PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # Z2021-032 **P&Z DATE** 09/14/21 **CC DATE** 09/20/21 **APPROVED/DENIED**

ARCHITECTURAL REVIEW BOARD 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
- ☑ RECEIPT
- ☑ 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 & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
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- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
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- ☐ TREE REMOVAL ($75.00)
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[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2200 Ridge Rd				
SUBDIVISION	Vacant Land - Commercial	LOT	1	BLOCK	A
GENERAL LOCATION	Property located at intersection of Ridge Rd and Yellow Jacket Ln, North of 2054 Ridge Rd				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial (C)		CURRENT USE	Undeveloped/Vacant	
PROPOSED ZONING	Commercial (C)		PROPOSED USE	Drive-Thru Coffee Shop	
ACREAGE	0.57 Acres	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	7.1 Ridge LLC	☐ APPLICANT	Main & Main
CONTACT PERSON	Jason Claunch	CONTACT PERSON	Sam Moore
ADDRESS	106 E Rusk Suite 200	ADDRESS	5750 Genesis Court Suite 103
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Frisco, TX 75034
PHONE		PHONE	(817) 505-8117
E-MAIL		E-MAIL	sm@maincg.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 215.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 20TH *DAY OF* August *, 2021. 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 12 *DAY OF* August *, 20* 21 .

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Ashley D. Carter

ASHLEY D. CARTER
Notary Public, State of Texas
Comm. Expires 01-11-2023
Notary ID 131852235

MY COMMISSION EXPIRES 01-11-2023

August 17, 2021

Re: Dutch Bros Coffee Specific Use Permit

The following is our application for a Specific Use Permit for the proposed Dutch Bros Coffee drive-thru coffee stand with walk-up services. The proposed coffee shop will be located in lot 5 of the Sky Ridge shopping center. We are excited to bring one of the first Dutch Bros in the DFW Metroplex to Rockwall, which is the largest privately held coffee company. The proposed building is a 950sf modular building which is proposed to have a combination of nichiha, cement plaster, and masonry. The hours anticipated at this location are 5am – 11pm Monday thru Sunday, which will include 3 shifts per day and 8 employees. The employees will be operating the kiosk by preparing and serving menu items and running orders to guests in the drive-thru, similar to how Chick-fil-A operates a double stack drive-thru.

Included in our submittal are the proposed concept plan and elevations for the Dutch Bros. This concept plan is intended to show the fit of the Dutch Bros into the overall development outside of our SUP request. The building will be used for the operation of the coffee stand and preparation of menu items; therefore, the building will not be open for public access. The Dutch Bros Coffee shop will serve beverages including coffee, tea, and energy drinks. The building is designed with both color and material to represent the brand effectively, while fitting within the City's standards.

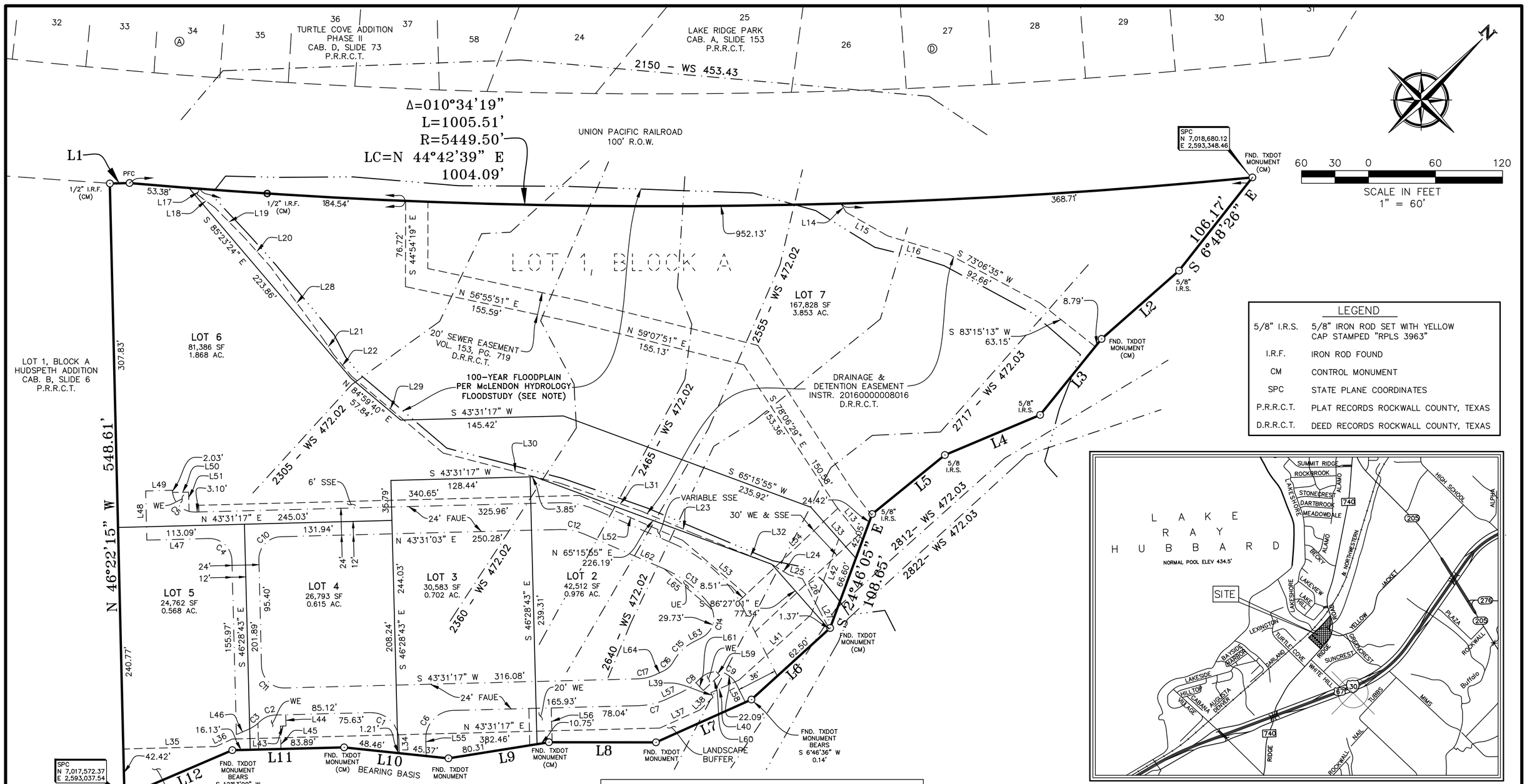
Dutch Bros is known for their philanthropic engagement and efforts. Examples of their community involvement are included in our submittal for your review.
We are excited to help bring an amazing brand and organization to the City of Rockwall and look forward to working together to deliver a quality product.

Thank you for your time, please let me know if you have any questions.
We look forward to working together.

Sam Moore

Best,

Sam Moore
Main & Main Capital Group, LLC



LEGEND	
5/8" I.R.S.	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
CM	CONTROL MONUMENT
SPC	STATE PLANE COORDINATES
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS

VICINITY MAP
N.T.S.

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	090°00'00"	25.00'	25.00'	39.27'	S 88°31'17" W	35.36'
C2	043°19'57"	20.00'	7.95'	15.13'	S 21°51'18" W	14.77'
C3	021°17'02"	34.00'	6.39'	12.63'	S 10°49'50" W	12.56'
C4	090°00'14"	20.00'	20.00'	31.42'	S 88°31'10" W	28.29'
C5	090°06'40"	20.00'	20.04'	31.45'	N 88°34'23" E	28.31'
C6	090°00'00"	25.00'	25.00'	39.27'	S 1°28'43" E	35.36'
C7	023°19'36"	64.00'	13.21'	26.06'	S 31°51'29" W	25.88'
C8	021°33'57"	58.00'	11.05'	21.83'	S 9°24'43" W	21.70'
C9	109°42'40"	20.00'	28.41'	38.30'	S 53°29'04" W	32.71'
C10	089°55'11"	20.00'	19.97'	31.39'	N 1°26'32" W	28.26'
C11	090°04'35"	20.00'	20.03'	31.44'	S 88°33'35" W	28.30'
C12	025°01'10"	50.00'	11.09'	21.83'	N 56°01'38" E	21.66'
C13	029°40'50"	100.00'	26.50'	51.80'	N 83°22'38" E	51.23'
C14	100°04'22"	20.00'	23.87'	34.93'	S 31°44'46" E	30.66'
C15	035°05'17"	41.75'	13.20'	25.57'	S 0°44'47" W	25.17'
C16	036°59'33"	20.00'	6.69'	12.91'	S 1°41'55" W	12.69'
C17	023°19'36"	40.00'	8.26'	16.28'	S 31°51'29" W	16.17'

Notes:

1. Basis of bearing being S 50°59'46" W for a south line of deed recorded in Instr. 20160000018015, D.R.R.C.T.
2. By graphical plotting, part of the parcel described hereon lies within a Special Flood Hazard Area inundated by 100-year flood, it lies within Zone "A" as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0040L, dated September 26, 2008, published by the Federal Emergency Management Agency (FEMA). The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
3. All open spaces, drainage easements, drainage and detention easements, and other common area shall be repaired, replaced, and maintained by property owner.

Floodplain, cross sections and elevations by graphic interpolation from the Floodplain Work Map in the Flood Study for Stream 5 by McLendon Hydrology and Engineering L.L.C.

OWNER/DEVELOPER
7.1 RIDGE, LLC
106 E. RUSK STREET, STE 200
ROCKWALL, TX 75087
(972) 771-7577

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 377

FINAL PLAT
LOTS 2-7, BLOCK A
SKY RIDGE ADDITION

BEING A REPLAT OF
LOT 1, BLOCK A, SKY RIDGE ADDITION
CAB. J SLIDE X, P.R.R.C.T.
BEING
6 LOTS AND CONTAINING

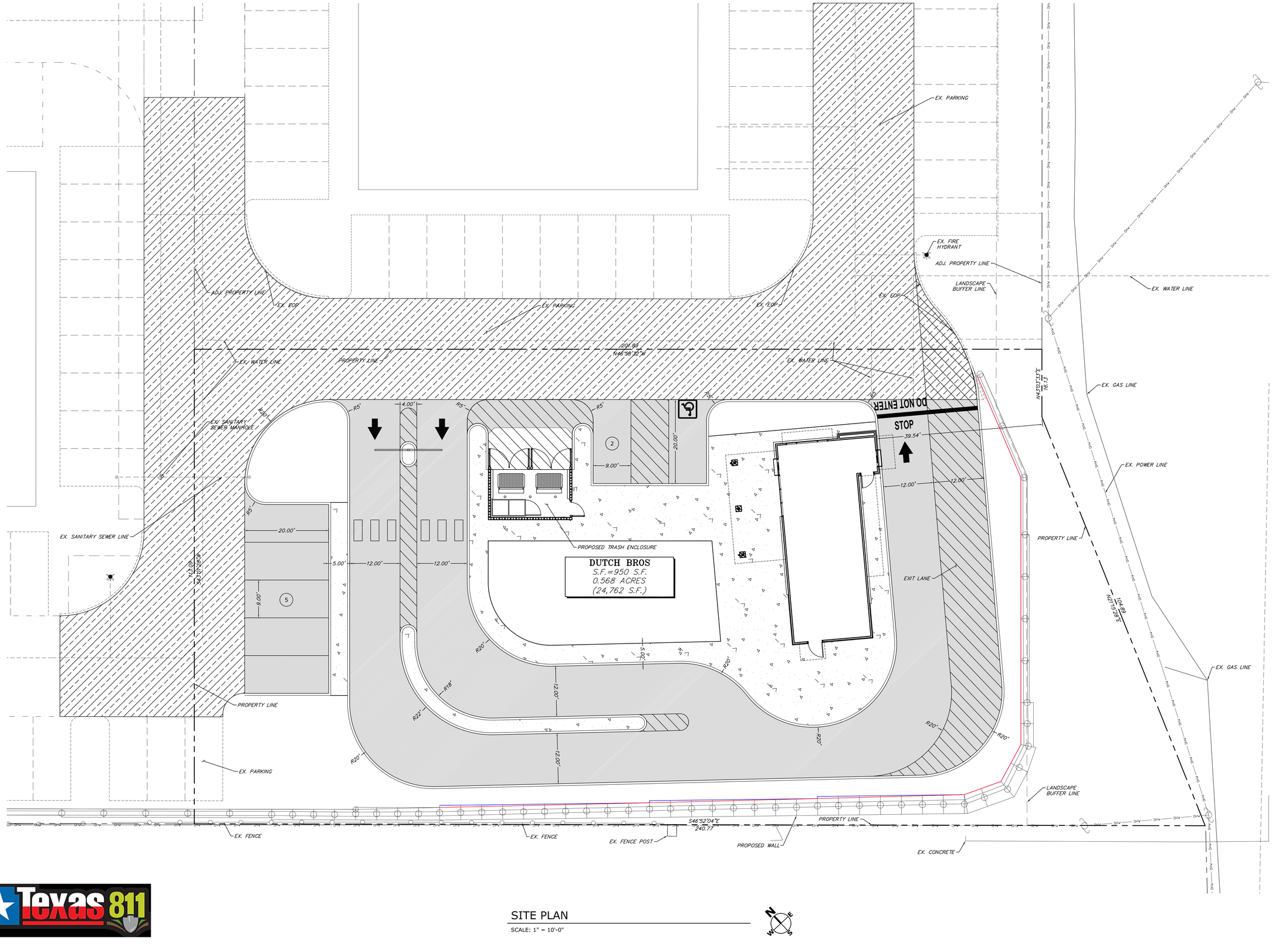
8.583 ACRES

AND SITUATED IN THE

E.P. GAINES CHISUM SURVEY, A-64
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: JULY 16, 2021 SHEET 1 OF 2



SITE PLAN

SCALE: 1" = 10'-0"

Texas 811

COPYRIGHT: All drawings herein are the property of Tectonics Design Group and may not be reproduced or used in any capacity without the written authorization of Tectonics Design Group.

STAMP:

DRAWN: H.E.M.
DESIGNED: H.E.M.
CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

PRELIMINARY

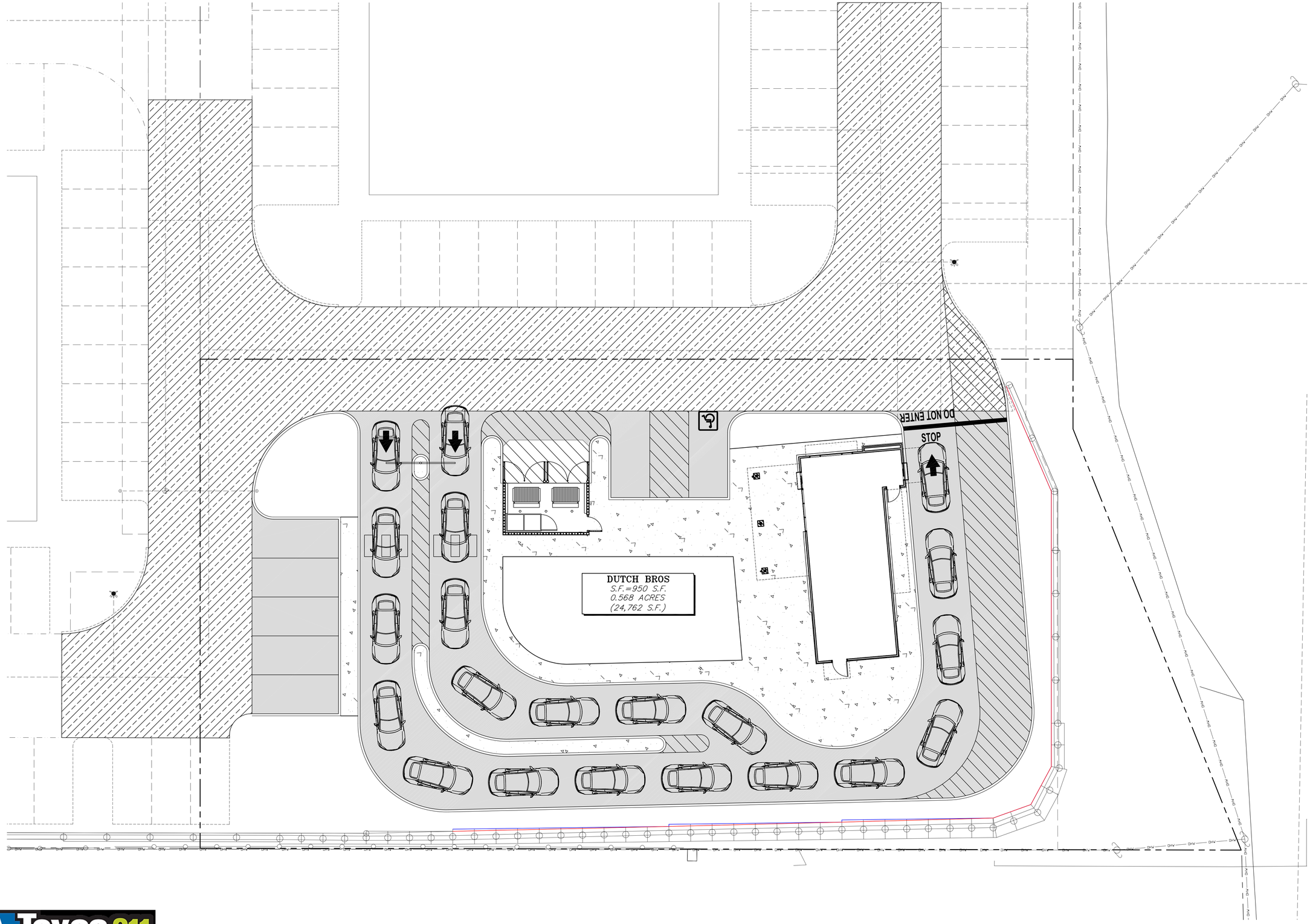
DESIGNER:
TECTONICS DESIGN GROUP
730 Sandhill Rd., #250, Reno, Nevada 89521
www.tectonicsdesigngroup.com
tel 775-824-9388
fax 775-824-9986

PROJECT/CLIENT:
Dutch Bros No.: TX1802
TBD RIDGE ROAD, ROCKWALL, TX 75087
#: 21090
MAIN & MAIN
5750 Genesis Court, Suite 103, Frisco, TX 75034

SUBMITTAL RECORD:
DATE: 08/16/21
SUBMITTAL: PRELIM

SHEET TITLE: SITE PLAN

SHEET: C2.1



SITE QUEUE

SCALE: 1" = 10'-0"

Texas 811

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DESIGNER:

TECTONICS DESIGN GROUP
730 Sandhill Rd., #250, Reno, Nevada 89521
www.tectonicsdesigngroup.com
tel 775-824-9988
fax 775-824-9986

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MAIN & MAIN
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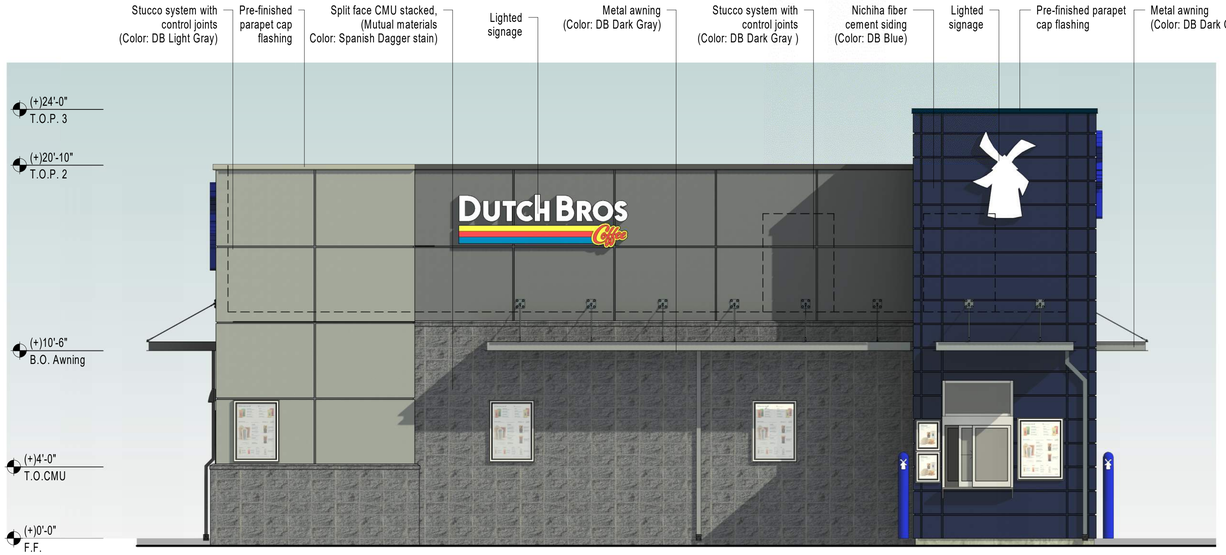
DATE: SUBMITTAL
08/16/21 PRELIM

SHEET TITLE:

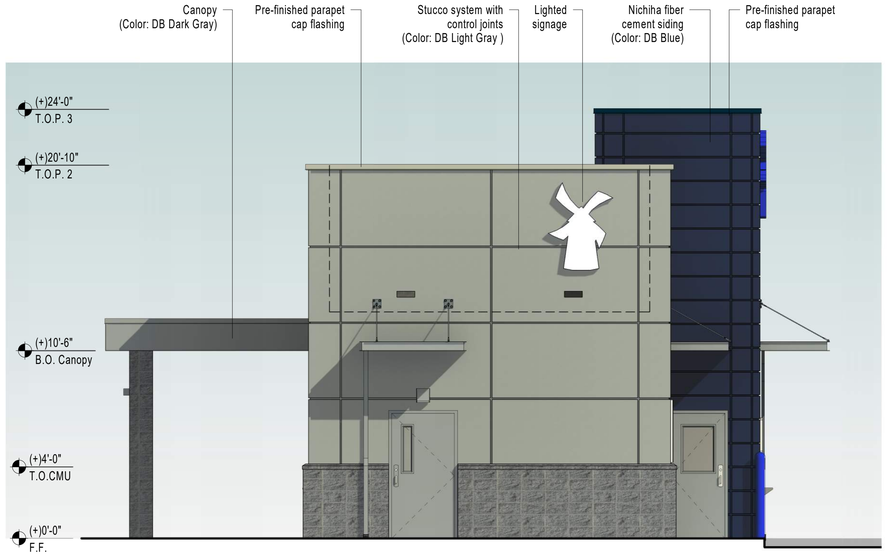
SITE QUEUE

SHEET:

C2.2



Drive-Up Elevation



Rear Elevation

Material Calculations

Drive-Up Elevation:
- Primary Material: Stucco 40%; Split Face CMU 36%
- Secondary Material: Nichia Siding 24% (Request variance)

Rear Elevation:
- Primary Material: Stucco 79% (Request variance); Split Face CMU 21%

Walk-Up Elevation:
- Primary Material: Stucco 53%; Split Face CMU 47%

Front Elevation:
- Primary Material: Stucco 24%; Split Face CMU 36%
- Secondary Material: Nichia Siding 40% (Request variance)



Walk-Up Elevation



Front Elevation (Primary Elevation)

DUTCH BROS Coffee

Dutch Bros

Conceptual Elevations | Rockwell, Texas | PR.1

MAIN & MAIN



Front (Primary Elevation)/Drive-Thru



Front (Primary Elevation)/Walk-Up



Rear/Walk-Up



Rear/Drive-Thru

DUTCH BROS Coffee

Dutch Bros

Perspectives | Rockwell, Texas | PR.1A

MAIN & MAIN

DUTCH BROS COMMUNITY ENGAGEMENT

DUTCH BROS FOUNDATION

- Includes several philanthropic focuses:
  - Be Aware
    - Support for the fight against breast cancer since 2014, with more than $1.6 million in donations.
  - Drink One for Dane
    - Support and mission to find a cause and a cure for ALS.
    - Dane Boersma, Dutch Bros co-founder, battled with ALS.
    - One day in May is dedicated to raise funds for the Muscular Dystrophy Association.
  - Buck for Kids
    - One day in September, Dutch Bros donates $1 from every drink sold to local youth organizations.
  - Dutch Luv
    - On February 14th, Dutch Bros donates $1 from every drink sold to organizations to fight food insecurity.

RECENT FOCUSES

- Wildfire Relief Efforts
  - Dutch Bros donated to various relief funds for the wildfires in 2020.
- Covid Relief
  - Donated to various organizations for the support of communities during the Covid-19 outbreak.
- #FirstRespondersFirst
  - 100% of Dutch Bros' profits in April 2020 were donated to support medical first responders.
- Buck for Kids
  - Increase of approximately 10% in contributions in 2020.

SOURCES

- Dutch Bros foundation - https://www.dutchbros.com/dutch-bros-foundation/
- Wildfire Relief - https://www.dutchbros.com/news-events/dutch-bros-foundation-donates-250000-to-wildfire-relief-efforts
- First Responders First - https://www.businesswire.com/news/home/20200403005548/en/Dutch-Bros-Coffee-Dedicates-100-of-April-Profits-to-FirstRespondersFirst

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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ASHLEY D. CARTER
Notary Public, State of Texas
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Notary ID 131852235

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City of Rockwall

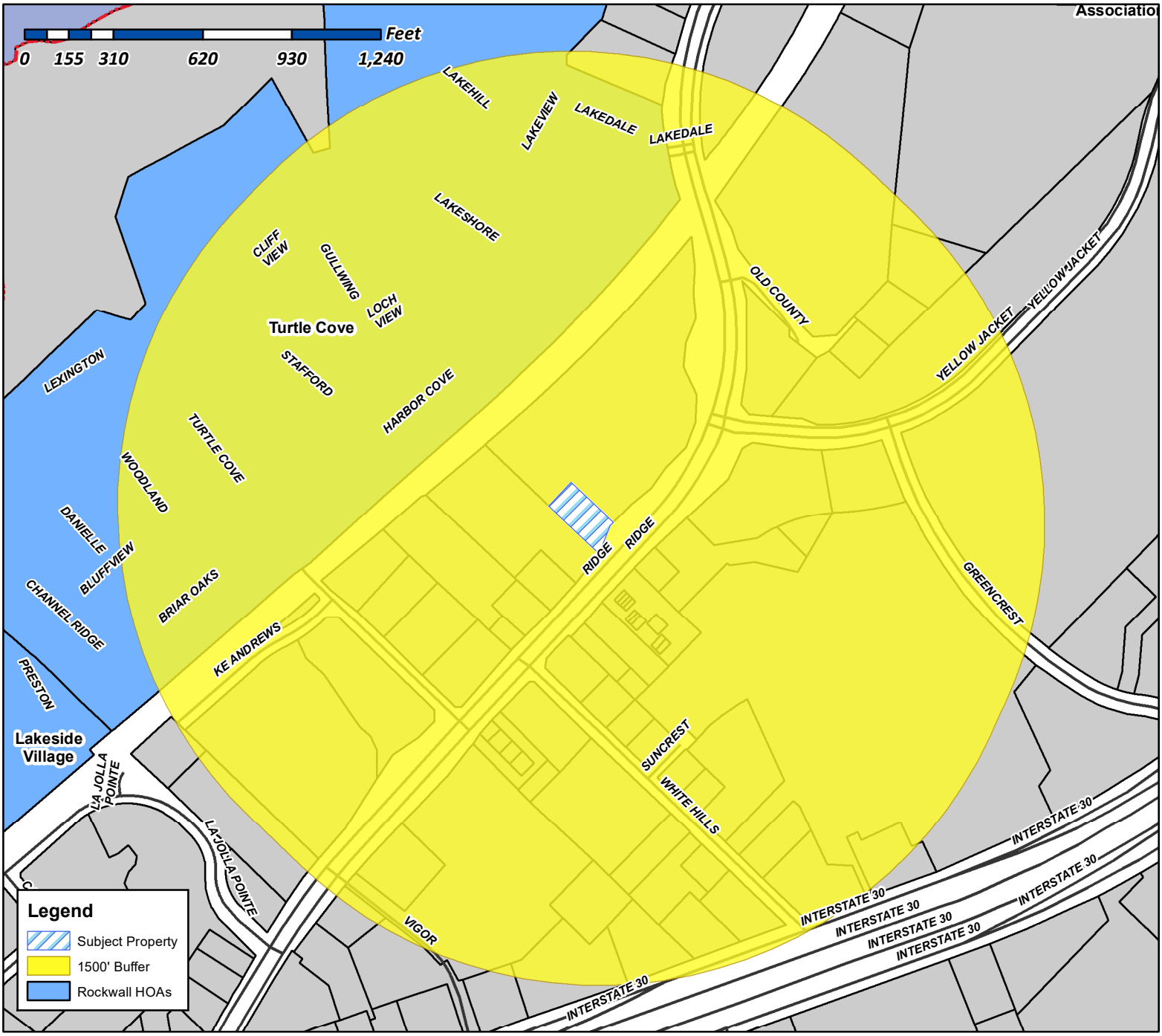
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.

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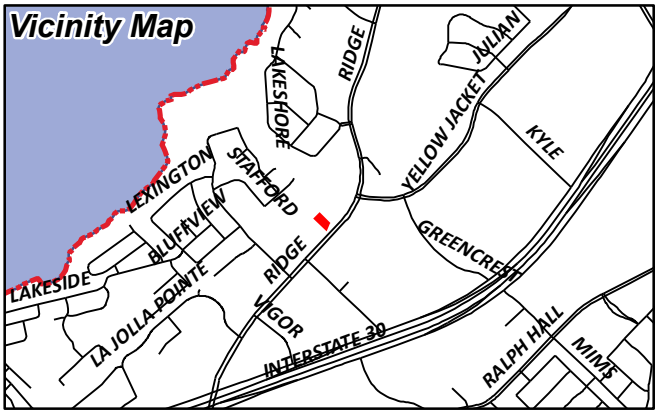
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Case Number: Z2021-032
Case Name: SUP for Restaurant
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 2200 Ridge Road

Date Created: *8/18/2021*

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



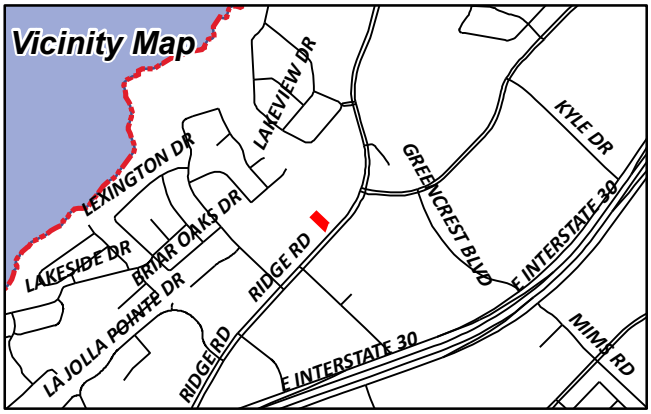
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(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2021-032
Case Name: SUP for Restaurant
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 2200 Ridge Road



Date Created: ***8/18/2021***
For Questions on this Case Call (972) 771-7745

CHACKO & ABRAHAM INVESTMENTS LLC
1007 N. BLUFFVIEW DR
LUCAS, TX 75002

RIDGECREST HOMEOWNERS ASSOCIATION INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

7.1 RIDGE LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

VANDERSLICE ROBERT
1408 S LAKESHORE DR
ROCKWALL, TX 75087

JARA PARTNERS LTD
1425 HUNTERS GLEN
ROYSE CITY, TX 75189

FRANK RUSSELL
15 PRINGLE LANE
ROCKWALL, TX 75087

DGR ASSOCIATES INC A MISSOURI CORP
1710 WEISKOPF DR
HEATH, TX 75032

PORTELE MICHAEL & PAIGE
1944 LAKESHORE DRIVE
ROCKWALL, TX 75087

BENTO SERGIO
2002 S LAKESHORE DR
ROCKWALL, TX 75087

LAYAN INVESTMENTS INC
2225 RIDGE RD
ROCKWALL, TX 75087

JARA PARTNERS LTD
2231 RIDGE RD
ROCKWALL, TX 75087

DGR ASSOCIATES INC A MISSOURI CORP
2233 RIDGERD
ROCKWALL, TX 75087

DOUPHRATE PROPERTIES INC
2235 RIDGE RD STE 200
ROCKWALL, TX 75087

MEHL ROBERT F III & JOAN
2237 RIDGE RD
ROCKWALL, TX 75087

LAKEWOOD PROPERTIES LLC
2245 RIDGE RD
ROCKWALL, TX 75087

CHACKO & ABRAHAM INVESTMENTS LLC
2249 RIDGE RD
ROCKWALL, TX 75087

2251 RIDGE ROAD LLC
2251 RIDGE RD
ROCKWALL, TX 75087

MMF INVESTMENTS LLC
2255 RIDGE RD SUITE 333
ROCKWALL, TX 75087

HUDSPETH FREDERICK WARD ESTATE
NONA MAHAFFY HUDSPETH INDEPENDENT EXECUTOR
2304 RIDGE RD
ROCKWALL, TX 75087

DAIKER PARTNERS LTD.
2305 RIDGE RD
ROCKWALL, TX 75087

MCKENNEY CARL K
2306 RIDGE RD STE 2
ROCKWALL, TX 75087

VANDERSLICE ROBERT
2308 RIDGE RD
ROCKWALL, TX 75087

ALMLAM REAL ESTATE LLC
2310 RIDGE RD
ROCKWALL, TX 75087

ALMLAM REAL ESTATE LLC
3051 N GOLIAD STREET
ROCKWALL, TX 75087

2251 RIDGE ROAD LLC
4131 N CENTRAL EXPRESSWAY SUITE 450
DALLAS, TX 75204

DAIKER PARTNERS LTD
500 TURTLE COVE BLVD
ROCKWALL, TX 75087

PSB INDEMNITY FAMILY LTD PTRN
510 TURTLE COVE BLVD STE 200
ROCKWALL, TX 75087

RICE CARINE
545 BEDFORD FALLS
ROCKWALL, TX 75087

CENTERS FOR PEACE AND MERCY, INC
600 TURTLE COVE BLVD
ROCKWALL, TX 75087

MEHL ROBERT F III & JOAN
601 CARRIAGE TRL
ROCKWALL, TX 75087

BRUCE SCOTT L & CRISTINA V
611 HARBOR COVE DR
ROCKWALL, TX 75087

FLORENCIA HECTOR J
615 HARBOR COVE DR
ROCKWALL, TX 75087

HANEY DYLAN K
617 HARBOR COVE DR
ROCKWALL, TX 75087

MARCUS MEGAN
619 HARBOR COVE DRIVE
ROCKWALL, TX 75087

ROTRAMEL CHRISTIE &
MISTY ROTRAMEL
621 HARBOR COVE DR
ROCKWALL, TX 75087

SEAY KENNETH WAYNE & ELIZABETH CAUFIELD
623 HARBOR COVE DRIVE
ROCKWALL, TX 75087

LITHERLAND LORILEE
627 HARBOR COVE DR
ROCKWALL, TX 75087

RICE CARINE
629 HARBOR COVEDR
ROCKWALL, TX 75087

LAYAN INVESTMENTS INC
6403 CRESTMOOR LN
SACHSE, TX 75048

WAL-MART REAL ESTATE
BUSINESS TRUST
782 I30
ROCKWALL, TX 75087

TURTLE COVE RESIDENTIAL ASSOC
C/O TURTLE COVE HOA 14951 DALLAS PKWY STE
600
DALLAS, TX 75254

MOUNTAINPRIZE INC
P. O. BOX 2437
SMYRNA, GA 30081

CENTERS FOR PEACE AND MERCY, INC
P.O. BOX 615
ROCKWALL, TX 75087

DAIKER PARTNERS LTD.
PO BOX 1059
ROCKWALL, TX 75087

LAKEWOOD PROPERTIES LLC
PO BOX 2259
ROCKWALL, TX 75087

WAL-MART REAL ESTATE
BUSINESS TRUST
PO BOX 8050
BENTONVILLE, AR 72712

August 17, 2021

Re: Dutch Bros Coffee Specific Use Permit

The following is our application for a Specific Use Permit for the proposed Dutch Bros Coffee drive-thru coffee stand with walk-up services. The proposed coffee shop will be located in lot 5 of the Sky Ridge shopping center. We are excited to bring one of the first Dutch Bros in the DFW Metroplex to Rockwall, which is the largest privately held coffee company. The proposed building is a 950sf modular building which is proposed to have a combination of nichiha, cement plaster, and masonry. The hours anticipated at this location are 5am – 11pm Monday thru Sunday, which will include 3 shifts per day and 8 employees. The employees will be operating the kiosk by preparing and serving menu items and running orders to guests in the drive-thru, similar to how Chick-fil-A operates a double stack drive-thru.

Included in our submittal are the proposed concept plan and elevations for the Dutch Bros. This concept plan is intended to show the fit of the Dutch Bros into the overall development outside of our SUP request. The building will be used for the operation of the coffee stand and preparation of menu items; therefore, the building will not be open for public access. The Dutch Bros Coffee shop will serve beverages including coffee, tea, and energy drinks. The building is designed with both color and material to represent the brand effectively, while fitting within the City's standards.

