



PLANNING AND ZONING CASE CHECKLIST

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET
ROCKWALL, TX 75087

P&Z CASE # _____ P&Z DATE _____ CC DATE _____ 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

HPAB Application

- ☐ Exhibit

Miscellaneous Application

- ☐ Variance/Exception Request

- ☐ Copy of Ordinance (ORD# _____)
- ☐ Applications
- ☐ Receipt
- ☐ Location Map
- ☐ HOA Map
- ☐ PON Map
- ☐ FLU Map
- ☐ Newspaper Public Notice
- ☐ 500-foot Buffer Public Notice
- ☐ Project Review
- ☐ Staff Report
- ☐ Correspondence
- ☐ Copy-all Plans Required
- ☐ Copy-Mark-Ups
- ☐ City Council Minutes – Laserfiche
- ☐ Minutes-Laserfiche
- ☐ Plat Filled 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.

SP2022-045

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 906 S. GOLIAD

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION S. GOLIAD & BOURN ST.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING GR

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE 1.13 (49258^{30.1}) LOTS [CURRENT]

LOTS [PROPOSED]

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

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

☒ OWNER ADLOR ENTERPRISES LLC. ☐ APPLICANT

CONTACT PERSON ALLEN ANDERSON

CONTACT PERSON

ADDRESS 1208 S. LAKESHORE DR

ADDRESS

CITY, STATE & ZIP ROCKWALL, TX. 75087

CITY, STATE & ZIP

PHONE 214-538-2209

PHONE

E-MAIL AAINTX@MSN.COM

E-MAIL

NOTARY VERIFICATION [REQUIRED]

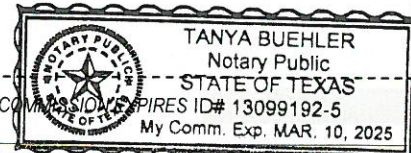
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALLEN ANDERSON [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

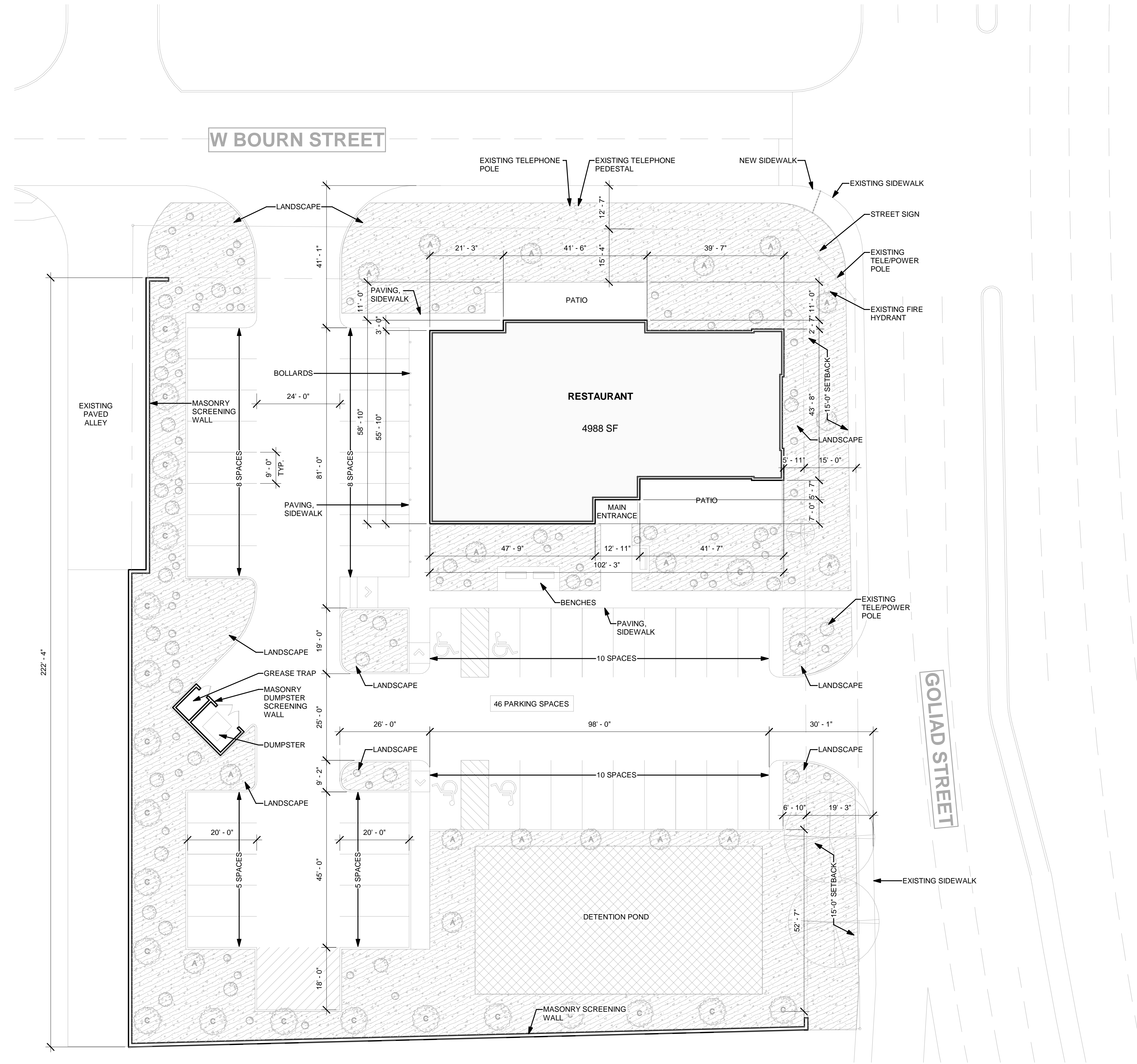
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 272.65 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF August, 2022. BY SIGNING THIS APPLICATION, 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 19th DAY OF August, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





1 SITE PLAN
1/16" = 1'-0"

ADLOR
ENTERPRISES,LLC

214-538-2209 aaintx@msn.com

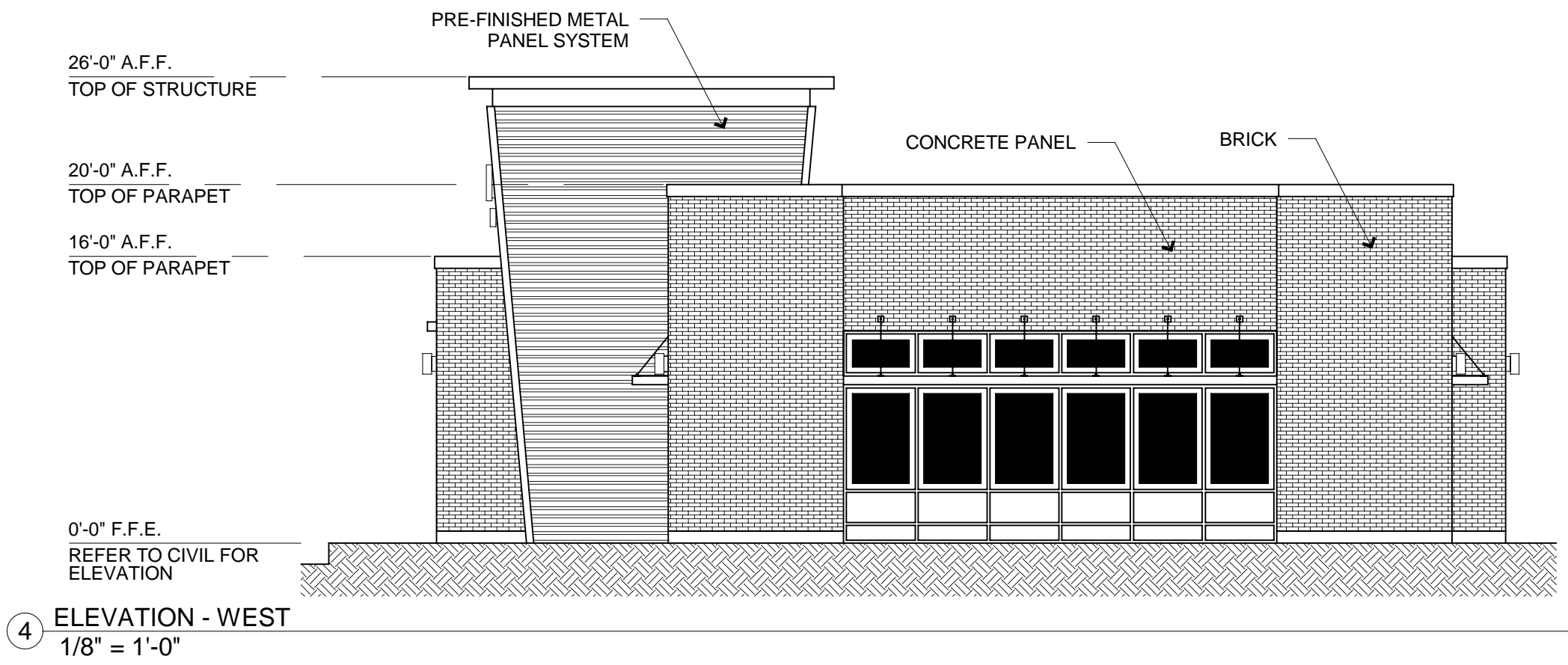
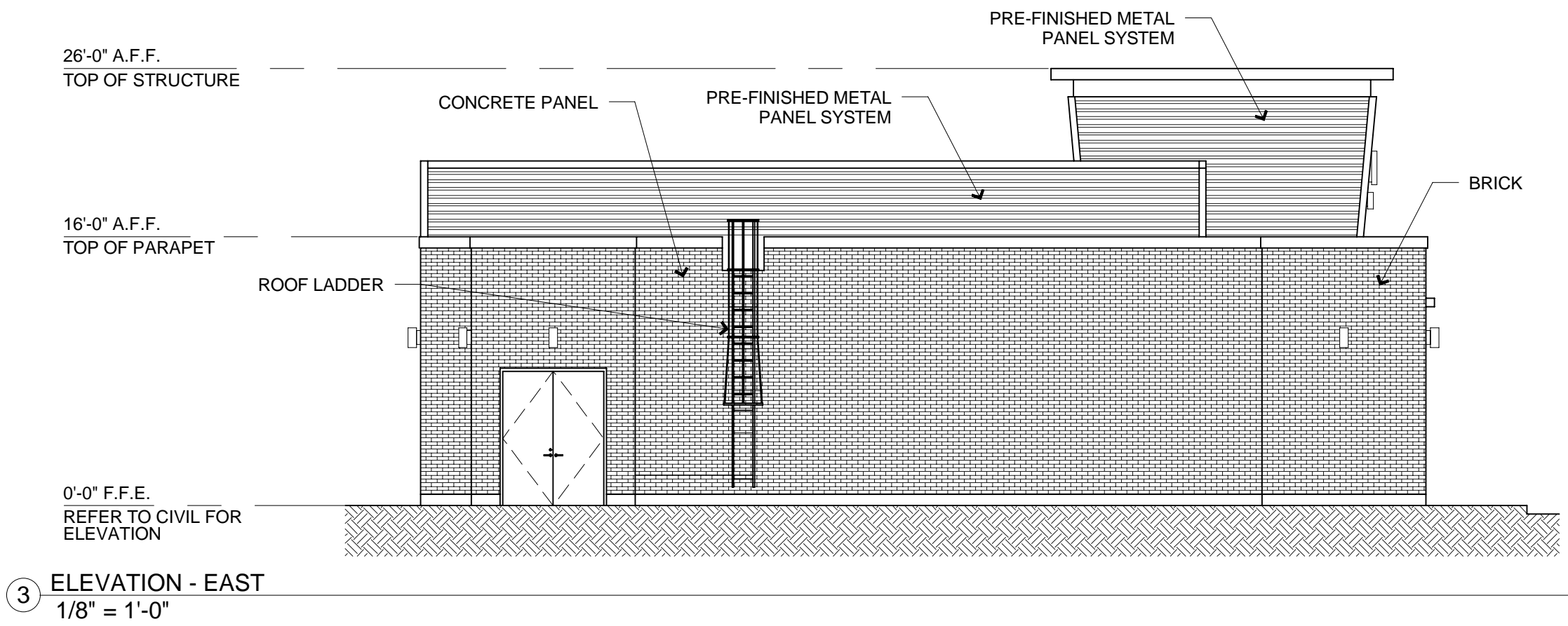
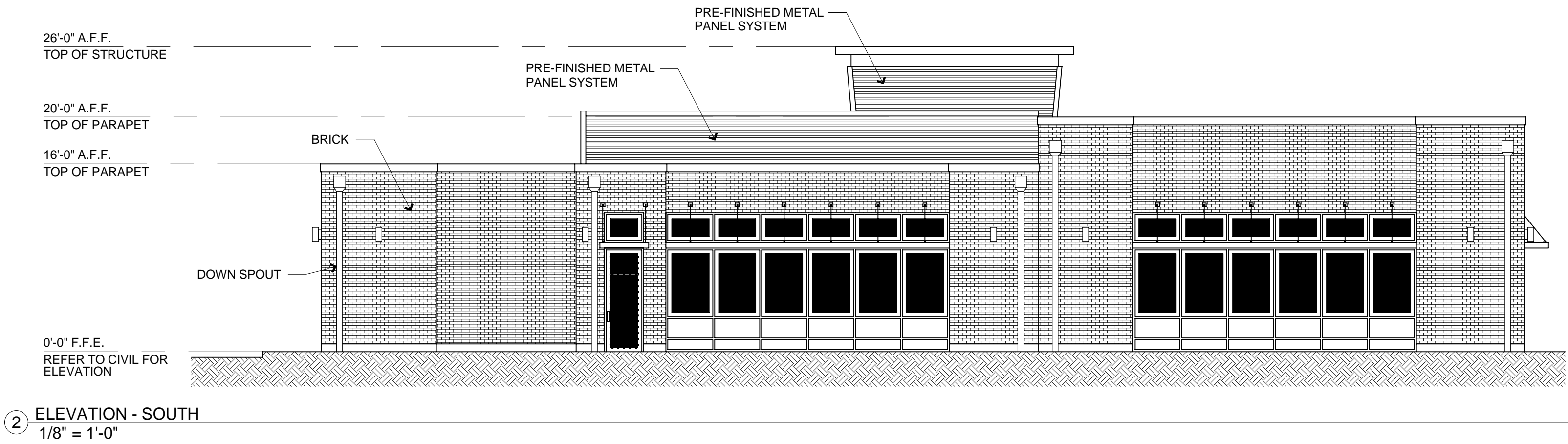
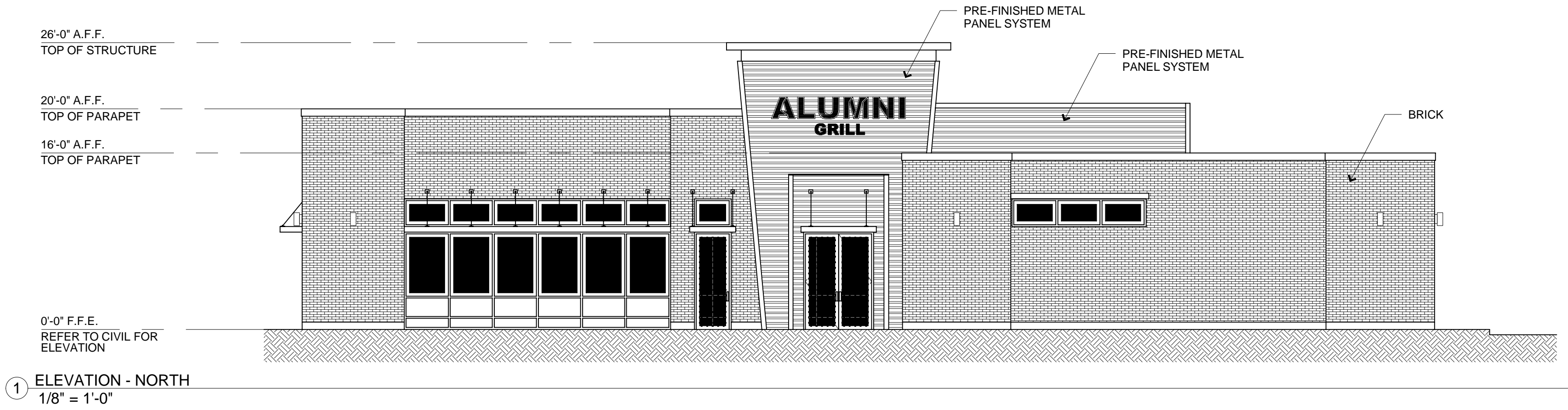
ALUMNI BAR & GRILL

906 S GOLLIAD STREET
ROCKWALL, TX 75087

phase issue description:		
DESIGN DEVELOPMENT		
project issue date:		
08/18/22		
drawn by: PS		
checked by: AA		
revision schedule		
#	date	description

project number: 22-6199

SITE PLAN



ADLOR
ENTERPRISES,LLC

214-538-2209 aaintx@msn.com

ALUMNI BAR & GRILL

906 S GOLIAD STREET
ROCKWALL, TX 75087

phase issue description:		
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08/18/22		
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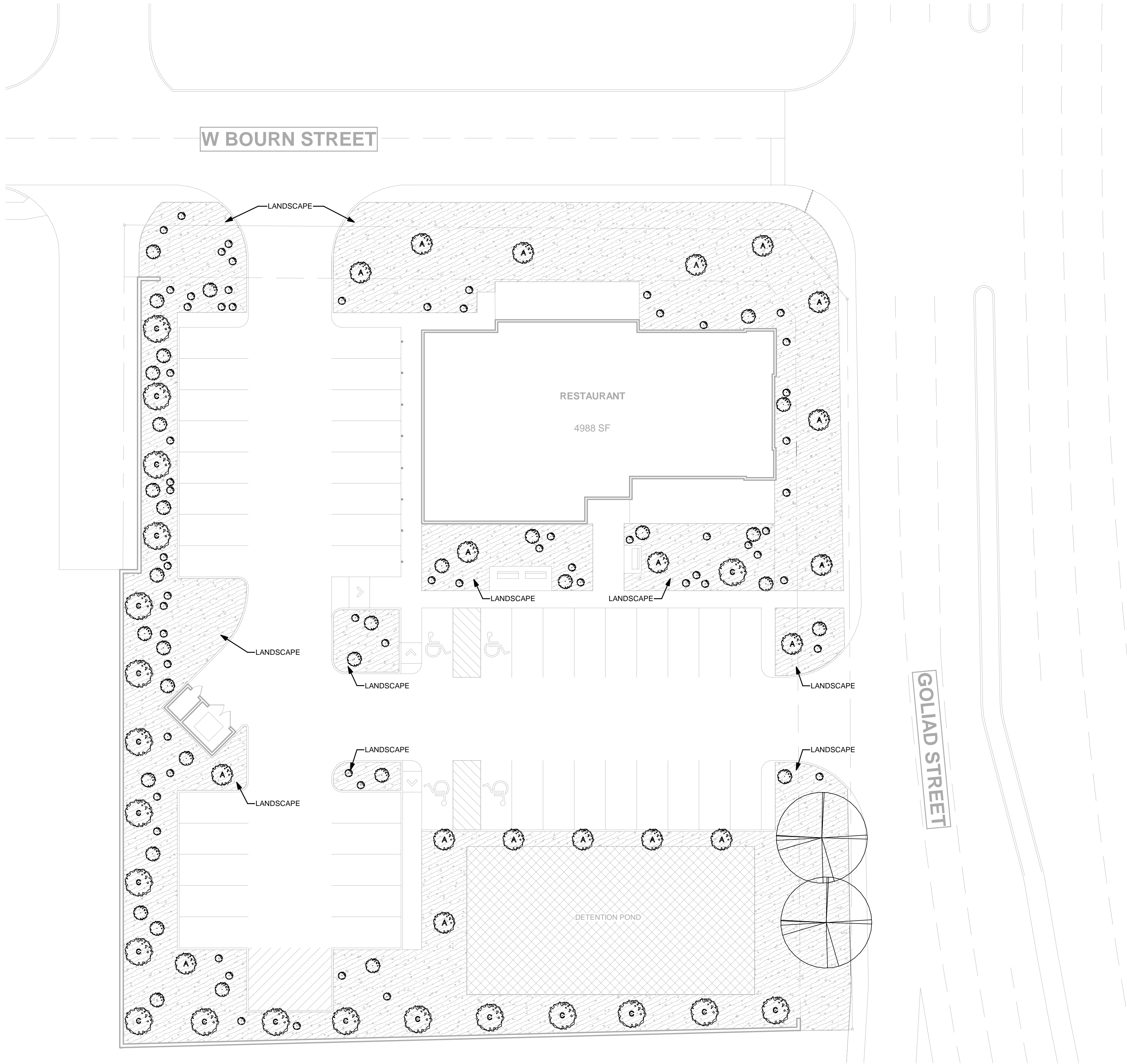
BUILDING
ELEVATIONS

A2.01

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8/19/2022 8:56:54 AM



1 LANDSCAPE PLAN
1/16" = 1'-0"

- NOTES:**
1. ALL LANDSCAPE AREA SHALL BE IRRIGATED WITH FULLY AUTOMATIC IRRIGATION SYSTEM.
 2. LANDSCAPE BED SHRUBS AND SCREENING SHRUBS SHALL BE SELECTED BASED ON THE INFORMATION ON THIS DRAWING SHEET.
 3. STREET TREES SHALL BE A MINIMUM OF 4" CALIPER MEASURED 6" ABOVE THE ROOT BALL.
 4. ALL LANDSCAPING SHALL CONFORM TO THE CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE.

