



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO. \_\_\_\_\_

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2200 Ridge Rd		
SUBDIVISION	Vacant Land - Commercial	LOT	1
		BLOCK	A
GENERAL LOCATION	Property located at intersection of Ridge Rd and Yellow Jacket Ln, North of 2054 Ridge Rd		

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial (C)	CURRENT USE	Undeveloped/Vacant	
PROPOSED ZONING	Commercial (C)	PROPOSED USE	Drive-Thru Coffee Shop	
ACREAGE	0.57 Acres	LOTS [CURRENT]	1	LOTS [PROPOSED] 1

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input type="checkbox"/> OWNER	7.1 Ridge LLC	<input type="checkbox"/> APPLICANT	Main & Main
CONTACT PERSON	Jason Claunch	CONTACT PERSON	Sam Moore
ADDRESS	106 E Rusk Suite 200	ADDRESS	5750 Genesis Court Suite 103
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Frisco, TX 75034
PHONE		PHONE	(817) 505-8117
E-MAIL		E-MAIL	sm@maincg.com

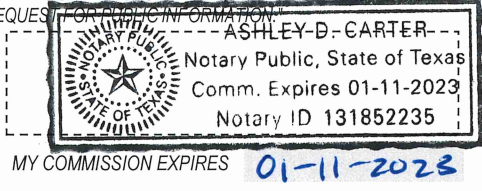
## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAM MOORE [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20TH DAY OF AUGUST, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF August, 2021.  
OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





Z2021-032- SUP FOR RESTAURANT LESS THAN 2,000 SF  
(DUTCH BROS)  
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.

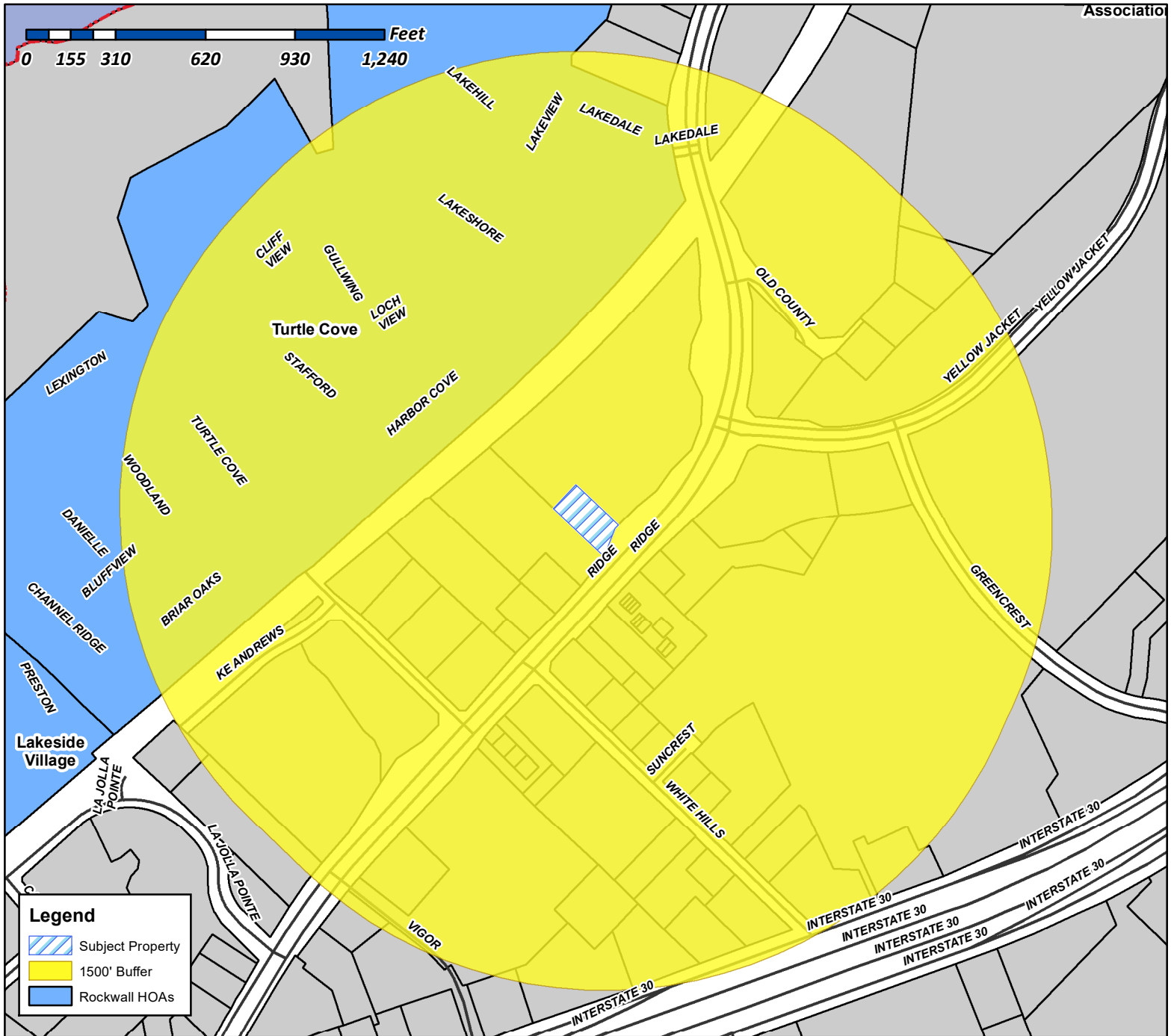




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**Case Number:** Z2021-032  
**Case Name:** SUP for Restaurant  
**Case Type:** Zoning  
**Zoning:** Commercial (C) District  
**Case Address:** Southeast of the Intersection of Ridge Road & W. Yellowjacket Road

**Date Created:** 8/20/2021  
 For Questions on this Case Call (972) 771-7745





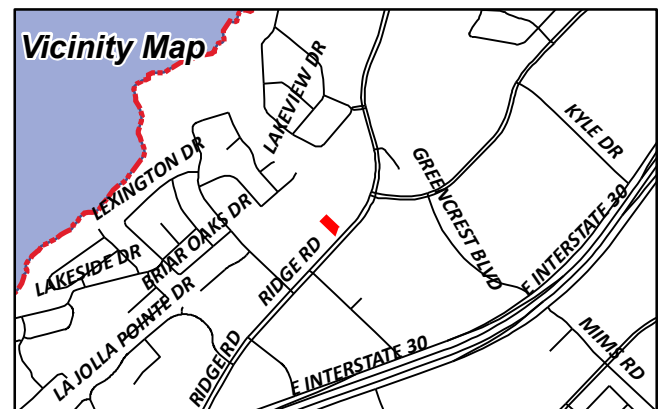
# City of Rockwall

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**Case Number:** Z2021-032  
**Case Name:** SUP for Restaurant w/Drive Through  
**Case Type:** Zoning  
**Zoning:** Commercial (C) District  
**Case Address:** Southeast of Intersection of Ridge Road & W. Yellowjacket Road



