



# 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 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### 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.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **Property ID# 102342 (No street address is shown in either City or County GIS Maps)**

SUBDIVISION **Rockwall Rental Properties** LOT **3** BLOCK **B**

GENERAL LOCATION **I-30 Frontage Rd. & Greencrest Blvd.**

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

CURRENT ZONING **C (IH-30 Overlay)** CURRENT USE **Vacant/undeveloped lot**

PROPOSED ZONING **No change to existing** PROPOSED USE **Restaurant with alcohol service and outdoor dining**

ACREAGE **2.355** 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]

OWNER **Uncle Julio's of Texas, Inc., A Texas Corporation**  APPLICANT **Consolidated Development Services**

CONTACT PERSON **Steve Bratton** CONTACT PERSON **Brian Nebel**

ADDRESS **3201 W. Royal Lane Suite 160** ADDRESS **14901 Quorum Drive Suite 310**

CITY, STATE & ZIP **Irving, TX 75063** CITY, STATE & ZIP **Dallas, TX 75254**

PHONE **972-554-3608** PHONE **469-897-5907**

E-MAIL **Steve.Bratton@unclejulios.com** E-MAIL **bnebel@cdsdevelopment.com**

## NOTARY VERIFICATION [REQUIRED]

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

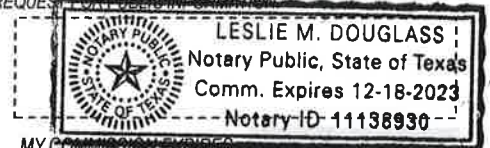
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ ~~410.00~~ **396.80** TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF June, 20 22. BY SIGNING 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 14 DAY OF June, 20 22

OWNER'S SIGNATURE

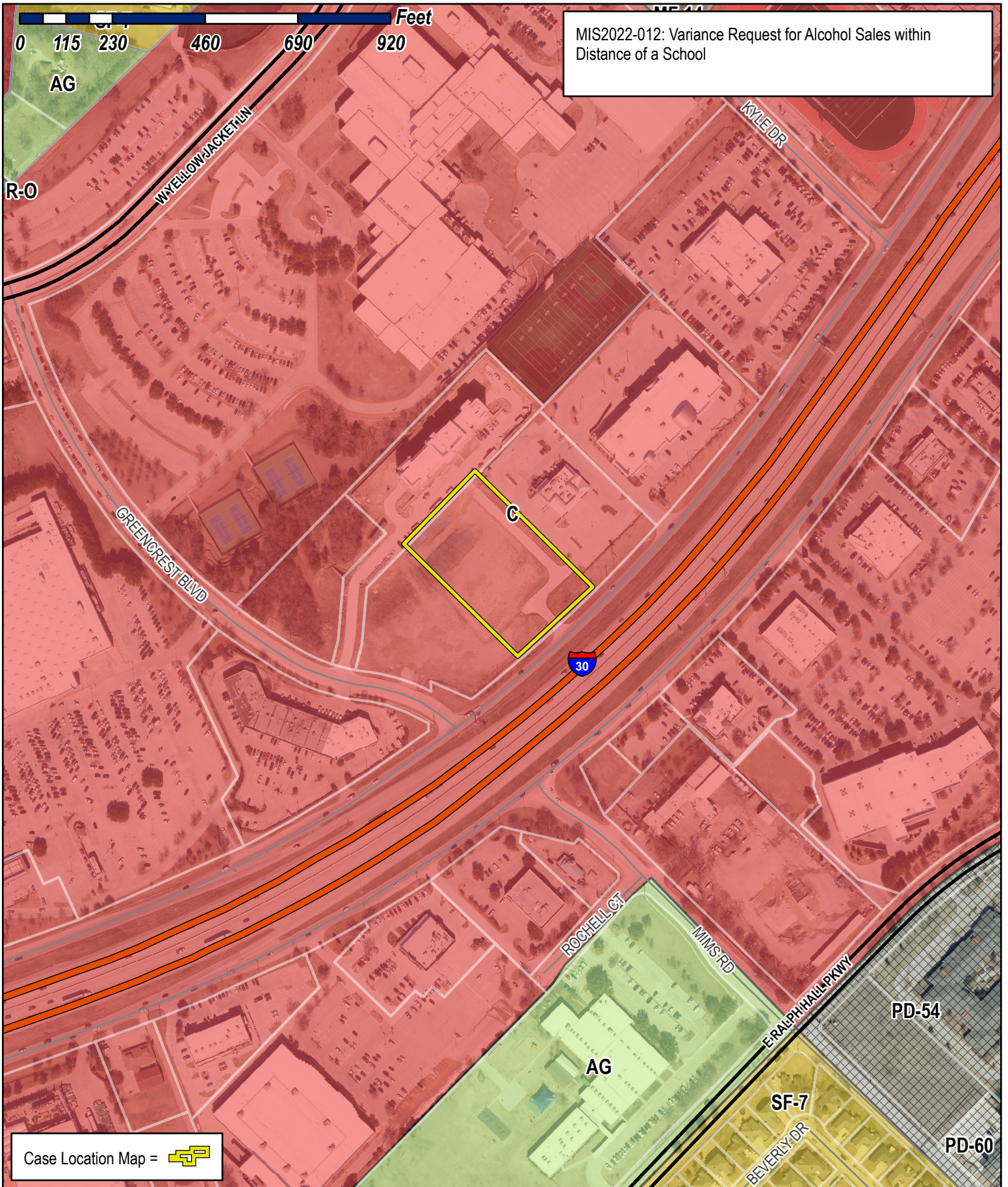
*Steve Bratton*  
*Leslie M. Douglass*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS




MY COMMISSION EXPIRES

12/18/2023



MIS2022-012: Variance Request for Alcohol Sales within Distance of a School

Case Location Map = 



# 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.



June 15, 2022

City of Rockwall  
Planning and Zoning Department  
Attn: Mr. Henry Lee  
385 S. Goliad Street  
Rockwall, Texas 75087

Subject: Variance Request Letter

Dear Sir or Ma'am,

On behalf of Uncle Julio's Mexican from Scratch restaurant (Uncle Julio's of Texas, Inc., A Texas Corporation), I am submitting this letter of request for a variance from Unified Development Code SUBSECTION 03.05: ALCOHOLIC BEVERAGE SALES, A) Restaurants with Alcoholic Beverage Sales, (2):

*Restaurants that sell alcoholic beverages for on-premises consumption shall be subject to compliance with the Texas Alcoholic Beverage Code, as it exists or may be amended and must be located not less than 300 feet from a church, public school, private school (as defined by the Texas Alcoholic Beverage Code) or public hospital. For a church or public hospital, the 300 feet shall be measured along the property lines of the street fronts and from front door to front door, and in a direct line across intersections. **For public schools or private schools, the measurement of distance shall be in direct line from the property line of the public school or private school to the property line of the restaurant and in a direct line across intersections.** If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located. The City Council may grant a variance to the distance regulations if the City Council determines that enforcement of those regulations in a particular instance is not in the best interest of the public, constitutes waste of inefficient use of Land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the City Council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.*

The distance from the south property line of Rockwall High School to the property line of the restaurant is approximately 200'. Permission to serve alcohol is essential to Uncle Julio's operations as a full-service restaurant and bar.

Compensatory Measures:

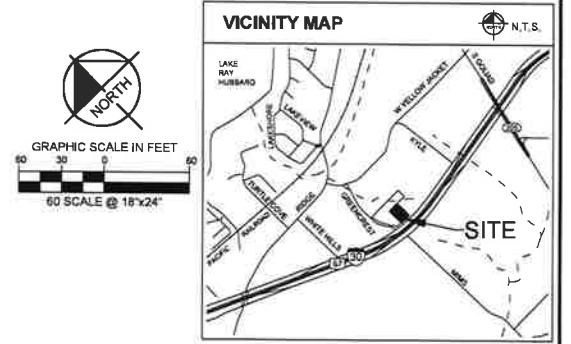
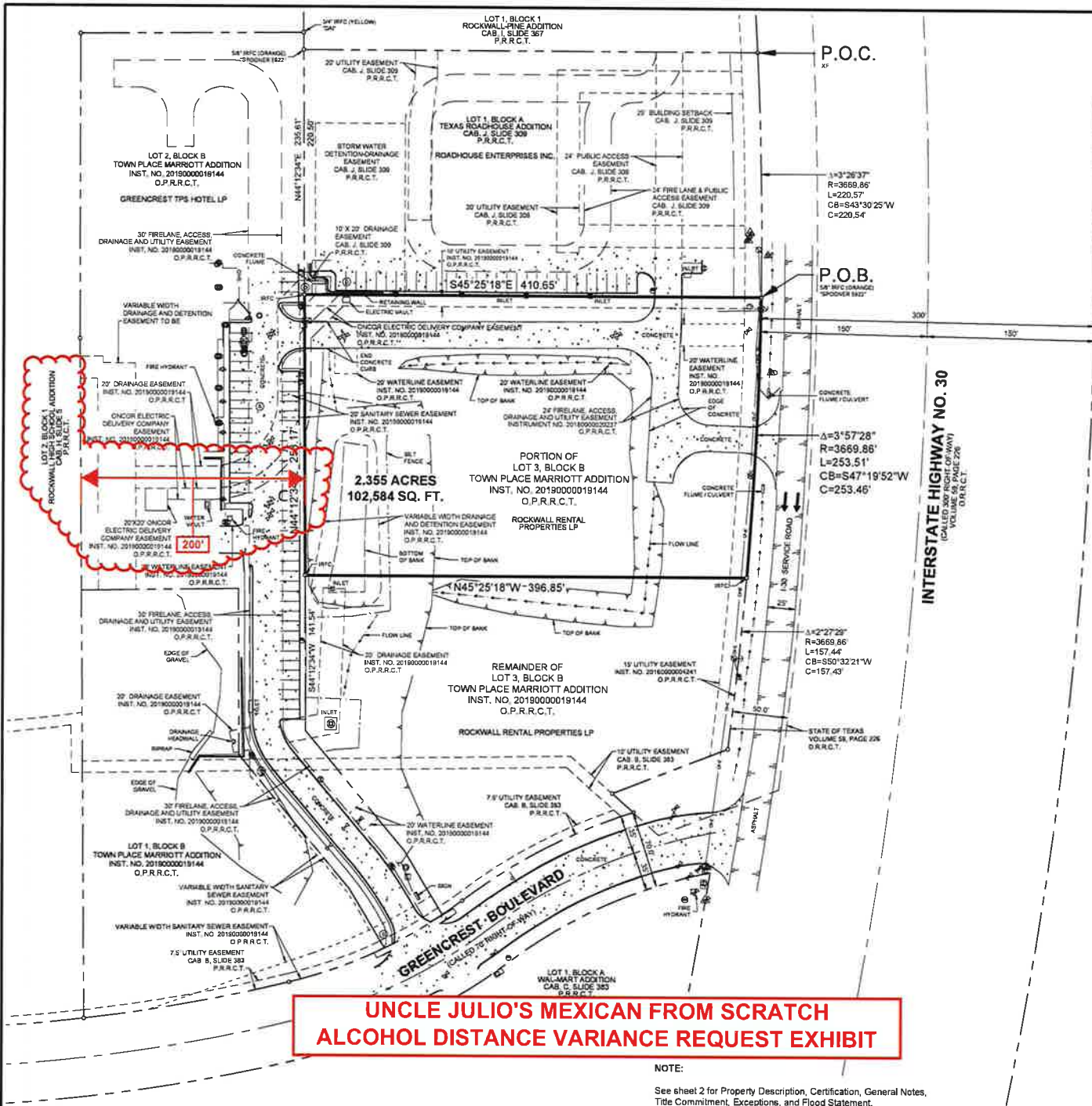
1. Additional Landscape Buffer along the IH-30 Service Road Right-of-Way (30' versus the minimum 10' required).
2. Increased Building Setbacks on all sides of the lot. +/-90'

Please feel free to contact me with any questions or concerns.

Sincerely,



Brian Nebel  
Property Development Manager



**LEGEND**

⊗	ROCK DRINK	⊗	MAIL BOX
⊗	CABLE TV BOB	⊗	SANITARY SEWER CLEAN OUT
⊗	CABLE TV MANHOLE	⊗	SANITARY SEWER MANHOLE
⊗	CABLE TV MARKER FLAG	⊗	SANITARY SEWER MARKER FLAG
⊗	CABLE TV MARKER BOB	⊗	SANITARY SEWER MARKER SIGN
⊗	CABLE TV VAULT	⊗	SANITARY SEWER ESCAPE TUBE
⊗	COMMUNICATIONS BOB	⊗	STORM SEWER BOB
⊗	COMMUNICATIONS MANHOLE	⊗	STORM SEWER CLEAN OUT
⊗	COMMUNICATIONS MARKER FLAG	⊗	STORM SEWER MANHOLE
⊗	COMMUNICATIONS MARKER SIGN	⊗	STORM SEWER VAULT
⊗	ELEVATION BENCH-MARK	⊗	TRAFFIC MARKER
⊗	FIBER OPTIC BOB	⊗	TRAFFIC SIGN
⊗	FIBER OPTIC MANHOLE	⊗	TRAFFIC SIGN
⊗	FIBER OPTIC MARKER FLAG	⊗	TRAFFIC SIGN
⊗	FIBER OPTIC MARKER BOB	⊗	TRAFFIC SIGN
⊗	FIBER OPTIC VAULT	⊗	TRAFFIC SIGN
⊗	GAS MANHOLE	⊗	UNIDENTIFIED BOB
⊗	GAS MARKER FLAG	⊗	UNIDENTIFIED MANHOLE
⊗	GAS SIGN	⊗	UNIDENTIFIED MARKER FLAG
⊗	GAS TANK	⊗	UNIDENTIFIED MARKER SIGN
⊗	GAS VAULT	⊗	UNIDENTIFIED SIGN
⊗	TELEPHONE BOB	⊗	UNIDENTIFIED SIGN
⊗	TELEPHONE MANHOLE	⊗	UNIDENTIFIED VALVE
⊗	TELEPHONE MARKER FLAG	⊗	WATER BOB
⊗	TELEPHONE MARKER SIGN	⊗	WATER MANHOLE
⊗	TELEPHONE VAULT	⊗	WATER MARKER FLAG
⊗	PIPELINE MARKER BOB	⊗	WATER MARKER SIGN
⊗	ELECTRIC BOB	⊗	WATER VAULT
⊗	BLOOD LIGHT	⊗	WATER VALVE
⊗	GLY AND-GAS	⊗	WATER VALVE
⊗	ELECTRIC MANHOLE	⊗	WATER VALVE
⊗	LIGHT STAND	⊗	AIR RELEASE VALVE
⊗	ELECTRIC METER	⊗	WATER WELL
⊗	ELECTRIC MANHOLE	⊗	WATER WELL
⊗	ELECTRIC MARKER BOB	⊗	WATER WELL
⊗	UTILITY POLE	⊗	WATER WELL
⊗	ELECTRIC TRANSFORMER	⊗	WATER WELL
⊗	ELECTRIC VAULT	⊗	WATER WELL
⊗	HANGAR/PAVING	⊗	WATER WELL
⊗	SEMI	⊗	WATER WELL
⊗	UNDEVELOPED LAND	⊗	WATER WELL
⊗	SOIL LOCATION	⊗	WATER WELL
⊗	FLAND POLE	⊗	WATER WELL
⊗	GREASE TRAP	⊗	WATER WELL

