



## PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22018-003 P&Z DATE \_\_\_\_\_ CC DATE \_\_\_\_\_

APPROVED/DENIED ARB DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

### ZONING APPLICATION

- ☐ SPECIFIC USE PERMIT
- ☐ ZONING CHANGE
- ☐ PD CONCEPT PLAN
- ☐ PD DEVELOPMENT PLAN

### SITE PLAN APPLICATION

- ☐ SITE PLAN
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN
- ☐ PHOTOMETRIC PLAN
- ☐ BUILDING ELEVATIONS
- ☐ MATERIAL SAMPLES
- ☐ COLOR RENDERING

### PLATTING APPLICATION

- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ ADMINISTRATIVE/MINOR PLAT
- ☐ VACATION PLAT
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.# \_\_\_\_\_)
- ☐ APPLICATIONS
- ☐ RECIEPT
- ☐ LOCATION MAP
- ☐ HOA MAP
- ☐ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE \_\_\_\_\_
  - ☐ CABINET # \_\_\_\_\_
  - ☐ SLIDE # \_\_\_\_\_

NOTES: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ZONING MAP UPDATED \_\_\_\_\_



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING &amp; ZONING CASE NO.

2204-003

**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 (Resolution No. 05-22) [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</sup>  
☐ PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

**Other Application Fees:**

- ☐ Tree Removal (\$75.00)

**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, only the "base fee" is required.

**PROPERTY INFORMATION [PLEASE PRINT]**

Address 1902 &amp; 2000 S. GOLIAD STREET

Subdivision BILLY PEOPLES ADDITION NO. 1

Lot 1 &amp; 2

Block A

General Location THE SOUTHWEST CORNER OF WEST YELLOW JACKET LANE &amp; SOUTH GOLIAD STREET

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

Current Zoning GENERAL RETAIL W/SH 205 OVERLAY

Current Use COMMERCIAL

Proposed Zoning GENERAL RETAIL W/SH 205 OVERLAY

Proposed Use COMMERCIAL

Acreage 0.656 ACRES

Lots [Current] 2

Lots [Proposed] 1

- ☐ **Required for Plats:** By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

**OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]**☐ Owner CHICK-FIL-A, INC.☒ Applicant WIER & ASSOCIATES, INC.

Contact Person GETRA THOMASON-SANDERS

Contact Person RANDY EARDLEY, P.E.

Address 5200 BUFFINGTON ROAD

Address 2201 E. LAMAR BLVD., SUITE 200E

City, State &amp; Zip ATLANTA, GEORGIA 30349

City, State &amp; Zip ARLINGTON, TEXAS 76006

Phone (404) 765-8000

Phone (817) 467-7700

E-Mail GETRA.SANDERS@CFACORP.COM

E-Mail RANDYE@WIERASSOCIATES.COM

**NOTARY VERIFICATION [REQUIRED]**

Before me, the undersigned authority, on this day personally appeared RANDY EARDLEY [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 200.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 18 day of JANUARY, 20 18. 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 18th day of JANUARY, 20 18.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas



AMY HOCKETT  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. 08/15/2018

My Commission Expires 08/15/18





# RECEIPT

Project Number: Z2018-003  
Job Address: 1902 S GOLIAD  
ROCKWALL, TX 75087

Receipt Number: B77627

Printed: 1/31/2018 8:48 am

Fee Description	Account Number	Fee Amount
ZONING	01-4280	\$ 200.00

---

**Total Fees Paid:****\$ 200.00**

Date Paid: 1/18/2018 12:00:00AM

Paid By: Wier and Associates

Pay Method: CHECK 5865

Received By: LM



# RECEIPT

Project Number: Z2018-003  
Job Address: 1902 S GOLIAD  
ROCKWALL, TX 75087

Receipt Number: B77627

Printed: 1/31/2018 8:48 am

Fee Description	Account Number	Fee Amount
ZONING	01-4280	\$ 200.00

---

**Total Fees Paid:****\$ 200.00**

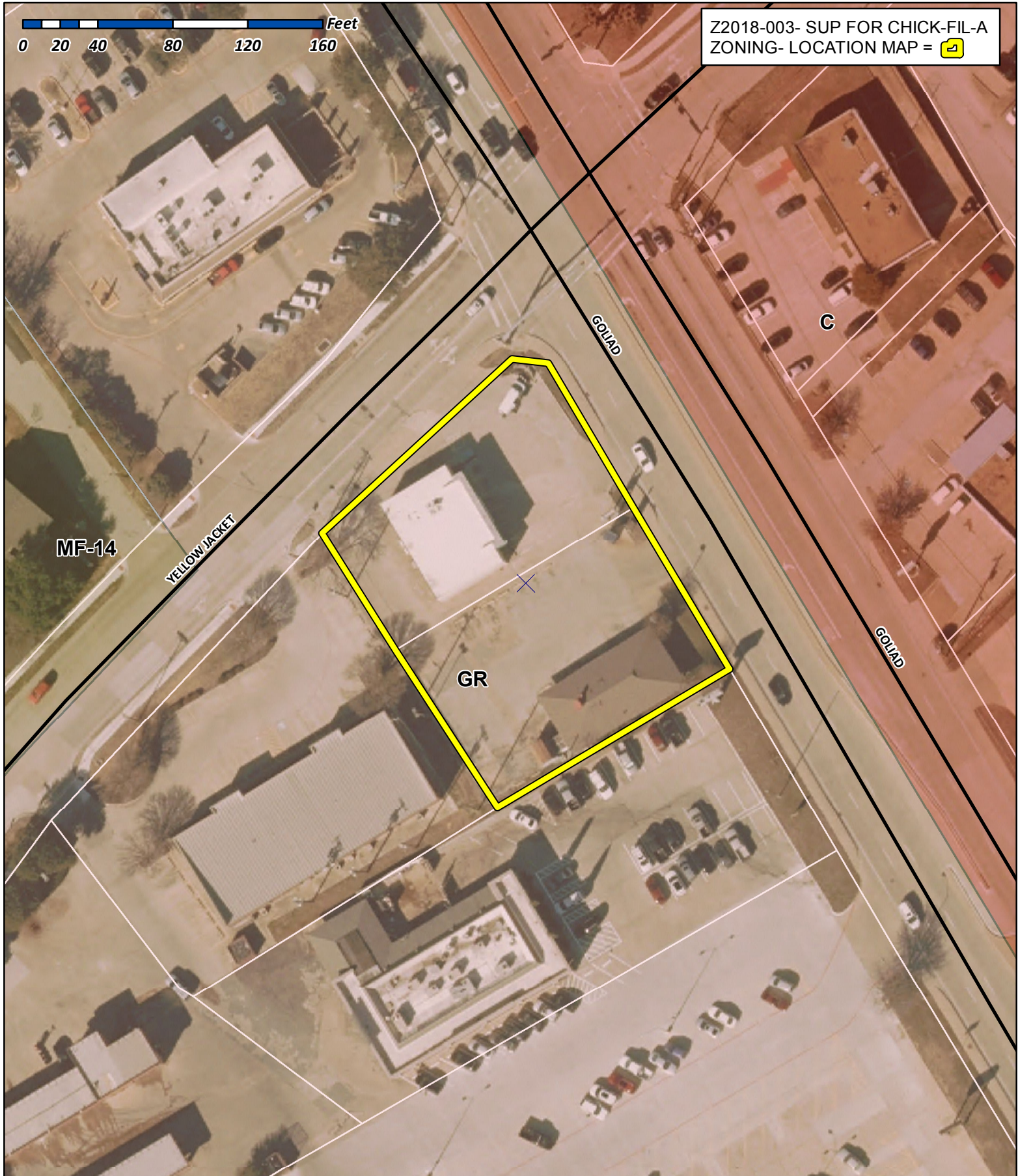
Date Paid: 1/18/2018 12:00:00AM

Paid By: Wier and Associates

Pay Method: CHECK 5865

Received By: LM





## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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



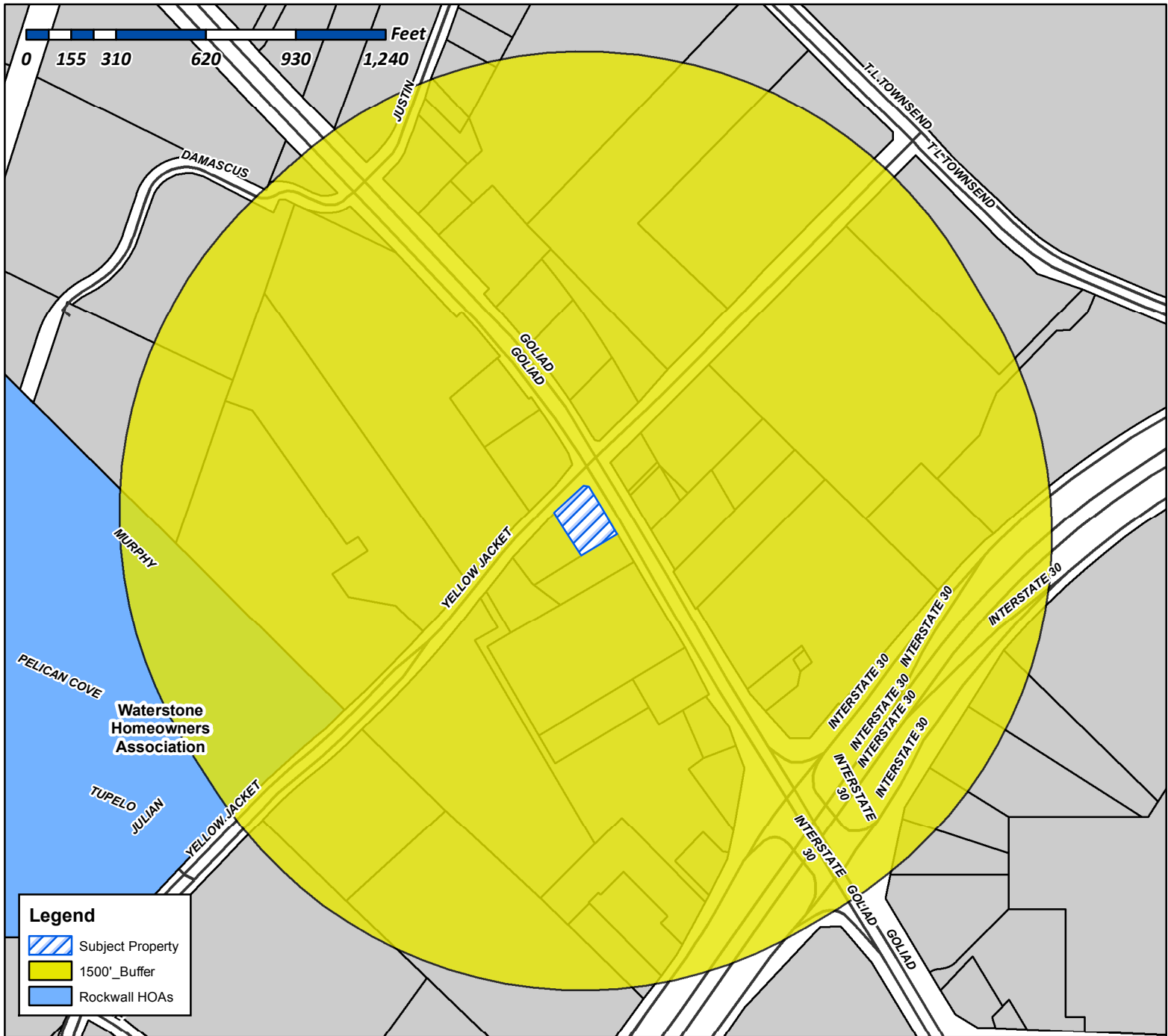




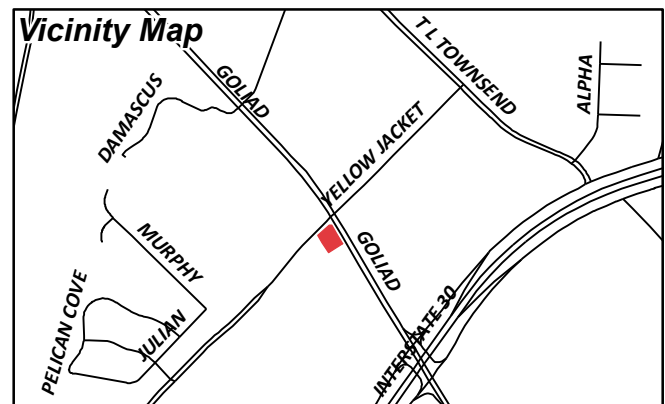
# City of Rockwall

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.



**Case Number:** Z2018-003  
**Case Name:** SUP for Chick-Fil-A  
**Case Type:** Zoning  
**Zoning:** General Retail (GR) District  
**Case Address:** 1902 & 2000 S. Goliad Street



**Date Created:** 01/18/2018

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





CURRENT RESIDENT  
1000 YELLOW JACKET LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1101 YELLOW JACKET LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1121 YELLOW JACKET LN  
ROCKWALL, TX 75087

FIRST UNITED METHODIST CHURCH  
FINANCE OFFICE  
1200 E YELLOW JACKET LN  
ROCKWALL, TX 75087

B5HP ROCKWALL LLC  
1300 E HWY 199  
SPRINGTOWN, TX 76082

WDC PEBBLEBROOK APARTMENTS LLC  
13400 BISHOP'S LANE SUITE 270  
BROOKFIELD, WI 53005

CURRENT RESIDENT  
1410 S GOLIAD  
ROCKWALL, TX 75087

SMAJLI ISMET & DYLDYL  
1422 MURPHY DR  
ROCKWALL, TX 75087

PRITCHARD DONNA CULLINS  
1610 SHORES BLVD  
ROCKWALL, TX 75087

ROCKWALL CENTRAL S/C II LTD  
16475 DALLAS PARKWAY SUITE 800  
ADDISON, TX 75001

CURRENT RESIDENT  
1801 S GOLIAD  
ROCKWALL, TX 75087

LONE STAR CHICKEN LP  
1810 S GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1815 S GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1901 S GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1902 S GOLIAD  
ROCKWALL, TX 75087

UHLIG JANET KAY &  
JEFFERY DAVID JOLLEY  
1903 S GOLIAD ST  
ROCKWALL, TX 75087

UHLIG JANET KAY &  
JEFFERY DAVID JOLLEY  
1903 S GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1920 S GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2000 S GOLIAD  
ROCKWALL, TX 75087

ROCKWALL VET CLINIC  
C/O JOE LOFTIS  
2001 S GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2002 S GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2004 S GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2005 S GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2006 S GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2008 S GOLIAD  
ROCKWALL, TX 75087

LANDLOW LLC  
2070 PONTCHARTRAIN  
ROCKWALL, TX 75087

COOPER RESIDENTIAL LLC  
2560 TECHNOLOGY DRIVE SUITE 100  
PLANO, TX 75074

RETAIL BUILDERS INC  
3000 NE 63RD ST  
OKLAHOMA CITY, OK 73121

RACETRAC PETROLEUM INC  
3225 CUMBERLAND BLVD SE STE 100  
ATLANTA, GA 30339

ROCK HOB LP  
3305 BUCHANAN ST  
WICHITA FALLS, TX 76308



ROCK HOB LP  
3305 BUCHANAN ST  
WICHITA FALLS, TX 76308

WDOP SUB I LP  
C/O THE MILESTONE GROUP LLC  
5429 LBJ FREEWAY SUITE 800  
DALLAS, TX 75240

JEY INVESTMENTS  
602 FALVEY AVE  
TEXARKANA, TX 75501

RHOADS RHOADS AND COX  
6905 ELLSWORTH AVE  
DALLAS, TX 75214

CARSON MARK R  
701 N MUNSON RD  
ROYSE CITY, TX 75189

CURRENT RESIDENT  
811 YELLOW JACKET  
ROCKWALL, TX 75087

E Z MART #77  
PO BOX 1426  
TEXARKANA, TX 75504

ROCKWALL ICE CREAM HOLDINGS LLC  
PO BOX 852  
WAXAHACHIE, TX 75168

BOOMPA LTD  
PO BOX 999  
ROCKWALL, TX 75087

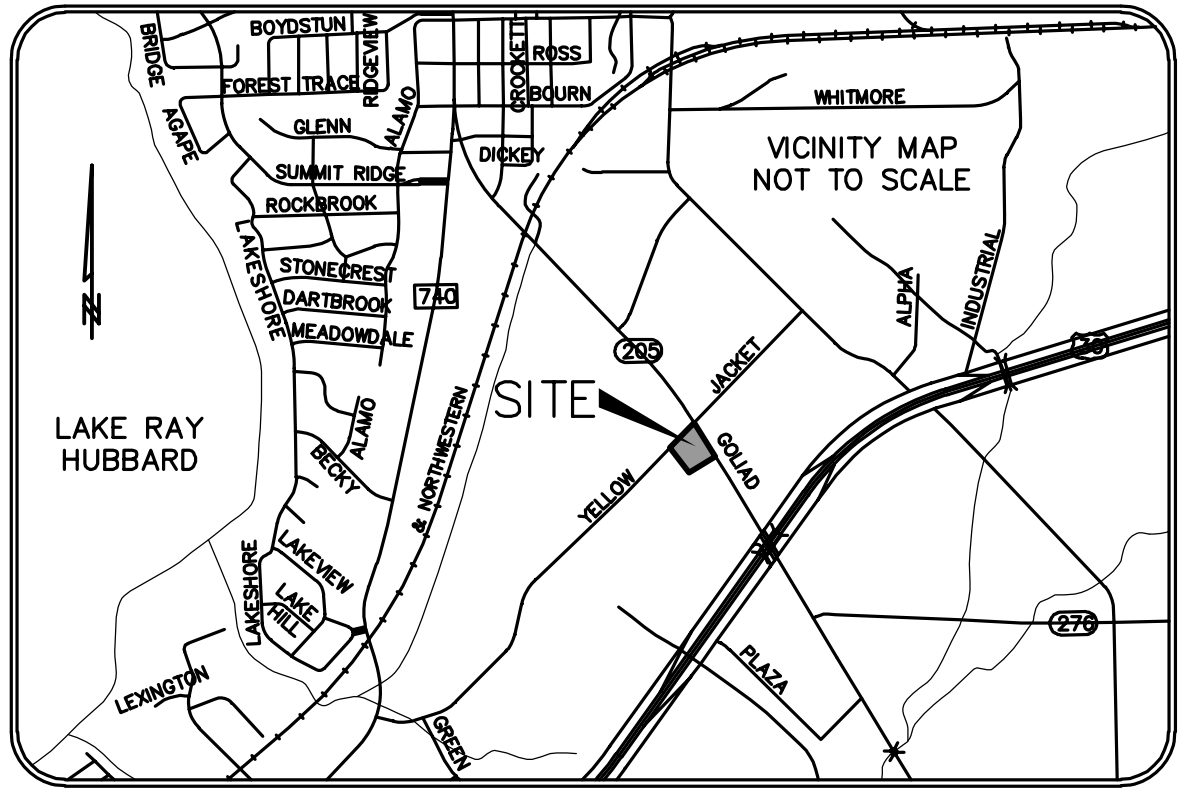
VERTICAL DATUM NOTE:  
REFERENCE DATUM = NORTH AMERICAN VERTICAL DATUM (NAD) 88 UTILIZING THE RTK NETWORK ADMINISTERED BY WESTERN DATA SYSTEMS.

SITE BENCHMARK NO. 1 AN "X" CUT IN CONCRETE PAVEMENT NEAR THE WEST CORNER OF LOT 1, BLOCK A BILLY PEOPLES ADDITION ±23.5' NORTH OF LIGHT POLE AND ±33.2' EAST OF FIRE HYDRANT  
ELEVATION = 577.45'

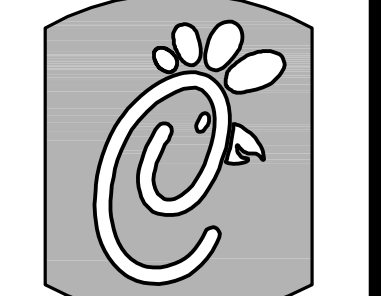
SITE BENCHMARK NO. 2 AN "X" CUT IN CONCRETE IN SOUTH LINE OF CONCRETE FLUME NEAR THE SOUTH CORNER OF LOT 1, BLOCK A BILLY PEOPLES ADDITION ±17.9' SOUTHEAST OF POWER POLE AND ±29.5' SOUTHWEST OF MOST SOUTHERLY SOUTHWEST BUILDING CORNER.  
ELEVATION = 576.20'

SITE BENCHMARK NO. 3 AN "X" CUT IN CONCRETE MEDIAN OF SOUTH GOLLAD STREET ±39.8' DIRECTLY WEST OF FIRST GRATE INLET ON THE WEST SIDE OF SOUTH GOLLAD STREET SOUTH OF YELLOWJACKET LANE ±82' SOUTH OF INTERSECTION WITH YELLOW JACKET LANE  
ELEVATION = 575.46'

**PRELIMINARY**  
**FOR REVIEW PURPOSES ONLY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



*LEGEND*	
AC	AIR CONDITIONER
BOL	BOLLARD
CB	CURB INLET
CM	CONTROLLING MONUMENT
EM	ELECTRIC METER
FM	FIRE HYDRANT
FOV	FIBER OPTIC VAULT
GM	GAS METER
GM A	GREASE TRAP MANHOLE
GTHM	GAS TEST STATION
GUY	GUY WIRE
GUY W	GAS MONITOR WELL
ICV	IRRIGATION CONTROL VALVE
IRF	IRON ROD FOUND
LP	LIGHT POLE
PP	POWER POLE
PPC	POWER POLE W/CONDUIT
PP/P	POWER POLE W/TRANSFORMER
PPT	CONCRETE STORM DRAIN PIPE
PPTC	POWER POL W/CONDUIT AND TRANSFORMER
RR	RAILROAD
RR RW	RAILROAD RIGHT-OF-WAY
SDMH	STORM DRAIN MANHOLE
SN	SIGN
SN/T	UNDERGROUND TELEPHONE SIGN
SN/T	GAS PIPELINE MARKER
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
TPD	TELEPHONE PEDestal
TSB	TRAFFIC SIGNAL BOX
TSM	TELEPHONE MANHOLE
TRANS	TRANSFORMER PAD
TSP	TRAFFIC SIGNAL POLE
TSVLT	TRAFFIC SIGNAL VAULT
WAL	WATER VAULT
WMH	WATER MANHOLE
WV	WATER VALVE
WLT	WATER LINE
OE	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
SS	SANITARY SEWER LINE
UG	UNDERGROUND GAS
UT	UNDERGROUND TELEPHONE
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
580.97 TC	TOP OF CURB SPOT SHOT
580.47 G	GUTTER SPOT SHOT
X	TOPOGRAPHIC SPOT SHOT



5200 Buffington Rd.  
Atlanta Georgia,  
30349-2998

Revisions:  
Mark Date By  
△

Mark Date By  
△

Mark Date By  
△

LOTS 1 AND 2, BLOCK A  
BILLY PEOPLES ADDITION No. 1  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

SHEET TITLE  
**ALTA/NSPS  
LAND TITLE  
SURVEY**

☐ Preliminary  
☐ 80% Submittal  
☐ For Construction

Job No. : 17142  
Store : #04222  
Date : 11/15/2017  
Drawn By : MTJ  
Checked By: GAM

Sheet

**CA-1.1**

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**  
2201 E. LAMAR BLVD., SUITE 200 ARLINGTON, TEXAS 76006 METRO (817)467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 10033900

**ALTA/NSPS  
LAND TITLE SURVEY**

I-H 30/205  
PLAZA PHASE I  
CAB. A, SL. 316  
P.R.R.C.T.

ISMET SMAJLI AND  
DYLDYL SMAJLI  
VOL. 1326, PG. 41  
D.R.R.C.T.  
LOT 2  
LORETTA ANDERSON ADDITION  
CAB. C, SL. 153  
P.R.R.C.T.

J.E.Y. INVESTMENTS  
VOL. 4248, PG. 270  
D.R.R.C.T.

0.656 ACRES  
(28,562 SQ. FT.)

TAX PARCEL ID: 20777  
LOT 1, BLOCK A  
BILLY PEOPLES ADDITION No. 1  
CAB. A, SL. 277  
P.R.R.C.T.

TAX PARCEL ID: 20778  
LOT 2, BLOCK A  
BILLY PEOPLES ADDITION No. 1  
CAB. A, SL. 277  
P.R.R.C.T.

E Z MART #77  
VOL. 156, PG. 490  
D.R.R.C.T.

B5HP ROCKWALL, LLC.  
INST. No. 2015000014190  
O.P.R.R.C.T.  
LOT 1R  
MUCKLERROY ADDITION  
CAB. D, SL. 185  
P.R.R.C.T.

SCALE: 1" = 20'

PRINTED: 11/15/2017 9:32 AM FILE: ALTA-SURVEY-17142.DWG STB FILE: WER-SURVEY-STB LAST SAVED: 11/15/2017 9:32 AM SAVED BY: MATTHEW



\*FIELD NOTES\*

TRACT 1:  
BEING A TRACT OF LAND LOCATED IN THE J. CADLE SURVEY, ABSTRACT No. 65, ROCKWALL COUNTY, TEXAS, ALL OF LOT 1 AND A PORTION OF 2, BILLY PEOPLES ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET A, SLIDE 277, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEAST LINE OF WEST YELLOWJACKET LANE, (A VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING THE WEST CORNER OF SAID LOT 2;

THENCE N 45°05'27" E, ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID WEST YELLOWJACKET LANE AND THE NORTHWEST LINE OF SAID LOT 2, A DISTANCE OF 138.69 FEET TO A POINT, BEING THE WEST END OF A RIGHT-OF-WAY CORNER CLIP AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID WEST YELLOWJACKET LANE WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SOUTH GOLJAD STREET (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE S 83°00'35" E, ALONG SAID RIGHT-OF-WAY CLIP, A DISTANCE OF 19.59 FEET TO A POINT IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SOUTH GOLJAD STREET, AND THE NORTHEAST LINE OF SAID LOT 2, SAID POINT BEING THE EAST END OF SAID RIGHT-OF-WAY CLIP;

THENCE S 30°50'38" E, ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SOUTH GOLJAD STREET AND THE NORTHEAST LINE OF SAID LOT 2, AT A DISTANCE OF 94.11 FEET, PASSING THE EAST CORNER OF SAID LOT 2 AND THE NORTH CORNER OF SAID LOT 1, CONTINUING ALONG THE NORTHEAST LINE OF SAID LOT 1, IN ALL A TOTAL DISTANCE OF 194.11 FEET TO A POINT BEING THE EAST CORNER OF SAID LOT 1 AND THE NORTH CORNER OF LOT 2, LORETTA ANDERSON ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET C, SLIDE 183, P.R.R.C.T.;

THENCE S 59°08'10" W, DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SOUTH GOLJAD STREET, ALONG THE SOUTHEAST LINE OF SAID LOT 1 AND THE NORTHWEST LINE OF SAID LOT 2 LORETTA ANDERSON ADDITION, A DISTANCE OF 150.00 FEET TO A POINT, BEING THE SOUTH CORNER OF SAID LOT 1 AND THE EAST CORNER OF LOT 1R MUCKLERGY ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET D, SLIDE 185, P.R.R.C.T.;

THENCE N 30°50'38" W, DEPARTING THE NORTHWEST LINE OF SAID LOT 2 LORETTA ANDERSON ADDITION, ALONG THE SOUTHWEST LINE OF SAID LOT 1 AND THE NORTHEAST LINE OF SAID LOT 1R, AT A DISTANCE OF 100.00 FEET, PASSING THE WEST CORNER OF SAID LOT 1 AND THE SOUTH CORNER OF SAID LOT 2, BLOCK A, CONTINUING ALONG THE SOUTHWEST LINE OF SAID LOT 2, BLOCK A, AT A DISTANCE OF 167.31 FEET, PASSING AN "X" CUT FOUND BEING THE NORTH CORNER OF SAID LOT 1R, CONTINUING IN ALL A TOTAL DISTANCE OF 172.47 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.656 ACRES (28,562 SQUARE FEET) OF LAND, MORE OR LESS.

\*TITLE NOTES\*

THIS SURVEY WAS PREPARED WITH BENEFIT OF A COPY OF COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, OF. No. 4715001926, EFFECTIVE DATE SEPTEMBER 6, 2017, ISSUED DATE SEPTEMBER 19, 2017.

10d. THE 25' BUILDING SETBACK LINE SHOWN ON THE PLAT RECORDED IN CAB. A, SL. 277, P.R.R.C.T., IS LOCATED ON THE SUBJECT TRACT, AND IS SHOWN HEREON.

10e. THE UNIDENTIFIED 10'X10' EASEMENT SHOWN ON THE PLAT RECORDED IN CAB. A, SL. 277, P.R.R.C.T., IS LOCATED ON THE SUBJECT TRACT, AND IS SHOWN HEREON.

10f. THE EASEMENT RECORDED IN VOL. 65, PG. 50, D.R.R.C.T., IS NOT LOCATED ON THE SUBJECT TRACT.

10g. THE SUBJECT TRACT IS A PORTION OF THE LANDS DESCRIBED IN THE DEED RECORDED IN VOL. 46, PG. 41, D.R.R.C.T.

\*SURVEYOR'S NOTES\*

1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48387C0040L, MAP REVISED SEPTEMBER 26, 2008, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X", DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN."
2. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP". IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "FIRM".
3. THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION MARKED BY UTILITY LOCATORS. VISIBLE IMPROVEMENTS AND/OR EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED OR DESIGNATED THE UNDERGROUND UTILITIES.
4. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINISTERED BY WESTERN DATA SYSTEMS.
5. THIS SURVEY WAS PREPARED WITH BENEFIT OF A COPY OF COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, OF. No. 4715001926, EFFECTIVE DATE SEPTEMBER 6, 2017, ISSUED DATE SEPTEMBER 19, 2017.
6. THE SUBJECT TRACT CONTAINS STRIPED PARKING SPACES, HOWEVER, AT THE TIME OF THE SURVEY, MANY STRIPES HAVE BECOME TOO OLD AND/OR DESTROYED AND FOR AN ACCURATE COUNT.
7. ACCORDING TO DEVELOPMENT INVESTIGATION REPORT PREPARED FOR CHICK-FIL-A, INC., PREPARED BY SITE DEVELOPMENT, INC., PROJECT No. 04222, DATED OCTOBER, 10, 2017, THE SUBJECT TRACT IS ZONED "GR", GENERAL RETAIL, WITH STATE HIGHWAY 205 OVERLAY. SEE ZONING TABLE SHOWN HEREON.
8. ALL MATTERS SHOWN ON RECORDED PLAT PROVIDED TO THE SURVEYOR ARE SHOWN ON THE SURVEY.
9. AT THE TIME OF THE SURVEY, THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
10. AT THE TIME OF THE SURVEY, SURVEYOR WAS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
11. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
12. THE SUBJECT TRACT HAS ACCESS TO SOUTH GOLJAD STREET ALONG THE SOUTHEAST LINE AND EAST YELLOWJACKET LANE ALONG THE NORTH LINE.
13. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$2,000,000 TO BE IN EFFECT THROUGHOUT CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.
14. THE SQUARE FOOTAGE OF THE BUILDING IS BASED ON THE EXTERIOR DIMENSIONS AS MEASURED AT GROUND LEVEL.

ZONING INFORMATION:

THE SUBJECT TRACT IS CURRENTLY ZONED "GR"  
GENERAL RETAIL, WITH STATE HIGHWAY 205 OVERLAY

ADJACENT PROPERTIES ARE ZONED:

Front (NW): GR W Yellow Jacket Lane  
Left Side (NE): GR S Golled Street  
Right Side (SW): GR Commercial  
Rear (SE): GR Restaurant

MINIMUM LOT WIDTH IS N/A  
MINIMUM LOT DEPTH IS N/A  
MAXIMUM FLOOR AREA N/A.  
MAXIMUM BUILDING HEIGHT IS 30 FEET.

BUILDING SETBACKS ARE:

Front (W Yellow Jacket Ln): 15'  
Front (S Golled Street): 25' (per SH 205 Overlay)  
Right Side (Commercial): 0'  
Rear (Restaurant): 0'

LANDSCAPE SETBACKS ARE:

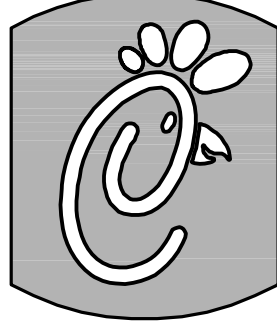
Front: (W Yellow Jacket Ln) 10'  
Left Side: (S Golled Street) 20'  
Right Side: (Commercial) 0'  
Rear: (Restaurant) 0'

THE PARKING FORMULA FOR MINIMUM REQUIREMENTS:  
one (1) space per each 100 square feet  
of gross floor area.

POLE SIGNS ARE NOT PERMITTED

\*CITY AND UTILITY PROVIDERS\*  
(SEE NOTE 7)

- 1) PLANNING DEPARTMENT  
City of Rockwall Planning & Zoning Department  
Address: 385 S Golled Street, Rockwall, TX 75087  
Contact: Mr. Ryan Miller  
Phone: 972-772-6441
- 2) ZONING DEPARTMENT  
City of Rockwall Planning & Zoning Department  
Address: 385 S Golled Street, Rockwall, TX 75087  
Contact: Mr. Ryan Miller  
Phone: 972-772-6441
- 3) SIGNS  
City of Rockwall Building Department  
Address: 385 S Golled Street, Rockwall, TX 75087  
Contact: Mr. John Ankrum  
Phone: 972-772-6774
- 4) BUILDING DEPARTMENT  
City of Rockwall Building Department  
Address: 385 S Golled Street, Rockwall, TX 75087  
Contact: Mr. John Ankrum  
Phone: 972-772-6774
- 5) FIRE MARSHAL  
City of Rockwall Fire Department  
Address: 191 East Quail Run, Rockwall, TX 75087  
Contact: Ms. Ariana Hargrove (Chief Fire Marshal)  
Phone: 972-771-7774
- 6) PLUMBING  
City of Rockwall Building Department  
Address: 385 S Golled Street, Rockwall, TX 75087  
Contact: Mr. John Ankrum  
Phone: 972-772-6774
- 7) HEALTH DEPARTMENT  
K&K Food Safety Systems  
Address: Address not required  
Contact: Ms. Kelly Kippelrick  
Phone: 214-202-1202
- 8) TRAFFIC ENGINEERING  
City of Rockwall Public Works  
Address: 385 S Golled Street, Rockwall, TX 75087  
Contact: Ms. Amy Williams  
Phone: 972-771-7746
- 9) SITE UTILITIES
- 1) SANITARY SEWER  
City of Rockwall Public Works  
Address: 385 S Golled Street, Rockwall, TX 75087  
Contact: Ms. Amy Williams  
Phone: 972-771-7746
- 2) WATER  
City of Rockwall Public Works  
Address: 385 S Golled Street, Rockwall, TX 75087  
Contact: Ms. Amy Williams  
Phone: 972-771-7746
- 3) STORM DRAINAGE  
City of Rockwall Public Works  
Address: 385 S Golled Street, Rockwall, TX 75087  
Contact: Ms. Amy Williams  
Phone: 972-771-7746
- 4) EROSION CONTROL  
City of Rockwall Public Works  
Address: 385 S Golled Street, Rockwall, TX 75087  
Contact: Ms. Amy Williams  
Phone: 972-771-7746
- 5) GAS UTILITY  
Atmos Energy  
Address: No address needed  
Contact: Ms. Dhrsh Wood  
Phone: 972-485-8277
- 6) ELECTRIC  
Oncor  
Address: 1545 High Point Drive, Mesquite, TX 75149  
Contact: Mr. Jason Escamilla  
Phone: 972-216-8956
- 7) TELEPHONE  
ATT (Telephone)  
Address: 2702 Wesley Street, Greenville, TX 75401  
Contact: Mr. Chris Holmes  
Phone: 803-467-2303
- 10) LANDLORD/DEVELOPER  
Dynamic Development  
Address: 1725 21st Street, Santa Monica, CA 90404  
Contact: Mr. Don Porter  
Phone: 940-218-6684



5200 Buffington Rd.  
Atlanta Georgia,  
30349-2998

Revisions:

Mark Date By



Mark Date By



Mark Date By



LOTS 1 AND 2, BLOCK A  
BILLY PEOPLES ADDITION No. 1  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

SHEET TITLE

ALTA/NSPS  
LAND TITLE  
SURVEY

- ☐ Preliminary  
☐ 80% Submittal  
☐ For Construction

Job No. : 17142

Store : #04222

Date : 11/15/2017

Drawn By : MTJ

Checked By: GAM

Sheet

CA-1.2

PRELIMINARY  
FOR REVIEW PURPOSES ONLY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY  
PURPOSE AND SHALL NOT BE USED OR VIEWED OR  
RELIED UPON AS A FINAL SURVEY DOCUMENT.

ALTA/NSPS  
LAND TITLE SURVEY

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
Texas Firm Registration No. F-2776 [www.WierAssociates.com](http://www.WierAssociates.com)  
Texas Board of Professional Land Surveying Registration No. 10033900



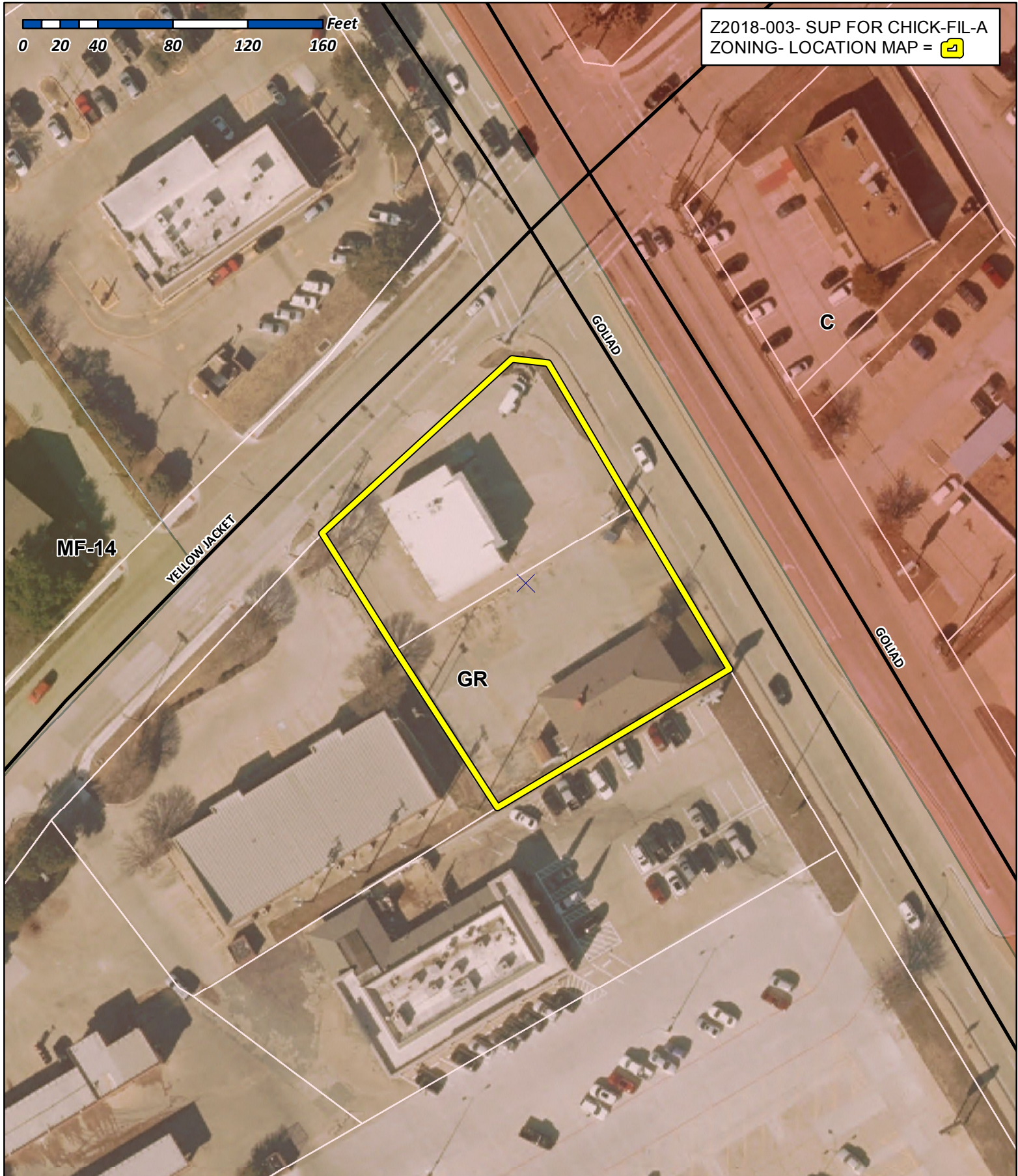
# City of Rockwall

## Project Plan Review History



Project Number	Z2018-003	Owner	E, Z MART #77				Applied	1/18/2018	LM
Project Name	SUP for Chick-fil-a	Applicant					Approved		
Type	ZONING					Closed			
Subtype	SUP					Expired			
Status	Staff Review					Status			
Site Address		City, State Zip							
1902 S GOLIAD		ROCKWALL, TX 75087					Zoning		
Subdivision	Tract	Block	Lot No	Parcel No	General Plan				
MUCKLEROY ADDITION	2	A	2	4650-000A-0002-00-OR					

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	1/18/2018	1/25/2018				
ENGINEERING	Amy Williams	1/18/2018	1/25/2018	1/22/2018	4	APPROVED	
FIRE	Ariana Hargrove	1/18/2018	1/25/2018				
PLANNING	Korey Brooks	1/18/2018	1/25/2018	1/26/2018	8	COMMENTS	Comments
Z2018-003 Chick-Fil-A							
Please address the following comments (M= Mandatory Comments; I = Informational Comments).							
I.1 This is a request by Randy Eardley, P.E. of Wier & Associates, Inc. on behalf Getra Thomason-Saunders of Chick-Fil-A, Inc. for the approval of a Specific Use Permit (SUP) for a restaurant with a drive-through or drive-in on a 0.656-acre tract of land being identified as Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [SH-205].							
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.							
M.3 For reference, include the case number (Z2017-065) in the lower right hand corner of all pages on future submittals.							
M.4 There will need to be a 4-foot wrought-iron fence constructed along the adjacent properties to the south and the west.							
I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by February 6, 2018. The Planning and Zoning Worksession for this case is January 30, 2018. The Planning and Zoning Meeting for this case is February 13, 2017.							
I.6 The projected City Council meeting date and subsequent approval for this request is February 19, 2018 and March 5, 2018.							



## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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



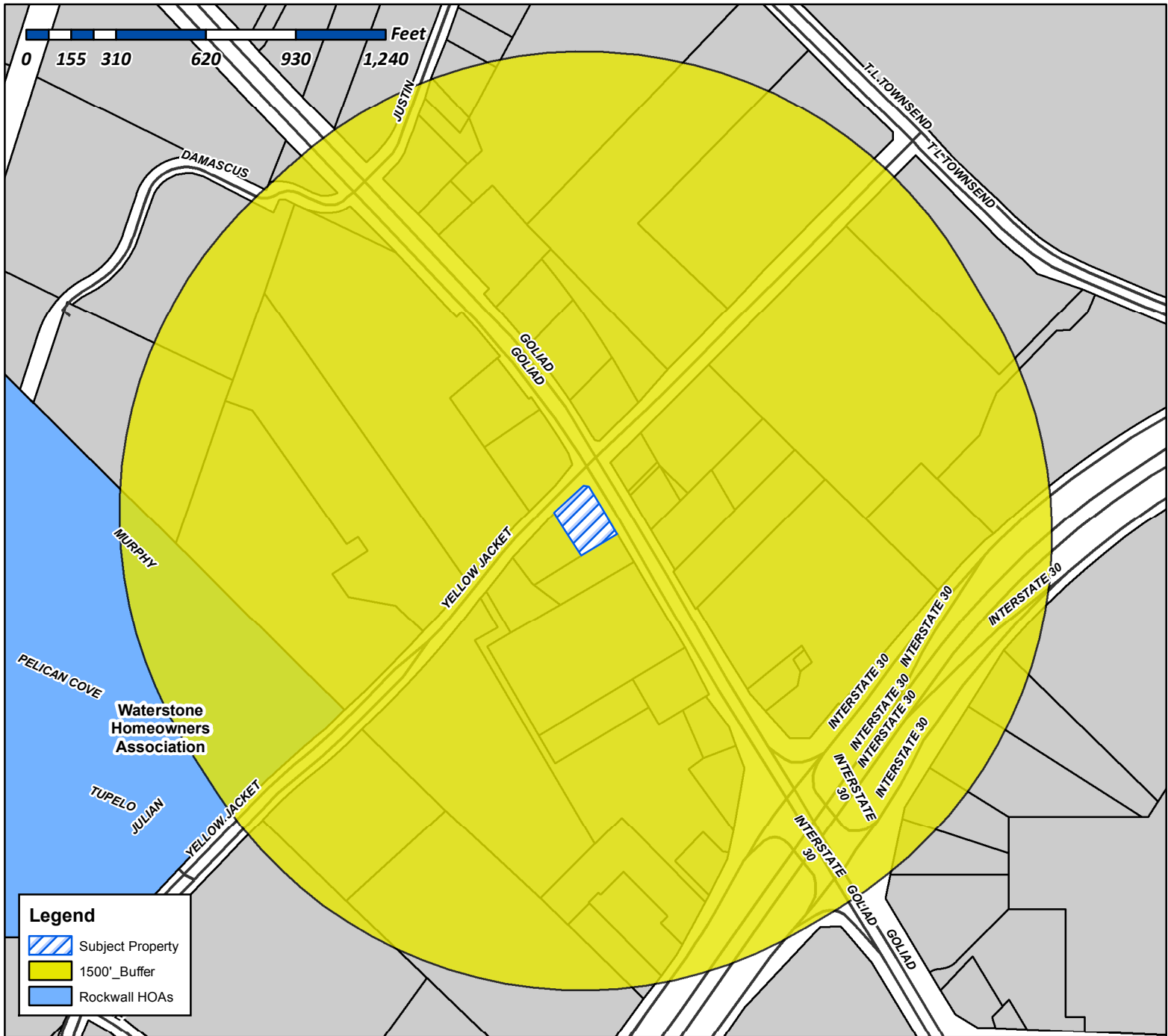




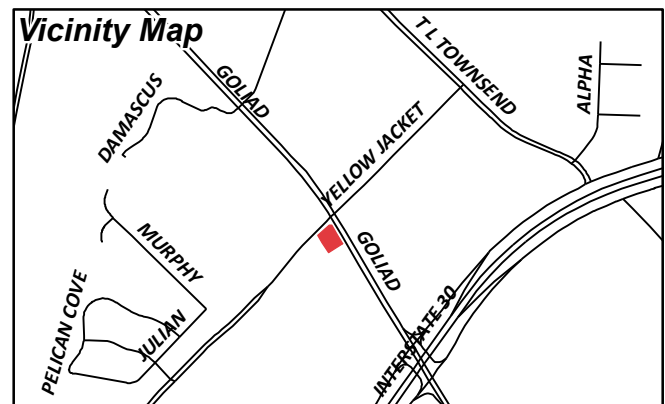
# City of Rockwall

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.



**Case Number:** Z2018-003  
**Case Name:** SUP for Chick-Fil-A  
**Case Type:** Zoning  
**Zoning:** General Retail (GR) District  
**Case Address:** 1902 & 2000 S. Goliad Street



**Date Created:** 01/18/2018

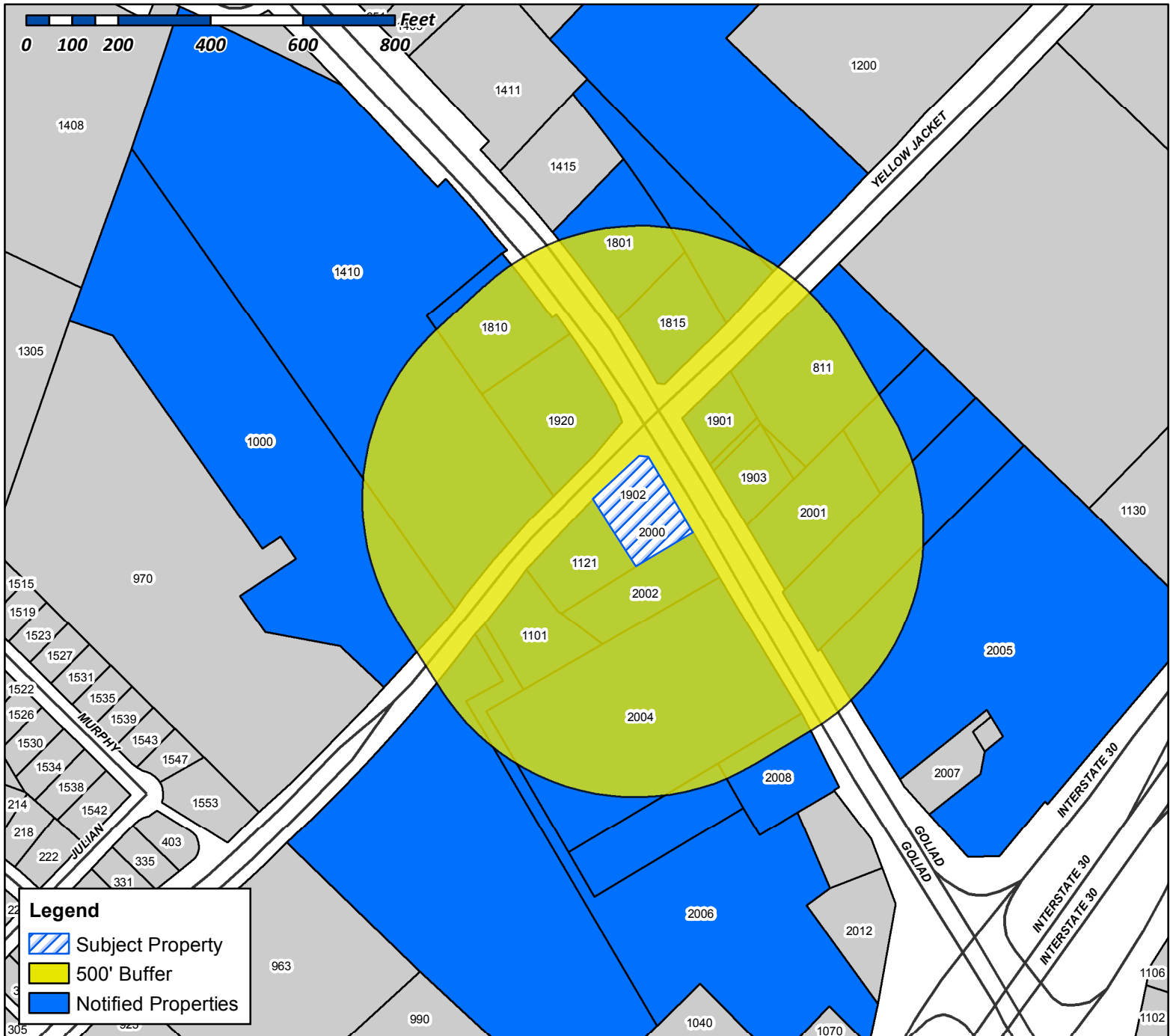
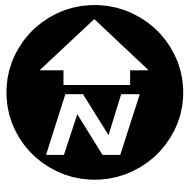
**For Questions on this Case Call** (972) 771-7745



# City of Rockwall

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



**Case Number:** Z2018-003  
**Case Name:** SUP for Chick-Fil-A  
**Case Type:** Zoning  
**Zoning:** General Retail (GR) District  
**Case Address:** 1902 & 2000 South Goliad Street

**Date Created: 01/18/2018**

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



CURRENT RESIDENT  
1000 YELLOW JACKET LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1101 YELLOW JACKET LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1121 YELLOW JACKET LN  
ROCKWALL, TX 75087

FIRST UNITED METHODIST CHURCH  
FINANCE OFFICE  
1200 E YELLOW JACKET LN  
ROCKWALL, TX 75087

B5HP ROCKWALL LLC  
1300 E HWY 199  
SPRINGTOWN, TX 76082

WDC PEBBLEBROOK APARTMENTS LLC  
13400 BISHOP'S LANE SUITE 270  
BROOKFIELD, WI 53005

CURRENT RESIDENT  
1410 S GOLIAD  
ROCKWALL, TX 75087

SMAJLI ISMET & DYLDYL  
1422 MURPHY DR  
ROCKWALL, TX 75087

PRITCHARD DONNA CULLINS  
1610 SHORES BLVD  
ROCKWALL, TX 75087

ROCKWALL CENTRAL S/C II LTD  
16475 DALLAS PARKWAY SUITE 800  
ADDISON, TX 75001

CURRENT RESIDENT  
1801 S GOLIAD  
ROCKWALL, TX 75087

LONE STAR CHICKEN LP  
1810 S GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1815 S GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1901 S GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1902 S GOLIAD  
ROCKWALL, TX 75087

UHLIG JANET KAY &  
JEFFERY DAVID JOLLEY  
1903 S GOLIAD ST  
ROCKWALL, TX 75087

UHLIG JANET KAY &  
JEFFERY DAVID JOLLEY  
1903 S GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1920 S GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2000 S GOLIAD  
ROCKWALL, TX 75087

ROCKWALL VET CLINIC  
C/O JOE LOFTIS  
2001 S GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2002 S GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2004 S GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2005 S GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2006 S GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2008 S GOLIAD  
ROCKWALL, TX 75087

LANDLOW LLC  
2070 PONTCHARTRAIN  
ROCKWALL, TX 75087

COOPER RESIDENTIAL LLC  
2560 TECHNOLOGY DRIVE SUITE 100  
PLANO, TX 75074

RETAIL BUILDERS INC  
3000 NE 63RD ST  
OKLAHOMA CITY, OK 73121

RACETRAC PETROLEUM INC  
3225 CUMBERLAND BLVD SE STE 100  
ATLANTA, GA 30339

ROCK HOB LP  
3305 BUCHANAN ST  
WICHITA FALLS, TX 76308

ROCK HOB LP  
3305 BUCHANAN ST  
WICHITA FALLS, TX 76308

WDOP SUB I LP  
C/O THE MILESTONE GROUP LLC  
5429 LBJ FREEWAY SUITE 800  
DALLAS, TX 75240

JEY INVESTMENTS  
602 FALVEY AVE  
TEXARKANA, TX 75501

RHOADS RHOADS AND COX  
6905 ELLSWORTH AVE  
DALLAS, TX 75214

CARSON MARK R  
701 N MUNSON RD  
ROYSE CITY, TX 75189

CURRENT RESIDENT  
811 YELLOW JACKET  
ROCKWALL, TX 75087

E Z MART #77  
PO BOX 1426  
TEXARKANA, TX 75504

ROCKWALL ICE CREAM HOLDINGS LLC  
PO BOX 852  
WAXAHACHIE, TX 75168

BOOMPA LTD  
PO BOX 999  
ROCKWALL, TX 75087



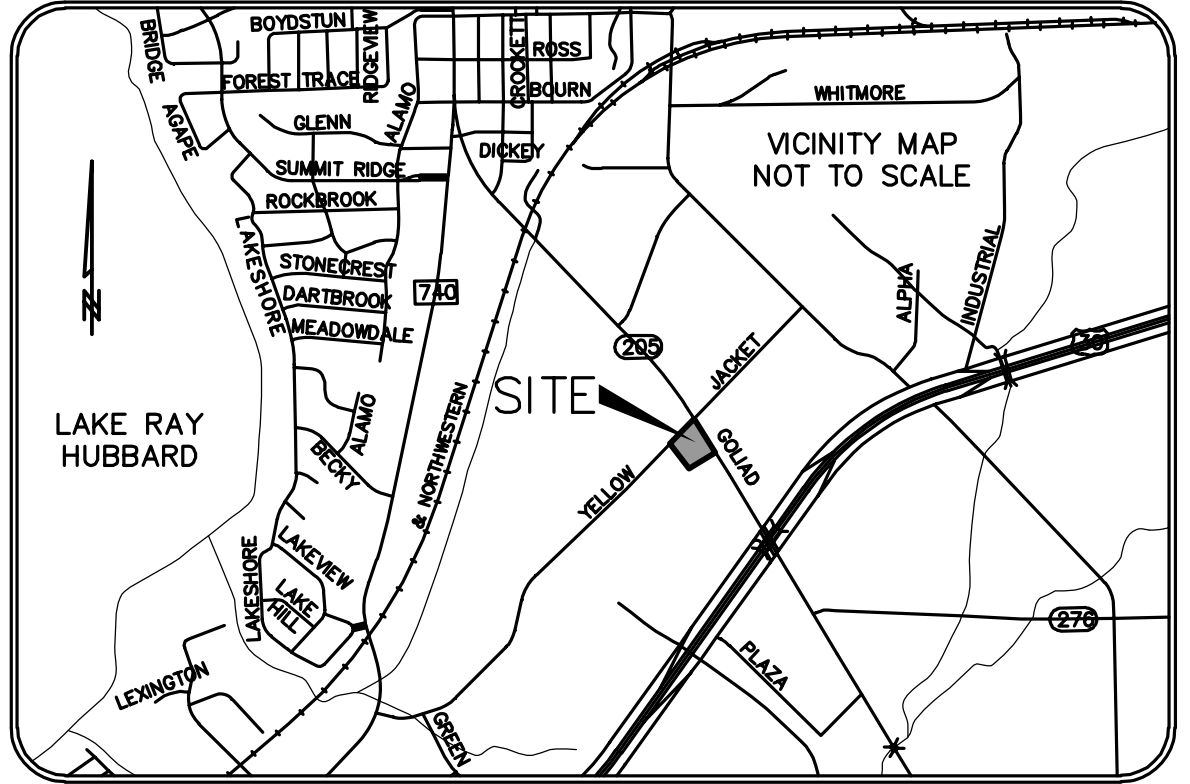
VERTICAL DATUM NOTE:  
REFERENCE DATUM = NORTH AMERICAN VERTICAL DATUM (NAD) 88 UTILIZING THE RTK NETWORK ADMINSTRATED BY WESTERN DATA SYSTEMS.

SITE BENCHMARK NO. 1 AN "X" CUT IN CONCRETE PAVEMENT NEAR THE WEST CORNER OF LOT 1, BLOCK A BILLY PEOPLES ADDITION ±23.5' NORTH OF LIGHT POLE AND ±33.2' EAST OF FIRE HYDRANT  
ELEVATION = 577.45'

SITE BENCHMARK NO. 2 AN "X" CUT IN CONCRETE IN SOUTH LINE OF CONCRETE FLUME NEAR THE SOUTH CORNER OF LOT 1, BLOCK A BILLY PEOPLES ADDITION ±17.9' SOUTHEAST OF POWER POLE AND ±29.5' SOUTHWEST OF MOST SOUTHERLY SOUTHWEST BUILDING CORNER.  
ELEVATION = 576.20'

SITE BENCHMARK NO. 3 AN "X" CUT IN CONCRETE MEDIAN OF SOUTH GOLLAD STREET ±39.8' DIRECTLY WEST OF FIRST GRATE INLET ON THE WEST SIDE OF SOUTH GOLLAD STREET SOUTH OF YELLOWJACKET LANE ±82' SOUTH OF INTERSECTION WITH YELLOW JACKET LANE  
ELEVATION = 575.46'

**PRELIMINARY**  
**FOR REVIEW PURPOSES ONLY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



*LEGEND*	
AC	AIR CONDITIONER
BOL	BOLLARD
CB	CURB INLET
CM	CONTROLLING MONUMENT
EM	ELECTRIC METER
FM	FIRE HYDRANT
FOV	FIBER OPTIC VAULT
GM	GAS METER
GM A	GREASE TRAP MANHOLE
GMH	GAS TEST STATION
GUY	GUY WIRE
GUY W	GAS MONITOR WELL
ICV	IRRIGATION CONTROL VALVE
IRF	IRON ROD FOUND
LP	LIGHT POLE
PP	POWER POLE
PPC	POWER POLE W/CONDUIT
PP/P	POWER POLE W/TRANSFORMER
PPT	CONCRETE STORM DRAIN PIPE
PPTC	POWER POL W/CONDUIT AND TRANSFORMER
RR	RAILROAD
RR RW	RAILROAD RIGHT-OF-WAY
SDMH	STORM DRAIN MANHOLE
SN	SIGN
SN/T	UNDERGROUND TELEPHONE SIGN
SN/T	GAS PIPELINE MARKER
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
TPD	TELEPHONE PEDestal
TSB	TRAFFIC SIGNAL BOX
TSM	TELEPHONE MANHOLE
TRANS	TRANSFORMER PAD
TSP	TRAFFIC SIGNAL POLE
TSVLT	TRAFFIC SIGNAL VAULT
WAL	WATER VAULT
WMH	WATER MANHOLE
WV	WATER VALVE
WLT	WATER VAULT
OE	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
W	WATER LINE
SS	SANITARY SEWER LINE
G	UNDERGROUND GAS
UT	UNDERGROUND TELEPHONE
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
580.97 TC	TOP OF CURB SPOT SHOT
580.47 G	GUTTER SPOT SHOT
X	TOPOGRAPHIC SPOT SHOT

LOTS 1 AND 2, BLOCK A  
BILLY PEOPLES ADDITION No. 1  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

SHEET TITLE  
**ALTA/NSPS  
LAND TITLE  
SURVEY**

☐ Preliminary  
☐ 80% Submittal  
☐ For Construction

Job No. : 17142  
Store : #04222  
Date : 11/15/2017  
Drawn By : MTJ  
Checked By: GAM

Sheet

**CA-1.1**

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**  
2201 E. LAMAR BLVD., SUITE 200 ARLINGTON, TEXAS 76006 METRO (817)467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 10033900

**ALTA/NSPS  
LAND TITLE SURVEY**

I-H 30/205  
PLAZA PHASE I  
CAB. A, SL. 316  
P.R.R.C.T.

ISMET SMAJLI AND  
DYLDYL SMAJLI  
VOL. 1326, PG. 41  
D.R.R.C.T.  
LOT 2  
LORETTA ANDERSON ADDITION  
CAB. C, SL. 153  
P.R.R.C.T.

J.E.Y. INVESTMENTS  
VOL. 4248, PG. 270  
D.R.R.C.T.

0.656 ACRES  
(28,562 SQ. FT.)

TAX PARCEL ID: 20777  
LOT 1, BLOCK A  
BILLY PEOPLES ADDITION No. 1  
CAB. A, SL. 277  
P.R.R.C.T.

TAX PARCEL ID: 20778  
LOT 2, BLOCK A  
BILLY PEOPLES ADDITION No. 1  
CAB. A, SL. 277  
P.R.R.C.T.

E Z MART #77  
VOL. 156, PG. 490  
D.R.R.C.T.

B5HP ROCKWALL, LLC.  
INST. No. 2015000014190  
O.P.R.R.C.T.  
LOT 1R  
MUCKLERROY ADDITION  
CAB. D, SL. 185  
P.R.R.C.T.

SCALE: 1" = 20'

PRINTED: 11/15/2017 9:32 AM FILE: ALTA-SURVEY-17142.DWG



\*FIELD NOTES\*

TRACT 1:  
BEING A TRACT OF LAND LOCATED IN THE J. CADLE SURVEY, ABSTRACT No. 65, ROCKWALL COUNTY, TEXAS, ALL OF LOT 1 AND A PORTION OF 2, BILLY PEOPLES ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET A, SLIDE 277, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEAST LINE OF WEST YELLOWJACKET LANE, (A VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING THE WEST CORNER OF SAID LOT 2;

THENCE N 45°05'27" E, ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID WEST YELLOWJACKET LANE AND THE NORTHWEST LINE OF SAID LOT 2, A DISTANCE OF 138.69 FEET TO A POINT, BEING THE WEST END OF A RIGHT-OF-WAY CORNER CLIP AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID WEST YELLOWJACKET LANE WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SOUTH GOLJAD STREET (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE S 83°00'35" E, ALONG SAID RIGHT-OF-WAY CLIP, A DISTANCE OF 19.59 FEET TO A POINT IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SOUTH GOLJAD STREET, AND THE NORTHEAST LINE OF SAID LOT 2, SAID POINT BEING THE EAST END OF SAID RIGHT-OF-WAY CLIP;

THENCE S 30°50'38" E, ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SOUTH GOLJAD STREET AND THE NORTHEAST LINE OF SAID LOT 2, AT A DISTANCE OF 94.11 FEET, PASSING THE EAST CORNER OF SAID LOT 2 AND THE NORTH CORNER OF SAID LOT 1, CONTINUING ALONG THE NORTHEAST LINE OF SAID LOT 1, IN ALL A TOTAL DISTANCE OF 194.11 FEET TO A POINT BEING THE EAST CORNER OF SAID LOT 1 AND THE NORTH CORNER OF LOT 2, LORETTA ANDERSON ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET C, SLIDE 183, P.R.R.C.T.;

THENCE S 59°08'10" W, DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SOUTH GOLJAD STREET, ALONG THE SOUTHEAST LINE OF SAID LOT 1 AND THE NORTHWEST LINE OF SAID LOT 2 LORETTA ANDERSON ADDITION, A DISTANCE OF 150.00 FEET TO A POINT, BEING THE SOUTH CORNER OF SAID LOT 1 AND THE EAST CORNER OF LOT 1R MUCKLERGY ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET D, SLIDE 185, P.R.R.C.T.;

THENCE N 30°50'38" W, DEPARTING THE NORTHWEST LINE OF SAID LOT 2 LORETTA ANDERSON ADDITION, ALONG THE SOUTHWEST LINE OF SAID LOT 1 AND THE NORTHEAST LINE OF SAID LOT 1R, AT A DISTANCE OF 100.00 FEET, PASSING THE WEST CORNER OF SAID LOT 1 AND THE SOUTH CORNER OF SAID LOT 2, BLOCK A, CONTINUING ALONG THE SOUTHWEST LINE OF SAID LOT 2, BLOCK A, AT A DISTANCE OF 167.31 FEET, PASSING AN "X" CUT FOUND BEING THE NORTH CORNER OF SAID LOT 1R, CONTINUING IN ALL A TOTAL DISTANCE OF 172.47 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.656 ACRES (28,562 SQUARE FEET) OF LAND, MORE OR LESS.

\*TITLE NOTES\*

THIS SURVEY WAS PREPARED WITH BENEFIT OF A COPY OF COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, OF. No. 4715001926, EFFECTIVE DATE SEPTEMBER 6, 2017, ISSUED DATE SEPTEMBER 19, 2017.

10d. THE 25' BUILDING SETBACK LINE SHOWN ON THE PLAT RECORDED IN CAB. A, SL. 277, P.R.R.C.T., IS LOCATED ON THE SUBJECT TRACT, AND IS SHOWN HEREON.

10e. THE UNIDENTIFIED 10'X10' EASEMENT SHOWN ON THE PLAT RECORDED IN CAB. A, SL. 277, P.R.R.C.T., IS LOCATED ON THE SUBJECT TRACT, AND IS SHOWN HEREON.

10f. THE EASEMENT RECORDED IN VOL. 65, PG. 50, D.R.R.C.T., IS NOT LOCATED ON THE SUBJECT TRACT.

10g. THE SUBJECT TRACT IS A PORTION OF THE LANDS DESCRIBED IN THE DEED RECORDED IN VOL. 46, PG. 41, D.R.R.C.T.

\*SURVEYOR'S NOTES\*

1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48387C0040L, MAP REVISED SEPTEMBER 26, 2008, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X", DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN."

2. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP". IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "FIRM".

3. THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION MARKED BY UTILITY LOCATORS. VISIBLE IMPROVEMENTS AND/OR EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED OR DESIGNATED THE UNDERGROUND UTILITIES.

4. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINISTERED BY WESTERN DATA SYSTEMS.

5. THIS SURVEY WAS PREPARED WITH BENEFIT OF A COPY OF COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, OF. No. 4715001926, EFFECTIVE DATE SEPTEMBER 6, 2017, ISSUED DATE SEPTEMBER 19, 2017.

6. THE SUBJECT TRACT CONTAINS STRIPED PARKING SPACES, HOWEVER, AT THE TIME OF THE SURVEY, MANY STRIPES HAVE BECOME TOO OLD AND/OR DESTROYED AND FOR AN ACCURATE COUNT.

7. ACCORDING TO DEVELOPMENT INVESTIGATION REPORT PREPARED FOR CHICK-FIL-A, INC., PREPARED BY SITE DEVELOPMENT, INC., PROJECT No. 04222, DATED OCTOBER, 10, 2017, THE SUBJECT TRACT IS ZONED "GR", GENERAL RETAIL, WITH STATE HIGHWAY 205 OVERLAY. SEE ZONING TABLE SHOWN HEREON.

8. ALL MATTERS SHOWN ON RECORDED PLAT PROVIDED TO THE SURVEYOR ARE SHOWN ON THE SURVEY.

9. AT THE TIME OF THE SURVEY, THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

10. AT THE TIME OF THE SURVEY, SURVEYOR WAS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

11. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

12. THE SUBJECT TRACT HAS ACCESS TO SOUTH GOLJAD STREET ALONG THE SOUTHEAST LINE AND EAST YELLOWJACKET LANE ALONG THE NORTH LINE.

13. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$2,000,000 TO BE IN EFFECT THROUGHOUT CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

14. THE SQUARE FOOTAGE OF THE BUILDING IS BASED ON THE EXTERIOR DIMENSIONS AS MEASURED AT GROUND LEVEL.

ZONING INFORMATION:

THE SUBJECT TRACT IS CURRENTLY ZONED "GR" GENERAL RETAIL, WITH STATE HIGHWAY 205 OVERLAY

ADJACENT PROPERTIES ARE ZONED:

Front (NW): GR W Yellow Jacket Lane  
Left Side (NE): GR S Goliad Street  
Right Side (SW): GR Commercial  
Rear (SE): GR Restaurant

MINIMUM LOT WIDTH IS N/A  
MINIMUM LOT DEPTH IS N/A  
MAXIMUM FLOOR AREA N/A  
MAXIMUM BUILDING HEIGHT IS 30 FEET.

BUILDING SETBACKS ARE:

Front (W Yellow Jacket Ln): 15'  
Front (S Goliad Street): 25' (per SH 205 Overlay)  
Right Side (Commercial): 0'  
Rear (Restaurant): 0'

LANDSCAPE SETBACKS ARE:

Front: (W Yellow Jacket Ln) 10'  
Left Side: (S Goliad Street) 20'  
Right Side: (Commercial) 0'  
Rear: (Restaurant) 0'

THE PARKING FORMULA FOR MINIMUM REQUIREMENTS:  
one (1) space per each 100 square feet of gross floor area.