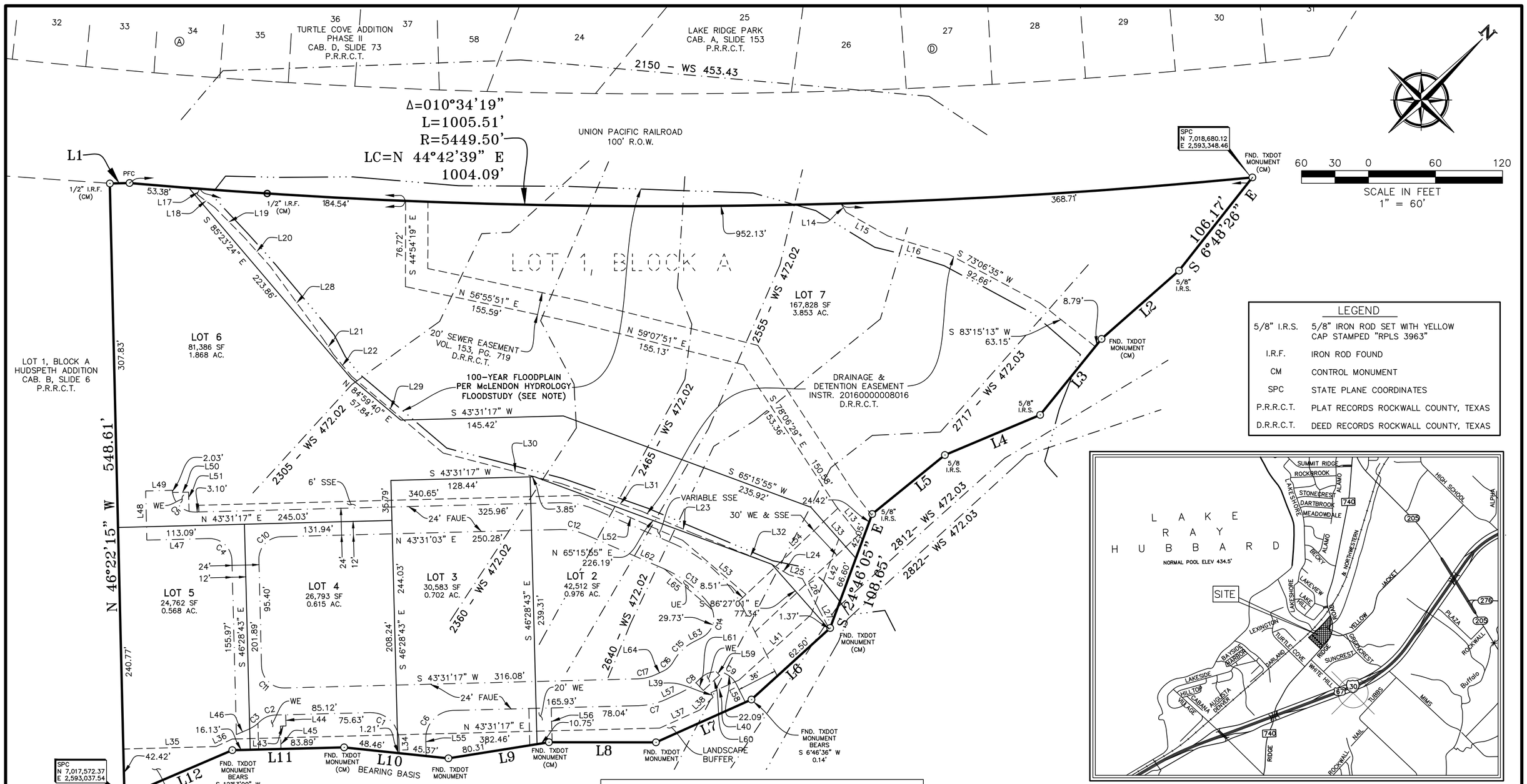
Dutch Bros is known for their philanthropic engagement and efforts. Examples of their community involvement are included in our submittal for your review.
We are excited to help bring an amazing brand and organization to the City of Rockwall and look forward to working together to deliver a quality product.

Thank you for your time, please let me know if you have any questions.
We look forward to working together.

Sam Moore

Best,

Sam Moore
Main & Main Capital Group, LLC



LEGEND	
5/8" I.R.S.	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
CM	CONTROL MONUMENT
SPC	STATE PLANE COORDINATES
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS

VICINITY MAP
N.T.S.

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	090°00'00"	25.00'	25.00'	39.27'	S 88°31'17" W	35.36'
C2	043°19'57"	20.00'	7.95'	15.13'	S 21°51'18" W	14.77'
C3	021°17'02"	34.00'	6.39'	12.63'	S 10°49'50" W	12.56'
C4	090°00'14"	20.00'	20.00'	31.42'	S 88°31'10" W	28.29'
C5	090°06'40"	20.00'	20.04'	31.45'	N 88°34'23" E	28.31'
C6	090°00'00"	25.00'	25.00'	39.27'	S 1°28'43" E	35.36'
C7	023°19'36"	64.00'	13.21'	26.06'	S 31°51'29" W	25.88'
C8	021°33'57"	58.00'	11.05'	21.83'	S 9°24'43" W	21.70'
C9	109°42'40"	20.00'	28.41'	38.30'	S 53°29'04" W	32.71'
C10	089°55'11"	20.00'	19.97'	31.39'	N 1°26'32" W	28.26'
C11	090°04'35"	20.00'	20.03'	31.44'	S 88°33'35" W	28.30'
C12	025°01'10"	50.00'	11.09'	21.83'	N 56°01'38" E	21.66'
C13	029°40'50"	100.00'	26.50'	51.80'	N 83°22'38" E	51.23'
C14	100°04'22"	20.00'	23.87'	34.93'	S 31°44'46" E	30.66'
C15	035°05'17"	41.75'	13.20'	25.57'	S 0°44'47" W	25.17'
C16	036°59'33"	20.00'	6.69'	12.91'	S 1°41'55" W	12.69'
C17	023°19'36"	40.00'	8.26'	16.28'	S 31°51'29" W	16.17'

Notes:

1. Basis of bearing being S 50°59'46" W for a south line of deed recorded in Instr. 20160000018015, D.R.R.C.T.
2. By graphical plotting, part of the parcel described hereon lies within a Special Flood Hazard Area inundated by 100-year flood, it lies within Zone "A" as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0040L, dated September 26, 2008, published by the Federal Emergency Management Agency (FEMA). The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
3. All open spaces, drainage easements, drainage and detention easements, and other common area shall be repaired, replaced, and maintained by property owner.

Floodplain, cross sections and elevations by graphic interpolation from the Floodplain Work Map in the Flood Study for Stream 5 by McLendon Hydrology and Engineering L.L.C.

OWNER/DEVELOPER
7.1 RIDGE, LLC
106 E. RUSK STREET, STE 200
ROCKWALL, TX 75087
(972) 771-7577

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 377

FINAL PLAT
LOTS 2-7, BLOCK A
SKY RIDGE ADDITION

BEING A REPLAT OF
LOT 1, BLOCK A, SKY RIDGE ADDITION
CAB. J SLIDE X, P.R.R.C.T.
BEING
6 LOTS AND CONTAINING

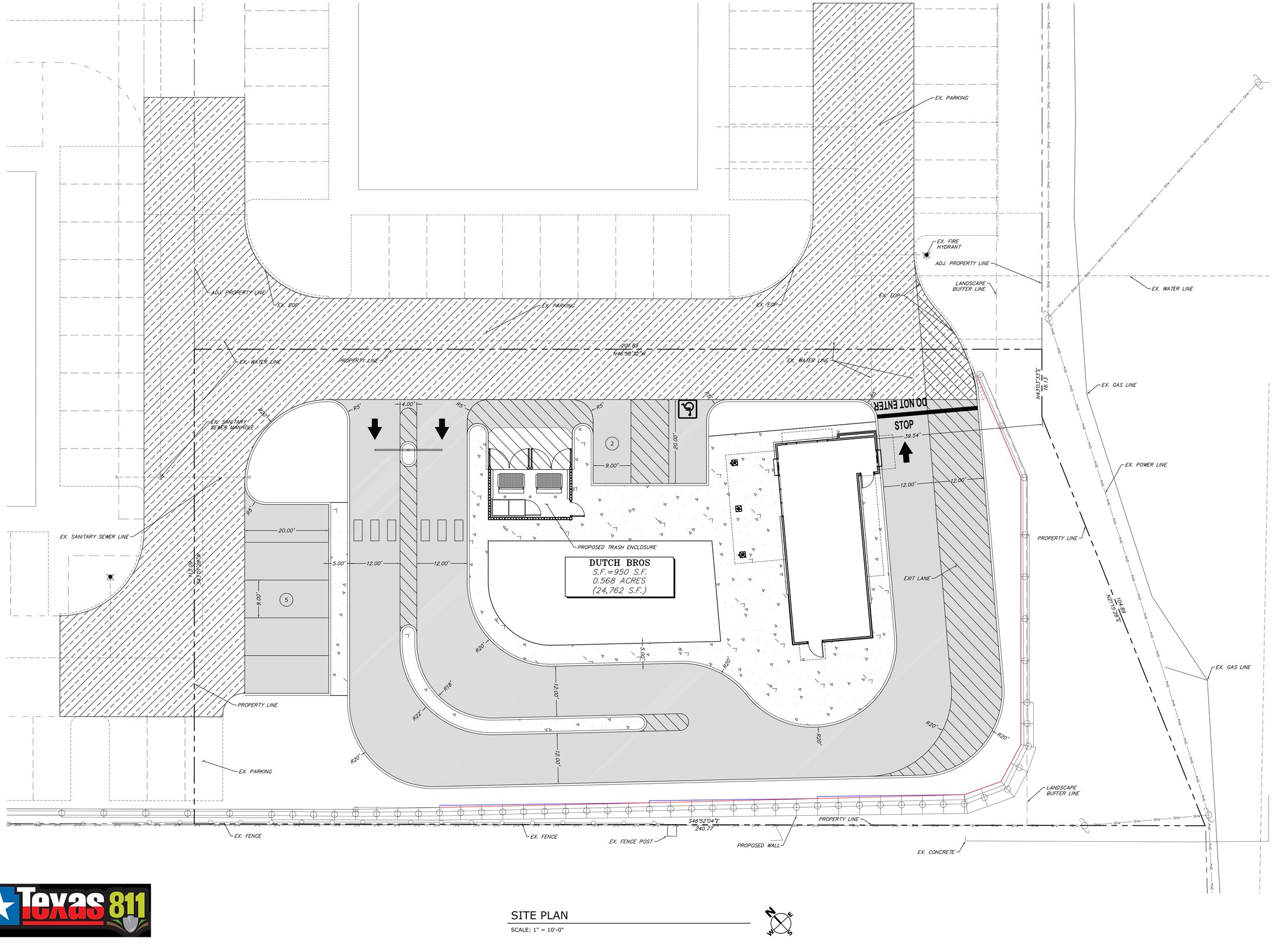
8.583 ACRES

AND SITUATED IN THE

E.P. GAINES CHISUM SURVEY, A-64
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: JULY 16, 2021 SHEET 1 OF 2



SITE PLAN

SCALE: 1" = 10'-0"

Texas 811

COPYRIGHT: All drawings herein are the property of Tectonics Design Group and may not be reproduced or used in any capacity without the written authorization of Tectonics Design Group.

STAMP:

DRAWN: H.E.M.
DESIGNED: H.E.M.
CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

PRELIMINARY

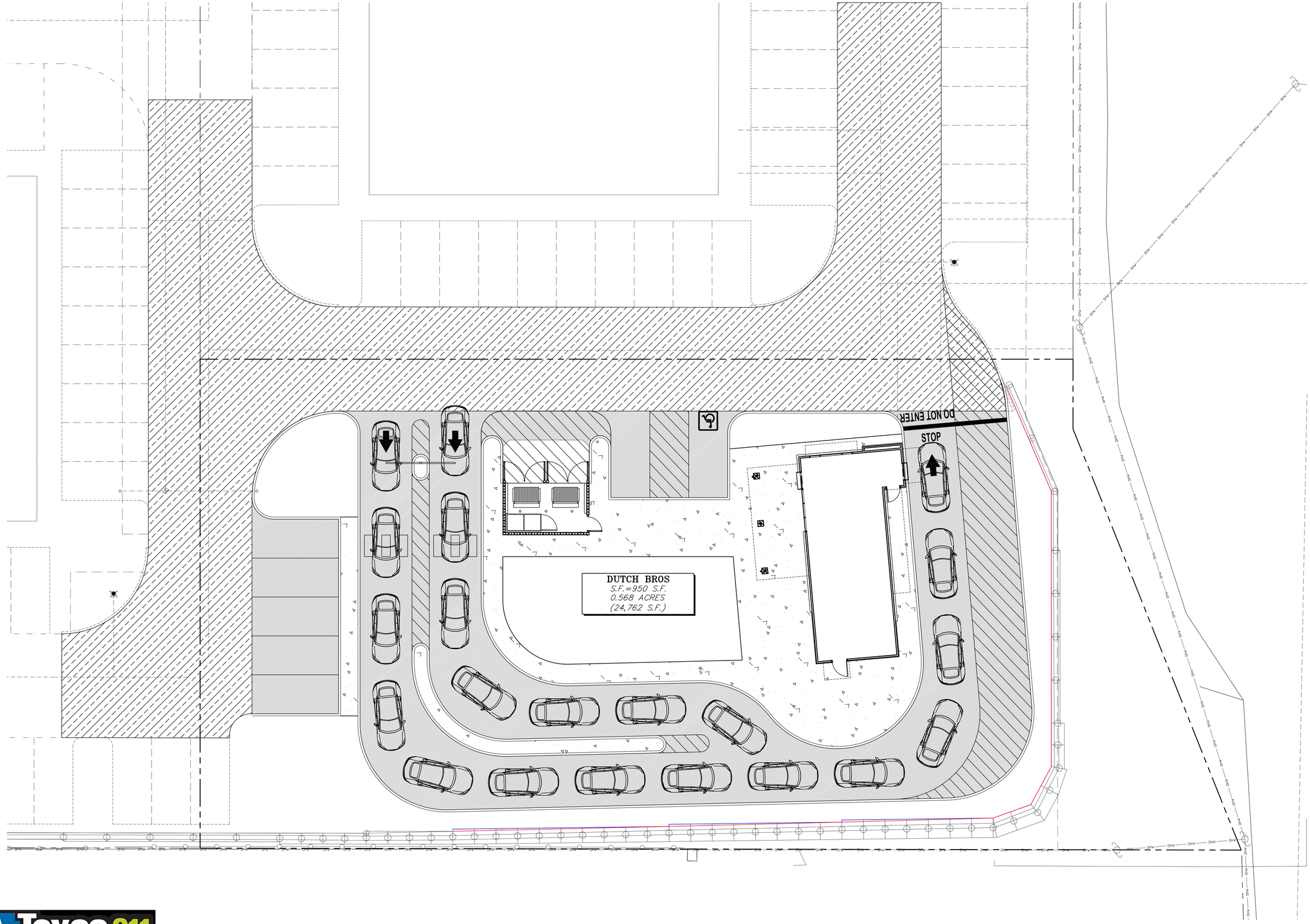
DESIGNER:
TECTONICS DESIGN GROUP
730 Sandhill Rd., #250, Reno, Nevada 89521
www.tectonicsdesigngroup.com
tel 775-824-9388
fax 775-824-9986

PROJECT/CLIENT:
Dutch Bros No.: TX1802
TBD RIDGE ROAD, ROCKWALL, TX 75087
#: 21090
MAIN & MAIN
5750 Genesis Court, Suite 103, Frisco, TX 75034

SUBMITTAL RECORD:
DATE: 08/16/21
SUBMITTAL: PRELIM

SHEET TITLE: SITE PLAN

SHEET: C2.1



SITE QUEUE

SCALE: 1" = 10'-0"

Texas 811

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PRELIMINARY

DESIGNER:

TECTONICS DESIGN GROUP
730 Sandhill Rd., #250, Reno, Nevada 89521
www.tectonicsdesigngroup.com
tel 775-824-9988
fax 775-824-9986

PROJECT/CLIENT:

Dutch Bros No.: TX1802
TBD RIDGE ROAD, ROCKWALL, TX 75087
MAIN & MAIN
5750 Genesis Court, Suite 103, Frisco, TX 75034
#: 21090

SUBMITTAL RECORD:

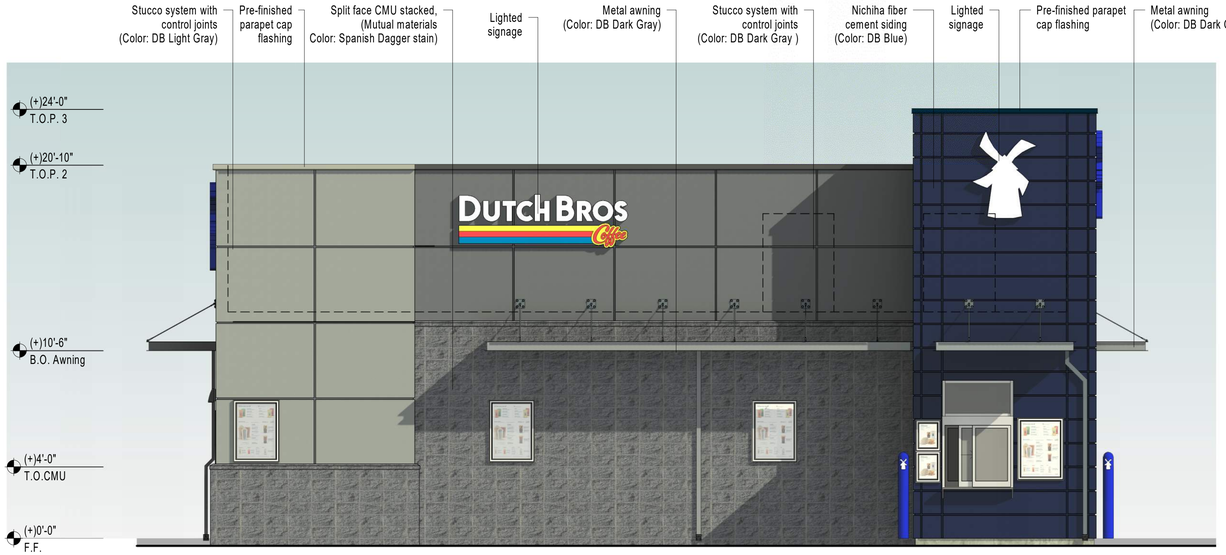
DATE: SUBMITTAL
08/16/21 PRELIM

SHEET TITLE:

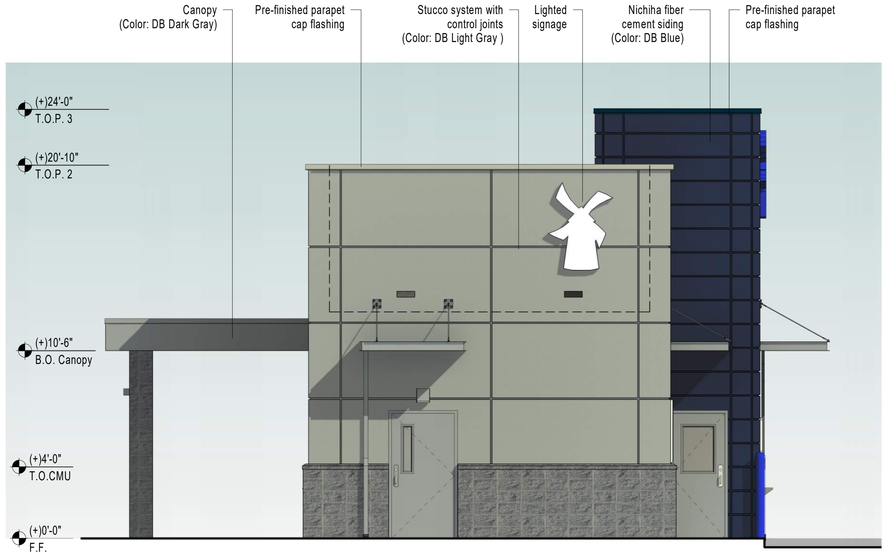
SITE QUEUE

SHEET:

C2.2



Drive-Up Elevation



Rear Elevation

Material Calculations

Drive-Up Elevation:
- Primary Material: Stucco 40%; Split Face CMU 36%
- Secondary Material: Nichia Siding 24% (Request variance)

Rear Elevation:
- Primary Material: Stucco 79% (Request variance); Split Face CMU 21%

Walk-Up Elevation:
- Primary Material: Stucco 53%; Split Face CMU 47%

Front Elevation:
- Primary Material: Stucco 24%; Split Face CMU 36%
- Secondary Material: Nichia Siding 40% (Request variance)



Walk-Up Elevation



Front Elevation (Primary Elevation)

DUTCH BROS Coffee

Dutch Bros

Conceptual Elevations | Rockwell, Texas | PR.1

MAIN & MAIN



Front (Primary Elevation)/Drive-Thru



Front (Primary Elevation)/Walk-Up



Rear/Walk-Up



Rear/Drive-Thru

DUTCH BROS Coffee

Dutch Bros

Perspectives | Rockwell, Texas | PR.1A

MAIN & MAIN

DUTCH BROS COMMUNITY ENGAGEMENT

DUTCH BROS FOUNDATION

- Includes several philanthropic focuses:
  - Be Aware
    - Support for the fight against breast cancer since 2014, with more than $1.6 million in donations.
  - Drink One for Dane
    - Support and mission to find a cause and a cure for ALS.
    - Dane Boersma, Dutch Bros co-founder, battled with ALS.
    - One day in May is dedicated to raise funds for the Muscular Dystrophy Association.
  - Buck for Kids
    - One day in September, Dutch Bros donates $1 from every drink sold to local youth organizations.
  - Dutch Luv
    - On February 14th, Dutch Bros donates $1 from every drink sold to organizations to fight food insecurity.

RECENT FOCUSES

- Wildfire Relief Efforts
  - Dutch Bros donated to various relief funds for the wildfires in 2020.
- Covid Relief
  - Donated to various organizations for the support of communities during the Covid-19 outbreak.
- #FirstRespondersFirst
  - 100% of Dutch Bros' profits in April 2020 were donated to support medical first responders.
- Buck for Kids
  - Increase of approximately 10% in contributions in 2020.

SOURCES

- Dutch Bros foundation - https://www.dutchbros.com/dutch-bros-foundation/
- Wildfire Relief - https://www.dutchbros.com/news-events/dutch-bros-foundation-donates-250000-to-wildfire-relief-efforts
- First Responders First - https://www.businesswire.com/news/home/20200403005548/en/Dutch-Bros-Coffee-Dedicates-100-of-April-Profits-to-FirstRespondersFirst

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 8/26/2021

PROJECT NUMBER:	Z2021-032	CASE MANAGER:	Henry Lee
PROJECT NAME:	SUP for Restaurant Less than 2,000 SF (Dutch Bros)	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	2200 RIDGE RD, ROCKWALL, 75087	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Sam Moore of Main & Main on behalf of Jason Claunch of 7.1 Ridge LLC for the approval of a Specific Use Permit (SUP) for Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In for the purpose of constructing a restaurant (i.e. Dutch Bros. Coffee) on a 0.57-acre portion of a larger 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	08/26/2021	Approved w/ Comments

08/26/2021: Z2021-032; Specific Use Permit for a Restaurant – Lot 1, Block A, Sky Ridge Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In for the purpose of constructing a restaurant (i.e. Dutch Bros. Coffee) on a 0.57-acre portion of a larger 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

I.3 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the standards established by the Specific Use Permit, the Commercial (C) District, the Scenic Overlay (SOV) District, and the Development Standards of Article 05 that are applicable to the subject property.

M.4 Please review and provide red-lined mark-ups of any changes to the Specific Use Permit (SUP) [i.e. Draft Ordinance] you feel may be necessary for your proposed project and return to staff no later than September 7, 2021 for review and consideration.

M.5 Review the following conditions pertaining to the operation of a Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In on the Subject Property and conformance to these conditions is required for continued operation. Correct all Non-Conforming requirements.

(9) Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In (Subsection 02.03 (F)(9), Article 04).

1) Drive-through lanes shall not have access to a local residential street. CONFORMING

2) Additional landscape screening shall be installed adjacent to drive-through lanes to impair the visibility and impact of head-lights from motor vehicles in the drive-through lane on adjacent properties, rights-of-way, parks and open space. NON-CONFORMING

3) Unless otherwise approved by the Planning and Zoning Commission, stacking lanes for a drive-through service window shall accommodate a minimum of six (6) standard sized motor vehicles per lane. CONFORMING

M.6 Indicate on the concept plan the headlight screening being utilized to eliminate glare onto adjacent properties and roadways (i.e. Great Faith Church and Ridge Road). I would review the approved landscape buffer in front of the property from Case No. MIS2021-001; utilize this along with any additional screening to meet the headlight screening requirement.

M.7 Indicate the point of order (i.e. any menu boards/speakers) on the conceptual site plan.

I.8 Consider moving the drive-through lane to the west side of the building to reduce the amount of headlight screening required for Ridge Road. This will also allow the front of the building to be more visible as opposed to locating the drive-through window adjacent to Ridge Road.

I.9 Based on the provided elevations the below variances have been identified. Based on these variances, the proposed building elevations will not be incorporated into the

Specific Use Permit (SUP) ordinance and will be addressed at site plan. Please note that the Unified Development Code (UDC) requires two (2) off-setting compensatory measures for each requested variance.

(1) Minimum 20% stone on all facades
(2) Greater than 50% stucco on south and west elevations
(3) Proposed flat roof instead on a pitched roof

I.10 Please note the scheduled meetings for this case:

(1) Planning & Zoning work session meeting will be held on August 31, 2021.
(2) Planning & Zoning Public Hearing will be held on September 14, 2021.
(3) City Council Public Hearing will be held on September 20, 2021. (1st Reading of Ordinance)
(4) City Council regular meeting will be held on October 4, 2021. (2nd Reading of Ordinance)

I.11 All meetings will be held in person in the City's Council Chambers and are scheduled to begin at 6:00 PM. The City requires that a representative(s) be present for all scheduled meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	08/26/2021	Needs Review

08/26/2021: M - The escape lane for the drive-thru must be 24' wide. (see markup)

The following items are informational for the engineering design process.

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in or across easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls. Walls and footings to be completely on their property.
- If proposed wall on south side of property is within 10 feet of the existing adjacent property driveway to the south then a traffic rated barrier to be put at the top of the wall. (Section 6.5.G)
- Show all easements on site plan

Drainage Items:

- Detention is accounted for previously.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:

- Must loop 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Minimum public sewer is 8". Must connect to the sewer line on the northeast.
- Water and sewer must be 10' apart.
- Must extend 8" water to the north

Roadway Paving Items:

- Parking to be 20'x9' facing the building or nose-to-nose.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.
- TIA per TXDOT requirement for Ridge Road (FM 740) or revise the existing one to reflect drive through restaurant and resubmit to TXDOT and the City for approval.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	08/23/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/23/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/23/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	08/26/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/23/2021	Approved

08/23/2021: no comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☑ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2200 Ridge Rd				
SUBDIVISION	Vacant Land - Commercial	LOT	1	BLOCK	A
GENERAL LOCATION	Property located at intersection of Ridge Rd and Yellow Jacket Ln, North of 2054 Ridge Rd				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial (C)		CURRENT USE	Undeveloped/Vacant	
PROPOSED ZONING	Commercial (C)		PROPOSED USE	Drive-Thru Coffee Shop	
ACREAGE	0.57 Acres	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	7.1 Ridge LLC	☐ APPLICANT	Main & Main
CONTACT PERSON	Jason Claunch	CONTACT PERSON	Sam Moore
ADDRESS	106 E Rusk Suite 200	ADDRESS	5750 Genesis Court Suite 103
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Frisco, TX 75034
PHONE		PHONE	(817) 505-8117
E-MAIL		E-MAIL	sm@maincg.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 215.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 20TH *DAY OF* August *, 2021. 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 12 *DAY OF* August *, 20* 21 .

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Ashley D. Carter

ASHLEY D. CARTER
Notary Public, State of Texas
Comm. Expires 01-11-2023
Notary ID 131852235

MY COMMISSION EXPIRES 01-11-2023



City of Rockwall

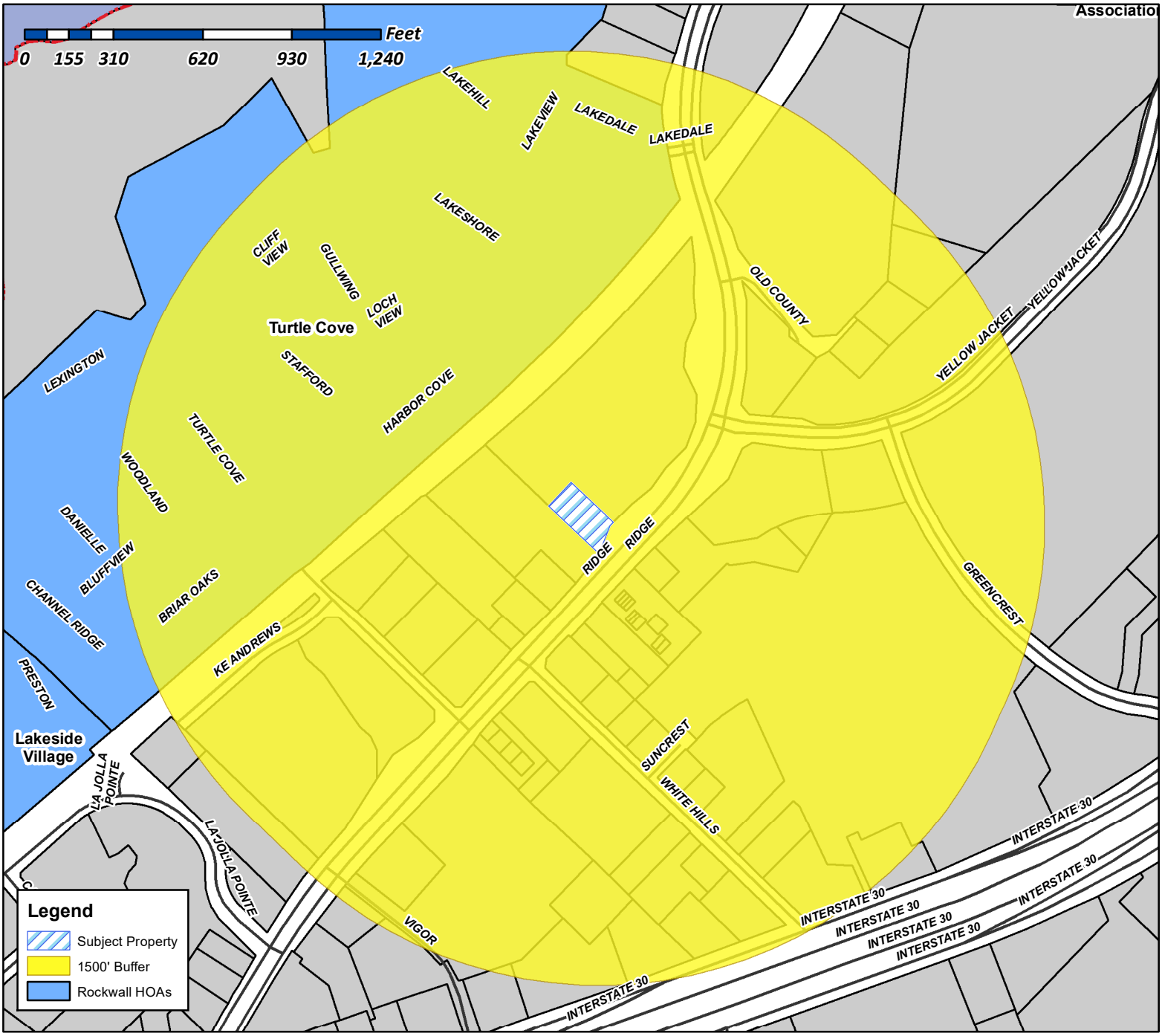
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

City of Rockwall

Planning & Zoning Department
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Rockwall, Texas 75087
(P): (972) 771-7745
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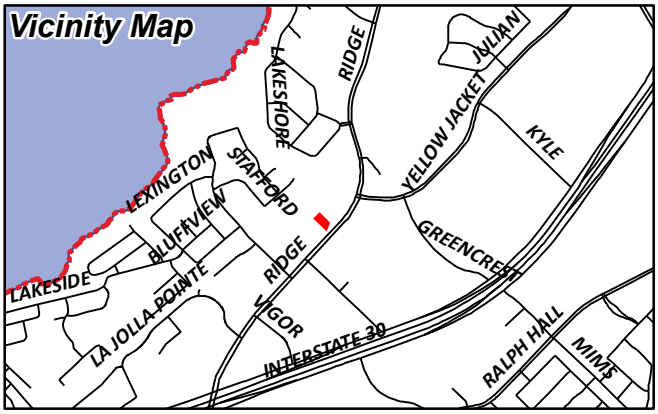
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Case Number: Z2021-032
Case Name: SUP for Restaurant
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: Southeast of the Intersection of Ridge Road & W. Yellowjacket Road

Date Created: *8/20/2021*

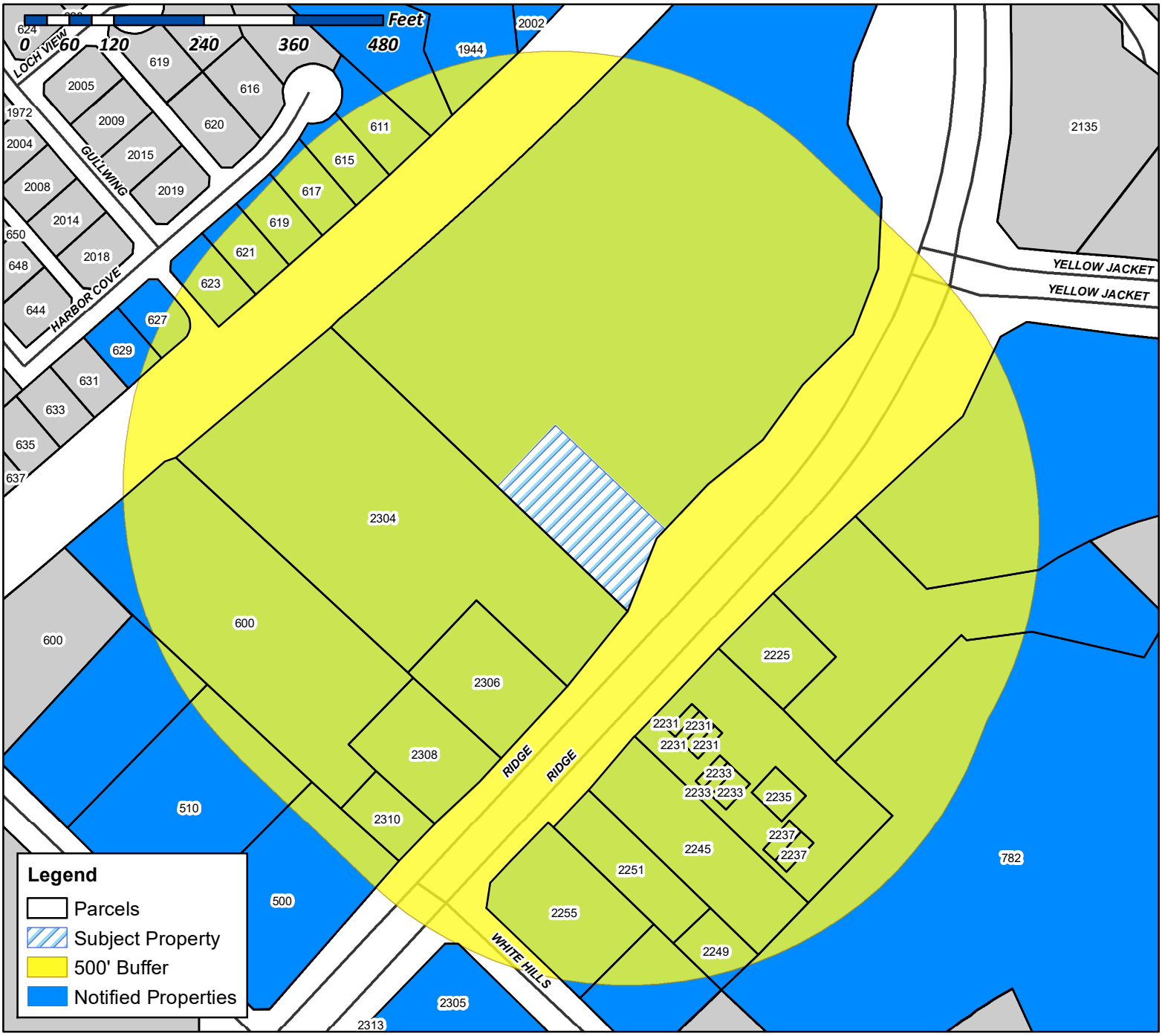
For Questions on this Case Call (972) 771-7745



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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(P): (972) 771-7745
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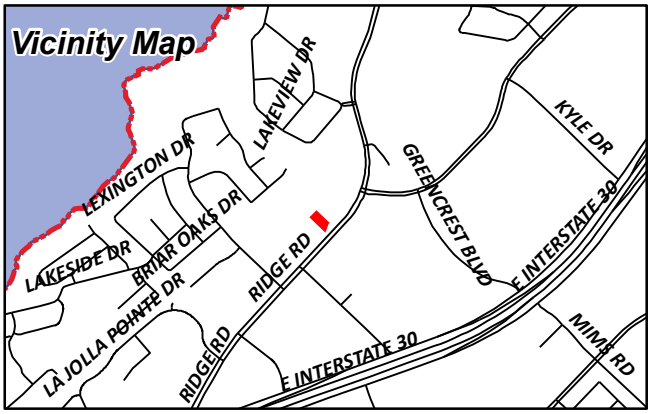
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Case Number: Z2021-032
Case Name: SUP for Restaurant w/Drive Through
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: Southeast of Intersection of Ridge Road & W. Yellowjacket Road

Date Created: *8/20/2021*

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



CHACKO & ABRAHAM INVESTMENTS LLC
1007 N. BLUFFVIEW DR
LUCAS, TX 75002

RIDGECREST HOMEOWNERS ASSOCIATION INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