**LINE TYPE LEGEND**

---	BOUNDARY LINE
---	EASEMENT LINE
---	PROPERTY LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT
---	OVERHEAD ELECTRIC

**ALTA/NSPS LAND TITLE SURVEY**  
 A PORTION OF  
**LOT 3, BLOCK B,**  
**TOWN PLACE MARRIOTT ADDITION**  
 2.355 ACRES SITUATED IN THE  
 J.D. McFARLAND SURVEY, ABSTRACT NO. 145  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MSM	DJD	MARCH, 2022	061318901	1 OF 2

**UNCLE JULIO'S MEXICAN FROM SCRATCH ALCOHOL DISTANCE VARIANCE REQUEST EXHIBIT**

NOTE:  
 See sheet 2 for Property Description, Certification, General Notes, Title Commitment, Exceptions, and Flood Statement.

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CITY OF ROCKWALL  
LOCAL ALCOHOL BEVERAGE PERMIT  
APPLICATION & CERTIFICATION

Revised 01/05/18

Date: June 8, 2022

Applicant's Name: Uncle Julio's of Texas, Inc.

Trade Name of Location: Uncle Julio's Mexican From Scratch

Location Address: Property ID# 102342 (No street address is shown in either City or County GIS Maps)

Mailing Address: Attn: Licensing 3201 W Royal Ln. Ste. 160 Irving, TX 75063

Applicant's Phone: ( 214 ) 616-0668 Email: licensing@unclejulios.com

TABC Permit Type(s)

Applying For: Mixed Beverage Permit (MB) Food and Beverage Certificate (FB) Late Hours Cert (LH)

This is a(n):  Original Application  Renewal

Note: Local permits are renewed every two years with proof of State issued license. You **must** submit a copy of your TABC license with payment (if applicable). The locally issued permit must be displayed on-site at the business location, alongside the state license/permit.

**\*The Below SECTION TO BE FILLED OUT BY City STAFF ONLY\***

**CRITERIA FOR APPROVAL**

Was the property annexed prior to November 14, 2007?

Yes  No If no, city staff will need to consult with the applicant.

Is the property located in an area zoned for the requested permit?

Yes  No Zoning Designation:

APPLICATION IS FILED FOR (check either #1 or #2):

1. The legal sale of beer and wine for off-premise consumption only.

The requested permit appears to be located within the following area(s):

300 feet of a religious institution (measured front door to front door)  Yes  No  
300 feet of a public hospital (measured front door to front door)  Yes  No  
300 feet of a public or private school (measured property line to property line)  Yes  No

2. The following distance requirements apply to holders of a *Mixed Beverage Restaurant (with FB certificate), Winery (G) & Wine & Beer (BG) permits:*

The requested permit appears to be located within the following area(s):

300 feet of a religious institution (measured front door to front door)  Yes  No  
300 feet of a public hospital (measured front door to front door)  Yes  No  
300 feet of a public school (measured property line to property line)  Yes  No

<b>Zoning and distance verification / approval (Planning Dept.):</b>	
Printed Name: _____	Date: _____
Signature: _____	
<b>City Secretary's Office:</b>	
<input type="checkbox"/> Approved _____	<input type="checkbox"/> Denied* _____
<input type="checkbox"/> Fees Paid: _____	Check No. _____ Date: _____

\*If permit is denied due to non-compliance with distance requirements, applicant may seek approval of a variance from City Council