



# 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 150 Pecan Valley Drive  
 SUBDIVISION Pecan Valley Retail LOT 3 BLOCK A  
 GENERAL LOCATION NW corner of Pecan Valley Drive and SH 205

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

CURRENT ZONING PD-65 CURRENT USE Vacant  
 PROPOSED ZONING PD-65 PROPOSED USE Retail/Restaurant  
 ACREAGE 0.7621 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	JCDB Goliad Holdings, LLC	<input checked="" type="checkbox"/> APPLICANT	Cross Engineering Consultants, Inc.
CONTACT PERSON	Chad Dubose	CONTACT PERSON	Dwayne Zinn
ADDRESS	8350 N. Central Expressway Suite 1300	ADDRESS	1720 W. Virginia St.
CITY, STATE & ZIP	Dallas, TX 75206	CITY, STATE & ZIP	McKinney, TX 75069
PHONE	214-561-6522	PHONE	972-562-4409
E-MAIL	chad@foremark.com	E-MAIL	Dwayne@crossengineering.biz

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Chad Dubose [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 12th DAY OF December, 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.

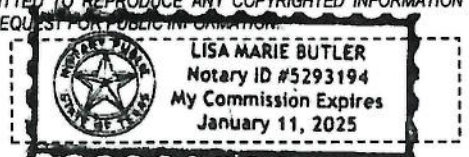
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF December 20, 2023

OWNER'S SIGNATURE

*Chad Dubose*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

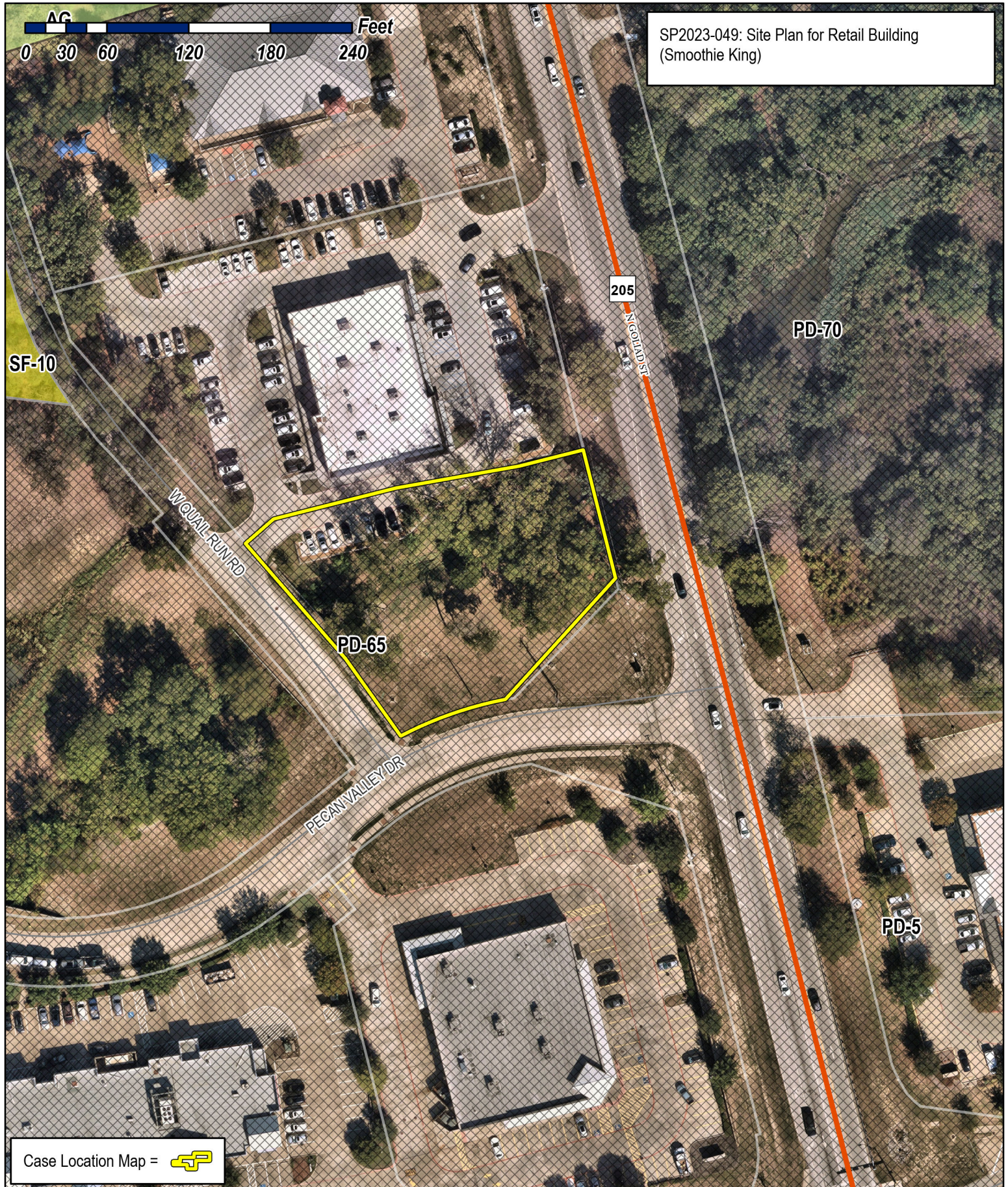
*[Signature]*



MY COMMISSION EXPIRES

1/11/25






SP2023-049: Site Plan for Retail Building (Smoothie King)

