



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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

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

NOTES:

¹: 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.
²: 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:

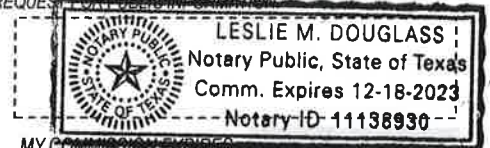
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ ~~410.00~~ **396.80** TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF June, 20 22. BY SIGNING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

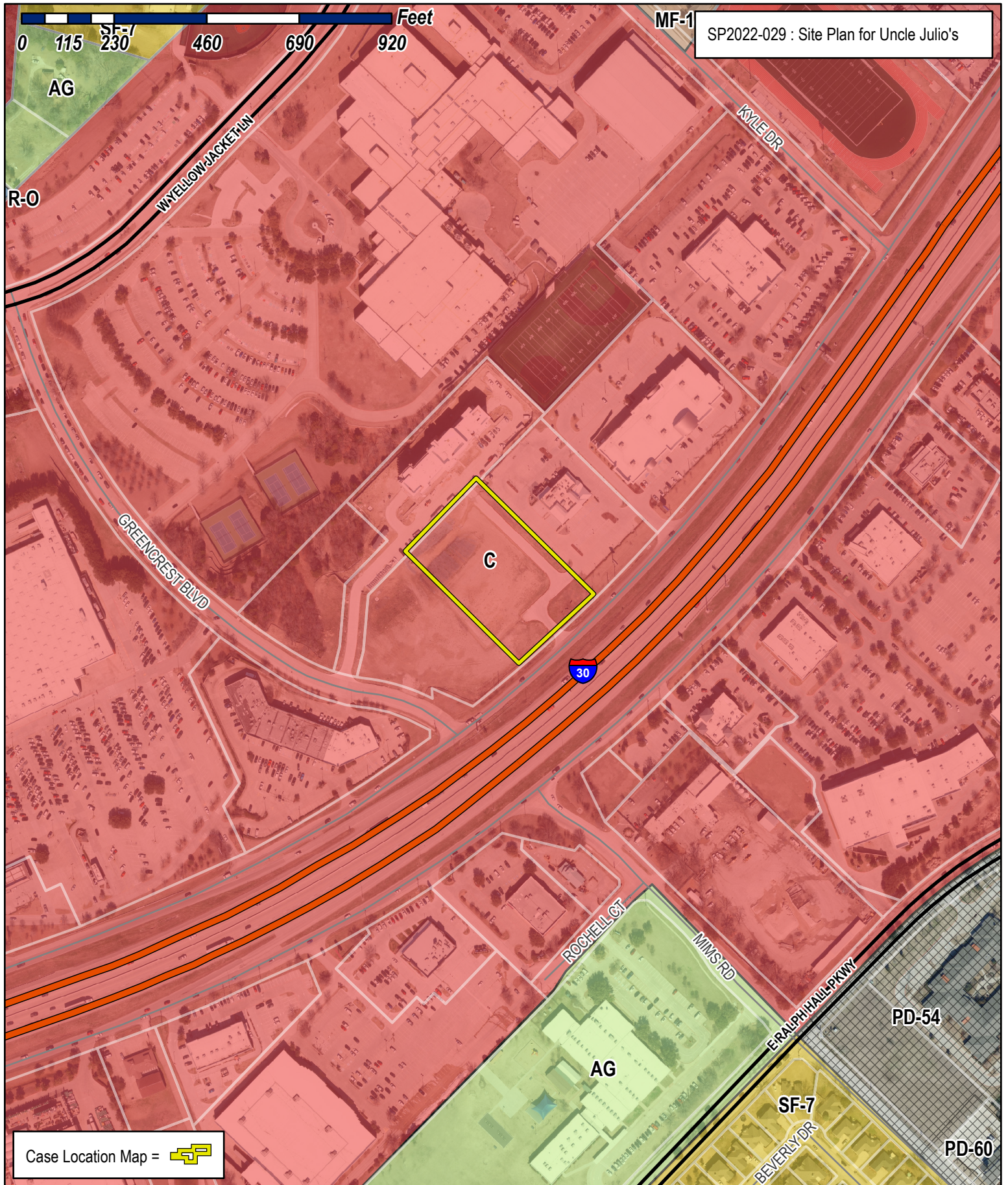
Steve Bratton
Leslie M. Douglass

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

12/18/2023



Case Location Map = 



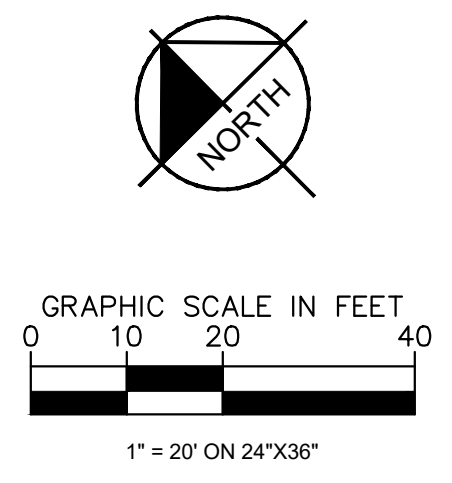
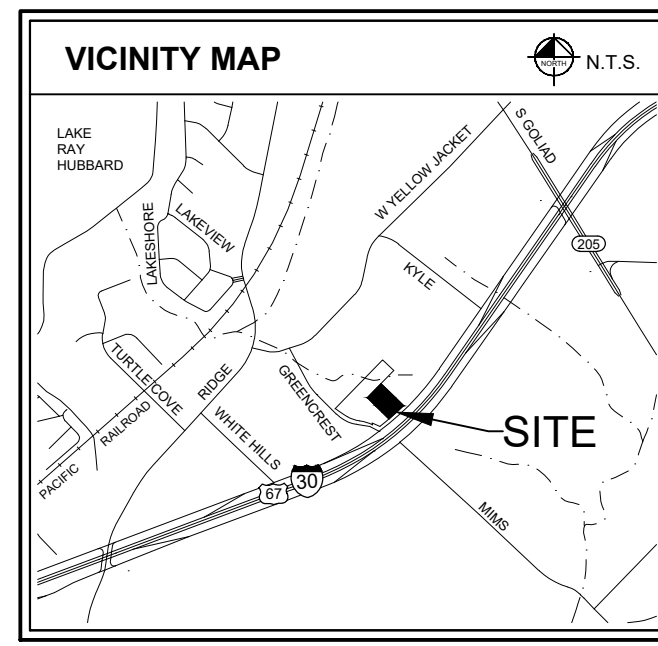
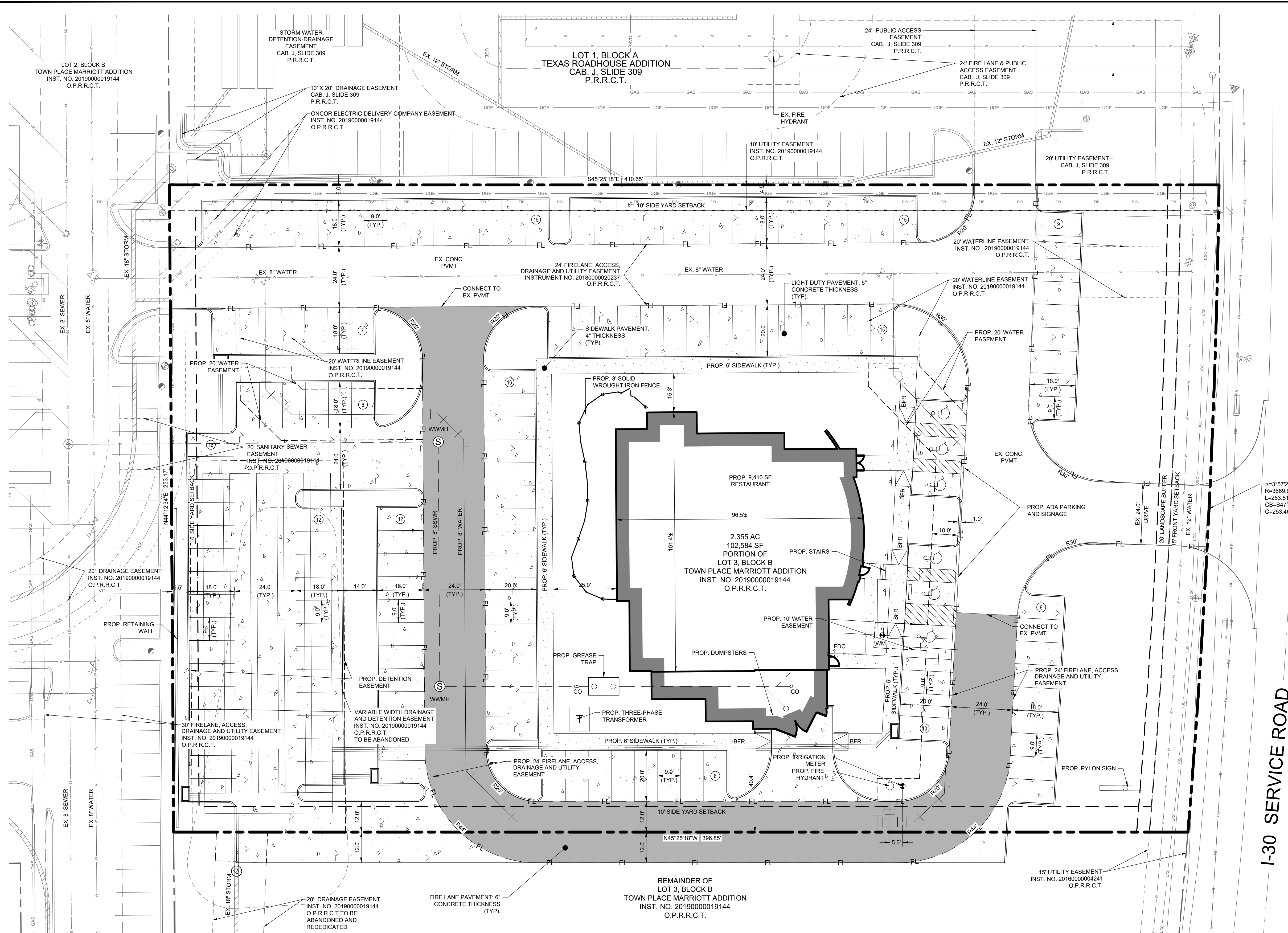
City of Rockwall