LEGEND		
	SHRUBS, JUNIPER, SAGE, ABELIA	UNIPER, SAGE, ABELIA
	SHRUBS 24"-48"	TEXAS SAGE, SUNSHINE LIGHTSTRUM, LOROPETALUM
	ACCENT TREE	MAGNOLIA
	CANOPY TREE	LIVE OAK, RED OAK
	EXISTING TREE	HACKBERRY
	EXISTING TREE TO BE REMOVED	VARIOUS
	LANDSCAPE BED, TYP.	LANDSCAPE BED, TYP.

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ALUMNI BAR & GRILL

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DEVELOPMENT

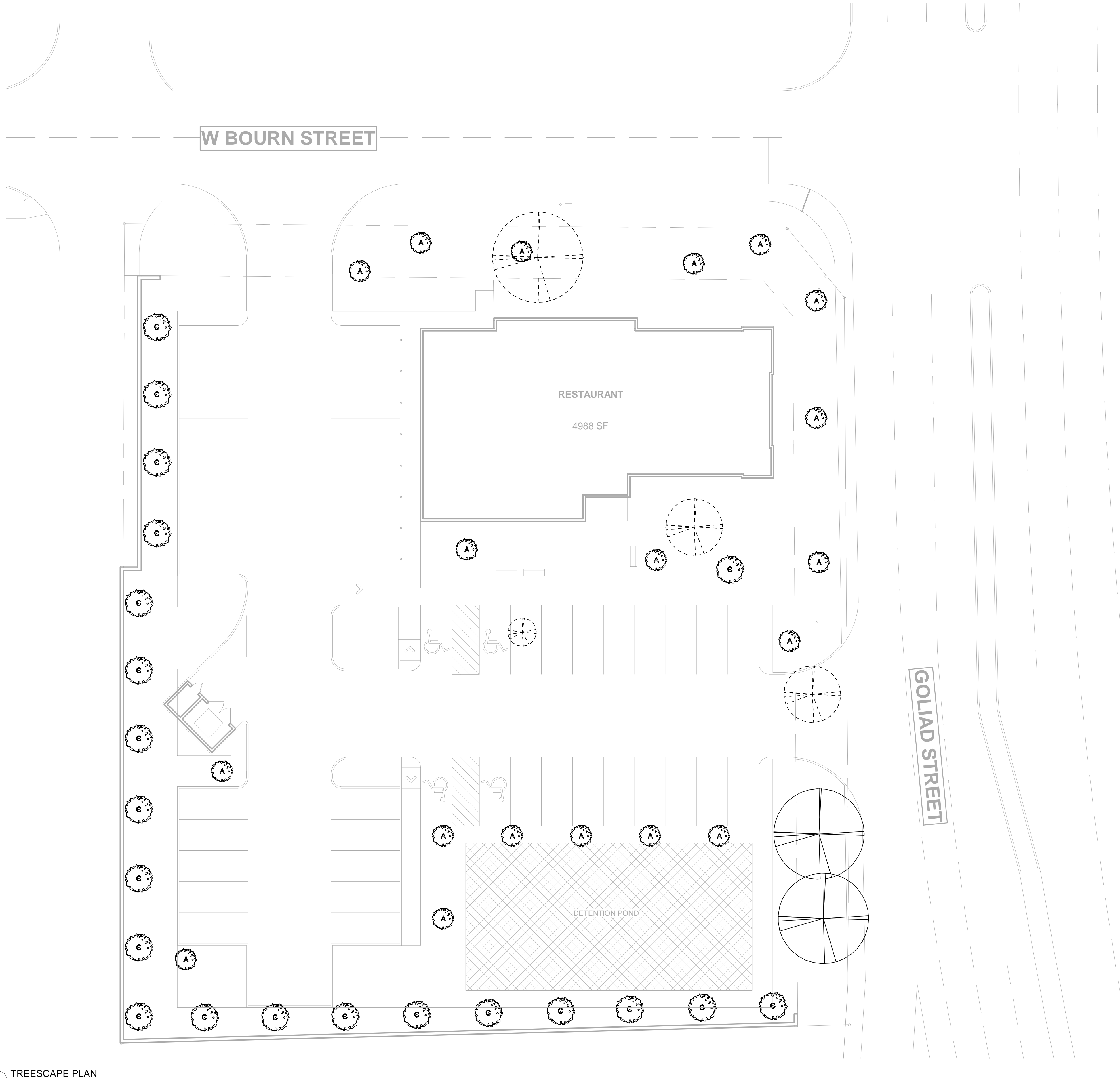
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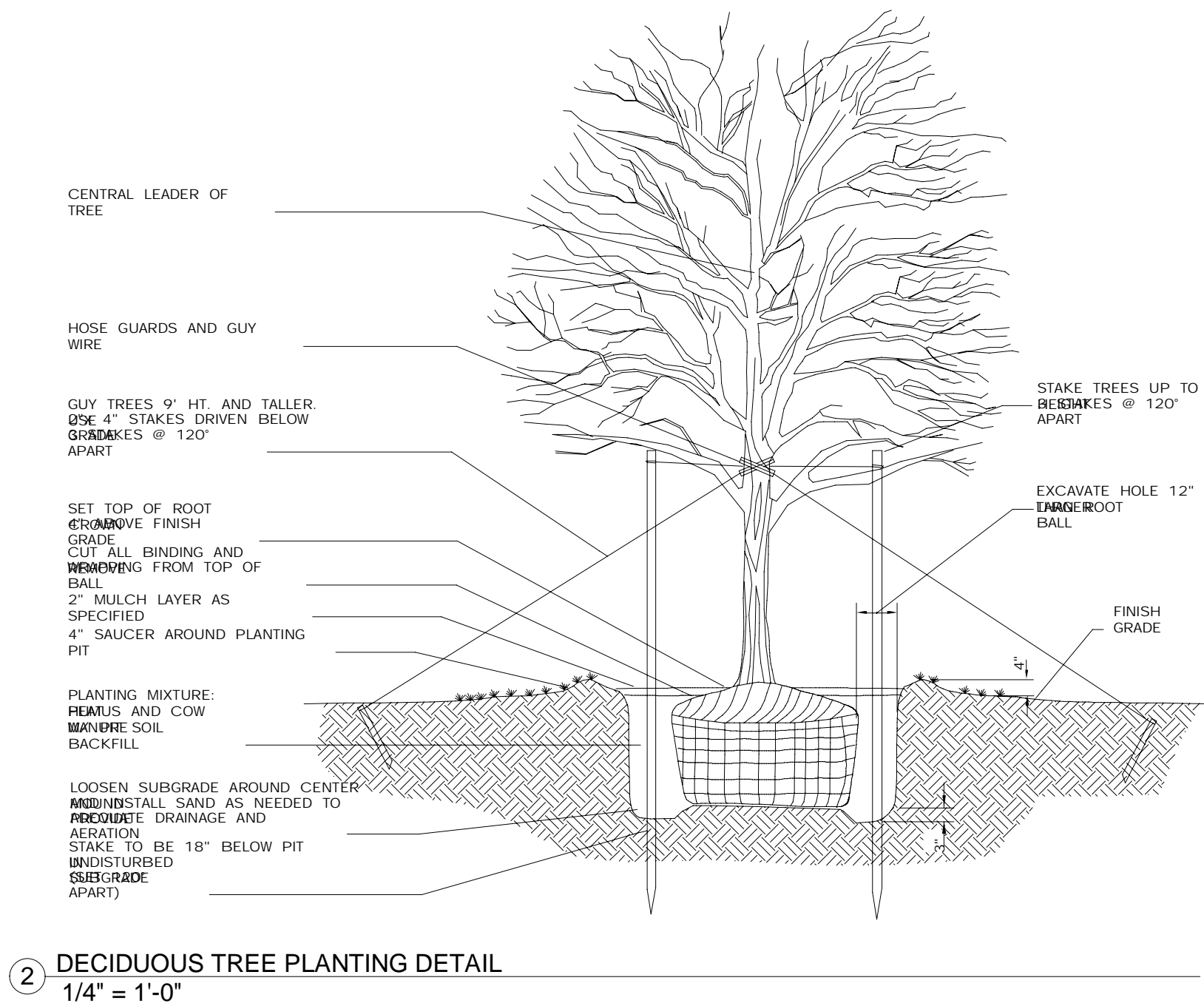
revision schedule		
#	date	description

project number: 22-6199

LANDSCAPE PLAN



1 TREESCAPE PLAN
1/16" = 1'-0"



2 DECIDUOUS TREE PLANTING DETAIL
1/4" = 1'-0"

- NOTES:
- TREES MITIGATION SHALL BE IN ACCORDANCE WITH THE CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE.

LEGEND		
	ACCENT TREE	MAGNOLIA
	CANOPY TREE	LIVE OAK, RED OAK
	EXISTING TREE	HACKBERRY
	EXISTING TREE TO BE REMOVED	VARIOUS

ADLOR
ENTERPRISES, LLC

214-538-2209 aaintx@msn.com

ALUMNI BAR & GRILL

906 S GOLIAD STREET
ROCKWALL, TX 75087

phase issue description:
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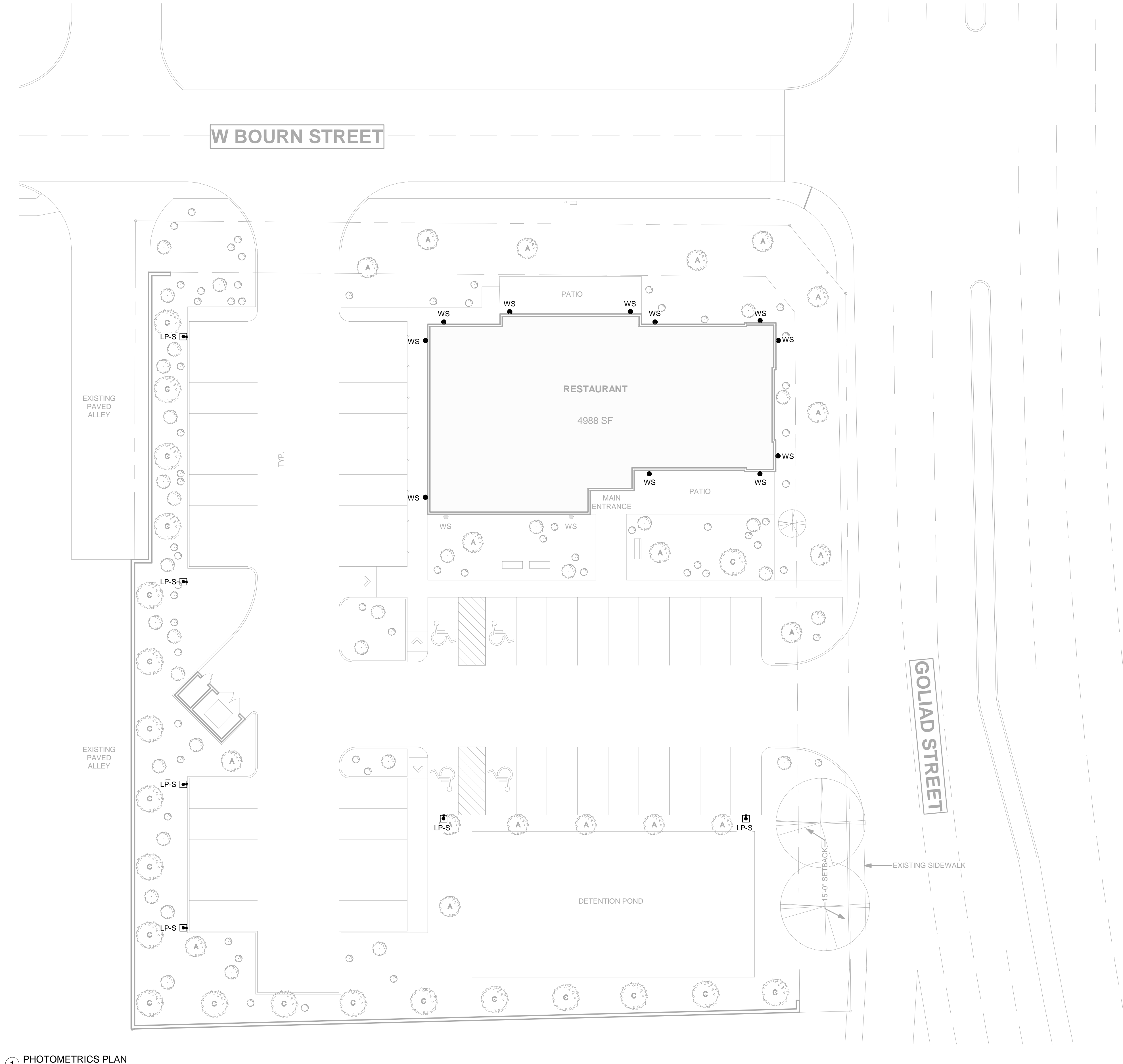
revision schedule

#	date	description
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project number: 22-6199



TREESCAPE PLAN

L2.01



1 PHOTOMETRICS PLAN
1/16" = 1'-0"

- NOTES:
- ILLUMINATION VALUES SHALL NOT EXCEED 20 F.C.
 - ILLUMINATION VALUES AT THE PROPERTY LINES SHALL NOT BE MORE THAN 0.2 F.C.
 - WHEN FINAL OUTDOOR LIGHTING FIXTURES HAVE BEEN SELECTED, PHOTOMETRICS SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE.

LEGEND	
LP-S 	LIGHT POLE WITH SINGLE LED LIGHT FIXTURE, WITH HOUSE SIDE SHIELD
WS 	WALL SCONCE LED LIGHT FIXTURE

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project number:

22-6199

SITE
PHOTOMETRICS
PLAN

S2.01



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2022-045

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 906 S. GOLIAD

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION S. GOLIAD & BOURN ST.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING GR

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE 1.13 (49258^{30.1}) LOTS [CURRENT]

LOTS [PROPOSED]

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

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

☒ OWNER ADLOR ENTERPRISES LLC. ☐ APPLICANT

CONTACT PERSON ALLEN ANDERSON

CONTACT PERSON

ADDRESS 1208 S. LAKESHORE DR

ADDRESS

CITY, STATE & ZIP ROCKWALL, TX. 75087

CITY, STATE & ZIP

PHONE 214-538-2209

PHONE

E-MAIL AAINTX@MSN.COM

E-MAIL

NOTARY VERIFICATION [REQUIRED]

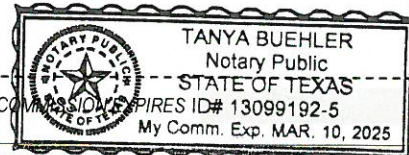
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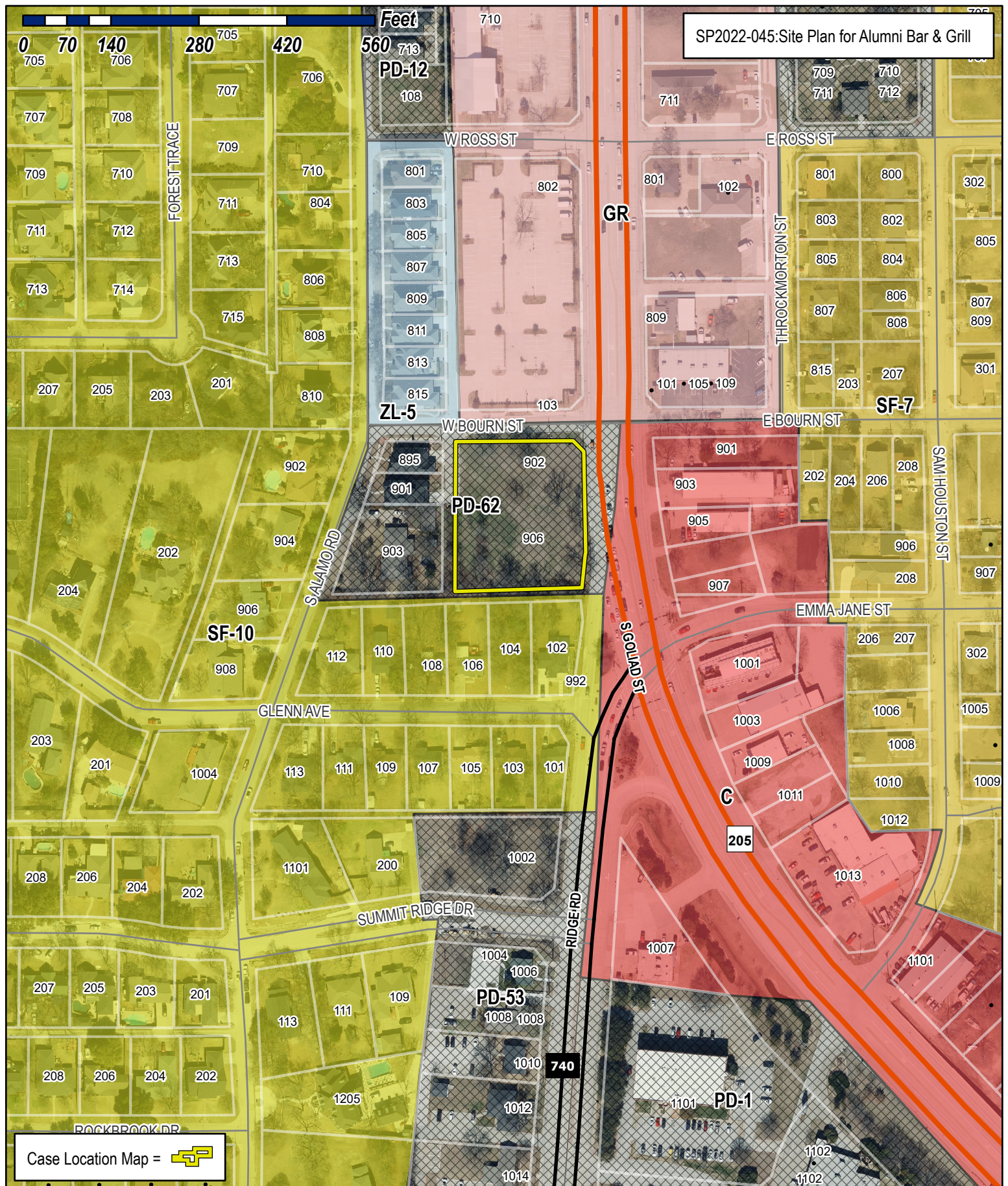
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OWNER'S SIGNATURE