SF-10

PD-70

PD-65

PD-5

Case Location Map = 



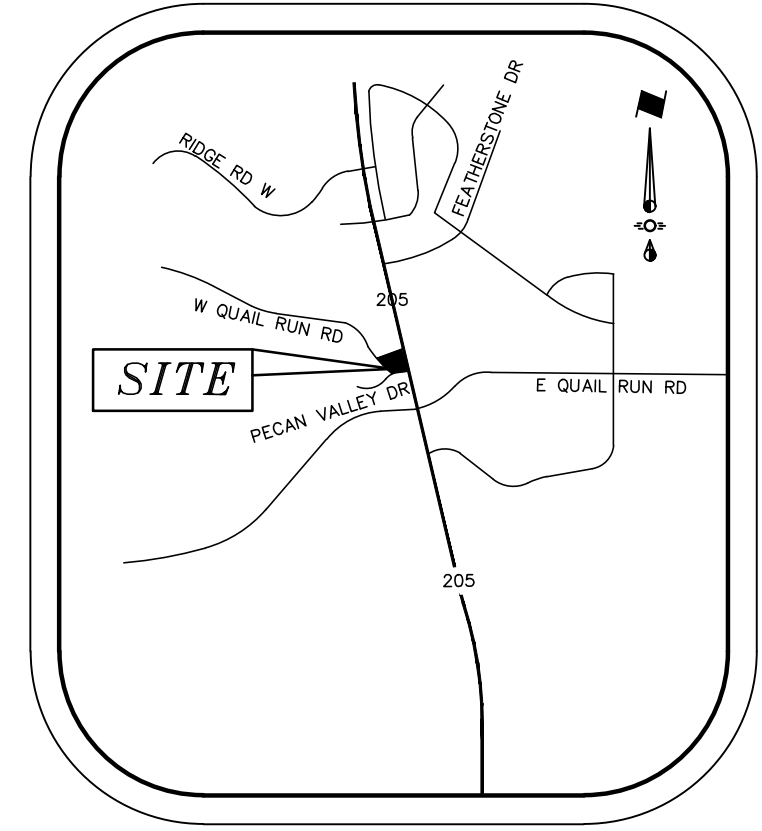
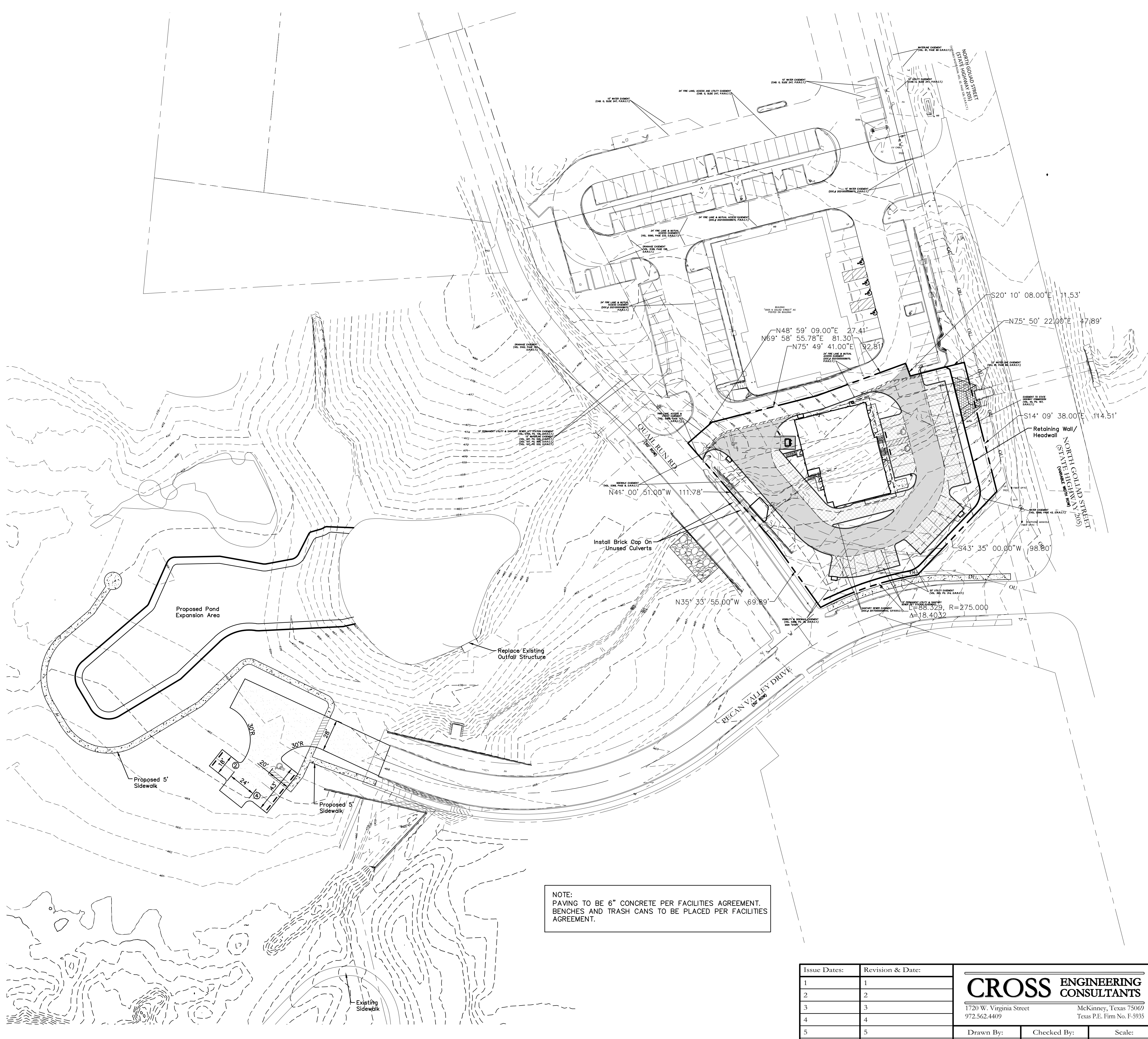
# City of Rockwall

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

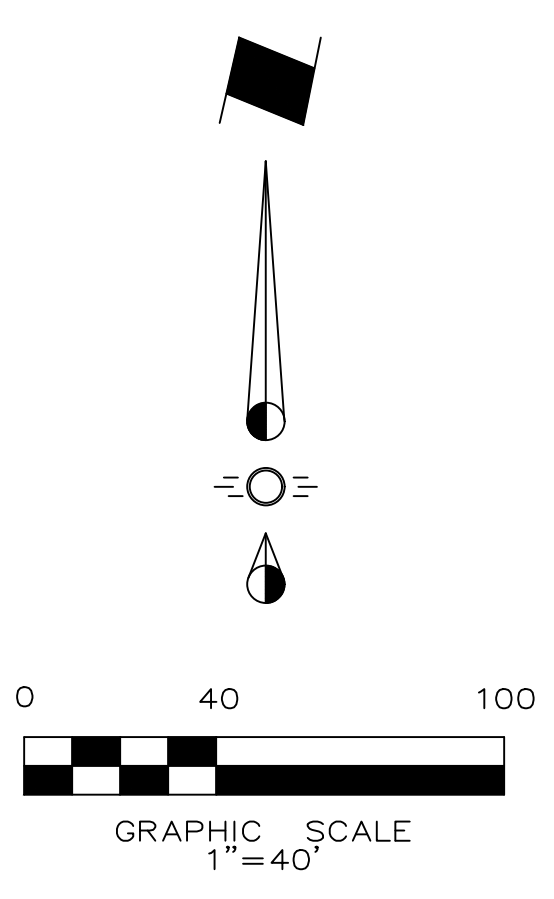
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.







