



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

PLANNING & ZONING CASE NO. SP2022-045

**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 906 S. GOLIAD

SUBDIVISION \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

GENERAL LOCATION S. GOLIAD & BOURN ST.

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

CURRENT ZONING CR CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_ PROPOSED USE \_\_\_\_\_

ACREAGE 1.13 (49258<sup>sq. ft.</sup>) LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

**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 ADLOR ENTERPRISES LLC.  APPLICANT

CONTACT PERSON ALLEN ANDERSON CONTACT PERSON \_\_\_\_\_

ADDRESS 1208 S. LAKESHORE DR ADDRESS \_\_\_\_\_

CITY, STATE & ZIP ROCKWALL, TX. 75087 CITY, STATE & ZIP \_\_\_\_\_

PHONE 214-538-2209 PHONE \_\_\_\_\_

E-MAIL AAINTX@MSN.COM E-MAIL \_\_\_\_\_

**NOTARY VERIFICATION** [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALLEN ANDERSON [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 \$ 272.64 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF August, 2022. 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."

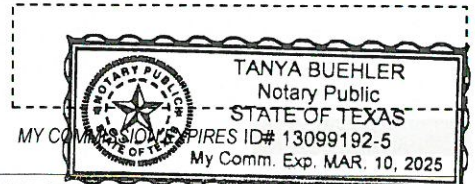
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th DAY OF August, 2022