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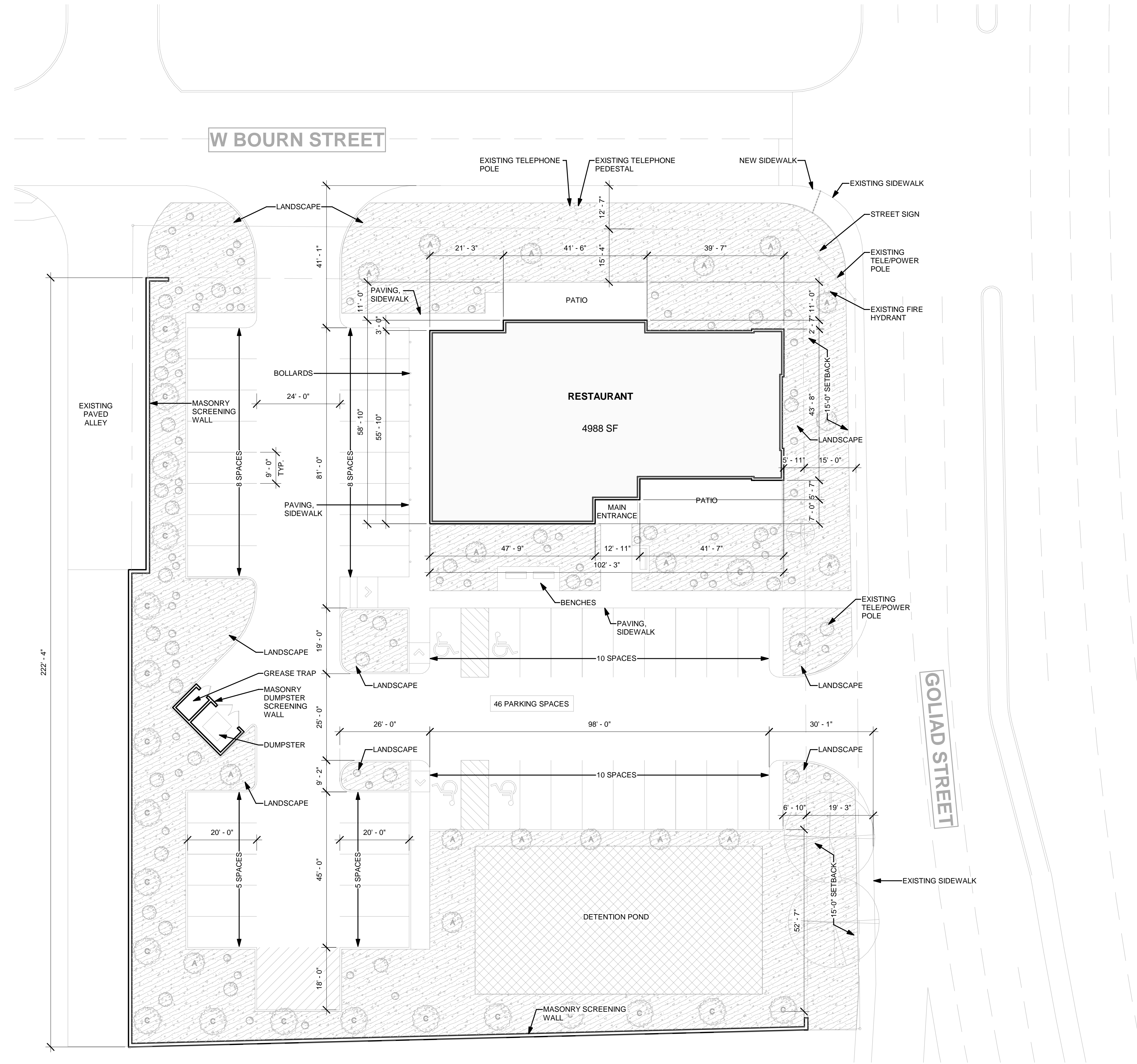


City of Rockwall

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.





1 SITE PLAN
1/16" = 1'-0"

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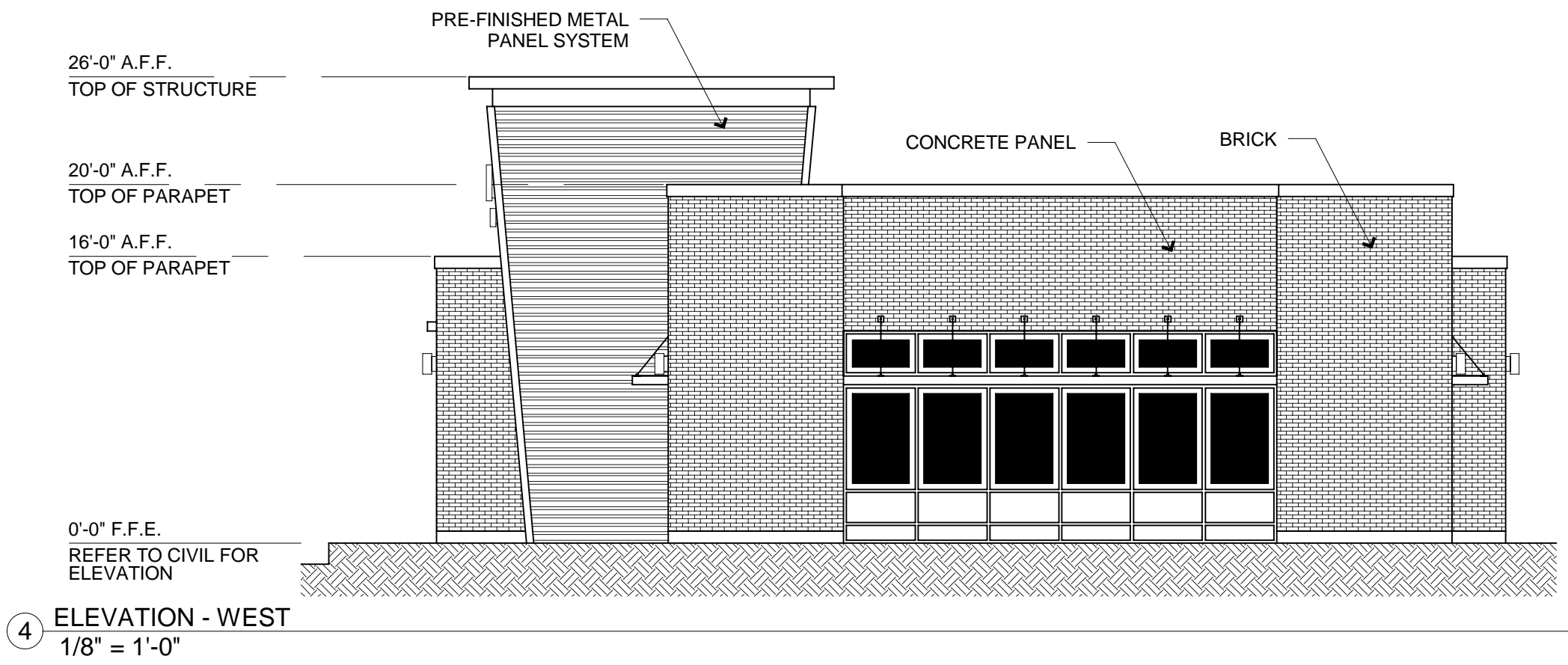
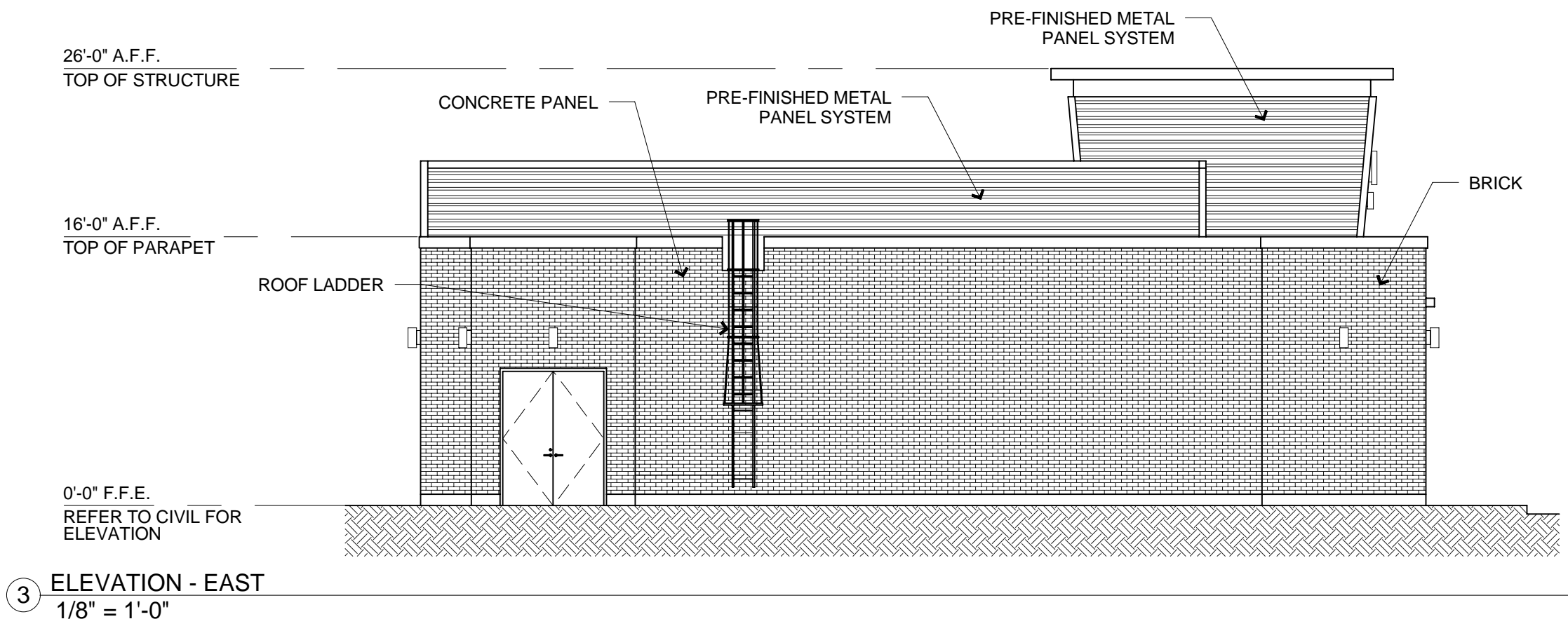
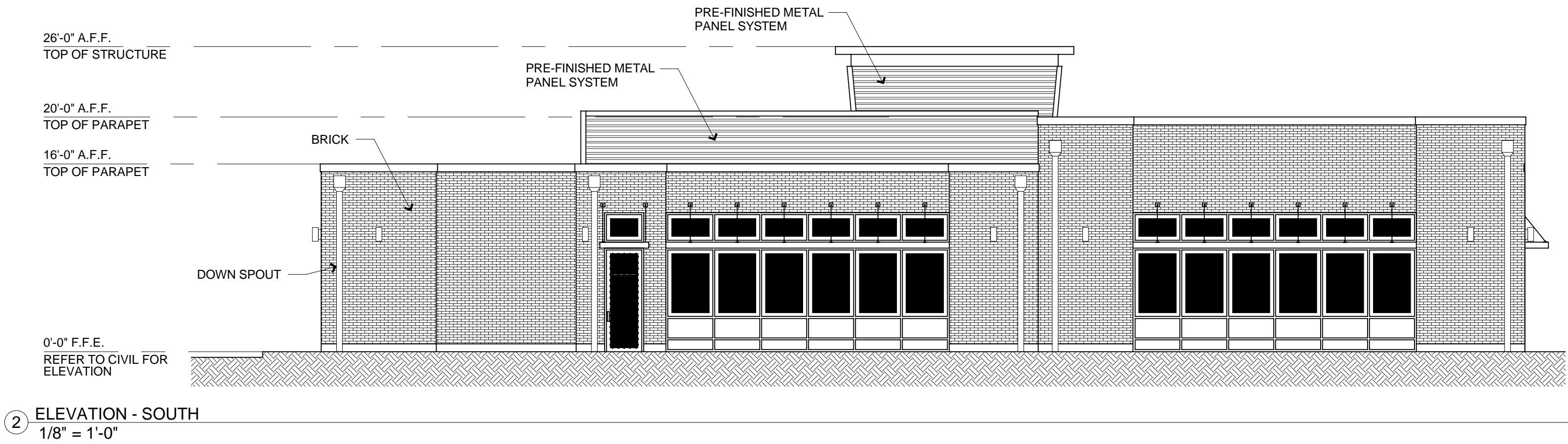
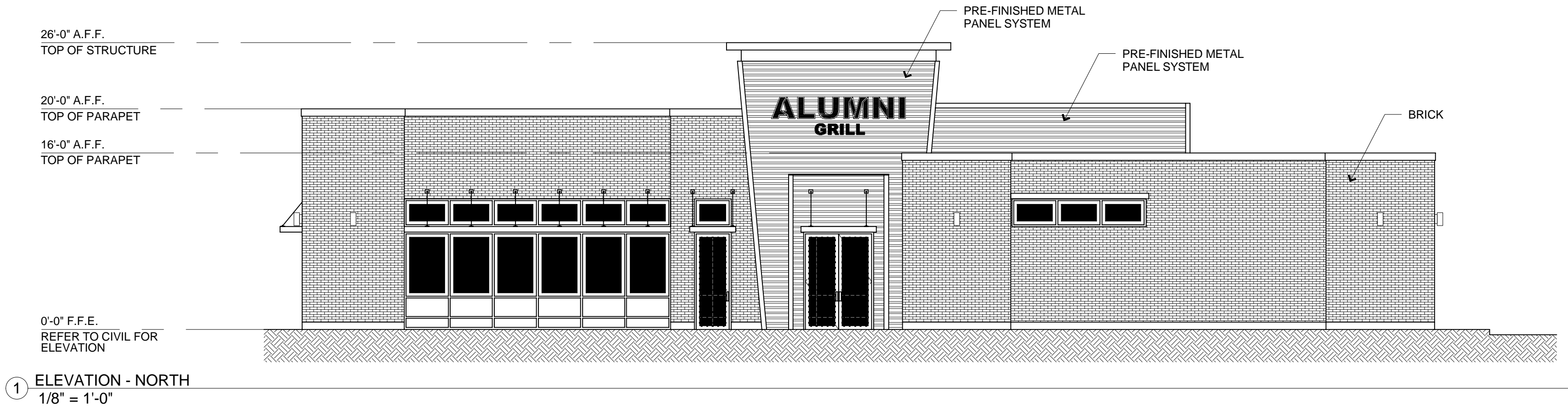
ALUMNI BAR & GRILL

906 S GOLLIAD STREET
ROCKWALL, TX 75087

phase issue description:		
DESIGN DEVELOPMENT		
project issue date:		
08/18/22		
drawn by: PS		
checked by: AA		
revision schedule		
#	date	description

project number: 22-6199

SITE PLAN



ADLOR
ENTERPRISES_{LLC}

214-538-2209 aaintx@msn.com

ALUMNI BAR & GRILL

906 S GOLIAD STREET
ROCKWALL, TX 75087

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project number:

22-6199

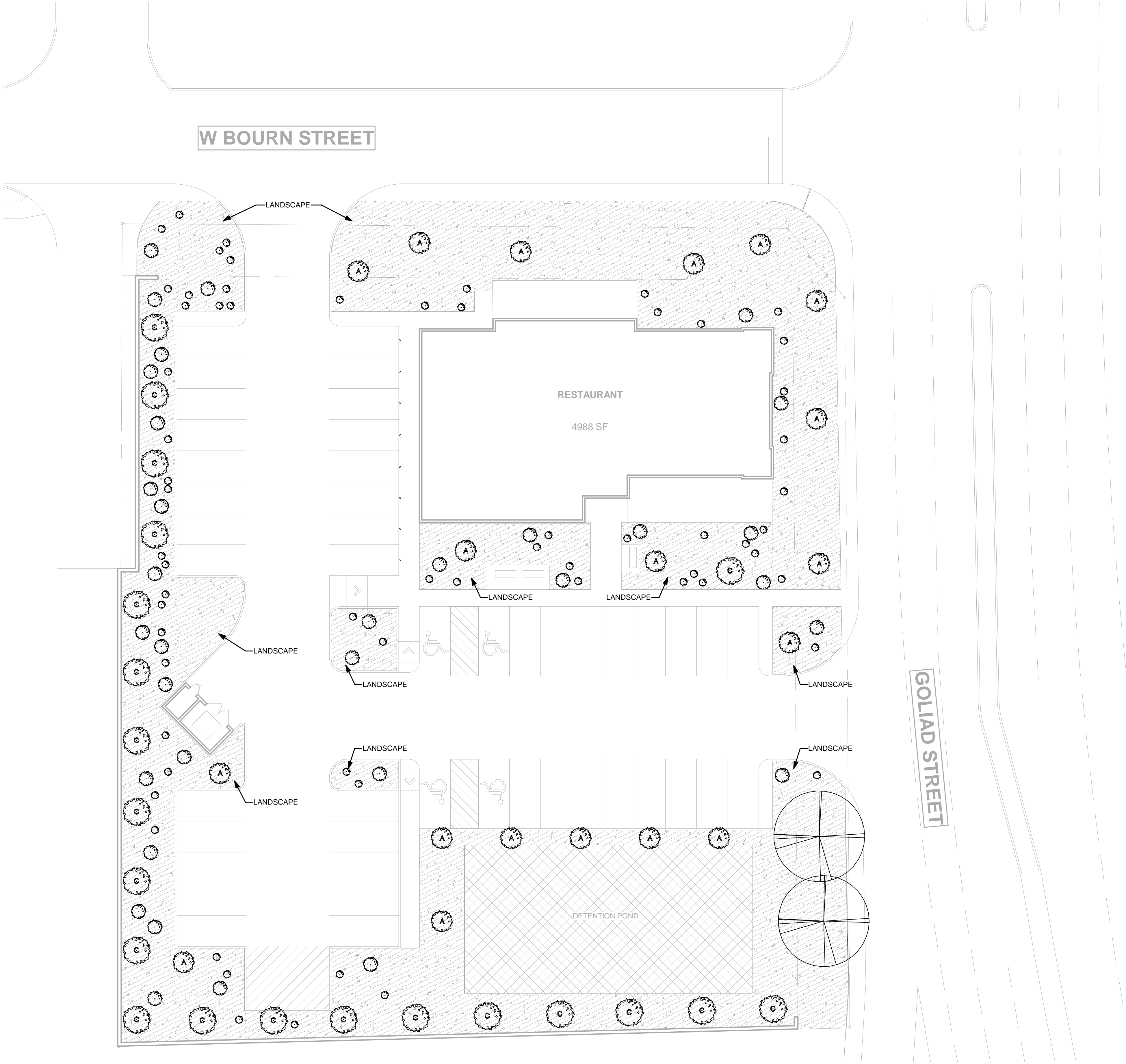
BUILDING
ELEVATIONS

A2.01

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1 LANDSCAPE PLAN
1/16" = 1'-0"

- NOTES:**
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 2. LANDSCAPE BED SHRUBS AND SCREENING SHRUBS SHALL BE SELECTED BASED ON THE INFORMATION ON THIS DRAWING SHEET.
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LEGEND		
	SHRUBS, JUNIPER, SAGE, ABELIA	UNIPER, SAGE, ABELIA
	SHRUBS 24"-48"	TEXAS SAGE, SUNSHINE LIGHTSTRUM, LOROPETALUM
	ACCENT TREE	MAGNOLIA
	CANOPY TREE	LIVE OAK, RED OAK
	EXISTING TREE	HACKBERRY
	EXISTING TREE TO BE REMOVED	VARIOUS
	LANDSCAPE BED, TYP.	LANDSCAPE BED, TYP.