POLE SIGNS ARE NOT PERMITTED

\*CITY AND UTILITY PROVIDERS\*  
(SEE NOTE 7)

1) PLANNING DEPARTMENT  
City of Rockwall Planning & Zoning Department  
Address: 385 S Goliad Street, Rockwall, TX 75087  
Contact: Mr. Ryan Miller  
Phone: 972-772-6441

2) ZONING DEPARTMENT  
City of Rockwall Planning & Zoning Department  
Address: 385 S Goliad Street, Rockwall, TX 75087  
Contact: Mr. Ryan Miller  
Phone: 972-772-6441

3) SIGNS  
City of Rockwall Building Department  
Address: 385 S Goliad Street, Rockwall, TX 75087  
Contact: Mr. John Ankrum  
Phone: 972-772-6774

4) BUILDING DEPARTMENT  
City of Rockwall Building Department  
Address: 385 S Goliad Street, Rockwall, TX 75087  
Contact: Mr. John Ankrum  
Phone: 972-772-6774

5) FIRE MARSHAL  
City of Rockwall Fire Department  
Address: 191 East Quail Run, Rockwall, TX 75087  
Contact: Ms. Ariana Hargrove (Chief Fire Marshal)  
Phone: 972-771-7774

6) PLUMBING  
City of Rockwall Building Department  
Address: 385 S Goliad Street, Rockwall, TX 75087  
Contact: Mr. John Ankrum  
Phone: 972-772-6774

7) HEALTH DEPARTMENT  
K&K Food Safety Systems  
Address: Address not required  
Contact: Ms. Kelly Kippelrick  
Phone: 214-202-1202

8) TRAFFIC ENGINEERING  
City of Rockwall Public Works  
Address: 385 S Goliad Street, Rockwall, TX 75087  
Contact: Ms. Amy Williams  
Phone: 972-771-7746

9) SITE UTILITIES

1) SANITARY SEWER  
City of Rockwall Public Works  
Address: 385 S Goliad Street, Rockwall, TX 75087  
Contact: Ms. Amy Williams  
Phone: 972-771-7746

2) WATER  
City of Rockwall Public Works  
Address: 385 S Goliad Street, Rockwall, TX 75087  
Contact: Ms. Amy Williams  
Phone: 972-771-7746

3) STORM DRAINAGE  
City of Rockwall Public Works  
Address: 385 S Goliad Street, Rockwall, TX 75087  
Contact: Ms. Amy Williams  
Phone: 972-771-7746

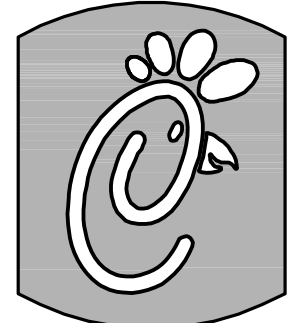
4) EROSION CONTROL  
City of Rockwall Public Works  
Address: 385 S Goliad Street, Rockwall, TX 75087  
Contact: Ms. Amy Williams  
Phone: 972-771-7746

5) GAS UTILITY  
Atmos Energy  
Address: No address needed  
Contact: Ms. Dhrsh Wood  
Phone: 972-485-8277

6) ELECTRIC  
Oncor  
Address: 1545 High Point Drive, Mesquite, TX 75149  
Contact: Mr. Jason Escamilla  
Phone: 972-216-8956

7) TELEPHONE  
ATT (Telephone)  
Address: 2702 Wesley Street, Greenville, TX 75401  
Contact: Mr. Chris Holmes  
Phone: 803-467-2303

10) LANDLORD/DEVELOPER  
Dynamic Development  
Address: 1725 21st Street, Santa Monica, CA 90404  
Contact: Mr. Don Porter  
Phone: 949-218-8684



5200 Buffington Rd.  
Atlanta Georgia,  
30349-2998

Revisions:

Mark Date By



Mark Date By



Mark Date By



LOTS 1 AND 2, BLOCK A  
BILLY PEOPLES ADDITION No. 1  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

SHEET TITLE

ALTA/NSPS  
LAND TITLE  
SURVEY

☐ Preliminary  
☐ 80% Submittal  
☐ For Construction

Job No. : 17142

Store : #04222

Date : 11/15/2017

Drawn By : MTJ

Checked By: GAM

Sheet

CA-1.2

**PRELIMINARY**  
**FOR REVIEW PURPOSES ONLY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

ALTA/NSPS  
LAND TITLE SURVEY

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 10033900

**CITY OF ROCKWALL**  
**ORDINANCE NO. 18-XX**  
**SPECIFIC USE PERMIT NO. S-XXX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RESTAURANT WITH A DRIVE-THROUGH IN A GENERAL RETAIL (GR) DISTRICT, ON A 0.656-ACRE TRACT OF LAND BEING IDENTIFIED AS LOTS 1 & 2, BLOCK A, BILLY PEOPLES #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the City has received a request from Randy Eardley, P.E. of Wier & Associates, Inc. on behalf of Getra Thomason-Saunders of Chick-Fil-A, Inc. for the approval of a Specific Use Permit (SUP) to allow for a *restaurant, 2,000 SF or more with a drive-through*, in a General Retail (GR) District on a 0.656-acre tract of land being described as a Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1902 & 2000 S. Goliad Street [SH-205], and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *restaurant, 2,000 SF or more with a drive-through* as stipulated by Section 1, *Land Use Schedule* of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the conditions set forth in Subsection 4.4, *General Retail (GR) District*, Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) as heretofore amended and as may be amended in the future, and shall be subject to the following:

## **2.1 OPERATIONAL CONDITIONS**

The following conditions pertain to the operation of a *restaurant, 2,000 SF or more with a drive-*



through on the *Subject Property* and conformance to these stipulations is required for continued operations:

- 1) The restaurant shall generally conform to the concept plan shown in *Exhibit 'B'* and the concept building elevations shown in *Exhibit 'C'* of this ordinance.
- 2) The developer is to construct a 4-foot wrought-iron fence adjacent to the property line to the south and the west.

## 2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

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

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

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

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

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5<sup>TH</sup> DAY OF FEBRUARY, 2018.**

\_\_\_\_\_  
Jim Pruitt, Mayor

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, City Secretary

Z2017-065: Chick-Fil-A  
Ordinance No. 18-XX; SUP # S-XXX

**APPROVED AS TO FORM:**

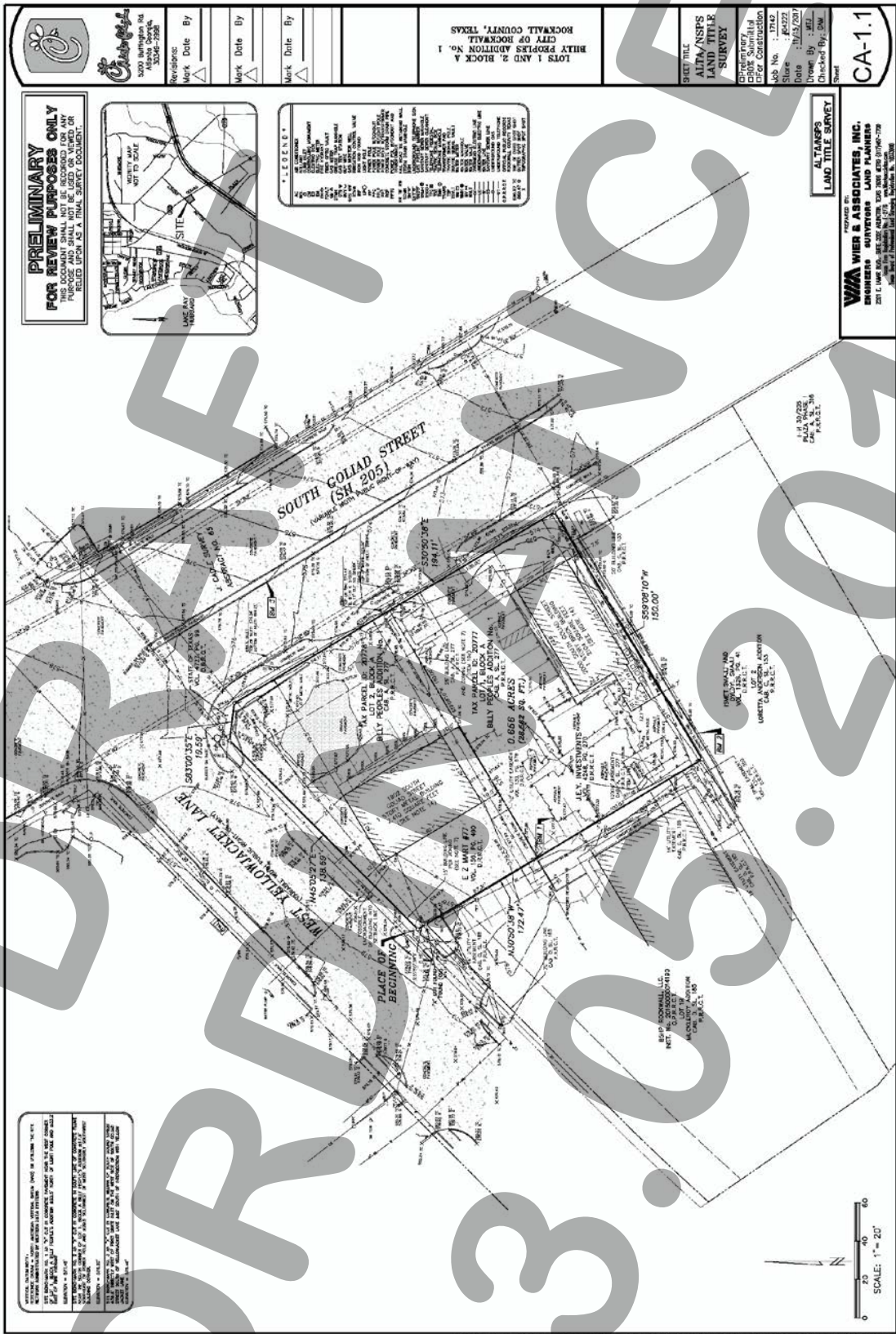
---

Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: January 16, 2018

2<sup>nd</sup> Reading: February 5, 2018

Exhibit 'A':  
Survey





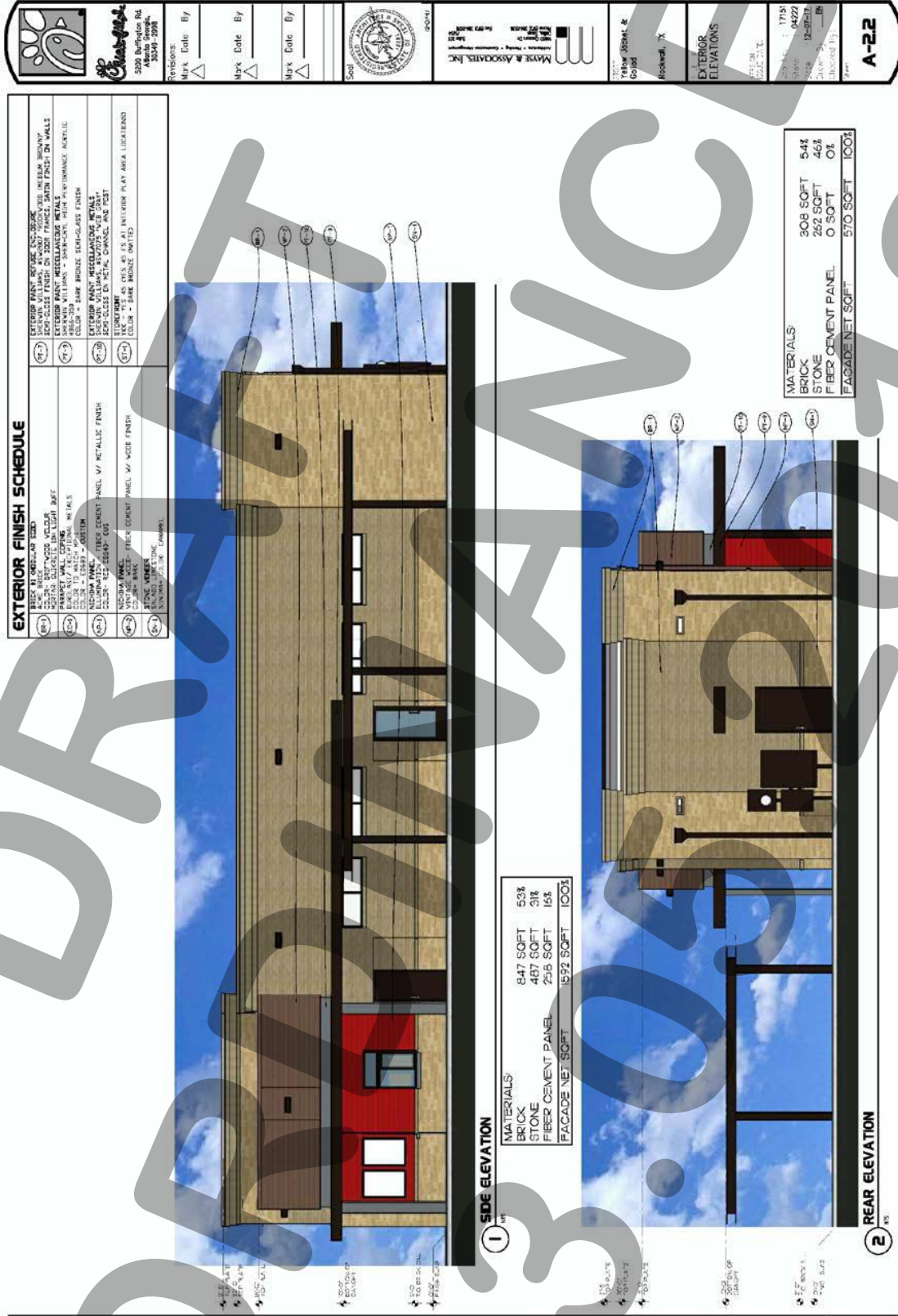
[illegible]



# Exhibit 'C': Concept Building Elevations



**Exhibit 'C':**  
**Concept Building Elevations**



**CITY OF ROCKWALL  
PLANNING AND ZONING MEMO**

**AGENDA DATE:** 02/13/2018

**APPLICANT:** Randy Eardley, P.E.; *Weir & Associates*

**AGENDA ITEM:** **Z2018-003**; *SUP for Chick-Fil-A Drive-Through*

---

**SUMMARY:**

Hold a public hearing to discuss and consider a request by Randy Eardley, P.E. of Wier & Associates, Inc. on behalf Getra Thomason-Saunders of Chick-Fil-A, Inc. for the approval of a Specific Use Permit (SUP) for a restaurant with a drive-through or drive-in on a 0.656-acre tract of land being identified as Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [SH-205], and take any action necessary.

**PURPOSE AND CHARACTERISTICS OF THE REQUEST:**

The applicant is requesting approval of a Specific Use Permit (SUP) for a *restaurant, 2,000 SF or more, w/ drive-through [i.e. Chick-Fil-A]*. The proposed restaurant will be ~2,200 SF, drive through only [*i.e. no inside seating*] with a walk-up window and five (5) outside tables. The restaurant will be situated on a 0.656-acre tract of land [*i.e. Lots 1 & 2, Block A, Billy Peoples #1 Addition*] that is zoned General Retail (GR) District, and is addressed as 1902 & 2000 S. Goliad Street [SH-205].

On December 12, 2017, the Planning and Zoning Commission approved a site plan [Case No. SP2017-037] for a restaurant with a drive-through on the subject property. Subsequently, the City Council approved variances associated with the approved site plan on December 18, 2017. After the approval of the site plan, staff recognized that the subject property was located in a General Retail (GR) District and would require a Specific Use Permit (SUP) for the drive-through facilities. Staff should note that although the approval of a Specific Use Permit (SUP) is discretionary to the Planning and Zoning Commission and the City Council, there currently exists several other restaurants with drive-throughs [*e.g. Taco Casa, Braums, and Chicken Express*] located adjacent to the subject property and are zoned General Retail (GR) District.

In December 2017, the applicant submitted a request for a Specific Use Permit (SUP) for a restaurant with a drive-through on the subject property under Case No. Z2017-065. On January 9, 2018, the Planning and Commission approved a motion to recommend approval of Case No. Z2017-065. Subsequently, on January 16, 2018, the City Council denied the request without prejudice to allow the applicant to address issues concerning traffic, parking, and cross-access. To address these issues, the applicant has submitted a revised the site plan that incorporates a four (4)-foot wrought-iron fence adjacent to the south and west property lines. Additionally, the applicant has indicated that they are working with the neighboring properties to obtain a parking agreement for 20 spaces for employee parking. This means that all parking spaces on the site plan will be dedicated to customer parking. The parking agreement is in its final stages and the applicant will submit once it is finalized. At the time of this report, the applicant had not submitted the traffic impact analysis (TIA), however, they have stated that it is being finalized and will be provided prior to the public hearing on February 13, 2018. Staff will review the traffic impact analysis (TIA) and provide a report to the Planning and Zoning Commission at the public hearing on February 13, 2018. Staff has incorporated these as operational conditions in the attached draft ordinance and there items will have to be satisfied



prior to the issuance of a building permit.

### **ADJACENT LAND USES AND ACCESS:**

The land uses adjacent to the subject property are all follows:

- North:* North of the subject property is Yellow Jacket Lane, which is identified as an M4D (*major collector, 4-lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this are two (2) restaurants with drive-throughs [*i.e. Braums and Chicken Express*]. This area is zoned General Retail (GR) District.
- South:* South of the subject property is a restaurant [*i.e. Luigi's*]. Beyond this is a parking lot for a shopping center and a restaurant with a drive-through. This area is zoned General Retail (GR) District.
- East:* East of the subject property is Goliad Street [*SH-205*], which is identified as a P6D (*principal arterial, 6-lane, divided highway*) on the City's Master Thoroughfare Plan. Beyond this is a retail strip center with several retail business as well as a florist [*i.e. Sabrina's Flowers*]. This area is zoned Commercial (C) District.
- West:* West of the subject property is an office building [*i.e. Texas Department of Family and Protective Services*]. Beyond this is a car wash [*i.e. Auto Clean*]. This area is zoned General Retail (GR) District.

### **NOTIFICATION:**

On February 1, 2018, staff sent 39 notices to property owners and residents within 500-feet of the subject property. There are no Neighborhood Associations/HOA's located within 1,500-feet of the subject property participating the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received any notices concerning this case.

*NOTE:* *The Waterstone Estates HOA does not have contact information in neighborhood notification list.*

### **RECOMMENDATIONS:**

Should the Planning and Zoning Commission choose to recommend approval of the applicant's request then staff would recommend the following conditions of approval:

- 1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- 2) The restaurant shall generally conform to the concept plan depicted in *Exhibit 'B'* and the concept building elevations depicted in *Exhibit 'C'* of the SUP ordinance.
- 3) The developer is to construct a four (4)-foot wrought-iron fence adjacent to the property line to the southern and western property lines as depicted in *Exhibit 'B'* of the SUP ordinance.
- 4) At the time of final plat, the developer shall submit a parking agreement indicating the location of the proposed 20 parking spaces on the adjacent property. This document will be required to be approved by the City Council and shall be filed with Rockwall County prior to the issuance of a Building Permit.
- 5) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, the International Building Code, 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.

# City of Rockwall

## Project Plan Review History

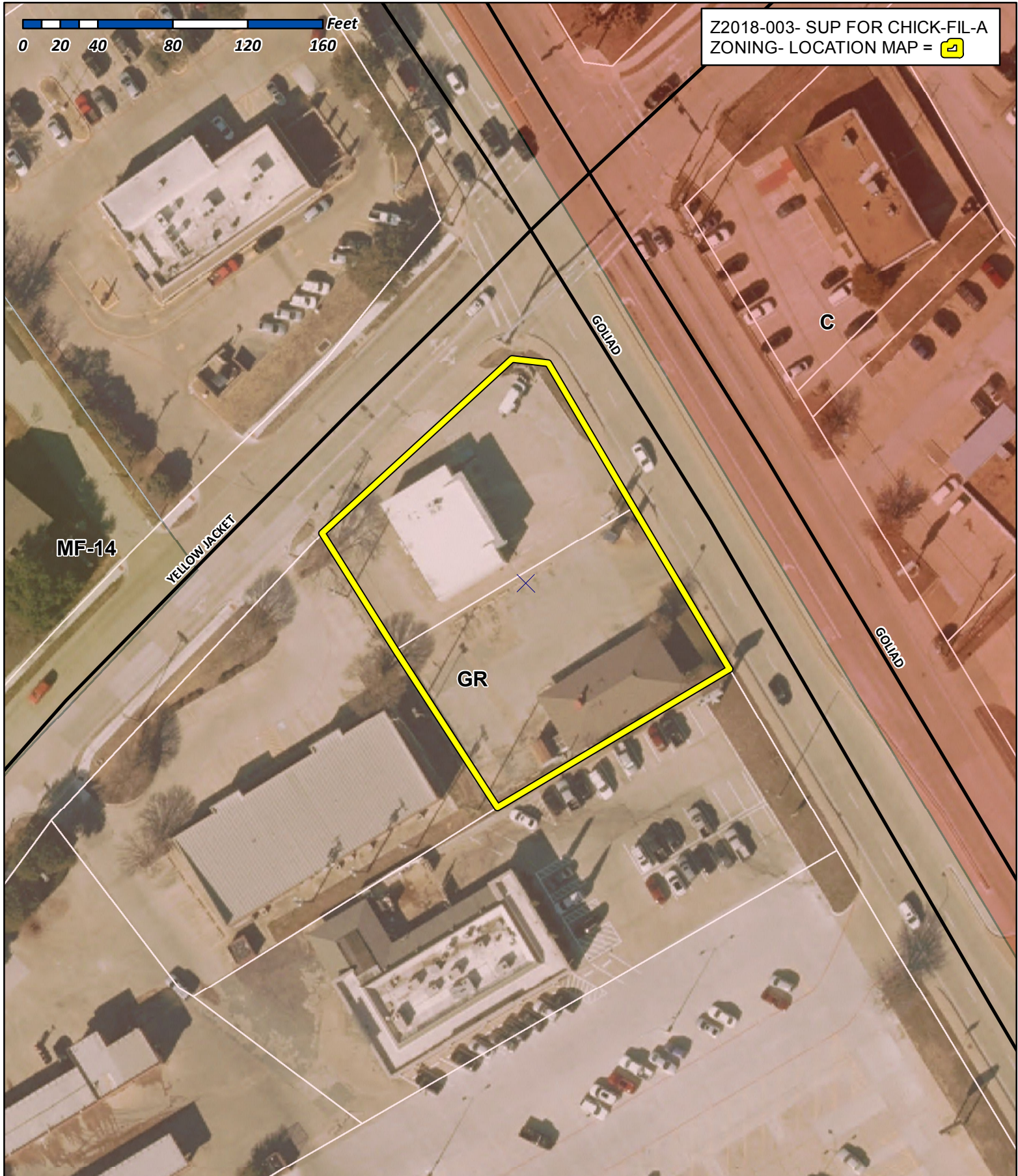


<b>Project Number</b>	Z2018-003	<b>Owner</b>	E, Z MART #77	<b>Applied</b>	1/18/2018	LM
<b>Project Name</b>	SUP for Chick-fil-a	<b>Applicant</b>		<b>Approved</b>		
<b>Type</b>	ZONING			<b>Closed</b>		
<b>Subtype</b>	SUP			<b>Expired</b>		
<b>Status</b>	Staff Review			<b>Status</b>		

<b>Site Address</b>	<b>City, State Zip</b>	<b>Zoning</b>
1902 S GOLIAD	ROCKWALL, TX 75087	

<b>Subdivision</b>	<b>Tract</b>	<b>Block</b>	<b>Lot No</b>	<b>Parcel No</b>	<b>General Plan</b>
MUCKLEROY ADDITION	2	A	2	4650-000A-0002-00-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	1/18/2018	1/25/2018				
ENGINEERING	Amy Williams	1/18/2018	1/25/2018	1/22/2018	4	APPROVED	
FIRE	Ariana Hargrove	1/18/2018	1/25/2018				
PLANNING	Korey Brooks	1/18/2018	1/25/2018	1/26/2018	8	COMMENTS	Comments
<p>Z2018-003 Chick-Fil-A</p> <p>Please address the following comments (M= Mandatory Comments; I = Informational Comments).</p> <p>I.1 This is a request by Randy Eardley, P.E. of Wier &amp; Associates, Inc. on behalf Getra Thomason-Saunders of Chick-Fil-A, Inc. for the approval of a Specific Use Permit (SUP) for a restaurant with a drive-through or drive-in on a 0.656-acre tract of land being identified as Lots 1 &amp; 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 &amp; 2000 S. Goliad Street [SH-205].</p> <p>I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.</p> <p>M.3 For reference, include the case number (Z2017-065) in the lower right hand corner of all pages on future submittals.</p> <p>M.4 There will need to be a 4-foot wrought-iron fence constructed along the adjacent properties to the south and the west.</p> <p>I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by February 6, 2018. The Planning and Zoning Worksession for this case is January 30, 2018. The Planning and Zoning Meeting for this case is February 13, 2017.</p> <p>I.6 The projected City Council meeting date and subsequent approval for this request is February 19, 2018 and March 5, 2018.</p>							



## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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



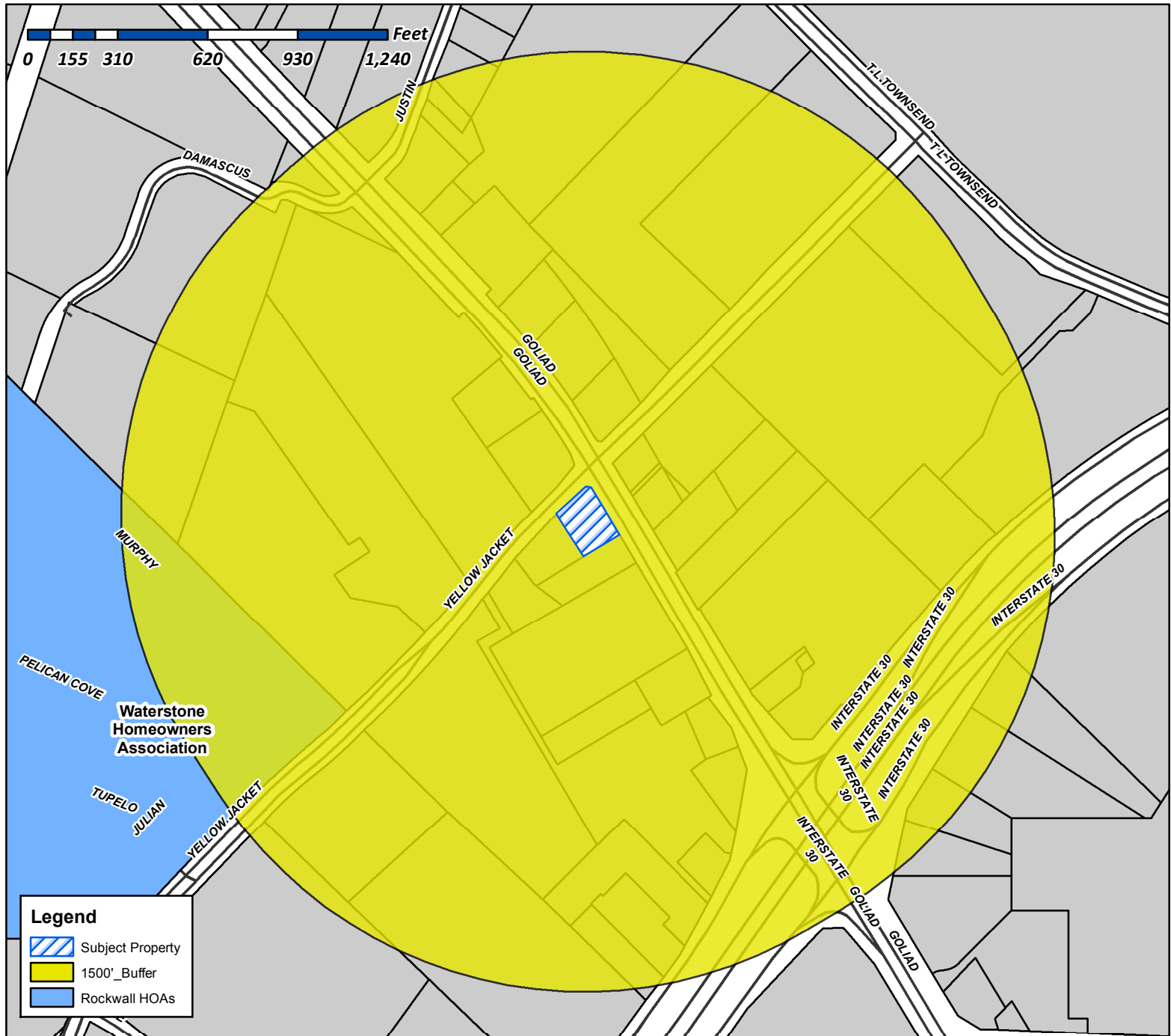




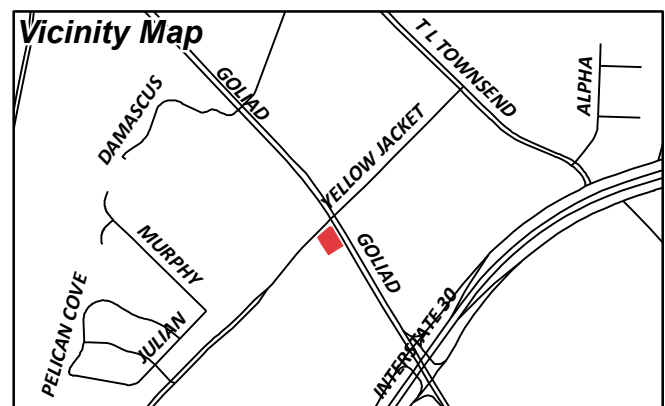
# City of Rockwall

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.



**Case Number:** Z2018-003  
**Case Name:** SUP for Chick-Fil-A  
**Case Type:** Zoning  
**Zoning:** General Retail (GR) District  
**Case Address:** 1902 & 2000 S. Goliad Street



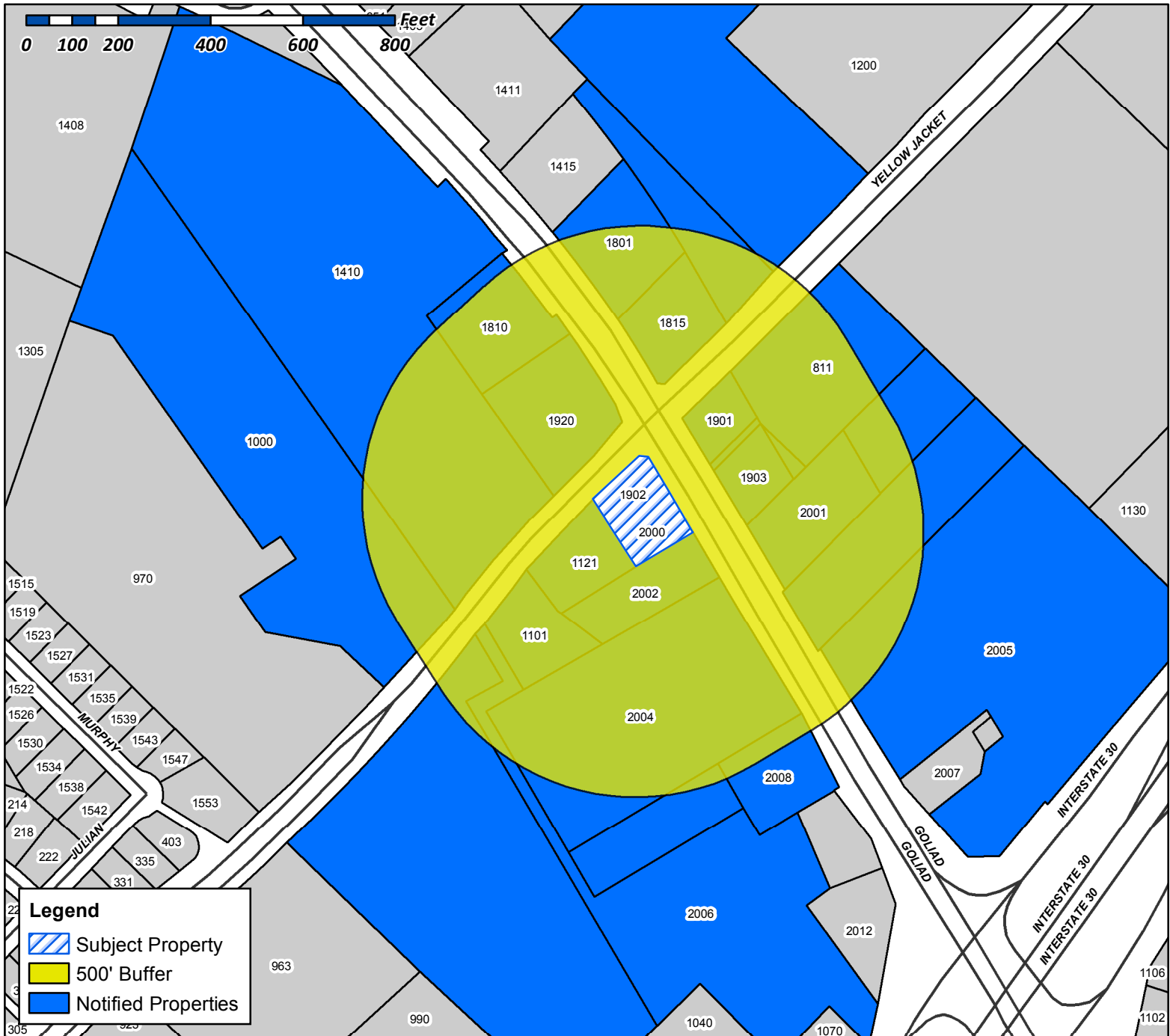
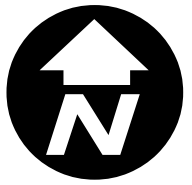
**Date Created:** 01/18/2018

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

# City of Rockwall

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



**Case Number:** Z2018-003  
**Case Name:** SUP for Chick-Fil-A  
**Case Type:** Zoning  
**Zoning:** General Retail (GR) District  
**Case Address:** 1902 & 2000 South Goliad Street

**Date Created: 01/18/2018**

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



CURRENT RESIDENT  
1000 YELLOW JACKET LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1101 YELLOW JACKET LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1121 YELLOW JACKET LN  
ROCKWALL, TX 75087

FIRST UNITED METHODIST CHURCH  
FINANCE OFFICE  
1200 E YELLOW JACKET LN  
ROCKWALL, TX 75087

B5HP ROCKWALL LLC  
1300 E HWY 199  
SPRINGTOWN, TX 76082

WDC PEBBLEBROOK APARTMENTS LLC  
13400 BISHOP'S LANE SUITE 270  
BROOKFIELD, WI 53005

CURRENT RESIDENT  
1410 S GOLIAD  
ROCKWALL, TX 75087

SMAJLI ISMET & DYLDYL  
1422 MURPHY DR  
ROCKWALL, TX 75087

PRITCHARD DONNA CULLINS  
1610 SHORES BLVD  
ROCKWALL, TX 75087

ROCKWALL CENTRAL S/C II LTD  
16475 DALLAS PARKWAY SUITE 800  
ADDISON, TX 75001

CURRENT RESIDENT  
1801 S GOLIAD  
ROCKWALL, TX 75087

LONE STAR CHICKEN LP  
1810 S GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1815 S GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1901 S GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1902 S GOLIAD  
ROCKWALL, TX 75087

UHLIG JANET KAY &  
JEFFERY DAVID JOLLEY  
1903 S GOLIAD ST  
ROCKWALL, TX 75087

UHLIG JANET KAY &  
JEFFERY DAVID JOLLEY  
1903 S GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1920 S GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2000 S GOLIAD  
ROCKWALL, TX 75087

ROCKWALL VET CLINIC  
C/O JOE LOFTIS  
2001 S GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2002 S GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2004 S GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2005 S GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2006 S GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2008 S GOLIAD  
ROCKWALL, TX 75087

LANDLOW LLC  
2070 PONTCHARTRAIN  
ROCKWALL, TX 75087

COOPER RESIDENTIAL LLC  
2560 TECHNOLOGY DRIVE SUITE 100  
PLANO, TX 75074

RETAIL BUILDERS INC  
3000 NE 63RD ST  
OKLAHOMA CITY, OK 73121

RACETRAC PETROLEUM INC  
3225 CUMBERLAND BLVD SE STE 100  
ATLANTA, GA 30339

ROCK HOB LP  
3305 BUCHANAN ST  
WICHITA FALLS, TX 76308



ROCK HOB LP  
3305 BUCHANAN ST  
WICHITA FALLS, TX 76308

WDOP SUB I LP  
C/O THE MILESTONE GROUP LLC  
5429 LBJ FREEWAY SUITE 800  
DALLAS, TX 75240

JEY INVESTMENTS  
602 FALVEY AVE  
TEXARKANA, TX 75501

RHOADS RHOADS AND COX  
6905 ELLSWORTH AVE  
DALLAS, TX 75214

CARSON MARK R  
701 N MUNSON RD  
ROYSE CITY, TX 75189

CURRENT RESIDENT  
811 YELLOW JACKET  
ROCKWALL, TX 75087

E Z MART #77  
PO BOX 1426  
TEXARKANA, TX 75504

ROCKWALL ICE CREAM HOLDINGS LLC  
PO BOX 852  
WAXAHACHIE, TX 75168

BOOMPA LTD  
PO BOX 999  
ROCKWALL, TX 75087



Jan. 22, 2018

The Honorable Mayor Jim Pruitt  
City of Rockwall  
Rockwall Texas

RE: 1902 S. Goliad, Rockwall, Texas 75087

Dear Mr. Mayor,

My firm, Dynamic Development Company (Dynamic), controls the property at the southwest corner of Goliad and Yellow Jacket in Rockwall. Dynamic is a leading single and multi-tenant retail development company with more than 50 years experience and offices in Santa Monica, Calif., Las Vegas and Dallas.

We primarily develop retail and mixed-use projects and work with national, regional and local retailers to create high-quality real estate development projects throughout the Southwest.

One of our strategic development partners, with which we have completed numerous restaurants, is Chick-Fil-A ("CFA"). At 1902 S. Goliad in Rockwall, our intent is to sell this property to CFA so they may construct a limited-service, drive-through-only restaurant.

As you may know, CFA is very successful on the south-west side of Rockwall, and this restaurant should provide Rockwall with another high-quality CFA, while relieving some of the demand on the existing restaurant. In addition, our Company is developing the former Johnny Carino's property at 819 E I-30 frontage road in Rockwall. We also are building a multi-tenant small shopping center and are proud to have Jason's Deli and Sleep Number as our anchor tenants there. That project should be completed by Fall of this year.

We were surprised and disappointed to see Mr. Mario Smajli stir up opposition to a CFA restaurant. I have been in the retail/food-service real estate development for more than 30 years and note that it is rare for there to be opposition to a CFA by a city or community. It just doesn't happen.

That is why I believe it is important that you and city council understand the events of last summer which potentially led to Mr. Smajli's actions and rhetoric at the Jan. 16 public hearing and the story behind his intent to block this new restaurant development. Here are the facts:

- During the summer of 2017, Mr. Smajli and I negotiated for several months his purchase of the subject property. I have written documentation of months of purchase offers and counter offers between Mr. Smajli and myself. He had every opportunity to purchase 1902 S. Goliad St. When he could not meet my asking price, I even offered to lease the property to Mr Smajli, but he would not lease. He insisted on only buying the property so he could build a restaurant on it ;

Telephone:

M 214-662-5167

O: 940-218-  
6684

[www.dynamicdevco.com](http://www.dynamicdevco.com)

319 W. Oak St. Suite 105  
Denton Texas 76201

the same development Chick-Fil-A intends. I considered all his purchase offers, just as I do with other retailers. Unfortunately, Mr. Smajli's offers were all well below our asking price.

- Mr. Smajli had every opportunity to buy this property by meeting or exceeding the competitive offers that Dynamic had received. Mr. Smajli was simply unwilling to meet the asking sales price or meet the competitive offers that we had in hand.
- Mr. Smajli offers also indicated he was a "contingent buyer" - requiring financing to close on the sale.
- Mr. Smajli indicated he was upset that he was unsuccessful in acquiring the subject property for the development of a new restaurant and has now turned to the City to block the CFA restaurant-related development that happens to be adjacent to his existing property.

I have reviewed the video of Mr. Smajli's testimony at the Jan. 16 city council meeting and believe he demonstrated he has an axe to grind over this proposed development. It appears Mr. Smajli is upset he was not able to come to terms with me and my company on lease or purchase terms for the subject property.

Common sense would indicate Mr. Smajli is concerned that another restaurant may out-position his Luigi's restaurant and create more competition. As you know, competition is good for Rockwall consumers, the free marketplace and for tax revenues. It's likely Mr. Smajli is responsible for recruiting the adjacent property and business owner and several residents to show up and voice opposition to this development project. While this is his prerogative, it is not in the best interest of the community there.

Chick-Fil-A is a leader in the quick-service restaurant industry and a pillar in the communities it serves. It is CFA's intent to design and build an attractive restaurant to serve the residents of the community, greatly improve the appearance of this blighted corner, and deliver maximum tax revenues for the people and the City of Rockwall. This CFA development would:

- provide numerous job opportunities
- create another attractive corner on Hwy 205 Goliad St. in Rockwall
- contribute sales tax revenue for the city, given CFA averages well above the industry average in restaurant sales annually
- add to the city's infrastructure of new assets meeting city guidelines and requirements
- be a catalyst for economic development as CFA attracts other restaurants and stores

I understand Chick-Fil-A has re-applied for approval. We sincerely hope that you as the Mayor and the Rockwall City Council understand what is behind Mr. Smajli's opposition and will review CFA's re-

Telephone:

M 214-662-5167

O: 940-218-6684

[www.dynamicdevco.com](http://www.dynamicdevco.com)

319 W. Oak St. Suite 105  
Denton Texas 76201





application favorably. We firmly believe that doing so is the right thing for the residents, community and City of Rockwall.

Thank you for your time and consideration.

Best regards,

A handwritten signature in blue ink, appearing to read "DJP", is written over the printed name.

Daniel J. Porter, Vice President  
Dynamic Development Company  
214-662-5167 [Dan.porter@dynamicdevco.com](mailto:Dan.porter@dynamicdevco.com)

C.C.:  
City Council Members  
Mr. Ryan Miller

Telephone:

M 214-662-5167

O: 940-218-  
6684

[www.dynamicdevco.com](http://www.dynamicdevco.com)

319 W. Oak St. Suite 105  
Denton Texas 76201

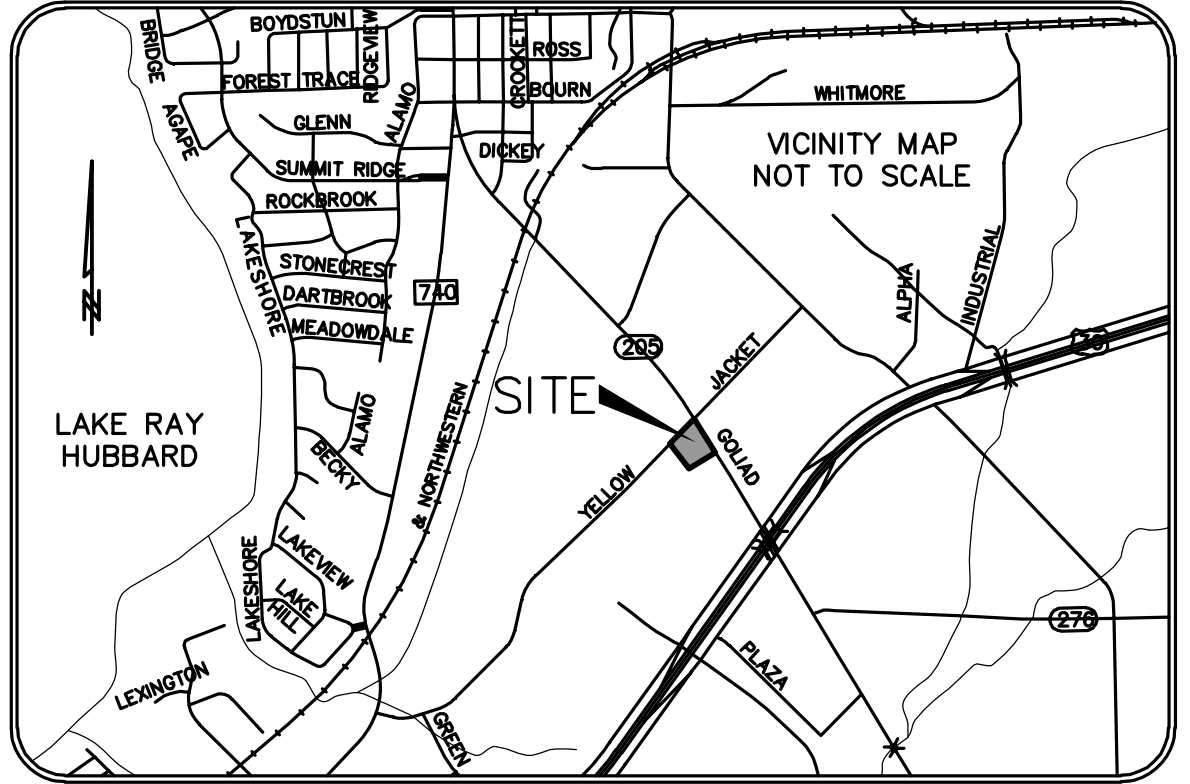
VERTICAL DATUM NOTE:  
REFERENCE DATUM = NORTH AMERICAN VERTICAL DATUM (NAD) 88 UTILIZING THE RTK NETWORK ADMINSTRATED BY WESTERN DATA SYSTEMS.

SITE BENCHMARK NO. 1 AN "X" CUT IN CONCRETE PAVEMENT NEAR THE WEST CORNER OF LOT 1, BLOCK A BILLY PEOPLES ADDITION ±23.5' NORTH OF LIGHT POLE AND ±33.2' EAST OF FIRE HYDRANT  
ELEVATION = 577.45'

SITE BENCHMARK NO. 2 AN "X" CUT IN CONCRETE IN SOUTH LINE OF CONCRETE FLUME NEAR THE SOUTH CORNER OF LOT 1, BLOCK A BILLY PEOPLES ADDITION ±17.9' SOUTHEAST OF POWER POLE AND ±29.5' SOUTHWEST OF MOST SOUTHERLY SOUTHWEST BUILDING CORNER.  
ELEVATION = 576.20'

SITE BENCHMARK NO. 3 AN "X" CUT IN CONCRETE MEDIAN OF SOUTH GOLLAD STREET ±39.8' DIRECTLY WEST OF FIRST GRATE INLET ON THE WEST SIDE OF SOUTH GOLLAD STREET SOUTH OF YELLOWJACKET LANE ±82' SOUTH OF INTERSECTION WITH YELLOW JACKET LANE  
ELEVATION = 575.46'

**PRELIMINARY**  
**FOR REVIEW PURPOSES ONLY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



5200 Buffington Rd.  
Atlanta Georgia,  
30349-2998

Revisions:

Mark Date By  
△

Mark Date By  
△

Mark Date By  
△

*LEGEND*	
AC	AIR CONDITIONER
BOL	BOLLARD
CB	CURB INLET
CM	CONTROLLING MONUMENT
EM	ELECTRIC METER
FM	FIRE HYDRANT
FOV	FIBER OPTIC VAULT
GM	GAS METER
GM A	GREASE TRAP MANHOLE
GMH	GAS TEST STATION
GUY	GUY WIRE
GUY W	GAS MONITOR WELL
ICV	IRRIGATION CONTROL VALVE
IRF	IRON ROD FOUND
LP	LIGHT POLE
PP	POWER POLE
PPC	POWER POLE W/CONDUIT
PP/P	POWER POLE W/TRANSFORMER
PPT	CONCRETE STORM DRAIN PIPE
PPTC	POWER POL W/CONDUIT AND TRANSFORMER
RR	RAILROAD
RR TE	RAILROAD TIE
RW	RETAINING WALL
SDMH	STORM DRAIN MANHOLE
SN	SIGN
SN T	UNDERGROUND TELEPHONE SIGN
SN T	GAS PIPELINE MARKER
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
TPD	TELEPHONE PEDESTAL
TSB	TRAFFIC SIGNAL BOX
TSM	TELEPHONE MANHOLE
TRANS	TRANSFORMER PAD
TSP	TRAFFIC SIGNAL POLE
TSVLT	TRAFFIC SIGNAL VAULT
WAL	WATER VAULT
WMH	WATER MANHOLE
WV	WATER VALVE
WLT	WATER VAULT
OE	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
W	WATER LINE
SS	SANITARY SEWER LINE
G	UNDERGROUND GAS
UT	UNDERGROUND TELEPHONE
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
580.97	TOP OF CURB SPOT SHOT
580.47	GUTTER SPOT SHOT
X	TOPOGRAPHIC SPOT SHOT

LOTS 1 AND 2, BLOCK A  
BILLY PEOPLES ADDITION No. 1  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

SHEET TITLE  
**ALTA/NSPS  
LAND TITLE  
SURVEY**

☐ Preliminary  
☐ 80% Submittal  
☐ For Construction

Job No. : 17142  
Store : #04222  
Date : 11/15/2017  
Drawn By : MTJ  
Checked By: GAM

Sheet

**CA-1.1**

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**  
2201 E. LAMAR BLVD., SUITE 200 ARLINGTON, TEXAS 76006 METRO (817)467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 10033900

**ALTA/NSPS  
LAND TITLE SURVEY**

I-H 30/205  
PLAZA PHASE I  
CAB. A, SL. 316  
P.R.R.C.T.

ISMET SMAJLI AND  
DYLDYL SMAJLI  
VOL. 1326, PG. 41  
D.R.R.C.T.  
LOT 2  
LORETTA ANDERSON ADDITION  
CAB. C, SL. 153  
P.R.R.C.T.

J.E.Y. INVESTMENTS  
VOL. 4248, PG. 270  
D.R.R.C.T.

0.656 ACRES  
(28,562 SQ. FT.)

TAX PARCEL ID: 20777  
LOT 1, BLOCK A  
BILLY PEOPLES ADDITION No. 1  
CAB. A, SL. 277  
P.R.R.C.T.

TAX PARCEL ID: 20778  
LOT 2, BLOCK A  
BILLY PEOPLES ADDITION No. 1  
CAB. A, SL. 277  
P.R.R.C.T.

E Z MART #77  
VOL. 156, PG. 490  
D.R.R.C.T.

B5HP ROCKWALL, LLC.  
INST. No. 2015000014190  
O.P.R.R.C.T.  
LOT 1R  
MUCKLERROY ADDITION  
CAB. D, SL. 185  
P.R.R.C.T.

SCALE: 1" = 20'

PRINTED: 11/15/2017 9:32 AM FILE: ALTA-SURVEY-17142.DWG  
STB FILE: WIER-SURVEY-STB LAST SAVED: 11/15/2017 9:32 AM SAVED BY: MATTHEW



\*FIELD NOTES\*

TRACT 1:  
BEING A TRACT OF LAND LOCATED IN THE J. CADLE SURVEY, ABSTRACT No. 65, ROCKWALL COUNTY, TEXAS, ALL OF LOT 1 AND A PORTION OF 2, BILLY PEOPLES ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET A, SLIDE 277, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEAST LINE OF WEST YELLOWJACKET LANE, (A VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING THE WEST CORNER OF SAID LOT 2;

THENCE N 45°05'27" E, ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID WEST YELLOWJACKET LANE AND THE NORTHWEST LINE OF SAID LOT 2, A DISTANCE OF 138.69 FEET TO A POINT, BEING THE WEST END OF A RIGHT-OF-WAY CORNER CLIP AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID WEST YELLOWJACKET LANE WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SOUTH GOLJAD STREET (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE S 83°00'35" E, ALONG SAID RIGHT-OF-WAY CLIP, A DISTANCE OF 19.59 FEET TO A POINT IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SOUTH GOLJAD STREET, AND THE NORTHEAST LINE OF SAID LOT 2, SAID POINT BEING THE EAST END OF SAID RIGHT-OF-WAY CLIP;

THENCE S 30°50'38" E, ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SOUTH GOLJAD STREET AND THE NORTHEAST LINE OF SAID LOT 2, AT A DISTANCE OF 94.11 FEET, PASSING THE EAST CORNER OF SAID LOT 2 AND THE NORTH CORNER OF SAID LOT 1, CONTINUING ALONG THE NORTHEAST LINE OF SAID LOT 1, IN ALL A TOTAL DISTANCE OF 194.11 FEET TO A POINT BEING THE EAST CORNER OF SAID LOT 1 AND THE NORTH CORNER OF LOT 2, LORETTA ANDERSON ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET C, SLIDE 183, P.R.R.C.T.;

THENCE S 59°08'10" W, DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SOUTH GOLJAD STREET, ALONG THE SOUTHEAST LINE OF SAID LOT 1 AND THE NORTHWEST LINE OF SAID LOT 2 LORETTA ANDERSON ADDITION, A DISTANCE OF 150.00 FEET TO A POINT, BEING THE SOUTH CORNER OF SAID LOT 1 AND THE EAST CORNER OF LOT 1R MUCKLERGY ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET D, SLIDE 185, P.R.R.C.T.;

THENCE N 30°50'38" W, DEPARTING THE NORTHWEST LINE OF SAID LOT 2 LORETTA ANDERSON ADDITION, ALONG THE SOUTHWEST LINE OF SAID LOT 1 AND THE NORTHEAST LINE OF SAID LOT 1R, AT A DISTANCE OF 100.00 FEET, PASSING THE WEST CORNER OF SAID LOT 1 AND THE SOUTH CORNER OF SAID LOT 2, BLOCK A, CONTINUING ALONG THE SOUTHWEST LINE OF SAID LOT 2, BLOCK A, AT A DISTANCE OF 167.31 FEET, PASSING AN "X" CUT FOUND BEING THE NORTH CORNER OF SAID LOT 1R, CONTINUING IN ALL A TOTAL DISTANCE OF 172.47 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.656 ACRES (28,562 SQUARE FEET) OF LAND, MORE OR LESS.

\*TITLE NOTES\*

THIS SURVEY WAS PREPARED WITH BENEFIT OF A COPY OF COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, OF. No. 4715001926, EFFECTIVE DATE SEPTEMBER 6, 2017, ISSUED DATE SEPTEMBER 19, 2017.

10d. THE 25' BUILDING SETBACK LINE SHOWN ON THE PLAT RECORDED IN CAB. A, SL. 277, P.R.R.C.T., IS LOCATED ON THE SUBJECT TRACT, AND IS SHOWN HEREON.

10e. THE UNIDENTIFIED 10'X10' EASEMENT SHOWN ON THE PLAT RECORDED IN CAB. A, SL. 277, P.R.R.C.T., IS LOCATED ON THE SUBJECT TRACT, AND IS SHOWN HEREON.

10f. THE EASEMENT RECORDED IN VOL. 65, PG. 50, D.R.R.C.T., IS NOT LOCATED ON THE SUBJECT TRACT.

10g. THE SUBJECT TRACT IS A PORTION OF THE LANDS DESCRIBED IN THE DEED RECORDED IN VOL. 46, PG. 41, D.R.R.C.T.

\*SURVEYOR'S NOTES\*

1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48387C0040L, MAP REVISED SEPTEMBER 26, 2008, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X", DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN."
2. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP". IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "FIRM".
3. THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION MARKED BY UTILITY LOCATORS. VISIBLE IMPROVEMENTS AND/OR EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED OR DESIGNATED THE UNDERGROUND UTILITIES.
4. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINISTERED BY WESTERN DATA SYSTEMS.
5. THIS SURVEY WAS PREPARED WITH BENEFIT OF A COPY OF COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, OF. No. 4715001926, EFFECTIVE DATE SEPTEMBER 6, 2017, ISSUED DATE SEPTEMBER 19, 2017.
6. THE SUBJECT TRACT CONTAINS STRIPED PARKING SPACES, HOWEVER, AT THE TIME OF THE SURVEY, MANY STRIPES HAVE BECOME TOO OLD AND/OR DESTROYED AND FOR AN ACCURATE COUNT.
7. ACCORDING TO DEVELOPMENT INVESTIGATION REPORT PREPARED FOR CHICK-FIL-A, INC., PREPARED BY SITE DEVELOPMENT, INC., PROJECT No. 04222, DATED OCTOBER, 10, 2017, THE SUBJECT TRACT IS ZONED "GR", GENERAL RETAIL, WITH STATE HIGHWAY 205 OVERLAY. SEE ZONING TABLE SHOWN HEREON.
8. ALL MATTERS SHOWN ON RECORDED PLAT PROVIDED TO THE SURVEYOR ARE SHOWN ON THE SURVEY.
9. AT THE TIME OF THE SURVEY, THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
10. AT THE TIME OF THE SURVEY, SURVEYOR WAS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
11. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
12. THE SUBJECT TRACT HAS ACCESS TO SOUTH GOLJAD STREET ALONG THE SOUTHEAST LINE AND EAST YELLOWJACKET LANE ALONG THE NORTH LINE.
13. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$2,000,000 TO BE IN EFFECT THROUGHOUT CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.
14. THE SQUARE FOOTAGE OF THE BUILDING IS BASED ON THE EXTERIOR DIMENSIONS AS MEASURED AT GROUND LEVEL.

ZONING INFORMATION:

THE SUBJECT TRACT IS CURRENTLY ZONED "GR"  
GENERAL RETAIL, WITH STATE HIGHWAY 205 OVERLAY

ADJACENT PROPERTIES ARE ZONED:

Front (NW): GR W Yellow Jacket Lane  
Left Side (NE): GR S Goliad Street  
Right Side (SW): GR Commercial  
Rear (SE): GR Restaurant

MINIMUM LOT WIDTH IS N/A  
MINIMUM LOT DEPTH IS N/A  
MAXIMUM FLOOR AREA N/A.  
MAXIMUM BUILDING HEIGHT IS 30 FEET.

BUILDING SETBACKS ARE:

Front (W Yellow Jacket Ln): 15'  
Front (S Goliad Street): 25' (per SH 205 Overlay)  
Right Side (Commercial): 0'  
Rear (Restaurant): 0'

LANDSCAPE SETBACKS ARE:

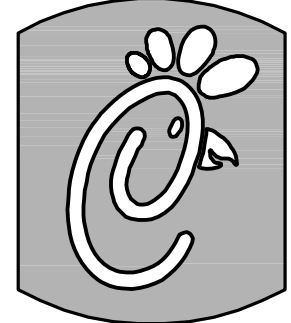
Front: (W Yellow Jacket Ln) 10'  
Left Side: (S Goliad Street) 20'  
Right Side: (Commercial) 0'  
Rear: (Restaurant) 0'

THE PARKING FORMULA FOR MINIMUM REQUIREMENTS:  
one (1) space per each 100 square feet  
of gross floor area.

POLE SIGNS ARE NOT PERMITTED

\*CITY AND UTILITY PROVIDERS\*  
(SEE NOTE 7)

- 1) PLANNING DEPARTMENT  
City of Rockwall Planning & Zoning Department  
Address: 385 S Goliad Street, Rockwall, TX 75087  
Contact: Mr. Ryan Miller  
Phone: 972-772-6441
- 2) ZONING DEPARTMENT  
City of Rockwall Planning & Zoning Department  
Address: 385 S Goliad Street, Rockwall, TX 75087  
Contact: Mr. Ryan Miller  
Phone: 972-772-6441
- 3) SIGNS  
City of Rockwall Building Department  
Address: 385 S Goliad Street, Rockwall, TX 75087  
Contact: Mr. John Ankrum  
Phone: 972-772-6774
- 4) BUILDING DEPARTMENT  
City of Rockwall Building Department  
Address: 385 S Goliad Street, Rockwall, TX 75087  
Contact: Mr. John Ankrum  
Phone: 972-772-6774
- 5) FIRE MARSHAL  
City of Rockwall Fire Department  
Address: 191 East Quail Run, Rockwall, TX 75087  
Contact: Ms. Ariana Hargrove (Chief Fire Marshal)  
Phone: 972-771-7774
- 6) PLUMBING  
City of Rockwall Building Department  
Address: 385 S Goliad Street, Rockwall, TX 75087  
Contact: Mr. John Ankrum  
Phone: 972-772-6774
- 7) HEALTH DEPARTMENT  
K&K Food Safety Systems  
Address: Address not required  
Contact: Ms. Kelly Kippelrick  
Phone: 214-202-1202
- 8) TRAFFIC ENGINEERING  
City of Rockwall Public Works  
Address: 385 S Goliad Street, Rockwall, TX 75087  
Contact: Ms. Amy Williams  
Phone: 972-771-7746
- 9) SITE UTILITIES
- 1) SANITARY SEWER  
City of Rockwall Public Works  
Address: 385 S Goliad Street, Rockwall, TX 75087  
Contact: Ms. Amy Williams  
Phone: 972-771-7746
- 2) WATER  
City of Rockwall Public Works  
Address: 385 S Goliad Street, Rockwall, TX 75087  
Contact: Ms. Amy Williams  
Phone: 972-771-7746
- 3) STORM DRAINAGE  
City of Rockwall Public Works  
Address: 385 S Goliad Street, Rockwall, TX 75087  
Contact: Ms. Amy Williams  
Phone: 972-771-7746
- 4) EROSION CONTROL  
City of Rockwall Public Works  
Address: 385 S Goliad Street, Rockwall, TX 75087  
Contact: Ms. Amy Williams  
Phone: 972-771-7746
- 5) GAS UTILITY  
Atmos Energy  
Address: No address needed  
Contact: Ms. Dhrsh Wood  
Phone: 972-485-8277
- 6) ELECTRIC  
Oncor  
Address: 1545 High Point Drive, Mesquite, TX 75149  
Contact: Mr. Jason Escamilla  
Phone: 972-216-8956
- 7) TELEPHONE  
ATT (Telephone)  
Address: 2702 Wesley Street, Greenville, TX 75401  
Contact: Mr. Chris Holmes  
Phone: 803-467-2303
- 10) LANDLORD/DEVELOPER  
Dynamic Development  
Address: 1725 21st Street, Santa Monica, CA 90404  
Contact: Mr. Don Porter  
Phone: 949-218-8684



5200 Buffington Rd.  
Atlanta Georgia,  
30349-2998

Revisions:

Mark Date By



Mark Date By



Mark Date By



LOTS 1 AND 2, BLOCK A  
BILLY PEOPLES ADDITION No. 1  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

SHEET TITLE

ALTA/NSPS  
LAND TITLE  
SURVEY

- ☐ Preliminary  
☐ 80% Submittal  
☐ For Construction

Job No. : 17142

Store : #04222

Date : 11/15/2017

Drawn By : MTJ

Checked By: GAM

Sheet

CA-1.2

**PRELIMINARY**  
**FOR REVIEW PURPOSES ONLY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY  
PURPOSE AND SHALL NOT BE USED OR VIEWED OR  
RELIED UPON AS A FINAL SURVEY DOCUMENT.

ALTA/NSPS  
LAND TITLE SURVEY

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
Texas Firm Registration No. F-2776 [www.WierAssociates.com](http://www.WierAssociates.com)  
Texas Board of Professional Land Surveying Registration No. 10033900



**CITY OF ROCKWALL**  
**ORDINANCE NO. 18-XX**  
**SPECIFIC USE PERMIT NO. S-XXX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RESTAURANT WITH A DRIVE-THROUGH IN A GENERAL RETAIL (GR) DISTRICT, ON A 0.656-ACRE TRACT OF LAND BEING IDENTIFIED AS LOTS 1 & 2, BLOCK A, BILLY PEOPLES #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the City has received a request from Randy Eardley, P.E. of Wier & Associates, Inc. on behalf of Getra Thomason-Saunders of Chick-Fil-A, Inc. for the approval of a Specific Use Permit (SUP) to allow for a *restaurant, 2,000 SF or more with a drive-through*, in a General Retail (GR) District on a 0.656-acre tract of land being described as a Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1902 & 2000 S. Goliad Street [SH-205], and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *restaurant, 2,000 SF or more with a drive-through* as stipulated by Section 1, *Land Use Schedule* of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the conditions set forth in Subsection 4.4, *General Retail (GR) District*, Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) as heretofore amended and as may be amended in the future, and shall be subject to the following:

## **2.1 OPERATIONAL CONDITIONS**

The following conditions pertain to the operation of a *restaurant, 2,000 SF or more with a drive-*

through on the *Subject Property* and conformance to these stipulations is required for continued operations:

- 1) The restaurant shall generally conform to the concept plan depicted in *Exhibit 'B'* and the concept building elevations depicted in *Exhibit 'C'* of this ordinance.
- 2) The developer is to construct a four (4)-foot wrought-iron fence adjacent to the property line to the southern and western property lines as depicted in *Exhibit 'B'* of this ordinance.
- 3) At the time of final plat, the developer shall submit a parking agreement indicating the location of the proposed 20 parking spaces on the adjacent property. This document will require the approval of the City Council and shall be filed with Rockwall County prior to the issuance of a Building Permit.

## **2.2 COMPLIANCE**

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

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

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

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

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

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5<sup>TH</sup> DAY OF MARCH, 2018.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

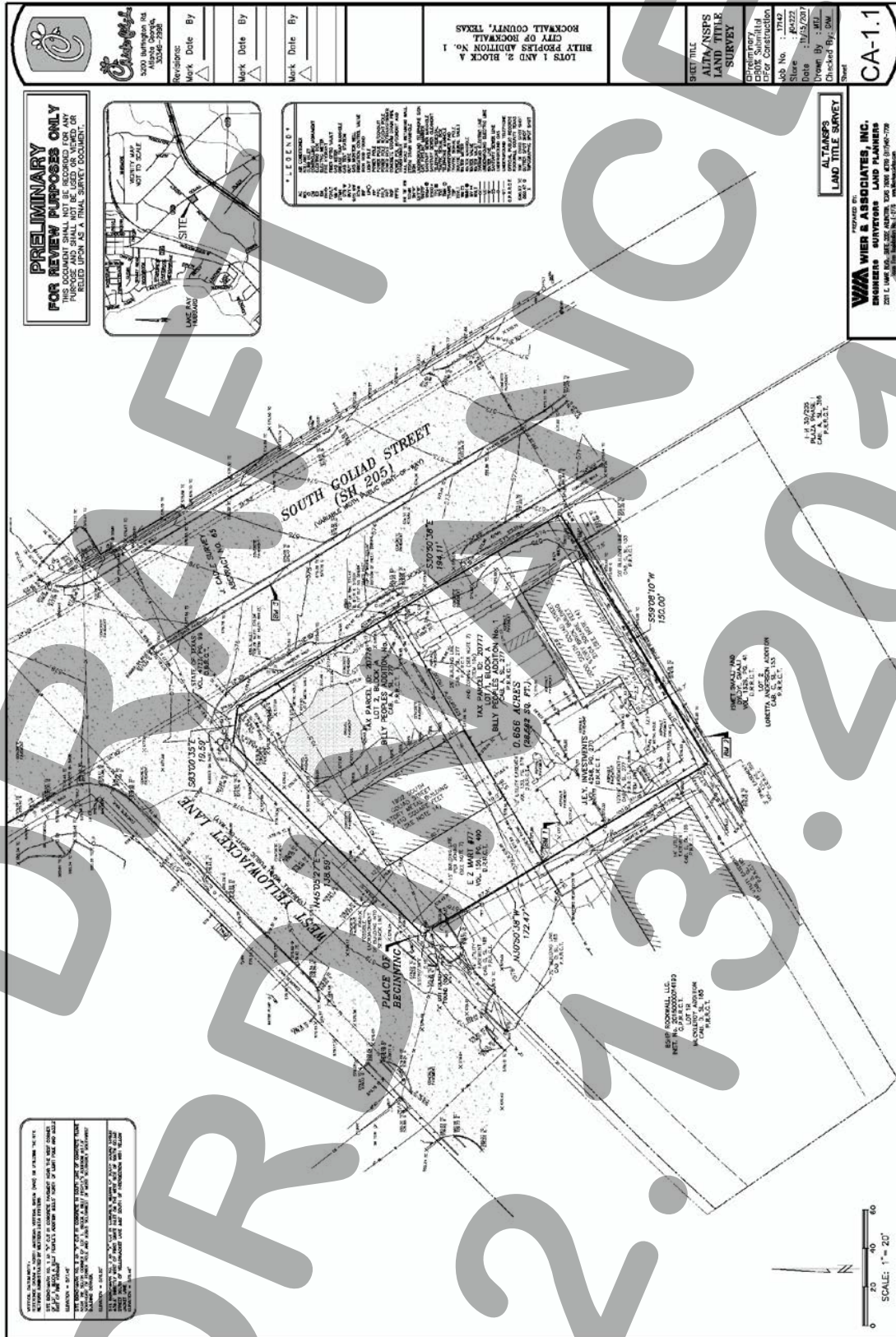
\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: February 19, 2018

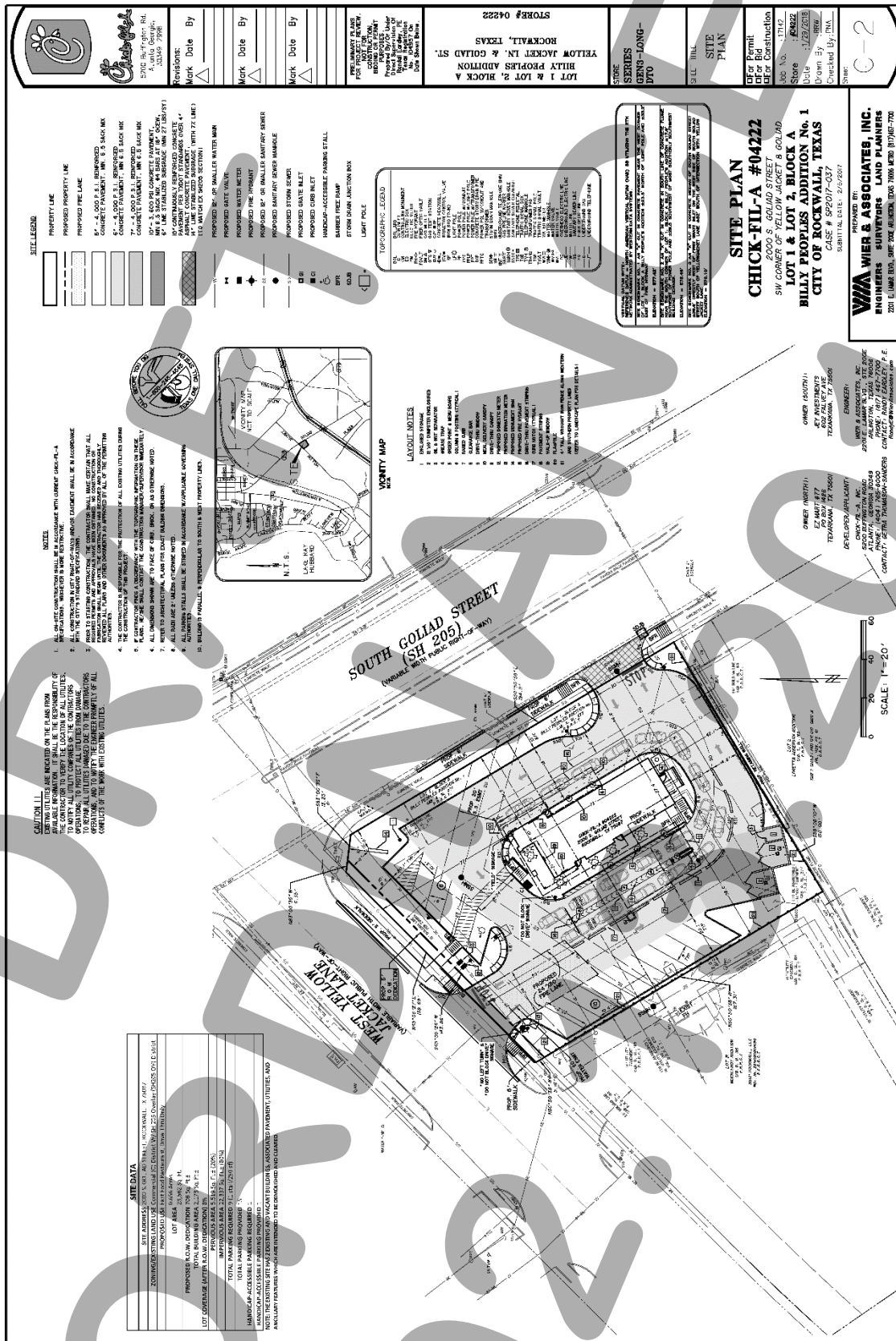
2<sup>nd</sup> Reading: March 5, 2018



**Exhibit 'A':**  
*Survey*



### Exhibit 'B': *Concept Plan*





MATERIALS:		
BRICK	607 SQFT	37%
STONE	438 SQFT	27%
FIBER CEMENT PANEL	585 SQFT	36%
FACADE NET SQFT	1630 SQFT	100%



## City of Rockwall, Texas

**CITY OF ROCKWALL  
CITY COUNCIL MEMO**

**AGENDA DATE:** 02/19/2018

**APPLICANT:** Randy Eardley, P.E.; *Weir & Associates*

**AGENDA ITEM:** **Z2018-003**; *SUP for Chick-Fil-A Drive-Through*

---

**SUMMARY:**

Hold a public hearing to discuss and consider a request by Randy Eardley, P.E. of Wier & Associates, Inc. on behalf Getra Thomason-Saunders of Chick-Fil-A, Inc. for the approval of a Specific Use Permit (SUP) for a restaurant with a drive-through or drive-in on a 0.656-acre tract of land being identified as Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [SH-205], and take any action necessary.