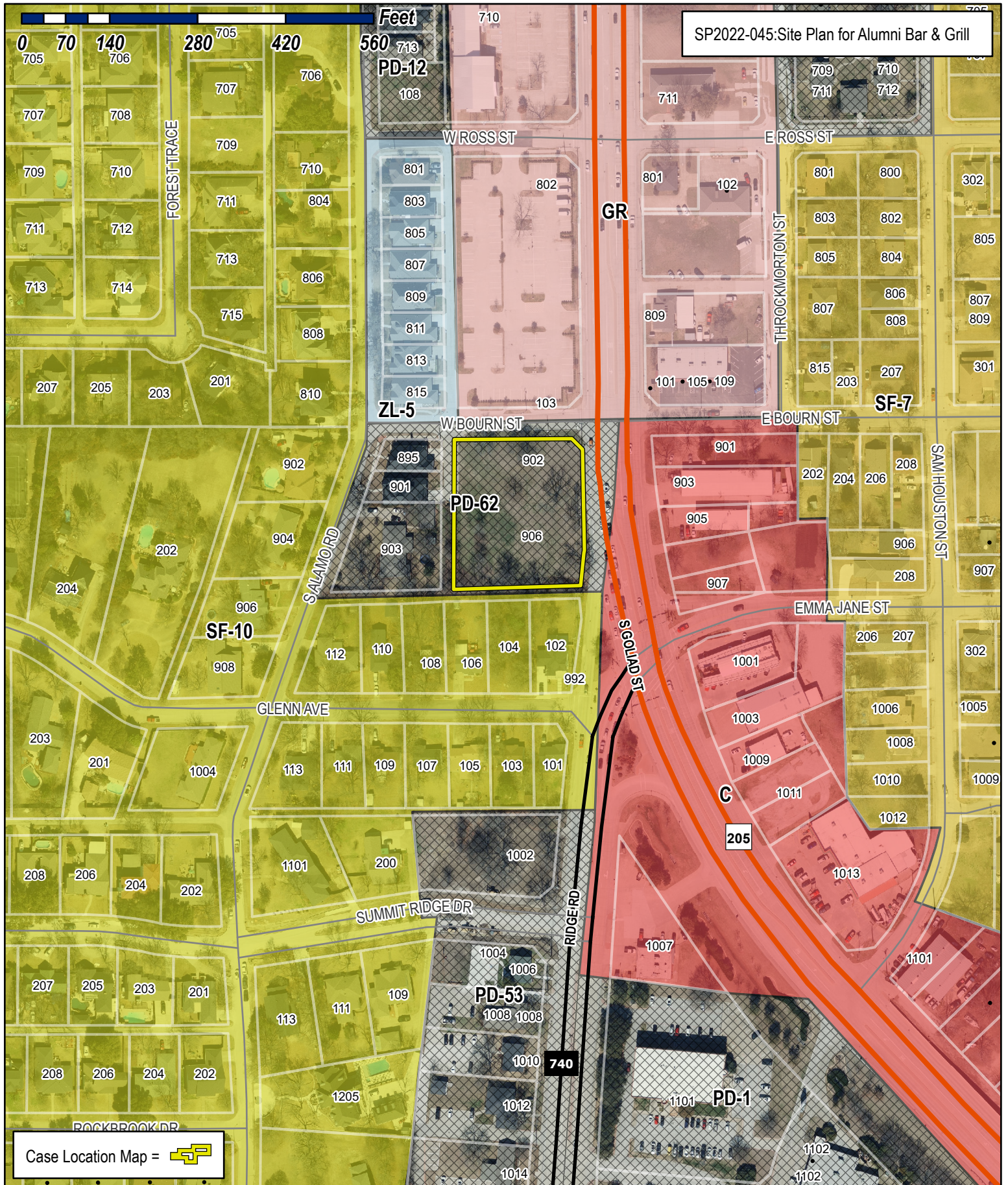
OWNER'S SIGNATURE

*[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature]*





SP2022-045: Site Plan for Alumni Bar & Grill

Feet

0 70 140 280 420 560

PD-12

ZL-5

PD-62

PD-53

PD-1

SF-7

SF-10

C

205

740

Case Location Map =

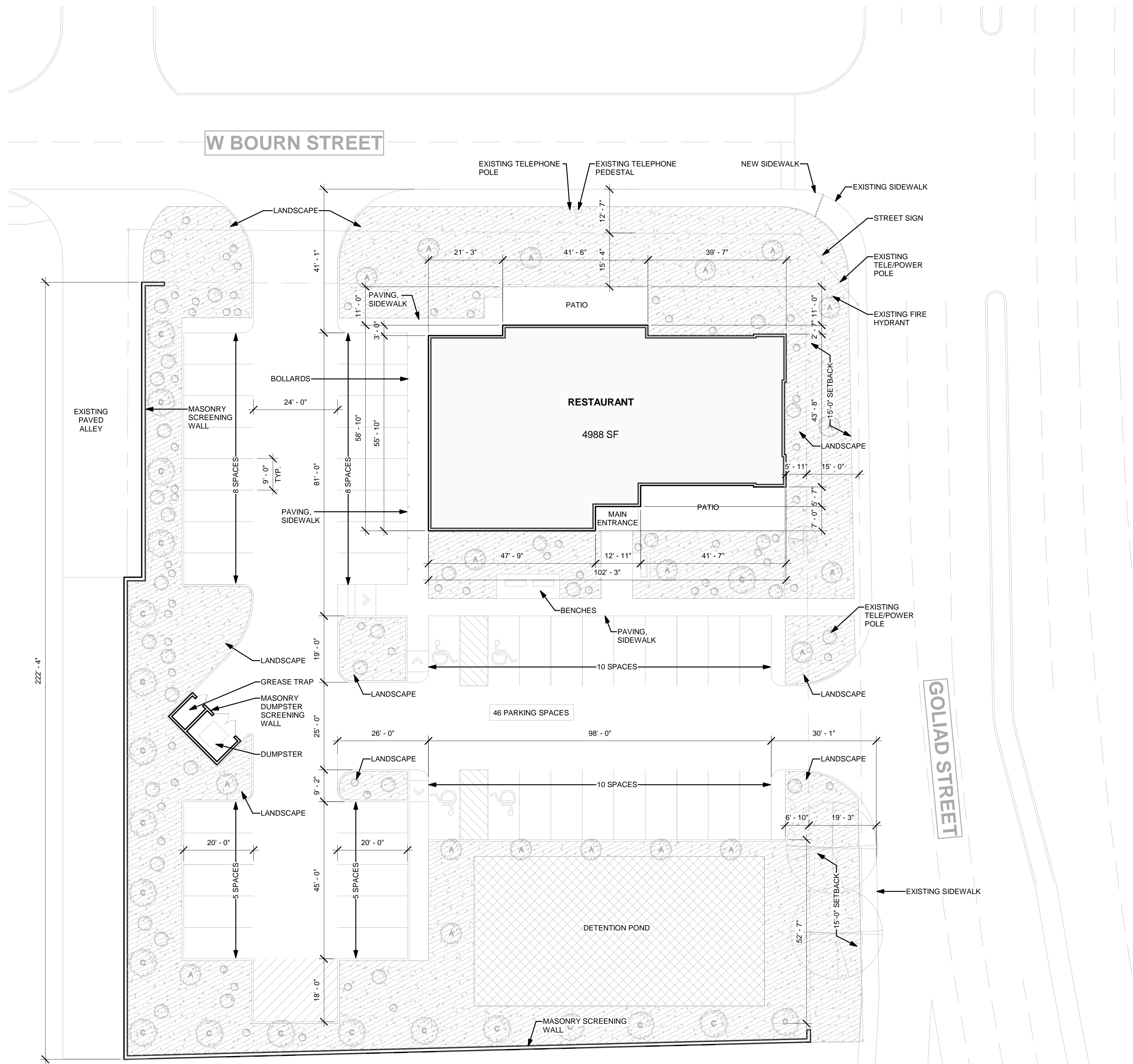


# City of Rockwall

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.





