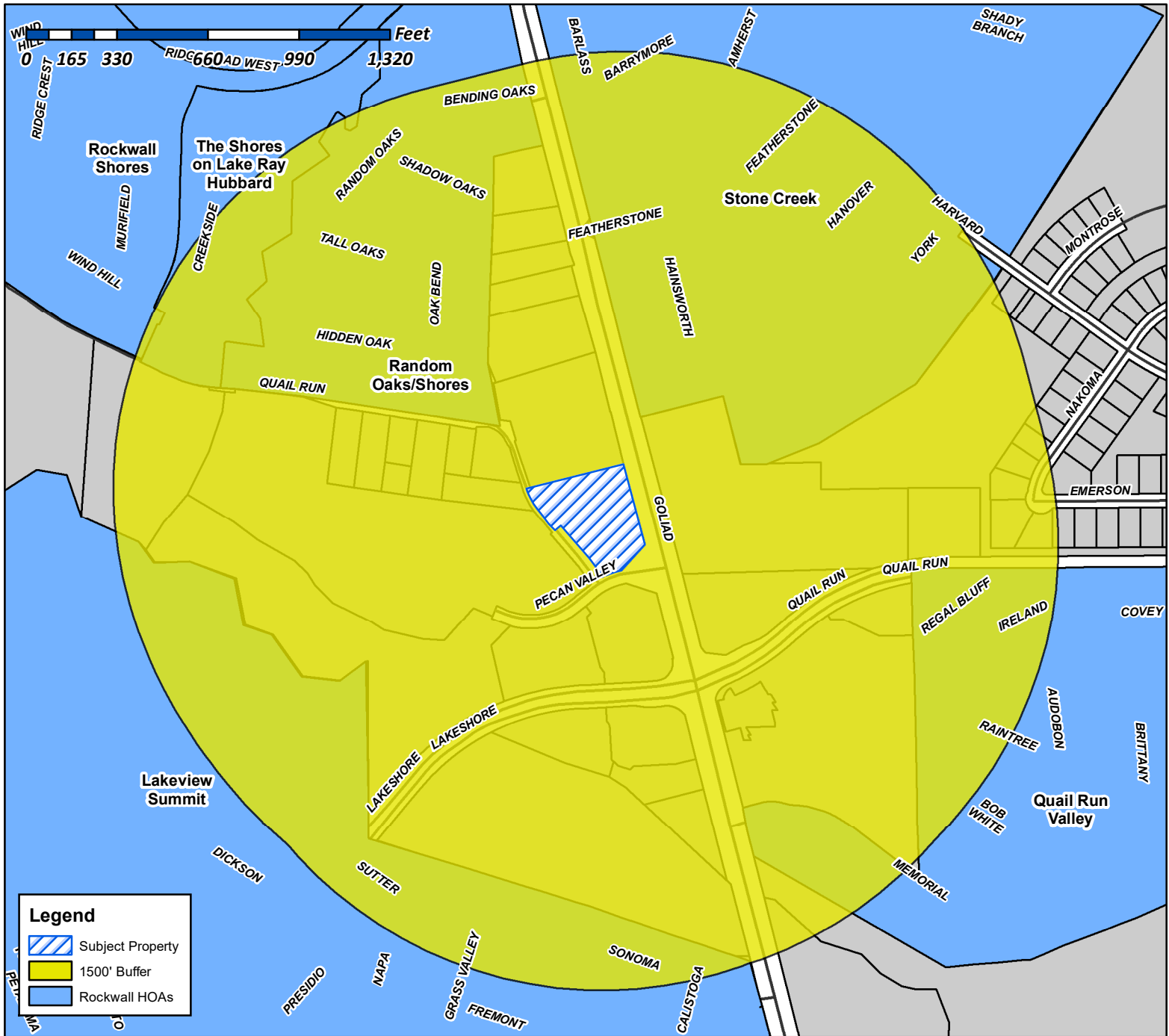




# City of Rockwall

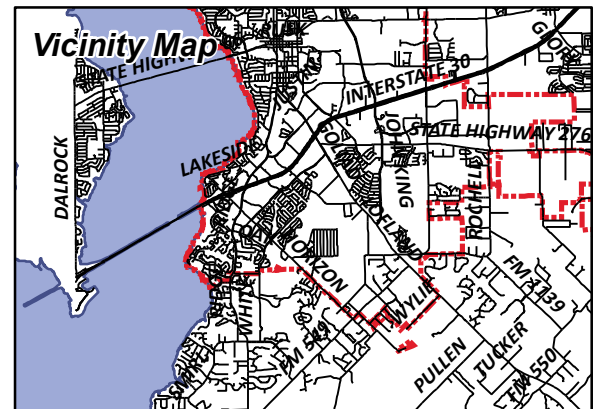
Planning & Zoning Department  
385 S. Goliad Street  
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**Case Number:** Z2019-014  
**Case Name:** SUP for a Restaurant with a Drive-through  
**Case Type:** Zoning  
**Zoning:** Planned Development 70 (PD-70) District  
**Case Address:** 150 Pecan Valley Drive