**PURPOSE AND CHARACTERISTICS OF THE REQUEST:**

The applicant is requesting approval of a Specific Use Permit (SUP) for a *restaurant, 2,000 SF or more, w/ drive-through [i.e. Chick-Fil-A]*. The proposed restaurant will be ~2,200 SF, drive through only [*i.e. no inside seating*] with a walk-up window and five (5) outside tables. The restaurant will be situated on a 0.656-acre tract of land [*i.e. Lots 1 & 2, Block A, Billy Peoples #1 Addition*] that is zoned General Retail (GR) District, and is addressed as 1902 & 2000 S. Goliad Street [SH-205].

On December 12, 2017, the Planning and Zoning Commission approved a site plan [Case No. SP2017-037] for a restaurant with a drive-through on the subject property. Subsequently, the City Council approved variances associated with the approved site plan on December 18, 2017. After the approval of the site plan, staff recognized that the subject property was located in a General Retail (GR) District and would require a Specific Use Permit (SUP) for the drive-through facilities. Staff should note that although the approval of a Specific Use Permit (SUP) is discretionary to the Planning and Zoning Commission and the City Council, there currently exists several other restaurants with drive-throughs [*e.g. Taco Casa, Braums, and Chicken Express*] located adjacent to the subject property and are zoned General Retail (GR) District.

In December 2017, the applicant submitted a request for a Specific Use Permit (SUP) for a restaurant with a drive-through on the subject property under Case No. Z2017-065. On January 9, 2018, the Planning and Commission approved a motion to recommend approval of Case No. Z2017-065. Subsequently, on January 16, 2018, the City Council denied the request without prejudice to allow the applicant to address issues concerning traffic, parking, and cross-access. To address these issues, the applicant has submitted a revised the site plan that incorporates a four (4)-foot wrought-iron fence adjacent to the south and west property lines. Additionally, the applicant has indicated that they are working with the neighboring properties to obtain a parking agreement for 20 spaces for employee parking. This means that all parking spaces on the site plan will be dedicated to customer parking. The parking agreement is in its final stages and the applicant will submit once it is finalized. At the time of this report, the applicant had not submitted the traffic impact analysis (TIA), however, they have stated that it is being finalized and will be provided prior to the public hearing on February 13, 2018. Staff will review the traffic impact analysis (TIA) and provide a report to the Planning and Zoning

Commission at the public hearing on February 13, 2018. Staff has incorporated these as operational conditions in the attached draft ordinance and these items will have to be satisfied prior to the issuance of a building permit.

### **ADJACENT LAND USES AND ACCESS:**

The land uses adjacent to the subject property are all follows:

- North:* North of the subject property is Yellow Jacket Lane, which is identified as an M4D (*major collector, 4-lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this are two (2) restaurants with drive-throughs [*i.e. Braums and Chicken Express*]. This area is zoned General Retail (GR) District.
- South:* South of the subject property is a restaurant [*i.e. Luigi's*]. Beyond this is a parking lot for a shopping center and a restaurant with a drive-through. This area is zoned General Retail (GR) District.
- East:* East of the subject property is Goliad Street [*SH-205*], which is identified as a P6D (*principal arterial, 6-lane, divided highway*) on the City's Master Thoroughfare Plan. Beyond this is a retail strip center with several retail business as well as a florist [*i.e. Sabrina's Flowers*]. This area is zoned Commercial (C) District.
- West:* West of the subject property is an office building [*i.e. Texas Department of Family and Protective Services*]. Beyond this is a car wash [*i.e. Auto Clean*]. This area is zoned General Retail (GR) District.

### **NOTIFICATION:**

On February 1, 2018, staff sent 39 notices to property owners and residents within 500-feet of the subject property. There are no Neighborhood Associations/HOA's located within 1,500-feet of the subject property participating the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received any notices concerning this case.

NOTE: *The Waterstone Estates HOA does not have contact information in neighborhood notification list.*

### **RECOMMENDATIONS:**

Should the Planning and Zoning Commission choose to recommend approval of the applicant's request then staff would recommend the following conditions of approval:

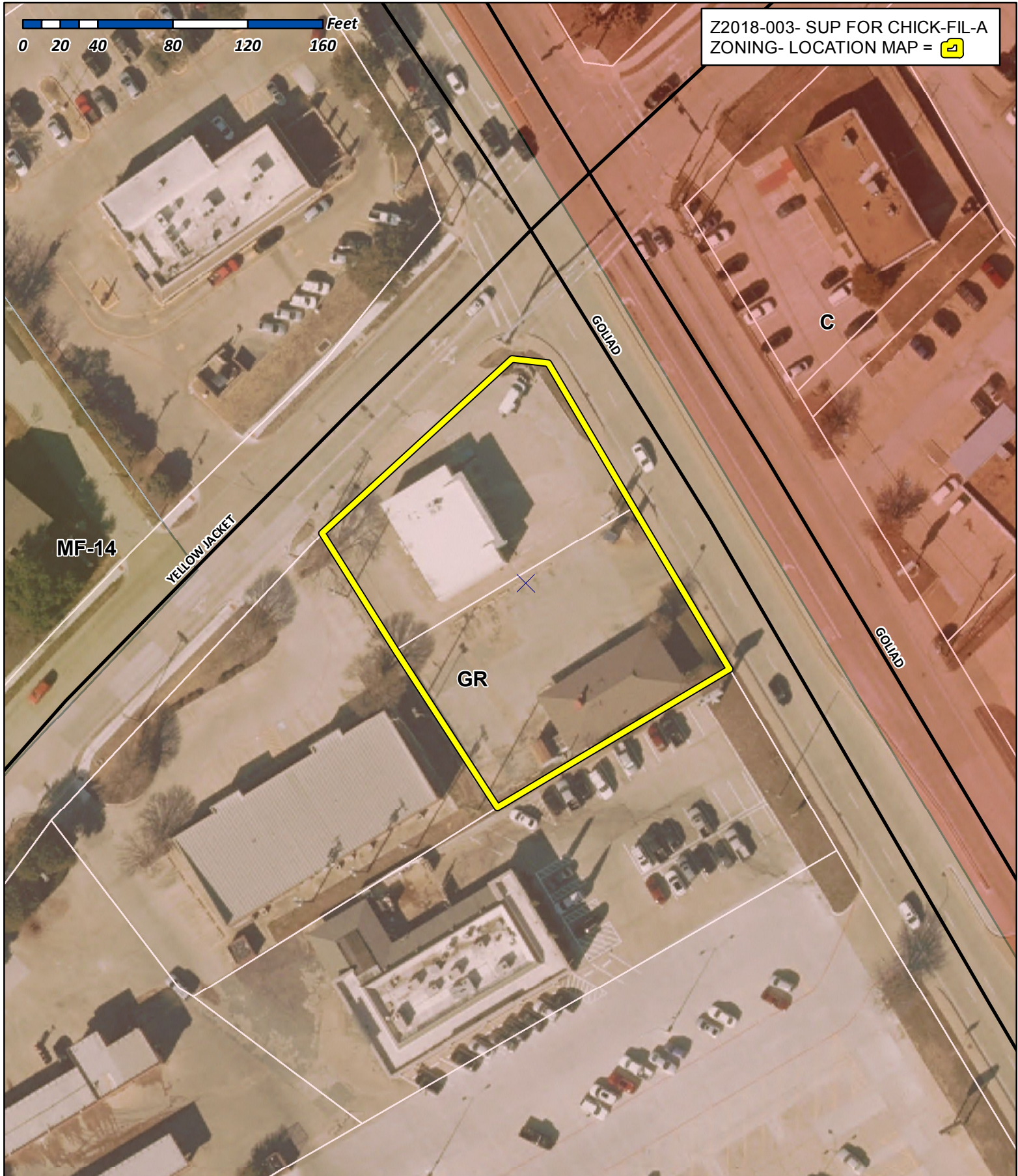
- 1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- 2) The restaurant shall generally conform to the concept plan depicted in *Exhibit B* and the concept building elevations depicted in *Exhibit C* of the SUP ordinance.
- 3) The developer is to construct a four (4)-foot wrought-iron fence adjacent to the property line to the southern and western property lines as depicted in *Exhibit B* of the SUP ordinance.
- 4) At the time of final plat, the developer shall submit a parking agreement indicating the location of the proposed 20 parking spaces on the adjacent property. This document will be required to be approved by the City Council and shall be filed with Rockwall County prior to the issuance of a Building Permit.
- 5) Any construction or building necessary to complete this *Site Plan* request must conform to



the requirements set forth by the UDC, the International Building Code, 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.

**PLANNING AND ZONING COMMISSION:**

On February 13, 2018, the Planning and Zoning Commission's motion to recommend denial of the Specific Use Permit (SUP) with staff recommendations passed by a vote of 4-1 with Commissioner Trowbridge dissenting and Commissioners Fishman and Chodun absent.



## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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



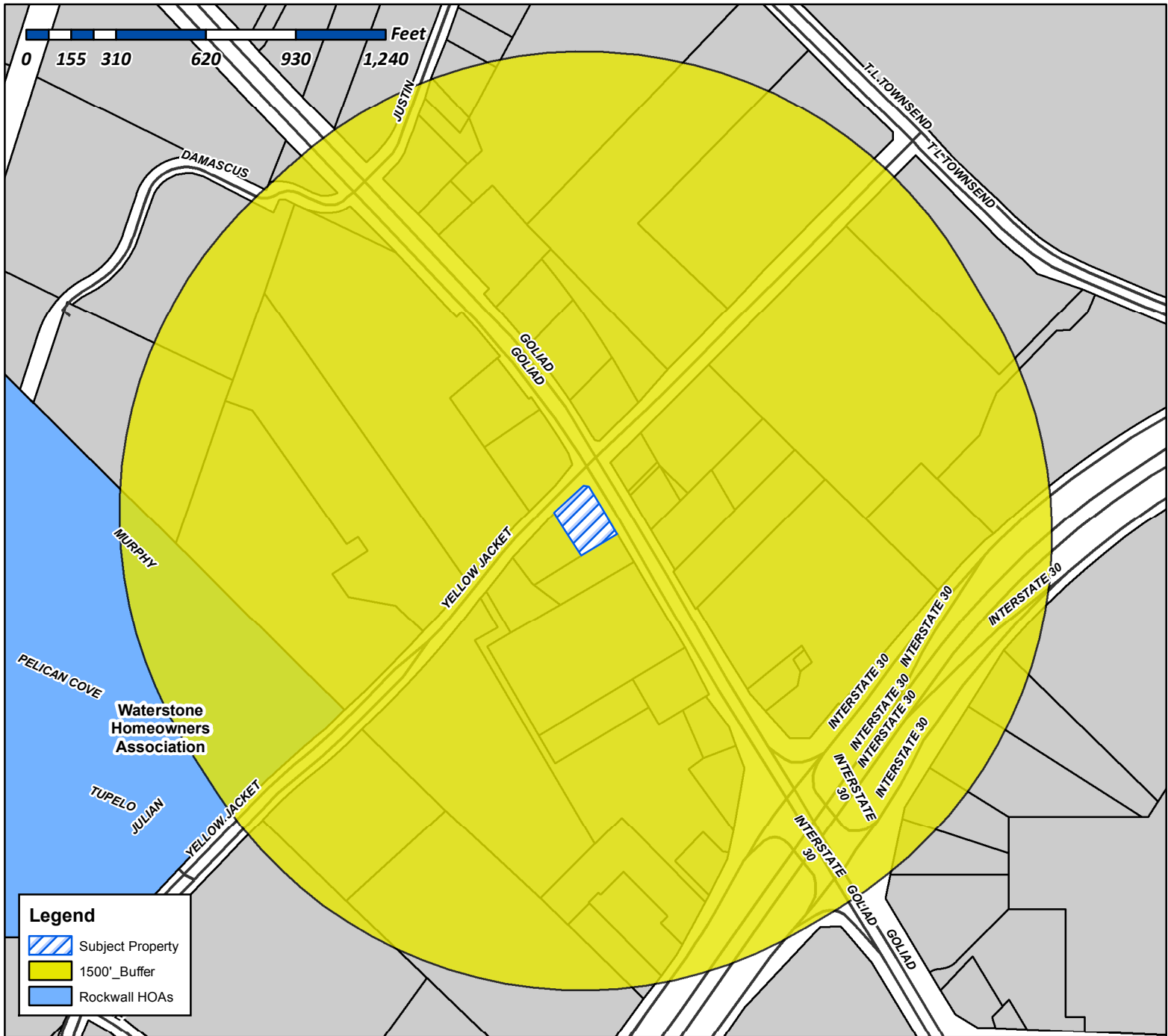




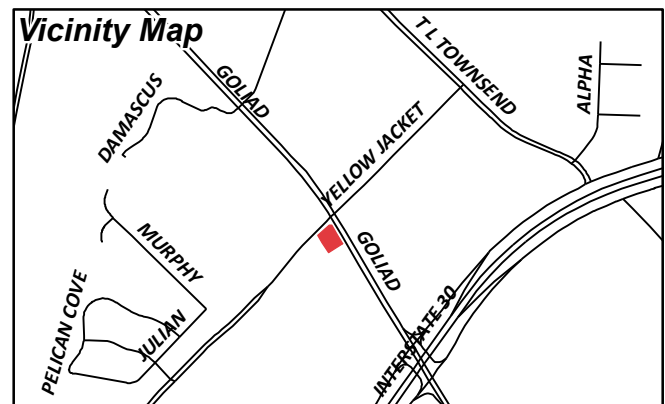
# City of Rockwall

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.



**Case Number:** Z2018-003  
**Case Name:** SUP for Chick-Fil-A  
**Case Type:** Zoning  
**Zoning:** General Retail (GR) District  
**Case Address:** 1902 & 2000 S. Goliad Street



**Date Created:** 01/18/2018

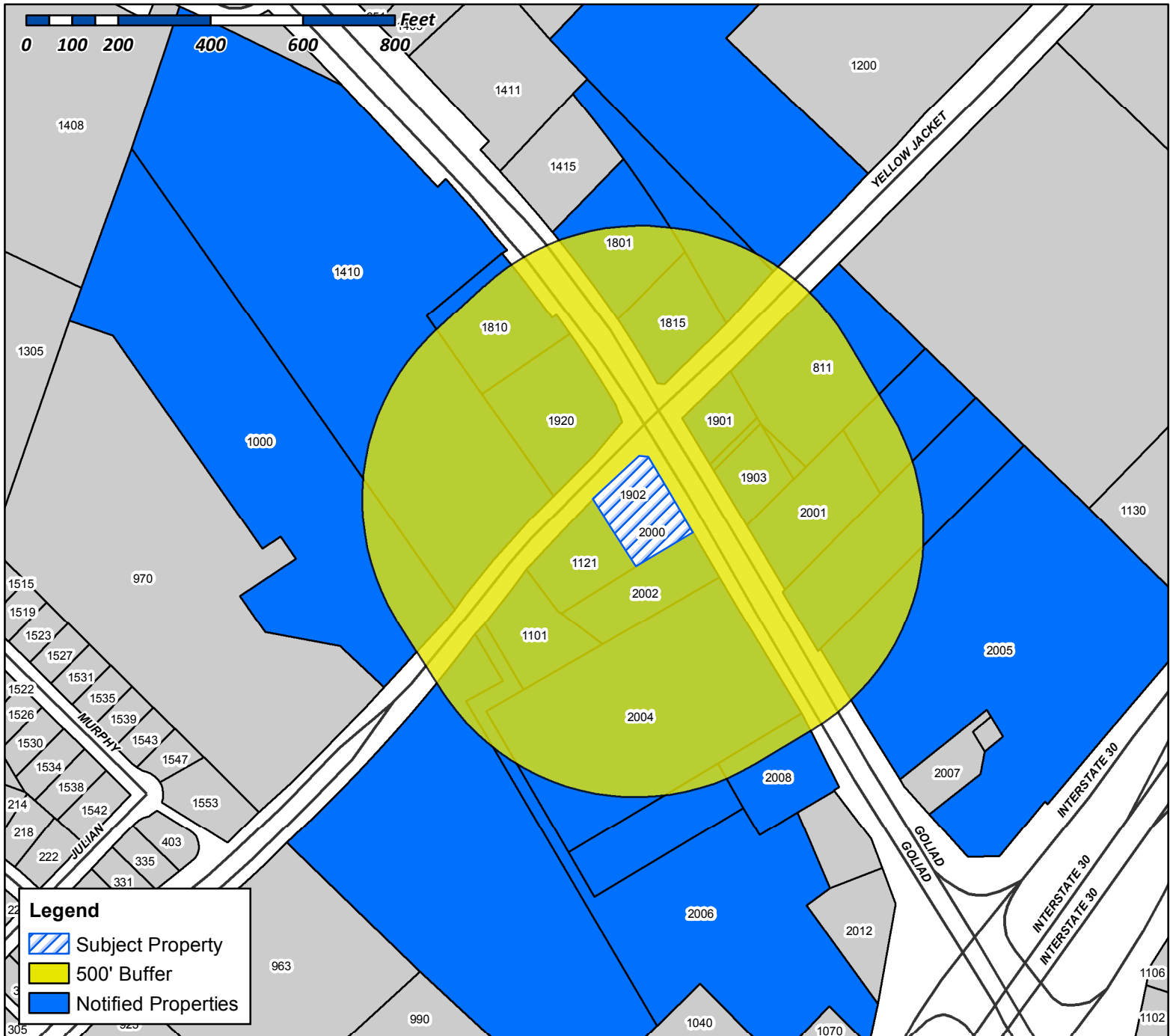
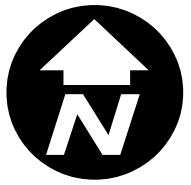
**For Questions on this Case Call** (972) 771-7745



# City of Rockwall

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



**Case Number:** Z2018-003  
**Case Name:** SUP for Chick-Fil-A  
**Case Type:** Zoning  
**Zoning:** General Retail (GR) District  
**Case Address:** 1902 & 2000 South Goliad Street

**Date Created: 01/18/2018**

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



CURRENT RESIDENT  
1000 YELLOW JACKET LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1101 YELLOW JACKET LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1121 YELLOW JACKET LN  
ROCKWALL, TX 75087

FIRST UNITED METHODIST CHURCH  
FINANCE OFFICE  
1200 E YELLOW JACKET LN  
ROCKWALL, TX 75087

B5HP ROCKWALL LLC  
1300 E HWY 199  
SPRINGTOWN, TX 76082

WDC PEBBLEBROOK APARTMENTS LLC  
13400 BISHOP'S LANE SUITE 270  
BROOKFIELD, WI 53005

CURRENT RESIDENT  
1410 S GOLIAD  
ROCKWALL, TX 75087

SMAJLI ISMET & DYLDYL  
1422 MURPHY DR  
ROCKWALL, TX 75087

PRITCHARD DONNA CULLINS  
1610 SHORES BLVD  
ROCKWALL, TX 75087

ROCKWALL CENTRAL S/C II LTD  
16475 DALLAS PARKWAY SUITE 800  
ADDISON, TX 75001

CURRENT RESIDENT  
1801 S GOLIAD  
ROCKWALL, TX 75087

LONE STAR CHICKEN LP  
1810 S GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1815 S GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1901 S GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1902 S GOLIAD  
ROCKWALL, TX 75087

UHLIG JANET KAY &  
JEFFERY DAVID JOLLEY  
1903 S GOLIAD ST  
ROCKWALL, TX 75087

UHLIG JANET KAY &  
JEFFERY DAVID JOLLEY  
1903 S GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1920 S GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2000 S GOLIAD  
ROCKWALL, TX 75087

ROCKWALL VET CLINIC  
C/O JOE LOFTIS  
2001 S GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2002 S GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2004 S GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2005 S GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2006 S GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2008 S GOLIAD  
ROCKWALL, TX 75087

LANDLOW LLC  
2070 PONTCHARTRAIN  
ROCKWALL, TX 75087

COOPER RESIDENTIAL LLC  
2560 TECHNOLOGY DRIVE SUITE 100  
PLANO, TX 75074

RETAIL BUILDERS INC  
3000 NE 63RD ST  
OKLAHOMA CITY, OK 73121

RACETRAC PETROLEUM INC  
3225 CUMBERLAND BLVD SE STE 100  
ATLANTA, GA 30339

ROCK HOB LP  
3305 BUCHANAN ST  
WICHITA FALLS, TX 76308

ROCK HOB LP  
3305 BUCHANAN ST  
WICHITA FALLS, TX 76308

WDOP SUB I LP  
C/O THE MILESTONE GROUP LLC  
5429 LBJ FREEWAY SUITE 800  
DALLAS, TX 75240

JEY INVESTMENTS  
602 FALVEY AVE  
TEXARKANA, TX 75501

RHOADS RHOADS AND COX  
6905 ELLSWORTH AVE  
DALLAS, TX 75214

CARSON MARK R  
701 N MUNSON RD  
ROYSE CITY, TX 75189

CURRENT RESIDENT  
811 YELLOW JACKET  
ROCKWALL, TX 75087

E Z MART #77  
PO BOX 1426  
TEXARKANA, TX 75504

ROCKWALL ICE CREAM HOLDINGS LLC  
PO BOX 852  
WAXAHACHIE, TX 75168

BOOMPA LTD  
PO BOX 999  
ROCKWALL, TX 75087





Jan. 22, 2018

The Honorable Mayor Jim Pruitt  
City of Rockwall  
Rockwall Texas

RE: 1902 S. Goliad, Rockwall, Texas 75087

Dear Mr. Mayor,

My firm, Dynamic Development Company (Dynamic), controls the property at the southwest corner of Goliad and Yellow Jacket in Rockwall. Dynamic is a leading single and multi-tenant retail development company with more than 50 years experience and offices in Santa Monica, Calif., Las Vegas and Dallas.

We primarily develop retail and mixed-use projects and work with national, regional and local retailers to create high-quality real estate development projects throughout the Southwest.

One of our strategic development partners, with which we have completed numerous restaurants, is Chick-Fil-A ("CFA"). At 1902 S. Goliad in Rockwall, our intent is to sell this property to CFA so they may construct a limited-service, drive-through-only restaurant.

As you may know, CFA is very successful on the south-west side of Rockwall, and this restaurant should provide Rockwall with another high-quality CFA, while relieving some of the demand on the existing restaurant. In addition, our Company is developing the former Johnny Carino's property at 819 E I-30 frontage road in Rockwall. We also are building a multi-tenant small shopping center and are proud to have Jason's Deli and Sleep Number as our anchor tenants there. That project should be completed by Fall of this year.

We were surprised and disappointed to see Mr. Mario Smajli stir up opposition to a CFA restaurant. I have been in the retail/food-service real estate development for more than 30 years and note that it is rare for there to be opposition to a CFA by a city or community. It just doesn't happen.

That is why I believe it is important that you and city council understand the events of last summer which potentially led to Mr. Smajli's actions and rhetoric at the Jan. 16 public hearing and the story behind his intent to block this new restaurant development. Here are the facts:

- During the summer of 2017, Mr. Smajli and I negotiated for several months his purchase of the subject property. I have written documentation of months of purchase offers and counter offers between Mr. Smajli and myself. He had every opportunity to purchase 1902 S. Goliad St. When he could not meet my asking price, I even offered to lease the property to Mr Smajli, but he would not lease. He insisted on only buying the property so he could build a restaurant on it ;

Telephone:

M 214-662-5167

O: 940-218-  
6684

[www.dynamicdevco.com](http://www.dynamicdevco.com)

319 W. Oak St. Suite 105  
Denton Texas 76201

the same development Chick-Fil-A intends. I considered all his purchase offers, just as I do with other retailers. Unfortunately, Mr. Smajli's offers were all well below our asking price.

- Mr. Smajli had every opportunity to buy this property by meeting or exceeding the competitive offers that Dynamic had received. Mr. Smajli was simply unwilling to meet the asking sales price or meet the competitive offers that we had in hand.
- Mr. Smajli offers also indicated he was a "contingent buyer" - requiring financing to close on the sale.
- Mr. Smajli indicated he was upset that he was unsuccessful in acquiring the subject property for the development of a new restaurant and has now turned to the City to block the CFA restaurant-related development that happens to be adjacent to his existing property.

I have reviewed the video of Mr. Smajli's testimony at the Jan. 16 city council meeting and believe he demonstrated he has an axe to grind over this proposed development. It appears Mr. Smajli is upset he was not able to come to terms with me and my company on lease or purchase terms for the subject property.

Common sense would indicate Mr. Smajli is concerned that another restaurant may out-position his Luigi's restaurant and create more competition. As you know, competition is good for Rockwall consumers, the free marketplace and for tax revenues. It's likely Mr. Smajli is responsible for recruiting the adjacent property and business owner and several residents to show up and voice opposition to this development project. While this is his prerogative, it is not in the best interest of the community there.

Chick-Fil-A is a leader in the quick-service restaurant industry and a pillar in the communities it serves. It is CFA's intent to design and build an attractive restaurant to serve the residents of the community, greatly improve the appearance of this blighted corner, and deliver maximum tax revenues for the people and the City of Rockwall. This CFA development would:

- provide numerous job opportunities
- create another attractive corner on Hwy 205 Goliad St. in Rockwall
- contribute sales tax revenue for the city, given CFA averages well above the industry average in restaurant sales annually
- add to the city's infrastructure of new assets meeting city guidelines and requirements
- be a catalyst for economic development as CFA attracts other restaurants and stores

I understand Chick-Fil-A has re-applied for approval. We sincerely hope that you as the Mayor and the Rockwall City Council understand what is behind Mr. Smajli's opposition and will review CFA's re-

Telephone:

M 214-662-5167

O: 940-218-6684

[www.dynamicdevco.com](http://www.dynamicdevco.com)

319 W. Oak St. Suite 105  
Denton Texas 76201



application favorably. We firmly believe that doing so is the right thing for the residents, community and City of Rockwall.

Thank you for your time and consideration.

Best regards,

A handwritten signature in blue ink, appearing to read "DJP", is written over the printed name.

Daniel J. Porter, Vice President  
Dynamic Development Company  
214-662-5167 [Dan.porter@dynamicdevco.com](mailto:Dan.porter@dynamicdevco.com)

C.C.:  
City Council Members  
Mr. Ryan Miller

Telephone:

M 214-662-5167

O: 940-218-  
6684

[www.dynamicdevco.com](http://www.dynamicdevco.com)

319 W. Oak St. Suite 105  
Denton Texas 76201



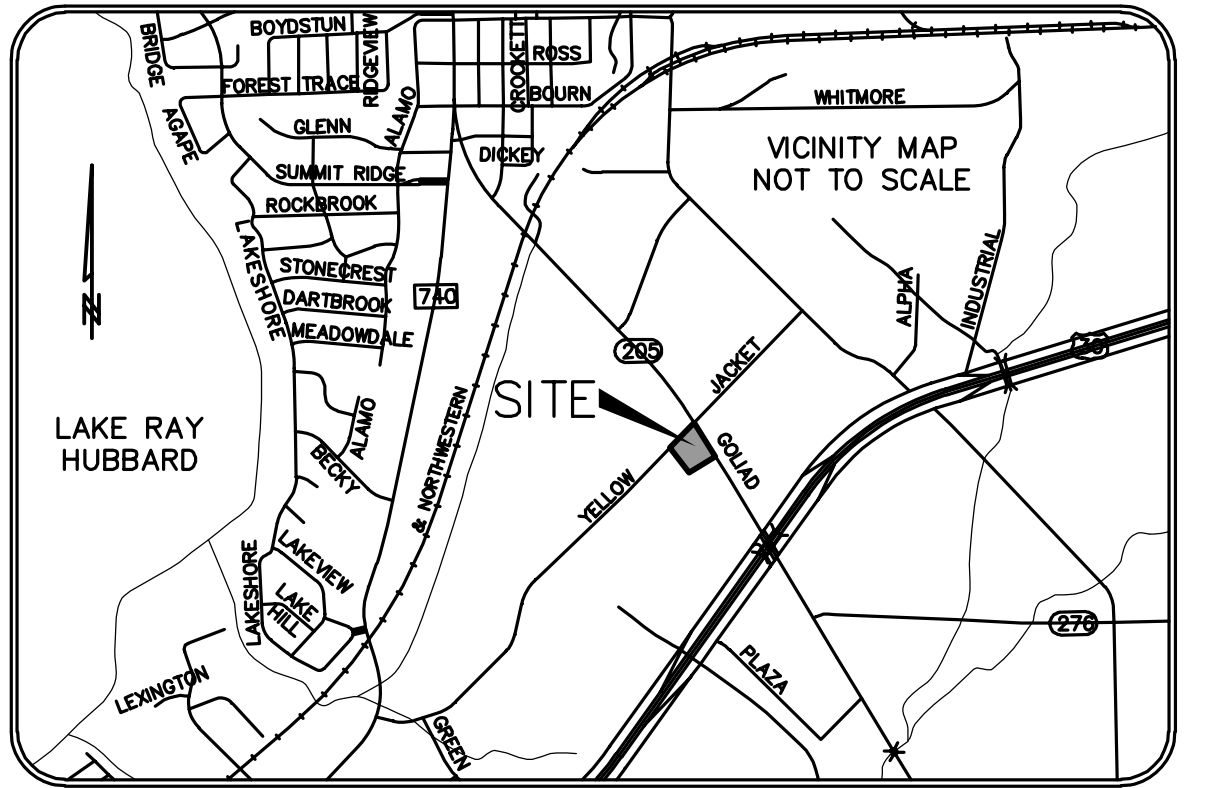
VERTICAL DATUM NOTE:  
REFERENCE DATUM = NORTH AMERICAN VERTICAL DATUM (NAD) 88 UTILIZING THE RTK NETWORK ADMINSTRATED BY WESTERN DATA SYSTEMS.

SITE BENCHMARK NO. 1 AN "X" CUT IN CONCRETE PAVEMENT NEAR THE WEST CORNER OF LOT 1, BLOCK A BILLY PEOPLES ADDITION ±23.5' NORTH OF LIGHT POLE AND ±33.2' EAST OF FIRE HYDRANT  
ELEVATION = 577.45'

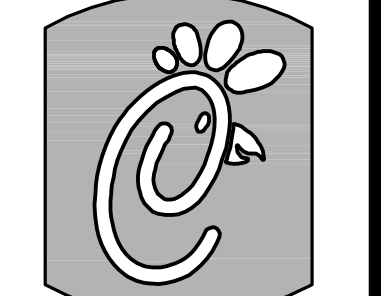
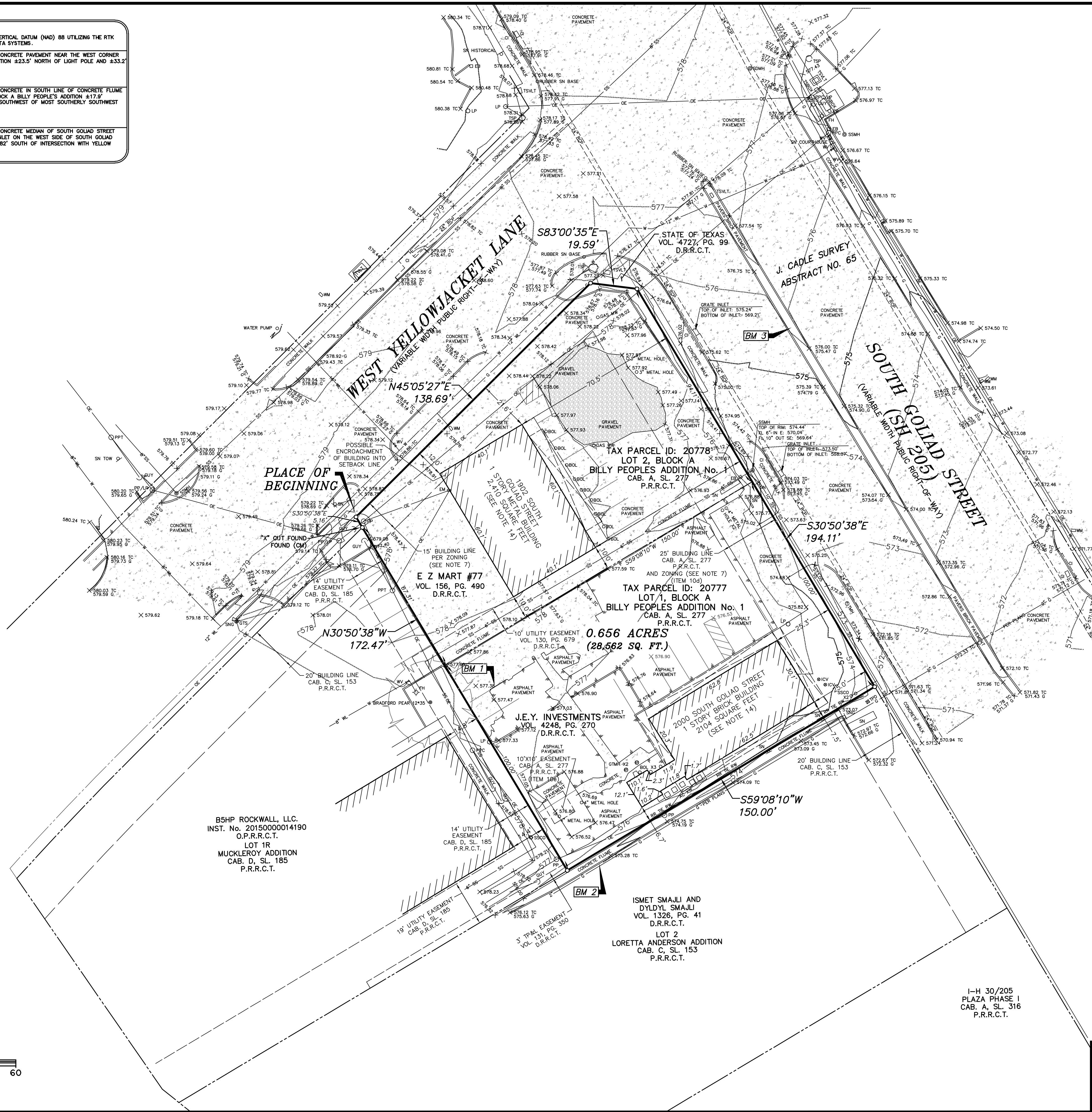
SITE BENCHMARK NO. 2 AN "X" CUT IN CONCRETE IN SOUTH LINE OF CONCRETE FLUME NEAR THE SOUTH CORNER OF LOT 1, BLOCK A BILLY PEOPLES ADDITION ±17.9' SOUTHEAST OF POWER POLE AND ±29.5' SOUTHWEST OF MOST SOUTHERLY SOUTHWEST BUILDING CORNER.  
ELEVATION = 576.20'

SITE BENCHMARK NO. 3 AN "X" CUT IN CONCRETE MEDIAN OF SOUTH GOLLAD STREET ±39.8' DIRECTLY WEST OF FIRST GRATE INLET ON THE WEST SIDE OF SOUTH GOLLAD STREET SOUTH OF YELLOWJACKET LANE ±82' SOUTH OF INTERSECTION WITH YELLOW JACKET LANE  
ELEVATION = 575.46'

**PRELIMINARY**  
**FOR REVIEW PURPOSES ONLY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



- \*LEGEND\***
- |              |   |
|--------------|---|
| AC           | AIR CONDITIONER                               |
| BOL          | BOLLARD                                       |
| CB           | CURB INLET                                    |
| CM           | CONTROLLING MONUMENT                          |
| EM           | ELECTRIC METER                                |
| FM           | FIRE HYDRANT                                  |
| FOV          | FIBER OPTIC VAULT                             |
| GM           | GAS METER                                     |
| GM A         | GREASE TRAP MANHOLE                           |
| GMH          | GAS TEST STATION                              |
| GTS          | GUY WIRE                                      |
| GUY          | GAS MONITOR WELL                              |
| ICV          | IRRIGATION CONTROL VALVE                      |
| IRF          | IRON ROD FOUND                                |
| LP           | LIGHT POLE                                    |
| PP           | POWER POLE                                    |
| PPC          | POWER POLE W/CONDUIT                          |
| PP/P         | POWER POLE W/TRANSFORMER                      |
| PPT          | CONCRETE STORM DRAIN PIPE                     |
| PPTC         | POWER POL W/CONDUIT AND TRANSFORMER           |
| RR           | RAILROAD                                      |
| RR TE        | RAILROAD TIE                                  |
| SDMH         | STORM DRAIN MANHOLE                           |
| SN           | SIGN  |
| SN/T         | SANITARY TELEPHONE SIGN                       |
| SN/T         | SANITARY TELEPHONE MARKER                     |
| SSMH         | SANITARY SEWER MANHOLE                        |
| SSCO         | SANITARY SEWER CLEANOUT                       |
| TPD          | TELEPHONE PEDestal                            |
| TSB          | TRAFFIC SIGNAL BOX                            |
| TSM          | TELEPHONE MANHOLE                             |
| TRANS        | TRANSFORMER PAD                               |
| TSP          | TRAFFIC SIGNAL POLE                           |
| TSVLT        | TRAFFIC SIGNAL VAULT                          |
| WAL          | WATER VAULT                                   |
| WMH          | WATER MANHOLE                                 |
| WV           | WATER VALVE                                   |
| WLT          | WATER VAULT                                   |
| OE           | OVERHEAD ELECTRIC LINE                        |
| UE           | UNDERGROUND ELECTRIC LINE                     |
| W            | WATER LINE                                    |
| SS           | SANITARY SEWER LINE                           |
| G            | UNDERGROUND GAS                               |
| UT           | UNDERGROUND TELEPHONE                         |
| O.P.R.R.C.T. | OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS |
| 580.97       | TOP OF CURB SPOT SHOT                         |
| 580.47       | GUTTER SPOT SHOT                              |
| X            | TOPOGRAPHIC SPOT SHOT                         |



5200 Buffington Rd.  
Atlanta Georgia,  
30349-2998

Revisions:  
Mark Date By  
△

Mark Date By  
△

Mark Date By  
△

LOTS 1 AND 2, BLOCK A  
BILLY PEOPLES ADDITION No. 1  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

SHEET TITLE  
**ALTA/NSPS  
LAND TITLE  
SURVEY**

☐ Preliminary  
☐ 80% Submittal  
☐ For Construction

Job No. : 17142  
Store : #04222  
Date : 11/15/2017  
Drawn By : MTJ  
Checked By: GAM

Sheet

**CA-1.1**

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 10033900

**ALTA/NSPS  
LAND TITLE SURVEY**

I-H 30/205  
PLAZA PHASE I  
CAB. A, SL. 316  
P.R.R.C.T.

ISMET SMAJLI AND  
DYLDYL SMAJLI  
VOL. 1326, PG. 41  
D.R.R.C.T.  
LOT 2  
LORETTA ANDERSON ADDITION  
CAB. C, SL. 153  
P.R.R.C.T.

J.E.Y. INVESTMENTS  
VOL. 4248, PG. 270  
D.R.R.C.T.

0.656 ACRES  
(28,562 SQ. FT.)

TAX PARCEL ID: 20777  
LOT 1, BLOCK A  
BILLY PEOPLES ADDITION No. 1  
CAB. A, SL. 277  
P.R.R.C.T.

TAX PARCEL ID: 20778  
LOT 2, BLOCK A  
BILLY PEOPLES ADDITION No. 1  
CAB. A, SL. 277  
P.R.R.C.T.

E Z MART #77  
VOL. 156, PG. 490  
D.R.R.C.T.

B5HP ROCKWALL, LLC.  
INST. No. 20150000014190  
O.P.R.R.C.T.  
LOT 1R  
MUCKLERROY ADDITION  
CAB. D, SL. 185  
P.R.R.C.T.

SCALE: 1"= 20'

PRINTED: 11/15/2017 9:32 AM FILE: ALTA-SURVEY-17142.DWG



\*FIELD NOTES\*

TRACT 1:  
BEING A TRACT OF LAND LOCATED IN THE J. CADLE SURVEY, ABSTRACT No. 65, ROCKWALL COUNTY, TEXAS, ALL OF LOT 1 AND A PORTION OF 2, BILLY PEOPLES ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET A, SLIDE 277, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEAST LINE OF WEST YELLOWJACKET LANE, (A VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING THE WEST CORNER OF SAID LOT 2;

THENCE N 45°05'27" E, ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID WEST YELLOWJACKET LANE AND THE NORTHWEST LINE OF SAID LOT 2, A DISTANCE OF 138.69 FEET TO A POINT, BEING THE WEST END OF A RIGHT-OF-WAY CORNER CLIP AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID WEST YELLOWJACKET LANE WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SOUTH GOLJAD STREET (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE S 83°00'35" E, ALONG SAID RIGHT-OF-WAY CLIP, A DISTANCE OF 19.59 FEET TO A POINT IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SOUTH GOLJAD STREET, AND THE NORTHEAST LINE OF SAID LOT 2, SAID POINT BEING THE EAST END OF SAID RIGHT-OF-WAY CLIP;

THENCE S 30°50'38" E, ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SOUTH GOLJAD STREET AND THE NORTHEAST LINE OF SAID LOT 2, AT A DISTANCE OF 94.11 FEET, PASSING THE EAST CORNER OF SAID LOT 2 AND THE NORTH CORNER OF SAID LOT 1, CONTINUING ALONG THE NORTHEAST LINE OF SAID LOT 1, IN ALL A TOTAL DISTANCE OF 194.11 FEET TO A POINT BEING THE EAST CORNER OF SAID LOT 1 AND THE NORTH CORNER OF LOT 2, LORETTA ANDERSON ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET C, SLIDE 183, P.R.R.C.T.;

THENCE S 59°08'10" W, DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SOUTH GOLJAD STREET, ALONG THE SOUTHEAST LINE OF SAID LOT 1 AND THE NORTHWEST LINE OF SAID LOT 2 LORETTA ANDERSON ADDITION, A DISTANCE OF 150.00 FEET TO A POINT, BEING THE SOUTH CORNER OF SAID LOT 1 AND THE EAST CORNER OF LOT 1R MUCKLERGY ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET D, SLIDE 185, P.R.R.C.T.;

THENCE N 30°50'38" W, DEPARTING THE NORTHWEST LINE OF SAID LOT 2 LORETTA ANDERSON ADDITION, ALONG THE SOUTHWEST LINE OF SAID LOT 1 AND THE NORTHEAST LINE OF SAID LOT 1R, AT A DISTANCE OF 100.00 FEET, PASSING THE WEST CORNER OF SAID LOT 1 AND THE SOUTH CORNER OF SAID LOT 2, BLOCK A, CONTINUING ALONG THE SOUTHWEST LINE OF SAID LOT 2, BLOCK A, AT A DISTANCE OF 167.31 FEET, PASSING AN "X" CUT FOUND BEING THE NORTH CORNER OF SAID LOT 1R, CONTINUING IN ALL A TOTAL DISTANCE OF 172.47 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.656 ACRES (28,562 SQUARE FEET) OF LAND, MORE OR LESS.

\*TITLE NOTES\*

THIS SURVEY WAS PREPARED WITH BENEFIT OF A COPY OF COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, OF. No. 4715001926, EFFECTIVE DATE SEPTEMBER 6, 2017, ISSUED DATE SEPTEMBER 19, 2017.

10d. THE 25' BUILDING SETBACK LINE SHOWN ON THE PLAT RECORDED IN CAB. A, SL. 277, P.R.R.C.T., IS LOCATED ON THE SUBJECT TRACT, AND IS SHOWN HEREON.

10e. THE UNIDENTIFIED 10'X10' EASEMENT SHOWN ON THE PLAT RECORDED IN CAB. A, SL. 277, P.R.R.C.T., IS LOCATED ON THE SUBJECT TRACT, AND IS SHOWN HEREON.

10f. THE EASEMENT RECORDED IN VOL. 65, PG. 50, D.R.R.C.T., IS NOT LOCATED ON THE SUBJECT TRACT.

10g. THE SUBJECT TRACT IS A PORTION OF THE LANDS DESCRIBED IN THE DEED RECORDED IN VOL. 46, PG. 41, D.R.R.C.T.

\*SURVEYOR'S NOTES\*

1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48387C0040L, MAP REVISED SEPTEMBER 26, 2008, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X", DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN."
2. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP". IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "FIRM".
3. THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION MARKED BY UTILITY LOCATORS. VISIBLE IMPROVEMENTS AND/OR EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED OR DESIGNATED THE UNDERGROUND UTILITIES.
4. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINISTERED BY WESTERN DATA SYSTEMS.
5. THIS SURVEY WAS PREPARED WITH BENEFIT OF A COPY OF COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, OF. No. 4715001926, EFFECTIVE DATE SEPTEMBER 6, 2017, ISSUED DATE SEPTEMBER 19, 2017.
6. THE SUBJECT TRACT CONTAINS STRIPED PARKING SPACES, HOWEVER, AT THE TIME OF THE SURVEY, MANY STRIPES HAVE BECOME TOO OLD AND/OR DESTROYED AND FOR AN ACCURATE COUNT.
7. ACCORDING TO DEVELOPMENT INVESTIGATION REPORT PREPARED FOR CHICK-FIL-A, INC., PREPARED BY SITE DEVELOPMENT, INC., PROJECT No. 04222, DATED OCTOBER, 10, 2017, THE SUBJECT TRACT IS ZONED "GR", GENERAL RETAIL, WITH STATE HIGHWAY 205 OVERLAY. SEE ZONING TABLE SHOWN HEREON.
8. ALL MATTERS SHOWN ON RECORDED PLAT PROVIDED TO THE SURVEYOR ARE SHOWN ON THE SURVEY.
9. AT THE TIME OF THE SURVEY, THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
10. AT THE TIME OF THE SURVEY, SURVEYOR WAS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
11. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
12. THE SUBJECT TRACT HAS ACCESS TO SOUTH GOLJAD STREET ALONG THE SOUTHEAST LINE AND EAST YELLOWJACKET LANE ALONG THE NORTH LINE.
13. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$2,000,000 TO BE IN EFFECT THROUGHOUT CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.
14. THE SQUARE FOOTAGE OF THE BUILDING IS BASED ON THE EXTERIOR DIMENSIONS AS MEASURED AT GROUND LEVEL.

ZONING INFORMATION:

THE SUBJECT TRACT IS CURRENTLY ZONED "GR"  
GENERAL RETAIL, WITH STATE HIGHWAY 205 OVERLAY

ADJACENT PROPERTIES ARE ZONED:

Front (NW 1/4): GR W Yellow Jacket Lane  
Left Side (NE 1/4): GR S Golled Street  
Right Side (SW 1/4): GR Commercial  
Rear (SE 1/4): GR Restaurant

MINIMUM LOT WIDTH IS N/A  
MINIMUM LOT DEPTH IS N/A  
MAXIMUM FLOOR AREA N/A.  
MAXIMUM BUILDING HEIGHT IS 30 FEET.

BUILDING SETBACKS ARE:

Front (W Yellow Jacket Ln.): 15'  
Front (S Golled Street): 25' (per SH 205 Overlay)  
Right Side (Commercial): 0'  
Rear (Restaurant): 0'

LANDSCAPE SETBACKS ARE:

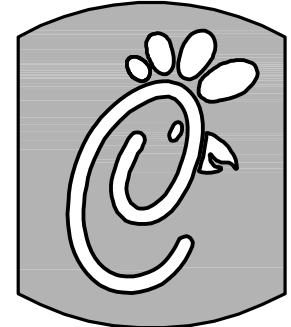
Front: (W Yellow Jacket Ln.) 10'  
Left Side: (S Golled Street) 20'  
Right Side: (Commercial) 0'  
Rear: (Restaurant) 0'

THE PARKING FORMULA FOR MINIMUM REQUIREMENTS:  
one (1) space per each 100 square feet  
of gross floor area.

POLE SIGNS ARE NOT PERMITTED

\*CITY AND UTILITY PROVIDERS\*  
(SEE NOTE 7)

- 1) PLANNING DEPARTMENT  
City of Rockwall Planning & Zoning Department  
Address: 385 S Golled Street, Rockwall, TX 75087  
Contact: Mr. Ryan Miller  
Phone: 972-772-6441
- 2) ZONING DEPARTMENT  
City of Rockwall Planning & Zoning Department  
Address: 385 S Golled Street, Rockwall, TX 75087  
Contact: Mr. Ryan Miller  
Phone: 972-772-6441
- 3) SIGNS  
City of Rockwall Building Department  
Address: 385 S Golled Street, Rockwall, TX 75087  
Contact: Mr. John Ankrum  
Phone: 972-772-6774
- 4) BUILDING DEPARTMENT  
City of Rockwall Building Department  
Address: 385 S Golled Street, Rockwall, TX 75087  
Contact: Mr. John Ankrum  
Phone: 972-772-6774
- 5) FIRE MARSHAL  
City of Rockwall Fire Department  
Address: 191 East Quail Run, Rockwall, TX 75087  
Contact: Ms. Ariana Hargrove (Chief Fire Marshal)  
Phone: 972-771-7774
- 6) PLUMBING  
City of Rockwall Building Department  
Address: 385 S Golled Street, Rockwall, TX 75087  
Contact: Mr. John Ankrum  
Phone: 972-772-6774
- 7) HEALTH DEPARTMENT  
K&K Food Safety Systems  
Address: Address not required  
Contact: Ms. Kelly Kippelrick  
Phone: 214-202-1202
- 8) TRAFFIC ENGINEERING  
City of Rockwall Public Works  
Address: 385 S Golled Street, Rockwall, TX 75087  
Contact: Ms. Amy Williams  
Phone: 972-771-7746
- 9) SITE UTILITIES
- 1) SANITARY SEWER  
City of Rockwall Public Works  
Address: 385 S Golled Street, Rockwall, TX 75087  
Contact: Ms. Amy Williams  
Phone: 972-771-7746
- 2) WATER  
City of Rockwall Public Works  
Address: 385 S Golled Street, Rockwall, TX 75087  
Contact: Ms. Amy Williams  
Phone: 972-771-7746
- 3) STORM DRAINAGE  
City of Rockwall Public Works  
Address: 385 S Golled Street, Rockwall, TX 75087  
Contact: Ms. Amy Williams  
Phone: 972-771-7746
- 4) EROSION CONTROL  
City of Rockwall Public Works  
Address: 385 S Golled Street, Rockwall, TX 75087  
Contact: Ms. Amy Williams  
Phone: 972-771-7746
- 5) GAS UTILITY  
Atmos Energy  
Address: No address needed  
Contact: Ms. Dhrsh Wood  
Phone: 972-485-8277
- 6) ELECTRIC  
Oncor  
Address: 1545 High Point Drive, Mesquite, TX 75149  
Contact: Mr. Jason Escamilla  
Phone: 972-216-8956
- 7) TELEPHONE  
ATT (Telephone)  
Address: 2702 Wesley Street, Greenville, TX 75401  
Contact: Mr. Chris Holmes  
Phone: 803-467-2303
- 10) LANDLORD/DEVELOPER  
Dynamic Development  
Address: 1725 21st Street, Santa Monica, CA 90404  
Contact: Mr. Don Porter  
Phone: 940-218-6684



5200 Buffington Rd.  
Atlanta Georgia,  
30349-2998

Revisions:

Mark Date By



Mark Date By



Mark Date By



LOTS 1 AND 2, BLOCK A  
BILLY PEOPLES ADDITION No. 1  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

SHEET TITLE

ALTA/NSPS  
LAND TITLE  
SURVEY

- ☐ Preliminary  
☐ 80% Submittal  
☐ For Construction

Job No. : 17142

Store : #04222

Date : 11/15/2017

Drawn By : MTJ

Checked By: GAM

Sheet

CA-1.2

**PRELIMINARY**  
**FOR REVIEW PURPOSES ONLY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY  
PURPOSE AND SHALL NOT BE USED OR VIEWED OR  
RELIED UPON AS A FINAL SURVEY DOCUMENT.

ALTA/NSPS  
LAND TITLE SURVEY

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 10033900

**CITY OF ROCKWALL**  
**ORDINANCE NO. 18-XX**  
**SPECIFIC USE PERMIT NO. S-XXX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RESTAURANT WITH A DRIVE-THROUGH IN A GENERAL RETAIL (GR) DISTRICT, ON A 0.656-ACRE TRACT OF LAND BEING IDENTIFIED AS LOTS 1 & 2, BLOCK A, BILLY PEOPLES #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the City has received a request from Randy Eardley, P.E. of Wier & Associates, Inc. on behalf of Getra Thomason-Saunders of Chick-Fil-A, Inc. for the approval of a Specific Use Permit (SUP) to allow for a *restaurant, 2,000 SF or more with a drive-through*, in a General Retail (GR) District on a 0.656-acre tract of land being described as a Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1902 & 2000 S. Goliad Street [SH-205], and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *restaurant, 2,000 SF or more with a drive-through* as stipulated by Section 1, *Land Use Schedule* of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the conditions set forth in Subsection 4.4, *General Retail (GR) District*, Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) as heretofore amended and as may be amended in the future, and shall be subject to the following:

## **2.1 OPERATIONAL CONDITIONS**

The following conditions pertain to the operation of a *restaurant, 2,000 SF or more with a drive-*



through on the *Subject Property* and conformance to these stipulations is required for continued operations:

- 1) The restaurant shall generally conform to the concept plan depicted in *Exhibit 'B'* and the concept building elevations depicted in *Exhibit 'C'* of this ordinance.
- 2) The developer is to construct a four (4)-foot wrought-iron fence adjacent to the property line to the southern and western property lines as depicted in *Exhibit 'B'* of this ordinance.
- 3) At the time of final plat, the developer shall submit a parking agreement indicating the location of the proposed 20 parking spaces on the adjacent property. This document will require the approval of the City Council and shall be filed with Rockwall County prior to the issuance of a Building Permit.

## **2.2 COMPLIANCE**

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

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

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

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

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

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5<sup>TH</sup> DAY OF MARCH, 2018.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

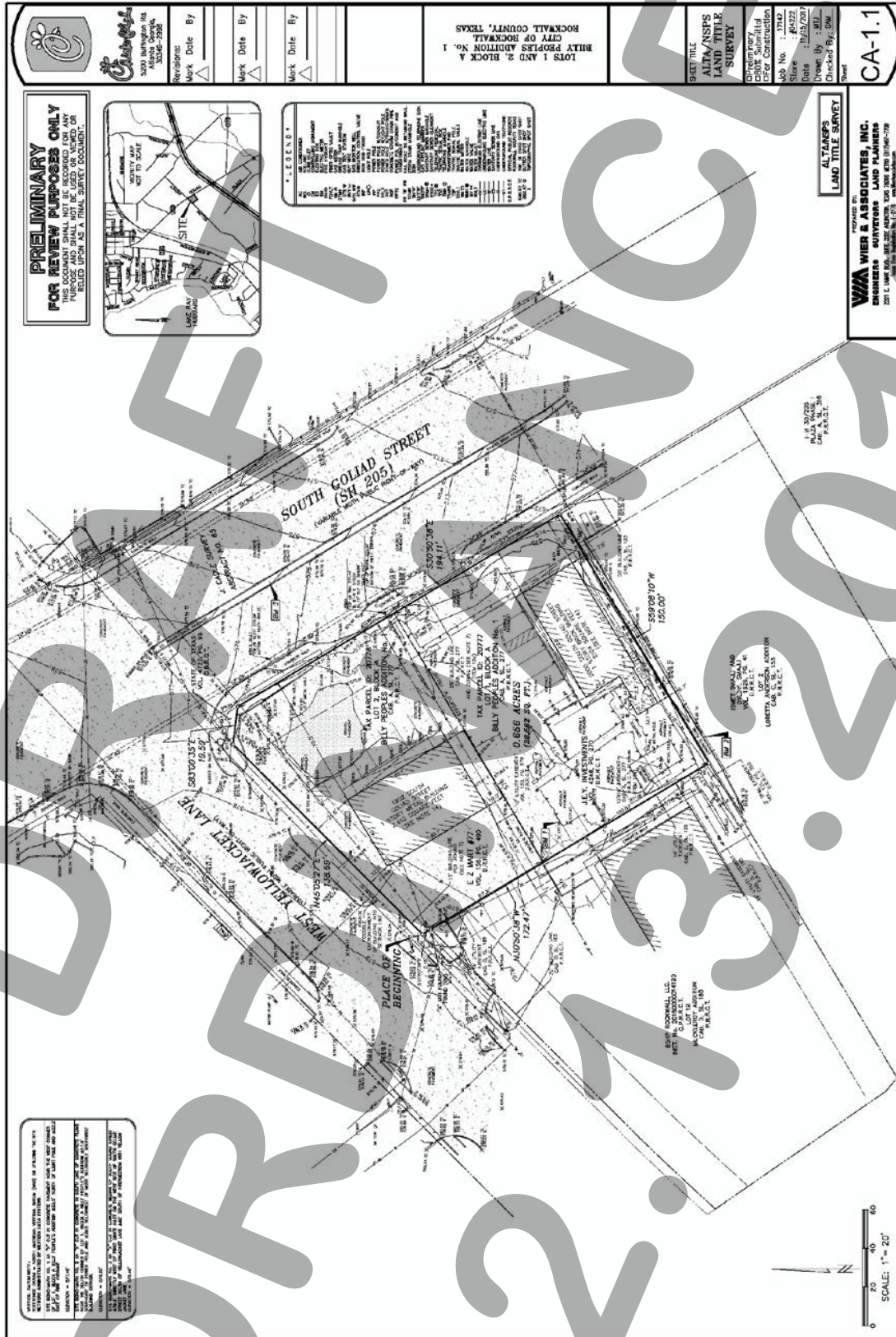
**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: February 19, 2018

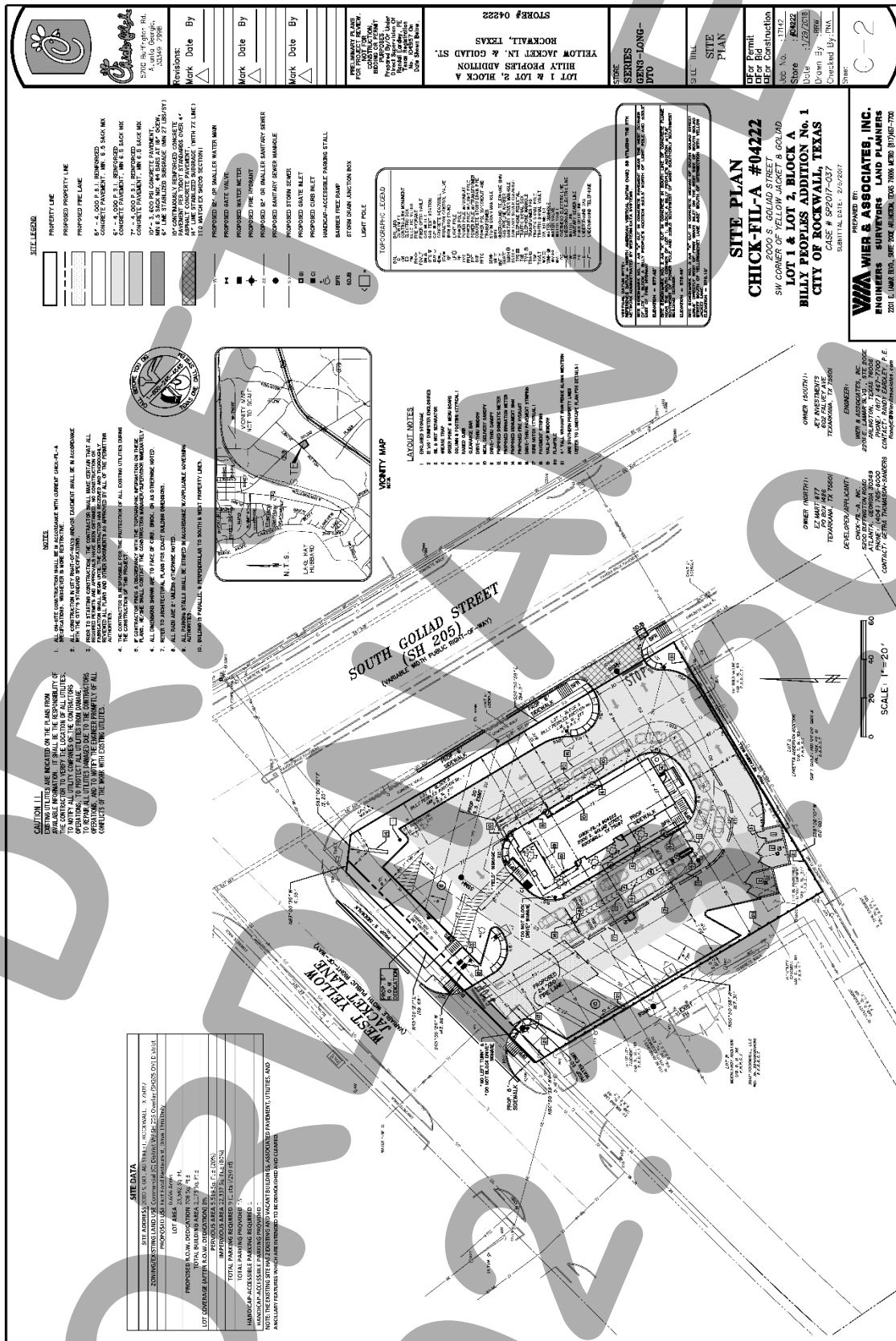
2<sup>nd</sup> Reading: March 5, 2018

**Exhibit 'A':**  
*Survey*





### Exhibit 'B': *Concept Plan*

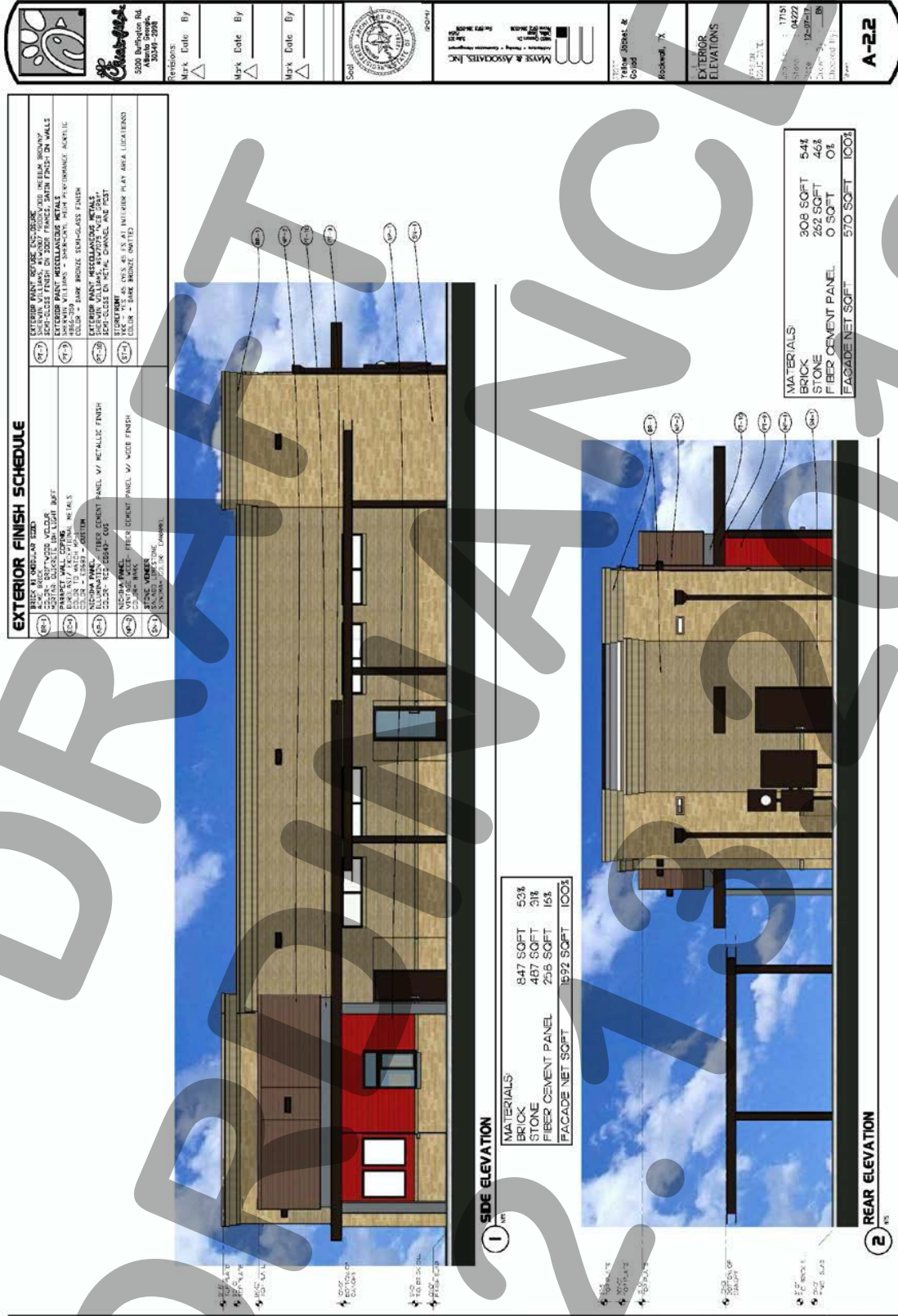




# Exhibit 'C': Concept Building Elevations



# Exhibit 'C': Concept Building Elevations



**TRAFFIC IMPACT ANALYSIS FOR  
CHICK-FIL-A  
ROCKWALL, TEXAS**

**Prepared for:**  
Wier & Associates, Inc.  
2201 E. Lamar Blvd., Suite 200E  
Arlington, Texas 76006-7440

**Prepared by:**



**LEE ENGINEERING**

3030 LBJ Freeway, Suite 1660  
Dallas, Texas 75234  
(972) 248-3006  
TBPE Firm F-450



*Kelly D. P.*  
*2/12/18*

February 2018



## TABLE OF CONTENTS

INTRODUCTION .....	1
SITE ACCESSIBILITY.....	4
TRAFFIC VOLUMES.....	6
PROPOSED DEVELOPMENT .....	10
TRIP DISTRIBUTION AND ASSIGNMENT .....	12
INTERSECTION CAPACITY ANALYSES.....	16
ACCESS MANAGEMENT ANALYSES.....	20
CONCLUSIONS.....	24
RECOMMENDATIONS .....	25
APPENDIX.....	26

## LIST OF TABLES

Table 1: TxDOT Historical Daily Traffic Counts.....	6
Table 2: Historical Peak Hour Intersection Traffic Volumes .....	6
Table 3: Trip Generation Characteristics for Existing Land Uses .....	9
Table 4: Trip Generation Characteristics for Proposed Chick-fil-A.....	10
Table 5: Level of Service Criteria for Signalized Intersections.....	17
Table 6: Level of Service Criteria for Unsignalized Intersections .....	17
Table 7: Intersection Capacity Analysis Results .....	18
Table 8: Right Turn Deceleration Lane Analysis Results .....	20
Table 9: Sight Distance Evaluation.....	21
Table 10: Queuing Analysis Results.....	23

## LIST OF FIGURES

Figure 1: Vicinity Map of the Study Area .....	2
Figure 2: Proposed Chick-fil-A Site Plan .....	3
Figure 3: Existing and Proposed Intersection Lane Configurations .....	5
Figure 4: Existing (2018) Peak Hour Traffic Volumes .....	7
Figure 5: Build-Out Year (2019) Background Peak Hour Traffic Volumes .....	8
Figure 6: Assumed Directional Distribution.....	13
Figure 7: Site Generated Peak Hour Traffic Volumes.....	14
Figure 8: Build-Out Year (2019) Total Peak Hour Traffic Volumes .....	15



# INTRODUCTION

This traffic study was conducted to analyze the potential traffic impacts of the proposed Chick-fil-A which will be located on the southwest corner of the Goliad Street (SH 205) and Yellowjacket Lane intersection in Rockwall, Texas. A vicinity map of the study area is shown in **Figure 1** and a site plan for this facility is shown in **Figure 2**. The following elements were included in this study:

## *Data Collection*

- Collected weekday AM, Midday and PM peak hour turning movement volumes at the Goliad Street (SH 205) and Yellowjacket Lane intersection on Wednesday, January 24, 2018.
- Obtained historical average daily traffic (ADT) volumes on roadways in the study area.
- Obtained the proposed site plan, information related to planned roadway improvements, and other relevant information.

## *Traffic Analysis*

- Assessed the general accessibility of the site.
- Estimated the number of trips that will be generated by the proposed development.
- Estimated the directional distribution of traffic approaching / departing the proposed development.
- Assigned the estimated traffic to the street network.
- Performed capacity analyses for the critical intersections within the study area.

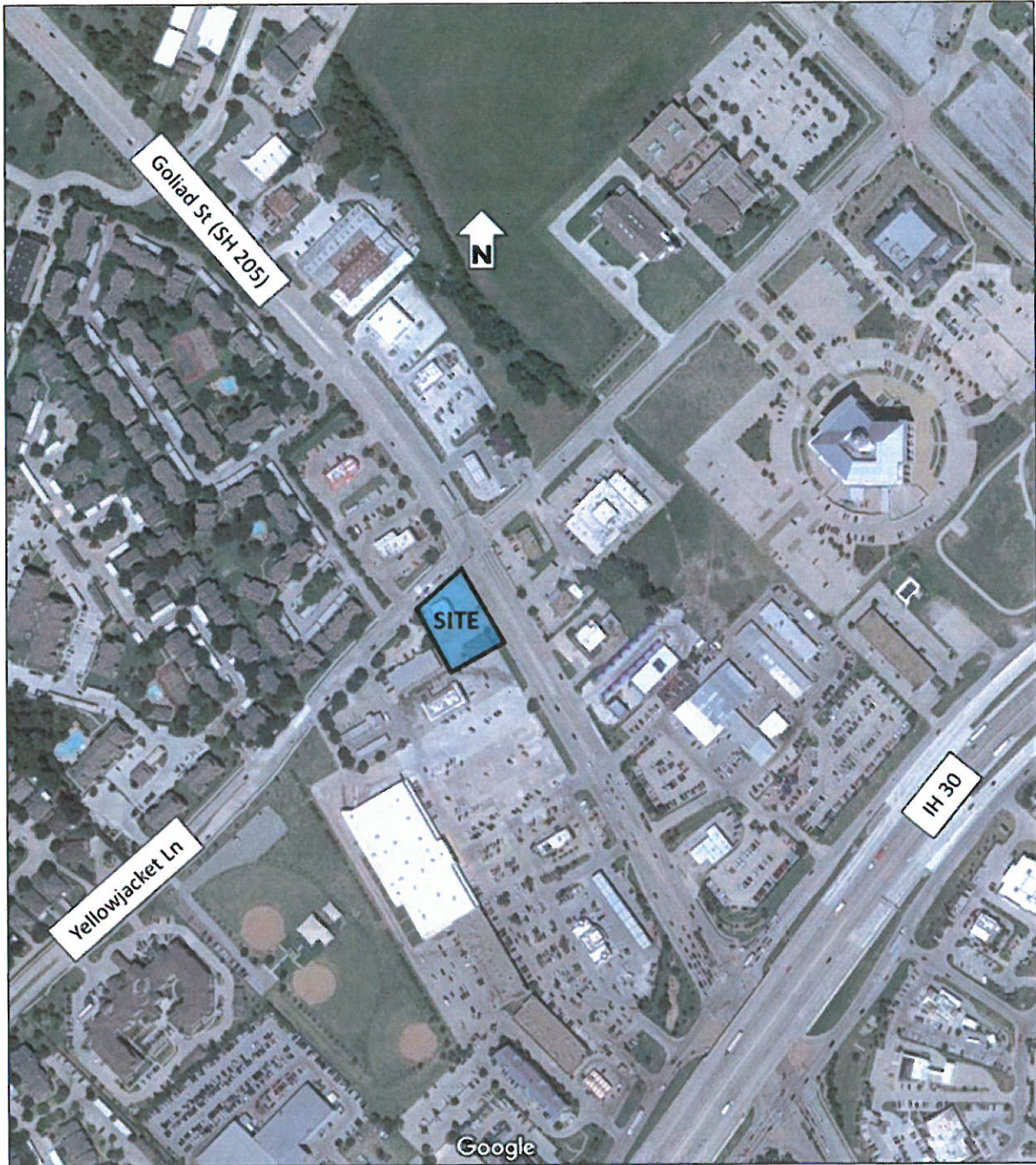
## *Recommendations*

- Determined if any roadway improvements are needed to accommodate projected traffic generated by the proposed development.

