



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 Not assigned yet

SUBDIVISION Dalton Goliad Addition

LOT 8&9

BLOCK A

GENERAL LOCATION West side of S.H. 205 two lots north of Dalton Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING GR w/N SH 205 Overlay

CURRENT USE Vacant

PROPOSED ZONING Same

PROPOSED USE Retail/Rest. Shopping Center

ACREAGE 1.93

LOTS [CURRENT] 2

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 Kennor Rockwall Retail, LLC

APPLICANT Vasquez Engineering, LLC

CONTACT PERSON Shane Shoulders

CONTACT PERSON Juan J. Vasquez

ADDRESS 8848 Greenville Ave.

ADDRESS 1919 S. Shiloh Road

Suite 440

CITY, STATE & ZIP Dallas, TX 75243

CITY, STATE & ZIP Garland, TX 75042

PHONE 903-819-1208

PHONE 972-278-2948

E-MAIL sshoulders@sbcglobal.net

E-MAIL jvasquez@vasquezengineering.com

NOTARY VERIFICATION [REQUIRED]

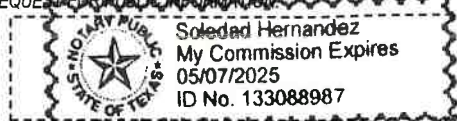
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David Shane Shoulders [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 228.95 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF August, 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 17th DAY OF August, 2023

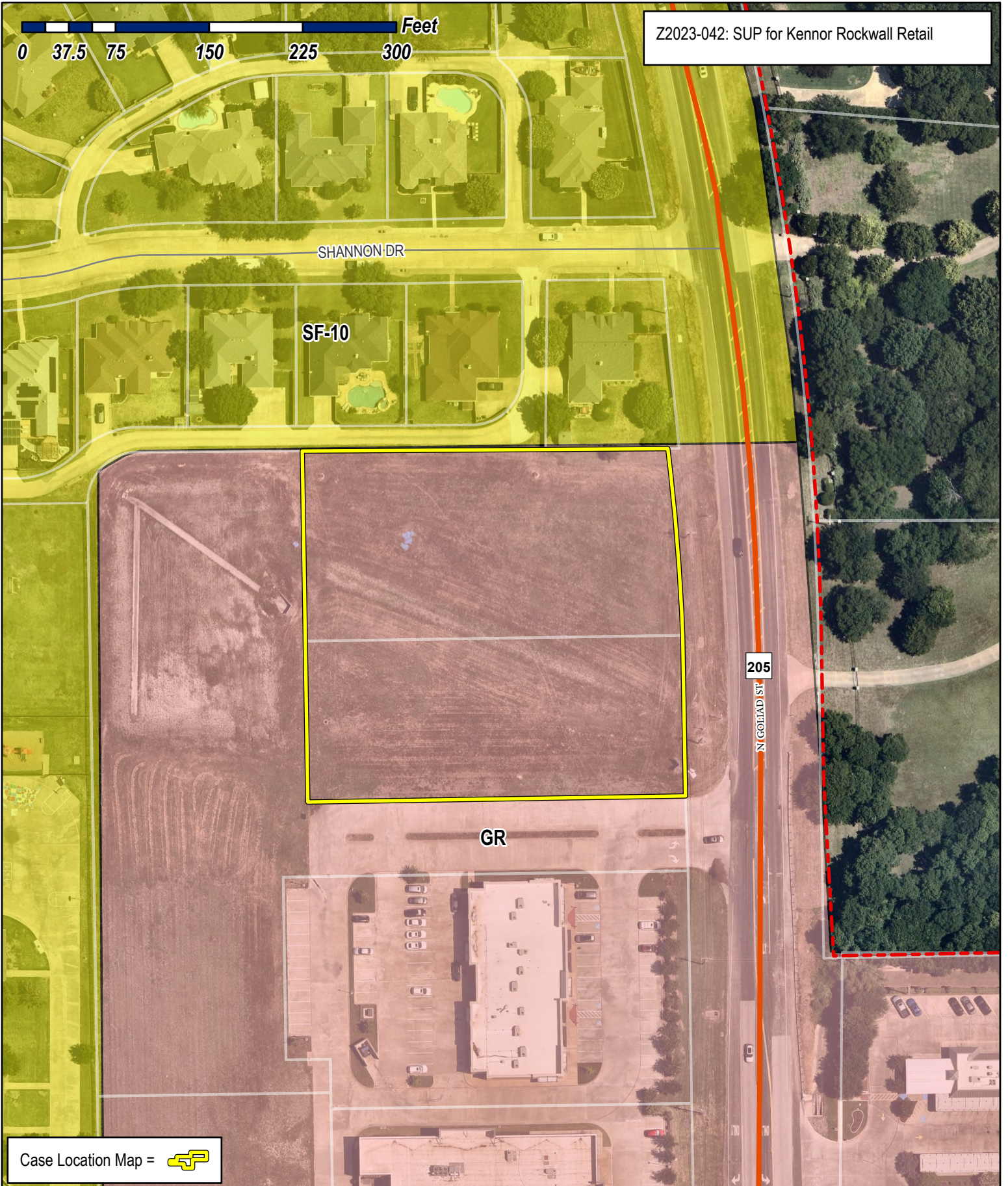
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 05/07/2025