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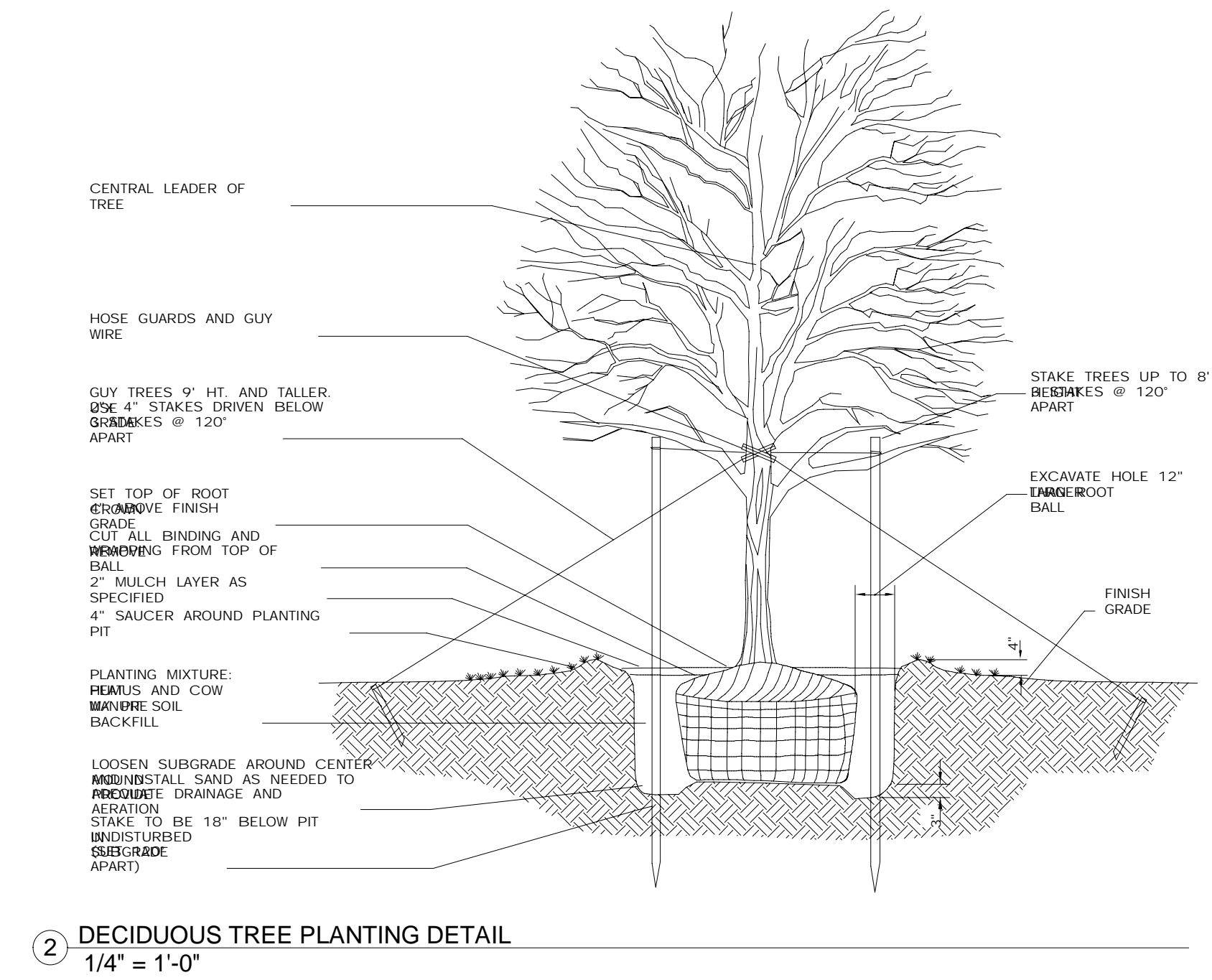
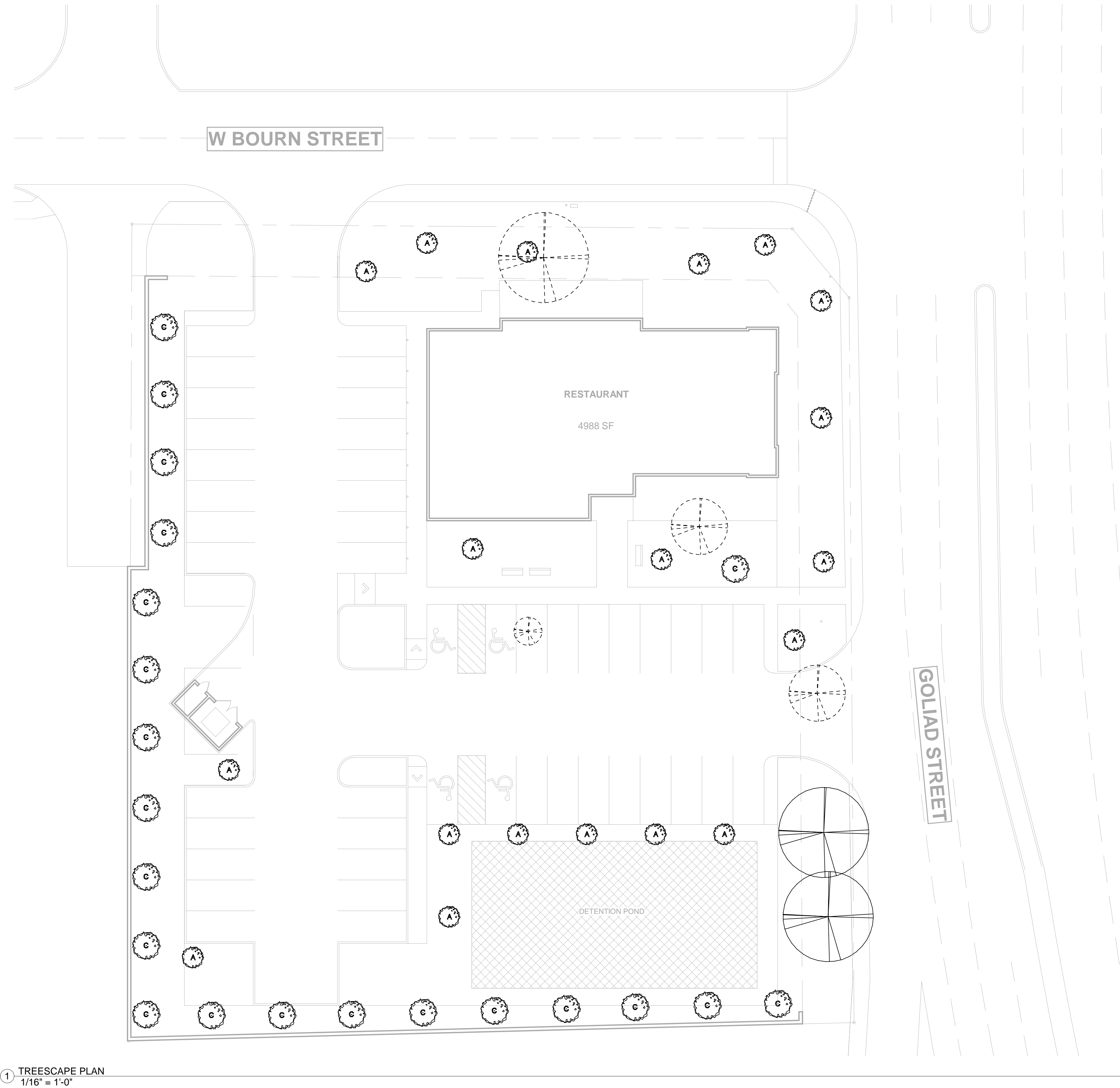
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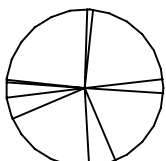
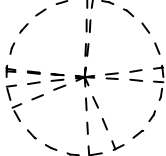
revision schedule

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LANDSCAPE PLAN



LEGEND		
	ACCENT TREE	MAGNOLIA
	CANOPY TREE	LIVE OAK, RED OAK
	EXISTING TREE	HACKBERRY
	EXISTING TREE TO BE REMOVED	VARIOUS

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ENTERPRISES LLC

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906 S GOLIAD STREET
ROCKWALL, TX 75087

phase issue description:

DESIGN DEVELOPMENT

project issue date:

08/18/22

drawn by: Author

checked by: Checker

revision schedule

#	date	description
1	1/1/2020	Initial assessment
2	1/15/2020	Follow-up visit
3	2/1/2020	Physical examination
4	2/15/2020	Lab results
5	3/1/2020	Consultation
6	3/15/2020	Imaging study
7	4/1/2020	Referral letter
8	4/15/2020	Second opinion
9	5/1/2020	Final diagnosis
10	5/15/2020	Discharge summary

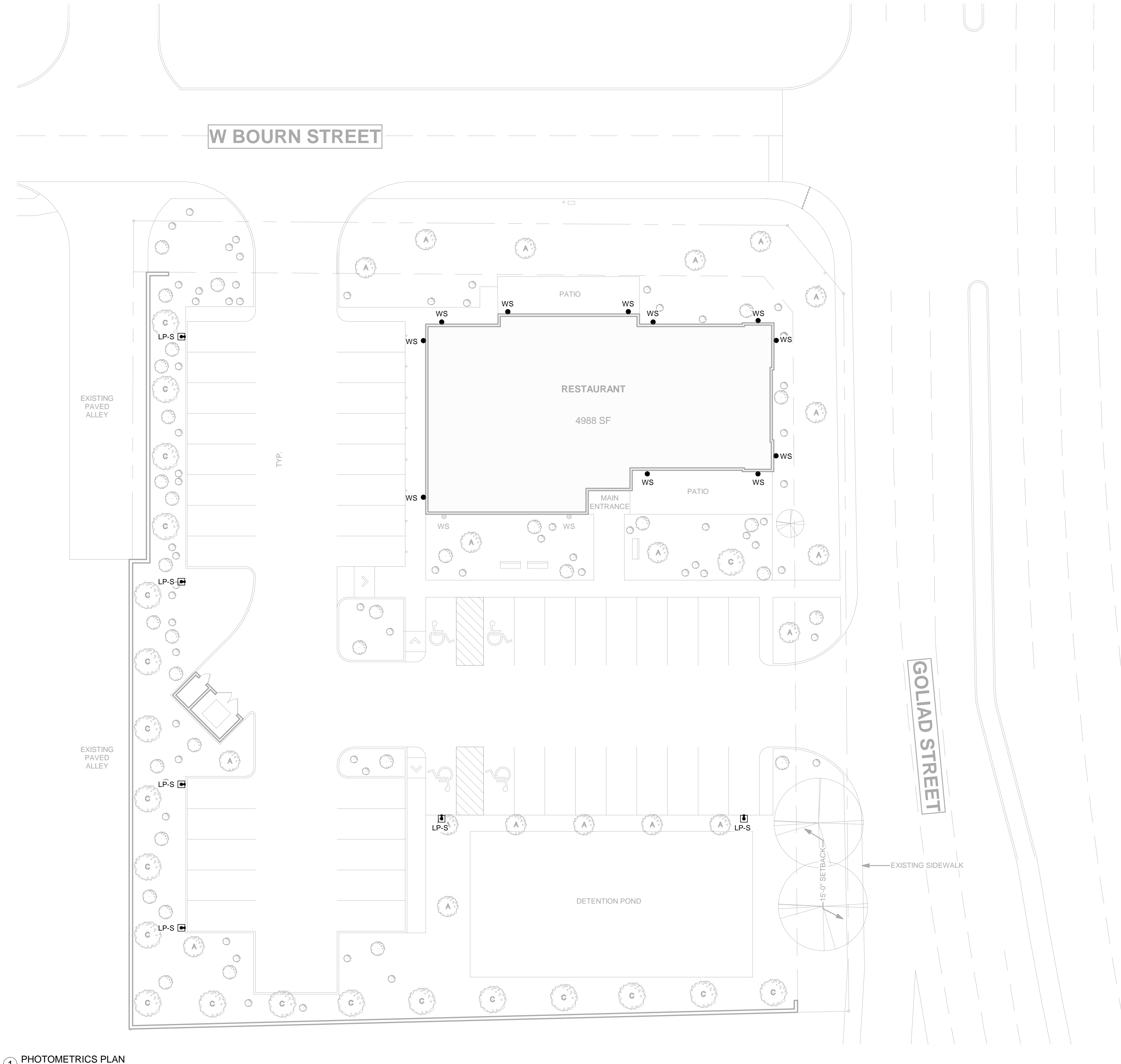
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project number: 22-6199

TREESCAPE PLAN

L2.01



1 PHOTOMETRICS PLAN
1/16" = 1'-0"

- NOTES:**
- ILLUMINATION VALUES SHALL NOT EXCEED 20 F.C.
 - ILLUMINATION VALUES AT THE PROPERTY LINES SHALL NOT BE MORE THAN 0.2 F.C.
 - WHEN FINAL OUTDOOR LIGHTING FIXTURES HAVE BEEN SELECTED, PHOTOMETRICS SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE.

LEGEND	
LP-S	LIGHT POLE WITH SINGLE LED LIGHT FIXTURE, WITH HOUSE SIDE SHIELD
WS	WALL SCONCE LED LIGHT FIXTURE

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ADLOR
ENTERPRISES,LLC

214-538-2209 aaimtx@msn.com

ALUMNI BAR & GRILL

906 S GOLIAD STREET
ROCKWALL, TX 75087

phase issue description:

DESIGN
DEVELOPMENT

project issue date:

08/18/22

drawn by: Author

checked by: Checker

revision schedule

#	date	description
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project number:

22-6199

SITE
PHOTOMETRICS
PLAN

S2.01

PROJECT COMMENTS



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

DATE: 8/26/2022

PROJECT NUMBER: SP2022-045
PROJECT NAME: Site Plan for Alumni Bar & Grill
SITE ADDRESS/LOCATIONS: 906 S GOLIAD ST

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Allen Anderson of Adlor Enterprises, LLC for the approval of a Site Plan for a Restaurant on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District, addressed as 902 & 906 S. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	08/26/2022	Needs Review

08/26/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a Restaurant on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District, addressed as 902 & 906 S. Goliad Street [SH-205].

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.

M.3 For reference, include the case number (SP2022-045) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the General Retail (GR) District standards, the Planned Development District 62 (PD-62) Standards, and the Development Standards of Article 05, that are applicable to the subject property.

M.5 Please provide a physical material sample board as soon as possible. This is required per the submittal requirements for site plan cases within the City of Rockwall. (Subsection 03.04. A, of Article 11)

M.6 Please provide a North Point, Numeric and Graphic Scale, and Vicinity Map to allow for measurements and reference information. (Subsection 03.04. A, of Article 11)

M.7 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, ____.

WITNESS OUR HANDS, this ____ day of _____, ____.

M.8 Site Plan:

1. Please provide the total lot area in acreage and square footage. (Subsection 03.04. B, of Article 11)
2. Please provide the perimeter dimensions of the site. (Subsection 03.04. B, of Article 11)
3. Please indicate the building setbacks. (Subsection 03.04. B, of Article 11)
4. Please label the drive radii and drive widths. For a building under 30-feet the radii must be 20-feet. The drive widths must be a minimum of 24-feet. (Subsection 03.04. B, of Article 11)
5. Please label the fire lanes as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11)
6. The parking requirement is 1 per 100 square feet. In this case you need 50 parking spaces not including any patio seating, which is 1 space per 4 seats. Just considering the building you are short 4 spaces. To remedy this, without major site changes, the building could be reduced in size and/or a few spaces might be gained near the dumpster enclosure. (Table 5, Article 06)
7. Indicate the height of the proposed masonry screening wall. Also provide a wall detail that depicts the height, materials, and design. (Subsection 08.02. F, of Article 08)
8. Indicate any ground mounted utility equipment and the subsequent screening. (Subsection 01.05. C, of Article 05)
9. Indicate any roof mounted utility equipment and crosshatch it on the building elevations. (Subsection 01.05. C, of Article 05)
10. Dumpster Screening. Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards. 5-gallon evergreen shrubs must be planted around the enclosure. (Subsection 01.05. B, of Article 05)

M.9 Landscape Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Section 2.1 of this checklist)
2. Provide the impervious vs. landscaped area within the site data table. (Subsection 01.01. B, of Article 05)
3. Within the landscape table provide the quantities of each plant and the size. Canopy trees must be 4 caliper inches, accent trees must be 4-feet tall, and shrubs must be 5 gallons. (Subsection 05.03. B, of Article 05)
4. Provide the required detention landscaping. There must be 1 canopy tree per 750 SF and 1 accent tree per 1,500 SF. (Subsection 05.03. B, of Article 05)
5. Identify the visibility triangles for both driveway intersections. (Subsection 01.08, of Article 05)
6. Clearly indicate and delineate the landscape buffer around the property, and indicate the berm along W. Bourn Street and S. Goliad Street. (Subsection 05.01, of Article 08)
7. Are you requesting a variance to the landscape buffer requirements? The landscape buffers along the roadways require 1 canopy tree and 1 accent tree per 50 linear feet of frontage. If you are requesting a variance to not plant the canopy trees I will need a variance letter.

