



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]:

<p>PLATTING APPLICATION FEES:</p> <p><input type="checkbox"/> MASTER PLAT (\$100.00 + \$15.00 ACRE)¹</p> <p><input type="checkbox"/> PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹</p> <p><input type="checkbox"/> FINAL PLAT (\$300.00 + \$20.00 ACRE)¹</p> <p><input type="checkbox"/> REPLAT (\$300.00 + \$20.00 ACRE)¹</p> <p><input type="checkbox"/> AMENDING OR MINOR PLAT (\$150.00)</p> <p><input type="checkbox"/> PLAT REINSTATEMENT REQUEST (\$100.00)</p> <p>SITE PLAN APPLICATION FEES:</p> <p><input type="checkbox"/> SITE PLAN (\$250.00 + \$20.00 ACRE)¹</p> <p><input checked="" type="checkbox"/> AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)</p>	<p>ZONING APPLICATION FEES:</p> <p><input type="checkbox"/> ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹</p> <p><input type="checkbox"/> SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}</p> <p><input type="checkbox"/> PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹</p> <p>OTHER APPLICATION FEES:</p> <p><input type="checkbox"/> TREE REMOVAL (\$75.00)</p> <p><input checked="" type="checkbox"/> VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²</p> <p>NOTES:</p> <p>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.</p> <p>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.</p>
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 2535 Ridge Rd, Rockwall TX 75087

SUBDIVISION: _____ LOT: _____ BLOCK: _____

GENERAL LOCATION: 2535 Ridge Rd, Rockwall TX 75087

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	CURRENT USE
PROPOSED ZONING	PROPOSED USE
ACREAGE	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]

<input type="checkbox"/> OWNER	POP Restaurants LLC	<input type="checkbox"/> APPLICANT	POP Restaurants LLC
CONTACT PERSON	Alejandro Orfanos	CONTACT PERSON	Alejandro Orfanos
ADDRESS	4515 LBJ Fwy	ADDRESS	4515 LBJ FWY
CITY, STATE & ZIP	Farmers Branch, TX 75244	CITY, STATE & ZIP	Farmers Branch, TX
PHONE	972-620-2287	PHONE	972-620-2287
E-MAIL	development@sunholdings.net	E-MAIL	aorfanos@sunholdings.net

NOTARY VERIFICATION [REQUIRED]

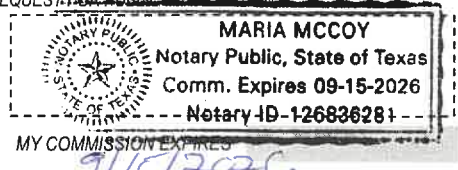
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Alejandro Orfanos [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 100 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 30 DAY OF October, 2023. 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 30 DAY OF October, 2023.