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.



THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



- NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY. SEE GEOTECH FOR DETAILS.

LEGEND

PROPERTY LINE	
SIDEWALK CONCRETE	
FIRE LANE / MEDIUM DUTY CONCRETE	
LIGHT DUTY CONCRETE	

SITE INFORMATION

LOT 1	PAVEMENT	65,234 SF	1.498 ACRES	(63.59%)
	BUILDING COVERAGE	9,410 SF	0.216 ACRES	(9.17%)
	LANDSCAPE AND OPEN SPACE	27,940 SF	0.641 ACRES	(27.24%)
	TOTAL	102,584 SF	2.355 ACRES	

PARKING

REQUIRED	PROVIDED
1 PER 100 SQ. FT.	150 SPACES
ACCESSIBLE SPOTS REQ.	ACCESSIBLE SPOTS PROV.
TOTAL	6 SPACES TOTAL
(INCLUDES 1 VAN SPOT)	(INCLUDES 1 VAN SPOT)

DEVELOPMENT INFORMATION

ZONING - C, IH-30 OVERLAY DISTRICT	
BUILDING HEIGHT	1 STORY/24 FT
FLOOR AREA RATIO (FAR)	0.09:1

BENCHMARKS

CITY OF ROCKWALL BM #11 - BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" FOUND ON THE NORTHEAST SIDE OF MIMS ROAD AT THE SOUTHERLY END OF A CONCRETE HEADWALL AT THE INTERSECTION OF THE NORTHEAST LINE OF MIMS ROAD WITH THE SOUTHEAST LINE OF I-30. ELEV= 565.98'

BM #52 - "X" SET ON WYE INLET LOCATED ±400' NORTHWEST OF THE CENTERLINE OF WESTBOUND SERVICE ROAD OF INTERSTATE HIGHWAY 30 AND ±240 FEET NORTHWEST OF THE CENTERLINE OF GREENCREST BOULEVARD. ELEV= 546.20'

BM #53 - "X" SET LOCATED ON THE NORTH EDGE OF PAVEMENT OF GREENCREST BOULEVARD, ±29' WEST OF THE CENTERLINE OF THE WESTBOUND SERVICE ROAD OF INTERSTATE HIGHWAY 30. ELEV= 569.03'

NO.	REVISIONS	DATE	BY

Kimley»Horn

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972.770.3000 FAX: 972.258.5850
TEXAS REGISTERED ENGINEERS FROM 17-928

FOR REVIEW ONLY
Not for construction or permit purposes.