7.1 RIDGE LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

VANDERSLICE ROBERT
1408 S LAKESHORE DR
ROCKWALL, TX 75087

JARA PARTNERS LTD
1425 HUNTERS GLEN
ROYSE CITY, TX 75189

FRANK RUSSELL
15 PRINGLE LANE
ROCKWALL, TX 75087

DGR ASSOCIATES INC A MISSOURI CORP
1710 WEISKOPF DR
HEATH, TX 75032

PORTELE MICHAEL & PAIGE
1944 LAKESHORE DRIVE
ROCKWALL, TX 75087

BENTO SERGIO
2002 S LAKESHORE DR
ROCKWALL, TX 75087

LAYAN INVESTMENTS INC
2225 RIDGE RD
ROCKWALL, TX 75087

JARA PARTNERS LTD
2231 RIDGE RD
ROCKWALL, TX 75087

DGR ASSOCIATES INC A MISSOURI CORP
2233 RIDGERD
ROCKWALL, TX 75087

DOUPHRATE PROPERTIES INC
2235 RIDGE RD STE 200
ROCKWALL, TX 75087

MEHL ROBERT F III & JOAN
2237 RIDGE RD
ROCKWALL, TX 75087

LAKEWOOD PROPERTIES LLC
2245 RIDGE RD
ROCKWALL, TX 75087

CHACKO & ABRAHAM INVESTMENTS LLC
2249 RIDGE RD
ROCKWALL, TX 75087

2251 RIDGE ROAD LLC
2251 RIDGE RD
ROCKWALL, TX 75087

MMF INVESTMENTS LLC
2255 RIDGE RD SUITE 333
ROCKWALL, TX 75087

HUDSPETH FREDERICK WARD ESTATE
NONA MAHAFFY HUDSPETH INDEPENDENT EXECUTOR
2304 RIDGE RD
ROCKWALL, TX 75087

DAIKER PARTNERS LTD.
2305 RIDGE RD
ROCKWALL, TX 75087

MCKENNEY CARL K
2306 RIDGE RD STE 2
ROCKWALL, TX 75087

VANDERSLICE ROBERT
2308 RIDGE RD
ROCKWALL, TX 75087

ALMLAM REAL ESTATE LLC
2310 RIDGE RD
ROCKWALL, TX 75087

ALMLAM REAL ESTATE LLC
3051 N GOLIAD STREET
ROCKWALL, TX 75087

2251 RIDGE ROAD LLC
4131 N CENTRAL EXPRESSWAY SUITE 450
DALLAS, TX 75204

DAIKER PARTNERS LTD
500 TURTLE COVE BLVD
ROCKWALL, TX 75087

PSB INDEMNITY FAMILY LTD PTRN
510 TURTLE COVE BLVD STE 200
ROCKWALL, TX 75087

RICE CARINE
545 BEDFORD FALLS
ROCKWALL, TX 75087

CENTERS FOR PEACE AND MERCY, INC
600 TURTLE COVE BLVD
ROCKWALL, TX 75087

MEHL ROBERT F III & JOAN
601 CARRIAGE TRL
ROCKWALL, TX 75087

BRUCE SCOTT L & CRISTINA V
611 HARBOR COVE DR
ROCKWALL, TX 75087

FLORENCIA HECTOR J
615 HARBOR COVE DR
ROCKWALL, TX 75087

HANEY DYLAN K
617 HARBOR COVE DR
ROCKWALL, TX 75087

MARCUS MEGAN
619 HARBOR COVE DRIVE
ROCKWALL, TX 75087

ROTRAMEL CHRISTIE &
MISTY ROTRAMEL
621 HARBOR COVE DR
ROCKWALL, TX 75087

SEAY KENNETH WAYNE & ELIZABETH CAUFIELD
623 HARBOR COVE DRIVE
ROCKWALL, TX 75087

LITHERLAND LORILEE
627 HARBOR COVE DR
ROCKWALL, TX 75087

RICE CARINE
629 HARBOR COVEDR
ROCKWALL, TX 75087

LAYAN INVESTMENTS INC
6403 CRESTMOOR LN
SACHSE, TX 75048

WAL-MART REAL ESTATE
BUSINESS TRUST
782 I30
ROCKWALL, TX 75087

TURTLE COVE RESIDENTIAL ASSOC
C/O TURTLE COVE HOA 14951 DALLAS PKWY STE
600
DALLAS, TX 75254

MOUNTAINPRIZE INC
P. O. BOX 2437
SMYRNA, GA 30081

CENTERS FOR PEACE AND MERCY, INC
P.O. BOX 615
ROCKWALL, TX 75087

DAIKER PARTNERS LTD.
PO BOX 1059
ROCKWALL, TX 75087

LAKEWOOD PROPERTIES LLC
PO BOX 2259
ROCKWALL, TX 75087

WAL-MART REAL ESTATE
BUSINESS TRUST
PO BOX 8050
BENTONVILLE, AR 72712

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2021-032: SUP for Restaurant w/ Drive Through

Hold a public hearing to discuss and consider a request by Sam Moore of Main & Main on behalf of Jason Claunch of 7.1 Ridge LLC for the approval of a Specific Use Permit (SUP) for Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In for the purpose of constructing a restaurant (i.e. Dutch Bros. Coffee) on a 0.57-acre portion of a larger 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, September 14, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 20, 2021 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, September 20, 2021 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2021-032: SUP for Restaurant w/ Drive-Through

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

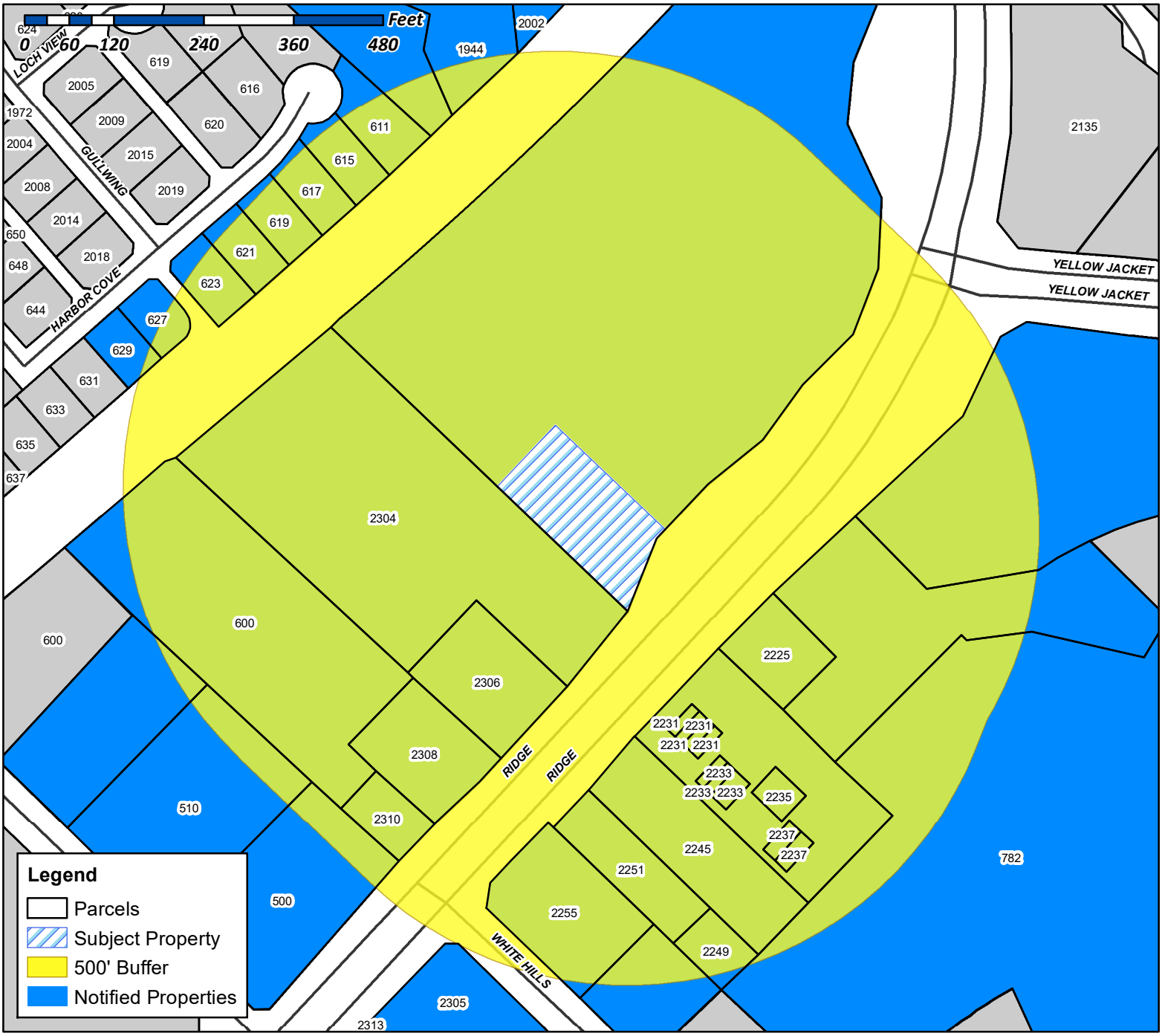
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

City of Rockwall

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

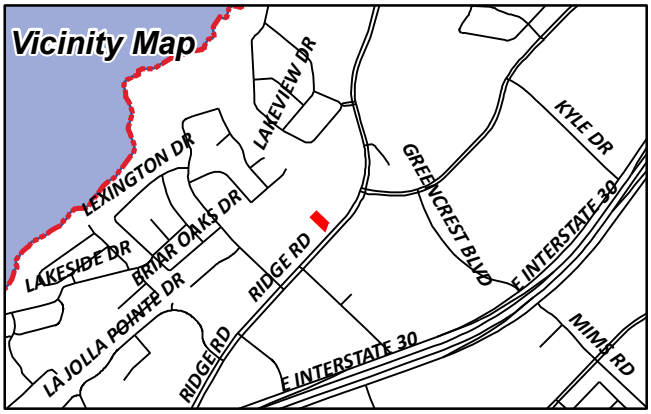
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Case Number: Z2021-032
Case Name: SUP for Restaurant w/Drive Through
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: Southeast of Intersection of Ridge Road & W. Yellowjacket Road

Date Created: *8/20/2021*

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



August 17, 2021

Re: Dutch Bros Coffee Specific Use Permit

The following is our application for a Specific Use Permit for the proposed Dutch Bros Coffee drive-thru coffee stand with walk-up services. The proposed coffee shop will be located in lot 5 of the Sky Ridge shopping center. We are excited to bring one of the first Dutch Bros in the DFW Metroplex to Rockwall, which is the largest privately held coffee company. The proposed building is a 950sf modular building which is proposed to have a combination of nichiha, cement plaster, and masonry. The hours anticipated at this location are 5am – 11pm Monday thru Sunday, which will include 3 shifts per day and 8 employees. The employees will be operating the kiosk by preparing and serving menu items and running orders to guests in the drive-thru, similar to how Chick-fil-A operates a double stack drive-thru.

Included in our submittal are the proposed concept plan and elevations for the Dutch Bros. This concept plan is intended to show the fit of the Dutch Bros into the overall development outside of our SUP request. The building will be used for the operation of the coffee stand and preparation of menu items; therefore, the building will not be open for public access. The Dutch Bros Coffee shop will serve beverages including coffee, tea, and energy drinks. The building is designed with both color and material to represent the brand effectively, while fitting within the City's standards.

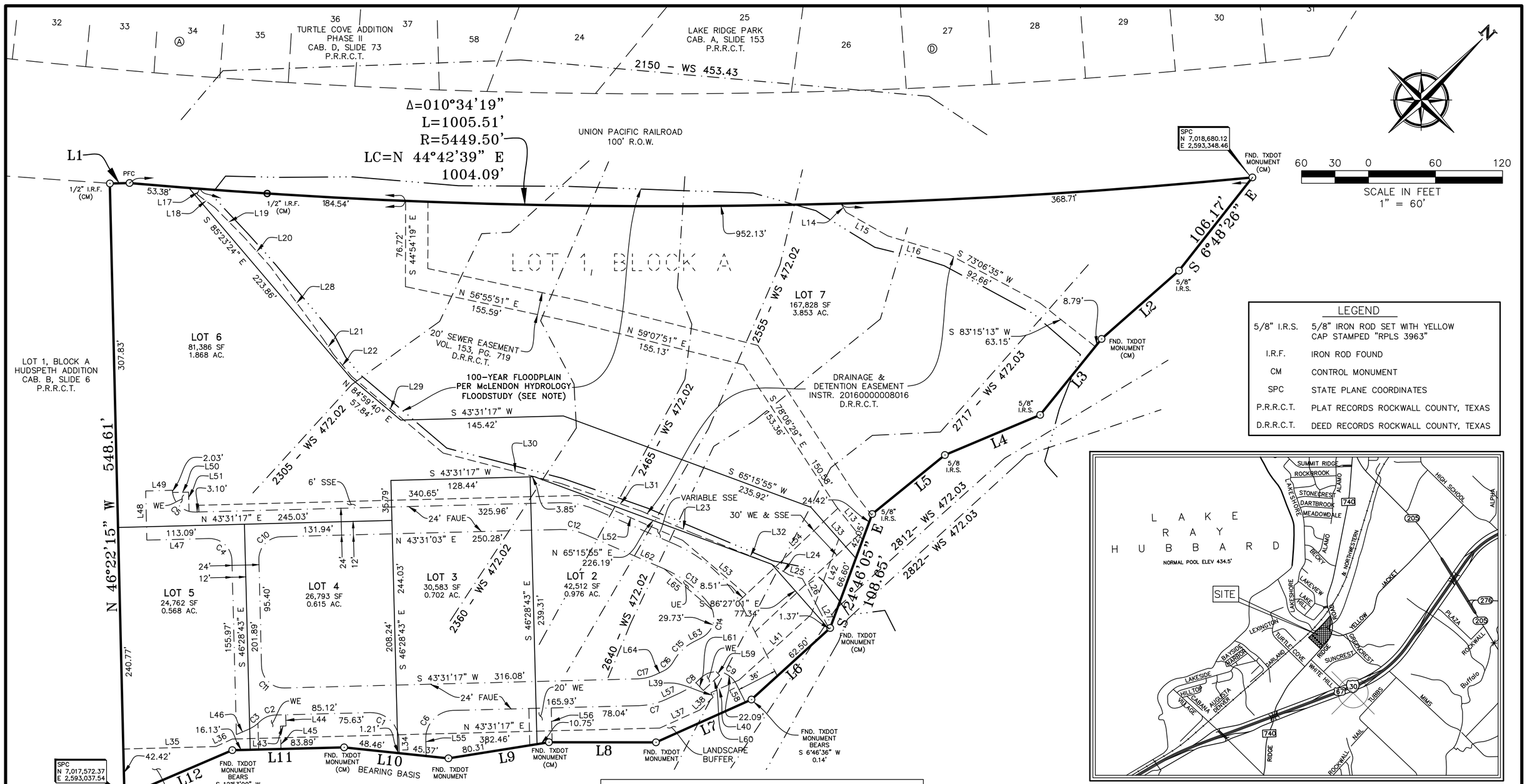
Dutch Bros is known for their philanthropic engagement and efforts. Examples of their community involvement are included in our submittal for your review.
We are excited to help bring an amazing brand and organization to the City of Rockwall and look forward to working together to deliver a quality product.

Thank you for your time, please let me know if you have any questions.
We look forward to working together.

Sam Moore

Best,

Sam Moore
Main & Main Capital Group, LLC



LEGEND	
5/8" I.R.S.	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
CM	CONTROL MONUMENT
SPC	STATE PLANE COORDINATES
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS

VICINITY MAP
N.T.S.

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	090°00'00"	25.00'	25.00'	39.27'	S 88°31'17" W	35.36'
C2	043°19'57"	20.00'	7.95'	15.13'	S 21°51'18" W	14.77'
C3	021°17'02"	34.00'	6.39'	12.63'	S 10°49'50" W	12.56'
C4	090°00'14"	20.00'	20.00'	31.42'	S 88°31'10" W	28.29'
C5	090°06'40"	20.00'	20.04'	31.45'	N 88°34'23" E	28.31'
C6	090°00'00"	25.00'	25.00'	39.27'	S 1°28'43" E	35.36'
C7	023°19'36"	64.00'	13.21'	26.06'	S 31°51'29" W	25.88'
C8	021°33'57"	58.00'	11.05'	21.83'	S 9°24'43" W	21.70'
C9	109°42'40"	20.00'	28.41'	38.30'	S 53°29'04" W	32.71'
C10	089°55'11"	20.00'	19.97'	31.39'	N 1°26'32" W	28.26'
C11	090°04'35"	20.00'	20.03'	31.44'	S 88°33'35" W	28.30'
C12	025°01'10"	50.00'	11.09'	21.83'	N 56°01'38" E	21.66'
C13	029°40'50"	100.00'	26.50'	51.80'	N 83°22'38" E	51.23'
C14	100°04'22"	20.00'	23.87'	34.93'	S 31°44'46" E	30.66'
C15	035°05'17"	41.75'	13.20'	25.57'	S 0°44'47" W	25.17'
C16	036°59'33"	20.00'	6.69'	12.91'	S 1°41'55" W	12.69'
C17	023°19'36"	40.00'	8.26'	16.28'	S 31°51'29" W	16.17'

Notes:

1. Basis of bearing being S 50°59'46" W for a south line of deed recorded in Instr. 20160000018015, D.R.R.C.T.
2. By graphical plotting, part of the parcel described hereon lies within a Special Flood Hazard Area inundated by 100-year flood, it lies within Zone "A" as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0040L, dated September 26, 2008, published by the Federal Emergency Management Agency (FEMA). The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
3. All open spaces, drainage easements, drainage and detention easements, and other common area shall be repaired, replaced, and maintained by property owner.

Floodplain, cross sections and elevations by graphic interpolation from the Floodplain Work Map in the Flood Study for Stream 5 by McLendon Hydrology and Engineering L.L.C.

OWNER/DEVELOPER
7.1 RIDGE, LLC
106 E. RUSK STREET, STE 200
ROCKWALL, TX 75087
(972) 771-7577

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 377

FINAL PLAT
LOTS 2-7, BLOCK A
SKY RIDGE ADDITION

BEING A REPLAT OF
LOT 1, BLOCK A, SKY RIDGE ADDITION
CAB. J SLIDE X, P.R.R.C.T.
BEING
6 LOTS AND CONTAINING

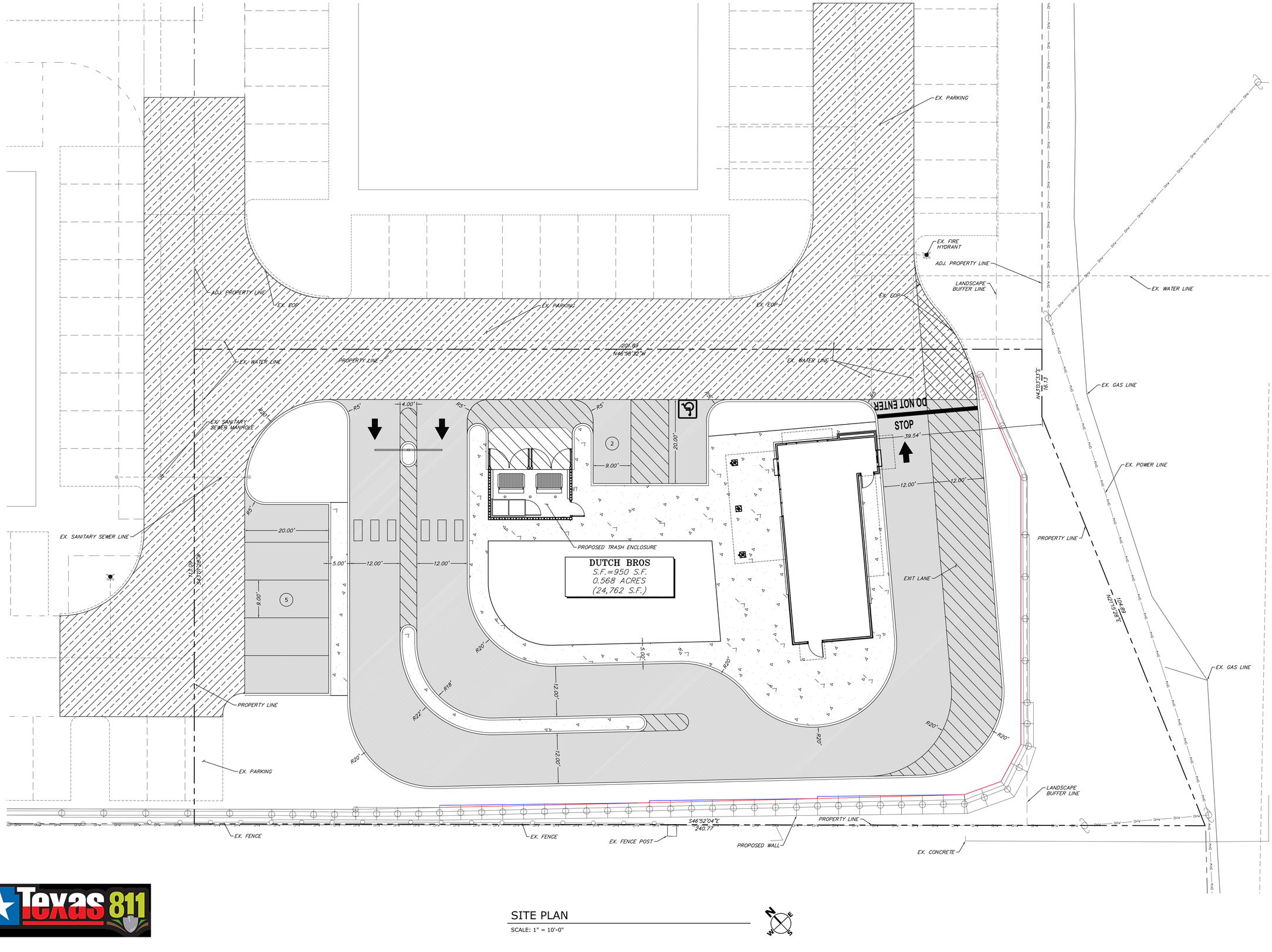
8.583 ACRES

AND SITUATED IN THE

E.P. GAINES CHISUM SURVEY, A-64
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: JULY 16, 2021 SHEET 1 OF 2



SITE PLAN

SCALE: 1" = 10'-0"

Texas 811

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STAMP:

DRAWN: H.E.M.
DESIGNED: H.E.M.
CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

PRELIMINARY

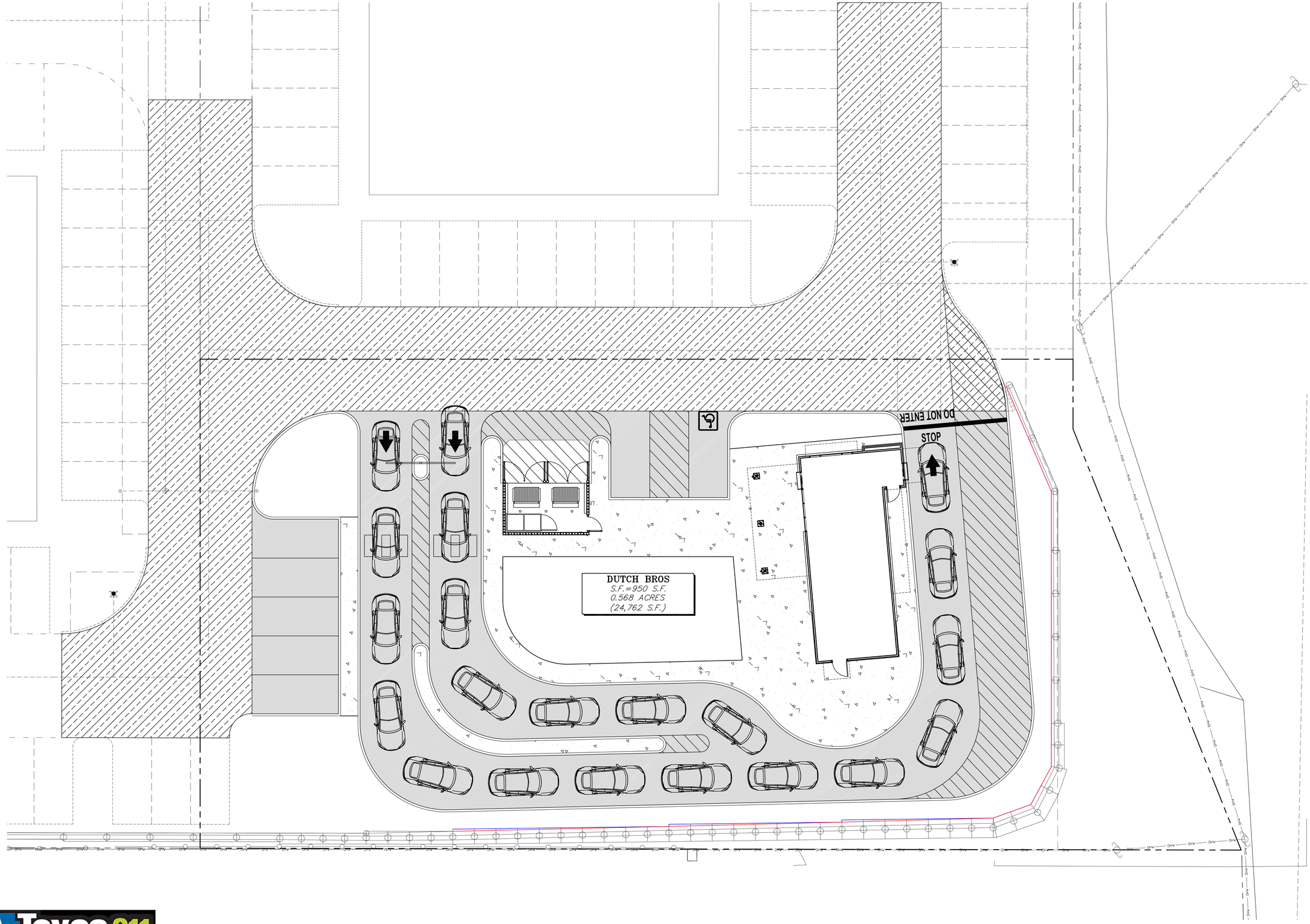
DESIGNER:
TECTONICS DESIGN GROUP
730 Sandhill Rd., #250, Reno, Nevada 89521
www.tectonicsdesigngroup.com
tel 775-824-9388
fax 775-824-9986

PROJECT/CLIENT:
Dutch Bros No.: TX1802
TBD RIDGE ROAD, ROCKWALL, TX 75087
#: 21090
MAIN & MAIN
5750 Genesis Court, Suite 103, Frisco, TX 75034

SUBMITTAL RECORD:
DATE: 08/16/21
SUBMITTAL: PRELIM

SHEET TITLE: SITE PLAN

SHEET: C2.1



SITE QUEUE

SCALE: 1" = 10'-0"

Texas 811

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STAMP:

DRAWN: H.E.M.
DESIGNED: H.E.M.
CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

PRELIMINARY

DESIGNER:

TECTONICS DESIGN GROUP
730 Sandhill Rd., #250, Reno, Nevada 89521
www.tectonicsdesigngroup.com
tel 775-824-9988
fax 775-824-9986

PROJECT/CLIENT:

Dutch Bros No.: TX1802
TBD RIDGE ROAD, ROCKWALL, TX 75087
MAIN & MAIN
5750 Genesis Court, Suite 103, Frisco, TX 75034
#: 21090

SUBMITTAL RECORD:

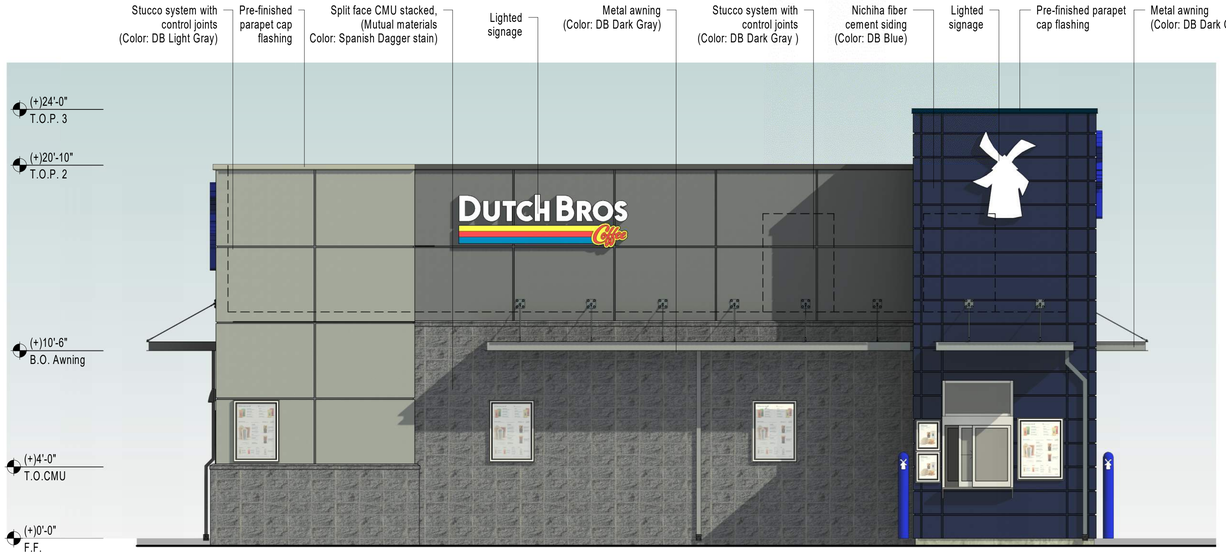
DATE: SUBMITTAL
08/16/21 PRELIM

SHEET TITLE:

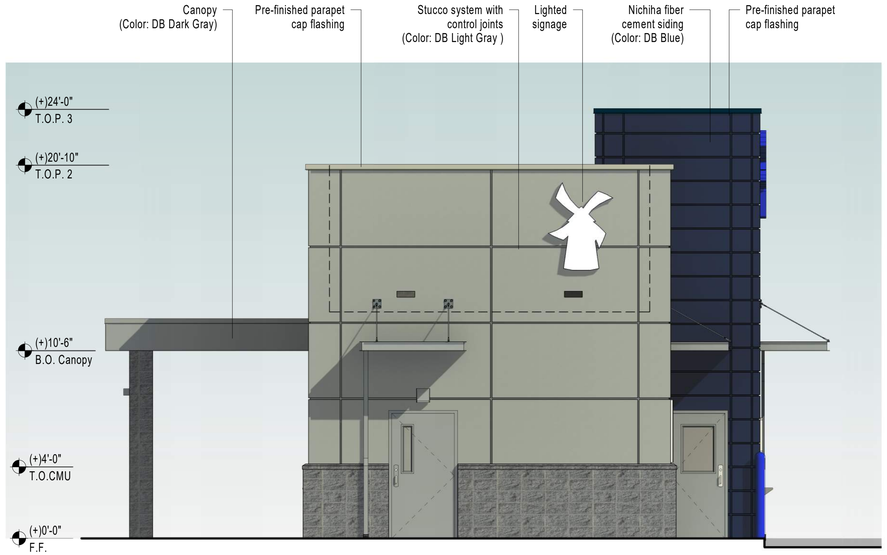
SITE QUEUE

SHEET:

C2.2



Drive-Up Elevation



Rear Elevation

Material Calculations

Drive-Up Elevation:
- Primary Material: Stucco 40%; Split Face CMU 36%
- Secondary Material: Nichia Siding 24% (Request variance)

Rear Elevation:
- Primary Material: Stucco 79% (Request variance); Split Face CMU 21%

Walk-Up Elevation:
- Primary Material: Stucco 53%; Split Face CMU 47%

Front Elevation:
- Primary Material: Stucco 24%; Split Face CMU 36%
- Secondary Material: Nichia Siding 40% (Request variance)



Walk-Up Elevation



Front Elevation (Primary Elevation)

DUTCH BROS Coffee

Dutch Bros

Conceptual Elevations | Rockwell, Texas | PR.1

MAIN & MAIN



Front (Primary Elevation)/Drive-Thru



Front (Primary Elevation)/Walk-Up



Rear/Walk-Up



Rear/Drive-Thru

DUTCH BROS Coffee

Dutch Bros

Perspectives | Rockwell, Texas | PR.1A

MAIN & MAIN

DUTCH BROS COMMUNITY ENGAGEMENT

DUTCH BROS FOUNDATION

- Includes several philanthropic focuses:
  - Be Aware
    - Support for the fight against breast cancer since 2014, with more than $1.6 million in donations.
  - Drink One for Dane
    - Support and mission to find a cause and a cure for ALS.
    - Dane Boersma, Dutch Bros co-founder, battled with ALS.
    - One day in May is dedicated to raise funds for the Muscular Dystrophy Association.
  - Buck for Kids
    - One day in September, Dutch Bros donates $1 from every drink sold to local youth organizations.
  - Dutch Luv
    - On February 14th, Dutch Bros donates $1 from every drink sold to organizations to fight food insecurity.

RECENT FOCUSES

- Wildfire Relief Efforts
  - Dutch Bros donated to various relief funds for the wildfires in 2020.
- Covid Relief
  - Donated to various organizations for the support of communities during the Covid-19 outbreak.
- #FirstRespondersFirst
  - 100% of Dutch Bros' profits in April 2020 were donated to support medical first responders.
- Buck for Kids
  - Increase of approximately 10% in contributions in 2020.

SOURCES

- Dutch Bros foundation - https://www.dutchbros.com/dutch-bros-foundation/
- Wildfire Relief - https://www.dutchbros.com/news-events/dutch-bros-foundation-donates-250000-to-wildfire-relief-efforts
- First Responders First - https://www.businesswire.com/news/home/20200403005548/en/Dutch-Bros-Coffee-Dedicates-100-of-April-Profits-to-FirstRespondersFirst

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *RESTAURANT LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN* ON A 0.57-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, SKY RIDGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; 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 Sam Moore of Main & Main for the approval of a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* for the purpose of constructing a restaurant on a 0.57-acre parcel of land described as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by 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 (UDC) [*Ordinance No. 20-02*] 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. The Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, and Subsection 06.08, *Scenic Overlay (SOC) District*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the futur*e -- and the

PRELIMINARY 08-31-2021

following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* on the *Subject Property* and conformance to these conditions is required for continued operation:

1) The development of the *Subject Property* shall generally conform to the *Concept Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The drive-through window shall be oriented away from Ridge Road to conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

3) Mature landscaping shall be planted to provide headlight screening for Ridge Road [FM-740] and adjacent property owners.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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.

DRAFT ORDINANCE 08.31.2021

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF OCTOBER, 2021.

_____

Kevin Fowler, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *September 20, 2021*

2nd Reading: *October 4, 2021*

DRAFT ORDINANCE 08.31.2021

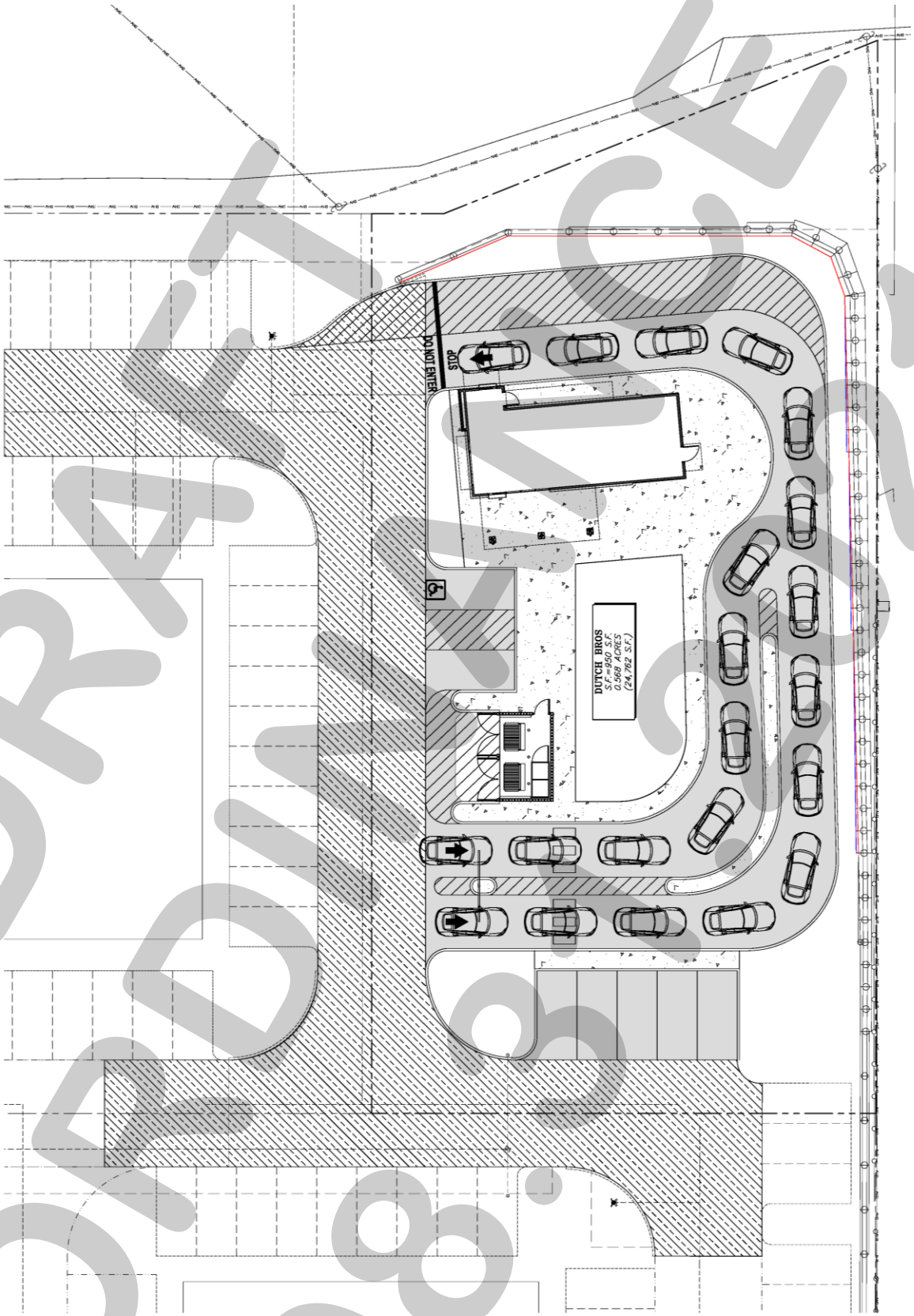
Exhibit 'A'
Location Map

Address: *Southeast of the intersection of Ridge Road and W. Yellow Jacket Lane*
Legal Description: *Lot 1, Block A, Sky Ridge Addition*



DRAFT
08/31/21

Exhibit 'B':
Concept Plan



DRAFT
ORDINANCE
08.31.2021

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	September 14, 2021
APPLICANT:	Sam Moore; *Main & Main*
CASE NUMBER:	Z2021-032; *Specific Use Permit for a Restaurant with less than 2,000 SF with Drive-Through or Drive-In in a Commercial (C) District*

SUMMARY

Hold a public hearing to discuss and consider a request by Sam Moore of Main & Main on behalf of Jason Claunch of 7.1 Ridge LLC for the approval of a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* for the purpose of constructing a restaurant (*i.e. Dutch Bros. Coffee*) on a 0.57-acre portion of a larger 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.