**Date Created:** 7/10/2019  
**For Questions on this Case Call** (972) 771-7745

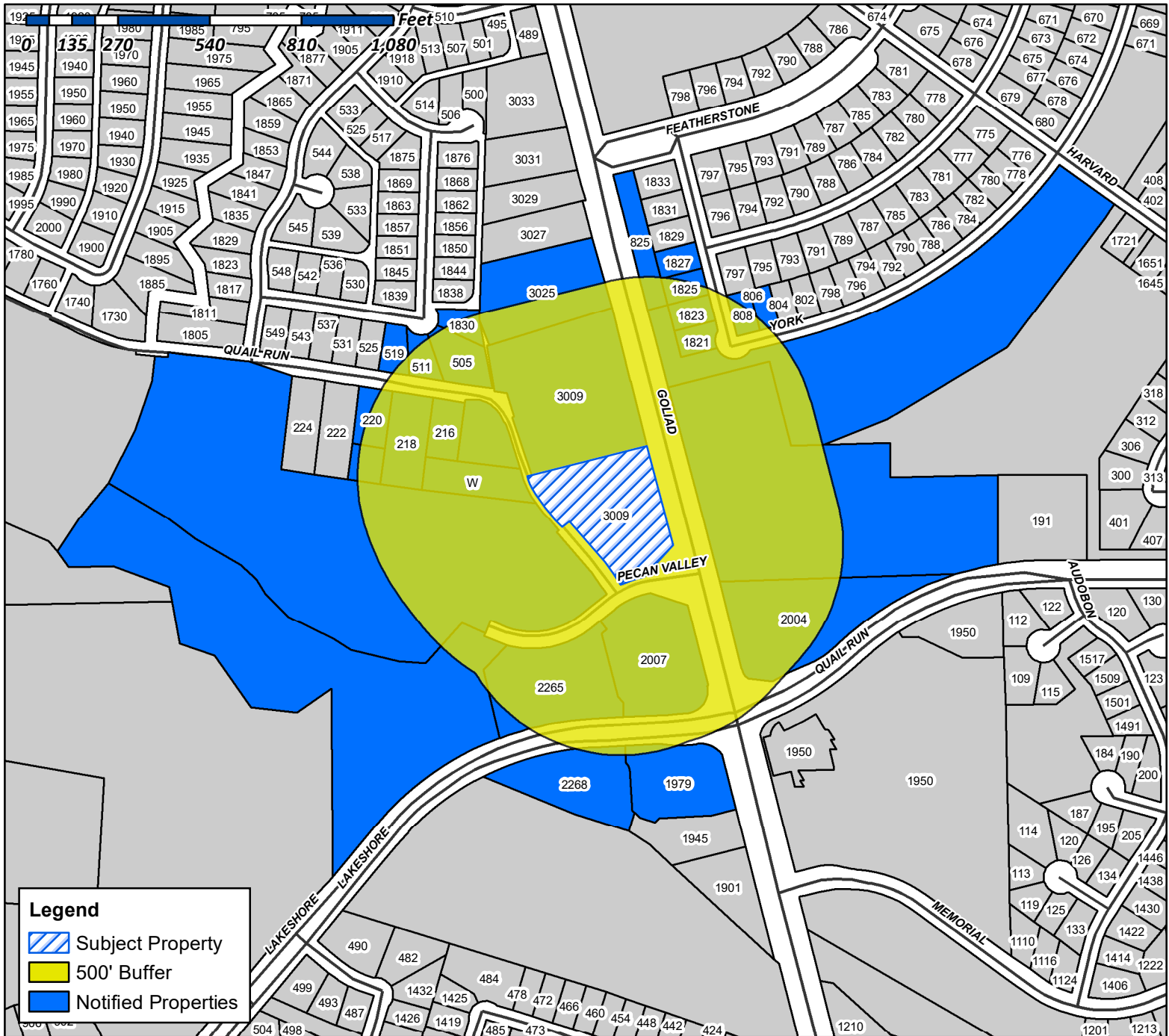




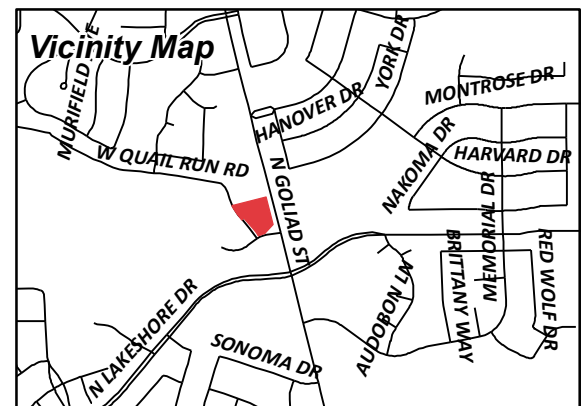
# City of Rockwall

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385 S. Goliad Street  
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ROCKWALL STONE CREEK ESTATES  
HOMEOWNERS ASSOCIATION INC  
C/O NEIGHBORHOOD MANAGEMENT INC  
1024 S GREENVILLE AVE SUITE 230  
ALLEN, TX 75002

M REA PROPERTIES 2 LLC  
1234 TRALEE LN  
GARLAND, TX 75044

PACESETTER HOMES LLC  
14400 THE LAKES BLVD BUILDING C, SUITE 200  
AUSTIN, TX 78660

CHAPMAN BOBBY E II AND AMY L CHAMPMAN  
1821 HAINSWORTH DRIVE  
ROCKWALL, TX 75087

MOORE MICHAEL RAY JR & STEPHANIE  
1823 HAINSWORTH DRIVE  
ROCKWALL, TX 75087

MORGAN RAYMOND L JR AND STEPHANIE L  
1825 HAINSWORTH DR  
ROCKWALL, TX 75087

ESCOBEDO OMAR & MARIA C  
1827 HAINSWORTH DRIVE  
ROCKWALL, TX 75087

SLOAN CHRISTOPHER A & MISTI D  
1830 OAK BEND DRIVE  
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

DEAN LANTY W & MARY F  
216 W QUAIL RUN RD  
ROCKWALL, TX 75087

HYDE TRENT D & DEBRA A  
218 W QUAIL RUN RD  
ROCKWALL, TX 75087

HUNTER MICHAEL B & VICKIE D  
220 W QUAIL RUN RD  
ROCKWALL, TX 75087

HUNTER MICHAEL B & VICKIE D  
220 W QUAIL RUN RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2265 NORTH LAKESHORE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2268 N LAKESHORE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3009 N GOLIAD ST  
ROCKWALL, TX 75087