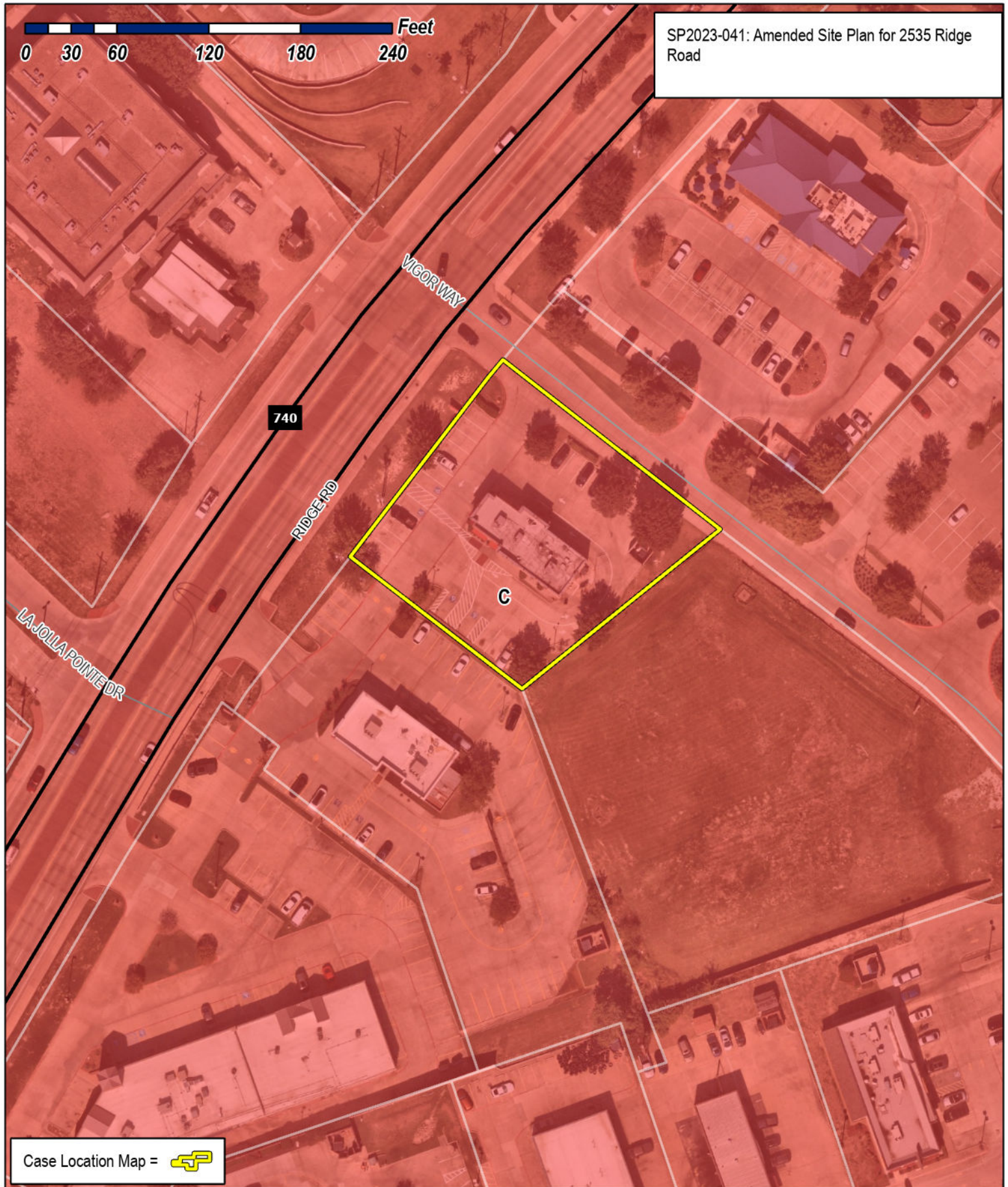
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