VICINITY MAP  
NTS



LEGEND

- Proposed Retaining Wall
- Proposed Wheel Stop Typical
- ⊙ Existing Fire Hydrant
- ⊕ Proposed Fire Hydrant
- BFR Barrier Free Ramp

NOTE:  
PAVING TO BE 6" CONCRETE PER FACILITIES AGREEMENT.  
BENCHES AND TRASH CANS TO BE PLACED PER FACILITIES AGREEMENT.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.  
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Revision & Date:
1	1
2	2
3	3
4	4
5	5
6	6

**CROSS ENGINEERING CONSULTANTS**  
 1720 W. Virginia Street McKinney, Texas 75069  
 972.562.4409 Texas P.E. Firm No. F-5935

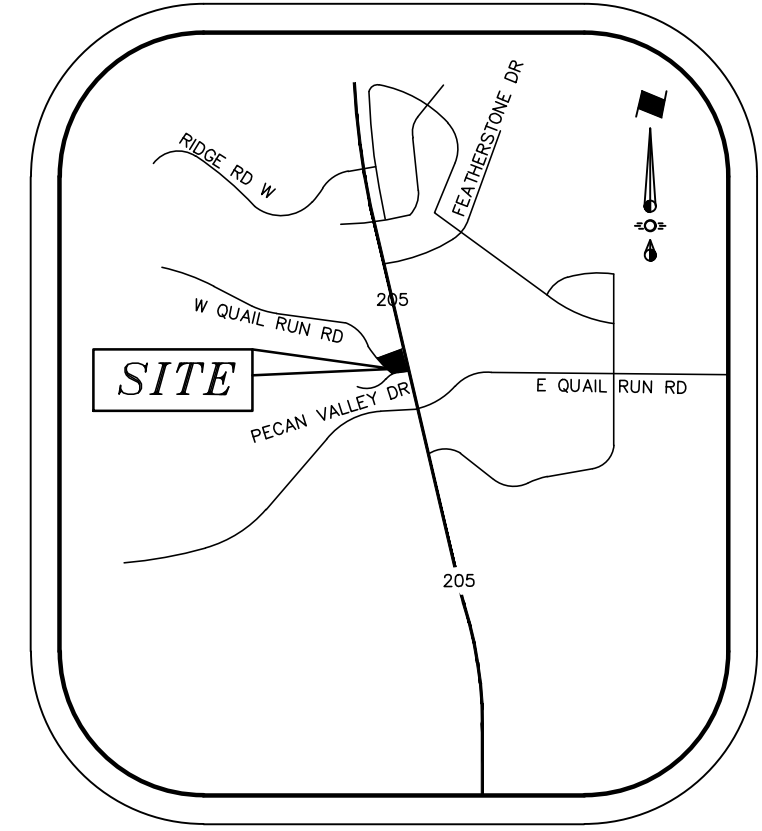
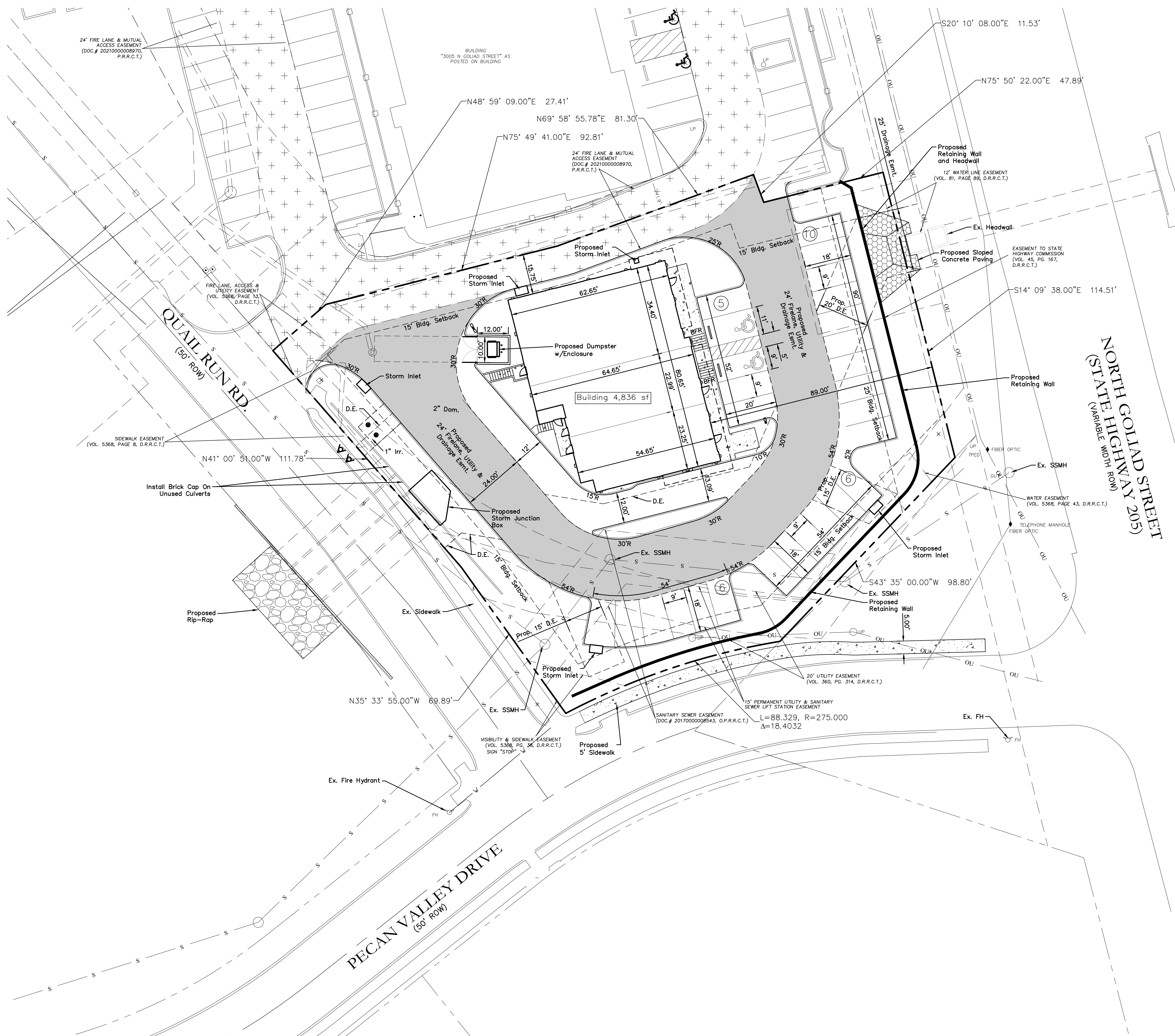
Drawn By: C.E.C.I.      Checked By: C.E.C.I.      Scale: 1"=40'

**SITE PLAN - OVERALL**  
 SMOOTHIE KING ROCKWALL  
 DA Goliad Partners, LP  
 CITY OF ROCKWALL, TEXAS

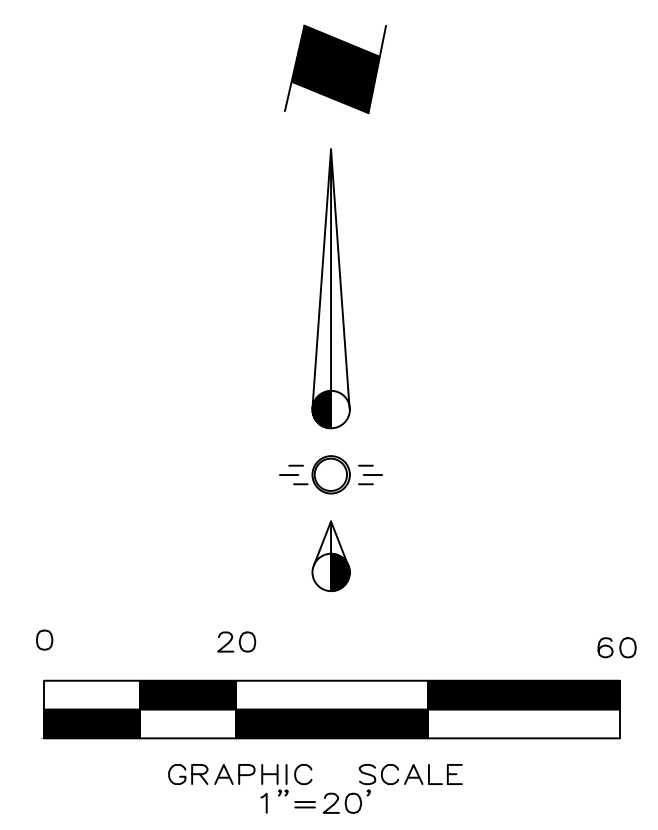
Sheet No.  
**SP-O**

Project No.  
20089

SMOOTHIE KING ROCKWALL



VICINITY MAP  
NTS



**LEGEND**

- Existing Firelane
- Proposed Firelane
- Proposed Sidewalk
- Proposed Sloped Concrete Paving
- Proposed Retaining Wall
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Barrier Free Ramp