CLARK TROY & JANICE  
3025 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

ARRIAGA HENRY  
505 HIDDEN OAK LN  
ROCKWALL, TX 75087

JASMAN JAMES BLAKE  
511 HIDDEN OAK LN  
ROCKWALL, TX 75087

MURRAY NANCY J  
519 HIDDEN OAK LN  
ROCKWALL, TX 75087

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

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

REY LUIS SR AND JUDY L  
806 YORK DR  
ROCKWALL, TX 75087

ODEYEMI ADETUNJI  
808 YORK DR  
ROCKWALL, TX 75087

MOORE WORTH INVESTMENTS LLC  
8445 FREEPORT PKWY SUITE 175  
IRVING, TX 75063



**WIER & ASSOCIATES, INC.**  
 ENGINEERS  
 SURVEYORS  
 LAND PLANNERS

July 9, 2019

City of Rockwall  
 Planning & Zoning Dept.  
 385 S. Goliad St  
 Rockwall, Texas 75087

**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.  
 TIM V. WALLACE, P.E.

**RE: LETTER OF EXPLANATION – SPECIFIC USE PERMIT  
 150 PECAN VALLEY DR (NW CORNER OF GOLIAD & PECAN VALLEY)  
 W&A# 19022**

Dear Planning and Zoning Staff:

The John T. Evans Company, Inc. intends to develop an approximate 2.246-acre parcel of land, zoned as PD-65 within the N. SH-205 Overlay District, and situated in the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas. Said property is generally located at the northwest corner of Goliad St and Pecan Valley Dr and is addressed as 150 Pecan Valley Dr.

This Letter of Explanation is accompanying a submittal for a Specific Use Permit request for the approval to construct a 460-sf drive-through only coffee shop, a *restaurant, less than 2,000-sf, with drive-through or drive-in facilities*. The developable area south of the existing creek is bound by several site constraints, which include easements, right-of-way dedication, and floodplain. The restaurant, if approved, will not be constructed until the proposed City sanitary sewer main re-alignment is in place and the existing lift station is abandoned.

We request that the review of the Specific Use Permit application for the property noted above be acted upon by staff. Please contact the developer, Chad DuBose with John T. Evans Company, Inc., by phone at 214-701-8455 or via email at chad@jtevans.com or the developer’s engineer, Jake Fears, P.E. with Wier & Associates, Inc., by phone at 817-269-5011 or via email at jakef@wierassociates.com with any questions or comments.

Respectfully,

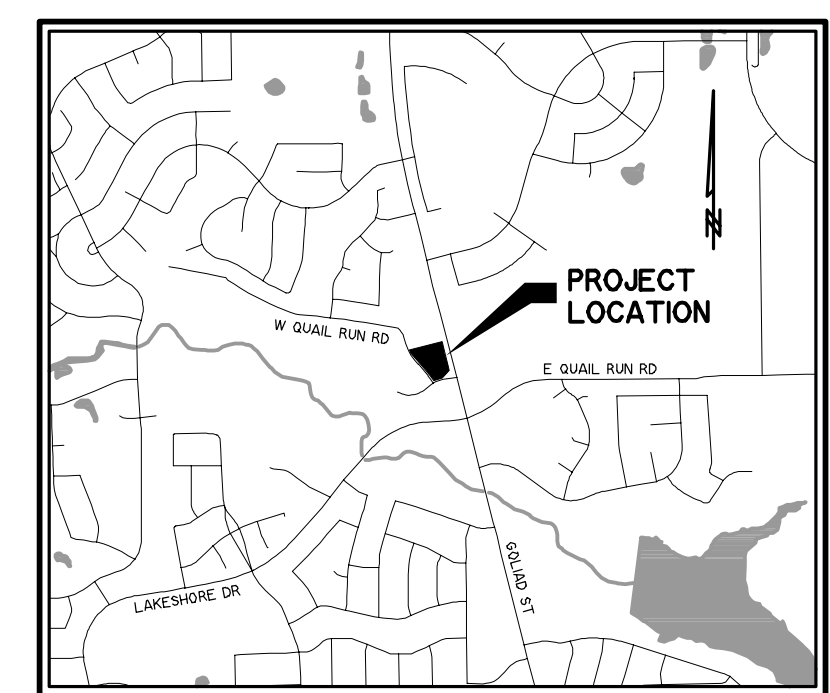
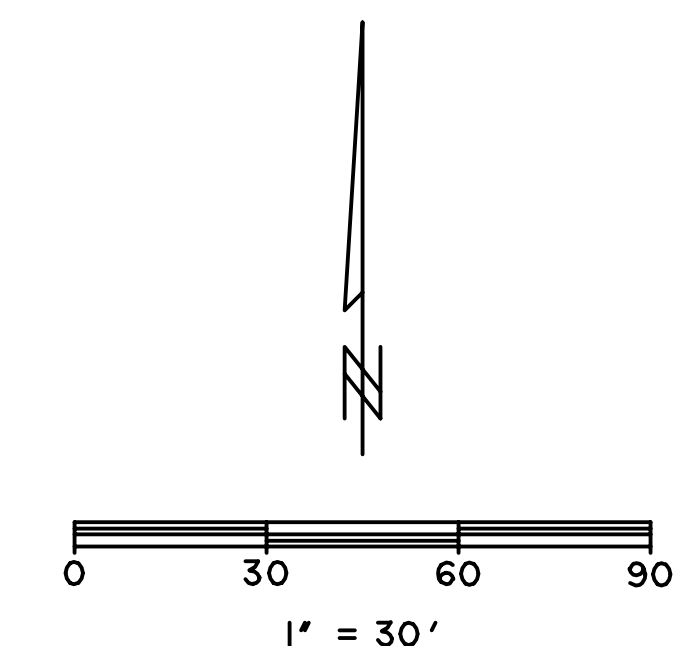
Jake Fears, P.E., LEED AP  
 Senior Associate