M.10 Treescape Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Section 2.1 of this checklist)
2. Provide a Treescape table that indicates the sizes of the trees on the subject property. (Subsection 03.01. G, of Article 09)

M.11 Photometric Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property. (Subsection 03.03, of Article 07)
3. The maximum foot-candles cannot exceed 20 FC and the maximum foot-candles at all property lines must not exceed 0.2 FC. (Subsection 03.03. G, of Article 07)
4. Please indicate the mounting heights of all the proposed lighting. (Subsection 03.03. D, of Article 07)
5. Please provide cutsheets for all of the proposed lighting. (Subsection 03.03. A, of Article 07)

M.12 Building Elevations:

1. Please verify the orientation of the building; the directional callouts do not appear to be correct. (Subsection 06.02. C, of Article 05)
2. Please provide the material percentages on each façade of the proposed building. (Subsection 04.01, of Article 05)

3. Please be more specific on the building materials; specify the brick, concrete panels, and metal panel system. (Subsection 04.01, of Article 05)
4. Please provide a note indicating that the parapet will be finished on both sides with the same material as the exterior facing wall. (Subsection 04.01, of Article 05)
5. The wall on the west side of the building does not meet the wall length requirements. Either a wall projection going 2.5-feet out can be added or a variance can be requested for the secondary façade articulation. (Subsection 04.01.
6. Please crosshatch the roof mounted utility equipment. (Subsection 01.05. C, of Article 05)

I.13 Staff has identified the following variances associated with the proposed request: [1] no canopy trees in the landscape buffers, and [2] secondary façade articulation. Should you decide to request these items as variances, please provide a letter that lists the variances, why they are being requested, and the subsequent compensatory measures. For each variance requested you must provide two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include the increased use of masonry material or stone, increased articulation, increased architectural elements, more pedestrian amenity, etc.

I.14 Please note that failure to address all comments provided by staff by 3:00 PM on September 7, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.15 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 7, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the September 13, 2022 Planning & Zoning Meeting.

I.16 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on August 30, 2022.
- 2) Planning & Zoning meeting/public hearing meeting will be held on September 13, 2022.

I.17 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	08/25/2022	Needs Review

- 08/25/2022: - Must show existing/proposed utilities.
- Sidewalk to be 2' from ROW/Property line.
 - 100' min required driveway variance needed.
 - Parking adjacent to the building to be 20x9' minimum.
 - Must have 15'x64' parking turnaround. Striped and signed "No Parking"

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 allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:

- Detention is required.
- Manning's C-value is per zoning type.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- No vertical walls allowed in detention.

Water and Wastewater Items:

- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Minimum public sewer is 8".
- Must tie into a min of an 8" looped water line.

Roadway Paving Items:

- Need driveway spacing variance along Bourn St.
- Parking to be 20'x9' facing the building or nose-to-nose.
- No dead-end parking allowed.
- 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.
- Must build a 5' sidewalk along Bourn Street
- Alley ROW will not be allowed to be used as access.
- Traffic Impact Analysis is required. May need a decel and acceleration lane at Goliad driveway location
- TxDOT permits are required.
- \$2.50/sf of sidewalk pro-rata along SH 205 due to City.

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	08/24/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/24/2022	Approved w/ Comments

08/24/2022: FDC shall be facing and visible from the fire lane or approved City Street.

FDC must be within 100 feet of a fire hydrant.

The FDC shall be clear and unobstructed with a minimum of a 5-feet clear all-weather path from fire lane access (City Street)

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/22/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/22/2022	Approved w/ Comments

08/22/2022: Landscape Plan:

Need to show tree sizes on plant legend

Canopy 4" minimum

Ornamental / Accent 4' height minimum

Please provide a tree mitigation plan on trees being removed.
species, caliper health



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2022-045

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 906 S. GOLIAD

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION S. GOLIAD & BOURN ST.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING GR

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE 1.13 (49258^{30.1}) LOTS [CURRENT]

LOTS [PROPOSED]

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

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

☒ OWNER ADLOR ENTERPRISES LLC. ☐ APPLICANT

CONTACT PERSON ALLEN ANDERSON

CONTACT PERSON

ADDRESS 1208 S. LAKESHORE DR

ADDRESS

CITY, STATE & ZIP ROCKWALL, TX. 75087

CITY, STATE & ZIP

PHONE 214-538-2209

PHONE

E-MAIL AAINTX@MSN.COM

E-MAIL

NOTARY VERIFICATION [REQUIRED]

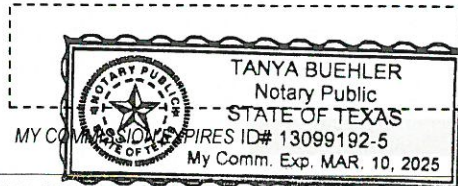
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALLEN ANDERSON [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

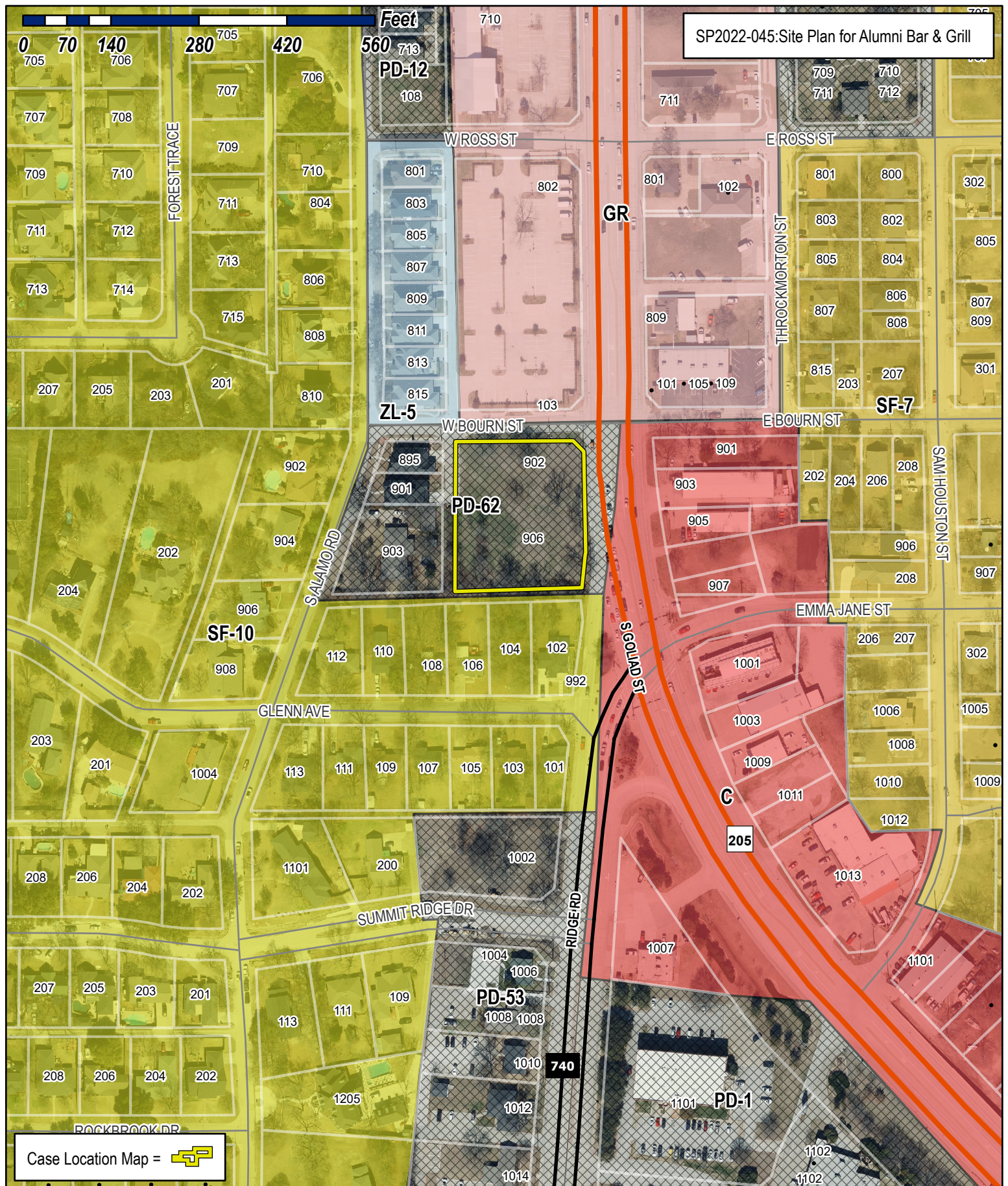
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 272.65 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF August, 2022. BY SIGNING THIS APPLICATION, 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 19th DAY OF August, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



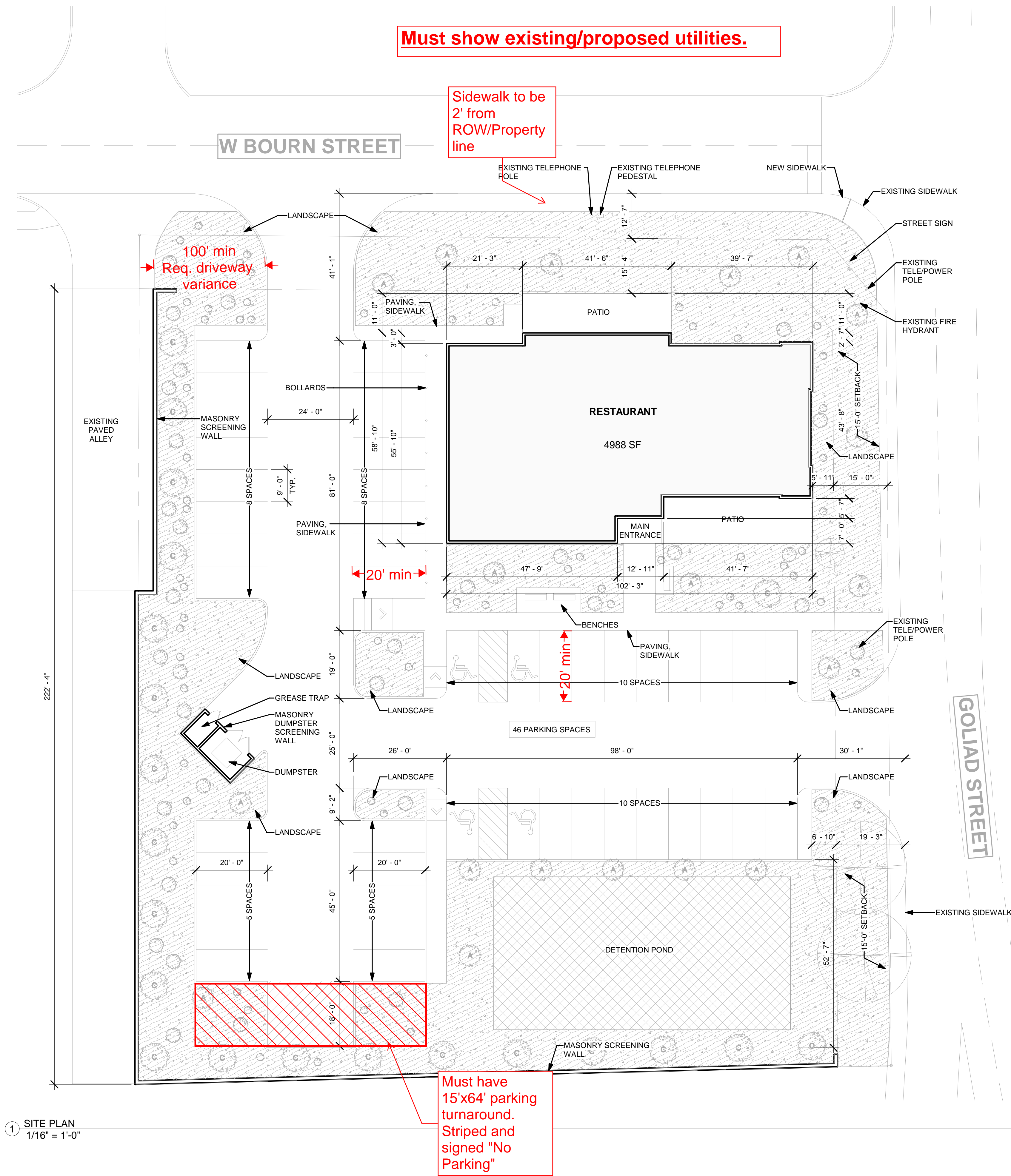


City of Rockwall

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.





- 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 allowed in easements.
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 - Manning's C-value is per zoning type.
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ENTERPRISES,LLC

214-538-2209 aaimtx@msn.com

ALUMNI BAR & GRILL

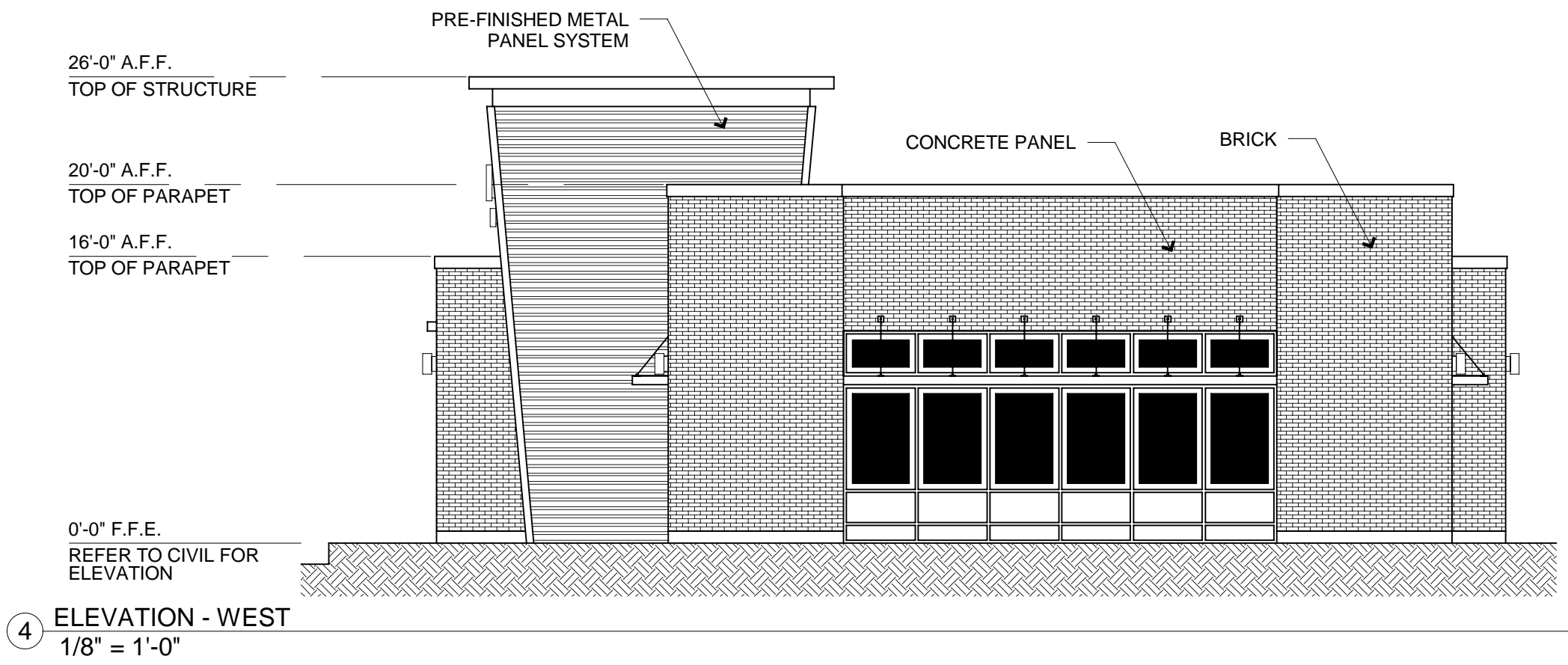
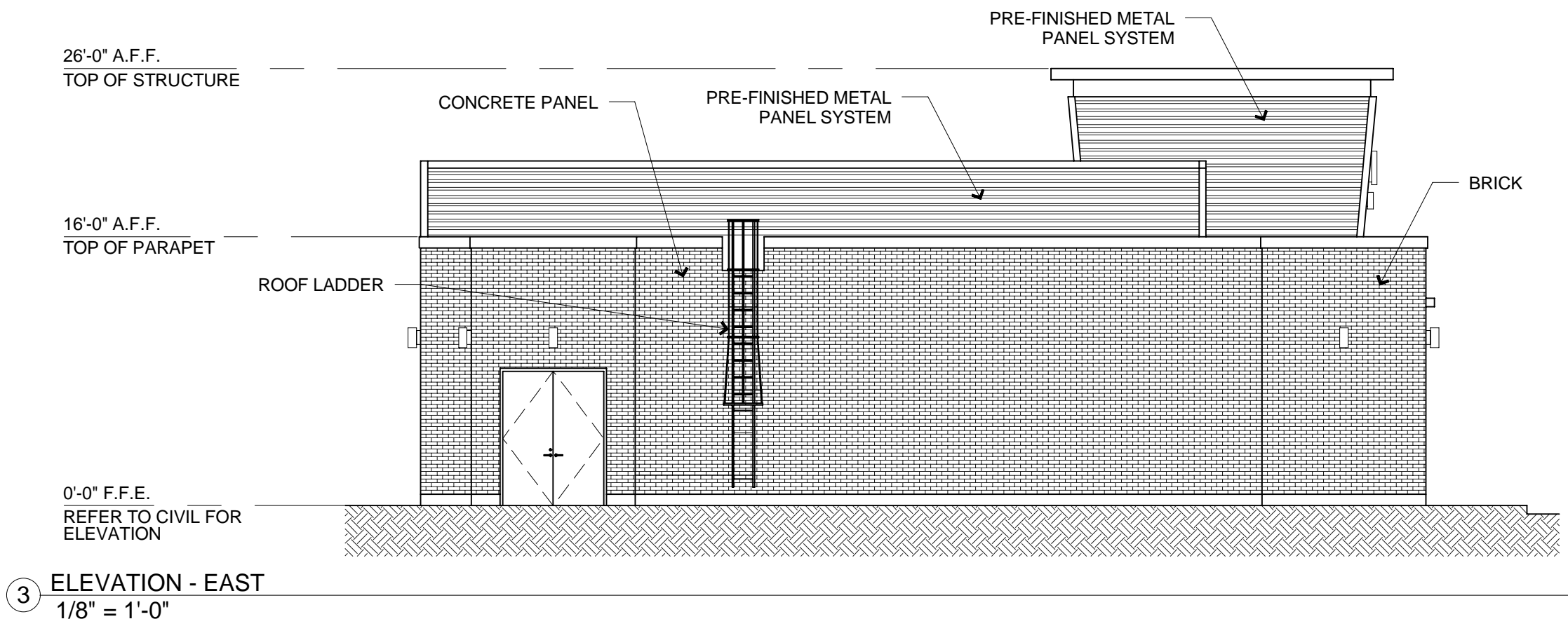
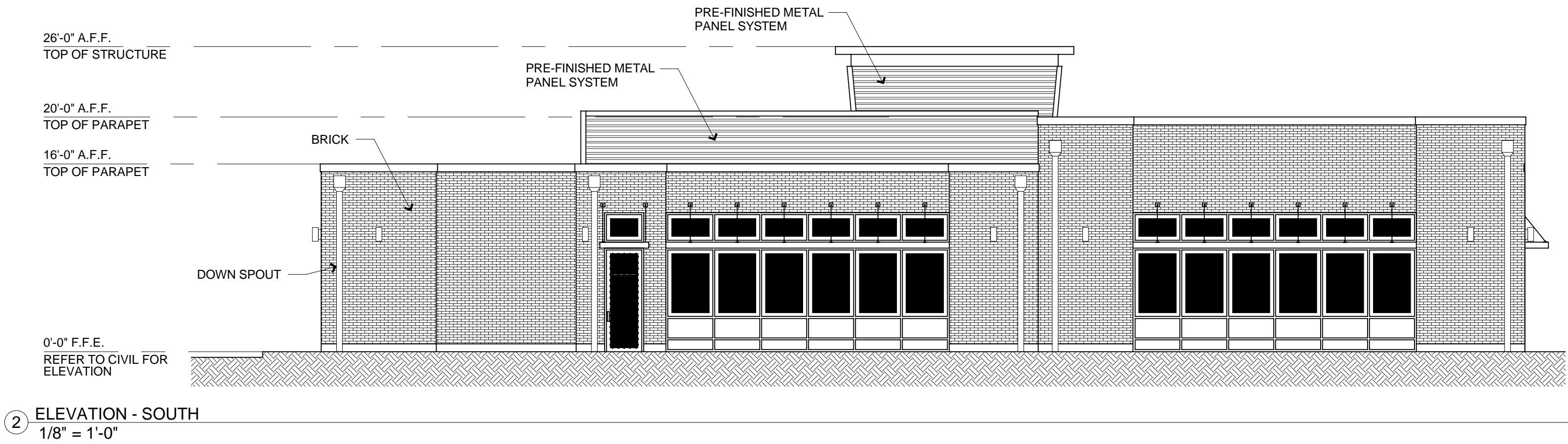
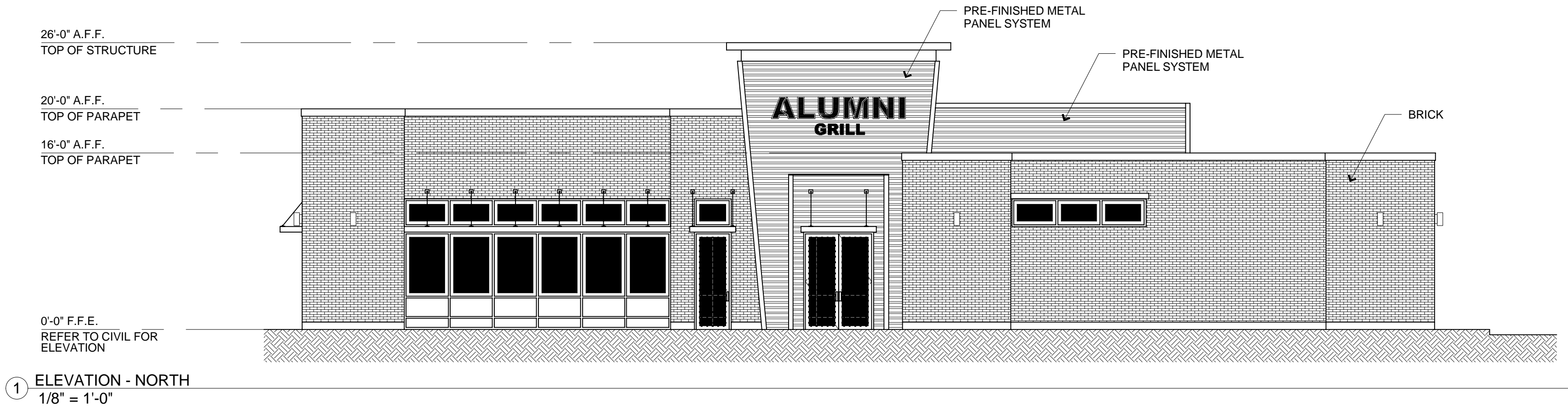
906 S GOLIAD STREET
ROCKWALL, TX 75087