1 SITE PLAN  
1/16" = 1'-0"

ADLOR  
ENTERPRISES,LLC

214-538-2209 aaimtx@msn.com

ALUMNI BAR & GRILL

906 S GOLIAD STREET  
ROCKWALL, TX 75087

phase issue description:  
DESIGN  
DEVELOPMENT

project issue date:  
08/18/22

drawn by: PS  
checked by: AA

revision schedule

#	date	description
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project number: 22-6199

SITE PLAN

S1.01

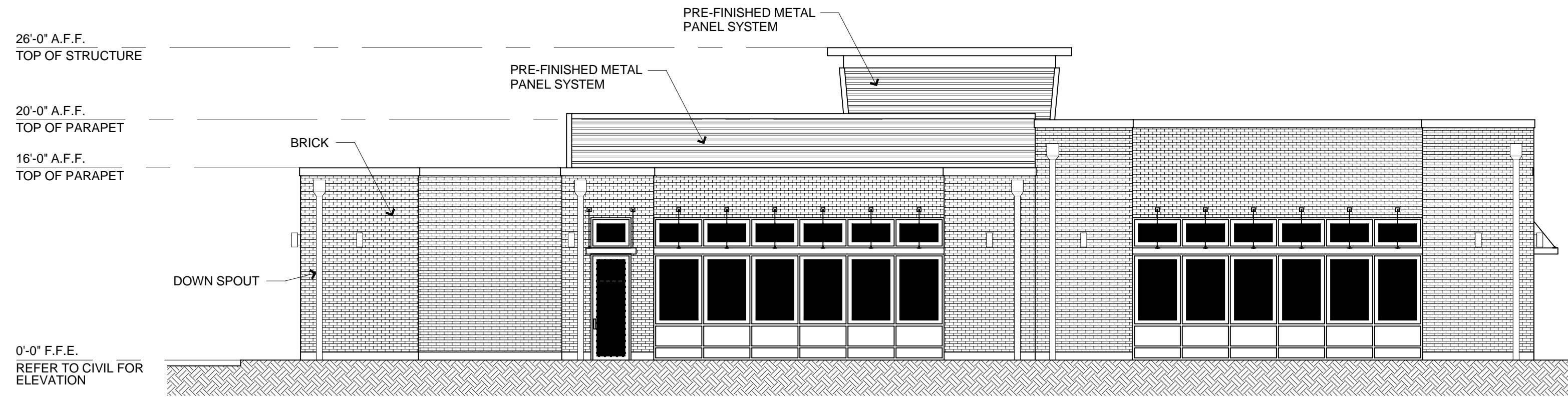
THIS DOCUMENT IS AN INSTRUMENT OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. PHILLIP STROTHER, SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE CLIENT SHALL NOT REUSE, TRANSFER, OR SELL OR PERMIT THE REUSE, TRANSFER, OR SALE OF.

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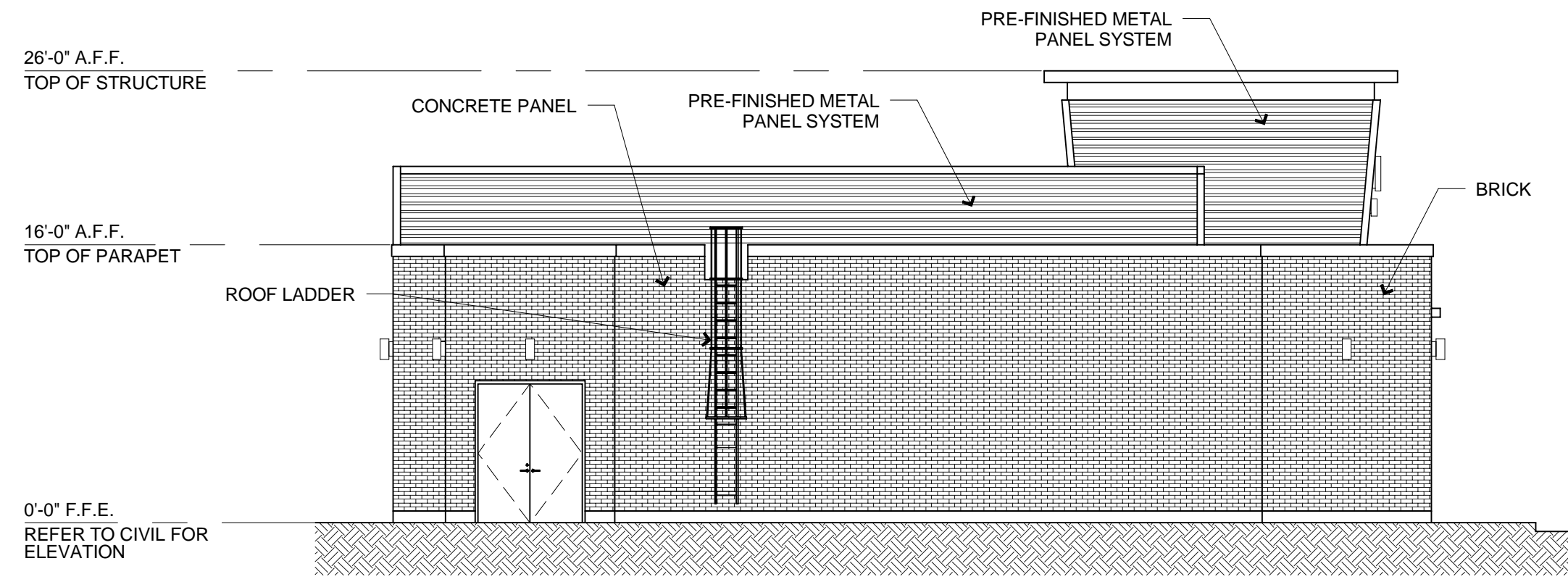
8/19/2022 8:17:15 AM