2201 E. LAMAR BLVD., SUITE 200E  
 ARLINGTON, TEXAS 76006-7440  
 (817) 467-7700  
 FAX (817) 467-7713

121 S. MAIN ST.  
 HENDERSON, TEXAS 75654-3559  
 (903) 722-9030  
 TOLL FREE FAX (844) 325-0445

WWW.WIERASSOCIATES.COM





**VICINITY MAP**  
1" = 2,000'

**SITE DATA CHART**

ZONING	PD-65 W/ N. SH-205 OVERLAY
EXISTING USE	VACANT / UNDEVELOPED
PROPOSED USE	MIXED-USE (COMMERCIAL)
LOT AREA	2.174± AC (94,696 SF) NORTH (ARTIFICIAL): 1.682± AC (73,271 SF) SOUTH (ARTIFICIAL): 0.492± AC (21,425 SF)
BUILDING AREA (NORTH)	RETAIL: 8,000 SF RESTAURANT: 3,000 SF TOTAL: 11,000 SF
BUILDING AREA (SOUTH)	RESTAURANT: 460 SF * *(REQUIRES SUP APPROVAL)*
BUILDING HEIGHT	NORTH: 25'-0" SOUTH: 18'-0"
BUILDING SETBACKS	HIGHWAY 205: 25' PECAN VALLEY DR: 15' QUAIL RUN DR: 15' INTERNAL: 10'
PARKING REQ'D (NORTH)	8,000 SF RETAIL: 1/250 SF = 32 3,000 SF RESTAURANT: 1/100 SF = 30 TOTAL = 62
PARKING REQ'D (SOUTH)	460 SF RESTAURANT: 1/100 SF = 5
ACCESSIBLE PARKING PROVIDED	4
TOTAL PARKING PROVIDED	84
BUILDING/LOT COVERAGE	12.1%
LANDSCAPE AREA	37,297 SF
LANDSCAPE COVERAGE	39.4%

**LEGEND**

(X)	PARKING COUNT
(Dotted pattern)	LANDSCAPE AREA (RE: LANDSCAPE PLAN)
(Horizontal lines)	CONCRETE SIDEWALK
(Diagonal lines)	CONCRETE PAVEMENT
(Hatched pattern)	RIGHT-OF-WAY DEDICATION

- GENERAL NOTES:**
- DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE.
  - ALL PROPOSED CURB RADIUS ARE 3.0' F/C. WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
  - SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
  - ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.

**FEMA NOTE**

FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48397C0030L, DATED SEPTEMBER 26, 2008, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONES 'A' AND 'X'. PART OF THIS PROPERTY LIES WITHIN ZONES 'A'. AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN. IF PARTS OF THE SITE ARE NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES, THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WIER & ASSOCIATES, INC.

**DEVELOPER**

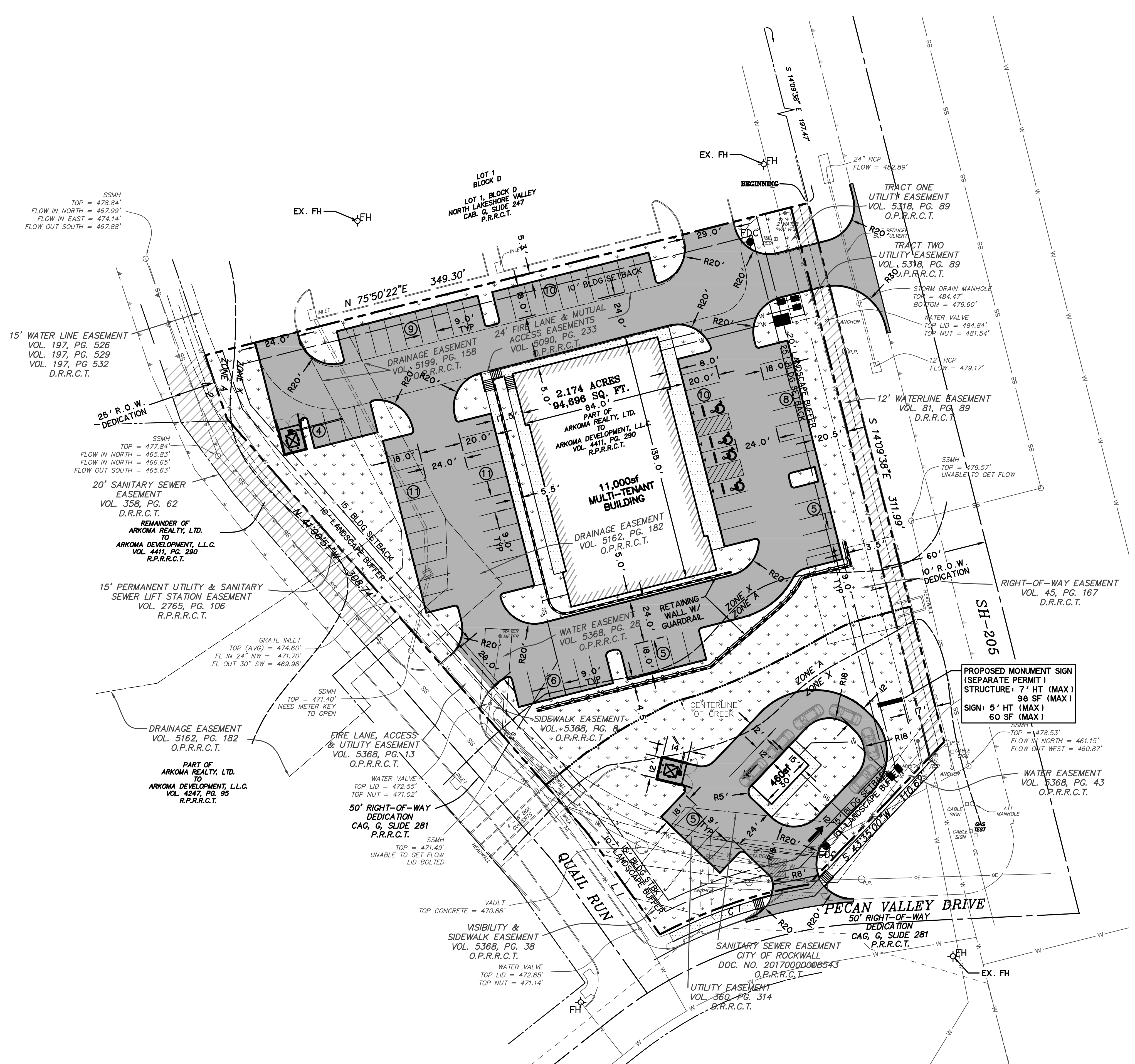
GRAND CENTRAL CROSSING, LLC  
CONTACT: CHAD DUBOSE  
8350 N CENTRAL EXPWY, STE I300  
DALLAS, TEXAS 75206  
PHONE: (214) 891-3215  
FAX: (214) 891-3203  
CHAD@JTEVANS.COM

