



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2019-088 P&Z DATE 9/24/19 CC DATE 10/8/19 APPROVED/DENIED \_\_\_\_\_  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input checked="" type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request (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 1820 S Goliad St

Subdivision Braum's Addition

Lot 1A Block A

General Location S Goliad St & W Yellow Jacket Ln

## ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

Current Zoning General Retail (GR) District

Current Use Restaurant/Market

Proposed Zoning Not Applicable (N/A)

Proposed Use Restaurant/Market

Acreage

Lots [Current]

Lots [Proposed]

- 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 Braum's Ice Cream & Dairy Stores

Applicant Pascal Aughtry & Associates, PC

Contact Person Harris Wilson

Contact Person Pascal Aughtry

Address 3000 NE 63rd Street

Address 937 E. Britton Rd

City, State & Zip Oklahoma City, OK 73121

City, State & Zip Oklahoma City, OK 73114

Phone 4054781656

Phone 4054633494

E-Mail hwilson@braums.com

E-Mail pascal@pascalarch.com

## NOTARY VERIFICATION (REQUIRED)

Before me, the undersigned authority, on this day personally appeared Harris Wilson [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 \$ 100.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 13 day of Sept, 2019. 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. My reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 13 day of Sept, 2019.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas

My Commission Expires





**DEVELOPMENT REVIEW COMMITTEE (DRC)  
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: [Planning@Rockwall.com](mailto:Planning@Rockwall.com)

External Review: Wayne Carter, Charter Communications  
Jim Friske, Charter Communications  
Dinah Wood, Atmos  
Randy Voight, Oncor  
Phillip Dickerson, Oncor  
Brian Duncan, AT&T  
Javier Fernandez, RISD  
Brenda Callaway, TXDOT  
Stephen Geiger, Farmer's Electric  
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering  
John Shannon, Building Inspections  
Ariana Hargrove, Fire  
Andy Hesser, Parks  
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 9/17/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 09/19/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 9/24/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 9/24/2019 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

**Project Number:** SP2019-038  
**Project Name:** Braums Amended Site Plan  
**Project Type:** SITE PLAN  
**Applicant Name:** PASCAL AUGHTRY & ASSOCIATES, PC  
**Owner Name:** RETAIL, BUILDERS INC  
**Project Description:**



# RECEIPT

Project Number: SP2019-038  
Job Address: 1920 S GOLIAD  
ROCKWALL, TX 75087

Receipt Number: B86779  
Printed: 9/17/2019 3:20 pm

Fee Description	Account Number	Fee Amount
SITE PLANNING	01-4280	\$ 100.00

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**Total Fees Paid:** \$ 100.00  
Date Paid: 9/17/2019 12:00:00AM  
Paid By: PASCAL AUGHTRY & ASSOCIATES, P  
Pay Method: CHECK 3832  
Received By: LM





# CITY OF ROCKWALL

## ARCHITECTURAL REVIEW BOARD MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Architectural Review Board  
**FROM:** David Gonzales, Planning & Zoning Manager  
**DATE:** September 24, 2019  
**SUBJECT:** SP2019-038.; *Amended Building Elevations for Braum's Ice Cream & Dairy*

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The applicant, Pascal Aughtry of Pascal Aughtry & Associates, PC, is requesting approval of an amended site plan for the purpose of changing the exterior of the existing building elevations for the *Braum's Ice Cream & Dairy Store*. A site plan, conditional use permit, and final plat (*i.e.* 91-20-SP/FP/CUP) were approved by the City Council for this store on June 17, 1991. The *subject property* is zoned General Retail (GR) District, is located within the SH-205 Overlay (SH-205 OV) District, and is addressed as 1820 S. Goliad Street.

The applicant is proposing to incorporate gabled roof elements at the entryway (*i.e.* *tower element*) and a dormer that will face S. Goliad Street. In addition, stone & stucco accents will be added to the entryway, and sections of the existing brick on the south elevation (*i.e.* *drive-through*) will be replaced. The site is considered to be legally non-conforming (*i.e.* *it was constructed prior to the current requirements and does not conform to the current requirements*). With the proposed improvements to the building not representing an expansion of at least 30% of the existing floor area, the site will continue its non-conforming status; however, the Architectural Review Board (ARB) is tasked with evaluating the proposed changes to the elevations for compatibility with the surrounding area, and providing recommendations to the applicant that can help it better blend with the current development trends in the area.