**Date Created:** 8/20/2021

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

CHACKO & ABRAHAM INVESTMENTS LLC  
1007 N. BLUFFVIEW DR  
LUCAS, TX 75002

RIDGECREST HOMEOWNERS ASSOCIATION INC  
1024 S GREENVILLE AVE #230  
ALLEN, TX 75002

7.1 RIDGE LLC  
106 E RUSK SUITE 200  
ROCKWALL, TX 75087

VANDERSLICE ROBERT  
1408 S LAKESHORE DR  
ROCKWALL, TX 75087

JARA PARTNERS LTD  
1425 HUNTERS GLEN  
ROYSE CITY, TX 75189

FRANK RUSSELL  
15 PRINGLE LANE  
ROCKWALL, TX 75087

DGR ASSOCIATES INC A MISSOURI CORP  
1710 WEISKOPF DR  
HEATH, TX 75032

PORTELE MICHAEL & PAIGE  
1944 LAKESHORE DRIVE  
ROCKWALL, TX 75087

BENTO SERGIO  
2002 S LAKESHORE DR  
ROCKWALL, TX 75087

LAYAN INVESTMENTS INC  
2225 RIDGE RD  
ROCKWALL, TX 75087

JARA PARTNERS LTD  
2231 RIDGE RD  
ROCKWALL, TX 75087

DGR ASSOCIATES INC A MISSOURI CORP  
2233 RIDGERD  
ROCKWALL, TX 75087

DOUPHRAE PROPERTIES INC  
2235 RIDGE RD STE 200  
ROCKWALL, TX 75087

MEHL ROBERT F III & JOAN  
2237 RIDGE RD  
ROCKWALL, TX 75087

LAKEWOOD PROPERTIES LLC  
2245 RIDGE RD  
ROCKWALL, TX 75087

CHACKO & ABRAHAM INVESTMENTS LLC  
2249 RIDGE RD  
ROCKWALL, TX 75087

2251 RIDGE ROAD LLC  
2251 RIDGE RD  
ROCKWALL, TX 75087

MMF INVESTMENTS LLC  
2255 RIDGE RD SUITE 333  
ROCKWALL, TX 75087

HUDSPETH FREDERICK WARD ESTATE  
NONA MAHAFFY HUDSPETH INDEPENDENT  
EXECUTOR  
2304 RIDGE RD  
ROCKWALL, TX 75087

DAIKER PARTNERS LTD.  
2305 RIDGE RD  
ROCKWALL, TX 75087

MCKENNEY CARL K  
2306 RIDGE RD STE 2  
ROCKWALL, TX 75087

VANDERSLICE ROBERT  
2308 RIDGE RD  
ROCKWALL, TX 75087

ALMLAM REAL ESTATE LLC  
2310 RIDGE RD  
ROCKWALL, TX 75087

ALMLAM REAL ESTATE LLC  
3051 N GOLIAD STREET  
ROCKWALL, TX 75087

2251 RIDGE ROAD LLC  
4131 N CENTRAL EXPRESSWAY SUITE 450  
DALLAS, TX 75204

DAIKER PARTNERS LTD  
500 TURTLE COVE BLVD  
ROCKWALL, TX 75087

PSB INDEMNITY FAMILY LTD PTRN  
510 TURTLE COVE BLVD STE 200  
ROCKWALL, TX 75087

RICE CARINE  
545 BEDFORD FALLS  
ROCKWALL, TX 75087

CENTERS FOR PEACE AND MERCY, INC  
600 TURTLE COVE BLVD  
ROCKWALL, TX 75087

MEHL ROBERT F III & JOAN  
601 CARRIAGE TRL  
ROCKWALL, TX 75087

BRUCE SCOTT L & CRISTINA V  
611 HARBOR COVE DR  
ROCKWALL, TX 75087

FLORENCIA HECTOR J  
615 HARBOR COVE DR  
ROCKWALL, TX 75087

HANEY DYLAN K  
617 HARBOR COVE DR  
ROCKWALL, TX 75087

MARCUS MEGAN  
619 HARBOR COVE DRIVE  
ROCKWALL, TX 75087

ROTRAMEL CHRISTIE &  
MISTY ROTRAMEL  
621 HARBOR COVE DR  
ROCKWALL, TX 75087

SEAY KENNETH WAYNE & ELIZABETH CAUFIELD  
623 HARBOR COVE DRIVE  
ROCKWALL, TX 75087

LITHERLAND LORILEE  
627 HARBOR COVE DR  
ROCKWALL, TX 75087

RICE CARINE  
629 HARBOR COVEDR  
ROCKWALL, TX 75087

LAYAN INVESTMENTS INC  
6403 CRESTMOOR LN  
SACHSE, TX 75048

WAL-MART REAL ESTATE  
BUSINESS TRUST  
782 I30  
ROCKWALL, TX 75087

TURTLE COVE RESIDENTIAL ASSOC  
C/O TURTLE COVE HOA 14951 DALLAS PKWY STE  
600  
DALLAS, TX 75254

MOUNTAINPRIZE INC  
P. O. BOX 2437  
SMYRNA, GA 30081

CENTERS FOR PEACE AND MERCY, INC  
P.O. BOX 615  
ROCKWALL, TX 75087

DAIKER PARTNERS LTD.  
PO BOX 1059  
ROCKWALL, TX 75087

LAKEWOOD PROPERTIES LLC  
PO BOX 2259  
ROCKWALL, TX 75087

WAL-MART REAL ESTATE  
BUSINESS TRUST  
PO BOX 8050  
BENTONVILLE, AR 72712



August 17, 2021

Re: Dutch Bros Coffee Specific Use Permit

The following is our application for a Specific Use Permit for the proposed Dutch Bros Coffee drive-thru coffee stand with walk-up services. The proposed coffee shop will be located in lot 5 of the Sky Ridge shopping center. We are excited to bring one of the first Dutch Bros in the DFW Metroplex to Rockwall, which is the largest privately held coffee company. The proposed building is a 950sf modular building which is proposed to have a combination of nichiha, cement plaster, and masonry. The hours anticipated at this location are 5am – 11pm Monday thru Sunday, which will include 3 shifts per day and 8 employees. The employees will be operating the kiosk by preparing and serving menu items and running orders to guests in the drive-thru, similar to how Chick-fil-A operates a double stack drive-thru.