## *Documentation*

- Prepared a report documenting the study procedures and results.

Figure 1: Vicinity Map of the Study Area







## SITE ACCESSIBILITY

Site accessibility describes the ease with which vehicles can get to and from a development. A site's accessibility is affected by the geographical location of the development with respect to other activity areas, the roadway system and physical restraints such as rivers or lakes.

Access to the Chick-fil-A development will be provided by:

- One full access driveway along Yellowjacket Lane approximately 110 feet west of Goliad Street (SH 205)
- One right-in/right-out only driveway on Goliad Street (SH 205) approximately 170 feet south of Yellowjacket Lane.

The existing lane configurations for the roadways and the critical intersection within the study area are provided in **Figure 3**. This figure also shows the new driveways for the Chick-Fil-A development. A description of the study area roadways includes:

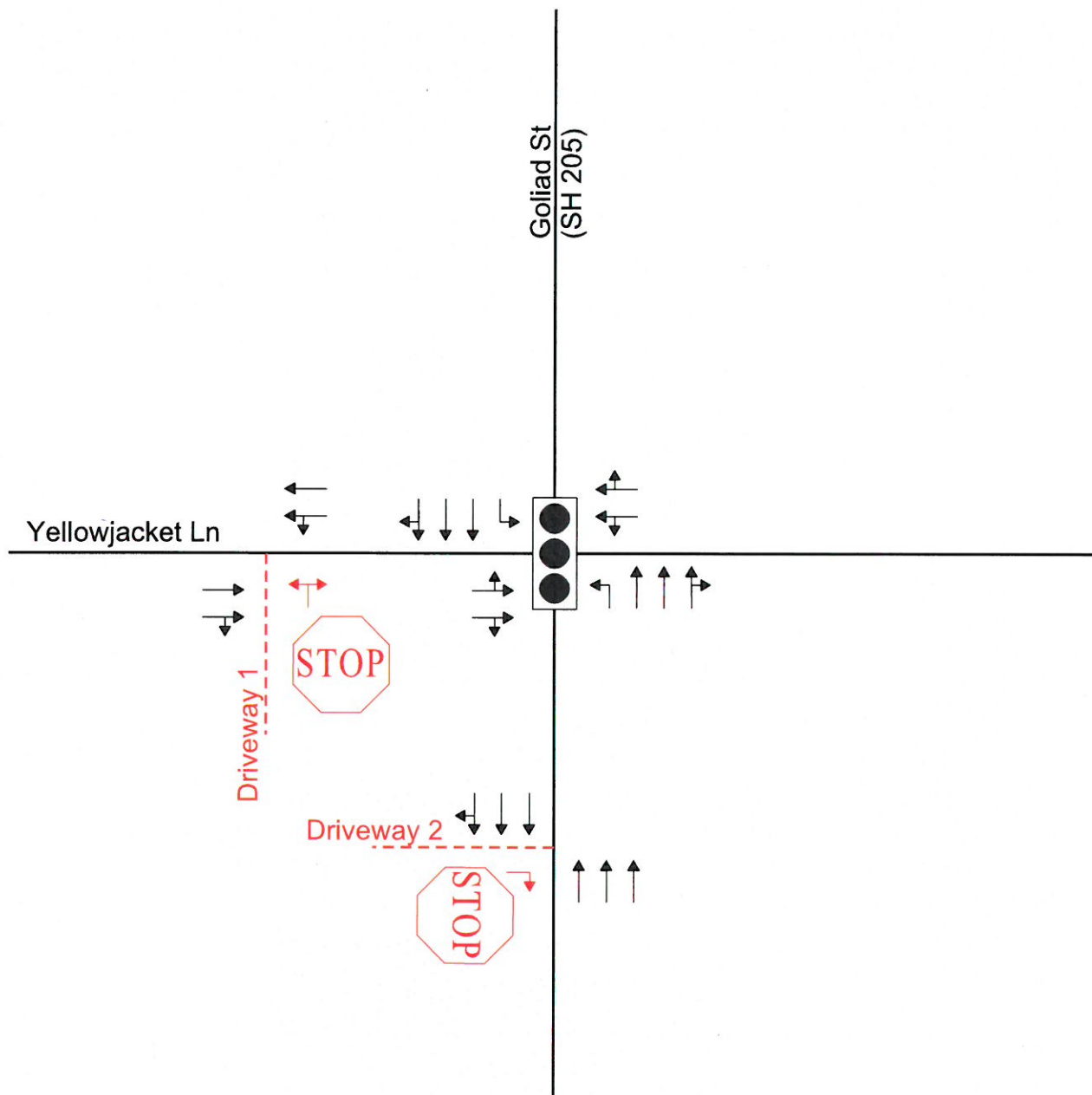
**Yellowjacket Lane** – Yellowjacket Lane borders the proposed Chick-fil-A development to the north and is a four-lane undivided roadway with a posted speed limit of 35 miles per hour (mph) at the intersection with Goliad Street (SH 205). Yellowjacket Lane widens to a four-lane divided section approximately 800 feet west of Goliad Street (SH 205). Yellowjacket Lane is designated as a Major Collector 4 lane Divided (M4D) roadway in the City of Rockwall Thoroughfare Plan.

**Goliad Street (SH 205)** – Goliad Street (SH 205) borders the proposed facility to the east and currently exists as a six-lane divided roadway with a posted speed limit of 40 miles per hour (mph). Goliad Street (SH 205) is designated as a Principal Arterial 6 Lane Divided (P6D) roadway in the City of Rockwall Thoroughfare Plan. Goliad Street (SH 205) is currently at its ultimate roadway configuration.





NOT TO SCALE



#### LEGEND

← Change in lane configuration

## TRAFFIC VOLUMES

### *Existing Traffic Volumes*

Existing weekday AM (7:00-9:00), Midday (11:30 AM – 1:30 PM) and PM (4:00-6:00) peak period turning movement volumes were collected at the existing intersection of Goliad Street (SH 205) and Yellowjacket Lane on Wednesday, January 24, 2018. **Figure 4** shows the existing (2018) peak hour intersection turning movement volumes and the raw traffic count data is provided in the Appendix.

### *Background Traffic Volumes*

Historical 24-hour traffic volumes in the study area were obtained from TxDOT traffic count maps and are presented in **Table 1**.

**Table 1: TxDOT Historical Daily Traffic Counts**

Year	Location
	SH 205 – (N of IH 30)
2011	27,000
2012	27,000
2013	26,795
2014	26,180
2015	28,604
2016	32,907
Average Annual Growth	5.1%

The traffic volumes in Table 1 show that traffic on SH 205 north of IH 30 has increased at an average annual rate of approximately five percent (5%).

As part of another traffic project near the Goliad Street (SH 205) and Yellowjacket Lane intersection, weekday AM, Midday and PM peak hour traffic volumes were collected at this intersection in October 2004. **Table 2** shows a comparison of the total entering traffic volumes at this intersection between the 2004 and 2018 traffic volumes.

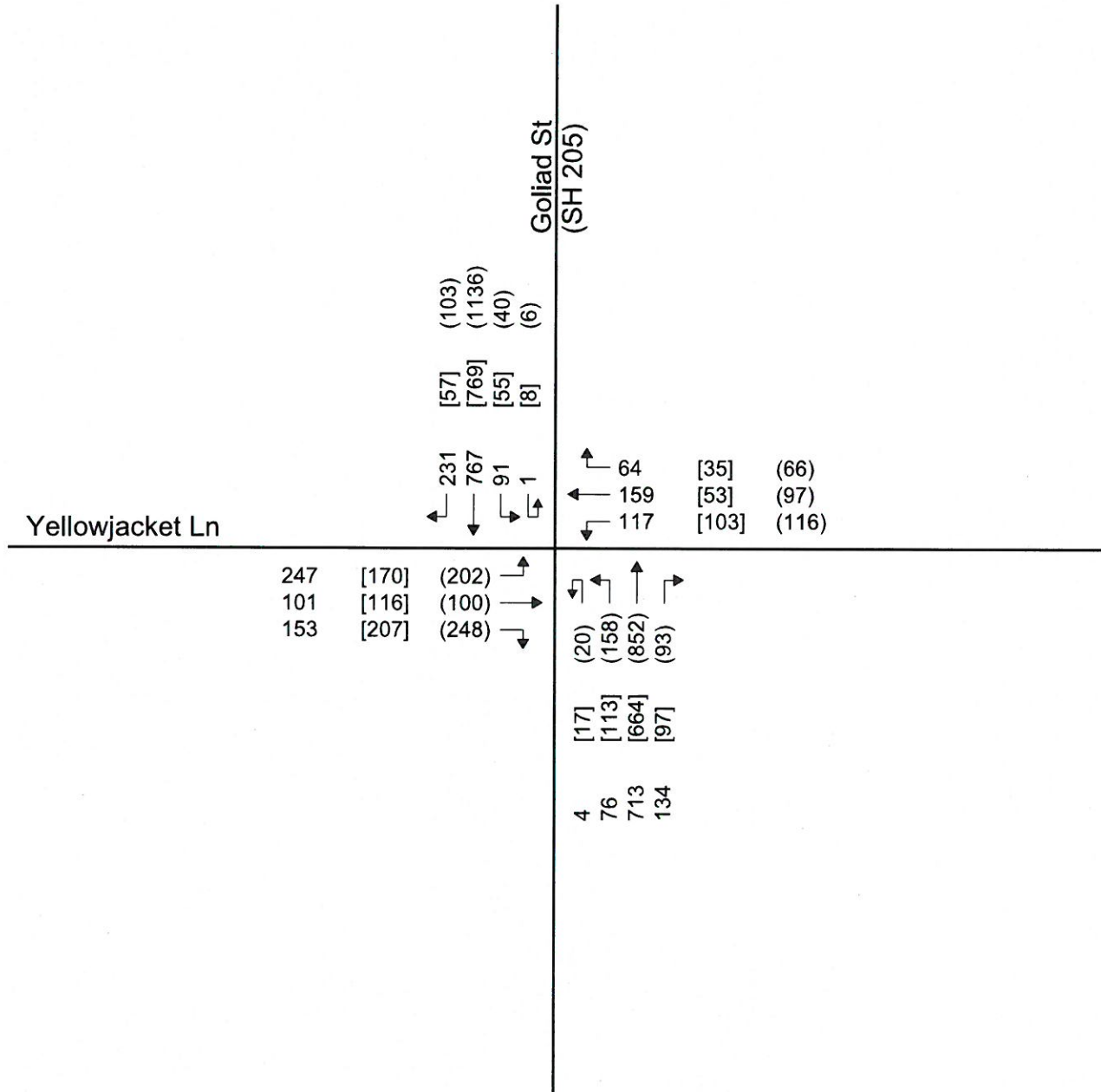
**Table 2: Historical Peak Hour Intersection Traffic Volumes**

Goliad Street (SH 205) at Yellowjacket Lane			
	2004	2018	Average Annual Growth
AM	1,914	2,858	3.1%
Midday	1,584	2,464	3.5%
PM	1,830	3,237	4.5%

Based on these pieces of information, an annual growth rate of five percent (5%) was assumed and applied to the existing traffic volumes to obtain the Build-Out Year (2019) Background traffic volumes, which are shown in **Figure 5**.



NOT TO SCALE



LEGEND

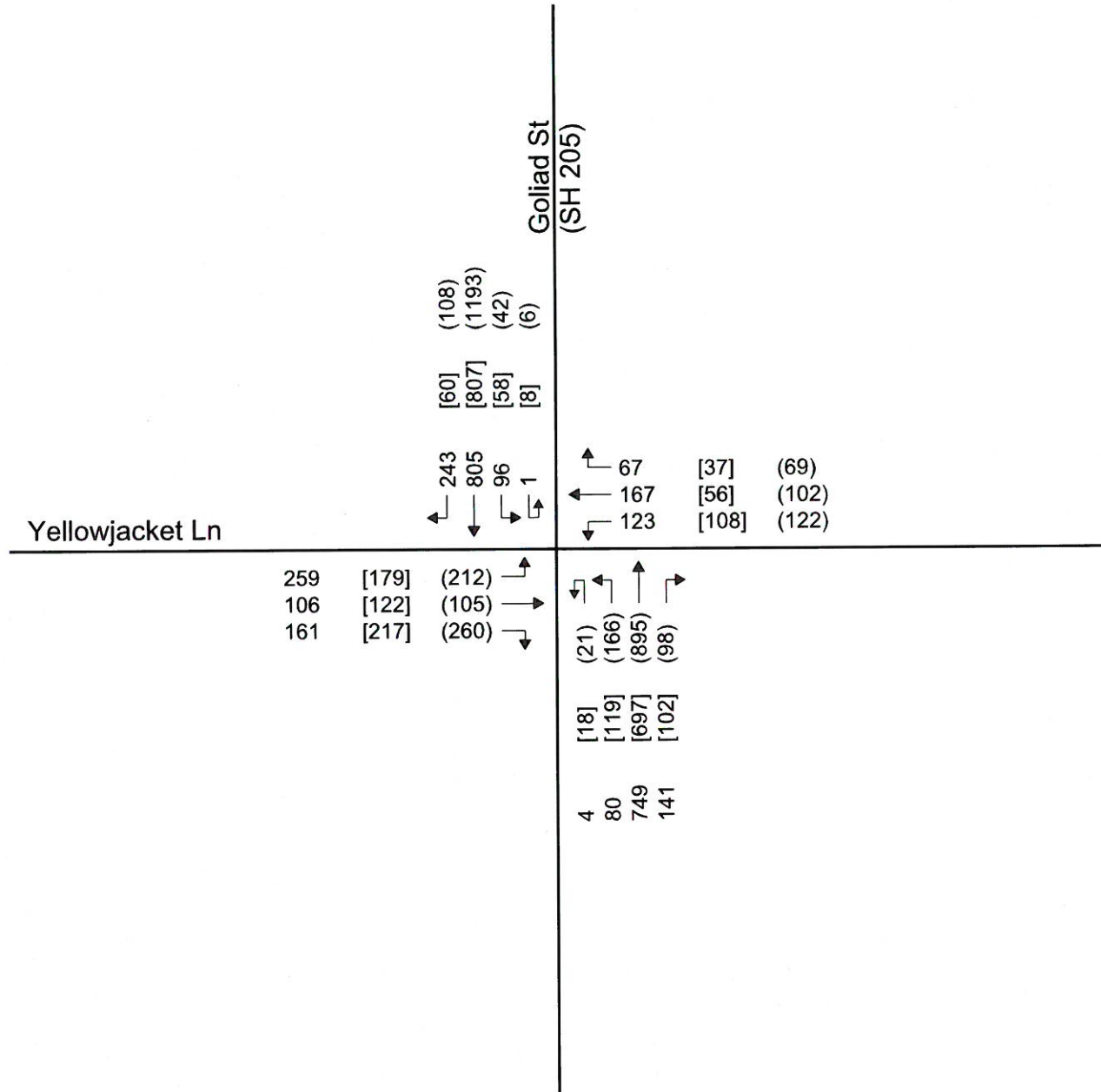
← AM [Midday] (PM) Peak Hour Volumes

- Traffic volumes collected on Wednesday, January 24, 2018 -





NOT TO SCALE



LEGEND

← AM [Midday] (PM) Peak Hour Volumes

### Traffic Volumes for Existing Land Use

At the site of the proposed Chick-fil-A restaurant, two vacant buildings currently occupy the property. The 2,400 ft<sup>2</sup> building on the corner formerly served as an E-Z Mart convenience store with 4 gasoline pumps in front of the building. The 1,890 ft<sup>2</sup> building on the south side of the property most recently served as a Pizza Hut restaurant.

To identify the estimated trips generated by these two land uses when in operation, trip generation characteristics for these land uses were obtained from the publication entitled *Trip Generation Manual, 10<sup>th</sup> Edition*, produced by the Institute of Transportation Engineers (ITE). Estimates of the number of trips generated by the previous land uses were made for the AM and PM peak hour, as well as on a daily basis. The trip generation characteristics for these land uses are provided in **Table 3**.

**Table 3: Trip Generation Characteristics for Existing Land Uses**

Land Use		Rates <sup>1</sup>								
Description	ITE Code	Average Weekday			AM Peak Hour			PM Peak Hour		
Convenience Market with Gasoline Pumps	853	T = 322.50*(X)			T = 20.76*(X)			T = 23.04*(X)		
High-Turnover (Sit-Down) Restaurant	932	T = 112.18*(Y)			T = 9.94*(Y)			T = 9.77*(Y)		
Land Use		Directional Split <sup>2</sup>								
Description	ITE Code	Average Weekday			AM Peak Hour			PM Peak Hour		
Convenience Market with Gasoline Pumps	853	50 / 50			50 / 50			50 / 50		
High-Turnover (Sit-Down) Restaurant	932	50 / 50			55 / 45			62 / 38		
Land Use	Variable	Number of Trips								
		Average Weekday			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
Convenience Market with Gasoline Pumps	4 vfp <sup>3</sup>	1,290	645	645	84	42	42	94	47	47
High-Turnover (Sit-Down) Restaurant	1,890 ft <sup>2</sup>	212	106	106	19	10	9	18	11	7
TOTAL		1,502	751	751	103	52	51	112	58	54

<sup>1</sup>T = Trips Ends; X = Vehicle fueling positions; Y = 1,000 ft<sup>2</sup>

<sup>2</sup>XX / YY = % entering vehicles / % exiting vehicles

<sup>3</sup>Vehicle fueling positions

While a direct trip generation rate for the Midday peak of these land uses is not provided in the *Trip Generation Manual*, additional data indicates that the trips generated during the Midday peak hour represents 5.9% of the daily trips for a "Convenience Market with Gasoline Pumps" and 12.2% of the daily trips for a "High-Turnover (Sit Down) Restaurant." Applying these percentages for the two land uses indicate that 76 trips would be predicted to be generated by the convenience market and 26 trips would be predicted to be generated by the restaurant during the Midday peak hour, which would result in an estimated total of 102 trips during the Midday peak hour.

## PROPOSED DEVELOPMENT

The proposed development is planned to consist of a 2,173 square foot Chick-fil-A restaurant with dual drive-through lanes and no indoor seating. A window on the exterior of the building will be provided for walk-up orders for the restaurant. Based on discussions with the developer, the Build-Out Year of the proposed restaurant will occur in 2019.

The number of trips generated by the Chick-fil-A restaurant is a function of the type and quantity of land use for the development. The number of vehicle trips generated by the proposed development was estimated based on the trip generation rates and equations provided in the publication entitled *Trip Generation Manual, 10<sup>th</sup> Edition*, by the Institute of Transportation Engineers (ITE). Estimates of the number of trips generated by the site were made for the AM and PM peak hour, as well as on a daily basis. The trip generation characteristics for this development are shown in **Table 4**. Table 1 also presents the number of trips generated by the proposed development at Build-Out.

**Table 4: Trip Generation Characteristics for Proposed Chick-fil-A**

Land Use		Rates <sup>1</sup>								
Description	ITE Code	Average Weekday			AM Peak Hour			PM Peak Hour		
Fast-Food Restaurant with Drive-Through Window and No Indoor Seating	935	T = 459.20*(X)			T = 33.76*(X)			T = 42.65*(X)		
Land Use		Directional Split <sup>2</sup>								
Description	ITE Code	Average Weekday			AM Peak Hour			PM Peak Hour		
Fast-Food Restaurant with Drive-Through Window and No Indoor Seating	935	50 / 50			48 / 52			51 / 49		
Land Use	Variable	Number of Trips								
		Average Weekday			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
Fast-Food Restaurant with Drive-Through Window and No Indoor Seating	2,173 ft <sup>2</sup>	998	499	499	74	36	38	93	47	46

<sup>1</sup>T = Trips Ends; X = 1,000 ft<sup>2</sup>

<sup>2</sup>XX / YY = % entering vehicles / % exiting vehicles

In the absence of a dedicated trip generation rate for the Midday peak of a “Fast-Food Restaurant” land use, additional data in the *Trip Generation Manual* indicated trips generated during the Midday peak hour represents 14.3% of the daily trips for this type of land use (144 trips). Based on the estimated trips generated by the previous development and the proposed development, and using information in ITE’s *Trip Generation Manual*, the proposed development is predicted to



generate approximately 30% fewer trips during the AM peak hour (-29 trips) and approximately 15% fewer trips during the PM peak hour (-19 trips) than the previous two land uses on this property. During the Midday peak hour, the proposed development is predicted to generate approximately 40% more trips than the previous two land uses on this property (+42 trips).

When a motorist makes an intermediate stop at an adjacent land use during their journey to their primary trip destination, they are said to have made a pass-by trip. Pass-by trips are not new traffic generated by a development as these trips are attracted out of the existing traffic streams adjacent to the site. The *ITE Trip Generation Handbook (3<sup>rd</sup> Edition)* publishes average pass-by rates for different land uses based on studies at similar types of developments. For a “Fast-Food Restaurant with Drive-Through Window and No Indoor Seating” land use, information in this handbook indicates pass-by percentages of 49 percent during the AM peak hour and 50 percent during the PM peak hour. No pass-by information is provided for the Midday peak hour. As a result, approximately half of the traffic generated by the proposed Chick-fil-A restaurant during the AM and PM peak hours is projected to be traffic that is already traveling on the adjacent roadways and passing by this site. However, pass-by traffic was not removed from the adjacent intersection volumes, which should result in a conservative estimate of traffic impacts.

## TRIP DISTRIBUTION AND ASSIGNMENT

### *Trip Distribution*

The existing traffic volumes and roadways in the area, along with the proposed site layout, were used to determine the directions from which traffic would approach and depart the Chick-fil-A development. The assumed directional distribution is provided in **Figure 6**.

### *Site Traffic Volumes*

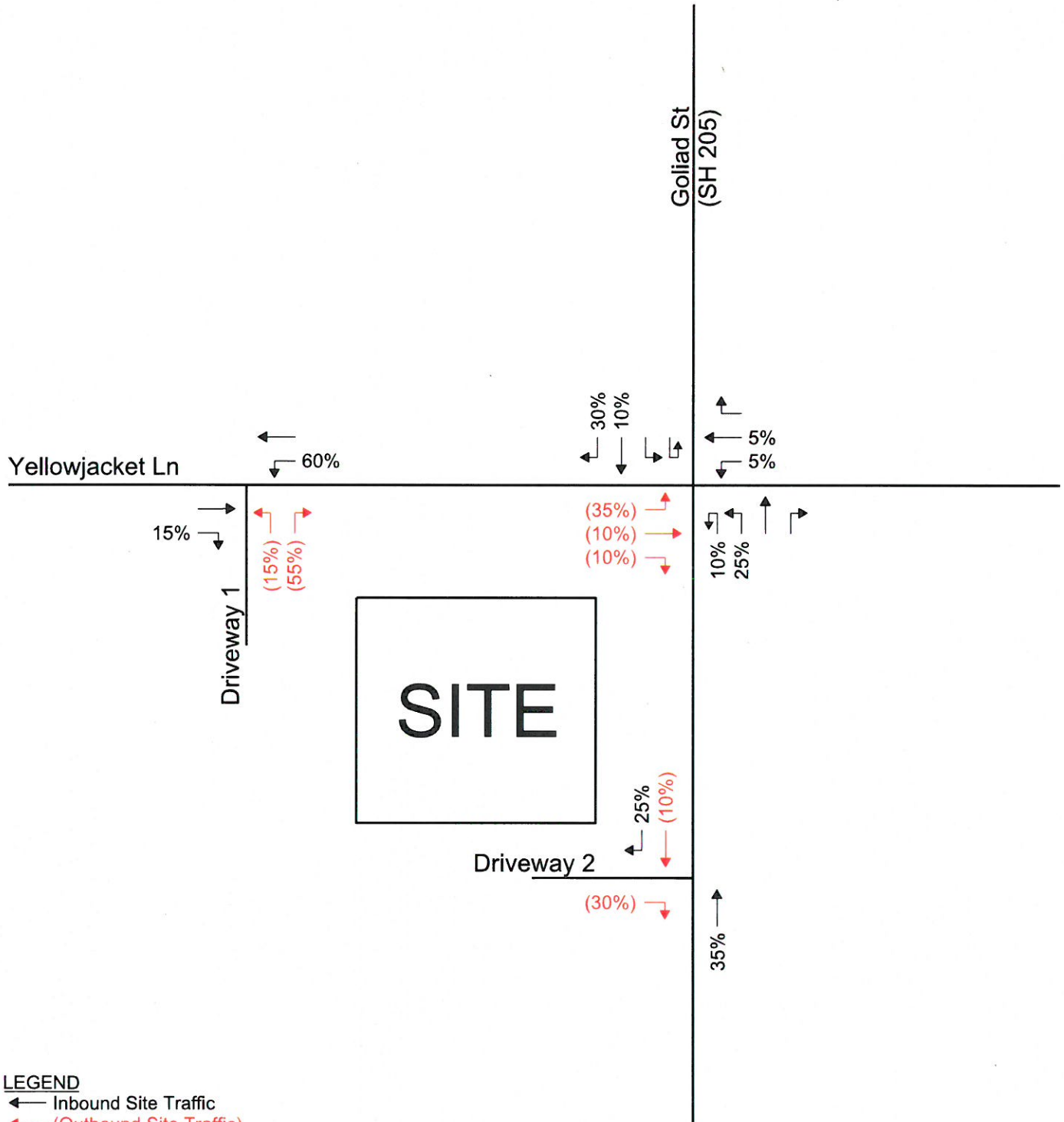
Traffic volumes expected to be generated by the proposed Chick-fil-A development were assigned to the area roadways and site access points based on the directional distribution identified in Figure 6. The estimated site generated traffic volumes for the weekday AM, Midday and PM peak hours are shown in **Figure 7**. As stated previously, although half of the traffic generated by the proposed restaurant is projected to be traffic that is already traveling on the adjacent roadways and passing by the site, no reduction in the trips generated by the proposed development to account for pass-by traffic was assumed.

### *Total Traffic Conditions*

Total (background + site) peak hour traffic conditions at Build-Out Year (2019) of the Chick-fil-A were obtained by adding the Build-Out Year (2019) Background traffic volumes (Figure 5) to the total site generated traffic volumes (Figure 7) and are shown in **Figure 8**.



NOT TO SCALE



#### LEGEND

- ← Inbound Site Traffic
- ← (Outbound Site Traffic)



3030 LBJ FREEWAY  
SUITE 1660  
DALLAS, TEXAS 75234  
972-248-3006 FAX 972-248-3855  
TBPE FIRM F-450

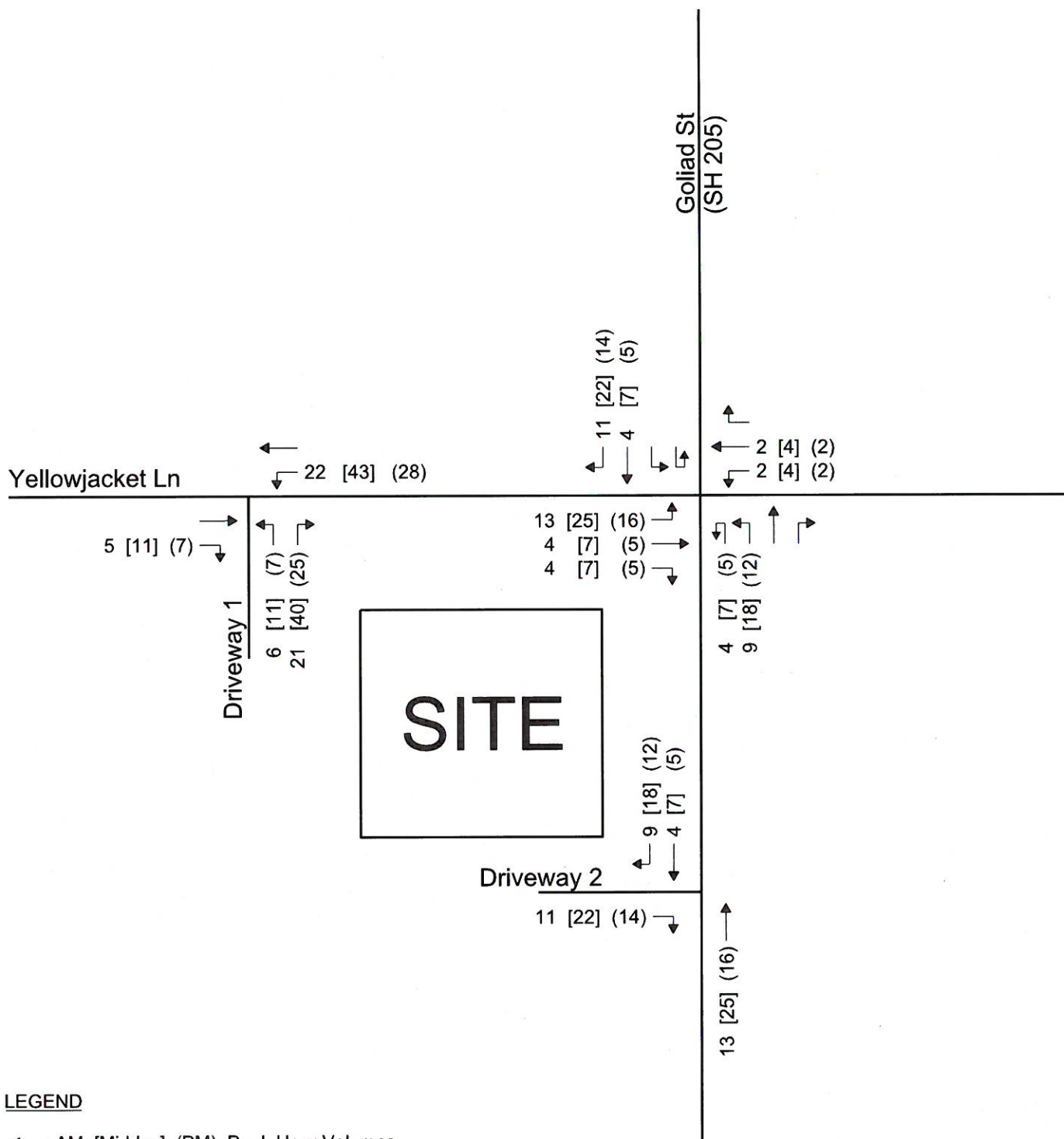
Assumed Directional Distribution

Figure 6



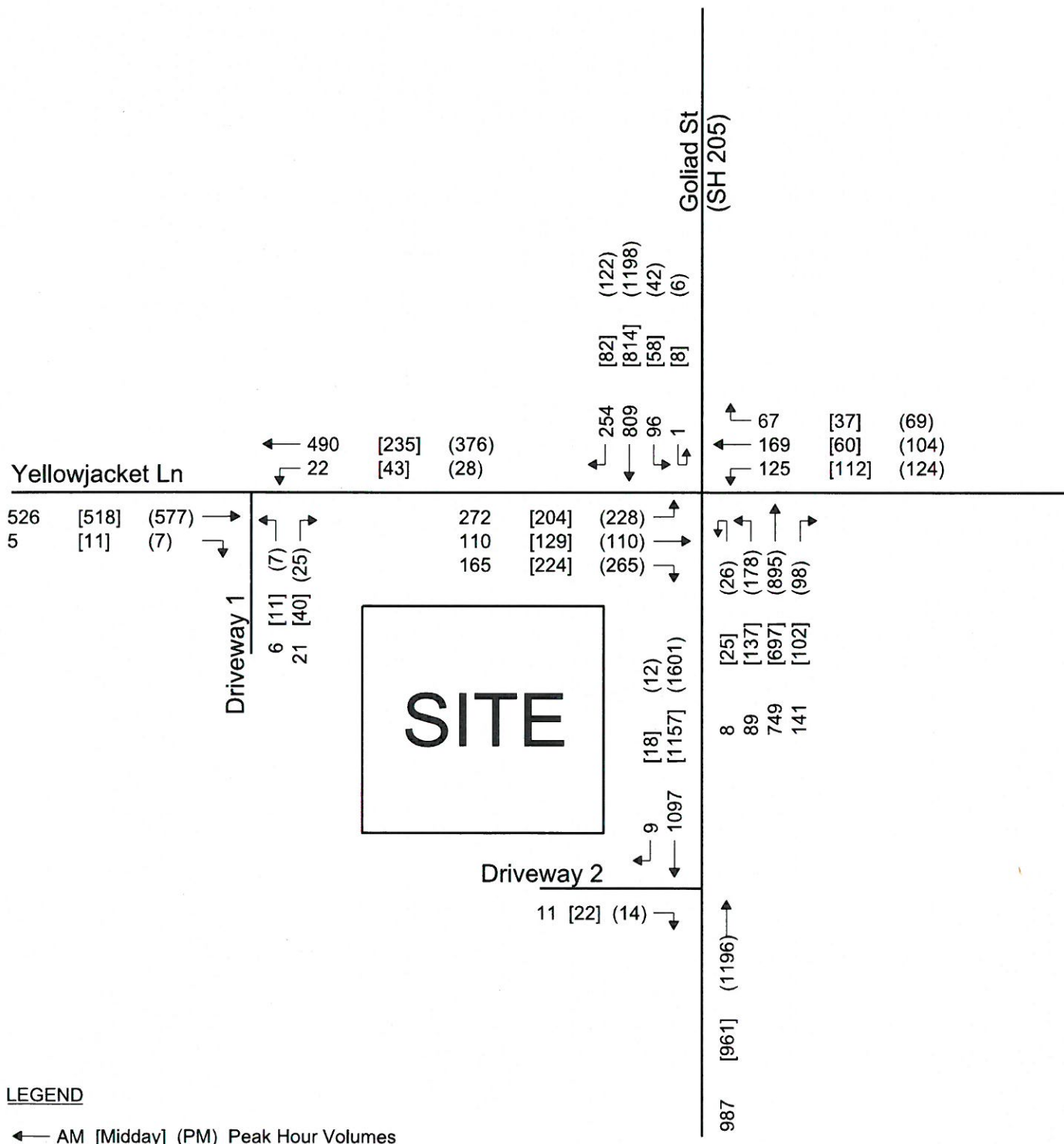


NOT TO SCALE





NOT TO SCALE



## INTERSECTION CAPACITY ANALYSES

The Level of Service (LOS) of an intersection is a qualitative measure of capacity and operating conditions and is directly related to vehicle delay. The LOS criteria for a signalized intersection are shown in **Table 5**. LOS is given a letter designation from A to F, with LOS A representing very short delays (less than 10 seconds of average control delay per vehicle) and LOS F representing very long delays (more than 80 seconds of average control delay per vehicle). LOS D, ranging from 35.1 to 55.0 seconds of average control delay per vehicle, is typically considered the minimum acceptable condition.

For unsignalized intersections, the levels of service, as shown in **Table 6**, are defined by average control delay in seconds per vehicle. LOS D (ranging from 25.1 to 35 seconds of average delay per vehicle) is considered the minimum acceptable condition for an unsignalized intersection.

Capacity analyses were conducted for the study area intersections under the following analysis scenarios:

- Existing (2018) Conditions
- Build-Out Year (2019) Background Conditions
- Build-Out Year (2019) Total Conditions

The intersection capacity analyses were conducted using HCM methodologies in the *Synchro 9* traffic analysis software package. The intersection lane configurations provided in Figure 3 were used for these analyses.

Additional performance measures such as volume to capacity (v/c) ratios and queue lengths also provide an indication of operations. For example, at two-way stop controlled intersections, main street traffic volumes may impose longer average delays for a small number of side-street vehicles, thus creating vehicle delays which correspond to a poor level of service.

**Table 5: Level of Service Criteria for Signalized Intersections**

Level-of-Service (LOS)	Average Control Delay (seconds/vehicle)	Description
A	$\leq 10.0$	Very low vehicle delays, free flow, signal progression extremely favorable, most vehicles arrive during given signal phase.
B	10.1 to 20.0	Good signal progression, more vehicles stop and experience higher delays than for LOS A.
C	20.1 to 35.0	Stable flow, fair signal progression, significant number of vehicles stop at signals.
D	35.1 to 55.0	Congestion noticeable, longer delays and unfavorable signal progression, many vehicles stop at signals.
E	55.1 to 80.0	Limit of acceptable delay, unstable flow, poor signal progression, traffic near roadway capacity, frequent cycle failures.
F	$> 80.0$	Unacceptable delays, extremely unstable flow and congestion, traffic exceeds roadway capacity, stop-and-go conditions.

SOURCE: *Highway Capacity Manual, HCM 2010*, Transportation Research Board, 2010

**Table 6: Level of Service Criteria for Unsignalized Intersections**

Level-of-Service (LOS)	Average Control Delay (seconds/vehicle)	Description
A	$\leq 10.0$	No delays at intersections with continuous flow of traffic. Uncongested operations: high frequency of long gaps available for all left and right turning traffic. No observable queues.
B	10.1 to 15.0	No delays at intersections with continuous flow of traffic. Uncongested operations: high frequency of long gaps available for all left and right turning traffic. No observable queues.
C	15.1 to 25.0	Moderate delays at intersections with satisfactory to good traffic flow. Light congestion; infrequent backups on critical approaches.
D	25.1 to 35.0	Increased probability of delays along every approach. Significant congestion on critical approaches, but intersection functional. No standing long lines formed.
E	35.1 to 50.0	Heavy traffic flow condition. Heavy delays probable. No available gaps for cross-street traffic or main street turning traffic. Limit of stable flow.
F	$> 50.0$	Unstable traffic flow. Heavy congestion. Traffic moves in forced flow condition. Average delays greater than one minute highly probable. Total breakdown.

SOURCE: *Highway Capacity Manual, HCM 2010*, Transportation Research Board, 2010



## Capacity Analysis Results

**Table 7** presents the analysis results for the study intersection under Existing (2018), Build-Out Year (2019) Background, and Build-Out Year (2019) Total traffic conditions. The shaded cells in Table indicate approaches that are currently operating or are predicted to operate below level of service (LOS) D.

**Table 7: Intersection Capacity Analysis Results**

<b>Goliad Street (SH 205) and Yellowjacket Lane (Signalized)</b>						
Scenario	Peak Hour	Intersection	EB	WB	NB	SB
Existing Conditions	AM	31.7 (C) <sup>1</sup>	60.8 (E)	52.4 (D)	20.5 (C)	21.3 (C)
	Midday	24.8 (C)	49.8 (D)	45.4 (D)	15.0 (B)	16.4 (B)
	PM	34.5 (C)	68.2 (E)	65.0 (E)	20.2 (C)	25.8 (C)
Build-Out Year (2019) Background Conditions	AM	33.0 (C)	61.9 (E)	52.1 (D)	22.2 (C)	23.1 (C)
	Midday	25.7 (C)	50.8 (D)	45.3 (D)	15.8 (B)	17.5 (B)
	PM	36.3 (D)	69.2 (E)	66.2 (E)	22.0 (C)	28.4 (C)
Build-Out Year (2019) Total Conditions	AM	34.1 (C)	62.8 (E)	52.1 (D)	22.9 (C)	24.4 (C)
	Midday	27.1 (C)	52.4 (D)	45.2 (D)	16.7 (B)	18.9 (B)
	PM	38.1 (D)	69.6 (E)	66.5 (E)	23.5 (C)	30.7 (C)
<b>Yellowjacket Lane and Driveway 1 (Unsignalized - TWSC)</b>						
Scenario	Peak Hour	Intersection <sup>2</sup>	EB	WB Left	NB	SB
Build-Out Year (2019) Total Conditions	AM	---	0.0 (A)	8.7 (A)	12.3 (B)	---
	Midday	---	0.0 (A)	8.8 (A)	12.2 (B)	---
	PM	---	0.0 (A)	8.9 (A)	12.6 (B)	---
<b>Goliad Street (SH 205) and Driveway 2 (Unsignalized - TWSC)</b>						
Scenario	Peak Hour	Intersection <sup>2</sup>	EB	WB	NB	SB
Build-Out Year (2019) Total Conditions	AM	---	10.4 (B)	---	0.0 (A)	0.0 (A)
	Midday	---	10.6 (B)	---	0.0 (A)	0.0 (A)
	PM	---	11.8 (B)	---	0.0 (A)	0.0 (A)

<sup>1</sup> Delay in seconds/vehicle (Level of Service)

<sup>2</sup> HCM methodology does not provide intersection-wide delay/level of service for two-way stop-controlled (TWSC) analysis

As shown by the analysis results in Table 7, the intersection of Goliad Street (SH 205) and Yellowjacket Lane currently operates and is predicted to continue operating at acceptable levels of service under Build-Out Year (2019) Background and Total conditions during the AM, Midday and PM peak hours. The approaches and movements at the Chick-fil-A driveways on Yellowjacket Lane and Goliad Street (SH 205) are predicted to operate at acceptable levels of service under Build-Out Year (2019) Total conditions.

The results in Table 7 indicate that at the signalized intersection of Goliad Street (SH 205) and Yellowjacket Lane, the eastbound (AM and PM peak hours) and westbound approaches (PM peak hour) currently operate at levels of service below LOS D. With the additional background and site traffic at this intersection in the Build-Out Year (2019), the levels of service for those approaches are predicted to remain the same with similar delays. Under Build-Out Year (2019) Total conditions, delays at the eastbound and westbound approaches on Yellowjacket Lane at this intersection are predicted to increase by less than two (2) seconds/vehicle during the AM and PM peak hours, when compared to Existing (2018) conditions. Traffic generated by the proposed Chick-fil-A restaurant is predicted to have minimal impact to the operation of the Goliad Street (SH 205) and Yellowjacket Lane intersection.

## ACCESS MANAGEMENT ANALYSES

As part of this study, access management analyses were performed to consider the need for deceleration lanes and to determine if adequate driveway spacing and intersection sight distance is provided for the proposed site driveways. Additionally, an analysis of the internal queuing on site was also performed.

### *Right Turn Deceleration Lane Analysis*

The proposed site driveways for the Chick-fil-A development along Yellowjacket Lane and Goliad Street (SH 205) were analyzed to determine the need for right turn deceleration lanes. Guidelines in TxDOT's *Access Management Manual* state that:

- For roadways with a posted speed limit less than or equal to 45 mph, a right turn deceleration lane should be considered when peak right turn volumes are greater than 60 vehicles per hour.

**Table 8** summarizes the projected right turn volumes under Build-Out Year (2019) Total traffic conditions.

**Table 8: Right Turn Deceleration Lane Analysis Results**

Intersection	Approach	Speed Limit (mph)	Threshold (vph)	Volume (vph) AM [Midday] (PM)	Exceeds Threshold? AM [Midday] (PM)
Driveway #1 at Yellowjacket Lane	EB	35	60	5 [11] (7)	No [No] (No)
Driveway #2 at Goliad Street (SH 205)	SB	40	60	9 [18] (12)	No [No] (No)

As shown in Table 8, the eastbound right turn volumes on Yellowjacket Lane at Driveway #1 and the southbound right turn volumes on Goliad Street (SH 205) at Driveway #2 are not predicted to exceed the guidelines for consideration of a right turn deceleration lane during any of the peak hours evaluated. Therefore, right turn deceleration lanes are not recommended for either of these driveway locations.

### *Intersection Sight Distance*

As part of this traffic analysis, the available and required intersection sight distance for motorists accessing the adjacent roadways from the proposed site driveways on Yellowjacket Lane and Goliad Street (SH 205) were analyzed. The sight distance required was estimated using the procedures developed by the American Association of State Highway and Transportation Officials (AASHTO) and published in the 2011 edition of *A Policy on Geometric Design of Highways and Streets*. At this location, the motorist should be able to see if and when adequate gaps exist to



perform their desired maneuver. **Table 9** presents the required and available sight distance for vehicles exiting the proposed Chick-fil-A site driveways.

**Table 9: Sight Distance Evaluation**

Major Roadway	Yellowjacket Lane	Goliad Street (SH 205)
Posted Speed Limit	35 mph	40 mph
Minor Roadway	Driveway #1	Driveway #2
Design Vehicle	Passenger Car	Passenger Car
Required Intersection Sight Distance	415'	385'
Available Sight Distance to the Left	>500'	>500'
Available Sight Distance to the Right	>500'	N/A <sup>1</sup>
Available > Required		
To the Left	YES	YES
To the Right	YES	N/A

<sup>1</sup> Right-in/right-out exit

As identified in Table 9, the amount of available sight distance for the proposed driveways are predicted to exceed the amount of intersection sight distance required.

#### *Access Spacing*

In TxDOT's *Access Management Manual*, required access point spacing is determined based on the posted speed limit of the roadway. For a state highway with a posted speed limit of 40 mph, such as Goliad Street (SH 205), the required spacing between access points is 305 feet. The *Standards of Design and Construction* for the City of Rockwall (October 2016) indicate that the minimum spacing between a driveway on a collector road and the adjacent arterial street is 200 feet with a minimum of 100 feet between driveways.

Driveway #1 on Yellowjacket Lane is planned to be located approximately 110 feet west of Goliad Street (SH 205) and approximately 40 feet east of an existing driveway. The City's minimum driveway spacing is not met between Driveway #1 and the adjacent driveway to the west or the Goliad Street (SH 205) intersection to the east. While the proposed location of Driveway #1 does not meet the City's driveway spacing requirements, the proposed Driveway #1:

- Will replace two existing driveways for the previous development.
- Will be located near the western edge of the property.
- Will be located at approximately the same location as the existing western driveway for the previous development.

Driveway #2 on Goliad Street (SH 205) is planned to be located approximately 170 feet south of Yellowjacket Lane and approximately 160 feet north of an existing driveway. TxDOT's access point spacing requirement (305 feet) is not met between Driveway #2 and the Yellowjacket intersection to the north or the adjacent driveway to the south. While the proposed location of Driveway #2 does not meet TxDOT's driveway spacing requirements, the proposed Driveway #2:



- Will replace two existing driveways for the previous development.
- Will be located near the southern edge of the property.
- Will be located approximately 30 feet further south than the existing southern driveway for the previous development.

Since these driveways do not meet the minimum requirements, a waiver from the City and TxDOT will be necessary for the location of these driveways.

### *Internal Site Queuing*

An analysis of the ability of the site to store drive-through queues within the proposed drive-through lanes was also performed. Since the Midday peak hour had the highest predicted demand (72 entering vehicles), this peak hour was selected as the analysis period.

For this analysis, the following assumptions were made:

- All 72 vehicles would use the drive-through lanes and there would be no customers using the outside walk-up window.
- Based on information provided in the site plan, the drive-through lanes can store a total of 19 vehicles.
- Based on information provided by the developer, an average store services one vehicle every 30 seconds, or two (2) vehicles minute.
- In the 15 minutes before the start peak hour, a total of 18 entering vehicles were assumed, with the final 6 vehicles arriving at the end of the final 5 minute period. As a result, it was assumed that these 6 vehicles would be waiting in the queue at the start of the Midday peak hour assessment.
- 50% of the entering vehicles (36 vehicles) would arrive in the first 15 minutes of the peak hour (arrival rate = 2.4 vehicles/minute).
- 40% of the entering vehicles (29 vehicles) would arrive in the next 15 minutes of the peak hour (arrival rate = 1.9 vehicles/minute).
- Adding the previous two bullets together, 90% of the 72 total entering vehicles (65 vehicles) would arrive in the first 30 minutes of the peak hour.

**Table 10** presents the results of the queuing analysis using the above assumptions. As shown by this analysis, with 90% of the predicted Midday peak hour traffic occurring in the first 30 minutes, the traffic queues are not predicted to exceed the limits of the storage provided (19 queued vehicles) with a maximum predicted queue of 14 vehicles.

**Table 10: Queuing Analysis Results**

Time	Arrival Rate (veh/min)	Departure Rate (veh/min)	# of Cars in Queue	# of Cars Arriving	# of Cars Departing	# of Cars in Queue	Total Cars Arrived	% of Total
12:00	2.4	2	6	3	0	9	3	4%
12:01	2.4	2	9	2	2	9	5	7%
12:02	2.4	2	9	3	2	10	8	11%
12:03	2.4	2	10	2	2	10	10	14%
12:04	2.4	2	10	2	2	10	12	17%
12:05	2.4	2	10	3	2	11	15	21%
12:06	2.4	2	11	2	2	11	17	24%
12:07	2.4	2	11	3	2	12	20	28%
12:08	2.4	2	12	2	2	12	22	31%
12:09	2.4	2	12	2	2	12	24	33%
12:10	2.4	2	12	3	2	13	27	38%
12:11	2.4	2	13	2	2	13	29	40%
12:12	2.4	2	13	3	2	14	32	44%
12:13	2.4	2	14	2	2	14	34	47%
12:14	2.4	2	14	2	2	14	36	50%
12:15	1.9	2	14	2	2	14	38	53%
12:16	1.9	2	14	2	2	14	40	56%
12:17	1.9	2	14	2	2	14	42	58%
12:18	1.9	2	14	2	2	14	44	61%
12:19	1.9	2	14	2	2	14	46	64%
12:20	1.9	2	14	2	2	14	48	67%
12:21	1.9	2	14	2	2	14	50	69%
12:22	1.9	2	14	2	2	14	52	72%
12:23	1.9	2	14	2	2	14	54	75%
12:24	1.9	2	14	2	2	14	56	78%
12:25	1.9	2	14	2	2	14	58	81%
12:26	1.9	2	14	2	2	14	60	83%
12:27	1.9	2	14	2	2	14	62	86%
12:28	1.9	2	14	2	2	14	64	89%
12:29	1.9	2	14	1	2	13	65	90%

## CONCLUSIONS

Based on the analysis of the proposed site plan and characteristics of the Chick-fil-A restaurant, the following conclusions can be made:

- The proposed Chick-fil-A restaurant is predicted to generate 998 trips on a daily basis with 74 trips during the AM peak hour, 144 trips during the Midday peak hour and 93 trips during the PM peak hour.

### Intersection Capacity Analysis

- Under Existing conditions, the intersection of Goliad Street (SH 205) and Yellowjacket Lane currently operates at acceptable levels of service during the AM, Midday and PM peak hours. The intersection will continue operating at acceptable levels of service under Build-Out Year (2019) Background and Total conditions.
- The eastbound (AM and PM peak hours) and westbound (PM peak hour) approaches at the Goliad Street (SH 205) and Yellowjacket Lane intersection currently operate and are predicted to continue operating at the same level of service (below LOS D) under Build-Out Year (2019) Background and Total conditions. For these approaches, the delays are predicted to increase by less than two (2) seconds/vehicle during the AM and PM peak hours, when compared to Existing (2018) conditions. Traffic generated by the proposed Chick-fil-A restaurant is predicted to have minimal impact to the operation of the Goliad Street (SH 205) and Yellowjacket Lane intersection.
- The approaches to the proposed Driveway #1 (on Yellowjacket Lane) and Driveway #2 (on Goliad Street [SH 205]) are predicted to operate at acceptable levels of service under Build-Out Year (2019) Total traffic conditions.

### Access Management Analysis

- The projected eastbound right turn volumes on Yellowjacket Lane at Driveway #1 and the projected southbound right turn volumes on Goliad Street (SH 205) at Driveway #2 are not predicted to exceed TxDOT's guidelines for consideration of right turn deceleration lanes. Right turn deceleration lanes are not recommended for these two driveways as a result of the Chick-fil-A development.
- Based on conditions that existed in the field when the sight distance was measured, the amount of available sight distance for the proposed driveways are predicted to exceed the amount of intersection sight distance required.
- The City's minimum driveway spacing for Driveway #1 on Yellowjacket Lane and TxDOT's minimum driveway spacing for Driveway #2 on Goliad Street (SH 205) are not satisfied. However, each driveway is replacing two driveways which currently exist along the site frontage, are located at similar locations to a previous driveway and are located near the edge of the property line. A waiver will be necessary for the location of these driveways.
- With the assumptions made as part of the queuing analysis, with 90% of the predicted Midday peak hour traffic occurring in the first 30 minutes, traffic queues are not predicted to exceed the limits of the storage provided (19 queued vehicles).

## **RECOMMENDATIONS**

Based on the results of this study, no specific recommendations were identified as a result of the traffic generated by the proposed Chick-fil-A restaurant. Effective and efficient management of the ordering and food delivery process should be undertaken, as necessary, to help minimize any queues generated by the Chick-fil-A restaurant.



## **APPENDIX**

# GRAM Traffic NTX Inc.

1120 W. Lovers Lane

Arlington, Texas, United States 76013  
817.265.8968

Count Name: YELLOW JACKET  
LN @ SH 205  
Site Code:  
Start Date: 01/24/2018  
Page No: 1

## Turning Movement Data

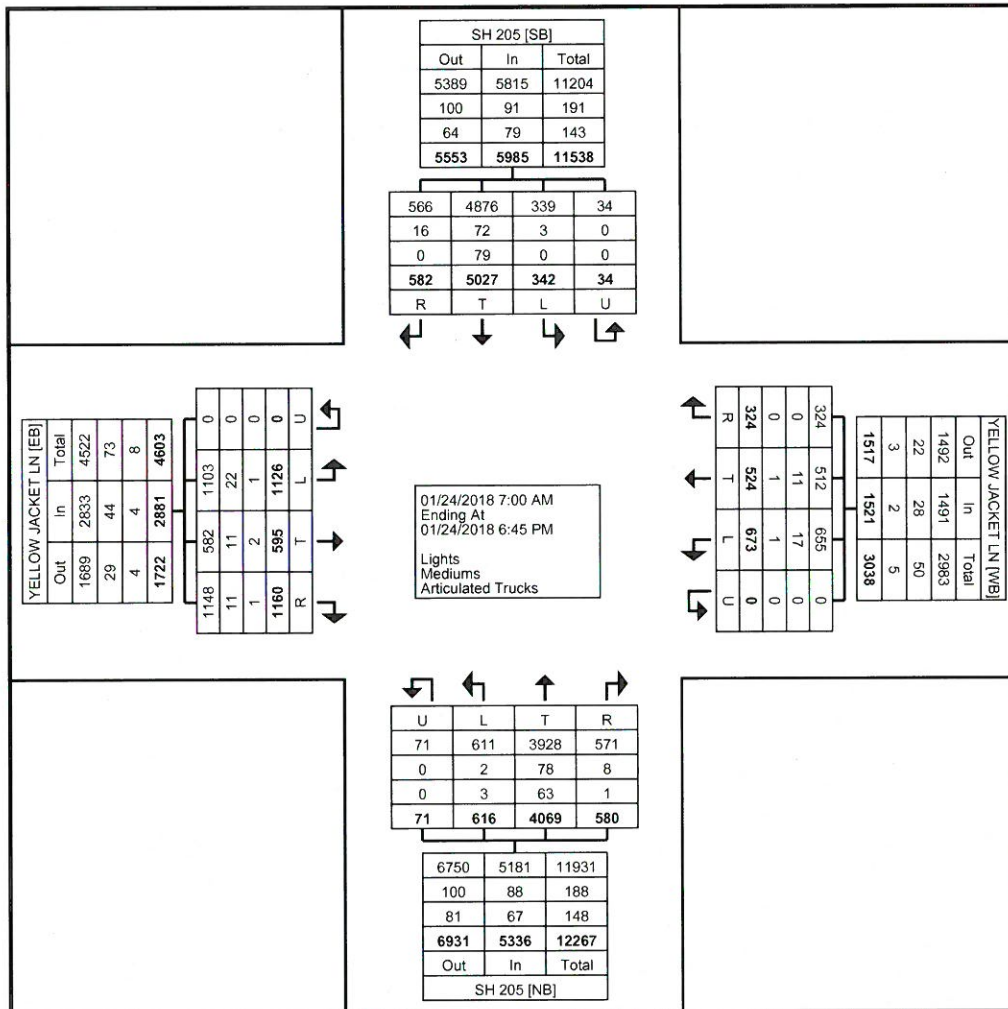
Start Time	SH 205 Southbound					YELLOW JACKET LN Westbound					SH 205 Northbound					YELLOW JACKET LN Eastbound					Int. Total
	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	
7:00 AM	2	189	12	0	203	10	18	8	0	36	8	118	18	0	144	22	5	32	0	59	442
7:15 AM	7	144	4	0	155	11	5	8	0	24	8	157	17	0	182	33	12	33	0	78	439
7:30 AM	26	199	25	1	251	27	22	21	0	70	16	196	39	2	253	48	15	33	0	96	670
7:45 AM	25	260	54	0	339	25	33	25	0	83	15	217	30	0	262	52	29	36	0	117	801
Hourly Total	60	792	95	1	948	73	78	62	0	213	47	688	104	2	841	155	61	134	0	350	2352
8:00 AM	25	159	66	0	250	34	49	9	0	92	26	139	28	0	193	69	24	39	0	132	667
8:15 AM	15	149	86	0	250	31	55	9	0	95	19	161	37	2	219	78	33	45	0	156	720
8:30 AM	21	142	33	0	196	33	21	8	0	62	12	130	26	2	170	88	33	47	0	168	596
8:45 AM	15	155	5	0	175	14	15	8	0	37	17	137	32	2	188	28	20	21	0	69	469
Hourly Total	76	605	190	0	871	112	140	34	0	286	74	567	123	6	770	263	110	152	0	525	2452
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM	20	200	10	1	231	40	15	10	0	65	23	154	16	6	199	33	23	33	0	89	584
11:45 AM	14	207	14	0	235	38	19	15	0	72	20	153	19	2	194	33	25	41	0	99	600
Hourly Total	34	407	24	1	466	78	34	25	0	137	43	307	35	8	393	66	48	74	0	188	1184
12:00 PM	14	205	11	3	233	47	27	22	0	96	29	125	13	4	171	37	25	42	0	104	604
12:15 PM	8	199	16	6	229	24	10	12	0	46	26	182	19	3	230	34	18	46	0	98	603
12:30 PM	17	178	7	2	204	34	14	10	0	58	26	149	15	8	198	40	28	49	0	117	577
12:45 PM	16	219	16	2	253	23	11	6	0	40	30	175	32	2	239	49	25	58	0	132	664
Hourly Total	55	801	50	13	919	128	62	50	0	240	111	631	79	17	838	160	96	195	0	451	2448
1:00 PM	13	173	19	3	208	22	20	12	0	54	28	153	25	5	211	41	30	57	0	128	601
1:15 PM	9	199	15	1	224	24	8	7	0	39	29	187	25	2	243	40	33	43	0	116	622
1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hourly Total	22	372	34	4	432	46	28	19	0	93	57	340	50	7	454	81	63	100	0	244	1223
4:30 PM	9	234	27	2	272	28	11	15	0	54	33	150	23	3	209	55	25	51	0	131	666
4:45 PM	14	216	16	4	250	19	21	11	0	51	31	194	36	3	264	59	41	65	0	165	730
Hourly Total	23	450	43	6	522	47	32	26	0	105	64	344	59	6	473	114	66	116	0	296	1396
5:00 PM	20	229	22	1	272	41	39	26	0	106	26	158	19	3	206	50	32	77	0	159	743
5:15 PM	10	236	22	2	270	20	33	10	0	63	48	206	18	2	274	53	25	67	0	145	752
5:30 PM	8	282	20	1	311	38	32	17	0	87	37	207	18	3	265	53	33	71	0	157	820
5:45 PM	10	278	33	2	323	27	14	23	0	64	27	204	29	5	265	56	21	48	0	125	777
Hourly Total	48	1025	97	6	1176	126	118	76	0	320	138	775	84	13	1010	212	111	263	0	586	3092
6:00 PM	12	340	28	1	381	31	18	16	0	65	46	235	28	10	319	40	21	62	0	123	888
6:15 PM	12	235	21	2	270	32	14	16	0	62	36	182	18	2	238	35	19	64	0	118	688
6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	342	5027	582	34	5985	673	524	324	0	1521	616	4069	580	71	5336	1126	595	1160	0	2881	15723
Approach %	5.7	84.0	9.7	0.6	-	44.2	34.5	21.3	0.0	-	11.5	76.3	10.9	1.3	-	39.1	20.7	40.3	0.0	-	-
Total %	2.2	32.0	3.7	0.2	38.1	4.3	3.3	2.1	0.0	9.7	3.9	25.9	3.7	0.5	33.9	7.2	3.8	7.4	0.0	18.3	-
Lights	339	4876	566	34	5815	655	512	324	0	1491	611	3928	571	71	5181	1103	582	1148	0	2833	15320
% Lights	99.1	97.0	97.3	100.0	97.2	97.3	97.7	100.0	-	98.0	99.2	96.5	98.4	100.0	97.1	98.0	97.8	99.0	-	98.3	97.4
Mediums	3	72	16	0	91	17	11	0	0	28	2	78	8	0	88	22	11	11	0	44	251
% Mediums	0.9	1.4	2.7	0.0	1.5	2.5	2.1	0.0	-	1.8	0.3	1.9	1.4	0.0	1.6	2.0	1.8	0.9	-	1.5	1.6
Articulated Trucks	0	79	0	0	79	1	1	0	0	2	3	63	1	0	67	1	2	1	0	4	152
% Articulated Trucks	0.0	1.6	0.0	0.0	1.3	0.1	0.2	0.0	-	0.1	0.5	1.5	0.2	0.0	1.3	0.1	0.3	0.1	-	0.1	1.0

# GRAM Traffic NTX Inc.

1120 W. Lovers Lane

Arlington, Texas, United States 76013  
817.265.8968

Count Name: YELLOW JACKET  
LN @ SH 205  
Site Code:  
Start Date: 01/24/2018  
Page No: 2



Turning Movement Data Plot

# GRAM Traffic NTX Inc.

1120 W. Lovers Lane

Arlington, Texas, United States 76013  
817.265.8968

Count Name: YELLOW JACKET  
LN @ SH 205  
Site Code:  
Start Date: 01/24/2018  
Page No: 3

## Turning Movement Peak Hour Data (7:30 AM)

Start Time	SH 205 Southbound					YELLOW JACKET LN Westbound					SH 205 Northbound					YELLOW JACKET LN Eastbound					Int. Total
	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	
7:30 AM	26	199	25	1	251	27	22	21	0	70	16	196	39	2	253	48	15	33	0	96	670
7:45 AM	25	260	54	0	339	25	33	25	0	83	15	217	30	0	262	52	29	36	0	117	801
8:00 AM	25	159	66	0	250	34	49	9	0	92	26	139	28	0	193	69	24	39	0	132	667
8:15 AM	15	149	86	0	250	31	55	9	0	95	19	161	37	2	219	78	33	45	0	156	720
Total	91	767	231	1	1090	117	159	64	0	340	76	713	134	4	927	247	101	153	0	501	2858
Approach %	8.3	70.4	21.2	0.1	-	34.4	46.8	18.8	0.0	-	8.2	76.9	14.5	0.4	-	49.3	20.2	30.5	0.0	-	-
Total %	3.2	26.8	8.1	0.0	38.1	4.1	5.6	2.2	0.0	11.9	2.7	24.9	4.7	0.1	32.4	8.6	3.5	5.4	0.0	17.5	-
PHF	0.875	0.738	0.672	0.250	0.804	0.860	0.723	0.640	0.000	0.895	0.731	0.821	0.859	0.500	0.885	0.792	0.765	0.850	0.000	0.803	0.892
Lights	90	742	218	1	1051	112	156	64	0	332	76	681	129	4	890	234	98	151	0	483	2756
% Lights	98.9	96.7	94.4	100.0	96.4	95.7	98.1	100.0	-	97.6	100.0	95.5	96.3	100.0	96.0	94.7	97.0	98.7	-	96.4	96.4
Mediums	1	12	13	0	26	5	3	0	0	8	0	16	5	0	21	12	2	2	0	16	71
% Mediums	1.1	1.6	5.6	0.0	2.4	4.3	1.9	0.0	-	2.4	0.0	2.2	3.7	0.0	2.3	4.9	2.0	1.3	-	3.2	2.5
Articulated Trucks	0	13	0	0	13	0	0	0	0	0	0	16	0	0	16	1	1	0	0	2	31
% Articulated Trucks	0.0	1.7	0.0	0.0	1.2	0.0	0.0	0.0	-	0.0	0.0	2.2	0.0	0.0	1.7	0.4	1.0	0.0	-	0.4	1.1

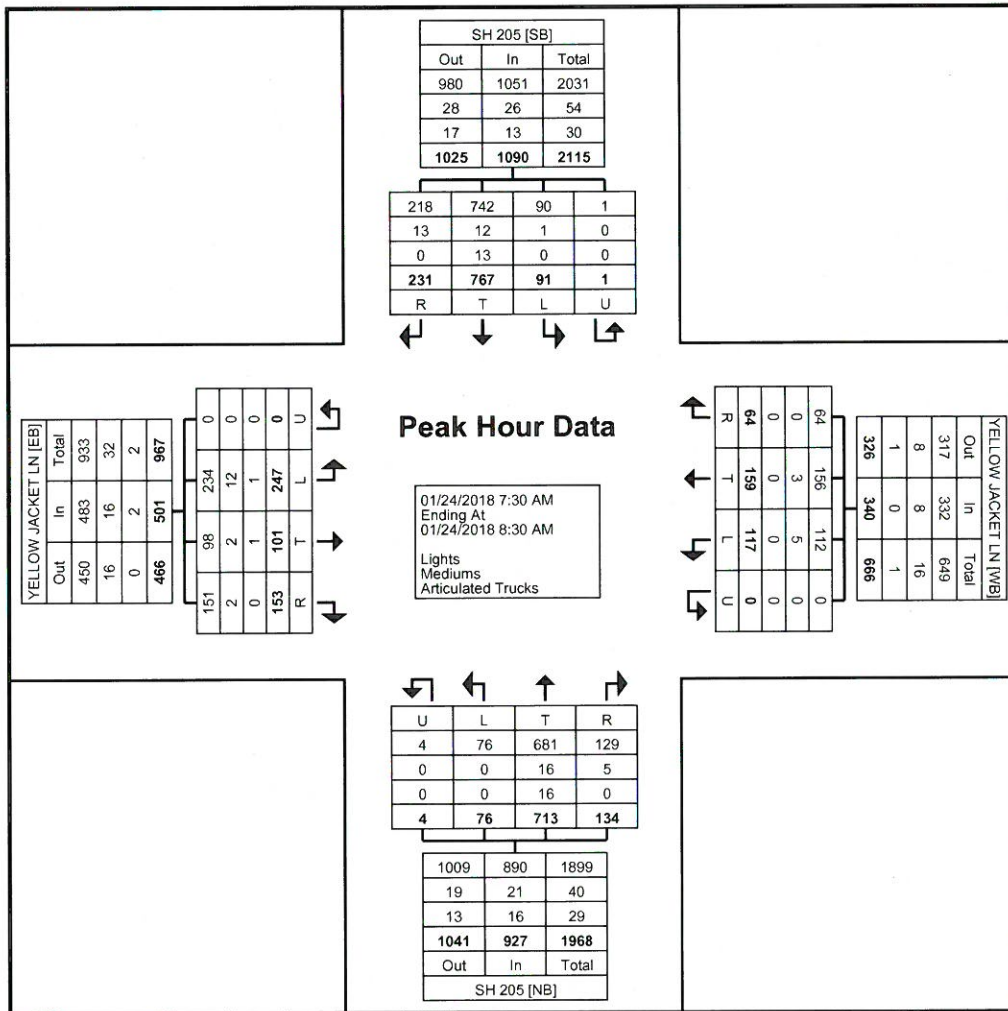


# GRAM Traffic NTX Inc.

1120 W. Lovers Lane

Arlington, Texas, United States 76013  
817.265.8968

Count Name: YELLOW JACKET  
LN @ SH 205  
Site Code:  
Start Date: 01/24/2018  
Page No: 4



Turning Movement Peak Hour Data Plot (7:30 AM)

# GRAM Traffic NTX Inc.

1120 W. Lovers Lane

Arlington, Texas, United States 76013  
817.265.8968

Count Name: YELLOW JACKET  
LN @ SH 205  
Site Code:  
Start Date: 01/24/2018  
Page No: 5

## Turning Movement Peak Hour Data (12:30 PM)

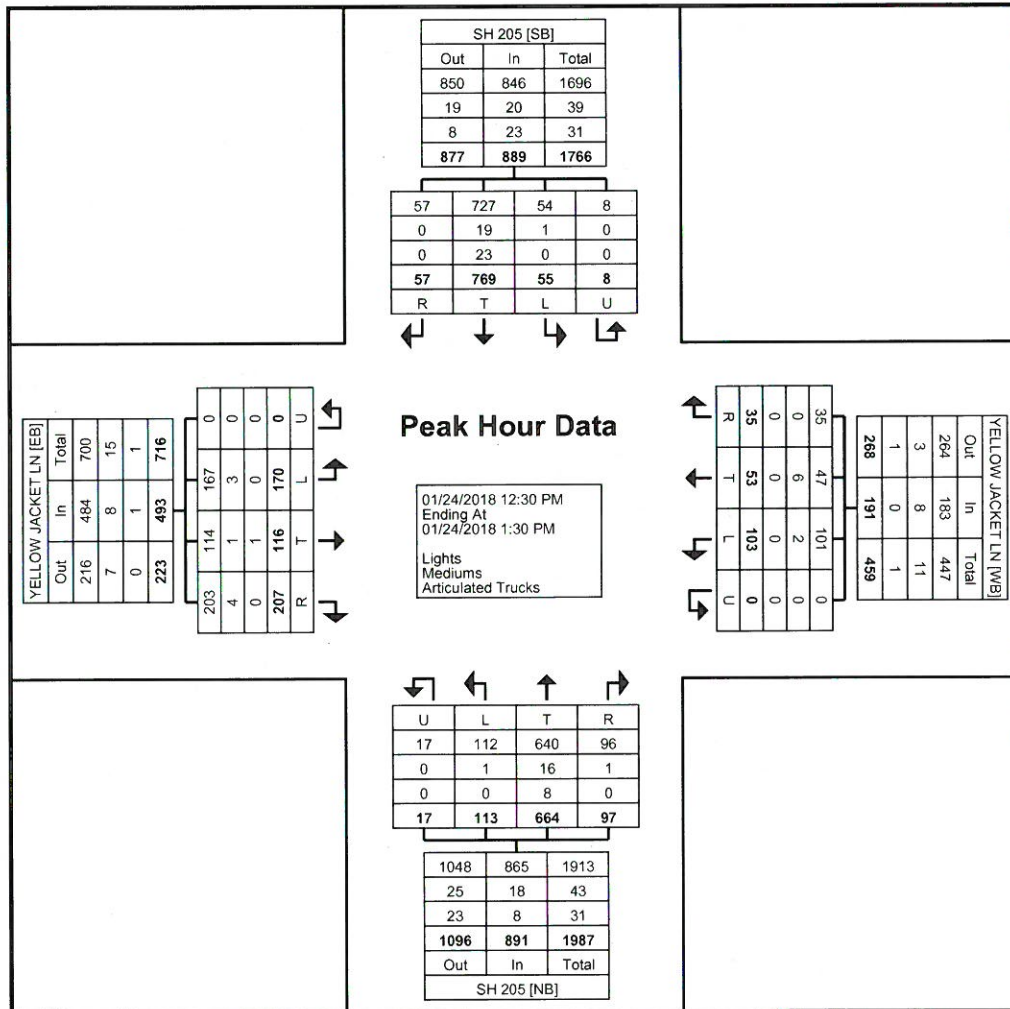
Start Time	SH 205 Southbound					YELLOW JACKET LN Westbound					SH 205 Northbound					YELLOW JACKET LN Eastbound					Int. Total
	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	
12:30 PM	17	178	7	2	204	34	14	10	0	58	26	149	15	8	198	40	28	49	0	117	577
12:45 PM	16	219	16	2	253	23	11	6	0	40	30	175	32	2	239	49	25	58	0	132	664
1:00 PM	13	173	19	3	208	22	20	12	0	54	28	153	25	5	211	41	30	57	0	128	601
1:15 PM	9	199	15	1	224	24	8	7	0	39	29	187	25	2	243	40	33	43	0	116	622
Total	55	769	57	8	889	103	53	35	0	191	113	664	97	17	891	170	116	207	0	493	2464
Approach %	6.2	86.5	6.4	0.9	-	53.9	27.7	18.3	0.0	-	12.7	74.5	10.9	1.9	-	34.5	23.5	42.0	0.0	-	-
Total %	2.2	31.2	2.3	0.3	36.1	4.2	2.2	1.4	0.0	7.8	4.6	26.9	3.9	0.7	36.2	6.9	4.7	8.4	0.0	20.0	-
PHF	0.809	0.878	0.750	0.667	0.878	0.757	0.663	0.729	0.000	0.823	0.942	0.888	0.758	0.531	0.917	0.867	0.879	0.892	0.000	0.934	0.928
Lights	54	727	57	8	846	101	47	35	0	183	112	640	96	17	865	167	114	203	0	484	2378
% Lights	98.2	94.5	100.0	100.0	95.2	98.1	88.7	100.0	-	95.8	99.1	96.4	99.0	100.0	97.1	98.2	98.3	98.1	-	98.2	96.5
Mediums	1	19	0	0	20	2	6	0	0	8	1	16	1	0	18	3	1	4	0	8	54
% Mediums	1.8	2.5	0.0	0.0	2.2	1.9	11.3	0.0	-	4.2	0.9	2.4	1.0	0.0	2.0	1.8	0.9	1.9	-	1.6	2.2
Articulated Trucks	0	23	0	0	23	0	0	0	0	0	0	8	0	0	8	0	1	0	0	1	32
% Articulated Trucks	0.0	3.0	0.0	0.0	2.6	0.0	0.0	0.0	-	0.0	0.0	1.2	0.0	0.0	0.9	0.0	0.9	0.0	-	0.2	1.3