## City of Rockwall Project Plan Review History



<b>Project Number</b> SP2019-038	<b>Owner</b> RETAIL, BUILDERS INC	<b>Applied</b> 9/17/2019	<b>LM</b>
<b>Project Name</b> Braums Amended Site Plan	<b>Applicant</b> PASCAL AUGHTRY & ASSOCIATES, PC	<b>Approved</b>	
<b>Type</b> SITE PLAN		<b>Closed</b>	
<b>Subtype</b> AMENDING		<b>Expired</b>	
<b>Status</b> P&Z HEARING		<b>Status</b> 9/20/2019	<b>DG</b>

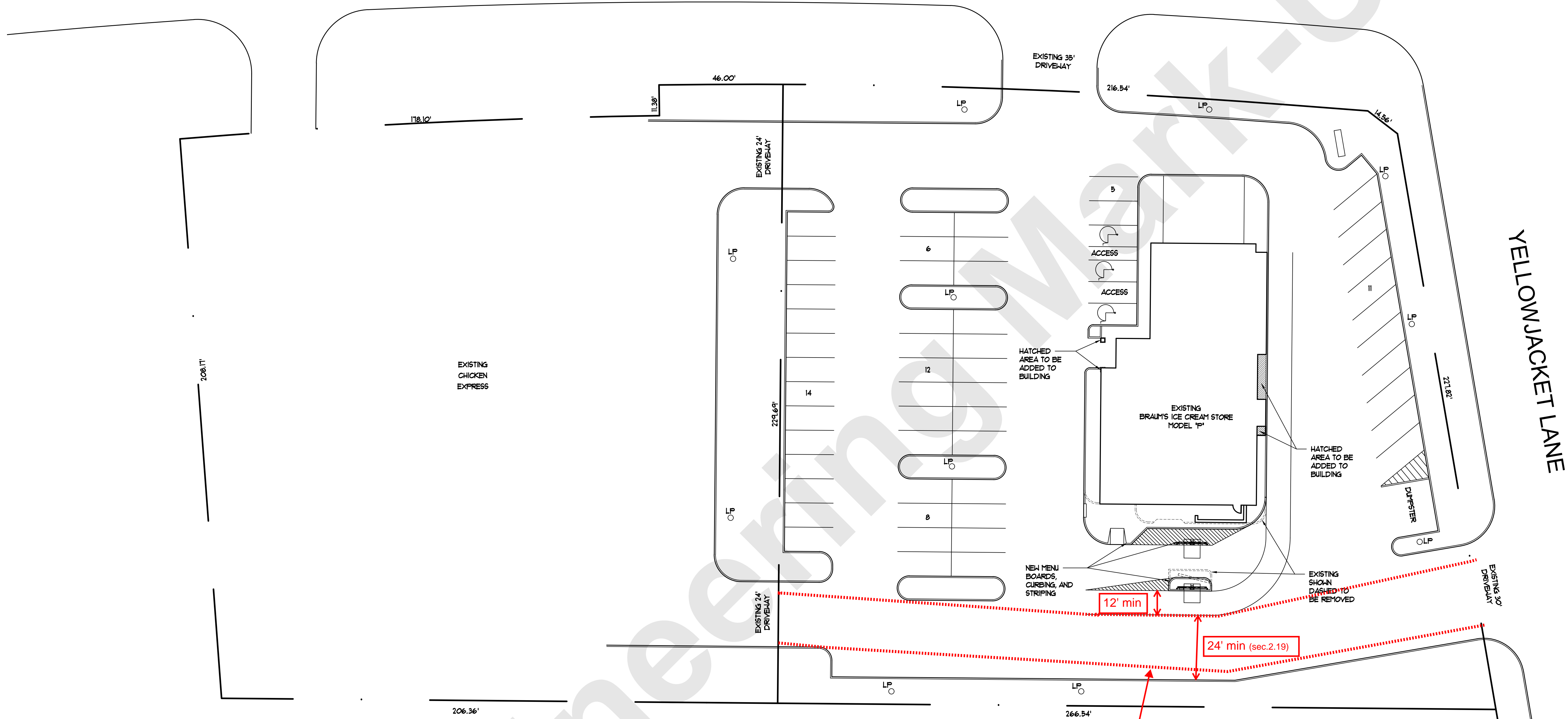
<b>Site Address</b> 1920 S GOLIAD	<b>City, State Zip</b> ROCKWALL, TX 75087	<b>Zoning</b>
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<b>Subdivision</b> BRAUM'S ADDITION	<b>Tract</b> 1A	<b>Block</b> A	<b>Lot No</b> 1A	<b>Parcel No</b> 3145-000A-0001-00-OR	<b>General Plan</b>
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	9/17/2019	9/24/2019				
ENGINEERING (9/20/2019 11:14 AM SJ) M - Drive thru lane to be 12' wide minimum. Standards of Design 2.19. M - Drive aisles to be 24' wide minimum. Standards of Design 2.19  I - Per Existing plat there is a 24' wide mutual access & fire lane easement. Need to show this on site plan and verify that the easement is not obstructed by new drive-thru lane. If it is property will need to be replated to move easement outside of drive-thru lane conflict	Sarah Johnston	9/17/2019	9/24/2019	9/20/2019	3	COMMENTS	
FIRE	Ariana Hargrove	9/17/2019	9/24/2019	9/20/2019	3	APPROVED	
GIS	Lance Singleton	9/17/2019	9/24/2019				
PLANNING	David Gonzales	9/17/2019	9/24/2019	9/20/2019	3	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(9/20/2019 10:09 AM DG)						
SP2019-038: Administrative Site Plan– Braum’s Addition (Exterior Elevation Remodel)						
Please address the following comments (M= Mandatory Comments; I = Informational Comments).						
I.1 This is a request for the approval of an amended site plan for the Braum’s Ice Cream & Dairy Store on a 1.30-acre parcel of land identified as Lot 1A, Block A, Braum’s Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, located within the SH-205 Overlay (SH-205 OV) District, and addressed as 1820 S. Goliad Street.						
I.2 For questions or comments concerning this case, please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.						
M.3 For reference, include the case number (SP2019-038) in the lower right hand corner of all pages on future submittals.						
I.4 The proposed administrative site plan shall conform to all standards and requirements of the Unified Development Code (UDC), staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.						
I.5 The proposed amended building elevations require approval by the Architectural Review Board (ARB). The scheduled ARB meeting date is September 24, 2019. The meeting will begin at 5:00 p.m. in the City’s Council Chambers. A representative is required to be present for this meeting.						
I.6 Please note that failure to address all comments provided by staff by 3:00 PM on October 1, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.						
I.7 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. Revisions for this case are due on September 4, 2019; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case for compliance.						