Included in our submittal are the proposed concept plan and elevations for the Dutch Bros. This concept plan is intended to show the fit of the Dutch Bros into the overall development outside of our SUP request. The building will be used for the operation of the coffee stand and preparation of menu items; therefore, the building will not be open for public access. The Dutch Bros Coffee shop will serve beverages including coffee, tea, and energy drinks. The building is designed with both color and material to represent the brand effectively, while fitting within the City's standards.

Dutch Bros is known for their philanthropic engagement and efforts. Examples of their community involvement are included in our submittal for your review.

We are excited to help bring an amazing brand and organization to the City of Rockwall and look forward to working together to deliver a quality product.

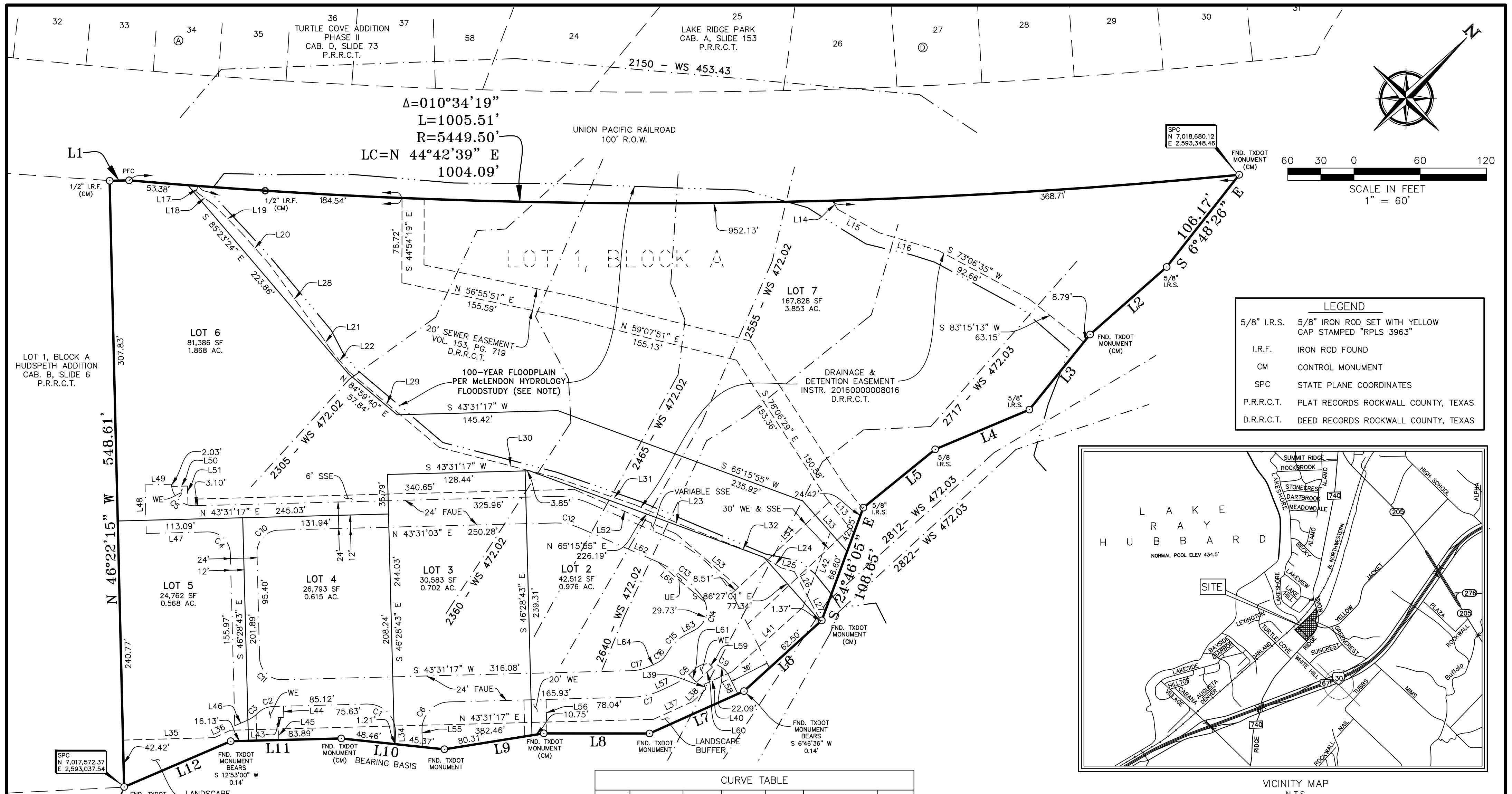
Thank you for your time, please let me know if you have any questions.  
We look forward to working together.

*Sam Moore*

**Best,**

**Sam Moore**

Main & Main Capital Group, LLC



**LEGEND**

5/8" I.R.S. 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"