Z2023-042: SUP for Kennor Rockwall Retail



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.

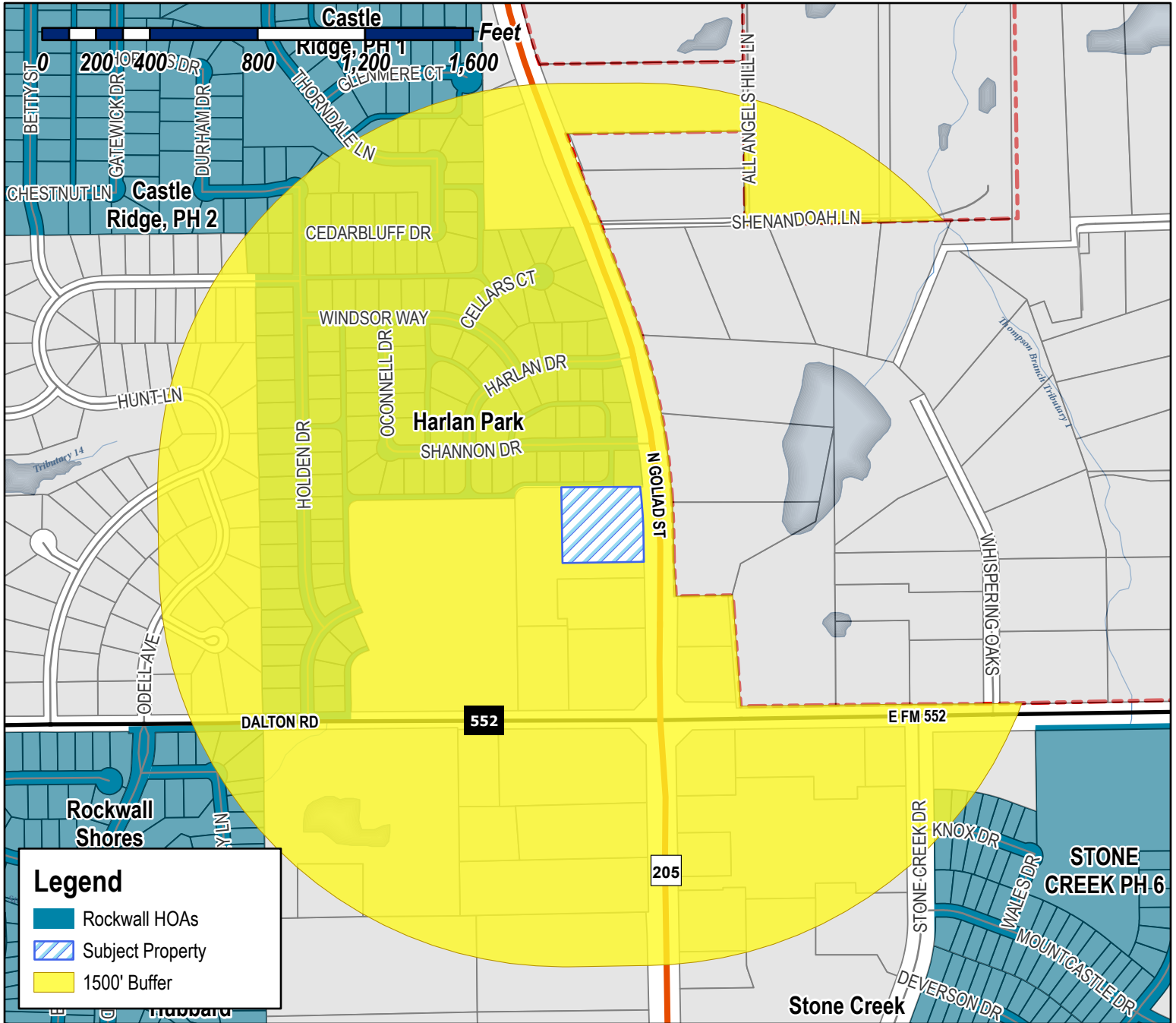




City of Rockwall

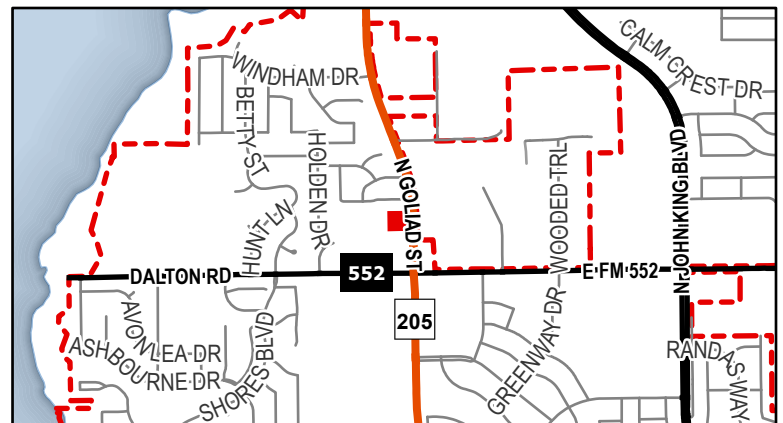
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Case Number: Z2023-042
Case Name: SUP for Kennor Rockwall Retail
Case Type: Zoning
Zoning: General Retail
Case Address: 3611 & 3775 N Goliad St