phase issue description:	
DESIGN DEVELOPMENT	
project issue date:	
08/18/22	
drawn by: PS	
checked by: AA	
revision schedule	
#	date description

project number: 22-6199

SITE PLAN

S1.01



ADLOR
ENTERPRISES_{LLC}

214-538-2209 aaimtx@msn.com

ALUMNI BAR & GRILL

906 S GOLIAD STREET
ROCKWALL, TX 75087

phase issue description:	
DESIGN DEVELOPMENT	
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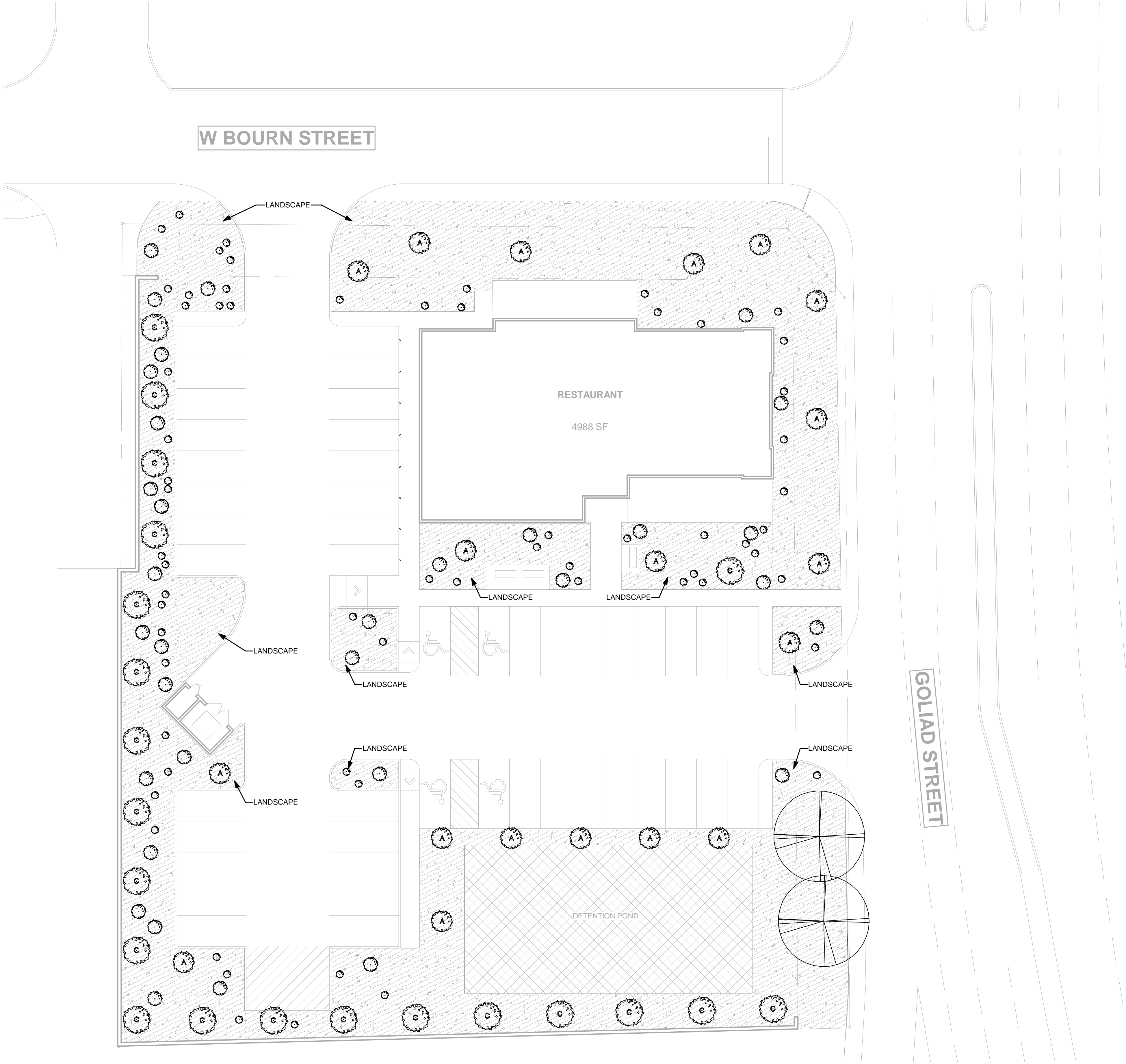
BUILDING
ELEVATIONS

A2.01

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8/19/2022 8:56:54 AM



1 LANDSCAPE PLAN
1/16" = 1'-0"

- NOTES:**
1. ALL LANDSCAPE AREA SHALL BE IRRIGATED WITH FULLY AUTOMATIC IRRIGATION SYSTEM.
 2. LANDSCAPE BED SHRUBS AND SCREENING SHRUBS SHALL BE SELECTED BASED ON THE INFORMATION ON THIS DRAWING SHEET.
 3. STREET TREES SHALL BE A MINIMUM OF 4" CALIPER MEASURED 6" ABOVE THE ROOT BALL.
 4. ALL LANDSCAPING SHALL CONFORM TO THE CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE.

LEGEND		
	SHRUBS, JUNIPER, SAGE, ABELIA	UNIPER, SAGE, ABELIA
	SHRUBS 24"-48"	TEXAS SAGE, SUNSHINE LIGHTSTRUM, LOROPETALUM
	ACCENT TREE	MAGNOLIA
	CANOPY TREE	LIVE OAK, RED OAK
	EXISTING TREE	HACKBERRY
	EXISTING TREE TO BE REMOVED	VARIOUS
	LANDSCAPE BED, TYP.	LANDSCAPE BED, TYP.

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ALUMNI BAR & GRILL

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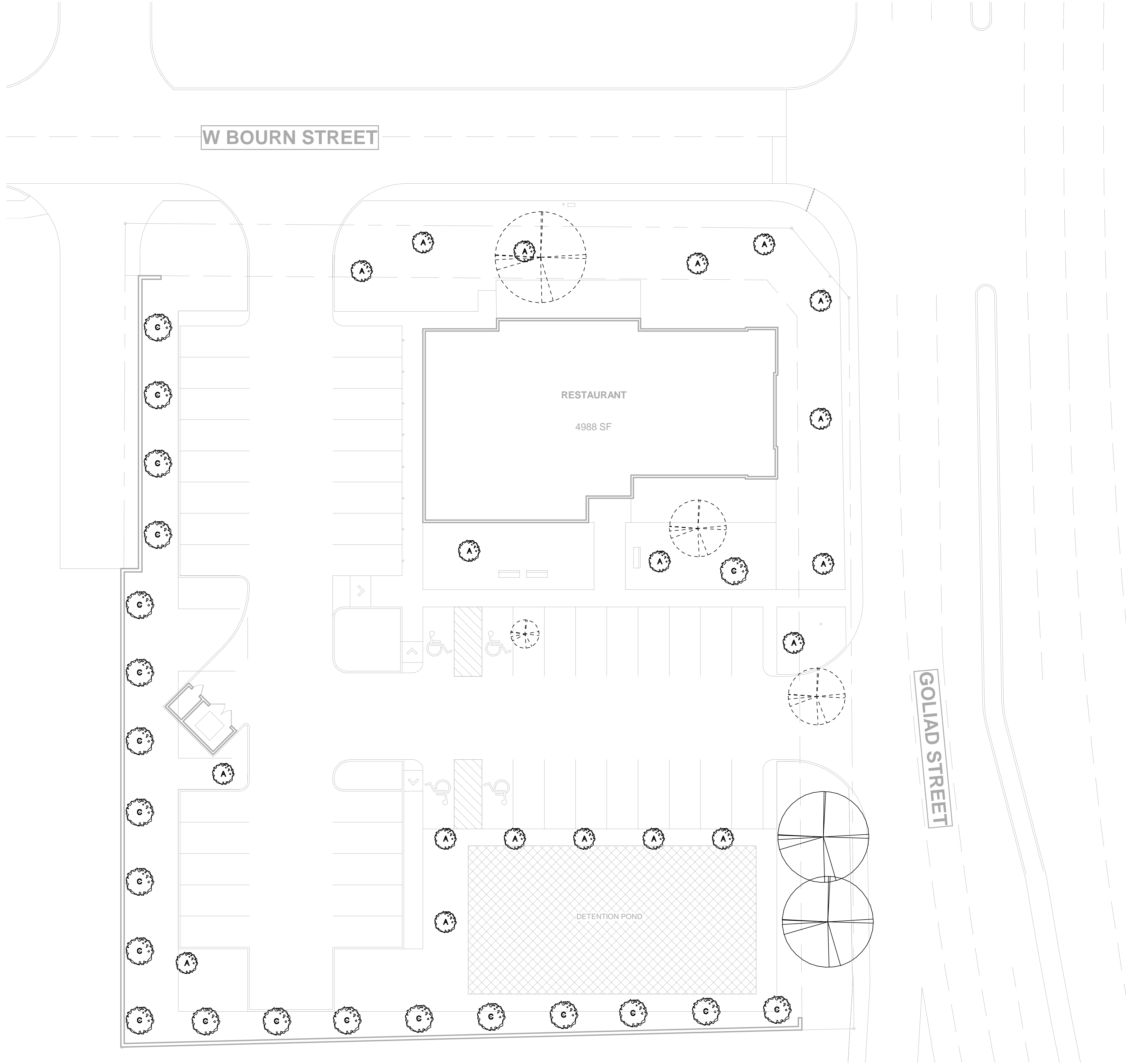
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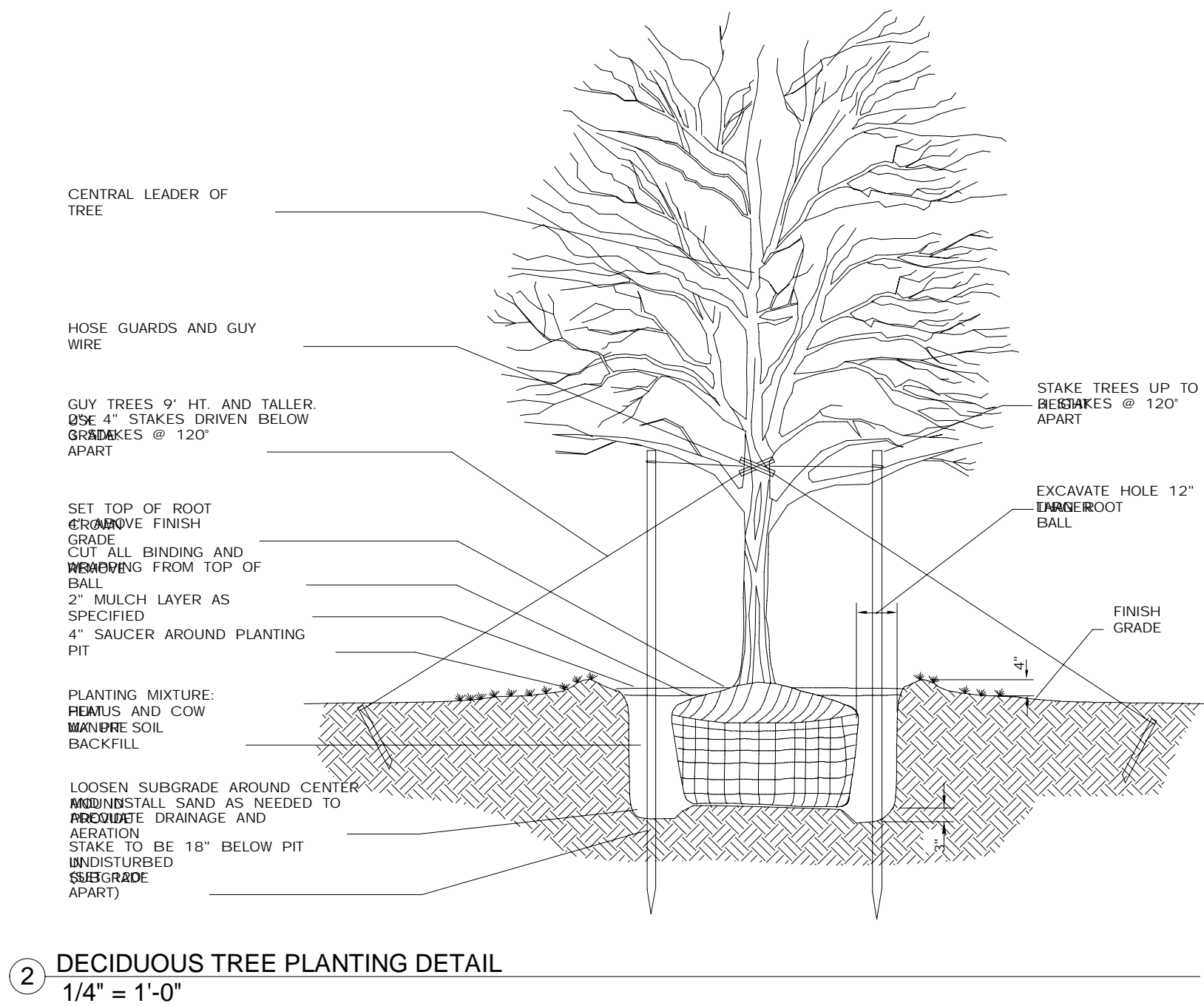
#	date	description
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project number: 22-6199

LANDSCAPE PLAN



1 TREESCAPE PLAN
1/16" = 1'-0"



2 DECIDUOUS TREE PLANTING DETAIL
1/4" = 1'-0"

- NOTES:
1. TREES MITIGATION SHALL BE IN ACCORDANCE WITH THE CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE.