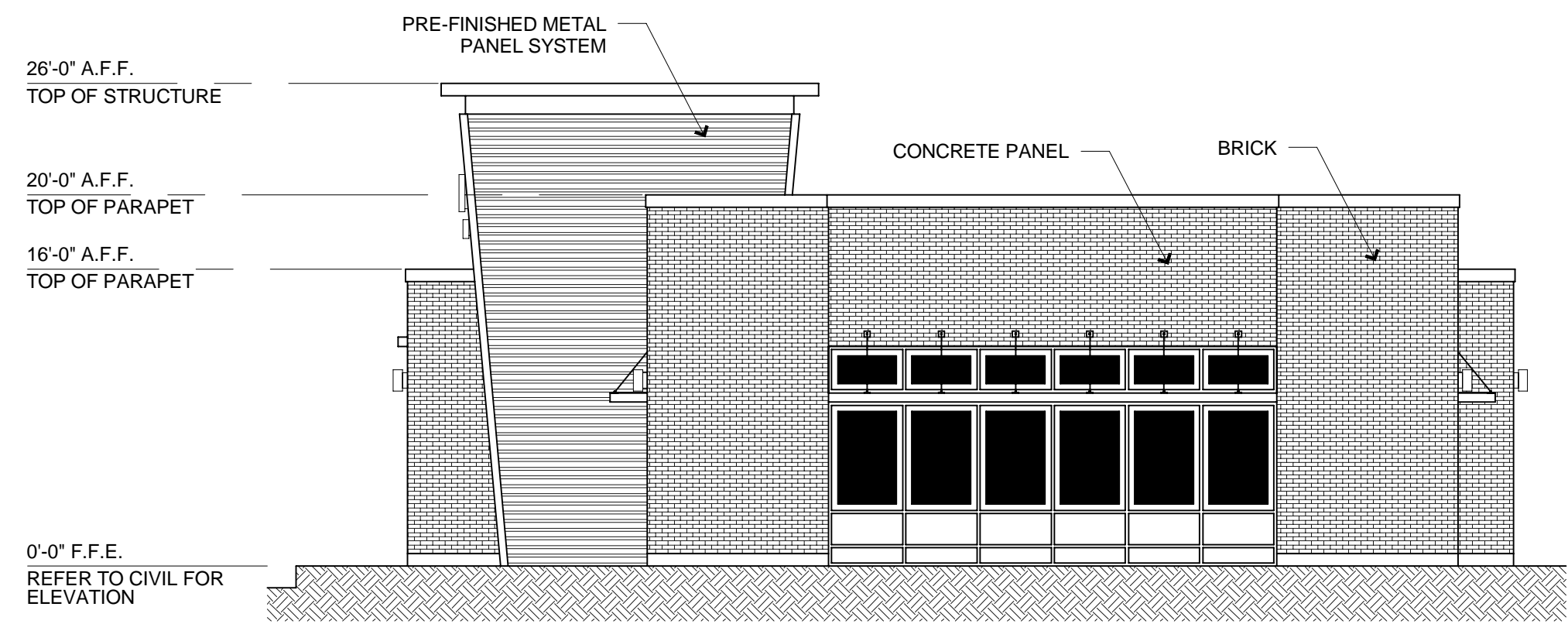
① ELEVATION - NORTH  
1/8" = 1'-0"



② ELEVATION - SOUTH  
1/8" = 1'-0"



③ ELEVATION - EAST  
1/8" = 1'-0"



④ ELEVATION - WEST  
1/8" = 1'-0"