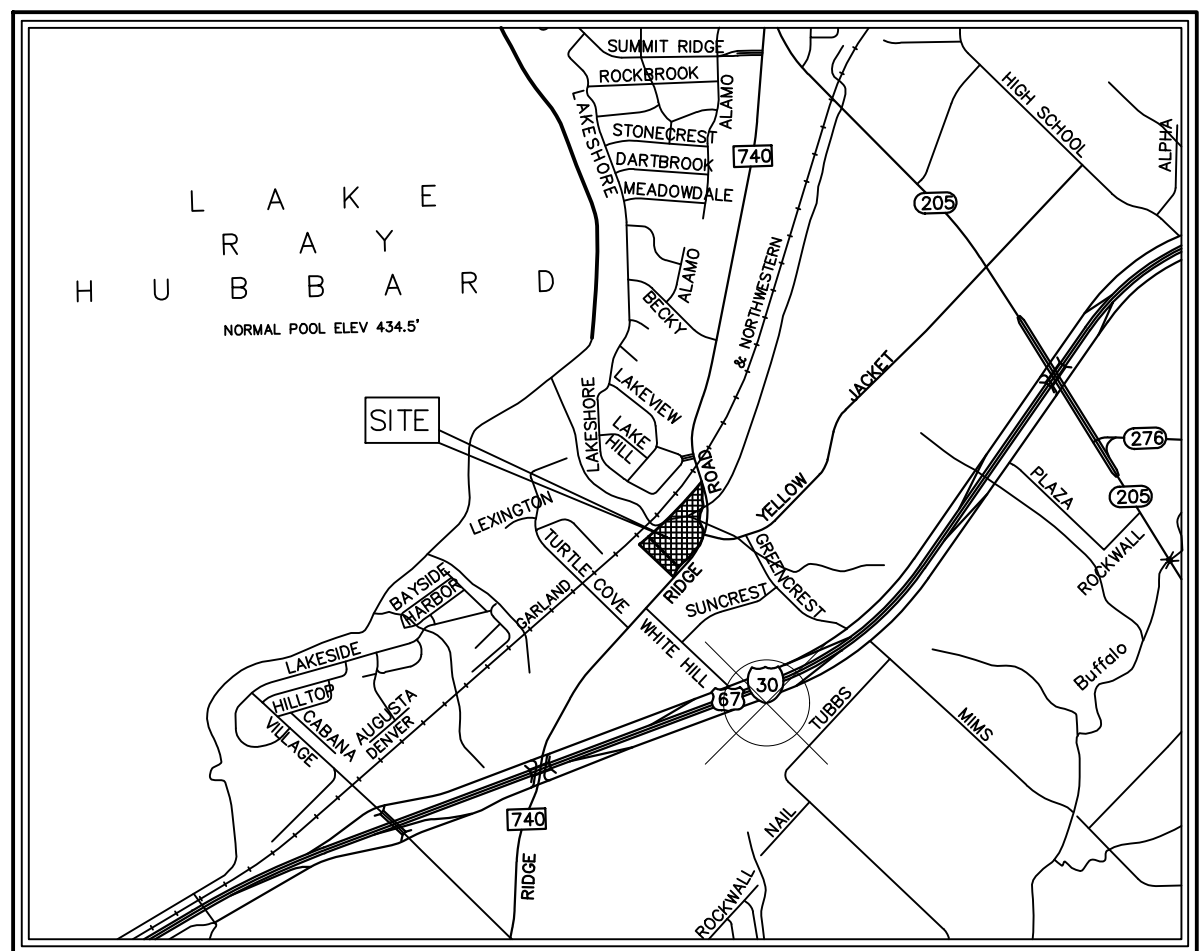
I.R.F. IRON ROD FOUND

CM CONTROL MONUMENT

SPC STATE PLANE COORDINATES

P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS

D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY, TEXAS



VICINITY MAP  
N.T.S.

**FINAL PLAT**  
**LOTS 2-7, BLOCK A**  
**SKY RIDGE ADDITION**

BEING A REPLAT OF  
LOT 1, BLOCK A, SKY RIDGE ADDITION  
CAB. J SLIDE X, P.R.R.C.T.  
BEING  
6 LOTS AND CONTAINING  
**8.583 ACRES**

AND SITUATED IN THE  
E.P. GAINES CHISUM SURVEY, A-64  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLIE, TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401

**CURVE TABLE**

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	09°00'00"	25.00'	25.00'	39.27'	S 88°31'17" W	35.36'
C2	04°3'19'57"	20.00'	7.95'	15.13'	S 21°51'18" W	14.77'
C3	02°1'17'02"	34.00'	6.39'	12.63'	S 10°49'50" W	12.56'
C4	09°00'14"	20.00'	20.00'	31.42'	S 88°31'10" W	28.29'
C5	09°06'40"	20.00'	20.04'	31.45'	N 88°34'23" E	28.31'
C6	09°00'00"	25.00'	25.00'	39.27'	S 1°28'43" E	35.36'
C7	02°3'19'36"	64.00'	13.21'	26.06'	S 31°51'29" W	25.88'
C8	02°1'33'57"	58.00'	11.05'	21.83'	S 9°24'43" W	21.70'
C9	109°42'40"	20.00'	28.41'	38.30'	S 53°29'04" W	32.71'
C10	089°55'11"	20.00'	19.97'	31.39'	N 1°26'32" W	28.26'
C11	09°04'35"	20.00'	20.03'	31.44'	S 88°33'35" W	28.30'
C12	025°01'10"	50.00'	11.09'	21.83'	N 56°01'38" E	21.66'
C13	029°40'50"	100.00'	26.50'	51.80'	N 83°22'38" E	51.23'
C14	100°04'22"	20.00'	23.87'	34.93'	S 31°44'46" E	30.66'
C15	035°05'17"	41.75'	13.20'	25.57'	S 0°44'47" W	25.17'
C16	036°59'33"	20.00'	6.69'	12.91'	S 1°41'55" W	12.69'
C17	02°3'19'36"	40.00'	8.26'	16.28'	S 31°51'29" W	16.17'

Floodplain, cross sections and elevations by graphic interpolation from the Floodplain Work Map in the Flood Study for Stream 5 by McLendon Hydrology and Engineering L.L.C.

OWNER/DEVELOPER  
**7.1 RIDGE, LLC**  
106 E. RUSK STREET, STE 200  
ROCKWALL, TX 75087  
(972) 771-7577

LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
(214) 532-0636  
FAX (972) 412-4875  
EMAIL: rcmsurveying@gmail.com  
FIRM NO. 10192300 JOB NO. 377