STATE HIGHWAY NO. 205



**A SITE PLAN**  
SCALE: 1" = 20'-0"



Per Existing plat there is a 24' wide mutual access & fire lane easement. Need to show this on site plan and verify that the easement is not obstructed by new drive-thru lane. If it is property will need to be replated to move easement outside of drive-thru lane conflict

YELLOWJACKET LANE



**Pascal Aughtry & Associates, PC**  
405.463.3494  
Fax 405.463.3493  
937 East Britton Road  
Oklahoma City, OK 73114  
pascalarch.com

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL SIGNED AND SEALED DOCUMENT

**A REMODEL FOR:  
STORE # 175  
1820 South Goliad  
Rockwall, TX 75087**

**BRAUM'S  
ICE CREAM AND  
DAIRY STORES**

Revisions:	
No.	Date

Project No.: BRM-18175
Date: 09-12-19
Sheet No.:
OF:

MODEL "P\_R" SMALL



0 20 40 80 120 160 Feet

SP2019-038 - AMENDED SITE PLAN FOR BRAUMS  
SITE PLAN - LOCATION MAP = 



## 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.







# Braums

Exiting Building Elevations

## Legend

-  1820 S Goliad St
-  Feature 1



Google Earth

©2018 INEGI  
©2018 Google  
©2019 Google

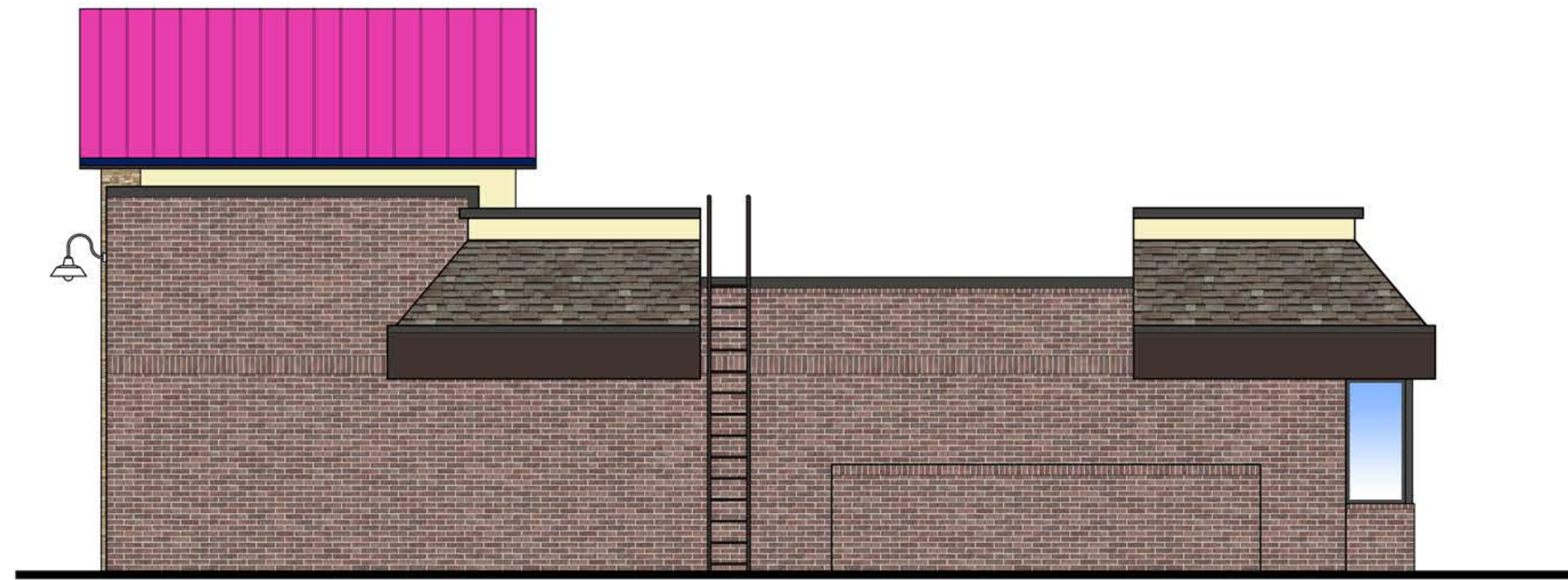
5.20 ft







**A** BACK ELEVATION  
SCALE: 3/16" = 1'-0"



**B** RIGHT ELEVATION  
SCALE: 3/16" = 1'-0"



**C** BACK PARTIAL CANOPY ELEVATION  
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE			
NO.	DESCRIPTION	NO.	DESCRIPTION
1	STAND SEAM METAL ROOF AND FASCIA. 232C PINK LOCATE AT TOWER AND GABLE ROOFS	11	1X12 CEDAR PLANKS. CUT TO FIT. STAIN/PAIN 2H46006 BLACK BEAN
2	STANDING SEAM METAL AND FASCIA. 281C BLUE	12	HARDIE BOARD-VERTICAL SIDING - SMOOTH 3.5" SMOOTH TRIM PAINT - SH46006 BLACK BEAN
3	METAL TRIM. 281C BLUE LOCATE AT GABLE TRIM	13	PRE FINISHED METAL GUTTERS & DOWNSPOUTS. FMS 281C BLUE
4	KING SIZE BRICK VENEER - HIGHLAND GREY	14	PAIN EXISTING METAL COPING SHERWIN WILLIAMS, SH 1069 'IRON ORE'
5	THIN SET MFR STONE VENEER ON GALV. METAL LATH AND 304 FELTS - CRIPPLE CREEK DRY STACKED	15	PAIN EXISTING STUCCO FASCIA SHERWIN WILLIAMS, SH 6006 'BLACK BEAN'
6	SIGNAGE PROVIDED AND INSTALLED BY OWNER	16	PAIN HALL ABOVE MANSARD SHINGLES BRAUM'S CREAM
7	5/16" HARDIPANEL STUCCO PANEL WITH 1X HARDIE TRIM. PAIN TO MATCH FINISH 10.		
8	SCHEDULED DOOR RE: A-2.4/E		
9	PINK NEON LIGHT BAND, EXTEND TO NEH ENTRY TOWER		
10	HARDIE BOARD - VERTICAL SIDING - SMOOTH PAINT - BRAUM'S CREAM		