**ADLOR ENTERPRISES, LLC**  
214-538-2209 aaimtx@msn.com

**ALUMNI BAR & GRILL**  
906 S GOLIAD STREET  
ROCKWALL, TX 75087

phase issue description:  
**DESIGN DEVELOPMENT**

project issue date:  
**08/18/22**

drawn by: Author  
checked by: Checker

revision schedule

#	date	description
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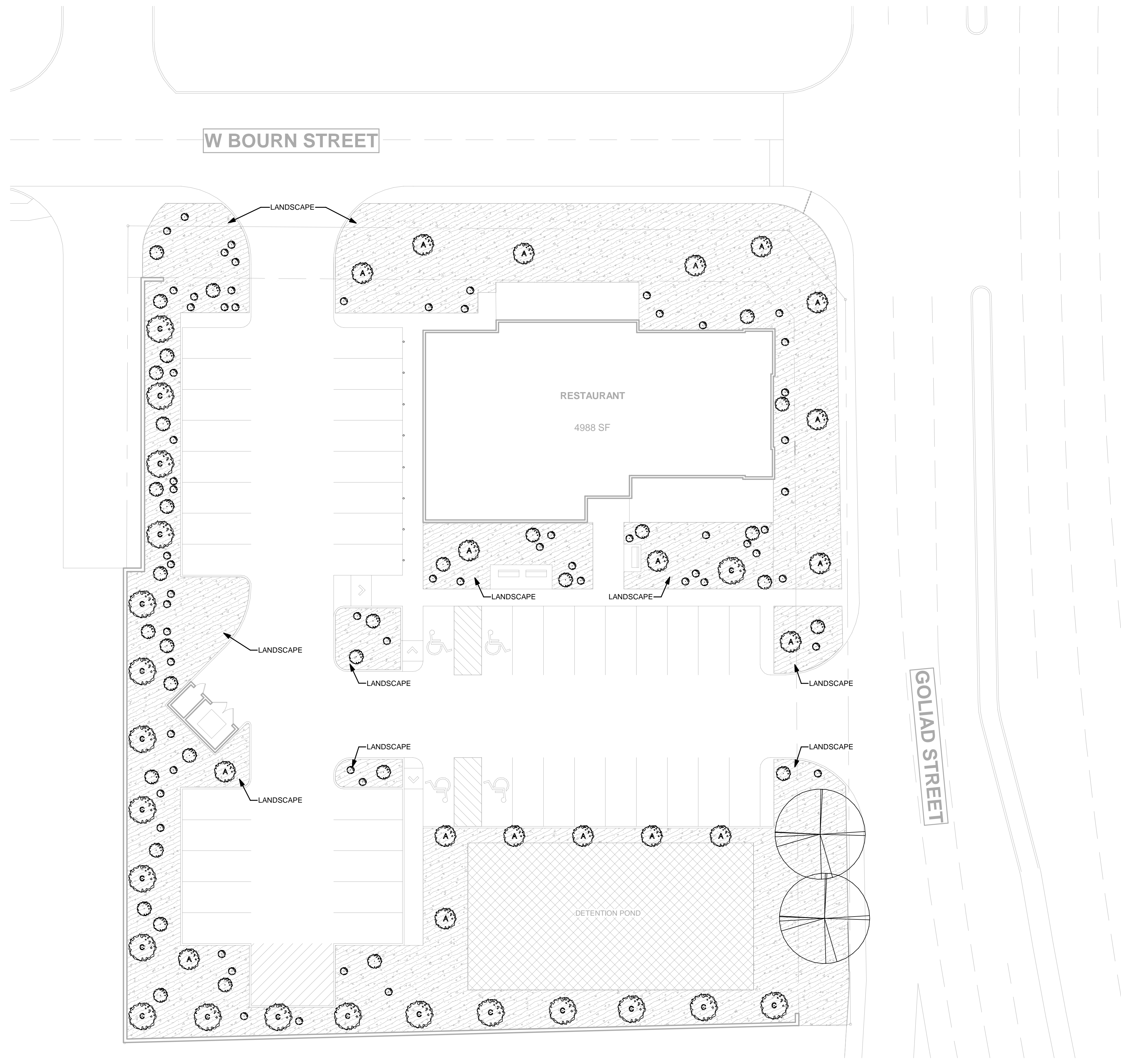
project number: 22-6199