**ENGINEER**

WIER & ASSOCIATES  
CONTACT: JAKE FEARS, P.E.  
2201 E. LAMAR BLVD., SUITE #200E  
ARLINGTON, TX 76006  
PHONE: (817) 467-7700  
FAX: (817) 467-7713  
JAKEF@WIERASSOCIATES.COM

Course	Bearing	Distance
L 1	N 35°33'55" W	69.89'
L 2	N 18°54'05" W	37.43'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	275.00'	88.33'	18°24'13"	87.95'	S 71°24'38" W



PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. Prepared By/Or Under Direct Supervision Of Jacob H. Fears, PE Texas Registration No. 99376 On Date Shown Below.

**SUP SITE PLAN  
RESTAURANT  
105 PECAN VALLEY DR  
ROCKWALL, TEXAS**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S. KING SURVEY, ABSTRACT No. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM ARKOMA REALTY, LTD., TO ARKOMA DEVELOPMENT, L.L.C., AS RECORDED IN VOLUME 4411, PAGE 290 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS

**July 9, 2019**

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

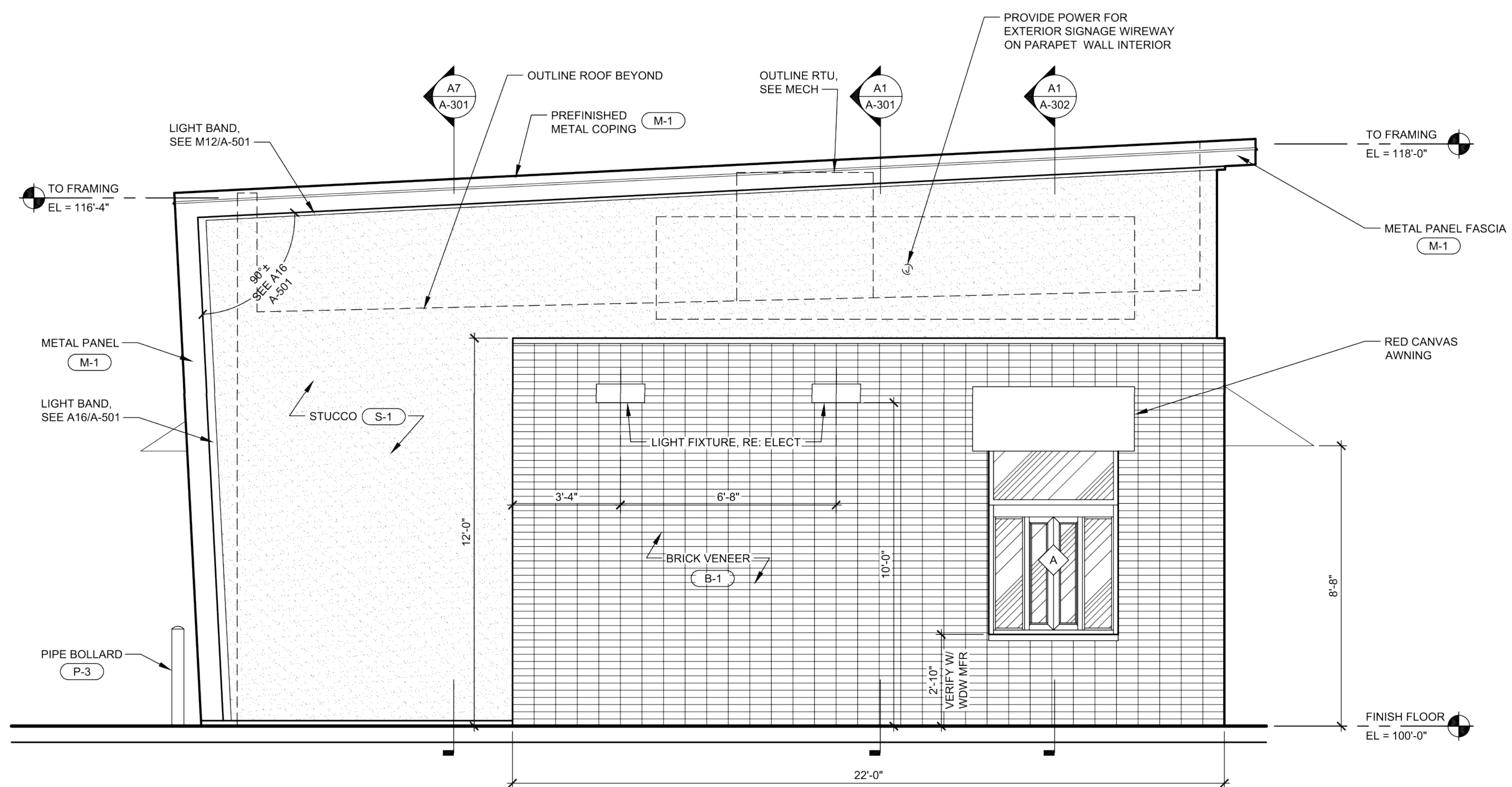
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com