SP2023-041: Amended Site Plan for 2535 Ridge Road



Case Location Map = 



City of Rockwall

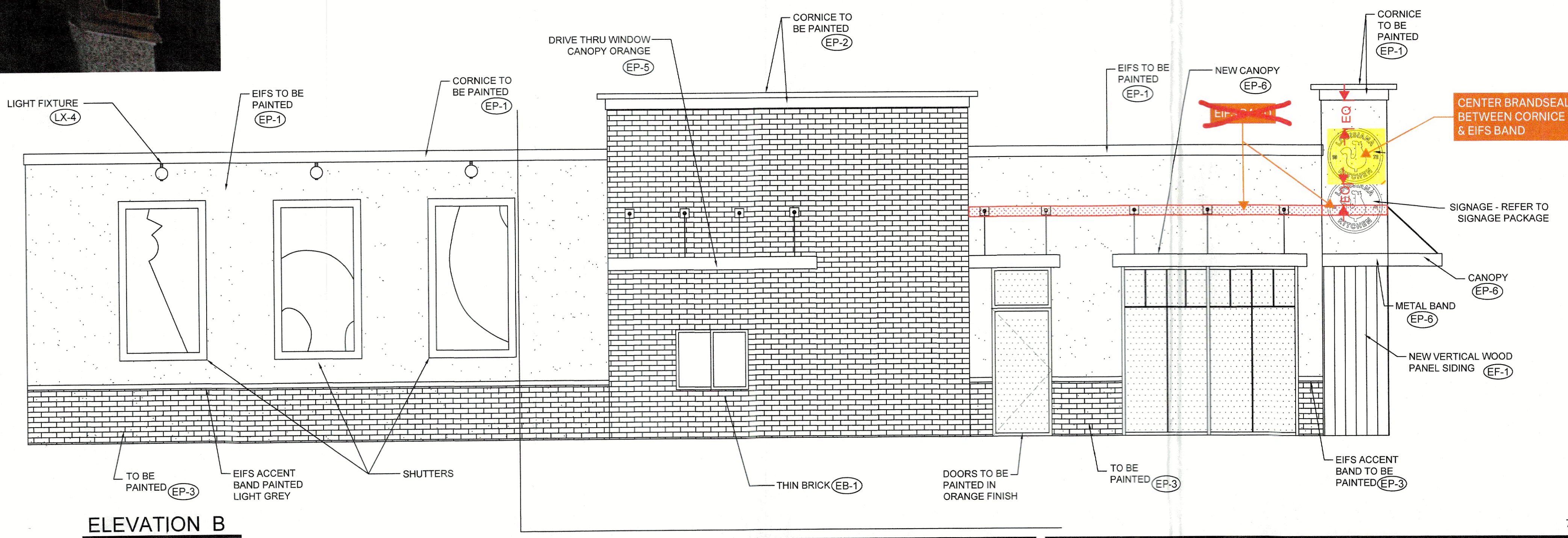
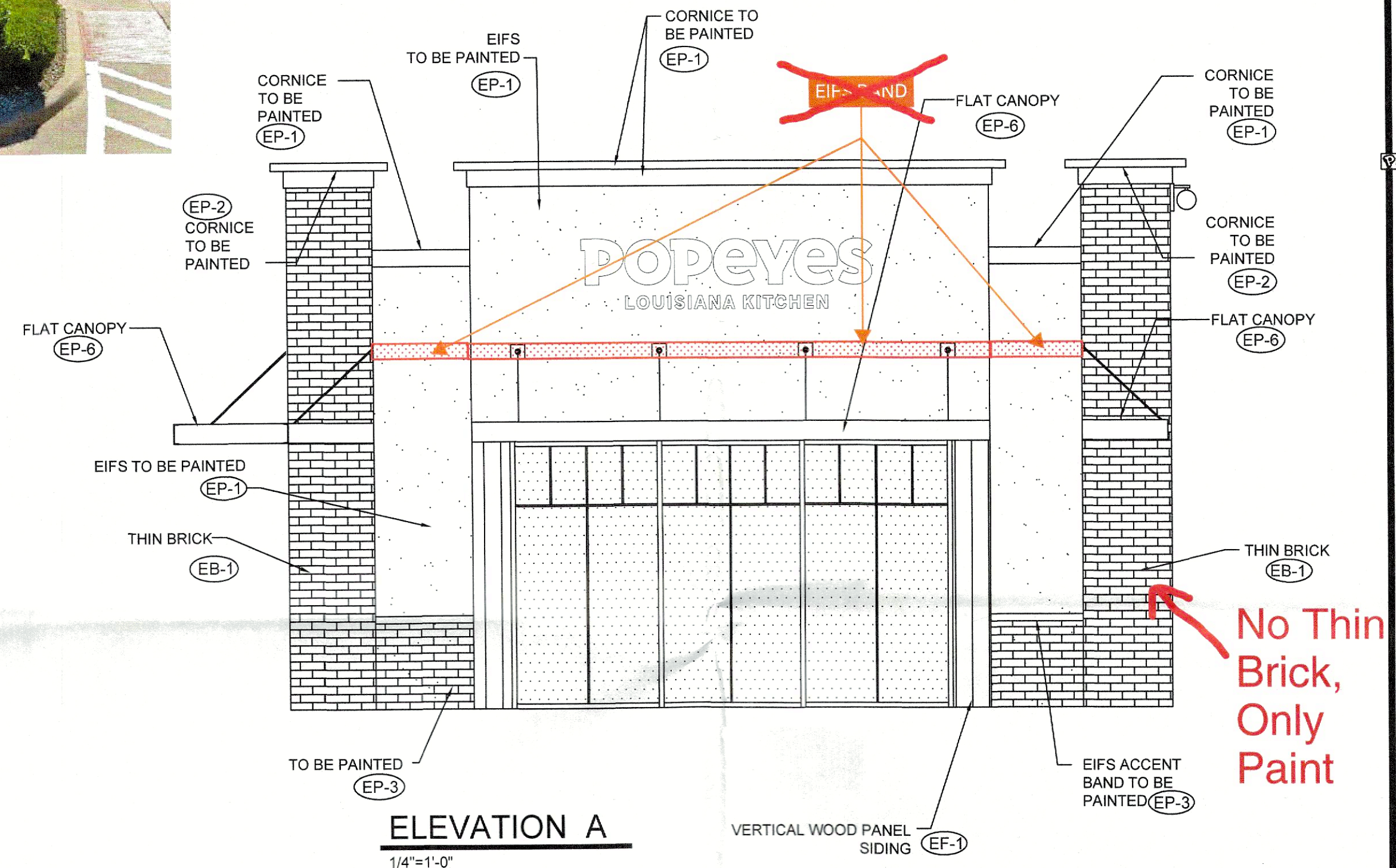
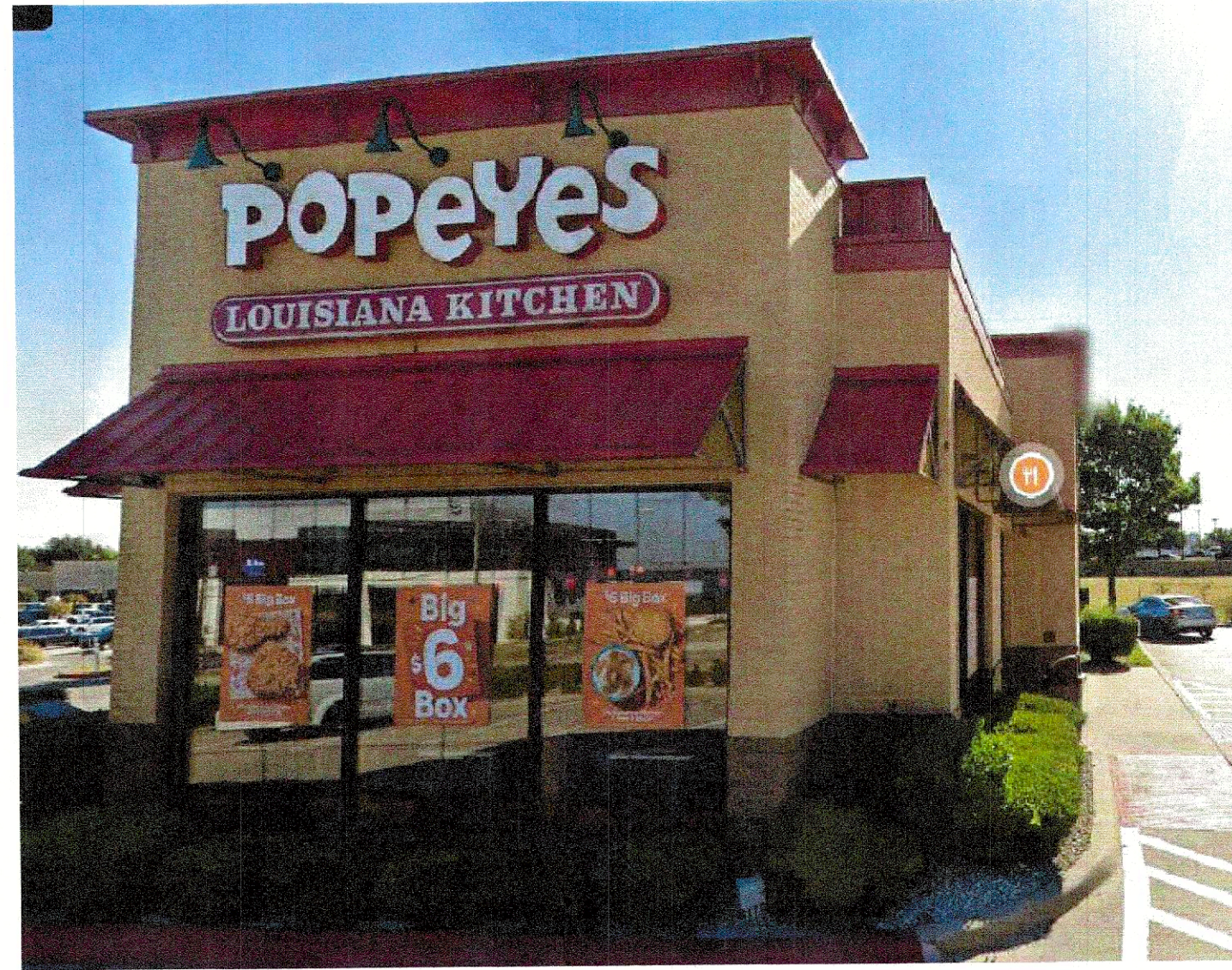
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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2021 POPEYE'S FINISH SCHEDULE						
EXTERIOR MATERIALS & FINISH SCHEDULE **TO BE USED WITH FS-LEGACY (1846)						
DATE	CODE	MATERIAL	LOCATION	SOURCE	PRODUCT	ADDITIONAL INFORMATION
3/25/2021					WALL FINISHES AND PAINT	
	EB-1	FACE BRICK	ACCENT TOWER BRICK	NICHHA FIBER CEMENT	VINTAGE BRICK	ALEXANDRIA BUFF 7 3/8" x 2 1/2" x 3/4" CONTACT: MATT STEPHENSON M: 770.789.8228 popeyes@nichha.com
				ALTERNATE OPTION: CREATIVE MATERIALS CORPORATION	ALTERNATE OPTION: THIN BRICK	FLAGSTAFF 8-1/8" x 2-1/16" x 5/8" CONTACT: popeyes@creativematerialscorp.com 1.800.207.2967 Ext 1797
	EF-1	EXTERIOR WOOD SIDING	FRONT FAÇADE EXTERIOR WALLS	NICHHA FIBER CEMENT	VINTAGE WOOD AWP 3030	CEDAR 17-7/8" H x 119-5/16" L CONTACT: MATT STEPHENSON M: 770.789.8228 popeyes@nichha.com
	EP-1	EXTERIOR PAINT	MAIN WALL SURFACE ABOVE WAINSCOT ACCENT TRIM	BENJAMIN MOORE	ULTRA SPEC EXT LOW LUSTRE (N455)	WHITE OC-125 MOONLIGHT WHITE CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com