BACKGROUND

The subject property was originally annexed into the City of Rockwall on November 7, 1960 by *Ordinance No. 60-04*. According to the City's historic zoning maps, the subject property was zoned Commercial (C) District as of January 3, 1972. On January 20, 2015, the City Council approved a miscellaneous case [*Case No. MIS2014-018*] to allow an alternative Tree Mitigation Plan. On August 7, 2017, the City Council approved a final plat case [*Case No. P2017-037*] that established the subject property as Lot 1, Block A, Sky Ridge Addition. On January 26, 2021, the Planning and Zoning Commission approved a miscellaneous case [*Case No. MIS2021-001*] to allow for a variable width landscape buffer. Following this approval, the City Council approved a preliminary plat [*Case No. P2021-001*] proposing the creation of Lots 1-7, Block A, Sky Ridge Addition on March 1, 2021. On August 2, 2021, the City Council approved a replat [*Case No. P2021-038*] that established the subject property as Lot 5, Block A, Sky Ridge Addition.

PURPOSE

The applicant -- *Sam Moore of Main & Main* -- is requesting the approval of a Specific Use Permit (SUP) to allow for a *Restaurant with less than 2,000 SF with Drive-Through or Drive-In* within the Commercial (C) District on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located southeast of the intersection of Ridge Road [*FM-740*] and W. Yellow Jacket Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the right-of-way for the Union Pacific/Dallas Garland NE Railroad. Beyond this is a single-family residential subdivision (*i.e. Lakeridge Park*). This area is zoned Single-Family 10 (SF-10) District.

South: Directly south of the subject property is Ridge Road [*FM 740*], which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is an office building and several commercial businesses (*e.g. Big D Auto Care, Wal-Mart, etc.*) This area is zoned Commercial (C) District.

East: Directly east of the subject property is a vacant tract of land followed by Ridge Road *[FM-740]*, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this

are several commercial businesses (*e.g. Little Caesar's, Everybody Massage, etc.*) These areas are zoned Commercial (C) District.

West: Directly west of the subject property is a house of worship (*i.e. Great Faith Church*) and several commercial businesses (*e.g. State Farm, Family Dental, etc.*) followed by the right-of-way for the Union Pacific/Dallas Garland NE Railroad. Beyond this is a single-family residential subdivision (*i.e. Turtle Cove Subdivision*). This area is zoned Planned Development District 2 (PD-2) for single-family land uses.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, letter, building elevations, drive-through stacking plan, and a concept plan requesting a Specific Use Permit (SUP) for a *Restaurant with less than 2,000 SF with Drive-Through or Drive-In* for the purpose of establishing a Dutch Bros. Coffee in a Commercial (C) District. The applicant has stated that there will be no point of order, rather employees with tablets will take the orders from the drive-through line; however, the stacking plan shows capacity for approximately 20 vehicles. The applicant has also indicated that the bail-out lane is designed to allow smaller orders to be processed quickly, while larger orders will utilize the drive-through window.

CONFORMANCE WITH THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC), defines a *Restaurant with Drive Through or Drive-In* as "(a) place of business whose primary source of revenue is derived from the sale of prepared food to the general public for consumption on-premise or off-premises and/or in a personal vehicle or where facilities are provided on the premises that encourages the serving and consumption of food in a personal vehicle on or near the restaurant premises.." In this case, the applicant's proposed business -- *Dutch Bros. Coffee* -- falls under this classification. According to *Permissible Use Charts* contained in Article 04, *Permitted Uses*, of the Unified Development Code (UDC), a *Restaurant with Drive Through or Drive-In* requires a Specific Use Permit (SUP) in a Commercial (C) District. The purpose of this requirement is to acknowledge that not all *Restaurant* operations are appropriate within the City's Commercial areas, and that the City Council should have discretionary oversite with regard to the types of *Restaurant* operations and their impacts within these types of districts. In addition, Subsection 02.03(f)(9) places the following addition conditions on this land use:

(1) Drive-through lanes shall not have access to a local residential street.
(2) Additional landscape screening shall be installed adjacent to drive-through lanes to impair visibility and impact of headlights from motor vehicles in the drive-through lane on adjacent properties, rights-of-way, parks and open space.
(3) Unless otherwise approved by the Planning and Zoning Commission, stacking lanes for a drive-through service window shall accommodate a minimum of six (6) standard sized motor vehicles.

The applicant's request does appear to conform to the requirements stipulated by the Unified Development Code (UDC); however, staff has incorporated an additional condition that mature landscaping and trees shall be planted along the entire length of the proposed drive through to provide headlight screening from Ridge Road and the adjacent properties. In the Planning and Zoning Commission Work Session Meeting on August 31, 2021, the applicant did indicate that the drive-through lane would be located adjacent to a variable width wall; however, it was also indicated that this wall would be lower than three (3) feet in certain locations. The Unified Development Code (UDC) requires headlight screening to be a minimum of three (3) feet in height, which is why staff has included this as a operation condition in the Specific Use Permit (SUP) ordinance.

STAFF ANALYSIS

When reviewing this case, the proposed land use does appear to be appropriate for this location due to the non-residential adjacencies and access to Ridge Road [*FM-740*]. Staff did make the recommendation to the applicant that the drive-through lane should *not* be situated in front of the building; however, the applicant has chosen not to incorporate this into their site plan stating that given the site restrictions and their business model this would not be possible. The purpose of staff's recommendation was to further the goals of the Scenic Overlay (SOV) District, which state that "(t)he development requirements for non-residential uses are more restrictive than in other commercial classifications in order to encourage development that will protect and enhance the existing views, topography, landscape and *quality of development*." In this case, no other restaurant situated within the Scenic Overlay (SOV) District incorporates a drive-through lane in front of their building and all service windows (*i.e. or the point at which the food/beverage is delivered to the driver*) are located facing away

from public right-of-way. Staff is also obligated to point out that the proposed building elevations submitted by the applicant do not meet the requirements of the Scenic Overlay (SOV) District and are not being incorporated into this Specific Use Permit (SUP) ordinance. If approved, the building elevations will be revisited by the Architectural Review Board (ARB) and Planning and Zoning Commission through the site plan approval process. With this being said, approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On August 20, 2021, staff mailed 46 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Turtle Cove Homeowner's Association (HOA), which is the only HOA/Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted staff had not received any notices.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for a *Restaurant with less than 2,000 SF with Drive-Through or Drive-In* within the Commercial (C) District, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:

   (a) The development of the *Subject Property* shall generally conform to the *Concept Plan* as depicted in *Exhibit 'B'* of this ordinance.

   (b) Mature landscaping and additional trees shall be planted along the entire length of the proposed drive-through to provide headlight screening from Ridge Road [*FM-740*] and the adjacent property owners.

(2) The *Restaurant with less than 2,000 SF with Drive-Through or Drive-In* shall be limited to the area depicted in *Exhibit 'B'* of the draft ordinance

(3) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☑ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2200 Ridge Rd				
SUBDIVISION	Vacant Land - Commercial	LOT	1	BLOCK	A
GENERAL LOCATION	Property located at intersection of Ridge Rd and Yellow Jacket Ln, North of 2054 Ridge Rd				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial (C)		CURRENT USE	Undeveloped/Vacant	
PROPOSED ZONING	Commercial (C)		PROPOSED USE	Drive-Thru Coffee Shop	
ACREAGE	0.57 Acres	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	7.1 Ridge LLC	☐ APPLICANT	Main & Main
CONTACT PERSON	Jason Claunch	CONTACT PERSON	Sam Moore
ADDRESS	106 E Rusk Suite 200	ADDRESS	5750 Genesis Court Suite 103
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Frisco, TX 75034
PHONE		PHONE	(817) 505-8117
E-MAIL		E-MAIL	sm@maincg.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 215.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 20TH *DAY OF* August *, 2021. 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 12 *DAY OF* August *, 20* 21 .

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Ashley D. Carter

ASHLEY D. CARTER
Notary Public, State of Texas
Comm. Expires 01-11-2023
Notary ID 131852235

MY COMMISSION EXPIRES 01-11-2023



City of Rockwall

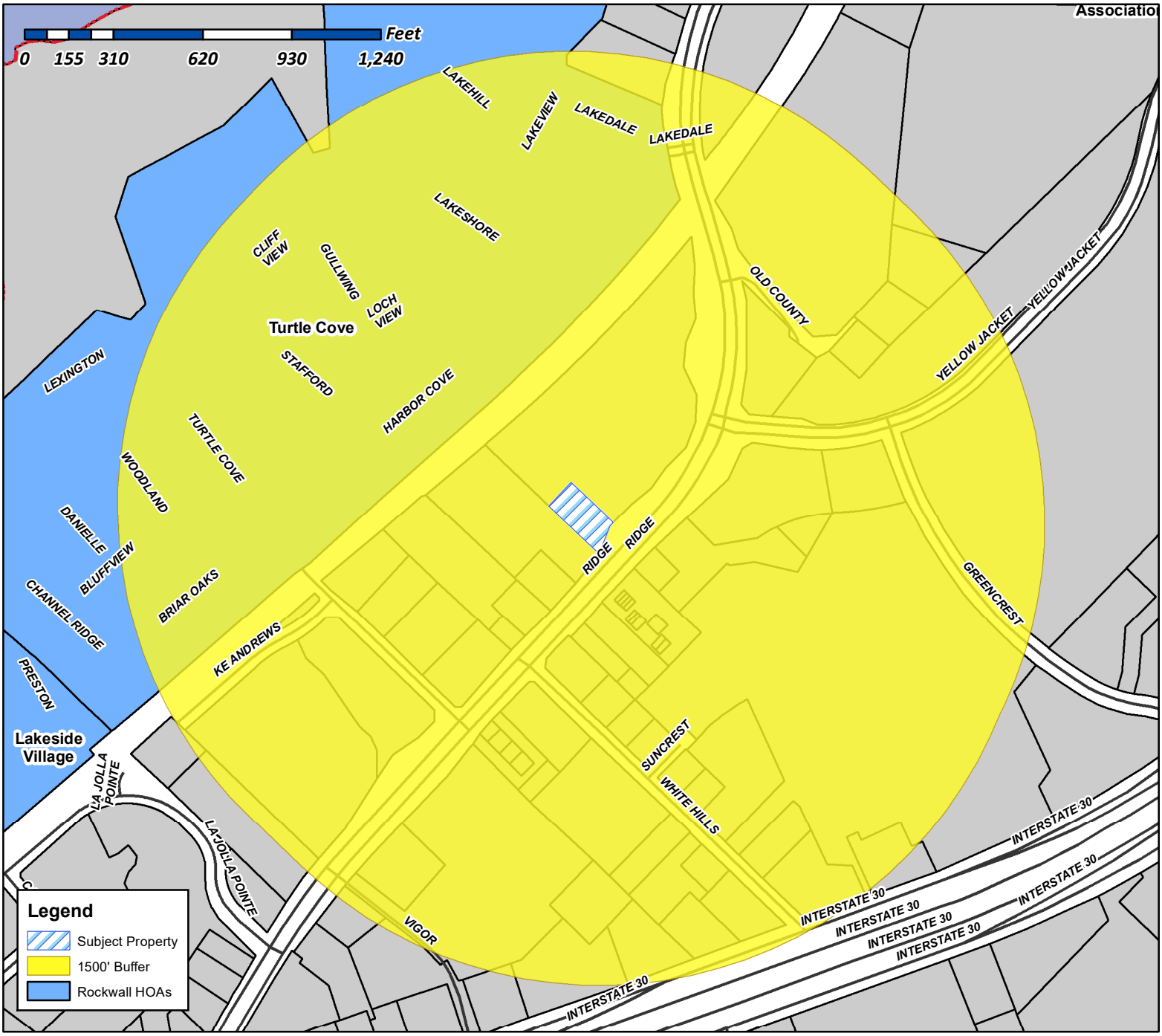
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

City of Rockwall

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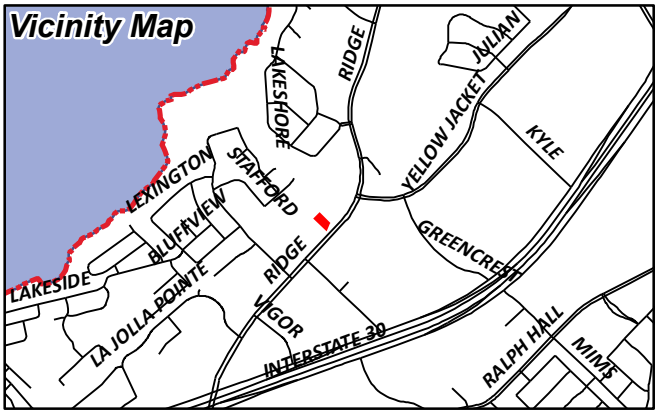
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Case Number: Z2021-032
Case Name: SUP for Restaurant
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: Southeast of the Intersection of Ridge Road & W. Yellowjacket Road

Date Created: *8/20/2021*

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



Lee, Henry

From: Gamez, Angelica
Sent: Thursday, August 26, 2021 3:19 PM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-032]
Attachments: Public Notice (08.26.2021).pdf; HOA Map Z2021-032.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *August 27, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, September 14, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 20, 2021 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2021-032 SUP for Restaurant w/ Drive Through
Hold a public hearing to discuss and consider a request by Sam Moore of Main & Main on behalf of Jason Claunch of 7.1 Ridge LLC for the approval of a *Specific Use Permit (SUP)* for *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* for the purpose of constructing a restaurant (*i.e. Dutch Bros. Coffee*) on a 0.57-acre portion of a larger 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [*FM-740*] and W. Yellow Jacket Lane, and take any action necessary.

Thank you,

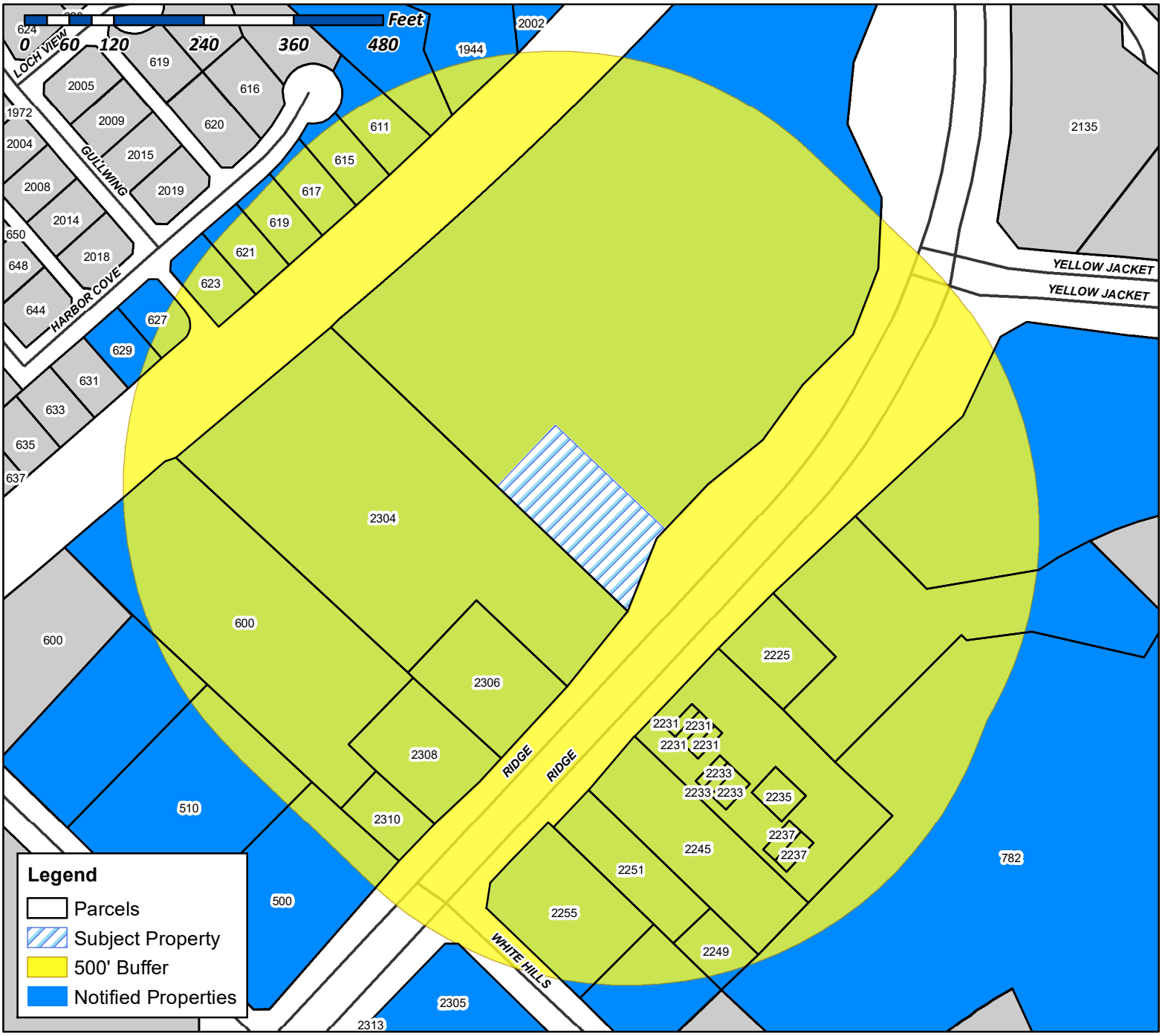
Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

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City of Rockwall

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

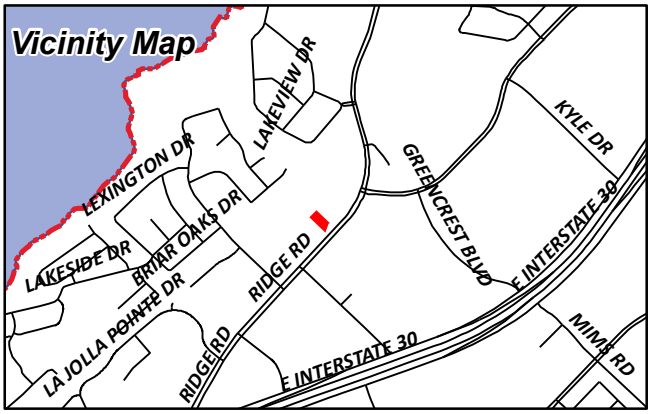
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2021-032
Case Name: SUP for Restaurant w/Drive Through
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: Southeast of Intersection of Ridge Road & W. Yellowjacket Road

Date Created: *8/20/2021*

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



CHACKO & ABRAHAM INVESTMENTS LLC
1007 N. BLUFFVIEW DR
LUCAS, TX 75002

RIDGECREST HOMEOWNERS ASSOCIATION INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

7.1 RIDGE LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

VANDERSLICE ROBERT
1408 S LAKESHORE DR
ROCKWALL, TX 75087

JARA PARTNERS LTD
1425 HUNTERS GLEN
ROYSE CITY, TX 75189

FRANK RUSSELL
15 PRINGLE LANE
ROCKWALL, TX 75087

DGR ASSOCIATES INC A MISSOURI CORP
1710 WEISKOPF DR
HEATH, TX 75032

PORTELE MICHAEL & PAIGE
1944 LAKESHORE DRIVE
ROCKWALL, TX 75087

BENTO SERGIO
2002 S LAKESHORE DR
ROCKWALL, TX 75087

LAYAN INVESTMENTS INC
2225 RIDGE RD
ROCKWALL, TX 75087

JARA PARTNERS LTD
2231 RIDGE RD
ROCKWALL, TX 75087

DGR ASSOCIATES INC A MISSOURI CORP
2233 RIDGERD
ROCKWALL, TX 75087

DOUPHRATE PROPERTIES INC
2235 RIDGE RD STE 200
ROCKWALL, TX 75087

MEHL ROBERT F III & JOAN
2237 RIDGE RD
ROCKWALL, TX 75087

LAKEWOOD PROPERTIES LLC
2245 RIDGE RD
ROCKWALL, TX 75087

CHACKO & ABRAHAM INVESTMENTS LLC
2249 RIDGE RD
ROCKWALL, TX 75087

2251 RIDGE ROAD LLC
2251 RIDGE RD
ROCKWALL, TX 75087

MMF INVESTMENTS LLC
2255 RIDGE RD SUITE 333
ROCKWALL, TX 75087

HUDSPETH FREDERICK WARD ESTATE
NONA MAHAFFY HUDSPETH INDEPENDENT EXECUTOR
2304 RIDGE RD
ROCKWALL, TX 75087

DAIKER PARTNERS LTD.
2305 RIDGE RD
ROCKWALL, TX 75087

MCKENNEY CARL K
2306 RIDGE RD STE 2
ROCKWALL, TX 75087

VANDERSLICE ROBERT
2308 RIDGE RD
ROCKWALL, TX 75087

ALMLAM REAL ESTATE LLC
2310 RIDGE RD
ROCKWALL, TX 75087

ALMLAM REAL ESTATE LLC
3051 N GOLIAD STREET
ROCKWALL, TX 75087

2251 RIDGE ROAD LLC
4131 N CENTRAL EXPRESSWAY SUITE 450
DALLAS, TX 75204

DAIKER PARTNERS LTD
500 TURTLE COVE BLVD
ROCKWALL, TX 75087

PSB INDEMNITY FAMILY LTD PTRN
510 TURTLE COVE BLVD STE 200
ROCKWALL, TX 75087

RICE CARINE
545 BEDFORD FALLS
ROCKWALL, TX 75087

CENTERS FOR PEACE AND MERCY, INC
600 TURTLE COVE BLVD
ROCKWALL, TX 75087

MEHL ROBERT F III & JOAN
601 CARRIAGE TRL
ROCKWALL, TX 75087

BRUCE SCOTT L & CRISTINA V
611 HARBOR COVE DR
ROCKWALL, TX 75087

FLORENCIA HECTOR J
615 HARBOR COVE DR
ROCKWALL, TX 75087

HANEY DYLAN K
617 HARBOR COVE DR
ROCKWALL, TX 75087

MARCUS MEGAN
619 HARBOR COVE DRIVE
ROCKWALL, TX 75087

ROTRAMEL CHRISTIE &
MISTY ROTRAMEL
621 HARBOR COVE DR
ROCKWALL, TX 75087

SEAY KENNETH WAYNE & ELIZABETH CAUFIELD
623 HARBOR COVE DRIVE
ROCKWALL, TX 75087

LITHERLAND LORILEE
627 HARBOR COVE DR
ROCKWALL, TX 75087

RICE CARINE
629 HARBOR COVEDR
ROCKWALL, TX 75087

LAYAN INVESTMENTS INC
6403 CRESTMOOR LN
SACHSE, TX 75048

WAL-MART REAL ESTATE
BUSINESS TRUST
782 I30
ROCKWALL, TX 75087

TURTLE COVE RESIDENTIAL ASSOC
C/O TURTLE COVE HOA 14951 DALLAS PKWY STE
600
DALLAS, TX 75254

MOUNTAINPRIZE INC
P. O. BOX 2437
SMYRNA, GA 30081

CENTERS FOR PEACE AND MERCY, INC
P.O. BOX 615
ROCKWALL, TX 75087

DAIKER PARTNERS LTD.
PO BOX 1059
ROCKWALL, TX 75087

LAKEWOOD PROPERTIES LLC
PO BOX 2259
ROCKWALL, TX 75087

WAL-MART REAL ESTATE
BUSINESS TRUST
PO BOX 8050
BENTONVILLE, AR 72712

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2021-032: SUP for Restaurant w/ Drive Through

Hold a public hearing to discuss and consider a request by Sam Moore of Main & Main on behalf of Jason Claunch of 7.1 Ridge LLC for the approval of a Specific Use Permit (SUP) for Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In for the purpose of constructing a restaurant (i.e. Dutch Bros. Coffee) on a 0.57-acre portion of a larger 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, September 14, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 20, 2021 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, September 20, 2021 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2021-032: SUP for Restaurant w/ Drive-Through

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

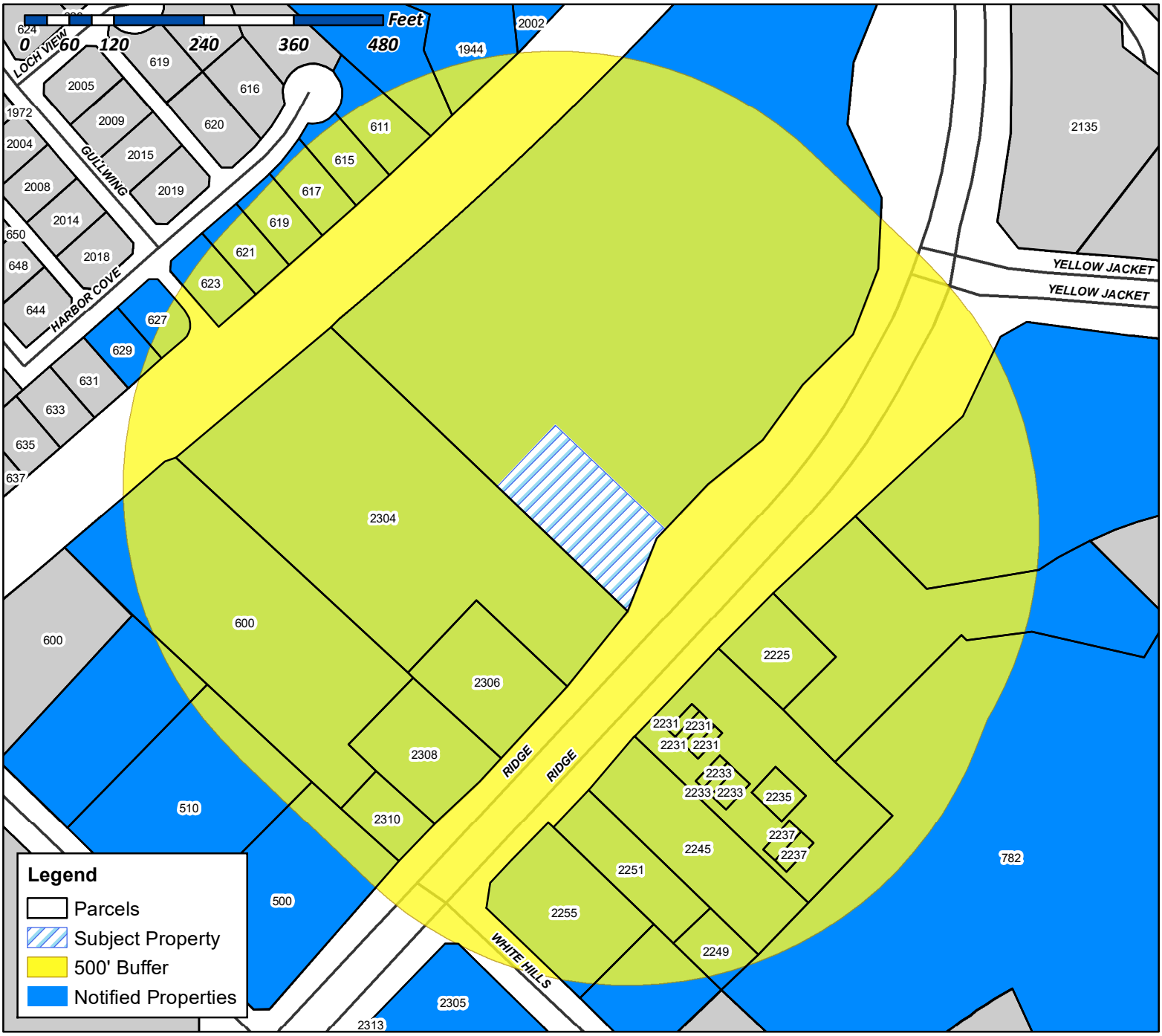
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

City of Rockwall

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

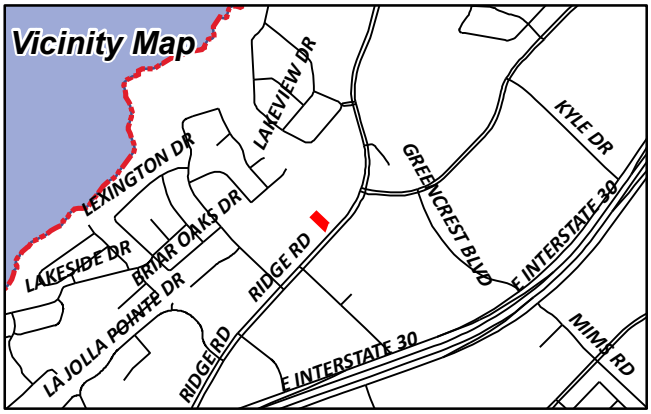
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Case Number: Z2021-032
Case Name: SUP for Restaurant w/Drive Through
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: Southeast of Intersection of Ridge Road & W. Yellowjacket Road

Date Created: *8/20/2021*

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



August 17, 2021

Re: Dutch Bros Coffee Specific Use Permit

The following is our application for a Specific Use Permit for the proposed Dutch Bros Coffee drive-thru coffee stand with walk-up services. The proposed coffee shop will be located in lot 5 of the Sky Ridge shopping center. We are excited to bring one of the first Dutch Bros in the DFW Metroplex to Rockwall, which is the largest privately held coffee company. The proposed building is a 950sf modular building which is proposed to have a combination of nichiha, cement plaster, and masonry. The hours anticipated at this location are 5am – 11pm Monday thru Sunday, which will include 3 shifts per day and 8 employees. The employees will be operating the kiosk by preparing and serving menu items and running orders to guests in the drive-thru, similar to how Chick-fil-A operates a double stack drive-thru.

Included in our submittal are the proposed concept plan and elevations for the Dutch Bros. This concept plan is intended to show the fit of the Dutch Bros into the overall development outside of our SUP request. The building will be used for the operation of the coffee stand and preparation of menu items; therefore, the building will not be open for public access. The Dutch Bros Coffee shop will serve beverages including coffee, tea, and energy drinks. The building is designed with both color and material to represent the brand effectively, while fitting within the City's standards.

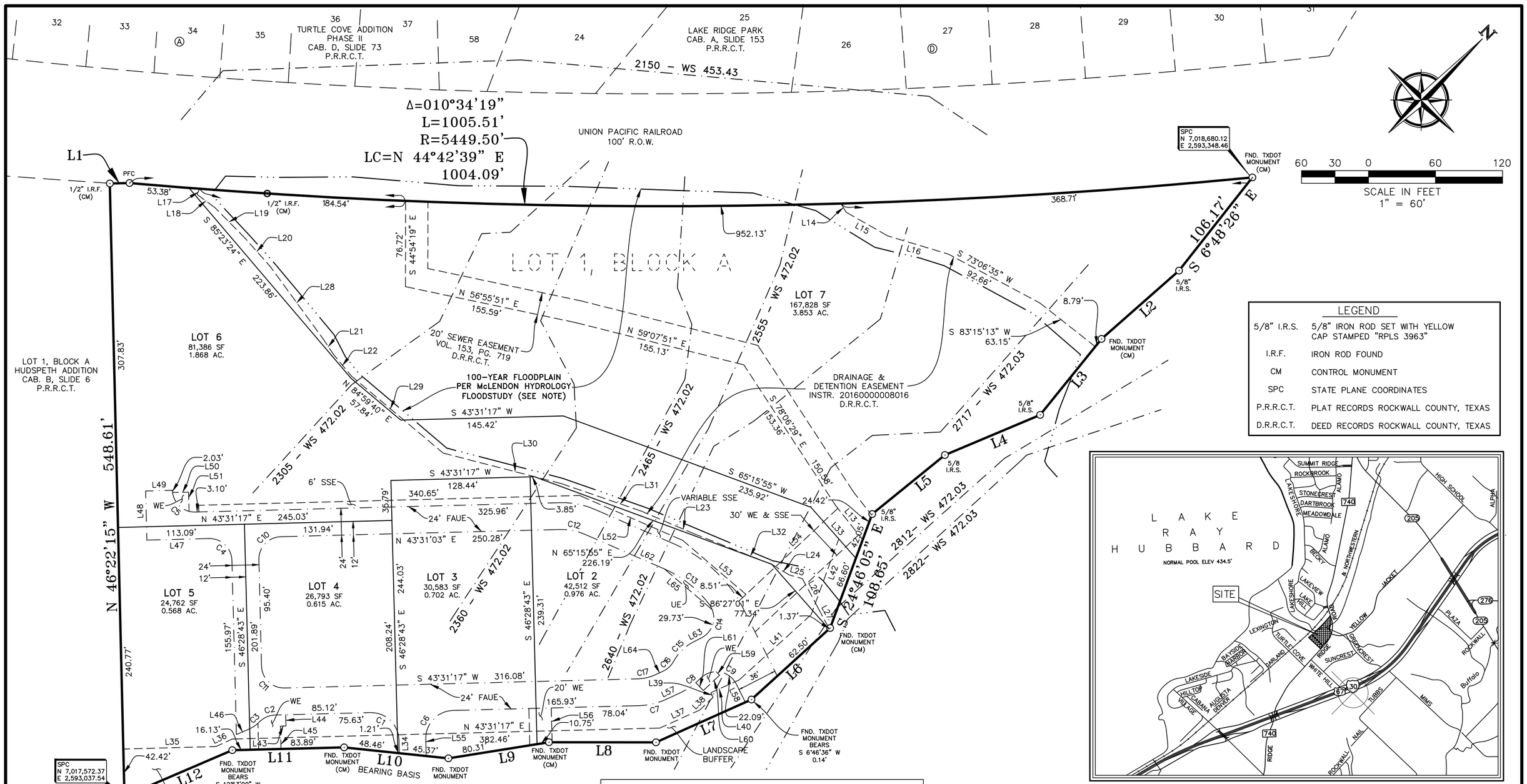
Dutch Bros is known for their philanthropic engagement and efforts. Examples of their community involvement are included in our submittal for your review.
We are excited to help bring an amazing brand and organization to the City of Rockwall and look forward to working together to deliver a quality product.

Thank you for your time, please let me know if you have any questions.
We look forward to working together.

Sam Moore

Best,

Sam Moore
Main & Main Capital Group, LLC



LEGEND	
5/8" I.R.S.	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
CM	CONTROL MONUMENT
SPC	STATE PLANE COORDINATES
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS

VICINITY MAP
N.T.S.

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	090°00'00"	25.00'	25.00'	39.27'	S 88°31'17" W	35.36'
C2	043°19'57"	20.00'	7.95'	15.13'	S 21°51'18" W	14.77'
C3	021°17'02"	34.00'	6.39'	12.63'	S 10°49'50" W	12.56'
C4	090°00'14"	20.00'	20.00'	31.42'	S 88°31'10" W	28.29'
C5	090°06'40"	20.00'	20.04'	31.45'	N 88°34'23" E	28.31'
C6	090°00'00"	25.00'	25.00'	39.27'	S 1°28'43" E	35.36'
C7	023°19'36"	64.00'	13.21'	26.06'	S 31°51'29" W	25.88'
C8	021°33'57"	58.00'	11.05'	21.83'	S 9°24'43" W	21.70'
C9	109°42'40"	20.00'	28.41'	38.30'	S 53°29'04" W	32.71'
C10	089°55'11"	20.00'	19.97'	31.39'	N 1°26'32" W	28.26'
C11	090°04'35"	20.00'	20.03'	31.44'	S 88°33'35" W	28.30'
C12	025°01'10"	50.00'	11.09'	21.83'	N 56°01'38" E	21.66'
C13	029°40'50"	100.00'	26.50'	51.80'	N 83°22'38" E	51.23'
C14	100°04'22"	20.00'	23.87'	34.93'	S 31°44'46" E	30.66'
C15	035°05'17"	41.75'	13.20'	25.57'	S 0°44'47" W	25.17'
C16	036°59'33"	20.00'	6.69'	12.91'	S 1°41'55" W	12.69'
C17	023°19'36"	40.00'	8.26'	16.28'	S 31°51'29" W	16.17'

Notes:

1. Basis of bearing being S 50°59'46" W for a south line of deed recorded in Instr. 20160000018015, D.R.R.C.T.
2. By graphical plotting, part of the parcel described hereon lies within a Special Flood Hazard Area inundated by 100-year flood, it lies within Zone "A" as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0040L, dated September 26, 2008, published by the Federal Emergency Management Agency (FEMA). The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
3. All open spaces, drainage easements, drainage and detention easements, and other common area shall be repaired, replaced, and maintained by property owner.

Floodplain, cross sections and elevations by graphic interpolation from the Floodplain Work Map in the Flood Study for Stream 5 by McLendon Hydrology and Engineering L.L.C.