# GRAM Traffic NTX Inc.

1120 W. Lovers Lane

Arlington, Texas, United States 76013  
817.265.8968

Count Name: YELLOW JACKET  
LN @ SH 205  
Site Code:  
Start Date: 01/24/2018  
Page No: 6



Turning Movement Peak Hour Data Plot (12:30 PM)

# GRAM Traffic NTX Inc.

1120 W. Lovers Lane

Arlington, Texas, United States 76013  
817.265.8968

Count Name: YELLOW JACKET  
LN @ SH 205  
Site Code:  
Start Date: 01/24/2018  
Page No: 7

## Turning Movement Peak Hour Data (5:15 PM)

Start Time	SH 205 Southbound					YELLOW JACKET LN Westbound					SH 205 Northbound					YELLOW JACKET LN Eastbound					Int. Total
	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	
5:15 PM	10	236	22	2	270	20	33	10	0	63	48	206	18	2	274	53	25	67	0	145	752
5:30 PM	8	282	20	1	311	38	32	17	0	87	37	207	18	3	265	53	33	71	0	157	820
5:45 PM	10	278	33	2	323	27	14	23	0	64	27	204	29	5	265	56	21	48	0	125	777
6:00 PM	12	340	28	1	381	31	18	16	0	65	46	235	28	10	319	40	21	62	0	123	888
Total	40	1136	103	6	1285	116	97	66	0	279	158	852	93	20	1123	202	100	248	0	550	3237
Approach %	3.1	88.4	8.0	0.5	-	41.6	34.8	23.7	0.0	-	14.1	75.9	8.3	1.8	-	36.7	18.2	45.1	0.0	-	-
Total %	1.2	35.1	3.2	0.2	39.7	3.6	3.0	2.0	0.0	8.6	4.9	26.3	2.9	0.6	34.7	6.2	3.1	7.7	0.0	17.0	-
PHF	0.833	0.835	0.780	0.750	0.843	0.763	0.735	0.717	0.000	0.802	0.823	0.906	0.802	0.500	0.880	0.902	0.758	0.873	0.000	0.876	0.911
Lights	40	1126	103	6	1275	115	97	66	0	278	156	840	93	20	1109	200	100	248	0	548	3210
% Lights	100.0	99.1	100.0	100.0	99.2	99.1	100.0	100.0	-	99.6	98.7	98.6	100.0	100.0	98.8	99.0	100.0	100.0	-	99.6	99.2
Mediums	0	6	0	0	6	0	0	0	0	0	0	5	0	0	5	2	0	0	0	2	13
% Mediums	0.0	0.5	0.0	0.0	0.5	0.0	0.0	0.0	-	0.0	0.0	0.6	0.0	0.0	0.4	1.0	0.0	0.0	-	0.4	0.4
Articulated Trucks	0	4	0	0	4	1	0	0	0	1	2	7	0	0	9	0	0	0	0	0	14
% Articulated Trucks	0.0	0.4	0.0	0.0	0.3	0.9	0.0	0.0	-	0.4	1.3	0.8	0.0	0.0	0.8	0.0	0.0	0.0	-	0.0	0.4

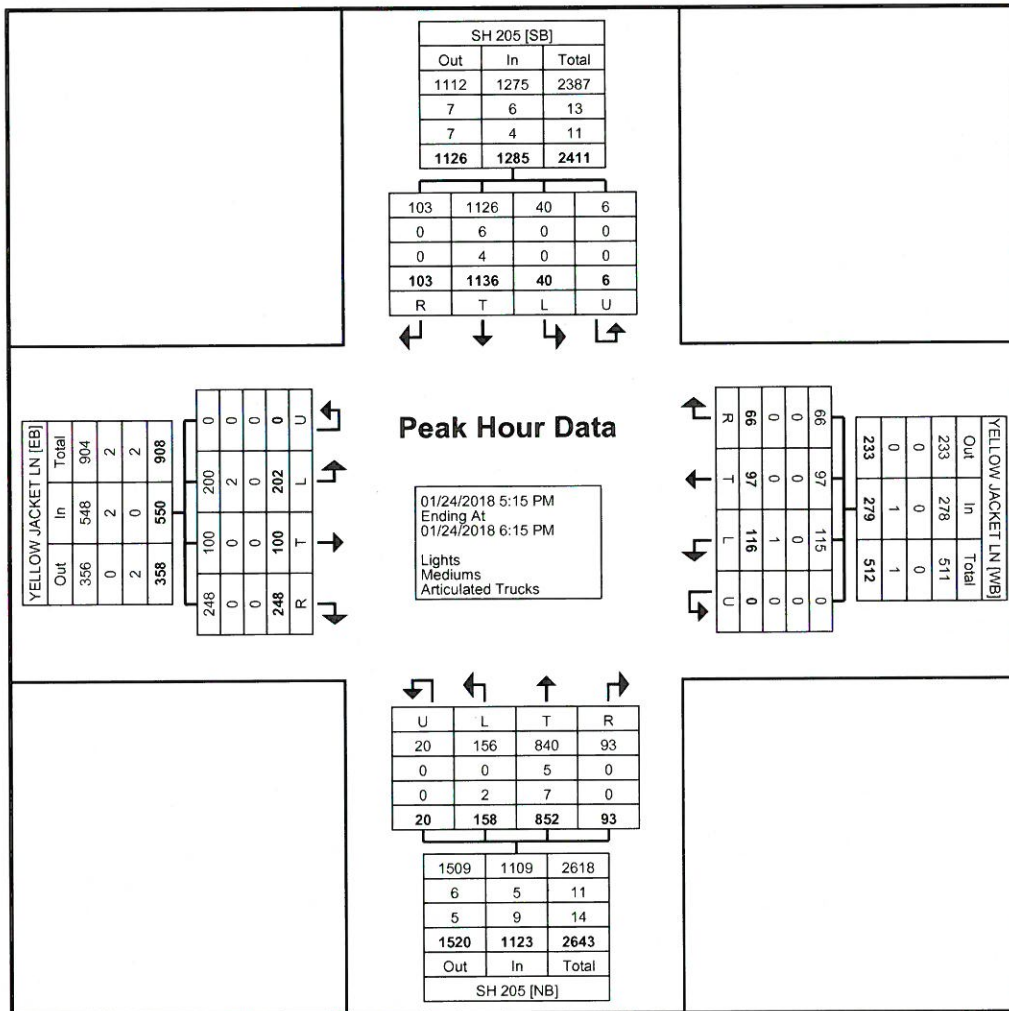


# GRAM Traffic NTX Inc.

1120 W. Lovers Lane

Arlington, Texas, United States 76013  
817.265.8968

Count Name: YELLOW JACKET  
LN @ SH 205  
Site Code:  
Start Date: 01/24/2018  
Page No: 8



Turning Movement Peak Hour Data Plot (5:15 PM)

# HCM 2010 Signalized Intersection Summary 1: SH 205 & Yellowjacket Ln

Existing AM syn

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T
Traffic Volume (veh/h)	247	101	153	117	159	64	80	713	134	92	767	231
Future Volume (veh/h)	247	101	153	117	159	64	80	713	134	92	767	231
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1900	1863	1900	1900	1863	1900	1863	1900	1863	1900	1863	1900
Adj Flow Rate, veh/h	278	113	172	131	179	72	90	801	151	103	862	250
Adj No. of Lanes	0	2	0	0	2	0	0	1	3	0	1	3
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	315	137	212	159	229	95	320	2060	386	371	1875	563
Arrive On Green	0.19	0.19	0.19	0.14	0.14	0.14	0.05	0.48	0.48	0.06	0.48	0.48
Sat Flow, veh/h	1637	711	1101	1169	1678	697	1774	4305	806	1774	3882	1165
Grp Volume(v), veh/h	302	0	261	202	0	180	90	630	322	103	752	370
Grp Sat Flow(s), veh/h/ln	1781	0	1668	1804	0	1740	1774	1695	1721	1774	1695	1657
Q Serve(g, s), s	19.8	0.0	17.9	13.1	0.0	11.9	3.0	14.3	14.4	3.4	17.7	17.8
Cycle Q Clear(g, c), s	19.8	0.0	17.9	13.1	0.0	11.9	3.0	14.3	14.4	3.4	17.7	17.8
Prop In Lane	0.92	0.0	0.66	0.65	0.0	0.40	1.00	1.00	1.00	0.47	1.00	0.70
Lane Grp Cap(c), veh/h	343	0	321	246	0	237	320	1623	823	371	1637	800
V/C Ratio(X)	0.88	0.00	0.81	0.82	0.00	0.76	0.28	0.39	0.39	0.28	0.46	0.46
Avail Cap(c, a), veh/h	390	0	366	426	0	410	444	1623	823	502	1637	800
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(f)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	47.1	0.0	46.4	50.4	0.0	49.9	15.4	20.0	20.1	14.8	20.6	20.7
Incr Delay (d2), s/veh	17.4	0.0	10.2	2.6	0.0	1.9	0.2	0.7	1.4	0.1	0.9	1.9
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%) veh/h	11.4	0.0	9.2	6.7	0.0	5.9	1.5	6.8	7.1	1.7	8.5	8.5
LnGrp Delay(d), s/veh	64.5	0.0	56.5	53.0	0.0	51.8	15.6	20.7	21.5	15.0	21.6	22.6
LnGrp LOS	E	E	D	D	D	D	B	C	C	C	C	C
Approach Vol, veh/h	563			382				1042			1225	
Approach Delay, s/veh	60.8			52.4				20.5			21.3	
Approach LOS	E			D				C			C	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	10.1	61.0		27.8	9.5	61.5		21.1				
Change Period (Y+Rc), s		*5.1		5.7	*4.8	*5.1		5.7				
Max Green Setting (Gmax), s	*14	*32		25.3	*13	*33		27.3				
Max Q Clear Time (g_c+H1), s	5.4	16.4		21.8	5.0	19.8		15.1				
Green Ext Time (p_c), s	0.0	0.7		0.3	0.0	0.7		0.3				
Intersection Summary												
HCM 2010 Ctrl Delay				31.7								
HCM 2010 LOS				C								
Notes												

H:\T1149.21 - Rockwall CFA TIA\Synchro\Existing AM syn

Synchro 9 Report

# HCM 2010 Signalized Intersection Summary 1: SH 205 & Yellowjacket Ln

Existing Midday syn

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T
Traffic Volume (veh/h)	170	116	207	103	53	35	130	664	97	63	769	57
Future Volume (veh/h)	170	116	207	103	53	35	130	664	97	63	769	57
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1900	1863	1900	1900	1863	1900	1863	1900	1863	1900	1863	1900
Adj Flow Rate, veh/h	183	125	223	111	57	38	140	714	104	68	827	61
Adj No. of Lanes	0	2	0	0	2	0	0	1	3	0	1	3
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Arrive On Green	0.19	0.19	0.19	0.09	0.09	0.09	0.07	0.50	0.50	0.06	0.48	0.48
Sat Flow, veh/h	1136	784	1486	1774	1044	686	1774	4490	648	1774	4835	355
Grp Volume(v), veh/h	291	0	240	111	0	95	140	537	281	68	579	309
Grp Sat Flow(s), veh/h/ln	1806	0	1600	1774	0	1740	1774	1695	1748	1774	1695	1800
Q Serve(g, s), s	15.6	0.0	14.3	6.1	0.0	5.2	3.8	9.4	9.6	1.8	10.6	10.7
Cycle Q Clear(g, c), s	15.6	0.0	14.3	6.1	0.0	5.2	3.8	9.4	9.6	1.8	10.6	10.7
Prop In Lane	0.63	0.0	0.93	1.00	0.0	0.40	1.00	1.00	0.37	1.00	0.20	0.20
Lane Grp Cap(c), veh/h	340	0	302	163	0	160	435	1692	873	442	1644	873
V/C Ratio(X)	0.85	0.00	0.80	0.68	0.00	0.59	0.32	0.32	0.32	0.15	0.35	0.35
Avail Cap(c, a), veh/h	403	0	357	413	0	405	444	1692	873	477	1644	873
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(f)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	39.2	0.0	38.7	44.0	0.0	43.6	11.4	14.9	14.9	11.3	16.0	16.0
Incr Delay (d2), s/veh	12.7	0.0	8.5	1.9	0.0	1.3	0.2	0.5	1.0	0.1	0.6	1.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%) veh/h	9.0	0.0	7.0	3.0	0.0	2.6	1.8	4.5	4.8	0.9	5.1	5.6
LnGrp Delay(d), s/veh	52.0	0.0	47.2	45.9	0.0	44.9	11.5	15.4	15.9	11.3	16.6	17.1
LnGrp LOS	D	D	D	D	D	D	B	B	B	B	B	B
Approach Vol, veh/h	531			206				958			956	
Approach Delay, s/veh	49.8			45.4				15.0			16.4	
Approach LOS	D			D				B			B	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	9.0	53.5		23.6	10.5	52.1		13.9				
Change Period (Y+Rc), s		*4.8		5.7	*4.8	*5.1		5.7				
Max Green Setting (Gmax), s	*6.2	*29		21.3	*6.2	*29		22.3				
Max Q Clear Time (g_c+H1), s	3.8	11.6		17.6	5.8	12.7		8.1				
Green Ext Time (p_c), s	0.0	0.5		0.3	0.0	0.5		0.1				
Intersection Summary												
HCM 2010 Ctrl Delay				24.8								
HCM 2010 LOS				C								
Notes												

H:\T1149.21 - Rockwall CFA TIA\Synchro\Existing Midday syn

Synchro 9 Report



HCM 2010 Signalized Intersection Summary  
1: SH 205 & Yellowjacket Ln

Existing PM.syn

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SEB
Lane Configurations	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T
Traffic Volume (veh/h)	202	100	248	116	97	66	178	852	93	46	1136	103
Future Volume (veh/h)	202	100	248	116	97	66	178	852	93	46	1136	103
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h	1900	1863	1900	1863	1900	1863	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	222	110	273	127	107	73	196	936	102	51	1248	113
Adj No. of Lanes	0	2	0	0	2	0	1	3	0	1	3	0
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh. %	2	2	2	2	2	2	2	2	2	2	2	2
Cap. veh/h	246	122	324	157	139	97	313	2428	264	345	2302	208
Arrive On Green	0.20	0.20	0.20	0.11	0.11	0.11	0.08	0.52	0.52	0.04	0.48	0.48
Sat. Flow, veh/h	1205	597	1583	1399	1238	865	1774	4658	505	1774	4747	430
Grp Volume(v), veh/h	332	0	273	163	0	144	196	681	357	51	891	470
Grp Sat Flow(s), veh/h	1802	0	1583	1793	0	1710	1774	1695	1773	1774	1695	1787
Q Serve(g.s), s	24.4	0.0	22.5	12.1	0.0	11.1	7.1	16.4	16.4	1.9	25.0	25.0
Cycle Q Clear(g.c), s	24.4	0.0	22.5	12.1	0.0	11.1	7.1	16.4	16.4	1.9	25.0	25.0
Prop In Lane	0.67	0.00	1.00	0.78	0.00	0.51	1.00	1.00	0.29	1.00	0.24	0.24
Lane Grp Cap(c), veh/h	369	0	324	201	0	191	313	1767	924	345	1644	866
V/C Ratio(X)	0.90	0.00	0.84	0.81	0.00	0.75	0.63	0.39	0.39	0.15	0.54	0.54
Avail Cap(c_a), veh/h	428	0	376	281	0	268	443	1767	924	540	1644	866
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), sveh	52.7	0.0	52.0	59.0	0.0	58.6	18.9	19.5	19.5	16.2	24.5	24.5
Incr Delay (d2), sveh	18.4	0.0	12.6	7.9	0.0	4.2	0.8	0.6	1.2	0.1	1.3	2.4
Initial Q Delay(d3), sveh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%), veh/h	14.1	0.0	11.0	6.4	0.0	5.5	3.5	7.8	8.4	0.9	11.9	12.9
LnGrp Delay(d), sveh	71.2	0.0	64.6	66.9	0.0	62.8	19.6	20.1	20.7	16.3	25.8	26.9
LnGrp LOS	E	E	E	E	E	E	B	C	C	B	C	C
Approach Vol, veh/h	605			307			1234				1412	
Approach Delay, sveh	68.2			65.0			20.2				25.8	
Approach LOS	E			E			C				C	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	9.1	74.5		32.5	14.0	69.5		19.9				
Change Period (Y+Rc), s	*4.8	*5.1		5.7	*4.8	*5.1		5.7				
Max Green Setting (Gmax), s	*19	*44		31.3	*19	*44		20.3				
Max Q Clear Time (g_c+I), s	3.9	18.4		26.4	9.1	27.0		14.1				
Green Ext Time (p_c), s	0.0	0.8		0.4	0.1	0.8		0.2				
Intersection Summary												
HCM 2010 Ctrl Delay				34.5								
HCM 2010 LOS				C								
Notes												

H:\T149.21 - Rockwall CFA TIA\Synchro\Existing PM.syn

Synchro 9 Report



# HCM 2010 Signalized Intersection Summary 1: SH 205 & Yellowjacket Ln

BO 2019 Background AM syn

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T
Traffic Volume (veh/h)	259	106	161	123	167	67	84	749	141	97	805	243
Future Volume (veh/h)	259	106	161	123	167	67	84	749	141	97	805	243
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A <sub>pbt</sub> )	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h	1900	1863	1900	1900	1863	1900	1863	1900	1863	1900	1863	1900
Adj Flow Rate, veh/h	291	119	181	138	188	75	94	842	158	109	904	273
Adj No. of Lanes	0	2	0	0	2	0	1	3	0	1	3	0
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh. %	327	143	221	166	239	98	301	1991	371	351	1812	545
Arrive On Green	0.20	0.20	0.20	0.14	0.14	0.14	0.05	0.46	0.46	0.06	0.47	0.47
Sat Flow, veh/h	1631	713	1105	1173	1680	692	1774	4308	804	1774	3880	1167
Grp Volume(V), veh/h	318	0	273	212	0	189	94	682	338	109	790	387
Grp Sat Flow(s), veh/h	1781	0	1668	1804	0	1741	1774	1695	1721	1774	1695	1657
Q Serve(g, s)	20.8	0.0	18.8	13.7	0.0	12.5	3.2	15.6	15.8	3.8	19.4	19.5
Cycle Q Clear(g, c), s	20.8	0.0	18.8	13.7	0.0	12.5	3.2	15.6	15.8	3.8	19.4	19.5
Prop In Lane	0.92	0.0	0.66	0.65	0.0	0.40	1.00	0.40	0.47	1.00	0.47	0.70
Lane Grp Cap(c), veh/h	357	0	334	256	0	247	301	1567	795	351	1584	774
V/C Ratio(X)	0.89	0.00	0.82	0.83	0.00	0.76	0.31	0.42	0.43	0.31	0.50	0.50
Avail Cap(c, a), veh/h	390	0	366	425	0	411	422	1567	795	478	1584	774
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	46.7	0.0	45.9	50.1	0.0	49.5	16.7	21.6	21.6	15.9	22.2	22.2
Incr Delay (d2), s/veh	19.3	0.0	11.3	2.6	0.0	1.8	0.2	0.8	1.7	0.2	1.1	2.3
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%), veh/h	12.1	0.0	9.7	7.0	0.0	6.2	1.6	7.5	7.9	1.8	9.3	9.4
LnGrp Delay(d), s/veh	65.9	0.0	57.2	52.7	0.0	51.4	16.9	22.4	23.3	16.1	23.3	24.5
LnGrp LOS	E	E	D	D	D	D	B	C	C	C	B	C
Approach Vol, veh/h	591			401				1094			1286	
Approach Delay, s/veh	61.9			52.1				22.2			23.1	
Approach LOS	E			D				C			C	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	10.4	59.1		28.8	9.8	59.7		21.7				
Change Period (Y+Rc), s	*4.8	*5.1		5.7	*4.8	*5.1		5.7				
Max Green Setting (Gmax), s	*14	*32		25.3	*13	*33		27.3				
Max Q Clear Time (g, c-H1), s	5.8	17.8		22.8	5.2	21.5		15.7				
Green Ext Time (p, c), s	0.0	0.7		0.2	0.0	0.7		0.3				
Intersection Summary												
HCM 2010 CH Delay	33.0			C								
HCM 2010 LOS				C								
Notes												

H:\T1149.21 - Rockwall CFA TIA\SynchroBO 2019 Background AM syn

Synchro 9 Report

# HCM 2010 Signalized Intersection Summary 1: SH 205 & Yellowjacket Ln

BO 2019 Background Midday syn

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T
Traffic Volume (veh/h)	179	122	217	108	56	37	137	697	102	66	807	60
Future Volume (veh/h)	179	122	217	108	56	37	137	697	102	66	807	60
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A <sub>pbt</sub> )	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h	1900	1863	1900	1900	1863	1900	1863	1900	1863	1900	1863	1900
Adj Flow Rate, veh/h	192	131	233	116	60	40	147	749	110	71	868	65
Adj No. of Lanes	0	2	0	0	2	0	1	3	0	1	3	0
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh. %	223	154	291	168	99	66	417	2190	319	421	2278	170
Arrive On Green	0.20	0.20	0.20	0.09	0.09	0.09	0.07	0.49	0.49	0.06	0.47	0.47
Sat Flow, veh/h	1137	784	1485	1774	1044	696	1774	4484	653	1774	4629	360
Grp Volume(V), veh/h	305	0	251	116	0	100	147	565	294	71	609	324
Grp Sat Flow(s), veh/h	1806	0	1601	1774	0	1740	1774	1695	1747	1774	1695	1799
Q Serve(g, s)	16.3	0.0	15.0	6.3	0.0	5.5	4.1	10.2	10.4	2.0	11.6	11.6
Cycle Q Clear(g, c), s	16.3	0.0	15.0	6.3	0.0	5.5	4.1	10.2	10.4	2.0	11.6	11.6
Prop In Lane	0.63	0.0	0.93	1.00	0.0	0.40	1.00	0.37	1.00	0.0	0.20	0.20
Lane Grp Cap(c), veh/h	354	0	313	168	0	165	417	1656	853	421	1600	849
V/C Ratio(X)	0.86	0.00	0.80	0.69	0.00	0.61	0.35	0.34	0.34	0.17	0.38	0.38
Avail Cap(c, a), veh/h	403	0	357	413	0	405	421	1656	853	455	1600	849
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	38.9	0.0	38.3	43.8	0.0	43.5	12.0	15.7	15.7	11.9	17.0	17.0
Incr Delay (d2), s/veh	14.3	0.0	9.5	1.9	0.0	1.3	0.2	0.6	1.1	0.1	0.7	1.3
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%), veh/h	9.5	0.0	7.5	3.2	0.0	2.7	2.0	4.9	5.2	1.0	5.6	6.1
LnGrp Delay(d), s/veh	53.2	0.0	47.8	45.7	0.0	44.8	12.2	16.3	16.8	12.0	17.7	18.3
LnGrp LOS	D	D	D	D	D	D	B	B	B	B	B	B
Approach Vol, veh/h	556			216				1006			1004	
Approach Delay, s/veh	50.8			45.3				15.8			17.5	
Approach LOS	D			D				B			B	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	9.1	52.4		24.3	10.8	50.8		14.2				
Change Period (Y+Rc), s	*4.8	*5.1		5.7	*4.8	*5.1		5.7				
Max Green Setting (Gmax), s	*6.2	*29		21.3	*6.2	*29		22.3				
Max Q Clear Time (g, c-H1), s	4.0	12.4		18.3	6.1	13.6		8.3				
Green Ext Time (p, c), s	0.0	0.5		0.2	0.0	0.5		0.2				
Intersection Summary												
HCM 2010 CH Delay	25.7			C								
HCM 2010 LOS				C								
Notes												

H:\T1149.21 - Rockwall CFA TIA\SynchroBO 2019 Background Midday syn

Synchro 9 Report



# HCM 2010 Signalized Intersection Summary 1: SH 205 & Yellowjacket Ln

BO 2019 Background PM.syn

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	4P	4P	4P	4P	4P	4P	4P	4P	4P	4P	4P	4P
Traffic Volume (veh/h)	212	105	260	122	102	69	187	895	98	48	1193	108
Future Volume (veh/h)	212	105	260	122	102	69	187	895	98	48	1193	108
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Ob.) veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A <sub>pbt</sub> )	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Parking Bus. Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1900	1863	1900	1900	1863	1900	1863	1900	1863	1900	1863	1900
Adj Flow Rate, veh/h	233	115	286	134	112	76	205	984	103	53	1311	119
Adj No. of Lanes	0	2	0	0	2	0	1	3	0	1	3	0
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh. %	2	2	2	2	2	2	2	2	2	2	2	2
Cap. veh/h	257	127	337	164	144	100	299	2384	259	322	2219	201
Arrive On Green	0.21	0.21	0.21	0.12	0.12	0.12	0.08	0.51	0.51	0.04	0.47	0.47
Sat Flow, veh/h	1207	596	1583	1407	1237	860	1774	4653	510	1774	4746	431
Grp Volume(v), veh/h	348	0	286	171	0	151	205	716	376	53	836	484
Grp Sat Flow(s), veh/h/ln	1802	0	1583	1792	0	1711	1774	1695	1773	1774	1695	1787
Q Served(g.s.), s	25.6	0.0	23.6	12.7	0.0	11.7	7.7	17.9	18.0	2.1	27.6	27.6
Cycle Q Clear(g.c.), s	25.6	0.0	23.6	12.7	0.0	11.7	7.7	17.9	18.0	2.1	27.6	27.6
Prop In Lane	0.67	0.00	1.00	0.78	0.00	0.50	1.00	0.29	1.00	0.24	1.00	0.24
Lane Grp Cap(c), veh/h	384	0	337	209	0	189	299	1772	901	322	1585	835
V/C Ratio(X)	0.91	0.00	0.85	0.82	0.00	0.76	0.68	0.42	0.42	0.16	0.59	0.59
Avail Cap(c.a.), veh/h	428	0	376	281	0	268	421	1722	901	516	1585	835
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(f)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	52.2	0.0	51.4	58.7	0.0	58.2	21.7	20.9	20.9	17.4	26.6	26.6
Incr Delay (d2), s/veh	20.2	0.0	13.9	9.7	0.0	5.4	1.0	0.7	1.4	0.1	1.6	3.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	14.9	0.0	11.6	6.8	0.0	5.8	3.8	8.5	9.1	1.0	13.2	14.3
LnGrp Delay(d),s/veh	72.4	0.0	65.3	68.4	0.0	63.7	22.7	21.6	22.3	17.5	28.3	29.7
LnGrp LOS	E	E	E	E	E	E	C	C	C	B	C	C
Approach Vol, veh/h	634			322			1287				1483	
Approach Delay, s/veh	69.2			66.2			22.0				28.4	
Approach LOS	E			E			C				C	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2		4	5	6						
Phs Duration (G+Y+Rc), s	9.1	72.7		33.7	14.6	67.2		20.5				
Change Period (Y+Rc), s	*4.8	*5.1		5.7	*4.8	*5.1		5.7				
Max Green Setting (Gmax), s	*19	*44		31.3	*19	*44		20.3				
Max Q Clear Time (g.c+H), s	4.1	20.0		27.6	9.7	29.6		14.7				
Green Ext Time (p.c), s	0.0	0.8		0.3	0.1	0.8		0.2				
Intersection Summary												
HCM 2010 Ctrl Delay												
HCM 2010 LOS												
Notes												

H:\1149.21 - Rockwall CFA TIA\Synchro\BO 2019 Background PM.syn

Synchro 9 Report

### HCM 2010 Signalized Intersection Summary

#### 1: SH 205 & Yellowjacket Ln

BO 2019 Total AM syn

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T
Traffic Volume (veh/h)	272	110	165	125	169	67	97	749	141	97	809	254
Future Volume (veh/h)	272	110	165	125	169	67	97	749	141	97	809	254
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Obs), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj (A <sub>pbt</sub> )	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h	1900	1863	1900	1900	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	306	124	185	140	190	75	109	842	158	109	909	285
Adj No. of Lanes	0	2	0	0	2	0	1	3	0	1	3	0
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	342	148	225	169	241	98	299	1955	365	346	1743	545
Arrive On Green	0.21	0.21	0.21	0.14	0.14	0.14	0.06	0.45	0.45	0.06	0.45	0.45
Sat Flow, veh/h	1649	716	1086	1178	1682	685	1774	4308	804	1774	3841	1200
Grip Volume (v), veh/h	330	0	285	214	0	191	109	662	338	109	802	392
Grip Sat Flow (s), veh/h	1780	0	1671	1804	0	1742	1774	1695	1721	1774	1695	1651
Q Serve (g, s)	21.7	0.0	19.5	13.9	0.0	12.6	3.8	15.9	16.0	3.8	20.3	20.4
Cycle Q Clear (g, s)	21.7	0.0	19.5	13.9	0.0	12.6	3.8	15.9	16.0	3.8	20.3	20.4
Prop In Lane	0.83	0.65	0.65	0.65	0.0	0.39	1.00	0.47	1.00	0.47	1.00	0.73
Lane Cap Cap(c), veh/h	369	0	346	258	0	249	299	1539	781	346	1539	749
V/C Ratio(X)	0.90	0.00	0.82	0.83	0.00	0.76	0.36	0.43	0.43	0.31	0.52	0.52
Avail Cap(c-a), veh/h	390	0	366	425	0	411	410	1539	781	472	1539	749
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	46.3	0.0	45.5	50.0	0.0	49.5	17.4	22.2	22.3	16.4	23.4	23.5
Incr Delay (d2), s/veh	20.9	0.0	12.3	2.9	0.0	1.8	0.3	0.9	1.8	0.2	1.3	2.6
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%), veh/h	12.8	0.0	10.2	7.1	0.0	6.2	1.9	7.6	8.0	1.9	9.7	9.8
LnGrip Delay(d), s/veh	67.2	0.0	57.7	52.9	0.0	51.3	17.6	23.1	24.0	16.6	24.7	26.1
LnGrip LOS	E	E	D	D	D	D	B	C	C	B	C	C
Approach Vol, veh/h	615			405			1109				1303	
Approach Delay, s/veh	62.8			52.1			22.9				24.4	
Approach LOS	E			D			C				C	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	4	5	6							
Phs Duration (G+Y+Rc), s	10.5	58.1	29.6	10.5	58.1		21.9					
Change Period (Y+Rc), s	4.8	5.1	5.7	4.8	5.1		5.7					
Max Green Setting (Gmax), s	14	32	25.3	13	33		14					
Max Q Clear Time (t <sub>c-H1</sub> ), s	5.8	18.0	23.7	5.8	22.4		15.9					
Green Ext Time (p <sub>c</sub> ), s	0.0	0.7	0.2	0.0	0.7		0.3					
Intersection Summary	34.1											
HCM 2010 CH Delay	C											
HCM 2010 LOS	C											
Notes												

H:\T1149.21 - Rockwall CFA TIA\Synchro\BO 2019 Total AM syn

Synchro 9 Report

### HCM 2010 TWSC

#### 3: Driveway 1 & Yellowjacket Ln

BO 2019 Total AM syn

Intersection	Int Delay, s/veh	0.5										
Movement	EBT	EBR	WBL	WBT	NBL	NBR						
Lane Configurations	4T	4T	4T	4T	4T	4T						
Traffic Vol, veh/h	526	5	22	490	6	21						
Future Vol, veh/h	526	5	22	490	6	21						
Conflicting Peds, #/hr	0	0	0	0	0	0						
Sign Control	Free	Free	Free	Free	Stop	Stop						
RT Channelized	-	None	-	None	-	None						
Storage Length	-	-	-	-	-	-						
Veh in Median Storage, #	0	-	-	0	0	-						
Grade, %	0	-	-	-	0	0						
Peak Hour Factor	92	92	92	92	92	92						
Heavy Vehicles, %	2	2	2	2	2	2						
Mvmt Flow	572	5	24	533	7	23						
Major/Minor	Major1	Major2	Minor1									
Conflicting Flow All	0	0	577	0	888	289						
Stage 1	-	-	-	-	574	-						
Stage 2	-	-	-	-	314	-						
Critical Hdwy	-	-	4.14	-	6.84	6.94						
Critical Hdwy Stg 1	-	-	-	-	5.84	-						
Critical Hdwy Stg 2	-	-	-	-	3.52	3.32						
Follow-up Hdwy	-	-	2.22	-	983	283						
Pot Cap-1 Maneuver	-	-	-	-	527	708						
Stage 1	-	-	-	-	714	-						
Stage 2	-	-	-	-	-	-						
Platoon blocked, %	-	-	-	-	-	-						
Mov Cap-1 Maneuver	-	-	-	-	993	-						
Mov Cap-2 Maneuver	-	-	-	-	273	-						
Stage 1	-	-	-	-	527	-						
Stage 2	-	-	-	-	690	-						
Approach	EB	WB	NB									
HCM Control Delay, s	0	0.5	12.3									
HCM LOS		B										
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT							
Capacity (veh/h)	523	-	-	993	-							
HCM Lane V/C Ratio	0.056	-	-	0.024	-							
HCM Control Delay (s)	12.3	-	-	8.7	0.1							
HCM Lane LOS	B	-	-	A	A							
HCM 95th %ile Q(veh)	0.2	-	-	0.1	-							

H:\T1149.21 - Rockwall CFA TIA\Synchro\BO 2019 Total AM syn

Synchro 9 Report



HCM 2010 TWSC  
18: SH 205 & Driveway 2

BO 2019 Total AM syn

Intersection												
Int Delay, s/veh												
0.1												
Movement												
	EBL	EBR	NBL	NBT	SBT	SBR						
Lane Configurations	P						AAA AAA					
Traffic Vol, veh/h	0	11	0	987	1097	9						
Future Vol, veh/h	0	11	0	987	1097	9						
Conflicting Peds, #/hr	0	0	0	0	0	0						
Sign Control	Stop	Stop	Free	Free	Free	Free						
RT Channelized	-	None	-	None	-	None						
Storage Length	-	0	-	-	-	-						
Veh in Median Storage, #	0	-	-	0	0	0						
Grade, %	0	-	-	-	0	0						
Peak Hour Factor	92	92	92	92	92	92						
Heavy Vehicles, %	2	2	2	2	2	2						
Mvmt Flow	0	12	0	1073	1192	10						
Major/Minor												
	Minor2	Major1	Major2									
Conflicting Flow All	-	601	-	0	-	0						
Stage 1	-	-	-	-	-	-						
Stage 2	-	-	-	-	-	-						
Critical Hdwy	-	7.14	-	-	-	-						
Critical Hdwy Stg 1	-	-	-	-	-	-						
Critical Hdwy Stg 2	-	-	-	-	-	-						
Follow-up Hdwy	-	3.92	-	-	-	-						
Pot Cap-1 Maneuver	0	*684	0	-	-	-						
Stage 1	0	-	0	-	-	-						
Stage 2	0	-	0	-	-	-						
Platoon blocked, %	-	1	-	-	-	-						
Mov Cap-1 Maneuver	-	*684	-	-	-	-						
Mov Cap-2 Maneuver	-	-	-	-	-	-						
Stage 1	-	-	-	-	-	-						
Stage 2	-	-	-	-	-	-						
Approach												
	EB	NB	SB									
HCM Control Delay, s	10.4	0	0									
HCM LOS	B											
Minor Lane/Major Mvmt												
	NBT	EBLn1	SBT	SBR								
Capacity (veh/h)	-	684	-	-								
HCM Lane V/C Ratio	-	0.017	-	-								
HCM Control Delay (s)	-	10.4	-	-								
HCM Lane LOS	-	B	-	-								
HCM 95th %ile Q(veh)	-	0.1	-	-								
Notes												
- Volume exceeds capacity    \$ Delay exceeds 300s    + Computation Not Defined    * All major volume in platoon												

H:\T1149\_21 - Rockwall CFA TIA\Synchro\BO 2019 Total AM syn

Synchro 9 Report

# HCM 2010 Signalized Intersection Summary

1: SH 205 & Yellowjacket Ln BO 2019 Total Midday syn

Movement	EBL	EBT	EBR	WBL	WBT	WSR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T
Traffic Volume (veh/h)	204	129	224	112	60	37	162	697	102	66	814	82
Future Volume (veh/h)	204	129	224	112	60	37	162	697	102	66	814	82
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Cb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h	1900	1863	1900	1863	1900	1863	1900	1863	1900	1863	1900	1900
Adj Flow Rate, veh/h	219	139	241	120	65	40	174	749	110	71	875	88
Adj No. of Lanes	0	2	0	0	2	0	1	3	0	1	3	0
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh. %	2	2	2	2	2	2	2	2	2	2	2	2
Cap. veh/h	250	162	298	172	105	64	400	2125	310	410	2138	214
Arrive On Green	0.21	0.21	0.21	0.10	0.10	0.10	0.08	0.47	0.47	0.06	0.46	0.46
Sat Flow, veh/h	1203	777	1432	1774	1080	665	1774	4484	653	1774	4699	471
Gp Volume(v), veh/h	328	0	271	120	0	105	174	585	294	71	630	333
Gp Sat Flow(s), veh/h	1803	0	1610	1774	0	1745	1774	1695	1747	1774	1695	1780
Q Serve(g, s)	17.6	0.0	16.0	6.6	0.0	5.8	5.0	10.5	10.6	2.0	12.4	12.5
Cycle Q Clear(g, c)	17.6	0.0	16.0	6.6	0.0	5.8	5.0	10.5	10.6	2.0	12.4	12.5
Prop In Lane	0.67	0.89	1.00	1.00	0.38	1.00	0.37	1.00	0.37	1.00	0.26	0.26
Lane Gp Cap(c), veh/h	375	0	335	172	0	169	400	1607	828	410	1543	810
V/C Ratio(X)	0.88	0.00	0.81	0.70	0.00	0.62	0.43	0.35	0.36	0.17	0.41	0.41
Avail Cap(c-a), veh/h	402	0	359	413	0	407	400	1607	828	444	1543	810
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(f)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	36.3	0.0	37.7	43.7	0.0	43.4	13.1	16.6	16.6	12.8	18.2	18.3
Incr Delay (d2), s/veh	17.1	0.0	11.0	1.9	0.0	1.4	0.3	0.6	1.2	0.1	0.8	1.5
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%), veh/h	10.5	0.0	8.2	3.3	0.0	2.9	2.4	5.1	5.4	1.0	6.0	6.4
LnGrp Delay(d), s/veh	55.4	0.0	48.8	45.6	0.0	44.8	13.3	17.2	17.8	12.9	19.0	19.8
LnGrp LOS	E	D	D	D	D	D	B	B	B	B	B	B
Approach Vol, veh/h	599			225			1033				1034	
Approach Delay, s/veh	52.4			45.2			16.7				18.9	
Approach LOS	D			D			B				B	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+R), s	9.1	51.0		25.5	11.0	49.1		14.4				
Change Period (Y+R), s	*4.8	*5.1		5.7	*4.8	*5.1		5.7				
Max Green Setting (Gmax), s	*29	21.3		*6.2	*29	22.3		22.3				
Max Q Clear Time (g_c+H1), s	4.0	12.6		19.6	7.0	14.5		8.6				
Green Ext Time (g_c), s	0.0	0.6		0.2	0.0	0.6		0.2				
Intersection Summary	27.1											
HCM 2010 CH Delay	C											
HCM 2010 LOS												
Notes												

H:\T1149.21 - Rockwall CFA TIA\Synchro\BO 2019 Total Midday syn

Synchro 9 Report

# HCM 2010 TWSC

3: Driveway 1 & Yellowjacket Ln

BO 2019 Total Midday syn

Intersection	1.2											
Int Delay, s/veh												
Movement	EBT	EBR	WBL	WBT	NBL	NBR						
Lane Configurations	4T	4T	4T	4T	4T	4T						
Traffic Vol, veh/h	518	11	43	235	11	40						
Future Vol, veh/h	518	11	43	235	11	40						
Conflicting Peds, #/hr	0	0	0	0	0	0						
Sign Control	Free	Free	Free	Free	Stop	Stop						
RT Channelized	-	-	-	-	-	-						
Storage Length	-	-	-	-	-	-						
Veh in Median Storage, #	0	-	-	-	0	0						
Grade, %	0	-	-	-	0	0						
Peak Hour Factor	92	92	92	92	92	92						
Heavy Vehicles, %	2	2	2	2	2	2						
Mvmt Flow	563	12	47	255	12	43						
Major/Minor	Major1	Major2	Minor1									
Conflicting Flow All	0	0	575	0	790	288						
Stage 1	-	-	-	-	569	-						
Stage 2	-	-	-	-	221	-						
Critical Hdwy	-	-	4.14	-	6.84	6.94						
Critical Hdwy Stg 1	-	-	-	-	5.84	-						
Critical Hdwy Stg 2	-	-	-	-	3.52	3.32						
Follow-up Hdwy	-	-	2.22	-	327	709						
Platoon blocked, %	-	-	-	-	530	-						
Stage 1	-	-	-	-	795	-						
Stage 2	-	-	-	-	-	-						
Platoon blocked, %	-	-	-	-	-	-						
Mov Cap-1 Maneuver	-	-	994	-	309	709						
Mov Cap-2 Maneuver	-	-	-	-	309	-						
Stage 1	-	-	-	-	530	-						
Stage 2	-	-	-	-	751	-						
Approach	EB	WB	NB									
HCM Control Delay, s	0	1.5	12.2									
HCM LOS		B										
Minor Lane/Minor Mvmt	NBLn1	EBT	EBR	WBL	WBT							
Capacity (veh/h)	554	-	-	994	-							
HCM Lane V/C Ratio	0.1	-	-	0.047	-							
HCM Control Delay (s)	12.2	-	-	8.8	0.2							
HCM Lane LOS	B	-	-	A	A							
HCM 95th %ile Q(veh)	0.3	-	-	0.1	-							

H:\T1149.21 - Rockwall CFA TIA\Synchro\BO 2019 Total Midday syn

Synchro 9 Report



HCM 2010 TWSC  
18: SH 205 & Driveway 2  
BO 2019 Total Midday.syn

Intersection											
Int Delay, s/veh											
0.1											
Movement											
EBL EBR NEL NET SBT SBR											
Lane Configurations											
Traffic Vol, veh/h											
Future Vol, veh/h											
Conflicting Peds, #/hr											
Sign Control											
RT Channelized											
Storage Length											
Veh in Median Storage, #											
Grade, %											
Peak Hour Factor											
Heavy Vehicles, %											
Mvmt Flow											
Major/Minor											
Conflicting Flow All											
Stage 1											
Stage 2											
Critical Hdwy											
Critical Hdwy Stg 1											
Critical Hdwy Stg 2											
Follow-up Hdwy											
Pot Cap-1 Maneuver											
Stage 1											
Stage 2											
Platoon blocked, %											
Mov Cap-1 Maneuver											
Mov Cap-2 Maneuver											
Stage 1											
Stage 2											
Approach											
HCM Control Delay, s											
HCM LOS											
Minor Lane Major Mvmt											
Capacity (veh/h)											
HCM Lane V/C Ratio											
HCM Control Delay (s)											
HCM Lane LOS											
HCM 95th %ile Q(veh)											
Notes											
- Volume exceeds capacity \$ Delay exceeds 300s + Computation Not Defined * All major volume in platoon											

# HCM 2010 Signalized Intersection Summary 1: SH 205 & Yellowjacket Ln

BO 2019 Total PM.syn

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T
Traffic Volume (veh/h)	228	110	265	124	104	69	204	895	98	48	1198	122
Future Volume (veh/h)	228	110	265	124	104	69	204	895	98	48	1198	122
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Obs), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1900	1863	1900	1900	1863	1900	1863	1900	1863	1863	1900	1900
Adj Flow Rate, veh/h	251	121	291	136	114	76	224	984	108	53	1316	134
Adj No. of Lanes	0	2	0	0	2	0	1	3	0	1	3	0
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	275	133	346	166	145	100	300	2315	254	315	2108	215
Arrive On Green	0.22	0.22	0.22	0.12	0.12	0.12	0.09	0.50	0.50	0.04	0.45	0.45
Sat Flow, veh/h	1235	598	1556	1411	1245	850	1774	4653	510	1774	4691	478
Grp Volume(v), veh/h	366	0	287	173	0	153	224	716	376	53	951	499
Grp Sat Flow(s), veh/h/ln	1801	0	1588	1792	0	1713	1774	1695	1773	1774	1695	1778
Q Serve(g, s)	27.0	0.0	24.3	12.8	0.0	11.8	8.7	18.3	18.4	2.1	29.2	29.2
Cycle Q Clear(g, c), s	27.0	0.0	24.3	12.8	0.0	11.8	8.7	18.3	18.4	2.1	29.2	29.2
Prop In Lane	0.69	0.08	0.98	0.79	0.00	0.50	1.00	1.00	0.29	1.00	0.27	0.27
Lane Grp Cap(c), veh/h	400	0	353	211	0	201	300	1687	882	315	1524	799
V/C Ratio(X)	0.91	0.00	0.84	0.82	0.00	0.76	0.75	0.42	0.43	0.17	0.62	0.62
Avail Cap(c, a), veh/h	428	0	377	281	0	268	409	1687	882	509	1524	799
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(f)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	51.6	0.0	50.6	58.6	0.0	58.2	23.9	21.8	21.8	18.6	28.6	28.6
Incr Delay (d2), s/veh	22.3	0.0	13.8	10.2	0.0	5.7	2.9	0.8	1.5	0.1	1.9	3.7
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%), veh/h	15.9	0.0	12.0	6.9	0.0	5.9	4.5	8.7	9.3	1.0	14.0	15.1
LnGrp Delay(d), s/veh	73.9	0.0	64.4	68.8	0.0	63.9	26.8	22.6	23.3	18.7	30.6	32.3
LnGrp LOS	E	E	E	E	E	E	C	C	C	C	B	C
Approach Vol, veh/h	663			326			1316				1503	
Approach Delay, s/veh	69.6			66.5			23.5				30.7	
Approach LOS	E	E	E	E	E	E	C	C	C	C	C	C
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	91	71.3		34.9	15.7	64.7		20.7				
Change Period (Y+Rc), s	*4.8	*5.1		5.7	*4.8	*5.1		5.7				
Max Green Setting (Gmax), s	*19	*44		31.3	*19	*44		20.3				
Max Q Clear Time (g_c+H1), s	41	20.4		29.0	10.7	31.2		14.8				
Green Ext Time (p_c), s	0.0	0.8		0.3	0.1	0.8		0.2				
Intersection Summary	38.1											
HCM 2010 Ctrl Delay	D											
HCM 2010 LOS												
Notes												

H:\T1149.21 - Rockwall CFA TIA\Synchro\BO 2019 Total PM.syn

Synchro 9 Report

# HCM 2010 TWSC 2: Driveway 1 & Yellowjacket Ln

BO 2019 Total PM.syn

Intersection	Int Delay, s/veh	0.7
Movement	EBT EBR WBL WBT NBL NBR	
Lane Configurations	4T 4T 4T 4T 4T 4T	
Traffic Vol, veh/h	577 7 28 376 7 25	
Future Vol, veh/h	577 7 28 376 7 25	
Conflicting Peds, #/hr	0 0 0 0 0 0	
Sign Control	Free Free Free Free Stop Stop	
RT Channelized	- None - None - None	
Storage Length	- - - - - -	
Veh in Median Storage, #	0 - - - - -	
Grade, %	0 - - - - -	
Peak Hour Factor	92 92 92 92 92 92	
Heavy Vehicles, %	2 2 2 2 2 2	
Mvmt Flow	627 8 30 409 8 27	
Major/Minor	Major1 Major2 Minor1	
Conflicting Flow All	0 0 635 0 896 317	
Stage 1	- - - - - 631	
Stage 2	- - - - - 265	
Critical Hdwy	- - - - - 6.84 6.94	
Critical Hdwy Stg 1	- - - - - 5.84	
Critical Hdwy Stg 2	- - - - - 5.84	
Follow-up Hdwy	- - - - - 3.52 3.32	
Pot Cap-1 Maneuver	- - - - - 944 - 290 679	
Stage 1	- - - - - 492	
Stage 2	- - - - - 755	
Platoon blocked, %	- - - - -	
Mov Cap-1 Maneuver	- - - - - 944 - 269 679	
Mov Cap-2 Maneuver	- - - - - 269	
Stage 1	- - - - - 492	
Stage 2	- - - - - 724	
Approach	EB WB NB	
HCM Control Delay, s	0 0.8 12.6	
HCM LOS	B	
Minor Lane/Major Mvmt	NBLn1 EBT EBR WBL WBT	
Capacity (veh/h)	509 - - 944 -	
HCM Lane V/C Ratio	0.068 - - 0.032 -	
HCM Control Delay (s)	12.6 - - 8.9 0.2	
HCM Lane LOS	B - - A A	
HCM 95th %ile Q(veh)	0.2 - - 0.1 -	

H:\T1149.21 - Rockwall CFA TIA\Synchro\BO 2019 Total PM.syn

Synchro 9 Report



## HCM 2010 TWSC

## 3: SH 205 &amp; Driveway 2

BO 2019 Total PM.syn

Intersection												
Int Delay, s/veh		0.1										
Movement	EBL	EBR	NBL	NBT	SBT	SBR						
Lane Configurations	F 444 444											
Traffic Vol, veh/h	0	14	0	1196	1601	12						
Future Vol, veh/h	0	14	0	1196	1601	12						
Conflicting Peds, #/hr	0	0	0	0	0	0						
Sign Control	Stop	Stop	Free	Free	Free	Free						
RT Channelized	-	None	-	None	-	None						
Storage Length	-	0	-	-	-	-						
Veh in Median Storage, #	0	-	-	0	0	-						
Grade, %	0	-	-	0	0	-						
Peak Hour Factor	92	92	92	92	92	92						
Heavy Vehicles, %	2	2	2	2	2	2						
Mvmt Flow	0	15	0	1300	1740	13						
Major/Minor												
Minor2	Major1		Major2									
Conflicting Flow All	-		877		0		0					
Stage 1	-		-		-		-					
Stage 2	-		-		-		-					
Critical Hdwy	-		7.14		-		-					
Critical Hdwy Stg 1	-		-		-		-					
Critical Hdwy Stg 2	-		-		-		-					
Follow-up Hdwy	-		3.92		-		-					
Pot Cap-1 Maneuver	0		546		0		-		-		-	
Stage 1	0		0		0		-		-		-	
Stage 2	0		0		0		-		-		-	
Platoon blocked, %	-		1		-		-		-		-	
Mov Cap-1 Maneuver	-		546		-		-		-		-	
Mov Cap-2 Maneuver	-		-		-		-		-		-	
Stage 1	-		-		-		-		-		-	
Stage 2	-		-		-		-		-		-	
Approach												
EB	NB		SB									
HCM Control Delay, s	11.8		0		0							
HCM LOS												
B												
Minor Lane-Major Mvmt												
NBT EBL N1	SBT		SBR									
Capacity (veh/h)	-		546		-							
HCM Lane V/C Ratio	-		0.028		-							
HCM Control Delay (s)	-		11.8		-							
HCM Lane LOS	-		B		-							
HCM 95th %ile Q(veh)	-		0.1		-							
Notes												
- Volume exceeds capacity \$ Delay exceeds 300s + Computation Not Defined * All major volume in platoon												





Jan. 22, 2018

The Honorable Mayor Jim Pruitt  
City of Rockwall  
Rockwall Texas

RE: 1902 S. Goliad, Rockwall, Texas 75087

Dear Mr. Mayor,

My firm, Dynamic Development Company (Dynamic), controls the property at the southwest corner of Goliad and Yellow Jacket in Rockwall. Dynamic is a leading single and multi-tenant retail development company with more than 50 years experience and offices in Santa Monica, Calif., Las Vegas and Dallas.

We primarily develop retail and mixed-use projects and work with national, regional and local retailers to create high-quality real estate development projects throughout the Southwest.

One of our strategic development partners, with which we have completed numerous restaurants, is Chick-Fil-A ("CFA"). At 1902 S. Goliad in Rockwall, our intent is to sell this property to CFA so they may construct a limited-service, drive-through-only restaurant.

As you may know, CFA is very successful on the south-west side of Rockwall, and this restaurant should provide Rockwall with another high-quality CFA, while relieving some of the demand on the existing restaurant. In addition, our Company is developing the former Johnny Carino's property at 819 E I-30 frontage road in Rockwall. We also are building a multi-tenant small shopping center and are proud to have Jason's Deli and Sleep Number as our anchor tenants there. That project should be completed by Fall of this year.

We were surprised and disappointed to see Mr. Mario Smajli stir up opposition to a CFA restaurant. I have been in the retail/food-service real estate development for more than 30 years and note that it is rare for there to be opposition to a CFA by a city or community. It just doesn't happen.

That is why I believe it is important that you and city council understand the events of last summer which potentially led to Mr. Smajli's actions and rhetoric at the Jan. 16 public hearing and the story behind his intent to block this new restaurant development. Here are the facts:

- During the summer of 2017, Mr. Smajli and I negotiated for several months his purchase of the subject property. I have written documentation of months of purchase offers and counter offers between Mr. Smajli and myself. He had every opportunity to purchase 1902 S. Goliad St. When he could not meet my asking price, I even offered to lease the property to Mr Smajli, but he would not lease. He insisted on only buying the property so he could build a restaurant on it ;

Telephone:

M 214-662-5167

O: 940-218-  
6684

[www.dynamicdevco.com](http://www.dynamicdevco.com)

319 W. Oak St. Suite 105  
Denton Texas 76201

the same development Chick-Fil-A intends. I considered all his purchase offers, just as I do with other retailers. Unfortunately, Mr. Smajli's offers were all well below our asking price.

- Mr. Smajli had every opportunity to buy this property by meeting or exceeding the competitive offers that Dynamic had received. Mr. Smajli was simply unwilling to meet the asking sales price or meet the competitive offers that we had in hand.
- Mr. Smajli offers also indicated he was a "contingent buyer" - requiring financing to close on the sale.
- Mr. Smajli indicated he was upset that he was unsuccessful in acquiring the subject property for the development of a new restaurant and has now turned to the City to block the CFA restaurant-related development that happens to be adjacent to his existing property.

I have reviewed the video of Mr. Smajli's testimony at the Jan. 16 city council meeting and believe he demonstrated he has an axe to grind over this proposed development. It appears Mr. Smajli is upset he was not able to come to terms with me and my company on lease or purchase terms for the subject property.

Common sense would indicate Mr. Smajli is concerned that another restaurant may out-position his Luigi's restaurant and create more competition. As you know, competition is good for Rockwall consumers, the free marketplace and for tax revenues. It's likely Mr. Smajli is responsible for recruiting the adjacent property and business owner and several residents to show up and voice opposition to this development project. While this is his prerogative, it is not in the best interest of the community there.

Chick-Fil-A is a leader in the quick-service restaurant industry and a pillar in the communities it serves. It is CFA's intent to design and build an attractive restaurant to serve the residents of the community, greatly improve the appearance of this blighted corner, and deliver maximum tax revenues for the people and the City of Rockwall. This CFA development would:

- provide numerous job opportunities
- create another attractive corner on Hwy 205 Goliad St. in Rockwall
- contribute sales tax revenue for the city, given CFA averages well above the industry average in restaurant sales annually
- add to the city's infrastructure of new assets meeting city guidelines and requirements
- be a catalyst for economic development as CFA attracts other restaurants and stores

I understand Chick-Fil-A has re-applied for approval. We sincerely hope that you as the Mayor and the Rockwall City Council understand what is behind Mr. Smajli's opposition and will review CFA's re-

Telephone:

M 214-662-5167

O: 940-218-6684

[www.dynamicdevco.com](http://www.dynamicdevco.com)

319 W. Oak St. Suite 105  
Denton Texas 76201



application favorably. We firmly believe that doing so is the right thing for the residents, community and City of Rockwall.

Thank you for your time and consideration.

Best regards,

A handwritten signature in blue ink, appearing to read "DJP", is written over the printed name.

Daniel J. Porter, Vice President  
Dynamic Development Company  
214-662-5167 [Dan.porter@dynamicdevco.com](mailto:Dan.porter@dynamicdevco.com)

C.C.:  
City Council Members  
Mr. Ryan Miller

Telephone:

M 214-662-5167

O: 940-218-  
6684

[www.dynamicdevco.com](http://www.dynamicdevco.com)

319 W. Oak St. Suite 105  
Denton Texas 76201



**TRAFFIC IMPACT ANALYSIS FOR  
CHICK-FIL-A  
ROCKWALL, TEXAS**

**Prepared for:**  
Wier & Associates, Inc.  
2201 E. Lamar Blvd., Suite 200E  
Arlington, Texas 76006-7440

**Prepared by:**



**LEE ENGINEERING**

3030 LBJ Freeway, Suite 1660  
Dallas, Texas 75234  
(972) 248-3006  
TBPE Firm F-450



*Kelly D. P.*  
*2/12/18*

February 2018

## TABLE OF CONTENTS

INTRODUCTION .....	1
SITE ACCESSIBILITY.....	4
TRAFFIC VOLUMES.....	6
PROPOSED DEVELOPMENT .....	10
TRIP DISTRIBUTION AND ASSIGNMENT .....	12
INTERSECTION CAPACITY ANALYSES.....	16
ACCESS MANAGEMENT ANALYSES.....	20
CONCLUSIONS.....	24
RECOMMENDATIONS .....	25
APPENDIX.....	26

## LIST OF TABLES

Table 1: TxDOT Historical Daily Traffic Counts.....	6
Table 2: Historical Peak Hour Intersection Traffic Volumes .....	6
Table 3: Trip Generation Characteristics for Existing Land Uses .....	9
Table 4: Trip Generation Characteristics for Proposed Chick-fil-A.....	10
Table 5: Level of Service Criteria for Signalized Intersections.....	17
Table 6: Level of Service Criteria for Unsignalized Intersections .....	17
Table 7: Intersection Capacity Analysis Results .....	18
Table 8: Right Turn Deceleration Lane Analysis Results .....	20
Table 9: Sight Distance Evaluation.....	21
Table 10: Queuing Analysis Results.....	23



## LIST OF FIGURES

Figure 1: Vicinity Map of the Study Area .....	2
Figure 2: Proposed Chick-fil-A Site Plan .....	3
Figure 3: Existing and Proposed Intersection Lane Configurations .....	5
Figure 4: Existing (2018) Peak Hour Traffic Volumes .....	7
Figure 5: Build-Out Year (2019) Background Peak Hour Traffic Volumes .....	8
Figure 6: Assumed Directional Distribution.....	13
Figure 7: Site Generated Peak Hour Traffic Volumes.....	14
Figure 8: Build-Out Year (2019) Total Peak Hour Traffic Volumes .....	15

# INTRODUCTION

This traffic study was conducted to analyze the potential traffic impacts of the proposed Chick-fil-A which will be located on the southwest corner of the Goliad Street (SH 205) and Yellowjacket Lane intersection in Rockwall, Texas. A vicinity map of the study area is shown in **Figure 1** and a site plan for this facility is shown in **Figure 2**. The following elements were included in this study:

## *Data Collection*

- Collected weekday AM, Midday and PM peak hour turning movement volumes at the Goliad Street (SH 205) and Yellowjacket Lane intersection on Wednesday, January 24, 2018.
- Obtained historical average daily traffic (ADT) volumes on roadways in the study area.
- Obtained the proposed site plan, information related to planned roadway improvements, and other relevant information.

## *Traffic Analysis*

- Assessed the general accessibility of the site.
- Estimated the number of trips that will be generated by the proposed development.
- Estimated the directional distribution of traffic approaching / departing the proposed development.
- Assigned the estimated traffic to the street network.
- Performed capacity analyses for the critical intersections within the study area.

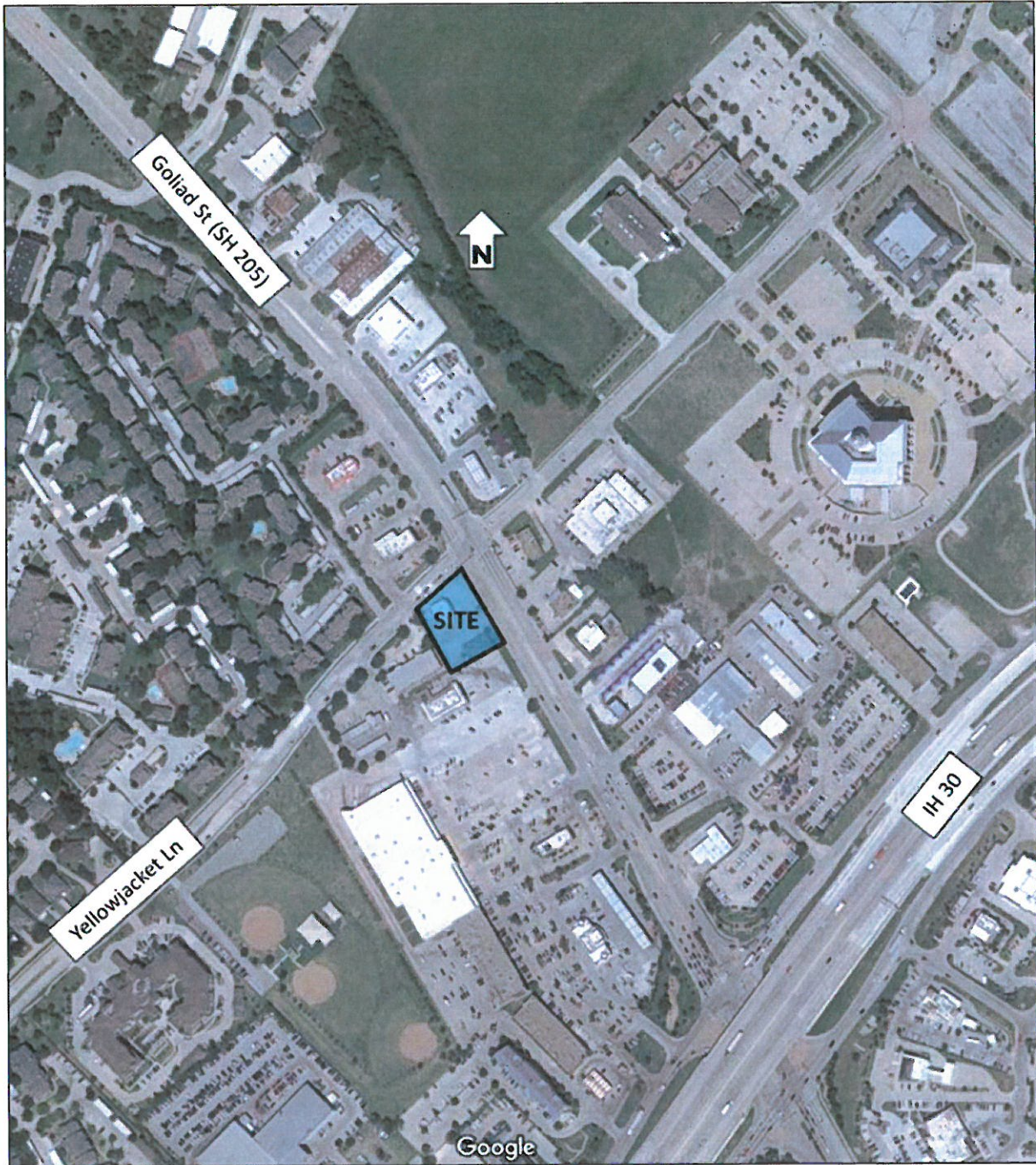
## *Recommendations*

- Determined if any roadway improvements are needed to accommodate projected traffic generated by the proposed development.

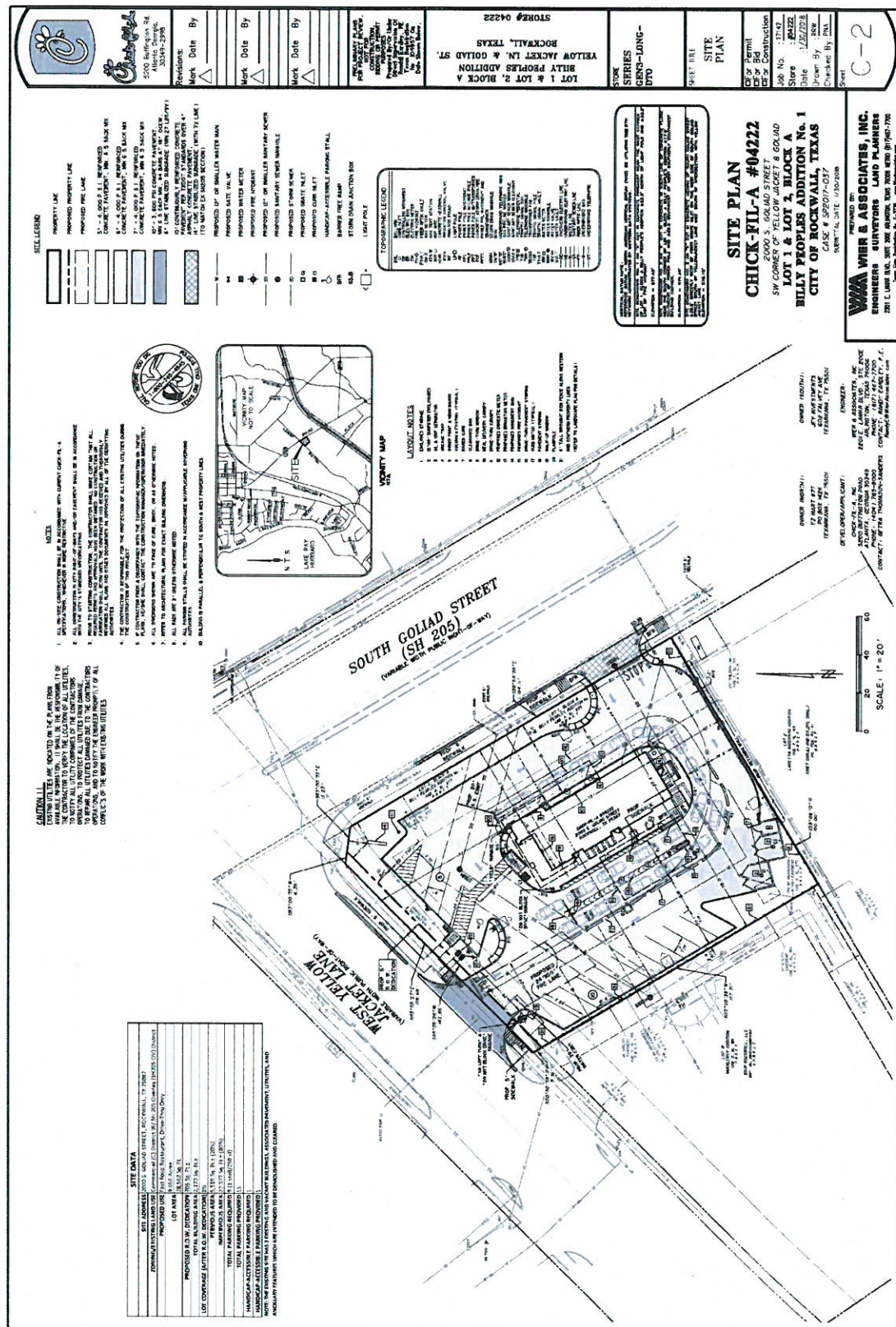
## *Documentation*

- Prepared a report documenting the study procedures and results.

Figure 1: Vicinity Map of the Study Area







## Proposed Site Plan

Figure 2



## SITE ACCESSIBILITY

Site accessibility describes the ease with which vehicles can get to and from a development. A site's accessibility is affected by the geographical location of the development with respect to other activity areas, the roadway system and physical restraints such as rivers or lakes.

Access to the Chick-fil-A development will be provided by:

- One full access driveway along Yellowjacket Lane approximately 110 feet west of Goliad Street (SH 205)
- One right-in/right-out only driveway on Goliad Street (SH 205) approximately 170 feet south of Yellowjacket Lane.