**BUILDING ELEVATIONS**

**A2.01**

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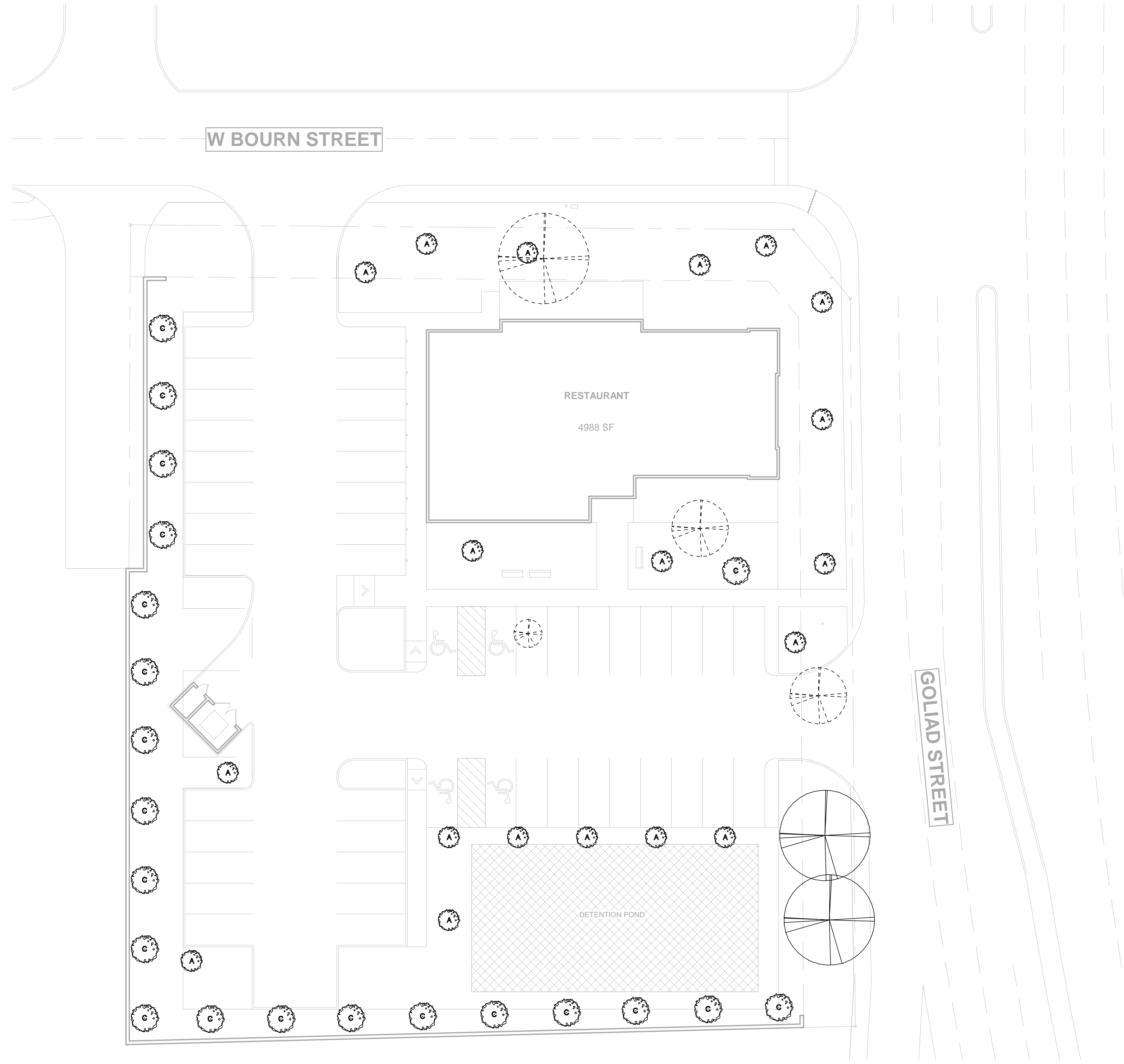
1 LANDSCAPE PLAN  
1/16" = 1'-0"

- NOTES:**
1. ALL LANDSCAPE AREA SHALL BE IRRIGATED WITH FULLY AUTOMATIC IRRIGATION SYSTEM.
  2. LANDSCAPE BED SHRUBS AND SCREENING SHRUBS SHALL BE SELECTED BASED ON THE INFORMATION ON THIS DRAWING SHEET.
  3. STREET TREES SHALL BE A MINIMUM OF 4" CALIPER MEASURED 6" ABOVE THE ROOT BALL.
  4. ALL LANDSCAPING SHALL CONFORM TO THE CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE.