OWNER/DEVELOPER
7.1 RIDGE, LLC
106 E. RUSK STREET, STE 200
ROCKWALL, TX 75087
(972) 771-7577

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 377

FINAL PLAT
LOTS 2-7, BLOCK A
SKY RIDGE ADDITION

BEING A REPLAT OF
LOT 1, BLOCK A, SKY RIDGE ADDITION
CAB. J SLIDE X, P.R.R.C.T.
BEING
6 LOTS AND CONTAINING

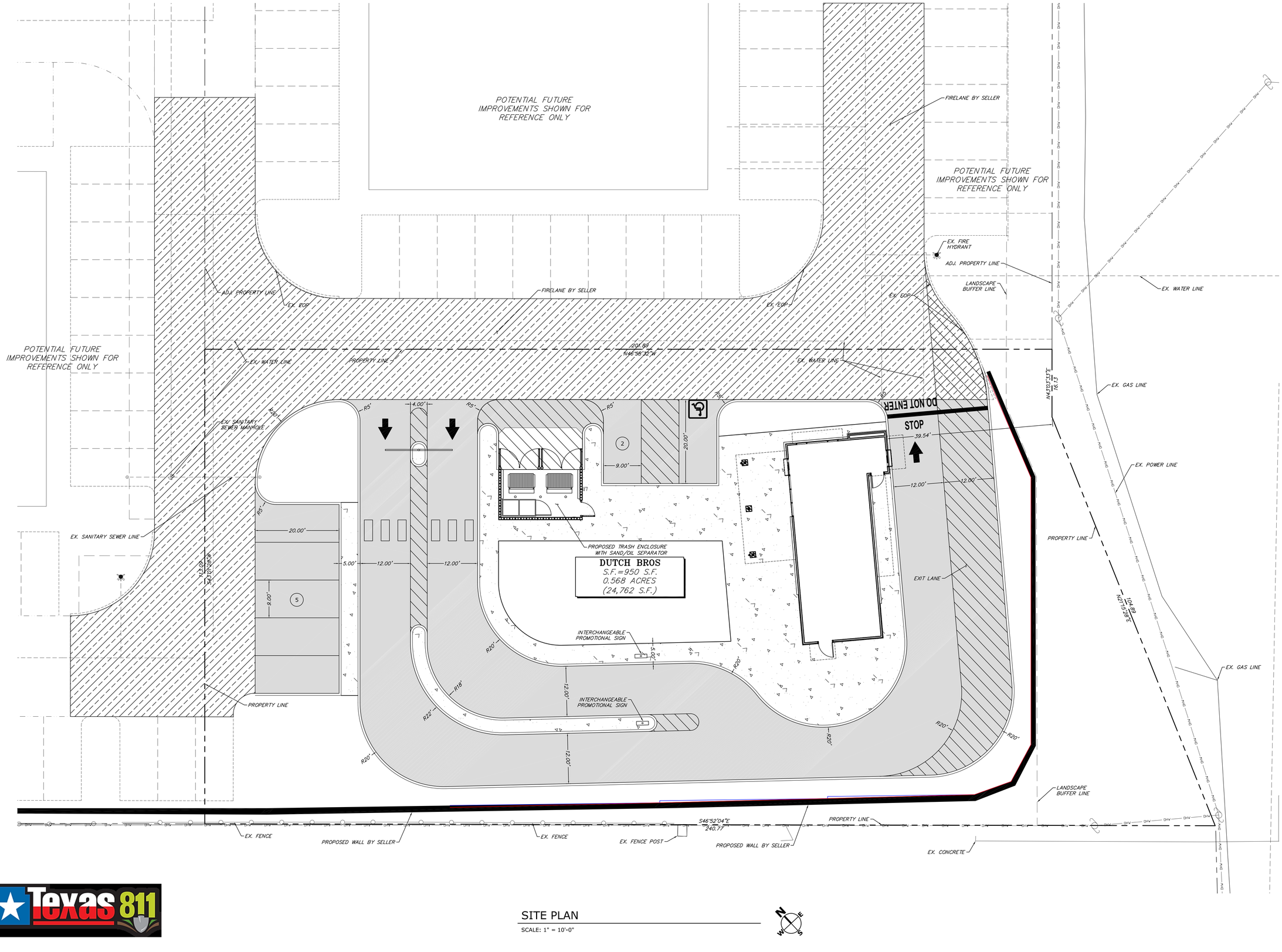
8.583 ACRES

AND SITUATED IN THE

E.P. GAINES CHISUM SURVEY, A-64
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: JULY 16, 2021 SHEET 1 OF 2



SITE PLAN

SCALE: 1" = 10'-0"

Texas 811

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DRAWN: H.E.M.
DESIGNED: H.E.M.
CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

STAMP: PRELIMINARY

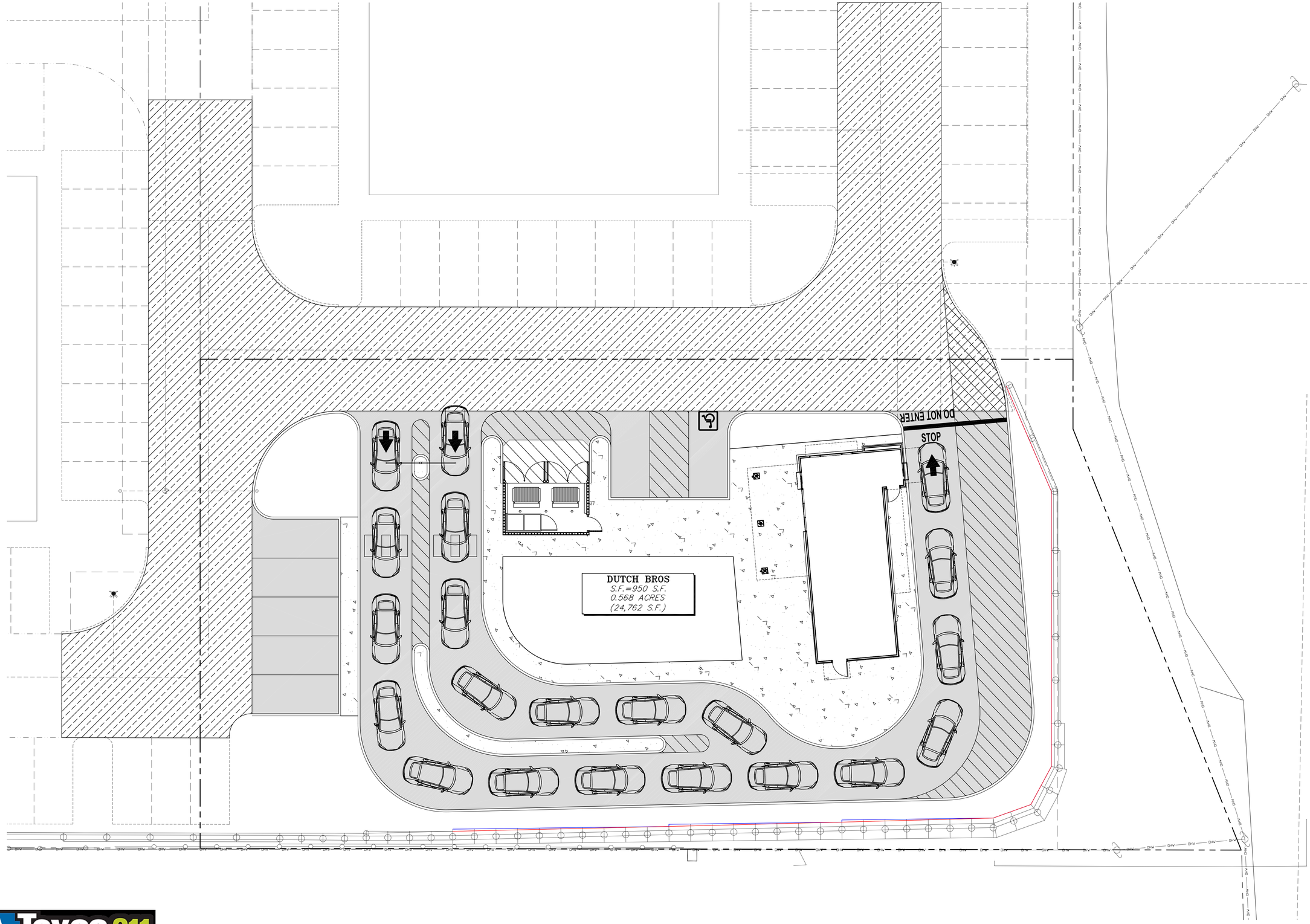
DESIGNER: TECTONICS DESIGN GROUP
730 Sandhill Rd., #250, Reno, Nevada 89521
tel 775-824-9988
fax 775-824-9986
www.tectonicsdesigngroup.com

PROJECT/CLIENT: #: 21090
Dutch Bros No.: TX1802
TBD RIDGE ROAD, ROCKWALL, TX 75087
MAIN & MAIN
5750 Genesis Court, Suite 103, Frisco, TX 75034

SUBMITTAL RECORD: DATE: 09/07/21 SUBMITTAL PRELIM

SHEET TITLE: SITE PLAN

SHEET: C2.1



SITE QUEUE

SCALE: 1" = 10'-0"

Texas 811

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STAMP:

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DESIGNED: H.E.M.
CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

PRELIMINARY

DESIGNER:

TECTONICS DESIGN GROUP
730 Sandhill Rd., #250, Reno, Nevada 89521
www.tectonicsdesigngroup.com
tel 775-824-9988
fax 775-824-9986

PROJECT/CLIENT:

Dutch Bros No.: TX1802
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MAIN & MAIN
5750 Genesis Court, Suite 103, Frisco, TX 75034
#: 21090

SUBMITTAL RECORD:

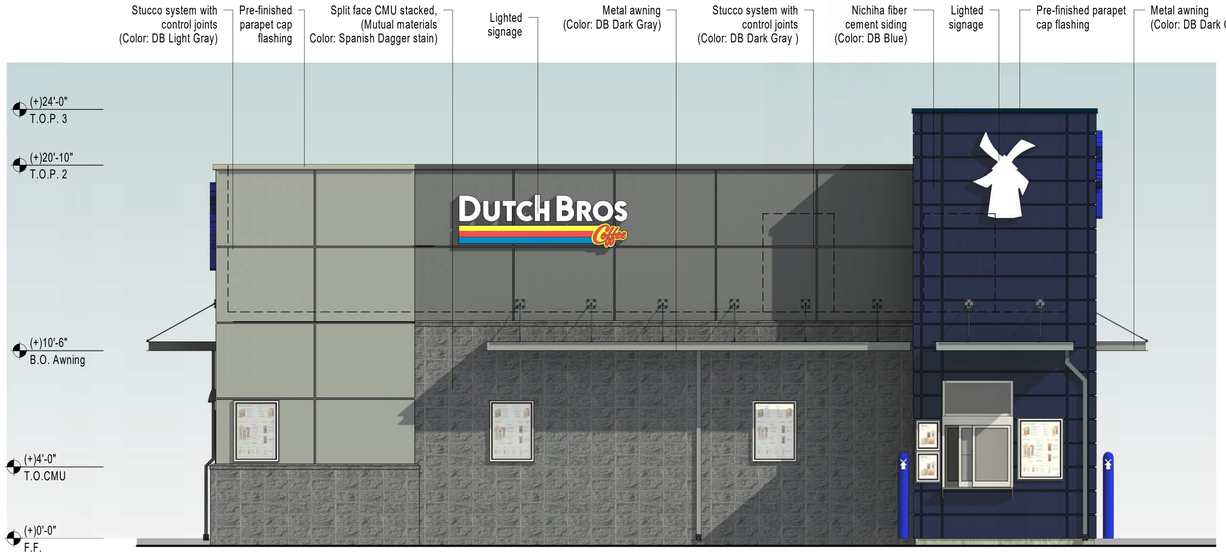
DATE: SUBMITTAL
08/16/21 PRELIM

SHEET TITLE:

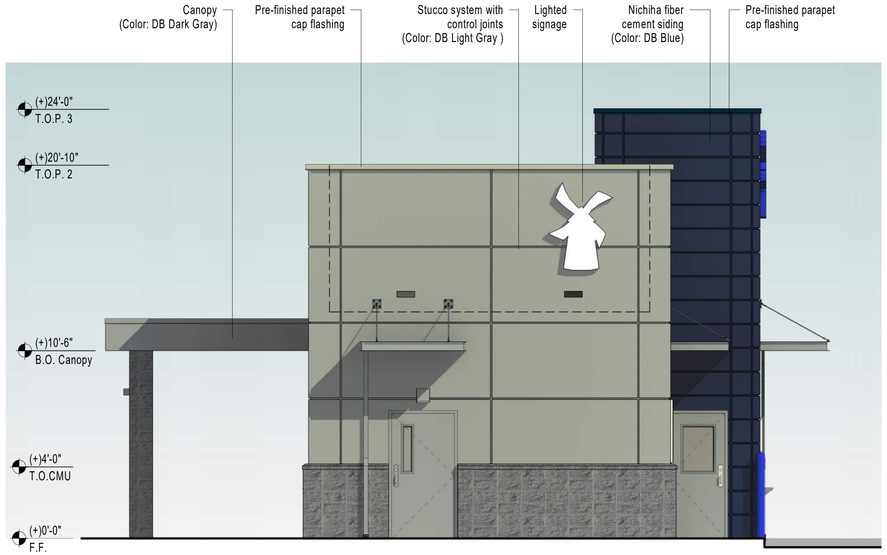
SITE QUEUE

SHEET:

C2.2



Drive-Up Elevation



Rear Elevation

Material Calculations

Drive-Up Elevation:
- Primary Material: Stucco 40%; Split Face CMU 36%
- Secondary Material: Nichia Siding 24% (Request variance)

Rear Elevation:
- Primary Material: Stucco 79% (Request variance); Split Face CMU 21%

Walk-Up Elevation:
- Primary Material: Stucco 53%; Split Face CMU 47%

Front Elevation:
- Primary Material: Stucco 24%; Split Face CMU 36%
- Secondary Material: Nichia Siding 40% (Request variance)



Walk-Up Elevation



Front Elevation (Primary Elevation)

DUTCH BROS Coffee

Dutch Bros

Conceptual Elevations | Rockwell, Texas | PR.1

MAIN & MAIN



Front (Primary Elevation)/Drive-Thru



Front (Primary Elevation)/Walk-Up



Rear/Walk-Up



Rear/Drive-Thru

DUTCH BROS Coffee

Dutch Bros

Perspectives | Rockwell, Texas | PR.1A

MAIN & MAIN


DUTCH BROS
Coffee
EXIT ONLY
EXIT ONLY


DUTCH BROS
DUTCH BROS
DRIVE THRU
DRIVE THRU
CHOOSE SHORTEST LANE
DRIVE THRU AHEAD


DUTCH BROS


DUTCH BROS

DUTCH BROS COMMUNITY ENGAGEMENT

DUTCH BROS FOUNDATION

- Includes several philanthropic focuses:
  - Be Aware
    - Support for the fight against breast cancer since 2014, with more than $1.6 million in donations.
  - Drink One for Dane
    - Support and mission to find a cause and a cure for ALS.
    - Dane Boersma, Dutch Bros co-founder, battled with ALS.
    - One day in May is dedicated to raise funds for the Muscular Dystrophy Association.
  - Buck for Kids
    - One day in September, Dutch Bros donates $1 from every drink sold to local youth organizations.
  - Dutch Luv
    - On February 14th, Dutch Bros donates $1 from every drink sold to organizations to fight food insecurity.

RECENT FOCUSES

- Wildfire Relief Efforts
  - Dutch Bros donated to various relief funds for the wildfires in 2020.
- Covid Relief
  - Donated to various organizations for the support of communities during the Covid-19 outbreak.
- #FirstRespondersFirst
  - 100% of Dutch Bros' profits in April 2020 were donated to support medical first responders.
- Buck for Kids
  - Increase of approximately 10% in contributions in 2020.

SOURCES

- Dutch Bros foundation - https://www.dutchbros.com/dutch-bros-foundation/
- Wildfire Relief - https://www.dutchbros.com/news-events/dutch-bros-foundation-donates-250000-to-wildfire-relief-efforts
- First Responders First - https://www.businesswire.com/news/home/20200403005548/en/Dutch-Bros-Coffee-Dedicates-100-of-April-Profits-to-FirstRespondersFirst

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *RESTAURANT LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN* ON A 0.57-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, SKY RIDGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; 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 Sam Moore of Main & Main for the approval of a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* for the purpose of constructing a *drive-through restaurant* on a 0.57-acre parcel of land described as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [*FM-740*] and W. Yellow Jacket Lane, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by 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 (UDC) [*Ordinance No. 20-02*] 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. The Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, and Subsection 06.08, *Scenic Overlay (SOV) District*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the futur*e -- and with

DRAFT 09-14-2021

the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* on the *Subject Property* and conformance to these conditions is required for continued operation:

1) The development of the *Subject Property* shall generally conform to the *Concept Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) Mature landscaping and additional trees shall be planted along the entire length of the proposed drive-through to provide headlight screening from Ridge Road [*FM-740*] and the adjacent property owners.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF OCTOBER, 2021.

DRAFT ORDINANCE 09.24.21

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

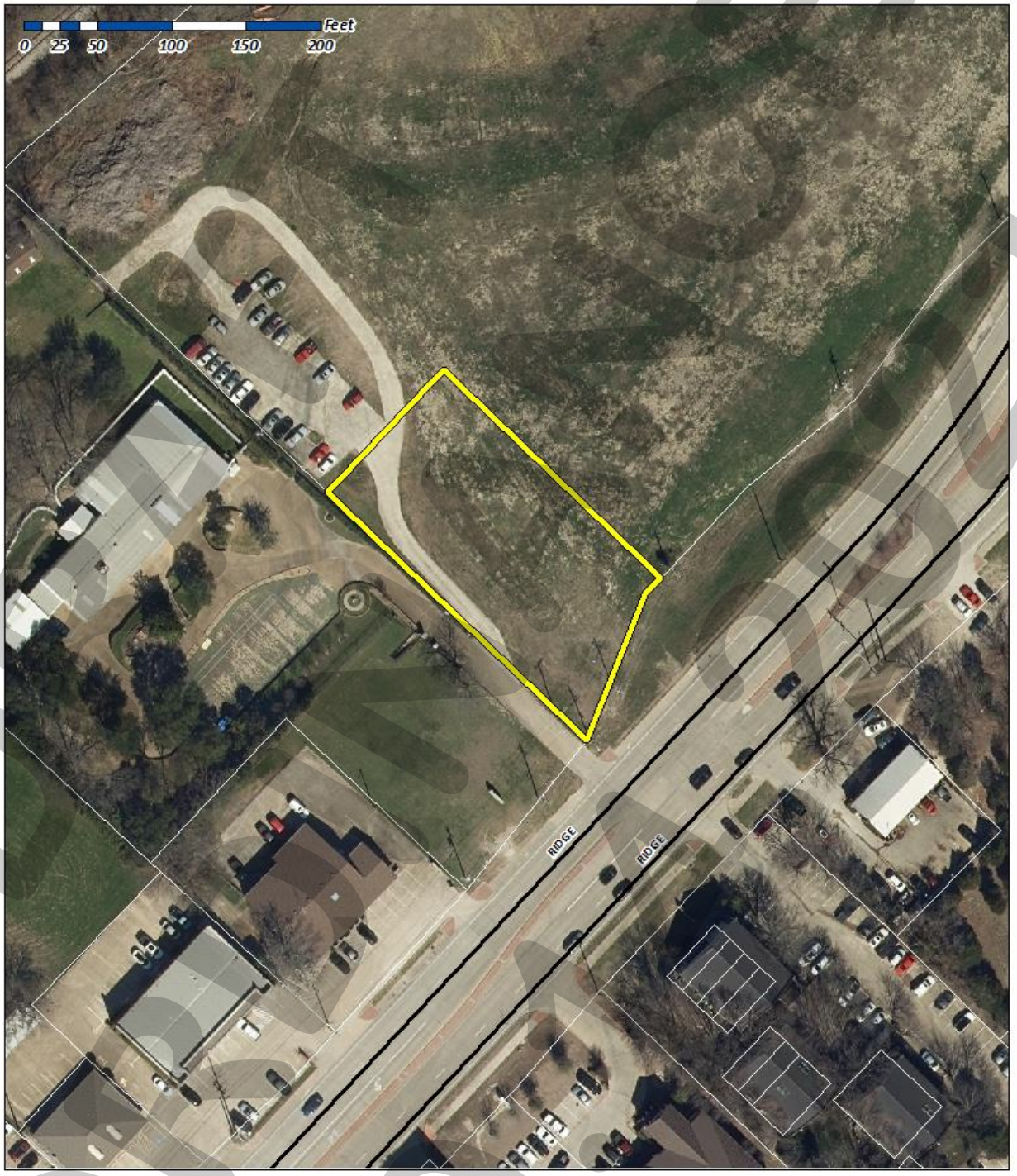
1st Reading: *September 20, 2021*

2nd Reading: *October 4, 2021*

DRAFT ORDINANCE 09.14.2021

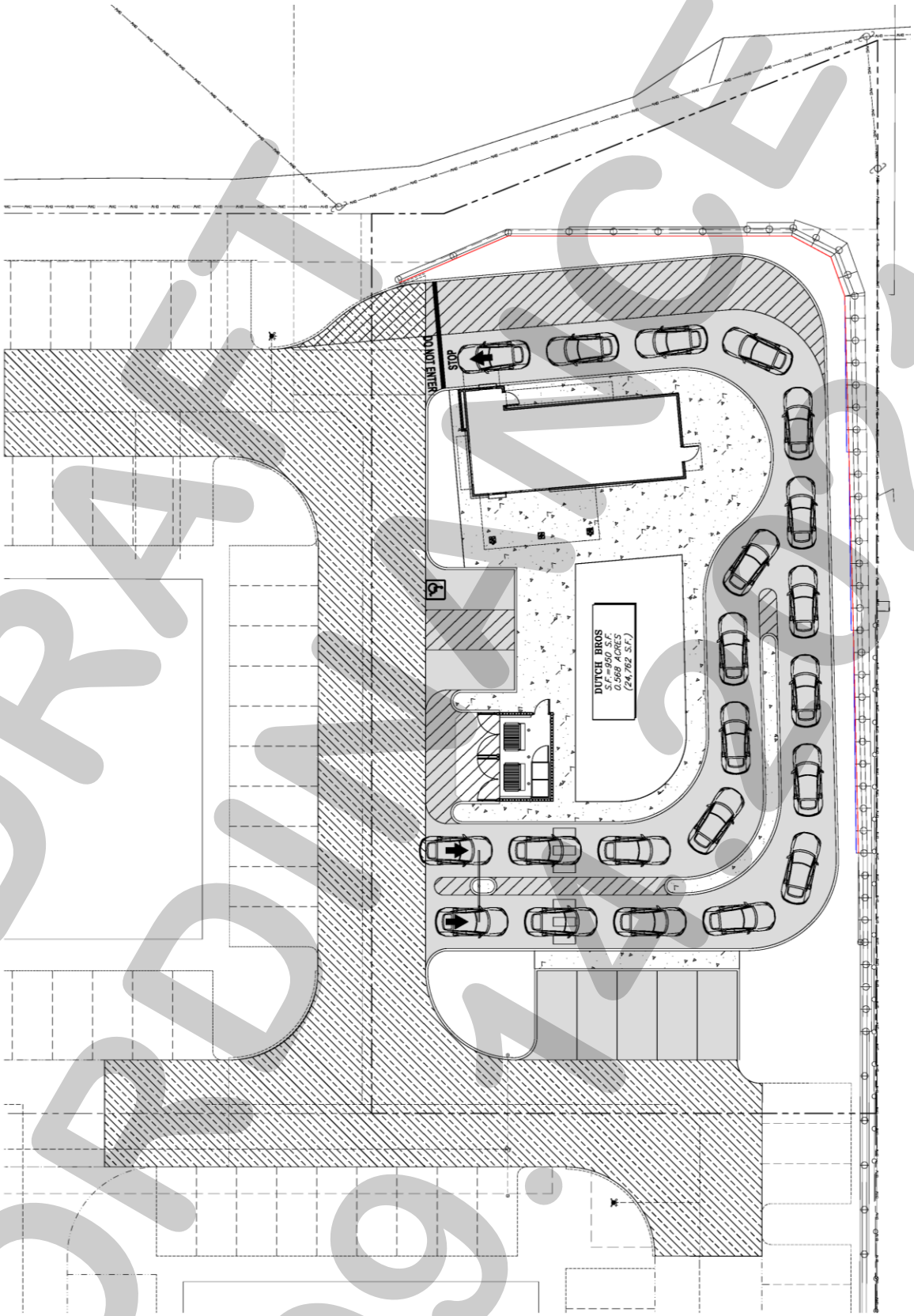
Exhibit 'A'
Location Map

Address: *Southeast of the intersection of Ridge Road and W. Yellow Jacket Lane*
Legal Description: *Lot 1, Block A, Sky Ridge Addition*



DRAFT
09/07/21

Exhibit 'B':
Concept Plan



DRAFT
ORDINANCE
09.13.2021

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Henry Lee, *Planner*
DATE:	September 28, 2021
SUBJECT:	Z2021-032; *Specific Use Permit for a Restaurant with less than 2,000 SF with Drive-Through or Drive-In in a Commercial (C) District*

On September 14, 2021, the Planning and Zoning Commission approved a motion to table *Case No. Z2021-032* to the September 28, 2021 Planning and Zoning Commission meeting by a vote of 6-0, with Commissioner Moeller absent. The purpose of the motion was to allow the applicant additional time to make changes to the proposed concept plan and reorient the building so that the service window did not face directly onto Ridge Road. The applicant has since resubmitted a new concept plan meeting these requirements. Staff has updated the attached draft ordinance with the new concept plan. The Planning and Zoning Commission will need to hold a public hearing and act on the applicant's request at the *September 28, 2021* meeting.

POTENTIAL FUTURE IMPROVEMENTS SHOWN FOR REFERENCE ONLY

POTENTIAL FUTURE IMPROVEMENTS SHOWN FOR REFERENCE ONLY

POTENTIAL FUTURE IMPROVEMENTS SHOWN FOR REFERENCE ONLY

FIRELANE BY SELLER

FIRELANE BY SELLER

ADJ. PROPERTY LINE

EX. EOP

EX. EOP

EX. EOP

EX. FIRE HYDRANT

ADJ. PROPERTY LINE

LANDSCAPE BUFFER LINE

EX. WATER LINE

EX. WATER LINE

EX. WATER LINE

PROPERTY LINE

201.83'
N46°58'12"W

N42°03'33"E
16.13'

EX. GAS LINE

EX. POWER LINE

4.00'

9.00'

20.00'

DO NOT ENTER

STOP

12.00'

EX. SANITARY SEWER MANHOLE

10

EX. SANITARY SEWER LINE

N43°58'34"W
342.70'

12.00'

4.00'

12.00'

DUTCH BROS
S.F.=950 S.F.
0.568 ACRES
(24,762 S.F.)

20'-5"

INTERCHANGEABLE PROMOTIONAL SIGN

INTERCHANGEABLE PROMOTIONAL SIGN

R20'

R22'

R16'

R20'

12.00'

12.00'

PROPERTY LINE

R20'

EXIT LANE

R20'

R20'

PROPERTY LINE

N47°59'28"E
104.89'

EX. GAS LINE

LANDSCAPE BUFFER LINE

S46°52'04"E
240.77'

EX. FENCE

PROPOSED WALL BY SELLER

EX. FENCE

EX. FENCE POST

PROPOSED WALL BY SELLER

EX. CONCRETE

PROPOSED TRASH ENCLOSURE WITH SAND/OIL SEPARATOR

Texas 811

SITE PLAN

SCALE: 1" = 10'-0"

N W E S

COPYRIGHT:
All drawings herein are the property of Tectonics Design Group and may not be reproduced or used in any capacity without the written authorization of Tectonics Design Group.

STAMP:
DRAWN: H.E.M.
DESIGNED: H.E.M.
CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

PRELIMINARY

DESIGNER:
TECTONICS DESIGN GROUP
730 Sandhill Rd., #250, Reno, Nevada 89521
tel 775-824-9388
fax 775-824-9986
www.tectonicsdesigngroup.com

PROJECT/CLIENT:
#: 21090
Dutch Bros No.: TX1802
TBD RIDGE ROAD, ROCKWALL, TX 75087
MAIN & MAIN
5750 Genesis Court, Suite 103, Frisco, TX 75034

SUBMITTAL RECORD:
DATE: SUBMITTAL
09/07/21 PRELIM
09/21/21

SHEET TITLE:
SITE PLAN

SHEET:
C2.1

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *RESTAURANT LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN* ON A 0.57-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, SKY RIDGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; 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 Sam Moore of Main & Main for the approval of a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* for the purpose of constructing a *drive-through restaurant* on a 0.57-acre parcel of land described as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [*FM-740*] and W. Yellow Jacket Lane, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by 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 (UDC) [*Ordinance No. 20-02*] 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. The Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.05, *Commercial (C) District*, and Subsection 06.08, *Scenic Overlay (SOV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the futur*e -- and with

DRAFT 09-28-2021

the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* on the *Subject Property* and conformance to these conditions is required for continued operation:

1) The development of the *Subject Property* shall generally conform to the *Concept Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) Mature landscaping and additional trees shall be planted along the entire length of the proposed drive-through to provide headlight screening from Ridge Road [*FM-740*] and the adjacent properties.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18TH DAY OF OCTOBER, 2021.

DRAFT
09.23.21

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

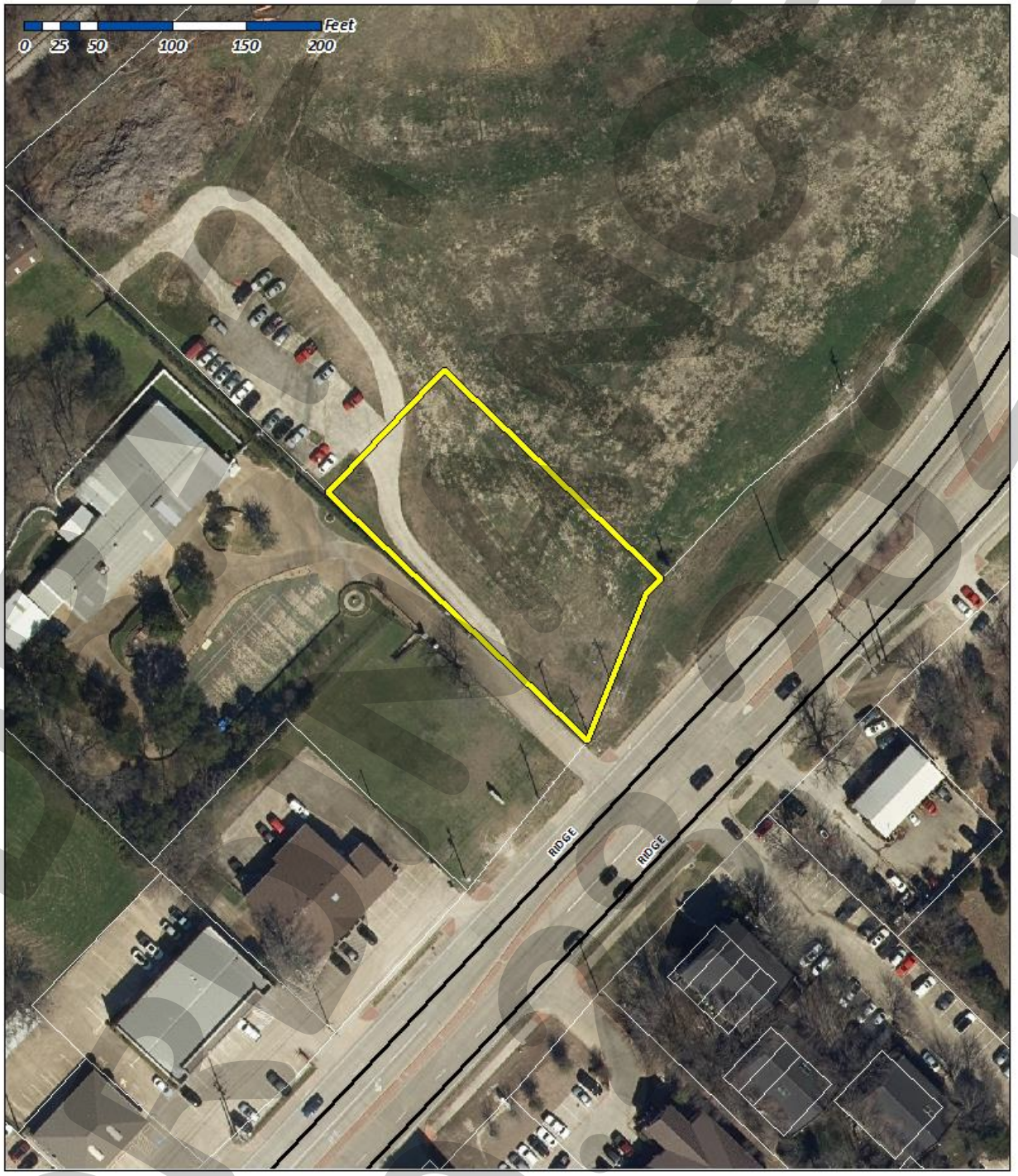
1st Reading: *October 4, 2021*

2nd Reading: *October 18, 2021*

DRAFT ORDINANCE 09.28.2021

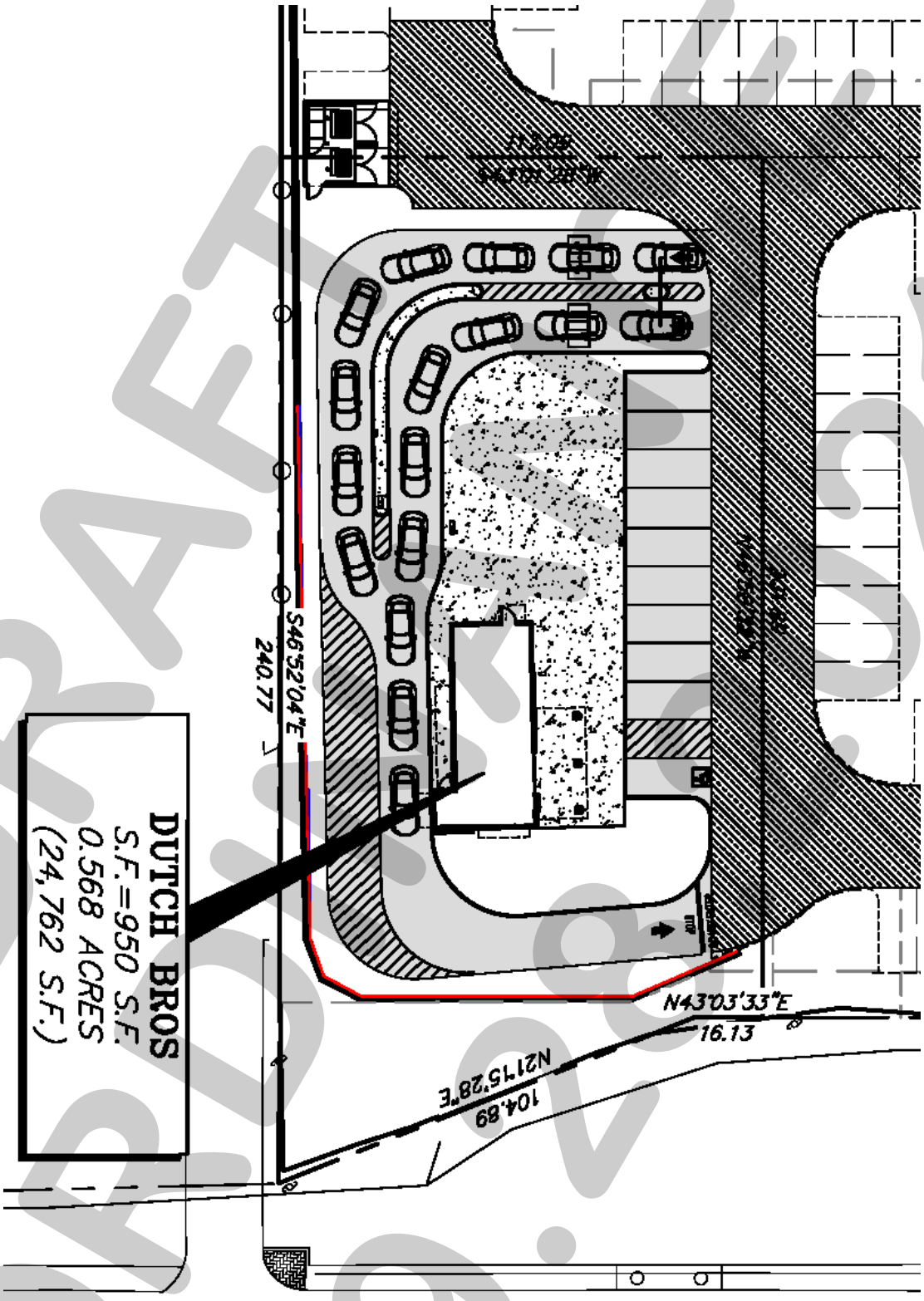
Exhibit 'A'
Location Map

Address: *Southeast of the intersection of Ridge Road and W. Yellow Jacket Lane*
Legal Description: *Lot 1, Block A, Sky Ridge Addition*



DRAFT
09/07/21

Exhibit 'B':
Concept Plan



DRAFT
ORDINANCE
09.28.2021

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	September 14, 2021
APPLICANT:	Sam Moore; *Main & Main*
CASE NUMBER:	Z2021-032; *Specific Use Permit for a Restaurant with less than 2,000 SF with Drive-Through or Drive-In in a Commercial (C) District*

SUMMARY

Hold a public hearing to discuss and consider a request by Sam Moore of Main & Main on behalf of Jason Claunch of 7.1 Ridge LLC for the approval of a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* for the purpose of constructing a restaurant (*i.e. Dutch Bros. Coffee*) on a 0.57-acre portion of a larger 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.

BACKGROUND

The subject property was originally annexed into the City of Rockwall on November 7, 1960 by *Ordinance No. 60-04*. According to the City's historic zoning maps, the subject property was zoned Commercial (C) District as of January 3, 1972. On January 20, 2015, the City Council approved a miscellaneous case [*Case No. MIS2014-018*] to allow an alternative Tree Mitigation Plan. On August 7, 2017, the City Council approved a final plat case [*Case No. P2017-037*] that established the subject property as Lot 1, Block A, Sky Ridge Addition. On January 26, 2021, the Planning and Zoning Commission approved a miscellaneous case [*Case No. MIS2021-001*] to allow for a variable width landscape buffer. Following this approval, the City Council approved a preliminary plat [*Case No. P2021-001*] proposing the creation of Lots 1-7, Block A, Sky Ridge Addition on March 1, 2021. On August 2, 2021, the City Council approved a replat [*Case No. P2021-038*] that established the subject property as Lot 5, Block A, Sky Ridge Addition.

PURPOSE

The applicant -- *Sam Moore of Main & Main* -- is requesting the approval of a Specific Use Permit (SUP) to allow for a *Restaurant with less than 2,000 SF with Drive-Through or Drive-In* within the Commercial (C) District on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located southeast of the intersection of Ridge Road [*FM-740*] and W. Yellow Jacket Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the right-of-way for the Union Pacific/Dallas Garland NE Railroad. Beyond this is a single-family residential subdivision (*i.e. Lakeridge Park*). This area is zoned Single-Family 10 (SF-10) District.

South: Directly south of the subject property is Ridge Road [*FM 740*], which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is an office building and several commercial businesses (*e.g. Big D Auto Care, Wal-Mart, etc.*) This area is zoned Commercial (C) District.

East: Directly east of the subject property is a vacant tract of land followed by Ridge Road *[FM-740]*, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this

are several commercial businesses (*e.g. Little Caesar's, Everybody Massage, etc.*) These areas are zoned Commercial (C) District.