Kimley»Horn
Engineer: JENNIFER G. GANSERT, P.E.
P.E. No. 124908 - Dtdy 05/20/22

PROJECT NO:	081318901
DATE:	MAY 2022
SCALE:	AS SHOWN
DESIGNED BY:	JGG
DRAWN BY:	JGG
CHECKED BY:	BRM

UNCLE JULIO'S
ROCKWALL, TEXAS

CITY PROJECT #

SITE PLAN
UNCLE JULIO'S - ROCKWALL
LOT 3, BLOCK B
2.355 ACRES

SITUATED IN THE J.D. McFARLAND SURVEY
ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
DATE: MAY 20, 2022

DEVELOPER:
UNCLE JULIO'S CORPORATION
1101 N. Union Bower Rd, Suite 160
Irving, TX 75061
Tel. No. (469) 371-8824
Contact: Cheryl Hiser

OWNER:
ROCKWALL RENTAL PROPERTIES, LP
PO Box 369
Rockwall, TX 75087
Tel. No. (972) 771-5253
Contact: Mike Whittle

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Tel. No. 972.770.3000
Contact: Jennifer G. Gansert, P.E.

SHEET NUMBER
C-02



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



P-1
 Sherwin Williams
 Stone Lion / SW 7507
 Finish: Satin



ST-1
 Minwax Wood Finish
 211 Provincial, 224 Special
 Walnut to accentuate knots
 and character in the wood.
 Topcoat: Clear Satin
 Polyurethane



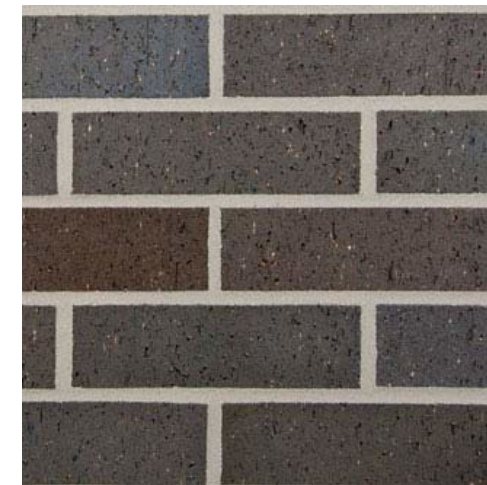
M-4
 General Shale
 Modular Brick
 Size: Standard
 Color: Davidson Blend
 Mortar: Solomon A Series
 Mortar – 20A or approved
 Equal



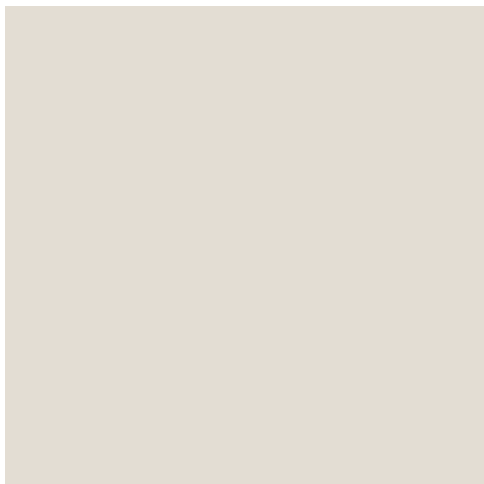
P-7
 Sherwin Williams
 Black Magic / SW 6991
 Finish: Semi – Gloss (Metal)



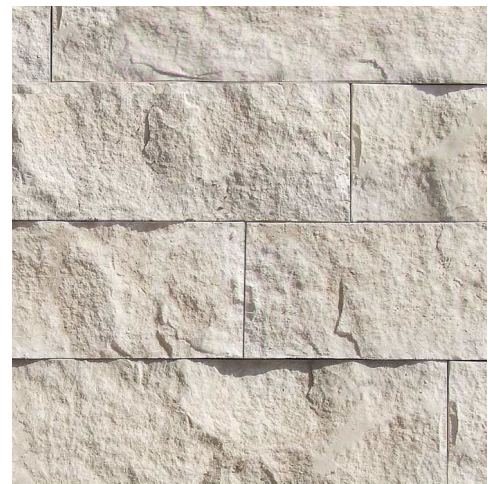
ST-2
 Minwax Wood Finish
 224 Special Walnut, 233
 English Chestnut
 Topcoat: Clear Satin
 Polyurethane



M-5
 Endicott Brick
 Modular Brick
 Sienna Ironspot Velour
 Mortar: Solomon A Series
 Mortar – 20A or approved
 Equal



P-8
 Sherwin Williams
 Aesthetic White / SW 7035
 Finish: Satin



M-3
 Coronado Stone
 6" Split Limestone / Cream
 (Width varies – up to 30"W)
 Mortar: Dry Stack/Minimal,
 Natural Off-White to match



MX-6
 Woodtone
 Allura Rustic Series Lap Siding
 8.25" high board size
 Winchester Brown