**SYNOPSIS**

Zoning: PD-65 w/ N. SH 205 Overlay  
 Proposed Use: Retail/Restaurant  
 Lot Area: 0.7621 Acres (33,198 sf)  
 Building Areas: Building 4,836 sf  
 Lot Coverage: 13.59% (Total Bldg Area 4,512 sf)  
 Floor Area Ratio: 0.14 : 1  
 Building Height: 25'  
 Required Parking: Retail 1:250 (3533/250) = 15 Spcs.  
 Restaurant 1:250 (1247/250) = 5 Spcs (Limited Service)

Parking Required Total:	20 Parking Spaces
Parking Provided Total:	27 Parking Spaces (2 HC)

NOTE:  
 ALL PARKING PAVING TO BE 5", 3000 PSI CONCRETE.  
 ALL FIRELANE PAVING TO BE MIN. 6", 3500 PSI CONCRETE.

APPROVED:  
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_ 2021.  
 WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_ 2023.  
 Planning & Zoning Commission, Chairman \_\_\_\_\_ Director of Planning and Zoning \_\_\_\_\_

**Note:**  
 REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.  
 THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY. CASE NO. \_\_\_\_\_

**ENGINEER:**  
 Cross Engineering Consultants, Inc.  
 1720 W. Virginia Street  
 McKinney, Texas 75069  
 Phone (972) 562-4409  
 Fax (972) 562-4471  
 Contact: Jon David Cross, P.E.

**SURVEYOR:**  
 Barton Chapa Surveying  
 5200 State Highway 121  
 Colleyville, TX. 76034  
 Phone (817) 864-1957  
 Contact: Jack Barton

**OWNER:**  
 JCDB Goliad Holdings, LLC  
 8350 N. Central Expressway  
 Dallas, Texas 75206

Issue Dates:	Revision & Date:
1	1
2	2
3	3
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5	5
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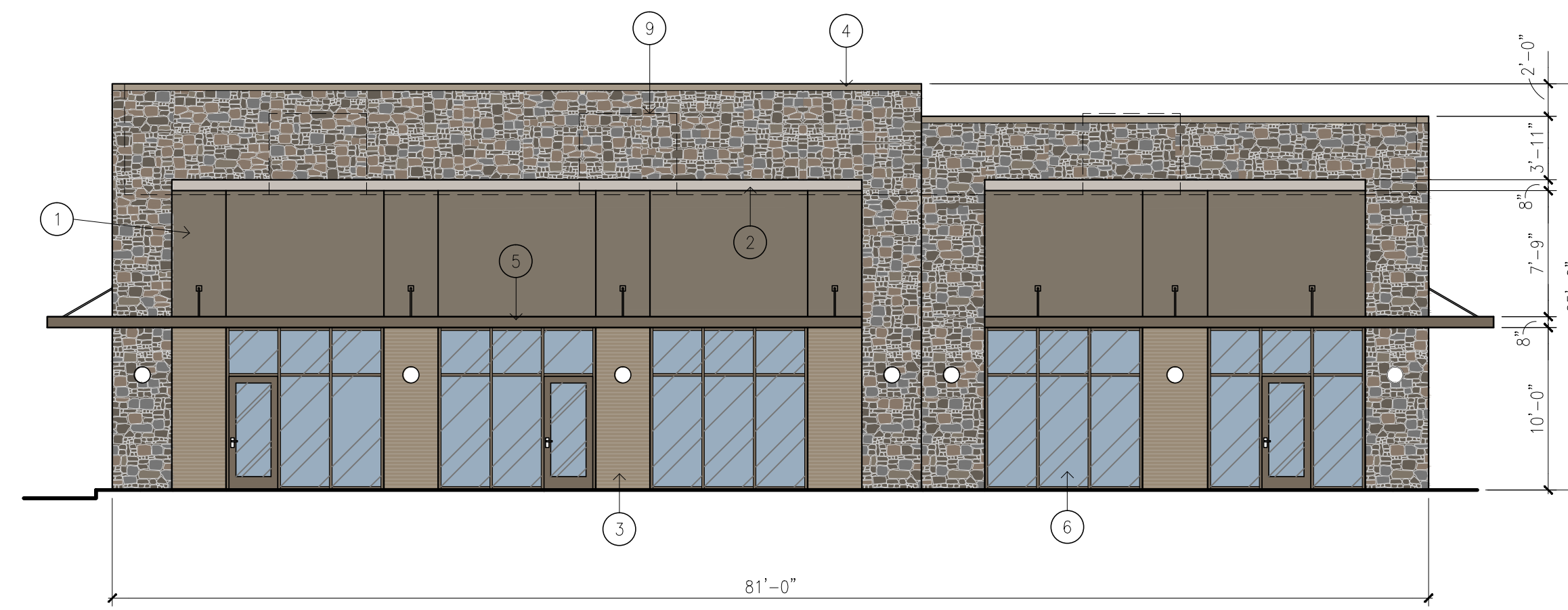
**CROSS ENGINEERING CONSULTANTS**  
 1720 W. Virginia Street McKinney, Texas 75069  
 972.562.4409 Texas P.E. Firm No. F-5935

Drawn By: C.E.C.I.	Checked By: C.E.C.I.	Scale: 1"=20'
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<b>SITE PLAN</b>		<b>SP</b>
SMOOTHIE KING ROCKWALL		
DA Goliad Partners, LP CITY OF ROCKWALL, TEXAS		
		Project No. 20089