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A REMODEL FOR:  
STORE # 175  
1820 South Goliad  
Rockwall, TX 75087

**BRAUM'S**  
ICE CREAM AND  
DAIRY STORES

Revisions:	
No.	Date

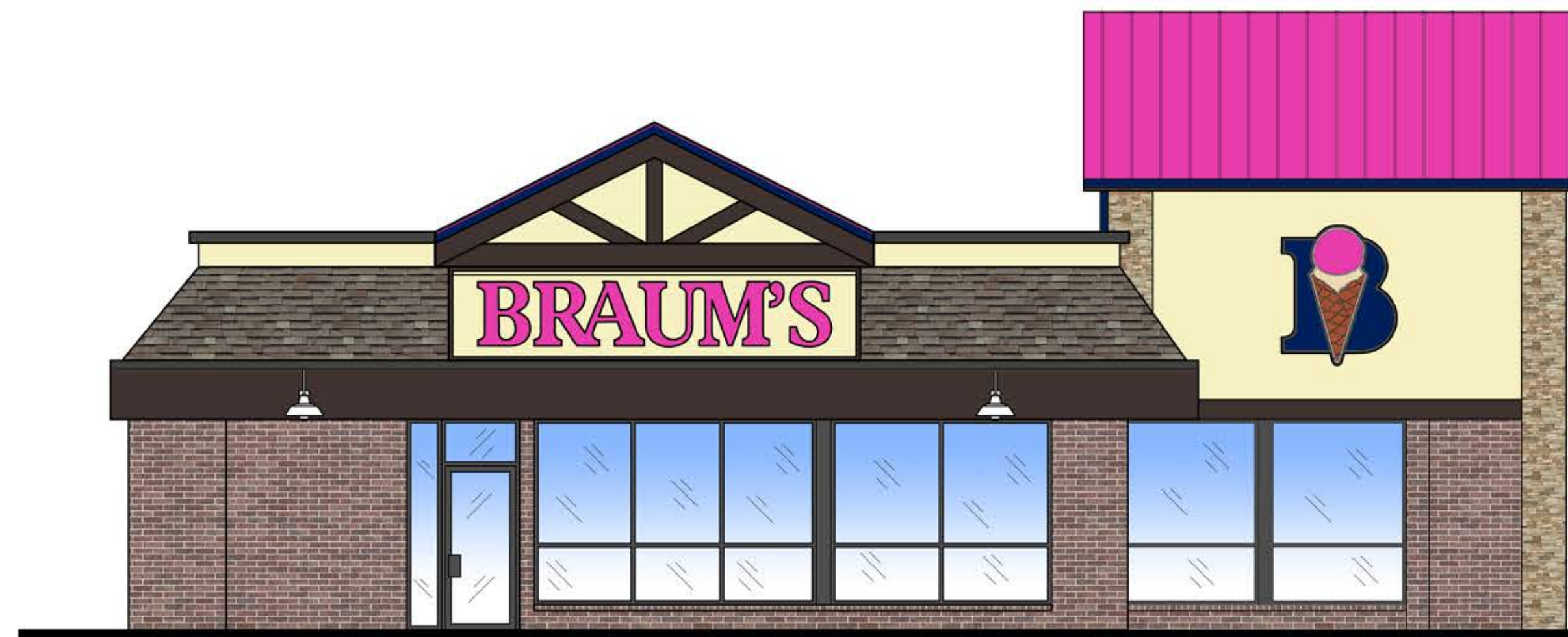
Project No.: BRM-18175  
Date: 09-12-19  
Sheet No.:  
OF:

MODEL "P, R" SMALL





**A FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"



**B LEFT ELEVATION**  
SCALE: 3/16" = 1'-0"



Pascal Aughtry & Associates, PC

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A REMODEL FOR:  
STORE # 175  
1820 South Goliad  
Rockwall, TX 75087