CASE No. : SUP2019-XXX

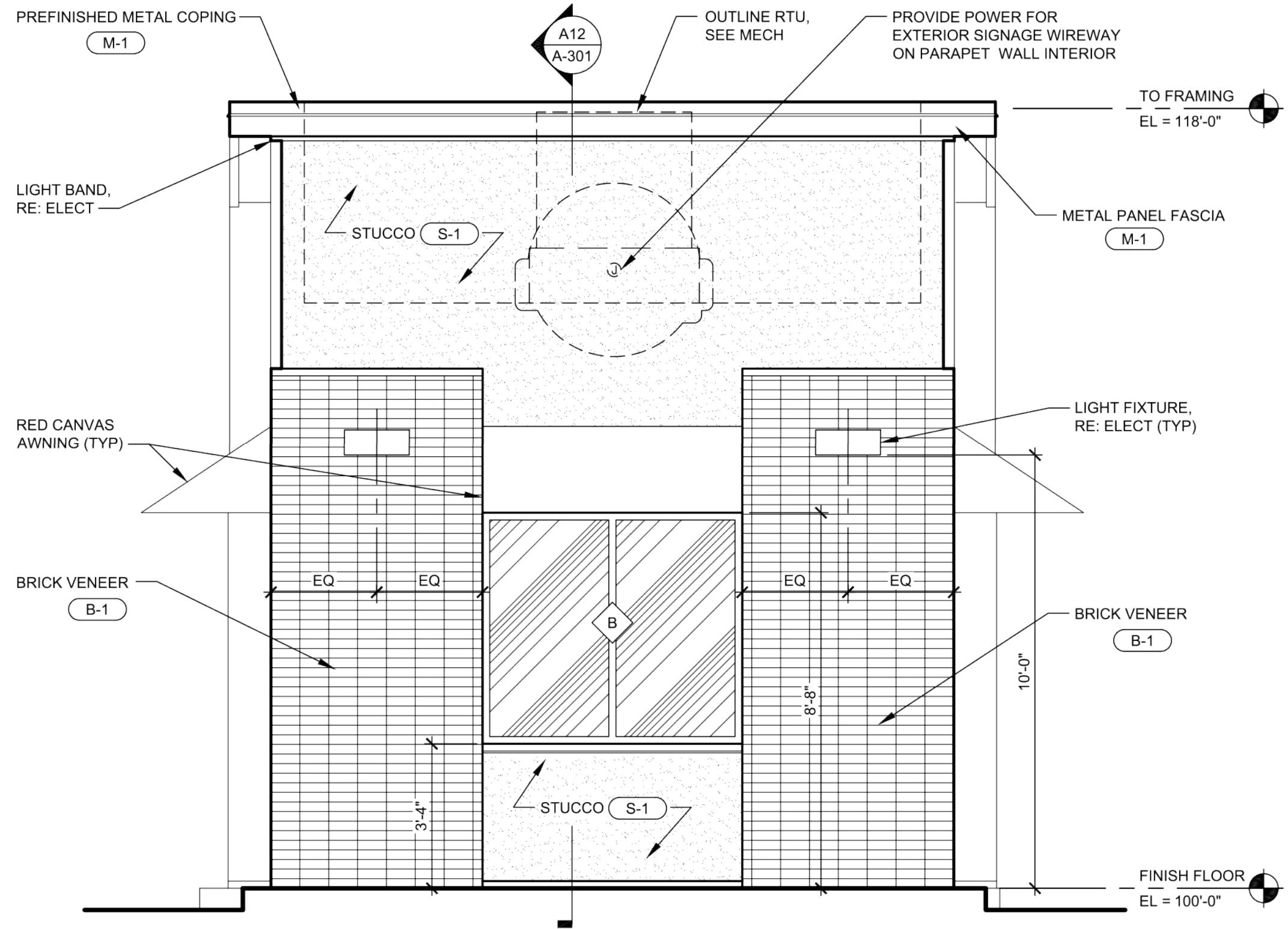
DATE: 7/9/2019  
W.A. No. 19022



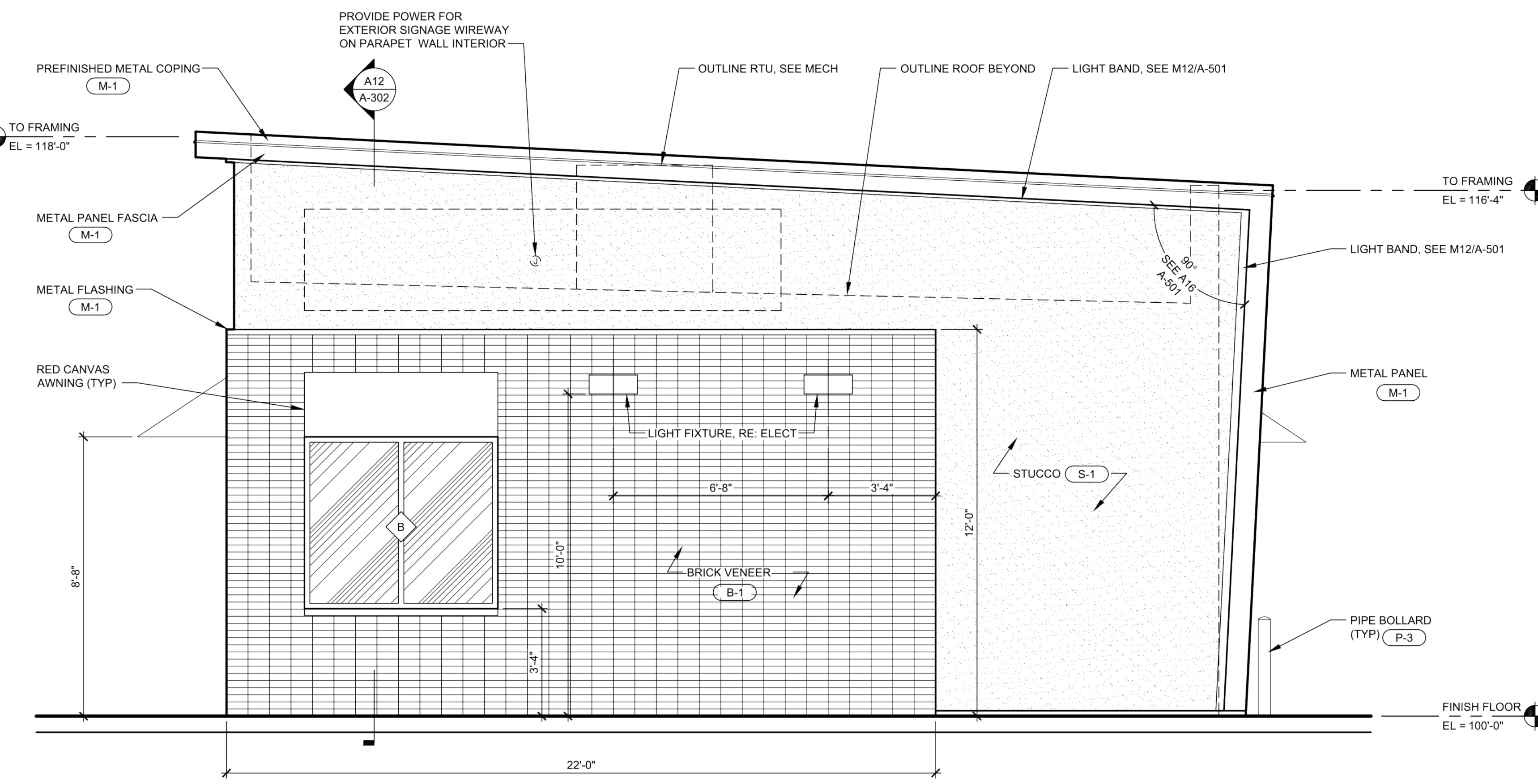
PRINTED: 6/13/2019 5:18 PM FILE: WIKER-PAVING\_S18\_LAS1\_SAVED: 6/13/2019 