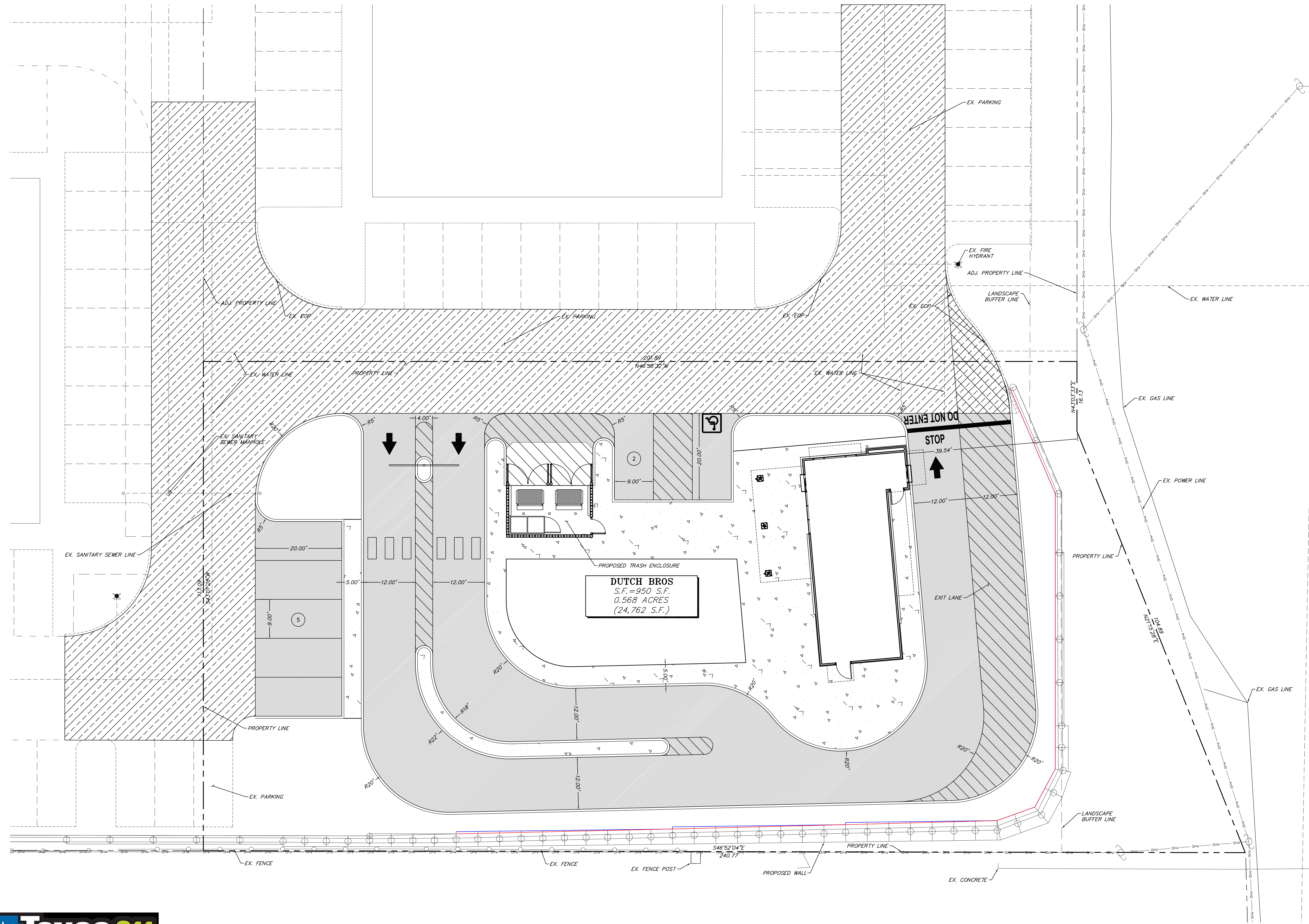
POINT OF BEGINNING

- Notes:
1. Basis of bearing being S 50°59'46" W for a south line of deed recorded in Instr. 2016000018015, D.R.R.C.T.
  2. By graphical plotting, part of the parcel described hereon lies within a Special Flood Hazard Area inundated by 100-year flood, it lies within Zone "A" as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0040L, dated September 26, 2008, published by the Federal Emergency Management Agency (FEMA). The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
  3. All open spaces, drainage easements, drainage and detention easements, and other common area shall be repaired, replaced, and maintained by property owner.

DATE: JULY 16, 2021

SHEET 1 OF 2





**SITE PLAN**  
SCALE: 1" = 10'-0"

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 DRAWN: H.E.M.  
 DESIGNED: H.E.M.  
 CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

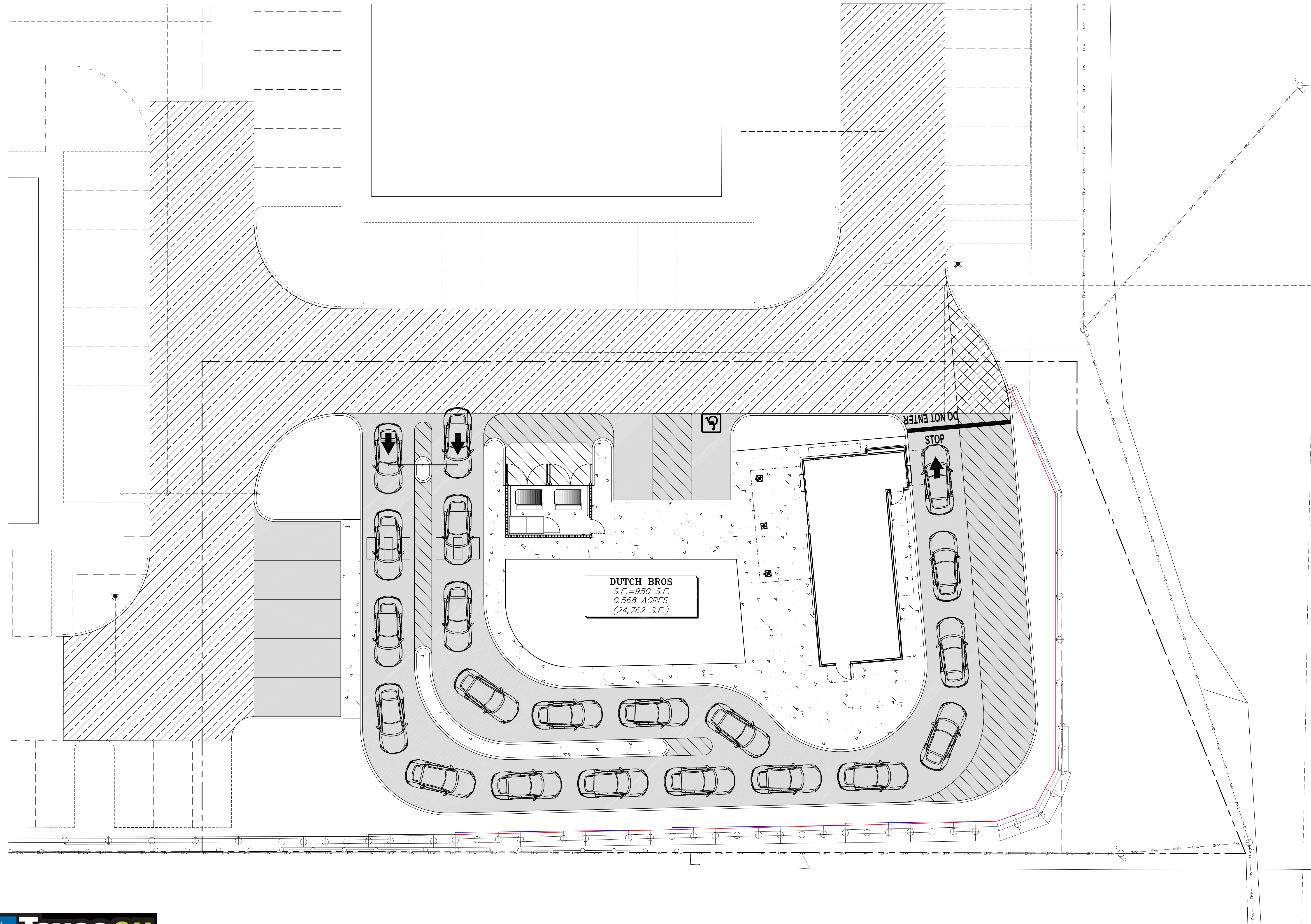
**PRELIMINARY**

**TECTONICS DESIGN GROUP**  
 730 Sandhill Rd., #250, Reno, Nevada 89521  
 tel 775-824-9988  
 fax 775-824-9986  
 www.tectonicsdesigngroup.com