BRAUM'S  
ICE CREAM AND  
DAIRY STORES

Revisions:	
No.	Date

Project No.: BRM-18175  
Date: 09-12-19  
Sheet No.:  
OF:

MODEL "P\_R" SMALL





1. PMS 232C



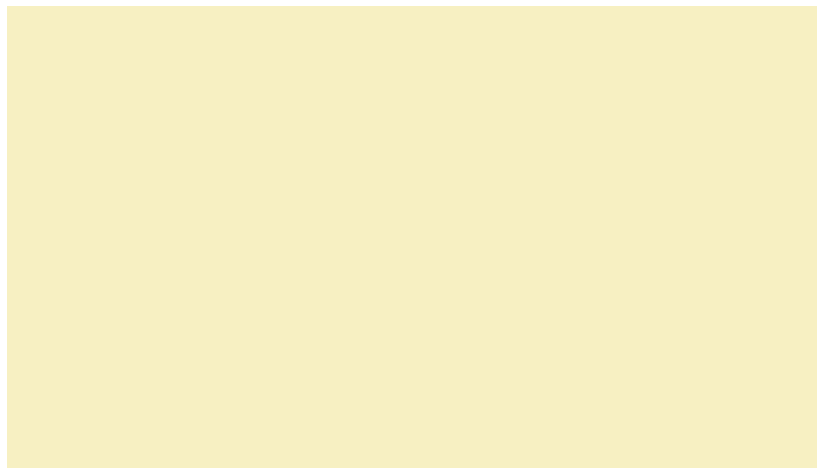
2. PMS 281C



4. Acme Brick: King Size, Highland Grey



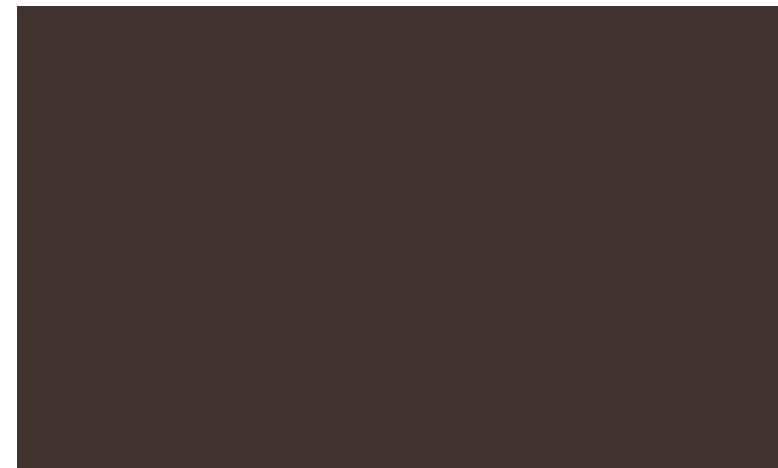
5. Cripple Creek Stone Dry Stack



10. PPG Stucco Cream



14. Sherwin Williams SW 7069 Iron Ore



15. Sherwin Williams SW 6006 Black Bean



Similar completed remodel in Oklahoma City

**Applicant:**

Pascal Aughtry, AIA, NCARB  
Architect  
Pascal Aughtry & Associates, PC  
937 E. Britton Road  
Oklahoma City, OK 73114  
405.463.3494  
pascal@pascalarch.com

**Owner:**

Harris Wilson, PE  
Site Development Manager  
Braum's Ice Cream & Dairy Stores  
3000 NE 63rd Street  
Oklahoma City, OK 73121  
405.478.1656  
hwilson@braums.com