				SHERWIN WILLIAMS	A-100 EXTERIOR LATEX SATIN	SW 7551 GREEK VILLA CONTACT: GLENN REMLER C: 954.347.1217 glenn.j.remler@sherwin.com
	EP-2	EXTERIOR PAINT	BRICK TOWER METAL COPING	BENJAMIN MOORE	ULTRA SPEC EXT LOW LUSTRE (N455)	ROOT BEER CANDY 2105-20 CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com
				SHERWIN WILLIAMS	A-100 EXTERIOR LATEX SATIN	SW 6062 RUGGED BROWN CONTACT: GLENN REMLER C: 954.347.1217 glenn.j.remler@sherwin.com
	EP-3	EXTERIOR PAINT	EXTERIOR WAINSCOT, SILL PAINT, AND DUMPSPEER WALLS	BENJAMIN MOORE	ULTRA SPEC EXT LOW LUSTRE (N455)	"GRAY" HC-170 STONINGTON GREY CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com
				SHERWIN WILLIAMS	A-100 EXTERIOR LATEX SATIN	SW 7657 TINSMITH CONTACT: GLENN REMLER C: 954.347.1217 glenn.j.remler@sherwin.com
	EP-4	EXTERIOR PAINT	BOLLARDS AND DIRECTIONAL SIGN POLES	BENJAMIN MOORE	COROTECH HIGH SOLIDS RAPID DRY ENAMEL	SAFETY YELLOW CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com
				SHERWIN WILLIAMS	INDUSTRIAL ENAMEL HS	
	EP-5	METAL/PAINT	DRIVE THRU WINDOW CANOPY	PROVIDED BY MANUFACTURER	PROVIDED BY MANUFACTURER	ORANGE, PANTONE #3564 C, PROVIDED BY MANUFACTURER PROVIDED BY MANUFACTURER