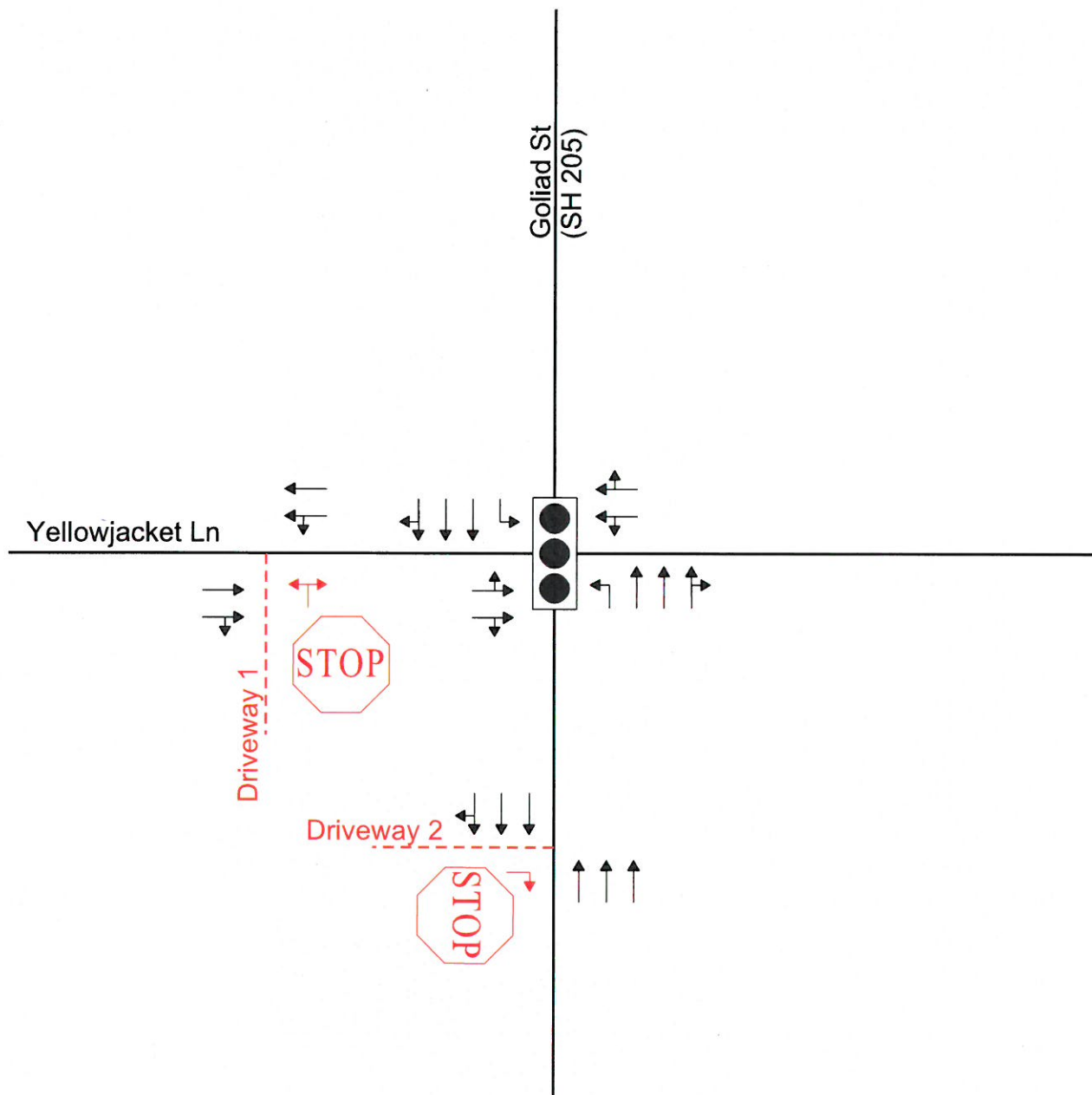
The existing lane configurations for the roadways and the critical intersection within the study area are provided in **Figure 3**. This figure also shows the new driveways for the Chick-Fil-A development. A description of the study area roadways includes:

**Yellowjacket Lane** – Yellowjacket Lane borders the proposed Chick-fil-A development to the north and is a four-lane undivided roadway with a posted speed limit of 35 miles per hour (mph) at the intersection with Goliad Street (SH 205). Yellowjacket Lane widens to a four-lane divided section approximately 800 feet west of Goliad Street (SH 205). Yellowjacket Lane is designated as a Major Collector 4 lane Divided (M4D) roadway in the City of Rockwall Thoroughfare Plan.

**Goliad Street (SH 205)** – Goliad Street (SH 205) borders the proposed facility to the east and currently exists as a six-lane divided roadway with a posted speed limit of 40 miles per hour (mph). Goliad Street (SH 205) is designated as a Principal Arterial 6 Lane Divided (P6D) roadway in the City of Rockwall Thoroughfare Plan. Goliad Street (SH 205) is currently at its ultimate roadway configuration.



NOT TO SCALE



#### LEGEND

← Change in lane configuration

# TRAFFIC VOLUMES

## *Existing Traffic Volumes*

Existing weekday AM (7:00-9:00), Midday (11:30 AM – 1:30 PM) and PM (4:00-6:00) peak period turning movement volumes were collected at the existing intersection of Goliad Street (SH 205) and Yellowjacket Lane on Wednesday, January 24, 2018. **Figure 4** shows the existing (2018) peak hour intersection turning movement volumes and the raw traffic count data is provided in the Appendix.

## *Background Traffic Volumes*

Historical 24-hour traffic volumes in the study area were obtained from TxDOT traffic count maps and are presented in **Table 1**.

**Table 1: TxDOT Historical Daily Traffic Counts**

Year	Location
	SH 205 – (N of IH 30)
2011	27,000
2012	27,000
2013	26,795
2014	26,180
2015	28,604
2016	32,907
Average Annual Growth	5.1%

The traffic volumes in Table 1 show that traffic on SH 205 north of IH 30 has increased at an average annual rate of approximately five percent (5%).

As part of another traffic project near the Goliad Street (SH 205) and Yellowjacket Lane intersection, weekday AM, Midday and PM peak hour traffic volumes were collected at this intersection in October 2004. **Table 2** shows a comparison of the total entering traffic volumes at this intersection between the 2004 and 2018 traffic volumes.

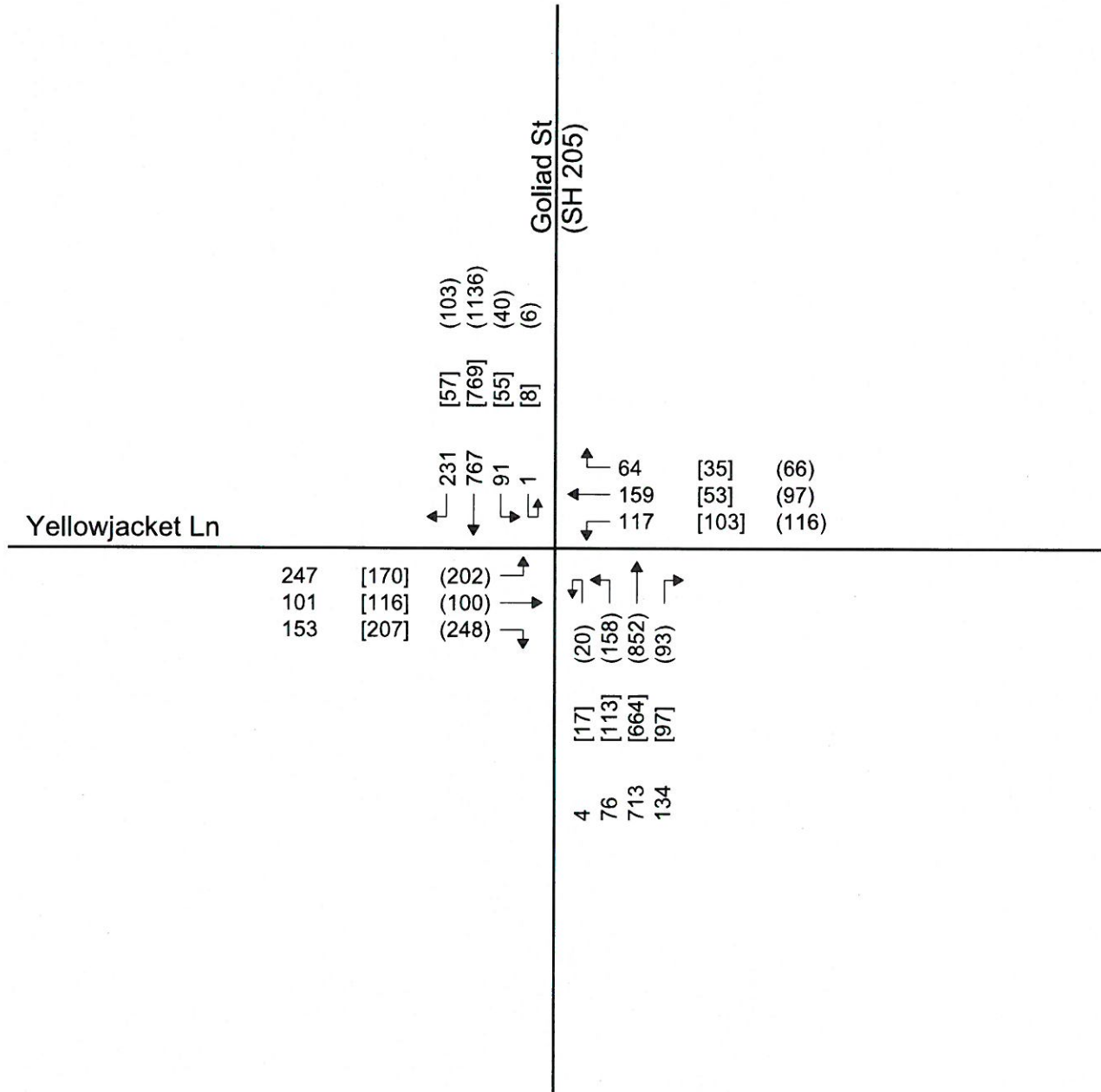
**Table 2: Historical Peak Hour Intersection Traffic Volumes**

Goliad Street (SH 205) at Yellowjacket Lane			
	2004	2018	Average Annual Growth
AM	1,914	2,858	3.1%
Midday	1,584	2,464	3.5%
PM	1,830	3,237	4.5%

Based on these pieces of information, an annual growth rate of five percent (5%) was assumed and applied to the existing traffic volumes to obtain the Build-Out Year (2019) Background traffic volumes, which are shown in **Figure 5**.



NOT TO SCALE



**LEGEND**

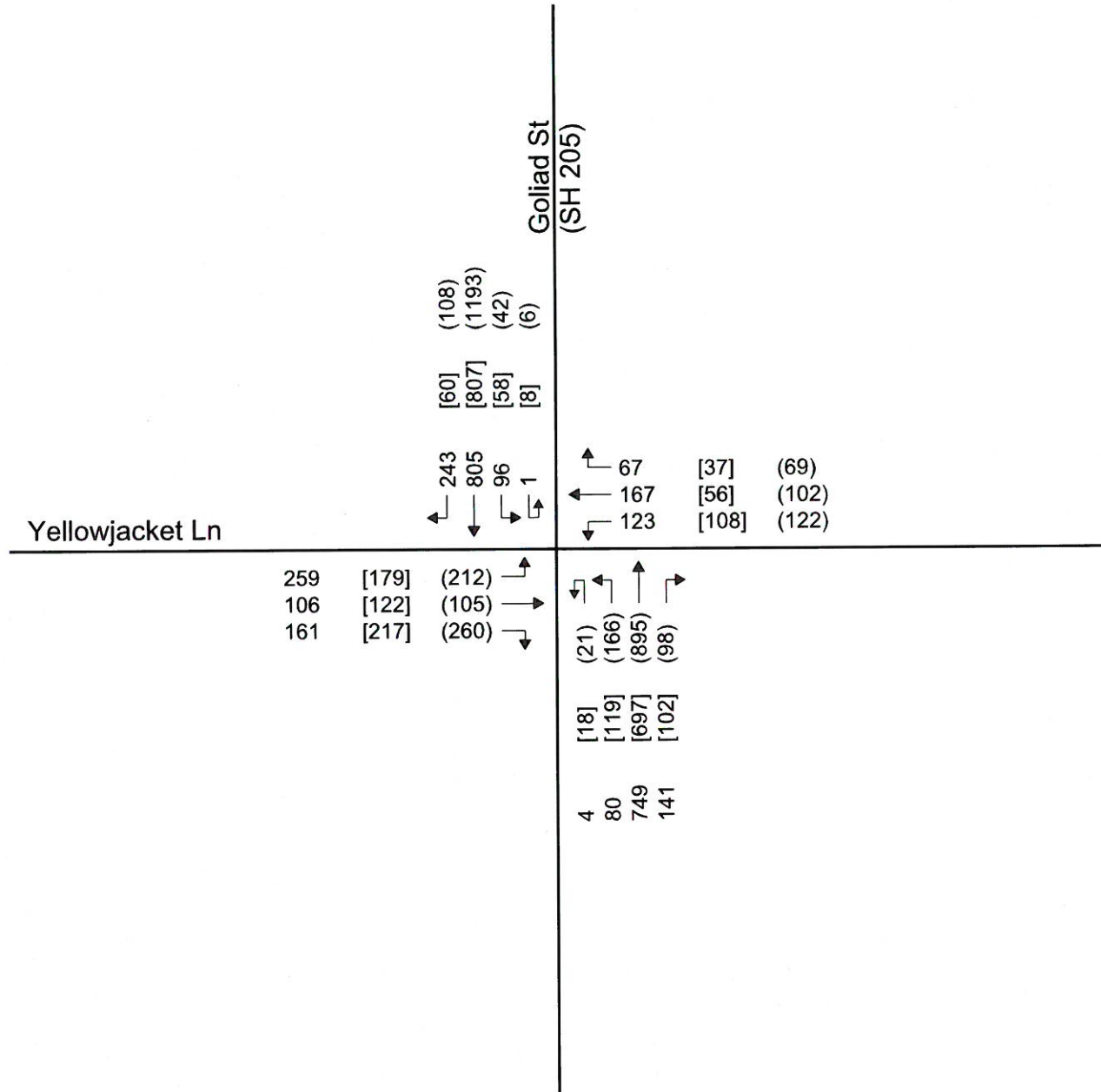
← AM [Midday] (PM) Peak Hour Volumes

- Traffic volumes collected on Wednesday, January 24, 2018 -





NOT TO SCALE



LEGEND

← AM [Midday] (PM) Peak Hour Volumes

### Traffic Volumes for Existing Land Use

At the site of the proposed Chick-fil-A restaurant, two vacant buildings currently occupy the property. The 2,400 ft<sup>2</sup> building on the corner formerly served as an E-Z Mart convenience store with 4 gasoline pumps in front of the building. The 1,890 ft<sup>2</sup> building on the south side of the property most recently served as a Pizza Hut restaurant.

To identify the estimated trips generated by these two land uses when in operation, trip generation characteristics for these land uses were obtained from the publication entitled *Trip Generation Manual, 10<sup>th</sup> Edition*, produced by the Institute of Transportation Engineers (ITE). Estimates of the number of trips generated by the previous land uses were made for the AM and PM peak hour, as well as on a daily basis. The trip generation characteristics for these land uses are provided in **Table 3**.

**Table 3: Trip Generation Characteristics for Existing Land Uses**

Land Use		Rates <sup>1</sup>								
Description	ITE Code	Average Weekday			AM Peak Hour			PM Peak Hour		
Convenience Market with Gasoline Pumps	853	T = 322.50*(X)			T = 20.76*(X)			T = 23.04*(X)		
High-Turnover (Sit-Down) Restaurant	932	T = 112.18*(Y)			T = 9.94*(Y)			T = 9.77*(Y)		
Land Use		Directional Split <sup>2</sup>								
Description	ITE Code	Average Weekday			AM Peak Hour			PM Peak Hour		
Convenience Market with Gasoline Pumps	853	50 / 50			50 / 50			50 / 50		
High-Turnover (Sit-Down) Restaurant	932	50 / 50			55 / 45			62 / 38		
Land Use	Variable	Number of Trips								
		Average Weekday			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
Convenience Market with Gasoline Pumps	4 vfp <sup>3</sup>	1,290	645	645	84	42	42	94	47	47
High-Turnover (Sit-Down) Restaurant	1,890 ft <sup>2</sup>	212	106	106	19	10	9	18	11	7
TOTAL		1,502	751	751	103	52	51	112	58	54

<sup>1</sup>T = Trips Ends; X = Vehicle fueling positions; Y = 1,000 ft<sup>2</sup>

<sup>2</sup>XX / YY = % entering vehicles / % exiting vehicles

<sup>3</sup>Vehicle fueling positions

While a direct trip generation rate for the Midday peak of these land uses is not provided in the *Trip Generation Manual*, additional data indicates that the trips generated during the Midday peak hour represents 5.9% of the daily trips for a "Convenience Market with Gasoline Pumps" and 12.2% of the daily trips for a "High-Turnover (Sit Down) Restaurant." Applying these percentages for the two land uses indicate that 76 trips would be predicted to be generated by the convenience market and 26 trips would be predicted to be generated by the restaurant during the Midday peak hour, which would result in an estimated total of 102 trips during the Midday peak hour.

## PROPOSED DEVELOPMENT

The proposed development is planned to consist of a 2,173 square foot Chick-fil-A restaurant with dual drive-through lanes and no indoor seating. A window on the exterior of the building will be provided for walk-up orders for the restaurant. Based on discussions with the developer, the Build-Out Year of the proposed restaurant will occur in 2019.

The number of trips generated by the Chick-fil-A restaurant is a function of the type and quantity of land use for the development. The number of vehicle trips generated by the proposed development was estimated based on the trip generation rates and equations provided in the publication entitled *Trip Generation Manual, 10<sup>th</sup> Edition*, by the Institute of Transportation Engineers (ITE). Estimates of the number of trips generated by the site were made for the AM and PM peak hour, as well as on a daily basis. The trip generation characteristics for this development are shown in **Table 4**. Table 1 also presents the number of trips generated by the proposed development at Build-Out.

**Table 4: Trip Generation Characteristics for Proposed Chick-fil-A**

Land Use		Rates <sup>1</sup>								
Description	ITE Code	Average Weekday			AM Peak Hour			PM Peak Hour		
Fast-Food Restaurant with Drive-Through Window and No Indoor Seating	935	T = 459.20*(X)			T = 33.76*(X)			T = 42.65*(X)		
Land Use		Directional Split <sup>2</sup>								
Description	ITE Code	Average Weekday			AM Peak Hour			PM Peak Hour		
Fast-Food Restaurant with Drive-Through Window and No Indoor Seating	935	50 / 50			48 / 52			51 / 49		
Land Use	Variable	Number of Trips								
		Average Weekday			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
Fast-Food Restaurant with Drive-Through Window and No Indoor Seating	2,173 ft <sup>2</sup>	998	499	499	74	36	38	93	47	46

<sup>1</sup>T = Trips Ends; X = 1,000 ft<sup>2</sup>

<sup>2</sup>XX / YY = % entering vehicles / % exiting vehicles

In the absence of a dedicated trip generation rate for the Midday peak of a “Fast-Food Restaurant” land use, additional data in the *Trip Generation Manual* indicated trips generated during the Midday peak hour represents 14.3% of the daily trips for this type of land use (144 trips). Based on the estimated trips generated by the previous development and the proposed development, and using information in ITE’s *Trip Generation Manual*, the proposed development is predicted to



generate approximately 30% fewer trips during the AM peak hour (-29 trips) and approximately 15% fewer trips during the PM peak hour (-19 trips) than the previous two land uses on this property. During the Midday peak hour, the proposed development is predicted to generate approximately 40% more trips than the previous two land uses on this property (+42 trips).

When a motorist makes an intermediate stop at an adjacent land use during their journey to their primary trip destination, they are said to have made a pass-by trip. Pass-by trips are not new traffic generated by a development as these trips are attracted out of the existing traffic streams adjacent to the site. The *ITE Trip Generation Handbook (3<sup>rd</sup> Edition)* publishes average pass-by rates for different land uses based on studies at similar types of developments. For a “Fast-Food Restaurant with Drive-Through Window and No Indoor Seating” land use, information in this handbook indicates pass-by percentages of 49 percent during the AM peak hour and 50 percent during the PM peak hour. No pass-by information is provided for the Midday peak hour. As a result, approximately half of the traffic generated by the proposed Chick-fil-A restaurant during the AM and PM peak hours is projected to be traffic that is already traveling on the adjacent roadways and passing by this site. However, pass-by traffic was not removed from the adjacent intersection volumes, which should result in a conservative estimate of traffic impacts.



## TRIP DISTRIBUTION AND ASSIGNMENT

### *Trip Distribution*

The existing traffic volumes and roadways in the area, along with the proposed site layout, were used to determine the directions from which traffic would approach and depart the Chick-fil-A development. The assumed directional distribution is provided in **Figure 6**.

### *Site Traffic Volumes*

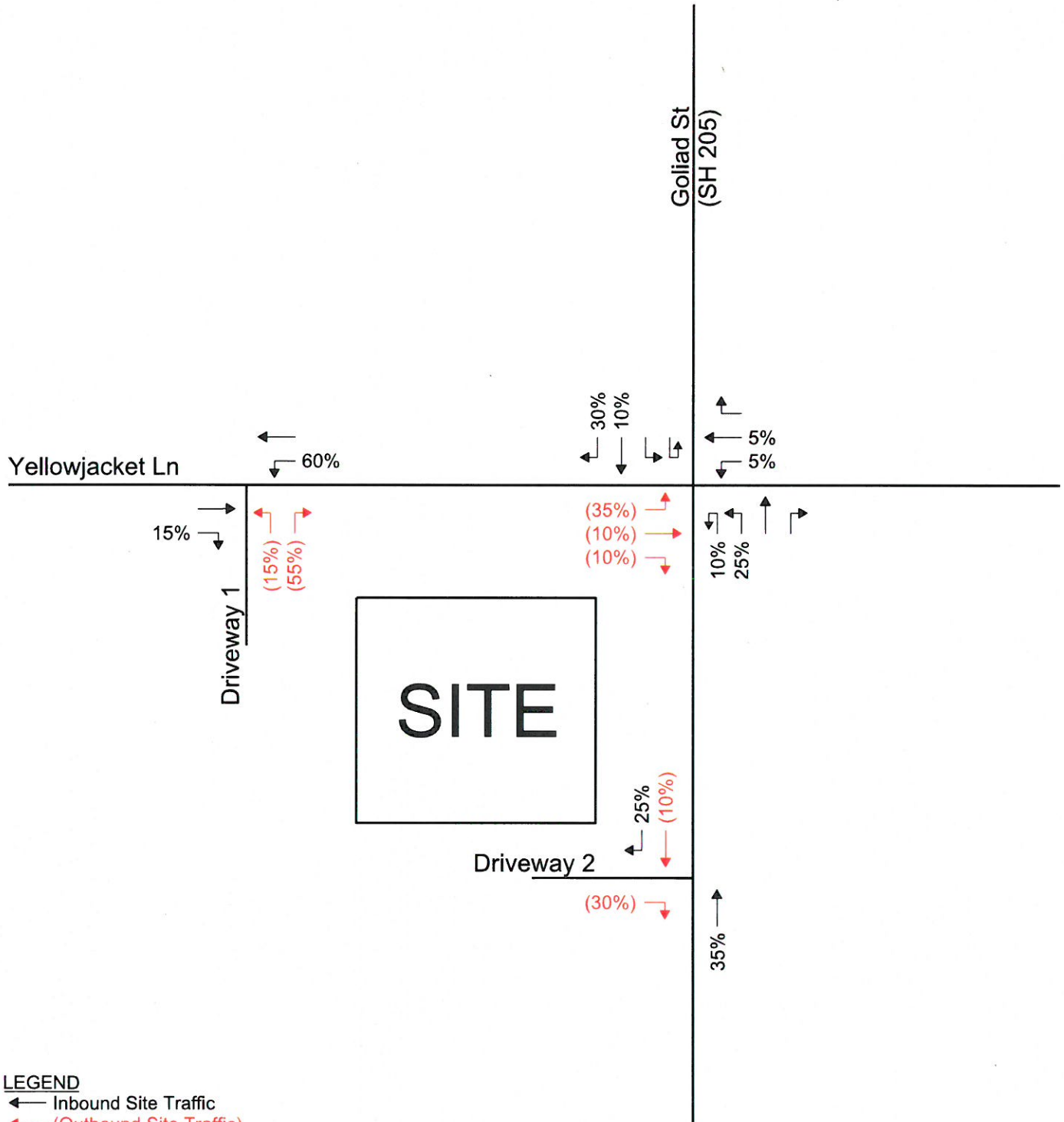
Traffic volumes expected to be generated by the proposed Chick-fil-A development were assigned to the area roadways and site access points based on the directional distribution identified in Figure 6. The estimated site generated traffic volumes for the weekday AM, Midday and PM peak hours are shown in **Figure 7**. As stated previously, although half of the traffic generated by the proposed restaurant is projected to be traffic that is already traveling on the adjacent roadways and passing by the site, no reduction in the trips generated by the proposed development to account for pass-by traffic was assumed.

### *Total Traffic Conditions*

Total (background + site) peak hour traffic conditions at Build-Out Year (2019) of the Chick-fil-A were obtained by adding the Build-Out Year (2019) Background traffic volumes (Figure 5) to the total site generated traffic volumes (Figure 7) and are shown in **Figure 8**.



NOT TO SCALE



LEGEND

- ← Inbound Site Traffic
- ← (Outbound Site Traffic)



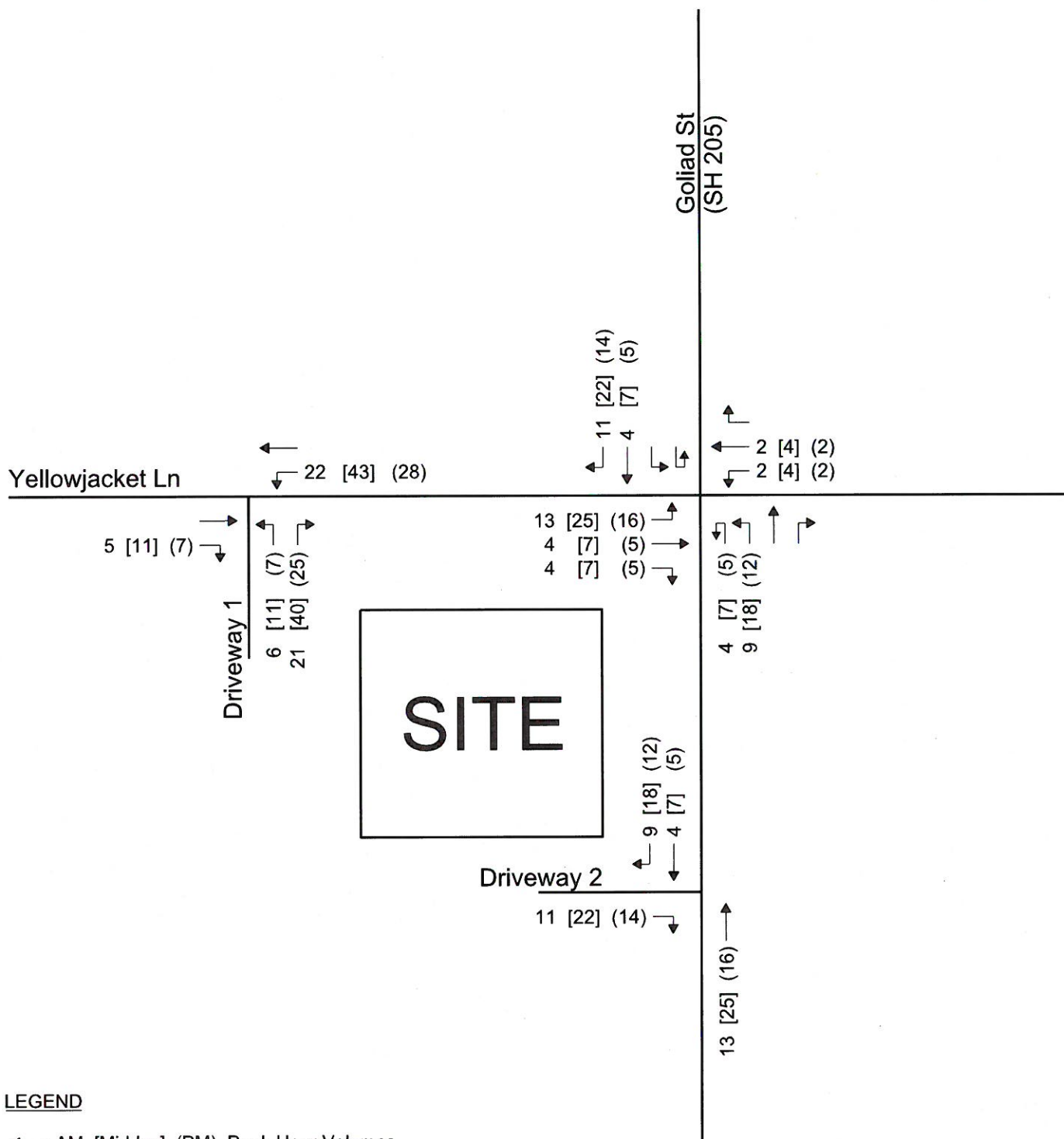
3030 LBJ FREEWAY  
SUITE 1660  
DALLAS, TEXAS 75234  
972-248-3006 FAX 972-248-3855  
TBPE FIRM F-450

Assumed Directional Distribution

Figure 6

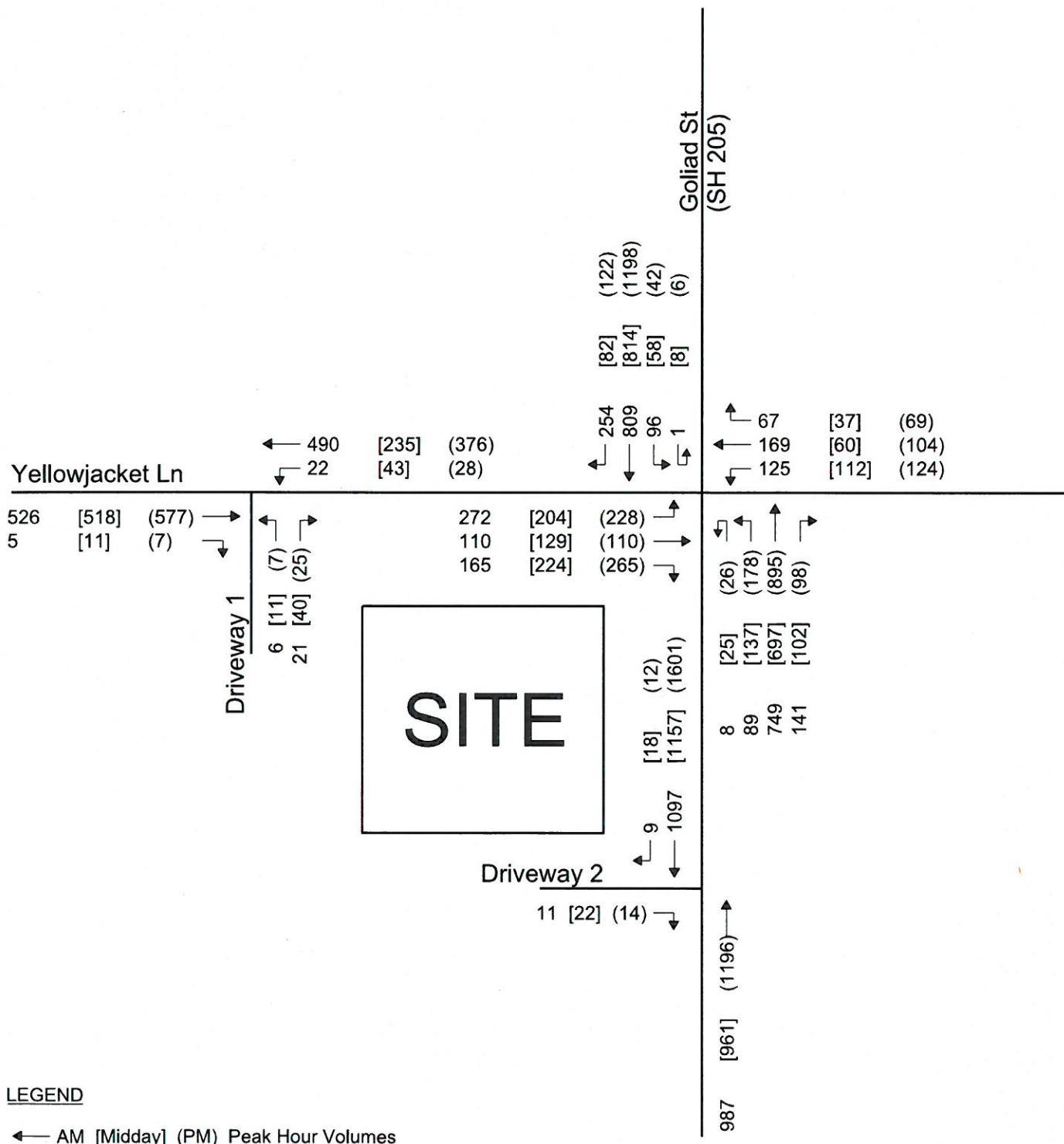


NOT TO SCALE





NOT TO SCALE





## INTERSECTION CAPACITY ANALYSES

The Level of Service (LOS) of an intersection is a qualitative measure of capacity and operating conditions and is directly related to vehicle delay. The LOS criteria for a signalized intersection are shown in **Table 5**. LOS is given a letter designation from A to F, with LOS A representing very short delays (less than 10 seconds of average control delay per vehicle) and LOS F representing very long delays (more than 80 seconds of average control delay per vehicle). LOS D, ranging from 35.1 to 55.0 seconds of average control delay per vehicle, is typically considered the minimum acceptable condition.

For unsignalized intersections, the levels of service, as shown in **Table 6**, are defined by average control delay in seconds per vehicle. LOS D (ranging from 25.1 to 35 seconds of average delay per vehicle) is considered the minimum acceptable condition for an unsignalized intersection.

Capacity analyses were conducted for the study area intersections under the following analysis scenarios:

- Existing (2018) Conditions
- Build-Out Year (2019) Background Conditions
- Build-Out Year (2019) Total Conditions

The intersection capacity analyses were conducted using HCM methodologies in the *Synchro 9* traffic analysis software package. The intersection lane configurations provided in Figure 3 were used for these analyses.

Additional performance measures such as volume to capacity (v/c) ratios and queue lengths also provide an indication of operations. For example, at two-way stop controlled intersections, main street traffic volumes may impose longer average delays for a small number of side-street vehicles, thus creating vehicle delays which correspond to a poor level of service.

**Table 5: Level of Service Criteria for Signalized Intersections**

Level-of-Service (LOS)	Average Control Delay (seconds/vehicle)	Description
A	$\leq 10.0$	Very low vehicle delays, free flow, signal progression extremely favorable, most vehicles arrive during given signal phase.
B	10.1 to 20.0	Good signal progression, more vehicles stop and experience higher delays than for LOS A.
C	20.1 to 35.0	Stable flow, fair signal progression, significant number of vehicles stop at signals.
D	35.1 to 55.0	Congestion noticeable, longer delays and unfavorable signal progression, many vehicles stop at signals.
E	55.1 to 80.0	Limit of acceptable delay, unstable flow, poor signal progression, traffic near roadway capacity, frequent cycle failures.
F	$> 80.0$	Unacceptable delays, extremely unstable flow and congestion, traffic exceeds roadway capacity, stop-and-go conditions.

SOURCE: *Highway Capacity Manual, HCM 2010*, Transportation Research Board, 2010

**Table 6: Level of Service Criteria for Unsignalized Intersections**

Level-of-Service (LOS)	Average Control Delay (seconds/vehicle)	Description
A	$\leq 10.0$	No delays at intersections with continuous flow of traffic. Uncongested operations: high frequency of long gaps available for all left and right turning traffic. No observable queues.
B	10.1 to 15.0	No delays at intersections with continuous flow of traffic. Uncongested operations: high frequency of long gaps available for all left and right turning traffic. No observable queues.
C	15.1 to 25.0	Moderate delays at intersections with satisfactory to good traffic flow. Light congestion; infrequent backups on critical approaches.
D	25.1 to 35.0	Increased probability of delays along every approach. Significant congestion on critical approaches, but intersection functional. No standing long lines formed.
E	35.1 to 50.0	Heavy traffic flow condition. Heavy delays probable. No available gaps for cross-street traffic or main street turning traffic. Limit of stable flow.
F	$> 50.0$	Unstable traffic flow. Heavy congestion. Traffic moves in forced flow condition. Average delays greater than one minute highly probable. Total breakdown.

SOURCE: *Highway Capacity Manual, HCM 2010*, Transportation Research Board, 2010

## Capacity Analysis Results

**Table 7** presents the analysis results for the study intersection under Existing (2018), Build-Out Year (2019) Background, and Build-Out Year (2019) Total traffic conditions. The shaded cells in Table indicate approaches that are currently operating or are predicted to operate below level of service (LOS) D.

**Table 7: Intersection Capacity Analysis Results**

<b>Goliad Street (SH 205) and Yellowjacket Lane (Signalized)</b>						
Scenario	Peak Hour	Intersection	EB	WB	NB	SB
Existing Conditions	AM	31.7 (C) <sup>1</sup>	60.8 (E)	52.4 (D)	20.5 (C)	21.3 (C)
	Midday	24.8 (C)	49.8 (D)	45.4 (D)	15.0 (B)	16.4 (B)
	PM	34.5 (C)	68.2 (E)	65.0 (E)	20.2 (C)	25.8 (C)
Build-Out Year (2019) Background Conditions	AM	33.0 (C)	61.9 (E)	52.1 (D)	22.2 (C)	23.1 (C)
	Midday	25.7 (C)	50.8 (D)	45.3 (D)	15.8 (B)	17.5 (B)
	PM	36.3 (D)	69.2 (E)	66.2 (E)	22.0 (C)	28.4 (C)
Build-Out Year (2019) Total Conditions	AM	34.1 (C)	62.8 (E)	52.1 (D)	22.9 (C)	24.4 (C)
	Midday	27.1 (C)	52.4 (D)	45.2 (D)	16.7 (B)	18.9 (B)
	PM	38.1 (D)	69.6 (E)	66.5 (E)	23.5 (C)	30.7 (C)
<b>Yellowjacket Lane and Driveway 1 (Unsignalized - TWSC)</b>						
Scenario	Peak Hour	Intersection <sup>2</sup>	EB	WB Left	NB	SB
Build-Out Year (2019) Total Conditions	AM	---	0.0 (A)	8.7 (A)	12.3 (B)	---
	Midday	---	0.0 (A)	8.8 (A)	12.2 (B)	---
	PM	---	0.0 (A)	8.9 (A)	12.6 (B)	---
<b>Goliad Street (SH 205) and Driveway 2 (Unsignalized - TWSC)</b>						
Scenario	Peak Hour	Intersection <sup>2</sup>	EB	WB	NB	SB
Build-Out Year (2019) Total Conditions	AM	---	10.4 (B)	---	0.0 (A)	0.0 (A)
	Midday	---	10.6 (B)	---	0.0 (A)	0.0 (A)
	PM	---	11.8 (B)	---	0.0 (A)	0.0 (A)

<sup>1</sup> Delay in seconds/vehicle (Level of Service)

<sup>2</sup> HCM methodology does not provide intersection-wide delay/level of service for two-way stop-controlled (TWSC) analysis

As shown by the analysis results in Table 7, the intersection of Goliad Street (SH 205) and Yellowjacket Lane currently operates and is predicted to continue operating at acceptable levels of service under Build-Out Year (2019) Background and Total conditions during the AM, Midday and PM peak hours. The approaches and movements at the Chick-fil-A driveways on Yellowjacket Lane and Goliad Street (SH 205) are predicted to operate at acceptable levels of service under Build-Out Year (2019) Total conditions.

The results in Table 7 indicate that at the signalized intersection of Goliad Street (SH 205) and Yellowjacket Lane, the eastbound (AM and PM peak hours) and westbound approaches (PM peak hour) currently operate at levels of service below LOS D. With the additional background and site traffic at this intersection in the Build-Out Year (2019), the levels of service for those approaches are predicted to remain the same with similar delays. Under Build-Out Year (2019) Total conditions, delays at the eastbound and westbound approaches on Yellowjacket Lane at this intersection are predicted to increase by less than two (2) seconds/vehicle during the AM and PM peak hours, when compared to Existing (2018) conditions. Traffic generated by the proposed Chick-fil-A restaurant is predicted to have minimal impact to the operation of the Goliad Street (SH 205) and Yellowjacket Lane intersection.



## ACCESS MANAGEMENT ANALYSES

As part of this study, access management analyses were performed to consider the need for deceleration lanes and to determine if adequate driveway spacing and intersection sight distance is provided for the proposed site driveways. Additionally, an analysis of the internal queuing on site was also performed.

### *Right Turn Deceleration Lane Analysis*

The proposed site driveways for the Chick-fil-A development along Yellowjacket Lane and Goliad Street (SH 205) were analyzed to determine the need for right turn deceleration lanes. Guidelines in TxDOT's *Access Management Manual* state that:

- For roadways with a posted speed limit less than or equal to 45 mph, a right turn deceleration lane should be considered when peak right turn volumes are greater than 60 vehicles per hour.

**Table 8** summarizes the projected right turn volumes under Build-Out Year (2019) Total traffic conditions.

**Table 8: Right Turn Deceleration Lane Analysis Results**

Intersection	Approach	Speed Limit (mph)	Threshold (vph)	Volume (vph) AM [Midday] (PM)	Exceeds Threshold? AM [Midday] (PM)
Driveway #1 at Yellowjacket Lane	EB	35	60	5 [11] (7)	No [No] (No)
Driveway #2 at Goliad Street (SH 205)	SB	40	60	9 [18] (12)	No [No] (No)

As shown in Table 8, the eastbound right turn volumes on Yellowjacket Lane at Driveway #1 and the southbound right turn volumes on Goliad Street (SH 205) at Driveway #2 are not predicted to exceed the guidelines for consideration of a right turn deceleration lane during any of the peak hours evaluated. Therefore, right turn deceleration lanes are not recommended for either of these driveway locations.

### *Intersection Sight Distance*

As part of this traffic analysis, the available and required intersection sight distance for motorists accessing the adjacent roadways from the proposed site driveways on Yellowjacket Lane and Goliad Street (SH 205) were analyzed. The sight distance required was estimated using the procedures developed by the American Association of State Highway and Transportation Officials (AASHTO) and published in the 2011 edition of *A Policy on Geometric Design of Highways and Streets*. At this location, the motorist should be able to see if and when adequate gaps exist to

perform their desired maneuver. **Table 9** presents the required and available sight distance for vehicles exiting the proposed Chick-fil-A site driveways.

**Table 9: Sight Distance Evaluation**

Major Roadway	Yellowjacket Lane	Goliad Street (SH 205)
Posted Speed Limit	35 mph	40 mph
Minor Roadway	Driveway #1	Driveway #2
Design Vehicle	Passenger Car	Passenger Car
Required Intersection Sight Distance	415'	385'
Available Sight Distance to the Left	>500'	>500'
Available Sight Distance to the Right	>500'	N/A <sup>1</sup>
Available > Required		
To the Left	YES	YES
To the Right	YES	N/A

<sup>1</sup> Right-in/right-out exit

As identified in Table 9, the amount of available sight distance for the proposed driveways are predicted to exceed the amount of intersection sight distance required.

#### *Access Spacing*

In TxDOT's *Access Management Manual*, required access point spacing is determined based on the posted speed limit of the roadway. For a state highway with a posted speed limit of 40 mph, such as Goliad Street (SH 205), the required spacing between access points is 305 feet. The *Standards of Design and Construction* for the City of Rockwall (October 2016) indicate that the minimum spacing between a driveway on a collector road and the adjacent arterial street is 200 feet with a minimum of 100 feet between driveways.

Driveway #1 on Yellowjacket Lane is planned to be located approximately 110 feet west of Goliad Street (SH 205) and approximately 40 feet east of an existing driveway. The City's minimum driveway spacing is not met between Driveway #1 and the adjacent driveway to the west or the Goliad Street (SH 205) intersection to the east. While the proposed location of Driveway #1 does not meet the City's driveway spacing requirements, the proposed Driveway #1:

- Will replace two existing driveways for the previous development.
- Will be located near the western edge of the property.
- Will be located at approximately the same location as the existing western driveway for the previous development.

Driveway #2 on Goliad Street (SH 205) is planned to be located approximately 170 feet south of Yellowjacket Lane and approximately 160 feet north of an existing driveway. TxDOT's access point spacing requirement (305 feet) is not met between Driveway #2 and the Yellowjacket intersection to the north or the adjacent driveway to the south. While the proposed location of Driveway #2 does not meet TxDOT's driveway spacing requirements, the proposed Driveway #2:

- Will replace two existing driveways for the previous development.
- Will be located near the southern edge of the property.
- Will be located approximately 30 feet further south than the existing southern driveway for the previous development.

Since these driveways do not meet the minimum requirements, a waiver from the City and TxDOT will be necessary for the location of these driveways.

### *Internal Site Queuing*

An analysis of the ability of the site to store drive-through queues within the proposed drive-through lanes was also performed. Since the Midday peak hour had the highest predicted demand (72 entering vehicles), this peak hour was selected as the analysis period.

For this analysis, the following assumptions were made:

- All 72 vehicles would use the drive-through lanes and there would be no customers using the outside walk-up window.
- Based on information provided in the site plan, the drive-through lanes can store a total of 19 vehicles.
- Based on information provided by the developer, an average store services one vehicle every 30 seconds, or two (2) vehicles minute.
- In the 15 minutes before the start peak hour, a total of 18 entering vehicles were assumed, with the final 6 vehicles arriving at the end of the final 5 minute period. As a result, it was assumed that these 6 vehicles would be waiting in the queue at the start of the Midday peak hour assessment.
- 50% of the entering vehicles (36 vehicles) would arrive in the first 15 minutes of the peak hour (arrival rate = 2.4 vehicles/minute).
- 40% of the entering vehicles (29 vehicles) would arrive in the next 15 minutes of the peak hour (arrival rate = 1.9 vehicles/minute).
- Adding the previous two bullets together, 90% of the 72 total entering vehicles (65 vehicles) would arrive in the first 30 minutes of the peak hour.

**Table 10** presents the results of the queuing analysis using the above assumptions. As shown by this analysis, with 90% of the predicted Midday peak hour traffic occurring in the first 30 minutes, the traffic queues are not predicted to exceed the limits of the storage provided (19 queued vehicles) with a maximum predicted queue of 14 vehicles.

Table 10: Queuing Analysis Results

Time	Arrival Rate (veh/min)	Departure Rate (veh/min)	# of Cars in Queue	# of Cars Arriving	# of Cars Departing	# of Cars in Queue	Total Cars Arrived	% of Total
12:00	2.4	2	6	3	0	9	3	4%
12:01	2.4	2	9	2	2	9	5	7%
12:02	2.4	2	9	3	2	10	8	11%
12:03	2.4	2	10	2	2	10	10	14%
12:04	2.4	2	10	2	2	10	12	17%
12:05	2.4	2	10	3	2	11	15	21%
12:06	2.4	2	11	2	2	11	17	24%
12:07	2.4	2	11	3	2	12	20	28%
12:08	2.4	2	12	2	2	12	22	31%
12:09	2.4	2	12	2	2	12	24	33%
12:10	2.4	2	12	3	2	13	27	38%
12:11	2.4	2	13	2	2	13	29	40%
12:12	2.4	2	13	3	2	14	32	44%
12:13	2.4	2	14	2	2	14	34	47%
12:14	2.4	2	14	2	2	14	36	50%
12:15	1.9	2	14	2	2	14	38	53%
12:16	1.9	2	14	2	2	14	40	56%
12:17	1.9	2	14	2	2	14	42	58%
12:18	1.9	2	14	2	2	14	44	61%
12:19	1.9	2	14	2	2	14	46	64%
12:20	1.9	2	14	2	2	14	48	67%
12:21	1.9	2	14	2	2	14	50	69%
12:22	1.9	2	14	2	2	14	52	72%
12:23	1.9	2	14	2	2	14	54	75%
12:24	1.9	2	14	2	2	14	56	78%
12:25	1.9	2	14	2	2	14	58	81%
12:26	1.9	2	14	2	2	14	60	83%
12:27	1.9	2	14	2	2	14	62	86%
12:28	1.9	2	14	2	2	14	64	89%
12:29	1.9	2	14	1	2	13	65	90%



## CONCLUSIONS

Based on the analysis of the proposed site plan and characteristics of the Chick-fil-A restaurant, the following conclusions can be made:

- The proposed Chick-fil-A restaurant is predicted to generate 998 trips on a daily basis with 74 trips during the AM peak hour, 144 trips during the Midday peak hour and 93 trips during the PM peak hour.

### Intersection Capacity Analysis

- Under Existing conditions, the intersection of Goliad Street (SH 205) and Yellowjacket Lane currently operates at acceptable levels of service during the AM, Midday and PM peak hours. The intersection will continue operating at acceptable levels of service under Build-Out Year (2019) Background and Total conditions.
- The eastbound (AM and PM peak hours) and westbound (PM peak hour) approaches at the Goliad Street (SH 205) and Yellowjacket Lane intersection currently operate and are predicted to continue operating at the same level of service (below LOS D) under Build-Out Year (2019) Background and Total conditions. For these approaches, the delays are predicted to increase by less than two (2) seconds/vehicle during the AM and PM peak hours, when compared to Existing (2018) conditions. Traffic generated by the proposed Chick-fil-A restaurant is predicted to have minimal impact to the operation of the Goliad Street (SH 205) and Yellowjacket Lane intersection.
- The approaches to the proposed Driveway #1 (on Yellowjacket Lane) and Driveway #2 (on Goliad Street [SH 205]) are predicted to operate at acceptable levels of service under Build-Out Year (2019) Total traffic conditions.

### Access Management Analysis

- The projected eastbound right turn volumes on Yellowjacket Lane at Driveway #1 and the projected southbound right turn volumes on Goliad Street (SH 205) at Driveway #2 are not predicted to exceed TxDOT's guidelines for consideration of right turn deceleration lanes. Right turn deceleration lanes are not recommended for these two driveways as a result of the Chick-fil-A development.
- Based on conditions that existed in the field when the sight distance was measured, the amount of available sight distance for the proposed driveways are predicted to exceed the amount of intersection sight distance required.
- The City's minimum driveway spacing for Driveway #1 on Yellowjacket Lane and TxDOT's minimum driveway spacing for Driveway #2 on Goliad Street (SH 205) are not satisfied. However, each driveway is replacing two driveways which currently exist along the site frontage, are located at similar locations to a previous driveway and are located near the edge of the property line. A waiver will be necessary for the location of these driveways.
- With the assumptions made as part of the queuing analysis, with 90% of the predicted Midday peak hour traffic occurring in the first 30 minutes, traffic queues are not predicted to exceed the limits of the storage provided (19 queued vehicles).

## **RECOMMENDATIONS**

Based on the results of this study, no specific recommendations were identified as a result of the traffic generated by the proposed Chick-fil-A restaurant. Effective and efficient management of the ordering and food delivery process should be undertaken, as necessary, to help minimize any queues generated by the Chick-fil-A restaurant.

## **APPENDIX**

# GRAM Traffic NTX Inc.

1120 W. Lovers Lane

Arlington, Texas, United States 76013  
817.265.8968

Count Name: YELLOW JACKET  
LN @ SH 205  
Site Code:  
Start Date: 01/24/2018  
Page No: 1

## Turning Movement Data

Start Time	SH 205 Southbound					YELLOW JACKET LN Westbound					SH 205 Northbound					YELLOW JACKET LN Eastbound					Int. Total
	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	
7:00 AM	2	189	12	0	203	10	18	8	0	36	8	118	18	0	144	22	5	32	0	59	442
7:15 AM	7	144	4	0	155	11	5	8	0	24	8	157	17	0	182	33	12	33	0	78	439
7:30 AM	26	199	25	1	251	27	22	21	0	70	16	196	39	2	253	48	15	33	0	96	670
7:45 AM	25	260	54	0	339	25	33	25	0	83	15	217	30	0	262	52	29	36	0	117	801
Hourly Total	60	792	95	1	948	73	78	62	0	213	47	688	104	2	841	155	61	134	0	350	2352
8:00 AM	25	159	66	0	250	34	49	9	0	92	26	139	28	0	193	69	24	39	0	132	667
8:15 AM	15	149	86	0	250	31	55	9	0	95	19	161	37	2	219	78	33	45	0	156	720
8:30 AM	21	142	33	0	196	33	21	8	0	62	12	130	26	2	170	88	33	47	0	168	596
8:45 AM	15	155	5	0	175	14	15	8	0	37	17	137	32	2	188	28	20	21	0	69	469
Hourly Total	76	605	190	0	871	112	140	34	0	286	74	567	123	6	770	263	110	152	0	525	2452
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM	20	200	10	1	231	40	15	10	0	65	23	154	16	6	199	33	23	33	0	89	584
11:45 AM	14	207	14	0	235	38	19	15	0	72	20	153	19	2	194	33	25	41	0	99	600
Hourly Total	34	407	24	1	466	78	34	25	0	137	43	307	35	8	393	66	48	74	0	188	1184
12:00 PM	14	205	11	3	233	47	27	22	0	96	29	125	13	4	171	37	25	42	0	104	604
12:15 PM	8	199	16	6	229	24	10	12	0	46	26	182	19	3	230	34	18	46	0	98	603
12:30 PM	17	178	7	2	204	34	14	10	0	58	26	149	15	8	198	40	28	49	0	117	577
12:45 PM	16	219	16	2	253	23	11	6	0	40	30	175	32	2	239	49	25	58	0	132	664
Hourly Total	55	801	50	13	919	128	62	50	0	240	111	631	79	17	838	160	96	195	0	451	2448
1:00 PM	13	173	19	3	208	22	20	12	0	54	28	153	25	5	211	41	30	57	0	128	601
1:15 PM	9	199	15	1	224	24	8	7	0	39	29	187	25	2	243	40	33	43	0	116	622
1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hourly Total	22	372	34	4	432	46	28	19	0	93	57	340	50	7	454	81	63	100	0	244	1223
4:30 PM	9	234	27	2	272	28	11	15	0	54	33	150	23	3	209	55	25	51	0	131	666
4:45 PM	14	216	16	4	250	19	21	11	0	51	31	194	36	3	264	59	41	65	0	165	730
Hourly Total	23	450	43	6	522	47	32	26	0	105	64	344	59	6	473	114	66	116	0	296	1396
5:00 PM	20	229	22	1	272	41	39	26	0	106	26	158	19	3	206	50	32	77	0	159	743
5:15 PM	10	236	22	2	270	20	33	10	0	63	48	206	18	2	274	53	25	67	0	145	752
5:30 PM	8	282	20	1	311	38	32	17	0	87	37	207	18	3	265	53	33	71	0	157	820
5:45 PM	10	278	33	2	323	27	14	23	0	64	27	204	29	5	265	56	21	48	0	125	777
Hourly Total	48	1025	97	6	1176	126	118	76	0	320	138	775	84	13	1010	212	111	263	0	586	3092
6:00 PM	12	340	28	1	381	31	18	16	0	65	46	235	28	10	319	40	21	62	0	123	888
6:15 PM	12	235	21	2	270	32	14	16	0	62	36	182	18	2	238	35	19	64	0	118	688
6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	342	5027	582	34	5985	673	524	324	0	1521	616	4069	580	71	5336	1126	595	1160	0	2881	15723
Approach %	5.7	84.0	9.7	0.6	-	44.2	34.5	21.3	0.0	-	11.5	76.3	10.9	1.3	-	39.1	20.7	40.3	0.0	-	-
Total %	2.2	32.0	3.7	0.2	38.1	4.3	3.3	2.1	0.0	9.7	3.9	25.9	3.7	0.5	33.9	7.2	3.8	7.4	0.0	18.3	-
Lights	339	4876	566	34	5815	655	512	324	0	1491	611	3928	571	71	5181	1103	582	1148	0	2833	15320
% Lights	99.1	97.0	97.3	100.0	97.2	97.3	97.7	100.0	-	98.0	99.2	96.5	98.4	100.0	97.1	98.0	97.8	99.0	-	98.3	97.4
Mediums	3	72	16	0	91	17	11	0	0	28	2	78	8	0	88	22	11	11	0	44	251
% Mediums	0.9	1.4	2.7	0.0	1.5	2.5	2.1	0.0	-	1.8	0.3	1.9	1.4	0.0	1.6	2.0	1.8	0.9	-	1.5	1.6
Articulated Trucks	0	79	0	0	79	1	1	0	0	2	3	63	1	0	67	1	2	1	0	4	152
% Articulated Trucks	0.0	1.6	0.0	0.0	1.3	0.1	0.2	0.0	-	0.1	0.5	1.5	0.2	0.0	1.3	0.1	0.3	0.1	-	0.1	1.0

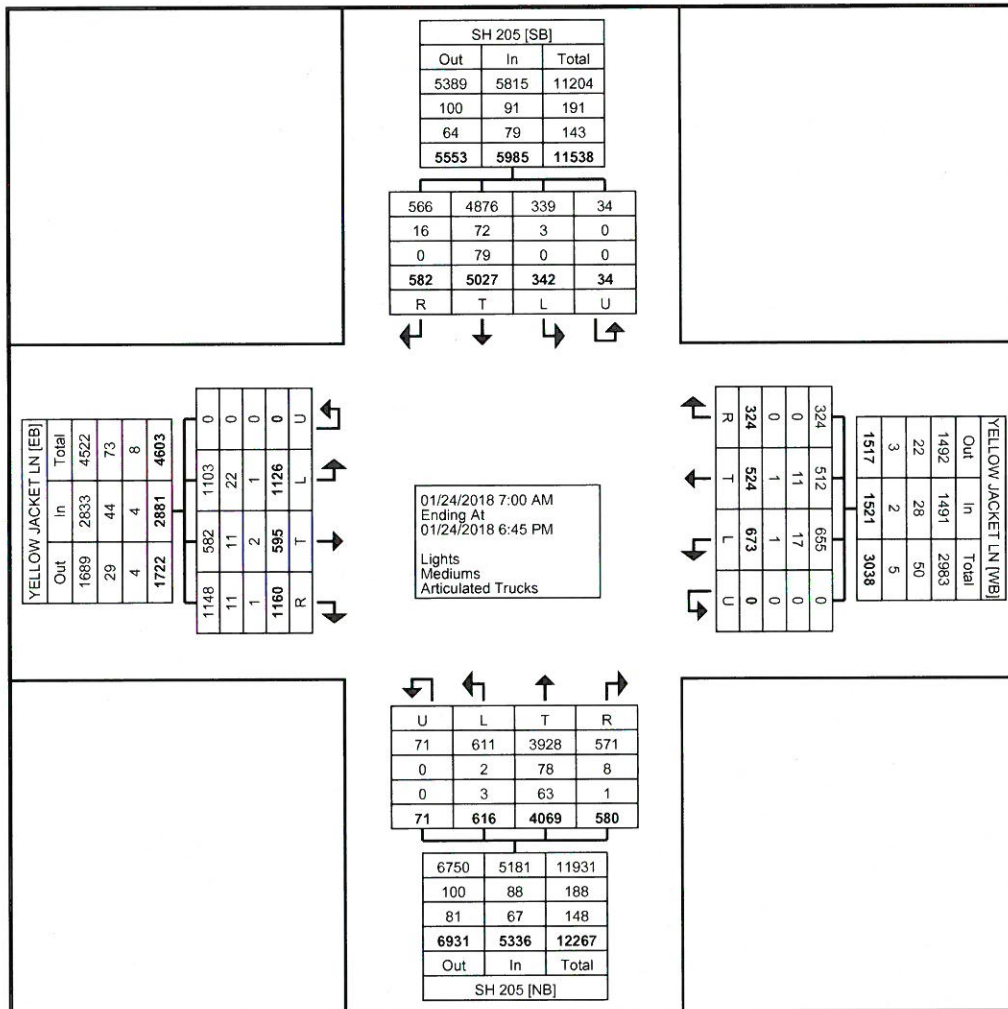


# GRAM Traffic NTX Inc.

1120 W. Lovers Lane

Arlington, Texas, United States 76013  
817.265.8968

Count Name: YELLOW JACKET  
LN @ SH 205  
Site Code:  
Start Date: 01/24/2018  
Page No: 2



Turning Movement Data Plot

# GRAM Traffic NTX Inc.

1120 W. Lovers Lane

Arlington, Texas, United States 76013  
817.265.8968

Count Name: YELLOW JACKET  
LN @ SH 205  
Site Code:  
Start Date: 01/24/2018  
Page No: 3

## Turning Movement Peak Hour Data (7:30 AM)

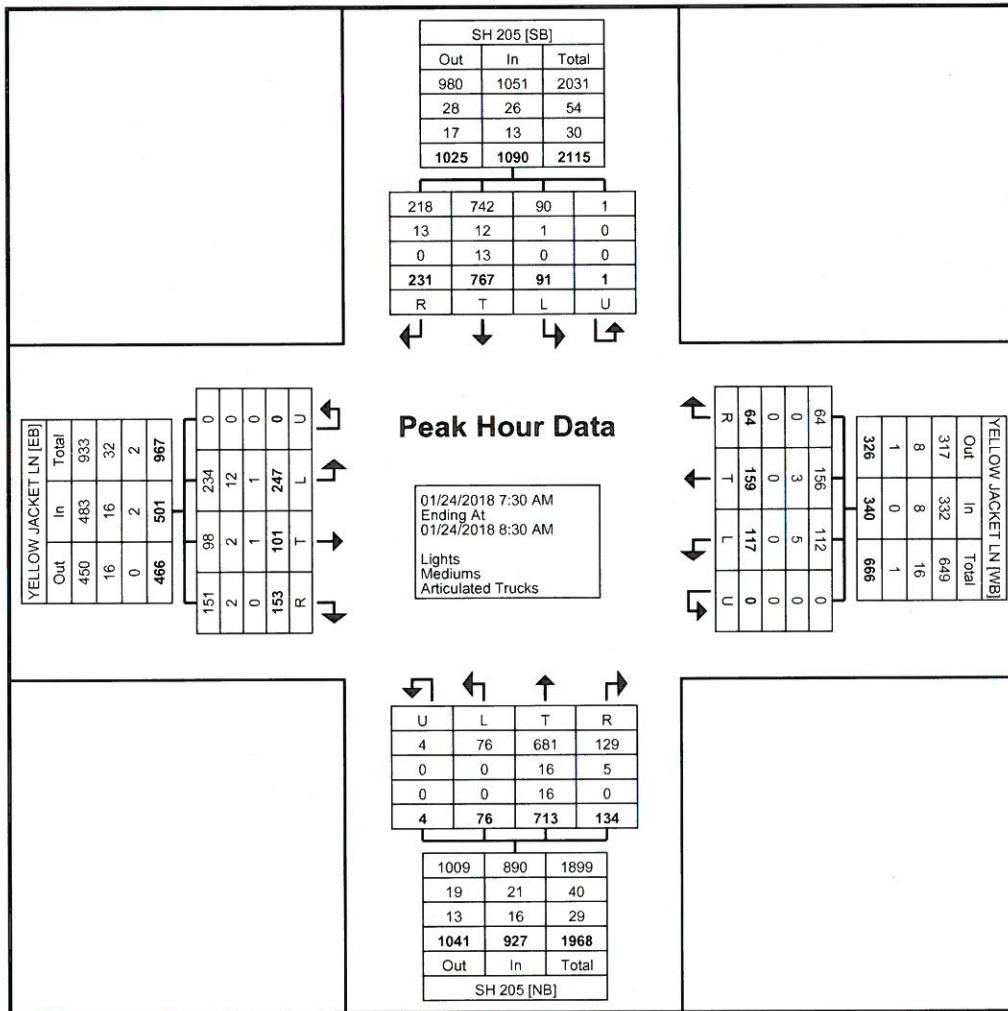
Start Time	SH 205 Southbound					YELLOW JACKET LN Westbound					SH 205 Northbound					YELLOW JACKET LN Eastbound					Int. Total
	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	
7:30 AM	26	199	25	1	251	27	22	21	0	70	16	196	39	2	253	48	15	33	0	96	670
7:45 AM	25	260	54	0	339	25	33	25	0	83	15	217	30	0	262	52	29	36	0	117	801
8:00 AM	25	159	66	0	250	34	49	9	0	92	26	139	28	0	193	69	24	39	0	132	667
8:15 AM	15	149	86	0	250	31	55	9	0	95	19	161	37	2	219	78	33	45	0	156	720
Total	91	767	231	1	1090	117	159	64	0	340	76	713	134	4	927	247	101	153	0	501	2858
Approach %	8.3	70.4	21.2	0.1	-	34.4	46.8	18.8	0.0	-	8.2	76.9	14.5	0.4	-	49.3	20.2	30.5	0.0	-	-
Total %	3.2	26.8	8.1	0.0	38.1	4.1	5.6	2.2	0.0	11.9	2.7	24.9	4.7	0.1	32.4	8.6	3.5	5.4	0.0	17.5	-
PHF	0.875	0.738	0.672	0.250	0.804	0.860	0.723	0.640	0.000	0.895	0.731	0.821	0.859	0.500	0.885	0.792	0.765	0.850	0.000	0.803	0.892
Lights	90	742	218	1	1051	112	156	64	0	332	76	681	129	4	890	234	98	151	0	483	2756
% Lights	98.9	96.7	94.4	100.0	96.4	95.7	98.1	100.0	-	97.6	100.0	95.5	96.3	100.0	96.0	94.7	97.0	98.7	-	96.4	96.4
Mediums	1	12	13	0	26	5	3	0	0	8	0	16	5	0	21	12	2	2	0	16	71
% Mediums	1.1	1.6	5.6	0.0	2.4	4.3	1.9	0.0	-	2.4	0.0	2.2	3.7	0.0	2.3	4.9	2.0	1.3	-	3.2	2.5
Articulated Trucks	0	13	0	0	13	0	0	0	0	0	0	16	0	0	16	1	1	0	0	2	31
% Articulated Trucks	0.0	1.7	0.0	0.0	1.2	0.0	0.0	0.0	-	0.0	0.0	2.2	0.0	0.0	1.7	0.4	1.0	0.0	-	0.4	1.1

# GRAM Traffic NTX Inc.

1120 W. Lovers Lane

Arlington, Texas, United States 76013  
817.265.8968

Count Name: YELLOW JACKET  
LN @ SH 205  
Site Code:  
Start Date: 01/24/2018  
Page No: 4



Turning Movement Peak Hour Data Plot (7:30 AM)

# GRAM Traffic NTX Inc.

1120 W. Lovers Lane

Arlington, Texas, United States 76013  
817.265.8968

Count Name: YELLOW JACKET  
LN @ SH 205  
Site Code:  
Start Date: 01/24/2018  
Page No: 5

## Turning Movement Peak Hour Data (12:30 PM)

Start Time	SH 205 Southbound					YELLOW JACKET LN Westbound					SH 205 Northbound					YELLOW JACKET LN Eastbound					Int. Total
	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	
12:30 PM	17	178	7	2	204	34	14	10	0	58	26	149	15	8	198	40	28	49	0	117	577
12:45 PM	16	219	16	2	253	23	11	6	0	40	30	175	32	2	239	49	25	58	0	132	664
1:00 PM	13	173	19	3	208	22	20	12	0	54	28	153	25	5	211	41	30	57	0	128	601
1:15 PM	9	199	15	1	224	24	8	7	0	39	29	187	25	2	243	40	33	43	0	116	622
Total	55	769	57	8	889	103	53	35	0	191	113	664	97	17	891	170	116	207	0	493	2464
Approach %	6.2	86.5	6.4	0.9	-	53.9	27.7	18.3	0.0	-	12.7	74.5	10.9	1.9	-	34.5	23.5	42.0	0.0	-	-
Total %	2.2	31.2	2.3	0.3	36.1	4.2	2.2	1.4	0.0	7.8	4.6	26.9	3.9	0.7	36.2	6.9	4.7	8.4	0.0	20.0	-
PHF	0.809	0.878	0.750	0.667	0.878	0.757	0.663	0.729	0.000	0.823	0.942	0.888	0.758	0.531	0.917	0.867	0.879	0.892	0.000	0.934	0.928
Lights	54	727	57	8	846	101	47	35	0	183	112	640	96	17	865	167	114	203	0	484	2378
% Lights	98.2	94.5	100.0	100.0	95.2	98.1	88.7	100.0	-	95.8	99.1	96.4	99.0	100.0	97.1	98.2	98.3	98.1	-	98.2	96.5
Mediums	1	19	0	0	20	2	6	0	0	8	1	16	1	0	18	3	1	4	0	8	54
% Mediums	1.8	2.5	0.0	0.0	2.2	1.9	11.3	0.0	-	4.2	0.9	2.4	1.0	0.0	2.0	1.8	0.9	1.9	-	1.6	2.2
Articulated Trucks	0	23	0	0	23	0	0	0	0	0	0	8	0	0	8	0	1	0	0	1	32
% Articulated Trucks	0.0	3.0	0.0	0.0	2.6	0.0	0.0	0.0	-	0.0	0.0	1.2	0.0	0.0	0.9	0.0	0.9	0.0	-	0.2	1.3

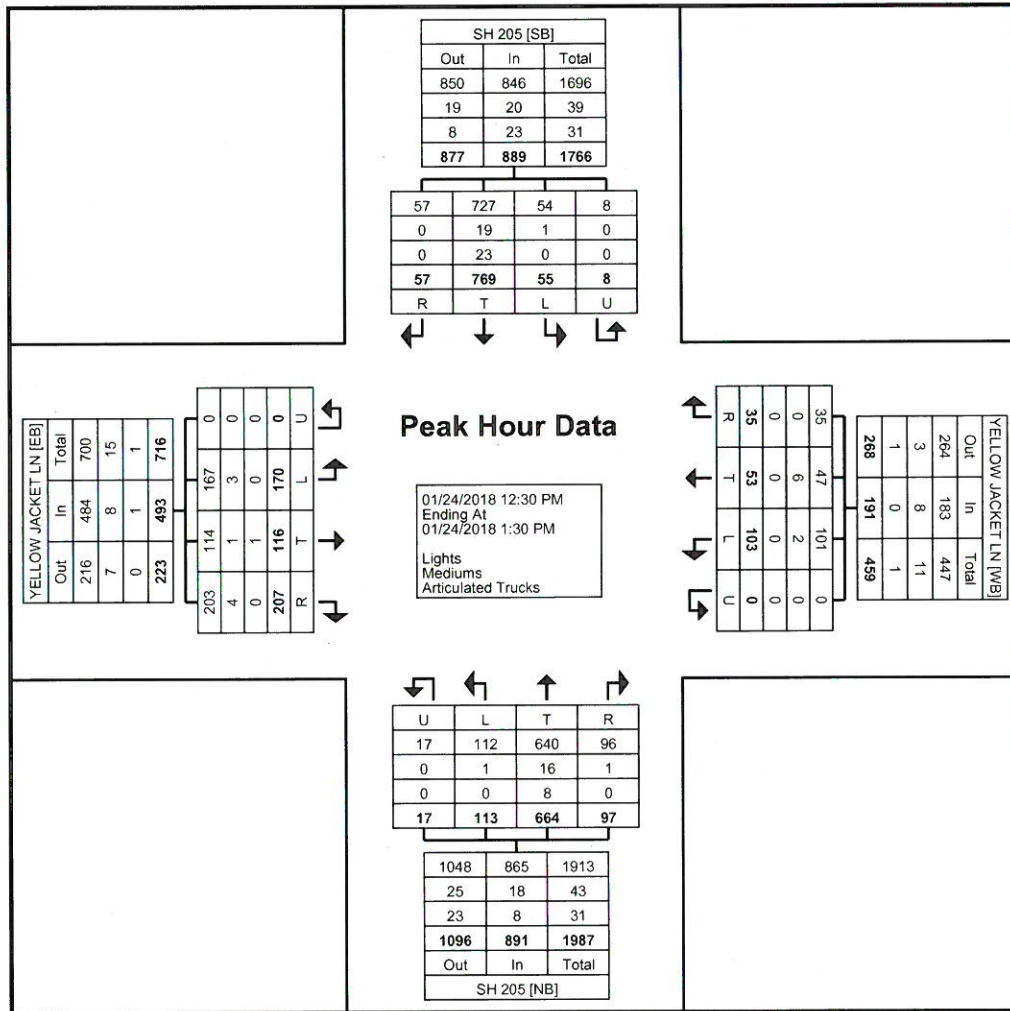


# GRAM Traffic NTX Inc.

1120 W. Lovers Lane

Arlington, Texas, United States 76013  
817.265.8968

Count Name: YELLOW JACKET  
LN @ SH 205  
Site Code:  
Start Date: 01/24/2018  
Page No: 6



Turning Movement Peak Hour Data Plot (12:30 PM)

# GRAM Traffic NTX Inc.

1120 W. Lovers Lane

Arlington, Texas, United States 76013  
817.265.8968

Count Name: YELLOW JACKET  
LN @ SH 205  
Site Code:  
Start Date: 01/24/2018  
Page No: 7