LEGEND		
	ACCENT TREE	MAGNOLIA
	CANOPY TREE	LIVE OAK, RED OAK
	EXISTING TREE	HACKBERRY
	EXISTING TREE TO BE REMOVED	VARIOUS

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ALUMNI BAR & GRILL

906 S GOLIAD STREET
ROCKWALL, TX 75087

phase issue description:
DESIGN
DEVELOPMENT

project issue date:
08/18/22

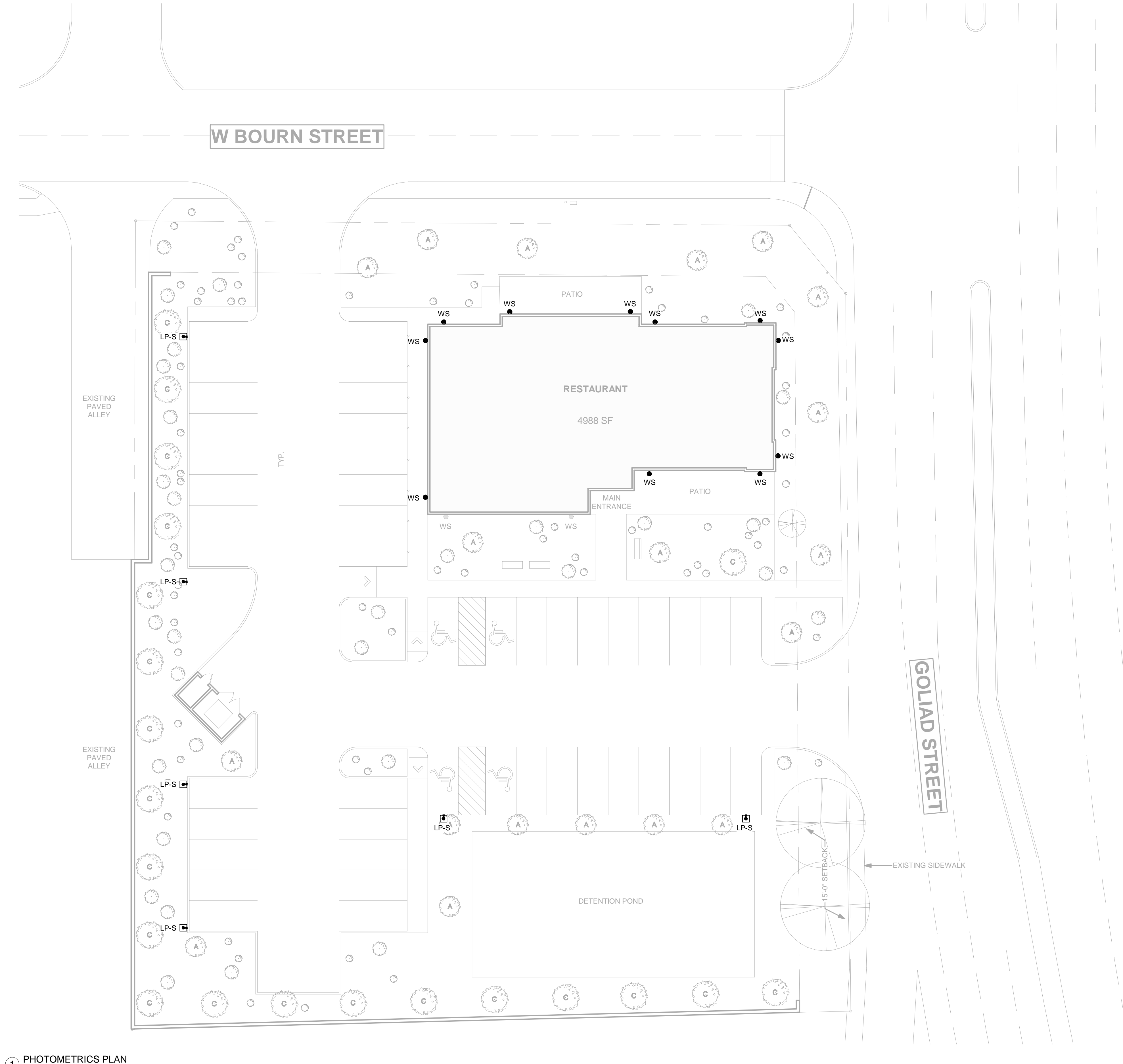
drawn by: Author
checked by: Checker

revision schedule

#	date	description
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project number: 22-6199

TREESCAPE PLAN



1 PHOTOMETRICS PLAN
1/16" = 1'-0"

- NOTES:**
- ILLUMINATION VALUES SHALL NOT EXCEED 20 F.C.
 - ILLUMINATION VALUES AT THE PROPERTY LINES SHALL NOT BE MORE THAN 0.2 F.C.
 - WHEN FINAL OUTDOOR LIGHTING FIXTURES HAVE BEEN SELECTED, PHOTOMETRICS SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE.

LEGEND	
LP-S	LIGHT POLE WITH SINGLE LED LIGHT FIXTURE, WITH HOUSE SIDE SHIELD
WS	WALL SCONCE LED LIGHT FIXTURE

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214-538-2209 aaimtx@msn.com

ALUMNI BAR & GRILL

906 S GOLIAD STREET
ROCKWALL, TX 75087

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project number:

22-6199

SITE
PHOTOMETRICS
PLAN

S2.01



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2022-045

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 906 S. GOLIAD

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION S. GOLIAD & BOURN ST.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING GR

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE 1.13 (49258^{30.1}) LOTS [CURRENT]

LOTS [PROPOSED]

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

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

☒ OWNER ADLOR ENTERPRISES LLC. ☐ APPLICANT

CONTACT PERSON ALLEN ANDERSON

CONTACT PERSON

ADDRESS 1208 S. LAKESHORE DR

ADDRESS

CITY, STATE & ZIP ROCKWALL, TX. 75087

CITY, STATE & ZIP

PHONE 214-538-2209

PHONE

E-MAIL AAINTX@MSN.COM

E-MAIL

NOTARY VERIFICATION [REQUIRED]

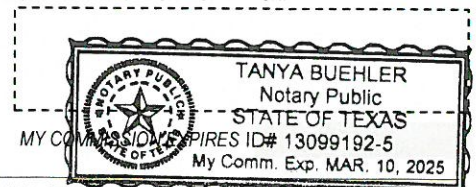
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALLEN ANDERSON [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

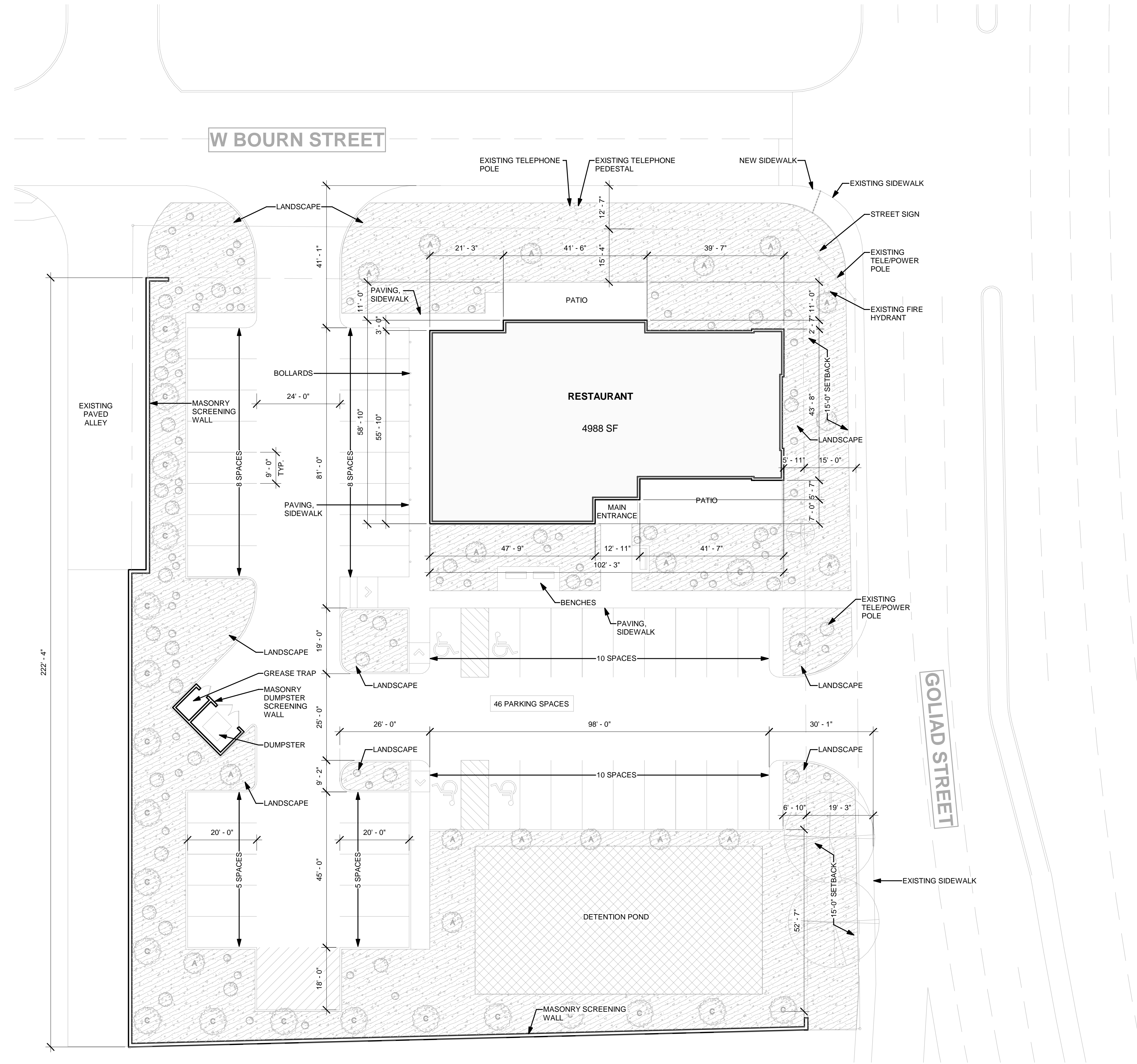
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 272.65 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF August, 2022. BY SIGNING THIS APPLICATION, 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 19th DAY OF August, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





1 SITE PLAN
1/16" = 1'-0"

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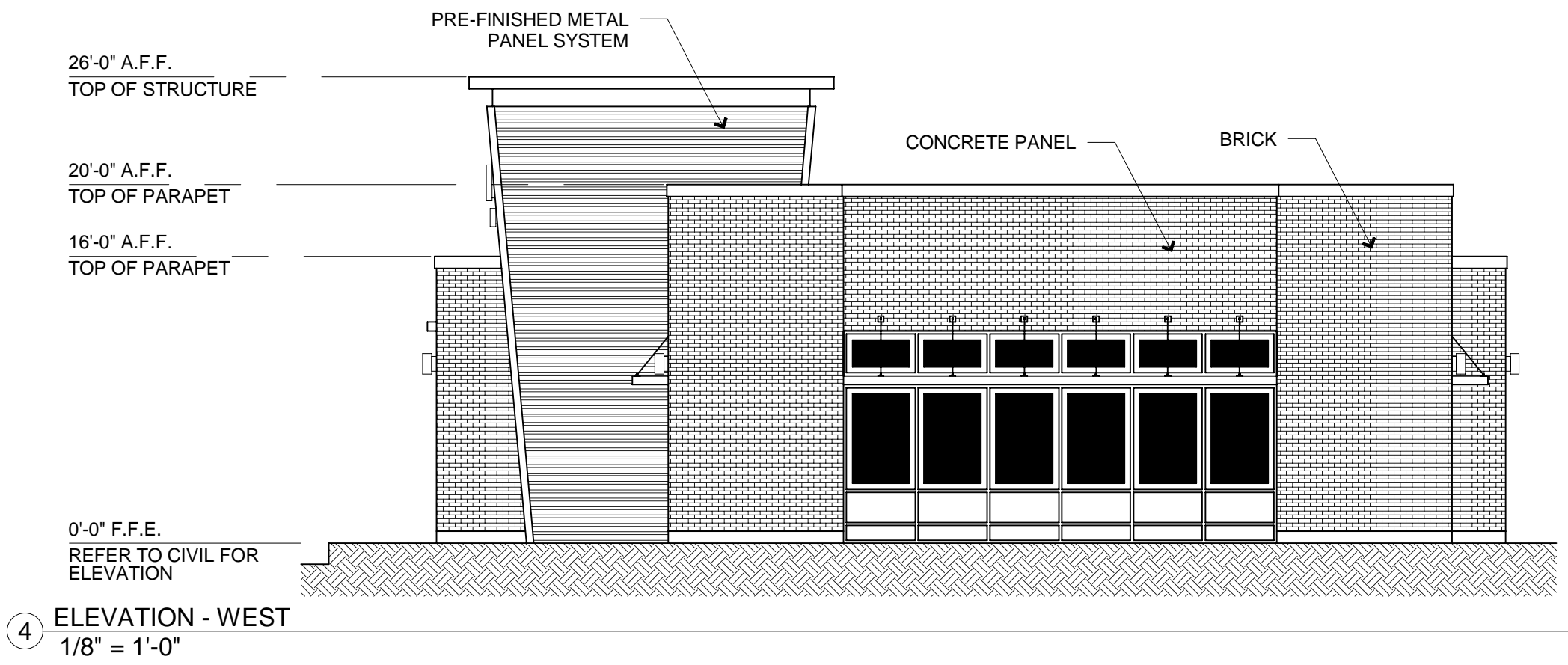
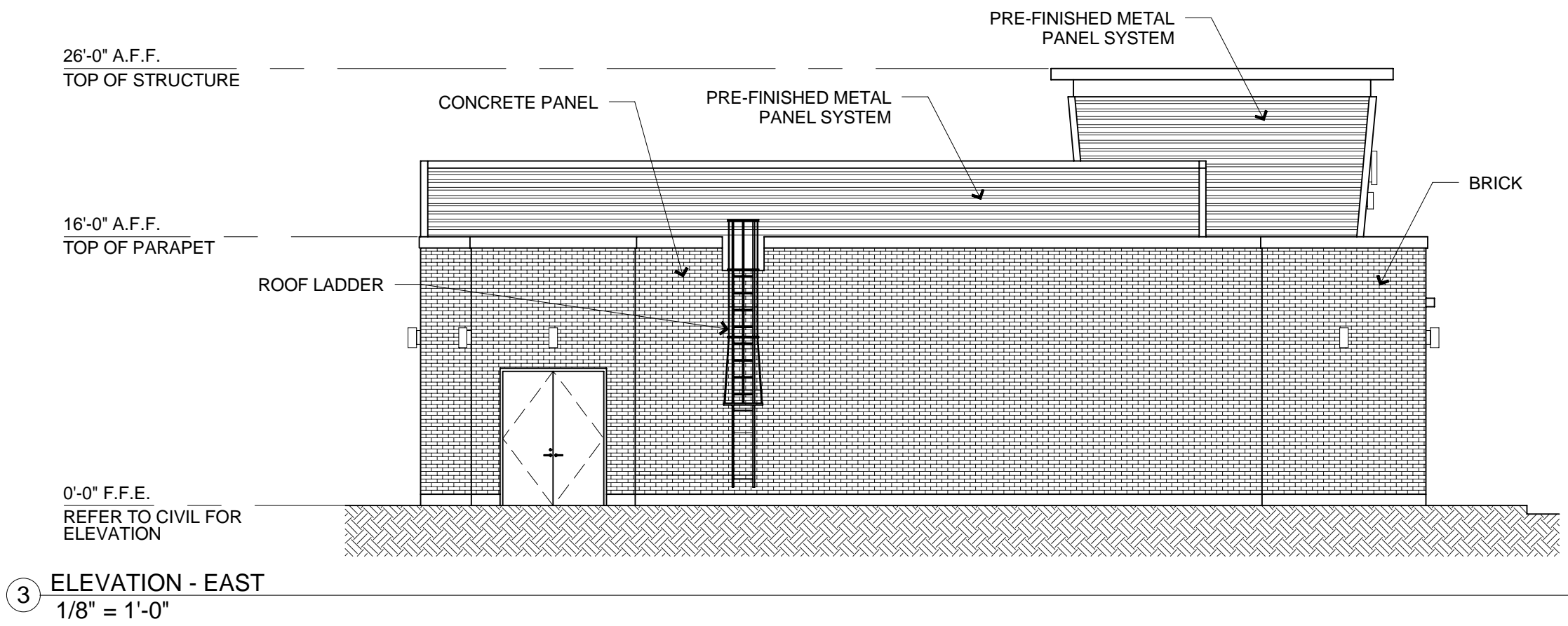
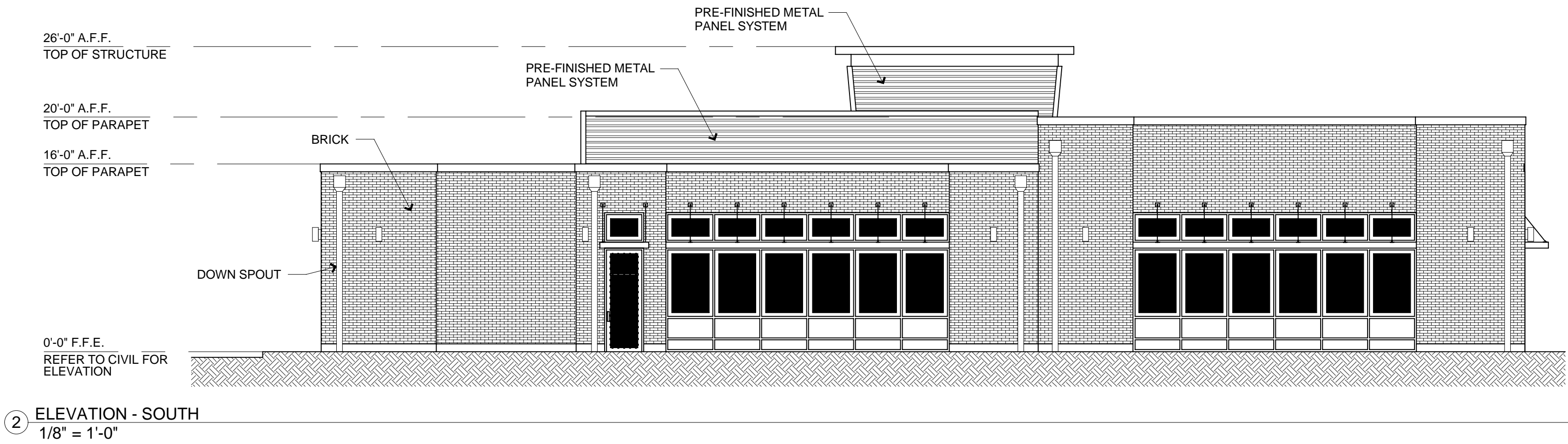
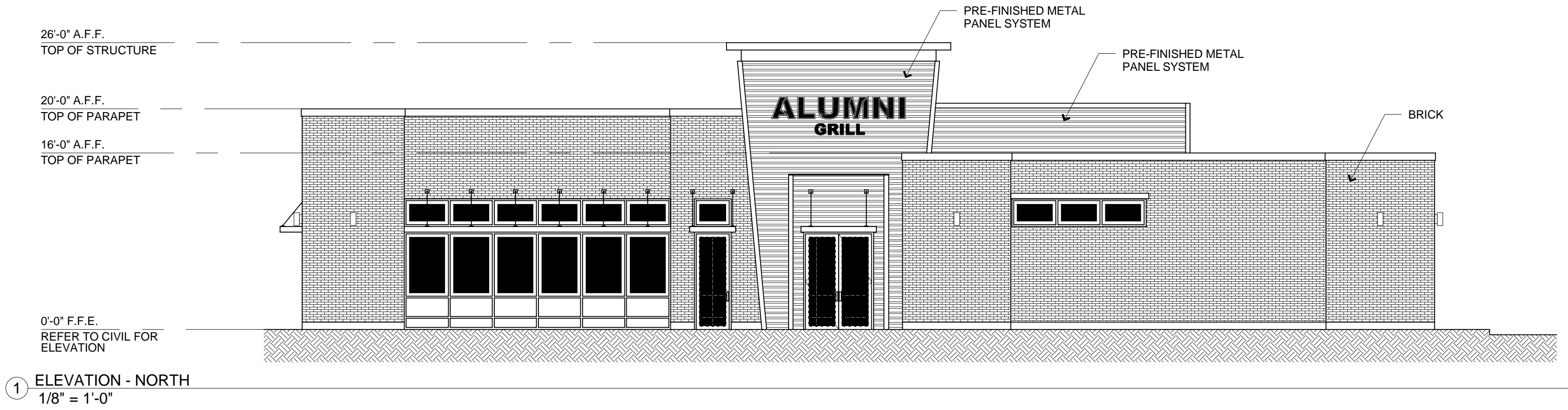
ALUMNI BAR & GRILL