SMOOTHIE KING ROCKWALL



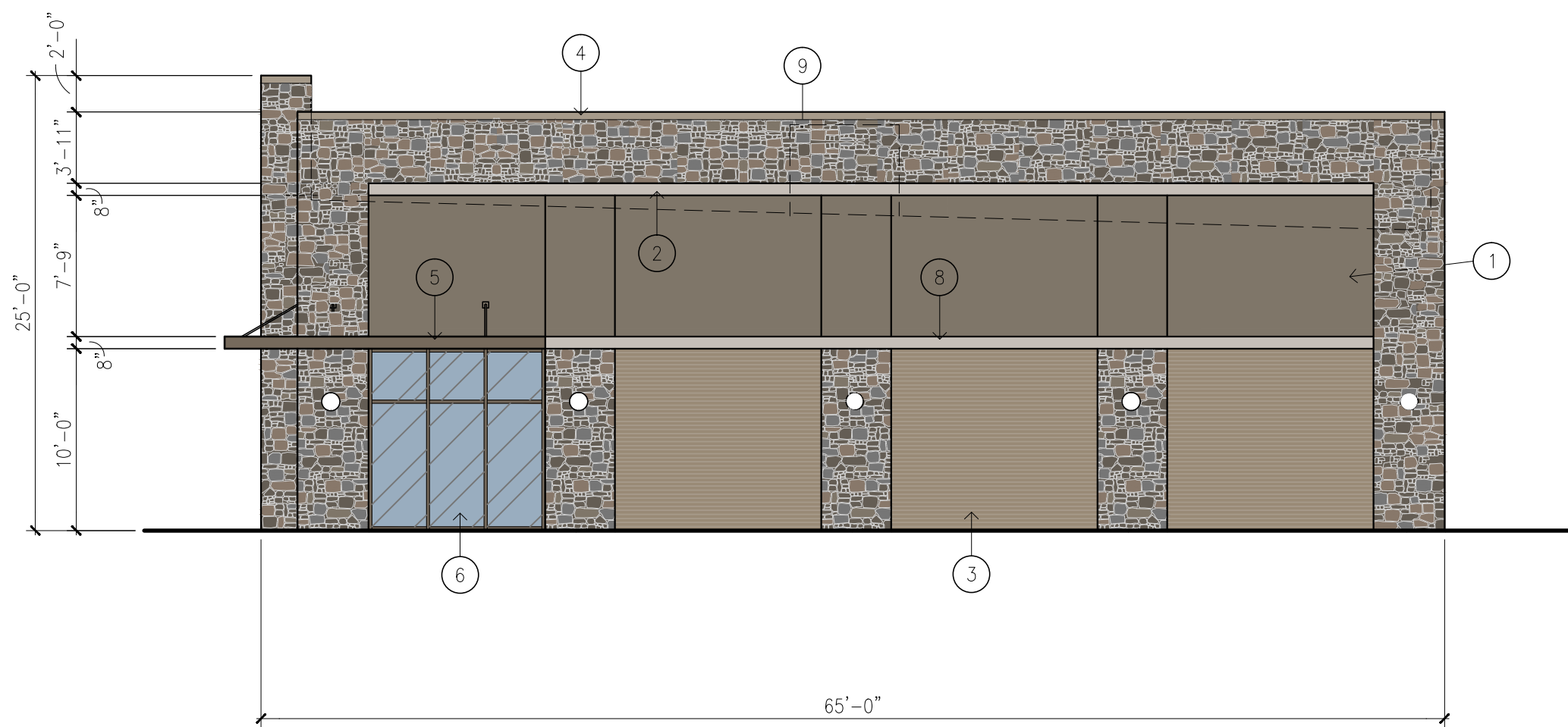


### EAST

TOTAL FACADE	= 1,967.9 SF	100%
-TOTAL GLASS	= 485.0 SF	24.6%
<hr/>		
NET FACADE	= 1,482.9 SF	
TOTAL BRICK/CAST STONE	= 173.2 SF	11.8%
TOTAL NATURAL STONE	= 666.5 SF	44.9%
TOTAL STUCCO	= 554.4 SF	37.4%
TOTAL METAL	= 87.8 SF	5.9%

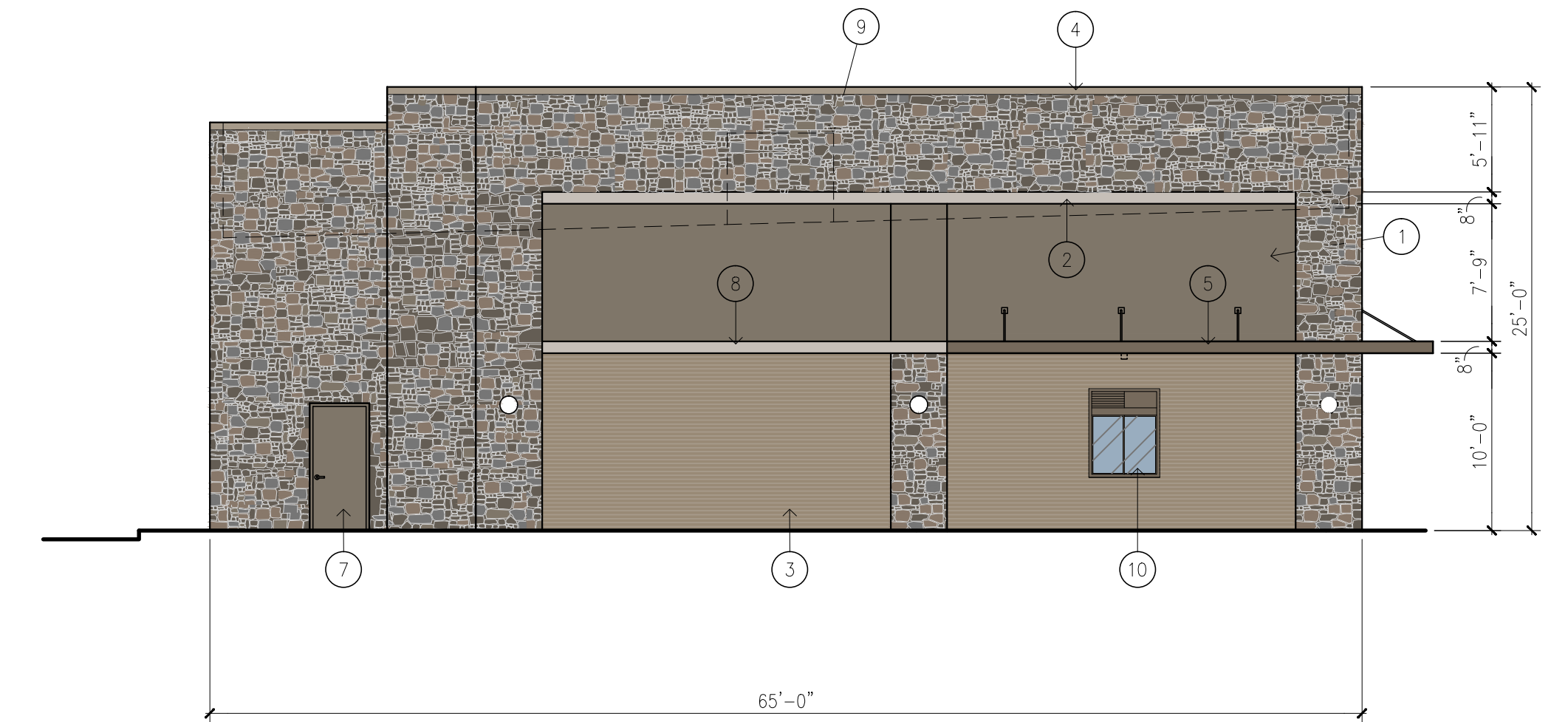
### MATERIAL LEGEND:

- ① STUCCO VENEER
- ② PROJECTING STUCCO ACCENT BAND
- ③ BRICK VENEER
- ④ MANUFACTURED METAL COPING
- ⑤ PAINTED METAL CANOPY
- ⑥ ALUMINUM STOREFRONT AND ENTRANCES WITH CLEAR INSULATING GLASS
- ⑦ PAINTED HOLLOW METAL DOORS AND FRAMES
- ⑧ CAST STONE ACCENT BAND
- ⑨ LINE OF ROOF DECK WITH HVAC UNITS BEYOND
- ⑩ ALUMINUM DRIVE-UP WINDOW



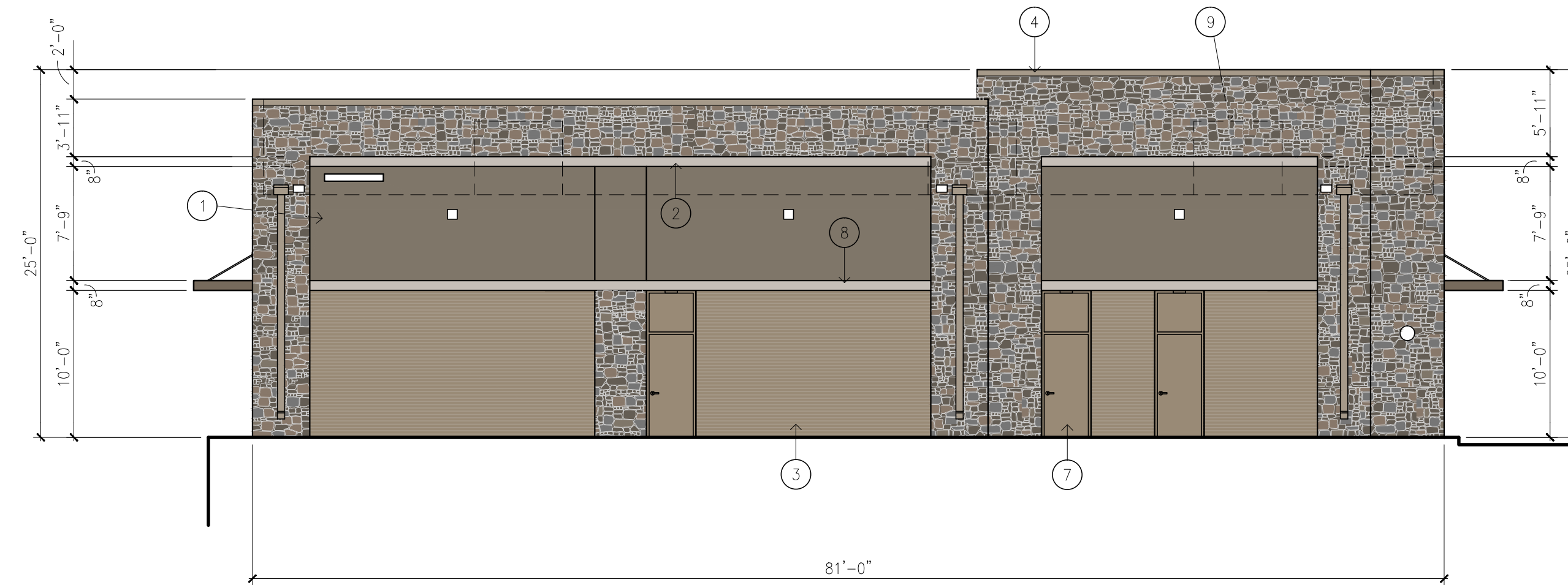
### NORTH

TOTAL FACADE	= 1,502.0 SF	100%
-TOTAL GLASS	= 97.0 SF	6.4%
<hr/>		
NET FACADE	= 1,405.0 SF	
TOTAL BRICK/CAST STONE	= 370.3 SF	26.4%
TOTAL NATURAL STONE	= 530.4 SF	37.8%
TOTAL STUCCO	= 464.6 SF	33.1%
TOTAL METAL	= 39.0 SF	2.7%



### SOUTH

TOTAL FACADE	= 1,606.6 SF	100%
-TOTAL GLASS	= 20.0 SF	1.2%
-TOTAL DOORS	= 24.2 SF	1.5%
<hr/>		
NET FACADE	= 1,562.4 SF	
TOTAL BRICK/CAST STONE	= 388.4 SF	24.8%
TOTAL NATURAL STONE	= 771.7 SF	49.4%
TOTAL STUCCO	= 357.7 SF	22.9%
TOTAL METAL	= 45.3 SF	2.9%



### WEST

TOTAL FACADE	= 1,926.5 SF	100%
-TOTAL DOORS	= 101.2 SF	5.2%
<hr/>		
NET FACADE	= 1,825.3 SF	
TOTAL BRICK/CAST STONE	= 514.0 SF	28.2%
TOTAL NATURAL STONE	= 764.2 SF	41.9%
TOTAL STUCCO	= 513.1 SF	28.1%
TOTAL METAL	= 34.0 SF	1.8%

### ARCHITECTURAL ELEMENTS:

1. CANOPIES
2. RECESSES / PROJECTIONS
3. OUTDOOR PATIO
4. ARCHITECTURAL DETAILS - CAST STONE ACCENT BAND
5. ARCHITECTURAL DETAILS - PROJECTING STUCCO ACCENT BAND
6. VARIED ROOF HEIGHTS

### SITE PLAN SUBMITTAL

REVISION NO:	DATE:
SHEET TITLE:	
BUILDING FACADE / ELEVATION PLAN	
OWNER:	
<small>ARCHITECT:</small> DONALD F. SOPRANZI, AIA, LEED-AP ARCHITECT 10300 NORTH CENTRAL EXPRESSWAY, SUITE 450 DALLAS, TEXAS 75231 DONALD SOPRANZI 817-903-6663 dons@dfsarchitect.com	
SCALE: 1/8"=1'-0"	FILE NO.