## Turning Movement Peak Hour Data (5:15 PM)

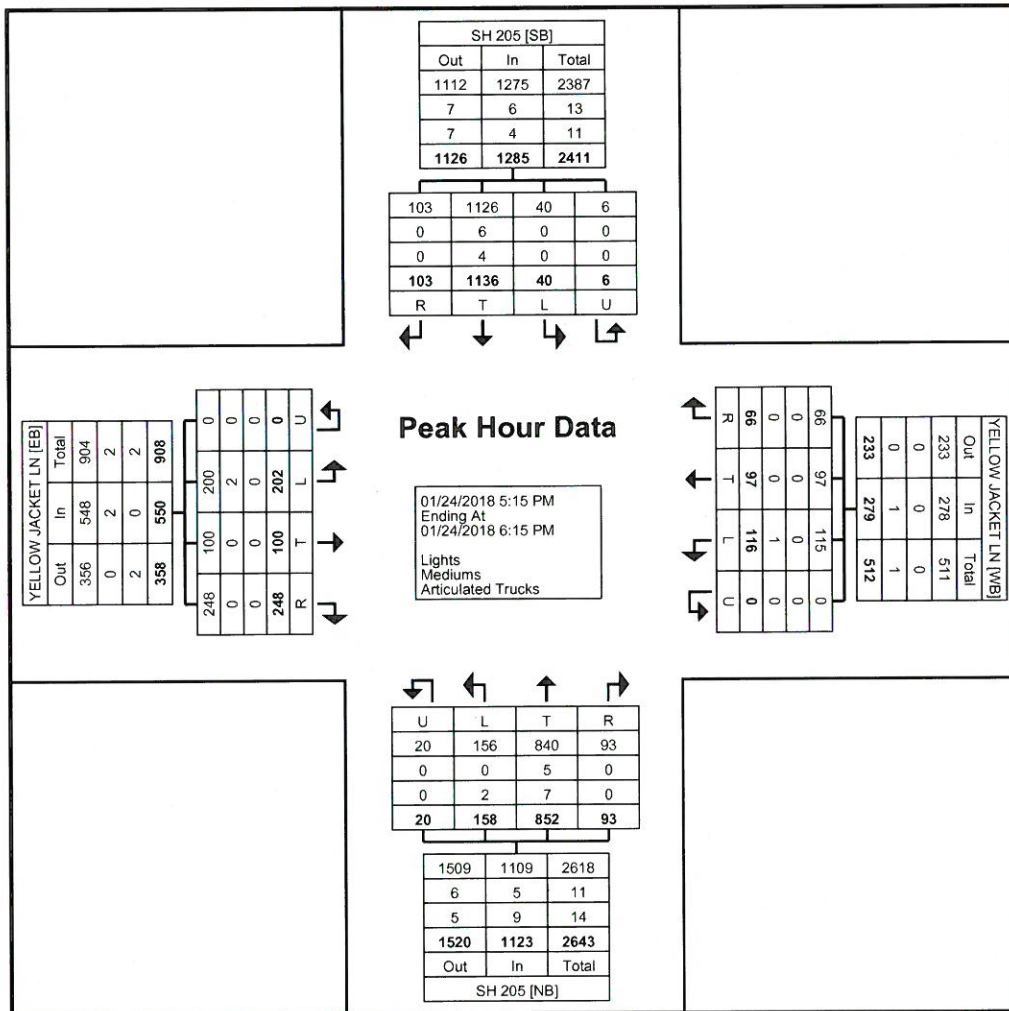
Start Time	SH 205 Southbound					YELLOW JACKET LN Westbound					SH 205 Northbound					YELLOW JACKET LN Eastbound					Int. Total
	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	
5:15 PM	10	236	22	2	270	20	33	10	0	63	48	206	18	2	274	53	25	67	0	145	752
5:30 PM	8	282	20	1	311	38	32	17	0	87	37	207	18	3	265	53	33	71	0	157	820
5:45 PM	10	278	33	2	323	27	14	23	0	64	27	204	29	5	265	56	21	48	0	125	777
6:00 PM	12	340	28	1	381	31	18	16	0	65	46	235	28	10	319	40	21	62	0	123	888
Total	40	1136	103	6	1285	116	97	66	0	279	158	852	93	20	1123	202	100	248	0	550	3237
Approach %	3.1	88.4	8.0	0.5	-	41.6	34.8	23.7	0.0	-	14.1	75.9	8.3	1.8	-	36.7	18.2	45.1	0.0	-	-
Total %	1.2	35.1	3.2	0.2	39.7	3.6	3.0	2.0	0.0	8.6	4.9	26.3	2.9	0.6	34.7	6.2	3.1	7.7	0.0	17.0	-
PHF	0.833	0.835	0.780	0.750	0.843	0.763	0.735	0.717	0.000	0.802	0.823	0.906	0.802	0.500	0.880	0.902	0.758	0.873	0.000	0.876	0.911
Lights	40	1126	103	6	1275	115	97	66	0	278	156	840	93	20	1109	200	100	248	0	548	3210
% Lights	100.0	99.1	100.0	100.0	99.2	99.1	100.0	100.0	-	99.6	98.7	98.6	100.0	100.0	98.8	99.0	100.0	100.0	-	99.6	99.2
Mediums	0	6	0	0	6	0	0	0	0	0	0	5	0	0	5	2	0	0	0	2	13
% Mediums	0.0	0.5	0.0	0.0	0.5	0.0	0.0	0.0	-	0.0	0.0	0.6	0.0	0.0	0.4	1.0	0.0	0.0	-	0.4	0.4
Articulated Trucks	0	4	0	0	4	1	0	0	0	1	2	7	0	0	9	0	0	0	0	0	14
% Articulated Trucks	0.0	0.4	0.0	0.0	0.3	0.9	0.0	0.0	-	0.4	1.3	0.8	0.0	0.0	0.8	0.0	0.0	0.0	-	0.0	0.4

# GRAM Traffic NTX Inc.

1120 W. Lovers Lane

Arlington, Texas, United States 76013  
817.265.8968

Count Name: YELLOW JACKET  
LN @ SH 205  
Site Code:  
Start Date: 01/24/2018  
Page No: 8



Turning Movement Peak Hour Data Plot (5:15 PM)



# HCM 2010 Signalized Intersection Summary 1: SH 205 & Yellowjacket Ln

Existing AM syn

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T
Traffic Volume (veh/h)	247	101	153	117	159	64	80	713	134	92	767	231
Future Volume (veh/h)	247	101	153	117	159	64	80	713	134	92	767	231
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj. Sat Flow, veh/h/ln	1900	1863	1900	1900	1863	1900	1863	1900	1863	1900	1863	1900
Adj. Flow Rate, veh/h	278	113	172	131	179	72	90	801	151	103	862	250
Adj. No. of Lanes	0	2	0	0	2	0	0	1	3	0	1	3
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh. %	315	137	212	159	229	95	320	2060	386	371	1875	563
Arrive On Green	0.19	0.19	0.19	0.14	0.14	0.14	0.05	0.48	0.48	0.06	0.48	0.48
Sat Flow, veh/h	1637	711	1101	1169	1678	697	1774	4305	806	1774	3882	1165
Grp Volume(v), veh/h	302	0	261	202	0	180	90	630	322	103	752	370
Grp Sat Flow(s), veh/h/ln	1781	0	1668	1804	0	1740	1774	1695	1721	1774	1695	1657
Q Serve(g, s), s	19.8	0.0	17.9	13.1	0.0	11.9	3.0	14.3	14.4	3.4	17.7	17.8
Cycle Q Clear(g, c), s	19.8	0.0	17.9	13.1	0.0	11.9	3.0	14.3	14.4	3.4	17.7	17.8
Prop In Lane	0.92	0.0	0.66	0.65	0.0	0.40	1.00	1.00	0.47	1.00	0.70	0.70
Lane Grp Cap(c), veh/h	343	0	321	246	0	237	320	1623	823	371	1637	800
V/C Ratio(X)	0.88	0.00	0.81	0.82	0.00	0.76	0.28	0.39	0.39	0.28	0.46	0.46
Avail Cap(c, a), veh/h	390	0	366	426	0	410	444	1623	823	502	1637	800
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(f)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	47.1	0.0	46.4	50.4	0.0	49.9	15.4	20.0	20.1	14.8	20.6	20.7
Incr Delay (d2), s/veh	17.4	0.0	10.2	2.6	0.0	1.9	0.2	0.7	1.4	0.1	0.9	1.9
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%) veh/h	11.4	0.0	9.2	6.7	0.0	5.9	1.5	6.8	7.1	1.7	8.5	8.5
LnGrp Delay(d), s/veh	64.5	0.0	56.5	53.0	0.0	51.8	15.6	20.7	21.5	15.0	21.6	22.6
LnGrp LOS	E	E	D	D	D	D	B	C	C	C	C	C
Approach Vol, veh/h	563			382				1042			1225	
Approach Delay, s/veh	60.8			52.4				20.5			21.3	
Approach LOS	E	E	E	D	D	D	D	C	C	C	C	C
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	10.1	61.0		27.8	9.5	61.5		21.1				
Change Period (Y+Rc), s		*5.1		5.7	*4.8	*5.1		5.7				
Max Green Setting (Gmax), s	*14	*32		25.3	*13	*33		27.3				
Max Q Clear Time (g_c+H1), s	5.4	16.4		21.8	5.0	19.8		15.1				
Green Ext Time (p_c), s	0.0	0.7		0.3	0.0	0.7		0.3				
Intersection Summary												
HCM 2010 Ctrl Delay				31.7								
HCM 2010 LOS				C								
Notes												

H:\1149.21 - Rockwall CFA TIA\Synchro\Existing AM syn

Synchro 9 Report

# HCM 2010 Signalized Intersection Summary 1: SH 205 & Yellowjacket Ln

Existing Midday syn

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T
Traffic Volume (veh/h)	170	116	207	103	53	35	130	664	97	63	769	57
Future Volume (veh/h)	170	116	207	103	53	35	130	664	97	63	769	57
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj. Sat Flow, veh/h/ln	1900	1863	1900	1900	1863	1900	1863	1900	1863	1900	1863	1900
Adj. Flow Rate, veh/h	183	125	223	111	57	38	140	714	104	68	827	61
Adj. No. of Lanes	0	2	0	0	2	0	0	1	3	0	1	3
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh. %	2	2	2	2	2	2	2	2	2	2	2	2
Cap. veh/h	214	148	280	163	96	64	435	2242	324	442	2344	172
Arrive On Green	0.19	0.19	0.19	0.09	0.09	0.09	0.07	0.50	0.50	0.06	0.48	0.48
Sat Flow, veh/h	1136	784	1486	1774	1044	686	1774	4490	648	1774	4835	355
Grp Volume(v), veh/h	291	0	240	111	0	95	140	537	281	68	579	309
Grp Sat Flow(s), veh/h/ln	1806	0	1600	1774	0	1740	1774	1695	1748	1774	1695	1800
Q Serve(g, s), s	15.6	0.0	14.3	6.1	0.0	5.2	3.8	9.4	9.6	1.8	10.6	10.7
Cycle Q Clear(g, c), s	15.6	0.0	14.3	6.1	0.0	5.2	3.8	9.4	9.6	1.8	10.6	10.7
Prop In Lane	0.63	0.0	0.93	1.00	0.0	0.40	1.00	0.37	1.00	0.20	0.20	0.20
Lane Grp Cap(c), veh/h	340	0	302	163	0	160	435	1692	873	442	1644	873
V/C Ratio(X)	0.85	0.00	0.80	0.68	0.00	0.59	0.32	0.32	0.32	0.15	0.35	0.35
Avail Cap(c, a), veh/h	403	0	357	413	0	405	444	1692	873	477	1644	873
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(f)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	39.2	0.0	38.7	44.0	0.0	43.6	11.4	14.9	14.9	11.3	16.0	16.0
Incr Delay (d2), s/veh	12.7	0.0	8.5	1.9	0.0	1.3	0.2	0.5	0.5	0.1	0.6	1.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%) veh/h	9.0	0.0	7.0	3.0	0.0	2.6	1.8	4.5	4.8	0.9	5.1	5.6
LnGrp Delay(d), s/veh	52.0	0.0	47.2	45.9	0.0	44.9	11.5	15.4	15.9	11.3	16.6	17.1
LnGrp LOS	D	D	D	D	D	D	B	B	B	B	B	B
Approach Vol, veh/h	531			206				958			956	
Approach Delay, s/veh	49.8			45.4				15.0			16.4	
Approach LOS	D	D	D	D	D	D	D	B	B	B	B	B
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	9.0	53.5		23.6	10.5	52.1		13.9				
Change Period (Y+Rc), s		*4.8		5.7	*4.8	*5.1		5.7				
Max Green Setting (Gmax), s	*6.2	*29		21.3	*6.2	*29		22.3				
Max Q Clear Time (g_c+H1), s	3.8	11.6		17.6	5.8	12.7		8.1				
Green Ext Time (p_c), s	0.0	0.5		0.3	0.0	0.5		0.1				
Intersection Summary												
HCM 2010 Ctrl Delay				24.8								
HCM 2010 LOS				C								
Notes												

H:\1149.21 - Rockwall CFA TIA\Synchro\Existing Midday syn

Synchro 9 Report



HCM 2010 Signalized Intersection Summary  
1: SH 205 & Yellowjacket Ln

Existing PM.syn

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SEB
Lane Configurations	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T
Traffic Volume (veh/h)	202	100	248	116	97	66	178	852	93	46	1136	103
Future Volume (veh/h)	202	100	248	116	97	66	178	852	93	46	1136	103
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h	1900	1863	1900	1863	1900	1863	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	222	110	273	127	107	73	196	936	102	51	1248	113
Adj No. of Lanes	0	2	0	0	2	0	1	3	0	1	3	0
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh. %	2	2	2	2	2	2	2	2	2	2	2	2
Cap. veh/h	246	122	324	157	139	97	313	2428	264	345	2302	208
Arrive On Green	0.20	0.20	0.20	0.11	0.11	0.11	0.08	0.52	0.52	0.04	0.48	0.48
Sat. Flow, veh/h	1205	597	1583	1399	1238	865	1774	4658	505	1774	4747	430
Grp Volume(v), veh/h	332	0	273	163	0	144	196	681	357	51	891	470
Grp Sat Flow(s), veh/h	1802	0	1583	1793	0	1710	1774	1695	1773	1774	1695	1787
Q Serve(g.s), s	24.4	0.0	22.5	12.1	0.0	11.1	7.1	16.4	16.4	1.9	25.0	25.0
Cycle Q Clear(g.c), s	24.4	0.0	22.5	12.1	0.0	11.1	7.1	16.4	16.4	1.9	25.0	25.0
Prop In Lane	0.67	0.00	1.00	0.78	0.00	0.51	1.00	1.00	0.29	1.00	0.24	0.24
Lane Grp Cap(c), veh/h	369	0	324	201	0	191	313	1767	924	345	1644	866
V/C Ratio(X)	0.90	0.00	0.84	0.81	0.00	0.75	0.63	0.39	0.39	0.15	0.54	0.54
Avail Cap(c_a), veh/h	428	0	376	281	0	268	443	1767	924	540	1644	866
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), sveh	52.7	0.0	52.0	59.0	0.0	58.6	18.9	19.5	19.5	16.2	24.5	24.5
Incr Delay (d2), sveh	18.4	0.0	12.6	7.9	0.0	4.2	0.8	0.6	1.2	0.1	1.3	2.4
Initial Q Delay(d3), sveh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%), veh/h	14.1	0.0	11.0	6.4	0.0	5.5	3.5	7.8	8.4	0.9	11.9	12.9
LnGrp Delay(d), sveh	71.2	0.0	64.6	66.9	0.0	62.8	19.6	20.1	20.7	16.3	25.8	26.9
LnGrp LOS	E	E	E	E	E	E	B	C	C	B	C	C
Approach Vol, veh/h	605			307			1234				1412	
Approach Delay, sveh	68.2			65.0			20.2				25.8	
Approach LOS	E			E			C				C	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	9.1	74.5		32.5	14.0	69.5		19.9				
Change Period (Y+Rc), s	*4.8	*5.1		5.7	*4.8	*5.1		5.7				
Max Green Setting (Gmax), s	*19	*44		31.3	*19	*44		20.3				
Max Q Clear Time (g_c+I), s	3.9	18.4		26.4	9.1	27.0		14.1				
Green Ext Time (p_c), s	0.0	0.8		0.4	0.1	0.8		0.2				
Intersection Summary												
HCM 2010 Ctrl Delay				34.5								
HCM 2010 LOS				C								
Notes												

H:\T1149.21 - Rockwall CFA TIA\Synchro\Existing PM.syn

Synchro 9 Report



# HCM 2010 Signalized Intersection Summary 1: SH 205 & Yellowjacket Ln

BO 2019 Background AM syn

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T
Traffic Volume (veh/h)	259	106	161	123	167	67	84	749	141	97	805	243
Future Volume (veh/h)	259	106	161	123	167	67	84	749	141	97	805	243
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h	1900	1863	1900	1900	1863	1900	1863	1900	1863	1900	1863	1900
Adj Flow Rate, veh/h	291	119	181	138	188	75	94	842	158	109	904	273
Adj No. of Lanes	0	2	0	0	2	0	1	3	0	1	3	0
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh. %	327	143	221	166	239	98	301	1991	371	351	1812	545
Arrive On Green	0.20	0.20	0.20	0.14	0.14	0.14	0.05	0.46	0.46	0.06	0.47	0.47
Sat Flow, veh/h	1631	713	1105	1173	1680	692	1774	4308	804	1774	3880	1167
Grp Volume(V), veh/h	318	0	273	212	0	189	94	682	338	109	790	387
Grp Sat Flow(s), veh/h	1781	0	1668	1804	0	1741	1774	1695	1721	1774	1695	1657
Q Serve(g, s)	20.8	0.0	18.8	13.7	0.0	12.5	3.2	15.6	15.8	3.8	19.4	19.5
Cycle Q Clear(g, c)	20.8	0.0	18.8	13.7	0.0	12.5	3.2	15.6	15.8	3.8	19.4	19.5
Prop In Lane	0.92	0.0	0.66	0.65	0.0	0.40	1.00	0.40	0.47	1.00	0.47	0.70
Lane Grp Cap(c), veh/h	357	0	334	256	0	247	301	1567	795	351	1584	774
V/C Ratio(X)	0.89	0.00	0.82	0.83	0.00	0.76	0.31	0.42	0.43	0.31	0.50	0.50
Avail Cap(c, a), veh/h	380	0	366	425	0	411	422	1567	795	478	1584	774
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	46.7	0.0	45.9	50.1	0.0	49.5	16.7	21.6	21.6	15.9	22.2	22.2
Incr Delay (d2), s/veh	19.3	0.0	11.3	2.6	0.0	1.8	0.2	0.8	1.7	0.2	1.1	2.3
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%), veh/h	12.1	0.0	9.7	7.0	0.0	6.2	1.6	7.5	7.9	1.8	9.3	9.4
LnGrp Delay(d), s/veh	65.9	0.0	57.2	52.7	0.0	51.4	16.9	22.4	23.3	16.1	23.3	24.5
LnGrp LOS	E		E	D		D	B	C	C	C	B	C
Approach Vol, veh/h	591			401				1094			1286	
Approach Delay, s/veh	61.9			52.1				22.2			23.1	
Approach LOS	E			D				C			C	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	10.4	59.1		28.8	9.8	59.7		21.7				
Change Period (Y+Rc), s	*4.8	*5.1		5.7	*4.8	*5.1		5.7				
Max Green Setting (Gmax), s	*14	*32		25.3	*13	*33		27.3				
Max Q Clear Time (g_c+H1), s	5.8	17.8		22.8	5.2	21.5		15.7				
Green Ext Time (p_c), s	0.0	0.7		0.2	0.0	0.7		0.3				
Intersection Summary												
HCM 2010 CH Delay	33.0			C								
HCM 2010 LOS				C								
Notes												

H:\T1149.21 - Rockwall CFA TIA\Synchro\BO 2019 Background AM syn

Synchro 9 Report

# HCM 2010 Signalized Intersection Summary 1: SH 205 & Yellowjacket Ln

BO 2019 Background Midday syn

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T
Traffic Volume (veh/h)	179	122	217	108	56	37	137	697	102	66	807	60
Future Volume (veh/h)	179	122	217	108	56	37	137	697	102	66	807	60
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h	1900	1863	1900	1900	1863	1900	1863	1900	1863	1900	1863	1900
Adj Flow Rate, veh/h	192	131	233	116	60	40	147	749	110	71	868	65
Adj No. of Lanes	0	2	0	0	2	0	1	3	0	1	3	0
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh. %	223	154	291	168	99	66	417	2190	319	421	2278	170
Arrive On Green	0.20	0.20	0.20	0.09	0.09	0.09	0.07	0.49	0.49	0.06	0.47	0.47
Sat Flow, veh/h	1137	784	1485	1774	1044	696	1774	4484	653	1774	4629	360
Grp Volume(V), veh/h	305	0	251	116	0	100	147	565	294	71	609	324
Grp Sat Flow(s), veh/h	1806	0	1601	1774	0	1740	1774	1695	1747	1774	1695	1799
Q Serve(g, s)	16.3	0.0	15.0	6.3	0.0	5.5	4.1	10.2	10.4	2.0	11.6	11.6
Cycle Q Clear(g, c)	16.3	0.0	15.0	6.3	0.0	5.5	4.1	10.2	10.4	2.0	11.6	11.6
Prop In Lane	0.63	0.0	0.93	1.00	0.0	0.40	1.00	0.37	0.37	1.00	0.20	0.20
Lane Grp Cap(c), veh/h	354	0	313	168	0	165	417	1656	853	421	1600	849
V/C Ratio(X)	0.86	0.00	0.80	0.69	0.00	0.61	0.35	0.34	0.34	0.17	0.38	0.38
Avail Cap(c, a), veh/h	403	0	357	413	0	405	421	1656	853	455	1600	849
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	38.9	0.0	38.3	43.8	0.0	43.5	12.0	15.7	15.7	11.9	17.0	17.0
Incr Delay (d2), s/veh	14.3	0.0	9.5	1.9	0.0	1.3	0.2	0.6	1.1	0.1	0.7	1.3
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%), veh/h	9.5	0.0	7.5	3.2	0.0	2.7	2.0	4.9	5.2	1.0	5.6	6.1
LnGrp Delay(d), s/veh	53.2	0.0	47.8	45.7	0.0	44.8	12.2	16.3	16.8	12.0	17.7	18.3
LnGrp LOS	D		D	D		D	B	B	B	B	B	B
Approach Vol, veh/h	556			216				1006			1004	
Approach Delay, s/veh	50.8			45.3				15.8			17.5	
Approach LOS	D			D				B			B	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	9.1	52.4		24.3	10.8	50.8		14.2				
Change Period (Y+Rc), s	*4.8	*5.1		5.7	*4.8	*5.1		5.7				
Max Green Setting (Gmax), s	*6.2	*29		21.3	*6.2	*29		22.3				
Max Q Clear Time (g_c+H1), s	4.0	12.4		18.3	6.1	13.6		8.3				
Green Ext Time (p_c), s	0.0	0.5		0.2	0.0	0.5		0.2				
Intersection Summary												
HCM 2010 CH Delay	25.7			C								
HCM 2010 LOS				C								
Notes												

H:\T1149.21 - Rockwall CFA TIA\Synchro\BO 2019 Background Midday syn

Synchro 9 Report



# HCM 2010 Signalized Intersection Summary 1: SH 205 & Yellowjacket Ln

BO 2019 Background PM.syn

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	4P	4P	4P	4P	4P	4P	4P	4P	4P	4P	4P	4P
Traffic Volume (veh/h)	212	105	260	122	102	69	187	895	98	48	1193	108
Future Volume (veh/h)	212	105	260	122	102	69	187	895	98	48	1193	108
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Ob.) veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A <sub>pbt</sub> )	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Parking Bus. Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1900	1863	1900	1900	1863	1900	1863	1900	1863	1900	1863	1900
Adj Flow Rate, veh/h	233	115	286	134	112	76	205	984	108	53	1311	119
Adj No. of Lanes	0	2	0	0	2	0	1	3	0	1	3	0
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh. %	2	2	2	2	2	2	2	2	2	2	2	2
Cap. veh/h	257	127	337	164	144	100	299	2384	259	322	2219	201
Arrive On Green	0.21	0.21	0.21	0.12	0.12	0.12	0.08	0.51	0.51	0.04	0.47	0.47
Sat Flow, veh/h	1207	596	1583	1407	1237	860	1774	4653	510	1774	4746	431
Grp Volume(v), veh/h	348	0	286	171	0	151	205	716	376	53	836	484
Grp Sat Flow(s), veh/h/ln	1802	0	1583	1792	0	1711	1774	1695	1773	1774	1695	1787
Q Served(g.s.), s	25.6	0.0	23.6	12.7	0.0	11.7	7.7	17.9	18.0	2.1	27.6	27.6
Cycle Q Clear(g.c.), s	25.6	0.0	23.6	12.7	0.0	11.7	7.7	17.9	18.0	2.1	27.6	27.6
Prop In Lane	0.67	0.00	1.00	0.78	0.00	0.50	1.00	0.29	1.00	0.24	1.00	0.24
Lane Grp Cap(c), veh/h	384	0	337	209	0	189	299	1722	901	322	1585	835
V/C Ratio(X)	0.91	0.00	0.85	0.82	0.00	0.76	0.68	0.42	0.42	0.16	0.59	0.59
Avail Cap(c.a.), veh/h	428	0	376	281	0	268	421	1722	901	516	1585	835
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(f)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	52.2	0.0	51.4	58.7	0.0	58.2	21.7	20.9	20.9	17.4	26.6	26.6
Incr Delay (d2), s/veh	20.2	0.0	13.9	9.7	0.0	5.4	1.0	0.7	1.4	0.1	1.6	3.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	14.9	0.0	11.6	6.8	0.0	5.8	3.8	8.5	9.1	1.0	13.2	14.3
LnGrp Delay(d),s/veh	72.4	0.0	65.3	68.4	0.0	63.7	22.7	21.6	22.3	17.5	28.3	29.7
LnGrp LOS	E	E	E	E	E	E	C	C	C	B	C	C
Approach Vol, veh/h	634			322			1287				1483	
Approach Delay, s/veh	69.2			66.2			22.0				28.4	
Approach LOS	E			E			C				C	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2		4	5	6						
Phs Duration (G+Y+Rc), s	9.1	72.7		33.7	14.6	67.2		20.5				
Change Period (Y+Rc), s	*4.8	*5.1		5.7	*4.8	*5.1		5.7				
Max Green Setting (Gmax), s	*19	*44		31.3	*19	*44		20.3				
Max Q Clear Time (g.c+H), s	4.1	20.0		27.6	9.7	29.6		14.7				
Green Ext Time (p.c), s	0.0	0.8		0.3	0.1	0.8		0.2				
Intersection Summary												
HCM 2010 Ctrl Delay												
HCM 2010 LOS												
Notes												

H:\1149.21 - Rockwall CFA TIA\Synchro\BO 2019 Background PM.syn

Synchro 9 Report

### HCM 2010 Signalized Intersection Summary

#### 1: SH 205 & Yellowjacket Ln

BO 2019 Total AM syn

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T
Traffic Volume (veh/h)	272	110	165	125	169	67	97	749	141	97	809	254
Future Volume (veh/h)	272	110	165	125	169	67	97	749	141	97	809	254
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Obs), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj (A <sub>pbt</sub> )	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h	1900	1863	1900	1900	1863	1900	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	306	124	185	140	190	75	109	842	158	109	909	285
Adj No. of Lanes	0	2	0	0	2	0	1	3	0	1	3	0
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	342	148	225	169	241	98	299	1955	365	346	1743	545
Arrive On Green	0.21	0.21	0.21	0.14	0.14	0.14	0.06	0.45	0.45	0.06	0.45	0.45
Sat Flow, veh/h	1649	716	1086	1178	1682	685	1774	4308	804	1774	3841	1200
Grip Volume (v), veh/h	330	0	285	214	0	191	109	662	338	109	802	392
Grip Sat Flow (s), veh/h	1780	0	1671	1804	0	1742	1774	1695	1721	1774	1695	1651
Q Serve (g, s)	21.7	0.0	19.5	13.9	0.0	12.6	3.8	15.9	16.0	3.8	20.3	20.4
Cycle Q Clear (g, s)	21.7	0.0	19.5	13.9	0.0	12.6	3.8	15.9	16.0	3.8	20.3	20.4
Prop In Lane	0.83	0.65	0.65	0.65	0.65	0.39	1.00	0.47	1.00	0.47	1.00	0.73
Lane Cap Cap(c), veh/h	369	0	346	258	0	249	299	1539	781	346	1539	749
V/C Ratio(X)	0.90	0.00	0.82	0.83	0.00	0.76	0.36	0.43	0.43	0.31	0.52	0.52
Avail Cap(c-a), veh/h	390	0	366	425	0	411	410	1539	781	472	1539	749
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	46.3	0.0	45.5	50.0	0.0	49.5	17.4	22.2	22.3	16.4	23.4	23.5
Incr Delay (d2), s/veh	20.9	0.0	12.3	2.9	0.0	1.8	0.3	0.9	1.8	0.2	1.3	2.6
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%), veh/h	12.8	0.0	10.2	7.1	0.0	6.2	1.9	7.6	8.0	1.9	9.7	9.8
LnGrip Delay(d), s/veh	67.2	0.0	57.7	52.9	0.0	51.3	17.6	23.1	24.0	16.6	24.7	26.1
LnGrip LOS	E	E	D	D	D	D	B	C	C	B	C	C
Approach Vol, veh/h	615			405			1109				1303	
Approach Delay, s/veh	62.8			52.1			22.9				24.4	
Approach LOS	E			D			C				C	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	4	5	6							
Phs Duration (G+Y+Rc), s	10.5	58.1	29.6	10.5	58.1		21.9					
Change Period (Y+Rc), s	4.8	5.1	5.7	4.8	5.1		5.7					
Max Green Setting (Gmax), s	14	32	25.3	13	33		27.3					
Max Q Clear Time (g_c+H1), s	5.8	18.0	23.7	5.8	22.4		15.9					
Green Ext Time (g_c), s	0.0	0.7	0.2	0.0	0.7		0.3					
Intersection Summary	34.1											
HCM 2010 CH Delay	C											
HCM 2010 LOS	C											
Notes												

### HCM 2010 TWSC

#### 3: Driveway 1 & Yellowjacket Ln

BO 2019 Total AM syn

Intersection	Int Delay, s/veh	0.5										
Movement	EBT	EBR	WBL	WBT	NBL	NBR						
Lane Configurations	4T	4T	4T	4T	4T	4T						
Traffic Vol, veh/h	526	5	22	490	6	21						
Future Vol, veh/h	526	5	22	490	6	21						
Conflicting Peds, #/hr	0	0	0	0	0	0						
Sign Control	Free	Free	Free	Free	Stop	Stop						
RT Channelized	-	None	-	None	-	None						
Storage Length	-	-	-	-	-	-						
Veh in Median Storage, #	0	-	-	0	0	-						
Grade, %	0	-	-	-	0	0						
Peak Hour Factor	92	92	92	92	92	92						
Heavy Vehicles, %	2	2	2	2	2	2						
Mvmt Flow	572	5	24	533	7	23						
Major/Minor	Major1	Major2	Minor1									
Conflicting Flow All	0	0	577	0	888	289						
Stage 1	-	-	-	-	574	-						
Stage 2	-	-	-	-	314	-						
Critical Hdwy	-	-	4.14	-	6.84	6.94						
Critical Hdwy Stg 1	-	-	-	-	5.84	-						
Critical Hdwy Stg 2	-	-	-	-	3.52	3.32						
Follow-up Hdwy	-	-	2.22	-	983	283						
Pot Cap-1 Maneuver	-	-	-	-	527	708						
Stage 1	-	-	-	-	714	-						
Stage 2	-	-	-	-	-	-						
Platoon blocked, %	-	-	-	-	-	-						
Mov Cap-1 Maneuver	-	-	-	-	993	-						
Mov Cap-2 Maneuver	-	-	-	-	273	-						
Stage 1	-	-	-	-	527	-						
Stage 2	-	-	-	-	690	-						
Approach	EB	WB	NB									
HCM Control Delay, s	0	0.5	12.3									
HCM LOS			B									
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT							
Capacity (veh/h)	523	-	-	993	-							
HCM Lane V/C Ratio	0.056	-	-	0.024	-							
HCM Control Delay (s)	12.3	-	-	8.7	0.1							
HCM Lane LOS	B	-	-	A	A							
HCM 95th %ile Q(veh)	0.2	-	-	0.1	-							

H1T1149.21 - Rockwall CFA TIA/SynchroBO 2019 Total AM syn

Synchro 9 Report



HCM 2010 TWSC  
18: SH 205 & Driveway 2

BO 2019 Total AM syn

Intersection												
Int Delay, s/veh												
0.1												
Movement												
EBL EBR NBL SBL SBR												
Lane Configurations												
Traffic Vol, veh/h												
Future Vol, veh/h												
Conflicting Peds, #/hr												
Sign Control												
RT Channelized												
Storage Length												
Veh in Median Storage, #												
Grade, %												
Peak Hour Factor												
Heavy Vehicles, %												
Mvmt Flow												
Major/Minor												
Conflicting Flow All												
Stage 1												
Stage 2												
Critical Hdwy												
Critical Hdwy Stg 1												
Critical Hdwy Stg 2												
Follow-up Hdwy												
Pot Cap-1 Maneuver												
Stage 1												
Stage 2												
Platoon blocked, %												
Mov Cap-1 Maneuver												
Mov Cap-2 Maneuver												
Stage 1												
Stage 2												
Approach												
HCM Control Delay, s												
HCM LOS												
Minor Lane/Major Mvmt												
Capacity (veh/h)												
HCM Lane V/C Ratio												
HCM Control Delay (s)												
HCM Lane LOS												
HCM 95th %ile Q(veh)												
Notes												
- Volume exceeds capacity \$ Delay exceeds 300s + Computation Not Defined * All major volume in platoon												

# HCM 2010 Signalized Intersection Summary

1: SH 205 & Yellowjacket Ln BO 2019 Total Midday syn

Movement	EBL	EBT	EBR	WBL	WBT	WSR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T
Traffic Volume (veh/h)	204	129	224	112	60	37	162	697	102	66	814	82
Future Volume (veh/h)	204	129	224	112	60	37	162	697	102	66	814	82
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Cb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h	1900	1863	1900	1863	1900	1863	1900	1863	1900	1863	1900	1900
Adj Flow Rate, veh/h	219	139	241	120	65	40	174	749	110	71	875	88
Adj No. of Lanes	0	2	0	0	2	0	1	3	0	1	3	0
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh. %	2	2	2	2	2	2	2	2	2	2	2	2
Cap. veh/h	250	162	298	172	105	64	400	2125	310	410	2138	214
Arrive On Green	0.21	0.21	0.21	0.10	0.10	0.10	0.08	0.47	0.47	0.06	0.46	0.46
Sat Flow, veh/h	1203	777	1432	1774	1080	665	1774	4484	653	1774	4699	471
Gp Volume(v), veh/h	328	0	271	120	0	105	174	585	294	71	630	333
Gp Sat Flow(s), veh/h	1803	0	1610	1774	0	1745	1774	1695	1747	1774	1695	1780
Q Serve(g, s)	17.6	0.0	16.0	6.6	0.0	5.8	5.0	10.5	10.6	2.0	12.4	12.5
Cycle Q Clear(g, c)	17.6	0.0	16.0	6.6	0.0	5.8	5.0	10.5	10.6	2.0	12.4	12.5
Prop In Lane	0.67	0.89	1.00	1.00	0.38	1.00	0.37	1.00	0.37	1.00	0.26	0.26
Lane Grp Cap(c), veh/h	375	0	335	172	0	169	400	1607	828	410	1543	810
V/C Ratio(X)	0.88	0.00	0.81	0.70	0.00	0.62	0.43	0.35	0.36	0.17	0.41	0.41
Avail Cap(c-a), veh/h	402	0	359	413	0	407	400	1607	828	444	1543	810
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(f)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	36.3	0.0	37.7	43.7	0.0	43.4	13.1	16.6	16.6	12.8	18.2	18.3
Incr Delay (d2), s/veh	17.1	0.0	11.0	1.9	0.0	1.4	0.3	0.6	1.2	0.1	0.8	1.5
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%), veh/h	10.5	0.0	8.2	3.3	0.0	2.9	2.4	5.1	5.4	1.0	6.0	6.4
LnGrp Delay(d), s/veh	55.4	0.0	48.8	45.6	0.0	44.8	13.3	17.2	17.8	12.9	19.0	19.8
LnGrp LOS	E	D	D	D	D	D	B	B	B	B	B	B
Approach Vol, veh/h	599			225			1033				1034	
Approach Delay, s/veh	52.4			45.2			16.7				18.9	
Approach LOS	D			D			B				B	
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+R), s	9.1	51.0		25.5	11.0	49.1		14.4				
Change Period (Y+R), s	*4.8	*5.1		5.7	*4.8	*5.1		5.7				
Max Green Setting (Gmax), s	*29	21.3		*6.2	*29	22.3		22.3				
Max Q Clear Time (g_c+H1), s	4.0	12.6		19.6	7.0	14.5		8.6				
Green Ext Time (g_c), s	0.0	0.6		0.2	0.0	0.6		0.2				
Intersection Summary	27.1											
HCM 2010 CH Delay	C											
HCM 2010 LOS												
Notes												

H:\T1149.21 - Rockwall CFA TIA\Synchro\BO 2019 Total Midday syn

Synchro 9 Report

# HCM 2010 TWSC

3: Driveway 1 & Yellowjacket Ln

BO 2019 Total Midday syn

Intersection	1.2											
Int Delay, s/veh												
Movement	EBT	EBR	WBL	WBT	NBL	NBR						
Lane Configurations	4T	4T	4T	4T	4T	4T						
Traffic Vol, veh/h	518	11	43	235	11	40						
Future Vol, veh/h	518	11	43	235	11	40						
Conflicting Peds, #/hr	0	0	0	0	0	0						
Sign Control	Free	Free	Free	Free	Stop	Stop						
RT Channelized	-	-	-	-	-	-						
Storage Length	-	-	-	-	-	-						
Veh in Median Storage, #	0	-	-	-	0	0						
Grade, %	0	-	-	-	0	0						
Peak Hour Factor	92	92	92	92	92	92						
Heavy Vehicles, %	2	2	2	2	2	2						
Mvmt Flow	563	12	47	255	12	43						
Major/Minor	Major1	Major2	Minor1									
Conflicting Flow All	0	0	575	0	790	288						
Stage 1	-	-	-	-	569	-						
Stage 2	-	-	-	-	221	-						
Critical Hdwy	-	-	4.14	-	6.84	6.94						
Critical Hdwy Stg 1	-	-	-	-	5.84	-						
Critical Hdwy Stg 2	-	-	-	-	3.52	3.32						
Follow-up Hdwy	-	-	2.22	-	327	709						
Platoon blocked, %	-	-	-	-	530	-						
Stage 1	-	-	-	-	795	-						
Stage 2	-	-	-	-	-	-						
Platoon blocked, %	-	-	-	-	-	-						
Mov Cap-1 Maneuver	-	-	994	-	309	709						
Mov Cap-2 Maneuver	-	-	-	-	309	-						
Stage 1	-	-	-	-	530	-						
Stage 2	-	-	-	-	751	-						
Approach	EB	WB	NB									
HCM Control Delay, s	0	1.5	12.2									
HCM LOS		B										
Minor Lane/Minor Mvmt	NBLn1	EBT	EBR	WBL	WBT							
Capacity (veh/h)	554	-	-	994	-							
HCM Lane V/C Ratio	0.1	-	-	0.047	-							
HCM Control Delay (s)	12.2	-	-	8.8	0.2							
HCM Lane LOS	B	-	-	A	A							
HCM 95th %ile Q(veh)	0.3	-	-	0.1	-							

H:\T1149.21 - Rockwall CFA TIA\Synchro\BO 2019 Total Midday syn

Synchro 9 Report



HCM 2010 TWSC  
18: SH 205 & Driveway 2  
BO 2019 Total Midday.syn

Intersection												
Int Delay, s/veh												
0.1												
Movement												
EBL EBR NEL NET SBT SBR												
Lane Configurations												
Traffic Vol, veh/h												
Future Vol, veh/h												
Conflicting Peds, #/hr												
Sign Control												
RT Channelized												
Storage Length												
Veh in Median Storage, #												
Grade, %												
Peak Hour Factor												
Heavy Vehicles, %												
Mvmt Flow												
Major/Minor												
Major1 Major2												
Conflicting Flow All												
Stage 1												
Stage 2												
Critical Hdwy												
Critical Hdwy Stg 1												
Critical Hdwy Stg 2												
Follow-up Hdwy												
Pot Cap-1 Maneuver												
Stage 1												
Stage 2												
Platoon blocked, %												
Mov Cap-1 Maneuver												
Mov Cap-2 Maneuver												
Stage 1												
Stage 2												
Approach												
EBL EBR NEL NET SBT SBR												
HCM Control Delay, s												
HCM LOS												
Minor Lane Major Mvmt												
Capacity (veh/h)												
HCM Lane V/C Ratio												
HCM Control Delay (s)												
HCM Lane LOS												
HCM 95th %ile Q(veh)												
Notes												
- Volume exceeds capacity \$ Delay exceeds 300s + Computation Not Defined * All major volume in platoon												

# HCM 2010 Signalized Intersection Summary 1: SH 205 & Yellowjacket Ln

BO 2019 Total PM.syn

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T	4T
Traffic Volume (veh/h)	228	110	265	124	104	69	204	895	98	48	1198	122
Future Volume (veh/h)	228	110	265	124	104	69	204	895	98	48	1198	122
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Obs), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1900	1863	1900	1900	1863	1900	1863	1900	1863	1863	1900	1900
Adj Flow Rate, veh/h	251	121	291	136	114	76	224	984	108	53	1316	134
Adj No. of Lanes	0	2	0	0	2	0	1	3	0	1	3	0
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	275	133	346	166	145	100	300	2315	254	315	2108	215
Arrive On Green	0.22	0.22	0.22	0.12	0.12	0.12	0.09	0.50	0.50	0.04	0.45	0.45
Sat Flow, veh/h	1235	598	1556	1411	1245	850	1774	4653	510	1774	4691	478
Grp Volume(v), veh/h	366	0	287	173	0	153	224	716	376	53	951	499
Grp Sat Flow(s), veh/h/ln	1801	0	1588	1792	0	1713	1774	1695	1773	1774	1695	1778
Q Serve(g, s)	27.0	0.0	24.3	12.8	0.0	11.8	8.7	18.3	18.4	2.1	29.2	29.2
Cycle Q Clear(g, c), s	27.0	0.0	24.3	12.8	0.0	11.8	8.7	18.3	18.4	2.1	29.2	29.2
Prop In Lane	0.69	0.08	0.98	0.79	0.00	0.50	1.00	1.00	0.29	1.00	0.00	0.27
Lane Grp Cap(c), veh/h	400	0	353	211	0	201	300	1687	882	315	1524	799
V/C Ratio(X)	0.91	0.00	0.84	0.82	0.00	0.76	0.75	0.42	0.43	0.17	0.62	0.62
Avail Cap(c, a), veh/h	428	0	377	281	0	268	409	1687	882	509	1524	799
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(f)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	51.6	0.0	50.6	58.6	0.0	58.2	23.9	21.8	21.8	18.6	28.6	28.6
Incr Delay (d2), s/veh	22.3	0.0	13.8	10.2	0.0	5.7	2.9	0.8	1.5	0.1	1.9	3.7
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%), veh/h	15.9	0.0	12.0	6.9	0.0	5.9	4.5	8.7	9.3	1.0	14.0	15.1
LnGrp Delay(d), s/veh	73.9	0.0	64.4	68.8	0.0	63.9	26.8	22.6	23.3	18.7	30.6	32.3
LnGrp LOS	E	E	E	E	E	E	C	C	C	C	B	C
Approach Vol, veh/h	663			326			1316				1503	
Approach Delay, s/veh	69.6			66.5			23.5				30.7	
Approach LOS	E	E	E	E	E	E	C	C	C	C	C	C
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	9.1	71.3		34.9	15.7	64.7		20.7				
Change Period (Y+Rc), s	*4.8	*5.1		5.7	*4.8	*5.1		5.7				
Max Green Setting (Gmax), s	*19	*44		31.3	*19	*44		20.3				
Max Q Clear Time (g_c+H1), s	4.1	20.4		29.0	10.7	31.2		14.8				
Green Ext Time (p_c), s	0.0	0.8		0.3	0.1	0.8		0.2				
Intersection Summary	38.1											
HCM 2010 Ctrl Delay	D											
HCM 2010 LOS												
Notes												

H:\T1149.21 - Rockwall CFA TIA\Synchro\BO 2019 Total PM.syn

Synchro 9 Report

# HCM 2010 TWSC 2: Driveway 1 & Yellowjacket Ln

BO 2019 Total PM.syn

Intersection												
Int Delay, s/veh 0.7												
Movement		EBT	EBR	WBL	WBT	NBL	NBR					
Lane Configurations		4T	4T	4T	4T	4T	4T					
Traffic Vol, veh/h		577	7	28	376	7	25					
Future Vol, veh/h		577	7	28	376	7	25					
Conflicting Peds, #/hr		0	0	0	0	0	0					
Sign Control		Free	Free	Free	Free	Stop	Stop					
RT Channelized		-	None	-	None	-	None					
Storage Length		-	-	-	-	0	-					
Veh in Median Storage, #		0	-	-	0	0	-					
Grade, %		0	-	-	0	0	-					
Peak Hour Factor		92	92	92	92	92	92					
Heavy Vehicles, %		2	2	2	2	2	2					
Mvmt Flow		627	8	30	409	8	27					
Major/Minor	Major1	Major2	Minor1									
Conflicting Flow All	0	0	635	0	896	317						
Stage 1	-	-	-	-	631	-						
Stage 2	-	-	-	-	265	-						
Critical Hdwy	-	-	4.14	-	6.84	6.94						
Critical Hdwy Stg 1	-	-	-	-	5.84	-						
Critical Hdwy Stg 2	-	-	-	-	5.84	-						
Follow-up Hdwy	-	-	2.22	-	3.52	3.32						
Pot Cap-1 Maneuver	-	-	944	-	280	679						
Stage 1	-	-	-	-	492	-						
Stage 2	-	-	-	-	755	-						
Platoon blocked, %	-	-	-	-	-	-						
Mov Cap-1 Maneuver	-	-	944	-	269	679						
Mov Cap-2 Maneuver	-	-	-	-	289	-						
Stage 1	-	-	-	-	492	-						
Stage 2	-	-	-	-	724	-						
Approach	EB	WB	NB									
HCM Control Delay, s	0	0.8	12.6									
HCM LOS		B										
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT							
Capacity (veh/h)	509	-	-	944	-							
HCM Lane V/C Ratio	0.068	-	-	0.032	-							
HCM Control Delay (s)	12.6	-	-	8.9	0.2							
HCM Lane LOS	B	-	-	A	A							
HCM 95th %ile Q(veh)	0.2	-	-	0.1	-							

H:\T1149.21 - Rockwall CFA TIA\Synchro\BO 2019 Total PM.syn

Synchro 9 Report



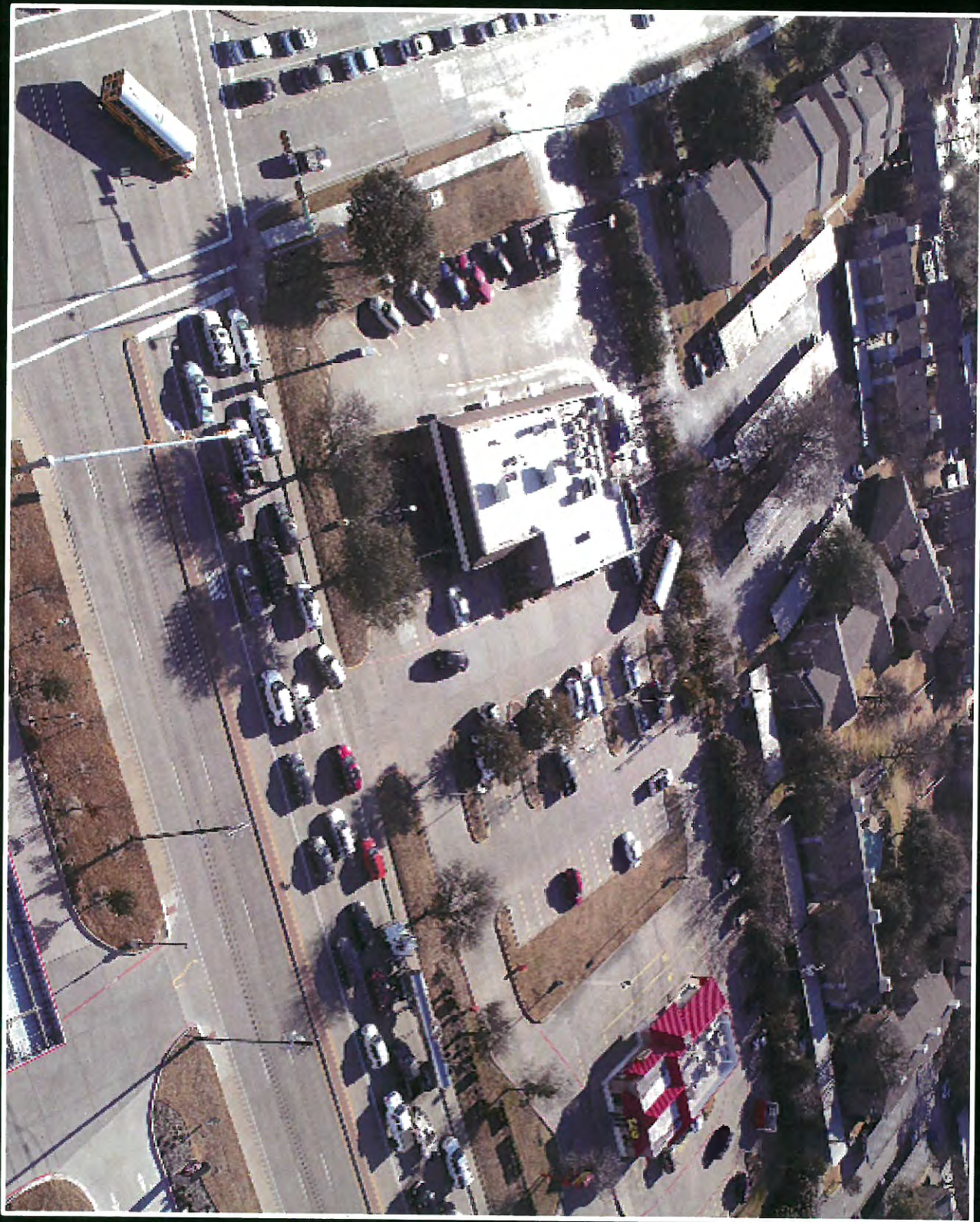
## HCM 2010 TWSC

## 3: SH 205 &amp; Driveway 2

BO 2019 Total PM.syn

Intersection												
Int Delay, s/veh		0.1										
Movement	EBL	EBR	NBL	NBT	SBT	SBR						
Lane Configurations	F 444 444											
Traffic Vol, veh/h	0	14	0	1196	1601	12						
Future Vol, veh/h	0	14	0	1196	1601	12						
Conflicting Peds, #/hr	0	0	0	0	0	0						
Sign Control	Stop	Stop	Free	Free	Free	Free						
RT Channelized	-	None	-	None	-	None						
Storage Length	-	0	-	-	-	-						
Veh in Median Storage, #	0	-	-	0	0	-						
Grade, %	0	-	-	0	0	-						
Peak Hour Factor	92	92	92	92	92	92						
Heavy Vehicles, %	2	2	2	2	2	2						
Mvmt Flow	0	15	0	1300	1740	13						
Major/Minor												
Minor2	Major1		Major2									
Conflicting Flow All	-		877		0		0					
Stage 1	-		-		-		-					
Stage 2	-		-		-		-					
Critical Hdwy	-		7.14		-		-					
Critical Hdwy Stg 1	-		-		-		-					
Critical Hdwy Stg 2	-		-		-		-					
Follow-up Hdwy	-		3.92		-		-					
Pot Cap-1 Maneuver	0		546		0		-		-		-	
Stage 1	0		0		0		-		-		-	
Stage 2	0		0		0		-		-		-	
Platoon blocked, %	-		1		-		-		-		-	
Mov Cap-1 Maneuver	-		546		-		-		-		-	
Mov Cap-2 Maneuver	-		-		-		-		-		-	
Stage 1	-		-		-		-		-		-	
Stage 2	-		-		-		-		-		-	
Approach												
EB	NB		SB									
HCM Control Delay, s	11.8		0		0							
HCM LOS	B											
Minor Lane-Major Mvmt												
Capacity (veh/h)	-		546		-		-					
HCM Lane V/C Ratio	-		0.028		-		-					
HCM Control Delay (s)	-		11.8		-		-					
HCM Lane LOS	-		B		-		-					
HCM 95th %ile Q(veh)	-		0.1		-		-					
Notes												
- Volume exceeds capacity    \$ Delay exceeds 300s    + Computation Not Defined    * All major volume in platoon												

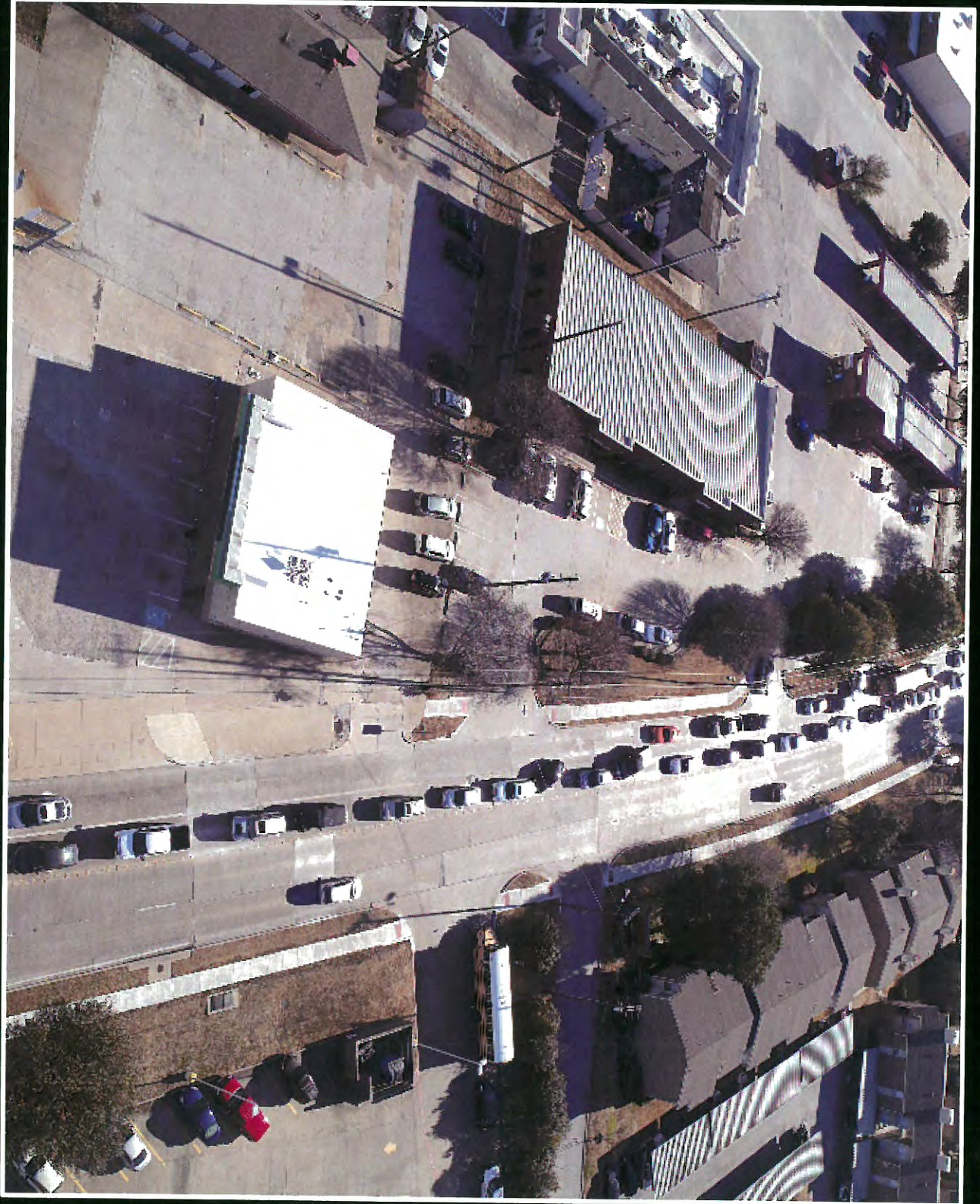








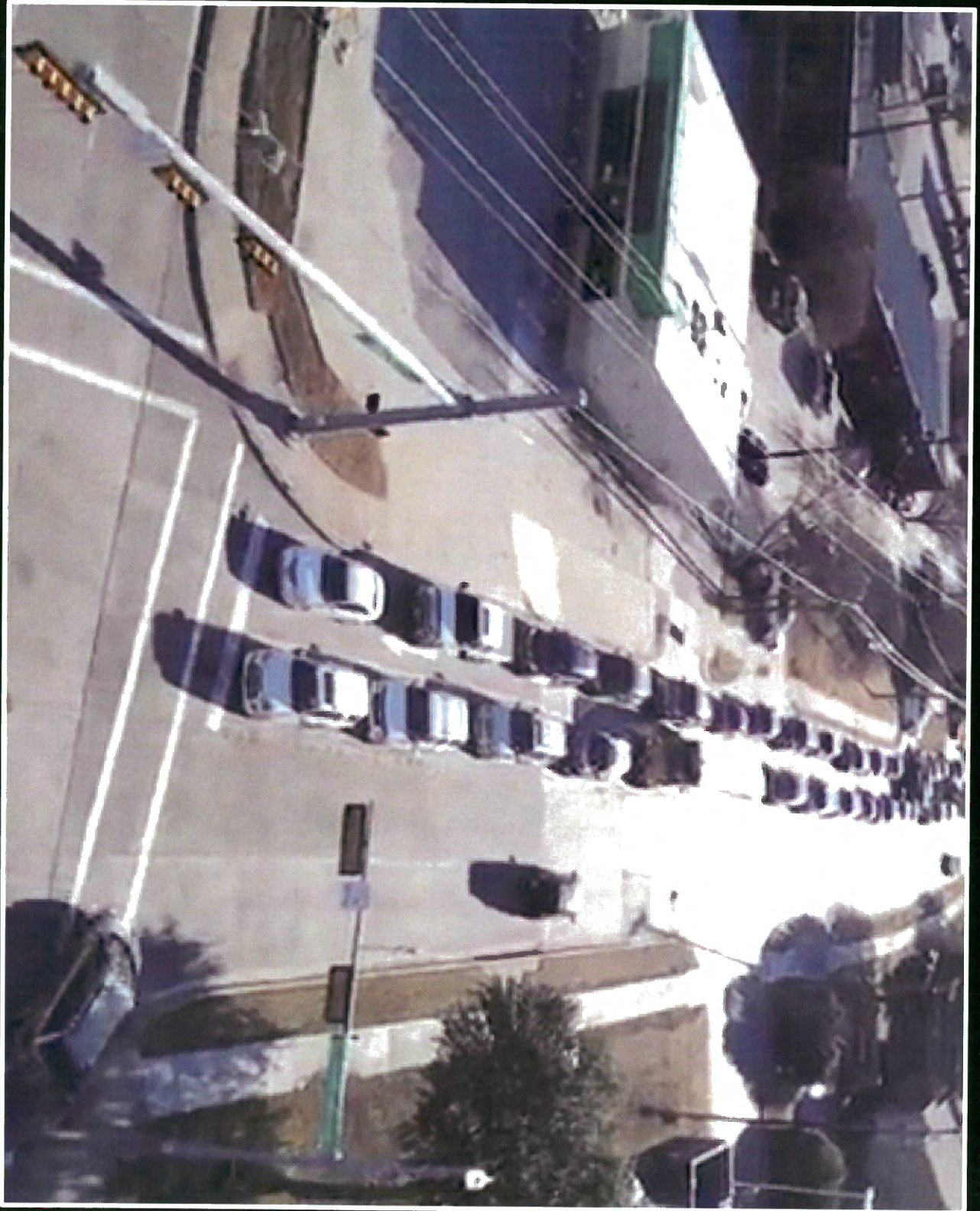








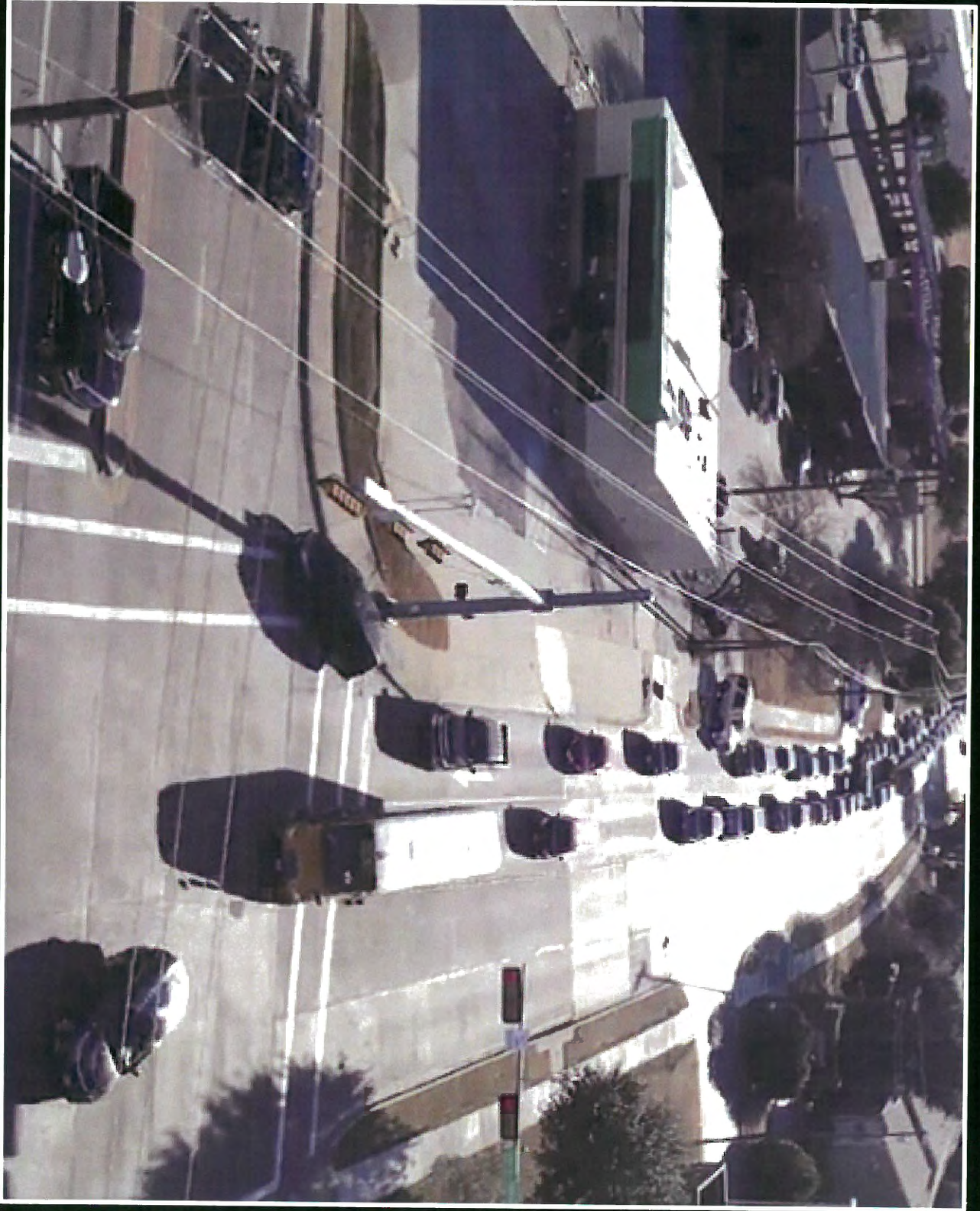








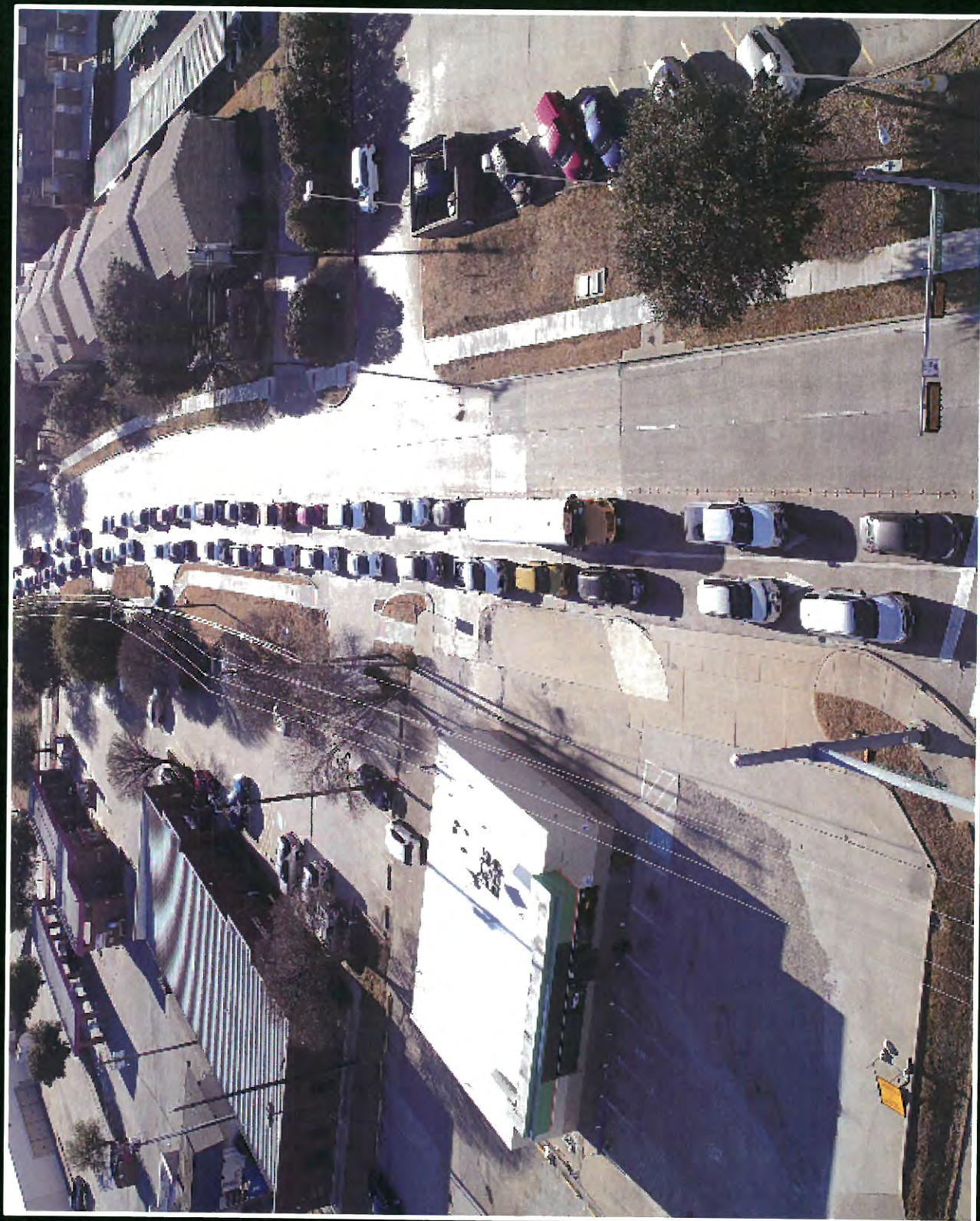














In addition, if Chick Fil A only has 19 parking spots for their employees and customers, it will create parking issues for the current businesses in and around this area.

We object to this Application. Please do not approve this Chick Fil A until the traffic and parking issues have been addressed to promote safety of the citizens and businesses of Rockwall.

Name/Address:

Larry D. Kiron / 3241 Myer Road Heath  
AM  
Terri Middlebrook 220 meadowpark Ln Plw 75032  
L. Strick 1410 S. Galena Rockwall  
D. Lane 6740 Horizon Pk Rockwall 75032  
Linda Joyce 3036 Misty Ridge Ln Rockwall TX 75087  
June French 1800 Burnett Ln Rockwall 75032  
CHRISTOPHER DeBord 301 MARGARET ST FATE TX 75189  
Burt 377 Bayberry Rockwall TX 75087  
Jackie Thomas 377 Bayberry Rockwall, TX 75087  
Kyle Wille 304 Henry M Chandler Dr. Rockwall, TX 75032  
Zachary Wilson 1650 John King Rockwall, TX 75032  
Morgan Naylor 204 Cascade Valley Dr. 75087  
Kristin Naylor 204 Cascade Valley Dr 75087  
Bill Naylor 204 Cascade Valley Dr 75087  
Sharon Alford 1650 S John King Blvd 75032  
Marcia Hasenwager 828 Trumpeter Way 75032  
Bary Whisenand 2381 Saddlebrook 75087  
Crystal Carter 2111 Oakley Dr Rockwall, TX 75087

I am a resident of Rockwall and a customer of Luigi's, Braum's, Chicken Express, Dairy Queen, Sabrina's Florist or Hobby Lobby.

I am very concerned that a drive in/restaurant Chick Fil A at 205 and Yellow Jacket will be disruptive and create a dangerous condition and exacerbate already heavily congested traffic.

In addition, if Chick Fil A only has 19 parking spots for their employees and customers, it will create parking issues for the current businesses in and around this area.

We object to this Application. Please do not approve this Chick Fil A until the traffic and parking issues have been addressed to promote safety of the citizens and businesses of Rockwall.

Name/Address:

Susan Boyd	779 Miramar Drive	Rockwall, TX 75087
Lisa Fort	995 Winding Ridge Lane	Rockwall, TX 75032
Baker Fort	995 Winding Ridge Lane	Rockwall, TX 75032
Glenda Hardwick	786 Deverson Dr	Rockwall, TX 75087
Lamar Hardwick	786 Deverson Dr	Rockwall, TX 75087
Peggy Breonke	308 Shepard Hill Dr.	Rockwall TX 75087
DAVID LORTON	202 Southview	FATE, TX 75189
JUSTIN STOKES	3185 RIDGE RD	ROCKWALL TX 75032
RAY ORLOWSKI	908 VILLAGE GREEN DR	Rockwall TX 75087
Jennifer Glover	9705 Heartsome Ln	Rockwall TX 75087
Hubert Brown	1385 Pebble Hills Dr	Rockwall TX 75087
Lila Ladd	842 Jurgense Pt	Rockwall 75032
Harvey Ladd	842 Jurgense Pt	Rockwall 75032
LISA PLUMB	7124 OConnell	Rockwall 75087
Bryan Walls	7124 OConnell	Rockwall 75087
Kelly Fields	2710 Courtland Way	Rockwall 75032
Jim Hopper	1906 Lyndal Ridge	Rockwall 75032
Julie Heath	11954 Long Star Trail	Rockwall 75087
Ram Warren	150 Quail Creek Rd	Rockwall 75032
Russ Tipton	524 CRESTRIDGE	HEATH 75032

Dear Rockwall City Council:

I am a resident of Rockwall and a customer of Luigi's, Braum's, Chicken Express, Dairy Queen, Sabrina's Florist or Hobby Lobby.

I am very concerned that a drive in/restaurant Chick Fil A at 205 and Yellow Jacket will be disruptive and create a dangerous condition and exacerbate already heavily congested traffic.

In addition, if Chick Fil A only has 19 parking spots for their employees and customers, it will create parking issues for the current businesses in and around this area.

We object to this Application. Please do not approve this Chick Fil A until the traffic and parking issues have been addressed to promote safety of the citizens and businesses of Rockwall.