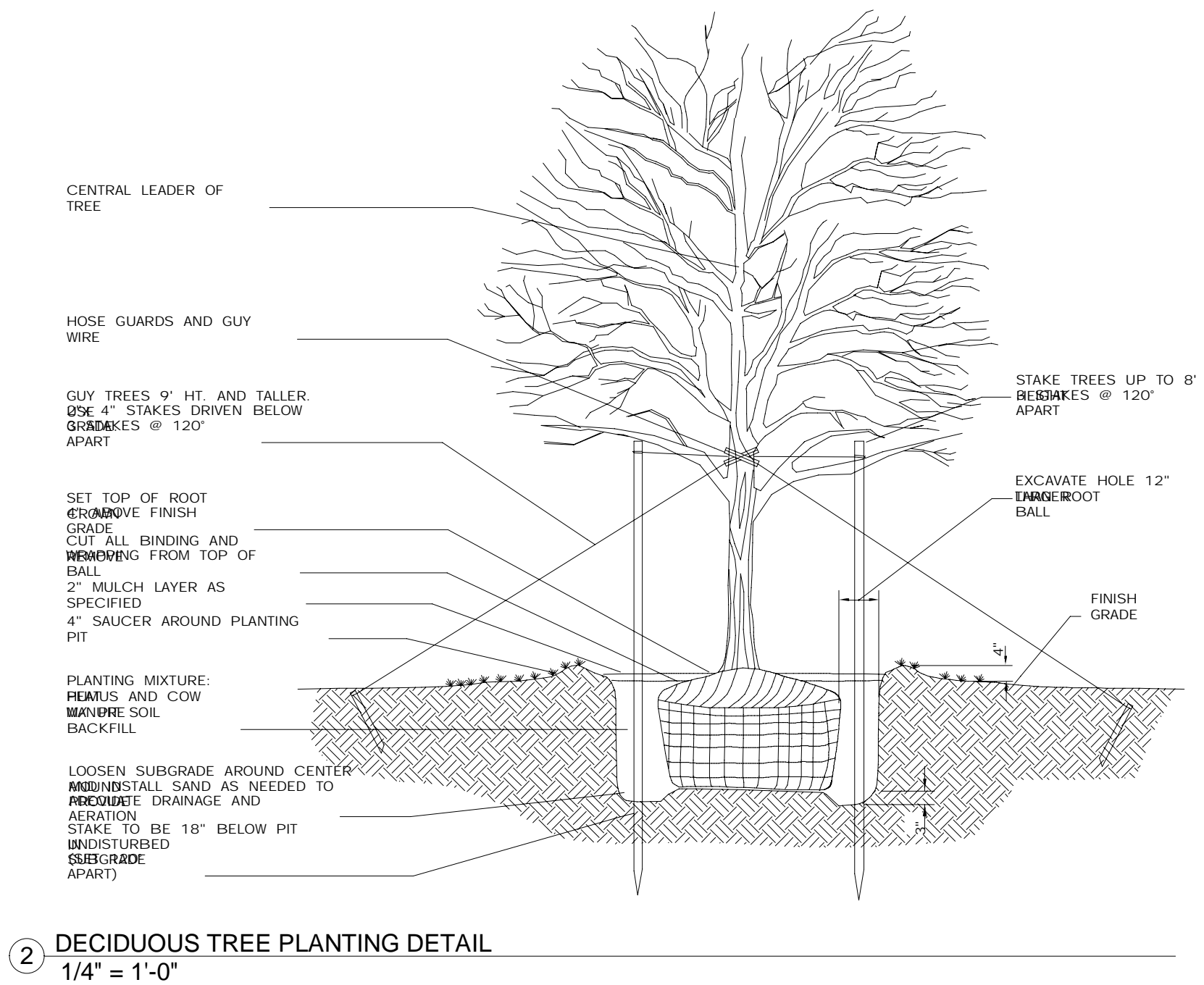
LEGEND		
	SHRUBS, JUNIPER, SAGE, ABELIA	UNIPER, SAGE, ABELIA
	SHRUBS 24"-48"	TEXAS SAGE, SUNSHINE LIGHTSTRUM, LOROPETALUM
	ACCENT TREE	MAGNOLIA
	CANOPY TREE	LIVE OAK, RED OAK
	EXISTING TREE	HACKBERRY
	EXISTING TREE TO BE REMOVED	VARIOUS
	LANDSCAPE BED, TYP.	LANDSCAPE BED, TYP.

revision schedule	
	date description

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1 TREESCAPE PLAN  
1/16" = 1'-0"



