



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 PLANELEVATIONS/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 Fit Sports Life Boulevard

SUBDIVISION Structured REA-Rockwall Land LLC

Inst. No. 2021000001622

GENERAL LOCATION 200' South and 800' East of intersection of I30 and Corporate Crossing

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial - C

CURRENT USE Undeveloped

PROPOSED ZONING Commercial - C with SUP

PROPOSED USE Restaurant & Golf

ACREAGE 9.942 acres

LOTS [CURRENT] 0

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 Structured REA-Rockwall Land LLC

APPLICANT Wier & Associates, Inc.

CONTACT PERSON Conor Keilty, AIA

CONTACT PERSON Renee Ward, P.E.

ADDRESS 2801 E Camelback Road, Ste. 200

ADDRESS 2201 E Lamar Blvd, Ste. 200E

CITY, STATE & ZIP Phoenix, Arizona 85016

CITY, STATE & ZIP Arlington, Texas 76006

PHONE (480) 603-7577

PHONE (817) 467-7700

E-MAIL conork@structuredrea.com

E-MAIL ReneeW@wierassociates.com

NOTARY VERIFICATION [REQUIRED]

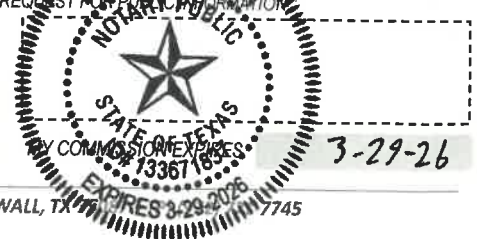
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Conor Keilty [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 349.13 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 14th DAY OF July 20 23. 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 OR ALL RIGHTS 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 12th DAY OF July 20 23.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



PD-81 SF-1

0 245 490

S9801.5

1,470

1,960

Feet

Z2023-035: Specific Use Permit for a Golf Driving Range

3549

AG

C

30

549

STODOLSKY

C

CORPORATE CROSSING

LI

Case Location Map =



PD-46



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.

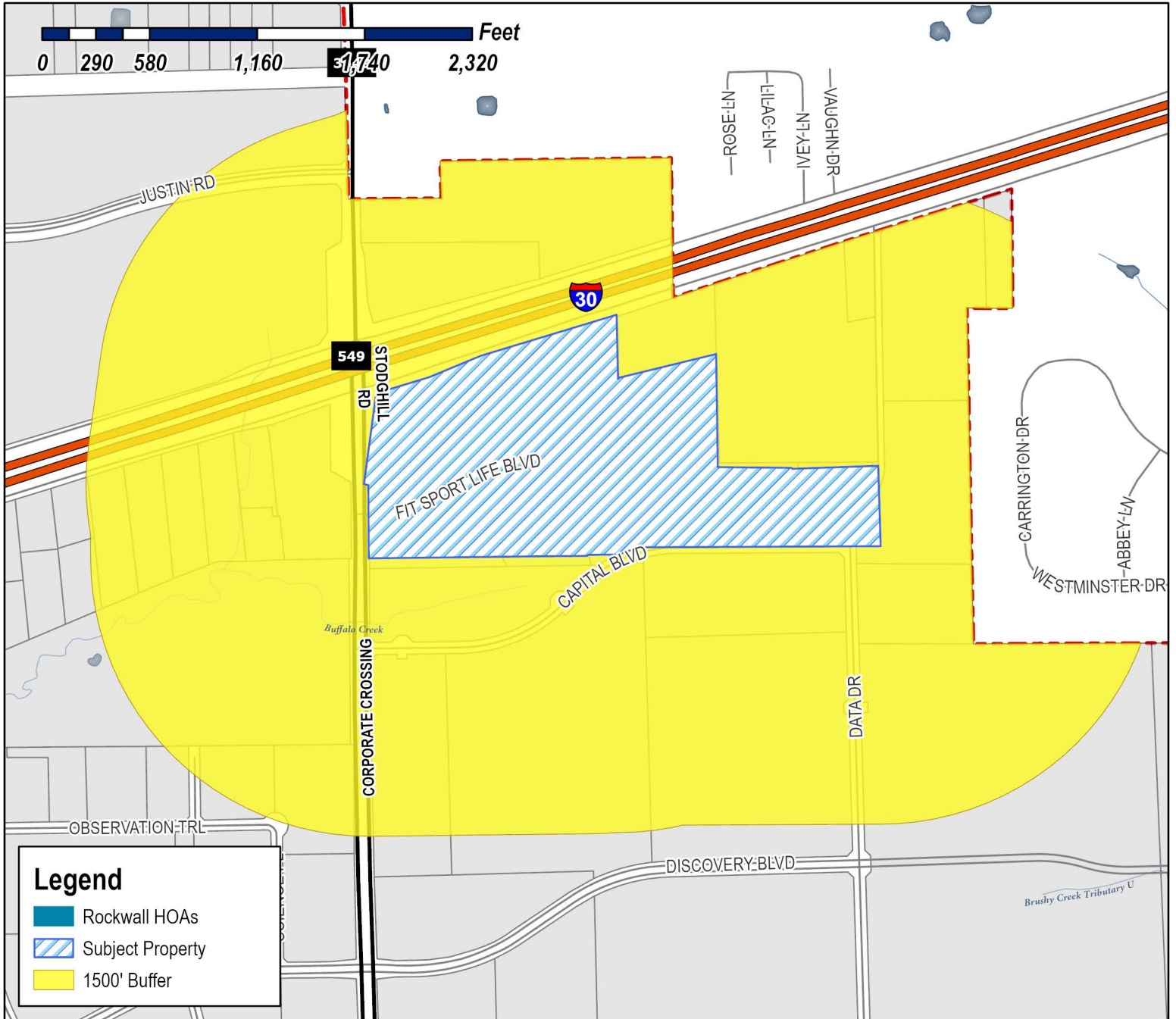




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Case Number: Z2023-035
Case Name: SUP for a Golf Driving Range
Case Type: Zoning
Zoning: Commercial (C) District & Light Industrial (LI) District
Case Address: Intersection of I-30 & Corporate Crossing

Date Saved: 7/14/2023

For Questions on this Case Call (972) 771-7745

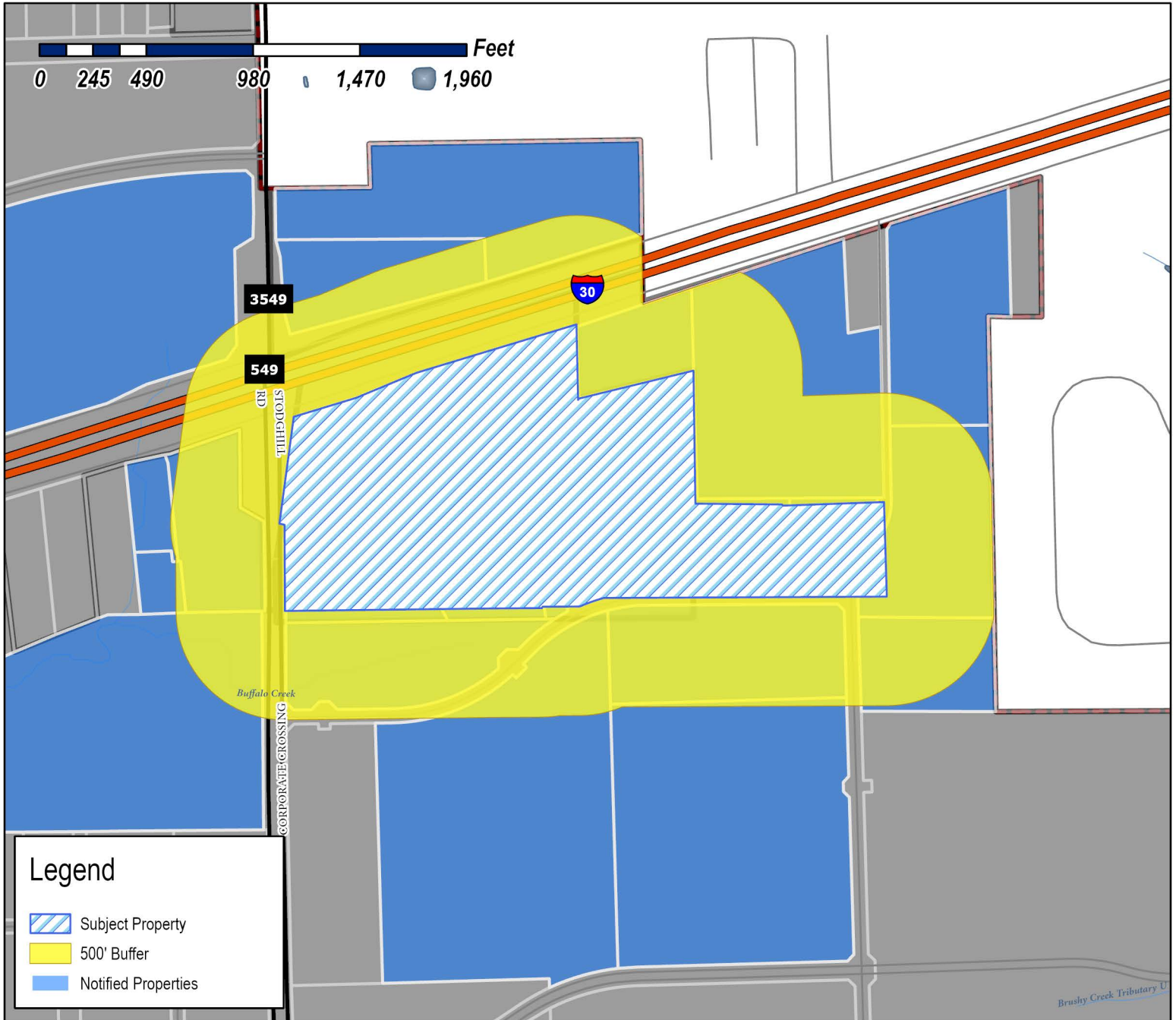




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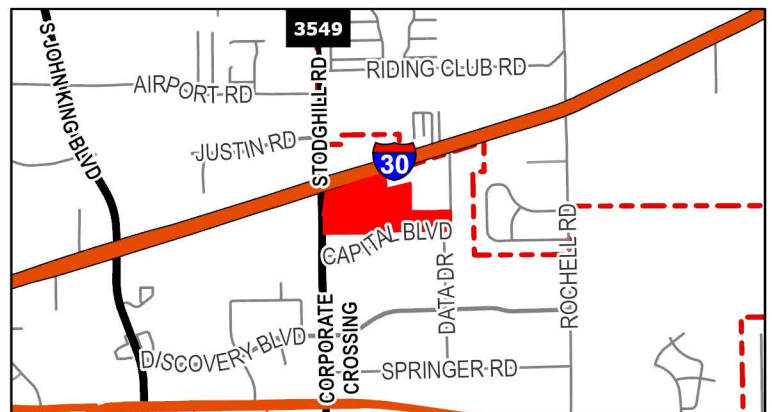
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For Questions on this Case Call: (972) 771-7746



RESIDENT
1220 DATA DR
ROCKWALL, TX 75032

CAPITAL BOULEVARD VENTURE LLC AND
GLOBAL WELLS INVESTMENT GROUP LLC
1225 W IMPERIAL HWY STE B
BREA, CA 92821

WALLIS RUSTY FAMILY LTD PARTNERSHIP #2
12277 SHILOH RD
DALLAS, TX 75228

THE STATE OF TEXAS, BY AND THROUGH THE
TEXAS TRANSPORTATION COMMISSION
125 E 11TH STREET
AUSTIN, TX 78701

RESIDENT
1280 DATA DR
ROCKWALL, TX 75032

RESIDENT
1515 CORPORATE CROSSING
ROCKWALL, TX 75032

STRUCTURED REA FSL ROCKWALL LLC
171 ABERDEEN STREET SUITE 400
CHICAGO, IL 60607

RESIDENT
1970 I30 SOUTH SERVICE RD
ROCKWALL, TX 75032

RESIDENT
1990 E I30
ROCKWALL, TX 75032

STREAM 1515 CORPORATE CROSSING LP
2001 ROSS AVENUE SUITE 400
DALLAS, TX 75201

RESIDENT
2260 E I30
ROCKWALL, TX 75032

BAKER SCHWIMMER VENTURES LP
2633 MCKINNEY AVE STE 130-510
DALLAS, TX 75204

STRUCTURED REA- ROCKWALL LAND LLC
2801 E. CAMELBACK ROAD SUITE 200
PHOENIX, AZ 85016

RESIDENT
3101 FIT SPORT LIFE BLVD
ROCKWALL, TX 75032

RESIDENT
3201 CAPITAL BLVD
ROCKWALL, TX 75032

RESIDENT
3400 DISCOVERY DR
ROCKWALL, TX 75032

ROCKWALL 549/I30 PARTNERS LP
8750 N CENTRAL EXPWY SUITE 1735
DALLAS, TX 75231

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75088

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75088

USEF ROCKWALL OWNER, LLC (1116176)
9830 COLONNADE BLVD SUITE 600
SAN ANTONIO, TX 78230

USEF ROCKWALL OWNER, LLC (1116176)
9830 COLONNADE BLVD SUITE 600
SAN ANTONIO, TX 78230

STAG ROCKWALL, L.P. A DELAWARE LIMITED
PARTNERSHIP
STAG INDUSTRIAL HOLDINGS, LLC
ONE FEDERAL STREET 23RD FLOOR
BOSTON, MA 2110

ROCKWALL ECONOMIC DEVELOPMENT
CORPORATION
P O BOX 968
ROCKWALL, TX 75087

JOWERS INC
PO BOX 1870
ROCKWALL, TX 75087

LOVE'S COUNTRY STORES INC
PO BOX 26210
OKLAHOMA CITY, OK 73126

LOVES TRAVEL STOPS & COUNTRY STORES INC
10601 NORTH PENNSYLVANIA
OKLAHOMA CITY, OK 73126



WIER & ASSOCIATES, INC.

ENGINEERS
SURVEYORS
LAND PLANNERS

PRINCIPALS

JOHN P. WIER, P.E., R.P.L.S.
ULYS LANE III, P.E., R.P.L.S., CFM
CARLO SILVESTRI, P.E.
GREGG MADSEN, R.P.L.S.
RANDALL S. EARDLEY, P.E.

SENIOR ASSOCIATES

PHILIP L. GRAHAM, P.E.
PRIYA ACHARYA, P.E.

ASSOCIATES

TOBY W. RODGERS
CASEY D. YORK

July 14, 2023

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

**Re: Texas Wedge at the SEC of I-30 & Corporate Crossing
Amended Special Use Permit Request**

Dear Planning Department,

We are requesting an amended Special Use Permit for the proposed Texas Wedge, Mini Golf, The Nodding Donkey, and Culinary Wise Food Hall at the southeast corner of Interstate 30 and Corporate Crossing. The amendment is due to the property boundary increasing from 7.955 acres to 9.942 acres to include mini golf on-site. The metes and bounds description and concept/site layout plans have been adjusted for the larger property boundary. We are requesting the following zoning changes (that were included with the previously approved zoning case Z2022-041) with this amended SUP:

Golf Driving Range

Article 04 Section 01 of the Unified Development Code (UDC) requires a SUP for a golf driving range in the commercial zoning district.