DESIGNER:

**Dutch Bros No.: TX1802**  
 TBD RIDGE ROAD, ROCKWALL, TX 75087  
**MAIN & MAIN**  
 5750 Genesis Court, Suite 103, Frisco, TX 75034

PROJECT/CLIENT: # 21090  
 DATE: 08/16/21  
 SUBMITTAL RECORD: PRELIM  
 SHEET TITLE: SITE PLAN  
**C2.1**



SITE QUEUE  
SCALE: 1" = 10'-0"



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DRAWN: H.E.M.  
DESIGNED: H.E.M.  
CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

PRELIMINARY

STAMP:

**TECTONICS**  
DESIGN GROUP  
730 Sandhill Rd., #250, Reno, Nevada 89521  
tel 775-824-9988  
fax 775-824-9986  
www.tectonicsdesigngroup.com

DESIGNER:

**Dutch Bros No.: TX1802**  
TBD RIDGE ROAD, ROCKWALL, TX 75087  
**MAIN & MAIN**  
5750 Genesis Court, Suite 103, Frisco, TX 75034

PROJECT/CLIENT:  
#: 21090

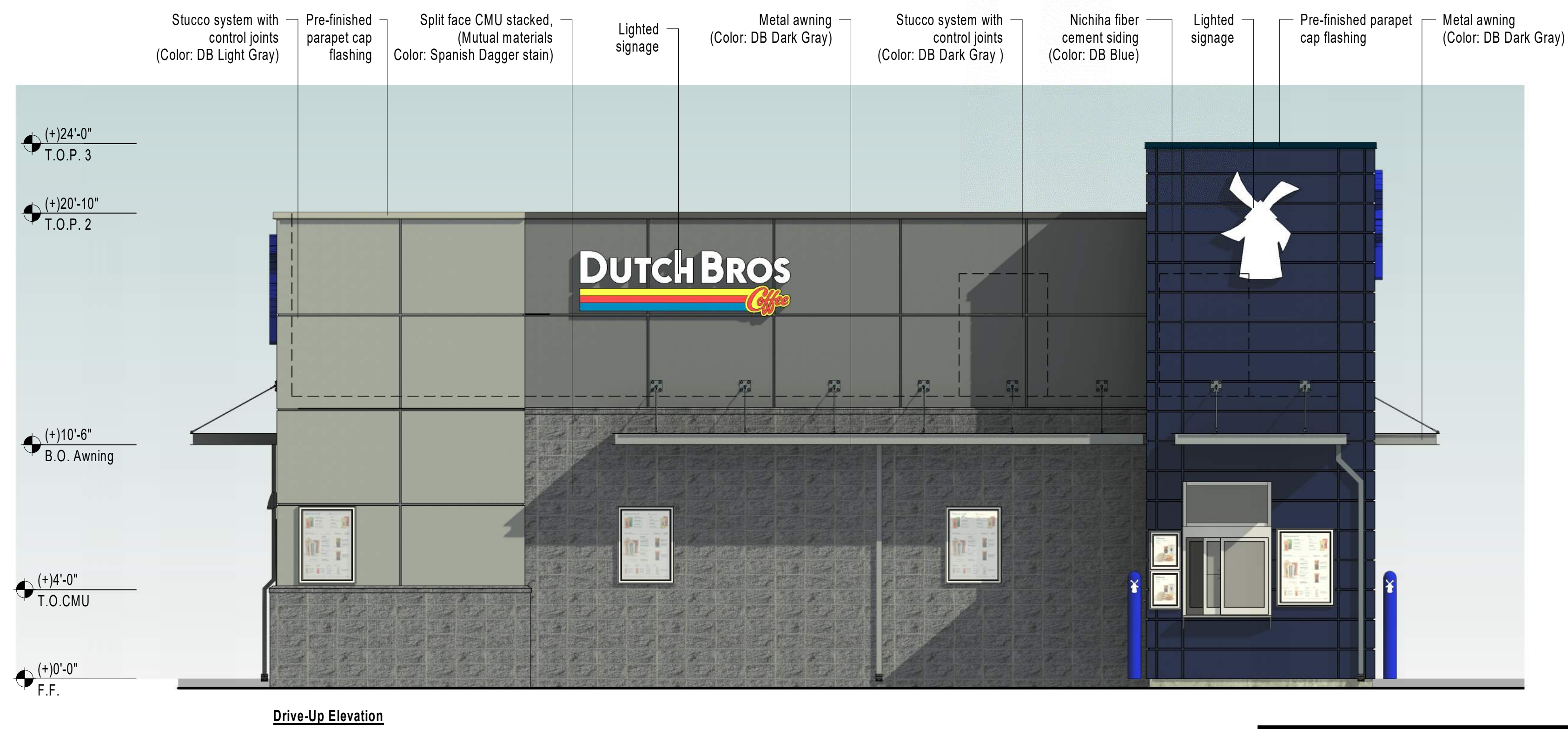
DATE: 08/16/21  
SUBMITTAL: PRELIM

SUBMITTAL RECORD:

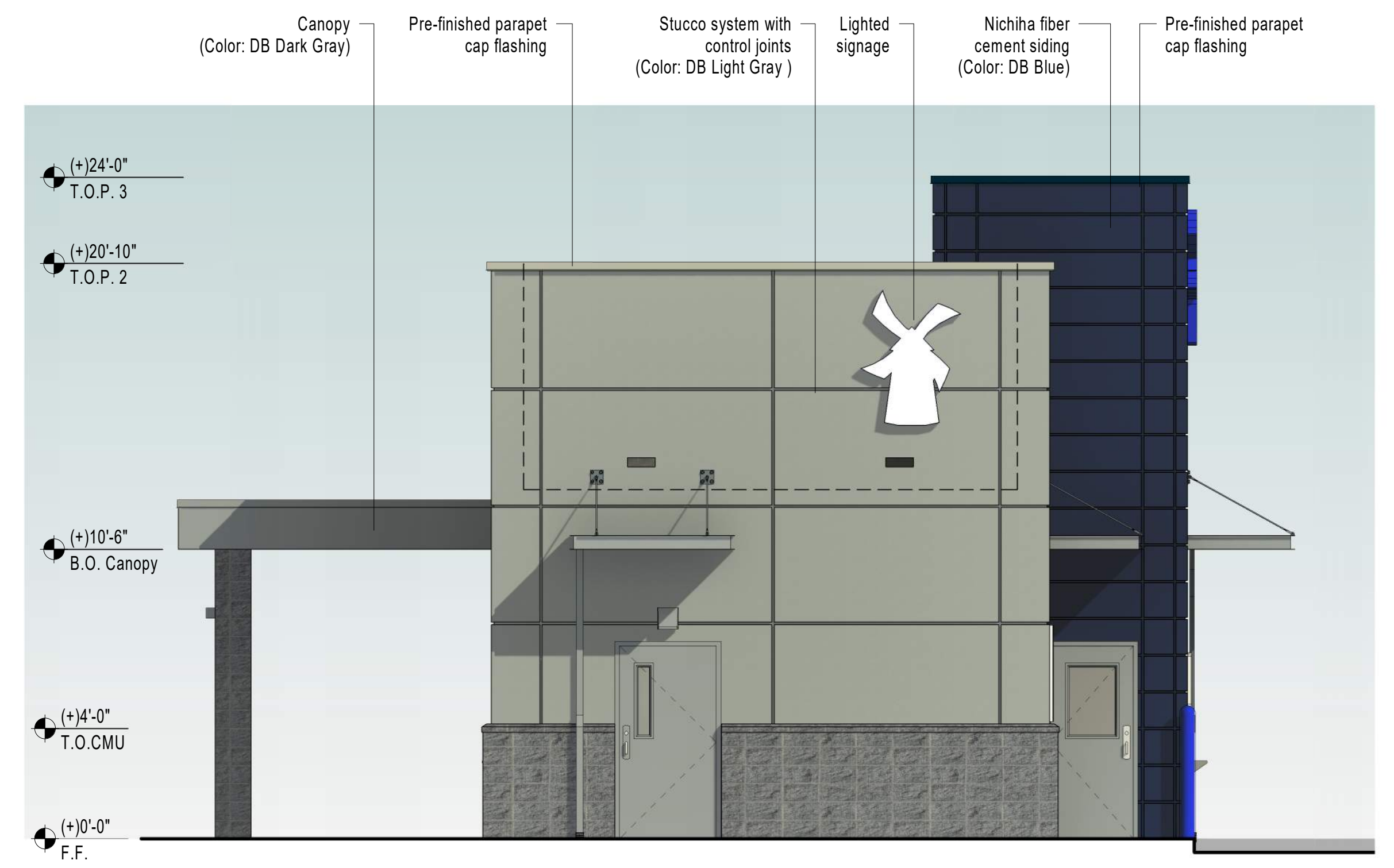
SHEET: SHEET TITLE:

SITE QUEUE

C2.2



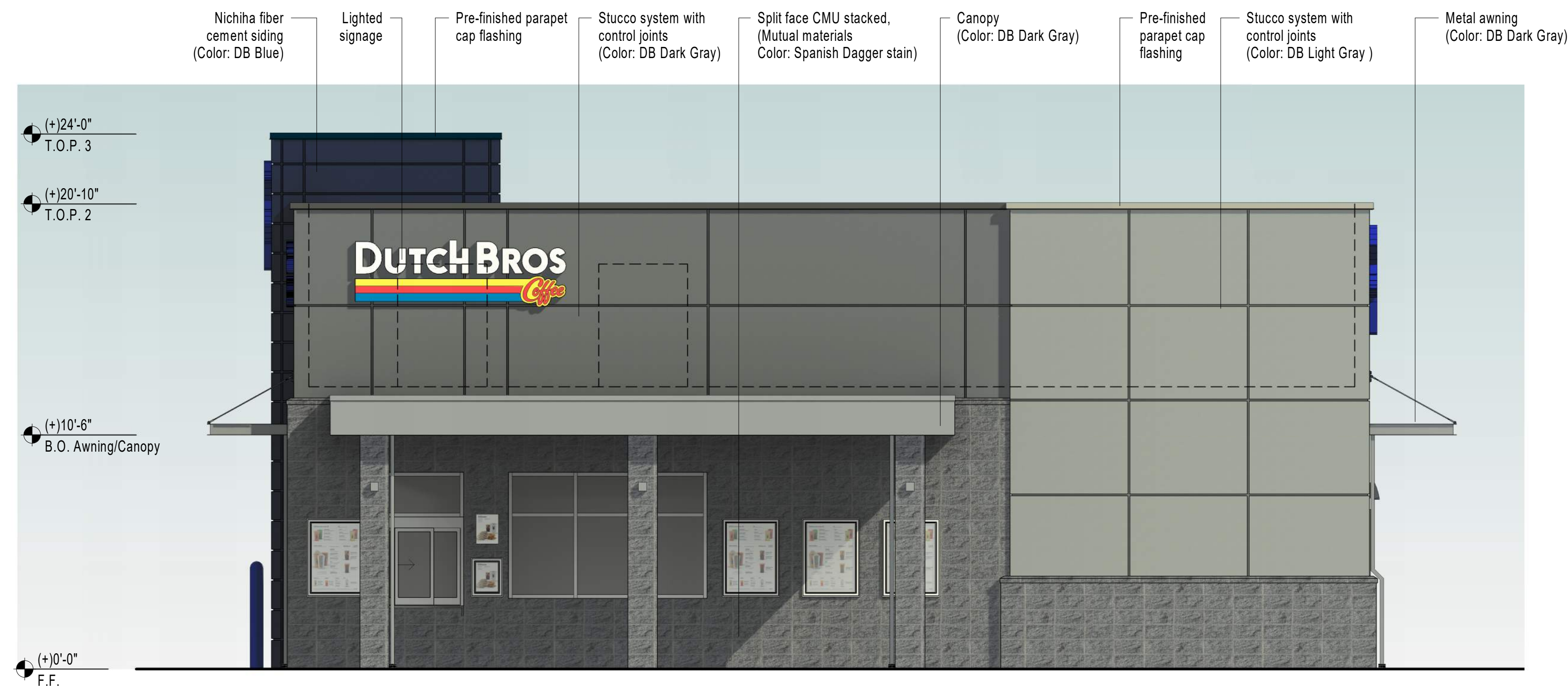
Drive-Up Elevation



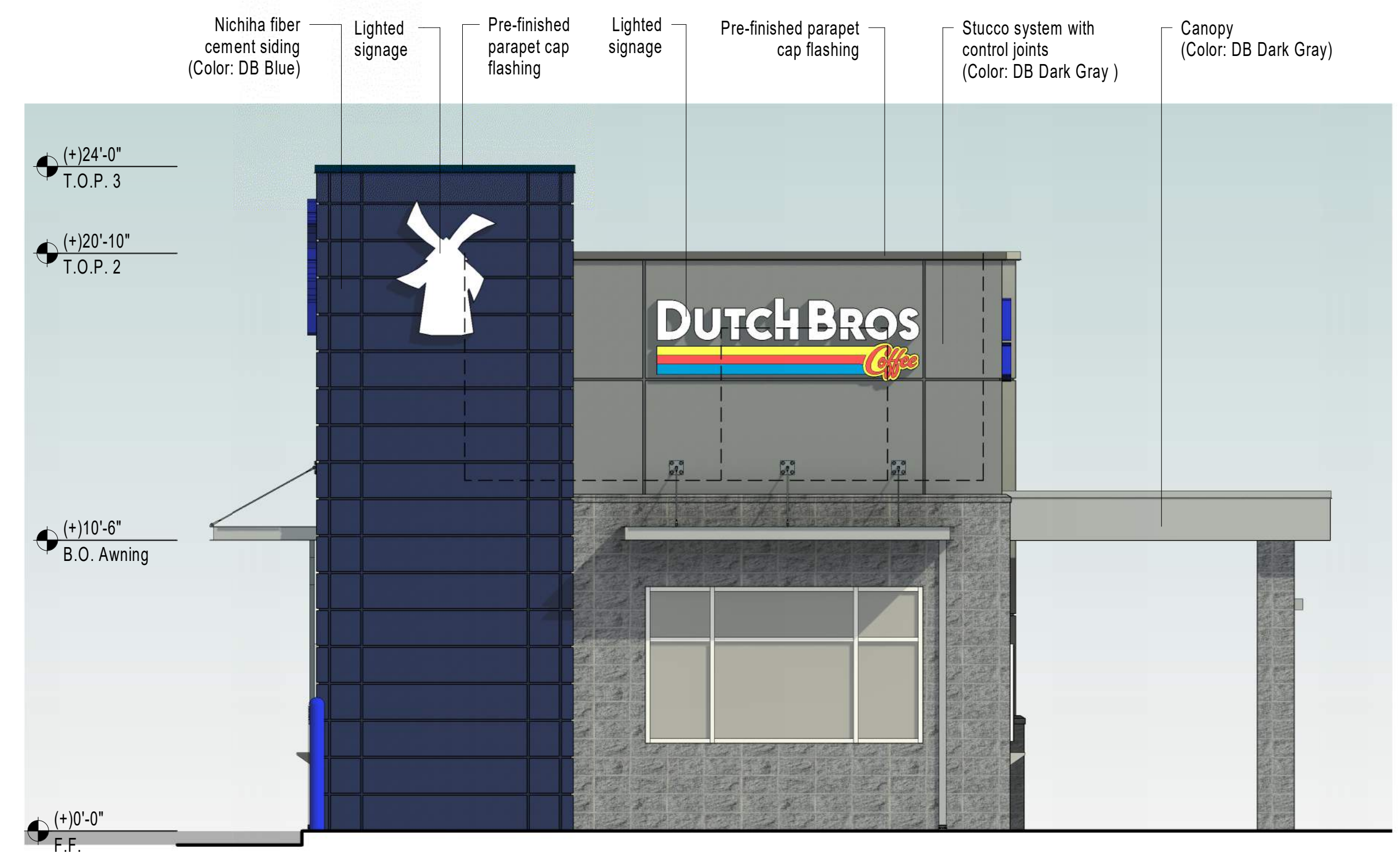
Rear Elevation

### Material Calculations

<b>Drive-Up Elevation:</b>	
Primary Material:	Stucco 40%
	Split Face CMU 36%
Secondary Material:	Nichia Siding 24% (Request variance)
<b>Rear Elevation:</b>	
Primary Material:	Stucco 79% (Request variance)
	Split Face CMU 21%
<b>Walk-Up Elevation:</b>	
Primary Material:	Stucco 53%
	Split Face CMU 47%
<b>Front Elevation:</b>	
Primary Material:	Stucco 24%
	Split Face CMU 36%
Secondary Material:	Nichia Siding 40% (Request variance)



Walk-Up Elevation



Front Elevation (Primary Elevation)





Front (Primary Elevation)/Drive-Thru



Front (Primary Elevation)/Walk-Up



Rear/Walk-Up



Rear/Drive-Thru





# DUTCH BROS COMMUNITY ENGAGEMENT

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# DUTCH BROS FOUNDATION

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- Includes several philanthropic focuses:
  - **Be Aware**
    - Support for the fight against breast cancer since 2014, with more than \$1.6 million in donations.
  - **Drink One for Dane**
    - Support and mission to find a cause and a cure for ALS.
    - Dane Boersma, Dutch Bros co-founder, battled with ALS.
    - One day in May is dedicated to raise funds for the Muscular Dystrophy Association.
  - **Buck for Kids**
    - One day in September, Dutch Bros donates \$1 from every drink sold to local youth organizations.
  - **Dutch Luv**
    - On February 14<sup>th</sup>, Dutch Bros donates \$1 from every drink sold to organizations to fight food insecurity.



# RECENT FOCUSES

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- Wildfire Relief Efforts
  - Dutch Bros donated to various relief funds for the wildfires in 2020.
- Covid Relief
  - Donated to various organizations for the support of communities during the Covid-19 outbreak.
- #FirstRespondersFirst
  - 100% of Dutch Bros' profits in April 2020 were donated to support medical first responders.
- Buck for Kids
  - Increase of approximately 10% in contributions in 2020.



# SOURCES

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- Dutch Bros foundation - <https://www.dutchbros.com/dutch-bros-foundation/>
- Wildfire Relief - <https://www.dutchbros.com/news-events/dutch-bros-foundation-donates-250000-to-wildfire-relief-efforts>
- First Responders First - <https://www.businesswire.com/news/home/20200403005548/en/Dutch-Bros-Coffee-Dedicates-100-of-April-Profits-to-FirstRespondersFirst>