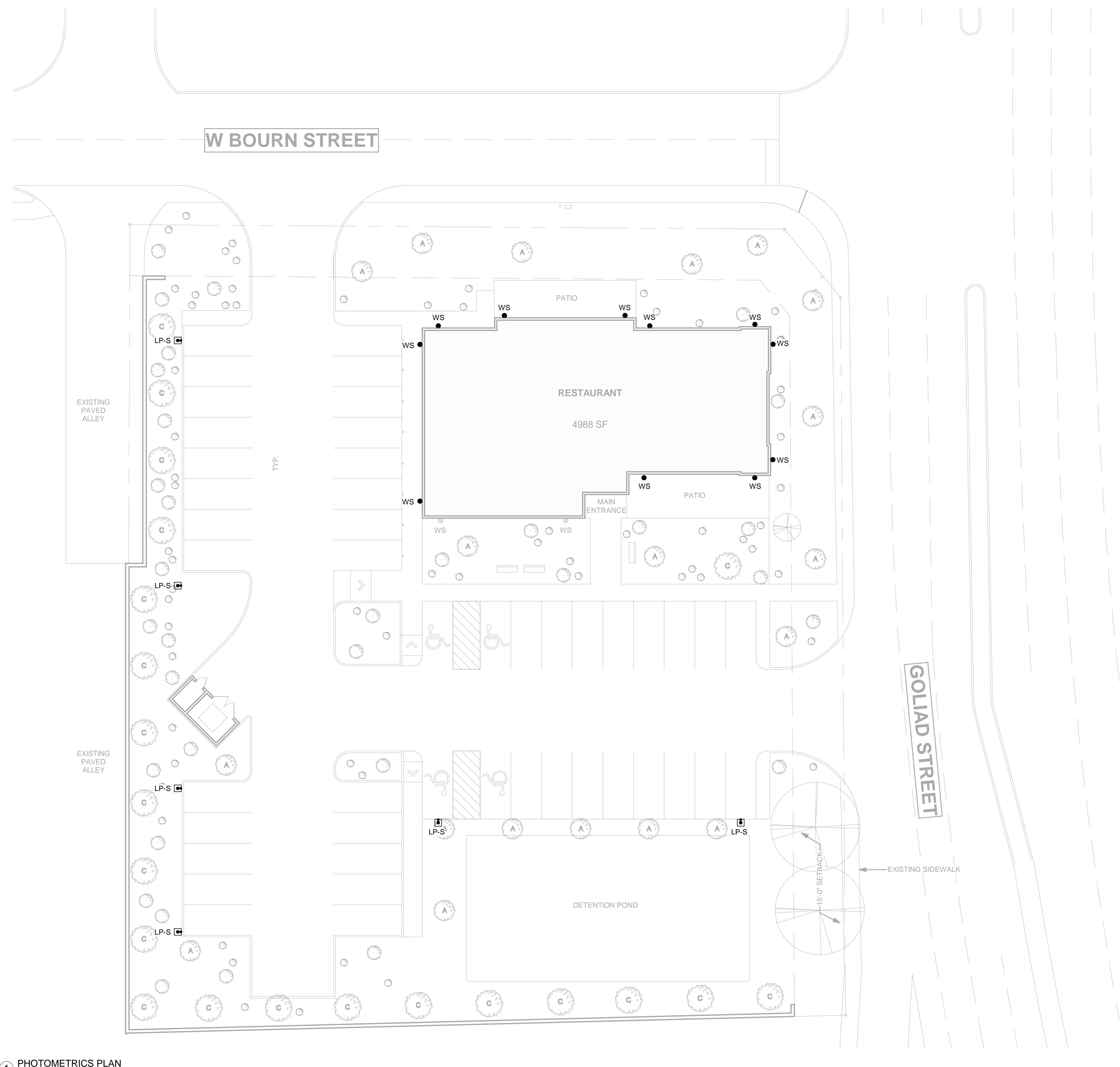
2 DECIDUOUS TREE PLANTING DETAIL  
1/4" = 1'-0"

NOTES:  
1. TREES MITIGATION SHALL BE IN ACCORDANCE WITH THE CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE.

LEGEND		
	ACCENT TREE	MAGNOLIA
	CANOPY TREE	LIVE OAK, RED OAK
	EXISTING TREE	HACKBERRY
	EXISTING TREE TO BE REMOVED	VARIOUS

date	description

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1 PHOTOMETRICS PLAN  
1/16" = 1'-0"

- NOTES:**
- ILLUMINATION VALUES SHALL NOT EXCEED 20 F.C.
  - ILLUMINATION VALUES AT THE PROPERTY LINES SHALL NOT BE MORE THAN 0.2 F.C.
  - WHEN FINAL OUTDOOR LIGHTING FIXTURES HAVE BEEN SELECTED, PHOTOMETRICS SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE.

LEGEND	
LP-S	LIGHT POLE WITH SINGLE LED LIGHT FIXTURE, WITH HOUSE SIDE SHIELD
WS	WALL SCONCE LED LIGHT FIXTURE

**ALUMNI BAR & GRILL**

906 S GOLIAD STREET  
ROCKWALL, TX 75087

phase issue description:  
**DESIGN DEVELOPMENT**

project issue date:  
**08/18/22**

drawn by: Author

checked by: Checker

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**SITE PHOTOMETRICS PLAN**

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