Name/Address:

Savannah Witt 202 meadowdale Rockwall

Derek Hince 202 meadowdale Rockwall

Patty McWabb 1832 Morrish Ln, Heath

Mindy Harris 7406 Silverthorn Dr. Rowlett

Kristina Huynes 818 Sunflower Trl Rockwall

Mary Taylor 408 Caddo Ln. West Tarrant 75474

Telma Bellinger 19872 FM 980, Poetry TX 75160

Alan Bull 7406 Silverthorn Dr Rowlett TX

Lucy Pech 236 Rockwall Pkwy Rockwall TX

Stephanie D Boss 132 Brookshore Dr Rockwall TX

John Ewing 100 Crestwood Dr. Rockwall TX

John Pech 7124 20th St Rockwall TX

ED ~~Arreola~~ 1910 Creekside Drive 75087

237 Veron Dr Fox TX 75626

Shana Mangum 5045 Bridgecreek Dr Rockwall 75087

Charlath Lue 505 Forest Trace - Rockwall 75087

Sarah Robinson 2804 Deer Ridge Pkwy Rockwall 75087

Paul Henry 2864 Deer Ridge Dr Rockwall 75032

Melinda Litz 986 Chad Way Rockwall 75087



Dear Rockwall City Council:

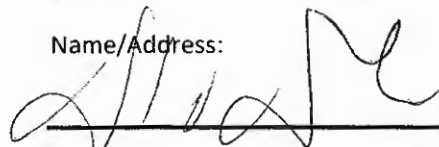
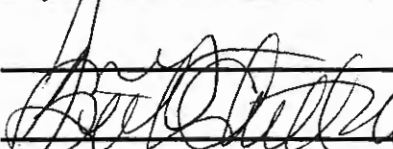
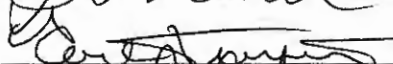
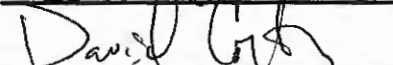
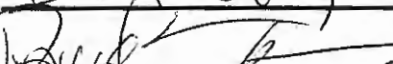
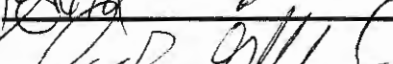
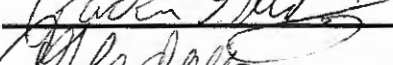
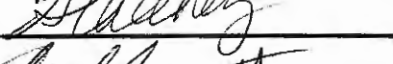
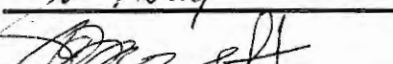
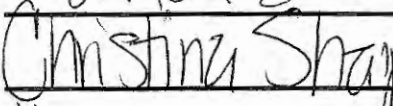

I am a resident of Rockwall and a customer of Luigi's, Braum's, Chicken Express, Dairy Queen, Sabrina's Florist or Hobby Lobby.

I am very concerned that a drive in/restaurant Chick Fil A at 205 and Yellow Jacket will be disruptive and create a dangerous condition and exacerbate already heavily congested traffic.

In addition, if Chick Fil A only has 19 parking spots for their employees and customers, it will create parking issues for the current businesses in and around this area.

We object to this Application. Please do not approve this Chick Fil A until the traffic and parking issues have been addressed to promote safety of the citizens and businesses of Rockwall.

Name/Address:

	2070 Pontchartrain	Rock TX 75087
Frank Nuyda	1890 Huron DR	Rockwall TX 75087
Thourel	1894 Huron DR	Rockwall
	1385 RIDGE RD #205,	ROCKWALL, TX 75087
	1433 N. S. HWY. 12802	TX 75106
	301 Star St.	Rockwall TX 75087
David G. G.	8650 Southwestern Blvd. #3910	DALLAS, TX 75206
	721 Country Club	Heath
	607 Knollwood drive	Rockwall, TX 75087
	607 Knollwood Dr.	Rockwall, TX 75087
	1592 Sunset Hill	Rockwall, TX 75087
Scott Avery	2050 Garden Crest Dr	Rockwall 75087
	1592 Sunset Hill	Rockwall 75087
Liz Keiser	2185 Hillcroft Dr.	Rockwall 75087
Trenton Stone	3026 MISTY Ridge Ln.	Rockwall, TX 75032
	763 Serrano Blvd	Rowlett, TX 75088
Heather, Mettlen	1006 Morris Ranch	Farmers, TX 75126
Anna Thomas	1650 S John King Blvd	Rockwall TX 75032 ★
	1650 S John King Blvd	Rockwall TX 75032
Thomas Thomas	1650 S John King Blvd	Rockwall TX 75032

Dear Rockwall City Council:

I am a resident of Rockwall and a customer of Luigi's, Braum's, Chicken Express, Dairy Queen, Sabrina's Florist or Hobby Lobby.

I am very concerned that a drive in/restaurant Chick Fil A at 205 and Yellow Jacket will be disruptive and create a dangerous condition and exacerbate already heavily congested traffic.

In addition, if Chick Fil A only has 19 parking spots for their employees and customers, it will create parking issues for the current businesses in and around this area.

We object to this Application. Please do not approve this Chick Fil A until the traffic and parking issues have been addressed to promote safety of the citizens and businesses of Rockwall.

Name/Address:

~~Robert~~ 4020 Wincrest Dr. Rockwall, TX 75082

~~Robert~~ 4020 Wincrest Dr. Rockwall TX 75032

Jade Lenox 405 Blue Sage Rockwall TX 75087

Vander Wright 15411 Coastal Rockwall 75087

Dodi Branch 970 W. Yellow Jacket #311 Rockwall TX 75087

Stefanie Grunk 140 Liberty Ln Rockwall TX 75032

Marcos Myers 248 G. DAVIS Rd Rockwall TX 75032

Linda Diaz 1935 Copper Ridge Cir Rockwall TX 75032

Greg Ward 106 Scenic Dr. Heath, TX 75032

Shawn Ward 106 Scenic Dr. Heath, TX 75032

Cyndi Duff 2092 FM 1139. Rockwall TX 75032

~~Ed~~ 2092 FM 1139 Rockwall TX 75032

Lucinda McQuinn ~~1041 Hampton Bay~~ 871 Bentridge Rockwall, TX 75032

Codi Chinn 1041 Hampton Bay 75087

Dee N. Murphy 1980 Creekside Dr. Rockwall, TX 75087

Bertus Ogun " "

Ashley Gump 709 W. Baydum " 75087

Tamie Taylor 1296 Crescent Cove 75087

J. Paul 2511 Buckingham Dr Heath TX 75032

Charon Mannon 1602 Parker Tr. Rockwall, 75087

Dear Rockwall City Council:

I am a resident of Rockwall and a customer of Luigi's, Braum's, Chicken Express, Dairy Queen, Sabrina's Florist or Hobby Lobby.

I am very concerned that a drive in/restaurant Chick Fil A at 205 and Yellow Jacket will be disruptive and create a dangerous condition and exacerbate already heavily congested traffic.

In addition, if Chick Fil A only has 19 parking spots for their employees and customers, it will create parking issues for the current businesses in and around this area.

We object to this Application. Please do not approve this Chick Fil A until the traffic and parking issues have been addressed to promote safety of the citizens and businesses of Rockwall.

Name/Address:

William Lesh 8200 Munich Dr, 75087

Marlyssie " " 75087

Lee Ann Hill 1444 Palasades  
Rockwall 75087

T. Filblad 527 Shoreview 75087

Kathy Stafford 527 Shoreview Dr 75087

Steve Jann 3923 Rocked Rd 75032

Delia Vasquez 1131 Yellowjacket 75032

Monte Jalut 967 Shady Lane Dr. 75087

Sherry Talent " "

Sam Benedette 917 Dogwood R.W 75087

JAMES GILLER RIGERS Rockwall

Patricia M. 406 W Baylton Ave, Rockwall 75087

Kristina Bahar 1250 E I-30 Rockwall, TX 75087

Anne Wester 3248 Mariah Bay Dr. North TX 75032

Carl White 524 Mariah Bay Heath TX 75032

Paul 1105 Research Circle Rockwall TX 75082

Mammi Galley 1105 Research Circle Rockwall TX 75032

Greg Jones 1325 FM 552 Rockwall TX 75087



Dear Rockwall City Council:

I am a resident of Rockwall and a customer of Luigi's, Braum's, Chicken Express, Dairy Queen, Sabrina's Florist or Hobby Lobby.

I am very concerned that a drive in/restaurant Chick Fil A at 205 and Yellow Jacket will be disruptive and create a dangerous condition and exacerbate already heavily congested traffic.

In addition, if Chick Fil A only has 19 parking spots for their employees and customers, it will create parking issues for the current businesses in and around this area.

We object to this Application. Please do not approve this Chick Fil A until the traffic and parking issues have been addressed to promote safety of the citizens and businesses of Rockwall.

Name/Address:

Kyle Wood 389 Florence Dr. Fate, TX 75087

ITaylor Cameron 472 CR 2680 Hawkins, TX 75765

1809 BERRYWOOD DR ROYSE CITY TX, 75189

Asmine Conley 3054 FALLBROOK DR Rockwall TX 75082

Darryl Conley 1284 SOMERSET LN Rockwall TX 75082

CHRISTIAN CONLEY 3054 FALLBROOK DR ROCKWALL, TX 75082

Terry Williams 1416 Phelps Lake Drive, Rockwall TX

Eric Madden 152 Pinion Ln Rockwall TX 75082

Cory Morley 2904 Preston Trail Rockwall TX 75087

Mike McGuire 150 Anna Cole Rd Rockwall TX 75087

Stacy Hahn 19205 Lakeshore Dr Rockwall, TX 75087

NOE STOKY 2910 STARBIRD Rockwall 75087

Chandler Smith 1693 Wilshire Dr Rockwall TX, 75087

Sean Rayan 1004 Starlight Place Rockwall TX 75087

Nathan Clark 1693 Wilshire Dr. Rockwall TX, 75087

Elizabeth Smith 14011 Bridge Tr. Fritch TX, 75726

John Buffum 14011 Club Hill Dr Rockwall TX, 75087

Wyatt Smith 4011 Bridge Tr. Fritch TX, 75726

Kennedy Smith 4011 Bridge Tr. Fritch TX, 75726

Wendy Smith 14011 Bridge Tr. Fritch TX, 75726

Dear Rockwall City Council:

I am a resident of Rockwall and a customer of Luigi's, Braum's, Chicken Express, Dairy Queen, Sabrina's Florist or Hobby Lobby.

I am very concerned that a drive in/restaurant Chick Fil A at 205 and Yellow Jacket will be disruptive and create a dangerous condition and exacerbate already heavily congested traffic.

In addition, if Chick Fil A only has 19 parking spots for their employees and customers, it will create parking issues for the current businesses in and around this area.

We object to this Application. Please do not approve this Chick Fil A until the traffic and parking issues have been addressed to promote safety of the citizens and businesses of Rockwall.

Name/Address:

Jack Livingston	797 Denversen Dr	Rockwall TX 75087
Margaret Barnett	POB 2127	Quinlan, TX 75474
Pepi Mael	225 Elm 205	Rockwall TX
Giovany A. Lopez	4217 Colgate Ln	Garland TX
Surama Gordillo	2109 W. Shiloh	Rowlett TX
Adrian Reed	118 Autumn Trail	Heath, TX 75032
Richard Coops	303 Conroy Manor	Royse City, TX 75080
Brenda Rumb	797 Linda Dr.	Terrell TX
Cecil Rumb	797 Linda Dr	Terrell TX
<del>Barry J.</del>	<del>4822 W. Northridge Ln</del>	<del>Rockwall, TX</del>
Cam Campbell	4822 Willis Ct.	Rowlett TX
Paige Heise	11 Amanda Lane	Rockwall, TX 75032
Bera Keller	6 Amanda Lane	Rockwall TX
Cam Le	839 Windham Dr.	Rockwall TX 75087
Rick Seifert	1115 Midlight Pass	Rockwall TX "
Y. Amburn	329 Valiant Dr	Rock TX 75032
BEUMEDLEY	2000 Highland Rd	1318 DALLAS, TX 75228
Day Lane	520 Howard St	Royse City TX 75089
Stephen, Quiett	203 James St.	Fate TX 75132
Teror. Hannes	4852 WFM 550	Rockwall TX 75032

I am a resident of Rockwall and a customer of Luigi's, Braum's, Chicken Express, Dairy Queen, Sabrina's Florist or Hobby Lobby.

I am very concerned that a drive in/restaurant Chick Fil A at 205 and Yellow Jacket will be disruptive and create a dangerous condition and exacerbate already heavily congested traffic.

In addition, if Chick Fil A only has 19 parking spots for their employees and customers, it will create parking issues for the current businesses in and around this area.

We object to this Application. Please do not approve this Chick Fil A until the traffic and parking issues have been addressed to promote safety of the citizens and businesses of Rockwall.

Name/Address:

Kelli Swank 308 Iris Dr Rockwall Tx 75087  
Sam Hamm 34 Windsor Dr Rockwall, TX 75087  
Humbly Wolf 514 Shannon Dr. Rockwall, Tx 75087  
Jimmie 207 Yacht Club Dr. Rockwall, TX 75032  
Dennis Stewart 272 Beech Dr Rockwall, Tx. 75032  
William Long 1412 Foxwood Ln Rockwall TX 75032  
Bronson Wolfe 3316 Lakeside Dr Rockwall 75087  
Sarah Roderick 3316 Lakeside Dr Rockwall, TX 75087  
Tracy Fritts 955 ~~Ben~~ Mangrove Dr Fate TX  
Tim Fritts 955 mangrove Dr Fate TX 75087  
Kelsey Elston 1345 Ridge Rd. Rockwall, TX 75087  
Terry Campbell 17318 Dartmouth Rowlett, Tx  
Sandra Brown 108 AAAA Fort Worth, TX  
JOANNA PATTON 8802 E. WOODCREST CIRCLE  
Sandy Rich 1395 Grass Valley Dr Rockwall  
Phil Clayton 514 Cove Ridge Rd Heath  
Marvin L. Imhoff 333 Marsh Bay. Heath, Texas  
DERVISH KRASNIC 2875 HAMPSHIRE LN ROCKWALL, TX 75032  
Leonore Krasnic 2875 Hampshire Ln Rockwall TX 75032  
John Howell 3315 1<sup>ST</sup> ST. Point, TX 75472



Dear Rockwall City Council:

I am a resident of Rockwall and a customer of Luigi's, Braum's, Chicken Express, Dairy Queen, Sabrina's Florist or Hobby Lobby.

I am very concerned that a drive in/restaurant Chick Fil A at 205 and Yellow Jacket will be disruptive and create a dangerous condition and exacerbate already heavily congested traffic.

In addition, if Chick Fil A only has 19 parking spots for their employees and customers, it will create parking issues for the current businesses in and around this area.

We object to this Application. Please do not approve this Chick Fil A until the traffic and parking issues have been addressed to promote safety of the citizens and businesses of Rockwall.

Name/Address:

Marianne Rose	518 Collins Ln	Rockwall	75087
Curtis Harmon	8015 N. Reno Ct	Dallas, TX	75217
Vickie Harmon	8015 N. Reno Ct	Dallas, TX	75217
Andy Ortiz	1930 Pritchard Ln	Dallas, TX	75217
Ed Echols	204 Lakehill Dr	Rockwall	75087
Debbie Hargrove	321 Winter Park Ct.	Rockwall	75032
Tommy Swagerty	321 Winter Park Ct.	Rockwall	75032
Angela Moore	251 Harvest Ridge	Rockwall	75032
Ross Ringhausen	251 Harvest Ridge	Rockwall	75032
Kira Roesch	3012 Fontana Blvd	Rockwall	75032
Matthew Hamel	203 Summit Ridge Dr	Rockwall	75087
David Green	1500 Madison Dr	Rockwall	75032
Jessica Robertson	1500 Madison Drive	Rockwall	75032
George DeMars	7017 Graham Dr	Fortell	75089
Ben Ferguson	1114 Alington Ct	Rockwall	75032
Grabby Lall	190 Cameron Dr.	Fate	75189
CHRISTEE RODRIGUEZ	295 N. KRIBER Rd	ROYSE CITY TX	75189
Greg Smithburg	1131 Streetman Rd	Royse City TX	75189
Allena Aussicker	1131 streetman rd.	Royse City TX	75189
Alyssa Aussicker	1131 Streetman Rd	Royse City TX.	75189
Kresa Garrett	1131 Streetman Rd.	Royse City TX.	75189

Dear Rockwall City Council:

I am a resident of Rockwall and a customer of Luigi's, Braum's, Chicken Express, Dairy Queen, Sabrina's Florist or Hobby Lobby.

I am very concerned that a drive in/restaurant Chick Fil A at 205 and Yellow Jacket will be disruptive and create a dangerous condition and exacerbate already heavily congested traffic.

In addition, if Chick Fil A only has 19 parking spots for their employees and customers, it will create parking issues for the current businesses in and around this area.

We object to this Application. Please do not approve this Chick Fil A until the traffic and parking issues have been addressed to promote safety of the citizens and businesses of Rockwall.

Name/Address:

KATHY LUCAS	3846 Hwy 69 So. Greenville	75402
DAVID BUCHANAN	365 JFC Rockwall	75087
JERRY ALGARIN	2901 SARATOGA DR ROCKWALL	75087
BRENDA ALGARIN	2901 SARATOGA DR ROCKWALL	75087
Susan Shores	7107 Harlan Dr. Rockwall	75087
MB Smith	1030 Arbor View Pl Rockwall	75087
PAT OH	2403 Legend Dr	75032
Monica Guevara	802 N. Alamo Rd.	75087
Christy Ross	3801 FM 1570 W 6	75408
Isis Ross	11	11
Genevieve	504 HACKBERRY	75087
Warner Mark	8060 STIMMS	75032
Jelly Martin	8060 STIMMS	75032
TR Butler	814 Eagle Fern	75030
Tommy	3105 Whispering Green	75088
Deborah Hale	317 Elm Dr	75087
Jeannie Beem	408 Briarwood Dr	75098
<del>Margaret Williams</del>	1097 Midnight Pass	75087
Roy Huntley	1470 John King #3313	75032
M. R. S.	1006 Maple Park Ct Frisco, TX	75120

I am very concerned that a drive in/restaurant Chick Fil A at 205 and Yellow Jacket will be disruptive and create a dangerous condition and exacerbate already heavily congested traffic.

In addition, if Chick Fil A only has 19 parking spots for their employees and customers, it will create parking issues for the current businesses in and around this area.

We object to this Application. Please do not approve this Chick Fil A until the traffic and parking issues have been addressed to promote safety of the citizens and businesses of Rockwall.

Name/Address:

Mike Sforzaro 540 Hampton Dr. Rockwall, TX 75087  
James Sanders 154 Stephens Csw Rd Heath TX 75032  
Adam Mangrum 10740 County Road 2450 Terrell, TX 75160  
An-~~Letford~~ 925 WISPERWOOD DR Rockwall  
Michael Newell 2120 New Holland Dr. Rockwall 75032  
Cynthia Powell 2120 New Holland Dr. Rockwall, TX 75032  
Vicki Dan 1210 Cedar Ridge Heath 75032  
E. Mark Moreno 221 Darrin Drive 75087  
Rose Moreno 221 Darrin Drive 75087  
Gregory Shields 219 Sylian Drive Rockwall, TX 75087  
John 124 Scepter Dr. Rockwall TX 75032  
Brett Bridg 652 Gillion way Rockwall TX 75087  
RONNIE TAPLEY 3012 WESLEY ST GREENVILLE TX 75401  
AS-~~Letford~~ 2379 PM 24th Lone Oak TX  
Brett 1421 Pullen Rd Rockwall, TX, 75082  
Matthew Bond 1168 FM 2324 Emory, TX 75440  
Sarah Ahmed 701 Geary Drive Rockwall TX  
Dendra Thompson 448 Sonoma Drive Rockwall, TX 75087  
Ephraim Pacheco 4905 HARBORVIEW Rowlett, TX 75088  
Jeff Keys 4905 HARBORVIEW Rowlett, TX 75088



I am a resident of Rockwall and a customer of Luigi's, Braum's, Chicken Express, Dairy Queen, Sabrina's Florist or Hobby Lobby.

I am very concerned that a drive in/restaurant Chick Fil A at 205 and Yellow Jacket will be disruptive and create a dangerous condition and exacerbate already heavily congested traffic.

In addition, if Chick Fil A only has 19 parking spots for their employees and customers, it will create parking issues for the current businesses in and around this area.

We object to this Application. Please do not approve this Chick Fil A until the traffic and parking issues have been addressed to promote safety of the citizens and businesses of Rockwall.

Name/Address:

Kathy McCauley 3002 Lakeside Dr. 75087

David McCurran 3002 Lakeside Dr. Rockwall TX 75087

Marie Hanig 3039 Winecup Ln Rockwall, TX 75082

Arvin Allen 137 Arboria Ave, TX 75132

Hanna Beddow 3816 E Fm 150 Royse City TX 75189

Steven Munn 923 Concord Forney TX 75126

Steve Smith 401 Columbia Dr Rockwall, TX 75087

John 2340 Desert Falls Ln Rockwall TX 75087

Michael Henry 2641 Egan Rd Rockwall TX 75087

Don Owen 2340 Desert Falls Rockwall TX 75087

William Schale 2345 Saddlebrook Rockwall, TX 75087

James Gaudet 2630 Massey Lane Rockwall, TX 75082

Bruce Charbonneau 901 Settling Sun Ct, Rockwall, TX 75087

Justin Kirk 243 Oxford Dr. Fock, TX 75189

Brian 406 Bluesage Fock, TX 75087

Rebecca Simpson 7510 Providence Rowlett TX 75089

Andy Villanueva 721 Sunset Hill Rockwall 75087

John 2255 Ridge Dr Rockwall, TX 75087

Kenneth Wolf 514 Shannon Dr. Rockwall TX 75087

Tim 340 Eastridge Dr Rockwall TX 75189

Dear Rockwall City Council:

I am a resident of Rockwall and a customer of Luigi's, Braum's, Chicken Express, Dairy Queen, Sabrina's Florist or Hobby Lobby.

I am very concerned that a drive in/restaurant Chick Fil A at 205 and Yellow Jacket will be disruptive and create a dangerous condition and exacerbate already heavily congested traffic.

In addition, if Chick Fil A only has 19 parking spots for their employees and customers, it will create parking issues for the current businesses in and around this area.

We object to this Application. Please do not approve this Chick Fil A until the traffic and parking issues have been addressed to promote safety of the citizens and businesses of Rockwall.

Name/Address:

William Jackson	1547 Murphy Dr.
TRACY McCLEARN	715 BAXTER TRAIL
<del>Robert J. L.</del>	225 Suntime Pr.
Jessica Daylon	1470 John King Bldg
Rae Davis	8506 Ubert Lane Rock
Donnie Selby	2700 Hidden Trails Pkwy
Kurt Wilby	157 Old Vineyard City, TX
Ashley Orlock	1571 Water Way of Rockwall, TX
Kevin Fay	610 Deverson Dr
<del>John Marshall</del>	220 Meadow Park Ln 75032
Joan Marshall	504 Meadowlake Ln. - Heath 75032
Ba W. O.	161 Yorkshire Dr. HEATH 75032
Bebbie Whitford	161 Yorkshire Dr Heath 75032
Shirley A. Davis	2820 Jones Hl 75081
Elizabeth Layman	7755 CR 302 75081
John Logan	7755 CR 302
DAVID E. SAW	167 YORKSHIRE DRIVE
Tom Farrow	617 Harbor Lane
Pat Vermire	301 Star St.

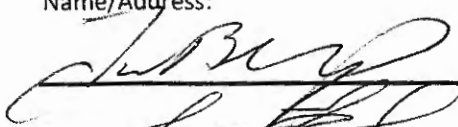
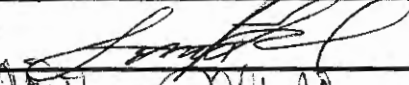

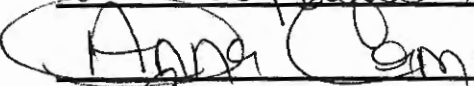
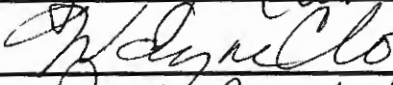
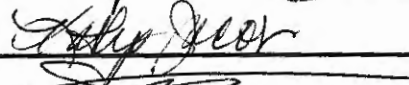
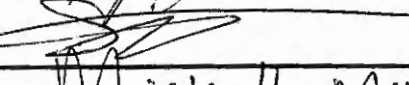
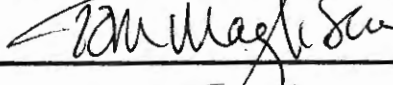
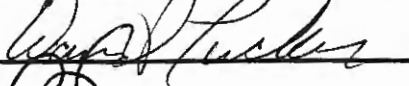
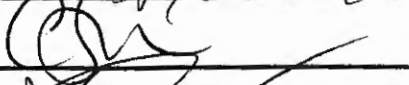
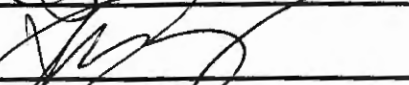
I am a resident of Rockwall and a customer of Luigi's, Braum's, Chicken Express, Dairy Queen, Sabrina's Florist or Hobby Lobby.

I am very concerned that a drive in/restaurant Chick Fil A at 205 and Yellow Jacket will be disruptive and create a dangerous condition and exacerbate already heavily congested traffic.

In addition, if Chick Fil A only has 19 parking spots for their employees and customers, it will create parking issues for the current businesses in and around this area.

We object to this Application. Please do not approve this Chick Fil A until the traffic and parking issues have been addressed to promote safety of the citizens and businesses of Rockwall.

Name/Address:

 1990 Broken Lane Ln Rockwall, TX 75087  
 2374 Sandstone Rockwall TX 75087  
 937 Hunters Glen Rockwall TX 75032  
Cody Denson 2715 Green Gables Ct. Rockwall TX 75087  
T. A. Stacy Rose 436 Wyndmere Heath TX 75032  
Diane Gimpel 938 Colby Bluff Dr. Rockwall, TX 75087  
Wendy Dawson 437 Chippendale Dr Rockwall, TX 75032  
 Anna Campbell 1550 Fair Lakes Pt. Dr. Rockwall, TX 75087  
Gary Cas 1550 Fair Lakes Pt Dr Rockwall TX 75087  
 Blayne Clow 204 CRAIG HEATH TX 75087  
Paul Butts 317 Westway Dr. Rockwall 75087  
Crystal Bell 1741 Hacienda del Lago  
 Kelly Jean 5705 Maria Louisa Dr. Dallas, TX 75043  
 179 Pleasant Hill Ln TX 75189  
Michelle Martin 2770 Stoney Hollow Ln 75087  
 Dan Maguire 136 Oxford Drive Heath, TX 75032  
Zach Tucker 8209 Turnberry St. Rowlett, TX 75089  
 David Tucker 1001 S Hwy 78 Wylie, TX 75098  
 4102 N Hwy 205 Rockwall, TX 75087  
 2495 Sandusky Rd Houston, TX 77380



Dear Rockwall City Council:

I am a resident of Rockwall and a customer of Luigi's, Braum's, Chicken Express, Dairy Queen, Sabrina's Florist or Hobby Lobby.

I am very concerned that a drive in/restaurant Chick Fil A at 205 and Yellow Jacket will be disruptive and create a dangerous condition and exacerbate already heavily congested traffic.

In addition, if Chick Fil A only has 19 parking spots for their employees and customers, it will create parking issues for the current businesses in and around this area.

We object to this Application. Please do not approve this Chick Fil A until the traffic and parking issues have been addressed to promote safety of the citizens and businesses of Rockwall.

Name/Address:

Robert Orona 2918 Starboard Dr. Rockwall  
Sid & Zara Sessler 7506 Waterwood Dr Rowlett TX  
Mary J. J. 2002 So. Behm Ave. Faber, TX  
Don B. 1117 Live Oak Pkwy SE G. TX  
Margaret L. 22545 CR 638 Rock City  
Kevin Moffatt 853 High Cotton Rockwall  
Tara Moffatt " " " "  
Zach Welch "8 Signature Ct" "Rockwall"  
Keaton Spence 2020 Gileanor Dr. Rockwall  
Rodney D. Hester 159 Cresthaven Dr. Rockwall 214-803 1104  
Garrett G. 2855 Heatherglen Dr Rockwall TX  
Jeff Prochert 113 Stoneleigh Dr Heath TX  
Monique Fennell-Urban 1505 Stonebrook Dr Rockwall  
Ray Pace 2761 Massey Ln. Rockwall  
Shirley Alford 1650 S. John King Rockwall 75032  
608 E. Washington Rockwall 75087  
Jon Head 603 Highview Ln Rockwall 75087  
John R. 575 Bassett Hall Rd Fate 75181  
Tracy Campbell 1218 Columbine Dr Garland 75043  
Douglas R. 1545 New Bird Rd Rockwall, TX

I am very concerned that a drive in/restaurant Chick Fil A at 205 and Yellow Jacket will be disruptive and create a dangerous condition and exacerbate already heavily congested traffic.

In addition, if Chick Fil A only has 19 parking spots for their employees and customers, it will create parking issues for the current businesses in and around this area.

We object to this Application. Please do not approve this Chick Fil A until the traffic and parking issues have been addressed to promote safety of the citizens and businesses of Rockwall.

Name/Address:

Jacitha 118 National Dr Rockwall TX 75032  
Jeanne Tharp 118 National Dr Rockwall TX 75032  
Scott Tharp 118 National Dr. Rockwall TX 75032  
Therese Murray 1536 Melrose Lane Rockwall, TX 75032  
Tristan Murray 1536 Melrose Ln. Rockwall, TX 75032  
Lori Wilkerson 2190 Lake Forest Dr Rockwall 75087  
Joan Foster 900 Drury Crowett Rockwall TX 75087  
Brenda Wenz 720 W Yellow Jacket Ln Rockwall 75087  
Kristina Haynes 818 Sunflower Trl Rockwall TX 75032  
Theresa Cruz 3845 Pinebluff Lane Rockwall TX 75032  
Joseph Cruz 3845 Pinebluff Lane Rockwall TX 75032  
Chandra Fehr 3405 Magnolia Ct. Rockwall TX 75089  
Dale Fehr 3405 Magnolia Ct. Rockwall Texas 75089  
Sienna Watson 1038 Shepard Ln. Luvon TX 75166  
Brittney Watson 1038 Shepard Lane Luvon, TX 75166  
Jeanne Curzon 1038 Shepard Lane Luvon TX 75166  
Adrianna Gwinn 120 V2 Cr 3070 Mills Point TX 75169  
Ashley Patrick 438 Yacht Club # A Rockwall, 75032  
Robert Kemmer 972-489-8779  
Dellie Porey 814 Calvin Garland TX

Dear Rockwall City Council:

I am a resident of Rockwall and a customer of Luigi's, Braum's, Chicken Express, Dairy Queen, Sabrina's Florist or Hobby Lobby.

I am very concerned that a drive in/restaurant Chick Fil A at 205 and Yellow Jacket will be disruptive and create a dangerous condition and exacerbate already heavily congested traffic.

In addition, if Chick Fil A only has 19 parking spots for their employees and customers, it will create parking issues for the current businesses in and around this area.

We object to this Application. Please do not approve this Chick Fil A until the traffic and parking issues have been addressed to promote safety of the citizens and businesses of Rockwall.

Name/Address:

Tom Hartfield	109 Clipper Ct.
Valerie Shellito	2466 Dowell Rd Rockwall 75032
William	514 Birch Oak CT Rockwall 75087
Michael	5 Avenida Ln Rockwall TX 75082
David Wilcox	4002 Poplar point TX 75052
Lane Hunt	2121 Harvester Dr Rockwall TX 75032
Michele Hunt	" " " " " "
Carl	9513 Baskerville Dr Rockwall TX 75087
Kim	10767 Neal Rd Forney TX 75126
Kenneth Wade	4760 Secret Cove Rockwall, TX 75032
Debra Wade	4760 Secret Cove Rockwall 75032
Dorothy Wade	3614 Dimsbury Rockwall 75087
Joe	2058 Poncha Vista Rockwall 75087
Dana Whitte	1702 Agape Cir. Rockwall 75087
Claud Whitte	702 Agape Rockwall 75087
Bella	550 McKimney Trail 75032
Bren	2790 Mira Vista Ln 75032
Lee Kunkerdall	2020 Eganridge Ln. Rockwall, TX 75087
Jamie C. Kirsch	2034 Milllake Rockwall TX 75032
Andrea James Harrod	311 Shepards Hill Rockwall TX 75087



Dear Rockwall City Council:

I am a resident of Rockwall and a customer of Luigi's, Braum's, Chicken Express, Dairy Queen, Sabrina's Florist or Hobby Lobby.

I am very concerned that a drive in/restaurant Chick Fil A at 205 and Yellow Jacket will be disruptive and create a dangerous condition and exacerbate already heavily congested traffic.

In addition, if Chick Fil A only has 19 parking spots for their employees and customers, it will create parking issues for the current businesses in and around this area.

We object to this Application. Please do not approve this Chick Fil A until the traffic and parking issues have been addressed to promote safety of the citizens and businesses of Rockwall.

Name/Address:

Brian Moreno	142 Elmridge Cir Rockwall, Tx
Maysel Arrowood	219 Harris Dr. Rockwall TX
Sally Derrick	2805 Ridged Rockwall, TX
Stephanie Lucas	11669 Hickory Creek Ln Rockwall Tx
Chris Clark	2001 S. Coliad, Rockwall TX
Linda Bennett	987 Breezy Hill Ln Rockwall
John Fung	503-Carrage Trail - Rockwall, Tx
ATB	1651 C.R. 249 Terrell, TX
Melvin J. Barry	1651 CR 249 Terrell, TX
Tommy Brown	757 Venus Ct. Rockwall
Chandra Brown	757 Venus St. Rockwall
	207 Ranch Trl Rockwall
Sandra Kirchner	7126 Hunt Ln Rockwall
Kari Monitch	13 Annuity Ln Rockwall 75087
Hattie Entekhin	2116 Fm 2453 Royse tx 75189
Joe Hally	3006 Preston Ct. Rockwall 75087
John Persen	1830 Winothine Rd Rockwall 75087
Adam Halkutt	1300 Stanford Drive Rockwall 75087
Jorge Diaz	1935 Copper Ridge Circle Rockwall 75087
OPW	711 W. BONDSTON AVE. ROCKWALL

75087

Dear Rockwall City Council:

I am a resident of Rockwall and a customer of Luigi's, Braum's, Chicken Express, Dairy Queen, Sabrina's Florist or Hobby Lobby.

I am very concerned that a drive in/restaurant Chick Fil A at 205 and Yellow Jacket will be disruptive and create a dangerous condition and exacerbate already heavily congested traffic.

In addition, if Chick Fil A only has 19 parking spots for their employees and customers, it will create parking issues for the current businesses in and around this area.

We object to this Application. Please do not approve this Chick Fil A until the traffic and parking issues have been addressed to promote safety of the citizens and businesses of Rockwall.

Name/Address:

Phil Peoples	311 Highland Dr. Rockwall
James Bunt	1460 Locksprings Dr Rockwall TX 75032
Jackie Derryberry	8006 Highland Ave Rockwall
Julie Keeling	178 Buffington Ave Fate
Cheryl Bryan	1323 S. Cooper Dr Heath TX
Karen Hunter	1501 Bando Dr. Rockwall, TX 75032
Stan Bator	1255 Highland Dr Rockwall 75087
Brooke Len Messham	119 Cameron Dr Fate TX 75189
Sara Dunlap	3021 Ridge Rd Rockwall, TX 75032
Kelly Emen	3021 Ridge Rd Rockwall TX 75032
John Mathw	5811 Lake Shore Rockwall TX 75032
Jeremy Larnier	304 East Boydston Rockwall Tx.
Elizabeth P. Collins	1212 Storvett trail Heath, Tx 75032
Danay Melt	1107 Signal Ridge Pl. Rockwall 75032
Choir Clark	826 Hunter Glen Rockwall 75032
Pamela Clark	826 Hunter Glen Rockwall 75032
Stacy Lee	2161 Teagle R.W. 75032
Stephen Boyd	779 Miramar Dr. Rockwall 75087
Jay Lee	523 HIGHWAY 41A CROSSING Rockwall 75032
Chris Santos	4521 CHATEAU RD. Garland TX 75043

I am a resident of Rockwall and a customer of Luigi's, Braum's, Chicken Express, Dairy Queen, Sabrina's Florist or Hobby Lobby.

I am very concerned that a drive in/restaurant Chick Fil A at 205 and Yellow Jacket will be disruptive and create a dangerous condition and exacerbate already heavily congested traffic.

In addition, if Chick Fil A only has 19 parking spots for their employees and customers, it will create parking issues for the current businesses in and around this area.

We object to this Application. Please do not approve this Chick Fil A until the traffic and parking issues have been addressed to promote safety of the citizens and businesses of Rockwall.

Name/Address:

Blake Nofziger	1411 Coastal dr	75087 TX Rockwall
Yemsteen Uk	186 Nicole Dr	75032 TX
MATT EVERETT	2931 RUGGIERD St 101	75032
<del>Layne Nail</del>		
Roman Calderon	5839 Hwy 276 <sup>TX</sup>	75189 Royse City
Juli Wallace	705 N Manor Rd.	75087 Rockwall TX
Mike Ghazis	806 Shawnee	75051 Grand Prairie TX
John Hopper	309 Jacey Pk	75032 Heath, TX
William Tim Brown	310 Hampton Dr.	Fate TX 75087
Brian Wenzel	118 COTTONWOOD DR	FATE TX 75189
Charles Corbett	2835 Marcia Lane	Rockwall TX 75087
Shirley Rogers	1613 Amesbury LA.	Rockwall TX 75087
Cathy Jordan	3402 Toler Rd	Rowlett, TX 75089
Evelyn Henry	1675 Plummer Dr	Rockwall, TX 75087
Kenneth S. Shook	7107 Dorian Dr	
Alka	731 Meadow Dr.	Rockwall 75032
Sally White	1206 S Lakeshore Dr.	Rockwall
Gina Cashman	125 Clipper Ct	Rockwall TX 75032
Dwight James	607 Westway Dr	Rockwall 75087



I am a resident of Rockwall and a customer of Luigi's, Braum's, Chicken Express, Dairy Queen, Sabrina's Florist or Hobby Lobby.

I am very concerned that a drive in/restaurant Chick Fil A at 205 and Yellow Jacket will be disruptive and create a dangerous condition and exacerbate already heavily congested traffic.

In addition, if Chick Fil A only has 19 parking spots for their employees and customers, it will create parking issues for the current businesses in and around this area.

We object to this Application. Please do not approve this Chick Fil A until the traffic and parking issues have been addressed to promote safety of the citizens and businesses of Rockwall.

Name/Address:

Missy Washburn	1500 Twin Circle <del>CT</del> Rockwall 75032
John Doe	292 PHEASANT HILL DR ROCKWALL 75032
David Couch	988 Sycamore Ct. Rockwall, TX 75087
Paul Carcio	597 Lone Rider Ct. Rockwall 75087
Amy Parich	10320 Liberty Grove Rd Rowlett 75089
Mike	2937 Wild oak Ln Rockwall 75087
Lexi Cardona	15087 934 Lexington Dr Rockwall TX.
Hillary Dilbeck	2711 Eggaridge Lane Rockwall TX 75087
Jack Robinson	2931 Ridge Rd #101-162 Rockwall TX 75087
Chris Fabian	5175 CR 643 Nevada, TX 75173
Alpha Dicks	1003 Seascape Ct Rockwall 75087
Andrew	6109 GRANTHAM DRIVE ROCKWALL 75087
Sandelyn Davis	3931 Ridge Road Rockwall 75087
Mary Buzen	8819 Weiskopf Rockwall 75032
Wilfred Jacob	1719 Weiskopf Rockwall, 75032
Zoe	124 James Heath TX 75032
Dan	2014 Fairway Ln R/C TX
Jafie Yu Brown	310 Hampton Dr. Fate TX
Janel Livigni	2954 Oak Dr. Rockwall TX 75032
Jamie Eggleston	612 England St. Fate 75189

Dear Rockwall City Council:

I am a resident of Rockwall and a customer of Luigi's, Braum's, Chicken Express, Dairy Queen, Sabrina's Florist or Hobby Lobby.

I am very concerned that a drive in/restaurant Chick Fil A at 205 and Yellow Jacket will be disruptive and create a dangerous condition and exacerbate already heavily congested traffic.

In addition, if Chick Fil A only has 19 parking spots for their employees and customers, it will create parking issues for the current businesses in and around this area.

We object to this Application. Please do not approve this Chick Fil A until the traffic and parking issues have been addressed to promote safety of the citizens and businesses of Rockwall.

Name/Address:

KEVIN LOHMEYER 100 MAJOR DRIVE HEATH, TX 75032  
Amy Cunningham 588 Eagle Pass ~~Rockwall~~ <sup>Roysse City</sup> TX 75089  
Tamera Staten 9209 CR 2434 Roysse City TX 75189  
Jason Staten 9209 CR 2434 Roysse City TX 75189  
Josh Good 302 S. Tyler ST Rockwall TX 75087  
Blondie Good 302 S. Tyler St, Rockwall, TX 75087  
Brad Ray 6409 EXPRESS LN Rockwall TX 75087  
James Kirby 10404 CR 2466 TEANEN TX 75160  
Lizeth Koshnell Heath TX 75032  
Cindy Bütendorf Park Place Rockwall TX 75087  
JONATHAN BANKS 528 AERLEA DR FATE TX 75087  
Joleen Artman 216 Summit Ridge Rockwall TX 75087  
Grace Aurrey 216 Summit Ridge Rockwall TX 75087  
L. V. 802 William St Rockwall TX 75087  
C. W. McASLIN 188 Pleasant Hill Ln. FATE 75189  
Chance Parish 311 Scenic Dr, Heath TX 75032  
Jamie Wylie, 808 North Alamo Rockwall TX 75087  
M. H. 300 RICH CREEK DR HEATH 75032  
Cheryl Haus 143 Coolwood Ct Mesquite TX 75149

Dear Rockwall City Council:

I am a resident of Rockwall and a customer of Luigi's, Braum's, Chicken Express, Dairy Queen, Sabrina's Florist or Hobby Lobby.

I am very concerned that a drive in/restaurant Chick Fil A at 205 and Yellow Jacket will be disruptive and create a dangerous condition and exacerbate already heavily congested traffic.

In addition, if Chick Fil A only has 19 parking spots for their employees and customers, it will create parking issues for the current businesses in and around this area.

We object to this Application. Please do not approve this Chick Fil A until the traffic and parking issues have been addressed to promote safety of the citizens and businesses of Rockwall.

Name/Address:

Bill Loftland 1200 Ridge Rd, Rockwall, TX 75087

Alex Young 410 Normanly Heath tx 75032

JoAnne Jordan 213 Rockcrest Dr.

M LARRIERE 1425 EQUAIL Run Rd Rockwall TX 75087

LISA LARRIERE 1425 E QUAIL Run Rd Rockwall TX 75087

Derek Kitchen 1410 S. Goliad St. Rock 75087

Lincher Harrison 703 Stillwater Dr Rockwall 75087

Holli James 5060 Bridgecreek Dr Rockwall 75032

Frances Walsh 11650 John King Blvd Apt 3100#

Ronnie Welch 12177 Huim Rd Wells Point 75169

Kevin Ferrer 7213 Spinnaker Cv Rowlett 75089

Andrew Neiford 332 Blackhaw Dr Fate TX

CHRIS DEOROCKI 2710 McCormick Ct Rockwall 75087

Carol Tripodi 935 Dogwood Ln, Rockwall, TX 75087

Jim Tripodi 935 Dogwood Ln. Rockwall, TX 75087.

Kathy Ingram 1410 S. Lakeshore Dr Rockwall TX 75087

Jeanne Nemeth 885 N. Stalghill Rockwall TX 75087

Ben Ophrie 3002 Bayside Drive, Rockwall, TX

Tuck Covington 588 Eagle Pass Boyse City TX 75189



Dear Rockwall City Council:

I am a resident of Rockwall and a customer of Luigi's, Braum's, Chicken Express, Dairy Queen, Sabrina's Florist or Hobby Lobby.

I am very concerned that a drive in/restaurant Chick Fil A at 205 and Yellow Jacket will be disruptive and create a dangerous condition and exacerbate already heavily congested traffic.

In addition, if Chick Fil A only has 19 parking spots for their employees and customers, it will create parking issues for the current businesses in and around this area.

We object to this Application. Please do not approve this Chick Fil A until the traffic and parking issues have been addressed to promote safety of the citizens and businesses of Rockwall.

Name/Address:

- |                         |   |
|-------------------------|---|
| <u>Clemente Santoyo</u> | <u>7502 Pennard Dr. Rowlett, TX</u>             |
| <u>Mark Santoyo</u>     | <u>7409 Park Lane Cl. Rowlett 75089</u>         |
| <u>Janifer Thompson</u> | <u>292 Pheasant Hill Dr. Rockwall, TX 75082</u> |
| <u>Mrs R.M. Harris</u>  | <u>4200 Troy Rd. 12410 TX 75098</u>             |
| <u>Barbara Burnett</u>  | <u>3000 Bowvier ST Rowlett TX 75088</u>         |
| <u>Larry Raul</u>       | <u>4201 Chapman Dr. Rowlett TX 75088</u>        |
| <u>Laura Wieland</u>    | <u>1073 Kingsbridge Ln Rockwall TX 75082</u>    |
| <u>Billy Lopez</u>      | <u>164 Grey trail 75087</u>                     |
| <u>Jeff Stone</u>       | <u>115 Charleston Ln 75189</u>                  |
| <u>Steve Franks</u>     | <u>208 Twin View 75032</u>                      |
| <u>Shirley Hawkins</u>  | <u>208 Twin View (Heath) 75032</u>              |
| <u>Alexis Clinton</u>   | <u>10323 Glen Vista Dr. Dallas, TX 75217</u>    |
| <u>Donald Brannen</u>   | <u>10323 Glen Vista Dr. Dallas, TX 75217</u>    |
| <u>Cindy Clinton</u>    | <u>207. S. Alexander Ave. Duncanville TX</u>    |
| <u>Hunter Clinton</u>   | <u>207 S. Alexander Ave. Duncanville TX</u>     |
| <u>Don H. Brannen</u>   | <u>8101 Svetelle Ln Dallas tx 75217</u>         |
| <u>Denise McClenny</u>  | <u>8101 Svetelle Ln Dallas tx 75217</u>         |
| <u>Wanda Walton</u>     | <u>131 Freedom Ct. Rockwall 75082</u>           |
| <u>Leid Campbell</u>    | <u>4613 Candlestick, Rockwall 75082</u>         |
| <u>Ruth Beteta</u>      | <u>1452 Greenbrook Rockwall, 75082</u>          |

Dear Rockwall City Council:

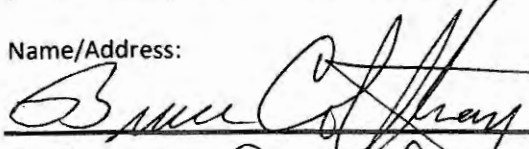
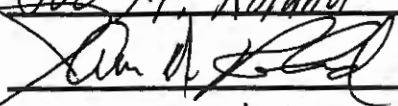
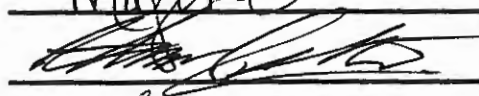

I am a resident of Rockwall and a customer of Luigi's, Braum's, Chicken Express, Dairy Queen, Sabrina's Florist or Hobby Lobby.

I am very concerned that a drive in/restaurant Chick Fil A at 205 and Yellow Jacket will be disruptive and create a dangerous condition and exacerbate already heavily congested traffic.

In addition, if Chick Fil A only has 19 parking spots for their employees and customers, it will create parking issues for the current businesses in and around this area.

We object to this Application. Please do not approve this Chick Fil A until the traffic and parking issues have been addressed to promote safety of the citizens and businesses of Rockwall.

Name/Address:

	138 Overbrook Dr.
Tommy Carr	240 Rocky Rd, Rockwall, TX
Ken Hatch	200 Brazil Dr, Hurst, TX
James Willicum	1408 Brighton Ct Southlake TX
Wayne Sauer	604 Amherst Dr Rockwall TX 75087
Chad All	1384 Calistoga Ln. Rockwall TX 75087
Alonzo Sauer	604 Amherst Drive, Rockwall, TX 75087
Bob Barnette	3000 Bouvier Boule TT 75088
Trey All	3010 BOQUIER ROCKE 77 75088
Paul Drury	2100 Danbury Dr Rockwall 75032
Joe M. Roland	2 Wiltshire Ct Rockwall
	429 COLUMBIA DR Rockwall, TX
Tonia Hatfield	403 Blue Sage Dr Rockwall, TX
Walter	919 Whisperwood Ln Rockwall, TX
	919 whisperwood Dr., Rockwall TX
	417 Miramar Dr, Rockwall TX
John M. Cantener	1790 Connie Ln Rockwall, TX
Marcia Lynn	300 Toulouse Ln Rockwall, TX 75082
Mike Lynn	300 Toulouse Ln Rockwall, TX 75082
Nick Walter	131 Freedom Ct Rockwall

Dear Rockwall City Council:

I am a resident of Rockwall and a customer of Luigi's, Braum's, Chicken Express, Dairy Queen, Sabrina's Florist or Hobby Lobby.

I am very concerned that a drive in/restaurant Chick Fil A at 205 and Yellow Jacket will be disruptive and create a dangerous condition and exacerbate already heavily congested traffic.

In addition, if Chick Fil A only has 19 parking spots for their employees and customers, it will create parking issues for the current businesses in and around this area.

We object to this Application. Please do not approve this Chick Fil A until the traffic and parking issues have been addressed to promote safety of the citizens and businesses of Rockwall.

Name/Address:

April Todd	1469 Stewart Dr	Rockwall Tx 75032
John Todd	1469 Stewart Dr	Rockwall Tx 75032
Jennifer Rodriguez	537 Hickory Ln,	Rockwall TX 75132
Linda Nichols	6 Norman Tr.	Rockwall TX 75087
Jennifer Edwards	941 W Ralph Hall	Rockwall tx 75032
Kahay Saunders	21312cel	Quinton TX 75176
Katelyn Minix	2235 Ridge Rd. St 101	Rockwall, TX 75087
Mr. Whit	14486 Dierkes Rd	Celina TX 75069
Mr. CO	1454 Stewart Dr	Rockwall TX 75032
Carrie Harts	8009 Marquette Dr	Bowlett TX 75089
Ronnie Lamb	228 Hackberry Dr.	Brownville Tx. 75402
Charmaine Cummins	2704 First St	Arado Mills TX
Shergon Creagh	2702 First St	Arado Mills TX
ED CREAGH	2702 First St	Arado Mills TX
Holly Reynolds	507 Shoreview Dr	Rockwall TX 75087
Robert Smith	905 Meadowdale Dr	Dorsey Ctr, TX 75189
Linda Goodwin	1031 N Fannin St	Rockwall TX 75087
Joan Watson	20 Tennis Village Dr.	Heath, TX 75032
JEANNIE HILL	126 JEROME PR.	FATE TX 75189
DAVID HILL	126 JEROME PR.	FATE TX 75189



Dear Rockwall City Council:

I am a resident of Rockwall and a customer of Luigi's, Braum's, Chicken Express, Dairy Queen, Sabrina's Florist or Hobby Lobby.

I am very concerned that a drive in/restaurant Chick Fil A at 205 and Yellow Jacket will be disruptive and create a dangerous condition and exacerbate already heavily congested traffic.

In addition, if Chick Fil A only has 19 parking spots for their employees and customers, it will create parking issues for the current businesses in and around this area.

We object to this Application. Please do not approve this Chick Fil A until the traffic and parking issues have been addressed to promote safety of the citizens and businesses of Rockwall.

Name/Address:

Shannon White	424 Florence Dr. Rockwall, TX 75087
Dwight Smith	751 Eagle Pass, Rockwall, TX 75087
Vince Smith	751 Eagle Pass Rockwall, TX 75087
Steve Andersen	132 Tupelo Dr Rockwall, TX 75087
Greg Anderson	132 Tupelo Dr Rockwall TX 75087
Rich Sommer	1042 SAINT THOMAS Rockwall TX 75087
Misty Rapp	508W. Boydston Rockwall 75087
Tom Rapp	508W. Boydston Rockwall 75087
William Rapp	508W. Boydston Rockwall 75087
Kristin Cross	802 Knox Dr. Rockwall, TX 75087
Mike Canney	1502 Murphy Rockwall TX 75087
Mike Canney	435 Jordan Farm Rockwall TX 75087
Kyle Sandlin	3911 Poplar Point Dr. Rockwall, TX 75032
Debra Randy Lee	1870 Hilkrft Dr Rockwall, TX 75083
Pamela Latta	1001 Hall Ln Rockwall, TX 75087
Nick Termin	5537 Candela Ct Rockwall TX 75032
Scott Long	1120 Square Valley Rockwall TX 75087
Glenn Long	" " " " " (Same as above)
Chris Long	216 Catherine Dr Rockwall TX 75087
Robert Miller	202 Cody Pl Rockwall TX 75087

I am very concerned that a drive in/restaurant Chick Fil A at 205 and Yellow Jacket will be disruptive and create a dangerous condition and exacerbate already heavily congested traffic.

In addition, if Chick Fil A only has 19 parking spots for their employees and customers, it will create parking issues for the current businesses in and around this area.

We object to this Application. Please do not approve this Chick Fil A until the traffic and parking issues have been addressed to promote safety of the citizens and businesses of Rockwall.

Name/Address:

Scott Meyers	11775 Smith Road
Craig Blackwood	2220 Fieldcrest Dr Rockwall
Craig R. Renteria	1556 Parkside Cir 75082 Rockwall
Debra	206 Cox Dr Rockwall, TX
Will	3125 Wimberville, Rockwall TX
Karen McKinney	593 Miramar Dr. Rockwall, TX 75087
Alton Smith	416 Scenic Dr Heath TX 75032
Lisa Vershan	1714 Hickory Creek Ln Rockwall 75082
Shelli Myers	783 Hanover Dr. Rockwall TX 75087
Brick Baker	945 Skidmore St. Rowlett TX 75088
Terry L. Myers	1345 Ridge Rd Apt 307 Rockwall, TX 75087
Eric Hammer	165 Yorkshire Dr Heath
Robert Turner	1440 Greenbrook Dr Rockwall
Nancy Dykstra	2845 Lago Vista Ln.
Rich St	8306 Meadow View St
Juan Hansley	1440 S. Loliad Rockwall
Butt	10713 Western Hills Rowlett
Pamela Baldwin	1302 White Water Lane Rockwall
Forcher	1513 Greenbrook Dr Rockwall
Ann Huter	507 Rogers Way Rockwall, TX

Dear Rockwall City Council:

I am a resident of Rockwall and a customer of Luigi's, Braum's, Chicken Express, Dairy Queen, Sabrina's Florist or Hobby Lobby.

I am very concerned that a drive in/restaurant Chick Fil A at 205 and Yellow Jacket will be disruptive and create a dangerous condition and exacerbate already heavily congested traffic.

In addition, if Chick Fil A only has 19 parking spots for their employees and customers, it will create parking issues for the current businesses in and around this area.

We object to this Application. Please do not approve this Chick Fil A until the traffic and parking issues have been addressed to promote safety of the citizens and businesses of Rockwall.

Name/Address:

Daniel Schiefer 2400 E. Stone Rd Wylie, TX

Dail Schiefer 2400 E Stone Rd. Wylie TX 75098

RAFAEL DE LA CRUZ 1110 Midnight Pass Rockwall TX 75087

A J SOTO 306 Star St., Rockwall, TX 75087

Alexis Fields 1603 Seascape Ct. Rockwall TX 75087

Robert Coburn 149 Summerhill Dr. Rockwall, TX 75032

Claudia Coburn 149 Summerhill Dr Rockwall, TX 75032

Tom French 3079 N. GOLIAD ST Rockwall, TX 75087

Angie French 3079 N. Goliad Rockwall TX 75087

Thomas Carmichael 2401 Fieldcrest Dr Rockwall TX 75087

Beverly Kelley 504 Margaret St Fate TX 75189

Beverly Kelley 504 Margaret St Fate TX 75189

Frank B. 461 Sharpley D Rockwall TX 75087

Philip Harris 459 Chippendale Dr Rockwall TX

Philip Harris 459 Chippendale Dr Rockwall TX 75032

Janet Hoge 1498 Hubbard Dr Forney TX 75726

Janet Hoge 446 RIDGE POINT HEATH, TX 75126

R. M. 521 SHORTRAIL ROCKWALL TX 75087

Linda Crawford 331 Shortrail Rockwall, TX 75087

B. Mersmann 517 Shortrail Rockwall TX 75087



Dear Rockwall City Council:

I am a resident of Rockwall and a customer of Luigi's, Braum's, Chicken Express, Dairy Queen, Sabrina's Florist or Hobby Lobby.

I am very concerned that a drive in/restaurant Chick Fil A at 205 and Yellow Jacket will be disruptive and create a dangerous condition and exacerbate already heavily congested traffic.

In addition, if Chick Fil A only has 19 parking spots for their employees and customers, it will create parking issues for the current businesses in and around this area.

We object to this Application. Please do not approve this Chick Fil A until the traffic and parking issues have been addressed to promote safety of the citizens and businesses of Rockwall.

Name/Address:

Ky Whlig	168 Murphy Ct.	Rockwall, TX	75087
an W Beckett	1515 MURPHY DR	Rockwall	TX 75087
Stephen Beckett	1515 Murphy Dr	Rockwall	TX 75087
PHIL BECKETT	1515 MURPHY DR	Rockwall	TX 75087
Eric Beckett	1000 W. Yellowjacket Ln	Rockwall, TX	75087
Jeffery Beckett	1000 W. Yellowjacket Ln Apt. 2503	Rockwall, TX	75087
Paul L. Beckett	1519 Murphy Dr,	Rockwall, TX	75087
Michael Patterson	570 Shanno Dr,	Rock	TX 75087
Louis Sprauer	218 Cedar Tree	TX	75032
JEFF GRINNAN	2255 RIDGE RD	Rockwall TX	75087
Eric Evans	1438 Stewart Dr	Rockwall tx	75032
Steven H. Itzman	6 Shepherds Way	Heath	75032
Michael Thompson	608 Lake Meadows	Rockwall	75087
Steve HW	2240 Timber Creek	Rockwall	75032
Gary Rethmeier	6250 Lyons Rd	Garland	75043
Scott Smith	117 Stevenson Dr.	Fate, TX	75087
Melanie Benjamin	1016 Little Gull Dr.	Forney, TX	75126
BILL GARNES	20950. LAKESHORE DR.	Rockwall	75087
Jennifer Drabem	172 Charleston	Fate TX	75189
Justin Childers	2175 Garden Crest Dr	Rockwall	75087

I am a resident of Rockwall and a customer of Luigi's, Braum's, Chicken Express, Dairy Queen, Sabrina's Florist or Hobby Lobby.

I am very concerned that a drive in/restaurant Chick Fil A at 205 and Yellow Jacket will be disruptive and create a dangerous condition and exacerbate already heavily congested traffic.

In addition, if Chick Fil A only has 19 parking spots for their employees and customers, it will create parking issues for the current businesses in and around this area.

We object to this Application. Please do not approve this Chick Fil A until the traffic and parking issues have been addressed to promote safety of the citizens and businesses of Rockwall.

Name/Address:

Wayne Mershawn 517 SHORE TRAIL, ROCKWALL, TX 75087

Justin Reyes 1000 English Rd, Rockwall, TX 75032

Yensleen Uc 1806 Nicole DR, Rockwall, TX 75032

Zachary Wilson 1650 apt. 1007 Rockwall, TX 75032

Catherine ULINSKI 1410 S. Coliad, Rockwall, TX 75087

Mark KASHUT 31 FREEDOM DR Rockwall TX 75087

Paul GUS Stephen Ct 7541 W

Brooks Williams 970 W Yellow Jacket Ln, Rockwall TX 75087

Anthony Allen 410 N Jackson ave, Wylie TX 75098

Kaylee Bushman 2175 Clubview Dr. Rockwall TX 75087

Joey May 2052 Birchmont Dr. Rockwall TX 75087

Brent Sparks 105 Elmcrest Dr Rockwall TX 75087

JIMMY LANE 136 Tupelo Dr Rockwall TX 75087

HARRY WAITE 150 EQUUS DR ROCKWALL TX 75087

Diane Perry 713 MIDWAY, ROCKWALL

Eric Washington 508 LOMA VISTA Heath TX 75032

232 Windy Lane Rockwall TX 75087

Nick Farrington 101 skyline Cir. Heath TX 75032

2755 Green Gables Ct Rockwall TX 75087

Tony Swale 308 Irish Dr, Rockwall TX 75087

Dear Rockwall City Council:

I am a resident of Rockwall and a customer of Luigi's, Braum's, Chicken Express, Dairy Queen, Sabrina's Florist or Hobby Lobby.

I am very concerned that a drive in/restaurant Chick Fil A at 205 and Yellow Jacket will be disruptive and create a dangerous condition and exacerbate already heavily congested traffic.

In addition, if Chick Fil A only has 19 parking spots for their employees and customers, it will create parking issues for the current businesses in and around this area.

We object to this Application. Please do not approve this Chick Fil A until the traffic and parking issues have been addressed to promote safety of the citizens and businesses of Rockwall.

Name/Address:

Antonio Beleta	1452 Greenbrook Dr.	
Dale Gould	353 Mariah Bay	
Jim Gould	353 Mariah Bay	
Kevin Gould	353 MARIAH BAY DR. NEATH	
Stephen North	513 Windsor Way	Rockwall 75087
Bruce North	513 Windsor Way	Rockwall 75087
Stewart Spencer	115 Waudley Way	Rockwall 75032
Scott Cross	1118 Newkirk Ct	Rockwall, 75032
Misty York	203 Trail Ct	Rockwall 75032
Don Williams	3030 Stony Hill	Rockwall 75087
Joey York	203 TRAIL CT	Rockwall 75032
Shane Fulton	151 Henry M Chandler	Rockwall 75032
John Da Silva	3514 Bridgewater Dr	Dowlet 75087
Dan Peschel	3933 Roma Ct	Rockwall, TX 75087
Rich Thompson	1180 Ridge Road W.	Rockwall, TX 75087
Jon Halzig	807 Fireberry	Rockwall TX 75087
William Conger	402 ER ELLIS	Fate TX 75087
Josh Martin	308 Partridge Dr.	Rockwall, TX 75032
Peter Collins	1490 Amber Dr.	Rockwall TX 75087
Tammy Zeller	2041 Trail Glen	Rockwall Tx. 75032



Dear Rockwall City Council:

I am a resident of Rockwall and a customer of Luigi's, Braum's, Chicken Express, Dairy Queen, Sabrina's Florist or Hobby Lobby.

I am very concerned that a drive in/restaurant Chick Fil A at 205 and Yellow Jacket will be disruptive and create a dangerous condition and exacerbate already heavily congested traffic.

In addition, if Chick Fil A only has 19 parking spots for their employees and customers, it will create parking issues for the current businesses in and around this area.

We object to this Application. Please do not approve this Chick Fil A until the traffic and parking issues have been addressed to promote safety of the citizens and businesses of Rockwall.

Name/Address:

Nora Morarejos	116 Valen Dr. Fate 75189
Vto Delidder	323 Yacht Club Dr Rockwall 75087
Michael Muzar	315 Santa Fe Lane Royse City 75189
Cheryl McMahon	105 Sceptre Dr. Rockwall TX 75082
Hussain Foyal	104 Dame Pattie Dr. Rockwall TX 750
Stacy Dyer	308 Columbia Dr, Rockwall, TX
Ms. Dyer	5326 Daytona Dr Garland TX 7504
E.H. Talens	514 CHAPS DR. HEATH, TX, 75032
Dewane Powell	5406 Hwy 66 Greenville TX
Carleton Sherman	1470 John King Bld #1201 Rockwall TX
Linda Sherman	1470 John King Bld #1201 Rockwall TX
Brian Lee	120 Huckleberry Creek Rd
Trent Thompson	12 Amanda lane Rockwall TX
Presley Riddell	2 Soapberry Ln Rockwall, TX
Jane Westh	111 Mountain Lake Dr. Rockwall Tx 75087
Harmon Elbert	1825 S. Lakeshore, Rockwall, TX 75087
Micheline Trent	1500 Madison Drive, Rockwall, TX 75032
Doug Key	217 Vernon Dr Fate, TX 75087
Heather Key	217 Vernon Dr Fate, TX 75087
Robert Nork	2935 Newport Dr. Rockwall Tx 75032

Dear Rockwall City Council:

I am a resident of Rockwall and a customer of Luigi's, Braum's, Chicken Express, Dairy Queen, Sabrina's Florist or Hobby Lobby.

I am very concerned that a drive in/restaurant Chick Fil A at 205 and Yellow Jacket will be disruptive and create a dangerous condition and exacerbate already heavily congested traffic.

In addition, if Chick Fil A only has 19 parking spots for their employees and customers, it will create parking issues for the current businesses in and around this area.

We object to this Application. Please do not approve this Chick Fil A until the traffic and parking issues have been addressed to promote safety of the citizens and businesses of Rockwall.

Name/Address:

Monica Norton 2935 Newport Dr. Rockwall TX 75082

Ami Crouch 808 Peterson St Royse City, TX 75189

Sara Brandon 808 Peterson St Royse City, TX 75189

Melissa Miller 12 Kimberly Ln Rockwall 75087

Angela Angel-Judd 508 Mariah Bay Dr. Heath TX 75032

Scott H. Deppert 7964 Hunters Glen Ln Rockwall 75087

Lore Bailey 1136 Rabbit Ridge Rockwall 75032

JOHN BAILEY Rockwall 75032

Steve Brassil 551 McKinney Trl Fate TX 75087

Jenn Brassil 551 McKinney Tr Fate TX 75087

Ann Barnes 10022 Links Fairway Rowlett TX 75089

Nancy Barnes 10022 Links Fairway Rowlett TX 75089

Will Johnson 1050 John Cain Blvd Rockwall TX 75082

K. Manaw 3418 Lakeside Rockwall TX 75087

Darren Hutch 0470 Shokings 469-353-4467

Ken Nakava " " 972/567-8414

Barbara Robisheak " 214 4673-0840

Anthony Brando " 214 -632-9100

Janet Fisher 1080 Ivy Lane 214-532-6955

" " "

Dear Rockwall City Council:

I am a resident of Rockwall and a customer of Luigi's, Braum's, Chicken Express, Dairy Queen, Sabrina's Florist or Hobby Lobby.

I am very concerned that a drive in/restaurant Chick Fil A at 205 and Yellow Jacket will be disruptive and create a dangerous condition and exacerbate already heavily congested traffic.

In addition, if Chick Fil A only has 19 parking spots for their employees and customers, it will create parking issues for the current businesses in and around this area.

We object to this Application. Please do not approve this Chick Fil A until the traffic and parking issues have been addressed to promote safety of the citizens and businesses of Rockwall.

Name/Address:

Paul Hollebeke 2702 Foxchase Lane Rockwall 75032

Anne L Hollebeke 2702 Foxchase Ln Rockwall, 75032

Judy Fries 2705 Lydia Rockwall TX 75087

Julie Farris 1465 Englewood Dr. Rockwall TX 75032

Jessica Hubbard 1404 Ventress dr. Plano TX 75093

Olivia Espinoza 290 Lakeside Dr. Rockwall TX 75032

Angela Chaney 2300 Shorecrest Dr Rockwall TX 75082

Jim Hark + Sam Walker 150 Quail Creek 750

Emma Evans 1438 Stewart Dr. Rockwall, TX 75032

Joe Salucci 2980 Oak Drive Rockwall TX 75032

Deborah Douglas 6 Shepherdsway Heath TX 75032

Pam Vrana 1650 S. John King Blvd Rockwall

Karen Campbell 226 Rockwall Pkwy 75032 75030

Bryce Campbell 226 Rockwall Pkwy 75032

Katherine Wauden 2150 Glenview Dr. Rockwall, TX 75032

Taren Caramanica 503 Windsor Way Rockwall 75087

John P. Caramanica 503 Windsor Way, Rockwall 75087

Andy McReynolds 3923 Roman Ct Rockwall 75087

12 Hillside Dr Rockwall 75087

1510 Greenbrook Dr. Rockwall, TX 75032



dent of Rockwall and a customer of Luigi's, Braum's, Chicken Express, Dairy Queen, Sabrina's Florist or Hobby Lobby.

ery concerned that a drive in/restaurant Chick Fil A at 205 and Yellow Jacket will be disruptive and create a dangerous  
ition and exacerbate already heavily congested traffic.

. In addition, if Chick Fil A only has 19 parking spots for their employees and customers, it will create parking issues for the current  
businesses in and around this area.

We object to this Application. Please do not approve this Chick Fil A until the traffic and parking issues have been addressed to  
promote safety of the citizens and businesses of Rockwall.

Name/Address:

Steven Danna 107 Rose Marie Ln Rockwall, TX 75032

Meggie Danna 107 Rose Marie Ln Rockwall, TX 75032

James T. Johnson 2209 McClendon Rockwall, TX 75032

Stephanie Thompson 1551 Trowbridge Circle Rockwall, TX 75032

Michael Scott 1551 Trowbridge Cir. Rockwall, TX 75032

Myra Johnson 2209 McClendon Dr Rockwall TX 75032

John Ansteth Smith 300 Star St. Rockwall TX 75087

Lorie Michelle Harry 300 Star St. Rockwall Tx, 75087

Blake Nofziger 1411 Coastal Rockwall Tx, 75087

Bailey Maxson 106 Emerald cv Heath, Tx, 75032

Heather Mettlen 1006 Morris Ranch Fennell, Tx, 75126

Christina Sharp 4613 Seascapes Dr Rowlett TX 75088

Whitnee McGee 309 Sandy Lane Royse City, TX 75189

Hunter Jeffrey 220 Falcon Point Dr. Heath, TX

Tom Loring 1751-FM 1139 Rockwall TX

Mike 159 Quinta Cir Rockwall, TX

Dig Carter 101 Brentwood Dr Rockwall/Heath

Jack Carter 161 Brentwood Dr Rockwall TX

Kayle Starber 1427 Murphy Dr. Rockwall, TX

Joe Starber 1427 Murphy Dr Rockwall, TX



ident of Rockwall and a customer of Luigi's, Braum's, Chicken Express, Dairy Queen, Sabrina's Florist or Hobby Lobby.

ery concerned that a drive in/restaurant Chick Fil A at 205 and Yellow Jacket will be disruptive and create a dangerous  
dition and exacerbate already heavily congested traffic.

n addition, if Chick Fil A only has 19 parking spots for their employees and customers, it will create parking issues for the current  
businesses in and around this area.

We object to this Application. Please do not approve this Chick Fil A until the traffic and parking issues have been addressed to  
promote safety of the citizens and businesses of Rockwall.

Name/Address:

Shauna Lewis 6 Dancing Waters Rockwall, TX 75032  
John Lewis 6 Dancing Waters Rockwall 75032  
Candace Holloway 929 W Yellow Jacket La Apt 602 Rockall 75087  
Jose MARDONADO 212 Mulberry Dr. FATE TX 75007  
Alan Meaz 591 Breezy Hill Ln - Rockwall, Tx 75087  
Brenda Meador 591 Breezy Hill Ln. Rockwall, TX 75087  
Russell L. Heath 2033 Chisholm Trl. Rockwall TX 75032  
Wayne Currens 16 Lakeway Dr HEATH 75032  
Larisa Currens 16 Lakeway Dr HEATH 75032  
James HUNDLEY 501 MEADOWBARK PLACE HEATH TX 75032  
Dan Frazier 21 Lakeway Dr Heath, TX 75032  
David Trent 1500 Madison Drive Rockwall TX 75032  
Tyler Johnson 643 Stafford Circle Rockwall TX 75087  
Liz Johnson 643 Stafford Circle Rockwall, TX 75087  
643 Stafford Rockwall 75087  
Abby Wilson 231 Lafayette Dr Heath  
Clint Perry 5544 Canada Ct Rockwall, Tx 75032  
Johnny Smith 6 Crestview Cir Rockwall TX 75087  
Lauren Smith 140 Brentwood Heath TX 75032  
Stephen Chandler 917 Bridle Path Ct Heath TX, 75032