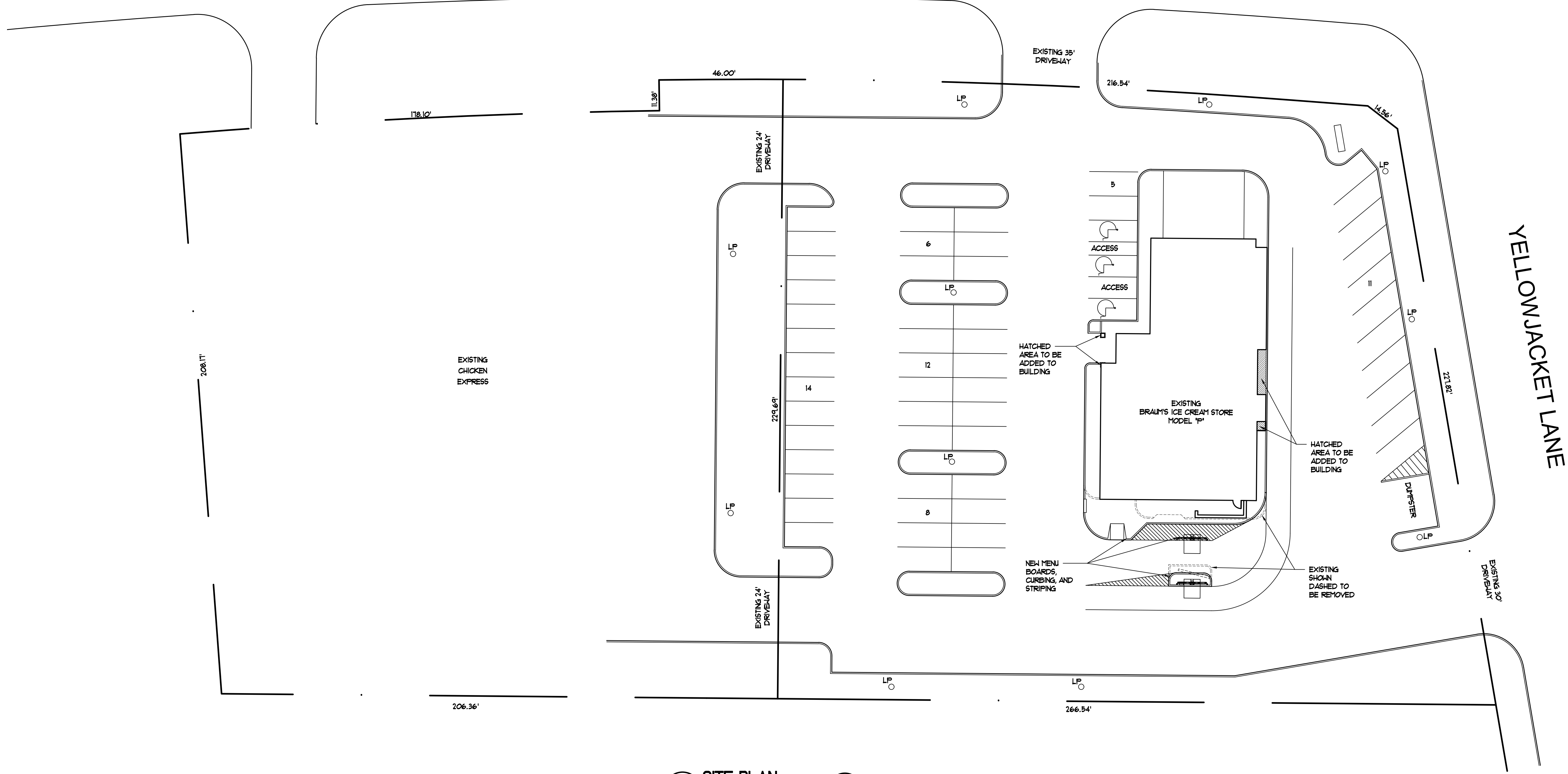
**Project Name:**

Braum's Ice Cream & Dairy Store #175  
1820 S Goliad St  
Rockwall, TX 75087

**Case Number:**

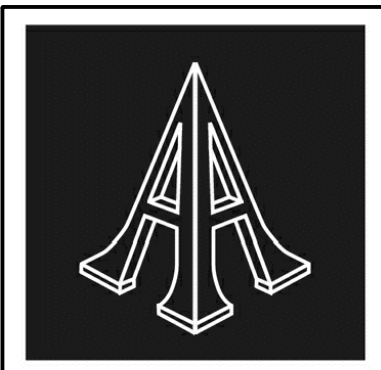


STATE HIGHWAY NO. 205



**A SITE PLAN**  
SCALE: 1" = 20'-0"  
PROJECT NORTH

YELLOWJACKET LANE



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**A REMODEL FOR:  
STORE # 175  
1820 South Goliad  
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**BRAUM'S  
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