The development plan for the proposed Texas Wedge includes a golf driving range.

We request a SUP to allow a golf driving range in the commercial zoning district.

Netting around Golf Driving Range

The development plan for the Texas Wedge golf driving range has proposed a 175 foot tall netting around the perimeter of the range.

We request a SUP to provide netting around the perimeter of the golf driving range.

We appreciate your acceptance of our amended Special Use Permit submittal and request your recommendation to the Planning and Zoning Commission and City Council for the approval of this amended SUP. If you have any questions or comments, please feel free to contact me at 817-467-7700 or ReneeW@WierAssociates.com.

Truly yours,

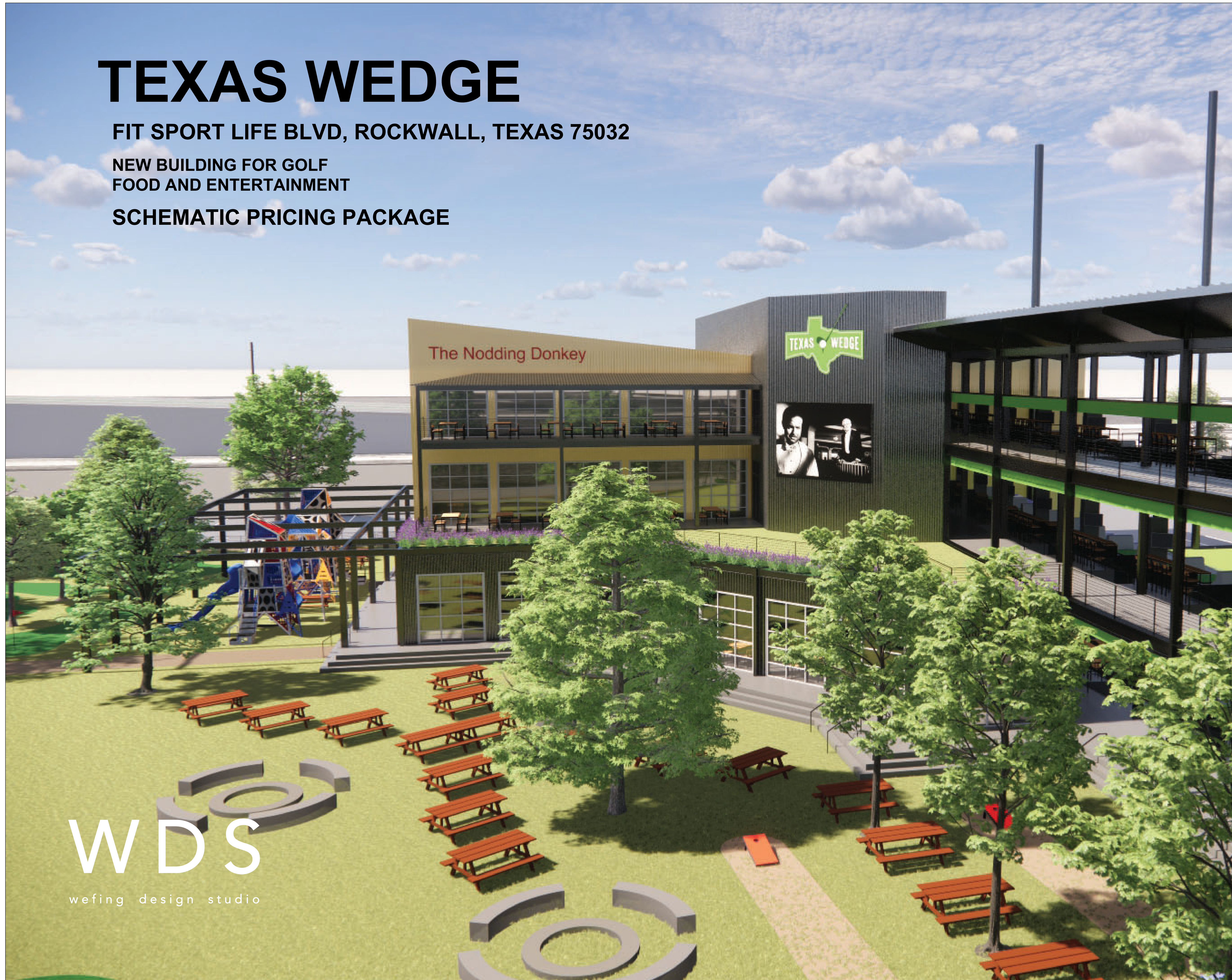
Renee Ward, PE
Wier & Associates, Inc.
Texas Firm Registration No. F-2776

TEXAS WEDGE

FIT SPORT LIFE BLVD, ROCKWALL, TEXAS 75032

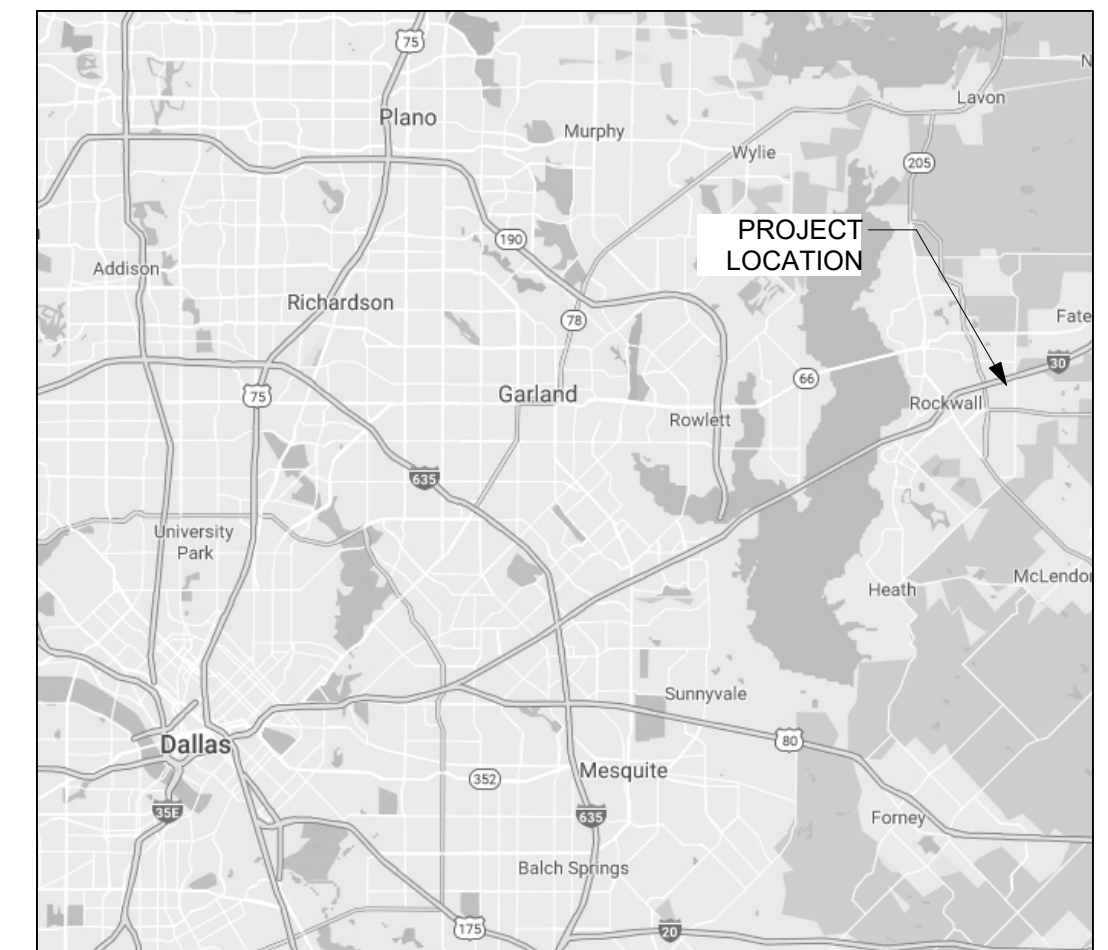
NEW BUILDING FOR GOLF
FOOD AND ENTERTAINMENT

SCHEMATIC PRICING PACKAGE



WDS

wefing design studio



VICINITY MAP

DRAWING LIST

- T - 1.0 TITLE SHEET
- SP - 1.0 SITE PLAN - EXISTING
- SP - 1.1 SITE PLAN - PROPOSED
- SP - 1.2 SITE PLAN - PROPOSED ENLARGED
- SP - 1.3 GREEN SPACES
- SP - 1.4 ADULT GREEN SPACES
- SP - 1.5 KID SPACES
- SP - 1.6 GOLF RANGE
- A - 1.1 FIRST FLOOR PLAN
- A - 1.2 SECOND FLOOR PLAN
- A - 1.3 THIRD FLOOR PLAN
- A - 1.4 PLANS 1-3
- A - 2.0 ELEVATION/SECTION - NORTH
- A - 2.1 ELEVATION/SECTION - SOUTH
- A - 2.2 ELEVATION/SECTION - WEST

WDS

410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

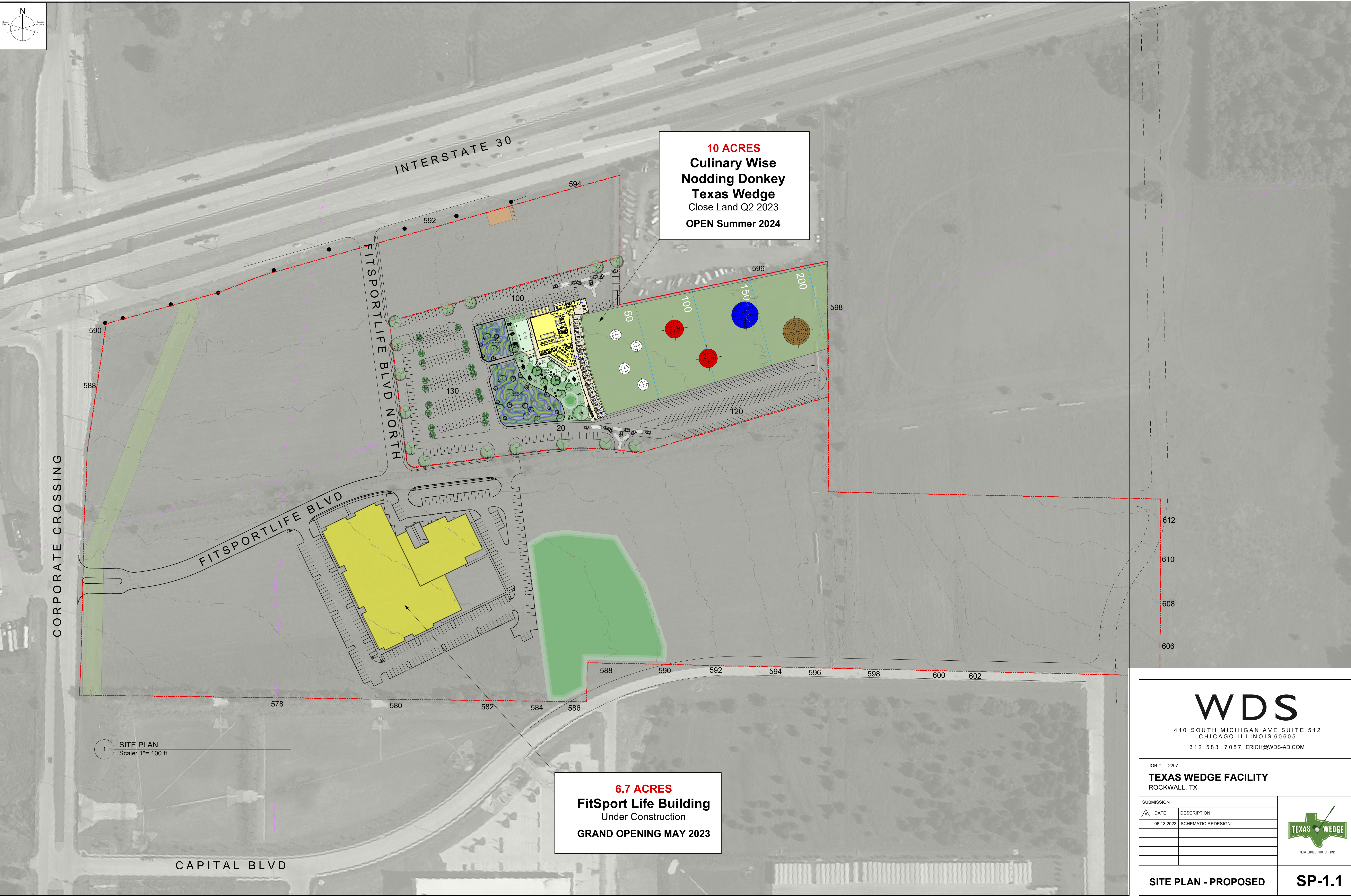
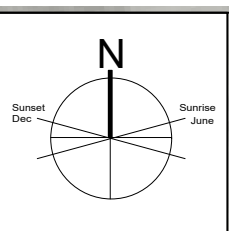
TEXAS WEDGE FACILITY
ROCKWALL, TX

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DATE	DESCRIPTION
06-13-2023	SCHEMATIC REDESIGN



TITLE SHEET

T-1.0



10 ACRES
Culinary Wise
Nodding Donkey
Texas Wedge
 Close Land Q2 2023
OPEN Summer 2024

6.7 ACRES
FitSport Life Building
 Under Construction
GRAND OPENING MAY 2023

1 **SITE PLAN**
 Scale: 1"= 100 ft

WDS

410 SOUTH MICHIGAN AVE SUITE 512
 CHICAGO ILLINOIS 60605
 312.583.7087 ERICH@WDS-AD.COM

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SITE PLAN - PROPOSED

SP-1.1

WDS

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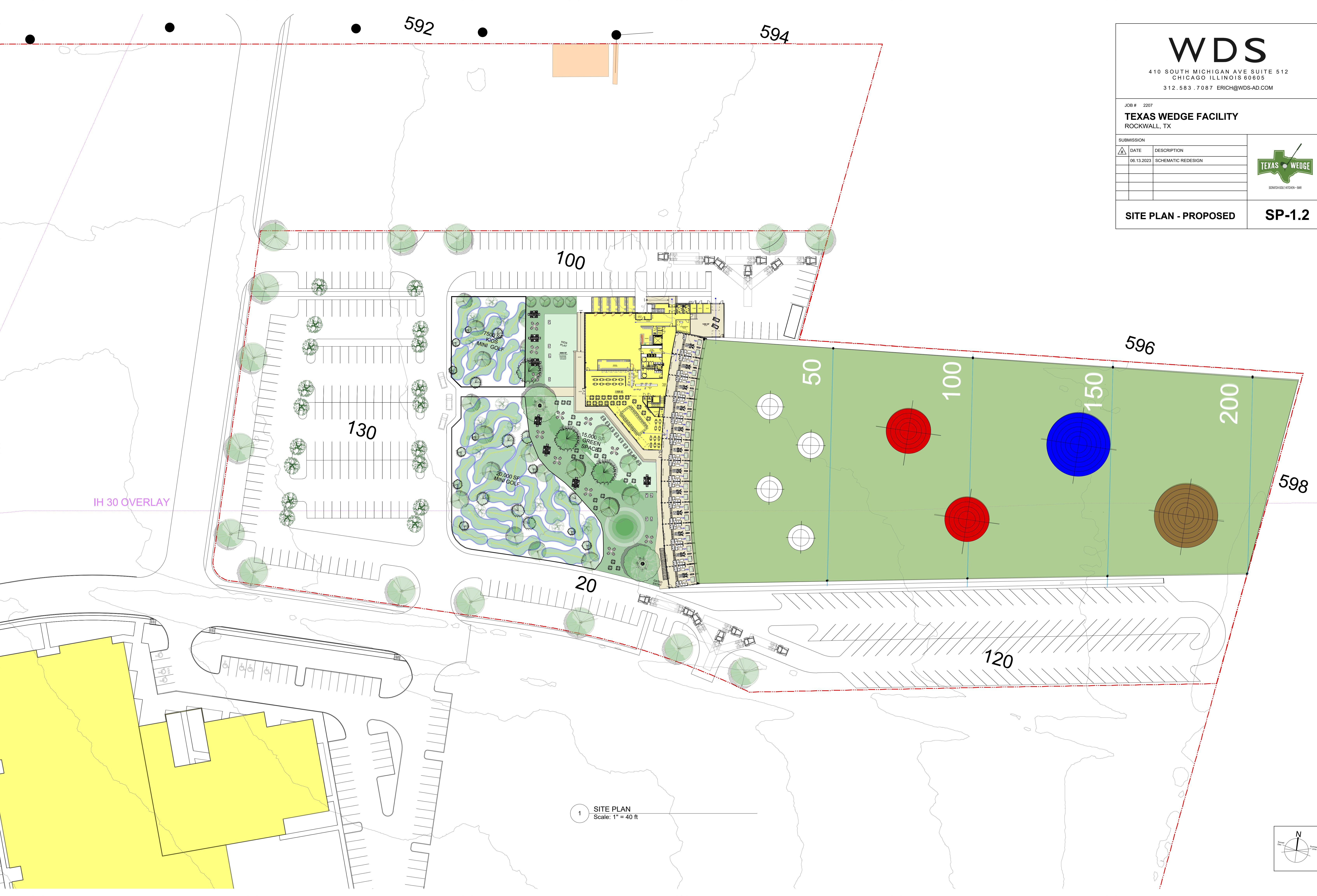
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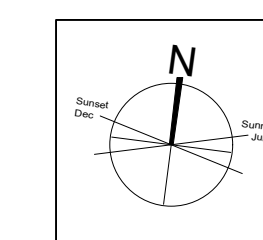
SITE PLAN - PROPOSED

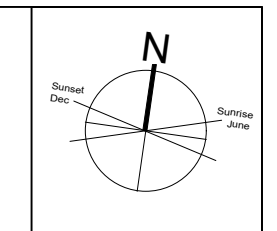
SP-1.2



IH 30 OVERLAY

1 SITE PLAN
Scale: 1" = 40 ft





1 PLAN
Scale: 1" = 20 ft

WDS

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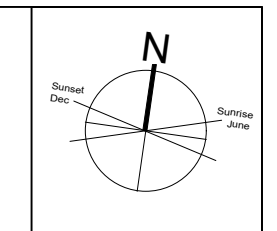
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GREEN SPACES

SP-1.3



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ROCKWALL, TX

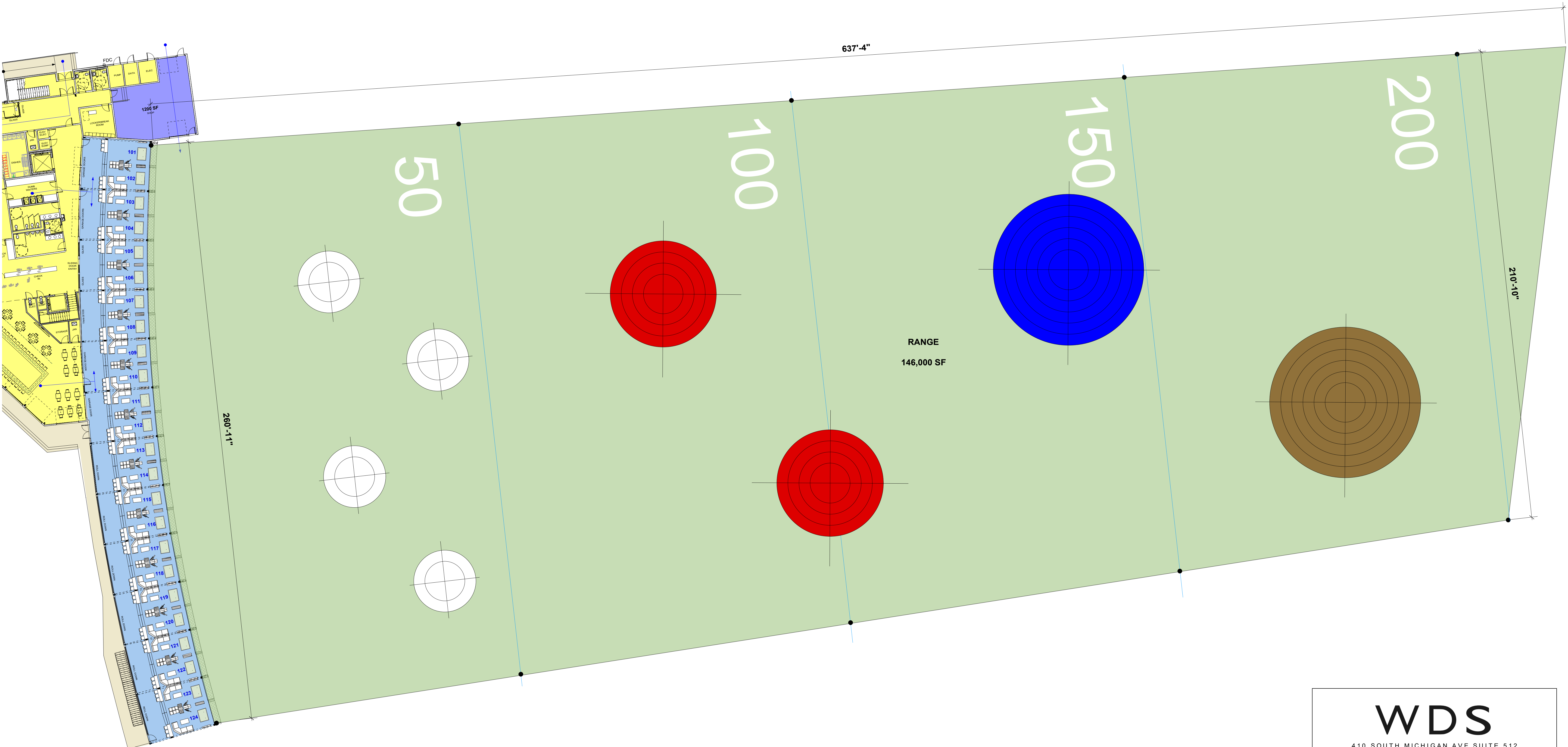
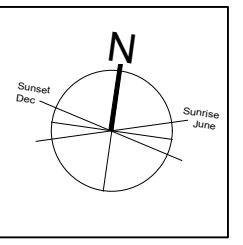
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ADULT GREEN SPACES

SP-1.4

20



3 RANGE PLAN
Scale: 1" = 20 ft

WDS

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JOB # 2207

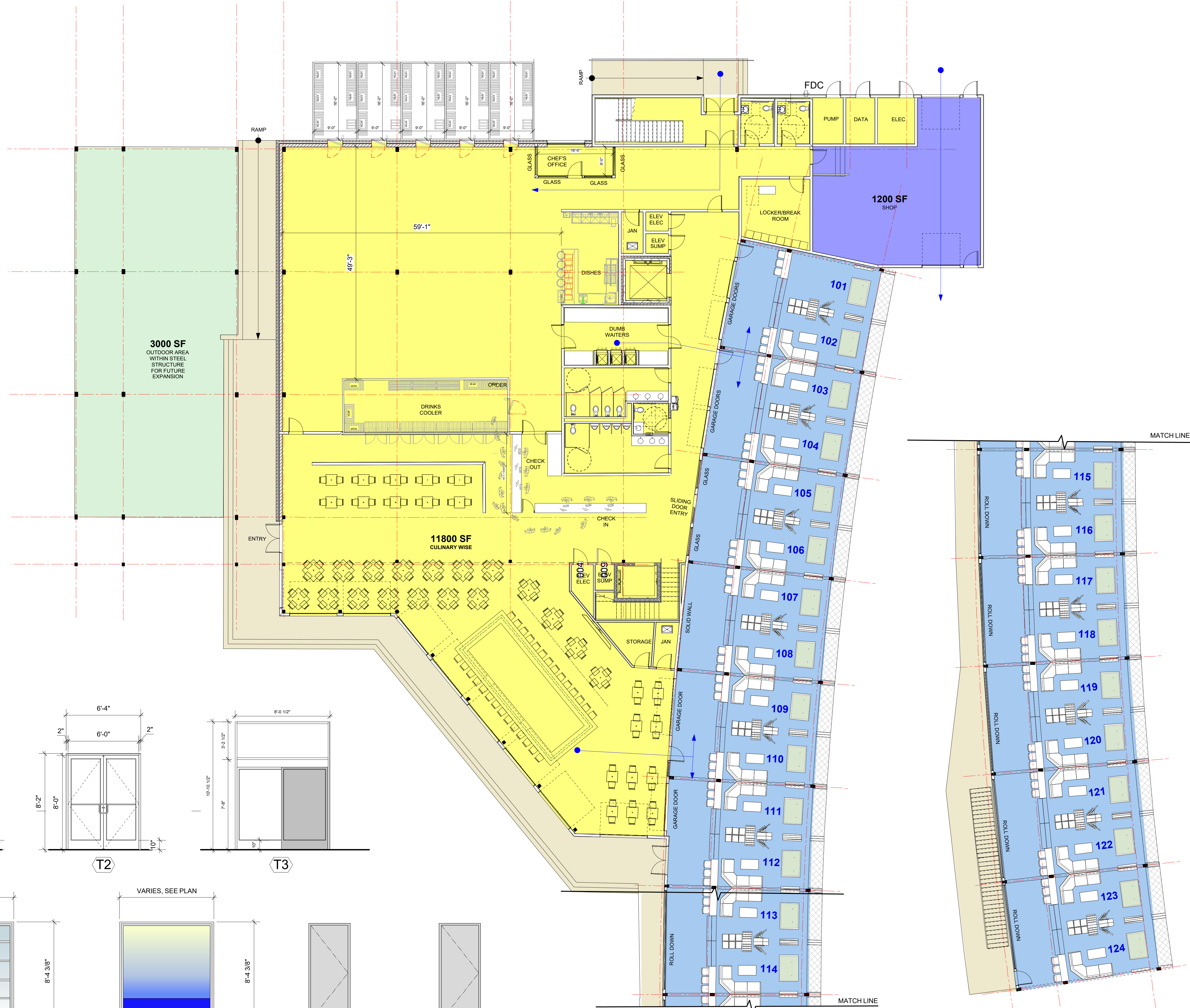
TEXAS WEDGE FACILITY
ROCKWALL, TX

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GOLF RANGE



SP-1.6



WALL TYPE **A**

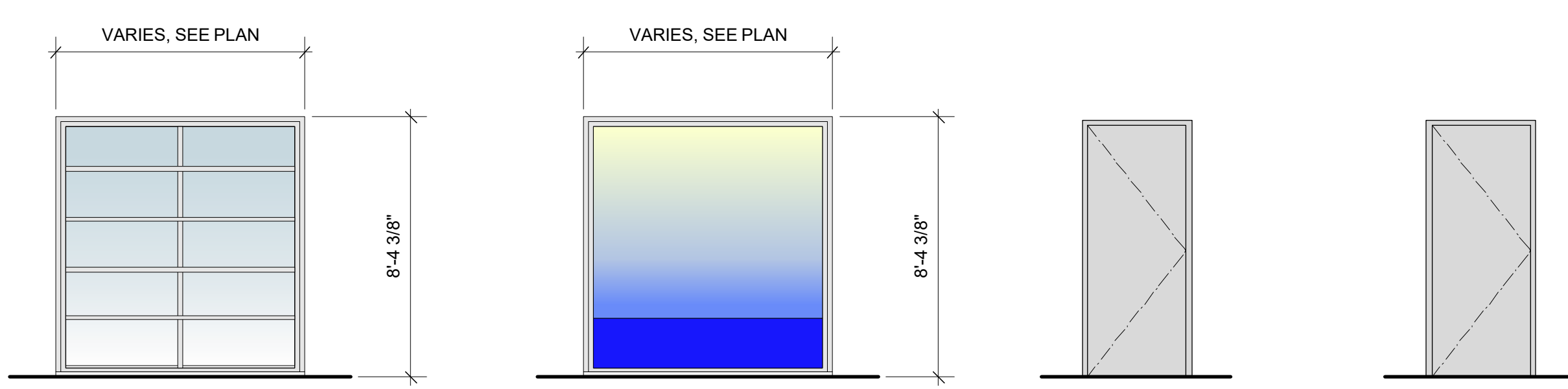
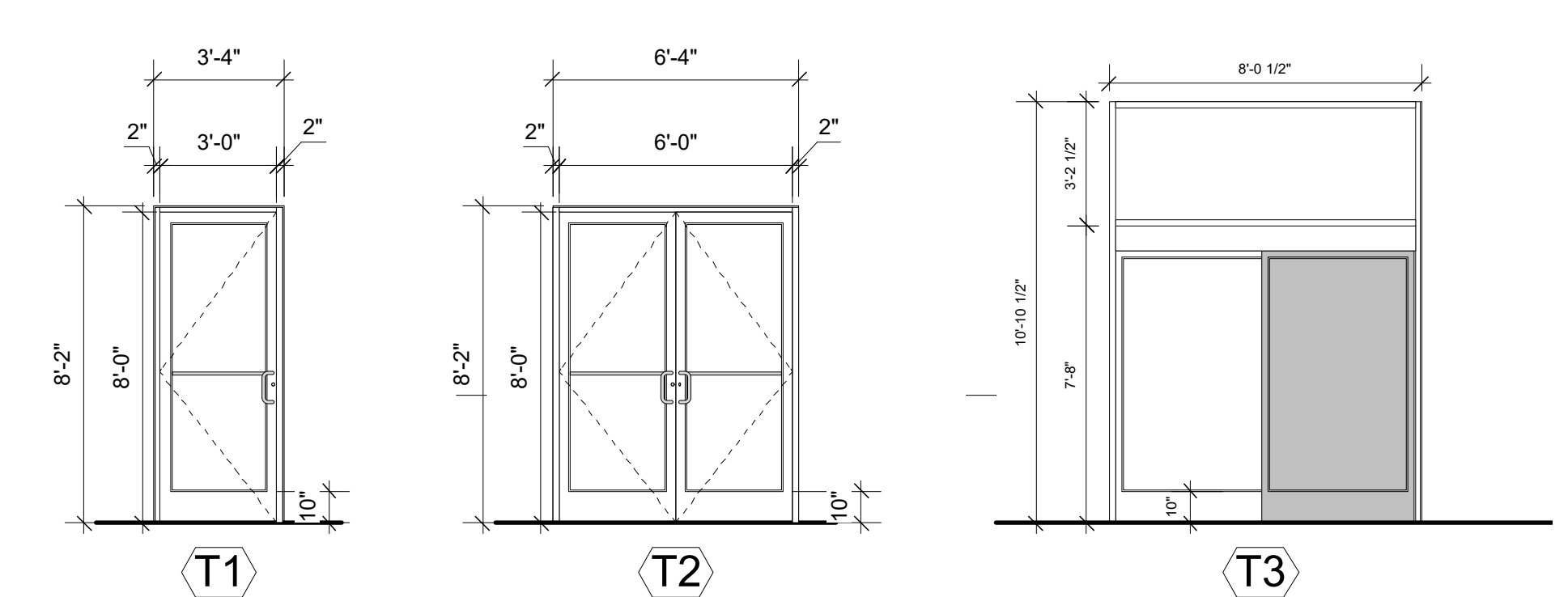
WALL TYPE **B**

ROOF TYPE **A**

- 7.2 PANEL CORRUGATED METAL - WESTERN STATES METAL ROOFING "WESTERN RIB" OR EQUAL
- ALUMINUM ST CLIP
- POLYISO THERMAL INSULATION (R-21)
- CONTINUOUS FULLY ADHERED AIR / VAPOR CONTROL LAYER
- METAL DECK - 7.2 METAL CORRUGATED METAL PANEL RE: STRUCTURAL
- ROOF PURLINS - STEEL TUBES RE: STRUCTURAL

ROOF TYPE **B**

- 7.2 PANEL CORRUGATED METAL - WESTERN STATES METAL ROOFING "WESTERN RIB" OR EQUAL



A CLOPAY 903 ARCHITECTURAL OVERHEAD DOOR ALUMINUM FRAME CLEAR ACRYLIC PANEL POLYZONE SILVER20XTRA FILM, SHGC .19 MECHANICALLY OPERATED MAX 0.90 U-FACTOR PER IECC 2018

B PROGRESSIVE COMMERCIAL SCREEN

C EXTERIOR SINGLE LEAF 1-3/4" HOLLOW METAL DOOR 2" METAL FRAME WIDTH MAX 0.90 U-FACTOR PER IECC 2018

D INTERIOR SINGLE LEAF 1-3/4" HOLLOW METAL DOOR 2" METAL FRAME WIDTH

1 PLAN Scale: 1" = 10 ft

WDS

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JOB # 2207
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WALL TYPE **A**

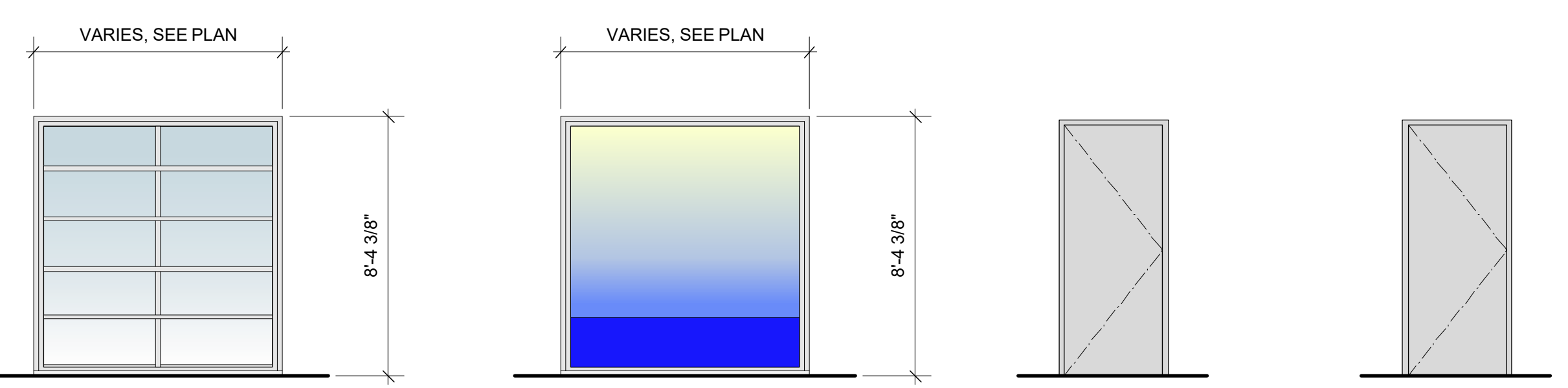
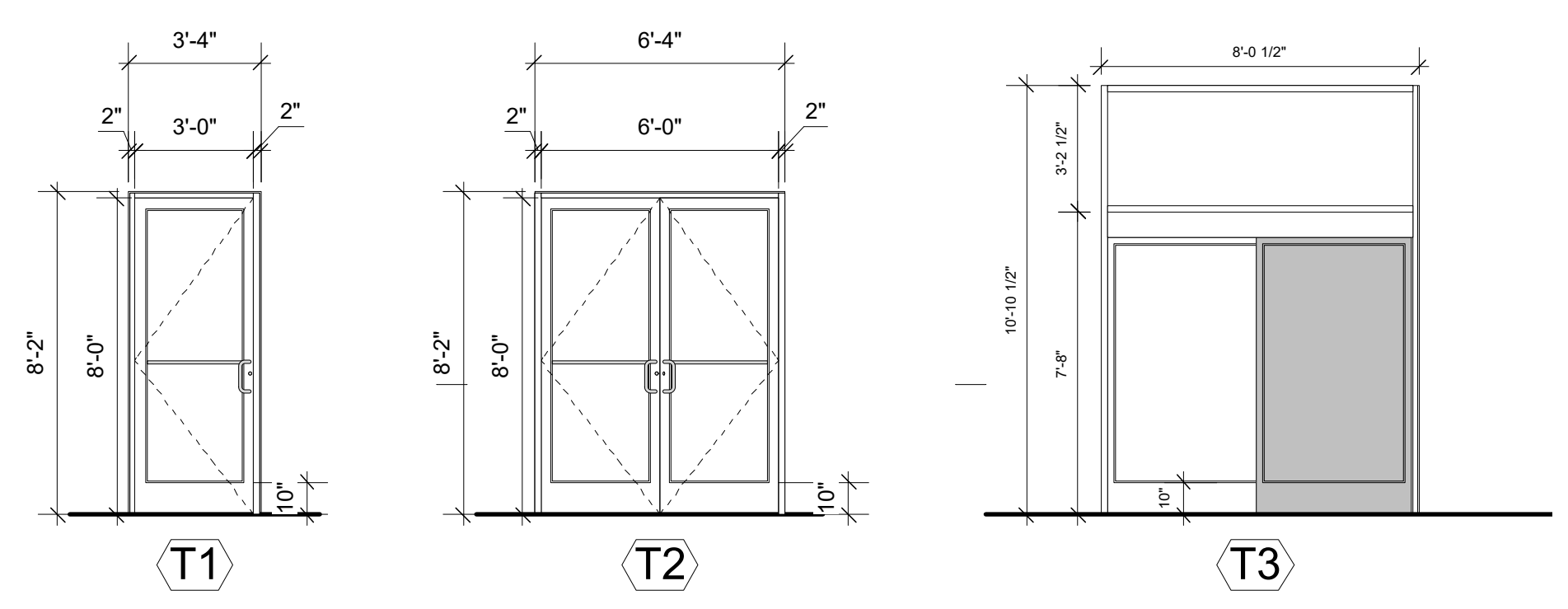
WALL TYPE **B**

ROOF TYPE **A**

7.2 PANEL CORRUGATED METAL - WESTERN STATES METAL ROOFING "WESTERN RIB" OR EQUAL
 ALUMINUM ST CLIP
 POLYISO THERMAL INSULATION (R-21)
 CONTINUOUS FULLY ADHERED AIR / VAPOR CONTROL LAYER
 METAL DECK - 7.2 METAL CORRUGATED METAL PANEL
 RE: STRUCTURAL
 ROOF PURLINS - STEEL TUBES
 RE: STRUCTURAL

ROOF TYPE **B**

7.2 PANEL CORRUGATED METAL - WESTERN STATES METAL ROOFING "WESTERN RIB" OR EQUAL



A CLOPAY 903 ARCHITECTURAL OVERHEAD DOOR
 ALUMINUM FRAME
 CLEAR ACRYLIC PANEL
 POLYZONE SILVER20XTRA FILM, SHGC .19
 MECHANICALLY OPERATED
 MAX 0.90 U-FACTOR PER
 IECC 2018

B PROGRESSIVE COMMERCIAL
 SCREEN

C EXTERIOR SINGLE LEAF
 1-3/4" HOLLOW
 METAL DOOR
 2" METAL FRAME WIDTH
 MAX 0.90 U-FACTOR PER
 IECC 2018

D INTERIOR SINGLE LEAF
 1-3/4" HOLLOW
 METAL DOOR
 2" METAL FRAME WIDTH

1 PLAN
 Scale: 1" = 10 ft

WDS

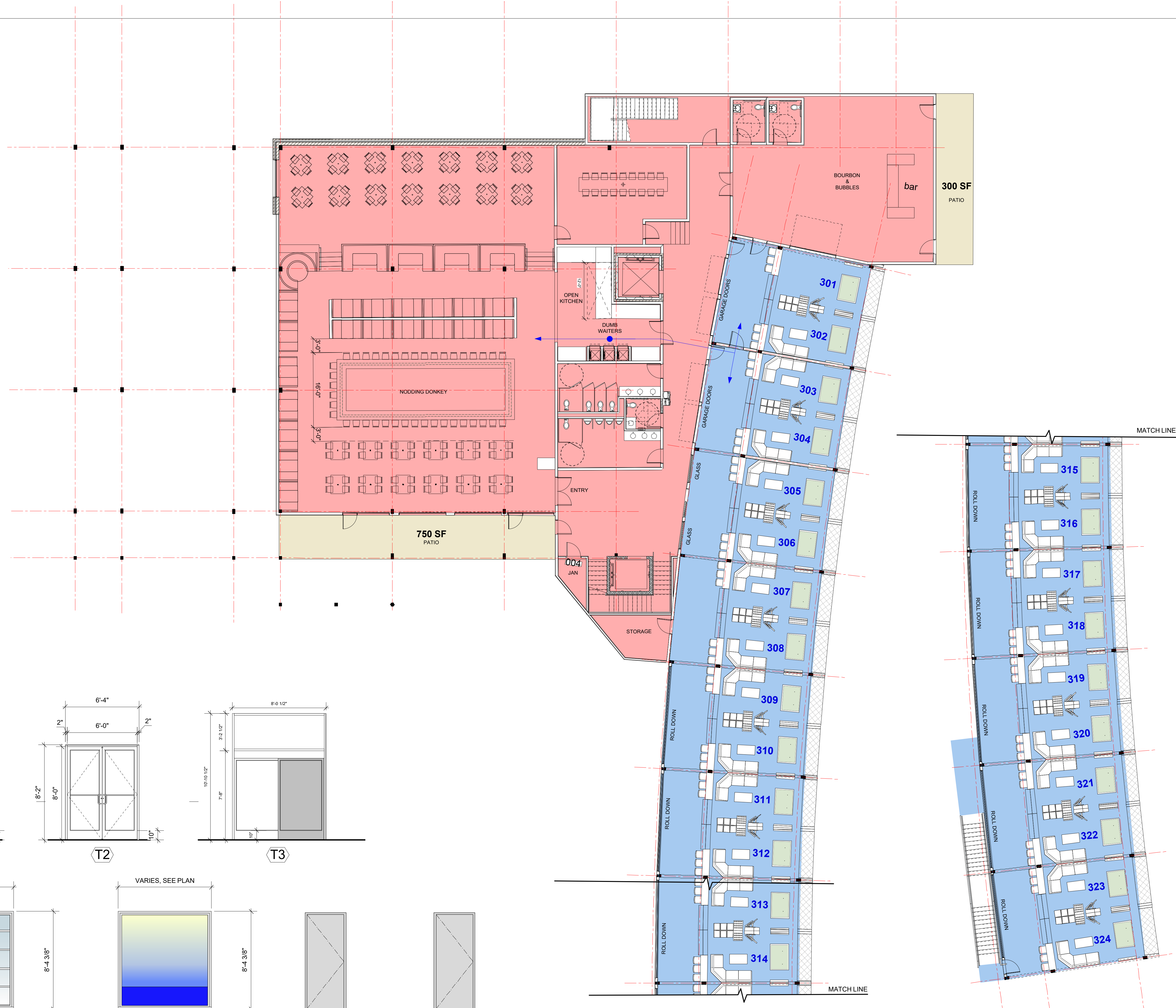
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SECOND FLOOR PLAN **A-1.2**



WALL TYPE **A**

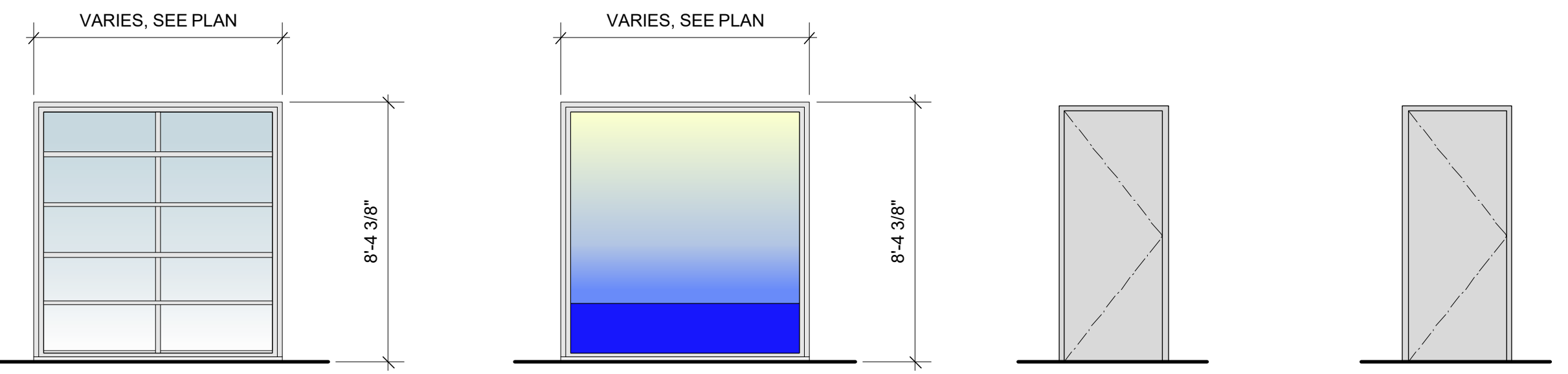
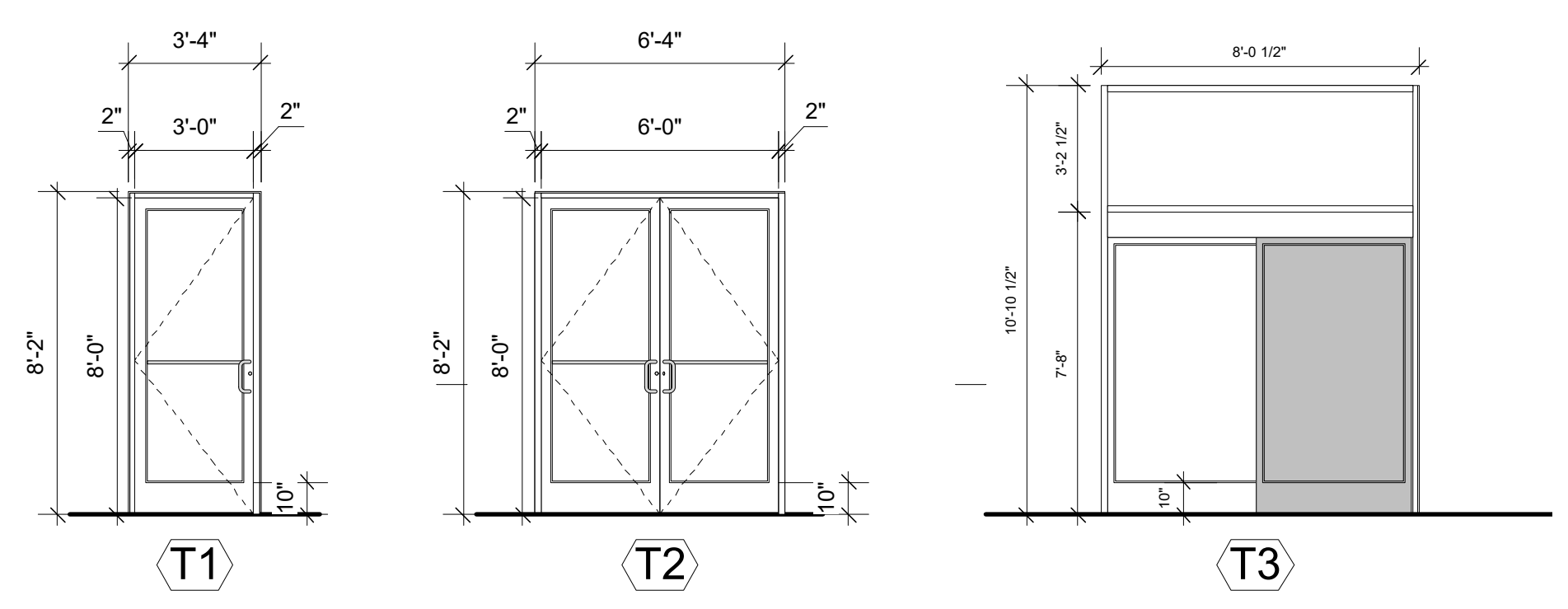
WALL TYPE **B**

ROOF TYPE **A**

7.2 PANEL CORRUGATED METAL - WESTERN STATES METAL ROOFING "WESTERN RIB" OR EQUAL
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 POLYISO THERMAL INSULATION (R-21)
 CONTINUOUS FULLY ADHERED AIR / VAPOR CONTROL LAYER
 METAL DECK - 7.2 METAL CORRUGATED METAL PANEL
 RE: STRUCTURAL
 ROOF PURLINS - STEEL TUBES
 RE: STRUCTURAL

ROOF TYPE **B**

7.2 PANEL CORRUGATED METAL - WESTERN STATES METAL ROOFING "WESTERN RIB" OR EQUAL



A CLOPAY 903 ARCHITECTURAL OVERHEAD DOOR
 ALUMINUM FRAME
 CLEAR ACRYLIC PANEL
 POLYZONE SILVER20XTRA FILM, SHGC .19
 MECHANICALLY OPERATED
 MAX 0.90 U-FACTOR PER
 IECC 2018

B PROGRESSIVE COMMERCIAL
 SCREEN

C EXTERIOR SINGLE LEAF
 1-3/4" HOLLOW
 METAL DOOR
 2" METAL FRAME WIDTH
 MAX 0.90 U-FACTOR PER
 IECC 2018

D INTERIOR SINGLE LEAF
 1-3/4" HOLLOW
 METAL DOOR
 2" METAL FRAME WIDTH

1 PLAN
 Scale: 1" = 10 ft

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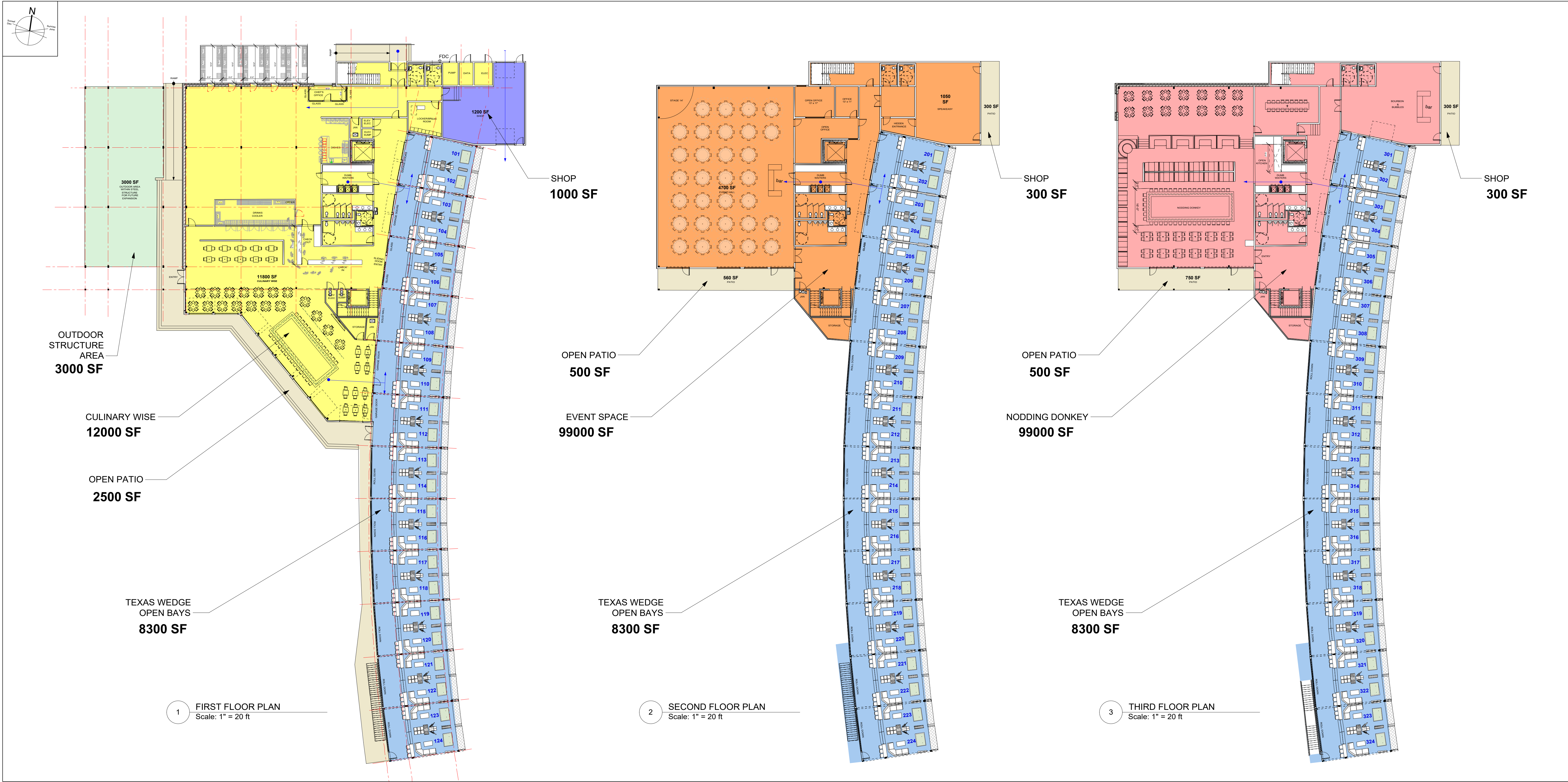
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 ROCKWALL, TX

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THIRD FLOOR PLAN

A-1.3



	CONDITIONED	UNCONDITIONED
 CULINARY WISE	12000	
 EVENT SPACE	9900	
 NODDING DONKEY	9900	
 TEXAS WEDGE - BAYS		24900
 OPEN PATIO		3500
 SHOP		1000
 OUTDOOR STRUCTURE AREA		3000
	31800	32400

WDS

410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

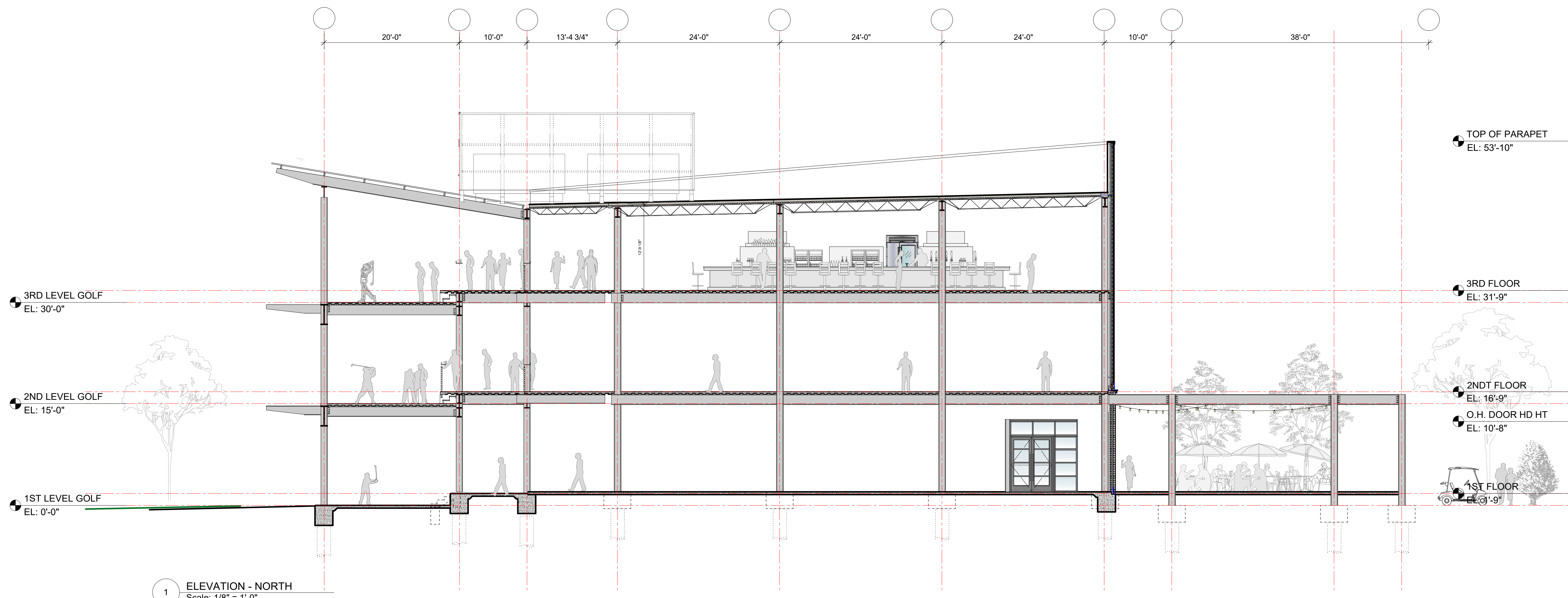
TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION	
DATE	DESCRIPTION
06.13.2023	SCHEMATIC REDESIGN

PLANS

ISBATCH GELB KITCHEN - BAR

A-1.4



1 ELEVATION - NORTH
Scale: 1/8" = 1'-0"

WALL TYPE A

ANCHORED BRICK VENEER- ADJUSTABLE WALL TIES AT 16" O.C. VERTICALLY AND 24" O.C HORIZONTALLY

2" AIR SPACE

CAVITY INSERT/MORTAR COLLECTION DEVICE

WEEP VENTS

2" CONT. XPS RIGID INSULATION W/ DRAINAGE CHANNELS

FLUID-APPLIED AIR/WATER/VAPOR INFILTRATION BARRIER

5/8" EXTERIOR GRADE GYPSUM SHEATHING

6" METAL STUDS STUDS AT 16" O.C.

R-13 UNFACED FIBERGLASS BATT

5/8" GYPSUM BOARD W/ PAINT

WALL TYPE B

VERTICAL CORRUGATED METAL PANELS - BRIDGERSTEEL "ULTRA BATTEN METAL PANEL" OR APPROVED EQUAL

THERMALLY BROKEN CLADDING ATTACHMENT SYSTEM (KNIGHT WALL HCI SYSTEM OR EQUAL)

2" CONT. XPS RIGID INSULATION W/ DRAINAGE CHANNELS

FLUID-APPLIED AIR/WATER/VAPOR INFILTRATION BARRIER

5/8" EXTERIOR GRADE GYPSUM SHEATHING

6" METAL STUDS STUDS AT 16" O.C.

R-13 UNFACED FIBERGLASS BATT

5/8" GYPSUM BOARD W/ PAINT

ROOF TYPE A

60 MIL SINGLE PLY FULLY ADHERED TPO ROOF MEMBRANE

1/4" COVER BOARD (DENSDECK PRIME ROOF BOARD OR EQUAL)

POLYISO THERMAL INSULATION (R-21)

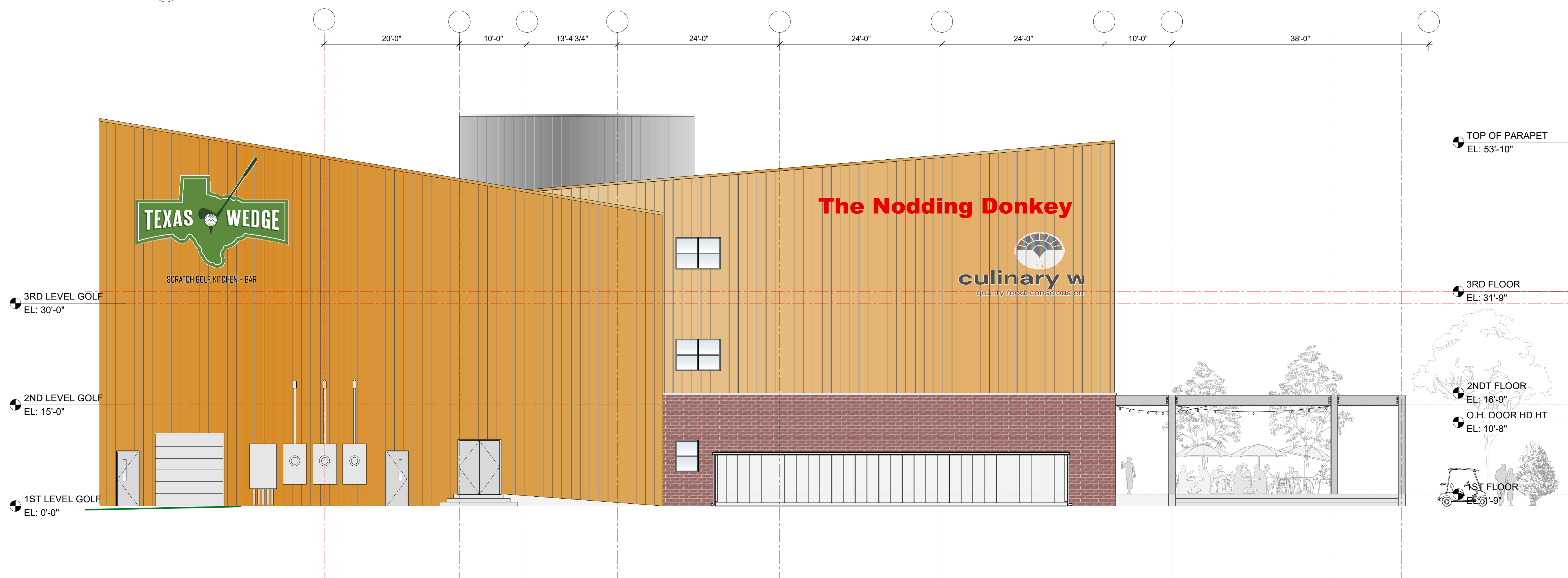
CONTINUOUS FULLY ADHERED AIR / VAPOR CONTROL LAYER

METAL DECK - RE: STRUCTURAL

ROOF JOISTS - RE: STRUCTURAL

ROOF TYPE B

7.2 PANEL CORRUGATED METAL - WESTERN STATES METAL ROOFING "WESTERN RIB" OR EQUAL



1 ELEVATION - NORTH
Scale: 1/8" = 1'-0"

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JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION	
DATE	DESCRIPTION
06-13-2023	SCHEMATIC REDESIGN

SECTION / ELEVATIONS



A-2.0

10'-0" 24'-0" 10'-0" 24'-0" 24'-0" 24'-0" 13'-3" 10'-0" 20'-0"

TOP OF PARAPET
EL: 53'-10"

TOP OF STEEL
EL: 53'-6"

3RD FLOOR
EL: 31'-9"

3RD LEVEL GOLF
EL: 30'-0"

2ND FLOOR
EL: 16'-9"

2ND LEVEL GOLF
EL: 15'-0"

O.H. DOOR HD HT
EL: 10'-8"

1ST FLOOR
EL: 1'-9"

1ST LEVEL GOLF
EL: 0'-0"

1 SECTION
Scale: 1/8" = 1'-0"

WALL TYPE A

- ANCHORED BRICK VENEER- ADJUSTABLE WALL TIES AT 16" O.C. VERTICALLY AND 24" O.C HORIZONTALLY
- 2" AIR SPACE
- CAVITY INSERT/MORTAR COLLECTION DEVICE
- WEEP VENTS
- 2" CONT. XPS RIGID INSULATION W/ DRAINAGE CHANNELS
- FLUID-APPLIED AIR/WATER/VAPOR INFILTRATION BARRIER
- 5/8" EXTERIOR GRADE GYPSUM SHEATHING
- 6" METAL STUDS STUDS AT 16" O.C.
- R-13 UNFACED FIBERGLASS BATT
- 5/8" GYPSUM BOARD W/ PAINT

WALL TYPE B

- VERTICAL CORRUGATED METAL PANELS - BRIDGERSTEEL "ULTRA BATTEN METAL WALL PANEL" OR APPROVED EQUAL
- THERMALLY BROKEN CLADDING ATTACHMENT SYSTEM (KNIGHT WALL HCI SYSTEM OR EQUAL)
- 2" CONT. XPS RIGID INSULATION W/ DRAINAGE CHANNELS
- FLUID-APPLIED AIR/WATER/VAPOR INFILTRATION BARRIER
- 5/8" EXTERIOR GRADE GYPSUM SHEATHING
- 6" METAL STUDS STUDS AT 16" O.C.
- R-13 UNFACED FIBERGLASS BATT
- 5/8" GYPSUM BOARD W/ PAINT

ROOF TYPE A

- 60 MIL SINGLE PLY FULLY ADHERED TPO ROOF MEMBRANE
- 1/4" COVER BOARD (DENSDECK PRIME ROOF BOARD OR EQUAL)
- POLYISO THERMAL INSULATION (R-21)
- CONTINUOUS FULLY ADHERED AIR / VAPOR CONTROL LAYER
- METAL DECK - RE: STRUCTURAL
- ROOF JOISTS - RE: STRUCTURAL

ROOF TYPE B

- 7.2 PANEL CORRUGATED METAL - WESTERN STATES METAL ROOFING "WESTERN RIB" OR EQUAL

TOP OF PARAPET
EL: 53'-10"

TOP OF STEEL
EL: 53'-6"

3RD FLOOR
EL: 31'-9"

3RD LEVEL GOLF
EL: 30'-0"

2ND FLOOR
EL: 16'-9"

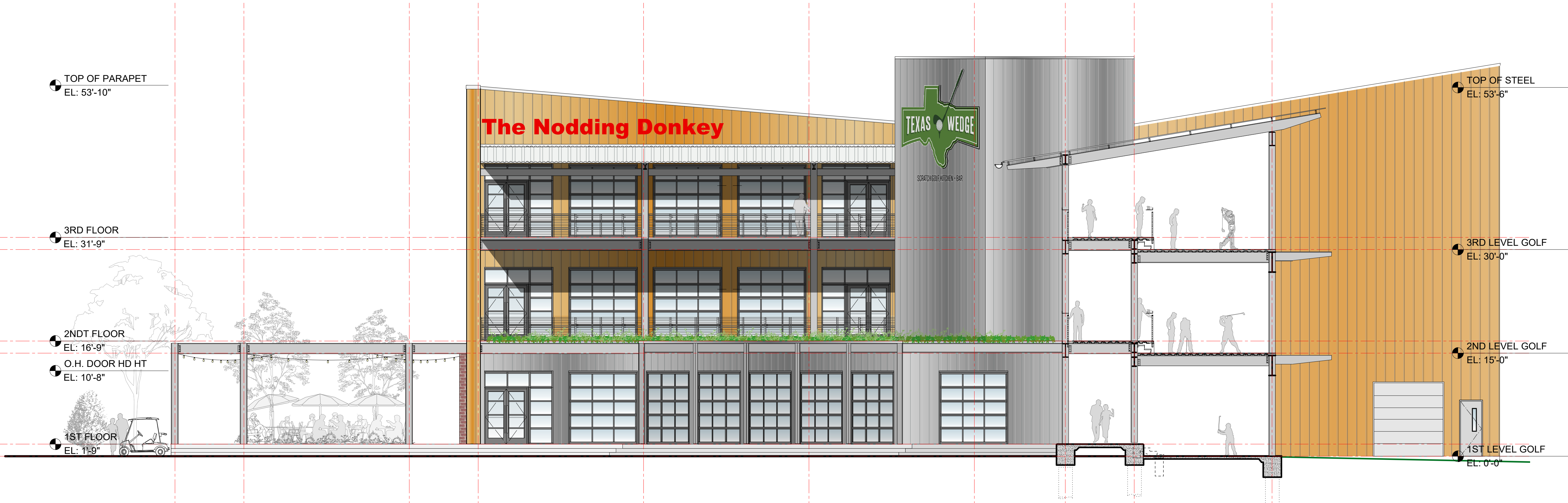
2ND LEVEL GOLF
EL: 15'-0"

O.H. DOOR HD HT
EL: 10'-8"

1ST FLOOR
EL: 1'-9"

1ST LEVEL GOLF
EL: 0'-0"

2 ELEVATION
Scale: 1/8" = 1'-0"




WDS

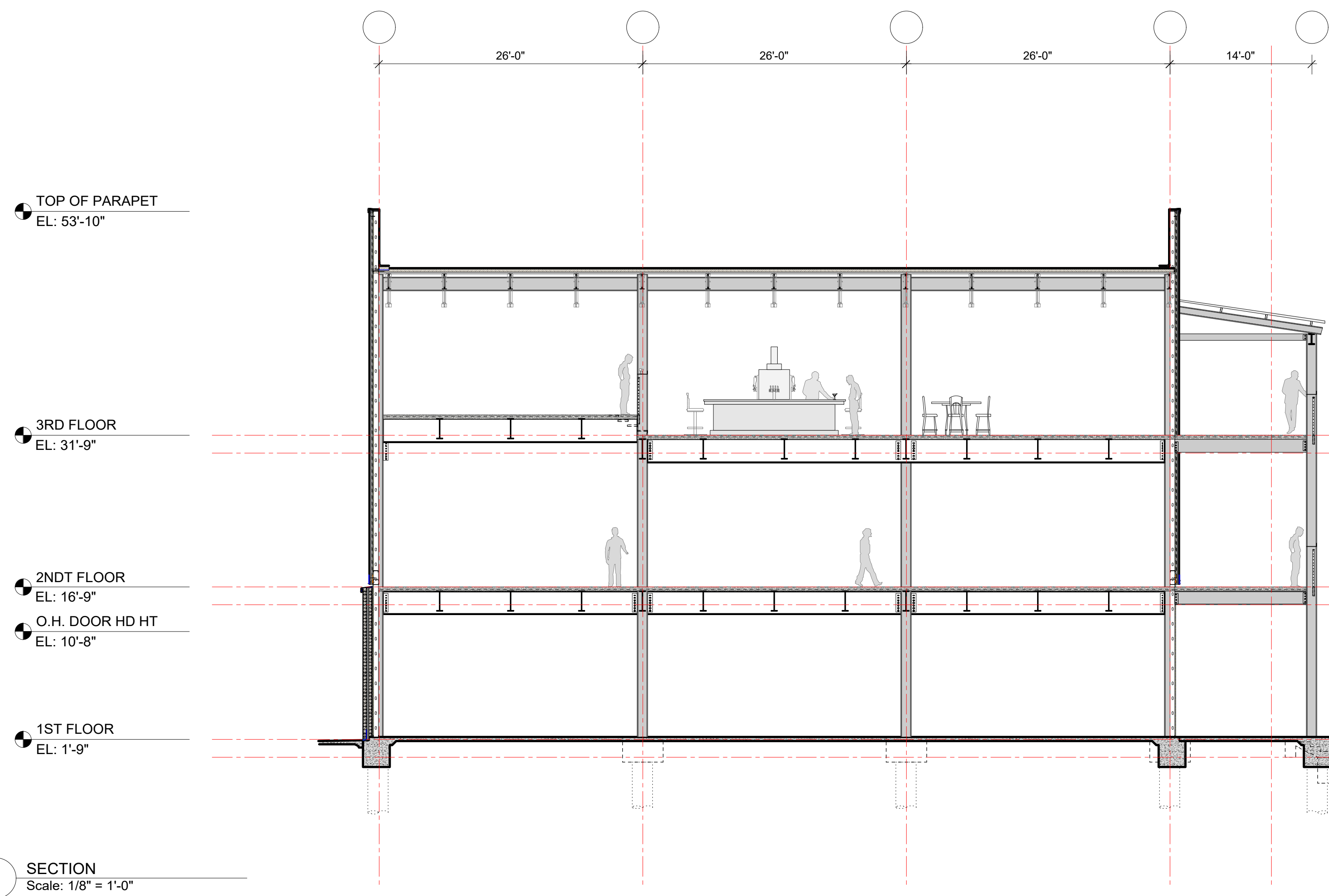
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TEXAS WEDGE FACILITY
ROCKWALL, TX

SUBMISSION	
DATE	DESCRIPTION
06.13.2023	SCHEMATIC REDESIGN





WALL TYPE A

ANCHORED BRICK VENEER- ADJUSTABLE WALL TIES AT 16" O.C. VERTICALLY AND 24" O.C HORIZONTALLY

2" AIR SPACE

CAVITY INSERT/MORTAR COLLECTION DEVICE

WEEP VENTS

2" CONT. XPS RIGID INSULATION W/ DRAINAGE CHANNELS

FLUID-APPLIED AIR/WATER/VAPOR INFILTRATION BARRIER

5/8" EXTERIOR GRADE GYPSUM SHEATHING

6" METAL STUDS STUDS AT 16" O.C.

R-13 UNFACED FIBERGLASS BATT

5/8" GYPSUM BOARD W/ PAINT

WALL TYPE B

VERTICAL CORRUGATED METAL PANELS - BRIDGERSTEEL "ULTRA BATTEN METAL WALL PANEL" OR APPROVED EQUAL

THERMALLY BROKEN CLADDING ATTACHMENT SYSTEM (KNIGHT WALL HCI SYSTEM OR EQUAL)

2" CONT. XPS RIGID INSULATION W/ DRAINAGE CHANNELS

FLUID-APPLIED AIR/WATER/VAPOR INFILTRATION BARRIER

5/8" EXTERIOR GRADE GYPSUM SHEATHING

6" METAL STUDS STUDS AT 16" O.C.

R-13 UNFACED FIBERGLASS BATT

5/8" GYPSUM BOARD W/ PAINT

ROOF TYPE A

60 MIL SINGLE PLY FULLY ADHERED TPO ROOF MEMBRANE

1/4" COVER BOARD (DENSDECK PRIME ROOF BOARD OR EQUAL)

POLYISO THERMAL INSULATION (R-21)

CONTINUOUS FULLY ADHERED AIR / VAPOR CONTROL LAYER

METAL DECK - RE: STRUCTURAL

ROOF JOISTS - RE: STRUCTURAL

ROOF TYPE B

7.2 PANEL CORRUGATED METAL - WESTERN STATES METAL ROOFING "WESTERN RIB" OR EQUAL



WDS

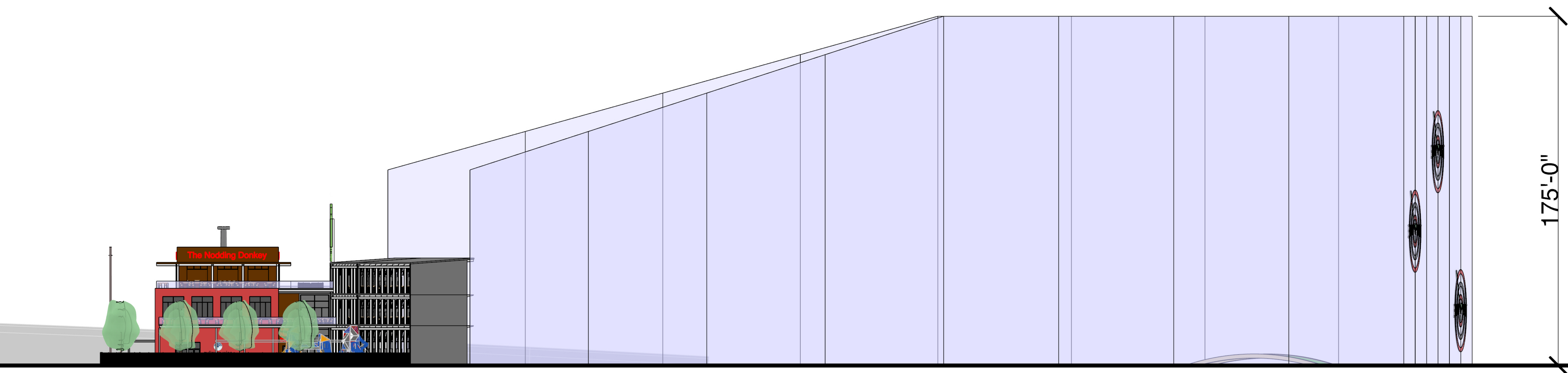
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JOB # 2207

TEXAS WEDGE FACILITY
 ROCKWALL, TX

SUBMISSION	
DATE	DESCRIPTION
06-13-2023	SCHEMATIC REDESIGN

SECTION / ELEVATIONS **A-2.2**



NETTING HEIGHT

WA# 19144.02 PRINTED: 7/5/2023 1:55 PM STB FILE: WIER-SURVEY.STB LAST SAVED: 7/5/2023 1:55 PM SAVED BY: RYANA FILE: 2023-6-29 PROPERTY METES & BOUNDS DESC - 19144.02.DWG

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

9.942 ACRE TRACT

BEING A TRACT OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA-ROCKWALL LAND, LLC, RECORDED IN INSTRUMENT NO. 20210000001622, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND, SAID IRON ROD BEING A NORTHEAST CORNER OF SAID STRUCTURED TRACT, THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JOWERS, INC., RECORDED IN VOLUME 1215, PAGE 155, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO RUSTY WALLIS FAMILY LIMITED PARTNERSHIP #2, RECORDED IN VOLUME 4014, PAGE 173, D.R.R.C.T.;

THENCE S 01°41'51" E, ALONG AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WALLIS TRACT, 345.16 FEET TO A POINT;

THENCE S 71°45'12" W, DEPARTING AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WALLIS TRACT, 505.08 FEET TO A POINT, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE SOUTHERLY, AN ARC LENGTH OF 255.29 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 830.00 FEET, A DELTA ANGLE OF 17°37'23", AND A CHORD BEARING S 89°49'15" W, A DISTANCE OF 254.29 FEET TO A POINT;

THENCE S 81°00'34" W, A DISTANCE OF 305.78 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF FIT SPORT LIFE BOULEVARD (A 60' RIGHT-OF-WAY), BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE NORTHWESTERLY DEPARTING SAID FIT SPORT LIFE BOULEVARD, AN ARC LENGTH OF 31.42 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 90°00'00", AND A CHORD BEARING OF N 53°59'26" W, A DISTANCE OF 28.28 FEET TO A POINT;

THENCE N 08°59'26" W, A DISTANCE OF 356.88 FEET TO A POINT, FROM WHICH A 5/8" IRON ROD FOUND WITH A PINK CAP STAMPED "TXDOT" BEARS S 87°49'28" W, 726.69 FEET, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID STRUCTURED TRACT AND BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 30 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE N 72°46'09" E, A DISTANCE OF 602.14 FEET TO A POINT IN THE WEST LINE OF SAID JOWERS TRACT AND THE MOST NORTHERLY EAST LINE OF SAID STRUCTURED TRACT;

THENCE S 01°36'16" E, ALONG THE WEST LINE OF SAID JOWERS TRACT AND THE MOST NORTHERLY EAST LINE OF SAID STRUCTURED TRACT, A DISTANCE OF 121.40 FEET TO A POINT, BEING THE SOUTHWEST CORNER OF SAID JOWERS TRACT;

THENCE N 76°34'05" E, ALONG THE SOUTH LINE OF SAID JOWERS TRACT AND THE MOST EASTERLY NORTH LINE OF SAID STRUCTURED TRACT, A DISTANCE OF 540.70 FEET TO THE PLACE OF BEGINNING AND CONTAINING 9.942 ACRES (433,054 SQUARE FEET) OF LAND, MORE OR LESS.

WIA SURVEYOR PREPARING THIS EXHIBIT:
WIER & ASSOCIATES, INC.

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

9.942 ACRE TRACT
CITY OF ROCKWALL, COUNTY OF ROCKWALL, TEXAS

DRAWN BY: RTC

APPROVED: _____

SHEET NO. 1 OF 1

REV.

CITY OF ROCKWALL

ORDINANCE NO. 22-52

SPECIFIC USE PERMIT NO. S-287

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *GOLF DRIVING RANGE* ON A 7.955-ACRE TRACT OF LAND BEING A PORTION OF A LARGER 18.13-ACRE TRACT OF LAND AND A 12.868-ACRE TRACT OF LAND IDENTIFIED AS TRACT 22 & 22-2 OF THE R. IRVINE SURVEY, ABSTRACT NO 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Renee Ward, PE of Weir & Associates on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for a *Golf Driving Range* on a 7.955-acre parcel of land, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, being identified as a portion of a larger 18.13-acre tract of land and a 12.868-acre tract of land further identified as Tract 22 & 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, generally located near the terminus of Fit Sport Life Boulevard, and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Golf Driving Range* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.01, *General Commercial District Standards*; Subsection 04.05, *Commercial (C) District*; and Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development*

Standards, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Golf Driving Range* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The development and operation of a *Golf Driving Range* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 2) The maximum height of the netting and support structures shall not exceed 200-feet and shall generally conform to *Exhibit 'D'* of this ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (after proper notice) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

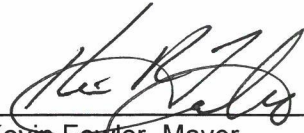
SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

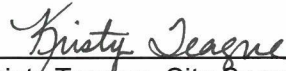
SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF OCTOBER, 2022.



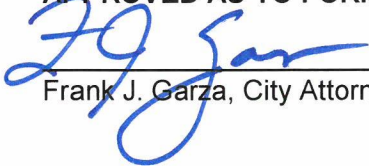
Kevin Fowler, Mayor

ATTEST:



Kristy Teague, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



1st Reading: September 19, 2022

2nd Reading: October 3, 2022

Exhibit 'A':
Legal Description

BEING A TRACT OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA-ROCKWALL LAND, LLC, RECORDED IN INSTRUMENT NO. 20210000001622, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND, SAID IRON ROD BEING A NORTHEAST CORNER OF SAID STRUCTURED TRACT, THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JOWERS, INC., RECORDED IN VOLUME 1215, PAGE 155, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO RUSTY WAWS FAMILY LIMITED, PARTNERSHIP #2. RECORDED IN VOLUME 4014, PAGE 173, D.R.R.C.T., FROM WHICH A 5/8" IRON ROD FOUND WITH A PINK CAP STAMPED "TXDOT" BEARS N 01'41'51" W, 384.88 FEET, SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID JOWERS TRACT AND THE NORTHWEST CORNER OF SAID RUSTY WALLIS TRACT;

THENCE S 01'41'51" E, ALONG AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WAWS TRACT, 390.33 FEET TO A POINT:

THENCE S 66'40'31" W, DEPARTING AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WAWS TRACT, 554.53 FEET TO A POINT;

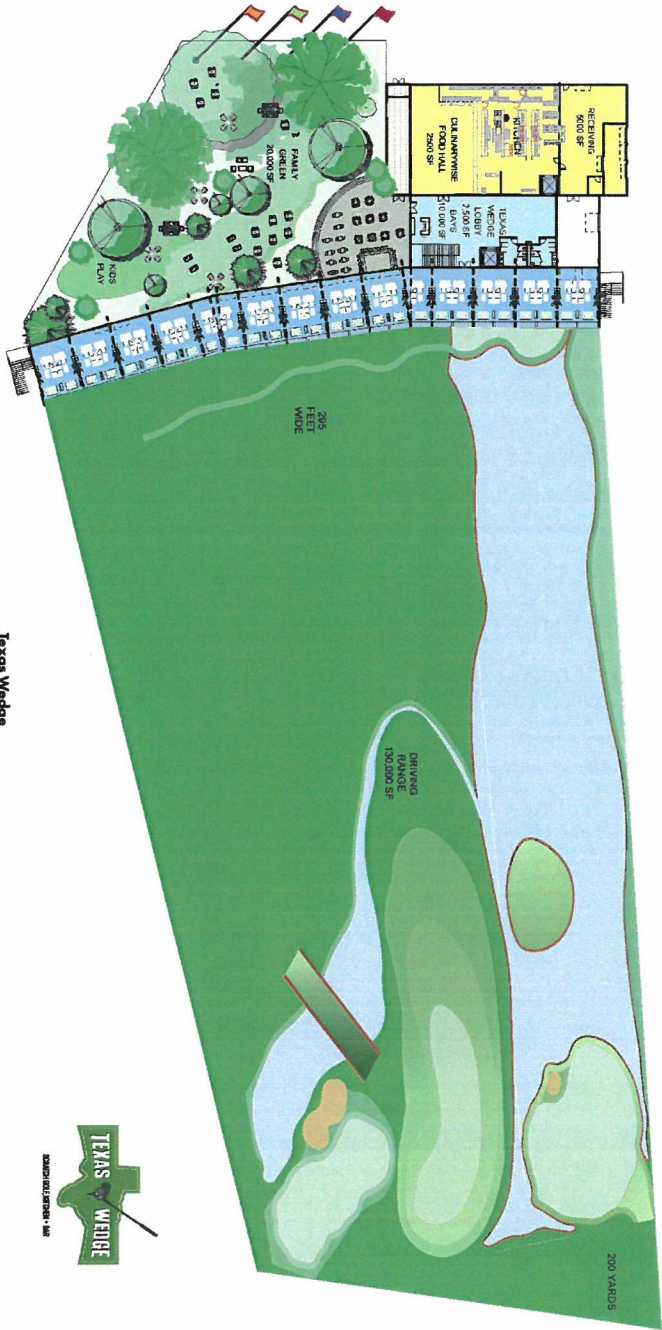
THENCE N 69'37'39" W, A DISTANCE OF 307.50 FEET TO A POINT, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE NORTHWESTERLY, AN ARC LENGTH OF 3.78 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 10'50'27", AND A CHORD BEARING OF N 14'22'25" W, 3.78 FEET TO A POINT;

THENCE N 08'57'11" W, A DISTANCE OF 303.51 FEET TO A POINT, FROM WHICH A 5/8" IRON ROD FOUND WITH A PINK CAP STAMPED "TXDOT" BEARS S 89'22'04" W, 996.58 FEET, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID STRUCTURED TRACT AND BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 30 (VARIABLE WIDTH RIGHT-OF-WAY):

THENCE N 76'34'05" E, AT A DISTANCE OF 316.84 FEET PASSING THE SOUTHWEST CORNER OF SAID JOWERS TRACT, AND CONTINUING ALONG THE SOUTH LINE OF SAID JOWERS TRACT AND A NORTH LINE OF SAID STRUCTURED TRACT A TOTAL DISTANCE OF 857.54 FEET TO THE PLACE OF BEGINNING AND CONTAINING 7.955 ACRES (346,532 SQUARE FEET) OF LAND, MORE OR LESS.

**Exhibit 'B':
Concept Plan**



20,000 Green Space

Central secure green space for families to gather. Outdoor entertainment and shaded trees provide a safe and relaxing environment for family gathering. Canopy covered raised bar for live music.

Texas Wedge

Texas Wedge has been designed to be an unforgettable experience for golf enthusiasts, amateurs, and families alike. Focused on five-star guest service, the latest interactive golf technology and professional quality golf equipment. In each of the 81 bays, guests will swing Cleveland Wedges and drive Stron golf balls as they play their choice of 200 of the most famous golf courses from around the world, thanks to Track Master technology. In the driving range area, guests will have access to 3-5 signature holes from some of the most well-known PGA courses.

A true entertainment destination for families and adults alike, the fun doesn't stop at golf! The second floor of Texas Wedge will be home to 12 lanes of bowling, a full arcade and five party rooms, perfect for birthday parties, corporate events and more. Go up one more level and you'll find yourself in the Nodding Donkey Sports Saloon, a full-service bar and kitchen with two private rooms (The Bourbon Room & The Bubbly Room) exclusively for adults. Each room will have private bathrooms, a bar, a balcony and two golf bays. Texas Wedge has truly been designed to be the premiere entertainment destination for families and adults alike in beautiful Rockwell, TX.

WDS
wading design studio

ROCKWALL CASE # Z2022-041

Exhibit 'B':
Concept Plan

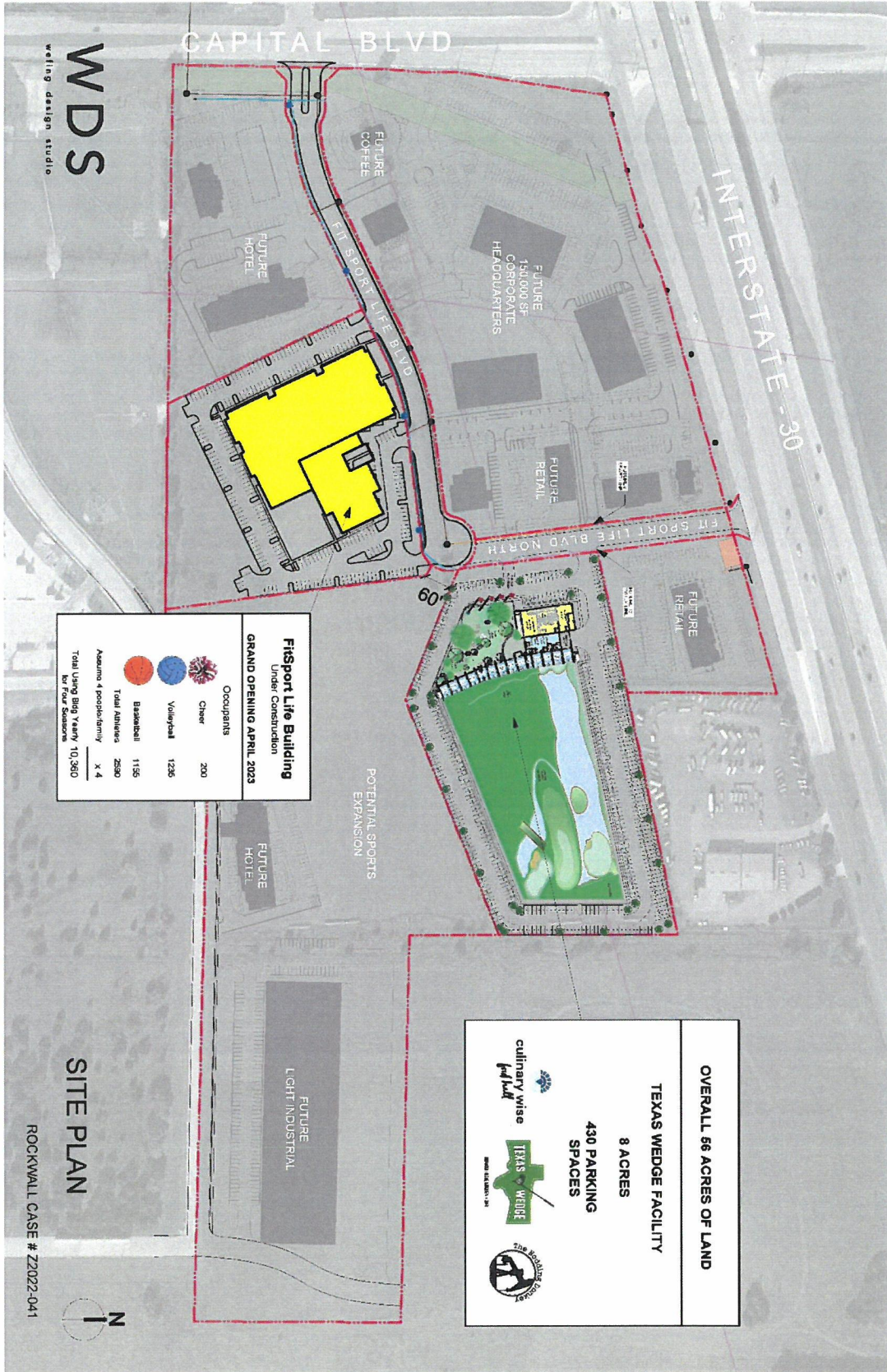
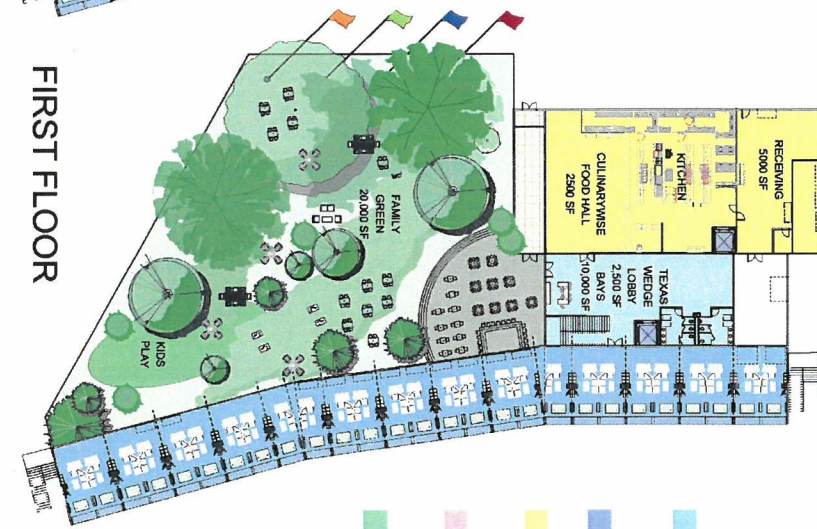
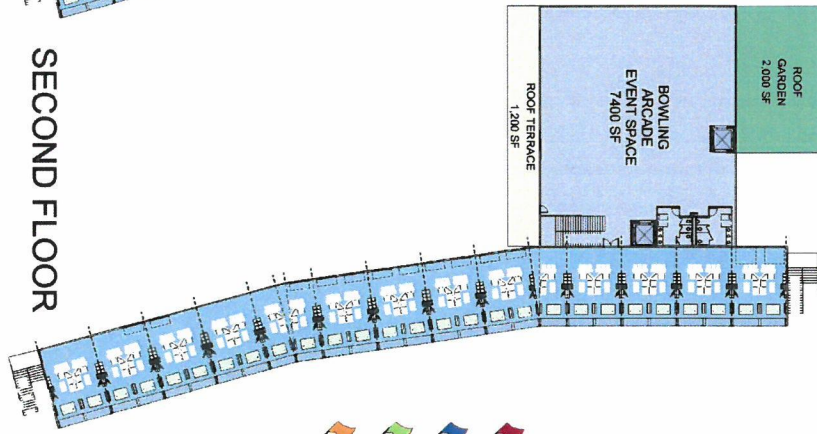
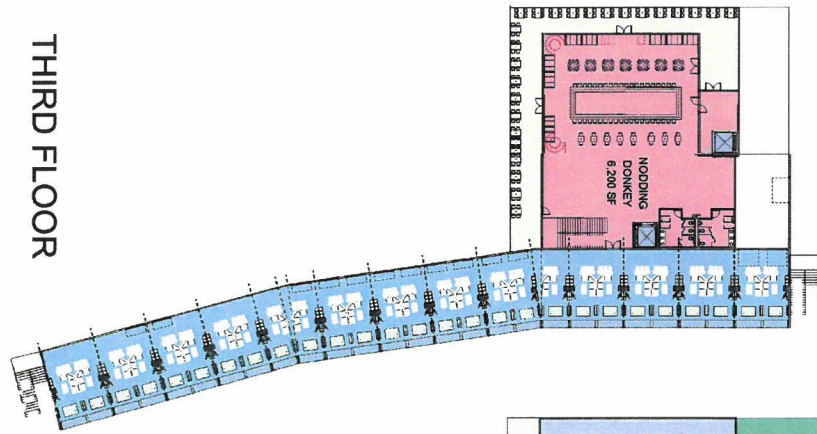


Exhibit 'B':
Concept Plan

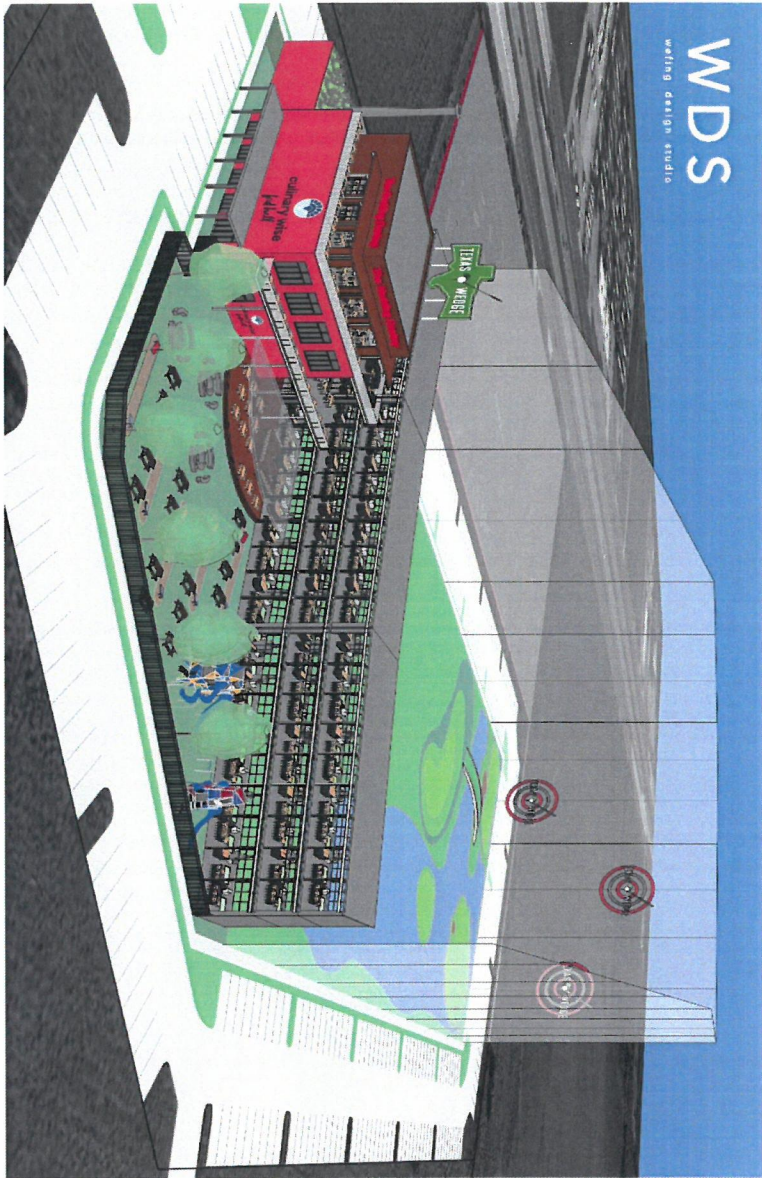
WDS
weir design studio



	TEXAS WEDGE
	2,500 SF ENCLOSED
	30,000 SF OPEN AIR
	BOWLING ARCADE
	7,400 SF ENCLOSED
	CULINARY WISE
	2,500 SF MARKET
	500 SF SERVICE
	NODDING DONKEY
	6,200 SF ENCLOSED
	2,000 SF OPEN AIR
	FAMILY GREEN
	20,000 SF OPEN AIR
TOTAL	
	22,500 SF ENCLOSED
	52,000 SF OPEN AIR

ROCKWALL CASE # Z2022-041

Exhibit 'C': Concept Building Elevations



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Texas Wedge

Texas Wedge has been designed to be an unforgettable experience for golf enthusiasts, amateurs, and families alike, focused on five-star guest service, the latest interactive golf technology and professional quality golf equipment. In each of the 81 bays, guests will swing Cleveland Wedges and drive Sixon golf balls as they play their choice of 200 of the most famous golf courses from around the world, thanks to Track Master technology. In the driving range area, guests will have access to 3-5 signature holes from some of the most well-known PGA courses.

A five entertainment destination for families and adults alike, the fun doesn't stop at golf! The second floor of Texas Wedge will be home to 12 lanes of bowling, a full arcade and five party rooms, perfect for birthday parties, corporate events and more. Go up one more level and you'll find yourself in The Nodding Donkey Sports Saloon, a full-service bar and kitchen with two private rooms (The Bourbon Room & The Bubbly Room), exclusivity for adults. Each room will have private bathrooms, a bar, a balcony and two golf bays. Texas Wedge has truly been designed to be the premiere entertainment destination for families and adults alike in beautiful Rockwall, TX.

20,000 Green Space

Central secure green space for families to gather. Outdoor entertainment and shaded trees provide a safe and relaxing environment for family gathering. Canopy covered raised bar for live music.

Culinary Wise Food Hall



As the parent company of our restaurant, Culinary Wise unites our concepts as one brand. The Culinary Wise Food Hall is a literal physical representation of that unity, with four of our most popular restaurant concepts under one roof, as well as a few offerings that have been served through our catering business for over 20 years. As the sole owner and operator of the food hall, unlike other food halls which rent space to individual restaurant owners, we'll have full oversight of the quality and consistency in both our offerings and our service. The food hall will have 2,500 sq ft of kitchen and entry space with 120 indoor seats and an indoor/outdoor bar that seats 12 on both sides. There will also be 80 seats outside along with a covered & gated playground for children aged 2-12 years.

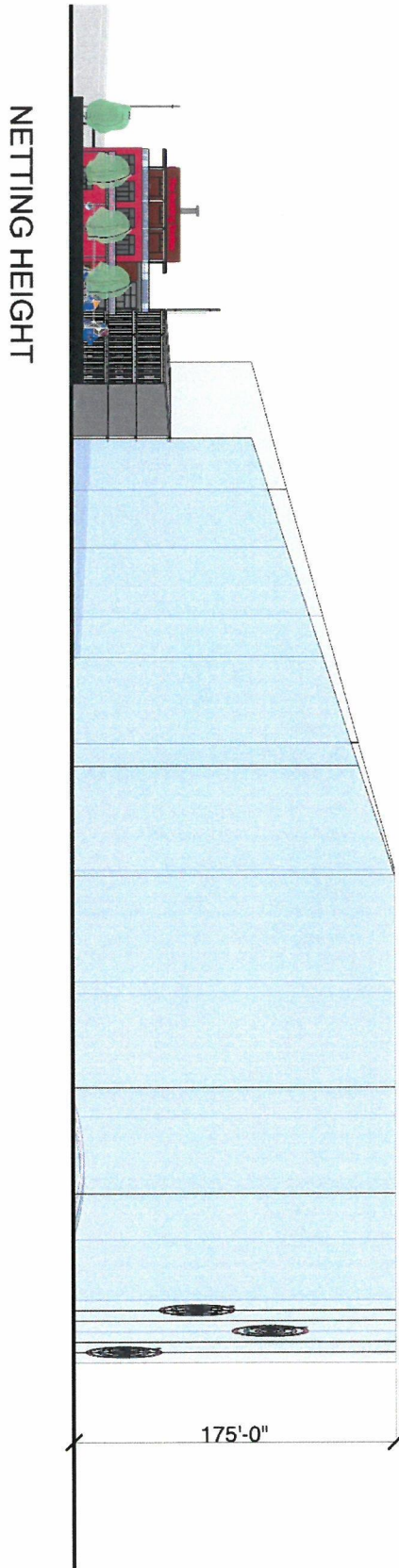


The Nodding Donkey - Texas Sports Saloon, Scratch Kitchen

Opened in 2010, The Nodding Donkey quickly became the go-to sports saloon in Uptown Dallas. Our menu offerings for the Texas Wedge outpost of The Nodding Donkey will be a hybrid of the restaurant's tex-mex and game day favorites, along with share items including steaks, pork chops & pasta from sister restaurant State & Allen. Located on the third floor of Texas Wedge as part of the 15,000 sq. foot open air design, The Nodding Donkey will have ample seating with 300+ seats inside, 200+ outside and 60 at the rectangular bar. With 60 TVs and a live concert venue sharing the 15,000 sq ft space, there will always be something to enjoy at The Nodding Donkey! Rockwall residents looking for a place to plan an event will also love our 5,000 sq ft private event hall overlooking the stage and outdoor bar. This larger space can also be rearranged into four 1,250 sq ft spaces to accommodate smaller parties.

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Exhibit 'D':
Golf Netting Height



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