3:12 PM SAVED BY: JAKEB FILE: SKOOTER ELEVATION.DWG  
 BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT



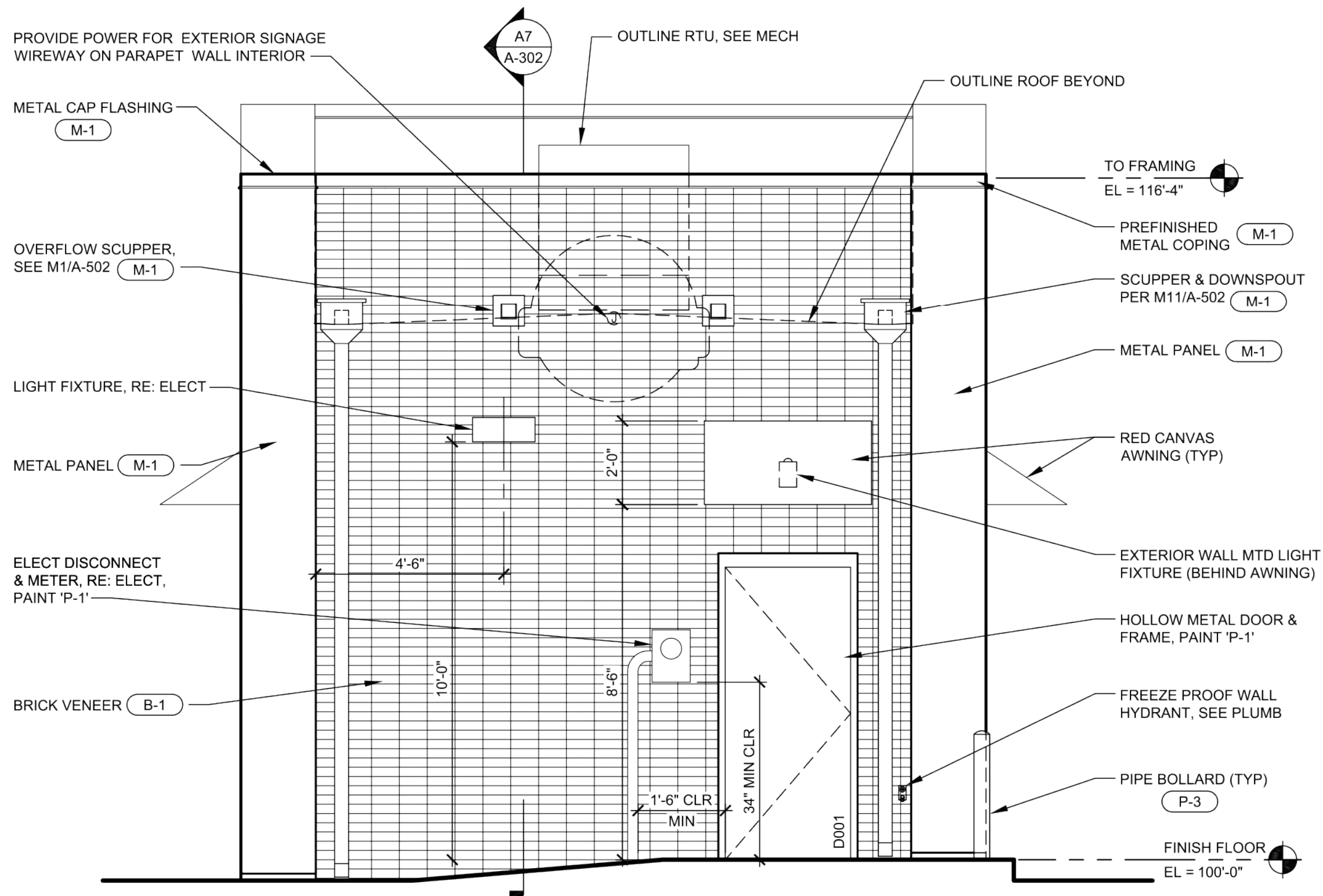
**J1** EXTERIOR ELEVATION - NORTH  
SCALE: 3/8" = 1'-0"