906 S GOLLIAD STREET
ROCKWALL, TX 75087

phase issue description:		
DESIGN DEVELOPMENT		
project issue date:		
08/18/22		
drawn by: PS		
checked by: AA		
revision schedule		
#	date	description

project number: 22-6199

SITE PLAN



ADLOR
ENTERPRISES_{LLC}

214-538-2209 aaimtx@msn.com

ALUMNI BAR & GRILL

906 S GOLIAD STREET
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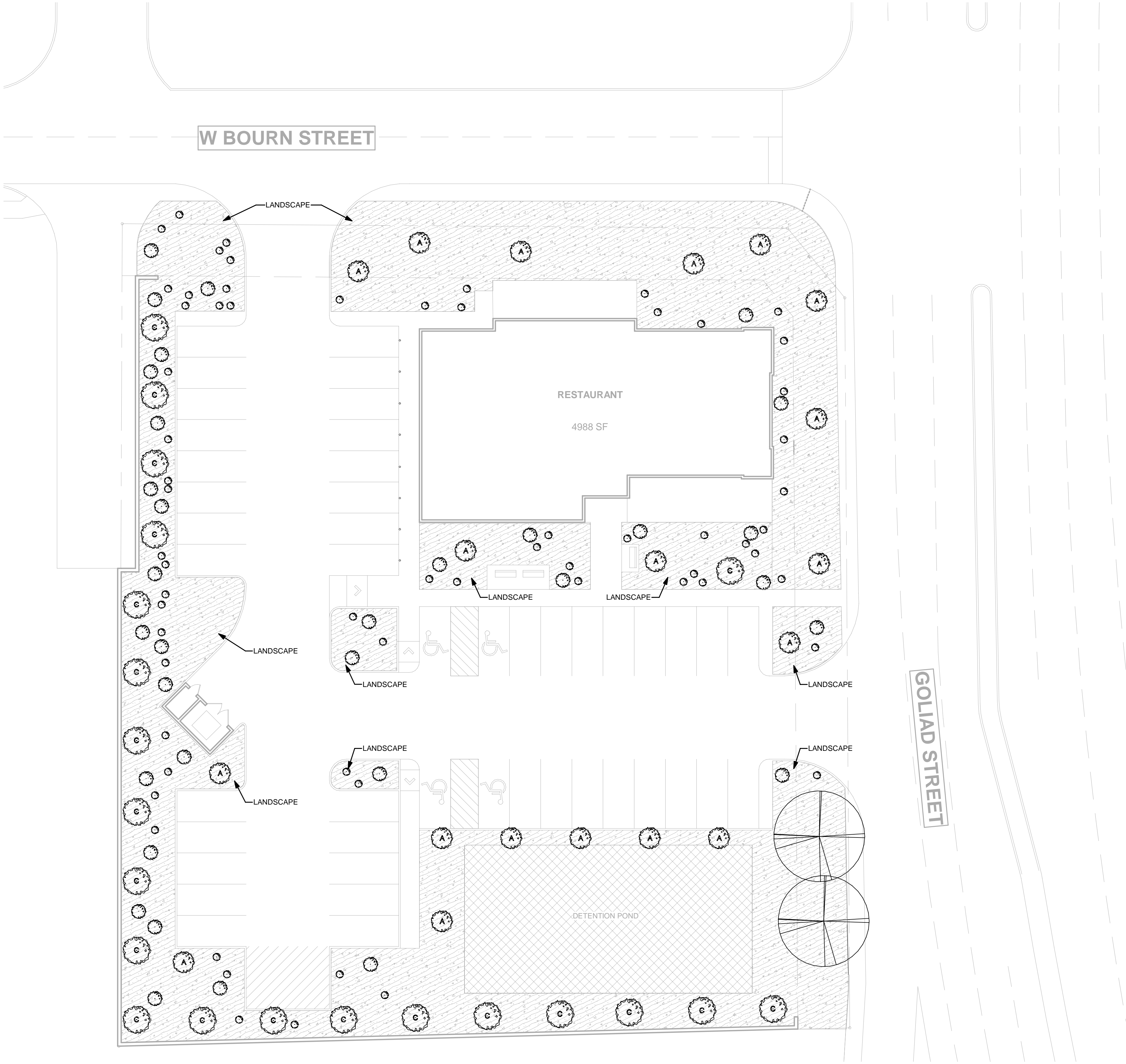
BUILDING
ELEVATIONS

A2.01

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8/19/2022 8:56:54 AM



1 LANDSCAPE PLAN
1/16" = 1'-0"

- NOTES:**
1. ALL LANDSCAPE AREA SHALL BE IRRIGATED WITH FULLY AUTOMATIC IRRIGATION SYSTEM.
 2. LANDSCAPE BED SHRUBS AND SCREENING SHRUBS SHALL BE SELECTED BASED ON THE INFORMATION ON THIS DRAWING SHEET.
 3. STREET TREES SHALL BE A MINIMUM OF 4" CALIPER MEASURED 6" ABOVE THE ROOT BALL.
 4. ALL LANDSCAPING SHALL CONFORM TO THE CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE.

LEGEND		
	SHRUBS, JUNIPER, SAGE, ABELIA	UNIPER, SAGE, ABELIA
	SHRUBS 24"-48"	TEXAS SAGE, SUNSHINE LIGHTSTRUM, LOROPETALUM
	ACCENT TREE	MAGNOLIA
	CANOPY TREE	LIVE OAK, RED OAK
	EXISTING TREE	HACKBERRY
	EXISTING TREE TO BE REMOVED	VARIOUS
	LANDSCAPE BED, TYP.	LANDSCAPE BED, TYP.

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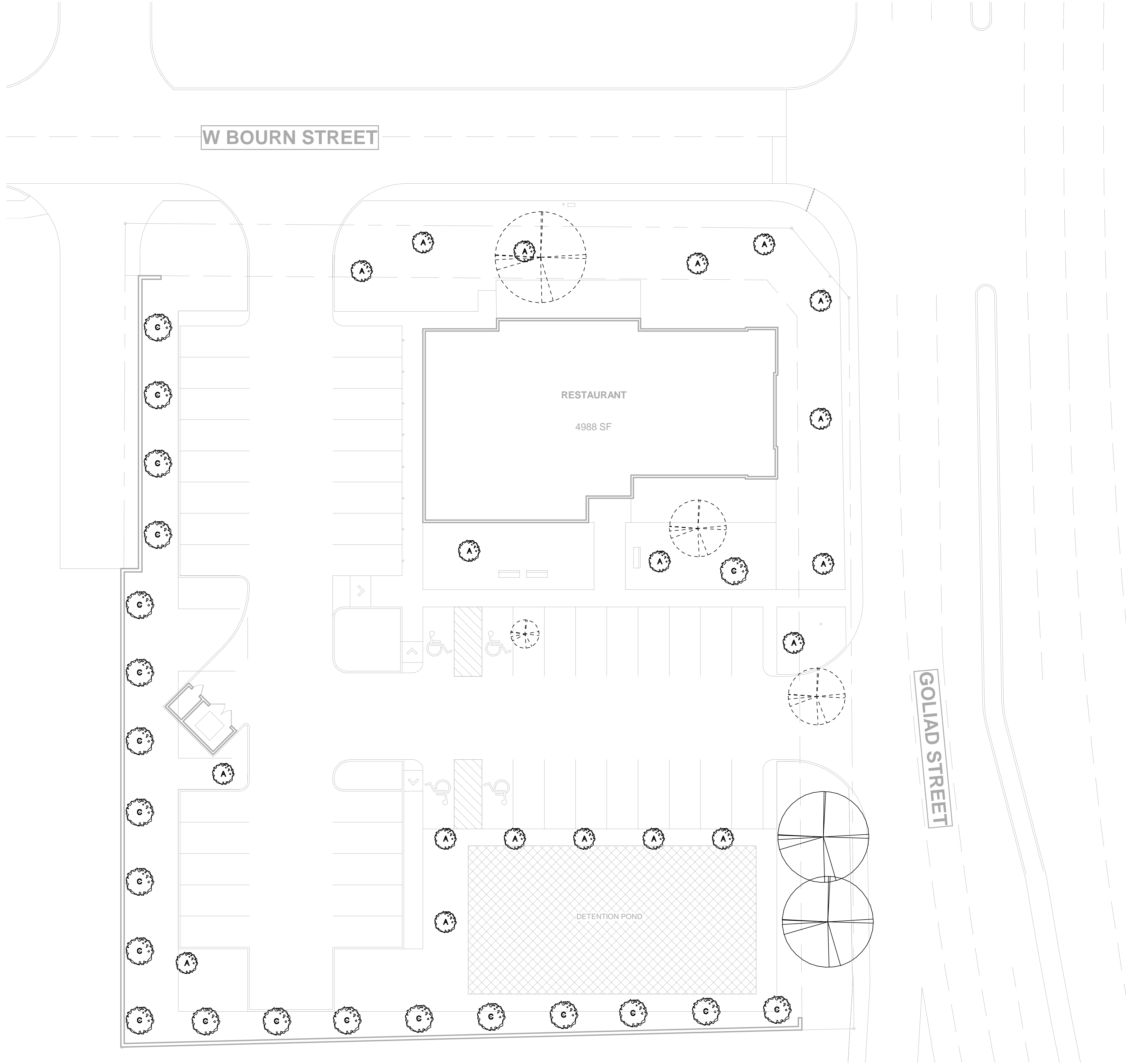
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revision schedule

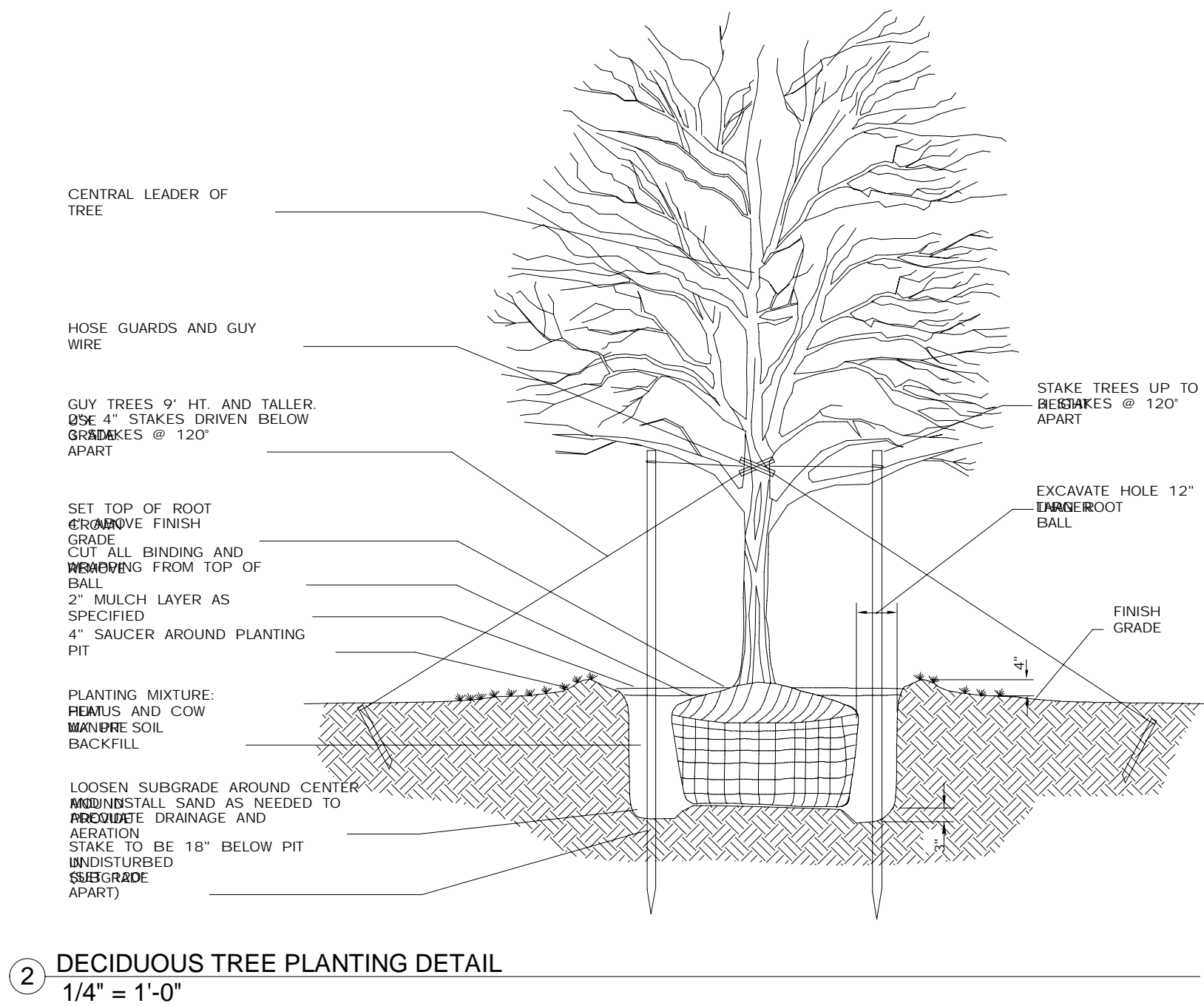
#	date	description
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project number: 22-6199

LANDSCAPE PLAN



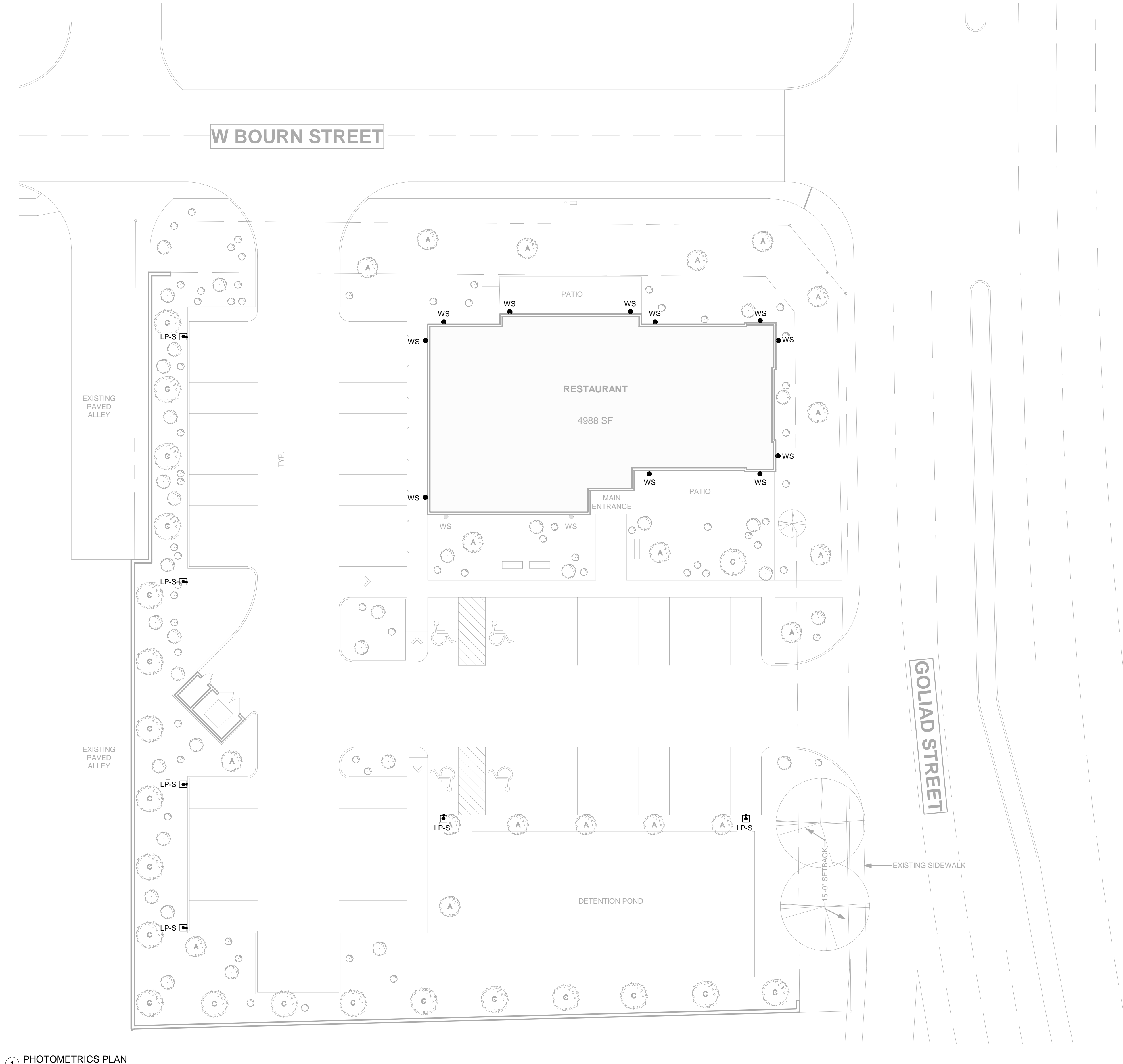
1 TREESCAPE PLAN
1/16" = 1'-0"



2 DECIDUOUS TREE PLANTING DETAIL
1/4" = 1'-0"

- NOTES:
- TREES MITIGATION SHALL BE IN ACCORDANCE WITH THE CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE.

LEGEND		
	ACCENT TREE	MAGNOLIA
	CANOPY TREE	LIVE OAK, RED OAK
	EXISTING TREE	HACKBERRY
	EXISTING TREE TO BE REMOVED	VARIOUS



1 PHOTOMETRICS PLAN
1/16" = 1'-0"

- NOTES:**
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project number:

22-6199

SITE
PHOTOMETRICS
PLAN

S2.01

From: [allen.anderson](#)
To: [Lee, Henry](#)
Subject: Application Request
Date: Monday, October 3, 2022 4:22:37 PM

To: Henry Lee
Date: October 3, 2022
RE: Application Request

Henry,

I would like to withdraw my application request for restaurant Project Number SP2022-045.

Thank you for all your help & understanding. I will see you as soon as I have taken care of all comments.

Sincerely,
Allen Anderson

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.