West: Directly west of the subject property is a house of worship (*i.e. Great Faith Church*) and several commercial businesses (*e.g. State Farm, Family Dental, etc.*) followed by the right-of-way for the Union Pacific/Dallas Garland NE Railroad. Beyond this is a single-family residential subdivision (*i.e. Turtle Cove Subdivision*). This area is zoned Planned Development District 2 (PD-2) for single-family land uses.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, letter, building elevations, drive-through stacking plan, and a concept plan requesting a Specific Use Permit (SUP) for a *Restaurant with less than 2,000 SF with Drive-Through or Drive-In* for the purpose of establishing a Dutch Bros. Coffee in a Commercial (C) District. The applicant has stated that there will be no point of order, rather employees with tablets will take the orders from the drive-through line; however, the stacking plan shows capacity for approximately 20 vehicles. The applicant has also indicated that the bail-out lane is designed to allow smaller orders to be processed quickly, while larger orders will utilize the drive-through window.

CONFORMANCE WITH THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC), defines a *Restaurant with Drive Through or Drive-In* as "(a) place of business whose primary source of revenue is derived from the sale of prepared food to the general public for consumption on-premise or off-premises and/or in a personal vehicle or where facilities are provided on the premises that encourages the serving and consumption of food in a personal vehicle on or near the restaurant premises.." In this case, the applicant's proposed business -- *Dutch Bros. Coffee* -- falls under this classification. According to *Permissible Use Charts* contained in Article 04, *Permitted Uses*, of the Unified Development Code (UDC), a *Restaurant with Drive Through or Drive-In* requires a Specific Use Permit (SUP) in a Commercial (C) District. The purpose of this requirement is to acknowledge that not all *Restaurant* operations are appropriate within the City's Commercial areas, and that the City Council should have discretionary oversite with regard to the types of *Restaurant* operations and their impacts within these types of districts. In addition, Subsection 02.03(f)(9) places the following addition conditions on this land use:

(1) Drive-through lanes shall not have access to a local residential street.
(2) Additional landscape screening shall be installed adjacent to drive-through lanes to impair visibility and impact of headlights from motor vehicles in the drive-through lane on adjacent properties, rights-of-way, parks and open space.
(3) Unless otherwise approved by the Planning and Zoning Commission, stacking lanes for a drive-through service window shall accommodate a minimum of six (6) standard sized motor vehicles.

The applicant's request does appear to conform to the requirements stipulated by the Unified Development Code (UDC); however, staff has incorporated an additional condition that mature landscaping and trees shall be planted along the entire length of the proposed drive through to provide headlight screening from Ridge Road and the adjacent properties. In the Planning and Zoning Commission Work Session Meeting on August 31, 2021, the applicant did indicate that the drive-through lane would be located adjacent to a variable width wall; however, it was also indicated that this wall would be lower than three (3) feet in certain locations. The Unified Development Code (UDC) requires headlight screening to be a minimum of three (3) feet in height, which is why staff has included this as a operation condition in the Specific Use Permit (SUP) ordinance.

STAFF ANALYSIS

When reviewing this case, the proposed land use does appear to be appropriate for this location due to the non-residential adjacencies and access to Ridge Road [*FM-740*]. Staff did make the recommendation to the applicant that the drive-through lane should *not* be situated in front of the building; however, the applicant has chosen not to incorporate this into their site plan stating that given the site restrictions and their business model this would not be possible. The purpose of staff's recommendation was to further the goals of the Scenic Overlay (SOV) District, which state that "(t)he development requirements for non-residential uses are more restrictive than in other commercial classifications in order to encourage development that will protect and enhance the existing views, topography, landscape and *quality of development*." In this case, no other restaurant situated within the Scenic Overlay (SOV) District incorporates a drive-through lane in front of their building and all service windows (*i.e. or the point at which the food/beverage is delivered to the driver*) are located facing away

from public right-of-way. Staff is also obligated to point out that the proposed building elevations submitted by the applicant do not meet the requirements of the Scenic Overlay (SOV) District and are not being incorporated into this Specific Use Permit (SUP) ordinance. If approved, the building elevations will be revisited by the Architectural Review Board (ARB) and Planning and Zoning Commission through the site plan approval process. With this being said, approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On August 20, 2021, staff mailed 46 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Turtle Cove Homeowner's Association (HOA), which is the only HOA/Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted staff had not received any notices.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for a *Restaurant with less than 2,000 SF with Drive-Through or Drive-In* within the Commercial (C) District, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:

   (a) The development of the *Subject Property* shall generally conform to the *Concept Plan* as depicted in *Exhibit 'B'* of this ordinance.

   (b) Mature landscaping and additional trees shall be planted along the entire length of the proposed drive-through to provide headlight screening from Ridge Road [*FM-740*] and the adjacent property owners.

(2) The *Restaurant with less than 2,000 SF with Drive-Through or Drive-In* shall be limited to the area depicted in *Exhibit 'B'* of the draft ordinance

(3) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☑ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2200 Ridge Rd				
SUBDIVISION	Vacant Land - Commercial	LOT	1	BLOCK	A
GENERAL LOCATION	Property located at intersection of Ridge Rd and Yellow Jacket Ln, North of 2054 Ridge Rd				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial (C)		CURRENT USE	Undeveloped/Vacant	
PROPOSED ZONING	Commercial (C)		PROPOSED USE	Drive-Thru Coffee Shop	
ACREAGE	0.57 Acres	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	7.1 Ridge LLC	☐ APPLICANT	Main & Main
CONTACT PERSON	Jason Claunch	CONTACT PERSON	Sam Moore
ADDRESS	106 E Rusk Suite 200	ADDRESS	5750 Genesis Court Suite 103
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Frisco, TX 75034
PHONE		PHONE	(817) 505-8117
E-MAIL		E-MAIL	sm@maincg.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 215.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 20TH *DAY OF* August *, 2021. 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 12 *DAY OF* August *, 20* 21 .

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Ashley D. Carter

ASHLEY D. CARTER
Notary Public, State of Texas
Comm. Expires 01-11-2023
Notary ID 131852235

MY COMMISSION EXPIRES 01-11-2023



City of Rockwall

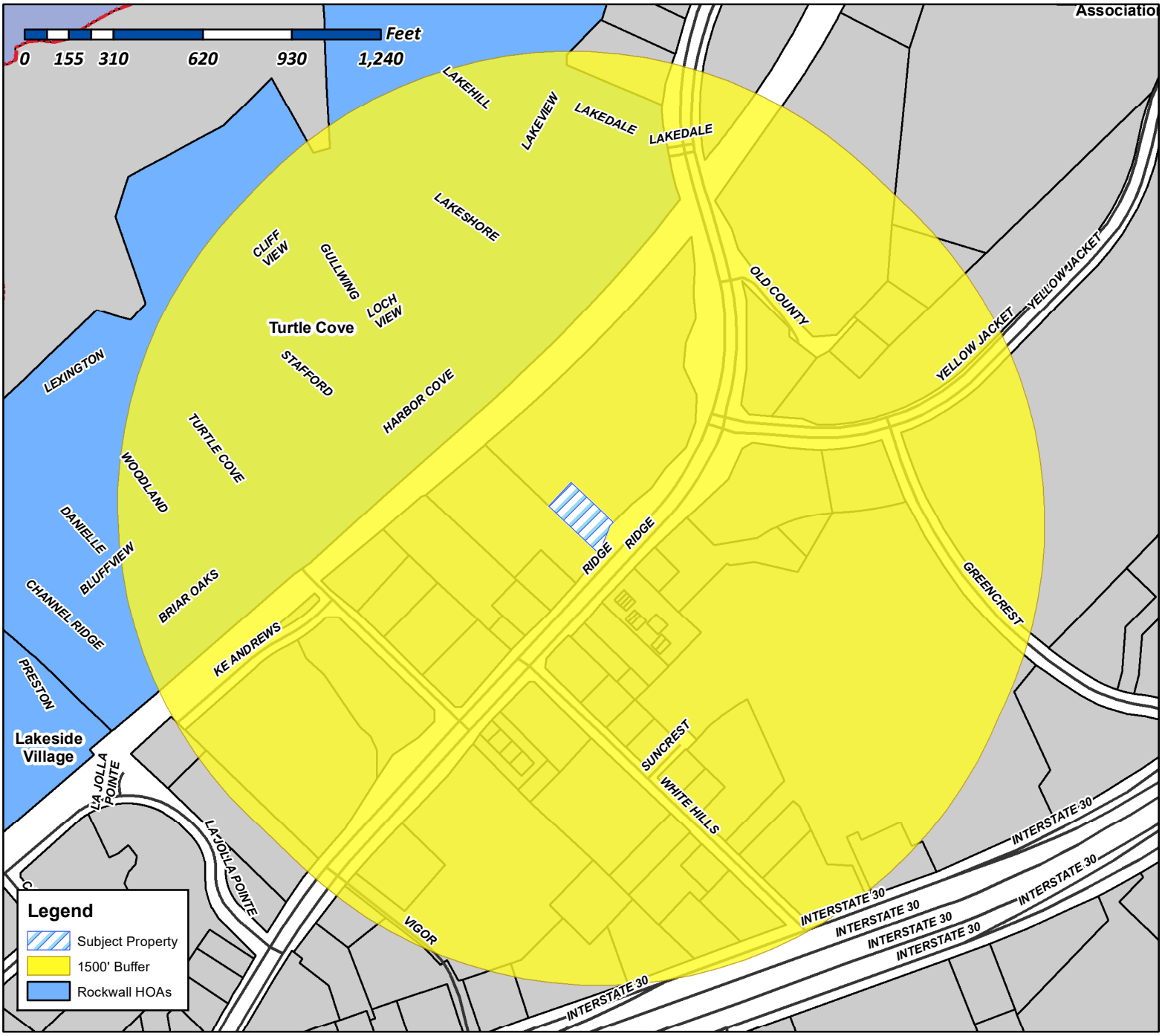
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

City of Rockwall

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

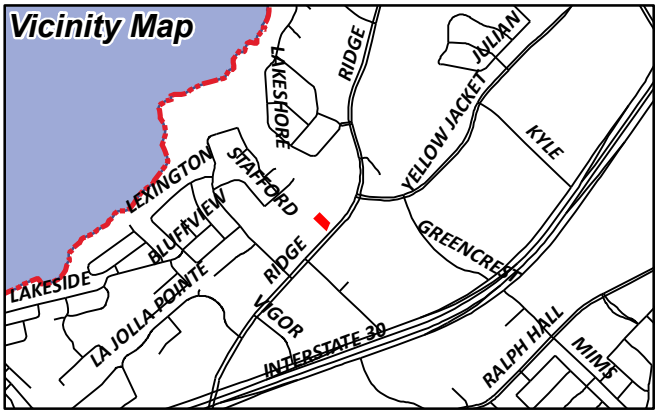
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Case Number: Z2021-032
Case Name: SUP for Restaurant
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: Southeast of the Intersection of Ridge Road & W. Yellowjacket Road

Date Created: *8/20/2021*

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



Lee, Henry

From: Gamez, Angelica
Sent: Thursday, August 26, 2021 3:19 PM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-032]
Attachments: Public Notice (08.26.2021).pdf; HOA Map Z2021-032.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *August 27, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, September 14, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 20, 2021 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2021-032 SUP for Restaurant w/ Drive Through
Hold a public hearing to discuss and consider a request by Sam Moore of Main & Main on behalf of Jason Claunch of 7.1 Ridge LLC for the approval of a *Specific Use Permit (SUP)* for *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* for the purpose of constructing a restaurant (*i.e. Dutch Bros. Coffee*) on a 0.57-acre portion of a larger 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [*FM-740*] and W. Yellow Jacket Lane, and take any action necessary.

Thank you,

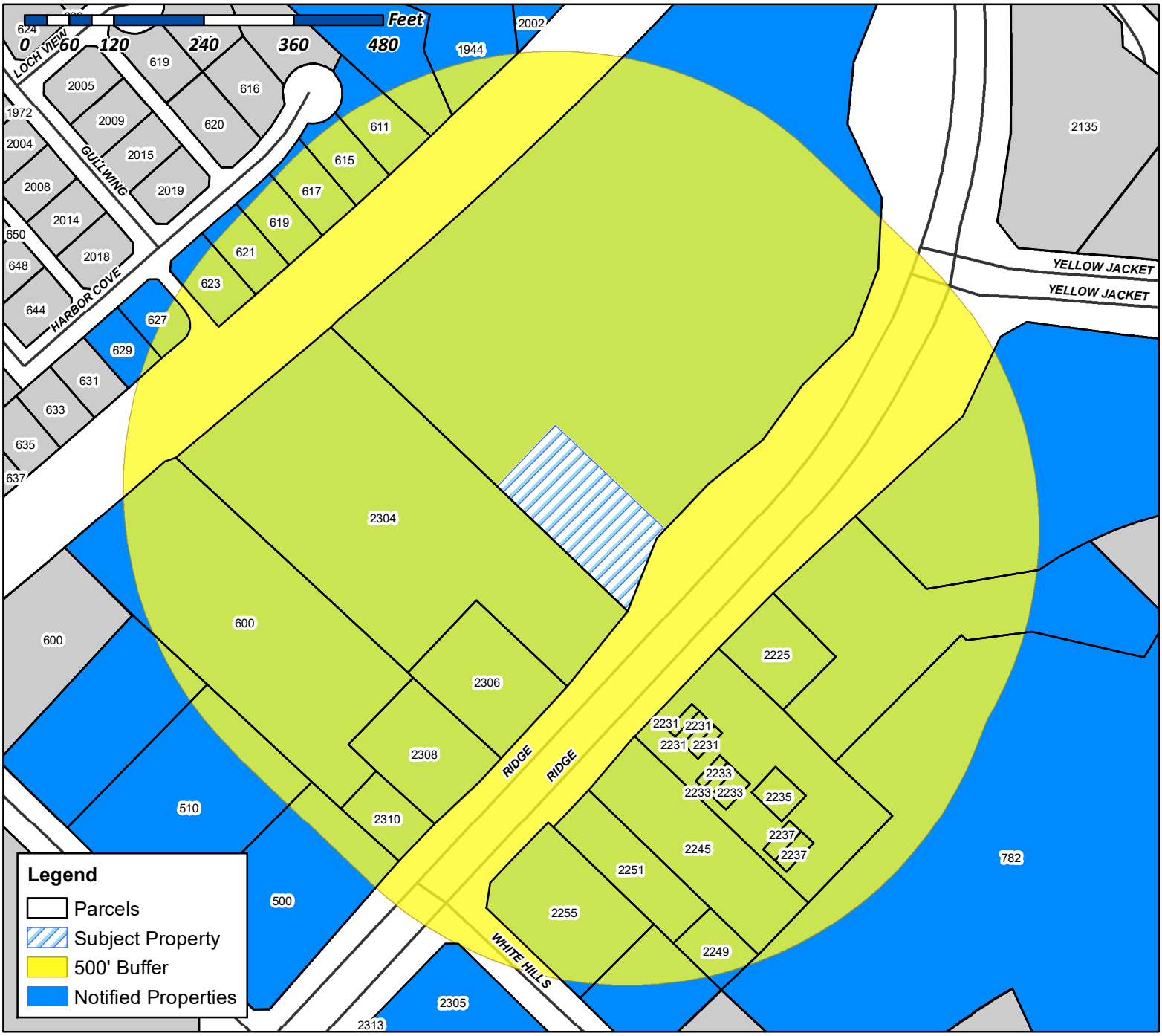
Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

This email was scanned by Bitdefender

City of Rockwall

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

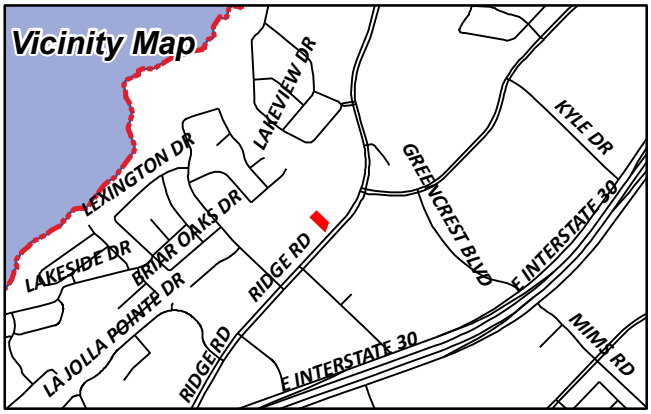
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Case Number: Z2021-032
Case Name: SUP for Restaurant w/Drive Through
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: Southeast of Intersection of Ridge Road & W. Yellowjacket Road

Date Created: *8/20/2021*

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



CHACKO & ABRAHAM INVESTMENTS LLC
1007 N. BLUFFVIEW DR
LUCAS, TX 75002

RIDGECREST HOMEOWNERS ASSOCIATION INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

7.1 RIDGE LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

VANDERSLICE ROBERT
1408 S LAKESHORE DR
ROCKWALL, TX 75087

JARA PARTNERS LTD
1425 HUNTERS GLEN
ROYSE CITY, TX 75189

FRANK RUSSELL
15 PRINGLE LANE
ROCKWALL, TX 75087

DGR ASSOCIATES INC A MISSOURI CORP
1710 WEISKOPF DR
HEATH, TX 75032

PORTELE MICHAEL & PAIGE
1944 LAKESHORE DRIVE
ROCKWALL, TX 75087

BENTO SERGIO
2002 S LAKESHORE DR
ROCKWALL, TX 75087

LAYAN INVESTMENTS INC
2225 RIDGE RD
ROCKWALL, TX 75087

JARA PARTNERS LTD
2231 RIDGE RD
ROCKWALL, TX 75087

DGR ASSOCIATES INC A MISSOURI CORP
2233 RIDGERD
ROCKWALL, TX 75087

DOUPHRATE PROPERTIES INC
2235 RIDGE RD STE 200
ROCKWALL, TX 75087

MEHL ROBERT F III & JOAN
2237 RIDGE RD
ROCKWALL, TX 75087

LAKEWOOD PROPERTIES LLC
2245 RIDGE RD
ROCKWALL, TX 75087

CHACKO & ABRAHAM INVESTMENTS LLC
2249 RIDGE RD
ROCKWALL, TX 75087

2251 RIDGE ROAD LLC
2251 RIDGE RD
ROCKWALL, TX 75087

MMF INVESTMENTS LLC
2255 RIDGE RD SUITE 333
ROCKWALL, TX 75087

HUDSPETH FREDERICK WARD ESTATE
NONA MAHAFFY HUDSPETH INDEPENDENT EXECUTOR
2304 RIDGE RD
ROCKWALL, TX 75087

DAIKER PARTNERS LTD.
2305 RIDGE RD
ROCKWALL, TX 75087

MCKENNEY CARL K
2306 RIDGE RD STE 2
ROCKWALL, TX 75087

VANDERSLICE ROBERT
2308 RIDGE RD
ROCKWALL, TX 75087

ALMLAM REAL ESTATE LLC
2310 RIDGE RD
ROCKWALL, TX 75087

ALMLAM REAL ESTATE LLC
3051 N GOLIAD STREET
ROCKWALL, TX 75087

2251 RIDGE ROAD LLC
4131 N CENTRAL EXPRESSWAY SUITE 450
DALLAS, TX 75204

DAIKER PARTNERS LTD
500 TURTLE COVE BLVD
ROCKWALL, TX 75087

PSB INDEMNITY FAMILY LTD PTRN
510 TURTLE COVE BLVD STE 200
ROCKWALL, TX 75087

RICE CARINE
545 BEDFORD FALLS
ROCKWALL, TX 75087

CENTERS FOR PEACE AND MERCY, INC
600 TURTLE COVE BLVD
ROCKWALL, TX 75087

MEHL ROBERT F III & JOAN
601 CARRIAGE TRL
ROCKWALL, TX 75087

BRUCE SCOTT L & CRISTINA V
611 HARBOR COVE DR
ROCKWALL, TX 75087

FLORENCIA HECTOR J
615 HARBOR COVE DR
ROCKWALL, TX 75087

HANEY DYLAN K
617 HARBOR COVE DR
ROCKWALL, TX 75087

MARCUS MEGAN
619 HARBOR COVE DRIVE
ROCKWALL, TX 75087

ROTRAMEL CHRISTIE &
MISTY ROTRAMEL
621 HARBOR COVE DR
ROCKWALL, TX 75087

SEAY KENNETH WAYNE & ELIZABETH CAUFIELD
623 HARBOR COVE DRIVE
ROCKWALL, TX 75087

LITHERLAND LORILEE
627 HARBOR COVE DR
ROCKWALL, TX 75087

RICE CARINE
629 HARBOR COVEDR
ROCKWALL, TX 75087

LAYAN INVESTMENTS INC
6403 CRESTMOOR LN
SACHSE, TX 75048

WAL-MART REAL ESTATE
BUSINESS TRUST
782 I30
ROCKWALL, TX 75087

TURTLE COVE RESIDENTIAL ASSOC
C/O TURTLE COVE HOA 14951 DALLAS PKWY STE
600
DALLAS, TX 75254

MOUNTAINPRIZE INC
P. O. BOX 2437
SMYRNA, GA 30081

CENTERS FOR PEACE AND MERCY, INC
P.O. BOX 615
ROCKWALL, TX 75087

DAIKER PARTNERS LTD.
PO BOX 1059
ROCKWALL, TX 75087

LAKEWOOD PROPERTIES LLC
PO BOX 2259
ROCKWALL, TX 75087

WAL-MART REAL ESTATE
BUSINESS TRUST
PO BOX 8050
BENTONVILLE, AR 72712

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2021-032: SUP for Restaurant w/ Drive Through

Hold a public hearing to discuss and consider a request by Sam Moore of Main & Main on behalf of Jason Claunch of 7.1 Ridge LLC for the approval of a Specific Use Permit (SUP) for Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In for the purpose of constructing a restaurant (i.e. Dutch Bros. Coffee) on a 0.57-acre portion of a larger 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, September 14, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 20, 2021 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, September 20, 2021 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2021-032: SUP for Restaurant w/ Drive-Through

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

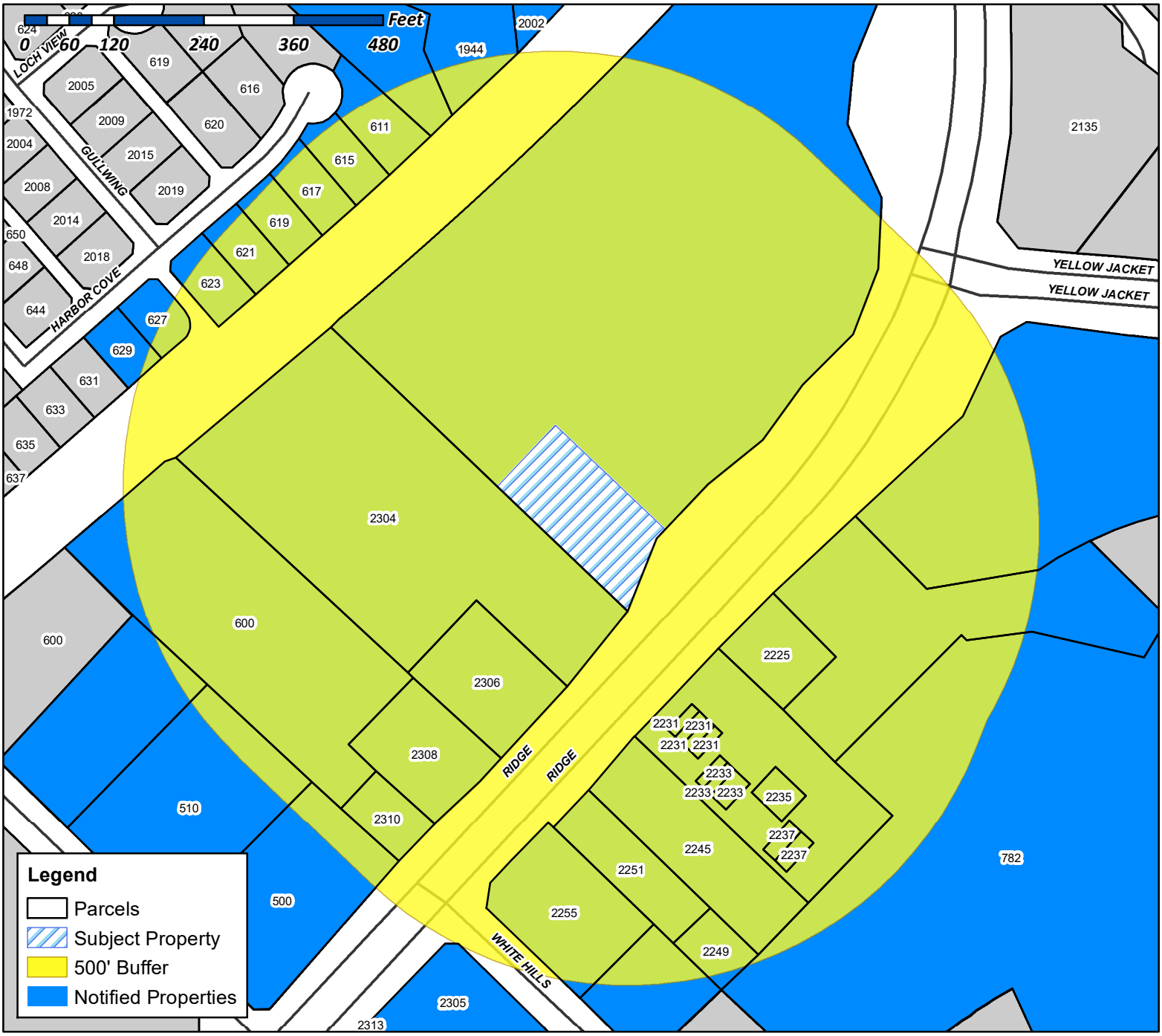
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

City of Rockwall

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

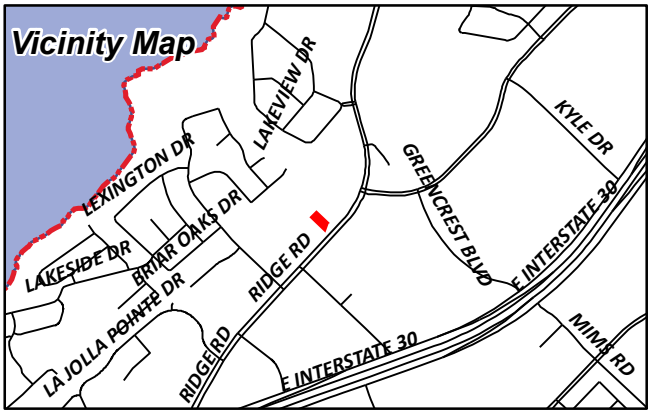
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Case Name: SUP for Restaurant w/Drive Through
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: Southeast of Intersection of Ridge Road & W. Yellowjacket Road

Date Created: *8/20/2021*

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



August 17, 2021

Re: Dutch Bros Coffee Specific Use Permit

The following is our application for a Specific Use Permit for the proposed Dutch Bros Coffee drive-thru coffee stand with walk-up services. The proposed coffee shop will be located in lot 5 of the Sky Ridge shopping center. We are excited to bring one of the first Dutch Bros in the DFW Metroplex to Rockwall, which is the largest privately held coffee company. The proposed building is a 950sf modular building which is proposed to have a combination of nichiha, cement plaster, and masonry. The hours anticipated at this location are 5am – 11pm Monday thru Sunday, which will include 3 shifts per day and 8 employees. The employees will be operating the kiosk by preparing and serving menu items and running orders to guests in the drive-thru, similar to how Chick-fil-A operates a double stack drive-thru.

Included in our submittal are the proposed concept plan and elevations for the Dutch Bros. This concept plan is intended to show the fit of the Dutch Bros into the overall development outside of our SUP request. The building will be used for the operation of the coffee stand and preparation of menu items; therefore, the building will not be open for public access. The Dutch Bros Coffee shop will serve beverages including coffee, tea, and energy drinks. The building is designed with both color and material to represent the brand effectively, while fitting within the City's standards.

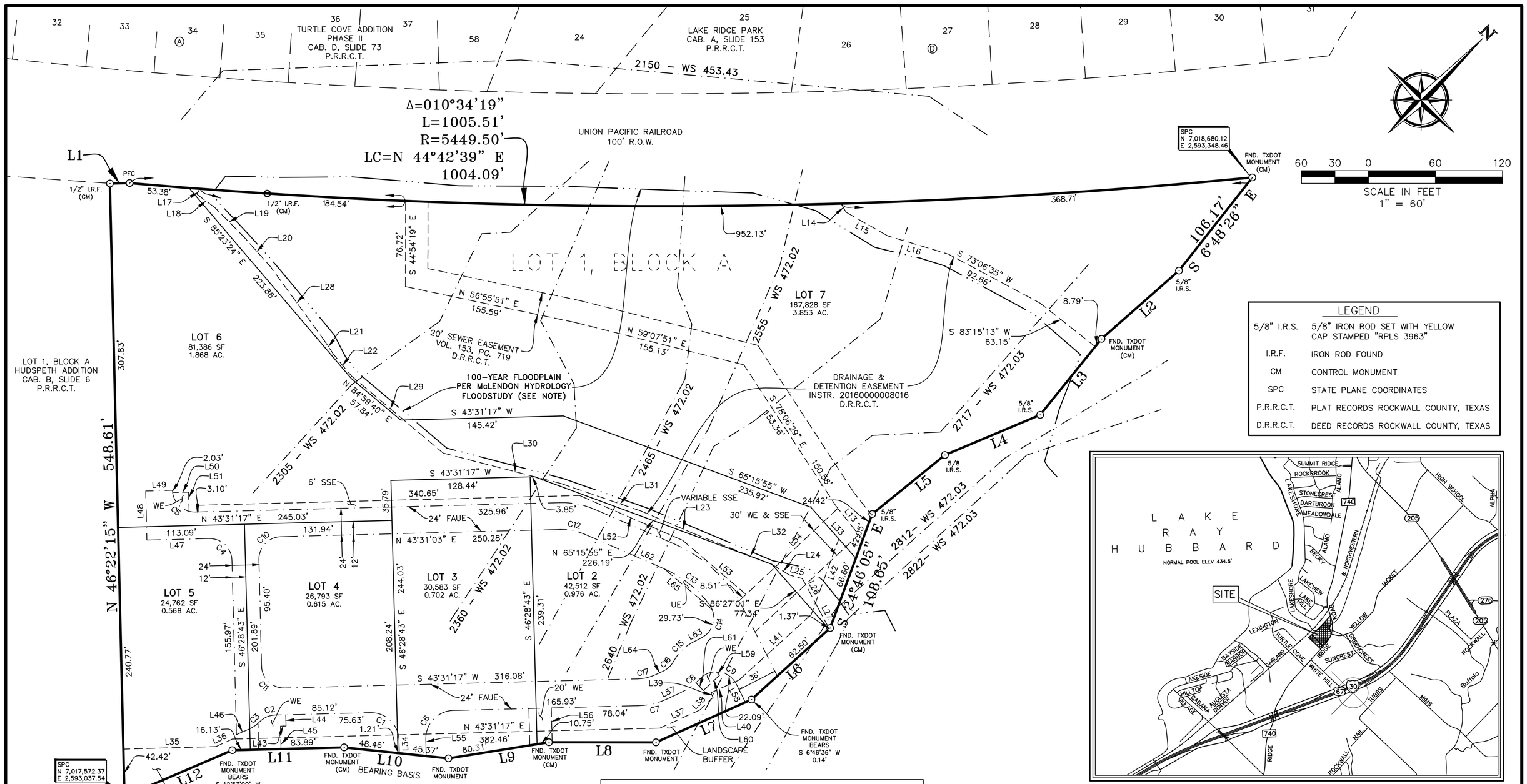
Dutch Bros is known for their philanthropic engagement and efforts. Examples of their community involvement are included in our submittal for your review.
We are excited to help bring an amazing brand and organization to the City of Rockwall and look forward to working together to deliver a quality product.

Thank you for your time, please let me know if you have any questions.
We look forward to working together.

Sam Moore

Best,

Sam Moore
Main & Main Capital Group, LLC



LEGEND	
5/8" I.R.S.	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
CM	CONTROL MONUMENT
SPC	STATE PLANE COORDINATES
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS

VICINITY MAP
N.T.S.

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	090°00'00"	25.00'	25.00'	39.27'	S 88°31'17" W	35.36'
C2	043°19'57"	20.00'	7.95'	15.13'	S 21°51'18" W	14.77'
C3	021°17'02"	34.00'	6.39'	12.63'	S 10°49'50" W	12.56'
C4	090°00'14"	20.00'	20.00'	31.42'	S 88°31'10" W	28.29'
C5	090°06'40"	20.00'	20.04'	31.45'	N 88°34'23" E	28.31'
C6	090°00'00"	25.00'	25.00'	39.27'	S 1°28'43" E	35.36'
C7	023°19'36"	64.00'	13.21'	26.06'	S 31°51'29" W	25.88'
C8	021°33'57"	58.00'	11.05'	21.83'	S 9°24'43" W	21.70'
C9	109°42'40"	20.00'	28.41'	38.30'	S 53°29'04" W	32.71'
C10	089°55'11"	20.00'	19.97'	31.39'	N 1°26'32" W	28.26'
C11	090°04'35"	20.00'	20.03'	31.44'	S 88°33'35" W	28.30'
C12	025°01'10"	50.00'	11.09'	21.83'	N 56°01'38" E	21.66'
C13	029°40'50"	100.00'	26.50'	51.80'	N 83°22'38" E	51.23'
C14	100°04'22"	20.00'	23.87'	34.93'	S 31°44'46" E	30.66'
C15	035°05'17"	41.75'	13.20'	25.57'	S 0°44'47" W	25.17'
C16	036°59'33"	20.00'	6.69'	12.91'	S 1°41'55" W	12.69'
C17	023°19'36"	40.00'	8.26'	16.28'	S 31°51'29" W	16.17'

Notes:

1. Basis of bearing being S 50°59'46" W for a south line of deed recorded in Instr. 20160000018015, D.R.R.C.T.
2. By graphical plotting, part of the parcel described hereon lies within a Special Flood Hazard Area inundated by 100-year flood, it lies within Zone "A" as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0040L, dated September 26, 2008, published by the Federal Emergency Management Agency (FEMA). The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
3. All open spaces, drainage easements, drainage and detention easements, and other common area shall be repaired, replaced, and maintained by property owner.

Floodplain, cross sections and elevations by graphic interpolation from the Floodplain Work Map in the Flood Study for Stream 5 by McLendon Hydrology and Engineering L.L.C.

