



**CASE COVER SHEET**

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

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

**PLATTING APPLICATION**

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

**SITE PLAN APPLICATION**

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

**ZONING APPLICATION**

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

**OTHER APPLICATION**

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

**RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL**

**ARCHITECTURE REVIEW BOARD**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



# 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 1011 S Goliad St Rockwall, TX 75032

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

GENERAL LOCATION Next door to ACE Hardware

## 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]

OWNER

APPLICANT

CONTACT PERSON Holly Marshall  
ADDRESS 3160 Sunshine Ave.

CONTACT PERSON \_\_\_\_\_  
ADDRESS \_\_\_\_\_

CITY, STATE & ZIP Phonoth 97370

CITY, STATE & ZIP \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

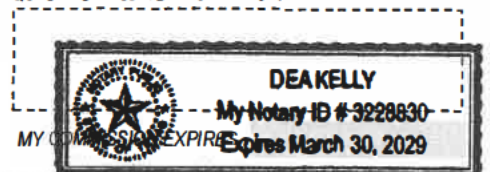
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Holly Marshall [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ February 26 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF February 2026 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."

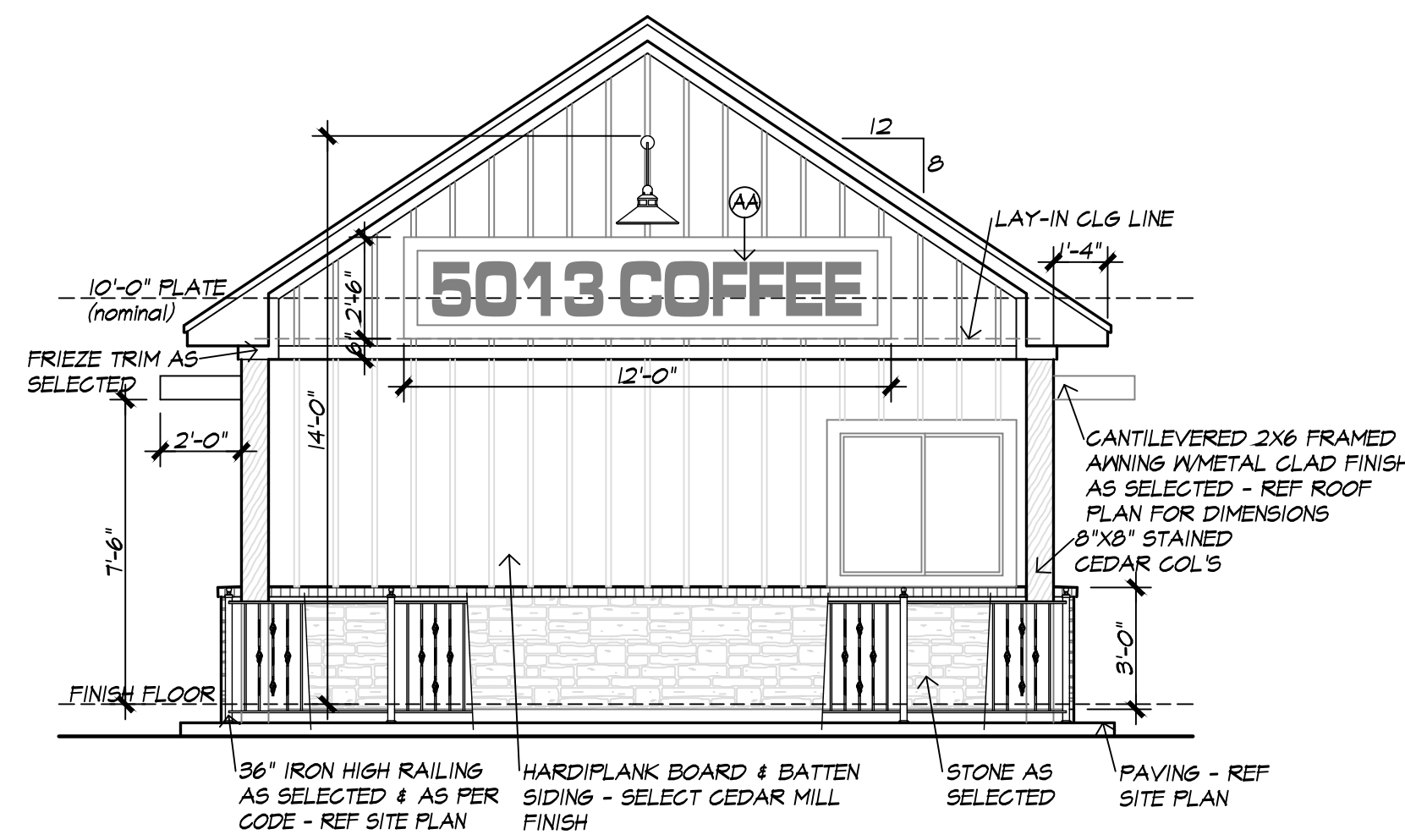
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF February 2026

OWNER'S SIGNATURE Holly Marshall

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_

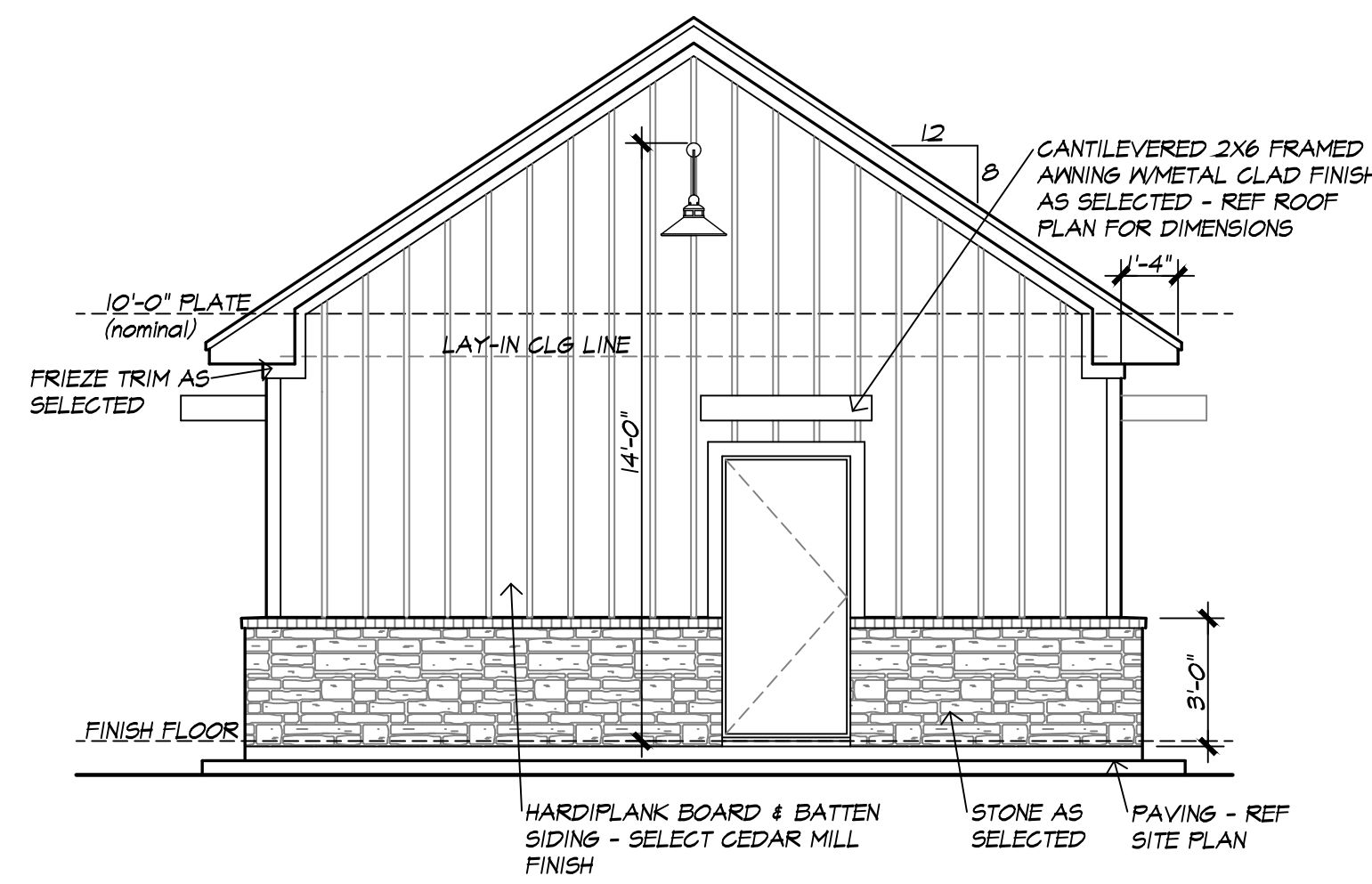






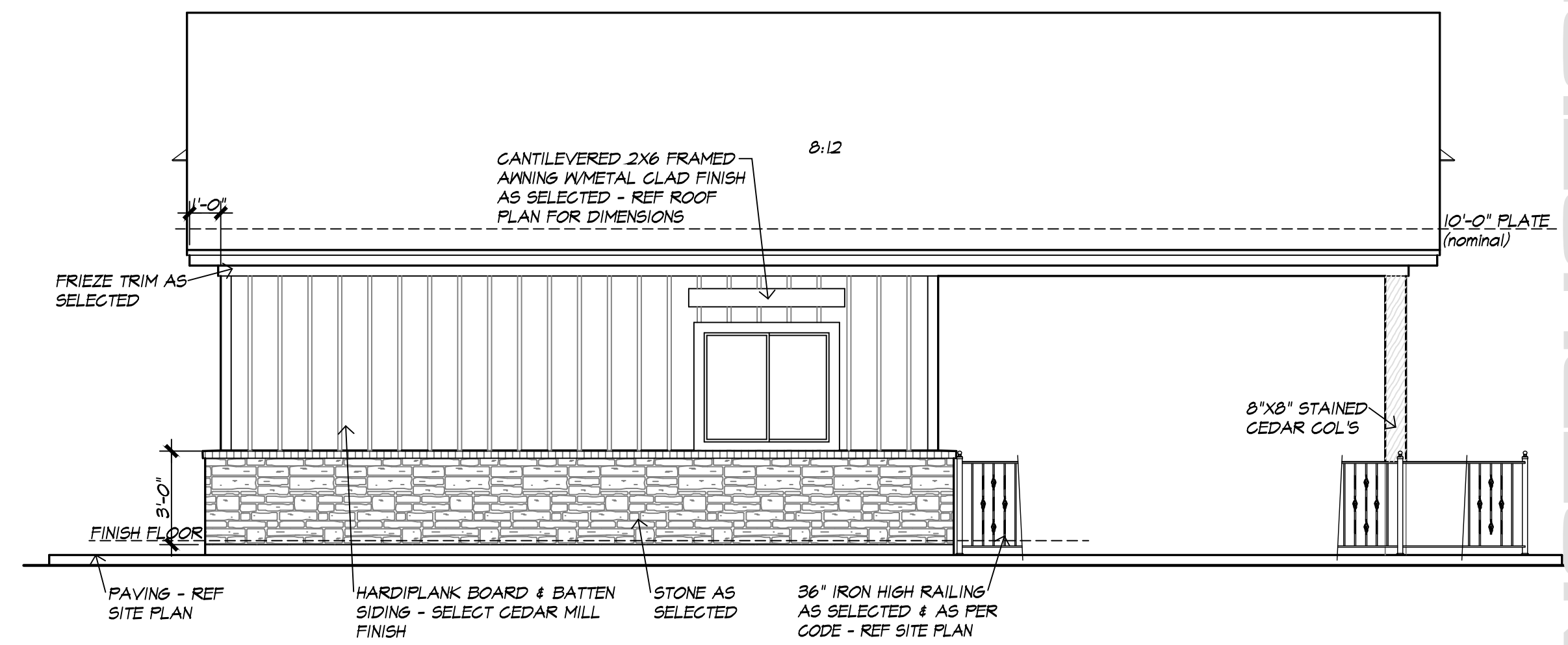
**FRONT ELEVATION**

SCALE 1/4"=1'-0"  
25.19% STONE



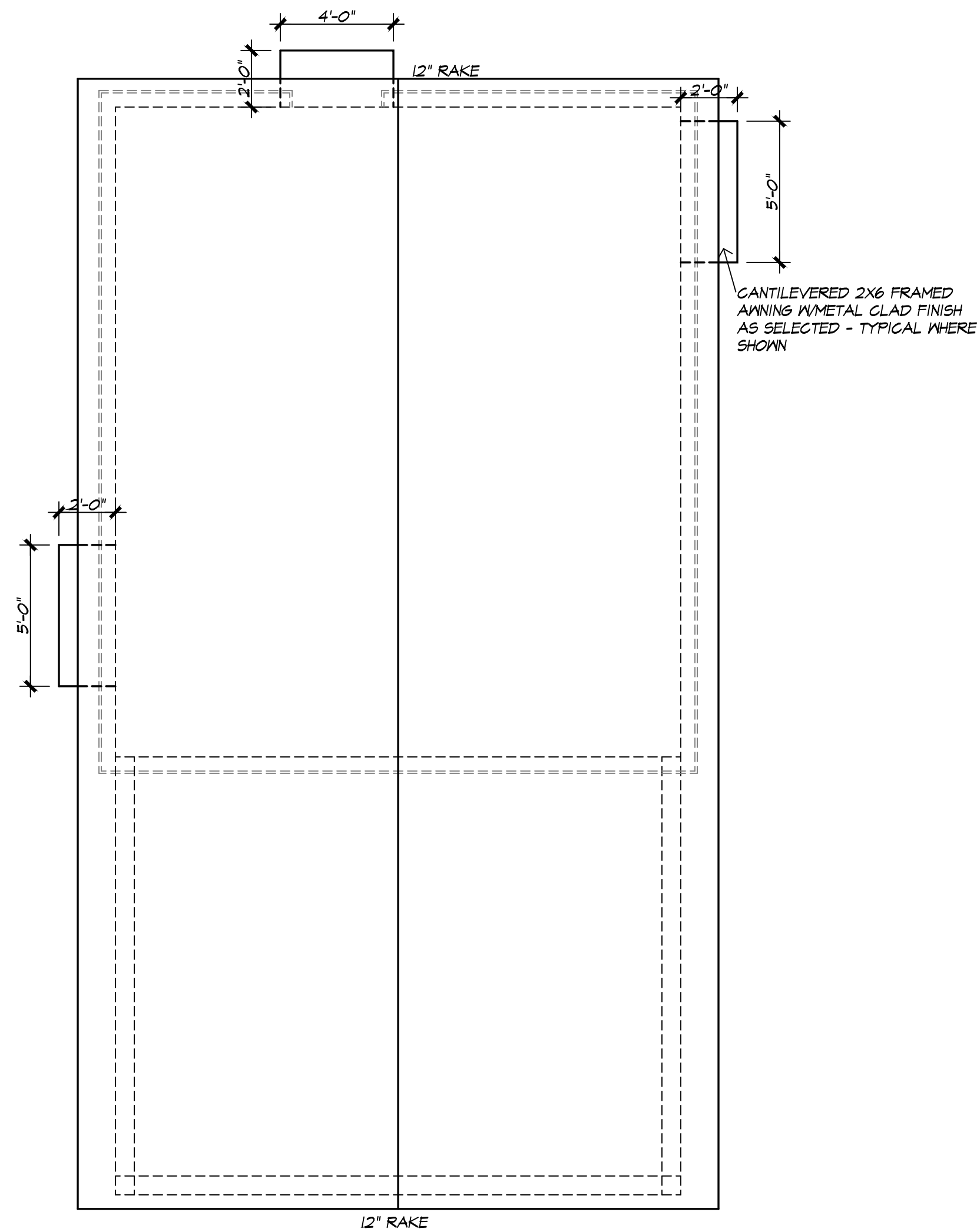
**REAR ELEVATION**

SCALE 1/4"=1'-0"  
22.12% STONE



**LEFT SIDE ELEVATION**

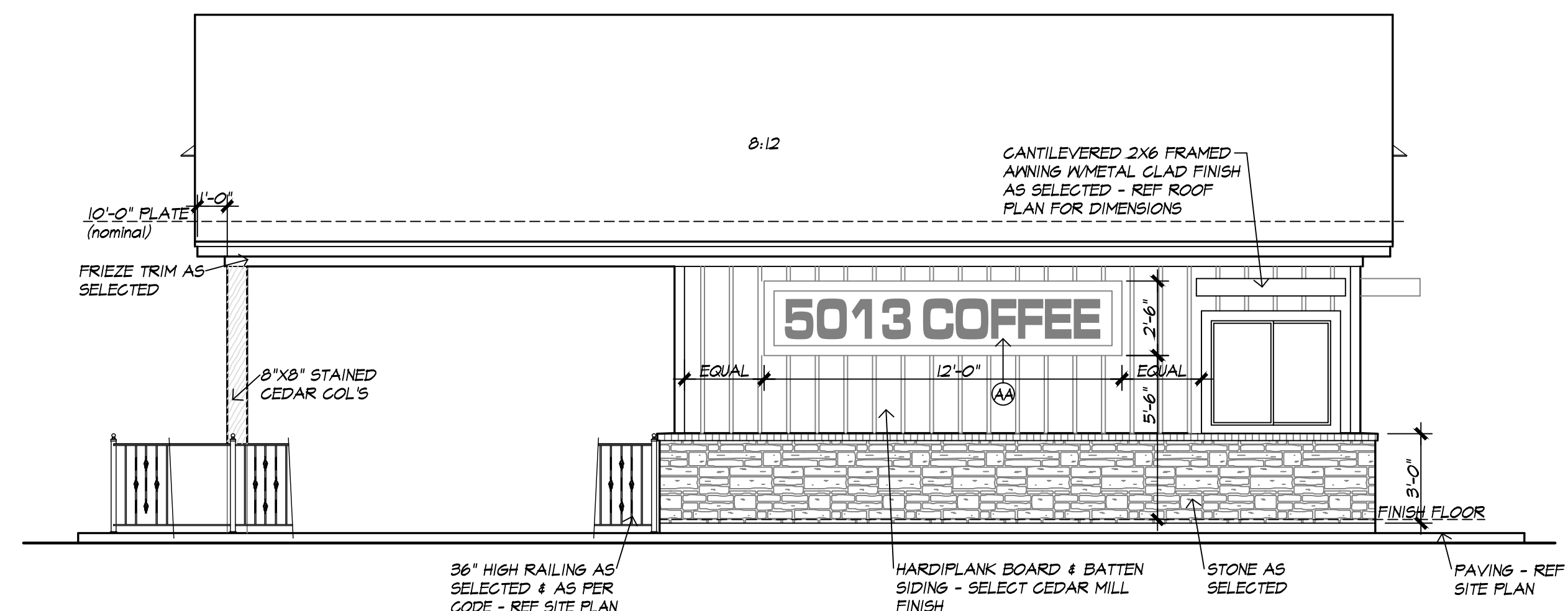
SCALE 1/4"=1'-0"  
36.3% STONE



**ROOF PLAN**

SCALE 1/4"=1'-0"

- ROOF AS SPECIFIED @ 8:12 UNLESS NOTED
- SCREENED CORNICE VENTS AS PER CODE
- ATTIC VENTILATION AS PER CODE & AS SELECTED
- GUTTERS & DOWNSPOUTS STYLE & LOCATIONS, IF ANY, TO BE AS SELECTED
- 10'-0" PLATE (NOMINAL)
- RAFTER & RIDGE FRAMING MEMBER SIZING TO BE AS PER CURRENT GOVERNING CODES



**RIGHT SIDE ELEVATION**

SCALE 1/4"=1'-0"  
36.3% STONE

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

**5013 COFFEESHOP**  
**1011 S. GOLIAD ST.**  
**ROCKWALL, TX**

*M Rouse Designs*

2307 HIGHRIDGE  
SACHSE, TEXAS 75048  
(214) 801-9944  
mrousedesigns.com

TRADE DESIGN BY MROUSE DESIGNS  
COPYRIGHT 2025 - MROUSE DESIGNS - ALL RIGHTS RESERVED

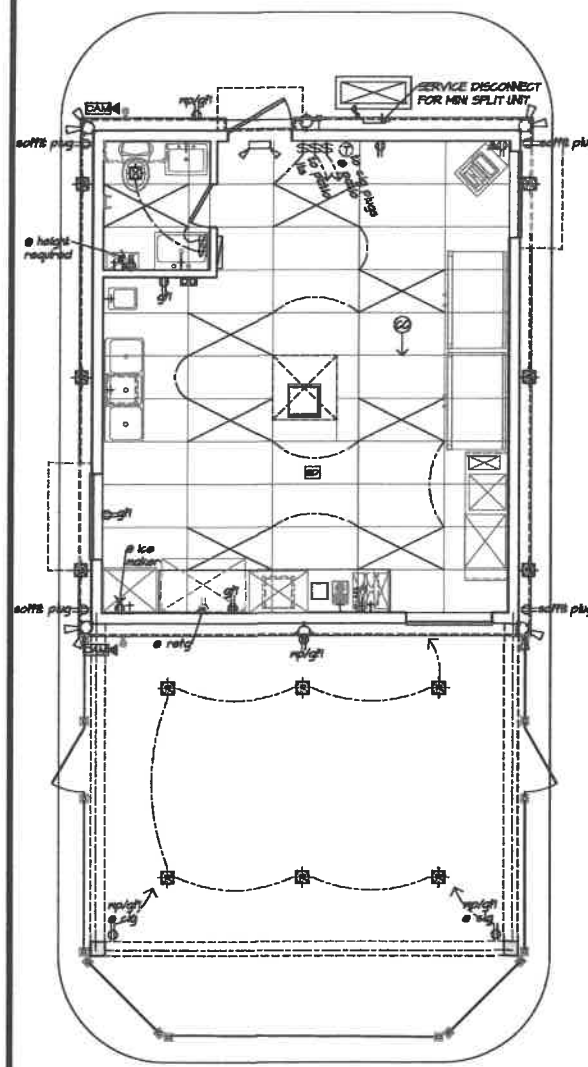
REVISED DATE

SHEET  
A2

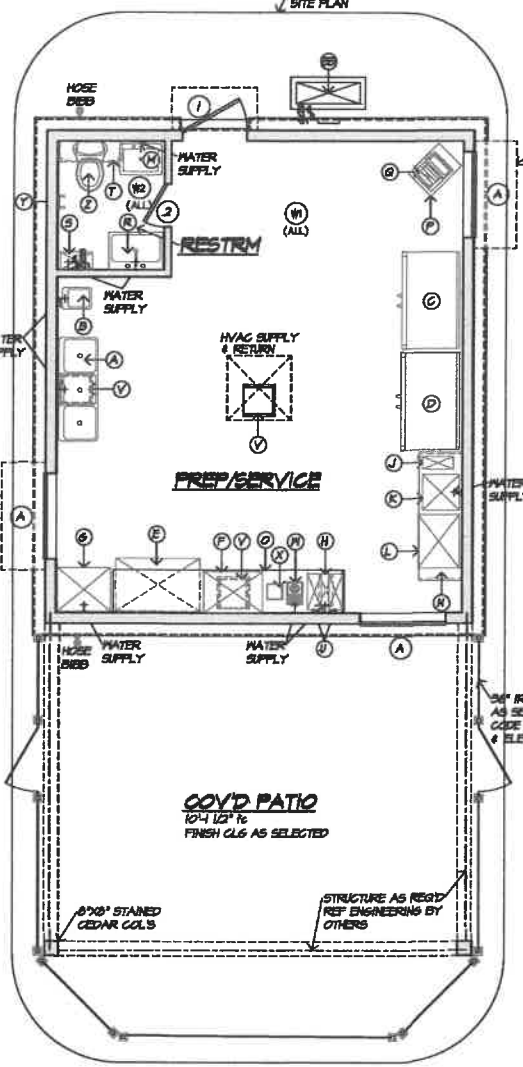
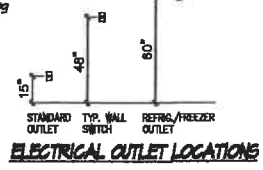
DESIGN NUMBER  
C-5013-CS

of these construction documents and shall notify MROUSE DESIGNS of any discrepancies and/or the revision/correction of these construction documents. These construction documents are intended for general construction purposes only and are not exhaustively detailed nor shall they be used for any other purpose. MROUSE DESIGNS shall not be responsible for any construction and it shall be his/her responsibility to select, verify, resolve, and install all equipment and materials and to control the quality thereof. All work performed on this project shall meet or exceed the current edition of the applicable IBC, ASCE, ICC Codes and all applicable state and local codes. It is the responsibility of the general contractor to provide any engineering necessary to the stability of the structure. MROUSE DESIGNS, its members, and its partners, recommends that these construction documents be reviewed by a qualified professional engineer.





**REFLECTIVE CLG/LIGHTING & ELECTRICAL PLAN**  
 SCALE 1/4"=1'-0"  
 NOTE: FINAL SELECTION & PLACEMENT OF ALL INTERIOR & EXTERIOR LIGHTING & ELECTRICAL AS PER BUILDING OWNER AGREEMENT



**NOTATION/FIXTURE PLAN**  
 SCALE 1/4"=1'-0"  
 COFFEE SHOP 304 SF  
 COVERED PATIO 888 SF

CANTILEVERED 2x8 FRAMED FRAMING WITH METAL CLAD FINISH AS SELECTED - REF ROOF PLAN FOR DIMENSIONS PROVIDE STRUCTURAL CANTILEVER SUPPORT AS REQ'D

**FRAMING NOTES**

- REFER TO STRUCTURAL ENGINEERING DRAWINGS BY OTHERS FOR ALL STATIC & DYNAMIC DESIGN SELECTIONS OF MATERIAL USE & ASSEMBLY OF ALL ELEMENTS INCLUDING BUT NOT LIMITED TO ALL HORIZONTAL & VERTICAL FRAMES, COLUMN PLATES, CONNECTIONS, BEAMS, WALLS, PLATES, PENETRATIONS, ROOF FRAMING, WIND BRACINGS, DRAINAGE & CONNECTIONS
  - FOUNDATION DESIGN BY OTHERS TO RECOGNIZE ALL LOAD TRANSFERS & TO APPROPRIATELY AGGREGATE THEM
  - STANDARD INTERIOR WALLS TO BE 2x4 @ 16" OC, BLOCKED @ MID-SPAN 1x6 @ 6" PITCH
  - EXTERIOR WALLS TO BE 2x6
- GENERAL NOTES:**
- PLATE LINE TO BE @ 10'-0" NOMINAL
  - LAY-IN FINISH CEILING @ 9'-0" AFF
  - ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
  - CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION & SHALL NOTIFY DESIGNER IF ANY DISCREPANCIES ARE FOUND
  - ALL PLATE LINES AS NOTED ON ELEVATIONS
  - ALL WINDOW HEADERS AS NOTED
  - WATER HEATER TO BE TANKLESS TYPE AS REQUIRED & PLACED WHERE SHOWN OR BEST SUITED
  - ALL INTERIOR FINISHES TO BE AS SELECTED & AS NOTED
  - EXTERIOR WALLS TO BE 2x6

**DOOR SCHEDULE**

TYPE	SIZE	DESCRIPTION	#
1	STEEL EXTERIOR 3'-0" X 6'-6"	NON FIRE RATED	1
2	SOLID CORE 2'-0" X 6'-6"	INTERIOR AS SELECTED	1

W/CLOSER, PUSH BAR EXIT DEVICE & DEAD BOLT LOCK SET  
 \*\* - PAINT GRADE W/PRIVACY LOCK

**WINDOW SCHEDULE**

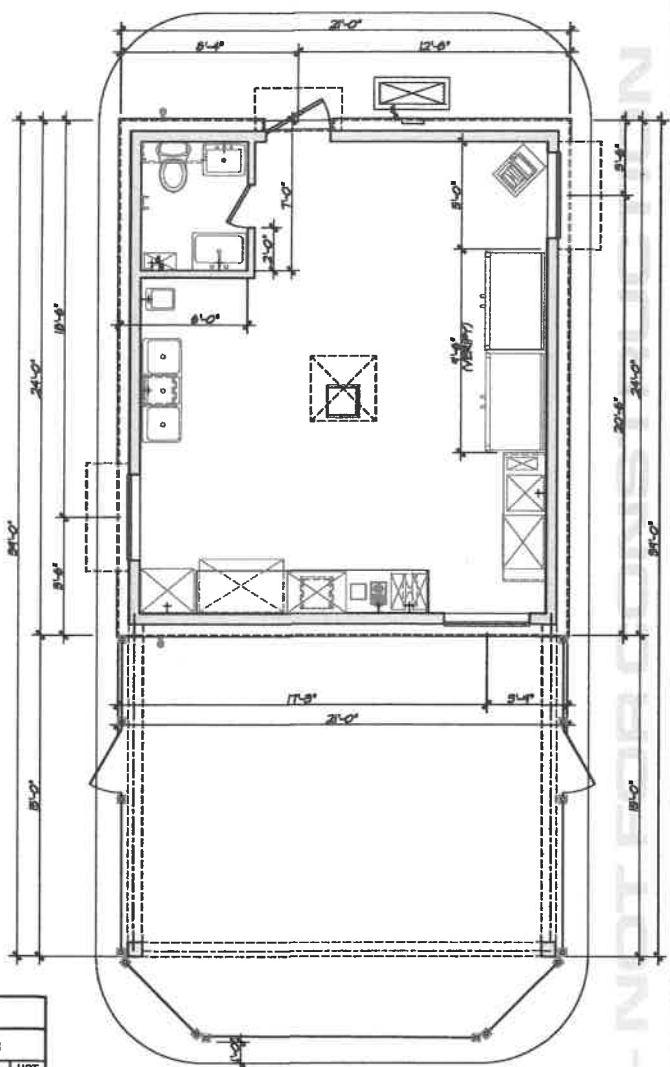
TYPE	SIZE	DESCRIPTION	#
A	HORIZ SL'DR 4'-0" X 3'-6"	@ 6'-6" HDR	3

**ROOM FINISH SCHEDULE**

ROOM NAME	FLOORS	BASE	WALLS		CEILING	
			MATL	FIN.	MATL	FIN.
PREP/SERVICE	STAINED CONC	RUBBER	GYP BD	F.R.P BOARD	LAY-IN/2x4 GRID	9'-0"
RESTROOM	STAINED CONC	RUBBER	GYP BD	PAINT	LAY-IN/2x4 GRID	9'-0"

**FIXTURE SCHEDULE**

ITEM	QTY	DESCRIPTION
A	3	COMP FREESTANDING SINK
B	1	FREESTANDING HAND WASH SINK
C	1	REFRIGERATOR
D	1	FREEZER
E	1	UNDER COUNTER REFRIGERATOR
F	1	GROUP ESPRESSO
G	1	ICE MAKER
H	1	REVERSE OSMOSIS WATER FILTER
J	1	BULK GRINDER
K	1	DOUBLE BATEW BREWER
L	1	COUNTERTOP 30" MICROWAVE
M	1	FREESTANDING MOP SINK
N	1	PRE-FAB COUNTER/TABLE
O	1	MOB-BUILT COUNTER
P	1	CASH REGISTER TABLE
Q	1	CASH REGISTER
R	1	WALL MOUNT SINK
S	1	TANKLESS WATER HEATER
T	1	WALL MOUNT CABINET
U	2	COFFEE GRINDER
V	3	FLOOR SINK
W	1	CUP/GLASS WASHER
X	1	COUNTERTOP TRASH DROP
Y	1	TOILET PAPER HOLDER
Z	1	TOILET
AA	2	W/PR-FAB SIGN AS SELECTED
BB	1	BEHIND SPLIT HVAC UNIT
CC	1	2x4x8 LAY-IN CEILING



**DIMENSION PLAN**  
 SCALE 1/4"=1'-0"

The general contractor shall verify the accuracy of all dimensions and conditions of the site and building prior to the start of construction. MROUSE DESIGNS will not be responsible for any dimensions or conditions of the site or building that are not shown on these construction documents. These construction documents are provided for informational purposes only and do not constitute a contract. The general contractor (or their representative) shall be responsible for verifying all dimensions and conditions of the site and building prior to the start of construction. MROUSE DESIGNS shall be notified immediately of any discrepancies with these construction documents pertaining to field conditions. It is the responsibility of the contractor to verify all dimensions and conditions of the site and building prior to the start of construction. MROUSE DESIGNS does not intend to be held responsible for any errors or omissions in these construction documents. All dimensions and conditions shall be verified by the contractor and approved by a qualified professional engineer.

**5013 COFFEESHOP**  
**1011 S. GOLIAD ST.**  
**ROCKWALL, TX**

**MRowse Designs**  
 2307 HIGHWAY 82  
 SACHSE, TEXAS 75048  
 (214) 801-9944  
 mrowse designs.com  
 MROUSE DESIGN EXCELLENCE BEGINS™  
 COPYRIGHT 2026 - Mrowse Designs - ALL RIGHTS RESERVED

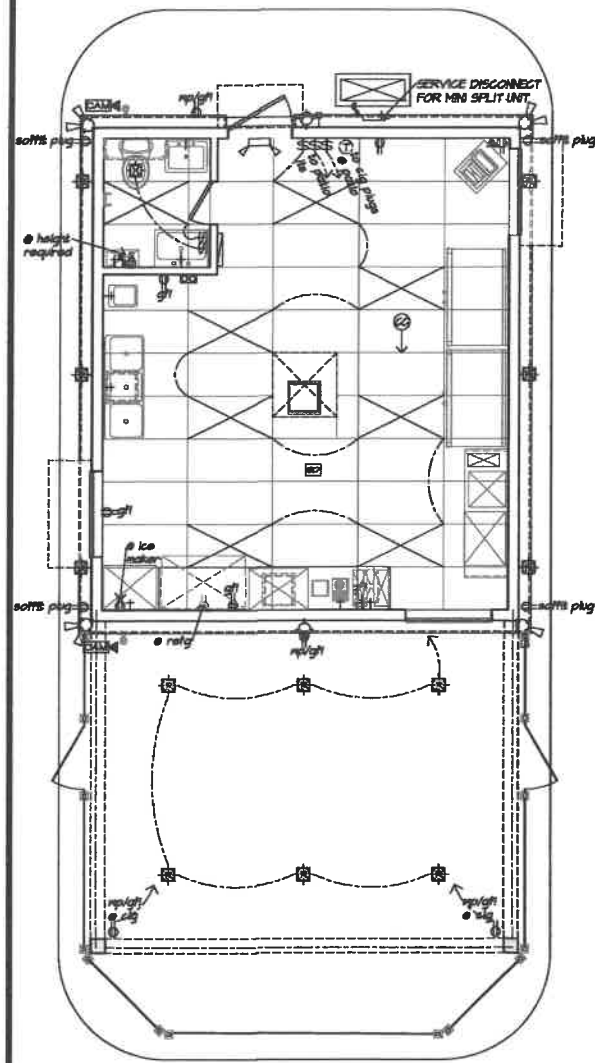
REVISED DATE  
 1/22/26

SHEET  
 A/1

DESIGN NUMBER  
 C-5013-CS

**LIGHTING/ELECTRICAL LEGEND**

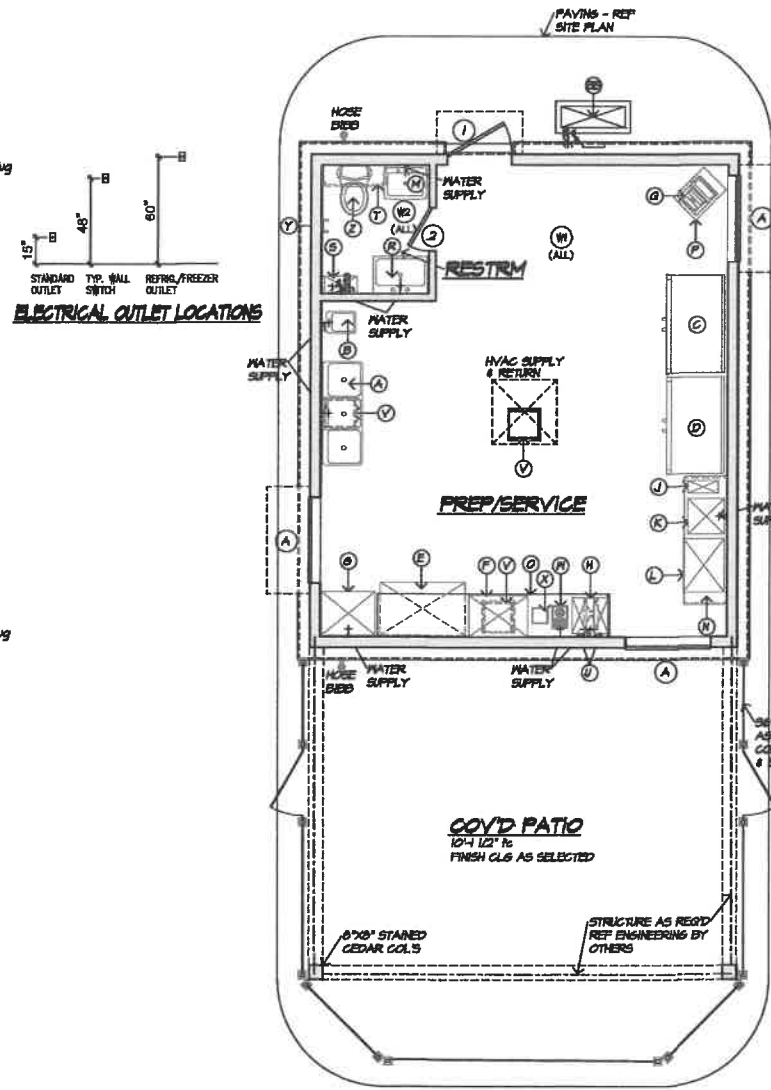
SYMBOL	DESCRIPTION	NO.	NOTES
[Symbol]	ELECTRIC PANEL	1	AS REQUIRED BY CODE
[Symbol]	4" RECESSED SOFFIT LIGHT	12	AS SELECTED & ON TIMER
[Symbol]	DOUBLE FLOOD LIGHT	4	AS SELECTED & ON MOTION SENSOR
[Symbol]	WALL MOUNT BARN LIGHT	2	AS SELECTED & ON TIMER/REF ELEVATIONS
[Symbol]	C.CAMERA	2	AS SELECTED
[Symbol]	2x4" RECESSED FLUORESCENT FIXTURE	7	2x4" RECESSED FLUORESCENT FIXTURE, 2-IN LAMP, 32 WATT - SAFETY GRIDS REQUIRED ON ALL FIXTURES. THIS MUST BE SPECIFIC TO CEILING GRID
[Symbol]	STANDARD TELE/DATA OUTLET	1	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STD QUADRUPEX OUTLET	3	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STD 220/240 OUTLET	1	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STANDARD TELEPHONE/ANALOG WIRE	4	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STD DUPLEX OUTLET	10	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STANDARD GR DUPLEX OUTLET	2	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STANDARD SWITCH	4	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	RECESSED EXHAUST FAN	1	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	THERMOSTAT	1	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	SMOKE DETECTOR	1	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	EMERGENCY LIGHTING/EXIT	1	EXTERIOR EXIT LIGHTS SHALL HAVE A MINIMUM 90 MINUTE BATTERY BACK-UP POWER FOR EMERGENCY USE



**REFLECTIVE CLG/LIGHTING & ELECTRICAL PLAN**

SCALE 1/4"=1'-0"  
 NOTE:  
 FINAL SELECTION & PLACEMENT OF ALL INTERIOR & EXTERIOR LIGHTING & ELECTRICAL AS PER BUILDER/OWNER AGREEMENT

LIGHTING/ELECTRICAL LEGEND		
SYMBOL	DESCRIPTION	NO. NOTES
[Symbol]	ELECTRIC PANEL	1 AS REQUIRED BY CODE
[Symbol]	4" RECESSED SOFFIT LIGHT	12 AS SELECTED & ON TIMER
[Symbol]	DOUBLE FLOOD LIGHT	4 AS SELECTED & ON MOTION SENSOR
[Symbol]	WALL MOUNT BARN LIGHT	2 AS SELECTED & ON TIMER/REF ELEVATIONS
[Symbol]	C.C. CAMERA	2 AS SELECTED
[Symbol]	2'x4" RECESSED FLUORESCENT FIXTURE	7 2'x4" RECESSED FLUORESCENT FIXTURE, 2-10 LAMPS, 32 WATT - SAFETY WIRING REQUIRED ON DIAGONALLY OPPOSING CORNERS OF 2'x4" LAY-IN FINISHES. WIRING MUST BE INDEPENDENT OF CEILING GRID
[Symbol]	STANDARD TELE/DATA OUTLET	1 AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STD QUADRUPLX OUTLET	3 AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STD 220/240 OUTLET	1 AS SELECTED & AS REQUIRED BY CODE
[Symbol]	SWINGING BREAKER/WIRE WIRE	4 AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STD DUPLEX OUTLET	10 AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STANDARD GFI DUPLEX OUTLET	2 AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STANDARD SWITCH	4 AS SELECTED & AS REQUIRED BY CODE
[Symbol]	RECESSED EXHAUST FAN	1 AS SELECTED & AS REQUIRED BY CODE
[Symbol]	THERMOSTAT	1 AS SELECTED & AS REQUIRED BY CODE
[Symbol]	SMOKE DETECTOR	1 AS SELECTED & AS REQUIRED BY CODE
[Symbol]	EMERGENCY LIGHTING/EXIT	1 EXTERIOR EXIT LIGHTS SHALL HAVE A MINIMUM 90 MINUTE BATTERY BACK-UP POWER FOR EMERGENCY USE



**NOTATION/FIXTURE PLAN**

SCALE 1/4"=1'-0"  
 COFFEE SHOP 304 SF  
 COVERED PATIO 365 SF

**FRAMING NOTES**

- REFER TO STRUCTURAL ENGINEERING DRAWINGS BY OTHERS FOR ALL STATIC & DYNAMIC DESIGN SELECTIONS OF MATERIAL USE & ASSEMBLY OF ALL ELEMENTS INCLUDING BUT NOT LIMITED TO ALL HORIZONTAL & VERTICAL FRAMES, COLLUM PLATES, CONNECTIONS, BEAMS, WALLS, PLATES, PENETRATIONS, ROOF FRAMING, WIND BRACING, DRAINAGE & CONNECTIONS
- FOUNDATION DESIGN BY OTHERS TO RECOGNIZE ALL LOAD TRANSFERS & TO APPROPRIATELY ACCOMMODATE THEM.
- STANDARD INTERIOR WALLS TO BE 2x4 @ 16" OC, BLOCKED @ MID-SPAN W/8" GYPSUM
- EXTERIOR WALLS TO BE 2x8

**GENERAL NOTES:**

- PLATE LINE TO BE @ 10'-0" NOMINAL
- LAY-IN FINISH CEILING @ 9'-0" AFF
- ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION & SHALL NOTIFY DESIGNER IF ANY DISCREPANCIES ARE FOUND
- ALL PLATE LINES AS NOTED ON ELEVATIONS
- ALL WINDOW HEADERS AS NOTED
- WATER HEATER TO BE TANKLESS TYPE AS REQUIRED & PLACED WHERE SHOWN OR BEST SUITED
- ALL INTERIOR FINISHES TO BE AS SELECTED & AS NOTED
- EXTERIOR WALLS TO BE 2x8

**DOOR SCHEDULE**

TYPE	SIZE	DESCRIPTION	#
1	3'-0" X 6'-8"	NON FIRE RATED	1
2	2'-0" X 6'-8"	INTERIOR AS SELECTED	1

W/CLOSER, PUSH BAR EXT DEVISE & DEAD BOLT LOCK SET  
 \*\* - PAINT GRADE W/PRIVACY LOCK

**WINDOW SCHEDULE**

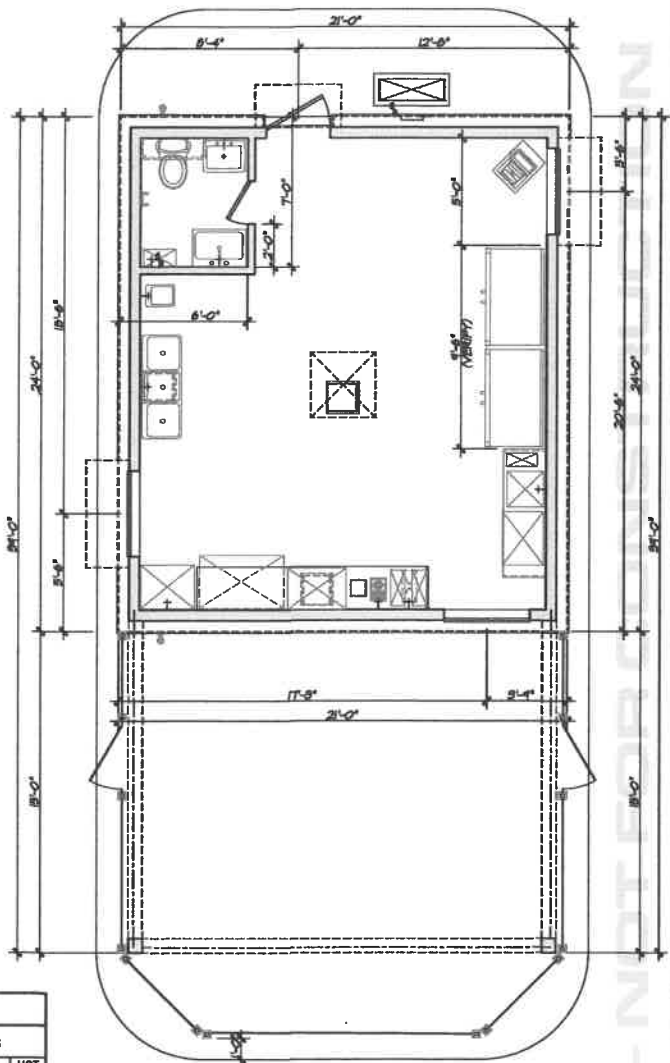
TYPE	SIZE	DESCRIPTION	#
A	HORIZ SL'DR 4'-0" X 3'-6"	@ 8'-8" HDR	3

**ROOM FINISH SCHEDULE**

ROOM NAME	FLOORS	BASE	WALLS		CEILING	
			WALL 1/ALL	WALL 2/ALL	MAT'L	HGT
PREP/SERVICE		STAINED CONC	RUBBER	GYP BD / F.R.P. BOARD	LAY-IN/2X4 GRID	9'-0"
RESTROOM		STAINED CONC	RUBBER	GYP BD/PAINT	LAY-IN/2X4 GRID	9'-0"

**FIXTURE SCHEDULE**

ITEM	QTY	DESCRIPTION
A	3	COMP FREESTANDING SINK
B	1	STAINLESS STEEL
C	1	AS SELECTED
D	1	AS SELECTED
E	1	AS SELECTED
F	1	AS SELECTED
G	1	AS SELECTED
H	1	AS SELECTED
I	1	AS SELECTED
J	1	AS SELECTED
K	1	AS SELECTED
L	1	AS SELECTED
M	1	AS SELECTED
N	1	AS SELECTED
O	1	AS SELECTED
P	1	AS SELECTED
Q	1	AS SELECTED
R	1	AS SELECTED
S	1	AS SELECTED
T	1	AS SELECTED
U	2	AS SELECTED
V	3	AS SELECTED
W	1	AS SELECTED
X	1	AS SELECTED
Y	1	AS SELECTED
Z	1	FLOOR MOUNT AS SELECTED
AA	2	NO SIDE TRIM @ 5" OR 2 1/2" OF BUILDING WITH BRUSH SPLIT HVAC UNIT
BB	1	AS REQUIRED/AS SELECTED ON CONC. PAD @ 24" X 48" LAY-IN CEILING
		AS SELECTED @ 9'-0" AFF



**DIMENSION PLAN**

SCALE 1/4"=1'-0"

FOR REVIEW ONLY - NOT FOR CONSTRUCTION  
 The general contractor shall verify the accuracy of all dimensions and conditions of the project prior to the start of construction. MR/RAE DESIGNERS shall not be responsible for the construction of these construction documents. These construction documents are provided as a guide only. The general contractor (or his/her representative) shall be responsible for the construction and it shall be his/her responsibility to select, with results and final of equipment and materials and to control the quality thereof. All work performed on this project shall be in accordance with the applicable building codes and regulations. MR/RAE DESIGNERS shall be notified immediately of any discrepancies with these construction documents pertaining to add codes. It is the responsibility of the contractor to verify the accuracy of the dimensions and conditions of the structure(s) of the project. MR/RAE DESIGNERS does not intend that they or their staff be construed as providing professional engineering services.

**5013 COFFEESHOP**  
**1011 S. GOLIAD ST.**  
**ROCKWALL, TX**

**M Rouse Designs**  
 2307 HIGHRIDGE  
 SACHSE, TEXAS 75048  
 (214) 801-9944  
 mrouse@designs.com  
 MR/RAE DESIGNERS  
 COPYRIGHT 2025 - M Rouse Designs - ALL RIGHTS RESERVED

REVISED DATE 1/22/25  
 SHEET A/I  
 DESIGN NUMBER C-5013-CS



# 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 1011 S Goliad St Rockwall, TX 75032

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

GENERAL LOCATION Next door to ACE Hardware

## 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]

OWNER

APPLICANT

CONTACT PERSON Holly Marshall  
ADDRESS 3160 Sunshine Ave.

CONTACT PERSON \_\_\_\_\_  
ADDRESS \_\_\_\_\_

CITY, STATE & ZIP Phonoth 97370

CITY, STATE & ZIP \_\_\_\_\_

PHONE [REDACTED]

E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

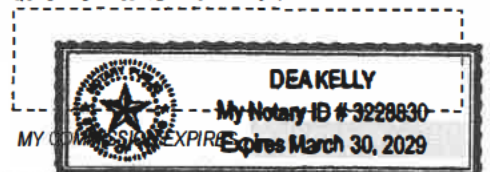
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Holly Marshall [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

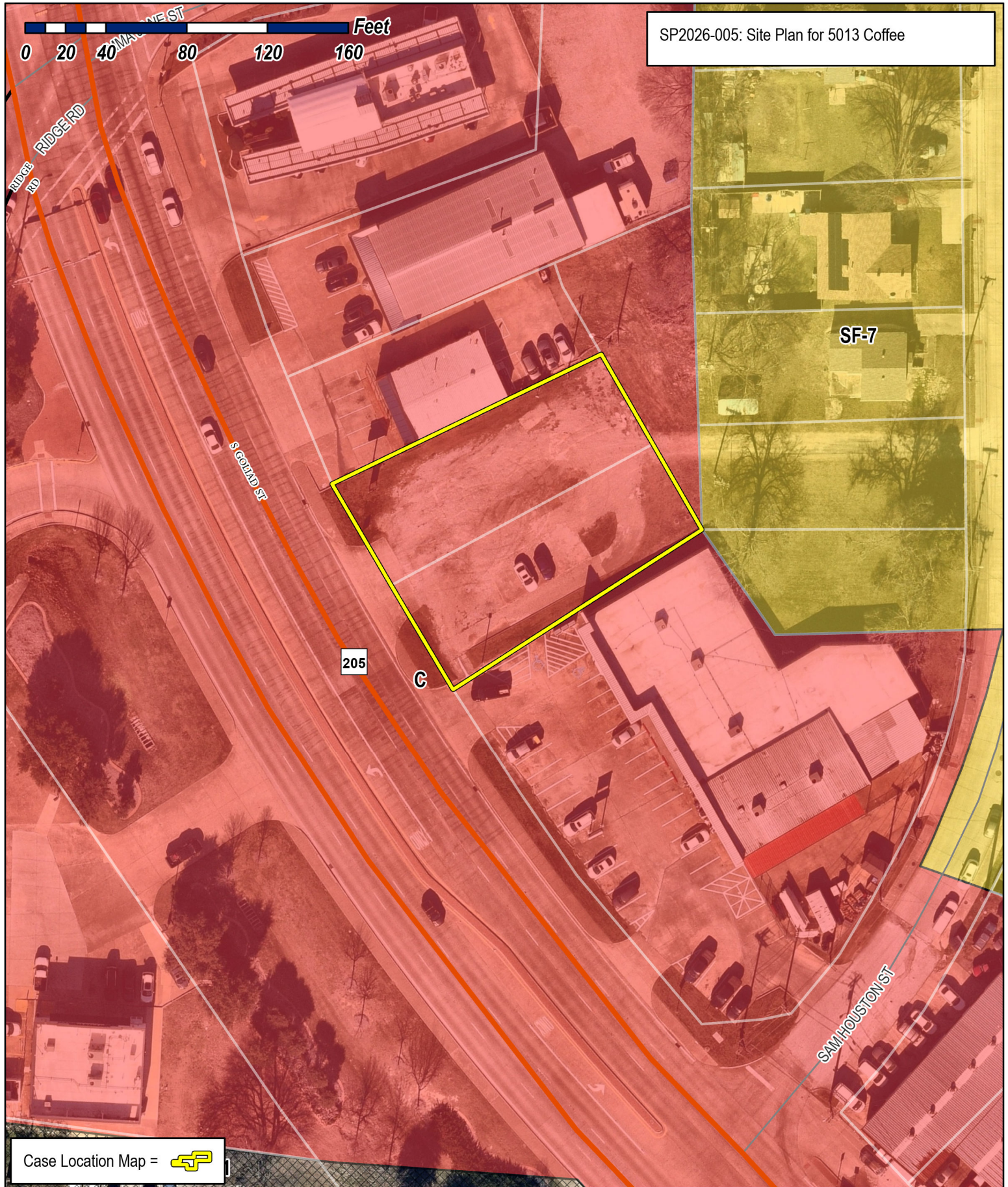
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ February 26 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF February 2026 BY SIGNING THIS 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 13th DAY OF February 2026

OWNER'S SIGNATURE Holly Marshall


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_





SP2026-005: Site Plan for 5013 Coffee



Case Location Map = 

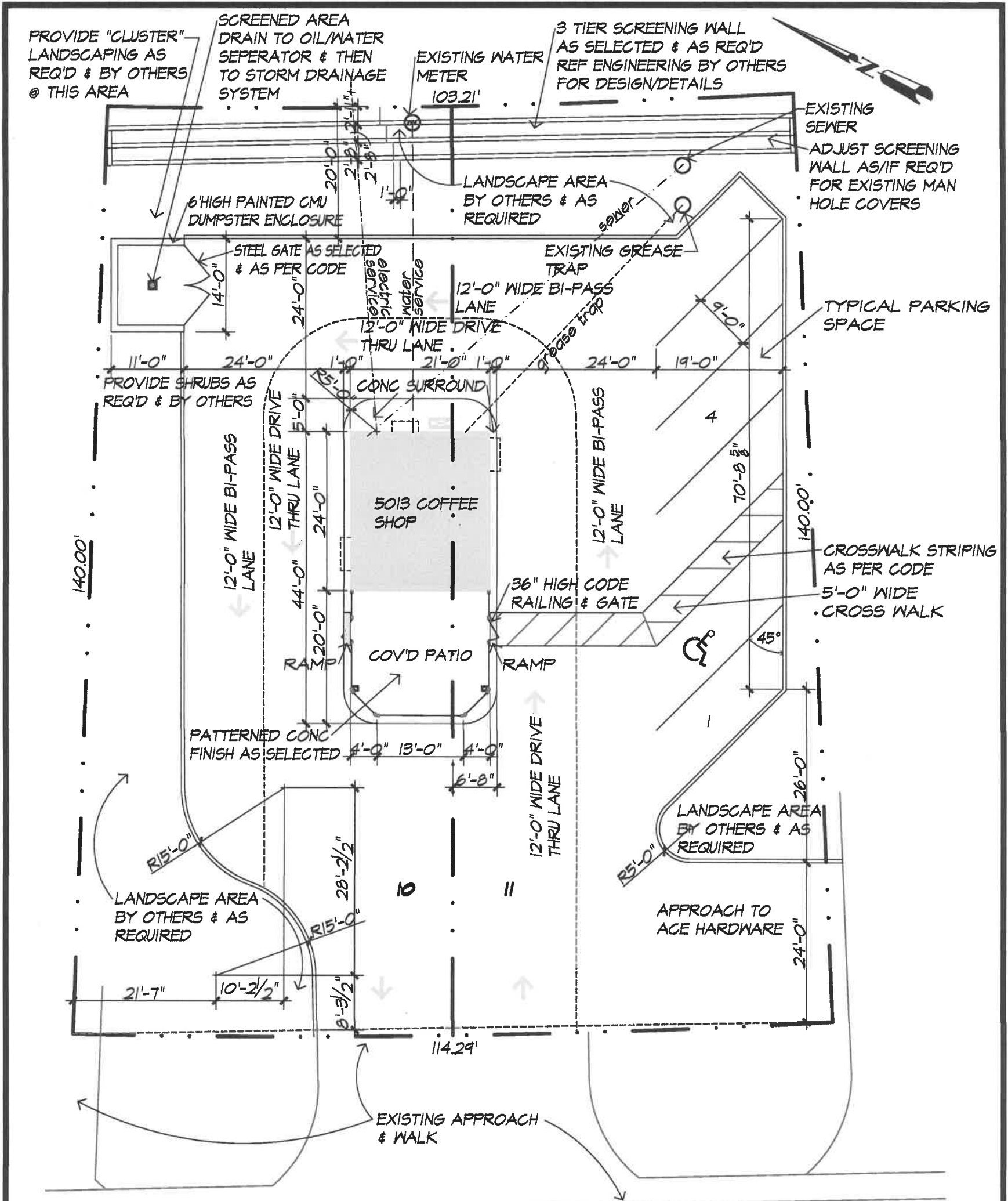


# City of Rockwall

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.





GENERAL NOTES
* REF CIVIL ENGINEERING BY OTHERS FOR ALL FINISH GRADES & REQUIRED DRAINAGE
* REF LANDSCAPE DESIGN DRAWINGS BY OTHERS FOR ALL REQUIRED LANDSCAPING
* SEE OWNER FOR SIGNAGE OPTIONS & DESIGN
* TOTAL STANDARD 9'X20' PARKING = 5 SPACES
* TOTAL ADA ACCESSIBLE PARKING = 1 SPACES
* TOTAL PARKING = 6 SPACES
TOTAL PAVING AS SHOWN = 9440.23 SF
PATIO AREA WITHIN FENCE = 383.00 SF

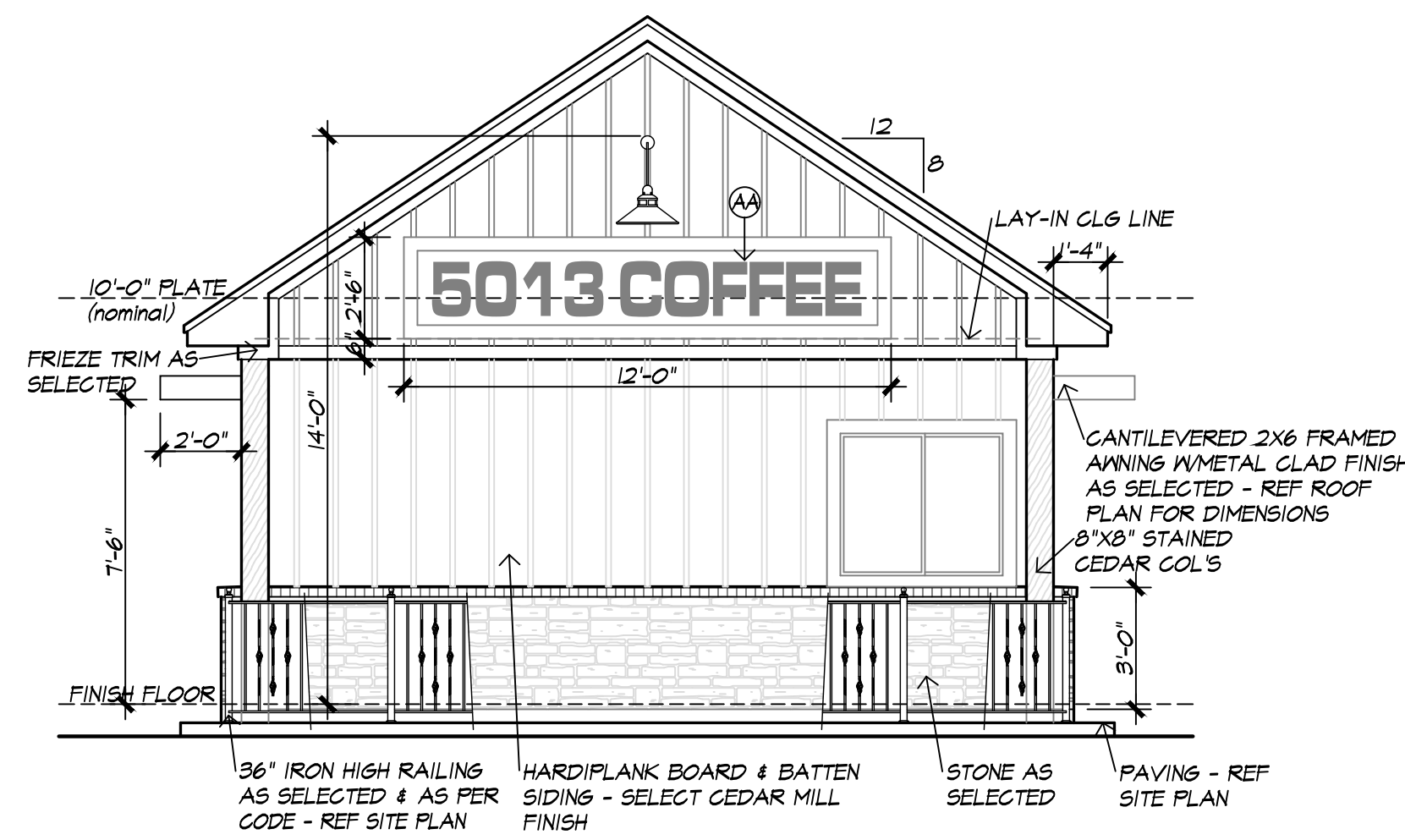
1011 S. GOLIAD STREET

PLAN #C-5013-CS  
DATE: X/x/2026

<b>SITE PLAN</b>	SCALE: 1" = 20'-0"
<b>LOT 10 &amp; 11</b>	
<b>CANUP'S SUBDIVISION</b>	
<b>ROCKWALL, TEXAS</b>	

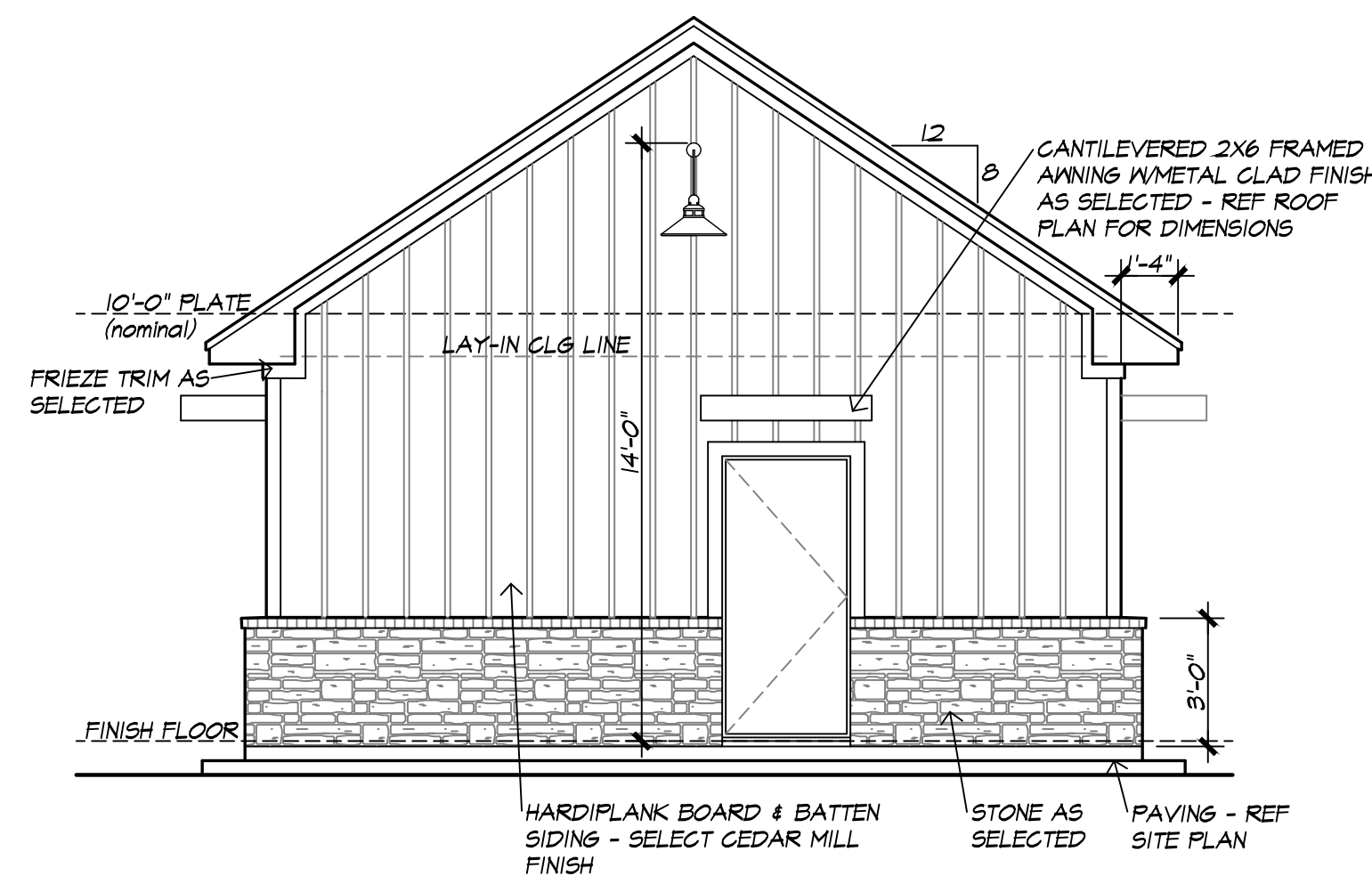
**M Rouse Designs**  
 2307 HIGHRIDGE  
 SACHSE, TEXAS 75048  
 (214) 801-9944  
 mrousedesigns.com  
 "WHERE DESIGN EXCELLENCE BEGINS"  
 COPYRIGHT 2026 - M Rouse Designs - ALL RIGHTS RESERVED

PRIOR TO ANY CONSTRUCTION, BUILDER, CONTRACTORS, & ENGINEERS SHALL CHECK THIS JOB & VERIFY ALL DIMS., PROPERTY LINES, BUILDING LINES, EASEMENTS & UTILITIES, CIVIL & SOIL ENGINEERING, GRADE & DRAINAGE, FENCES & RETAINING WALLS, LANDSCAPE & POOL REQUIREMENTS, TREE LOCATION AND REMOVAL, & DEED RESTRICTIONS TO COMPLY WITH ALL FEDERAL, STATE, & LOCAL CODES, ORDINANCES, & RESTRICTIONS.



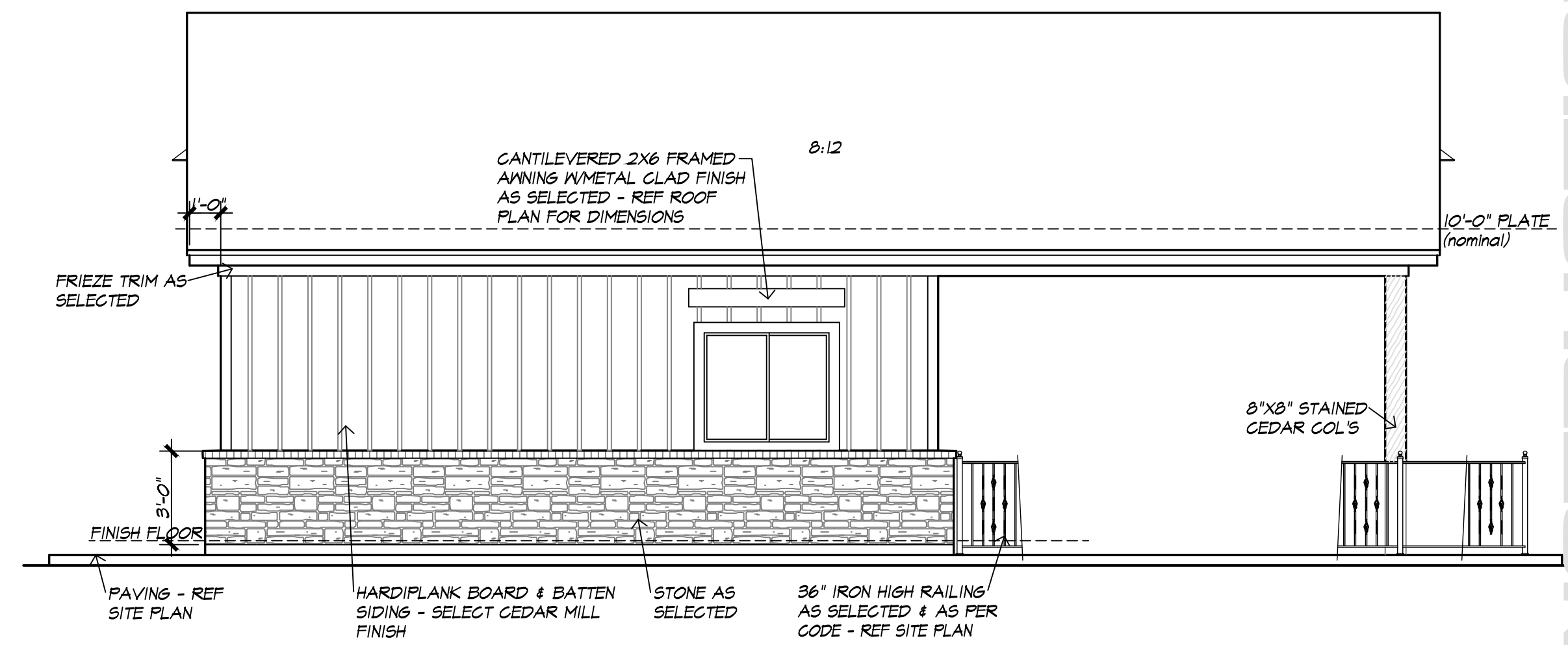
**FRONT ELEVATION**

SCALE 1/4"=1'-0"  
25.19% STONE



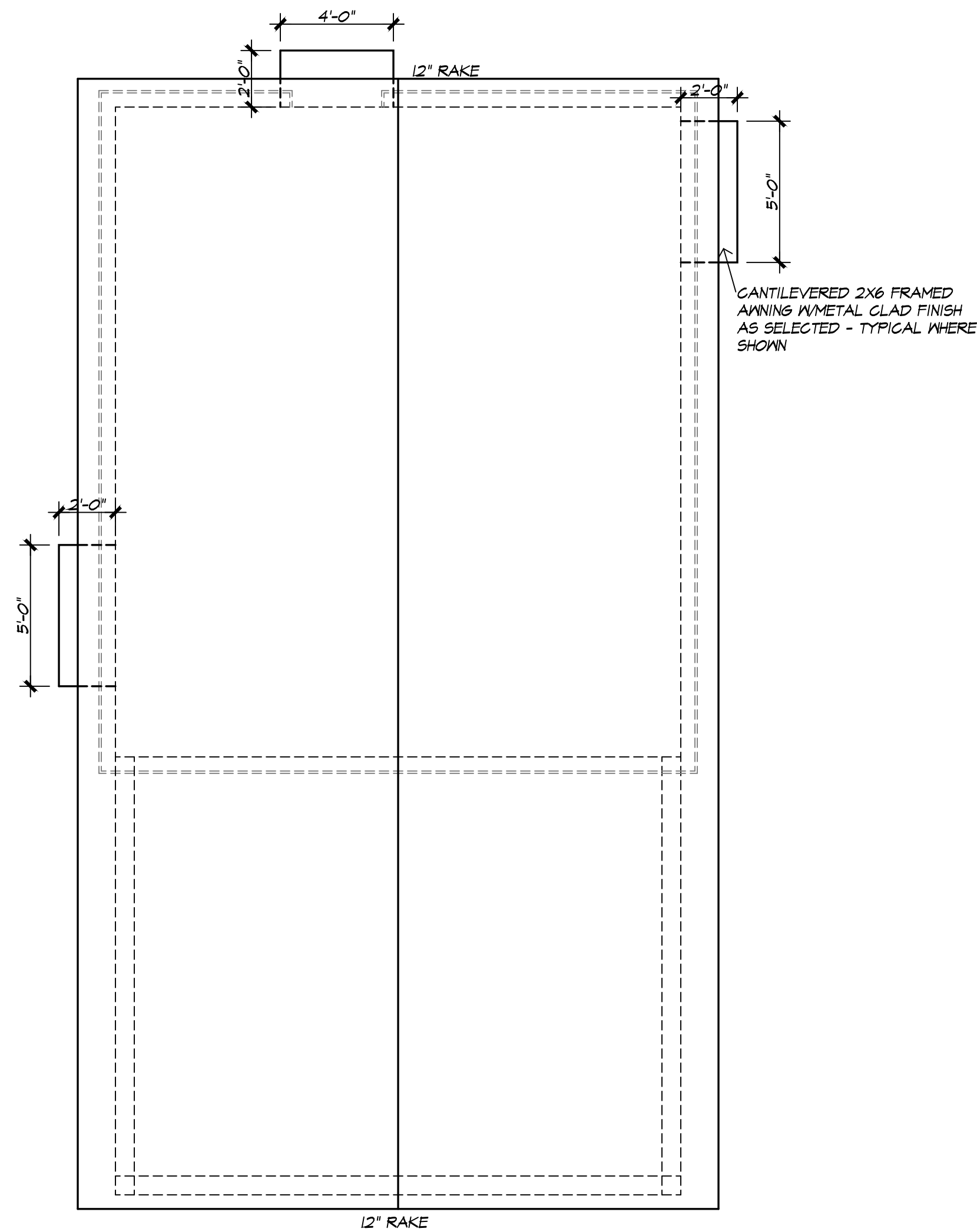
**REAR ELEVATION**

SCALE 1/4"=1'-0"  
22.12% STONE



**LEFT SIDE ELEVATION**

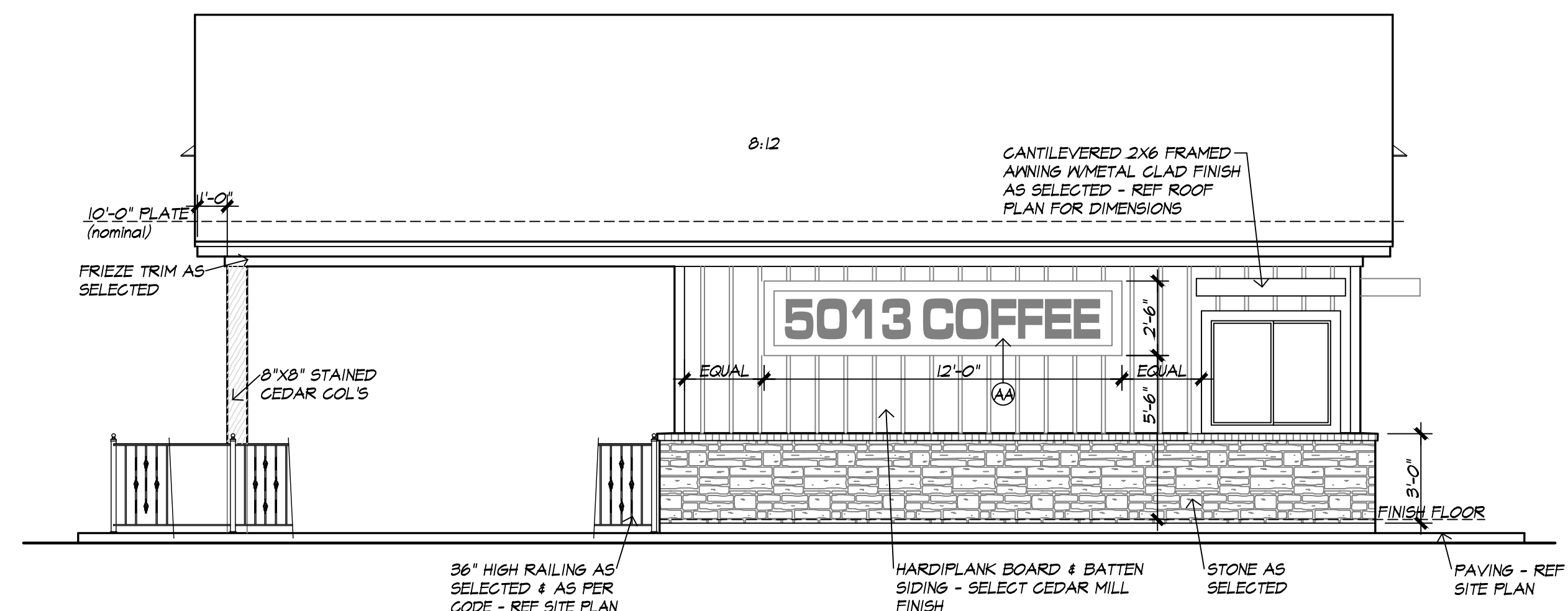
SCALE 1/4"=1'-0"  
36.3% STONE



**ROOF PLAN**

SCALE 1/4"=1'-0"

- ROOF AS SPECIFIED @ 8:12 UNLESS NOTED
- SCREENED CORNICE VENTS AS PER CODE
- ATTIC VENTILATION AS PER CODE & AS SELECTED
- GUTTERS & DOWNSPOUTS STYLE & LOCATIONS, IF ANY, TO BE AS SELECTED
- 10'-0" PLATE (NOMINAL)
- RAFTER & RIDGE FRAMING MEMBER SIZING TO BE AS PER CURRENT GOVERNING CODES



**RIGHT SIDE ELEVATION**

SCALE 1/4"=1'-0"  
36.3% STONE

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

**5013 COFFEESHOP**  
1011 S. GOLIAD ST.  
ROCKWALL, TX

*M. Rouse Designs*

2307 HIGHRIDGE  
SACHSE, TEXAS 75048  
(214) 801-9944  
mrousedesigns.com

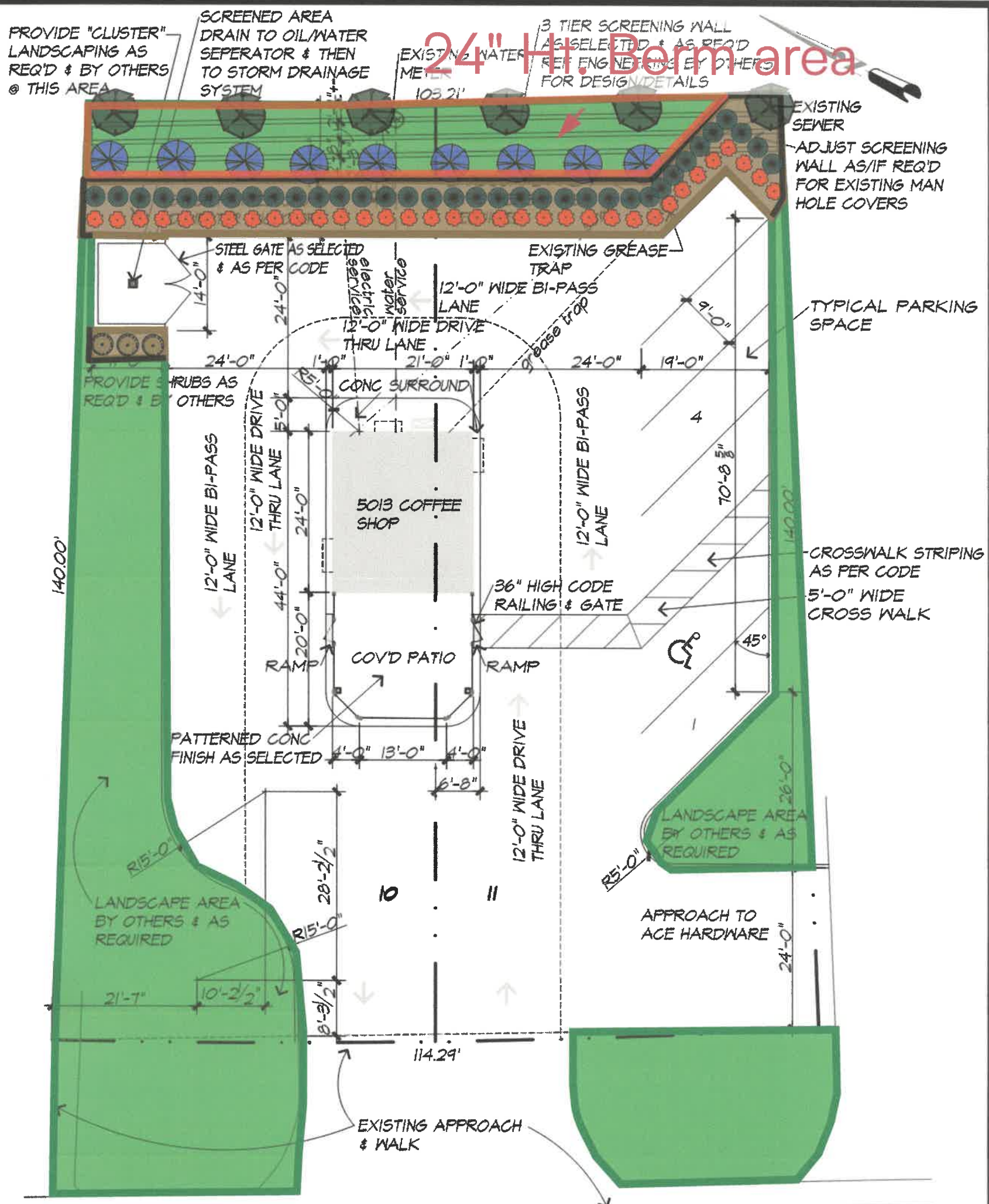
TRADE DESIGN BY MROUSE DESIGNS  
COPYRIGHT 2025 - MROUSE DESIGNS - ALL RIGHTS RESERVED

REVISED DATE

SHEET  
A2

DESIGN NUMBER  
C-5013-CS

of these construction documents and shall notify MROUSE DESIGNS of any discrepancies and/or the revision/correction of these construction documents. These construction documents are intended for general construction purposes only and are not exhaustively detailed nor shall they be used for any other purpose. MROUSE DESIGNS shall not be responsible for any construction and it shall be his/her responsibility to select, verify, resolve, and install all equipment and materials and to control the quality thereof. All work performed on this project shall meet or exceed the current edition of the applicable IBC, ASCE, ICC Codes and all applicable state and local codes. It is the responsibility of the general contractor to provide any engineering necessary to the stability of the structure. MROUSE DESIGNS, its members, and its representatives, shall not be held responsible for any construction documents not reviewed by a qualified professional engineer.



**Legend**

Icon	Name	Qty
<b>Miscellaneous</b>		
	Bermuda Grass	5,371 SF
	Beds - Mulch 2"	952 SF
	Black Steel Edging	154.5 LF
	Canopy Trees 4" cal.	6
	Nellie R. Stevens 4' Tall	3
	Accent Trees 4' Ht.	9
	Shrubs 3 gal. 18" Tall	34
	Shrubs 5 gal. 24" Tall	35
	24" Tall Berm Boundary	206.07 LF

ROCKWALL, TEXAS

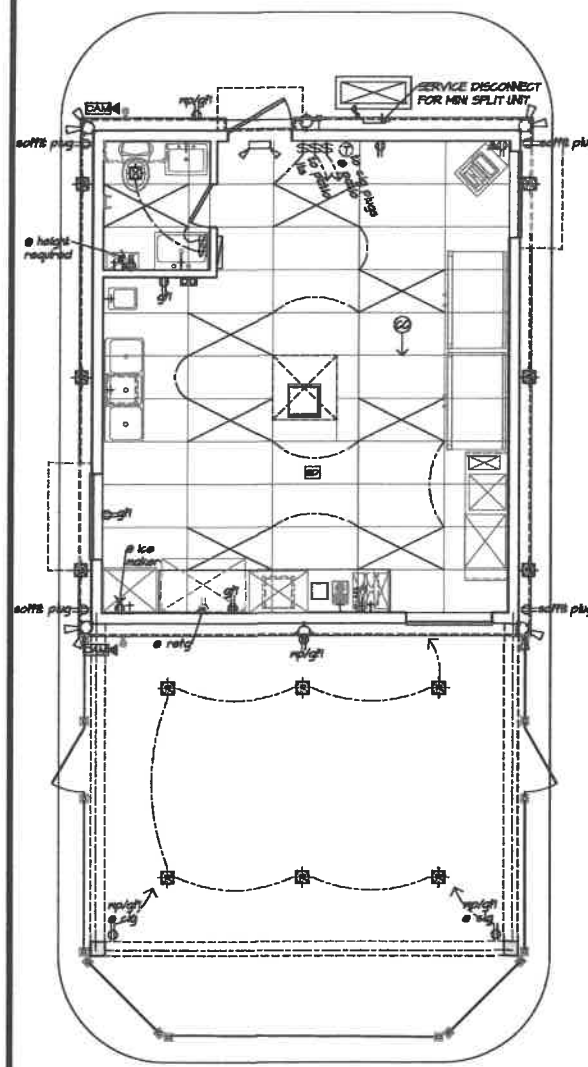
1011 S. GOLIAD STREET

PLAN #C-5013-CS  
DATE: X/x/2026

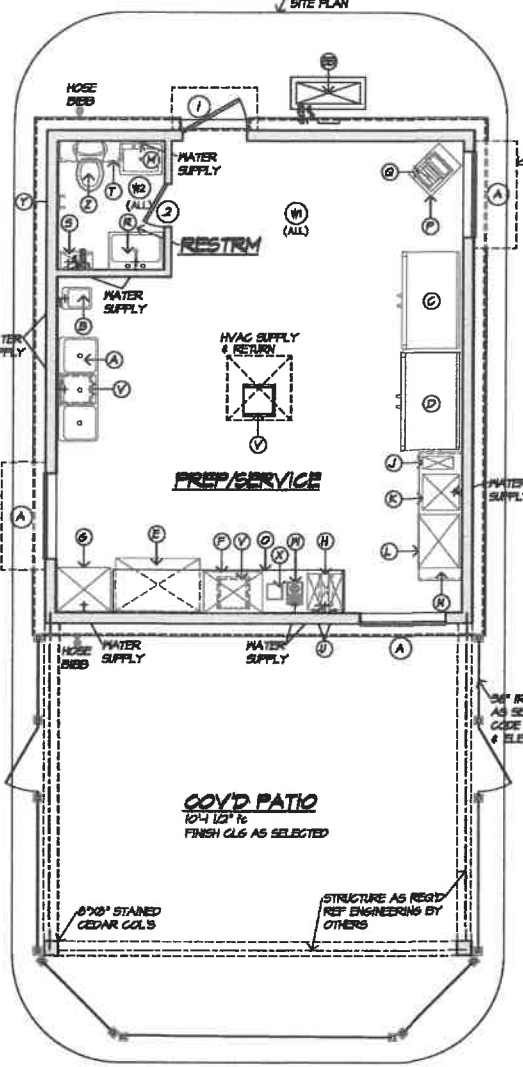
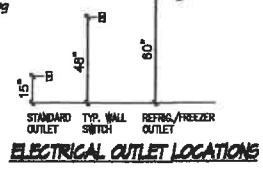
SCALE: 1" = 20'-0"

**M Rouse Designs**  
 2307 HIGHRIDGE  
 SACHSE, TEXAS 75048  
 (214) 801-9944  
 mrousedesigns.com  
 "WHERE DESIGN EXCELLENCE BEGINS"  
 COPYRIGHT 2026 - M Rouse Designs - ALL RIGHTS RESERVED

PRIOR TO ANY CONSTRUCTION, BUILDER, CONTRACTORS, & ENGINEERS SHALL CHECK THIS JOB & VERIFY ALL DIMS., PROPERTY LINES, BUILDING LINES, EASEMENTS & UTILITIES, CIVIL & SOIL ENGINEERING, GRADE & DRAINAGE, FENCES & RETAINING WALLS, LANDSCAPE & POOL REQUIREMENTS, TREE LOCATION AND REMOVAL, & DEED RESTRICTIONS TO COMPLY WITH ALL FEDERAL, STATE, & LOCAL CODES, ORDINANCES, & RESTRICTIONS.



**REFLECTIVE CLG/LIGHTING & ELECTRICAL PLAN**  
 SCALE 1/4"=1'-0"  
 NOTE:  
 FINAL SELECTION & PLACEMENT OF ALL INTERIOR & EXTERIOR LIGHTING & ELECTRICAL AS PER BUILDING OWNER AGREEMENT



**NOTATION/FIXTURE PLAN**  
 SCALE 1/4"=1'-0"  
 COFFEE SHOP 304 SF  
 COVERED PATIO 888 SF

CANTILEVERED 2x8 FRAMED FRAMING WITH METAL CLAD FINISH AS SELECTED - REF ROOF PLAN FOR DIMENSIONS PROVIDE STRUCTURAL CANTILEVER SUPPORT AS REQ'D

**FRAMING NOTES**

- REFER TO STRUCTURAL ENGINEERING DRAWINGS BY OTHERS FOR ALL STATIC & DYNAMIC DESIGN SELECTIONS OF MATERIAL USE & ASSEMBLY OF ALL ELEMENTS INCLUDING BUT NOT LIMITED TO ALL HORIZONTAL & VERTICAL FRAMES, COLUMN PLATES, CONNECTIONS, BEAMS, WALLS, PLATES, PENETRATIONS, ROOF FRAMING, WIND BRACINGS, DRAINAGE & CONNECTIONS
  - FOUNDATION DESIGN BY OTHERS TO RECOGNIZE ALL LOAD TRANSFERS & TO APPROPRIATELY ACCOMMODATE THEM.
  - STANDARD INTERIOR WALLS TO BE 2x4 @ 16" OC, BLOCKED @ MID-SPAN 1x6 @ 6" PITCH
  - EXTERIOR WALLS TO BE 2x6
- GENERAL NOTES:**
- PLATE LINE TO BE @ 10'-0" NOMINAL
  - LAY-IN FINISH CEILING @ 9'-0" AFF
  - ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
  - CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION & SHALL NOTIFY DESIGNER IF ANY DISCREPANCIES ARE FOUND
  - ALL PLATE LINES AS NOTED ON ELEVATIONS
  - ALL WINDOW HEADERS AS NOTED
  - WATER HEATER TO BE TANKLESS TYPE AS REQUIRED & PLACED WHERE SHOWN OR BEST SUITED
  - ALL INTERIOR FINISHES TO BE AS SELECTED & AS NOTED
  - EXTERIOR WALLS TO BE 2x6

**DOOR SCHEDULE**

TYPE	SIZE	DESCRIPTION	#
1	STEEL EXTERIOR	3'-0" X 6'-6" NON FIRE RATED	1
2	SOLID CORE	2'-0" X 6'-6" INTERIOR AS SELECTED	1

W/CLOSER, PUSH BAR EXIT DEVICE & DEAD BOLT LOCK SET  
 \*\* - PAINT GRADE W/PRIVACY LOCK

**WINDOW SCHEDULE**

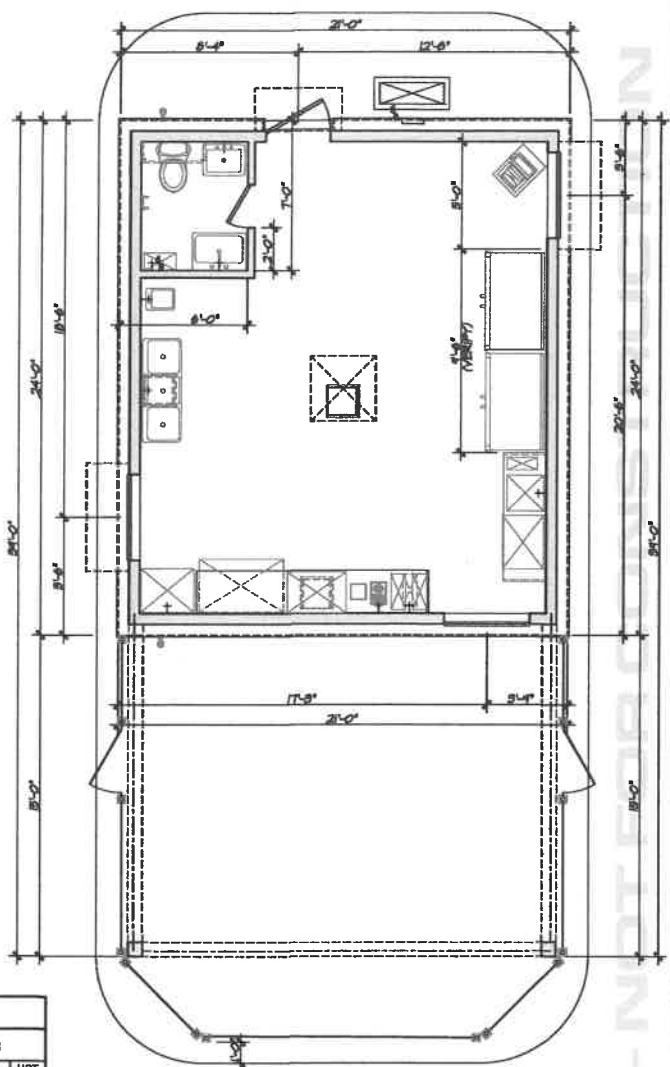
TYPE	SIZE	DESCRIPTION	#
A	HORIZ SL'DR	4'-0" X 3'-6" @ 6'-6" HDR	3

**ROOM FINISH SCHEDULE**

ROOM NAME	FLOORS	BASE	WALLS		CEILING	
			MATL	FIN.	MATL	FIN.
PREP/SERVICE	STAINED CONC	RUBBER	GYP BD	F.R.P BOARD	LAY-IN/2x4 GRID	9'-0"
RESTROOM	STAINED CONC	RUBBER	GYP BD	PAINT/LAY-IN/2x4 GRID	9'-0"	

**FIXTURE SCHEDULE**

ITEM	QTY	DESCRIPTION
A	3	COMP FREESTANDING SINK
B	1	FREESTANDING HAND WASH SINK
C	1	REFRIGERATOR
D	1	FREEZER
E	1	UNDER COUNTER REFRIGERATOR
F	1	GROUP ESPRESSO
G	1	ICE MAKER
H	1	REVERSE OSMOSIS WATER FILTER
J	1	BULK GRINDER
K	1	DOUBLE BATEW BREWER
L	1	COUNTERTOP 30" MICROWAVE
M	1	FREESTANDING MOP SINK
N	1	PRE-FAB COUNTER/TABLE
O	1	MOB-BUILT COUNTER
P	1	CASH REGISTER TABLE
Q	1	CASH REGISTER
R	1	WALL MOUNT SINK
S	1	TANKLESS WATER HEATER
T	1	WALL MOUNT CABINET
U	2	COFFEE GRINDER
V	3	FLOOR SINK
W	1	CUP/GLASS WASHER
X	1	COUNTERTOP TRASH DROP
Y	1	TOILET PAPER HOLDER
Z	1	TOILET
AA	2	W/PR-FAB SIGN AS SELECTED
BB	1	BEHIND SPLIT HVAC UNIT
CC	1	2x4x8 LAY-IN CEILING



**DIMENSION PLAN**  
 SCALE 1/4"=1'-0"

The general contractor shall verify the accuracy of all dimensions and conditions of the site and building prior to the start of construction. MROUSE DESIGNS will not be responsible for any dimensions or conditions of the site or building that are not shown on the construction documents. These construction documents are provided for informational purposes only and do not constitute a contract. The general contractor (or their representative) shall be responsible for verifying all dimensions and conditions of the site and building prior to the start of construction. MROUSE DESIGNS shall be notified immediately of any discrepancies with these construction documents pertaining to field conditions. It is the responsibility of the contractor to verify the accuracy of all dimensions and conditions of the site and building prior to the start of construction. MROUSE DESIGNS does not intend to be held responsible for any errors or omissions in the construction documents. All dimensions and conditions shall be verified by the contractor and approved by the professional engineer.

**5013 COFFEESHOP**  
**1011 S. GOLIAD ST.**  
**ROCKWALL, TX**

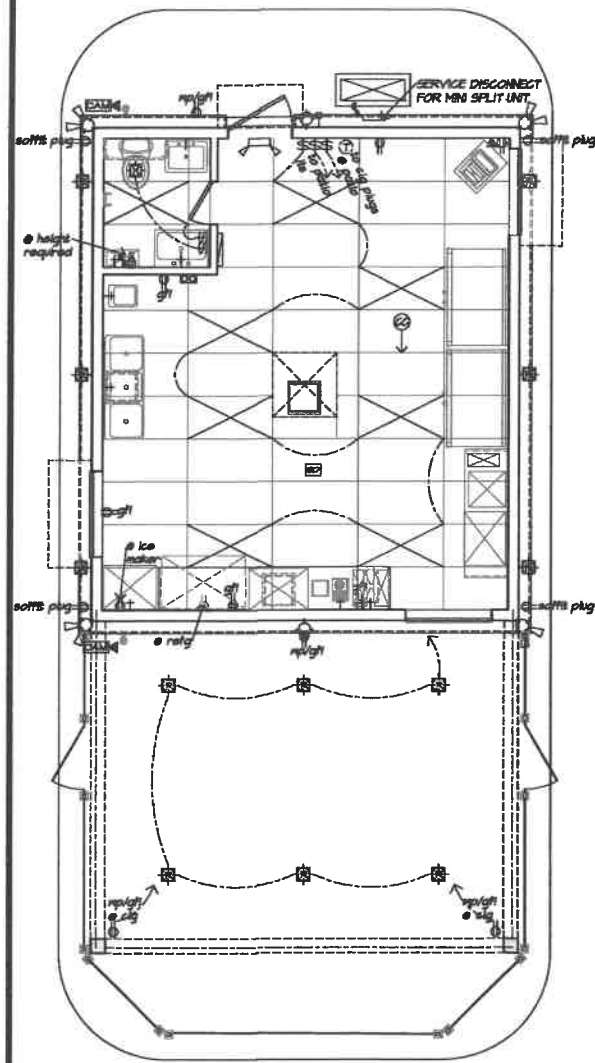
**MRowse Designs**  
 2307 HIGHWAY 82  
 SACHSE, TEXAS 75048  
 (214) 801-9944  
 mrowse designs.com  
 MROUSE DESIGN EXCELLENCE BEGINS™  
 COPYRIGHT 2026 - Mrowse Designs - ALL RIGHTS RESERVED

REVISED DATE  
 1/22/26

SHEET  
 A/1

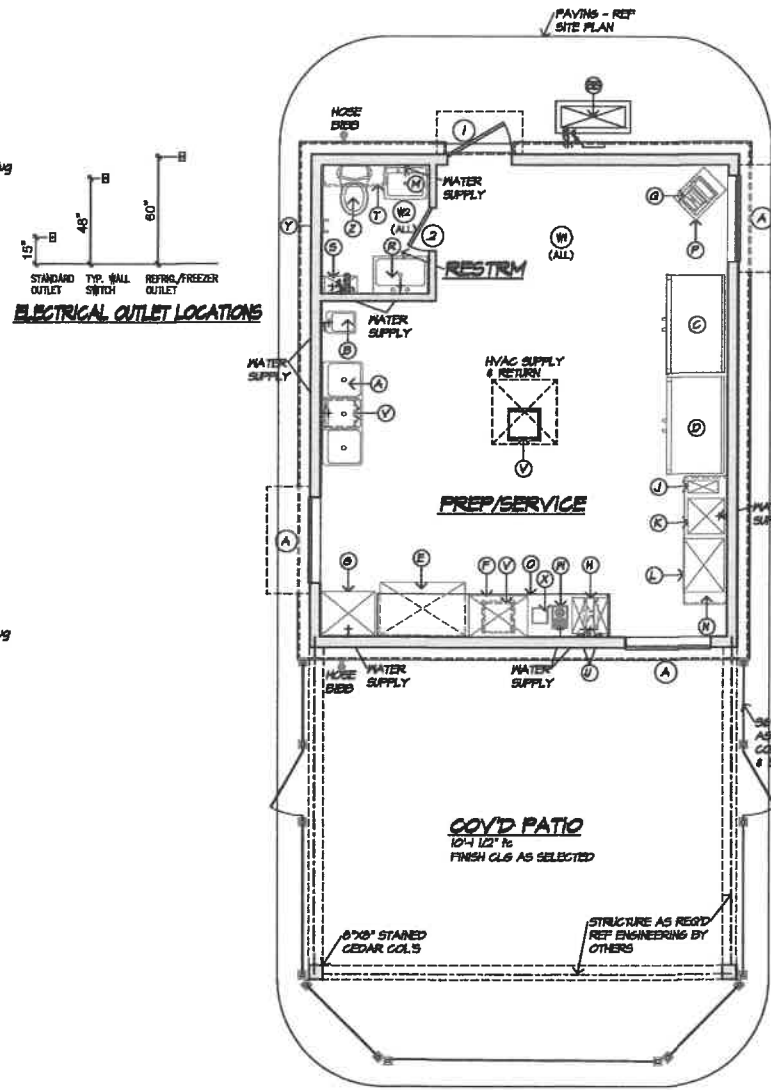
DESIGN NUMBER  
 C-5013-CS

FOR REVIEW ONLY - NOT FOR CONSTRUCTION



**REFLECTIVE CLG/LIGHTING & ELECTRICAL PLAN**

SCALE 1/4"=1'-0"  
 NOTE:  
 FINAL SELECTION & PLACEMENT OF ALL INTERIOR & EXTERIOR LIGHTING & ELECTRICAL AS PER BUILDER/OWNER AGREEMENT



**NOTATION/FIXTURE PLAN**

SCALE 1/4"=1'-0"  
 COFFEE SHOP 304 SF  
 COVERED PATIO 365 SF

**FRAMING NOTES**

- REFER TO STRUCTURAL ENGINEERING DRAWINGS BY OTHERS FOR ALL STATIC & DYNAMIC DESIGN SELECTIONS OF MATERIAL USE & ASSEMBLY OF ALL ELEMENTS INCLUDING BUT NOT LIMITED TO ALL HORIZONTAL & VERTICAL FRAMES, COLLUM PLATES, CONNECTIONS, BEAMS, WALLS, PLATES, PENETRATIONS, ROOF FRAMING, WIND BRACING, DRAINAGE & CONNECTIONS
- FOUNDATION DESIGN BY OTHERS TO RECOGNIZE ALL LOAD TRANSFERS & TO APPROPRIATELY ACCOMMODATE THEM.
- STANDARD INTERIOR WALLS TO BE 2X4 @ 16" OC, BLOCKED @ MID-SPAN W/8" GYPSUM
- EXTERIOR WALLS TO BE 2X6

**GENERAL NOTES:**

- PLATE LINE TO BE @ 10'-0" NOMINAL
- LAY-IN FINISH CEILING @ 9'-0" AFF
- ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION & SHALL NOTIFY DESIGNER IF ANY DISCREPANCIES ARE FOUND
- ALL PLATE LINES AS NOTED ON ELEVATIONS
- ALL WINDOW HEADERS AS NOTED
- WATER HEATER TO BE TANKLESS TYPE AS REQUIRED & PLACED WHERE SHOWN OR BEST SUITED
- ALL INTERIOR FINISHES TO BE AS SELECTED & AS NOTED
- EXTERIOR WALLS TO BE 2X6

**DOOR SCHEDULE**

TYPE	SIZE	DESCRIPTION	#
1	STEEL EXTERIOR 3'-0" X 8'-0"	NON FIRE RATED	1
2	SOLID CORE 2'-0" X 6'-0"	INTERIOR AS SELECTED	1

W/CLOSER, PUSH BAR EXT DEVISE & DEAD BOLT LOCK SET  
 \*\* - PAINT GRADE W/PRIVACY LOCK

**WINDOW SCHEDULE**

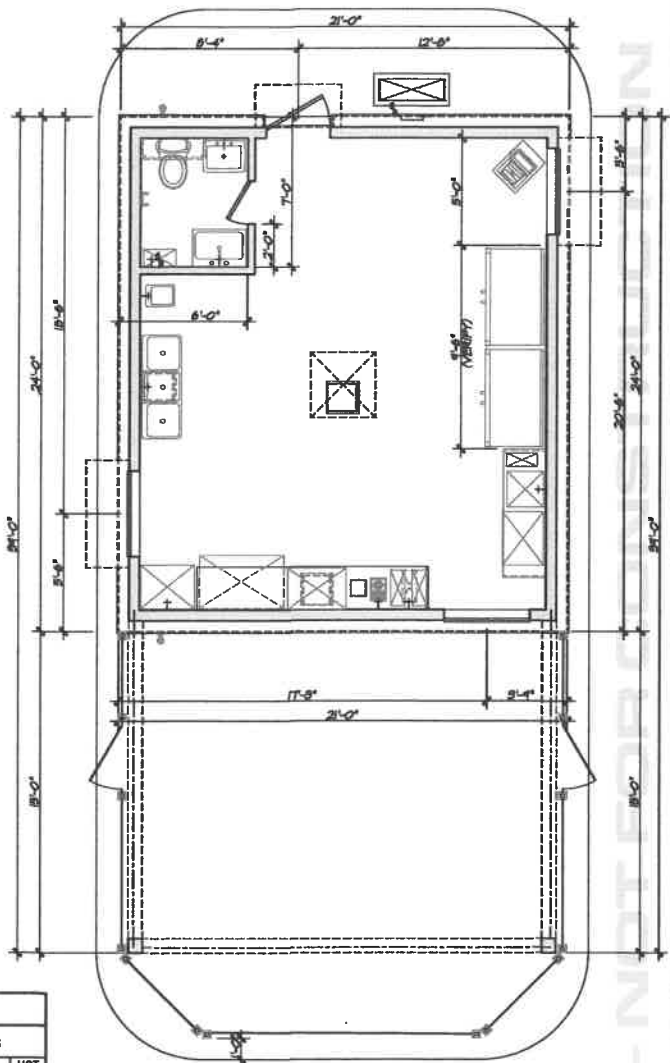
TYPE	SIZE	DESCRIPTION	#
A	HORIZ SL'DR 4'-0" X 3'-6"	@ 8'-0" HDR	3

**ROOM FINISH SCHEDULE**

ROOM NAME	FLOORS	BASE	WALLS		CEILING	
			WALL 1/ALL	WALL 2/ALL	MAT'L	HGT
PREP/SERVICE	STAINED CONC	RUBBER	GYP BD	F.R.P. BOARD	LAY-IN/2X4 GRID	9'-0"
RESTROOM	STAINED CONC	RUBBER	GYP BD	PAINT	LAY-IN/2X4 GRID	9'-0"

**FIXTURE SCHEDULE**

ITEM	QTY	DESCRIPTION
A	3	COMP FREESTANDING SINK
B	1	FREESTANDING HAND WASH SINK
C	1	REFRIGERATOR
D	1	FREEZER
E	1	UNDER COUNTER REFRIGERATOR
F	1	GROUP ESPRESSO
G	1	ICE MAKER
H	1	REVERSE OSMOSIS WATER FILTER
I	1	BULK GRINDER
J	1	DOUBLE BATCH BREWER
K	1	COUNTERTOP 30" MICROWAVE
L	1	FREESTANDING MOP SINK
M	1	PREP-TAB COUNTER/TABLE
N	1	JOB-BUILT COUNTER
O	1	CASH REGISTER TABLE
P	1	CASH REGISTER
R	1	WALL MOUNT SINK
S	1	TANKLESS WATER HEATER
T	1	WALL MOUNT CABINET
U	2	COFFEE GRINDER
V	3	FLOOR SINK
W	1	CUP/GLASS RINSER
X	1	COUNTERTOP TRASH DROP
Y	1	TOILET PAPER HOLDER
Z	1	TOILET
AA	1	PRE-TAB SIGN AS SELECTED
BB	2	NO BISE TRIM @ 9" OR 2X4 OF BUILDING WITH BRUSH SPLIT HVAC UNIT
CC	1	24" X 48" LAY-IN CEILING



**DIMENSION PLAN**

SCALE 1/4"=1'-0"

The general contractor shall verify the accuracy of all dimensions and conditions of the site prior to the start of construction. MR/RAISE DESIGN shall not be responsible for the accuracy of any dimensions or conditions of the site. The general contractor shall be responsible for the accuracy of any dimensions or conditions of the site. MR/RAISE DESIGN shall not be responsible for the accuracy of any dimensions or conditions of the site. MR/RAISE DESIGN shall not be responsible for the accuracy of any dimensions or conditions of the site.

**5013 COFFEESHOP**  
**1011 S. GOLIAD ST.**  
**ROCKWALL, TX**

**M Rouse Designs**  
 2307 HIGHRIDGE  
 SACHSE, TEXAS 75048  
 (214) 801-9944  
 mrouse@rouse.com

REVISED DATE  
 1/22/22

SHEET  
 A/

DESIGN NUMBER  
 C-5013-CS

**LIGHTING/ELECTRICAL LEGEND**

SYMBOL	DESCRIPTION	NO.	NOTES
[Symbol]	ELECTRIC PANEL	1	AS REQUIRED BY CODE
[Symbol]	4" RECESSED SOFFIT LIGHT	12	AS SELECTED & ON TIMER
[Symbol]	DOUBLE FLOOD LIGHT	4	AS SELECTED & ON MOTION SENSOR
[Symbol]	WALL MOUNT BARN LIGHT	2	AS SELECTED & ON TIMER/REF ELEVATIONS
[Symbol]	C.C. CAMERA	2	AS SELECTED
[Symbol]	2X4" RECESSED FLUORESCENT FIXTURE	7	2X4" RECESSED FLUORESCENT FIXTURE, 2-10 LAMPS, 32 WATT - SAFETY WIRING REQUIRED ON DIAGONALLY OPPOSING CORNERS OF 2X4 LAY-IN FIXTURES. WIRING MUST BE INDEPENDENT OF CEILING GRID
[Symbol]	STANDARD TELE/DATA OUTLET	1	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STD QUADRUPEX OUTLET	3	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STD 220/240 OUTLET	1	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	SWING (BARN/PAINT/WIRE WIRE)	4	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STD DUPLEX OUTLET	10	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STANDARD GFI DUPLEX OUTLET	2	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STANDARD SWITCH	4	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	RECESSED EXHAUST FAN	1	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	THERMOSTAT	1	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	SMOKE DETECTOR	1	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	EMERGENCY LIGHTING/EXIT	1	EXTERIOR EXIT LIGHTS SHALL HAVE A MINIMUM 90 MINUTE BATTERY BACK-UP POWER FOR EMERGENCY USE

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

MR/RAISE DESIGN & ENGINEERING  
 COPYRIGHT 2022 - MR/RAISE DESIGN - ALL RIGHTS RESERVED



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

---

**TO:** Planning and Zoning Commission

**DATE:** March 10, 2026

**APPLICANT:** Holly Marshall

**CASE NUMBER:** SP2026-005; *Site Plan for a Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In (5013 Coffee)*

---

### SUMMARY

Discuss and consider a request by Holly Marshall for the approval of a Site Plan for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* on a 0.3480-acre tract of land identified as Lots 10 & 11 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1011 S. Goliad Street [*SH-205*], and take any action necessary.

### BACKGROUND

Based on the City's annexation ordinances, the subject property was annexed prior to June 20, 1959. According to the City's *Historic Zoning Maps*, the subject property was zoned Commercial (C) District as of January 3, 1972 and this designation has not changed. A demolition permit [*i.e. BLD2018-0180*] was issued by the Building Inspections Department on January 24, 2018 for the removal of a 3,100 SF building. The subject property is currently vacant. On February 2, 2026, the City Council approved *Ordinance No. 26-02 (S-390) [i.e. Case No. Z2025-074]* to allow the construction of a restaurant (*i.e. 5013 Coffee*) on the subject property.

### PURPOSE

On February 13, 2026, the applicant -- *Holly Marshall* -- submitted an application requesting the approval of a site plan for a *Restaurant with 2,000 SF or Less with Drive-Through or Drive-In* on the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is generally located at 1011 S. Goliad Street [*SH-205*]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are three (3) parcels of land [*i.e. 1001, 1003, & 1009 S. Goliad Street*] developed with a restaurant [*i.e. Sonic*] and two (2) retail businesses [*i.e. Main Street Consignment and Scorpion Smoke Shop*]. All of these properties are zoned Commercial (C) District. Beyond this is Emma Jane, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

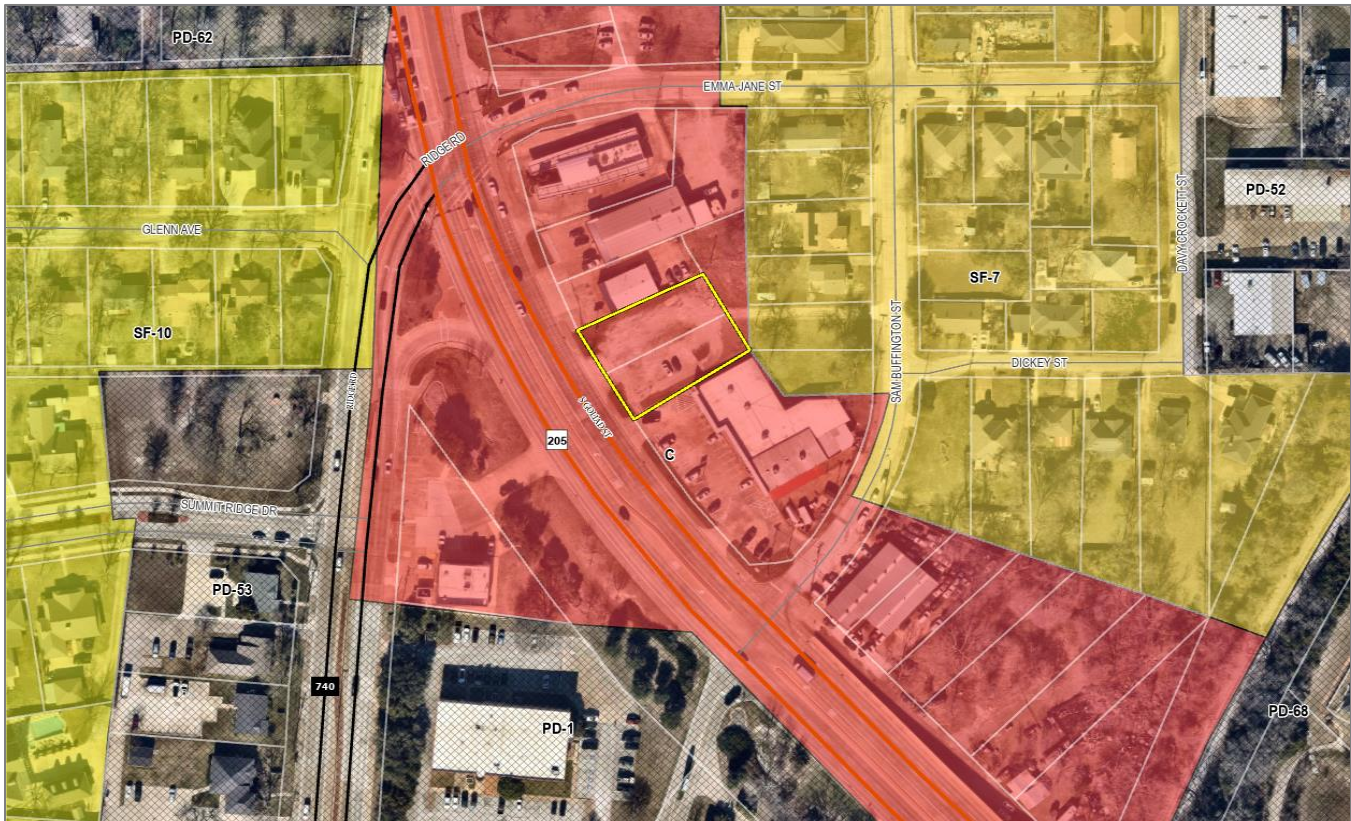
South: Directly south of the subject property is a 0.8427-acre parcel of land [*i.e. 1013 S. Goliad Street*] developed with a retail business [*i.e. Ace Hardware*]. This property is zoned Commercial (C) District. Beyond this is Sam Houston Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a vacant 0.135-acre parcel of land [*i.e. part of Block B of the Canup Addition*]. East of this are three (3) parcels of land [*i.e. 1006, 1008, & 1010 Sam Houston*] which consist of two (2) single-family homes and one (1) vacant lot. All of these properties are zoned Single-Family 7 (SF-7) District.

Beyond this is Sam Houston Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is S. Goliad Street [SH-205], which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Ridge Road, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this is the L&W Subdivision, which consists of 13 residential lots, and has been in existence since 1949.

MAP 1: LOCATION MAP  
**YELLOW:** SUBJECT PROPERTY



**DENSITY AND DIMENSIONAL REQUIREMENTS**

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Restaurant with 2,000 SF or Less with Drive-Through or Drive-In* is permitted through a Specific Use Permit (SUP) in the Commercial (C) District. As previously stated a Specific Use Permit (SUP) [S-390; *Ordinance No. 26-02*] was approved by the City Council on February 2, 2026. The submitted site plan, landscape plan, treescape plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>10,000 SF</i>	<i>X=15,236.62; In Conformance</i>
<i>Minimum Lot frontage</i>	<i>60-Feet</i>	<i>X&gt;60-feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>X~140-feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>15-Feet</i>	<i>X&gt;15-feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>	<i>X&gt;10-feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>	<i>X&gt;10-feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>60-Feet</i>	<i>X=17-feet, 8 ¾-inches; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>X&lt;60%; In Conformance</i>

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Number of Parking Spaces</i>	<i>1/100 SF = 6 spaces</i>	<i>X=6; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>20%</i>	<i>X&gt;20%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85-90%</i>	<i>X&gt;85%; In Conformance</i>

## **TREESCAPE PLAN**

The development of the proposed *Restaurant with 2,000 SF or Less with Drive-Through or Drive-In* does not require the removal of any trees from the subject property. Given this, a *Treescape Plan* is not required for the requested site plan.

## **CONFORMANCE WITH THE CITY'S CODES**

According to Subsection 02.02(F)(29), of Article 13, *Definitions*, of the Unified Development Code (UDC) a *Restaurant with 2,000 SF or More with Drive-Through or Drive-In* is defined as "(a) place of business whose primary source of revenue is derived from the sale of prepared food to the general public for consumption on-premise or off-premises and/or in a personal vehicle or where facilities are provided on the premises that encourages the serving and consumption of food in a personal vehicle on or near the restaurant premises."

The proposed site plan generally conforms to the standards of the *General Commercial District Standards* and the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variances being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

## **VARIANCES AND EXCEPTIONS BY THE APPLICANT**

As previously stated, the applicant's request appears to generally conform to the requirements of the Unified Development Code (UDC); however, staff has identified the following variances and exceptions associated with the applicant's request:

- (1) Articulation. According to Subsection 04.01, *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), each building façade within a Commercial (C) District must meet the minimum primary and secondary articulation standards. In this case, the proposed buildings do not meet the articulation standards; however, this is not atypical for buildings of this size. This will require an exception from the Planning and Zoning Commission.
- (2) Cementitious Materials. According to Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the use of cementitious materials shall be limited to 50.00% of the building's exterior façade. In this case, the building elevations exceed this requirement by the following: 24.64% on the west elevation, 27.88% on the east elevation, and 11.13% on the north and south elevations. This will require a variance from the Planning and Zoning Commission.
- (3) Lighting Standards. According to Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), no light standard, light fixture, light pole, pole base or combination thereof shall exceed 20-feet in total height in any overlay district. In this case, the applicant's photometric plan indicates that some pole heights are 25-feet in height. This will require a variance from the Planning and Zoning Commission.
- (4) Light at Non-Residential Property Line. According to Subsection 03.03, *Minimum Requirements*, of Article 07, *Environmental Performance*, of the Unified Development Code (UDC), the foot-candles at all property lines must not exceed 0.2 FC. In this case, there are areas along the northern and southern property lines where the light levels exceed 0.2 FC. This will require an exception from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue

hardship.” In addition, the code requires that the applicant provide two (2) compensatory measures for each variance or exception that is requested that directly offset the requested variance or exception. Based on the submitted materials, the applicant’s request would require eight (8) compensatory measures. While the applicant is not proposing any compensatory measures, staff should note that the proposed building elevations have been previously approved by the Architectural Review Board (ARB) and through the Specific Use Permit (SUP) ordinance. That being said, requests for exceptions and variances to the Unified Development Code (UDC) are discretionary decisions for the Planning and Zoning Commission, that require a supermajority vote (e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- for the approval of a variance or exception.

### **CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

According to the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within the Downtown District and is designated for Commercial/Retail land uses. According to the Land Use Plan Designations these areas are intended to “...service adjacent residential subdivisions.” Additionally, one of the primary land uses described in the designation characteristics are restaurants/brew pubs. In this case, the applicant is proposing a Restaurant, 2,000 SF or More, with Drive-Through or Drive-In [i.e. 5013 Coffee]. Based on this, the applicant’s request appears to conform with the Future Land Use Plan.

### **ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION**

On February 24, 2026, the Architectural Review Board (ARB) reviewed the applicant’s proposed building elevations and approved a motion to recommend approval of the building elevations by a vote of 3-0, with Board Members Hadawi, Dalton, Meyrat, and Kirkpatrick absent.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to approve the applicant’s Site Plan for a Restaurant with 2,000 SF or Less with Drive-Through on the subject property, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) The subject property shall be replatted prior to the issuance of a Building Permit.
- (3) Additional landscaping and headlight screening shall be required along the northern property line adjacent to the proposed drive-through or drive-in.
- (4) Three (3) tiered screening (i.e. one [1] row of canopy trees, one [1] row of accent trees and large shrubs, and one [1] row of lower level shrubs) shall be required adjacent to the eastern property line (adjacent to the existing residentially zoned or used properties). A new Landscape Plan showing conformance to the requirements of the UDC will be required prior to the acceptance of civil engineering plans. Please refer to Appendix C, Landscaping Guidelines and Requirements, of the UDC for the approved tree species as the proposed Crape Myrtles shown on the Landscape Plan are not allowed.
- (5) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



# 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 1011 S Goliad St Rockwall, TX 75032

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

GENERAL LOCATION Next door to ACE Hardware

## 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]

OWNER

APPLICANT

CONTACT PERSON Holly Marshall  
ADDRESS 3160 Sunshine Ave.

CONTACT PERSON \_\_\_\_\_  
ADDRESS \_\_\_\_\_

CITY, STATE & ZIP Phonoth 97370

CITY, STATE & ZIP \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

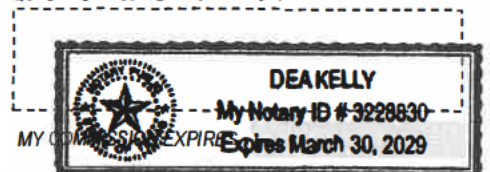
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Holly Marshall [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

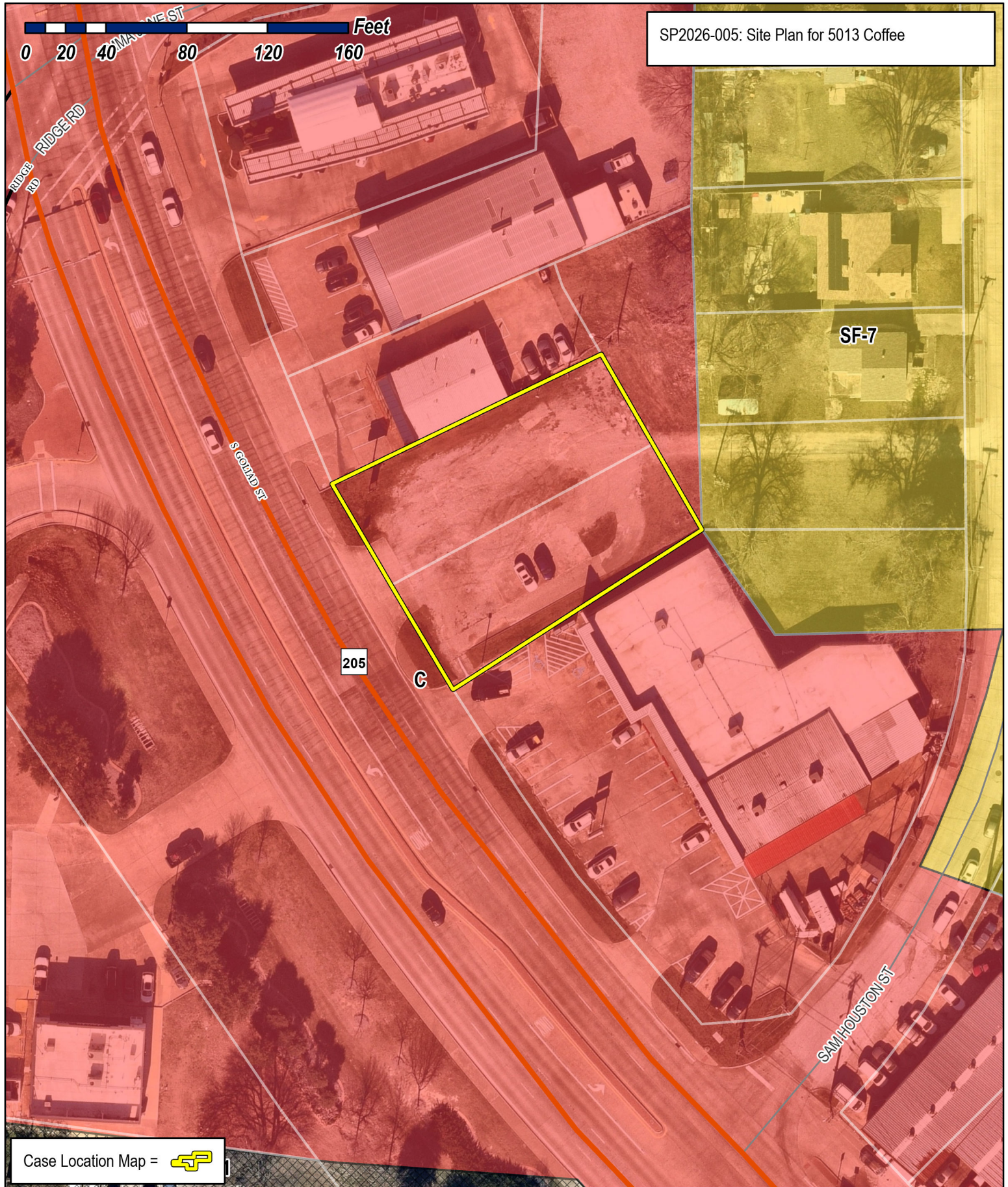
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ February 2026 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF February 2026 BY SIGNING THIS 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 13th DAY OF February 2026

OWNER'S SIGNATURE Holly Marshall


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_





SP2026-005: Site Plan for 5013 Coffee



Case Location Map = 



# City of Rockwall

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

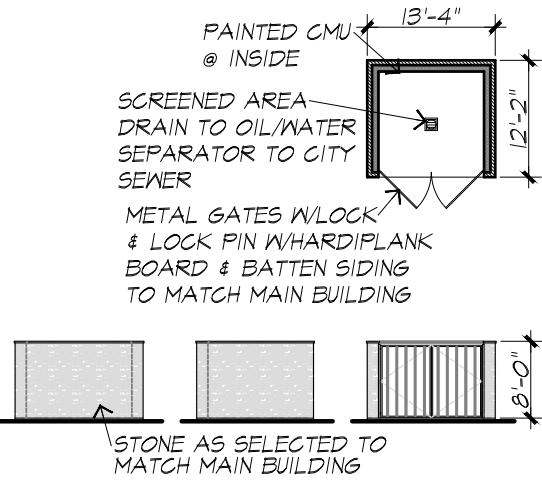
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



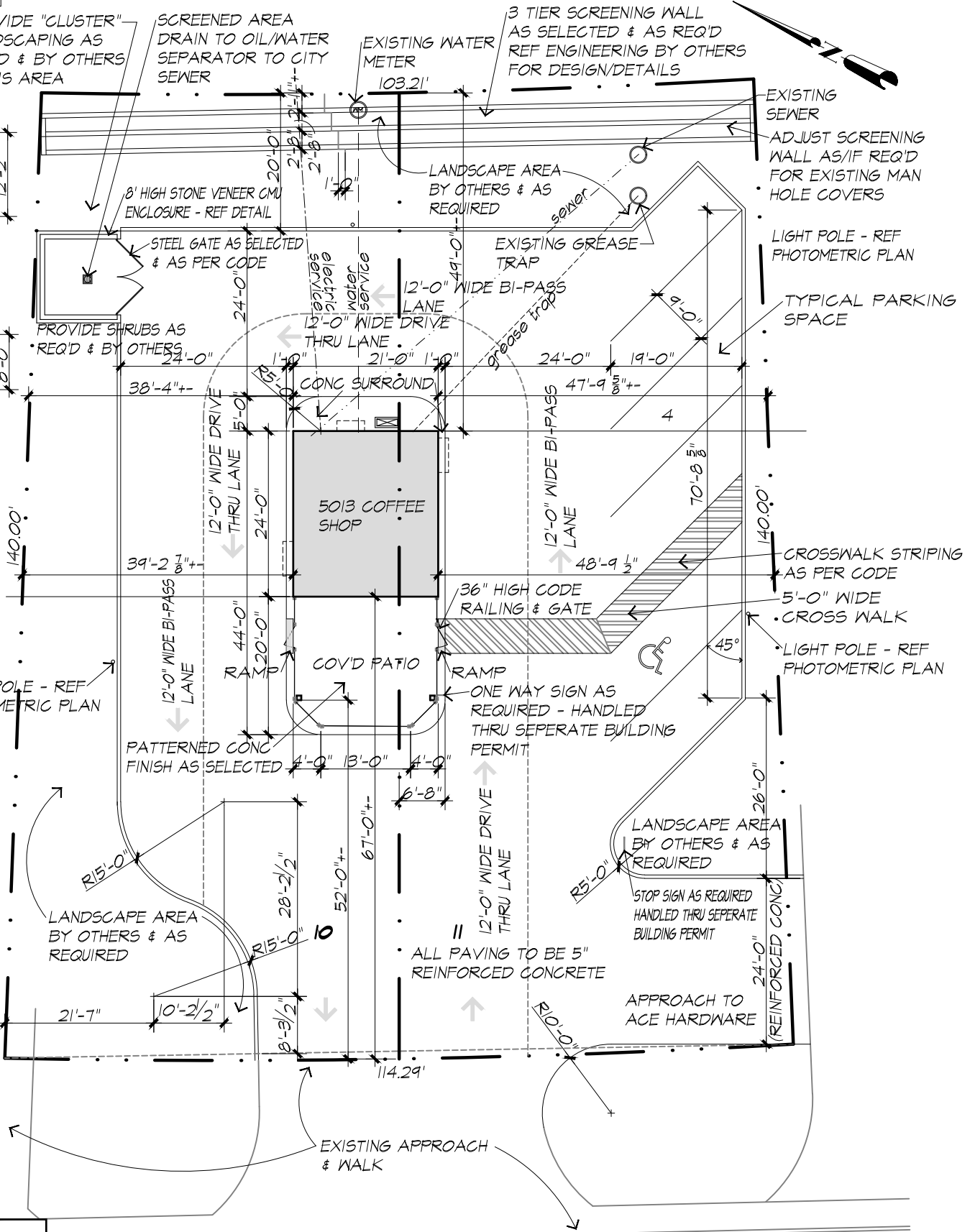


**VICINITY MAP**

PROJECT LOCATION



**DUMPSTER DETAIL**  
REF ENGINEERING BY OTHERS FOR FOUNDATION DESIGN



GENERAL NOTES
* REF CIVIL ENGINEERING BY OTHERS FOR ALL FINISH GRADES & REQUIRED DRAINAGE
* REF LANDSCAPE DESIGN DRAWINGS BY OTHERS FOR ALL REQUIRED LANDSCAPING
* SEE OWNER FOR SIGNAGE OPTIONS & DESIGN
LOT AREA = 15,236.62 SF
REF PHOTOELECTRIC PLAN BY OTHERS FOR RELEVANT DESIGN, PLACEMENT & DATA
REF ENGINEERING BY OTHERS FOR TYPE & DEPTH OF ALL PAVING MATERIAL
THERE SHALL BE NO ABOVE GROUND STORAGE TANKS OR OUTSIDE STORAGE WHICH INCLUDES VEHICLES
* TOTAL STANDARD 9'X20' PARKING = 5 SPACES
* TOTAL ADA ACCESSIBLE PARKING = 1 SPACES
* TOTAL PARKING = 6 SPACES
TOTAL PAVING AS SHOWN = 9440.23 SF
PATIO AREA WITHIN FENCE = 383.00 SF

**1011 S. GOLIAD STREET**

**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 \_\_\_\_.

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER/DEVELOPER  
DEAN CATHEY CUSTOM HOMES  
CALEB CATHEY  
972-571-5792  
3066 ROCHELLE RD.  
ROCKWALL, TEXAS 75032

PLAN #C-50130-CS  
CASE#SP2026-005  
DATE: X/X/2026

**SITE PLAN**

SCALE: 1" = 20'-0"

LOT 10 & 11

CANUP'S SUBDIVISION  
ROCKWALL, TEXAS

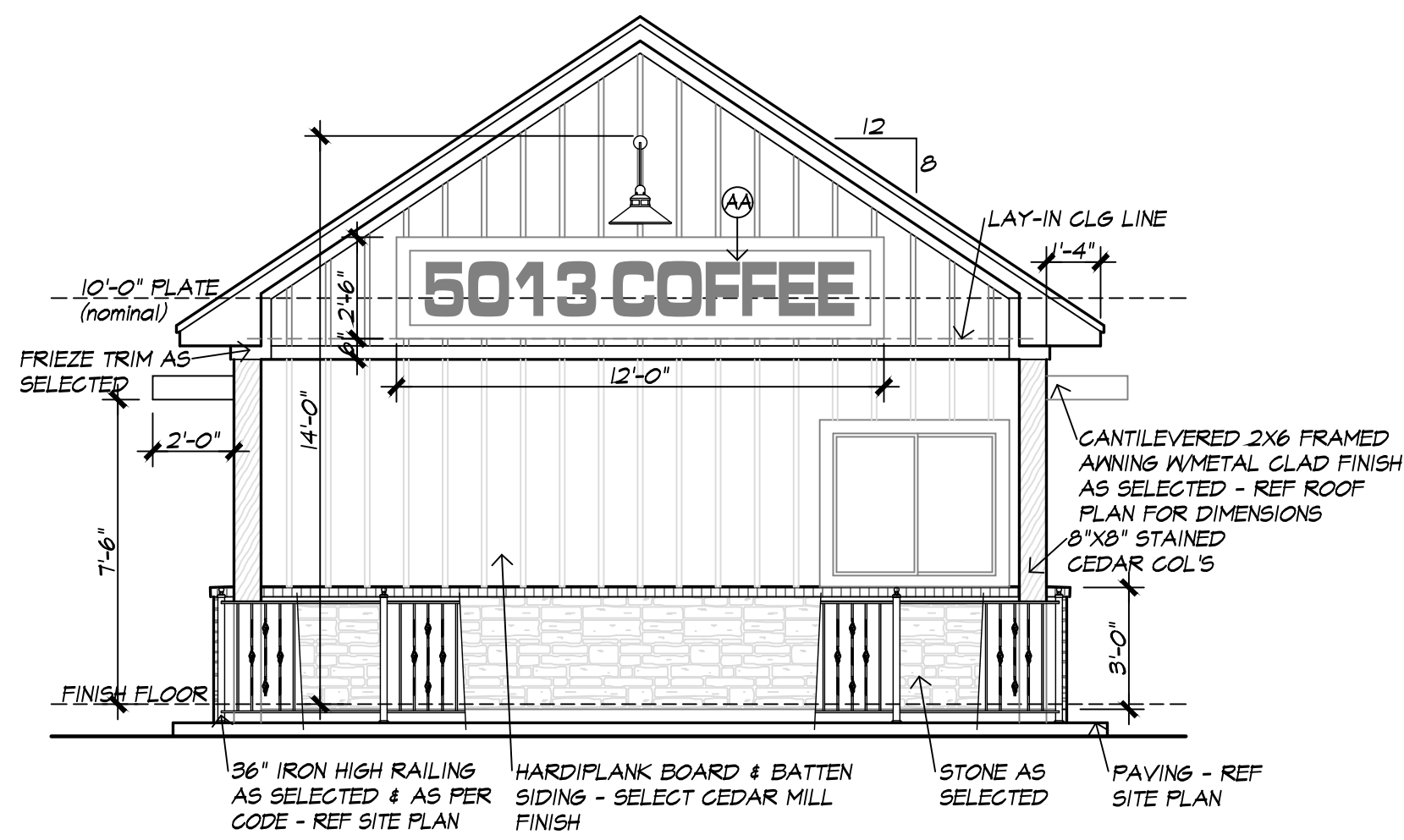
**M'Rouse Designs**

2307 HIGHRIDGE  
SACHSE, TEXAS 75048  
(214) 801-9944

mrousedesigns.com  
"WHERE DESIGN EXCELLENCE BEGINS"

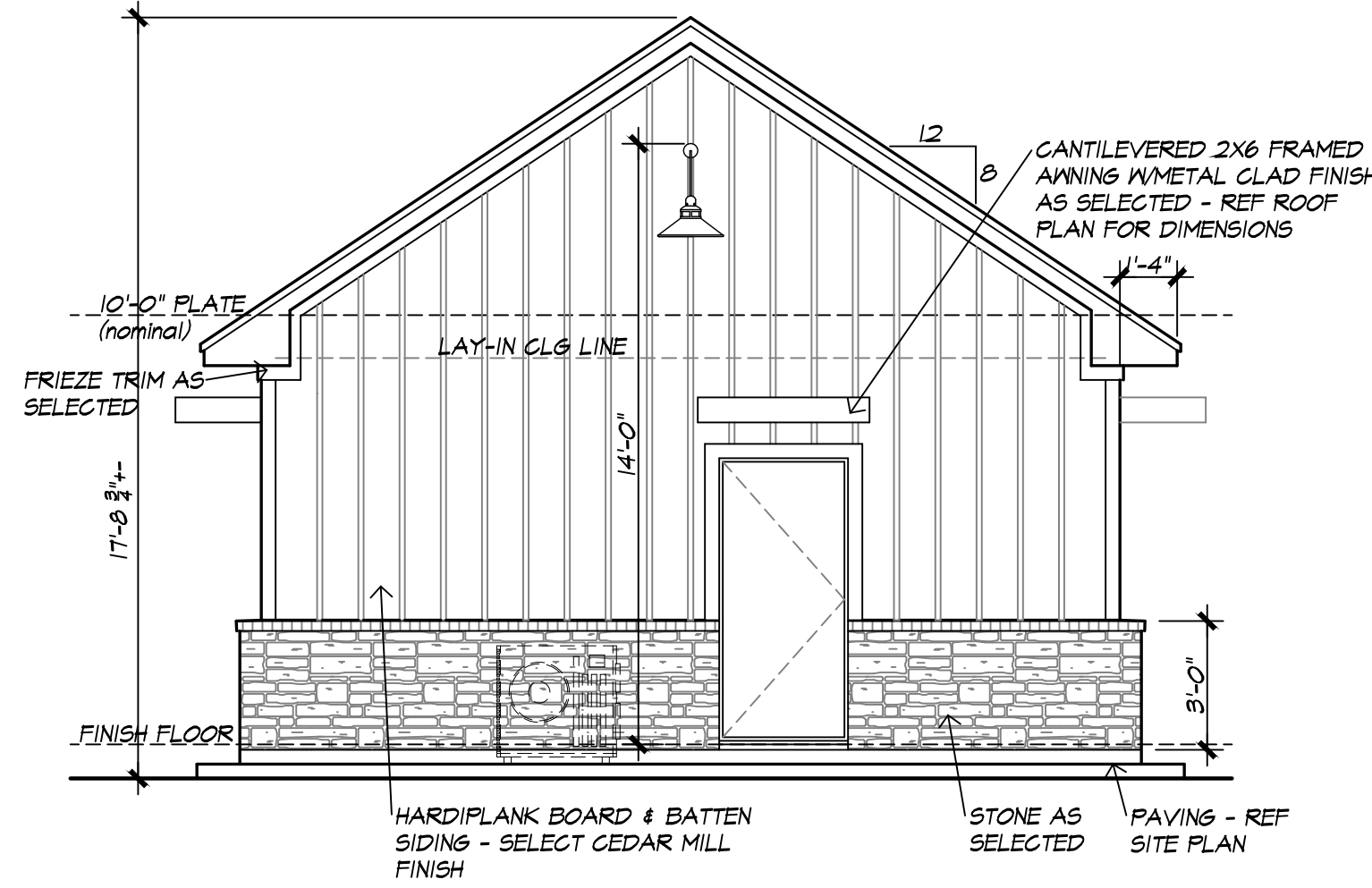
COPYRIGHT 2026 - M'Rouse Designs - ALL RIGHTS RESERVED

PRIOR TO ANY CONSTRUCTION, BUILDER, CONTRACTORS, & ENGINEERS SHALL CHECK THIS JOB & VERIFY ALL DIMS., PROPERTY LINES, BUILDING LINES, EASEMENTS & UTILITIES, CIVIL & SOIL ENGINEERING, GRADE & DRAINAGE, FENCES & RETAINING WALLS, LANDSCAPE & POOL REQUIREMENTS, TREE LOCATION AND REMOVAL, & DEED RESTRICTIONS TO COMPLY WITH ALL FEDERAL, STATE, & LOCAL CODES, ORDINANCES, & RESTRICTIONS.



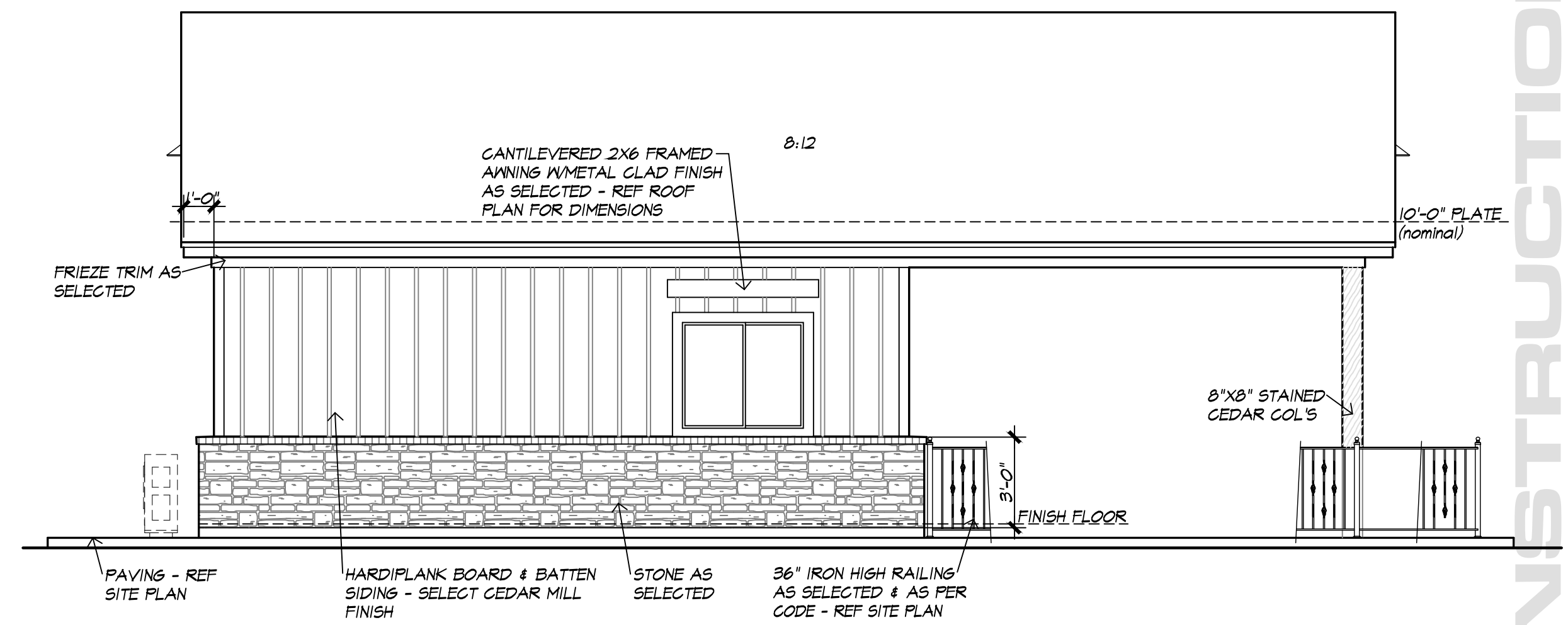
**FRONT ELEVATION**

SCALE 1/4"=1'-0"  
 TOTAL WALL SURFACE AREA (LESS WINDOW) = 250.10 SF  
 TOTAL WALL SURFACE AREA OF STONE = 63.43 SF  
 25.36% STONE



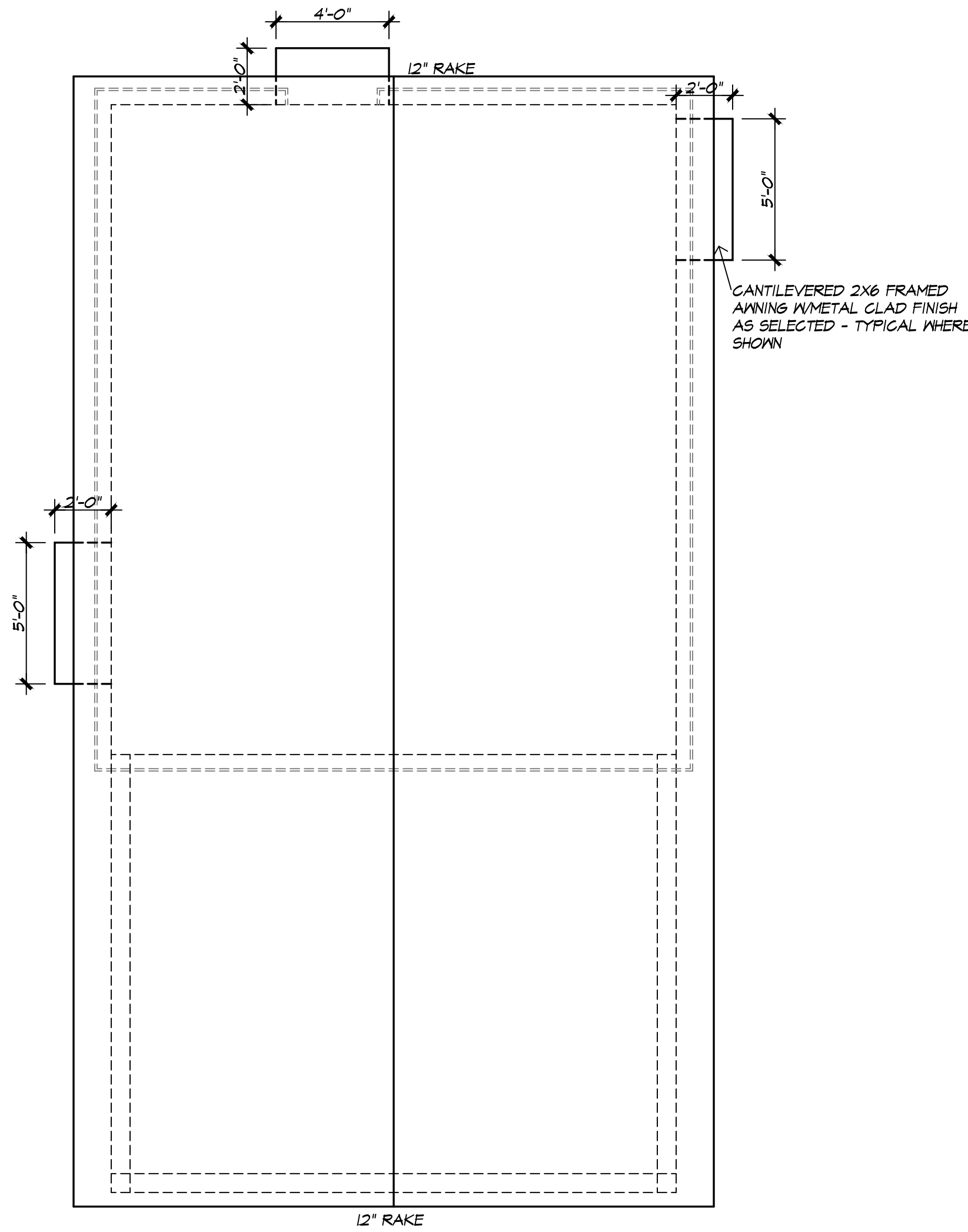
**REAR ELEVATION**

SCALE 1/4"=1'-0"  
 TOTAL WALL SURFACE AREA (LESS DOOR) = 244.12 SF  
 TOTAL WALL SURFACE AREA OF STONE = 54.00 SF  
 22.12% STONE



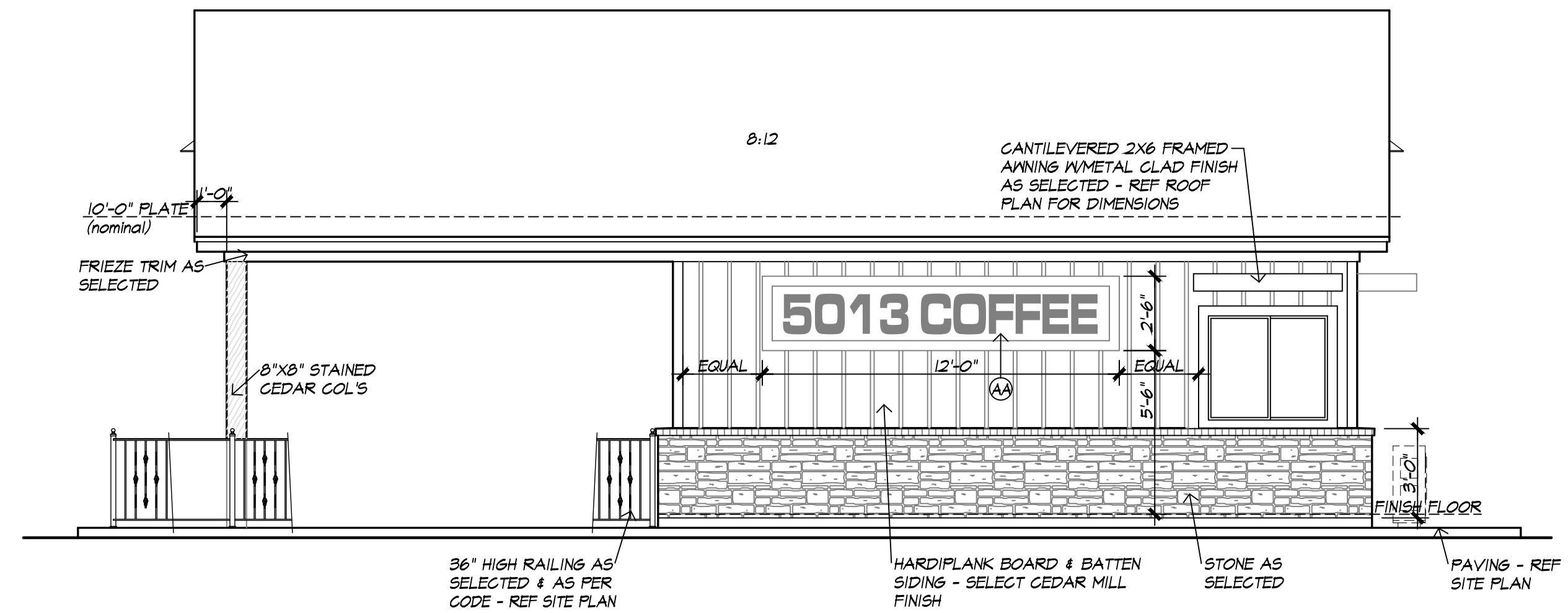
**LEFT SIDE ELEVATION**

SCALE 1/4"=1'-0"  
 TOTAL WALL SURFACE AREA (LESS WINDOW) = 185.28 SF  
 TOTAL WALL SURFACE AREA OF STONE = 72.01 SF  
 38.87% STONE



**ROOF PLAN**

- SCALE 1/4"=1'-0"
- ROOF @ 8:12 IN BLACK COMP SHINGLES
  - SCREENED CORNICE VENTS AS PER CODE
  - ATTIC VENTILATION AS PER CODE & AS SELECTED
  - GUTTERS & DOWNSPOUTS STYLE & LOCATIONS, IF ANY, TO BE AS SELECTED
  - 10'-0" PLATE (NOMINAL)
  - RAFTER & RIDGE FRAMING MEMBER SIZING TO BE AS PER CURRENT GOVERNING CODES



**RIGHT SIDE ELEVATION**

SCALE 1/4"=1'-0"  
 TOTAL WALL SURFACE AREA (LESS WINDOW) = 185.28 SF  
 TOTAL WALL SURFACE AREA OF STONE = 72.01 SF  
 38.87% STONE

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 \_\_\_\_\_, 2026.  
 WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.  
 Planning & Zoning Commission, Chairman \_\_\_\_\_ Director of Planning and Zoning \_\_\_\_\_

**OWNER/DEVELOPER**  
 DEAN CATHEY CUSTOM HOMES  
 CALEB CATHEY  
 472-571-5742  
 3066 ROCHELLE RD.  
 ROCKWALL, TEXAS 75082

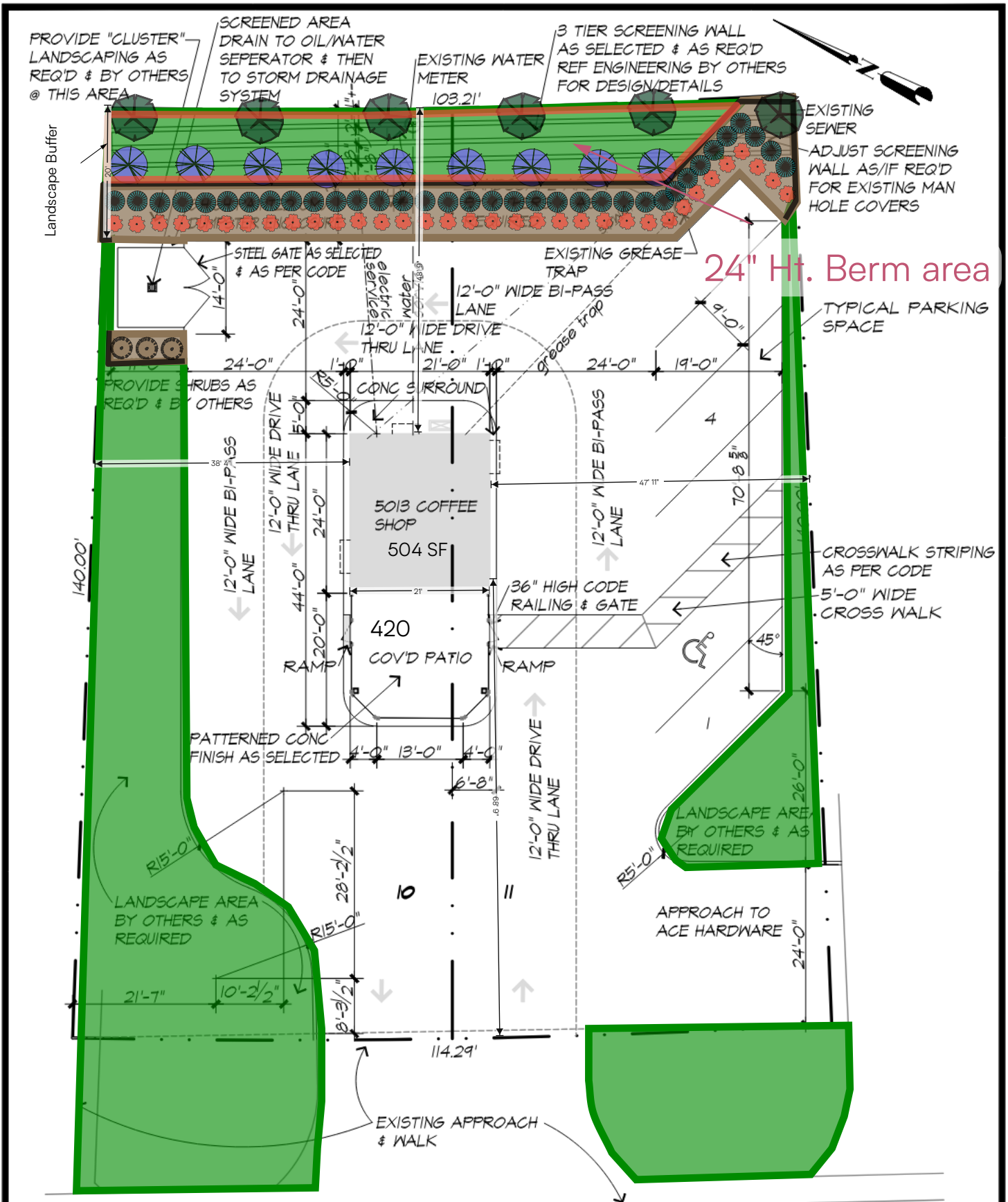
**5013 COFFEESHOP**  
**1011 S. GOLIAD ST.**  
**ROCKWALL, TX**

**M Rouse Designs**  
 2307 HIGHRIDGE  
 SACHSE, TEXAS 75048  
 (214) 801-9944  
 mrouse designs.com  
 MROUSE DESIGNS, INC. ALL RIGHTS RESERVED.  
 COPYRIGHT 2026 - MROUSE DESIGNS - ALL RIGHTS RESERVED.

REVISED DATE  
 CASE#SP2026-005  
 SHEET A2  
 DESIGN NUMBER C-5013-CS

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

of these construction documents and shall notify MROUSE DESIGNS of any discrepancies and/or the revision/correction of these construction documents. These construction documents are intended for general construction purposes only and are not exhaustively detailed nor shall they be construed as a contract. It shall be the responsibility of the contractor to select, verify, resolve, and install all equipment and materials and to control the quality thereof. All work performed on this project shall meet or exceed the current edition of the applicable International Building Code and all applicable state and local codes. It is the responsibility of the general contractor to provide any engineering necessary to the stability of any member(s) work, and furthermore, recommends that these construction documents be reviewed by a qualified professional engineer.



GENERAL NOTES
* REF CIVIL ENGINEERING BY OTHERS FOR ALL FINISH GRADES & REQUIRED DRAINAGE
* REF LANDSCAPE DESIGN DRAWINGS BY OTHERS FOR ALL REQUIRED LANDSCAPING
* SEE OWNER FOR SIGNAGE OPTIONS & DESIGN
* TOTAL STANDARD 9'X20' PARKING = 5 SPACES
* TOTAL ADA ACCESSIBLE PARKING = 1 SPACES
* TOTAL PARKING = 6 SPACES
TOTAL PAVING AS SHOWN = 9440.23 SF
PATIO AREA WITHIN FENCE = 383.00 SF

### 1011 S. GOLIAD STREET

Total Site area 16,000 SF/ 0.37 Acres

#### City Requirements:

1. Trees must be planted 5' from water, sewer, and storm sewer lines
2. Irrigation system is 100% coverage and will meet the requirements of the UDC

Please see plant legend on pg. 2

PLAN #C-5013-CS  
DATE: X/X/2026

## SITE PLAN

LOT 10 & 11

CANUP'S SUBDIVISION

ROCKWALL, TEXAS

SCALE: 1" = 20'-0"

5013 Coffee Shop  
1011 So. Goliad St.  
Rockwall, TX 75087  
Caleb Cathey  
972 571-5792

**M Rouse Designs**

2307 HIGHRIDGE  
SACHSE, TEXAS 75048  
(214) 801-9944

mrousedesigns.com  
"WHERE DESIGN EXCELLENCE BEGINS"

COPYRIGHT 2026 - M Rouse Designs - ALL RIGHTS RESERVED

PRIOR TO ANY CONSTRUCTION, BUILDER, CONTRACTORS, & ENGINEERS SHALL CHECK THIS JOB & VERIFY ALL DIMS., PROPERTY LINES, BUILDING LINES, EASEMENTS & UTILITIES, CIVIL & SOIL ENGINEERING, GRADE & DRAINAGE, FENCES & RETAINING WALLS, LANDSCAPE & POOL REQUIREMENTS, TREE LOCATION AND REMOVAL, & DEED RESTRICTIONS TO COMPLY WITH ALL FEDERAL, STATE, & LOCAL CODES, ORDINANCES, & RESTRICTIONS.

**Legend**

Icon Name

Miscellaneous

-  **Bermuda Grass**
-  **Beds - Mulch 2"**
-  **Black Steel Edging**
-  **Live Oak 4" cal.**
-  **Nellie R. Stevens 4' Tall**
-  **Crape Myrtle 4' Ht.**
-  **Dwarf Yaupon Holly 3 gal. 18" Tall**
-  **Needlepoint Holly 5 gal. 24" Tall**
-  **24" Tall Berm Boundary**

Approved:

I hereby certify that the above and foregoing site plan for a development in the city of Rockwall, Texas is approved by the Planning and Zoning Commission of the city of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

WITNESS OUR HANDS, this \_\_\_\_\_ of \_\_\_\_\_, \_\_\_\_\_

-----

Planning and Zoning Commission, Chairman Director of Planning and Zoning.

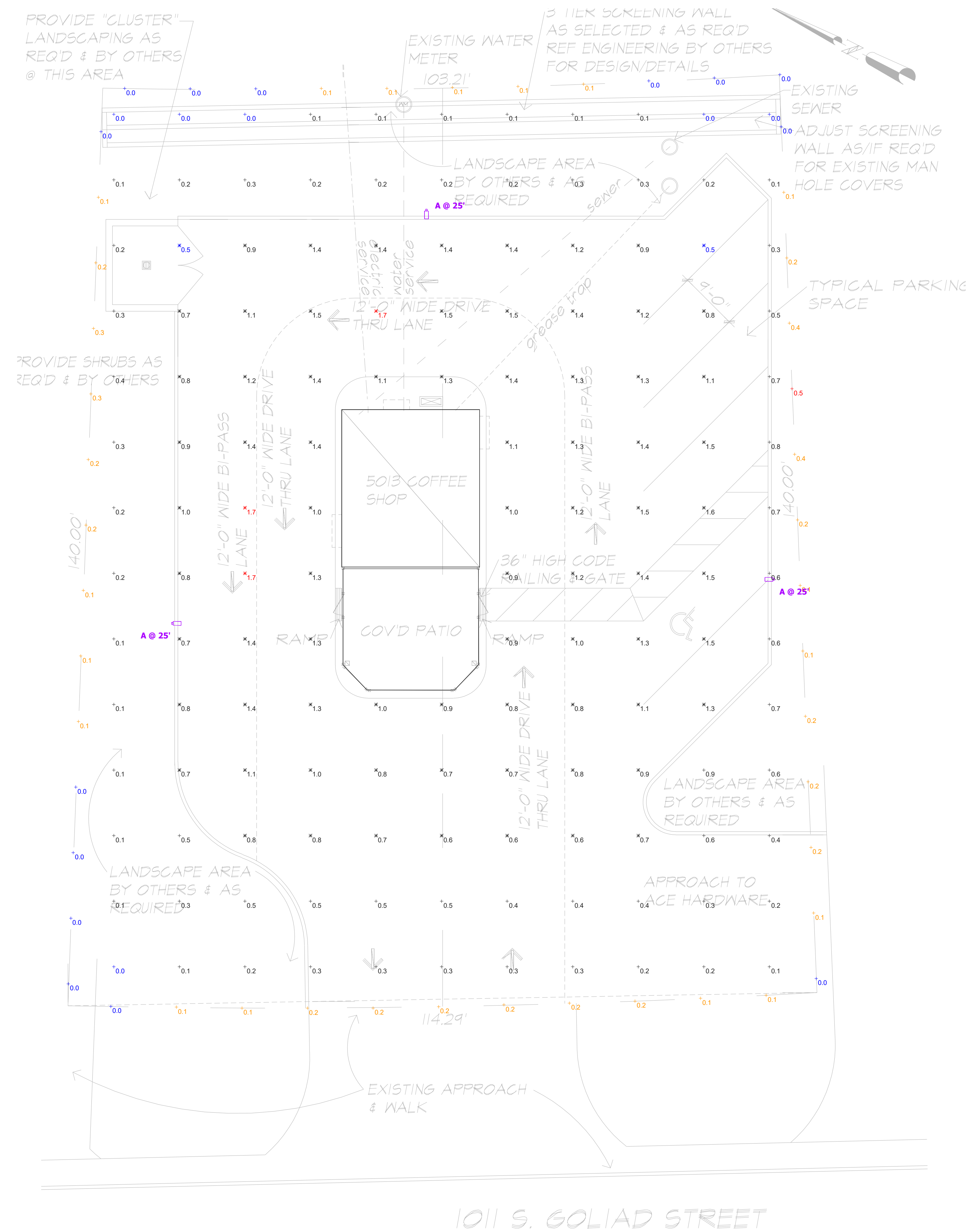
Caleb Cathey  
 5013 Coffee Shop  
 1011 So. Goliad St.  
 Rockwall, TX. 75087  
 972 571-5792

Landscape Overlay by:  
 NTL LANDSCAPE  
 PO Box 2140, Rockwall, TX 75087  
 Contact: Walt Wooten  
 972 896-8237

DESCRIPTION								
SYMBOL	LABEL	QTY	MANUFACTURER	CATALOG NUMBER	FILENAME	LUMENS	LLF	WATTAGE
	A	3	SIGNIFY CANADA LTD	OPF-S-A01-840-BLC	OPF-S-A01-840-BLC.ies	4595	1	41.88

STATISTICS							
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX / MIN	AVG / MIN	GRID Z
OVERALL SITE	+	0.7 fc	1.7 fc	0.0 fc	N/A	N/A	0
PARKING & DRIVE LANES ONLY	✱	1.1 fc	1.7 fc	0.5 fc	3.4:1	2.2:1	0
PROPERTY LINE (ASSUMED)	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A	0

NOTES:  
 - WHEN LLF IS NOT 1 OR .9 THE WATTAGE DATA WILL NOT BE CORRECT.  
 - LUMINAIRES WERE DEFINED WITH PROPOSED OUTPUTS AND OPTICS.  
 - LUMINAIRES WERE PLACED AT PROPOSED LOCATIONS.  
 - CALCULATION VALUES ARE AT HEIGHT INDICATED ON STATISTICS TABLE.  
 - MOUNTING HEIGHTS ARE DESIGNATED AFTER TYPE LETTER - @ XX'.  
 - LUMINAIRE DESCRIPTION DOES NOT REFLECT EXACT SPECIFICATION MODEL NUMBER.  
 - CONTACT SALESPERSON FOR COMPLETE MODEL NUMBERS AND LIGHT FIXTURE SCHEDULE.  
 - BACKGROUND WAS A PDF CONVERTED INTO A WORKING SCALED DWG FILE MAKING LUMINAIRE LOCATIONS AND VALUES BE CONSIDERED APPROXIMATE.

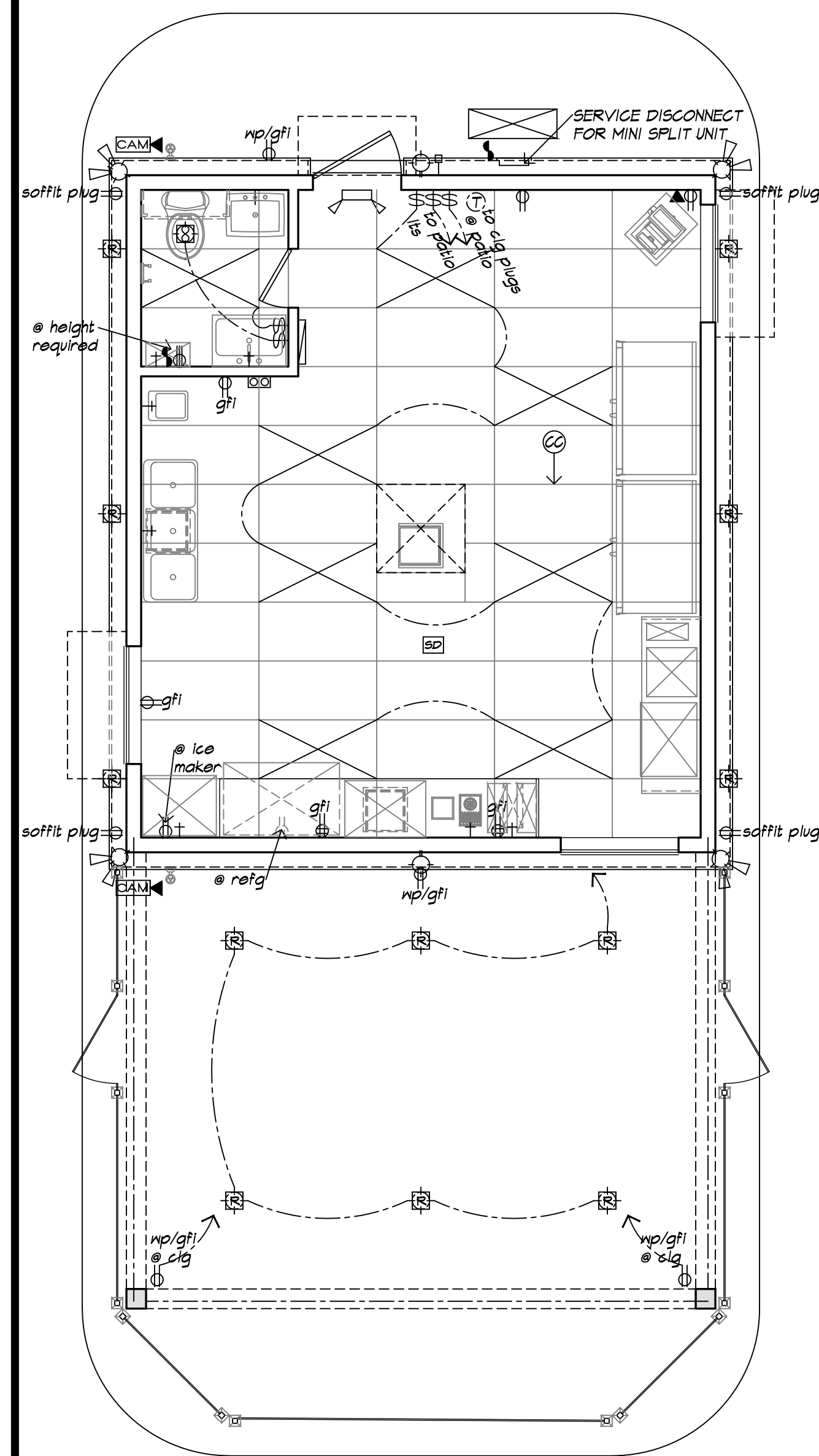


1011 S. GOLIAD STREET

Plan View

5013 COFFEE  
 1011 S GOLIAD ST.  
 ROCKWALL, TX 75087

Designer  
 B. MOORE  
 Date  
 03/05/2026  
 Scale  
 1' = 10'  
 Drawing No.  
 3  
 SALES REP:  
 E. ASBURY

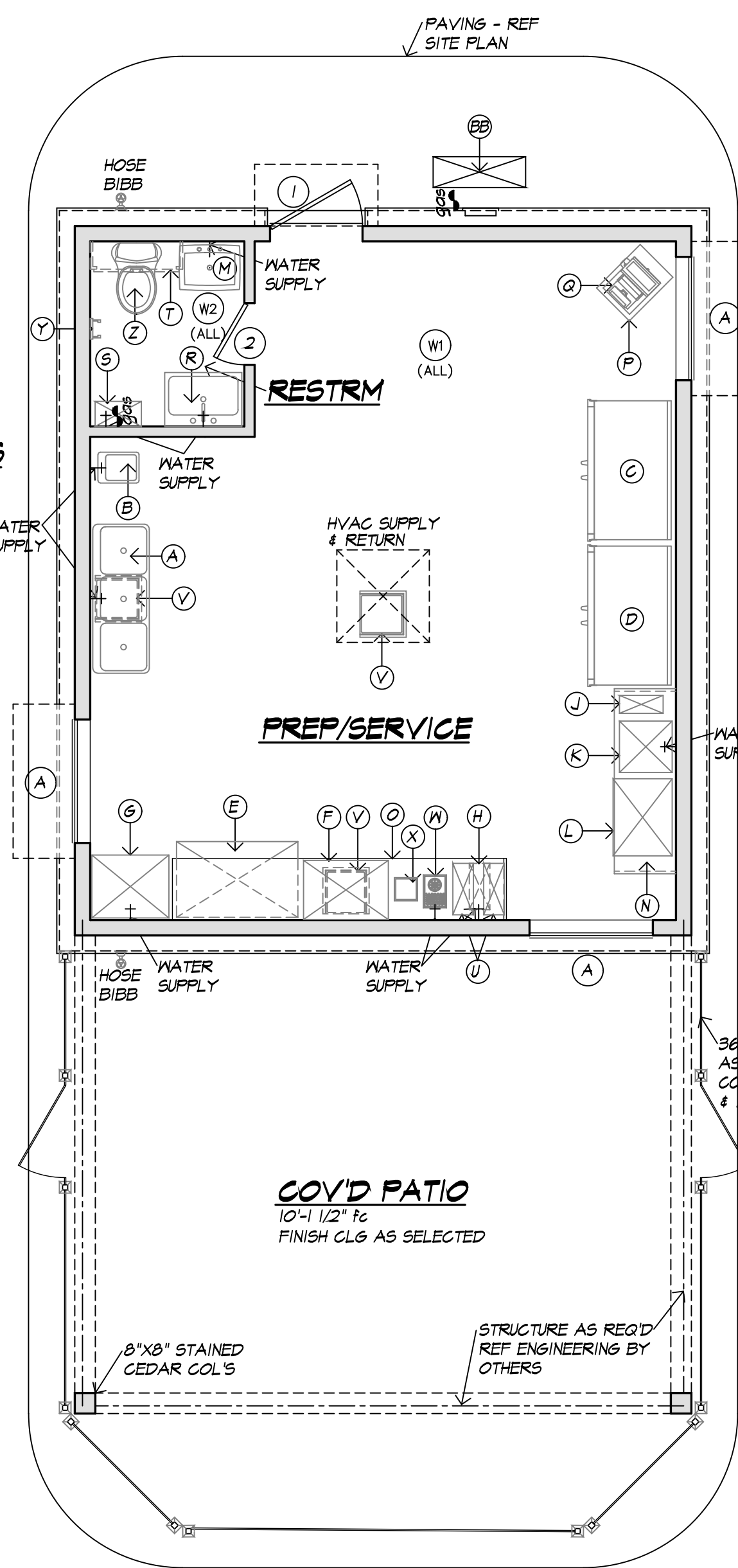
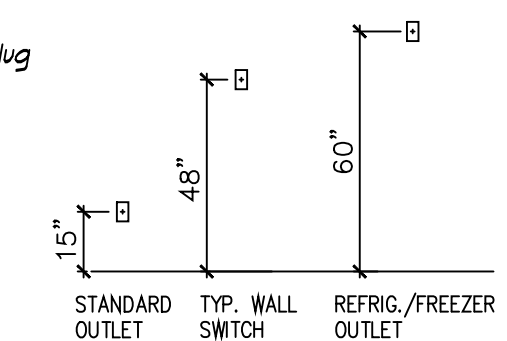


**REFLECTIVE CLG/LIGHTING & ELECTRICAL PLAN**

SCALE 1/4"=1'-0"  
 NOTE:  
 FINAL SELECTION & PLACEMENT OF ALL INTERIOR & EXTERIOR LIGHTING & ELECTRICAL AS PER BUILDER/OWNER AGREEMENT

LIGHTING/ELECTRICAL LEGEND			
SYMBOL	DESCRIPTION	NO.	NOTES:
[Symbol]	ELECTRIC PANEL	1	AS REQUIRED BY CODE
[Symbol]	4" RECESSED SOFFIT LIGHT	12	AS SELECTED & ON TIMER
[Symbol]	DOUBLE FLOOD LIGHT	4	AS SELECTED & ON MOTION SENSOR
[Symbol]	WALL MOUNT BARN LIGHT	2	AS SELECTED & ON TIMER/REF ELEVATIONS
[Symbol]	C.C. CAMERA	2	AS SELECTED
[Symbol]	2'x4' RECESSED FLUORESCENT FIXTURE	7	2'x4' RECESSED FLUORESCENT FIXTURE, 3-T8 LAMPS, 32 WATTS - SAFETY WIRES REQUIRED ON DIAGONALLY OPPOSING CORNERS OF 2'x4' LAY-IN FIXTURES. WIRES MUST BE INDEPENDENT OF CEILING GRID
[Symbol]	STANDARD TELE/DATA OUTLET	1	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STD QUADRUPEX OUTLET	3	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STD 220/240 OUTLET	1	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STANDARD WEATHERPROOF/GFI DUPLEX OUTLET	4	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STD DUPLEX OUTLET	10	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STANDARD GFI DUPLEX OUTLET	2	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STANDARD SWITCH	4	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	RECESSED EXHAUST FAN	1	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	THERMOSTAT	1	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	SMOKE DETECTOR	1	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	EMERGENCY LIGHTING/EXIT	1	EXTERIOR EXIT LIGHTS SHALL HAVE A MINIMUM 90 MINUTE BATTERY BACK-UP POWER FOR EMERGENCY USE

**ELECTRICAL OUTLET LOCATIONS**



**NOTATION/FIXTURE PLAN**

SCALE 1/4"=1'-0"  
 COFFEE SHOP 504 SF  
 COVERED PATIO 383 SF

**FRAMING NOTES**

- REFER TO STRUCTURAL ENGINEERING DRAWINGS BY OTHERS FOR ALL STATIC & DYNAMIC DESIGN SELECTIONS OF MATERIAL USE & ASSEMBLY OF ALL ELEMENTS INCLUDING BUT NOT LIMITED TO ALL HORIZONTAL & VERTICAL FRAMES, COLUMN PLATES, CONNECTORS, BEAMS, WALLS, PLATES, PENETRATIONS, ROOF FRAMING, WIND BRACING, DRAINAGE & CONNECTIONS
- FOUNDATION DESIGN BY OTHERS TO RECOGNIZE ALL LOAD TRANSFERS & TO APPROPRIATELY ACCOMMODATE THEM.
- STANDARD INTERIOR WALLS TO BE 2X4 @ 16" OC, BLOCKED @ MID-SPAN W/5/8" GYPROCK
- EXTERIOR WALLS TO BE 2X6

**GENERAL NOTES:**

- PLATE LINE TO BE @ 10'-0" NOMINAL
- LAY-IN FINISH CEILING @ 9'-0" AFF
- ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION & SHALL NOTIFY DESIGNER IF ANY DISCREPANCIES ARE FOUND
- ALL PLATE LINES AS NOTED ON ELEVATIONS
- ALL WINDOW HEADERS AS NOTED
- WATER HEATER TO BE TANKLESS TYPE AS REQUIRED & PLACED WHERE SHOWN OR BEST SUITED
- ALL INTERIOR FINISHES TO BE AS SELECTED & AS NOTED
- EXTERIOR WALLS TO BE 2X6

**DOOR SCHEDULE**

TYPE	SIZE	DESCRIPTION	#
1 STEEL EXTERIOR	3'-0" X 6'-8"	NON FIRE RATED	1
2 SOLID CORE	2'-0" X 6'-8"	INTERIOR AS SELECTED	1

\* - W/CLOSER, PUSH BAR EXIT DEVISE & DEAD BOLT LOCK SET  
 \*\* - PAINT GRADE W/PRIVACY LOCK

**WINDOW SCHEDULE**

TYPE	SIZE	DESCRIPTION	#
A HORIZ SL'DR	4'-0" X 3'-6"	@ 6'-8" HDR	3

**ROOM FINISH SCHEDULE**

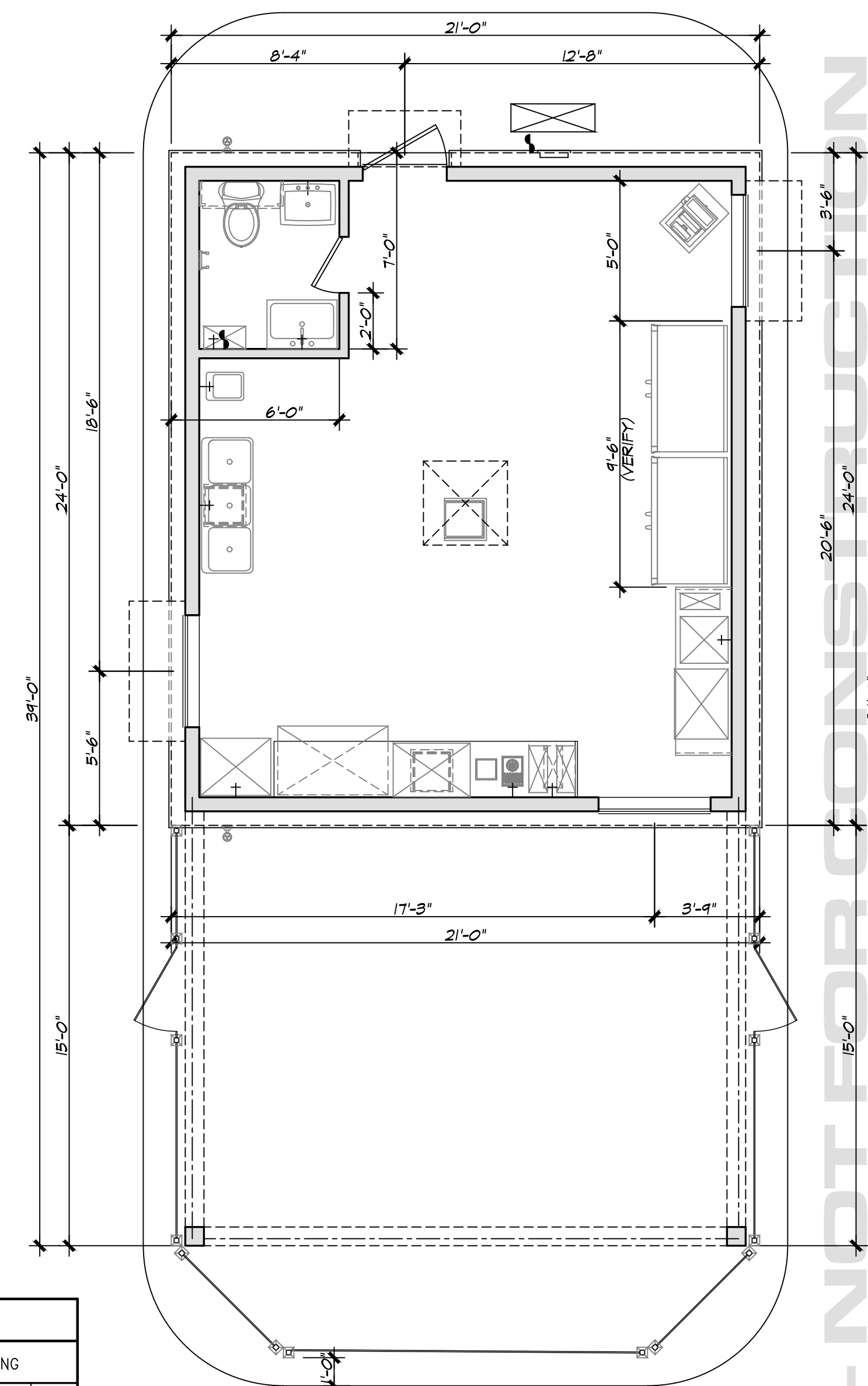
ROOM NAME	FLOORS	BASE	WALLS		CEILING	
			MAT'L	FIN.	MAT'L	HGT
PREP/SERVICE		STAINED CONC.	RUBBER	GYP BD	F.R.P. BOARD	LAY-IN/2X4 GRID 9'-0"
RESTROOM		STAINED CONC.	RUBBER	GYP BD	PAINT	LAY-IN/2X4 GRID 9'-0"

**FIXTURE SCHEDULE**

ITEM	QTY	DESCRIPTION
A 3 COMP FREESTANDING SINK	1	STAINLESS STEEL
B FREESTANDING HAND WASH SINK	1	STAINLESS STEEL
C REFRIGERATOR	1	AS SELECTED
D FREEZER	1	AS SELECTED
E UNDER COUNTER REFRIGERATOR	1	AS SELECTED
F 3 GROUP ESPRESSO	1	AS SELECTED
G ICE MAKER	1	AS SELECTED
H REVERSE OSMOSIS WATER FILTER	1	AS SELECTED
I BULK GRINDER	1	AS SELECTED
J DOUBLE BATEN BREWER	1	AS SELECTED
K COUNTERTOP 30" MICROWAVE	1	AS SELECTED
M FREESTANDING MOP SINK	1	AS SELECTED
N PRE-FAB COUNTER/TABLE	1	AS SELECTED 72" Lx24" Wx36" H
O JOB-BUILT COUNTER	1	AS SELECTED 162" L(verify)X24" Wx36" H
P CASH REGISTER TABLE	1	AS SELECTED
Q CASH REGISTER	1	AS SELECTED
R WALL MOUNT SINK	1	AS SELECTED
S TANKLESS WATER HEATER	1	AS SELECTED
T WALL MOUNT CABINET	1	SIZE & TYPE AS SELECTED
U COFFEE GRINDER	2	AS SELECTED
V FLOOR SINK	3	AS SELECTED
W CUP/GLASS RINSER	1	AS SELECTED
X COUNTERTOP TRASH DROP	1	AS SELECTED
Y TOILET PAPER HOLDER	1	AS SELECTED
Z TOILET	1	FLOOR MOUNT AS SELECTED
AA PRE-FAB SIGN	2	NO MORE THAN 60 SF OR 75% OF BUILDING WIDTH
BB MINI SPLIT HVAC UNIT	1	AS REQUIRED/AS SELECTED
CC 24"X48" LAY-IN CEILING	1	AS SELECTED @ 9'-0" AFF

**DIMENSION PLAN**

SCALE 1/4"=1'-0"



**5013 COFFEESHOP**  
**1011 S. GOLIAD ST.**  
**ROCKWALL, TX**

**M Rouse Design**  
 2307 HIGHLIDGE  
 SACHSE, TEXAS 75048  
 (214) 801-9944  
 mrouse@designs.com  
 MROUSE DESIGN/ARCHITECTURE SERVICES  
 COPYRIGHT 2025 - MROUSE DESIGN - ALL RIGHTS RESERVED

REVISED DATE  
 XX/2026  
 CASE#SP2026-005  
 SHEET  
 A1  
 DESIGN NUMBER  
 C-5013-CS

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 \_\_\_\_\_, 2026.  
 Planning & Zoning Commission, Chairman  
 Director of Planning and Zoning  
**OWNER/DEVELOPER**  
**DEAN CATHEY CUSTOM HOMES**  
**CALEB CATHEY**  
 472-571-5742  
 3066 ROCHELLE RD.  
 ROCKWALL, TEXAS 75082

The general contractor shall examine and verify the accuracy of all dimensions and conditions of these construction documents and shall notify the architect immediately in writing of any discrepancies and/or omissions. The architect shall not be responsible for any errors or omissions in these construction documents. The architect's responsibility is limited to the design of the building and shall not extend to the construction of the building. The contractor shall be responsible for the construction of the building and shall be held liable for any errors or omissions in the construction. The contractor shall be responsible for the construction of the building and shall be held liable for any errors or omissions in the construction. The contractor shall be responsible for the construction of the building and shall be held liable for any errors or omissions in the construction.



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

---

**TO:** Planning and Zoning Commission  
**DATE:** March 31, 2026  
**APPLICANT:** Holly Marshall  
**CASE NUMBER:** SP2026-005; *Site Plan for a Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In (5013 Coffee)*

---

### SUMMARY

Discuss and consider a request by Holly Marshall for the approval of a Site Plan for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* on a 0.3480-acre tract of land identified as Lots 10 & 11 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1011 S. Goliad Street [SH-205], and take any action necessary.

### BACKGROUND

Based on the City's annexation ordinances, the subject property was annexed prior to June 20, 1959. According to the City's *Historic Zoning Maps*, the subject property was zoned Commercial (C) District as of January 3, 1972 and this designation has not changed. A demolition permit [*i.e. BLD2018-0180*] was issued by the Building Inspections Department on January 24, 2018 for the removal of a 3,100 SF building. The subject property is currently vacant. On February 2, 2026, the City Council approved *Ordinance No. 26-02 (S-390) [i.e. Case No. Z2025-074]* to allow the construction of a restaurant (*i.e. 5013 Coffee*) on the subject property.

### PURPOSE

On February 13, 2026, the applicant -- *Holly Marshall* -- submitted an application requesting the approval of a site plan for a *Restaurant with 2,000 SF or Less with Drive-Through or Drive-In* on the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is generally located at 1011 S. Goliad Street [SH-205]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are three (3) parcels of land [*i.e. 1001, 1003, & 1009 S. Goliad Street*] developed with a restaurant [*i.e. Sonic*] and two (2) retail businesses [*i.e. Main Street Consignment and Scorpion Smoke Shop*]. All of these properties are zoned Commercial (C) District. Beyond this is Emma Jane, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

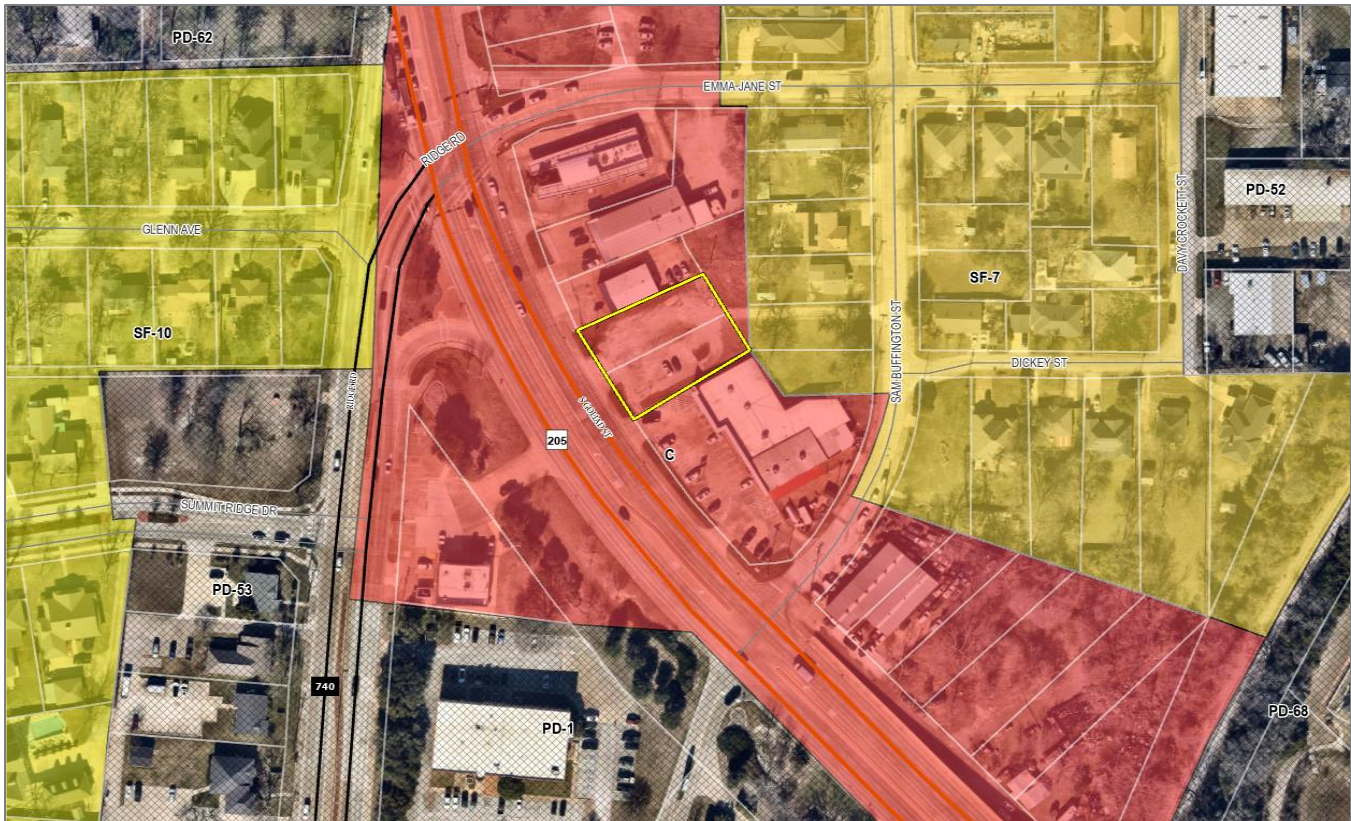
South: Directly south of the subject property is a 0.8427-acre parcel of land [*i.e. 1013 S. Goliad Street*] developed with a retail business [*i.e. Ace Hardware*]. This property is zoned Commercial (C) District. Beyond this is Sam Houston Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a vacant 0.135-acre parcel of land [*i.e. part of Block B of the Canup Addition*]. East of this are three (3) parcels of land [*i.e. 1006, 1008, & 1010 Sam Houston*] which consist of two (2) single-family homes and one (1) vacant lot. All of these properties are zoned Single-Family 7 (SF-7) District.

Beyond this is Sam Houston Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

**West:** Directly west of the subject property is S. Goliad Street [SH-205], which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Ridge Road, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this is the L&W Subdivision, which consists of 13 residential lots, and has been in existence since 1949.

MAP 1: LOCATION MAP  
**YELLOW:** SUBJECT PROPERTY



**DENSITY AND DIMENSIONAL REQUIREMENTS**

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Restaurant with 2,000 SF or Less with Drive-Through or Drive-In* is permitted through a Specific Use Permit (SUP) in the Commercial (C) District. As previously stated a Specific Use Permit (SUP) [S-390; *Ordinance No. 26-02*] was approved by the City Council on February 2, 2026. The submitted site plan, landscape plan, treescape plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	10,000 SF	X=15,236.62; <i>In Conformance</i>
<i>Minimum Lot frontage</i>	60-Feet	X>60-feet; <i>In Conformance</i>
<i>Minimum Lot Depth</i>	100-Feet	X~140-feet; <i>In Conformance</i>
<i>Minimum Front Yard Setback</i>	15-Feet	X>15-feet; <i>In Conformance</i>
<i>Minimum Rear Yard Setback</i>	10-Feet	X>10-feet; <i>In Conformance</i>
<i>Minimum Side Yard Setback</i>	10-Feet	X>10-feet; <i>In Conformance</i>
<i>Maximum Building Height</i>	60-Feet	X=17-feet, 8 ¾-inches; <i>In Conformance</i>
<i>Max Building/Lot Coverage</i>	60%	X<60%; <i>In Conformance</i>

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Number of Parking Spaces</i>	<i>1/100 SF = 6 spaces</i>	<i>X=6; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>20%</i>	<i>X&gt;20%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85-90%</i>	<i>X&gt;85%; In Conformance</i>

**TREESCAPE PLAN**

The development of the proposed *Restaurant with 2,000 SF or Less with Drive-Through or Drive-In* does not require the removal of any trees from the subject property. Given this, a *Treescape Plan* is not required for the requested site plan.

**CONFORMANCE WITH THE CITY’S CODES**

According to Subsection 02.02(F)(29), of Article 13, *Definitions*, of the Unified Development Code (UDC) a *Restaurant with 2,000 SF or More with Drive-Through or Drive-In* is defined as “(a) place of business whose primary source of revenue is derived from the sale of prepared food to the general public for consumption on-premise or off-premises and/or in a personal vehicle or where facilities are provided on the premises that encourages the serving and consumption of food in a personal vehicle on or near the restaurant premises.”

The proposed site plan generally conforms to the standards of the *General Commercial District Standards* and the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variances being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

**VARIANCES AND EXCEPTIONS BY THE APPLICANT**

As previously stated, the applicant’s request appears to generally conform to the requirements of the Unified Development Code (UDC); however, staff has identified the following variances and exceptions associated with the applicant’s request:

- (1) Articulation. According to Subsection 04.01, *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), each building façade within a Commercial (C) District must meet the minimum primary and secondary articulation standards. In this case, the proposed buildings do not meet the articulation standards; however, this is not atypical for buildings of this size. This will require an exception from the Planning and Zoning Commission.
- (2) Cementitious Materials. According to Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the use of cementitious materials shall be limited to 50.00% of the building’s exterior façade. In this case, the building elevations exceed this requirement by the following: 24.64% on the west elevation, 27.88% on the east elevation, and 11.13% on the north and south elevations. This will require a variance from the Planning and Zoning Commission.
- (3) Lighting Standards. According to Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), no light standard, light fixture, light pole, pole base or combination thereof shall exceed 20-feet in total height in any overlay district. In this case, the applicant’s photometric plan indicates that some pole heights are 25-feet in height. This will require a variance from the Planning and Zoning Commission.
- (4) Light at Non-Residential Property Line. According to Subsection 03.03, *Minimum Requirements*, of Article 07, *Environmental Performance*, of the Unified Development Code (UDC), the foot-candles at all property lines must not exceed 0.2 FC. In this case, there are areas along the northern and southern property lines where the light levels exceed 0.2 FC. This will require an exception from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), “...an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue

hardship.” In addition, the code requires that the applicant provide two (2) compensatory measures for each variance or exception that is requested that directly offset the requested variance or exception. Based on the submitted materials, the applicant’s request would require eight (8) compensatory measures. While the applicant is not proposing any compensatory measures, staff should note that the proposed building elevations have been previously approved by the Architectural Review Board (ARB) and through the Specific Use Permit (SUP) ordinance. That being said, requests for exceptions and variances to the Unified Development Code (UDC) are discretionary decisions for the Planning and Zoning Commission, that require a supermajority vote (e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- for the approval of a variance or exception.

### **CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

According to the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within the Downtown District and is designated for Commercial/Retail land uses. According to the Land Use Plan Designations these areas are intended to “...service adjacent residential subdivisions.” Additionally, one of the primary land uses described in the designation characteristics are restaurants/brew pubs. In this case, the applicant is proposing a Restaurant, 2,000 SF or More, with Drive-Through or Drive-In [i.e. 5013 Coffee]. Based on this, the applicant’s request appears to conform with the Future Land Use Plan.

### **ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION**

On February 24, 2026, the Architectural Review Board (ARB) reviewed the applicant’s proposed building elevations and approved a motion to recommend approval of the building elevations by a vote of 3-0, with Board Members Hadawi, Dalton, Meyrat, and Kirkpatrick absent.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to approve the applicant’s Site Plan for a Restaurant with 2,000 SF or Less with Drive-Through on the subject property, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) The subject property shall be replatted prior to the issuance of a Building Permit.
- (3) Additional landscaping and headlight screening shall be required along the northern property line adjacent to the proposed drive-through or drive-in.
- (4) Three (3) tiered screening (i.e. one [1] row of canopy trees, one [1] row of accent trees and large shrubs, and one [1] row of lower level shrubs) shall be required adjacent to the eastern property line (adjacent to the existing residentially zoned or used properties). A new Landscape Plan showing conformance to the requirements of the UDC will be required prior to the acceptance of civil engineering plans. Please refer to Appendix C, Landscaping Guidelines and Requirements, of the UDC for the approved tree species as the proposed Crape Myrtles shown on the Landscape Plan are not allowed.
- (5) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



# 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 1011 S Goliad St Rockwall, TX 75032

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

GENERAL LOCATION Next door to ACE Hardware

## 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]

OWNER

APPLICANT

CONTACT PERSON Holly Marshall  
ADDRESS 3160 Sunshine Ave.

CONTACT PERSON \_\_\_\_\_  
ADDRESS \_\_\_\_\_

CITY, STATE & ZIP Phonoth 97370

CITY, STATE & ZIP \_\_\_\_\_

PHONE [REDACTED]

E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

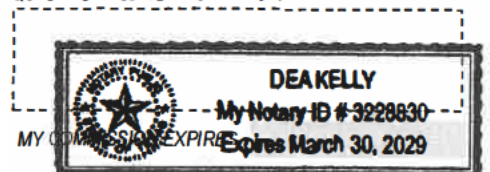
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Holly Marshall [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

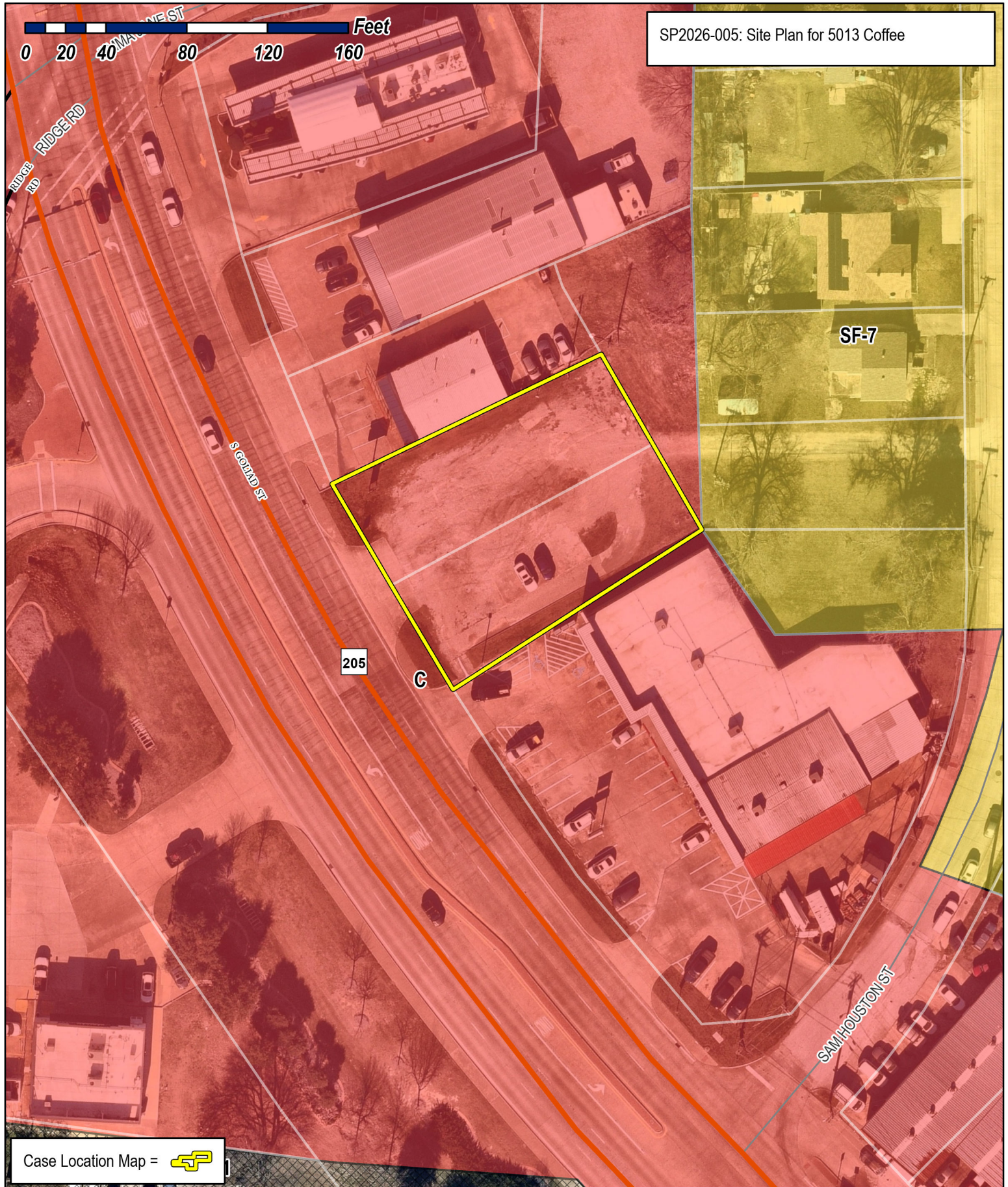
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ February 2026 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF February 2026 BY SIGNING THIS 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 13th DAY OF February 2026

OWNER'S SIGNATURE Holly Marshall


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_





SP2026-005: Site Plan for 5013 Coffee



Case Location Map = 



# City of Rockwall

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

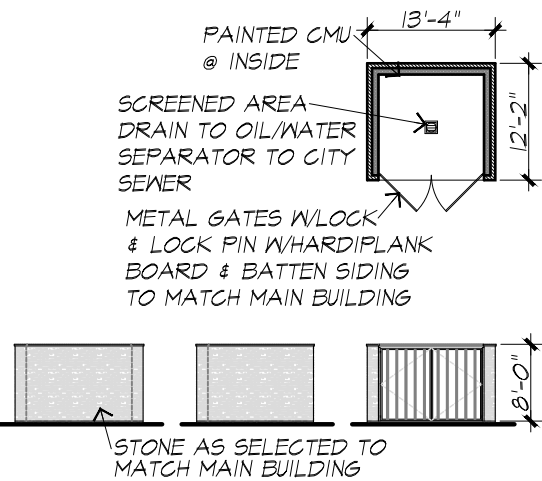
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



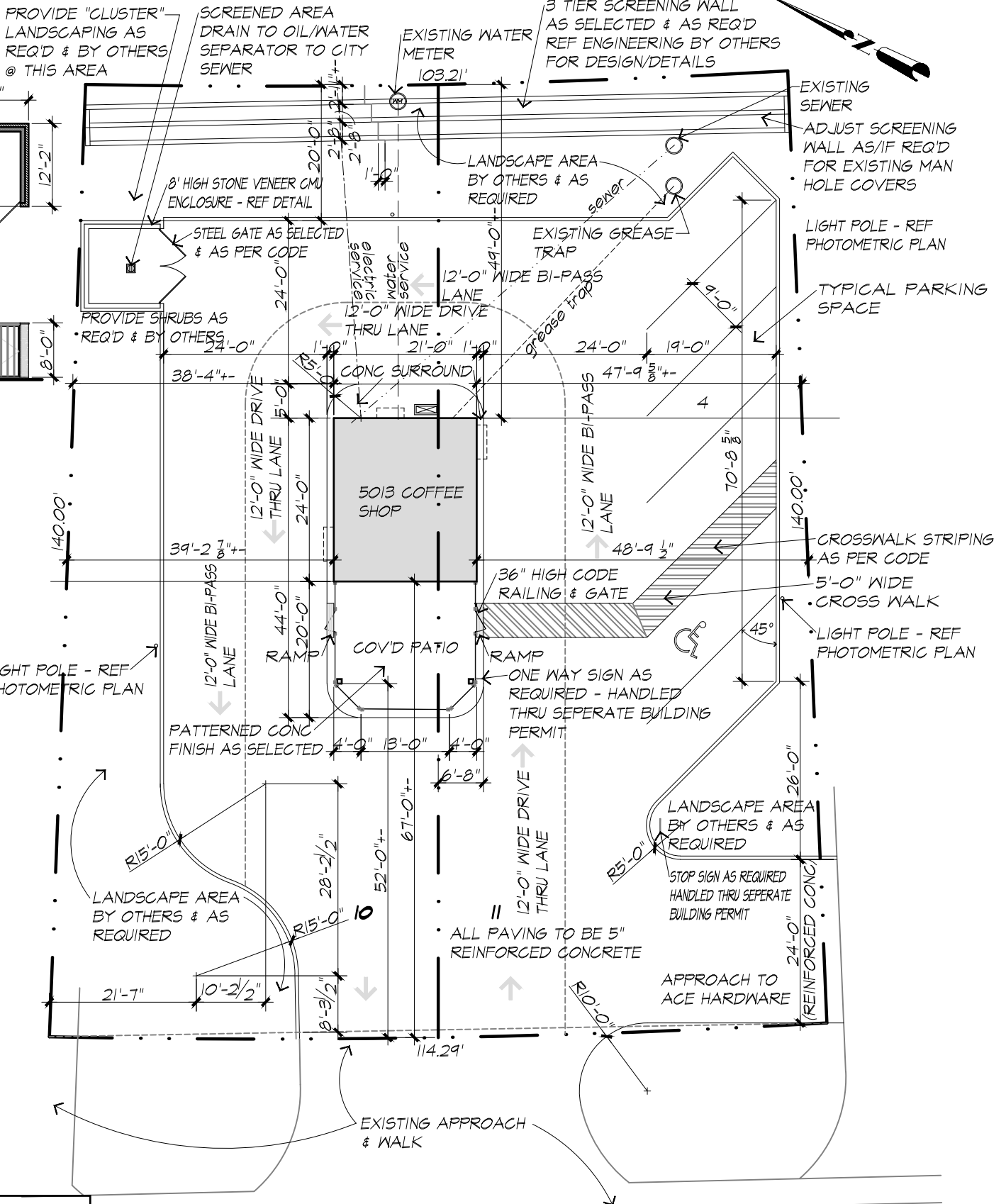


**VICINITY MAP**

PROJECT LOCATION



**DUMPSTER DETAIL**  
REF ENGINEERING BY OTHERS FOR FOUNDATION DESIGN



GENERAL NOTES
* REF CIVIL ENGINEERING BY OTHERS FOR ALL FINISH GRADES & REQUIRED DRAINAGE
* REF LANDSCAPE DESIGN DRAWINGS BY OTHERS FOR ALL REQUIRED LANDSCAPING
* SEE OWNER FOR SIGNAGE OPTIONS & DESIGN
LOT AREA = 15,236.62 SF
REF PHOTOELECTRIC PLAN BY OTHERS FOR RELEVANT DESIGN, PLACEMENT & DATA
REF ENGINEERING BY OTHERS FOR TYPE & DEPTH OF ALL PAVING MATERIAL
THERE SHALL BE NO ABOVE GROUND STORAGE TANKS OR OUTSIDE STORAGE WHICH INCLUDES VEHICLES
* TOTAL STANDARD 9'X20' PARKING = 5 SPACES
* TOTAL ADA ACCESSIBLE PARKING = 1 SPACES
* TOTAL PARKING = 6 SPACES
TOTAL PAVING AS SHOWN = 9440.23 SF
PATIO AREA WITHIN FENCE = 383.00 SF

**1011 S. GOLIAD STREET**

**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 \_\_\_\_.

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER/DEVELOPER  
DEAN CATHEY CUSTOM HOMES  
CALEB CATHEY  
972-571-5792  
3066 ROCHELLE RD.  
ROCKWALL, TEXAS 75032

PLAN #C-50130-CS  
CASE#SP2026-005  
DATE: X/X/2026

**SITE PLAN**

SCALE: 1" = 20'-0"

LOT 10 & 11

CANUP'S SUBDIVISION  
ROCKWALL, TEXAS

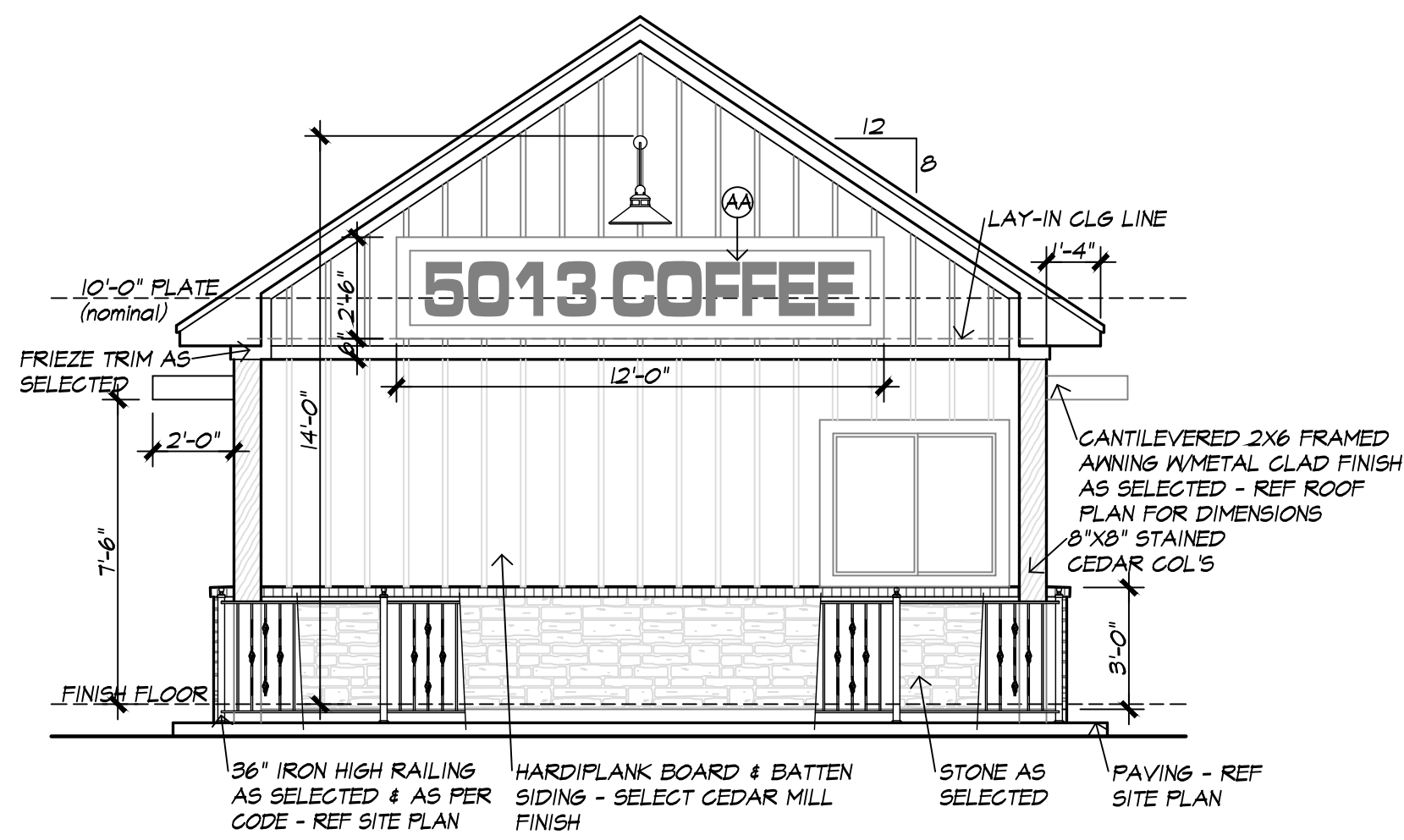
**M'Rouse Designs**

2307 HIGHRIDGE  
SACHSE, TEXAS 75048  
(214) 801-9944

mrousedesigns.com  
"WHERE DESIGN EXCELLENCE BEGINS"

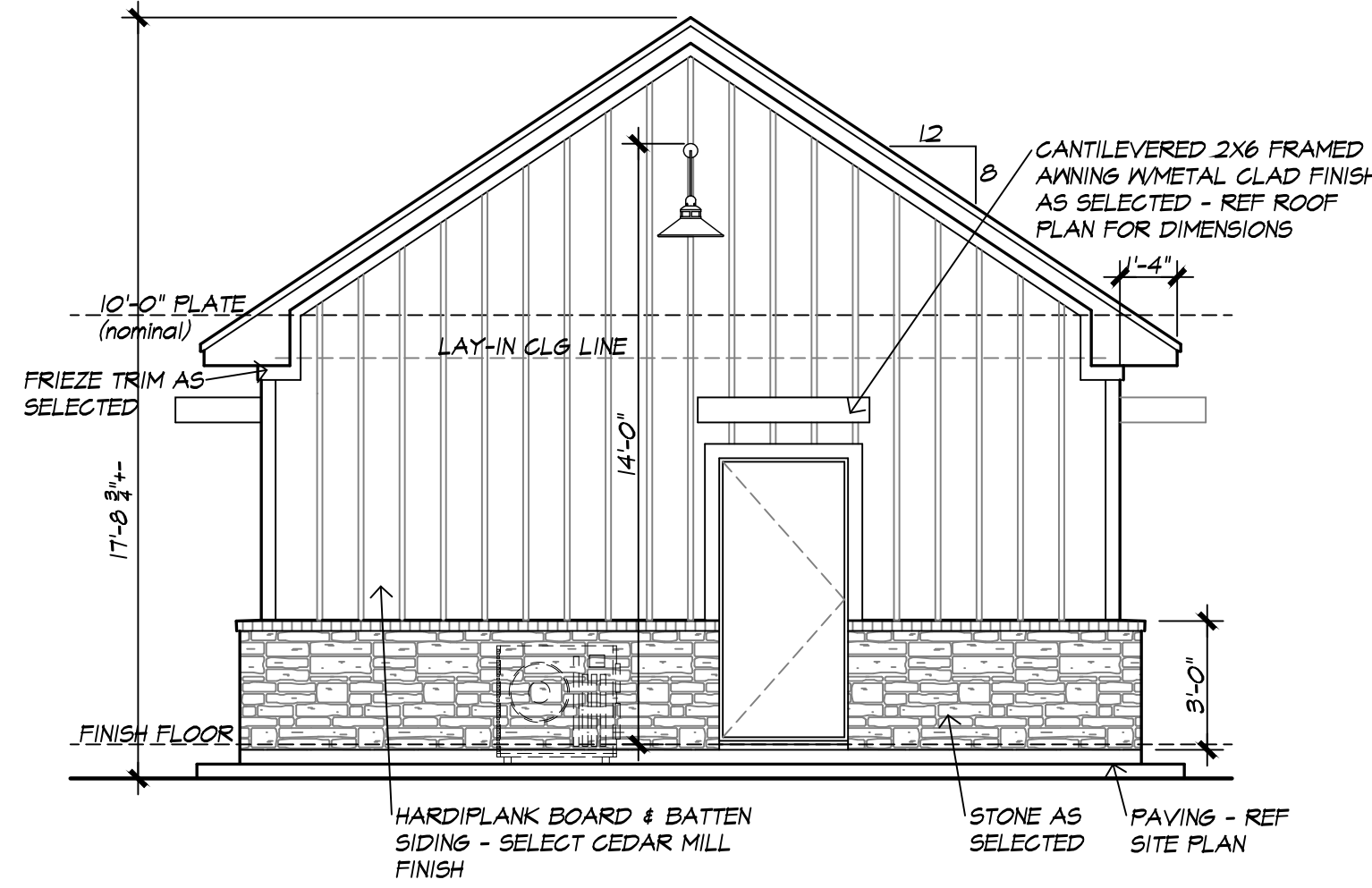
COPYRIGHT 2026 - M'Rouse Designs - ALL RIGHTS RESERVED

PRIOR TO ANY CONSTRUCTION, BUILDER, CONTRACTORS, & ENGINEERS SHALL CHECK THIS JOB & VERIFY ALL DIMS., PROPERTY LINES, BUILDING LINES, EASEMENTS & UTILITIES, CIVIL & SOIL ENGINEERING, GRADE & DRAINAGE, FENCES & RETAINING WALLS, LANDSCAPE & POOL REQUIREMENTS, TREE LOCATION AND REMOVAL, & DEED RESTRICTIONS TO COMPLY WITH ALL FEDERAL, STATE, & LOCAL CODES, ORDINANCES, & RESTRICTIONS.



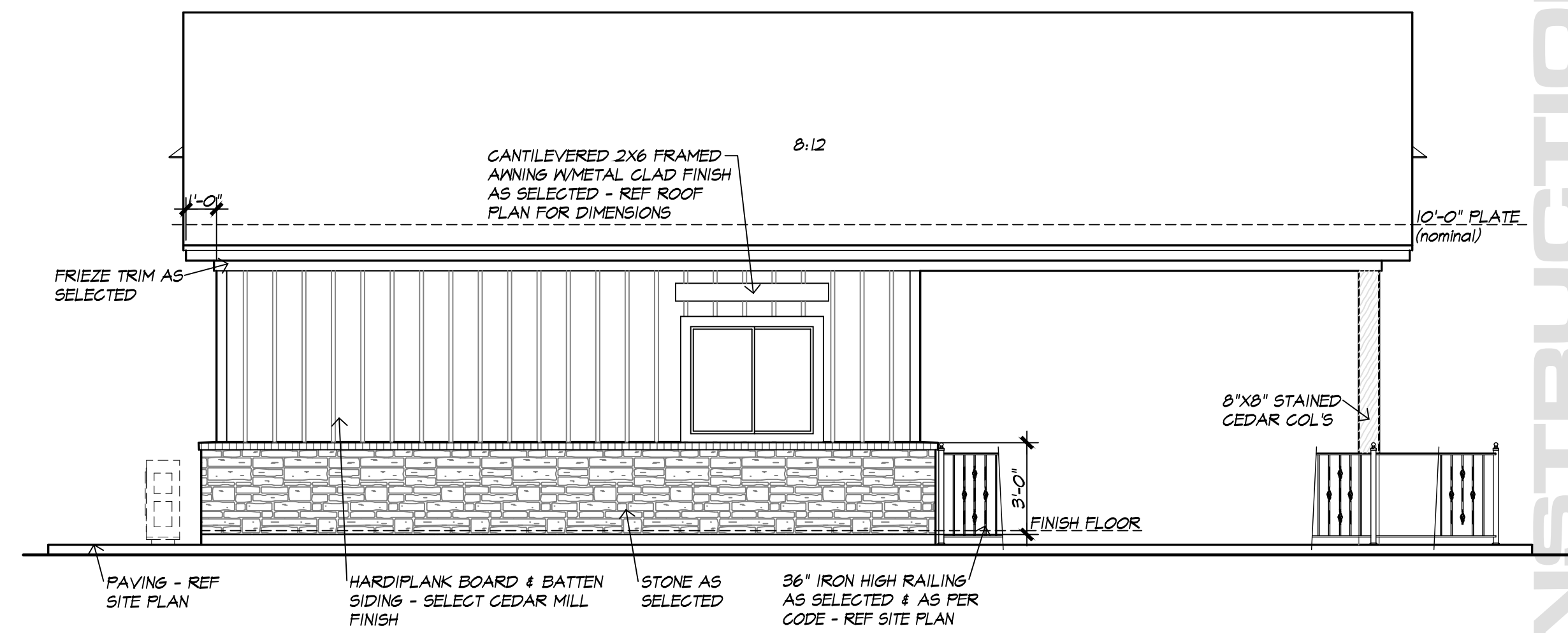
**FRONT ELEVATION**

SCALE 1/4"=1'-0"  
 TOTAL WALL SURFACE AREA (LESS WINDOW) = 250.10 SF  
 TOTAL WALL SURFACE AREA OF STONE = 63.43 SF  
 25.36% STONE



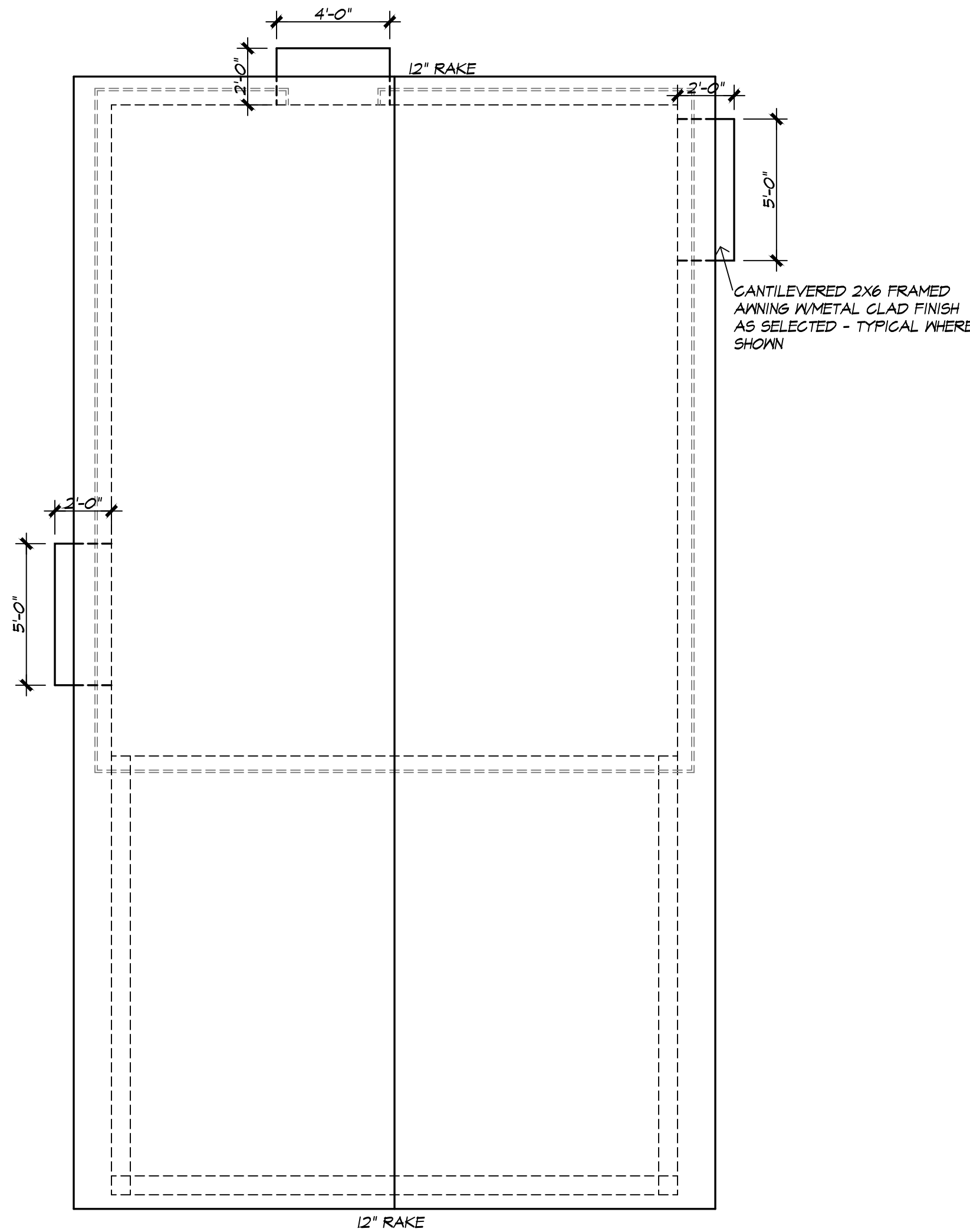
**REAR ELEVATION**

SCALE 1/4"=1'-0"  
 TOTAL WALL SURFACE AREA (LESS DOOR) = 244.12 SF  
 TOTAL WALL SURFACE AREA OF STONE = 54.00 SF  
 22.12% STONE



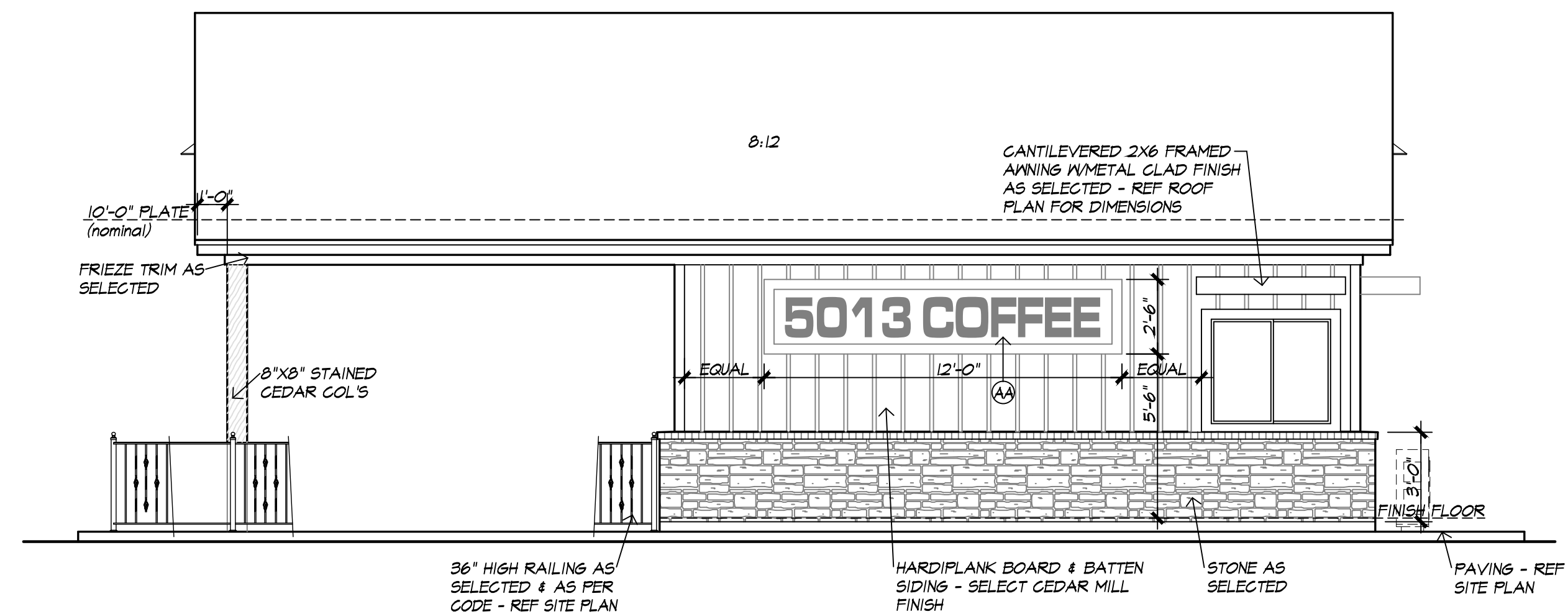
**LEFT SIDE ELEVATION**

SCALE 1/4"=1'-0"  
 TOTAL WALL SURFACE AREA (LESS WINDOW) = 185.28 SF  
 TOTAL WALL SURFACE AREA OF STONE = 72.01 SF  
 38.87% STONE



**ROOF PLAN**

- SCALE 1/4"=1'-0"
- ROOF @ 8:12 IN/BLACK COMP SHINGLES
  - SCREENED CORNICE VENTS AS PER CODE
  - ATTIC VENTILATION AS PER CODE & AS SELECTED
  - GUTTERS & DOWNSPOUTS STYLE & LOCATIONS, IF ANY, TO BE AS SELECTED
  - 10'-0" PLATE (NOMINAL)
  - RAFTER & RIDGE FRAMING MEMBER SIZING TO BE AS PER CURRENT GOVERNING CODES



**RIGHT SIDE ELEVATION**

SCALE 1/4"=1'-0"  
 TOTAL WALL SURFACE AREA (LESS WINDOW) = 185.28 SF  
 TOTAL WALL SURFACE AREA OF STONE = 72.01 SF  
 38.87% STONE

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 \_\_\_\_\_, 2026.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
 Planning & Zoning Commission, Chairman

\_\_\_\_\_  
 Director of Planning and Zoning

**OWNER/DEVELOPER**  
 DEAN CATHEY CUSTOM HOMES  
 CALEB CATHEY  
 472-571-5742  
 3066 ROCHELLE RD.  
 ROCKWALL, TEXAS 75082

**5013 COFFEESHOP**  
 1011 S. GOLIAD ST.  
 ROCKWALL, TX

**M Rouse Designs**  
 2307 HIGHLIDGE  
 SACHSE, TEXAS 75048  
 (214) 801-9944  
 mrouse designs.com  
 MROUSE DESIGNS, L.P. ALL RIGHTS RESERVED.  
 COPYRIGHT 2026 - MROUSE DESIGNS - ALL RIGHTS RESERVED.

REVISED DATE

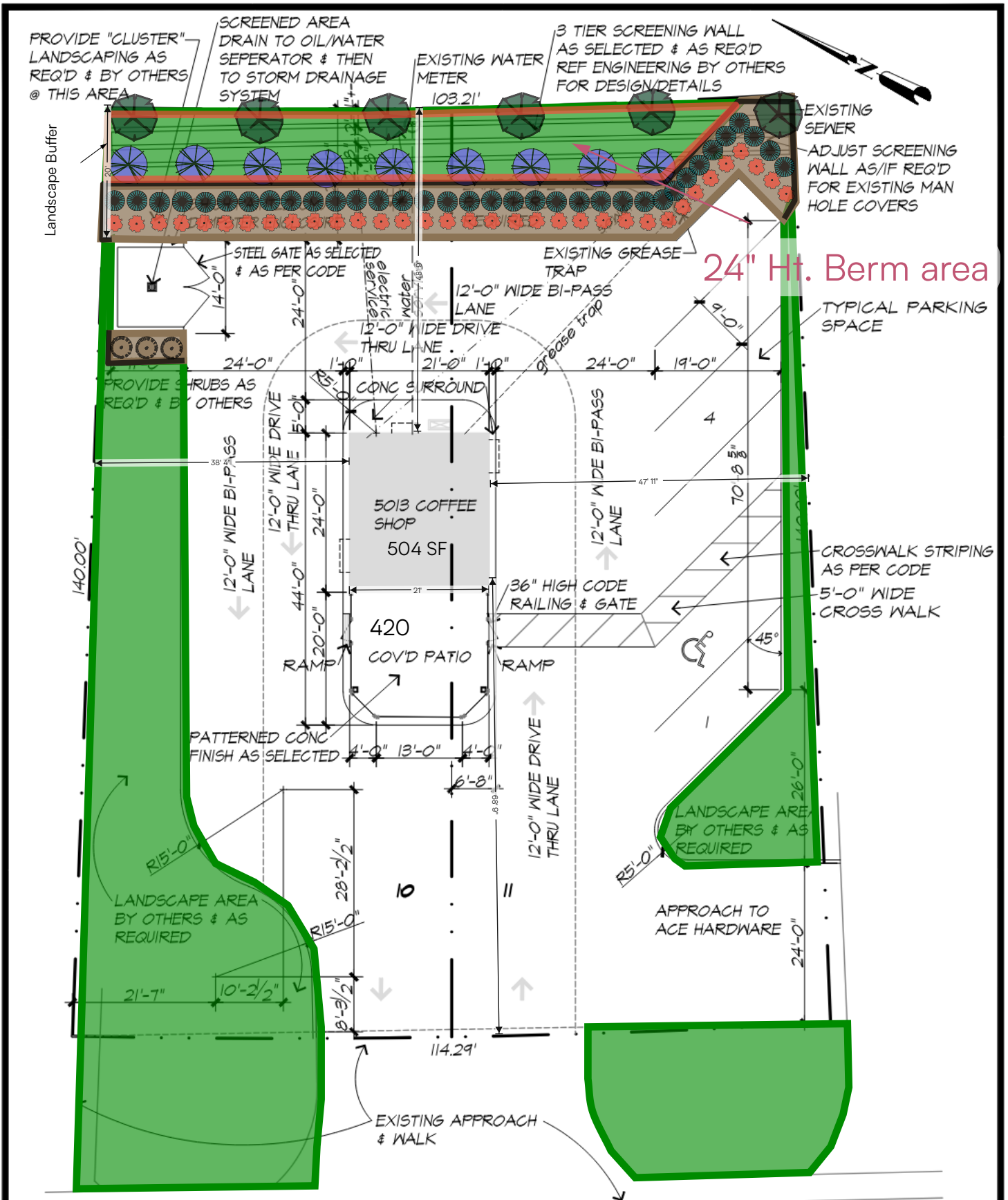
CASE#SP2026-005

SHEET  
 A2

DESIGN NUMBER  
 C-5013-CS

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

of these construction documents and shall notify MROUSE DESIGNS of any discrepancies and/or the revision/correction of these construction documents. These construction documents are intended for general construction purposes only and are not exhaustively detailed nor shall they be construed as a contract. It shall be the responsibility of the contractor to select, verify, resolve, and install all equipment and materials and to control the quality thereof. All work performed on this project shall meet or exceed the current edition of the applicable International Building Code and all applicable state and local codes. It is the responsibility of the general contractor to provide any engineering necessary to the stability of the structure. MROUSE DESIGNS, L.P. and its members, agents, and representatives, do not warrant, recommend, or assume any liability for the construction documents to be reviewed by a qualified professional engineer.



GENERAL NOTES
* REF CIVIL ENGINEERING BY OTHERS FOR ALL FINISH GRADES & REQUIRED DRAINAGE
* REF LANDSCAPE DESIGN DRAWINGS BY OTHERS FOR ALL REQUIRED LANDSCAPING
* SEE OWNER FOR SIGNAGE OPTIONS & DESIGN
* TOTAL STANDARD 9'X20' PARKING = 5 SPACES
* TOTAL ADA ACCESSIBLE PARKING = 1 SPACES
* TOTAL PARKING = 6 SPACES
TOTAL PAVING AS SHOWN = 9440.23 SF
PATIO AREA WITHIN FENCE = 383.00 SF

**1011 S. GOLIAD STREET**

Total Site area 16,000 SF/ 0.37 Acres

**City Requirements:**

1. Trees must be planted 5' from water, sewer, and storm sewer lines
2. Irrigation system is 100% coverage and will meet the requirements of the UDC

Please see plant legend on pg. 2

PLAN #C-5013-CS  
DATE: X/X/2026

<p><b>SITE PLAN</b></p> <p>LOT 10 &amp; 11</p> <p>CANUP'S SUBDIVISION</p> <p>ROCKWALL, TEXAS</p>	<p>SCALE: 1" = 20'-0"</p> <p>5013 Coffee Shop</p> <p>1011 So. Goliad St.</p> <p>Rockwall, TX 75087</p> <p>Caleb Cathey</p> <p>972 571-5792</p>	<p><b>M Rouse Designs</b></p> <p>2307 HIGHRIDGE</p> <p>SACHSE, TEXAS 75048</p> <p>(214) 801-9944</p> <p>mrousedesigns.com</p> <p>"WHERE DESIGN EXCELLENCE BEGINS"</p> <p>COPYRIGHT 2026 - M Rouse Designs - ALL RIGHTS RESERVED</p>
--	--	---

PRIOR TO ANY CONSTRUCTION, BUILDER, CONTRACTORS, & ENGINEERS SHALL CHECK THIS JOB & VERIFY ALL DIMS., PROPERTY LINES, BUILDING LINES, EASEMENTS & UTILITIES, CIVIL & SOIL ENGINEERING, GRADE & DRAINAGE, FENCES & RETAINING WALLS, LANDSCAPE & POOL REQUIREMENTS, TREE LOCATION AND REMOVAL, & DEED RESTRICTIONS TO COMPLY WITH ALL FEDERAL, STATE, & LOCAL CODES, ORDINANCES, & RESTRICTIONS.

**Legend**

Icon Name

Miscellaneous

-  **Bermuda Grass**
-  **Beds - Mulch 2"**
-  **Black Steel Edging**
-  **Live Oak 4" cal.**
-  **Nellie R. Stevens 4' Tall**
-  **Crape Myrtle 4' Ht.**
-  **Dwarf Yaupon Holly 3 gal. 18" Tall**
-  **Needlepoint Holly 5 gal. 24" Tall**
-  **24" Tall Berm Boundary**

Approved:

I hereby certify that the above and foregoing site plan for a development in the city of Rockwall, Texas is approved by the Planning and Zoning Commission of the city of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

WITNESS OUR HANDS, this \_\_\_\_\_ of \_\_\_\_\_, \_\_\_\_\_

-----

Planning and Zoning Commission, Chairman Director of Planning and Zoning.

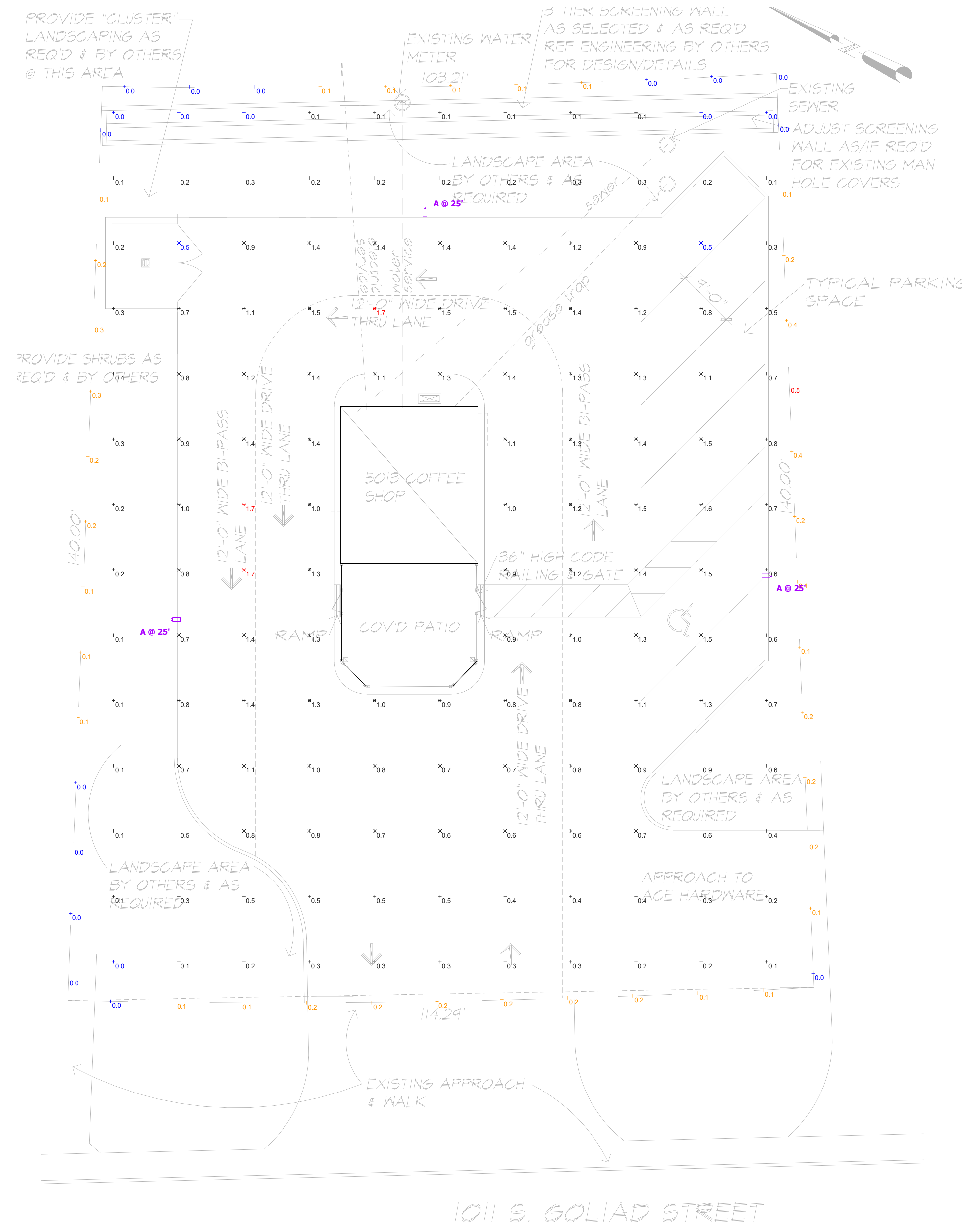
Caleb Cathey  
 5013 Coffee Shop  
 1011 So. Goliad St.  
 Rockwall, TX. 75087  
 972 571-5792

Landscape Overlay by:  
 NTL LANDSCAPE  
 PO Box 2140, Rockwall, TX 75087  
 Contact: Walt Wooten  
 972 896-8237

DESCRIPTION								
SYMBOL	LABEL	QTY	MANUFACTURER	CATALOG NUMBER	FILENAME	LUMENS	LLF	WATTAGE
	A	3	SIGNIFY CANADA LTD	OPF-S-A01-840-BLC	OPF-S-A01-840-BLC.ies	4595	1	41.88

STATISTICS							
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX / MIN	AVG / MIN	GRID Z
OVERALL SITE	+	0.7 fc	1.7 fc	0.0 fc	N/A	N/A	0
PARKING & DRIVE LANES ONLY	✱	1.1 fc	1.7 fc	0.5 fc	3.4:1	2.2:1	0
PROPERTY LINE (ASSUMED)	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A	0

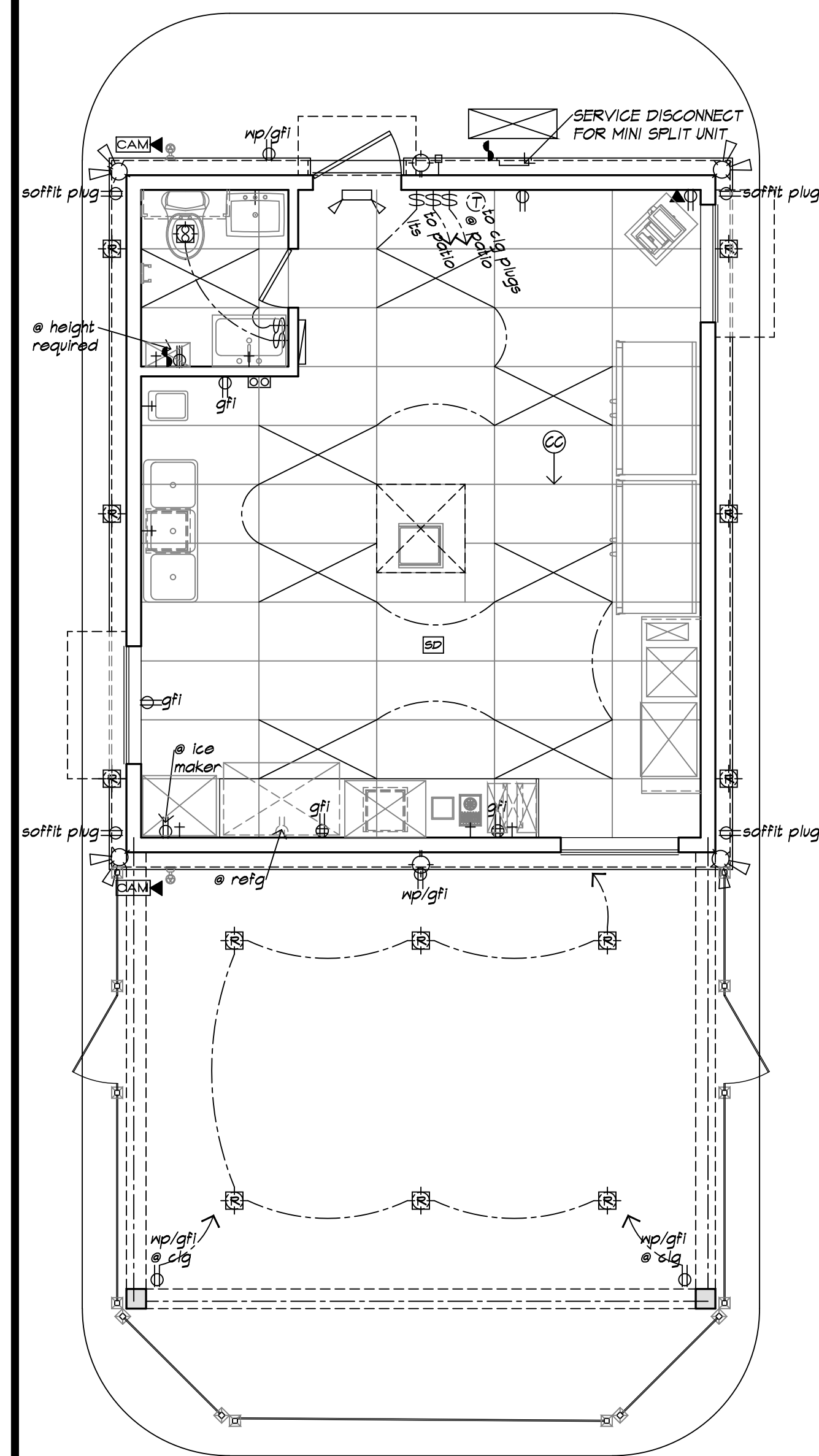
NOTES:  
 - WHEN LLF IS NOT 1 OR .9 THE WATTAGE DATA WILL NOT BE CORRECT.  
 - LUMINAIRES WERE DEFINED WITH PROPOSED OUTPUTS AND OPTICS.  
 - LUMINAIRES WERE PLACED AT PROPOSED LOCATIONS.  
 - CALCULATION VALUES ARE AT HEIGHT INDICATED ON STATISTICS TABLE.  
 - MOUNTING HEIGHTS ARE DESIGNATED AFTER TYPE LETTER - @ XX'.  
 - LUMINAIRE DESCRIPTION DOES NOT REFLECT EXACT SPECIFICATION MODEL NUMBER.  
 - CONTACT SALESPERSON FOR COMPLETE MODEL NUMBERS AND LIGHT FIXTURE SCHEDULE.  
 - BACKGROUND WAS A PDF CONVERTED INTO A WORKING SCALED DWG FILE MAKING LUMINAIRE LOCATIONS AND VALUES BE CONSIDERED APPROXIMATE.



Plan View

5013 COFFEE  
 1011 S GOLIAD ST.  
 ROCKWALL, TX 75087

Designer  
 B. MOORE  
 Date  
 03/05/2026  
 Scale  
 1' = 10'  
 Drawing No.  
 3  
 SALES REP:  
 E. ASBURY

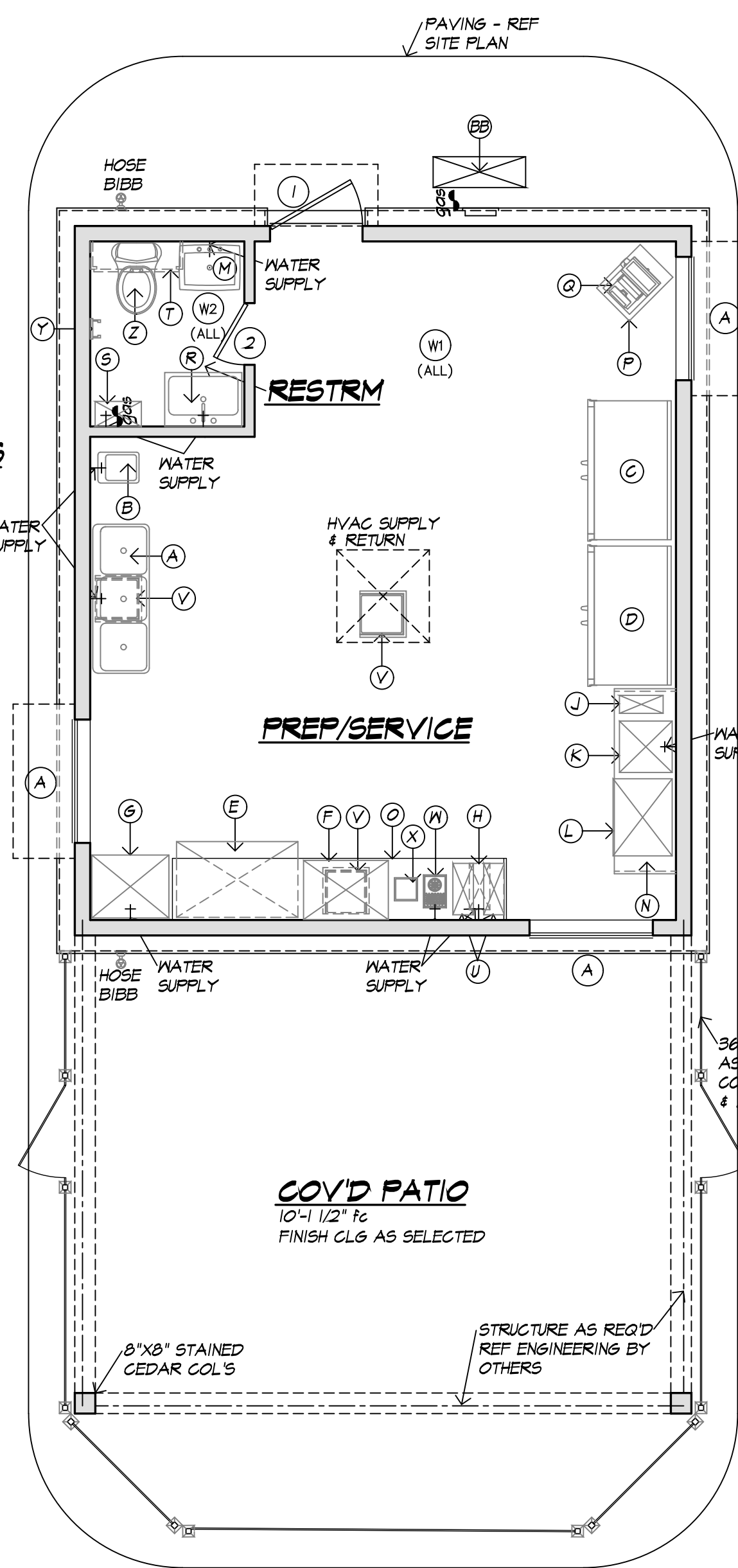
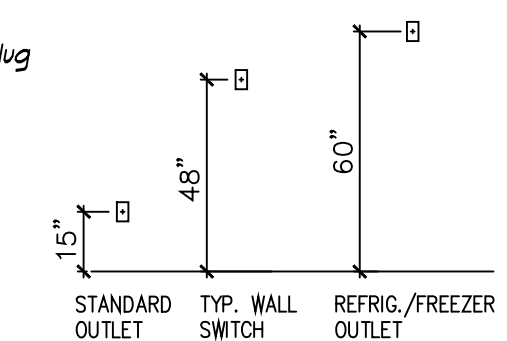


**REFLECTIVE CLG/LIGHTING & ELECTRICAL PLAN**

SCALE 1/4"=1'-0"  
 NOTE:  
 FINAL SELECTION & PLACEMENT OF ALL INTERIOR & EXTERIOR LIGHTING & ELECTRICAL AS PER BUILDER/OWNER AGREEMENT

LIGHTING/ELECTRICAL LEGEND			
SYMBOL	DESCRIPTION	NO.	NOTES:
[Symbol]	ELECTRIC PANEL	1	AS REQUIRED BY CODE
[Symbol]	4" RECESSED SOFFIT LIGHT	12	AS SELECTED & ON TIMER
[Symbol]	DOUBLE FLOOD LIGHT	4	AS SELECTED & ON MOTION SENSOR
[Symbol]	WALL MOUNT BARN LIGHT	2	AS SELECTED & ON TIMER/REF ELEVATIONS
[Symbol]	C.C. CAMERA	2	AS SELECTED
[Symbol]	2'x4' RECESSED FLUORESCENT FIXTURE	7	2'x4' RECESSED FLUORESCENT FIXTURE, 3-T8 LAMPS, 32 WATTS - SAFETY WIRES REQUIRED ON DIAGONALLY OPPOSING CORNERS OF 2'x4' LAY-IN FIXTURES. WIRES MUST BE INDEPENDENT OF CEILING GRID
[Symbol]	STANDARD TELE/DATA OUTLET	1	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STD QUADRUPEX OUTLET	3	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STD 220/240 OUTLET	1	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STANDARD WEATHERPROOF/GFI DUPLEX OUTLET	4	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STD DUPLEX OUTLET	10	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STANDARD GFI DUPLEX OUTLET	2	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	STANDARD SWITCH	4	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	RECESSED EXHAUST FAN	1	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	THERMOSTAT	1	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	SMOKE DETECTOR	1	AS SELECTED & AS REQUIRED BY CODE
[Symbol]	EMERGENCY LIGHTING/EXIT	1	EXTERIOR EXIT LIGHTS SHALL HAVE A MINIMUM 90 MINUTE BATTERY BACK-UP POWER FOR EMERGENCY USE

**ELECTRICAL OUTLET LOCATIONS**



**NOTATION/FIXTURE PLAN**

SCALE 1/4"=1'-0"  
 COFFEE SHOP 504 SF  
 COVERED PATIO 383 SF

**FRAMING NOTES**

- REFER TO STRUCTURAL ENGINEERING DRAWINGS BY OTHERS FOR ALL STATIC & DYNAMIC DESIGN SELECTIONS OF MATERIAL USE & ASSEMBLY OF ALL ELEMENTS INCLUDING BUT NOT LIMITED TO ALL HORIZONTAL & VERTICAL FRAMES, COLUMN PLATES, CONNECTORS, BEAMS, WALLS, PLATES, PENETRATIONS, ROOF FRAMING, WIND BRACING, DRAINAGE & CONNECTIONS
- FOUNDATION DESIGN BY OTHERS TO RECOGNIZE ALL LOAD TRANSFERS & TO APPROPRIATELY ACCOMMODATE THEM.
- STANDARD INTERIOR WALLS TO BE 2X4 @ 16" OC, BLOCKED @ MID-SPAN W/5/8" GYPROCK
- EXTERIOR WALLS TO BE 2X6

**GENERAL NOTES:**

- PLATE LINE TO BE @ 10'-0" NOMINAL
- LAY-IN FINISH CEILING @ 9'-0" AFF
- ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION & SHALL NOTIFY DESIGNER IF ANY DISCREPANCIES ARE FOUND
- ALL PLATE LINES AS NOTED ON ELEVATIONS
- ALL WINDOW HEADERS AS NOTED
- WATER HEATER TO BE TANKLESS TYPE AS REQUIRED & PLACED WHERE SHOWN OR BEST SUITED
- ALL INTERIOR FINISHES TO BE AS SELECTED & AS NOTED
- EXTERIOR WALLS TO BE 2X6

**DOOR SCHEDULE**

TYPE	SIZE	DESCRIPTION	#
1	3'-0" X 6'-8"	STEEL EXTERIOR NON FIRE RATED	1
2	2'-0" X 6'-8"	SOLID CORE INTERIOR AS SELECTED	1

\* - W/CLOSER, PUSH BAR EXIT DEVISE & DEAD BOLT LOCK SET  
 \*\* - PAINT GRADE W/PRIVACY LOCK

**WINDOW SCHEDULE**

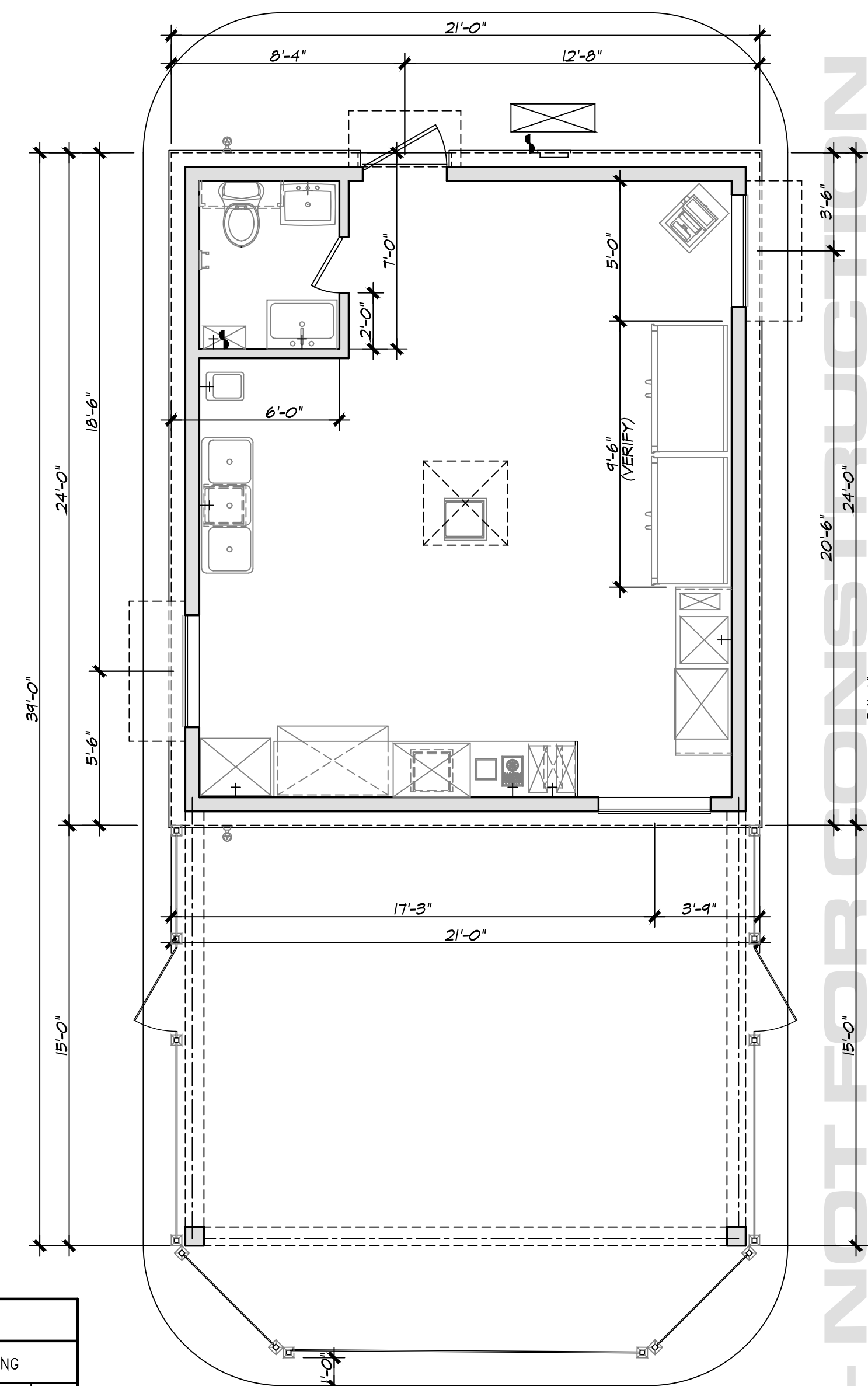
TYPE	SIZE	DESCRIPTION	#
A	4'-0" X 3'-6"	HORIZ SL'DR @ 6'-8" HDR	3

**ROOM FINISH SCHEDULE**

ROOM NAME	FLOORS	BASE	WALLS		CEILING	
			MAT'L	FIN.	MAT'L	HGT
PREP/SERVICE		STAINED CONC.	RUBBER	GYP BD	F.R.P. BOARD	LAY-IN/2X4 GRID 9'-0"
RESTROOM		STAINED CONC.	RUBBER	GYP BD	PAINT	LAY-IN/2X4 GRID 9'-0"

**FIXTURE SCHEDULE**

ITEM	QTY	DESCRIPTION
A	3	COMP FREESTANDING SINK
B	1	STAINLESS STEEL
C	1	FREESTANDING HAND WASH SINK
D	1	REFRIGERATOR
E	1	FREEZER
F	1	UNDER COUNTER REFRIGERATOR
G	1	ESPRESSO
H	1	ICE MAKER
I	1	REVERSE OSMOSIS WATER FILTER
J	1	BULK GRINDER
K	1	DOUBLE BATEIN BREWER
L	1	COUNTERTOP 30" MICROWAVE
M	1	FREESTANDING MOP SINK
N	1	PRE-FAB COUNTER/TABLE
O	1	JOB-BUILT COUNTER
P	1	CASH REGISTER TABLE
Q	1	CASH REGISTER
R	1	WALL MOUNT SINK
S	1	TANKLESS WATER HEATER
T	1	WALL MOUNT CABINET
U	2	COFFEE GRINDER
V	3	FLOOR SINK
W	1	CUP/GLASS RINSER
X	1	COUNTERTOP TRASH DROP
Y	1	TOILET PAPER HOLDER
Z	1	TOILET
AA	2	PRE-FAB SIGN
BB	1	MINI SPLIT HVAC UNIT
CC	1	24"X48" LAY-IN CEILING



**DIMENSION PLAN**

SCALE 1/4"=1'-0"

**5013 COFFEESHOP  
 1011 S. GOLIAD ST.  
 ROCKWALL, TX**

**M Rouse Design**

2307 HIGHLRIDGE  
 SACHSE, TEXAS 75048  
 (214) 801-9944  
 mrouse designs.com

© COPYRIGHT 2026 - Mrouse Designs - ALL RIGHTS RESERVED

REVISED DATE  
 XX/2026

CASE#SP2026-005

SHEET  
 A1

DESIGN NUMBER  
 C-5013-CS

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 \_\_\_\_\_, 2026.

WITNESS OUR HANDS, this \_\_\_ day of \_\_\_\_\_, 2026.  
 Planning & Zoning Commission, Chairman Director of Planning and Zoning

**OWNER/DEVELOPER**  
 DEAN CATHEY CUSTOM HOMES  
 CALEB CATHEY  
 472-571-5742  
 3066 ROCHELLE RD.  
 ROCKWALL, TEXAS 75082

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

The general contractor shall examine and verify the accuracy of all dimensions and conditions of these construction documents and shall notify the architect immediately in writing of any discrepancies and/or omissions. The architect shall not be responsible for the accuracy of any dimensions and conditions of these construction documents and shall not be responsible for the accuracy of any dimensions and conditions of these construction documents. These construction documents are intended for general construction purposes only and are not exhaustive. The contractor shall be responsible for the accuracy of all dimensions and conditions of these construction documents and shall be held responsible for the accuracy of all dimensions and conditions of these construction documents. The contractor shall meet or exceed the current edition of the International Building Code (IBC) and all applicable state and local codes. It is the responsibility of the general contractor to provide any engineering necessary to the stability of the structure. The architect does not warrant, recommend, or approve any engineering necessary to the stability of the structure. The contractor shall be held responsible for the accuracy of all dimensions and conditions of these construction documents.



April 1, 2026

TO: Holly Marshall  
366 Sunshine Avenue  
Philomath, OR 97370

CC: Caleb & Brierre Cathey  
10820 CR 2452  
Terrell, TX 75160

FROM: Angelica Guevara, *Planning Technician*  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

SUBJECT: SP2026-005; *Site Plan for a Restaurant Less Than 2,000 SF with Drive-Through or Drive In (5013 Coffee)*

Mrs. Marshall:

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on March 31, 2026. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) The subject property shall be replatted prior to the issuance of a Building Permit.
- (3) Additional landscaping and headlight screening shall be required along the northern property line adjacent to the proposed drive-through or drive-in.
- (4) Three (3) tiered screening (*i.e. one [1] row of canopy trees, one [1] row of accent trees and large shrubs, and one [1] row of lower level shrubs*) shall be required adjacent to the eastern property line (*adjacent to the existing residentially zoned or used properties*). A new Landscape Plan showing conformance to the requirements of the UDC will be required prior to the acceptance of civil engineering plans. Please refer to Appendix C, *Landscaping Guidelines and Requirements*, of the UDC for the approved tree species as the proposed Crape Myrtles shown on the Landscape Plan are not allowed.
- (5) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Architectural Review Board

On February 24, 2026, the Architectural Review Board (ARB) approved a motion to recommend approval of the Site Plan by a vote of 3-0, with Board Members Meyrat, Kirkpatrick, Hadawi, and Dalton absent.

Planning and Zoning Commission

On March 31, 2026, the Planning and Zoning Commission approved a motion to approve the Site Plan by a vote of 7-0, with the condition that the light poles are no greater than 20-feet in height.

Should you have any questions or concerns regarding your site plan case, please feel free to contact me a (972) 772-6438.

Sincerely,

A handwritten signature in black ink, appearing to read 'AG', is positioned below the word 'Sincerely,'.

Angelica Guevara, *Planning Technician*  
City of Rockwall Planning and Zoning Department