Date Saved: 8/18/2023
 For Questions on this Case Call (972) 771-7745

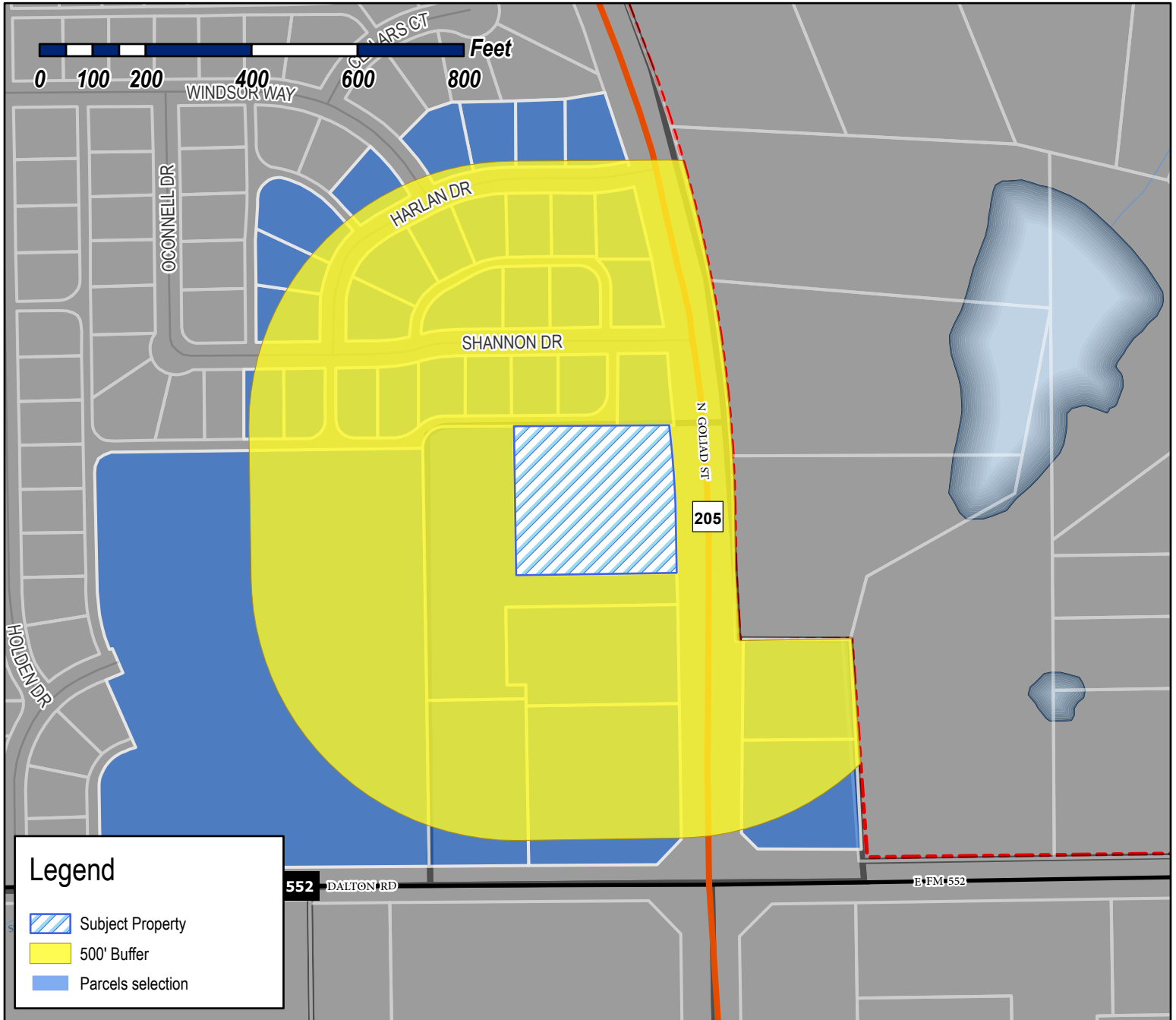







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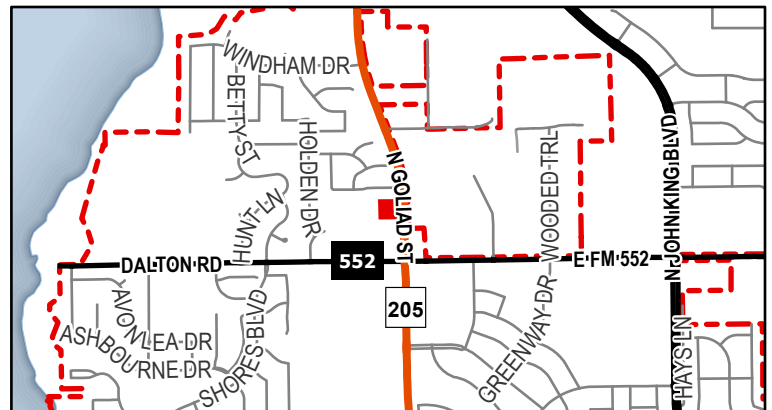
Legend

-  Subject Property
-  500' Buffer
-  Parcels selection

Case Number: Z2023-042
Case Name: SUP for Kennor Rockwall Retail
Case Type: Zoning
Zoning: General Retail
Case Address: 3611 & 3775 N Goliad St.

Date Saved: 8/18/2023

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



GOLIAD 711 ROCKWALL LLC
SILVER OAK ADVISORS LLC
ATTN GARSON C SOE
1630 RIVIERA AVE
WALNUT CREEK, CA 94596

OCCUPANT
3250 N GOLIAD ST
ROCKWALL, TX 75087

MASSEY WILLIAM C JR AND LACY
7128 HARLAN DR
ROCKWALL, TX 75087

WILLIAMS BUCK AND JESSICA
7135 HARLAN DR
ROCKWALL, TX 75087

BENNETT R LANGDON & LINDA
7125 HARLAN DR
ROCKWALL, TX 75087

LIU LIRONG AND FENG XIN
3116 DEEP SPRINGS DR
PLANO, TX 75025

OCCUPANT
7127 HARLAN DR
ROCKWALL, TX 75087

GREEN DORIS M
7129 HARLAN DR
ROCKWALL, TX 75087

YATES GLEN M & DORIS A
525 SHANNON DR
ROCKWALL, TX 75087

KELLY SHARON RENEE & EDDY D,
TRUSTEES OF EDDY D KELLY &
SHARON RENEE KELLY REVOCABLE
LIVING TRUST
527 SHANNON DR
ROCKWALL, TX 75087

JONES KENNETH A & CYNTHIA C
531 SHANNON DR
ROCKWALL, TX 75087

MILAZZO DENNIS M SHELLY A
512 SHANNON DR
ROCKWALL, TX 75087

WOLFE KENNETH & PAMELA
514 SHANNON DR
ROCKWALL, TX 75087

WAGONER LISA M
514 WINDSOR WAY
ROCKWALL, TX 75087

RUNNELS NEVILLE J & JOHANNA E
REVOCABLE LIVING TRUST
NEVILLE J & JOHANNA E RUNNELS
CO TRUSTEES
7140 HARLAN DR
ROCKWALL, TX 75087

HORTON BILL D & JOYCE
7138 HARLAN DR
ROCKWALL, TX 75087

PRICE ELLIOTT & LATOYA DUNCAN
518 SHANNON DR
ROCKWALL, TX 75087

DOSS JAMES B & JENNIFER
7137 HARLAN DR
ROCKWALL, TX 75087

KELLY CASEY & CRYSTIE
7136 HARLAN DR
ROCKWALL, TX 75087

ALEXANDER MICHAEL
7134 HARLAN DR
ROCKWALL, TX 75087

VINES THOMAS & SHERRY
7132 HARLAN DR
ROCKWALL, TX 75087

ERVIN PROPERTIES LLC
1155 W WALL STREET
SUITE 101
GRAPEVINE, TX 76051

OCCUPANT
3260 N GOLIAD ST
ROCKWALL, TX 75087

FRYER CRAIG RYAN
7133 HARLAN DR
ROCKWALL, TX 75087

LAUE JOSHUA LYNN AND MIRANDA
NIKKOLE
7139 HARLAN DR
ROCKWALL, TX 75087

TRAN STEVE & CATHERINE
7124 HARLAN DR
ROCKWALL, TX 75087

BELL WILLIAM L JR & PAMELA S
177 PRIVATE ROAD 54166
PITTSBURG, TX 75686

OCCUPANT
523 SHANNON DR
ROCKWALL, TX 75087

SANFORD DAVID A & ANNETTE F
532 SHANNON DR
ROCKWALL, TX 75087

ROCKWALL I S D
350 DALTON RD
ROCKWALL, TX 75087

CARTER PRISCILLA PAIGE
526 SHANNON DR
ROCKWALL, TX 75087

CHERUKURU NANDGOPAL
609 S GOLIAD ST #2498
ROCKWALL, TX 75087

OCCUPANT
528 SHANNON DR
ROCKWALL, TX 75087

DAVIS GLYNN M & CAROLYN A
524 SHANNON DR
ROCKWALL, TX 75087

HAN SANG HWA
522 SHANNON DR
ROCKWALL, TX 75087

SULLENGER LAWRENCE M AND
DEBBIE J
520 SHANNON DR
ROCKWALL, TX 75087

ROCKWALL 205-552 LLC
4622 MAPLE AVE
SUITE 200
DALLAS, TX 75219

OCCUPANT
3509 N HWY 205
ROCKWALL, TX 75087

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

OCCUPANT
3251 N GOLIAD ST
ROCKWALL, TX 75087

DALTON RETAIL LLC
2954 ARBORIDGE COURT
FULLERTON, CA 92835

OCCUPANT
3301 N GOLIAD ST
ROCKWALL, TX 75087

ROCKWALL 205-552 LLC
4622 MAPLE AVE
SUITE 200
DALLAS, TX 75219

OCCUPANT
320 DALTON RD
ROCKWALL, TX 75087



**Letter of Intent
Kennor Rockwall Retail**

Our client Kennor Rockwall Retail, LLC is proposing to replat lots 8 & 9, Block A of the Dalton Goliad Addition into one lot in order to develop two 6,300 SF commercial buildings for retail and restaurant uses. The southernmost building will have a restaurant with drive thru window. The lots are located at approximately 560 feet from the northwest corner of S.H. No. 205 and Dalton Road and are currently vacant. The development is approximately 1.93 acres and is zoned "GR" General Retail District, which requires a Special Use Permit for restaurant uses with drive thru window.

Owner/Developer:

Kennor Rockwall Retail, LLC
Attn: Shane Shoulders
8848 Greenville Ave.
Dallas, TX 75243

Metes and Bounds Description

BEING all that certain 1.927 acre situated in the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, and being Lots 8 and 9, Block A, Dalton Goliad Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the replat recorded in under Clerk's File No. 20210000014665, Map Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a ½ inch iron rod with red plastic cap stamped "Peiser & Mankin SURV" found (hereinafter referred to as ½ inch iron rod with red cap found) for the northeast corner of said Lot 8, same being in the south line of Block C, Harlan Park-Phase Two, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 266, Plat Records, Rockwall County, Texas, same being in the westerly right-of-way line of State Highway No. 205 (called 100 foot right-of-way), same being the beginning of a curve to the right, having a radius of 2805.03 feet and a delta angle of 04 deg. 41 min. 34 sec.;

THENCE along said curve to the right, and along the common line of said Lot 8 and said State Highway No. 205, passing a ½ inch iron rod with red cap found for the southeast corner of said Lot 8, same being the northeast corner of aforesaid Lot 9, and continuing along the common line of said Lot 9 and said State Highway No. 205, a total arc distance of 229.74 feet and a chord bearing and distance of South 03 deg. 19 min. 43 sec. East, 229.68 feet to a ½ inch iron rod with red cap found for angle point;

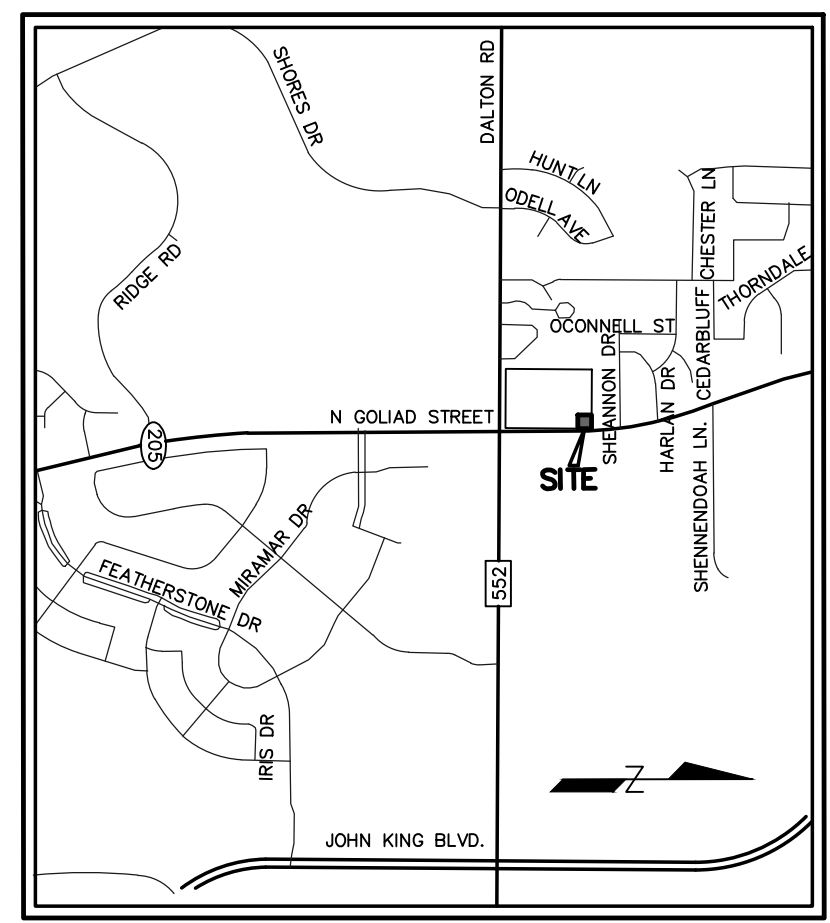
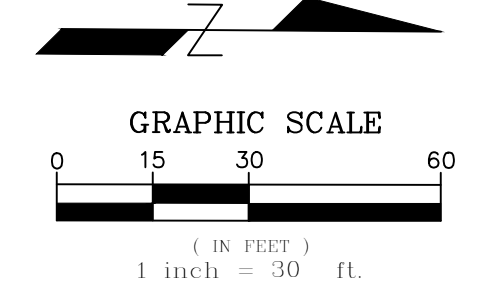
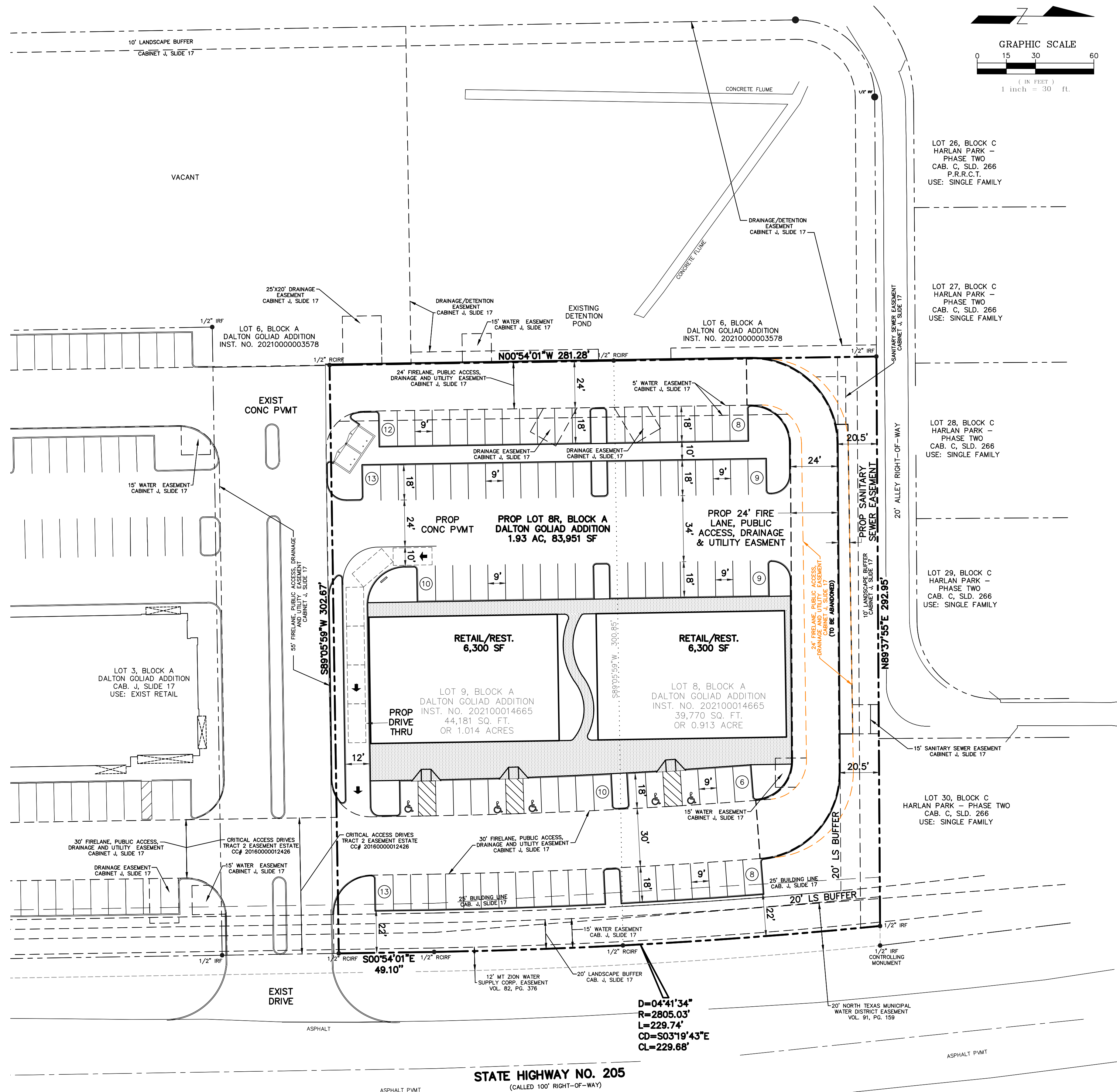
THENCE South 00 deg. 54 min. 01 sec. East, continuing along the common line of said Lot 9 and said State Highway No. 205, a distance of 49.10 feet to a ½ inch iron rod with red cap found for the southeast corner of said Lot 9, same being the most easterly northeast corner of Lot 6, Block A, Dalton Goliad Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20210000003578, aforesaid Official Public Records;

THENCE along the common line of said Lots 9 and 6 as follows:

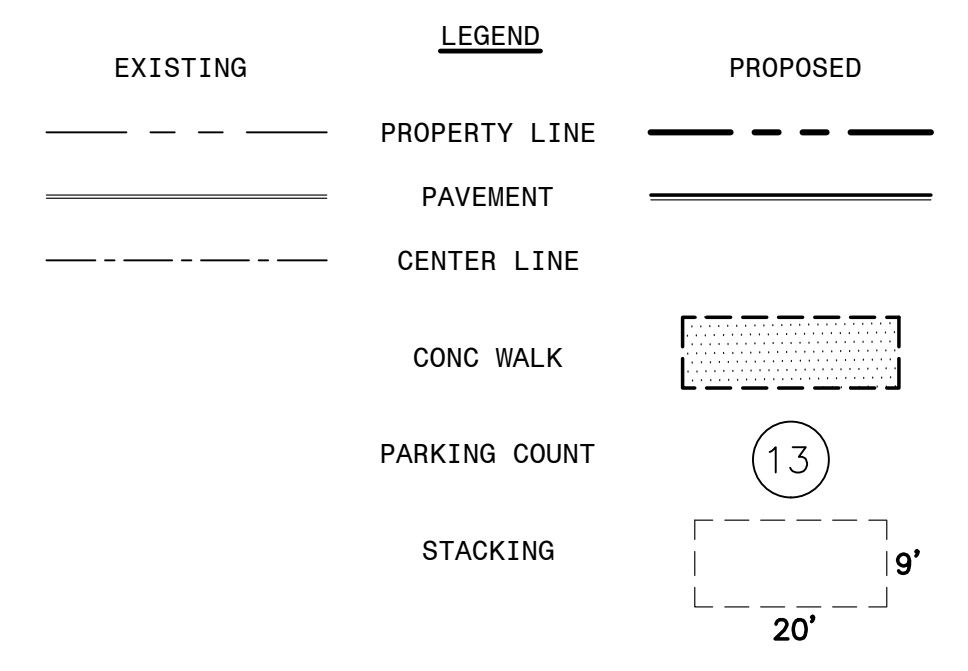
South 89 deg. 05 min. 59 sec. West, a distance of 302.67 feet to a ½ inch iron rod with red cap found for the southwest corner of said Lot 9;

North 00 deg. 54 min. 01 sec. West, passing at a distance of 146.18 feet, a ½ inch iron rod with red cap found for the northeast corner of said Lot 9, same being the southwest corner of aforesaid Lot 8, and continuing along the common line of said Lot 8 and said Lot 6, a total distance of 281.28 feet to the ½ inch iron rod with red cap found for the northwest corner of said Lot 8, same being in the south line of Block C, Harlan Park-Phase Two, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 266, Plat Records, Rockwall County, Texas;

THENCE North 89 deg. 37 min. 55 sec. East, along the common line of said Lot 8 and said Block C, a distance of 292.95 feet to the POINT OF BEGINNING and containing 83,951 square feet or 1.927 acres of computed land, more or less.



LOCATION MAP
N.T.S.



NOTES
1. TOPOGRAPHY SURVEY PREPARED BY PEISER & MANKIN SURVEYING, LLC., DATED 06/28/2023.

SITE SUMMARY TABLE	
Site Address	GOLIAD
County	ROCKWALL
Project Name	KENNOR ROCKWALL RETAIL
Zoning District	GR W/N. SH 205 OVERLAY DISTRICT
Proposed use	RETAIL/REST.
Site Area:	1.93 Acres 83,951 S.F.
Building Area	12,600 S.F.
Building Height:	1 Story
Lot Coverage:	12,600 / 83,951 = 15.00%
Floor Area Ratio:	12,600 S.F. / 83,951 = 1:15.00
Parking Required Building:	12,600 S.F.
	RETAIL 1 SPCS/250 SF (5,600 SF/250) = 23 SPACES
	REST. 1 SPCS/100 SF (7,000 SF/100) = 70 SPACES
Total Parking Required:	= 93 SPACES
Parking Provided:	REGULAR = 93 SPACES
	ACCESSIBLE = 5 SPACES
	TOTAL = 98 SPACES
Impervious Area:	64,825 S.F.
Impervious Area Ratio:	64,825 S.F. / 83,951 = 77.22%
Pervious Area Ratio:	19,126 S.F. / 83,951 = 22.78%

CONCEPT PLAN
KENNOR ROCKWALL RETAIL
LOT 8R, BLOCK A
DALTON GOLIAD ADDITION
1.93 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
AUGUST 18, 2023
CASE #SP2023-XXX

OWNER/DEVELOPER:
KENNOR ROCKWALL RETAIL, LLC.
8848 GREENVILLE AVE.
DALLAS, TEXAS 75243
PHONE: 903-819-1208
CONTACT: SHANE SHOULDERS

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
PHONE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-272-2948
TX Registration # F-12286

THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT TO BE USED FOR
CONSTRUCTION PERMITTING
OR BIDDING PURPOSES
DATE: 08/18/2023
DRAWN BY: JUV
CHECKED BY: JUV
VASEZ ENGINEERING, L.L.C.
VASQUEZ, P.E.
TX REG. F-12286

DEVELOPER:
KENNOR ROCKWALL RETAIL, LLC
8848 GREENVILLE AVE.
DALLAS, TEXAS 75243

CONCEPT PLAN
KENNOR ROCKWALL RETAIL
LOT 8R, BLOCK A
DALTON GOLIAD ADDITION
CITY OF ROCKWALL, TX.

Scale: 1" = 30'
Designed by: JUV
Drawn by: DRS
Checked by: JUV
720-01DWGCP1000000000.dwg
Date: 08/18/2023

SHEET
CP1