OWNER/DEVELOPER
7.1 RIDGE, LLC
106 E. RUSK STREET, STE 200
ROCKWALL, TX 75087
(972) 771-7577

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 377

FINAL PLAT
LOTS 2-7, BLOCK A
SKY RIDGE ADDITION

BEING A REPLAT OF
LOT 1, BLOCK A, SKY RIDGE ADDITION
CAB. J SLIDE X, P.R.R.C.T.
BEING
6 LOTS AND CONTAINING

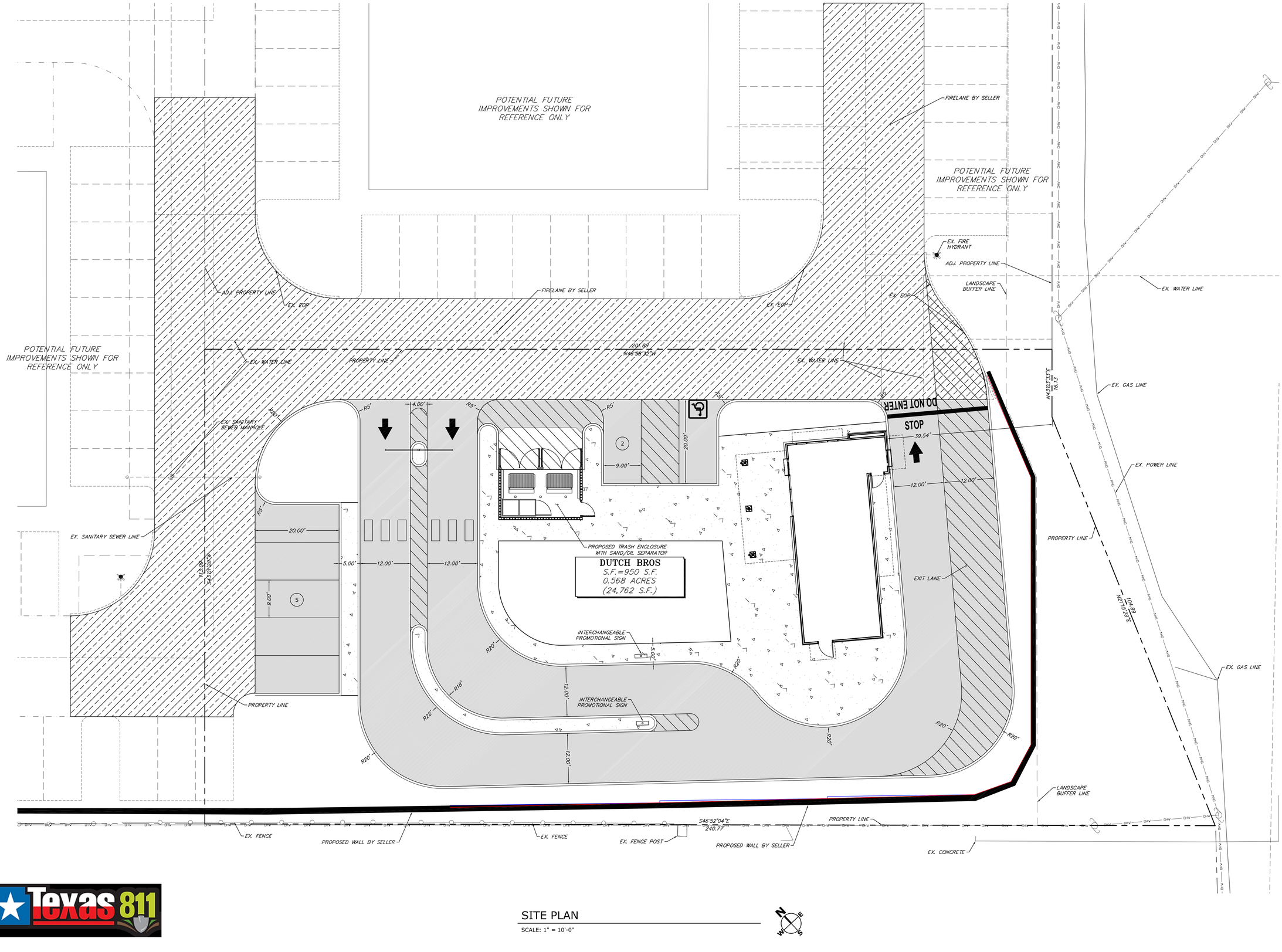
8.583 ACRES

AND SITUATED IN THE

E.P. GAINES CHISUM SURVEY, A-64
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: JULY 16, 2021 SHEET 1 OF 2



SITE PLAN

SCALE: 1" = 10'-0"

Texas 811

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DRAWN: H.E.M.
DESIGNED: H.E.M.
CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

STAMP: PRELIMINARY

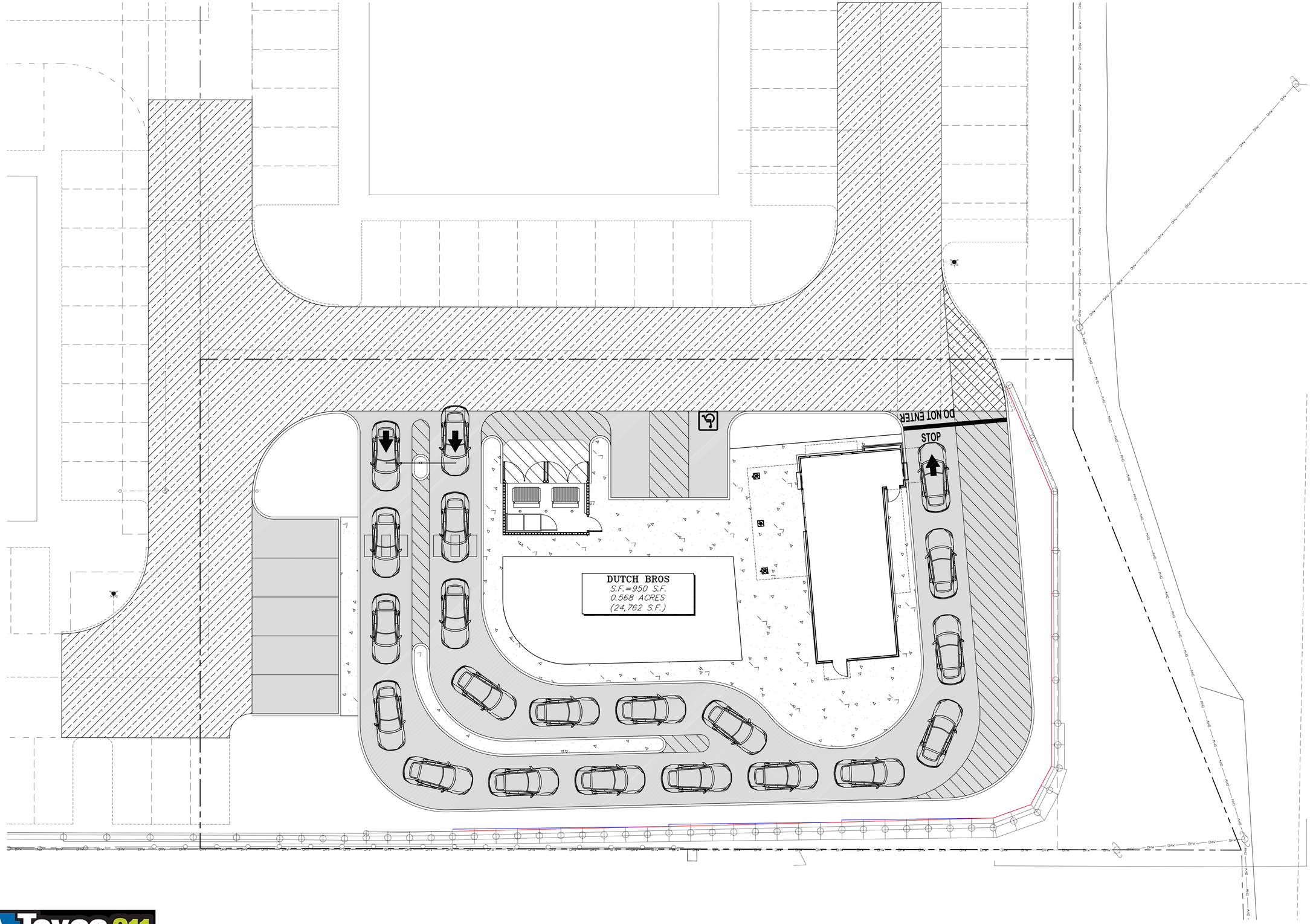
DESIGNER: TECTONICS DESIGN GROUP
730 Sandhill Rd., #250, Reno, Nevada 89521
tel 775-824-9988
fax 775-824-9986
www.tectonicsdesigngroup.com

PROJECT/CLIENT: #: 21090
Dutch Bros No.: TX1802
TBD RIDGE ROAD, ROCKWALL, TX 75087
MAIN & MAIN
5750 Genesis Court, Suite 103, Frisco, TX 75034

SUBMITTAL RECORD: DATE: 09/07/21 SUBMITTAL PRELIM

SHEET TITLE: SITE PLAN

SHEET: C2.1



SITE QUEUE

SCALE: 1" = 10'-0"

Texas 811

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STAMP:

DRAWN: H.E.M.
DESIGNED: H.E.M.
CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

PRELIMINARY

DESIGNER:

TECTONICS DESIGN GROUP
730 Sandhill Rd., #250, Reno, Nevada 89521
www.tectonicsdesigngroup.com
tel 775-824-9988
fax 775-824-9986

PROJECT/CLIENT:

Dutch Bros No.: TX1802
TBD RIDGE ROAD, ROCKWALL, TX 75087
MAIN & MAIN
5750 Genesis Court, Suite 103, Frisco, TX 75034
#: 21090

SUBMITTAL RECORD:

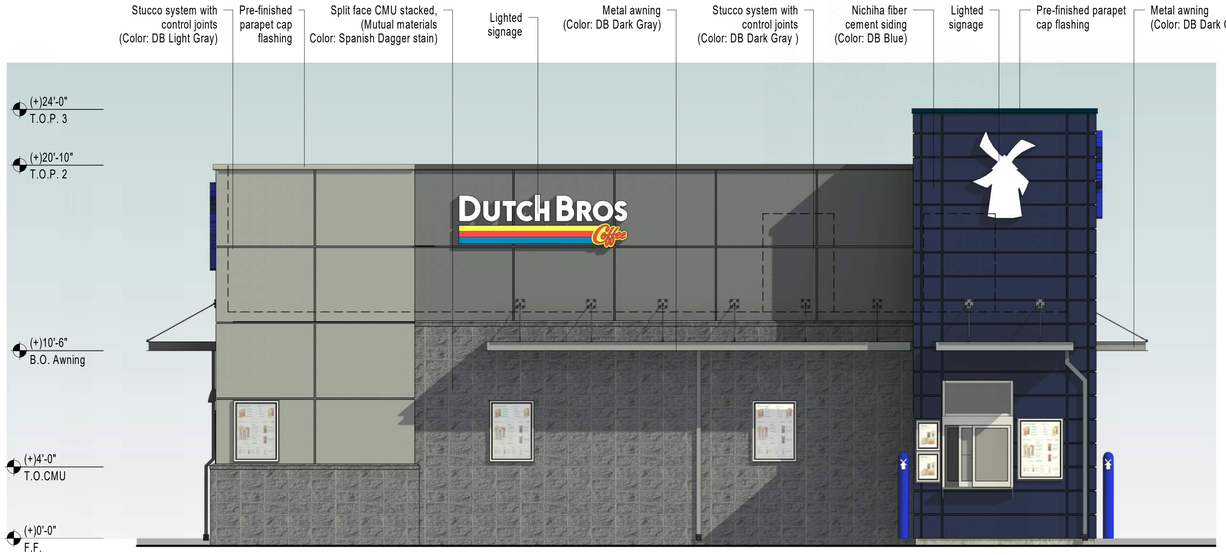
DATE: SUBMITTAL
08/16/21 PRELIM

SHEET TITLE:

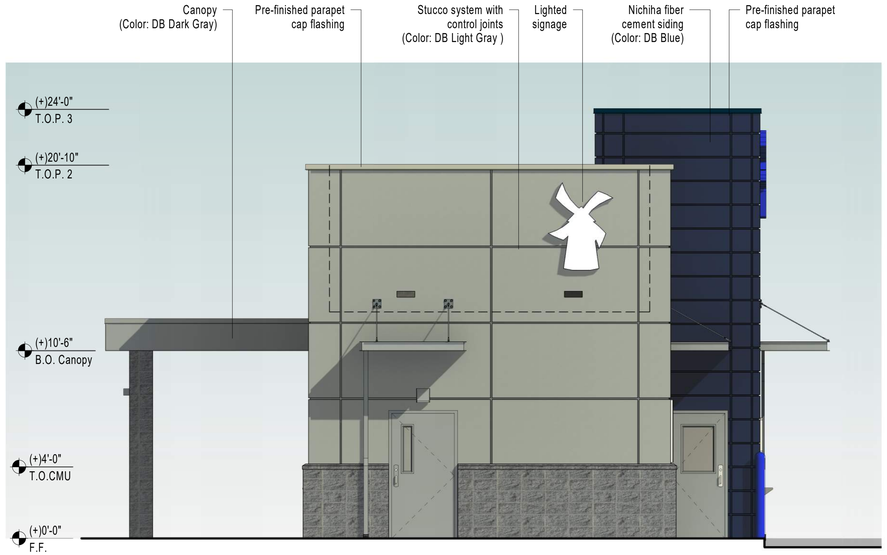
SITE QUEUE

SHEET:

C2.2



Drive-Up Elevation



Rear Elevation

Material Calculations

Drive-Up Elevation:
- Primary Material: Stucco 40%; Split Face CMU 36%
- Secondary Material: Nichia Siding 24% (Request variance)

Rear Elevation:
- Primary Material: Stucco 79% (Request variance); Split Face CMU 21%

Walk-Up Elevation:
- Primary Material: Stucco 53%; Split Face CMU 47%

Front Elevation:
- Primary Material: Stucco 24%; Split Face CMU 36%
- Secondary Material: Nichia Siding 40% (Request variance)



Walk-Up Elevation



Front Elevation (Primary Elevation)

DUTCH BROS Coffee

Dutch Bros

Conceptual Elevations | Rockwell, Texas | PR.1

MAIN & MAIN



Front (Primary Elevation)/Drive-Thru



Front (Primary Elevation)/Walk-Up



Rear/Walk-Up



Rear/Drive-Thru

DUTCH BROS Coffee

Dutch Bros

Perspectives | Rockwell, Texas | PR.1A

MAIN & MAIN


DUTCH BROS
Coffee
EXIT ONLY
EXIT ONLY


DUTCH BROS
DUTCH BROS
DRIVE THRU
DRIVE THRU
CHOOSE SHORTEST LANE
DRIVE THRU AHEAD


DUTCH BROS


DUTCH BROS

DUTCH BROS COMMUNITY ENGAGEMENT

DUTCH BROS FOUNDATION

- Includes several philanthropic focuses:
  - Be Aware
    - Support for the fight against breast cancer since 2014, with more than $1.6 million in donations.
  - Drink One for Dane
    - Support and mission to find a cause and a cure for ALS.
    - Dane Boersma, Dutch Bros co-founder, battled with ALS.
    - One day in May is dedicated to raise funds for the Muscular Dystrophy Association.
  - Buck for Kids
    - One day in September, Dutch Bros donates $1 from every drink sold to local youth organizations.
  - Dutch Luv
    - On February 14th, Dutch Bros donates $1 from every drink sold to organizations to fight food insecurity.

RECENT FOCUSES

- Wildfire Relief Efforts
  - Dutch Bros donated to various relief funds for the wildfires in 2020.
- Covid Relief
  - Donated to various organizations for the support of communities during the Covid-19 outbreak.
- #FirstRespondersFirst
  - 100% of Dutch Bros' profits in April 2020 were donated to support medical first responders.
- Buck for Kids
  - Increase of approximately 10% in contributions in 2020.

SOURCES

- Dutch Bros foundation - https://www.dutchbros.com/dutch-bros-foundation/
- Wildfire Relief - https://www.dutchbros.com/news-events/dutch-bros-foundation-donates-250000-to-wildfire-relief-efforts
- First Responders First - https://www.businesswire.com/news/home/20200403005548/en/Dutch-Bros-Coffee-Dedicates-100-of-April-Profits-to-FirstRespondersFirst

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *RESTAURANT LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN* ON A 0.57-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, SKY RIDGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; 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 Sam Moore of Main & Main for the approval of a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* for the purpose of constructing a *drive-through restaurant* on a 0.57-acre parcel of land described as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [*FM-740*] and W. Yellow Jacket Lane, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by 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 (UDC) [*Ordinance No. 20-02*] 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. The Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, and Subsection 06.08, *Scenic Overlay (SOV) District*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the futur*e -- and with

DRAFT 09-14-2021

the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* on the *Subject Property* and conformance to these conditions is required for continued operation:

1) The development of the *Subject Property* shall generally conform to the *Concept Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) Mature landscaping and additional trees shall be planted along the entire length of the proposed drive-through to provide headlight screening from Ridge Road [*FM-740*] and the adjacent property owners.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF OCTOBER, 2021.

DRAFT ORDINANCE 09.24.21

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

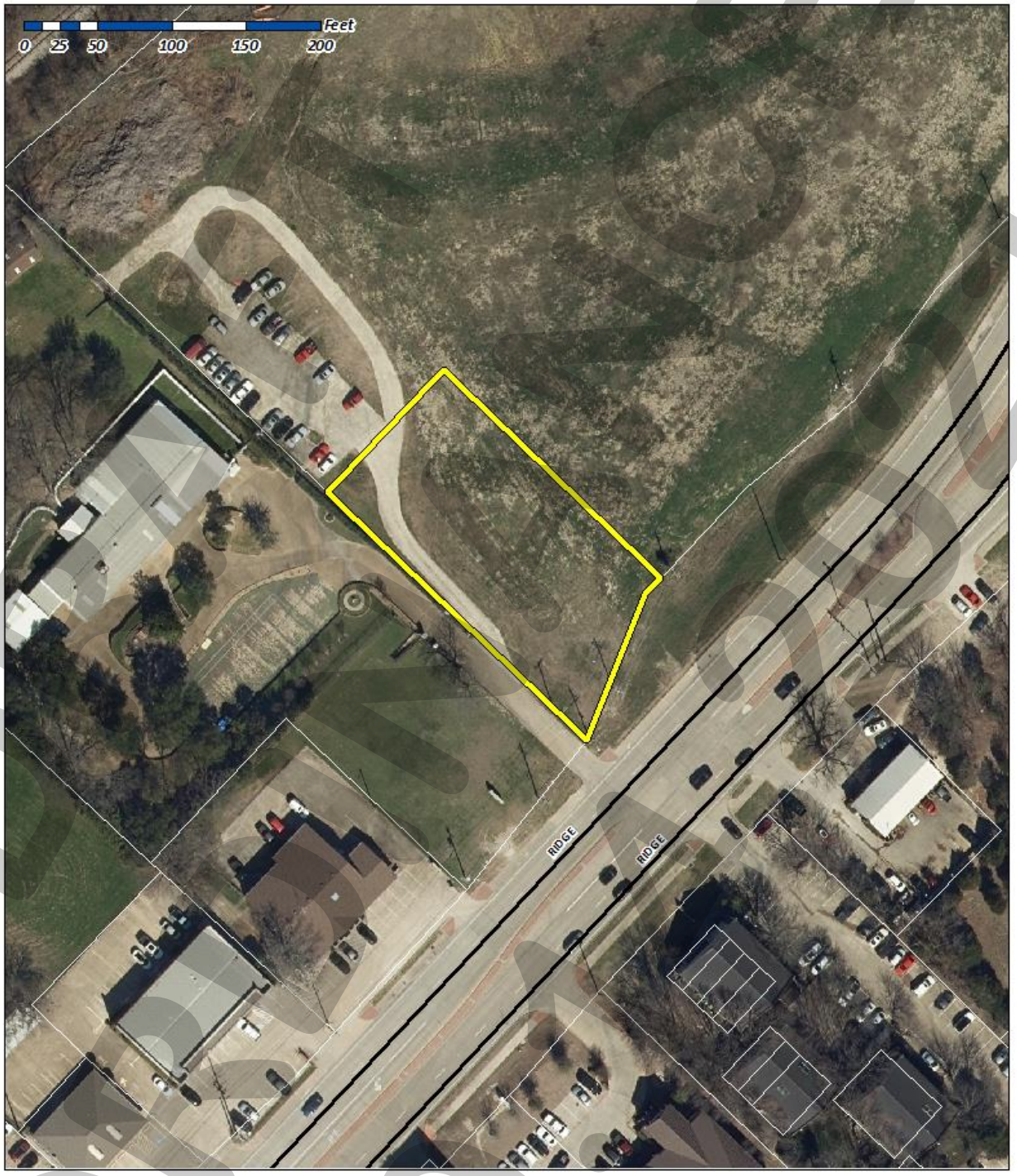
1st Reading: *September 20, 2021*

2nd Reading: *October 4, 2021*

DRAFT ORDINANCE 09.14.2021

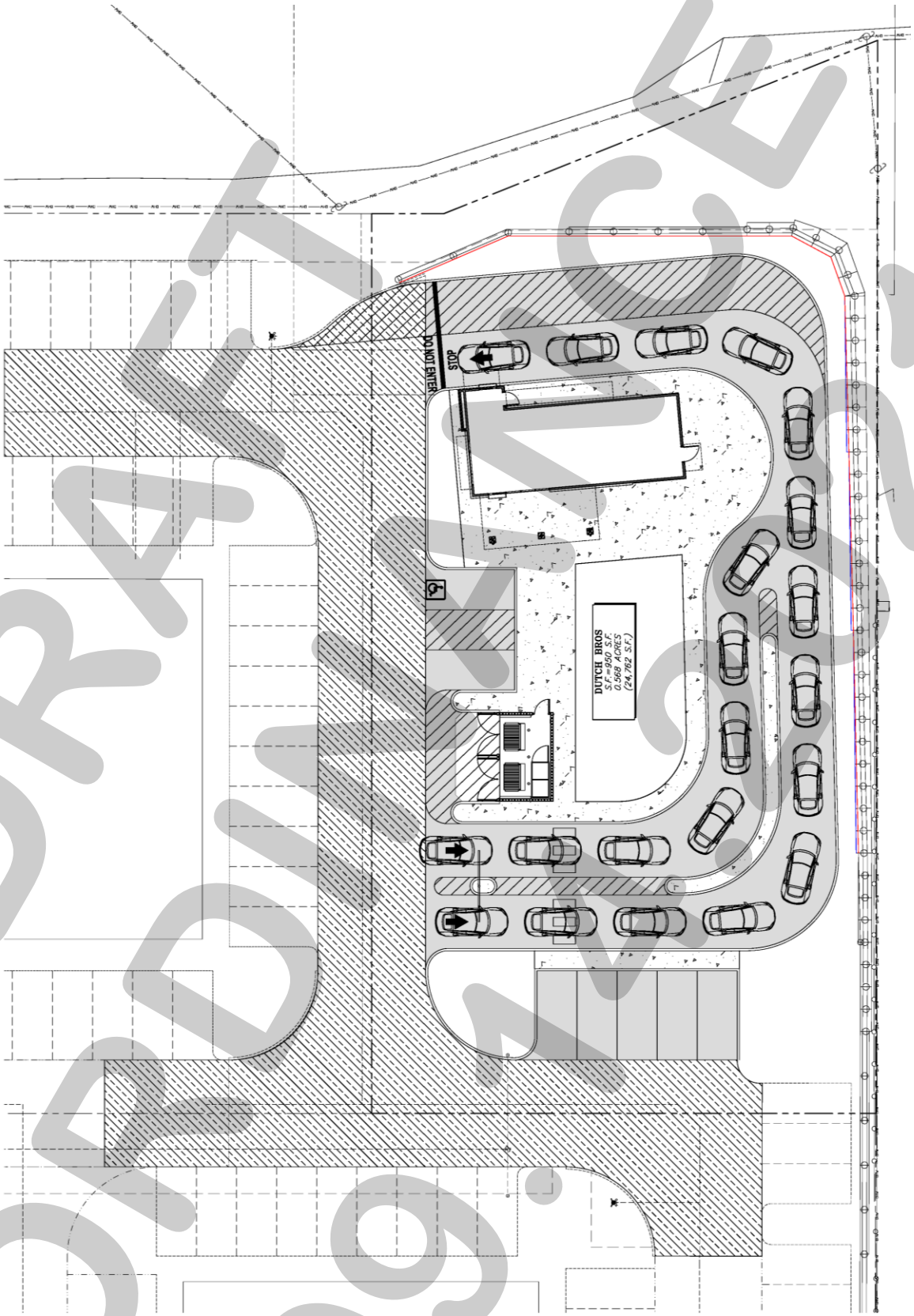
Exhibit 'A'
Location Map

Address: *Southeast of the intersection of Ridge Road and W. Yellow Jacket Lane*
Legal Description: *Lot 1, Block A, Sky Ridge Addition*



DRAFT
09/07/21

Exhibit 'B':
Concept Plan



DRAFT
ORDINANCE
09.13.2021

CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
DATE:	October 4, 2021
APPLICANT:	Sam Moore; *Main & Main*
CASE NUMBER:	Z2021-032; *Specific Use Permit for a Restaurant with less than 2,000 SF with Drive-Through or Drive-In in a Commercial (C) District*

SUMMARY

Hold a public hearing to discuss and consider a request by Sam Moore of Main & Main on behalf of Jason Claunch of 7.1 Ridge LLC for the approval of a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* for the purpose of constructing a restaurant (*i.e. Dutch Bros. Coffee*) on a 0.57-acre portion of a larger 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.

BACKGROUND

The subject property was originally annexed into the City of Rockwall on November 7, 1960 by *Ordinance No. 60-04*. According to the City's historic zoning maps, the subject property was zoned Commercial (C) District as of January 3, 1972. On January 20, 2015, the City Council approved a miscellaneous case [*Case No. MIS2014-018*] to allow an alternative Tree Mitigation Plan. On August 7, 2017, the City Council approved a final plat case [*Case No. P2017-037*] that established the subject property as Lot 1, Block A, Sky Ridge Addition. On January 26, 2021, the Planning and Zoning Commission approved a miscellaneous case [*Case No. MIS2021-001*] to allow for a variable width landscape buffer. Following this approval, the City Council approved a preliminary plat [*Case No. P2021-001*] proposing the creation of Lots 1-7, Block A, Sky Ridge Addition on March 1, 2021. On August 2, 2021, the City Council approved a replat [*Case No. P2021-038*] that established the subject property as Lot 5, Block A, Sky Ridge Addition.

PURPOSE

The applicant -- *Sam Moore of Main & Main* -- is requesting the approval of a Specific Use Permit (SUP) to allow for a *Restaurant with less than 2,000 SF with Drive-Through or Drive-In* within the Commercial (C) District on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located southeast of the intersection of Ridge Road [*FM-740*] and W. Yellow Jacket Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the right-of-way for the Union Pacific/Dallas Garland NE Railroad. Beyond this is a single-family residential subdivision (*i.e. Lakeridge Park*). This area is zoned Single-Family 10 (SF-10) District.

South: Directly south of the subject property is Ridge Road [*FM 740*], which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is an office building and several commercial businesses (*e.g. Big D Auto Care, Wal-Mart, etc.*) This area is zoned Commercial (C) District.

East: Directly east of the subject property is a vacant tract of land followed by Ridge Road *[FM-740]*, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this

are several commercial businesses (*e.g. Little Caesar's, Everybody Massage, etc.*) These areas are zoned Commercial (C) District.

West: Directly west of the subject property is a house of worship (*i.e. Great Faith Church*) and several commercial businesses (*e.g. State Farm, Family Dental, etc.*) followed by the right-of-way for the Union Pacific/Dallas Garland NE Railroad. Beyond this is a single-family residential subdivision (*i.e. Turtle Cove Subdivision*). This area is zoned Planned Development District 2 (PD-2) for single-family land uses.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, letter, building elevations, drive-through stacking plan, and a concept plan requesting a Specific Use Permit (SUP) for a *Restaurant with less than 2,000 SF with Drive-Through or Drive-In* for the purpose of establishing a Dutch Bros. Coffee in a Commercial (C) District. The applicant has stated that there will be no point of order, rather employees with tablets will take the orders from the drive-through line; however, the stacking plan shows capacity for approximately 17 vehicles. The applicant has also indicated that the bail-out lane is designed to allow smaller orders to be processed quickly, while larger orders will utilize the drive-through window. On September 14, 2021, the Planning and Zoning Commission approved a motion to table the request to allow the applicant to reorient their service window away from Ridge Road [FM-740]. The applicant has since submit a new concept plan to staff that reorient the service window away from Ridge Road [FM-740].

CONFORMANCE WITH THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC), defines a *Restaurant with Drive Through or Drive-In* as "(a) place of business whose primary source of revenue is derived from the sale of prepared food to the general public for consumption on-premise or off-premises and/or in a personal vehicle or where facilities are provided on the premises that encourages the serving and consumption of food in a personal vehicle on or near the restaurant premises.." In this case, the applicant's proposed business -- *Dutch Bros. Coffee* -- falls under this classification. According to *Permissible Use Charts* contained in Article 04, *Permitted Uses*, of the Unified Development Code (UDC), a *Restaurant with Drive Through or Drive-In* requires a Specific Use Permit (SUP) in a Commercial (C) District. The purpose of this requirement is to acknowledge that not all *Restaurant* operations are appropriate within the City's Commercial areas, and that the City Council should have discretionary oversite with regard to the types of *Restaurant* operations and their impacts within these types of districts. In addition, Subsection 02.03(f)(9) places the following addition conditions on this land use:

(1) Drive-through lanes shall not have access to a local residential street.
(2) Additional landscape screening shall be installed adjacent to drive-through lanes to impair visibility and impact of headlights from motor vehicles in the drive-through lane on adjacent properties, rights-of-way, parks and open space.
(3) Unless otherwise approved by the Planning and Zoning Commission, stacking lanes for a drive-through service window shall accommodate a minimum of six (6) standard sized motor vehicles.

The applicant's request does appear to conform to the requirements stipulated by the Unified Development Code (UDC); however, staff has incorporated an additional condition that mature landscaping and trees shall be planted along the entire length of the proposed drive through to provide headlight screening from Ridge Road and the adjacent properties. In the Planning and Zoning Commission Work Session Meeting on August 31, 2021, the applicant did indicate that the drive-through lane would be located adjacent to a variable width wall; however, it was also indicated that this wall would be lower than three (3) feet in certain locations. The Unified Development Code (UDC) requires headlight screening to be a minimum of three (3) feet in height, which is why staff has included this as a operation condition in the Specific Use Permit (SUP) ordinance.

STAFF ANALYSIS

When reviewing this case, the proposed land use does appear to be appropriate for this location due to the non-residential adjacencies and access to Ridge Road [*FM-740*]. Staff did make the recommendation to the applicant that the service window should *not* be situated in front of the building; which the applicant agreed to make the changes. The purpose of staff's recommendation was to further the goals of the Scenic Overlay (SOV) District, which state that "(t)he development requirements for non-residential uses are more restrictive than in other commercial classifications in order to encourage development that will protect and enhance the existing views, topography, landscape and *quality of development*." In this

case, no other restaurant situated within the Scenic Overlay (SOV) District incorporates a drive-through lane in front of their building and all service windows (*i.e. or the point at which the food/beverage is delivered to the driver*) are located facing away from public right-of-way. Staff is also obligated to point out that the proposed building elevations submitted by the applicant do not meet the requirements of the Scenic Overlay (SOV) District and are not being incorporated into this Specific Use Permit (SUP) ordinance. If approved, the building elevations will be revisited by the Architectural Review Board (ARB) and Planning and Zoning Commission through the site plan approval process. With this being said, approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On August 20, 2021, staff mailed 46 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Turtle Cove Homeowner's Association (HOA), which is the only HOA/Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted staff had not received any notices.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for a *Restaurant with less than 2,000 SF with Drive-Through or Drive-In* within the Commercial (C) District, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:

  (a) The development of the *Subject Property* shall generally conform to the *Concept Plan* as depicted in *Exhibit 'B'* of this ordinance.

  (b) Mature landscaping and additional trees shall be planted along the entire length of the proposed drive-through to provide headlight screening from Ridge Road [*FM-740*] and the adjacent property owners.

(2) The *Restaurant with less than 2,000 SF with Drive-Through or Drive-In* shall be limited to the area depicted in *Exhibit 'B'* of the draft ordinance

(3) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On September 28, 2021, the Planning and Zoning Commission approved a motion to approve the Specific Use Permit (SUP) with the conditions of approval by a vote of 6-0, with Commissioner Deckard absent.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☑ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2200 Ridge Rd				
SUBDIVISION	Vacant Land - Commercial	LOT	1	BLOCK	A
GENERAL LOCATION	Property located at intersection of Ridge Rd and Yellow Jacket Ln, North of 2054 Ridge Rd				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial (C)		CURRENT USE	Undeveloped/Vacant	
PROPOSED ZONING	Commercial (C)		PROPOSED USE	Drive-Thru Coffee Shop	
ACREAGE	0.57 Acres	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	7.1 Ridge LLC	☐ APPLICANT	Main & Main
CONTACT PERSON	Jason Claunch	CONTACT PERSON	Sam Moore
ADDRESS	106 E Rusk Suite 200	ADDRESS	5750 Genesis Court Suite 103
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Frisco, TX 75034
PHONE		PHONE	(817) 505-8117
E-MAIL		E-MAIL	sm@maincg.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 215.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 20TH *DAY OF* August *, 2021. 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 12 *DAY OF* August *, 20* 21 .

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Ashley D. Carter

ASHLEY D. CARTER
Notary Public, State of Texas
Comm. Expires 01-11-2023
Notary ID 131852235

MY COMMISSION EXPIRES 01-11-2023



City of Rockwall

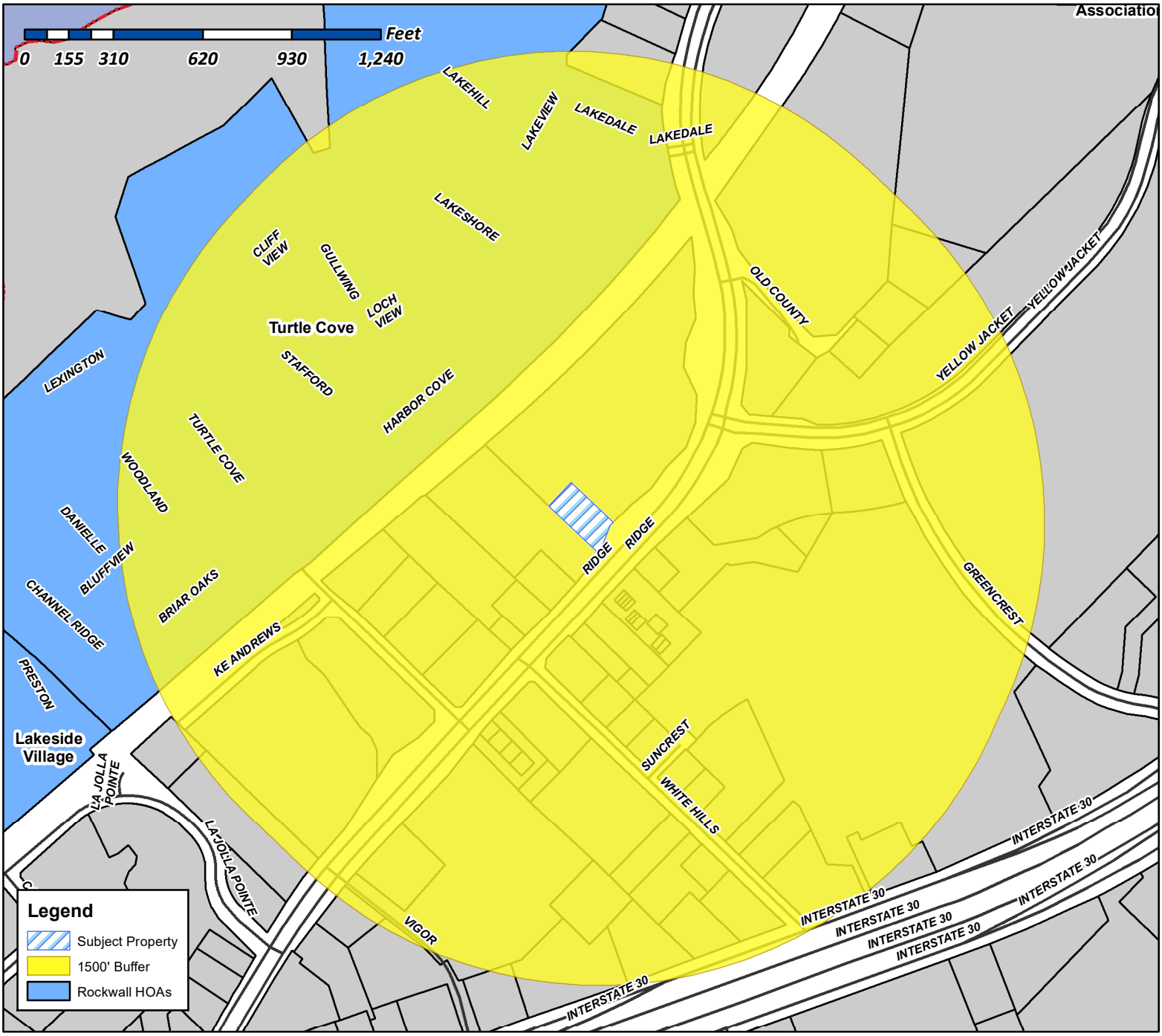
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

City of Rockwall

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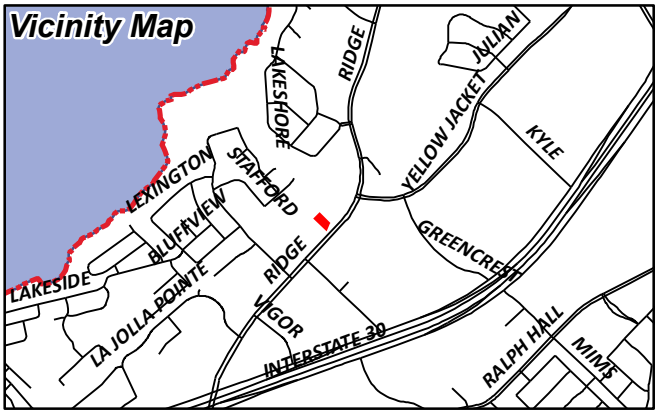
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Case Number: Z2021-032
Case Name: SUP for Restaurant
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: Southeast of the Intersection of Ridge Road & W. Yellowjacket Road

Date Created: *8/20/2021*

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



Lee, Henry

From: Gamez, Angelica
Sent: Thursday, August 26, 2021 3:19 PM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-032]
Attachments: Public Notice (08.26.2021).pdf; HOA Map Z2021-032.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *August 27, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, September 14, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 20, 2021 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2021-032 SUP for Restaurant w/ Drive Through
Hold a public hearing to discuss and consider a request by Sam Moore of Main & Main on behalf of Jason Claunch of 7.1 Ridge LLC for the approval of a *Specific Use Permit (SUP)* for *Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In* for the purpose of constructing a restaurant (*i.e. Dutch Bros. Coffee*) on a 0.57-acre portion of a larger 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [*FM-740*] and W. Yellow Jacket Lane, and take any action necessary.