	EP-6	METAL/PAINT	BUILDING CANOPIES	PROVIDED BY MANUFACTURER	PROVIDED BY MANUFACTURER	TEAL, PANTONE #326 C, PROVIDED BY MANUFACTURER PROVIDED BY MANUFACTURER
	EP-7	EXTERIOR PAINT	DUMPSPEER GATES AND PYLON POLE	BENJAMIN MOORE	COROTECH HIGH SOLIDS RAPID DRY ENAMEL	FACTORY FINISH BLACK CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com
				SHERWIN WILLIAMS	INDUSTRIAL ENAMEL HS	SW 6991 BLACK MAGIC CONTACT: GLENN REMLER C: 954.347.1217 glenn.j.remler@sherwin.com
	EP-8	EXTERIOR PAINT	ALL EXTERIOR WALLS	BENJAMIN MOORE	ALIPHATIC ACRYLIC URETHANE - GLOSS	ANTI-GRAFFITI COAT V500-00 CLEAR CONTACT: RODGER LIPPMAN C: 848.702.0239 rodger.lippman@benjaminmoore.com
				SHERWIN WILLIAMS	3K WATERBASED URETHANE - GLOSS	Anti-Graffiti Coating B65-190B65V190 CONTACT: GLENN REMLER C: 954.347.1217 glenn.j.remler@sherwin.com
	DP-1	DOOR	EXTERIOR DOORS MAIN ENTRANCE AND SIDE ENTRANCE	PROVIDED BY MANUFACTURER	TO BE PURCHASED FROM MANUFACTURER IN ORANGE FINISH	ORANGE, PANTONE #3564 C, PROVIDED BY MANUFACTURER PROVIDED BY MANUFACTURER
	ES-1	SHUTTERS	EXTERIOR WALLS	PROVIDED BY MANUFACTURER	TO BE PURCHASED FROM MANUFACTURER IN TEAL FINISH	TEAL, PANTONE #326 C, PROVIDED BY MANUFACTURER PROVIDED BY MANUFACTURER



NOTES:
ADD EIFS BAND + CENTER BRANDSEAL IN BETWEEN EIFS BAND AND CORNICHE.

APPROVED AS NOTED

BY: MELANIE DE JESUS

DATE: 07/28/2023

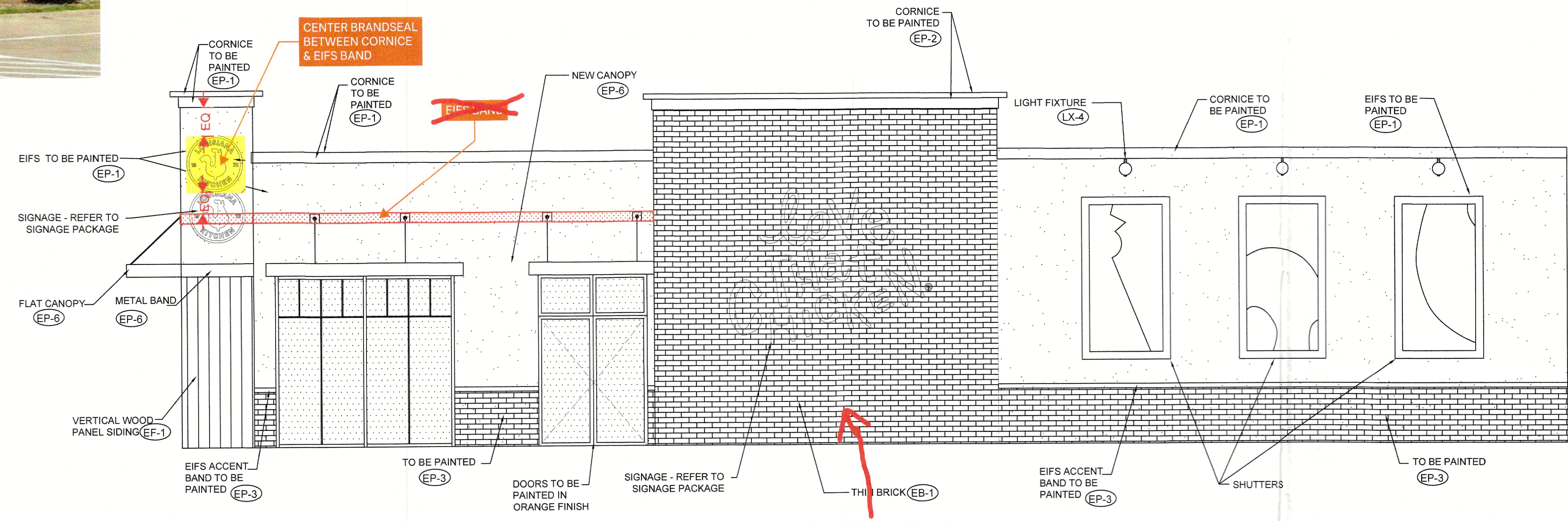
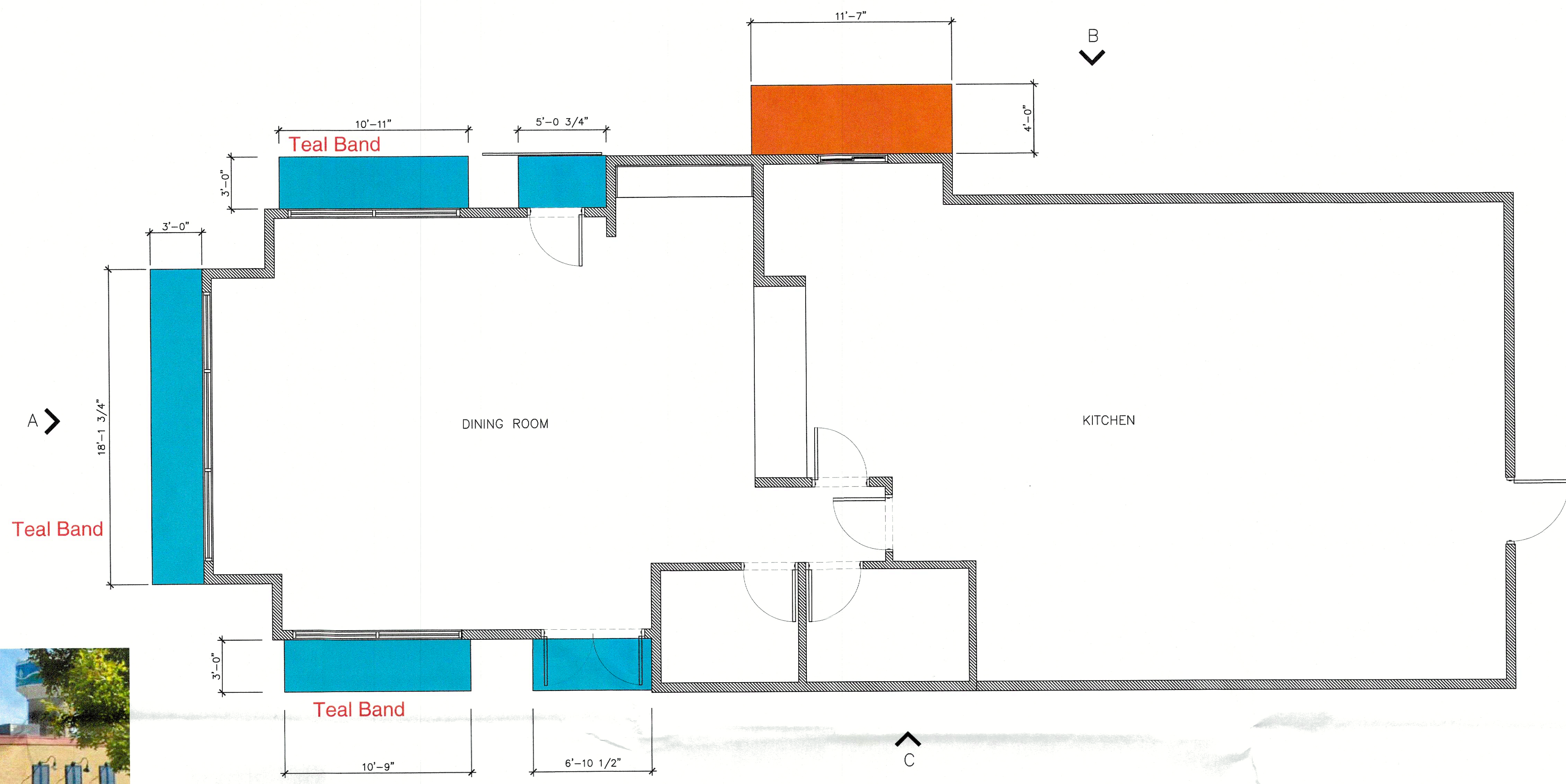
1 year validation - approval subject to program and image change.
PLM's approval of any rendering, site or floor plan in any case does not constitute (and shall not be deemed or construed to constitute) PLM's approval of any particular site. If you have a crossed site, you must obtain prior written approval of PLM's Development Committee to develop such site. These documents are not for permit or construction. They must be completed and/or modified by a licensed architect and engineer to conform to all local and applicable codes and specific site conditions. There is no warranty, whether implied or expressed, that these documents meet the applicable code requirements. Liability for the design and any use of the documents is the sole responsibility of the architect and engineer of record.

Popeyes
LOUISIANA KITCHEN
2535 RIDGE RD.
ROCKWALL, TEXAS

STORE 7201

DATE	
CHECKED BY:	

EXTERIOR ELEVATIONS



ELEVATION C
1/4"=1'-0"

POPEYES.
LOUISIANA KITCHEN
2535 RIDGE RD.
ROCKWALL, TEXAS

STORE 7201

CHECKED BY:	DATE

EXTERIOR ELEVATIONS