STUCCO VENEER TO MATCH  
ADJACENT BUILDING

STUCCO  
ACCENT  
BAND

CAST  
STONE

PARAPET COPINGS /  
DOWNSPOUTS



BRICK VENEER

# ROCKWALL MULTI-TENANT BUILDING ROCKWALL, TEXAS

STONE VENEER TO MATCH  
ADJACENT BUILDING

STOREFRONT  
FRAMING /  
CANOPIES TO  
MATCH  
ADJACENT  
BUILDING

ROCKWALL, TEXAS  
ARCHITECT

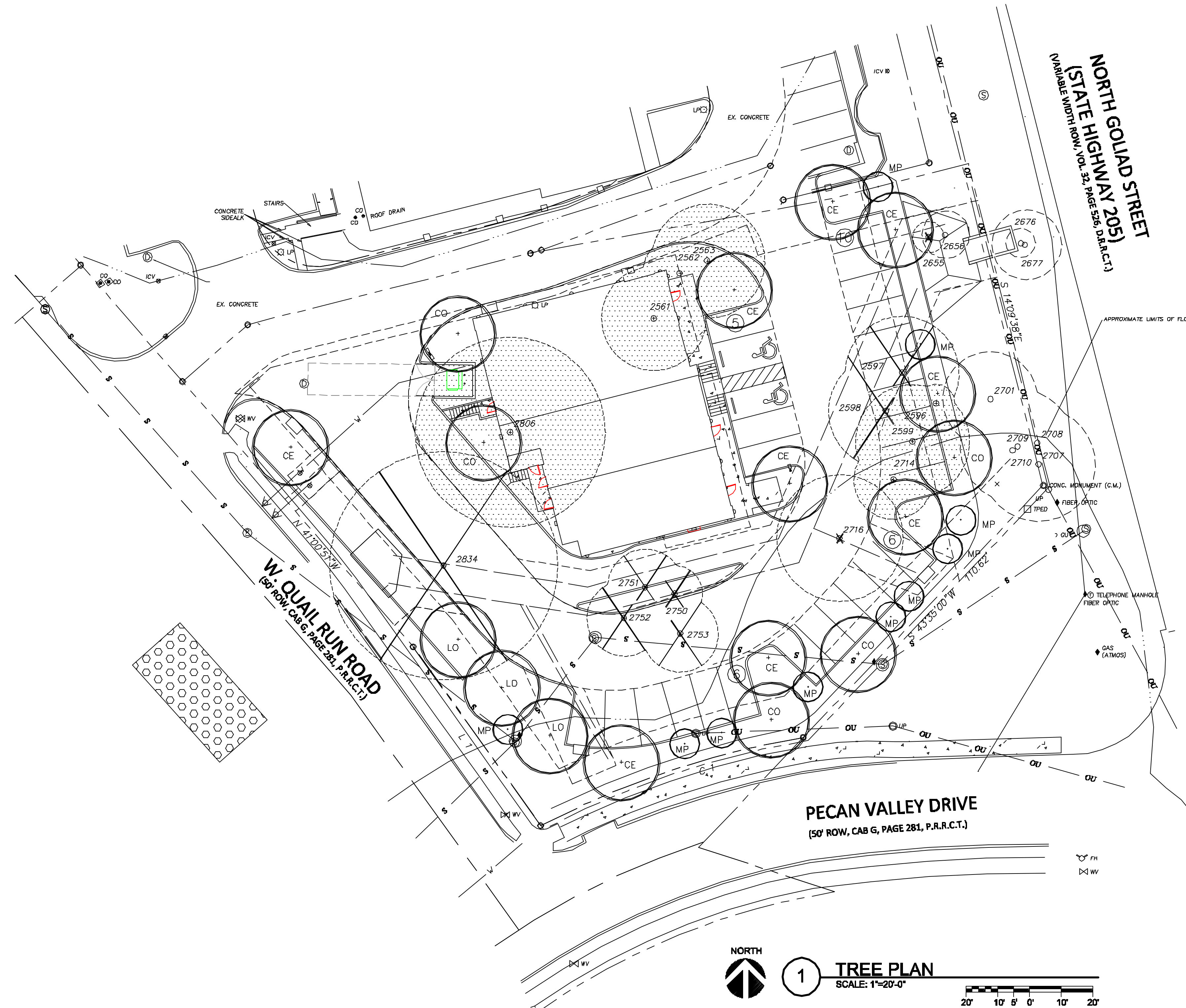
ROCKWALL MULTI-TENANT BUILDING  
DONALD F. SOPRANZI, AIA, LEED-AP

DONALD F.  
SOPRANZI  
AIA, LEED-AP  
ARCHITECT









**1 TREE PLAN**  
SCALE: 1"=20'-0"

**TREE LEGEND**

- EXISTING TREES (8) - (parkway tree)
- EXISTING TREES (NOT PROTECTED) TO BE REMOVED BUT NOT MITIGATED.
- 6" CHINABERRY - NOT PROTECTED  
27" BOIS D'ARC - NOT PROTECTED
- EXISTING TREES (PROTECTED) TO BE REMOVED BUT NOT MITIGATED.-UTILITY CONFLICT

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- TOTAL NOT PROTECTED - 33"

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- EXISTING PROTECTED TREES TO BE REMOVED AND MITIGATED.

2561	22" PECAN
2562	16" PECAN
2563	24" PECAN
2596	8" PECAN
2599	24" PECAN
2714	17" PECAN
2806	40" ELM (MT)

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- TOTAL PROTECTED TO MITIGATE - 191"

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- 17-NEW 5" TREES PLANTED = 85"

(9) CEDAR ELM	'CE'
(5) CHINQUAPIN OAK	'CO'
(3) LIVE OAK	'LO'

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- (10) MEXICAN PLUM 'MP'

**EXISTING TREE SCHEDULE**

NUMBER	SIZE & TYPE	STATUS
2561	22" PECAN	MITIGATE
2562	16" PECAN	MITIGATE
2563	24" PECAN	MITIGATE
2596	8" PECAN	MITIGATE
2597	24" PECAN	UTILITY
2598	20" PECAN	UTILITY
2599	24" PECAN	MITIGATE
2655	6" CHINABERRY	NOT PROTECTED
2656	9" CHINABERRY (MT)	OFF PROPERTY
2676	5" CHINABERRY	OFF PROPERTY
2677	15" CHINABERRY (MT)	OFF PROPERTY
2701	19" PECAN	OFF PROPERTY
2707	24" PECAN	OFF PROPERTY
2708	16" PECAN	OFF PROPERTY
2709	24" PECAN	OFF PROPERTY
2710	7" PECAN	OFF PROPERTY
2714	17" PECAN	MITIGATE
2716	27" BOIS D'ARC (MT)	NOT PROTECTED
2750	12" ELM	UTILITY
2751	16" ELM	UTILITY
2752	16" ELM	UTILITY
2753	16" ELM	UTILITY
2806	40" ELM (MT)	MITIGATE 2:1
2834	48" ELM	UTILITY

(7) PROTECTED TREES TO MITIGATE- TOTAL = 191 INCHES  
 (17) 5" NEW TREES TO PLANT- TOTAL = 85 INCHES  
 106 INCHES

106" x 20% = 21" x \$200 = \$4,200 PAID INTO TREE FUND.  
 REMAINING INCHES TO MITIGATE = 85

Course	Bearing	Distance
L 1	N 35°33'55" W	69.89'
L 2	N 18°54'05" W	37.43'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C 1	275.00'	88.33'	18°24'13"	87.95'	S 71°24'38" W

REVISION	No.	DATE

**Don C. Wheeler**  
Landscape Architect

Landscape Architecture Planning Irrigation Design

P.O. Box 470865 Fort Worth, Texas 76147  
Office 817.335.1405 don@dcwla.com

PROJECT NO.	DATE:
2K22-45	12-15-2023

<b>TREE PLAN</b>		Sheet No.
<b>SMOOTHIE KING ROCKWALL</b>		<b>TP1</b>
<b>DA Goliad Partners. L.P.</b>		
<b>CITY OF ROCKWALL, TEXAS</b>		