**J13** EXTERIOR ELEVATION - WEST  
SCALE: 3/8" = 1'-0"



**A1** EXTERIOR ELEVATION - SOUTH  
SCALE: 3/8" = 1'-0"



**A13** EXTERIOR ELEVATION - EAST  
SCALE: 3/8" = 1'-0"

LEGEND	
	- DOOR NUMBER
	- WINDOW TYPE
	- FINISH / MATERIAL IDENTIFIER
	- SECTION
	- SECTION NUMBER
	- SHEET SECTION SHOWN ON SIM = SIMILAR, OH = OPPOSITE HAND

**DEVELOPER**  
 GRAND CENTRAL CROSSING, LLC  
 CONTACT: CHAD DUBOSE  
 8350 N CENTRAL EXPWY., STE 1300  
 DALLAS, TEXAS 75206  
 PHONE: (214) 891-3215  
 FAX: (214) 891-3203  
 CHAD@JTEVANS.COM

**COFFEE KIOSK ELEVATIONS**  
**MIXED-USE DEVELOPMENT**  
**3009 N. GOLIAD ST**  
**ROCKWALL, TEXAS**

## DESCRIPTION

All that certain lot, tract or parcel of land situated in the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, and being part of that tract of land described in a Deed from Arkoma Realty, Ltd., to Arkoma Development, L.L.C., as recorded in Volume 4411, Page 290 of the Real Property Records of Rockwall County, Texas (hereinafter called Subject Tract), 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 Southeast corner of Lot 1, Block D of Lot 1, Block D, North Lakeshore Valley, an Addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet G, Slide 247 of the Plat Records of Rockwall County, Texas, said point being S. 14 deg. 09 min. 38 sec. E. a distance of 197.47 feet from a 5/8" iron rod found at the Northeast corner of the above cited Subject Tract;

THENCE S. 14 deg. 09 min. 38 sec. E. with the West line of State Highway No. 205 a distance of 311.99 feet to a concrete monument found for corner;

THENCE S. 43 deg. 35 min. 00 sec. W. with a Northwest line of State Highway No. 205 a distance of 110.62 feet to an "X" cut in concrete found for corner at the intersection of the Northwest line of State Highway No. 205 with the North line of Pecan Valley Drive (50' right-of-way per plat recorded in Cabinet G, Slide 281, Plat Records of Rockwall County, Texas), said point also being an East corner of the Final Plat of North Lakeshore Valley, Lots 1 & 2, Block B, an Addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet G, Slide 281 of the Plat Records of Rockwall County, Texas (hereinafter called North Lakeshore Valley Plat), said point also being at the beginning of a non-tangent curve to the left;

THENCE in a Southwesterly direction with the North line of Pecan Valley Drive and with said non-tangent curve to the left having a central angle of 18 deg. 24 min. 13 sec., a radius of 275.00 feet, a chord bearing of S. 71 deg. 24 min. 38 sec. W., a chord distance of 87.95 feet and an arc length of 88.33 feet to a 1/2' iron rod set for corner at an interior corner of said North Lakeshore Valley Plat;

THENCE N. 35 deg. 33 min. 55 sec. W. with a Northeast line of said North Lakeshore Valley Plat a distance of 69.89 feet to a 1/2" iron rod set for corner;

THENCE N. 41 deg. 00 min. 51 sec. W. with a Northeast line of said North Lakeshore Valley Plat, passing a 5/8" iron rod found at a North corner of said North Lakeshore Valley Plat at a distance of 160.70 feet, and continuing for a total distance of 308.74 feet to a 1/2" iron rod set for corner;

THENCE N. 18 deg. 54 min. 05 sec. W. a distance of 37.43 feet to a 5/8" iron rod with cap stamped "KHA" found for corner at the Southwest corner of Lot 1, Block D;

THENCE N. 75 deg. 50 min. 22 sec. E. with the South line of Lot 1, Block D a distance of 349.30 feet to the POINT OF BEGINNING and containing 2.246 acres or 97,847 square feet of land.