Thank you,

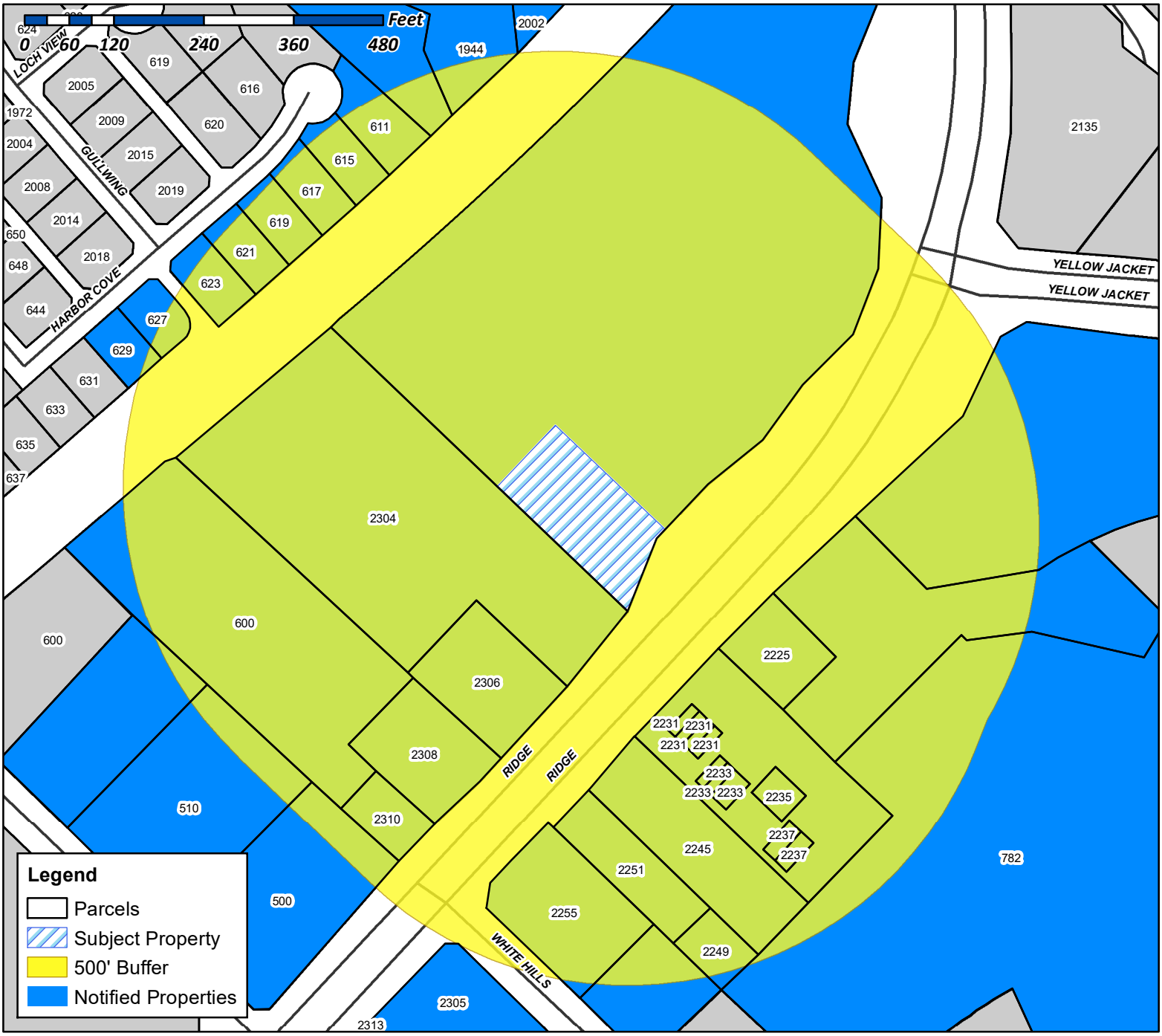
Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

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City of Rockwall

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

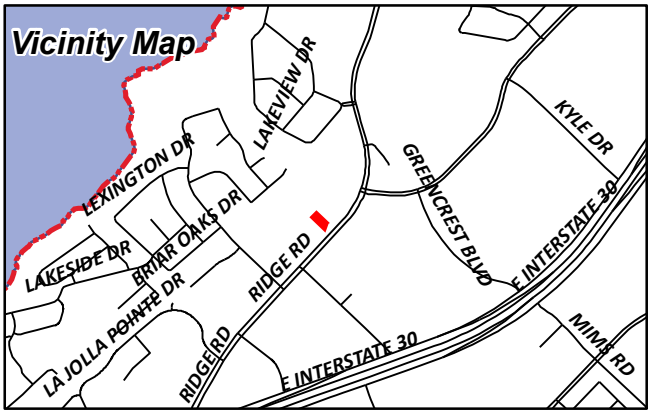
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Case Number: Z2021-032
Case Name: SUP for Restaurant w/Drive Through
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: Southeast of Intersection of Ridge Road & W. Yellowjacket Road

Date Created: *8/20/2021*

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



CHACKO & ABRAHAM INVESTMENTS LLC
1007 N. BLUFFVIEW DR
LUCAS, TX 75002

RIDGECREST HOMEOWNERS ASSOCIATION INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

7.1 RIDGE LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

VANDERSLICE ROBERT
1408 S LAKESHORE DR
ROCKWALL, TX 75087

JARA PARTNERS LTD
1425 HUNTERS GLEN
ROYSE CITY, TX 75189

FRANK RUSSELL
15 PRINGLE LANE
ROCKWALL, TX 75087

DGR ASSOCIATES INC A MISSOURI CORP
1710 WEISKOPF DR
HEATH, TX 75032

PORTELE MICHAEL & PAIGE
1944 LAKESHORE DRIVE
ROCKWALL, TX 75087

BENTO SERGIO
2002 S LAKESHORE DR
ROCKWALL, TX 75087

LAYAN INVESTMENTS INC
2225 RIDGE RD
ROCKWALL, TX 75087

JARA PARTNERS LTD
2231 RIDGE RD
ROCKWALL, TX 75087

DGR ASSOCIATES INC A MISSOURI CORP
2233 RIDGERD
ROCKWALL, TX 75087

DOUPHRATE PROPERTIES INC
2235 RIDGE RD STE 200
ROCKWALL, TX 75087

MEHL ROBERT F III & JOAN
2237 RIDGE RD
ROCKWALL, TX 75087

LAKEWOOD PROPERTIES LLC
2245 RIDGE RD
ROCKWALL, TX 75087

CHACKO & ABRAHAM INVESTMENTS LLC
2249 RIDGE RD
ROCKWALL, TX 75087

2251 RIDGE ROAD LLC
2251 RIDGE RD
ROCKWALL, TX 75087

MMF INVESTMENTS LLC
2255 RIDGE RD SUITE 333
ROCKWALL, TX 75087

HUDSPETH FREDERICK WARD ESTATE
NONA MAHAFFY HUDSPETH INDEPENDENT EXECUTOR
2304 RIDGE RD
ROCKWALL, TX 75087

DAIKER PARTNERS LTD.
2305 RIDGE RD
ROCKWALL, TX 75087

MCKENNEY CARL K
2306 RIDGE RD STE 2
ROCKWALL, TX 75087

VANDERSLICE ROBERT
2308 RIDGE RD
ROCKWALL, TX 75087

ALMLAM REAL ESTATE LLC
2310 RIDGE RD
ROCKWALL, TX 75087

ALMLAM REAL ESTATE LLC
3051 N GOLIAD STREET
ROCKWALL, TX 75087

2251 RIDGE ROAD LLC
4131 N CENTRAL EXPRESSWAY SUITE 450
DALLAS, TX 75204

DAIKER PARTNERS LTD
500 TURTLE COVE BLVD
ROCKWALL, TX 75087

PSB INDEMNITY FAMILY LTD PTRN
510 TURTLE COVE BLVD STE 200
ROCKWALL, TX 75087

RICE CARINE
545 BEDFORD FALLS
ROCKWALL, TX 75087

CENTERS FOR PEACE AND MERCY, INC
600 TURTLE COVE BLVD
ROCKWALL, TX 75087

MEHL ROBERT F III & JOAN
601 CARRIAGE TRL
ROCKWALL, TX 75087

BRUCE SCOTT L & CRISTINA V
611 HARBOR COVE DR
ROCKWALL, TX 75087

FLORENCIA HECTOR J
615 HARBOR COVE DR
ROCKWALL, TX 75087

HANEY DYLAN K
617 HARBOR COVE DR
ROCKWALL, TX 75087

MARCUS MEGAN
619 HARBOR COVE DRIVE
ROCKWALL, TX 75087

ROTRAMEL CHRISTIE &
MISTY ROTRAMEL
621 HARBOR COVE DR
ROCKWALL, TX 75087

SEAY KENNETH WAYNE & ELIZABETH CAUFIELD
623 HARBOR COVE DRIVE
ROCKWALL, TX 75087

LITHERLAND LORILEE
627 HARBOR COVE DR
ROCKWALL, TX 75087

RICE CARINE
629 HARBOR COVEDR
ROCKWALL, TX 75087

LAYAN INVESTMENTS INC
6403 CRESTMOOR LN
SACHSE, TX 75048

WAL-MART REAL ESTATE
BUSINESS TRUST
782 I30
ROCKWALL, TX 75087

TURTLE COVE RESIDENTIAL ASSOC
C/O TURTLE COVE HOA 14951 DALLAS PKWY STE
600
DALLAS, TX 75254

MOUNTAINPRIZE INC
P. O. BOX 2437
SMYRNA, GA 30081

CENTERS FOR PEACE AND MERCY, INC
P.O. BOX 615
ROCKWALL, TX 75087

DAIKER PARTNERS LTD.
PO BOX 1059
ROCKWALL, TX 75087

LAKEWOOD PROPERTIES LLC
PO BOX 2259
ROCKWALL, TX 75087

WAL-MART REAL ESTATE
BUSINESS TRUST
PO BOX 8050
BENTONVILLE, AR 72712

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2021-032: SUP for Restaurant w/ Drive Through

Hold a public hearing to discuss and consider a request by Sam Moore of Main & Main on behalf of Jason Claunch of 7.1 Ridge LLC for the approval of a Specific Use Permit (SUP) for Restaurant with Less Than 2,000 SF with a Drive-Through or Drive-In for the purpose of constructing a restaurant (i.e. Dutch Bros. Coffee) on a 0.57-acre portion of a larger 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, September 14, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 20, 2021 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, September 20, 2021 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2021-032: SUP for Restaurant w/ Drive-Through

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

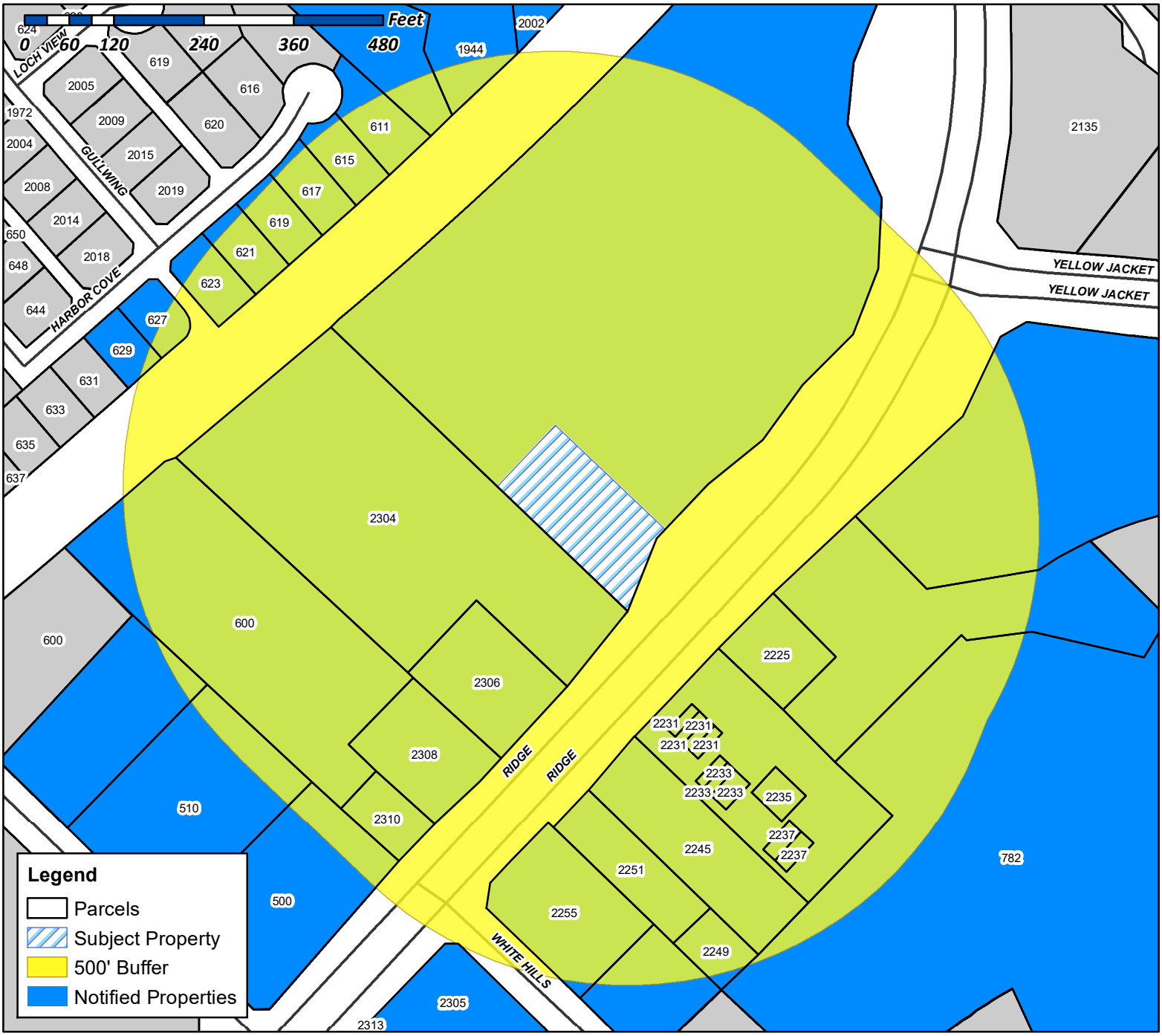
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

City of Rockwall

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

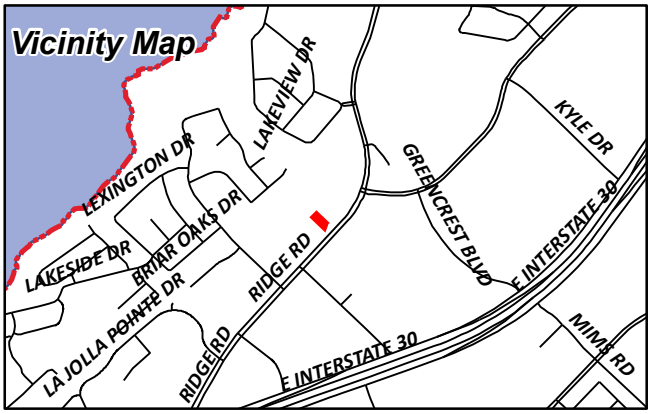
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2021-032
Case Name: SUP for Restaurant w/Drive Through
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: Southeast of Intersection of Ridge Road & W. Yellowjacket Road

Date Created: *8/20/2021*

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



August 17, 2021

Re: Dutch Bros Coffee Specific Use Permit

The following is our application for a Specific Use Permit for the proposed Dutch Bros Coffee drive-thru coffee stand with walk-up services. The proposed coffee shop will be located in lot 5 of the Sky Ridge shopping center. We are excited to bring one of the first Dutch Bros in the DFW Metroplex to Rockwall, which is the largest privately held coffee company. The proposed building is a 950sf modular building which is proposed to have a combination of nichiha, cement plaster, and masonry. The hours anticipated at this location are 5am – 11pm Monday thru Sunday, which will include 3 shifts per day and 8 employees. The employees will be operating the kiosk by preparing and serving menu items and running orders to guests in the drive-thru, similar to how Chick-fil-A operates a double stack drive-thru.

Included in our submittal are the proposed concept plan and elevations for the Dutch Bros. This concept plan is intended to show the fit of the Dutch Bros into the overall development outside of our SUP request. The building will be used for the operation of the coffee stand and preparation of menu items; therefore, the building will not be open for public access. The Dutch Bros Coffee shop will serve beverages including coffee, tea, and energy drinks. The building is designed with both color and material to represent the brand effectively, while fitting within the City's standards.

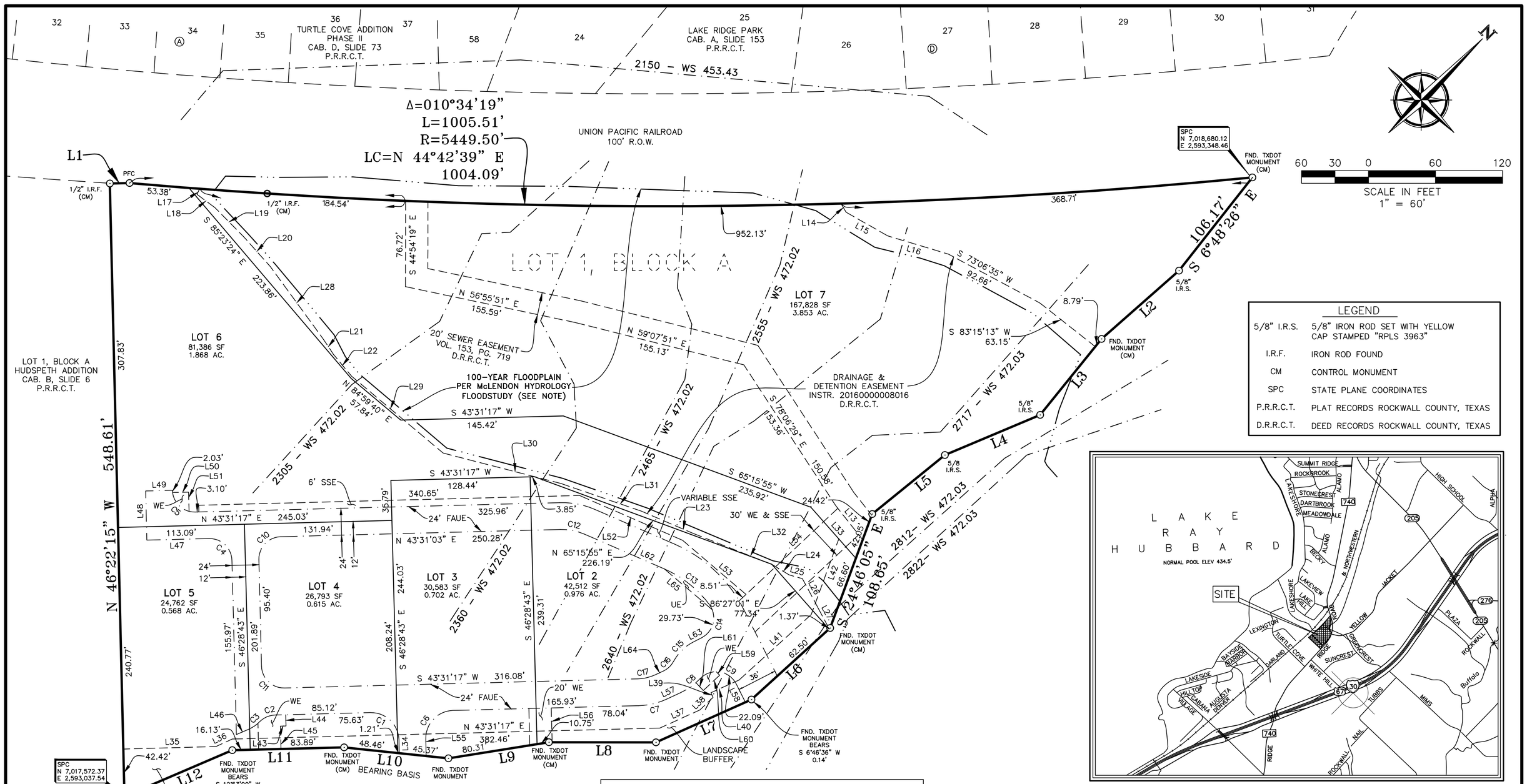
Dutch Bros is known for their philanthropic engagement and efforts. Examples of their community involvement are included in our submittal for your review.
We are excited to help bring an amazing brand and organization to the City of Rockwall and look forward to working together to deliver a quality product.

Thank you for your time, please let me know if you have any questions.
We look forward to working together.

Sam Moore

Best,

Sam Moore
Main & Main Capital Group, LLC



LEGEND	
5/8" I.R.S.	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
CM	CONTROL MONUMENT
SPC	STATE PLANE COORDINATES
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS

VICINITY MAP
N.T.S.

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	090°00'00"	25.00'	25.00'	39.27'	S 88°31'17" W	35.36'
C2	043°19'57"	20.00'	7.95'	15.13'	S 21°51'18" W	14.77'
C3	021°17'02"	34.00'	6.39'	12.63'	S 10°49'50" W	12.56'
C4	090°00'14"	20.00'	20.00'	31.42'	S 88°31'10" W	28.29'
C5	090°06'40"	20.00'	20.04'	31.45'	N 88°34'23" E	28.31'
C6	090°00'00"	25.00'	25.00'	39.27'	S 1°28'43" E	35.36'
C7	023°19'36"	64.00'	13.21'	26.06'	S 31°51'29" W	25.88'
C8	021°33'57"	58.00'	11.05'	21.83'	S 9°24'43" W	21.70'
C9	109°42'40"	20.00'	28.41'	38.30'	S 53°29'04" W	32.71'
C10	089°55'11"	20.00'	19.97'	31.39'	N 1°26'32" W	28.26'
C11	090°04'35"	20.00'	20.03'	31.44'	S 88°33'35" W	28.30'
C12	025°01'10"	50.00'	11.09'	21.83'	N 56°01'38" E	21.66'
C13	029°40'50"	100.00'	26.50'	51.80'	N 83°22'38" E	51.23'
C14	100°04'22"	20.00'	23.87'	34.93'	S 31°44'46" E	30.66'
C15	035°05'17"	41.75'	13.20'	25.57'	S 0°44'47" W	25.17'
C16	036°59'33"	20.00'	6.69'	12.91'	S 1°41'55" W	12.69'
C17	023°19'36"	40.00'	8.26'	16.28'	S 31°51'29" W	16.17'

Notes:

1. Basis of bearing being S 50°59'46" W for a south line of deed recorded in Instr. 20160000018015, D.R.R.C.T.
2. By graphical plotting, part of the parcel described hereon lies within a Special Flood Hazard Area inundated by 100-year flood, it lies within Zone "A" as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0040L, dated September 26, 2008, published by the Federal Emergency Management Agency (FEMA). The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
3. All open spaces, drainage easements, drainage and detention easements, and other common area shall be repaired, replaced, and maintained by property owner.

Floodplain, cross sections and elevations by graphic interpolation from the Floodplain Work Map in the Flood Study for Stream 5 by McLendon Hydrology and Engineering L.L.C.

OWNER/DEVELOPER
7.1 RIDGE, LLC
106 E. RUSK STREET, STE 200
ROCKWALL, TX 75087
(972) 771-7577

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 377

FINAL PLAT
LOTS 2-7, BLOCK A
SKY RIDGE ADDITION

BEING A REPLAT OF
LOT 1, BLOCK A, SKY RIDGE ADDITION
CAB. J SLIDE X, P.R.R.C.T.
BEING
6 LOTS AND CONTAINING

8.583 ACRES

AND SITUATED IN THE

E.P. GAINES CHISUM SURVEY, A-64
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: JULY 16, 2021 SHEET 1 OF 2

POTENTIAL FUTURE IMPROVEMENTS SHOWN FOR REFERENCE ONLY

POTENTIAL FUTURE IMPROVEMENTS SHOWN FOR REFERENCE ONLY

POTENTIAL FUTURE IMPROVEMENTS SHOWN FOR REFERENCE ONLY

FIRELANE BY SELLER

FIRELANE BY SELLER

ADJ. PROPERTY LINE

EX. EOP

EX. EOP

EX. EOP

EX. FIRE HYDRANT

ADJ. PROPERTY LINE

LANDSCAPE BUFFER LINE

EX. WATER LINE

EX. WATER LINE

EX. WATER LINE

PROPERTY LINE

201.83'
N46°58'12"W

N42°03'33"E
16.13'

EX. GAS LINE

EX. POWER LINE

4.00'

9.00'

20.00'

DO NOT ENTER

STOP

12.00'

EX. SANITARY SEWER MANHOLE

10

EX. SANITARY SEWER LINE

N43°58'34"W
342.70'

12.00'

4.00'

12.00'

DUTCH BROS
S.F.=950 S.F.
0.568 ACRES
(24,762 S.F.)

20'-5"

INTERCHANGEABLE PROMOTIONAL SIGN

INTERCHANGEABLE PROMOTIONAL SIGN

R20'

R22'

R16'

R20'

12.00'

12.00'

PROPERTY LINE

R20'

EXIT LANE

R20'

R20'

PROPERTY LINE

N47°59'28"E
104.89'

EX. GAS LINE

LANDSCAPE BUFFER LINE

S46°52'04"E
240.77'

EX. FENCE

PROPOSED WALL BY SELLER

EX. FENCE

EX. FENCE POST

PROPOSED WALL BY SELLER

EX. CONCRETE

PROPOSED TRASH ENCLOSURE WITH SAND/OIL SEPARATOR

Texas 811

SITE PLAN

SCALE: 1" = 10'-0"

N W E S

COPYRIGHT:
All drawings herein are the property of Tectonics Design Group and may not be reproduced or used in any capacity without the written authorization of Tectonics Design Group.

STAMP:
DRAWN: H.E.M.
DESIGNED: H.E.M.
CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

PRELIMINARY

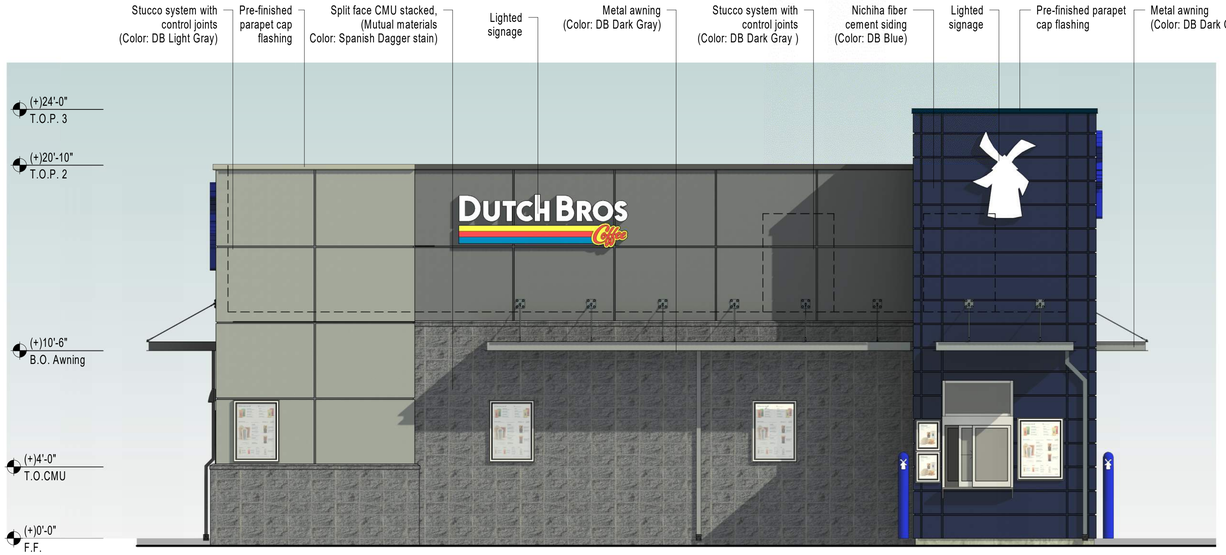
DESIGNER:
TECTONICS DESIGN GROUP
730 Sandhill Rd., #250, Reno, Nevada 89521
tel 775-824-9388
fax 775-824-9986
www.tectonicsdesigngroup.com

PROJECT/CLIENT:
#: 21090
Dutch Bros No.: TX1802
TBD RIDGE ROAD, ROCKWALL, TX 75087
MAIN & MAIN
5750 Genesis Court, Suite 103, Frisco, TX 75034

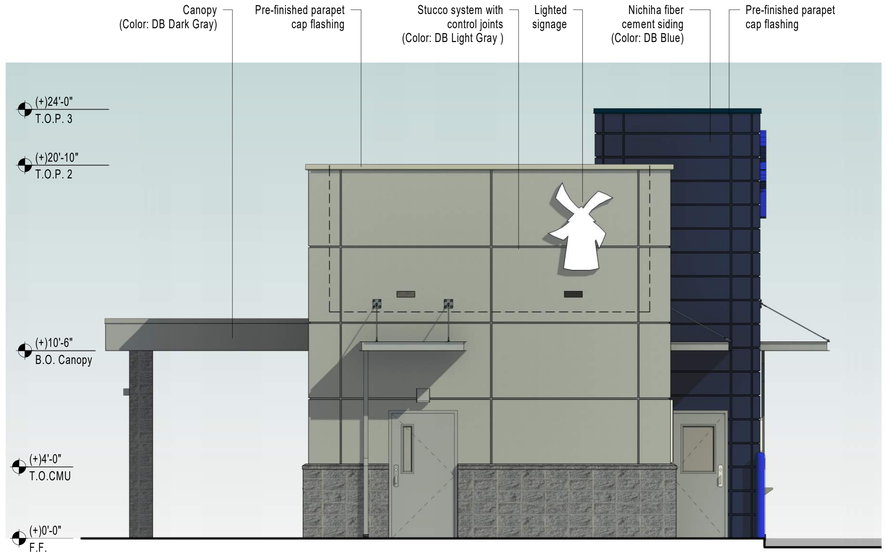
SUBMITTAL RECORD:
DATE: SUBMITTAL
09/07/21 PRELIM
09/21/21

SHEET TITLE:
SITE PLAN

SHEET:
C2.1



Drive-Up Elevation



Rear Elevation

Material Calculations

Drive-Up Elevation:
- Primary Material: Stucco 40%; Split Face CMU 36%
- Secondary Material: Nichia Siding 24% (Request variance)

Rear Elevation:
- Primary Material: Stucco 79% (Request variance); Split Face CMU 21%

Walk-Up Elevation:
- Primary Material: Stucco 53%; Split Face CMU 47%

Front Elevation:
- Primary Material: Stucco 24%; Split Face CMU 36%
- Secondary Material: Nichia Siding 40% (Request variance)



Walk-Up Elevation



Front Elevation (Primary Elevation)

DUTCH BROS Coffee

Dutch Bros

Conceptual Elevations | Rockwell, Texas | PR.1

MAIN & MAIN



Front (Primary Elevation)/Drive-Thru



Front (Primary Elevation)/Walk-Up



Rear/Walk-Up



Rear/Drive-Thru

DUTCH BROS Coffee

Dutch Bros

Perspectives | Rockwell, Texas | PR.1A

MAIN & MAIN


DUTCH BROS
Coffee
EXIT ONLY
EXIT ONLY


DUTCH BROS
DUTCH BROS
DRIVE THRU
DRIVE THRU
CHOOSE SHORTEST LANE
DRIVE THRU AHEAD


DUTCH BROS


DUTCH BROS

DUTCH BROS COMMUNITY ENGAGEMENT

DUTCH BROS FOUNDATION

- Includes several philanthropic focuses:
  - Be Aware
    - Support for the fight against breast cancer since 2014, with more than $1.6 million in donations.
  - Drink One for Dane
    - Support and mission to find a cause and a cure for ALS.
    - Dane Boersma, Dutch Bros co-founder, battled with ALS.
    - One day in May is dedicated to raise funds for the Muscular Dystrophy Association.
  - Buck for Kids
    - One day in September, Dutch Bros donates $1 from every drink sold to local youth organizations.
  - Dutch Luv
    - On February 14th, Dutch Bros donates $1 from every drink sold to organizations to fight food insecurity.

RECENT FOCUSES

- Wildfire Relief Efforts
  - Dutch Bros donated to various relief funds for the wildfires in 2020.
- Covid Relief
  - Donated to various organizations for the support of communities during the Covid-19 outbreak.
- #FirstRespondersFirst
  - 100% of Dutch Bros' profits in April 2020 were donated to support medical first responders.
- Buck for Kids
  - Increase of approximately 10% in contributions in 2020.

SOURCES

- Dutch Bros foundation - https://www.dutchbros.com/dutch-bros-foundation/
- Wildfire Relief - https://www.dutchbros.com/news-events/dutch-bros-foundation-donates-250000-to-wildfire-relief-efforts
- First Responders First - https://www.businesswire.com/news/home/20200403005548/en/Dutch-Bros-Coffee-Dedicates-100-of-April-Profits-to-FirstRespondersFirst

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *RESTAURANT LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN* ON A 0.57-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, SKY RIDGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; 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 Sam Moore of Main & Main for the approval of a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* for the purpose of constructing a *drive-through restaurant* on a 0.57-acre parcel of land described as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [*FM-740*] and W. Yellow Jacket Lane, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by 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 (UDC) [*Ordinance No. 20-02*] 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. The Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.05, *Commercial (C) District*, and Subsection 06.08, *Scenic Overlay (SOV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the futur*e -- and with

PRELIMINARY PROOF 10-05-2021

the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* on the *Subject Property* and conformance to these conditions is required for continued operation:

1) The development of the *Subject Property* shall generally conform to the *Concept Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) Mature landscaping and additional trees shall be planted along the entire length of the proposed drive-through to provide headlight screening from Ridge Road [*FM-740*] and the adjacent properties.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18TH DAY OF OCTOBER, 2021.

DRAFT ORDINANCE 10.04.21

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *October 4, 2021*

2nd Reading: *October 18, 2021*

DRAFT ORDINANCE 10.04.2021

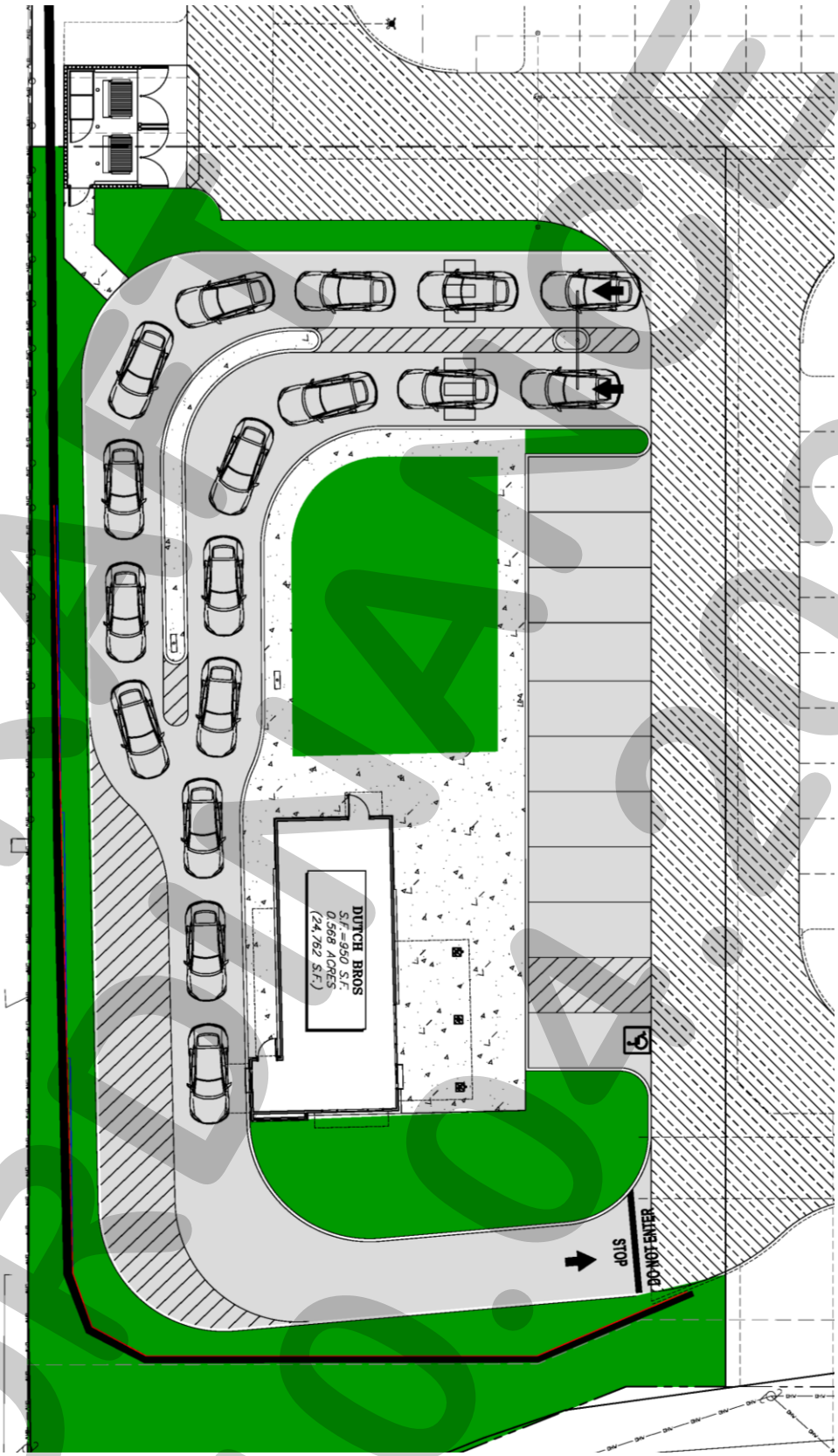
Exhibit 'A'
Location Map

Address: *Southeast of the intersection of Ridge Road and W. Yellow Jacket Lane*
Legal Description: *Lot 1, Block A, Sky Ridge Addition*



DRAFT
10/6/21

Exhibit 'B':
Concept Plan



DRAFT 10.07.2021

October 21, 2021

TO: Sam Moore
Main & Main
5750 Genesis Court Suite 103
Frisco, TX, 75034

FROM: Henry Lee, *Planner*
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: Z2021-032; *Specific Use Permit (SUP) for a Restaurant (Dutch Bros.)*

Sam Moore**:**

This letter serves to notify you that the above referenced zoning case, that you submitted for consideration by the City of Rockwall, was approved by the City Council on October 18, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:

  (a) The development of the Subject Property shall generally conform to the Concept Plan as depicted in Exhibit 'B' of this ordinance,
  (b) Mature landscaping and additional trees shall be planted along the entire length of the proposed drive-through to provide headlight screening from Ridge Road [FM-740] and the adjacent property owners,

(2) The Restaurant with less than 2,000 SF with Drive-Through or Drive-In shall be limited to the area depicted in Exhibit 'B' of the draft ordinance

(3) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On September 28, 2021, the Planning and Zoning Commission approved a motion to approve the Specific Use Permit (SUP) with the conditions of approval by a vote of 6-0, with Commissioner Deckard absent.

City Council

On October 18, 2021, the City Council approved a motion to approve the specific use permit with the conditions of approval by a vote of 7-0. 2nd Reading

Included with this letter is a copy of Ordinance No. 21-48, S-257, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

Henry Lee,
Planner

CITY OF ROCKWALL

ORDINANCE NO. 21-48

SPECIFIC USE PERMIT NO. S-257

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *RESTAURANT LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN* ON A 0.57-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, SKY RIDGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; 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 Sam Moore of Main & Main for the approval of a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* for the purpose of constructing a *drive-through restaurant* on a 0.57-acre parcel of land described as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located southeast of the intersection of Ridge Road [*FM-740*] and W. Yellow Jacket Lane, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by 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 (UDC) [*Ordinance No. 20-02*] 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. The Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.05, *Commercial (C) District*, and Subsection 06.08, *Scenic Overlay (SOV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In* on the *Subject Property* and conformance to these conditions is required for continued operation:

1) The development of the *Subject Property* shall generally conform to the *Concept Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) Mature landscaping and additional trees shall be planted along the entire length of the proposed drive-through to provide headlight screening from Ridge Road [*FM-740*] and the adjacent properties.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18TH DAY OF OCTOBER, 2021.

Kevin Fowler, Mayor

ATTEST:

Kristy Cole, *City* Secretary

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: October 4, 2021

2nd Reading: October 18, 2021

Exhibit 'A'
Location Map

Address: *Southeast of the intersection of Ridge Road and W. Yellow Jacket Lane*
Legal Description: *Lot 1, Block A, Sky Ridge Addition*



Exhibit 'B':
Concept Plan