TREE SURVEY BY: STOVALL & ASSOCIATES P.O. BOX 202 GREENVILLE, TEXAS 75403 PHONE (903) 450-1120 info@stovallassociates.com SEPT. 24, 2015	PLAN PREPARED BY: DON C. WHEELER, RLA PO BOX 470865 FT. WORTH, TX 76147 817.335.1405 don@dcwla.com
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GENERAL NOTES

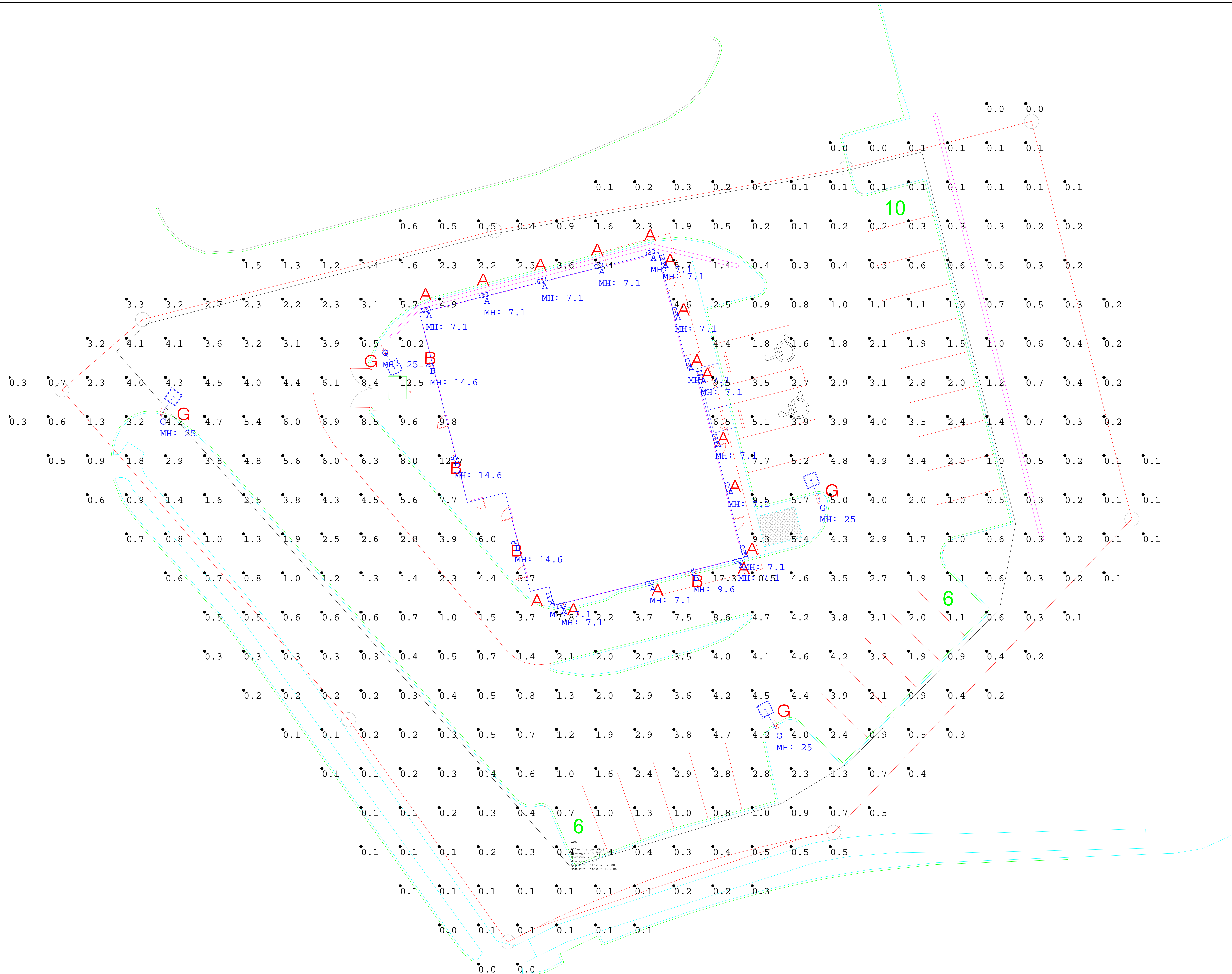
-THIS CALCULATION IS BASED ON AN OPEN AREA. OBJECTS AND OBSTRUCTIONS WITHIN THIS AREA WILL AFFECT FINAL LIGHTING LEVELS.  
 -THE CALCULATED FOOTCANDLE LEVELS INDICATE LUMINAIRE PERFORMANCE BASED ON THE INFORMATION PROVIDED TO TEXAS LIGHTING SOLUTIONS, INC. WE MAKE NO CLAIMS OF COMPLIANCE WITH ANY LOCAL OR STATE LIGHTING CODES.  
 -CALCULATIONS ARE PROVIDED USING INDUSTRY RECOGNIZED SOFTWARE AND ARE PROVIDED FOR ESTIMATION PURPOSES ONLY. INPUT DATA FOR THE CALCULATIONS CORRESPONDS TO THE INFORMATION PROVIDED TO US. ASSUMPTIONS MAY BE MADE FOR INFORMATION THAT IS NOT PROVIDED. IT IS THE RESPONSIBILITY OF THOSE USING THIS SERVICE TO VERIFY OUR INPUT DATA IS CONSISTENT WITH EXPECTED FIELD CONDITIONS. RESULTS OF THE LIGHTING CALCULATIONS ACCURATELY REFLECT THE INPUT DATA. HOWEVER, ACTUAL LIGHTING LEVELS WILL VARY DEPENDING ON FIELD CONDITIONS SUCH AS ROOM CHARACTERISTICS, TEMPERATURE, VOLTAGE AND LAMP/BALLAST OUTPUT AND OTHER FACTORS. CALCULATIONS ARE ALSO SUBJECT TO THE LIMITATIONS OF THE SOFTWARE. DUE TO THE ABOVE CONSIDERATIONS, TEXAS LIGHTING SOLUTIONS CANNOT GUARANTEE THAT ACTUAL LIGHT LEVELS MEASURED IN THE FIELD WILL MATCH OUR INITIAL CALCULATIONS.



TEXAS LIGHTING SOLUTIONS

831 WEST EULESS BLVD, SUITE 15  
 EULESS, TEXAS 76040  
 TEL: 817-267-9300  
 CLIENT: TLS CONSULTANT: Shad Campbell

Rockwall Multi-Tenant Building



Symbol	Qty	Label	LLF	Description	Lum. Watts	Lumens/Lamp	Lum. Lumens
A	16	A	0.900	UGI-31641-T4-W40	25	N.A.	820
B	4	B	0.900	XTOR4B-DP	37.7	N.A.	4269
G	4	G	0.900	GALN-SA3C-740-U-T3	160	N.A.	20812

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Overall	Illuminance	Fc	2.07	17.3	0.0	N.A.	N.A.
Lot	Illuminance	Fc	3.22	17.3	0.1	32.20	173.00

PHOTOMETRIC PLAN  
 SCALE: 1" = 10'-0"

NO.	REVISION	DATE

SCALE: SHEET SIZE 30" X 42"  
 JOB NAME:

JOB LOCATION: