



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 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]

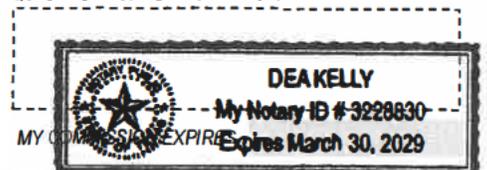
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Holly Marshall [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

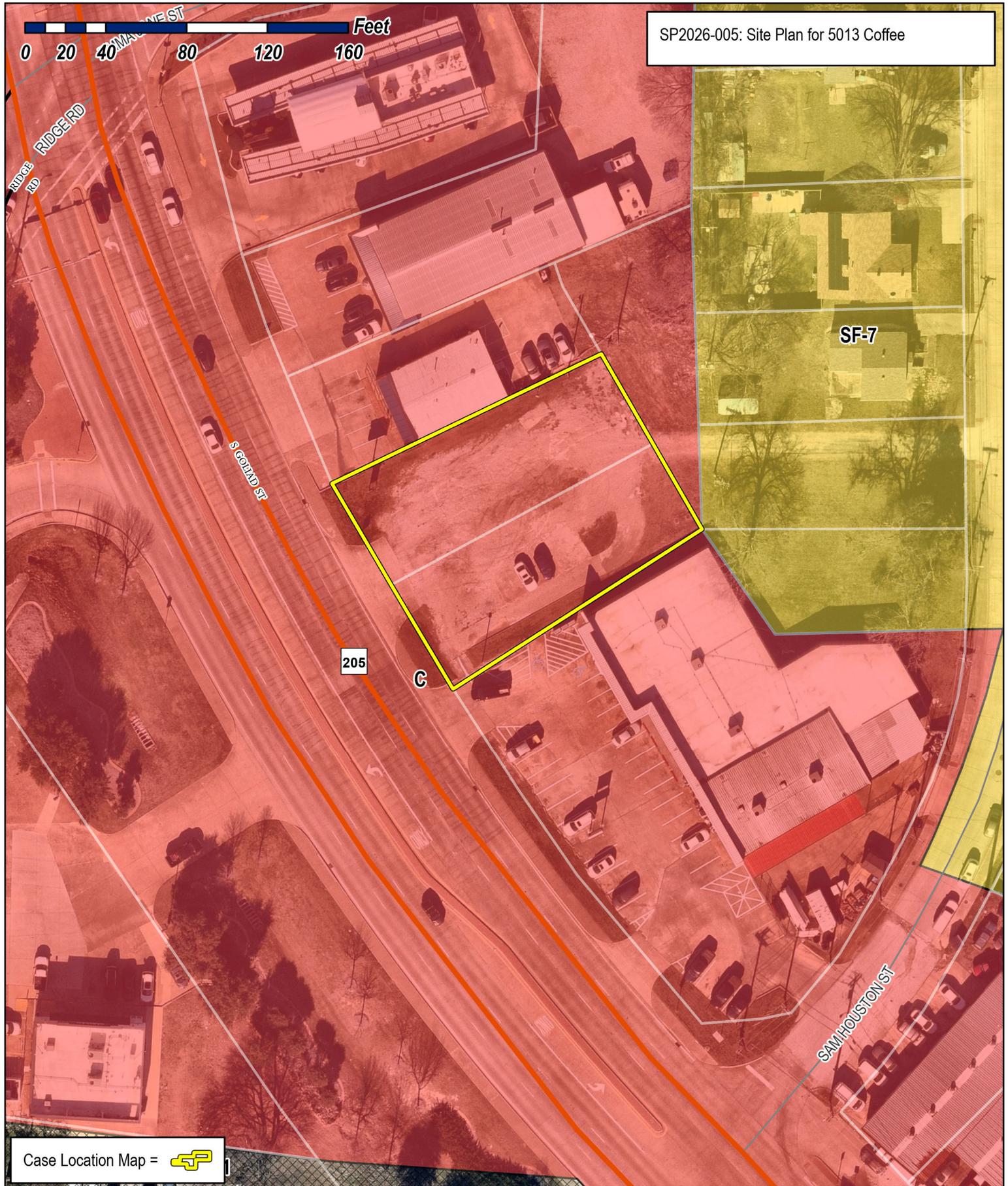
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ February 2026 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF February 2026 BY SIGNING THIS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

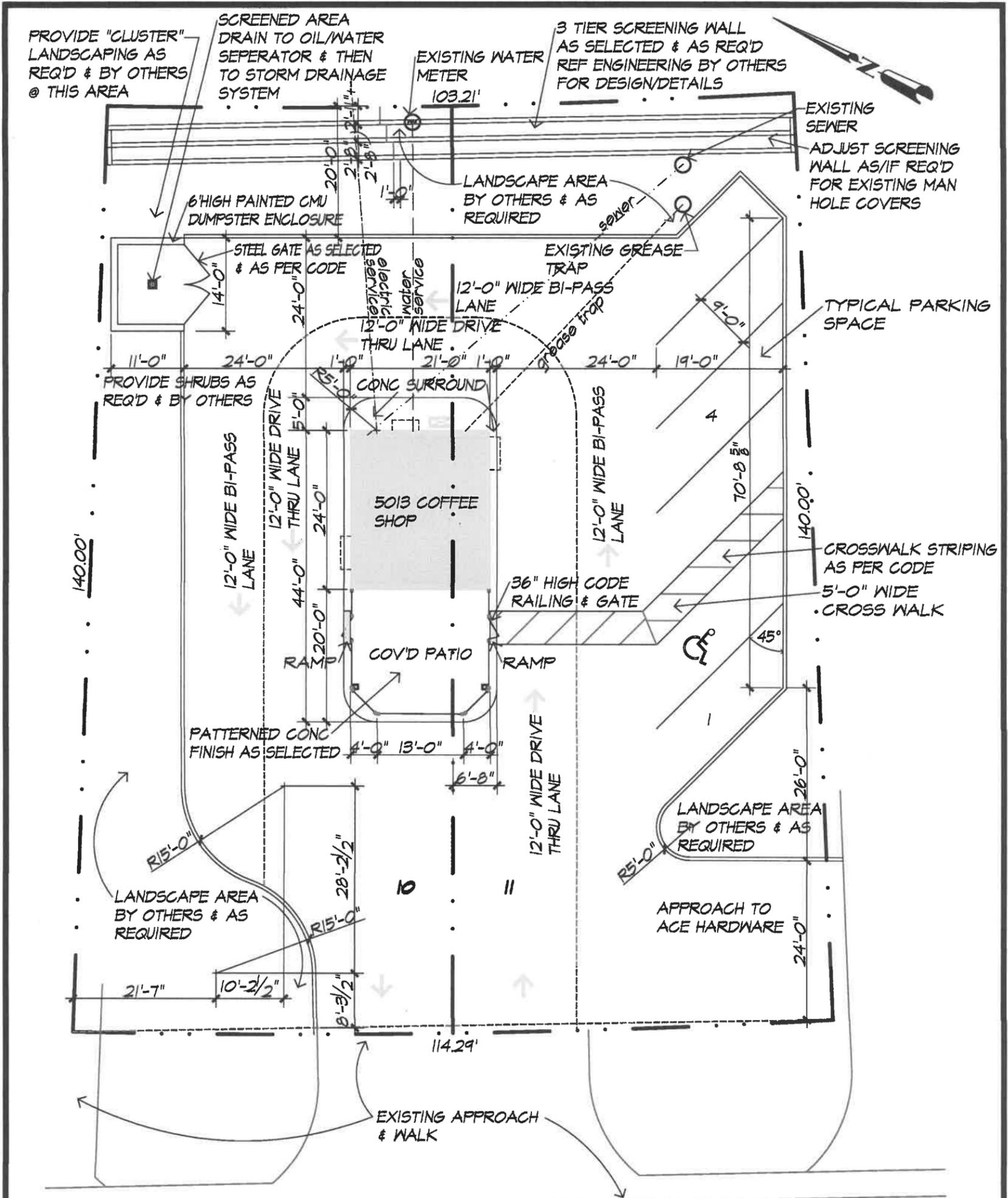


City of Rockwall

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.





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

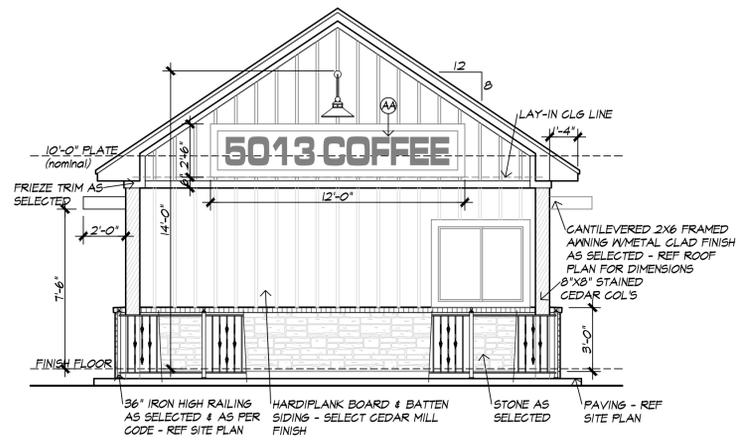
PLAN #C-5013-CS
DATE: X/x/2026

SITE PLAN
LOT 10 & 11
CANUP'S SUBDIVISION
ROCKWALL, TEXAS

SCALE: 1" = 20'-0"

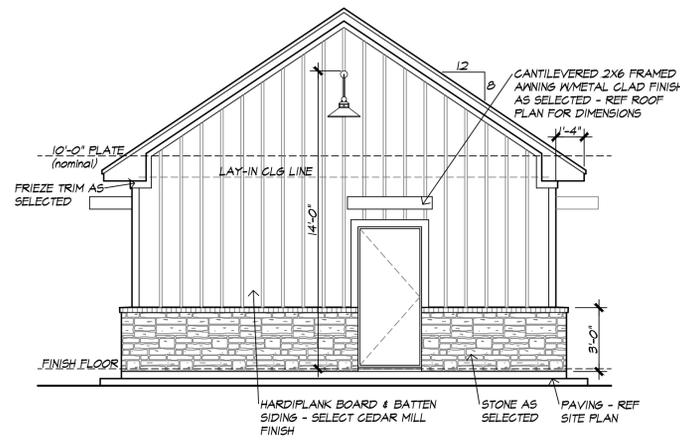
M Rouse Designs
2307 HIGHRIDGE
SACHSE, TEXAS 75048
(214) 801-9944
 mrousedesigns.com
"WHERE DESIGN EXCELLENCE BEGINS"
 COPYRIGHT 2026 - M Rouse Designs - ALL RIGHTS RESERVED

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.



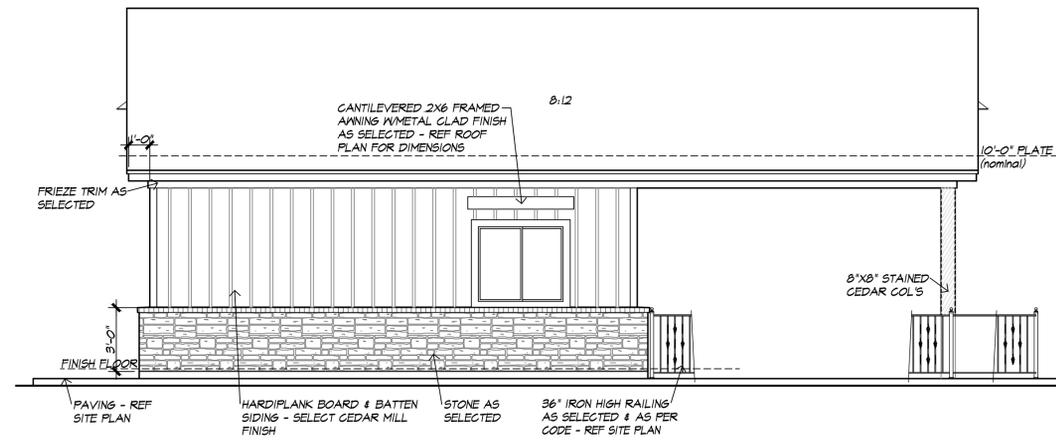
FRONT ELEVATION

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



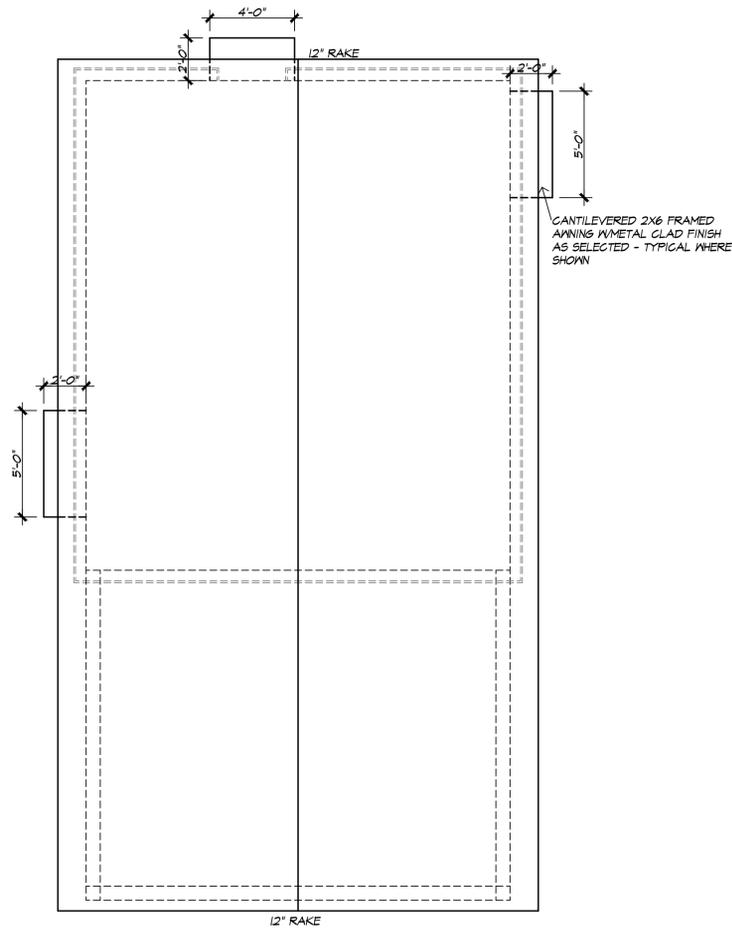
REAR ELEVATION

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



LEFT SIDE ELEVATION

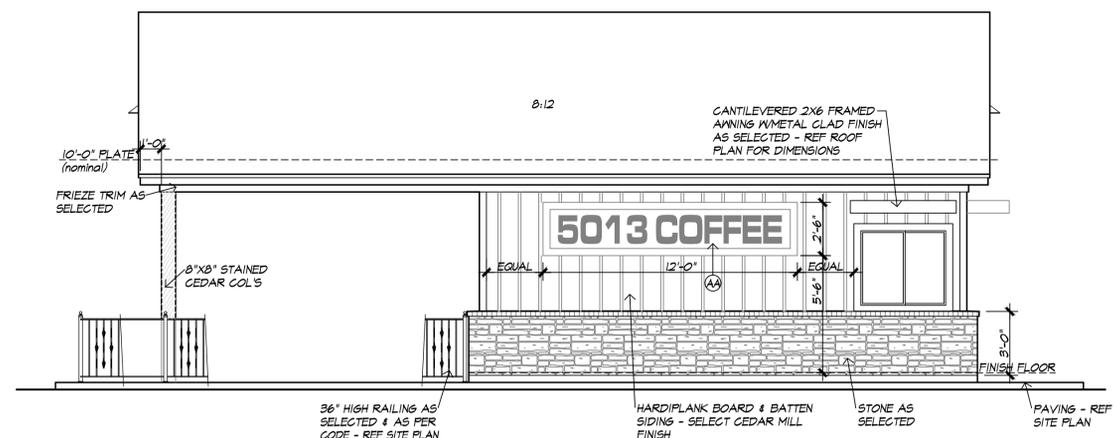
SCALE 1/4"=1'-0"
36.3% STONE



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 HIGHLRI
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(214) 801-9944
mrouse@designs.com

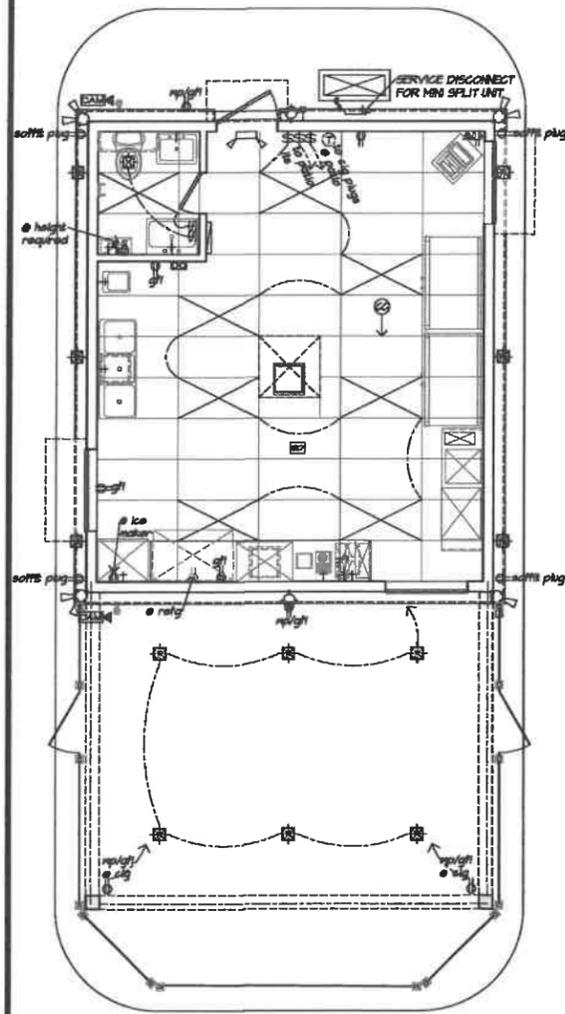
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REVISED DATE

SHEET
A2

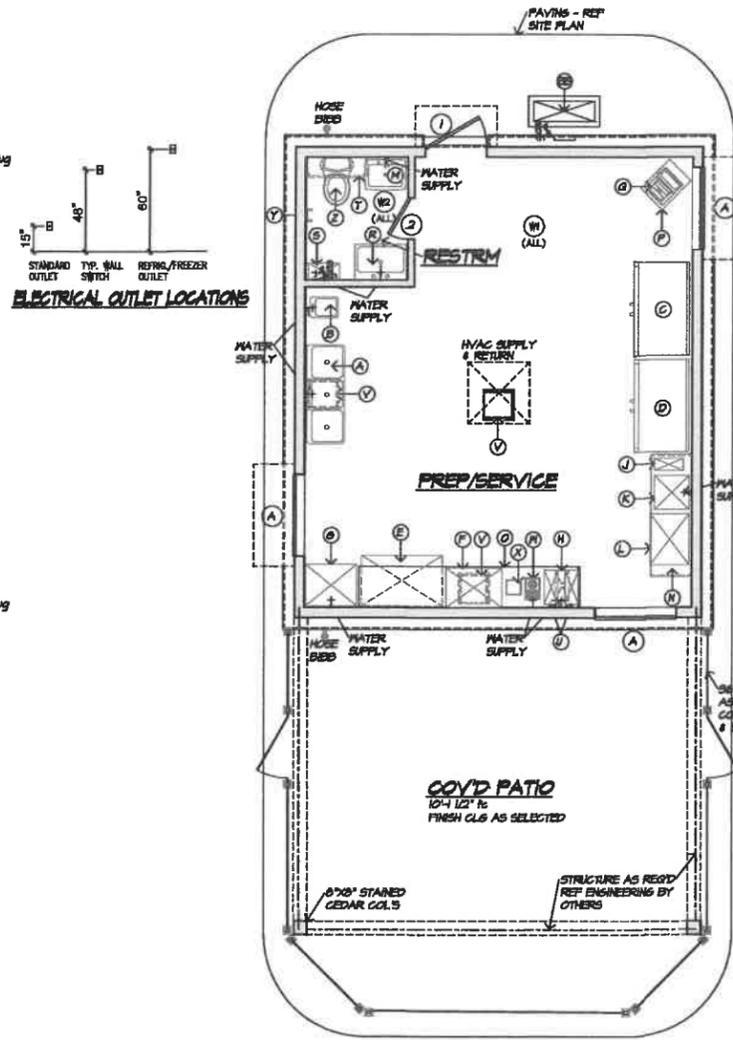
DESIGN NUMBER
C-5013-CS

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 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 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	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

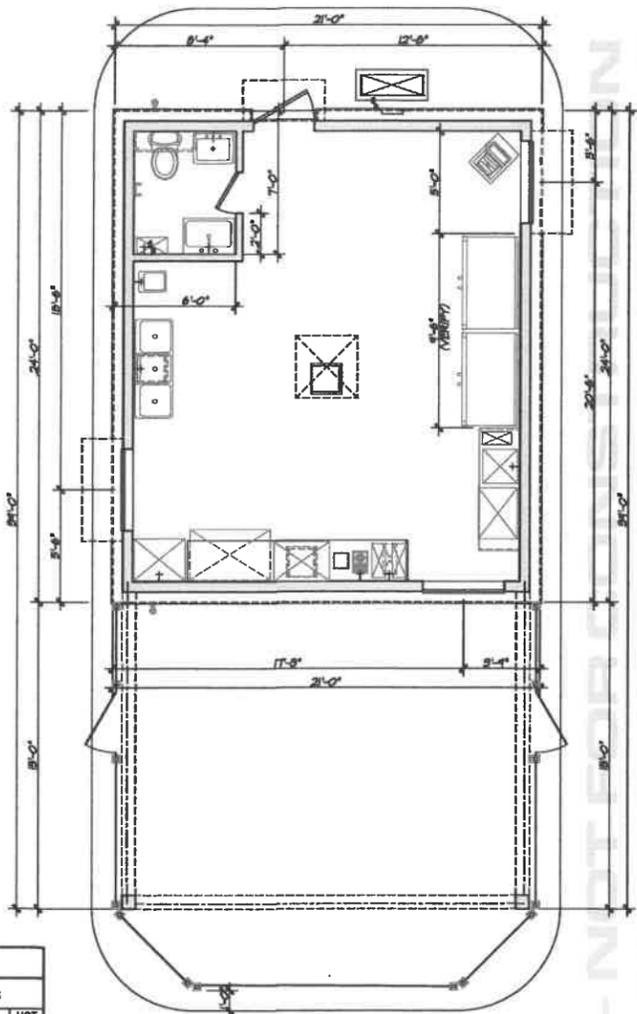
TYPE	SIZE	DESCRIPTION	#
A	4'-0" X 3'-6"	@ 8'-6" HDR	3

ROOM FINISH SCHEDULE

ROOM NAME	FLOORS	BASE	WALLS		CEILING	
			WALL 1/ALL	WALL 2/ALL	MATL	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	PRESTANDING 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	PRESTANDING MOP SINK
M	1	PRE-FAB 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-FAB 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 AS SELECTED @ 9'-0" AFF



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. MROUSE DESIGNS 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. The general contractor shall be responsible for the accuracy of any dimensions or conditions of the site.

5013 COFFEESHOP
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REVISED DATE
 1/22/25

SHEET
 A/

DESIGN NUMBER
 C-5013-CS