CASE COVER SHEET

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

PLANNING & ZONING CASE NO. SP2022-054

PLANNING & ZONING FEE $ 100.00

PLATTING APPLICATION
- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ AMENDING OR MINOR PLAT
- ☐ PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION
- ☐ SITE PLAN
- ☑ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

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

OTHER APPLICATION
- ☐ TREE REMOVAL
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

On October 25, 2022, the Architecture Review Board (ARB) reviewed the proposed building elevations, and made a motion to recommend approval by a vote of 4-0, with Board Member Johnson, Meyrat, and Lefere absent.

PLANNING AND ZONING COMMISSION

On November 15, 2022, the Planning and Zoning Commission approved a motion to approve the Site Plan by a vote of 5-0, with staff recommendations and Commissioners Conway and Llewellyn absent.

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	568 East I-30 Rockwall, TX 75087				
SUBDIVISION	La Jolla Pointe Addition, Phase 2	LOT	17	BLOCK	A
GENERAL LOCATION	I-30 Access Road (North Side) West of Ridge Road				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE			
PROPOSED ZONING		PROPOSED USE			
ACREAGE	1.370	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	Triton I-30 Rockwall II, LLC	☑ APPLICANT	
CONTACT PERSON	Bill McMahon	CONTACT PERSON	Robert Romano
ADDRESS	1845 Woodall Rodgers Freeway Suite 1100	ADDRESS	800 Exposition Ave. #1
CITY, STATE & ZIP	Dallas, TX 75201	CITY, STATE & ZIP	Dallas, TX 75226
PHONE	737.346.7110	PHONE	214.821.8242
E-MAIL	bill.mcmahon@localfavorite.com	E-MAIL	hubcity.rr2002@gail.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bill McMahon CONTACT [*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 $100.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 13th *DAY OF* October *, 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 13th *DAY OF* October *, 2022*

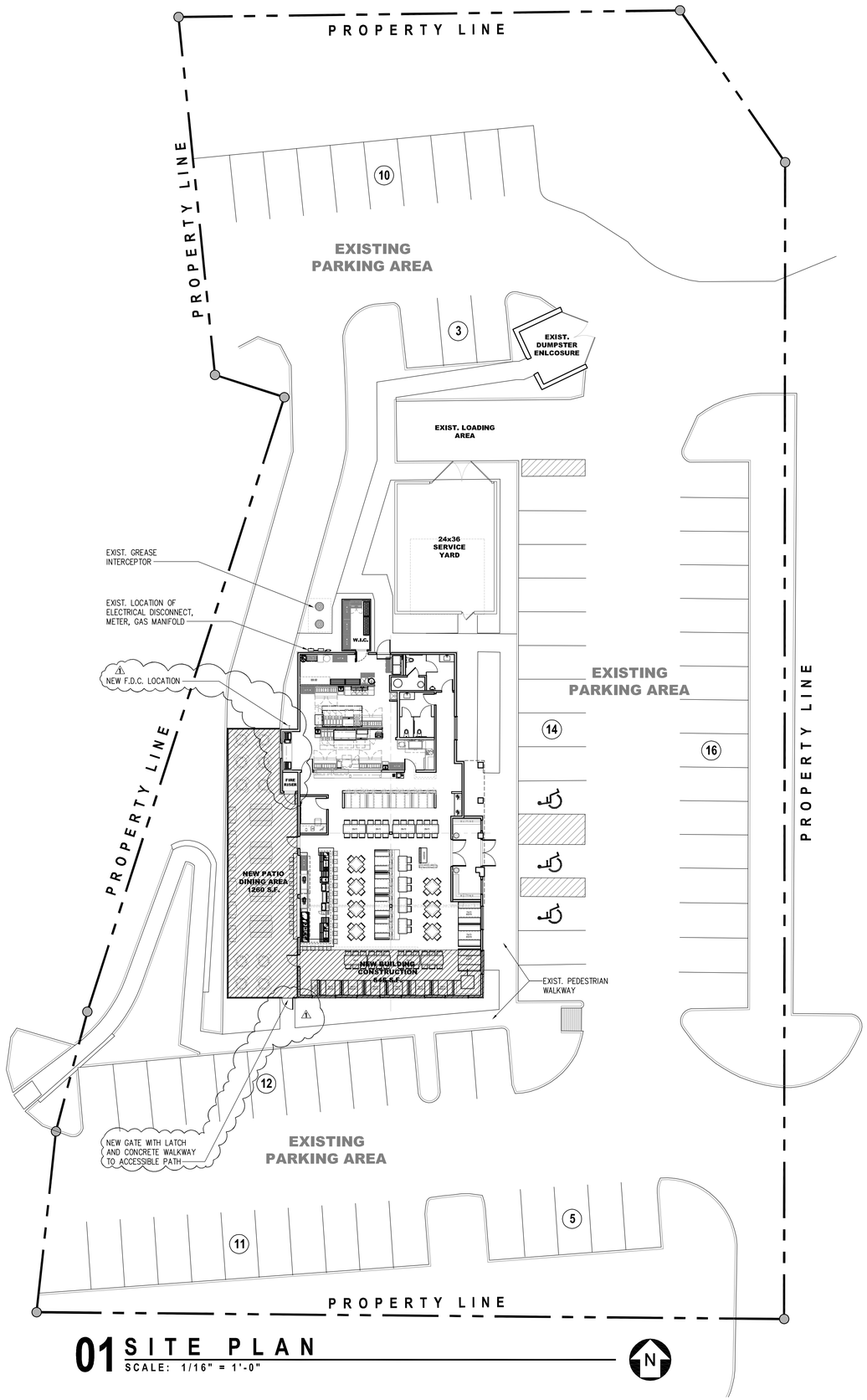
OWNER'S SIGNATURE Bill M

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Donna M. Combs

DONNA M. COMBS
Notary Public, State of Texas
Comm. Expires 02-09-2025
Notary ID 499696

MY COMMISSION EXPIRES 02-09-2025

Notary 499696
Exp. 02-09-2025



PARKING ANALYSIS
71 PARKS PROVIDED 43 PARKS REQUIRED
03 ACCESSIBLE SPACES

0 10 20 40 80

01 SITE PLAN
SCALE: 1/16" = 1'-0"

hub city
PRODUCTIONS

800 EXPOSITION AVENUE
DALLAS TEXAS 75226
TEL: 214.821.8242

hubcity@flash.net

SNUFFER'S
RESTAURANT & BAR
CONVERSION
568 EAST I-30 • ROCKWALL, TEXAS 75087

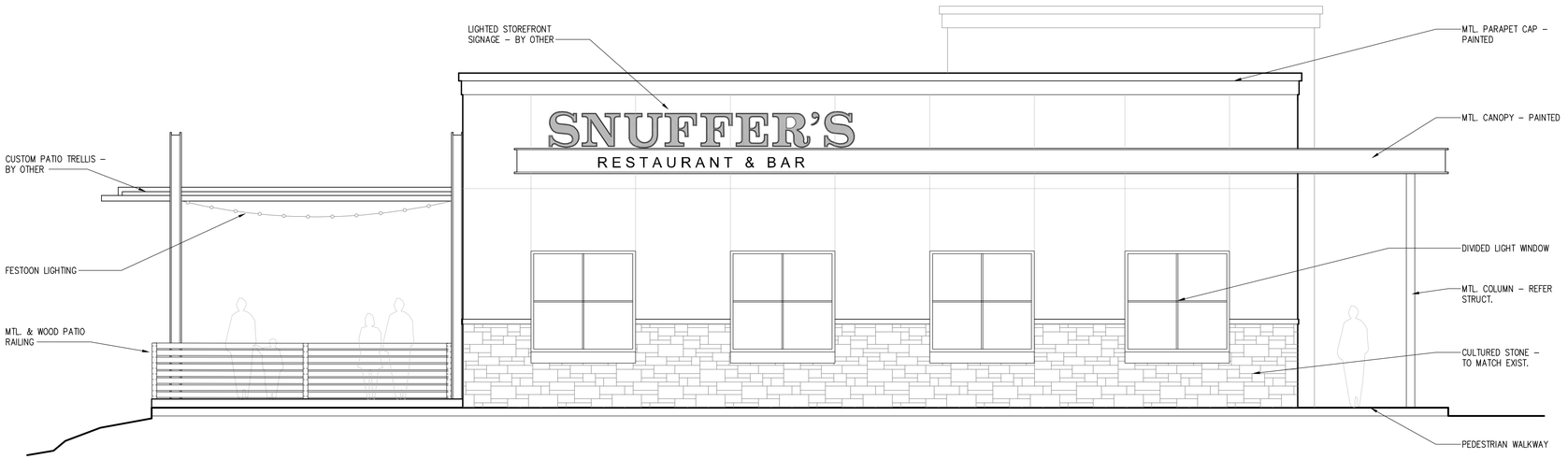
ARCHITECTURAL SITE PLAN

REV. NO.	DATE	DESCRIPTION
1	07.09.22	CITY COMMENTS

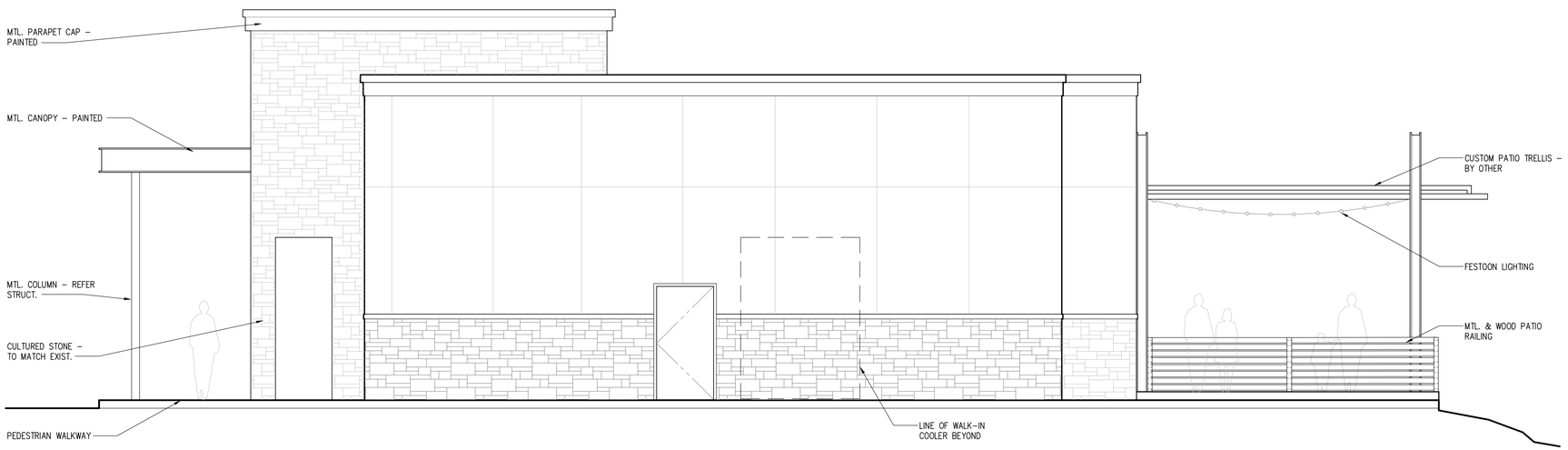
DATE ISSUED:
03-13-22

PROJECT NO.:
21751

DRAWING NO.:
A001



02 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



01 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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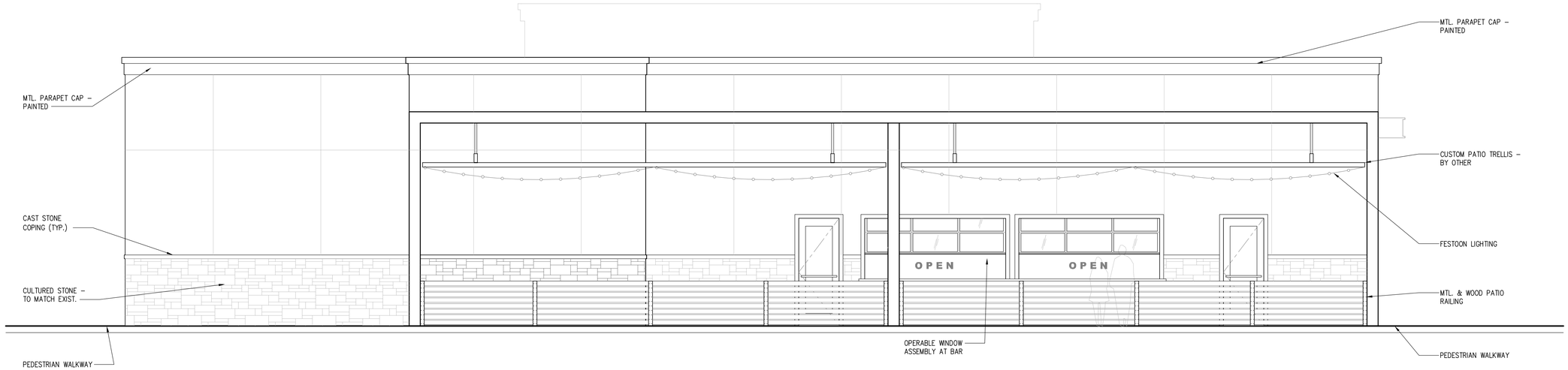
EXTERIOR ELEVATIONS

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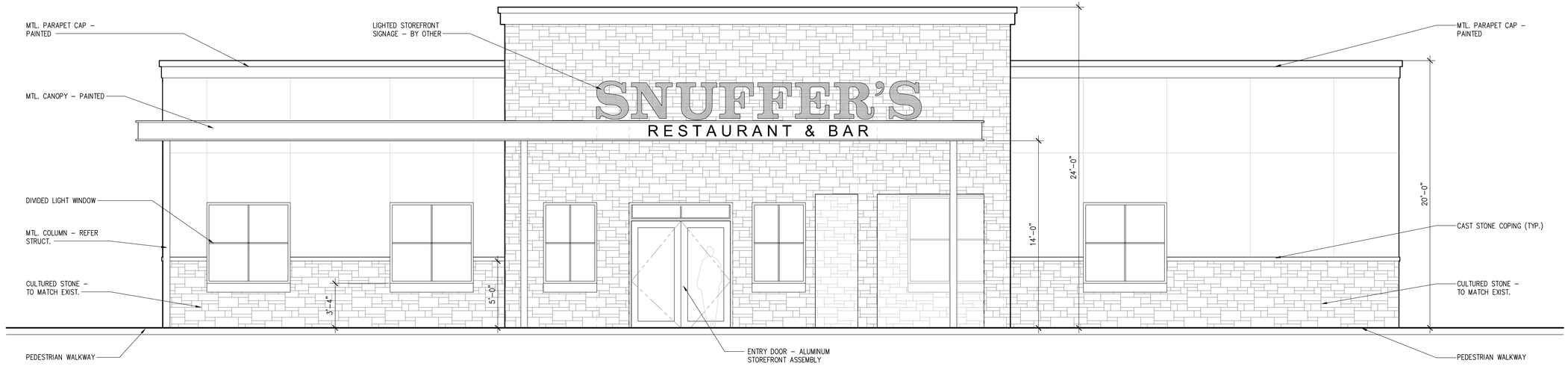
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A300



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EXTERIOR ELEVATIONS

REV. NO.	DESCRIPTION	DATE

DATE ISSUED:
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21751

DRAWING NO.:
A301

DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
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STAFF USE ONLY

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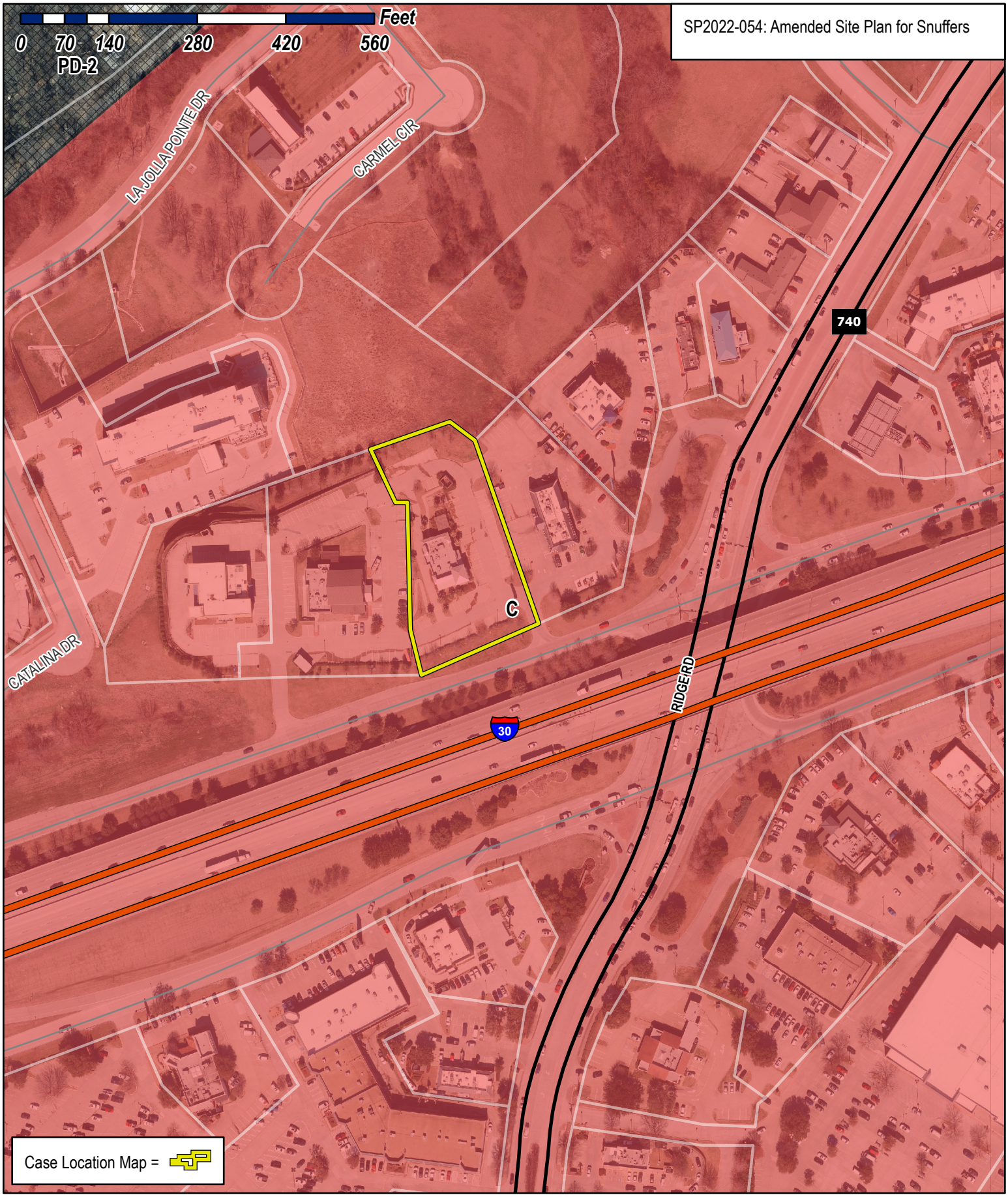
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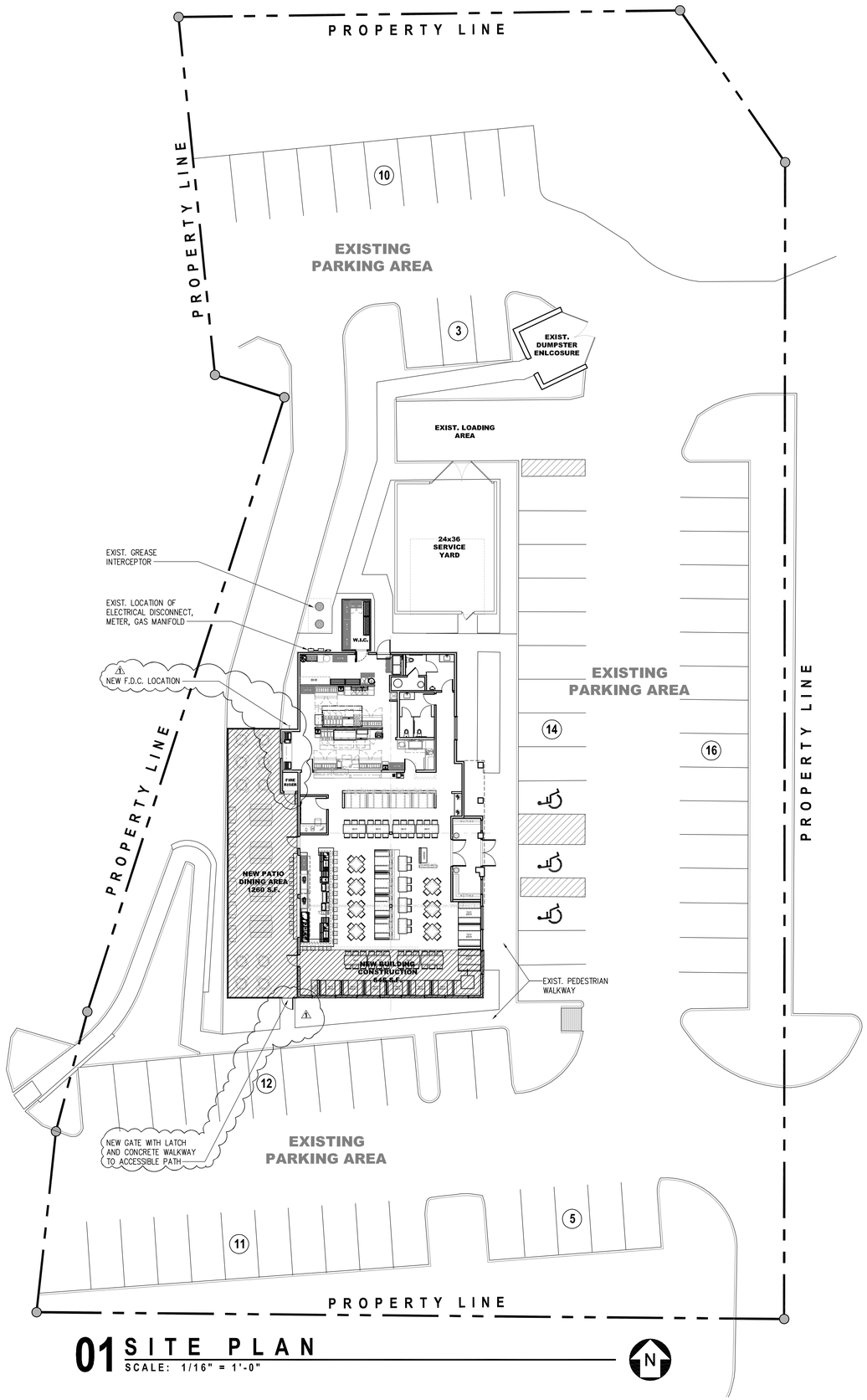
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City of Rockwall

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.



PARKING ANALYSIS
71 PARKS PROVIDED 43 PARKS REQUIRED
03 ACCESSIBLE SPACES

0 10 20 40 80

01 SITE PLAN
SCALE: 1/16" = 1'-0"

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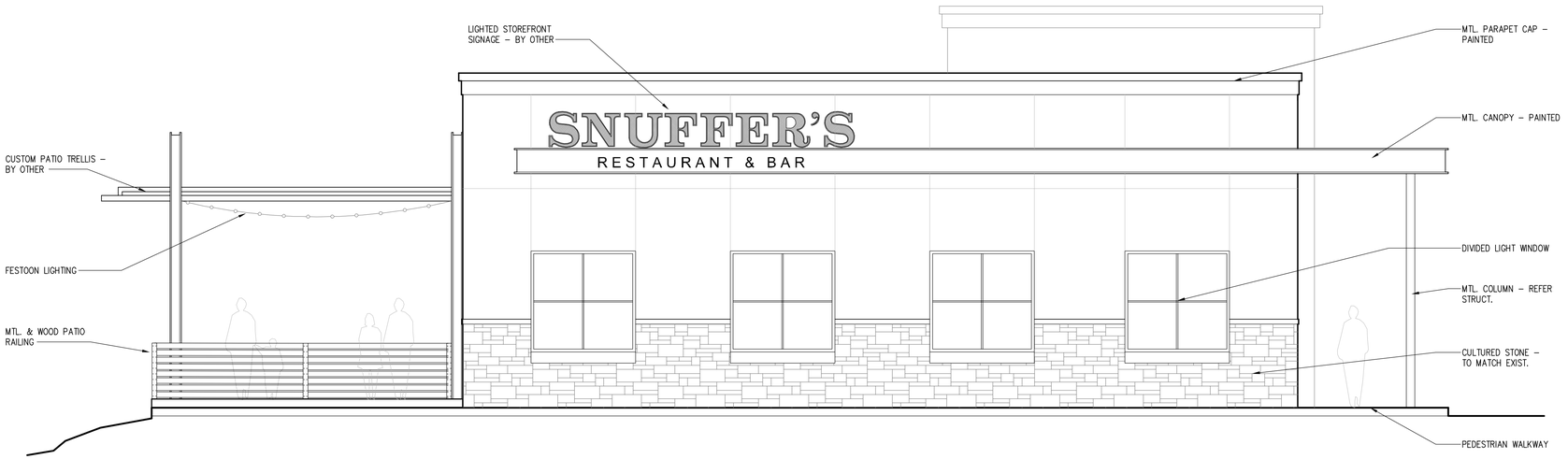
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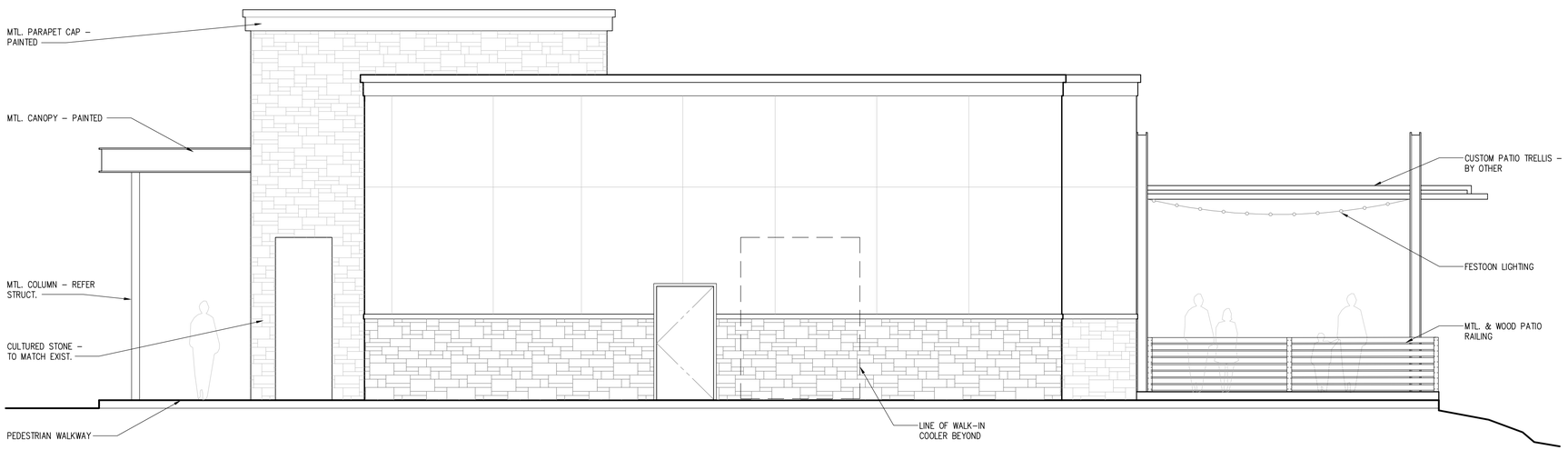
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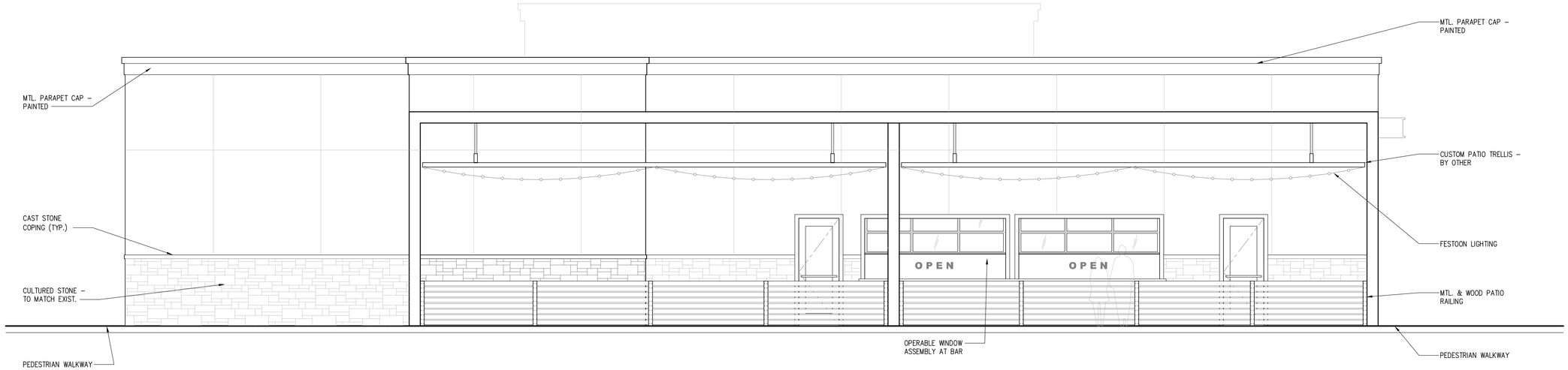
EXTERIOR ELEVATIONS

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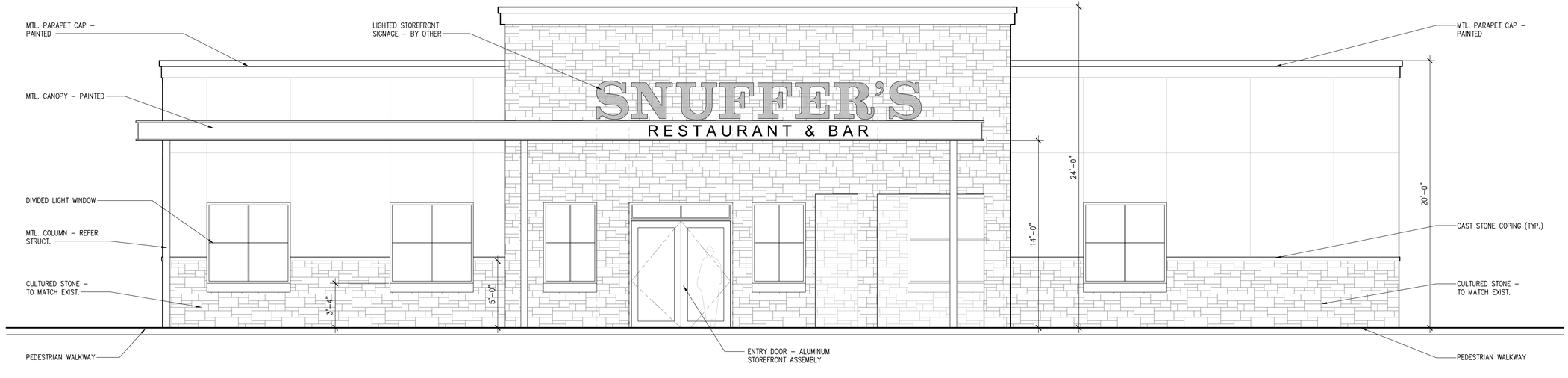
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A300



02 WEST ELEVATION
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EXTERIOR ELEVATIONS

REV. NO.	DESCRIPTION	DATE

DATE ISSUED:
03-13-22

PROJECT NO.:
21751

DRAWING NO.:
A301

PROJECT COMMENTS

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

DATE: 10/20/2022

PROJECT NUMBER:	SP2022-054	CASE MANAGER:	Bethany Ross
PROJECT NAME:	Amended Site Plan for Snuffers	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	568 E INTERSTATE 30	CASE MANAGER EMAIL:	bross@rockwall.com

CASE CAPTION: Discuss and consider a request by Robert Romano on behalf of Bill McMahon of Triton I-30 Rockwall II, LLC for the approval of an Amended Site Plan for an existing Restaurant facility on a 1.370-acre parcel of land identified as Lot 17, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 568 E. IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	10/20/2022	Approved w/ Comments

10/20/2022: SP2022-054; Amended Site Plan for Snuffers
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Robert Romano on behalf of Bill McMahon of Triton I-30 Rockwall II, LLC for the approval of an Amended Site Plan for an existing Restaurant facility on a 1.370-acre parcel of land identified as Lot 17, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, and addressed as 568 E. IH-30.
I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
M.3 For reference, include the case number (SP2022-054) in the lower right-hand corner of all pages on future submittals.
M.4 Please add the standard signature block to all pages of all revised plan submittals. (Subsection 03.04.A, of Article 11, UDC)

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 _____, _____.

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

M.5 Provide a material sample board and color rendering of building elevations. (Subsection 03.04.A, of Article 11)
M.6 Include the project name, owners and developers name, address, and phone number on all pages. (Subsection 03.04.B, of Article 11)
M.7 Include a vicinity map that locates the site relative to the nearest major roadways in a one-half mile radius. (03.04.A, of Article 11)
M.8 Site Plan
(1) Add the total lot or site area (in square footage or acreage). (Subsection 03.04.B, of Article 11)
(2) Indicate the perimeter dimensions of the site and building. (Subsection 03.04.B, of Article 11)
(3) Please provide the square footage of total proposed building footprint on site plan. (Subsection 03.04.B, of Article 11)
(4) Are you keeping the existing drive-through driveway that dead ends into the patio seating? Please review comments from fire and engineering on dead end drives.

(5) Indicate the distance between all property lines and the existing building. (03.04.B, of Article 11)
(6) Indicate the building setbacks adjacent to the IH-30 Frontage Road. (Subsection 03.04.B, of Article 11)
(7) Indicate all utilities. (Subsection 03.04B, of Article 11)
(8) Indicate all drive/turning radii, drive widths, and fire lanes. (Subsection 03.04.B, of Article 11)
(9) Indicate all existing and proposed fire hydrants. (Subsection 03.04.B, of Article 11)
(10) Indicate and label widths of all sidewalks. (Subsection 03.04.B, of Article 11)
(11) Indicate all adjacent right-of-way information, centerlines, and any median breaks for IH-30 Frontage Road. (Subsection 03.04.B, of Article 11)
(12) Indicate the dimension of a typical parking space. (Subsection 05.03, of Article 06)
(13) Please review the attached parking agreement. Your existing parking is 49 spaces. The existing restaurant according to RCAD is 2,991.00 SF, which would require a minimum of 30 parking spaces. The proposed expansion of 1,905 SF would require a minimum of 20 parking spaces. This equates to 50 parking spaces required. Please revise parking table.
(14) Is there any proposed roof mounted or pad mounted utility equipment? If so, indicate them on the site plan and building elevations and show any subsequent required screening. (Subsection 01.05. C, of Article 05)
(15) Wood is not permitted as a patio railing. (Subsection 08.04.A, of Article 08)
(16) Please indicate what the service yard is being used for and provide building elevations for this area.

M.9 Landscape Plan
(1) A landscape plan is required since you are removing landscaping to add the patio along the east side of the property. In addition, the expansion being greater than 30% of the existing building area would require the site to meet the current landscaping requirements.
(2) Provide the same site data information as the Site Plan.
(3) Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area versus the amount of landscaping and open spaces required and provided. (Subsection 01.01.B, of Article 05)
(4) Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper size at installation, heights, spread, and spacing requirements should also be listed on the plan. (Subsection 05.03.B, of Article 08)
(5) Indicate the locations of all existing and proposed landscaping. (Subsection 05.03.B, of Article 08)
(6) Indicate the locations and dimensions of the required landscape buffers. A 20-foot landscape buffer is required along the IH-30 frontage road [where feasible]. (Subsection 05.01, of Article 08)
(7) All parking spaces shall be within 80’ of a tree. (Subsection 05.03.E, of Article 08)
(8) Four (4) canopy and eight (8) accent total trees are required along I-30 Frontage. Please indicate existing and proposed landscaping. (Subsection 06.02.E.1)
M.10 Photometric Plan
(1) A photometric plan is required since Festoon Lighting is proposed along patio.
(2) The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site. (Subsection 03.03.G, of Article 07)
(3) The allowable maximum light intensity measured at the property line of any non-residentially zoned lot shall be 0.2 of one (1) foot-candles or 0.2 FC. (Subsection 03.03.B, of Article 07)

M.11 Building Elevations
(1) Provide the same site data information as the Site Plan.
(2) Please provide a graphic scale. (Subsection 03.04.A, of Article 11)
(3) Exterior walls should consist of 90% masonry materials and 20% natural stone excluding doors and windows. (Subsection 06.02.C. of Article 05)
(4) Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade. (Subsection 04.01, of Article 05)
(5) Provide specifications and description of all proposed building materials. (Subsection 04.01, of Article 05)
(6) Indicate roofing materials and color.
(7) Indicate all vertical and horizontal measurements.
(8) Indicate that the back of the parapet will be finished in the same materials as the front of the parapet.
(9) Indicate all roof mounted mechanical equipment and how these will be screened from view. (Subsection 01.05.C, of Article 05)
(10) The proposed building does not meet the Commercial Building Standards. Specifically, the standards for wall projections, projection height, and wall length. (Subsection

04.01.C, of Article 05)
(11) Dumpster enclosure must be screened, self-latching, and faced with primary building materials. (Subsection 01.05.B, of Article 05)

I.12 Based on the materials submitted staff has identified the following exceptions for this project:

(1) Four-sided Architecture. According to Article 05, Development Standards, of the Unified Development Code (UDC), all buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. -- Staff will point out that this variance was consistent with the previous elevations and does not indicate an increase in the non-conformity of the subject property.
(2) Primary Materials. According to Subsection 05.01A1.a of Article 05, Development Standards, of the Unified Development Code (UDC), exterior walls should consist of 90% masonry materials and 20% Stone.

M.13 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measure for each exception or variance is required. In this case, staff has identified two (2) variances. In order to request a variance, the applicant will need to provide a letter outlining the requested variances and the four (4) required compensatory measures. (Subsection 09.02, of Article 11).
I.14 Please note that failure to address all comments provided by staff by 3:00 PM on November 1, 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 Please note the scheduled meetings for this case:
(1) Planning & Zoning Work Session meeting will be held on October 25, 2022.
(2) Planning & Zoning meeting/public hearing meeting will be held on November 15, 2022

I.16 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	10/19/2022	Needs Review

10/19/2022: - No deadend paving. May need bollards or to remove paving.
- What is this in the bathroom area?
- Relocate existing fire hydrant and must replat.
- Move FDC to front of the building so that the side paving can be removed. Or make the FDC remote.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	10/18/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/20/2022	Needs Review

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/17/2022	Approved

No Comments

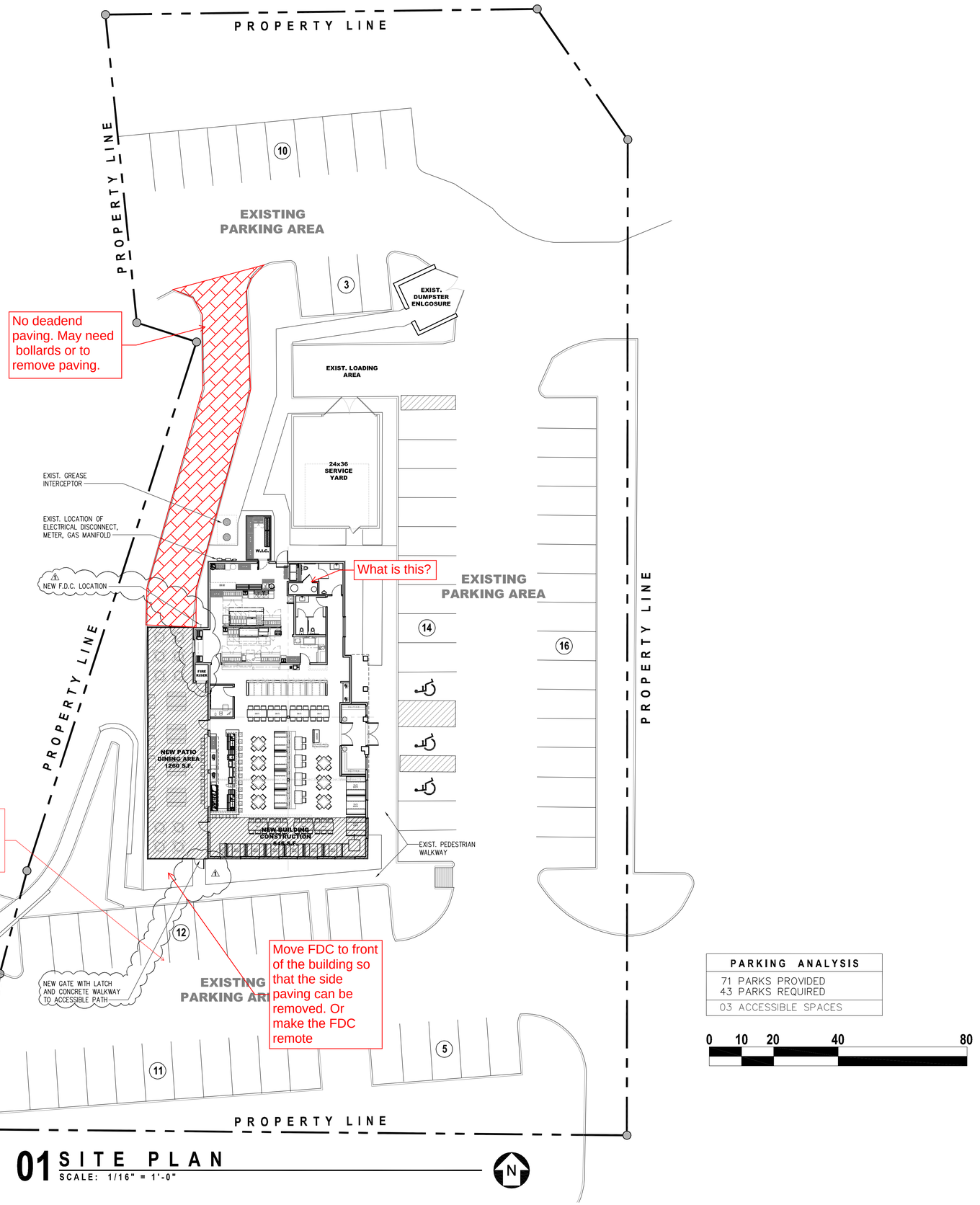
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/14/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

PARKS	Travis Sales	10/17/2022	Approved

No Comments



PARKING ANALYSIS
71 PARKS PROVIDED 43 PARKS REQUIRED
03 ACCESSIBLE SPACES

0 10 20 40 80

01 SITE PLAN
SCALE: 1/16" = 1'-0"

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DALLAS TEXAS 75226
TEL: 214.821.8242
hubcity@flash.net

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CONVERSION
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ARCHITECTURAL SITE PLAN

REV. NO.	DATE	DESCRIPTION
1	07.09.22	CITY COMMENTS

DATE ISSUED:
03-13-22

PROJECT NO.:
21751

DRAWING NO.:
A001

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	568 East I-30 Rockwall, TX 75087				
SUBDIVISION	La Jolla Pointe Addition, Phase 2	LOT	17	BLOCK	A
GENERAL LOCATION	I-30 Access Road (North Side) West of Ridge Road				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE			
PROPOSED ZONING		PROPOSED USE			
ACREAGE	1.370	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	Triton I-30 Rockwall II, LLC	☑ APPLICANT	
CONTACT PERSON	Bill McMahon	CONTACT PERSON	Robert Romano
ADDRESS	1845 Woodall Rodgers Freeway Suite 1100	ADDRESS	800 Exposition Ave. #1
CITY, STATE & ZIP	Dallas, TX 75201	CITY, STATE & ZIP	Dallas, TX 75226
PHONE	737.346.7110	PHONE	214.821.8242
E-MAIL	bill.mcmahon@localfavorite.com	E-MAIL	hubcity.rr2002@gail.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bill McMahon CONTACT [*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 $100.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 13th *DAY OF* October *, 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 13th *DAY OF* October *, 2022*

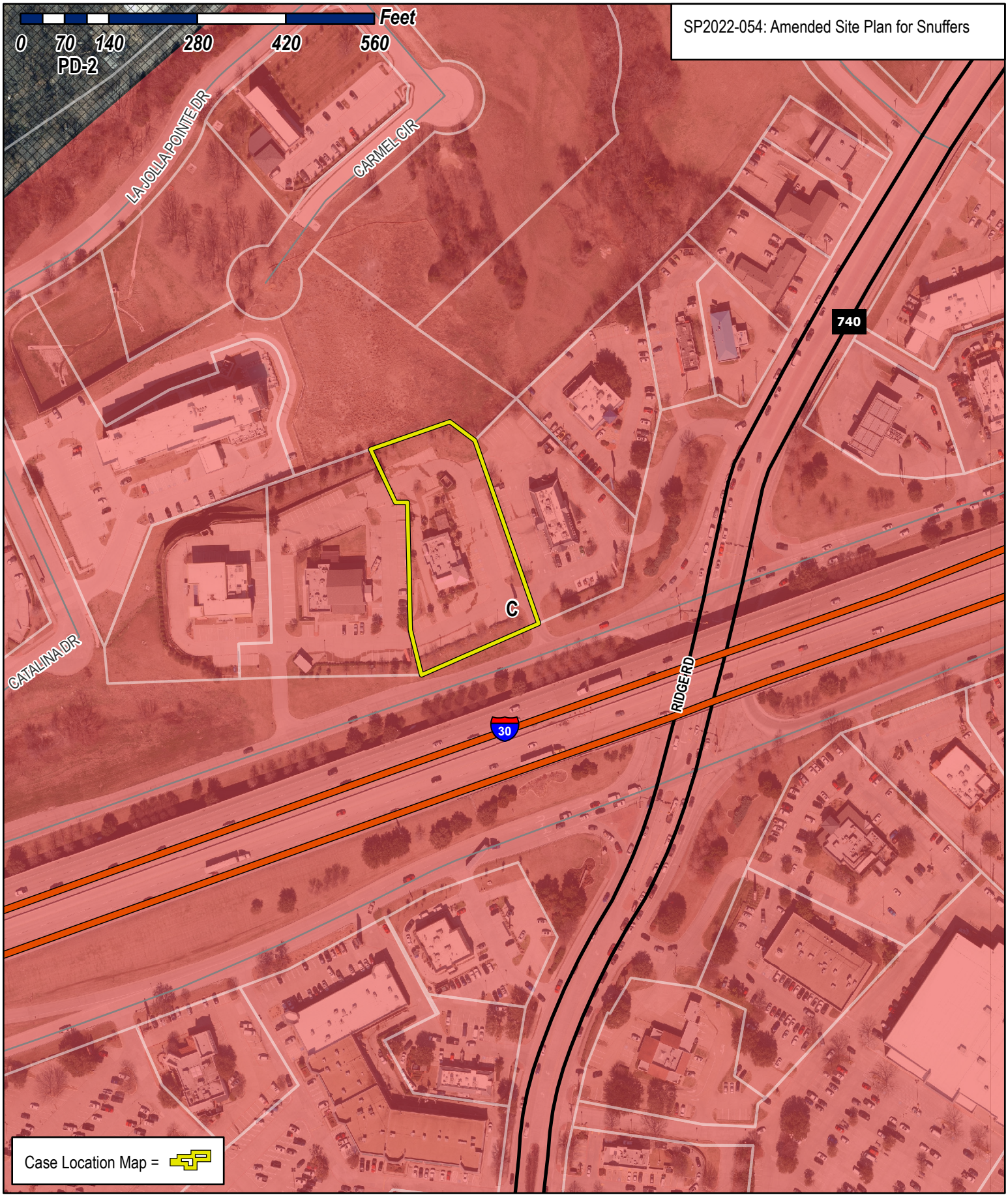
OWNER'S SIGNATURE Bill M

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Donna M. Combs

DONNA M. COMBS
Notary Public, State of Texas
Comm. Expires 02-09-2025
Notary ID 499696

MY COMMISSION EXPIRES 02-09-2025

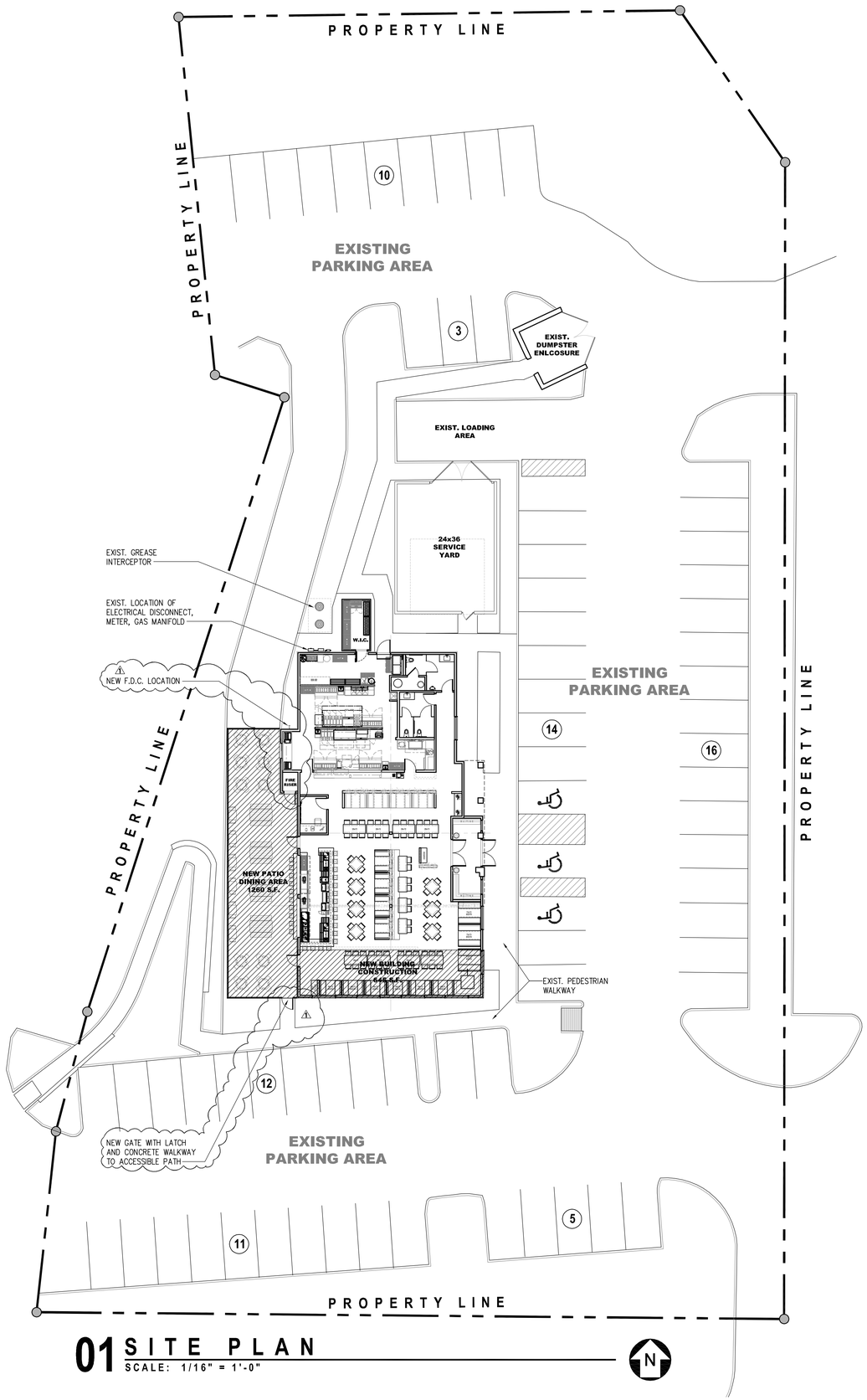
Notary 499696
Exp. 02-09-2025



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.



PARKING ANALYSIS
71 PARKS PROVIDED 43 PARKS REQUIRED
03 ACCESSIBLE SPACES

0 10 20 40 80

01 SITE PLAN
SCALE: 1/16" = 1'-0"

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PRODUCTIONS

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DALLAS TEXAS 75226
TEL: 214.821.8242

hubcity@flash.net

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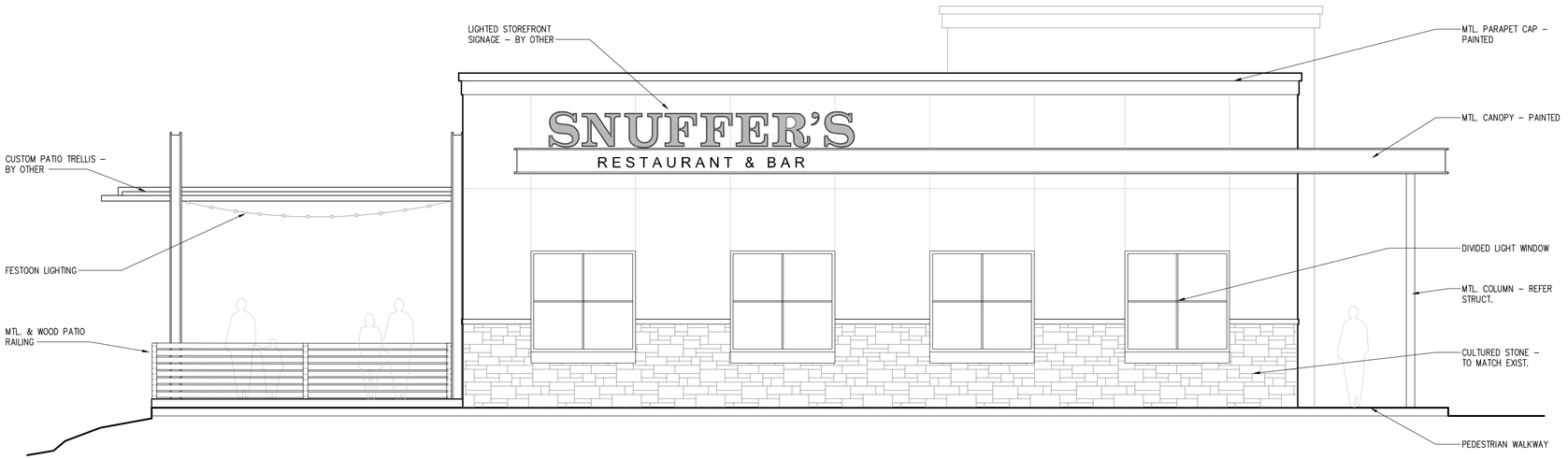
ARCHITECTURAL SITE PLAN

REV. NO.	DATE	DESCRIPTION
1	07.09.22	CITY COMMENTS

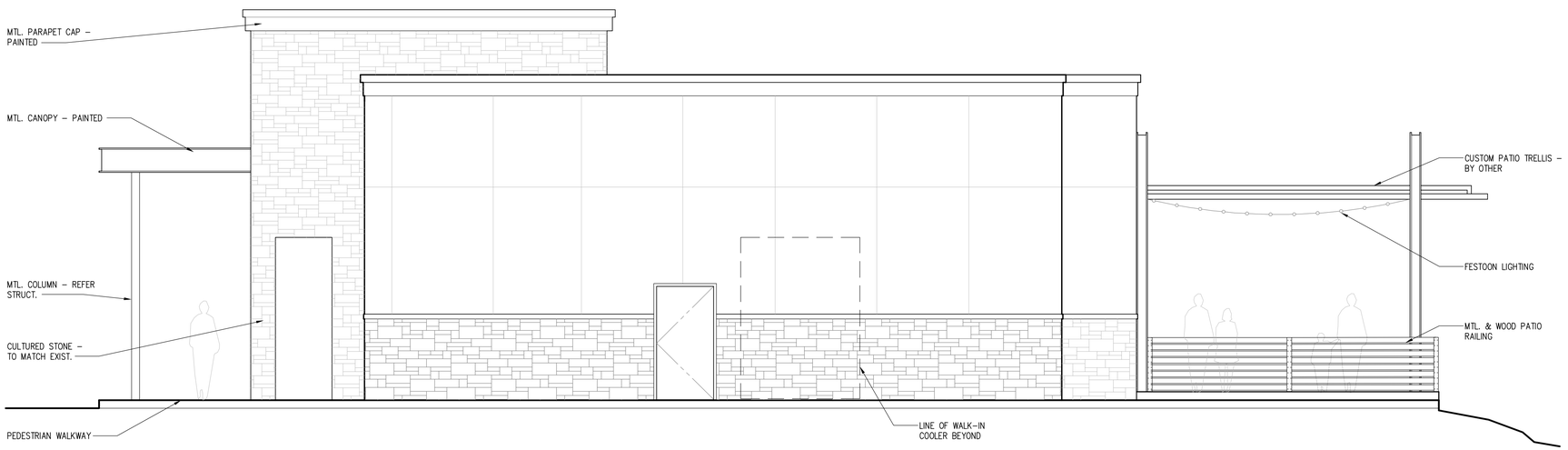
DATE ISSUED:
03-13-22

PROJECT NO.:
21751

DRAWING NO.:
A001



02 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



01 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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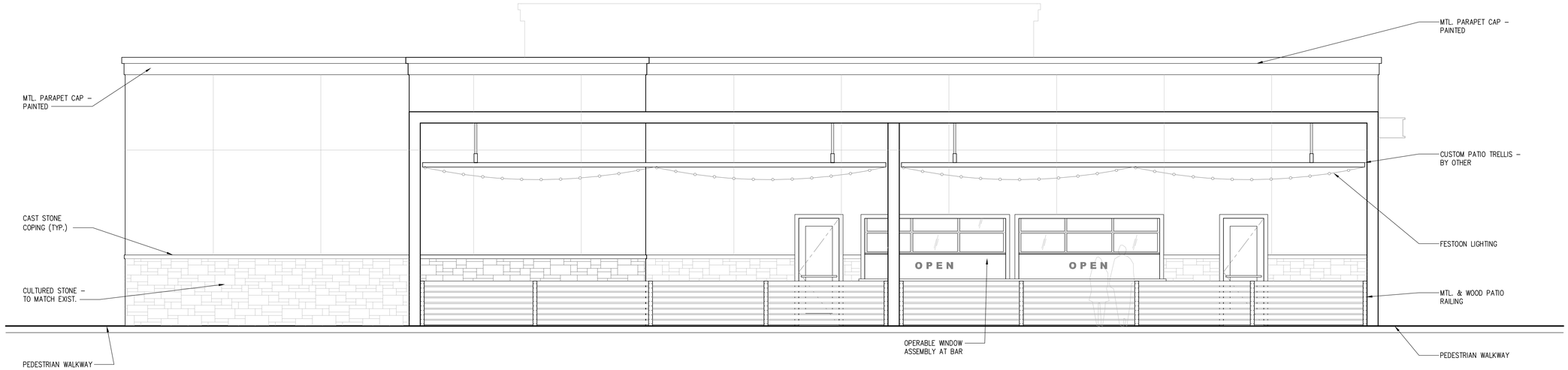
EXTERIOR ELEVATIONS

REV. NO.	DATE	DESCRIPTION

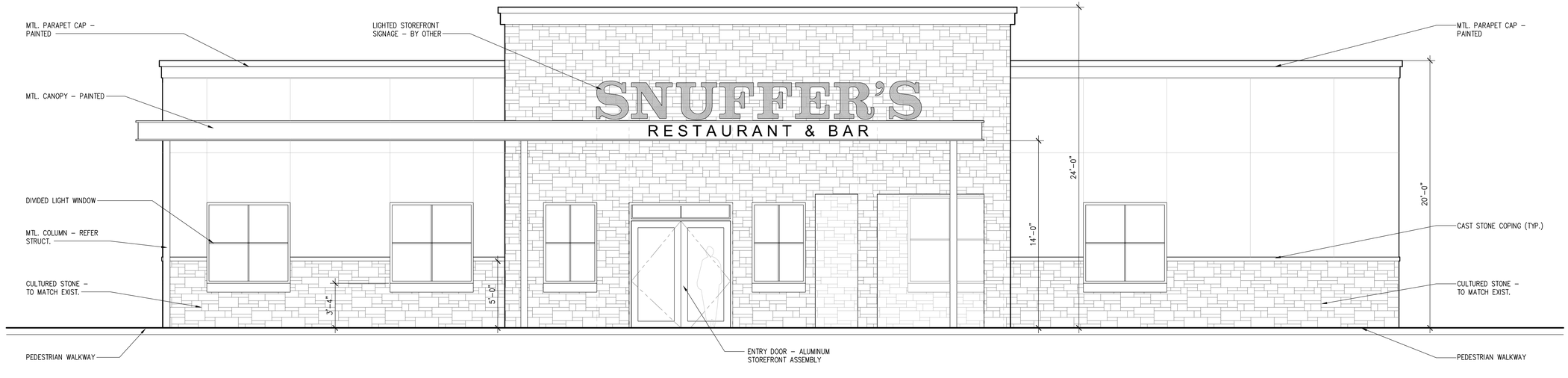
DATE ISSUED:
03–13–22

PROJECT NO.:
21751

DRAWING NO.:
A300



02 WEST ELEVATION
SCALE: 1/4" = 1'-0"



01 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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EXTERIOR ELEVATIONS

REV. NO.	DESCRIPTION	DATE

DATE ISSUED:
03-13-22

PROJECT NO.:
21751

DRAWING NO.:
A301

Rockwall County
Lisa Constant
County Clerk
Rockwall, Texas 75087 (972) 882-0220

70 2008 00399949

Instrument Number: 2008-00399949

As

Recordings

Recorded On: June 10, 2008

Parties: N3 DEVELOPMENT LTD

To **PUBLIC**

Billable Pages: 17

Number of Pages: 17

Comment: DECLARATION

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

Recordings	76.00
Total Recording:	**76.00**

********** DO NOT REMOVE THIS PAGE IS PART OF THE INSTRUMENT **********

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2008-00399949
Receipt Number: 201836
Recorded Date/Time: June 10, 2008 11:18:16A
Book-Vol/Pg: BK-OR VL-5487 PG-66
User / Station: V D - Cashier Station 2

Record and Return To:

LANDAMERICA - PATRIOT OFFICE
8222 DOUGLAS AVE STE 430
DALLAS TX 75225

ROCKWALL COUNTY, TEXAS COUNTY CLERK

I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Volume and Page of the named records in Rockwall County, Texas

Any provision herein which restricts the sale, rental or use of the described Real Estate because of color or race is invalid and unenforceable under Federal law

Lisa Constant

Lisa Constant
Rockwall County Clerk

AFTER RECORDING RETURN TO:

Brad Knippa
JACKSON WALKER, LLP
100 Congress, Suite 1100
Austin, Texas 78701

After Recording Return To:
LandAmerica-Patriot Office
8222 Douglas Ave, #430
Dallas, TX 75225
GF# 2246001145

DECLARATION OF RECIPROCAL ACCESS EASEMENT, CROSS PARKING EASEMENT AND RESTRICTIVE COVENANT

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF ROCKWALL §

This **DECLARATION OF RECIPROCAL ACCESS EASEMENT, CROSS PARKING EASEMENT AND RESTRICTIVE COVENANT** (this "Declaration") is made and entered into this 4th day of June, 2008, by N3 Development, Ltd., a Texas limited partnership (hereinafter referred to as the "Declarant") whose address is 505 Pecan Street, Suite 201, Forth Worth, Texas, 76102.

RECITALS:

A. Declarant is the owner of that certain parcel of land (the "Property") more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference for all purposes.

B. Declarant proposes to plat the Property so that the Property consists of three (3) separate parcels (each a "Lot" and all three collectively are referred to herein as the "Lots") as described on **Exhibit B**. The Lots consist of (i) Lot 12 (herein so called) consisting of an approximately 1.781 acre tract located within the Property, (ii) Lot 13 (herein so called) consisting of an approximately 1.346 acre tract located within the Property and (iii) Lot 14 (herein so called) consisting of an approximately 1.370 acre tract located within the Property.

C. Declarant desires to (i) establish mutual, reciprocal, non-exclusive easements for vehicular access, parking, and ingress and egress on, across and over the Lots pursuant to the terms and conditions described below, (ii) place a certain restriction against Lot 12 and Lot 13 of the Property for the benefit of the lessee of Lot 14 of the Property, and (iii) confirm other covenants and rights which have been agreed to in connection with the Lots, including signage requirements.

D. Declarant now desires to execute this Declaration in order to set forth such easements, covenants and rights in more particular detail.

AGREEMENT:

NOW, THEREFORE, Declarant agrees that the Property shall be held, sold, conveyed and occupied subject to the following terms, restrictions, covenants, easements, and agreements, which are intended to protect the value and desirability of the Property, and Declarant therefore agrees and declares as follows:

ARTICLE I

RECIPROCAL ACCESS EASEMENT/CROSS PARKING EASEMENT

1.01 Reciprocal Access Easement.

(a) Declarant hereby retains for itself and its successors and assigns, and grants and conveys to the future owners from time to time of the other Lot(s), and their successors and assigns (including Declarant, the "Owners"), a non-exclusive, perpetual easement and right-of-way on, across and over all areas of the Property and used as common vehicular drives and common pedestrian walkways, in approximately the areas depicted by cross-hatching on **Exhibit C** attached hereto (collectively, the "Common Area").

(b) The easement described in this Section 1.01 shall be referred to herein as the "Access Easement" and shall be for the purpose of granting to the Owners, their respective successors and assigns, and the lessees, employees, customers, agents, independent contractors and invitees of same the right to use the Access Easement on the terms and conditions described herein. The Access Easement shall only be used for vehicular and pedestrian access, ingress and egress, and such Access Easement shall not be obstructed by improvements or other permanent or semi-permanent obstructions.

1.02 Cross Parking Easement.

(a) Declarant hereby retains for itself and its successors and assigns, and grants and conveys to the future owners from time to time of the other Lot(s), and their successors and assigns, a non-exclusive, perpetual easement and right-of-way on, across and over the parking areas in approximately the 27 parking spaces depicted as "Shared Parking" and the 111 parking spaces depicted as "CDR Parking" by cross-hatching on **Exhibit D** attached hereto (collectively, the "Parking Area").

(b) The easement described in this Section 1.02 shall be referred to herein as the "Parking Easement" and shall be for the purpose of granting to the customers and invitees of the Owners, their respective successors and assigns, the right to use the Parking Easement on the terms and conditions described herein. The Parking Easement shall only be used for the temporary parking of vehicles by customers and invitees of the Owners, and such Parking Area shall not be obstructed by improvements or other permanent or semi-permanent obstructions. Employees of the Owners are not allowed to park their vehicles in the Parking Area outside of their respective Lot. The Parking Area is intended to represent each party's parking capabilities for purposes of complying with

any applicable governmental requirements for construction on the Lots to qualify for their respective building permits.

1.03 No Public Dedication. Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Access Easement or Parking Easement areas described herein to the general public or for any public purpose whatsoever, it being the intention of the parties that this Declaration shall be strictly limited to and for the purposes herein expressed.

1.04 Construction of Common Area. Declarant shall bear the cost and expenses incurred in connection with the initial construction of the Common Area, subject to reimbursement as provided in agreements affecting the Property, if any. All other obligations for construction of driveways, entrances, curb cuts and other related improvements to a Lot (including access points to and from each Lot) shall be the sole obligation of the respective Owner of its Lot, unless otherwise provided in an easement or other agreement affecting the Property, including satisfaction of any requirements imposed on a Lot by applicable governmental authorities as part of the platting of a Lot or in connection with obtaining permits relating thereto.

1.05 Maintenance and Taxes. The costs and expenses incurred in connection with any maintenance of the Common Area shall be shared proportionately between all Owners on the basis of the square footage contained within a Lot as compared to the square footage contained within the Property. Each Owner shall be responsible for maintaining and repairing in a timely manner the improvements on its Lot (including without limitation the portion of the Common Area on its Lot, the Parking Area on its Lot, if applicable, and other driveways, entrances, curb cuts and other related improvements) in good condition and repair, consistent with the standards of the surrounding retail area, clean and free of rubbish and other hazards, and in compliance with all applicable laws, rules, regulations and ordinances. The Owner's maintenance obligations shall include, but not be limited to the following: (i) preparing, maintaining and replacing all paved surfaces and curbs for all driving and parking areas in a sightly, orderly and safe condition, in good repair, and in a smooth and even condition; (ii) periodic removal of debris, refuse, snow and ice in order to maintain such areas in a sightly, orderly and safe condition, in good repair and condition consistent with the standards of the surrounding retail area; (iii) preparing, maintaining and replacing any appropriate directionals and signage, including stop signs, and striping of driving lanes and parking spaces for purposes of designation, traffic direction, marking loading and un-loading zones, no parking areas and pedestrian cross walks; (iv) preparing, maintaining and replacing any appropriate lighting and lighting improvements; (v) preparing, maintaining and replacing any appropriate landscape plantings, trees, shrubbery and grass in an attractive, sightly condition, trimmed and weed-free, in good repair and condition consistent with the standards of the surrounding retail area; (vi) preparing, maintaining and replacing all common utility mains and lines; (vii) preparing, maintaining and replacing the sidewalks in a sightly condition, in good repair and condition consistent with the standards of the surrounding retail area; and (viii) keeping the Common Areas and Parking Area, if applicable, free of obstructions and parked vehicles (other than temporarily parked vehicles). Likewise, ad valorem taxes and assessments, and similar requirements or incidentals of ownership, shall be paid by the Owner owning the Lot or portion thereof to which such ad valorem taxes or assessments attach (including without limitation the portion of the Common Area on its Lot); and nothing herein shall (i) require that any Owner be

responsible for any accidents, injury, loss or damage occurring on the Lot of the other, or (ii) impose any specific obligation or requirement with respect to the use, ownership, operation or maintenance of the Lot owned by such party, except as expressly set forth in this Declaration.

1.06 Utility Lines and Facilities. Declarant hereby retains for itself and the Owners, a permanent, perpetual, non-exclusive easement over the Lots to allow for the construction and maintenance of utilities (including, but not limited to, sanitary sewer, water and drainage), at a location reasonably approved by each respective Owner prior to commencement of construction of such utilities. Additionally, each Owner agrees not to unreasonably withhold its consent or unreasonably condition its response to a request from another Owner for additional underground easements which are reasonably required by any public or private utility for the purpose of providing utility services to the requesting party's Lot, provided such easements do not encroach on any building or other existing structures or unreasonably interfere with the property of the Owner to whom the request is made, and are not otherwise inconsistent with the provisions of this Declaration and further provided that all expenses related to the easement and utility installation and maintenance (including fully restoring the easement area after installation and/or maintenance) are borne by the requesting Owner. Furthermore, the Owner to whom the request is made shall have the right to require that all construction, repair and maintenance activities be undertaken after normal business hours or at such other times as, in the opinion of the party to whom the request is made, will minimize the impact of such activities upon the conduct of its business.

ARTICLE II

RESTRICTIVE COVENANT/SIGNAGE

2.01 Restrictive Covenant. No portion of Lot 12 or Lot 13 shall be conveyed, assigned, licensed, sold or leased for the operation of a restaurant whose gross sales revenues from Mexican food exceeds twenty percent (20%) of its total gross sales revenues at such site (the "Use Restriction"). This Use Restriction shall also apply to kiosks and carts on Lot 12 or Lot 13 and shall apply so long as (i) Texas Taco Cabana, L.P. is operating a Mexican restaurant on Lot 14 and (ii) Texas Taco Cabana, L.P. is not in default in the payment of Annual Rent or Additional Rent (as such terms are defined in the Taco Cabana Lease) or in the performance of any other material obligation of tenant beyond any applicable cure or grace periods, all as set forth in that certain Lease Agreement dated March 1, 2007 (the "Taco Cabana Lease") between Wyndham Investment Properties, Inc., as Lessor, and Texas Taco Cabana, L.P., as Lessee, as it may be extended. The Use Restriction is only for the benefit of Texas Taco Cabana, L.P., as lessee of Lot 14 of the Property, who shall have the right to invoke and enforce the restriction contained herein by any and all means available at law or in equity. The Use Restriction may be waived or modified by Texas Taco Cabana, L.P. by proper written instrument recorded in the Real Property Records of Rockwall, Texas. This Use Restriction shall be a covenant running with the land during the term of the Taco Cabana Lease, as it may be extended, as a burden on Lot 12 and Lot 13 of the Property for the benefit of Lot 14 of the Property, and there is currently no Use Restriction on Lot 14.

2.02 Signs.

(a) Monument/Pylon Signs. No more than one (1) sign (other than signage attached to the building located on such Lot) may be constructed on each Lot. Each such sign shall be a monument sign or a pylon sign and shall be built in accordance with the standards of the City of Rockwall, Texas, or other applicable governmental authority.

(b) Store Signs. Signage on the buildings of the Lots shall comply with all rules and regulations of the applicable governmental authorities.

ARTICLE III

DEFAULT; REMEDIES

3.01 Default/Remedies. In the event of a breach, or attempted or threatened breach, by any Owner of any of the terms, covenants, and conditions hereof, and after prior written notice and a reasonable period to cure such breach, any one or all of the other Owners shall be entitled forthwith to injunctive relief and/or all such other available legal and equitable remedies from the consequences of such breach, including without limitation the cure of such breach by the non-defaulting Owner, in which event the defaulting Owner shall owe the non-defaulting Owner reimbursement of all reasonable costs and expenses incurred by the non-defaulting Owner, including without limitation reasonable legal fees. All cost and expenses incurred by any Owner in any such suit or proceedings shall be assessed against the non-prevailing party Owner and shall constitute a lien against the non-prevailing Owner's Lot effective upon recording notice thereof in the Office of the County Clerk of Rockwall County, Texas (provided however any such lien shall be subject to and subordinate to any lender providing financing for any such Lot). The remedies of any one or all such Owners shall be cumulative as to each Owner and as to all other remedies permitted at law or in equity.

ARTICLE IV

INDEMNIFICATION AND INSURANCE

4.01 Indemnification.

(a) Each Owner (the "Indemnifying Owner") agrees to indemnify and hold harmless the Owner of any other Lot (the "Indemnified Owner") from any and all liability or damages which the Indemnified Owner may suffer as a result of claims, demands, costs, liens, judgments or awards against the Indemnified Owner arising out of or as a result of any event or circumstance occurring on the Lot owned by the Indemnifying Owner to the extent caused by the negligence or willful misconduct of the Indemnifying Owner, but not to the extent caused by the negligence or willful misconduct of the Indemnified Owner or the employees, contractors or employees of the Indemnified Owner.

(b) Notwithstanding the provisions of Section 4.01 (a), a party exercising its rights under Section 1.06 above shall indemnify, defend and hold harmless the Owner of the Lot into which such utility facilities are installed (the "Burdened Owner") from any and all claims, demands, liabilities, losses, costs and expenses (including attorneys' fees)

suffered or incurred by the Burdened Owner which arise out of, or relate to, the installation and maintenance of such utility facilities.

4.02 Insurance.

(a) Each Owner shall, with respect to its Lot and the operations thereon (including the construction of any improvements), at all times during the term of this Declaration, maintain in full force and effect comprehensive public liability insurance with a financially responsible insurance company or companies; such insurance to provide for a combined single limit of not less than Two Million Dollars ($2,000,000.00) for personal or bodily injury or death and for property damage in commercially reasonable amounts. Such insurance shall extend to the contractual obligation of the insured party arising out of the applicable indemnification obligation set forth in Section 4.01 above; however, to the maximum extent permitted by commonly available insurance, the parties hereby waive subrogation with regard to their respective insurance coverages and agree that the location of the damage shall determine whose insurance coverage shall be applicable to the damage.

(b) Notwithstanding anything to the contrary set forth herein, each Owner hereby releases the other from any and all liability or responsibility to the other Owners, or to any other party claiming through or under them by way of subrogation or otherwise, for any loss or damage to property caused by a casualty which is insurable under standard fire and extended coverage insurance; provided, however, that this mutual waiver shall be applicable only with respect to a loss or damage occurring during the time when property insurance policies, which are readily available in the marketplace, contain a clause or permit an endorsement to the effect that any such release shall not adversely affect or impair the policy or the right of the insured party to receive proceeds under the policy; provided, further, that this release shall not be applicable to the apportion of any damage which is not reimbursed by the damaged party's insurer because of the "deductible" in the damaged party's insurance coverage.

4.03 Condemnation and Casualty. In the event of condemnation by any duly constituted authority for a public or quasi-public use of all or any part of any Lot, that portion of the award attributable to the value of the land within the area covered by that portion of the reciprocal easement granted herein and so taken shall be payable to the Owner in fee thereof and no claim thereon shall be made by any other Owner; provided, however, that such other Owners may file a collateral claim with the condemning authority over and above the value of the land within the easement area so taken, to the extent of any damages suffered resulting from the severance of the appurtenant easement area so taken. In the event all or any portion of any building on a Lot is damaged or destroyed by fire or other casualty, the Owner of such Lot (or portion thereof) shall promptly restore or cause to be restored such building or, in lieu thereof, shall remove or cause to be removed the damaged portion of such building together with all rubble and debris related thereto. Any area formerly covered by buildings which are not reconstructed following a casualty shall be graded to the level of the adjoining Lot and shall be covered by well-maintained grass or a one inch asphalt dust cap and shall be kept weed free and clean at the sole cost and expense of the Owner of such Lot (or portion thereof).

4.04 Municipal Compliance and Violations. Each Owner shall promptly address, pay all fines, penalties, remove of record and cure the condition of all notes or notices of violation of municipal ordinances and each Owner covenants and agrees not to create or permit to exist any violation that would prevent the other Owner from using the Common Area.

ARTICLE V

MISCELLANEOUS

5.01 Notices. Any and all notices, elections, demands, requests and responses thereto permitted or required to be given under this Declaration, except as otherwise provided for herein, shall be in writing, signed by or on behalf of the party giving the same, and shall be deemed to have been properly given and shall be effective upon being personally delivered, or upon one (1) business day after being deposited in the United States mail, postage prepaid, certified with return receipt requested, or upon being deposited on a paid basis with a nationally recognized overnight delivery service, to the other respective parties at the address of such other party set forth below (or as given from time to time) or at such other address within the continental United States as such other party may designate by notice specifically designated as a notice of change of address and given in accordance herewith; provided, however, no notice of change of address shall be effective until the date of receipt thereof personal delivery to a party or to any officer, partner, agent or employee of such party at said address shall constitute receipt. Rejection or other refusal to accept or inability to deliver because of changed address of which no notice has been received shall also constitute receipt and, if given to Declarant, shall be addressed as follows:

N3 DEVELOPMENT, LTD
Attention: Chris Baker
505 Pecan Street, Suite 201
Forth Worth, Texas, 76102

with a copy to:

JACKSON WALKER L.L.P.
Attention: Brad Knippa
100 Congress, Suite 1100
Austin, Texas 78701

Until such time as the Taco Cabana Lease is terminated, to:

Texas Taco Cabana, L.P.
8918 Tesoro Drive, Suite 200
San Antonio, Texas 78217
Attention: Mr. Bradley Smith, Vice President Real Estate

with a copy to:

Carrols Corporation
968 James Street
Syracuse, New York 13203
Attention: Real Estate Department/Legal Department

5.02 Saturdays, Sundays and Holidays. Unless otherwise specifically set forth herein, the term "days" shall include Saturdays, Sundays and all holidays, and the term "months" shall refer to calendar months. If the last day for performance falls on a Saturday, Sunday or holiday, the time for performance shall be extended to the next regular business day. Holidays shall include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, the day after Thanksgiving and Christmas Day and any other legal holiday or holiday recognized by banks in Rockwall, Texas.

5.03 No Joint Venture or Partnership. This Declaration shall not be construed to create a partnership or joint venture among the Owners, but merely set forth the terms and conditions of the obligations of Owners regarding the Lots, the development of same, and other related matters. No Owner is authorized to act as agent for any other party or to otherwise act on behalf of any other Owner.

5.04 Invalid Provisions to Affect No Others. If fulfillment of any provisions hereof or any transaction related hereto at the time performance of such provisions shall be due shall involve transcending the limit of validity prescribed by law, then ipso facto, the obligation to be fulfilled shall be reduced to the limit of such validity; and if any clause or provision herein contained is held unlawful, such clause or provision shall be stricken, as though not herein contained, and the remainder of this Declaration shall remain operative and in full force and effect.

5.05 Departure from Terms. Any indulgence or departure at any time or by any party hereto from any of the provisions hereof or failure to exercise any of its rights and remedies shall not modify the same or relate to the future, or waive future compliance therewith by the other party. This Declaration may not be amended or modified except by a written instrument signed by all then current Owners and filed of record in Rockwall County, Texas.

5.06 Successors and Assigns. This Declaration shall be binding upon and shall inure to the benefit of the Owners from time to time, their respective heirs, legal representatives, successors, successors-in-title and assigns.

5.07 Law Governing. The laws of the State of Texas shall govern the interpretation, validity and enforceability hereof.

5.08 Captions. Titles or captions of articles, sections or paragraphs contained in this Declaration are inserted only as a matter of convenience and for reference, and in no way define, limit, extend or describe the scope of this Declaration or the intent of any provisions hereof.

5.09 Estoppel. If requested to do so in writing by an Owner, the other Owners shall execute and deliver, within ten (10) business days of receipt of such request, estoppel certificates to the requesting Owner, a lender proposing to lend funds secured by all or a portion of the Lot of the requesting Owner, to a party proposing to lease all or a portion of the Lot of the requesting Owner (or improvements located thereon) or to a party proposing to purchase all or a portion of the Lot owned by the requesting Owner, which certify, if true (and if not true, explains why not): (i) that this Declaration is in full force and effect and has not been modified or amended; (ii) that

the applicable Owner has not delivered any notice of default under this Declaration to another party; (iii) that, to the knowledge of such Owner, there is no outstanding default under this Declaration, or if such Owner has knowledge of a default, specifying such default; and (iv) other information regarding this Declaration reasonably requested by such Owner, prospective lender, tenant or purchaser.

5.10 Covenants Running With the Land. The rights and obligations contained in this Declaration constitute covenants running with the land, which shall bind all Owners succeeding to any right, title or interest in or to the Property or any part thereof, and their respective heirs, successors and assigns. During the period Declarant is an Owner, Declarant shall be entitled to specific enforcement of all the terms and provisions hereof. The obligations described herein shall not be personal obligations of an Owner once such Owner is no longer an owner of a Lot, but shall be obligations of the Owners owning a Lot from time to time. The Access Easement and the Parking Easement are easements appurtenant to the Lots.

5.11 Further Instruments. The Owners of the Property shall make a good faith effort to cooperate in all matters involving the use, maintenance and repair of the Access Easement and the Parking Easement and all rights referred to in this Declaration, and each Owner of the Property agrees to execute, acknowledge and record any and all further instruments, easements, agreements, declarations or other documents which are reasonably necessary to fulfill the terms and intentions of this Declaration.

5.12 Consents. Except where expressly provided herein to the contrary, any consent, determination, judgment, decision or approval required or permitted hereunder including without limitation consent, acknowledgement or other documents reasonably requested by a mortgagee of Lot 12, Lot 13 or Lot 14, shall be made or determined in the exercise of such party's reasonable discretion and judgment and shall not be unreasonably delayed, withheld or conditioned.

5.14. Exhibits. Each of the exhibits referred to herein and attached hereto is incorporated herein by reference and made a part of this Declaration.

[BALANCE OF PAGE INTENTIONALLY LEFT BLANK.]

N3 DEVELOPMENT, LTD.,
a Texas limited partnership

By: N3 Capital, LLC,
a Texas limited liability company,
its general partner

By: Chris Baker
Name: Chris Baker
Title: G. C.

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this 5th day of June, 2008, personally appeared Chris Baker, the Secretary of N3 Capital, LLC, a Texas limited liability company, as general partner of N3 Development, Ltd., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged before me that he executed the same for the purposes and consideration therein expressed, as the act of said limited liability company and limited partnership, and in the capacity therein stated.

DEBRA A. CHEEK
MY COMMISSION EXPIRES
June 25, 2011

Debra A. Cheek
NOTARY PUBLIC, STATE OF TEXAS
Printed Name: Debra A. Cheek
My Commission Expires: 6-25-2011

CONSENTED TO BY:

TEXAS TACO CABANA, L.P.,
a Texas limited partnership

By: T.C. Management, Inc.,
its general partner

By: William E. Myers
Name: William E. Myers
Title: Vice President

ACKNOWLEDGMENT

STATE OF ~~TEXAS~~ NEW YORK §
§
COUNTY OF ~~TARRANT~~ ONONDAGA §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this 4th day of June, 2008, personally appeared William E. Myers, the Vice President of T.C. Management, Inc., a Delaware corporation, as general partner of Texas Taco Cabana, L.P., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged before me that he executed the same for the purposes and consideration therein expressed, as the act of said limited liability company and limited partnership, and in the capacity therein stated.

NOTARY PUBLIC, STATE OF ~~TEXAS~~ NEW YORK
Printed Name: Terry L Hook
My Commission Expires: 10/31/2010

TERRY L. HOOK
Notary Public, State of New York
Qualified in Onon. Co. No. 4664541
Commission Expires Oct. 31, 2010

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Being Lots 15 - 17, Block A of the LaJolla Pointe Addition, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Cabinet G, Page 258, Plat Records, Rockwall County, Texas.

EXHIBIT B

PLAT

STAMPED FOR SCANNING
PURPOSES ONLY

ALTA/ACSM Land Title Survey
Lots 12 13 & 14, Block A
La Jolla Pointe Addition, Phase 2
3.473 Acres in the
William Mervyn Survey, Abst. No. 200
James Smith Survey, Abst. No. 9
City of Rockwall
Rockwall County, Texas
Urban Surveying Co. Inc
INTERSTATE HIGHWAY 30
LA JOLLA POINTE DRIVE
BLOCK A
4.497 ACRES
Subject Property

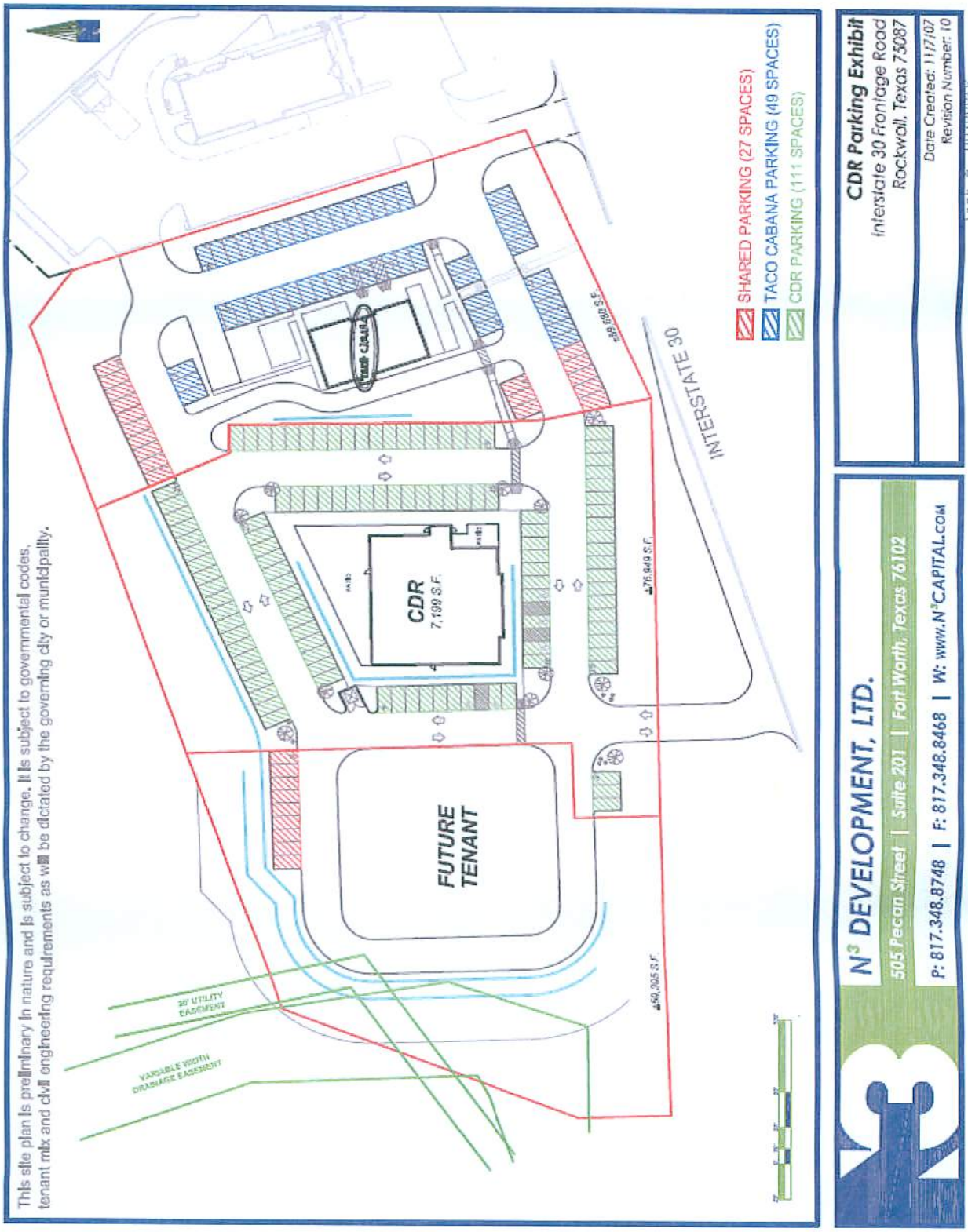
EXHIBIT C

COMMON AREA

STAMPED FOR SCANNING
PURPOSES ONLY

EXHIBIT D

PARKING AREA



Inst # 00377747

Filed for Record in: Rockwall County
On: Jun 10,2008 at 11:12A

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:	November 15, 2022
APPLICANT:	Robert Romano
CASE NUMBER:	SP2022-054; *Amended Site Plan for Snuffer's Restaurant & Bar*

SUMMARY

Discuss and consider a request by Robert Romano on behalf of Bill McMahon of Triton I-30 Rockwall II, LLC for the approval of an *Amended Site Plan* for an existing *Restaurant* facility on a 1.370-acre parcel of land identified as Lot 17, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 568 E. IH-30, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on September 26, 1960 by *Ordinance No. 60-04* [*Case No. 1960-004*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. Based on the January 3, 1972 zoning map, at some point between the time of annexation and January 3, 1972 the subject property was rezoned to a Commercial (C) District. This remains the current zoning designation of the subject property. In 2007, the Planning and Zoning Commission approved a Site Plan [*Case No. SP2007-007]* for a 3,567 SF restaurant (*i.e. Taco Cabana*) which was built in 2008. Taco Cabana vacated the property in January 2019. The subject property has remained vacant since 2019.

PURPOSE

The applicant -- *Robert Romano* – submitted an application requesting the approval of an amended site plan for the renovation of the existing 3,567 SF restaurant, and proposed additions to the restaurant of 621 SF and 1,260 SF .

ADJACENT LAND USES AND ACCESS

The subject property is located at 568 E. IH-30. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a vacant 2.5440-acre parcel of land (*i.e. Lot 19, Block A, La Jolla Pointe Addition*), zoned Commercial (C) District. Beyond this is a vacant 1.284-acre parcel of land (*i.e. Lot 10, Block A, La Jolla Point Addition Phase 2*) zoned Commercial (C) District. Beyond this is La Jolla Pointe Drive, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is the west bound lanes of the IH-30 Frontage Road. Beyond this is IH-30, which is identified as a TXDOT 6D (*i.e. Texas Department of Transportation Principle Arterial Roadway, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the east bound lanes of the IH-30 Frontage Road.

East: Directly east of the subject property is a 1.148-acre parcel of land (*i.e. Lot 1, Block A, Steak-N-Shake Addition*), zoned Commercial (C) District, and developed with a *restaurant with a drive-through (i.e Steak-N-Shake)*. Beyond this is Ridge Road [*FM-740*] which is identified as a M4D *(i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a 1.346-acre parcel of land, zoned Commercial (C) District, and developed with a 9,742 restaurant (*i.e. Logan's Roadhouse)*. West of this is a 1.364-acre parcel of land, zoned Commercial (C) District, and developed with a 9,379.50 SF *Health Club* (*i.e. White Tiger Taekwondo*). Beyond this is Catalina Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Restaurant with 2,000 SF or more without a Drive-Through* is permitted *by-right* in a Commercial (C) District. The submitted site plan, landscape plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District with the exception of the variances and exceptions outline in the *Variances and Exceptions by the Applicant* section below. A summary of the density and dimensional requirements for the subject property and the proposed projects conformance to these requirements are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	10,000 SF	59,677 SF; *In Conformance*
Minimum Lot Frontage	60-Feet	200-Feet; *In Conformance*
Minimum Lot Depth	100-Feet	350-Feet; *In Conformance*
Minimum Front Yard Setback	15-Feet	84-Feet; *In Conformance*
Minimum Rear Yard Setback	10-Feet	32-Feet; *In Conformance*
Minimum Side Yard Setback	10-Feet	12-Feet; *In Conformance*
Maximum Building Height	60-Feet	24-Feet; *In Conformance*
Max Building/Lot Coverage	60%	11%; *In Conformance*
Minimum Number of Parking Spaces	1/100 or 55 Spaces	55; In Conformance
Minimum Landscaping Percentage	20%	X=27%; *In Conformance*
Maximum Impervious Coverage	85-90%	C=64%; *In Conformance*

LANDSCAPE PLAN

According to Subsection 03.02, *Applicability*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), a landscape plan is required with an amended site plan that proposes an expansion of the existing floor area of a non-residential building or structure by 30%, or that adds 2,000 SF of floor area or more. In this case, the applicant is proposing to add 1,881 SF of additional floor area, which equates to 53% of the existing building's floor area. The applicant has provided a landscape plan that generally conforms to the requirements set forth in Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) and Subsection 06.02, *Overlay District Landscape Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) with the exception of the use of several Mexican fan palms. According to Appendix C, *Landscaping Guidelines and Requirements*, of the Unified Development Code (UDC), a Mexican fan palm is not considered an approved tree; however, the palms are existing on the subject property, and are from 14-caliper inches to 18-caliper inches in size, which are comparable to an approved canopy tree. Other than the use of the Mexican fan palm trees, the applicant's request conforms to the requirements set forth in Subsection 05.01, *Landscape Buffers*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), and the canopy tree requirements for parking lot areas as set forth in Subsection 05.02, *Landscape Screening*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC). Based on this it would be counterproductive and unnecessary to request that the applicant to remove the Mexican fan palms.

CONFORMANCE WITH THE CITY'S CODES

Based on Subsection 02.02, *Land Use Standards*, of Article 13, *Definitions*, of the Unified Development Code (UDC), the applicant is requesting the approval of a *Restaurant with 2,000 SF or more without Drive-Through*, which conforms to the land uses listed in Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) for a property situated in a Commercial (C) District. The proposed site plan generally conforms to the *General Overlay District Standards* and the *General Commercial (C) District Standards* as stipulated by Article 05, *District Development Standards*, of

the Unified Development Code (UDC), with the exception of the variances and exceptions being requested in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request to renovate the subject property conforms to the majority of the City's codes; however, staff has identified the following variances:

(1) Architectural Standards.

(a) *Roof Design Standards.* According to Subsection 06.02 (C)(2), Roof Design Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), "(a)ll structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof". In this case the applicant is proposing a flat roof with a parapet to screen the roof mounted utility equipment. This will require a variance from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

(b) *Four (4) Sided Architecture.* According to Subsection 06.02 (C)(5), Four (4) Sided Architecture, of Article 05, District Development Standards, of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features." In this case the applicant is required to meet the building articulation standards for the primary building façade on all sides of the building. Given the proposed building elevations the applicant does not meet the wall projection requirements. This will require a variance from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

Staff should point out that the existing building does not meet these standards; however, since the applicant is expanding the legal non-conformity of the structure, the project would be subject to requesting the variances through the amended site plan process. In addition, according to Subsection 09.02, *Variances to the General Overlay District Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(i)n cases where a variance or variances is/are being requested, the applicant shall provide two (2) compensatory measures that directly offset the requested variance." The code goes on to require that applicant's provide compensatory measures that directly offset the requested variances. In this case, as compensatory measures the applicant is proposing to provide [*1*] seven (7) percent more than the required landscape percentage, [*2*] more than the required stone percentage on the building, [*3*] additional landscaping around the front of the building, and [*4*] shrubs along the east property line. Requests for variances to the *General Overlay District Standards* are discretionary decisions for the Planning and Zoning Commission, and require a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- for approval.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated within the *IH-30 Corridor District* and is designated for *Special Commercial Corridor* land uses. According to the plan, the *Special Commercial Corridor* "….is intended to provide an area for commercial/retail activity centers that are intended to support and serve the entire region." The primary land uses in the *Special Commercial Corridor* include Regional shopping centers, entertainment, retail, personal services, restaurants, corporate offices, employment and recreational land uses. In this case, the applicant is requesting approval of an *Amended Site Plan* for a *Restaurant with 2,000 SF or more without Drive-Through.* Based on this, the applicant's request appears to conform to the goals and policies of the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB):

On October 25, the Architecture Review Board (ARB) reviewed the proposed building elevations, and requested changes from the applicant. Specifically, the ARB wanted to see existing rooftop units (RTUs) (*i.e. HVAC and vent-a-hood equipment*) hatched into the updated building elevations and for the applicant to provide a rendering of the proposed building. The applicant has provided a rendering, but has failed to hatch in the existing RTUs. The renderings and updated building elevations will be reviewed by the ARB at the meeting on *November 15, 2022*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's request for an amended site plan for an existing restaurant with drive-through, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.

(2) The applicant shall be required to fully screen all HVAC and RTU's from visibility of the adjacent properties and rights-of-way. In addition, updated building elevations shall be required to be submitted showing conformance to this requirement prior to the issuance of a building permit.

(3) The applicant shall provide an updated photometric plan and lighting cut sheets that conform to the requirements set forth by the Unified Development Code (UDC) prior to the issuance of a building permit.

(4) Any construction resulting from the approval of this *Amended Site Plan* 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 & 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	568 East I-30 Rockwall, TX 75087				
SUBDIVISION	La Jolla Pointe Addition, Phase 2	LOT	17	BLOCK	A
GENERAL LOCATION	I-30 Access Road (North Side) West of Ridge Road				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE			
PROPOSED ZONING		PROPOSED USE			
ACREAGE	1.370	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	Triton I-30 Rockwall II, LLC	☑ APPLICANT	
CONTACT PERSON	Bill McMahon	CONTACT PERSON	Robert Romano
ADDRESS	1845 Woodall Rodgers Freeway Suite 1100	ADDRESS	800 Exposition Ave. #1
CITY, STATE & ZIP	Dallas, TX 75201	CITY, STATE & ZIP	Dallas, TX 75226
PHONE	737.346.7110	PHONE	214.821.8242
E-MAIL	bill.mcmahon@localfavorite.com	E-MAIL	hubcity.rr2002@gail.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bill McMahon CONTACT [*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 $100.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 13th *DAY OF* October *, 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 13th *DAY OF* October *, 2022*

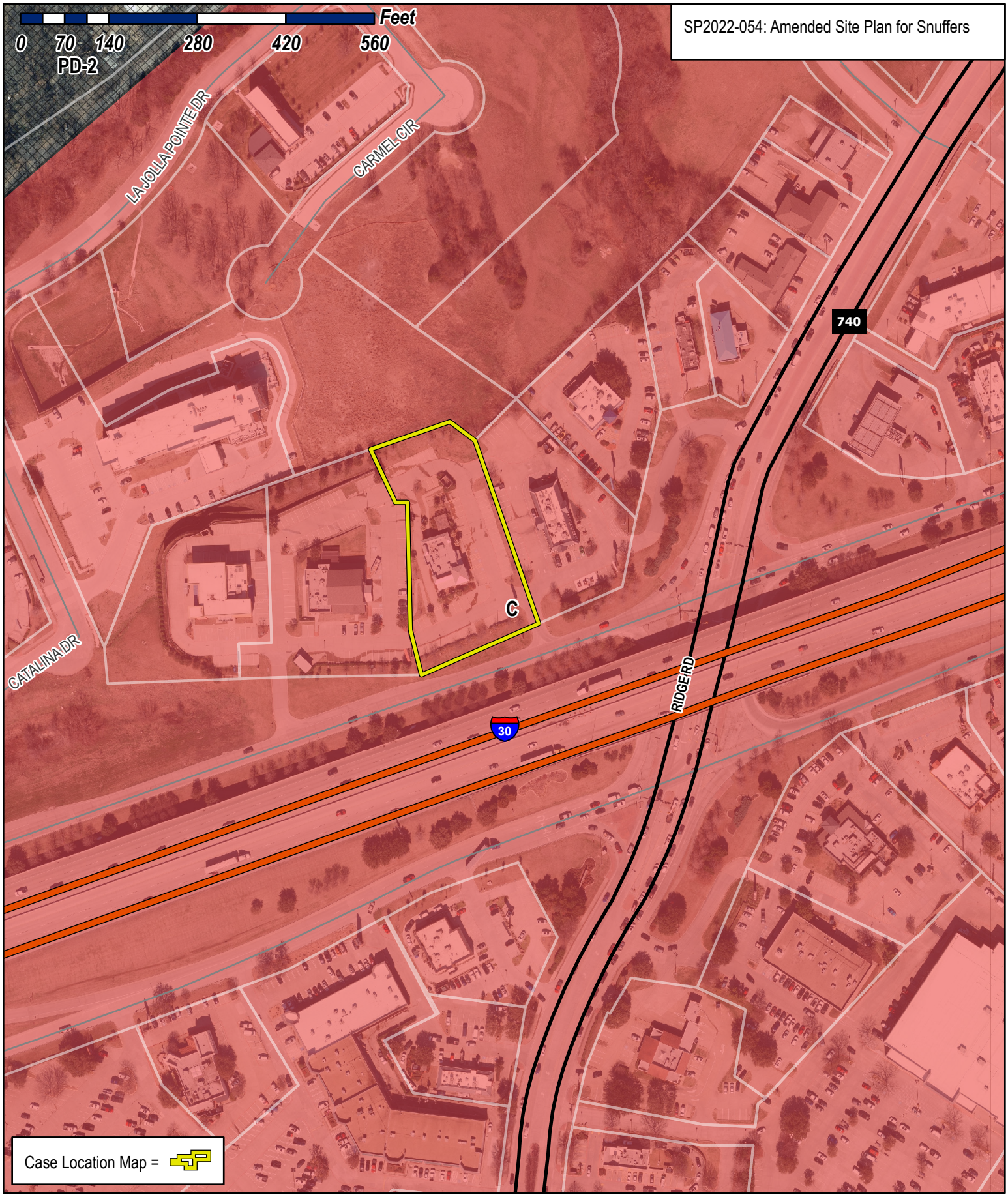
OWNER'S SIGNATURE Bill M

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Donna M. Combs

DONNA M. COMBS
Notary Public, State of Texas
Comm. Expires 02-09-2025
Notary ID 499696

MY COMMISSION EXPIRES 02-09-2025

Notary 499696
Exp. 02-09-2025



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.

HUB CITY PRODUCTIONS

800 EXPOSITION AVENUE • DALLAS TEXAS 75226 • 214.821.8242

COMMUNICATION

DATE: 1 NOVEMBER 2022

TO: BETHANY ROSS, PLANNER
CITY OF ROCKWALL
385 GOLIAD STREET
ROCKWALL, TX 75087

FROM: ROBERT ROMANO

CC: BILL McMAHON (LOCAL FAVORITE RESTAURANT GROUP)

RE: ***SNUFFER'S RESTAURANT & BAR***
568 EAST INTERSTATE 30
ROCKWALL, TX 75087

PROJECT NUMBER: SP2022-054

In reference to the above named project, the following is a written explanation of the required compensatory measure required for the following variances:

(a) **Roof Design Standards.** According to Subsection 06.02 (C)(2), Roof Design Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), "(a)ll structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof". In this case the applicant is proposing a flat roof with a parapet to screen the roof mounted utility equipment. This will require a variance from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

(b) **Four (4) Sided Architecture.** According to Subsection 06.02 (C)(5), Four (4) Sided Architecture, of Article 05, District Development Standards, of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features." In this case the applicant is required to meet the building articulation standards for the primary building façade on all sides of the building. Given the proposed building elevations the applicant does not meet the wall projection requirements. This will require a variance from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

Based on the current submitted plans, the following compensatory items have been provided:

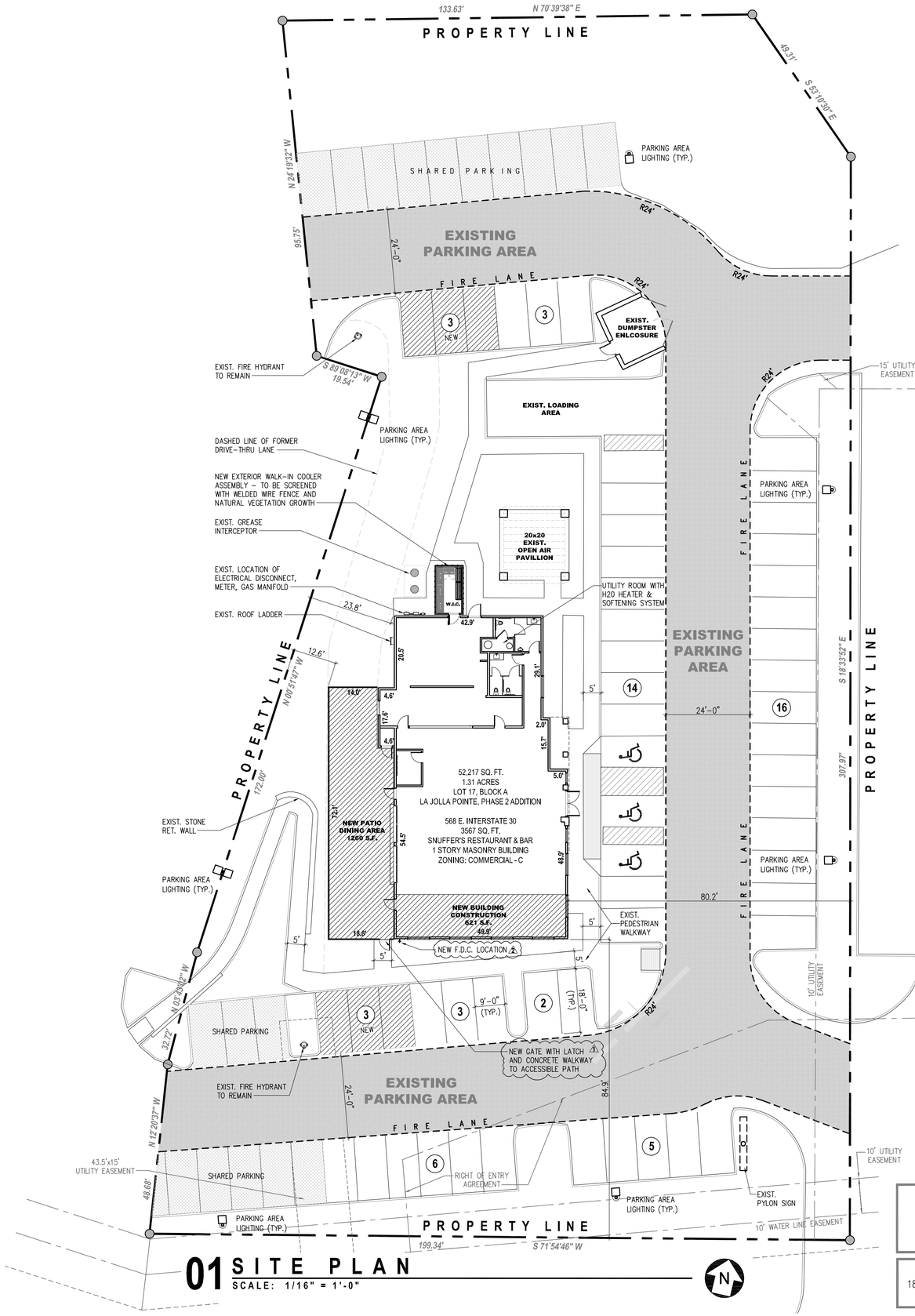
(1) 7% more than the required landscape percentage.

(2) More than the required stone percentage.

(3) Additional landscaping around the front (south/primary face) of the building.

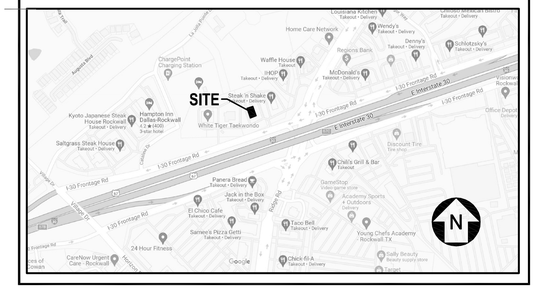
(4) Additional landscaping along the east edge of the site (to help shield Snuffers customers from the headlight glare of Steak-n-Shake parking area).

Please contact me directly if any further clarification is required.



01 SITE PLAN
SCALE: 1/16" = 1'-0"

VICINITY MAP



PARKING ANALYSIS

EXIST. BUILDING = 3567 SF
PROPOSED EXPANSION = 1881 SF
TOTAL AREA = 5448 SF

49 PARKS EXISTING
6 PARKS PARKS ADDED

55 PARKS PROVIDED
54 PARKS REQUIRED

03 ACCESSIBLE SPACES

LEGAL DESCRIPTION

LOT 17, BLOCK A, LA JOLLA POINTE, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED COMMERCIAL (C) DISTRICT, SITUATED WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT

OWNER: LOCAL FAVORITE RESTAURANTS, LLC
1845 WOODALL RODGERS FWY. #1100 DALLAS, TX 75201
BILL McMAHON 972.241.2171

PROJECT NUMBER: SP2022-54

SITE PLAN SIGNATURE BLOCK:

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.

WITNESS OUR HANDS, THIS _____ DAY OF _____

PLANNING & ZONING COMMISSION CHAIRMAN

DIRECTOR OF PLANNING & ZONING

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800 EXPOSITION AVENUE
DALLAS TEXAS 75226
TEL: 214.821.8242
hubcity.rr2002@gmail.com

SNUFFER'S
RESTAURANT & BAR
CONVERSION
568 EAST I-30 • ROCKWALL, TEXAS 75087

ARCHITECTURAL SITE PLAN

REV. NO.	DATE	DESCRIPTION
1	07.09.22	CITY COMMENTS
2	10.31.22	PLANNING & ZONING COMMENTS

DATE ISSUED:
03-13-22

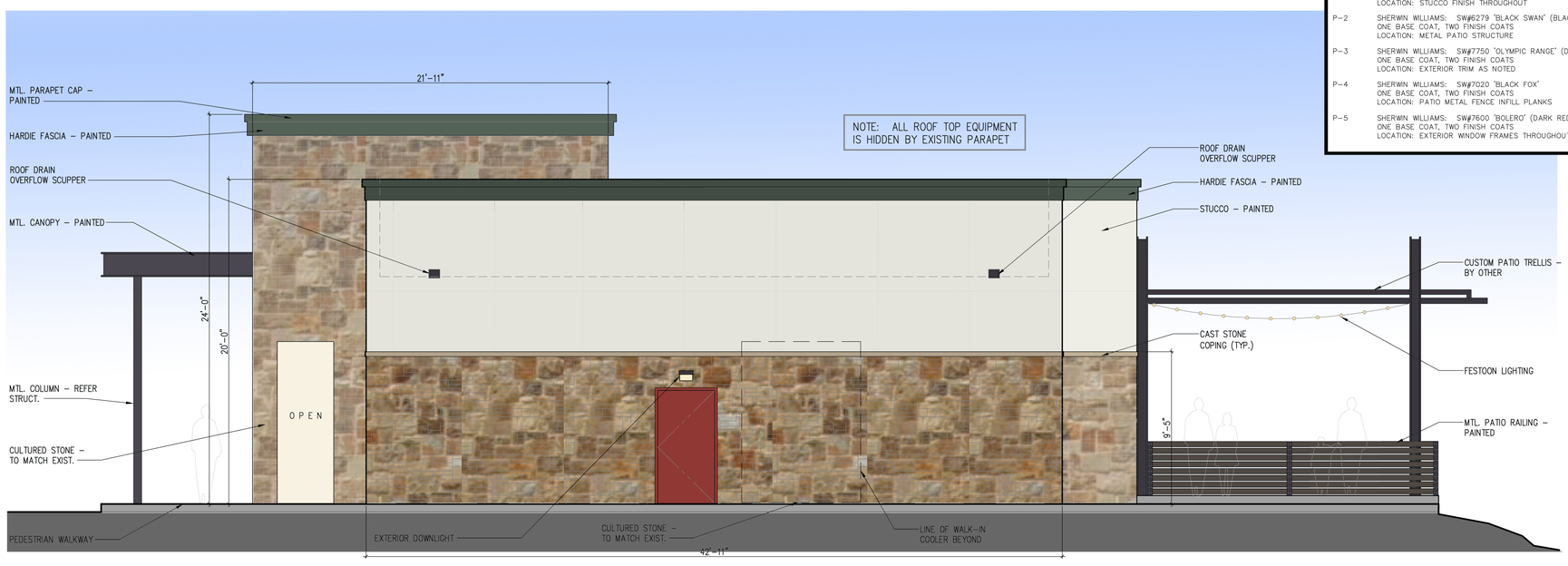
PROJECT NO.:
21751

DRAWING NO.:
A001



02 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL CALCULATIONS – SOUTH ELEVATION		
MATERIAL	AREA (S.F.)	PERCENTAGE
PRIMARY – CULTURED STONE	301	39%
PRIMARY – STUCCO (OFF–WHITE)	450	50%
SECONDARY – HARDIE FASCIA/TRIM	95	11%
TOTAL	846	100%



01 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL CALCULATIONS – NORTH ELEVATION		
MATERIAL	AREA (S.F.)	PERCENTAGE
PRIMARY – CULTURED STONE	549	49%
PRIMARY – STUCCO (OFF–WHITE)	463	41%
SECONDARY – HARDIE FASCIA/TRIM	104	10%
TOTAL	1116	100%

0 10 20 40

SPECIFICATIONS

KEY	EXTERIOR WALL FINISHES
CS–1	CULTURED STONE VENEER (TO MATCH EXISTING)
ST–1	STUCCO FINISH – PAINTED
TR–1	HARDIE FASCIA TRIM – PAINTED
AL–1	ALUMINUM PARAPET CAP – PAINTED

KEY	PAINT FINISH
P–1	SHERWIN WILLIAMS: SW#6203 "SPARE WHITE" ONE BASE COAT, TWO FINISH COATS LOCATION: STUCCO FINISH THROUGHOUT
P–2	SHERWIN WILLIAMS: SW#6279 "BLACK SWAN" (BLACK) ONE BASE COAT, TWO FINISH COATS LOCATION: METAL PATIO STRUCTURE
P–3	SHERWIN WILLIAMS: SW#7750 "OLYMPIC RANGE" (DARK GREEN) ONE BASE COAT, TWO FINISH COATS LOCATION: EXTERIOR TRIM AS NOTED
P–4	SHERWIN WILLIAMS: SW#7020 "BLACK FOX" ONE BASE COAT, TWO FINISH COATS LOCATION: PATIO METAL FENCE INFILL PLANKS
P–5	SHERWIN WILLIAMS: SW#7600 "BOLERO" (DARK RED) ONE BASE COAT, TWO FINISH COATS LOCATION: EXTERIOR WINDOW FRAMES THROUGHOUT

LEGAL DESCRIPTION
LOT 17, BLOCK A, LA JOLLA POINTE, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED COMMERCIAL (C) DISTRICT, SITUATED WITHIN THE IH–30 OVERLAY (IH–30 OV) DISTRICT

OWNER: LOCAL FAVORITE RESTAURANTS, LLC
1845 WOODALL RODGERS FWY. #1100 DALLAS, TX 75201
BILL McMAHON 972.241.2171

PROJECT NUMBER: SP2022-54

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WITNESS OUR HANDS, THIS _____ DAY OF _____

PLANNING & ZONING COMMISSION CHAIRMAN

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EXTERIOR ELEVATIONS

REV. NO.	DATE	DESCRIPTION
1	07.09.22	CITY COMMENTS
2	10.31.22	PLANNING & ZONING COMMENTS

DATE ISSUED:
03–13–22

PROJECT NO.:
21751

DRAWING NO.:
A300



MATERIAL CALCULATIONS – WEST ELEVATION		
MATERIAL	AREA (S.F.)	PERCENTAGE
PRIMARY – CULTURED STONE	680	41%
PRIMARY – STUCCO (OFF-WHITE)	870	50%
SECONDARY – HARDIE FASCIA/TRIM	155	9%
TOTAL	1705	100%

02 WEST ELEVATION
SCALE: 1/4" = 1'-0"

SPECIFICATIONS

KEY	EXTERIOR WALL FINISHES
CS-1	CULTURED STONE VENEER (TO MATCH EXISTING)
ST-1	STUCCO FINISH – PAINTED
TR-1	HARDIE FASCIA TRIM – PAINTED
AL-1	ALUMINUM PARAPET CAP – PAINTED

KEY	PAINT FINISH
P-1	SHERWIN WILLIAMS: SW#6203 "SPARE WHITE" ONE BASE COAT, TWO FINISH COATS LOCATION: STUCCO FINISH THROUGHOUT
P-2	SHERWIN WILLIAMS: SW#6279 "BLACK SWAN" (BLACK) ONE BASE COAT, TWO FINISH COATS LOCATION: METAL PATIO STRUCTURE
P-3	SHERWIN WILLIAMS: SW#7750 "OLYMPIC RANGE" (DARK GREEN) ONE BASE COAT, TWO FINISH COATS LOCATION: EXTERIOR TRIM AS NOTED
P-4	SHERWIN WILLIAMS: SW#7020 "BLACK FOX" ONE BASE COAT, TWO FINISH COATS LOCATION: PATIO METAL FENCE INFILL PLANKS
P-5	SHERWIN WILLIAMS: SW#7600 "BOLERO" (DARK RED) ONE BASE COAT, TWO FINISH COATS LOCATION: EXTERIOR WINDOW FRAMES THROUGHOUT



MATERIAL CALCULATIONS – EAST ELEVATION		
MATERIAL	AREA (S.F.)	PERCENTAGE
PRIMARY – CULTURED STONE	1078	62%
PRIMARY – STUCCO (OFF-WHITE)	498	29%
SECONDARY – HARDIE FASCIA/TRIM	157	9%
TOTAL	1733	100%

01 EAST ELEVATION
SCALE: 1/4" = 1'-0"

0 10 20 40

LEGAL DESCRIPTION
LOT 17, BLOCK A, LA JOLLA POINTE, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED COMMERCIAL (C) DISTRICT, SITUATED WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT

OWNER: LOCAL FAVORITE RESTAURANTS, LLC
1845 WOODALL RODGERS FWY. #1100 DALLAS, TX 75201
BILL McMAHON 972.241.2171

PROJECT NUMBER: SP2022-54

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WITNESS OUR HANDS, THIS _____ DAY OF _____

PLANNING & ZONING COMMISSION CHAIRMAN

DIRECTOR OF PLANNING & ZONING

hub city PRODUCTIONS
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TEL: 214.821.8242
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SNUFFER'S RESTAURANT & BAR
CONVERSION
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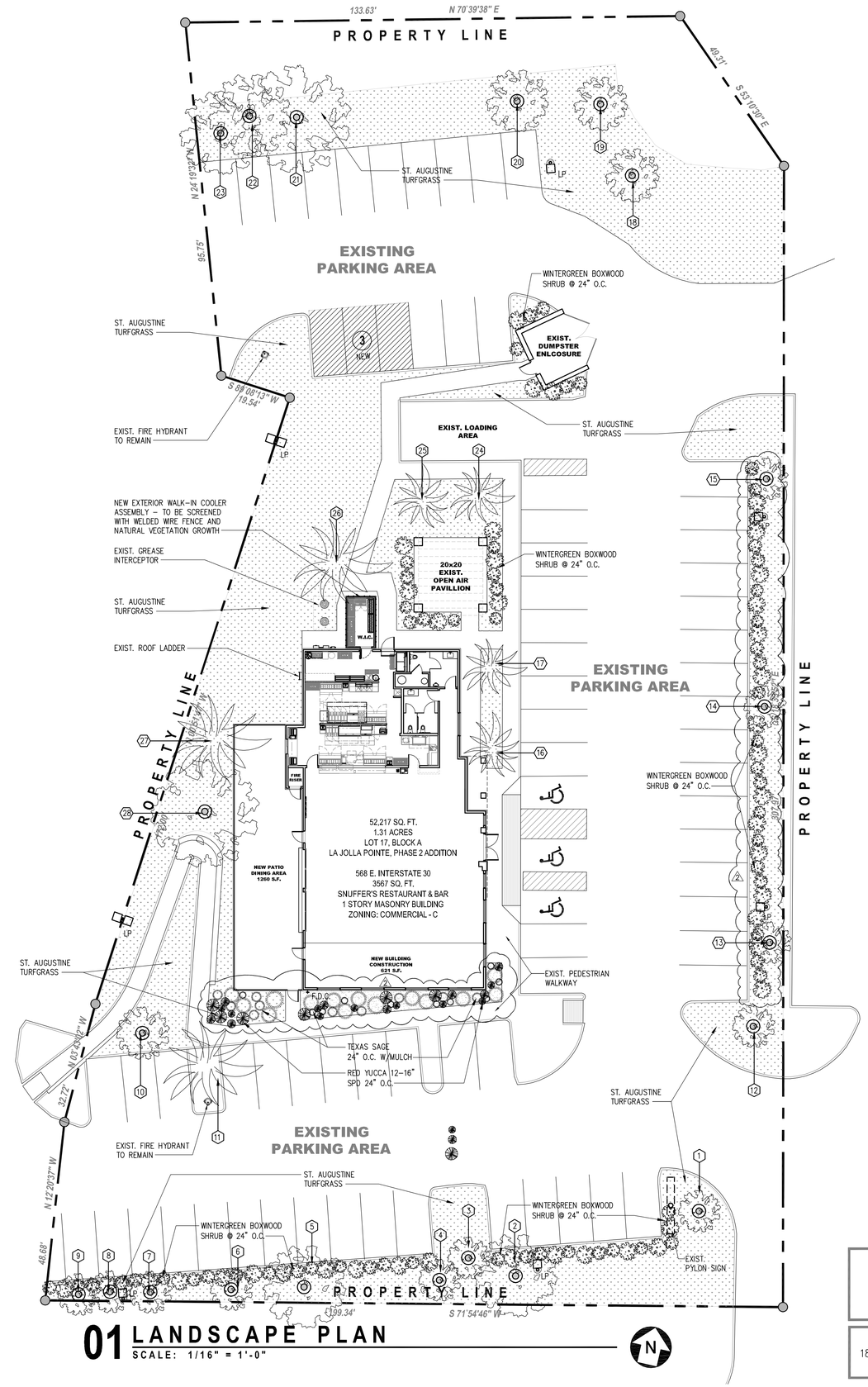
EXTERIOR ELEVATIONS

REV. NO.	DATE	DESCRIPTION
1	07.09.22	CITY COMMENTS
2	10.31.22	PLANNING & ZONING COMMENTS

DATE ISSUED:
03-13-22

PROJECT NO.:
21751

DRAWING NO.:
A301



01 LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

SITE DATA SUMMARY TABLE

ZONING	COMMERCIAL	RESTAURANT 1 PER 100 S.F. OF GROSS BUILDING AREA	
PROPOSED USE	RESTAURANT		
TOTAL LOT AREA / SQ. FT. & AC	57,217 SQ. FT. / 1.31 AC	TOTAL HANDICAP REQUIRED	2
TOTAL BUILDING FOOTPRINT	5448 SQ. FT.	TOTAL HANDICAP PROVIDED	3
TOTAL BUILDING FLOOR AREA	5448 SQ. FT.	TOTAL PARKING PROVIDED	55
BUILDING HEIGHT	1-STORY	TOTAL PARKING AREA	28,172 SQ. FT.
MAX. ALLOWABLE LOT COVERAGE	NONE	INTERIOR PLANTING AREA (5%)	572 SQ. FT.
ACTUAL LOT COVERAGE	9.5%	LANDSCAPE AREA REQUIRED (20%)	11,443 SQ. FT.
FLOOR AREA RATIO	0.095:1	LANDSCAPE AREA PROVIDED	15,192 SQ. FT.
TOTAL PARKING REQUIRED	54	AREA OF IMPERVIOUS SURFACE	36,577 SQ. FT.

EXISTING TREES

MARK	DESCRIPTION	MARK	DESCRIPTION	MARK	DESCRIPTION
1	PIN OAK/6" CALIPER	12	PIN OAK/6" CALIPER	24	MEXICAN FAN PALM/14"
1a	RED MAPLE/10" CALIPER	13	PIN OAK/6" CALIPER	25	MEXICAN FAN PALM/18"
2	PIN OAK/8" CALIPER	14	LIVE OAK/10" CALIPER	26	MEXICAN FAN PALM/18"
3	RED MAPLE/6" CALIPER	15	PIN OAK/8" CALIPER	27	MEXICAN FAN PALM/18"
4	RED MAPLE/6" CALIPER	16	MEXICAN FAN PALM/14"	28	RED MAPLE/10" CALIPER
5	PIN OAK/10" CALIPER	17	MEXICAN FAN PALM/14"		
6	RED MAPLE/10" CALIPER	18	PIN OAK/10" CALIPER		
7	RED MAPLE/10" CALIPER	19	RED MAPLE/8" CALIPER		
8	RED MAPLE/6" CALIPER	20	RED MAPLE/10" CALIPER		
9	PIN OAK/10" CALIPER	21	LIVE OAK/12" CALIPER		
10	RED MAPLE/10" CALIPER	22	PIN OAK/10" CALIPER		
11	MEXICAN FAN PALM/14"	23	LIVE OAK/6" CALIPER		

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
5. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY OWNER OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY OWNER OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS
6. ALL LANDSCAPE AREAS THAT EXCEED 1000 SQ. FT. TO BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS. METAL EDGING SHALL BE 4" x 4" MIN.
7. ALL LANDSCAPE SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM PROVIDED.

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	18	HESPERALOE PARVIFLORAH	RED YUCCA	60" HT X 36" SPR.	–
	25	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	96" HT X 72" W	–
	197	BUXUS SINICA VAR. INSULARIS 'WINTERGREEN'	WINTERGREEN BOXWOOD	24" HT X 60" W	–
	–	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE TURFGRASS	SOD	SOD TO HAVE TIGHT, ROLLED JOINTS & BE FREE OF WEEDS, DEBRIS, & ROCK

0 10 20 40 80

LEGAL DESCRIPTION
LOT 17, BLOCK A, LA JOLLA POINTE, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED COMMERCIAL (C) DISTRICT, SITUATED WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT

OWNER: LOCAL FAVORITE RESTAURANTS, LLC
1845 WOODALL RODGERS FWY. #1100 DALLAS, TX 75201
BILL McMAHON 972.241.2171

PROJECT NUMBER: SP2022-54

SITE PLAN SIGNATURE BLOCK:
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.

WITNESS OUR HANDS, THIS _____ DAY OF _____

PLANNING & ZONING COMMISSION CHAIRMAN

DIRECTOR OF PLANNING & ZONING

hub city PRODUCTIONS
800 EXPOSITION AVENUE
DALLAS TEXAS 75226
TEL: 214.821.8242
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SNUFFER'S RESTAURANT & BAR
CONVERSION
568 EAST I-30 • ROCKWALL, TEXAS 75087

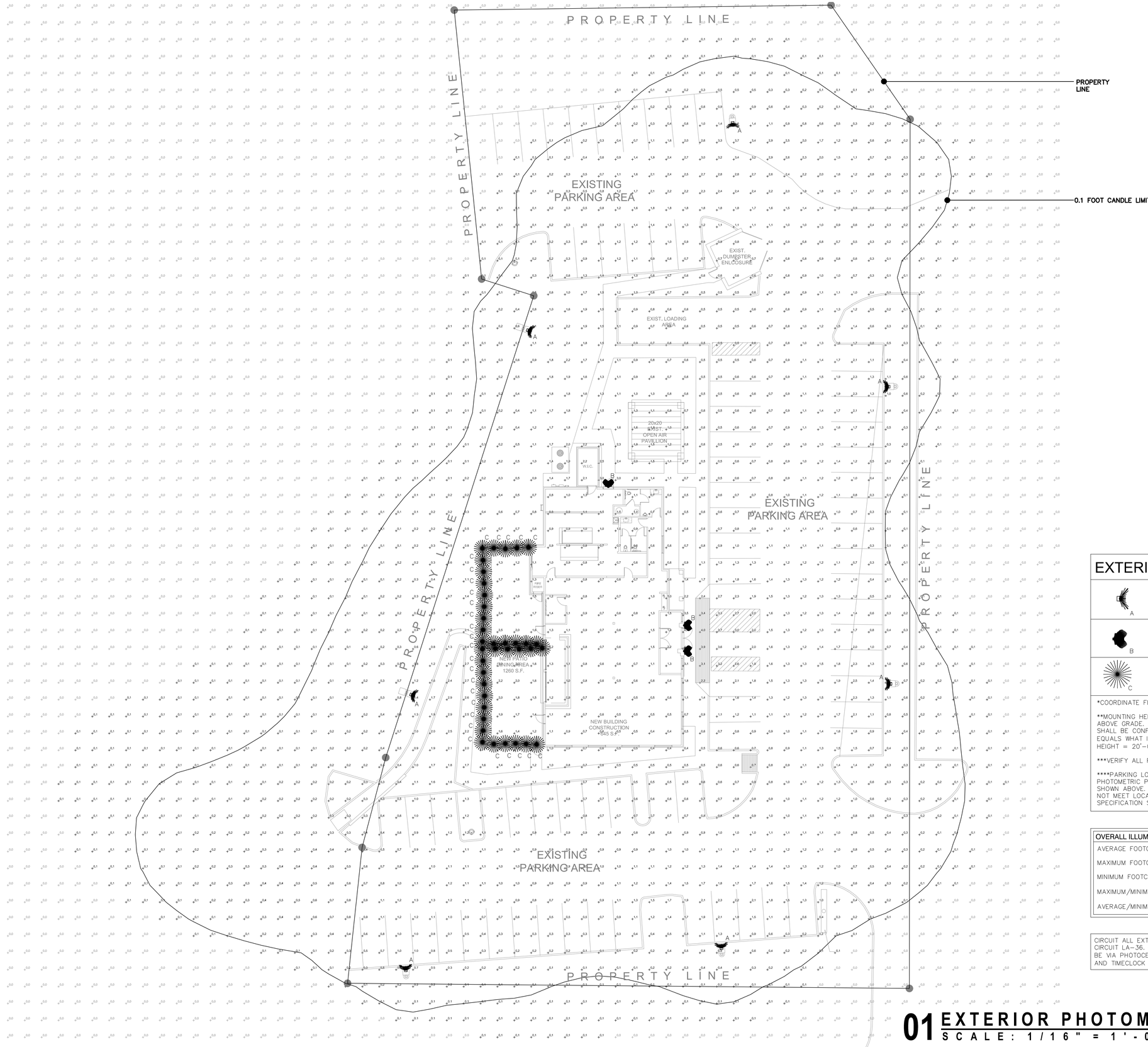
LANDSCAPE PLAN

REV. NO.	DATE	DESCRIPTION
1	07.09.22	CITY COMMENTS
2	10.31.22	PLANNING & ZONING COMMENTS

DATE ISSUED:
03-13-22

PROJECT NO.:
21751

DRAWING NO.:
A002



EXTERIOR LIGHTING LEGEND

A	POLE LIGHT, 73W LED, 120V MANF: LITHONIA LIGHTING MODEL: RSX1 LED P2 50K R3 HS 20'–0" MOUNTING HEIGHT, 0° TILT
B	WALL PACK, 19.1W LED, 120V MANF: LITHONIA LIGHTING MODEL: DSX1 LED 10C 530 40K TFTM MVOLT 10'–0" MOUNTING HEIGHT
C	FESTOON LIGHTING, 1.5W LED, 120V MANF: BUDGET LIGHTING MODEL: BAYSIDE LIGHT STRIP HEAVY DUTY 10'–0" MOUNTING HEIGHT

*COORDINATE FIXTURE FINISHES WITH ARCHITECT.

**MOUNTING HEIGHT REFERS TO THE HEIGHT OF THE LIGHT FIXTURE ABOVE GRADE. ANY POLE LIGHT MOUNTED ONTO A CONCRETE BASE SHALL BE CONFIGURED SO THAT THE HEIGHT OF THE LIGHT SOURCE EQUALS WHAT IS SHOWN ON THE SCHEDULE (BASE HEIGHT + POLE HEIGHT = 20'–0").

***VERIFY ALL FINAL SPECIFICATIONS WITH ARCHITECT.

****PARKING LOT LIGHTING IS EXISTING TO REMAIN. EXTERIOR PHOTOMETRIC PLAN IS BASED ON THE POLE LIGHT SPECIFICATION SHOWN ABOVE. WHERE LIGHTING LEVELS MEASURED IN THE FIELD DO NOT MEET LOCAL REQUIREMENTS, REPLACE WITH FIXTURE SPECIFICATION SHOWN ABOVE.

OVERALL ILLUMINATED ZONE CALCULATION
AVERAGE FOOTCANDLE: 0.9
MAXIMUM FOOTCANDLE: 4.4
MINIMUM FOOTCANDLE: 0.1
MAXIMUM/MINIMUM: 44:1
AVERAGE/MINIMUM: 9:1

CIRCUIT ALL EXTERIOR LIGHTING TO CIRCUIT LA–36. CONTROLS SHALL BE VIA PHOTOCELL (ON) AND TIMECLOCK (OFF).

01 EXTERIOR PHOTOMETRIC PLAN

SCALE: 1/16" = 1'-0"

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RESTAURANT & BAR
CONVERSION
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LIGHTING PLAN

REV. NO.	DATE	DESCRIPTION
1	07.09.22	CITY COMMENTS
2	10.31.22	PLANNING & ZONING COMMENTS

STATE OF TEXAS
PETER ADAM LEPTUCH
101149
LICENSED
PROFESSIONAL
ENGINEER
10/31/22

PETER A. LEPTUCH
ENGINEERING & CONSULTING SERVICES
Peter A. Leptuch, P.E.
PE #101149, FIRM #13543
300 N. Carroll Blvd. #200
Denton, TX 76201
(940) 808–0615

DATE ISSUED:
03–13–22

PROJECT NO.:
21751

DRAWING NO.:
E3.1
2

November 16, 2022

TO: Robert Romano
800 Exposition Ave. #1
Dallas, Texas 75226

CC: Bill McMahon
1845 Woodall Rodgers Freeway
Suite 1100
Dallas, Texas 75201

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2022-052; *Amended Site Plan for Snuffers*

Robert:

This letter serves to notify you that the above referenced case (*i.e. Amended Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on November 15, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.

(2) The applicant shall be required to fully screen all HVAC and RTU's from visibility of the adjacent properties and rights-of-way. In addition, updated building elevations shall be required to be submitted showing conformance to this requirement prior to the issuance of a building permit.

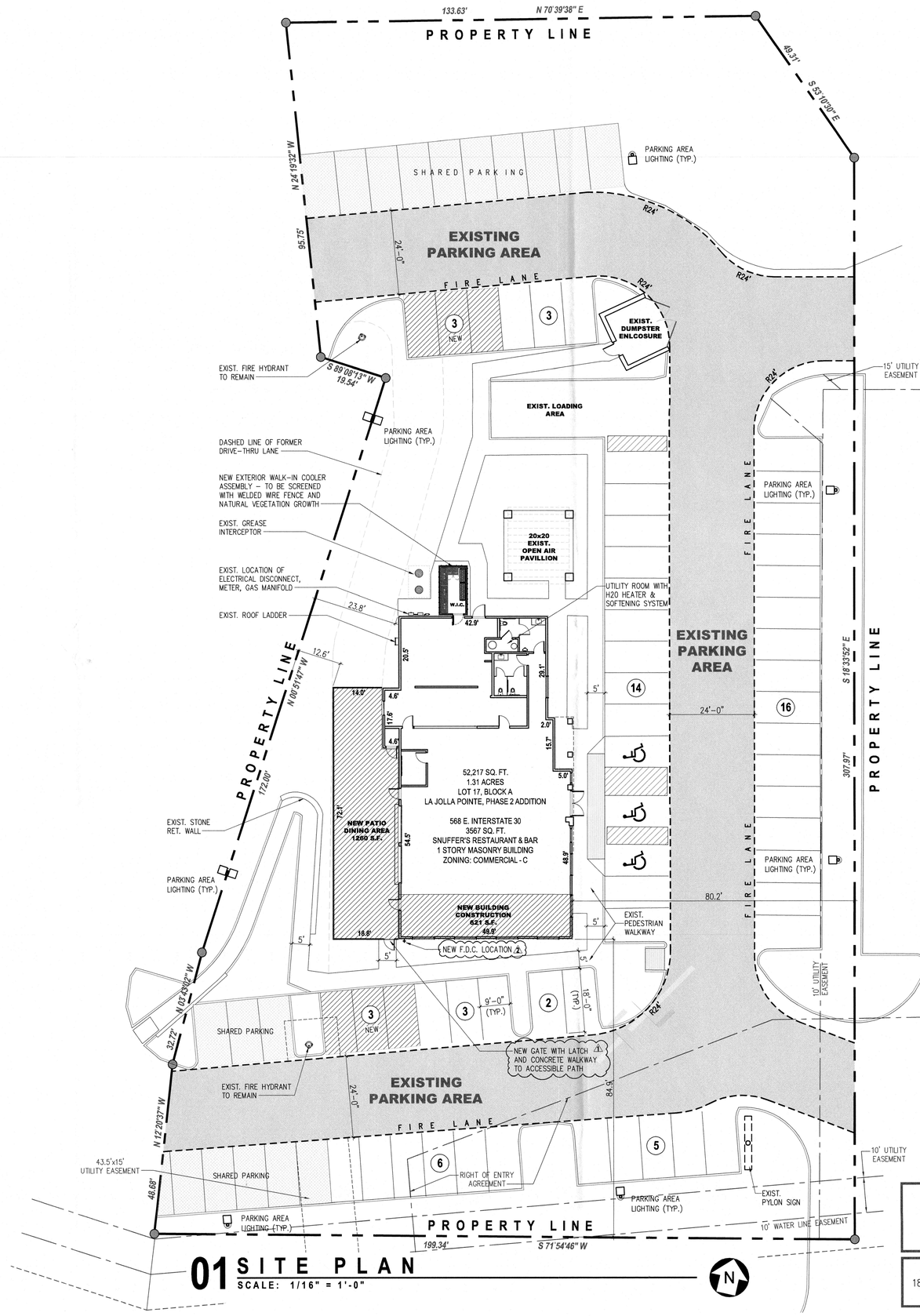
(3) The applicant shall provide an updated photometric plan and lighting cut sheets that conform to the requirements set forth by the Unified Development Code (UDC) prior to the issuance of a building permit.

(4) Any construction resulting from the approval of this *Amended Site Plan* 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 November 15, 2022, the Planning and Zoning Commission approved a motion to approve the *Amended Site Plan* by a vote of 5-0, with the recommendations from the Architecture Review Board to finish the parapet on the back side and use grouted stone, with Commissioners Conway and Llewellyn absent.

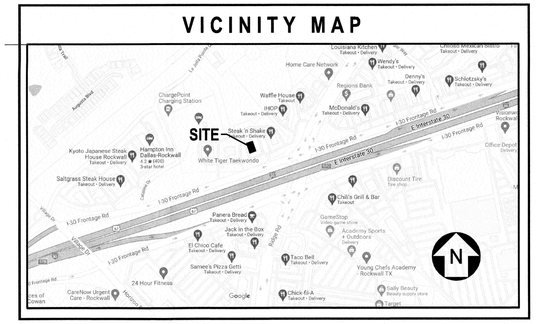
Should you have any questions or concerns regarding your site plan case, please feel free to contact me a (972) 771-6488.



01 SITE PLAN

SCALE: 1/16" = 1'-0"

VICINITY MAP



PARKING ANALYSIS

EXIST. BUILDING = 3567 SF PROPOSED EXPANSION = 1881 SF
TOTAL AREA = 5448 SF
49 PARKS EXISTING 6 PARKS PARKS ADDED
55 PARKS PROVIDED 54 PARKS REQUIRED
03 ACCESSIBLE SPACES

0 10 20 40 80

LEGAL DESCRIPTION

LOT 17, BLOCK A, LA JOLLA POINTE, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED COMMERCIAL (C) DISTRICT, SITUATED WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT

OWNER: LOCAL FAVORITE RESTAURANTS, LLC
1845 WOODALL RODGERS FWY. #1100 DALLAS, TX 75201
BILL McMAHON 972.241.2171

PROJECT NUMBER: SP2022-54

SITE PLAN SIGNATURE BLOCK:

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.

WITNESS OUR HANDS, THIS 13th DAY OF December, 2022

PLANNING & ZONING COMMISSION CHAIRMAN

DIRECTOR OF PLANNING & ZONING

hub city PRODUCTIONS
800 EXPOSITION AVENUE
DALLAS TEXAS 75226
TEL: 214.821.8242
hubcity.rr2002@gmail.com

SNUFFER'S
RESTAURANT & BAR
CONVERSION
568 EAST I-30 • ROCKWALL, TEXAS 75087

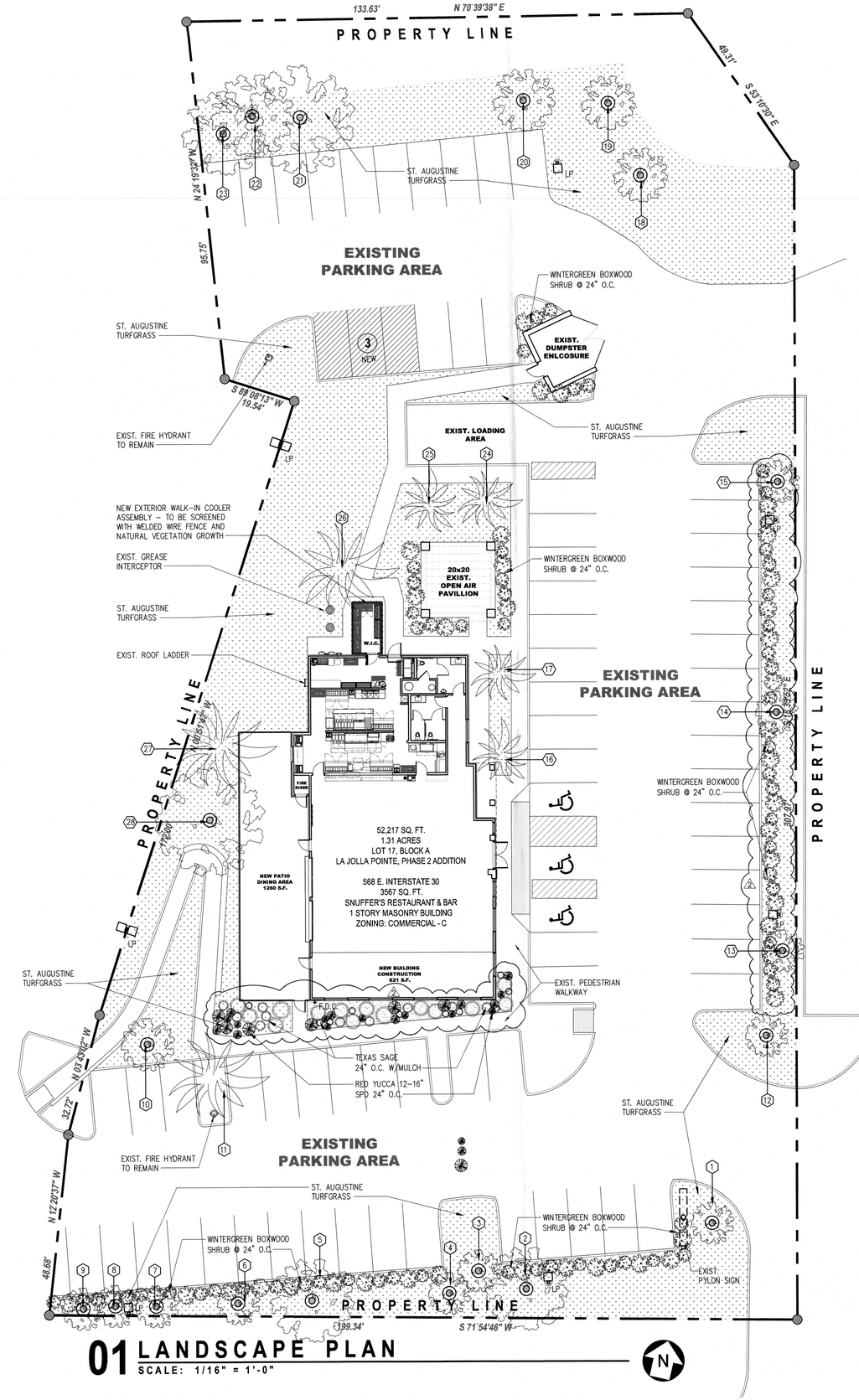
ARCHITECTURAL SITE PLAN

REV. NO.	DATE	DESCRIPTION
1	07.09.22	CITY COMMENTS
2	10.31.22	PLANNING & ZONING COMMENTS

DATE ISSUED:
03-13-22

PROJECT NO.:
21751

DRAWING NO.:
A001



01 LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

SITE DATA SUMMARY TABLE

ZONING	COMMERCIAL	RESTAURANT 1 PER 100 S.F. OF GROSS BUILDING AREA	
PROPOSED USE	RESTAURANT		
TOTAL LOT AREA / SQ. FT. & AC	57,217 SQ. FT. / 1.31 AC	TOTAL HANDICAP REQUIRED	2
TOTAL BUILDING FOOTPRINT	5448 SQ. FT.	TOTAL HANDICAP PROVIDED	3
TOTAL BUILDING FLOOR AREA	5448 SQ. FT.	TOTAL PARKING PROVIDED	55
BUILDING HEIGHT	1-STORY	TOTAL PARKING AREA	28,172 SQ. FT.
MAX. ALLOWABLE LOT COVERAGE	NONE	INTERIOR PLANTING AREA (5%)	572 SQ. FT.
ACTUAL LOT COVERAGE	9.5%	LANDSCAPE AREA REQUIRED (20%)	11,443 SQ. FT.
FLOOR AREA RATIO	0.095:1	LANDSCAPE AREA PROVIDED	15,192 SQ. FT.
TOTAL PARKING REQUIRED	54	AREA OF IMPERVIOUS SURFACE	36,577 SQ. FT.

EXISTING TREES

MARK	DESCRIPTION	MARK	DESCRIPTION	MARK	DESCRIPTION
1	PIN OAK/6" CALIPER	12	PIN OAK/6" CALIPER	24	MEXICAN FAN PALM/14"
1a	RED MAPLE/10" CALIPER	13	PIN OAK/6" CALIPER	25	MEXICAN FAN PALM/18"
2	PIN OAK/8" CALIPER	14	LIVE OAK/10" CALIPER	26	MEXICAN FAN PALM/18"
3	RED MAPLE/6" CALIPER	15	PIN OAK/8" CALIPER	27	MEXICAN FAN PALM/18"
4	RED MAPLE/6" CALIPER	16	MEXICAN FAN PALM/14"	28	RED MAPLE/10" CALIPER
5	PIN OAK/10" CALIPER	17	MEXICAN FAN PALM/14"		
6	RED MAPLE/10" CALIPER	18	PIN OAK/10" CALIPER		
7	RED MAPLE/10" CALIPER	19	RED MAPLE/8" CALIPER		
8	RED MAPLE/6" CALIPER	20	RED MAPLE/10" CALIPER		
9	PIN OAK/10" CALIPER	21	LIVE OAK/12" CALIPER		
10	RED MAPLE/10" CALIPER	22	PIN OAK/10" CALIPER		
11	MEXICAN FAN PALM/14"	23	LIVE OAK/6" CALIPER		

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
5. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY OWNER OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY OWNER OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS THAT EXCEED 1000 SQ. FT. TO BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS. METAL EDGING SHALL BE 4" x 4" MIN.
7. ALL LANDSCAPE SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM PROVIDED.

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	18	HESPERALOE PARVIFLORAH	RED YUCCA	60" HT X 36" SPR.	–
	25	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	96" HT X 72" W	–
	197	BUXUS SINICA VAR. INSULARIS 'WINTERGREEN'	WINTERGREEN BOXWOOD	24" HT X 60" W	–
	–	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE TURFGRASS	SOD	SOD TO HAVE TIGHT, ROLLED JOINTS & BE FREE OF WEEDS, DEBRIS, & ROCK

0 10 20 40 80

LEGAL DESCRIPTION

LOT 17, BLOCK A, LA JOLLA POINTE, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED COMMERCIAL (C) DISTRICT, SITUATED WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT

PROJECT NUMBER: SP2022-54

OWNER: LOCAL FAVORITE RESTAURANTS, LLC
1845 WOODALL RODGERS FWY. #1100 DALLAS, TX 75201
BILL McMAHON 972.241.2171

SITE PLAN SIGNATURE BLOCK:

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WITNESS OUR HANDS, THIS 13th DAY OF December, 2022

PLANNING & ZONING COMMISSION CHAIRMAN — DIRECTOR OF PLANNING & ZONING

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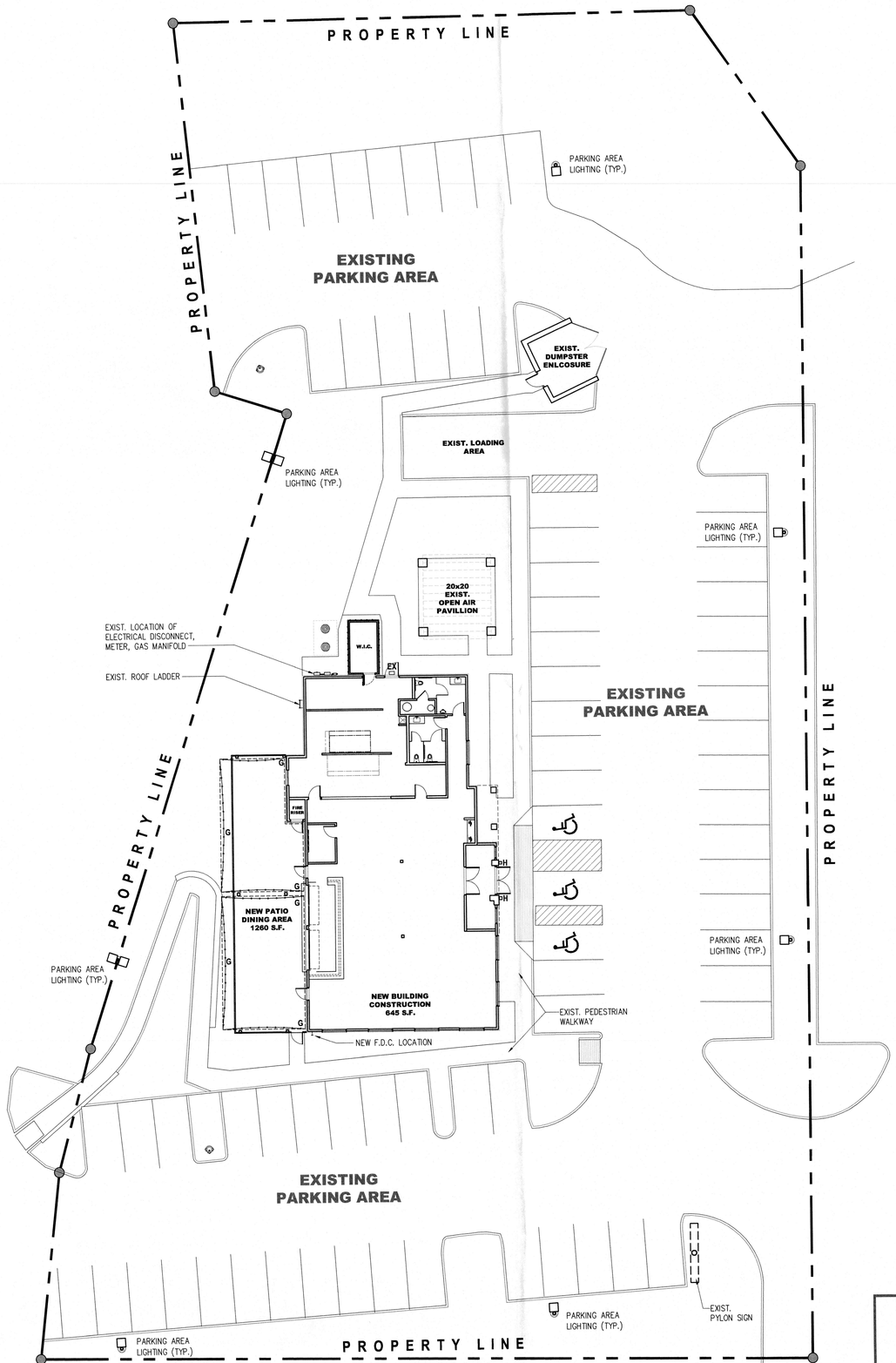
LANDSCAPE PLAN

REV. NO.	DATE	DESCRIPTION
1	07.09.22	CITY COMMENTS
2	10.31.22	PLANNING & ZONING COMMENTS

DATE ISSUED: 03-13-22

PROJECT NO.: 21751

DRAWING NO.: A002



01 SITE LIGHTING PLAN

SCALE: 1/16" = 1'-0"

EXTERIOR LIGHTING SCHEDULE						
KEY	NO.	TYPE	MANUFACTURER	MODEL NO.	LAMP	REMARKS
G	–	FESTOON LIGHTING	BUDGET LIGHTING	BAYSIDE LIGHT STRIP HEAVY DUTY	(30) 1.5W LED	(APPROX. 150') STRING LOOSELY @ BOTTOM OF WOOD TRELLIS
H	2	EXTERIOR SCONCE	–	–	17W LED	EXTERIOR WALL LUMINAIRE MOUNT PER PLAN
EX	1	EXTERIOR DOWN LIGHT	LITHONIA	DSXW1 LED	17W LED	EXTERIOR WALL LUMINAIRE MOUNT PER PLAN

EXTERIOR LIGHTING LEGEND		
G	FESTOON LIGHTING	
H	EXTERIOR SCONCE	
EX	EXTERIOR DOWNLIGHT	

0 10 20 40 80

LEGAL DESCRIPTION

LOT 17, BLOCK A, LA JOLLA POINTE, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED COMMERCIAL (C) DISTRICT, SITUATED WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT

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REV. NO.	DATE	DESCRIPTION
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SITE LIGHTING PLAN

DATE ISSUED: 03-13-22

PROJECT NO.: 21751

DRAWING NO.: A003



02 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

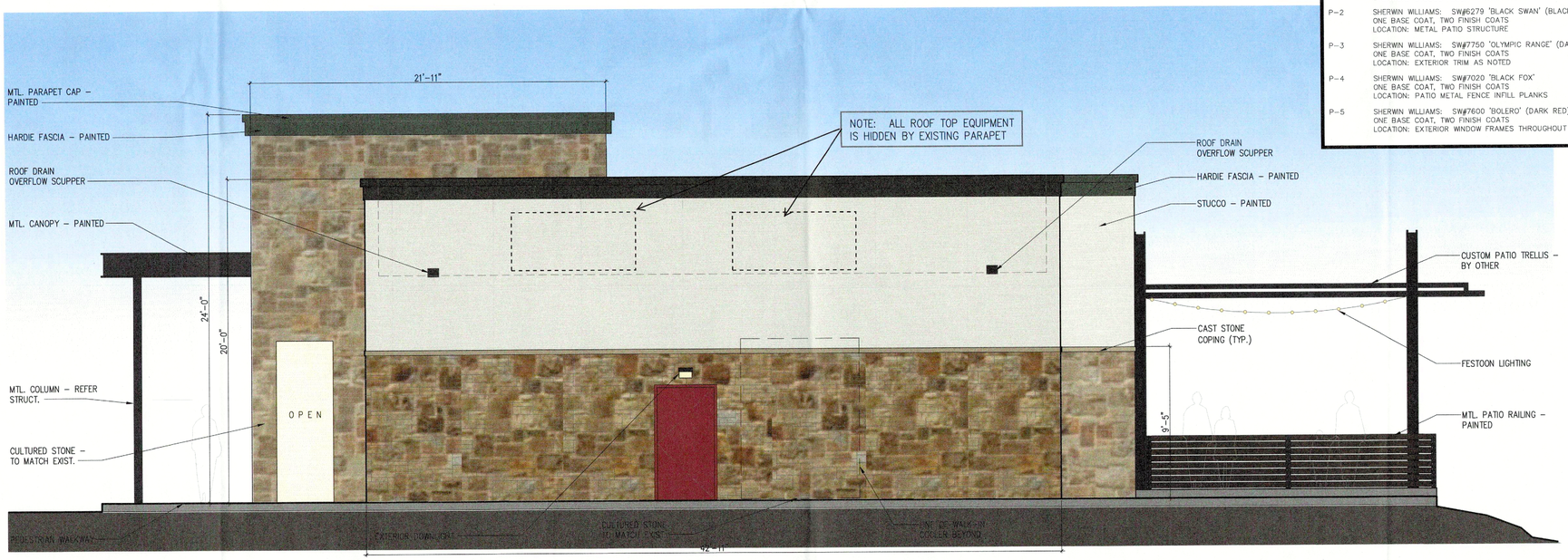
MATERIAL CALCULATIONS – SOUTH ELEVATION		
MATERIAL	AREA (S.F.)	PERCENTAGE
PRIMARY – CULTURED STONE	301	39%
PRIMARY – STUCCO (OFF–WHITE)	450	50%
SECONDARY – HARDIE FASCIA/TRIM	95	11%
TOTAL	846	100%

ARCHITECTURE REVIEW BOARD COMMENTS:
THE VISIBLE BACK SIDE OF PARAPET TO BE FINISHED USING GROUTED STONE.

SPECIFICATIONS

KEY	EXTERIOR WALL FINISHES
CS–1	CULTURED STONE VENEER (TO MATCH EXISTING)
ST–1	STUCCO FINISH – PAINTED
TR–1	HARDIE FASCIA TRIM – PAINTED
AL–1	ALUMINUM PARAPET CAP – PAINTED

KEY	PAINT FINISH
P–1	SHERWIN WILLIAMS: SW#6203 'SPARE WHITE' ONE BASE COAT, TWO FINISH COATS LOCATION: STUCCO FINISH THROUGHOUT
P–2	SHERWIN WILLIAMS: SW#6279 'BLACK SWAN' (BLACK) ONE BASE COAT, TWO FINISH COATS LOCATION: METAL PATIO STRUCTURE
P–3	SHERWIN WILLIAMS: SW#7750 'OLYMPIC RANGE' (DARK GREEN) ONE BASE COAT, TWO FINISH COATS LOCATION: EXTERIOR TRIM AS NOTED
P–4	SHERWIN WILLIAMS: SW#7020 'BLACK FOX' ONE BASE COAT, TWO FINISH COATS LOCATION: PATIO METAL FENCE INFILL PLANKS
P–5	SHERWIN WILLIAMS: SW#7600 'BOLERO' (DARK RED) ONE BASE COAT, TWO FINISH COATS LOCATION: EXTERIOR WINDOW FRAMES THROUGHOUT



01 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL CALCULATIONS – NORTH ELEVATION		
MATERIAL	AREA (S.F.)	PERCENTAGE
PRIMARY – CULTURED STONE	549	49%
PRIMARY – STUCCO (OFF–WHITE)	463	41%
SECONDARY – HARDIE FASCIA/TRIM	104	10%
TOTAL	1116	100%

0 10 20 40

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EXTERIOR ELEVATIONS

REV. NO.	DATE	DESCRIPTION
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PROJECT NO.:
21751
DRAWING NO.:
A300



MATERIAL CALCULATIONS – WEST ELEVATION		
MATERIAL	AREA (S.F.)	PERCENTAGE
PRIMARY – CULTURED STONE	680	41%
PRIMARY – STUCCO (OFF-WHITE)	870	50%
SECONDARY – HARDIE FASCIA/TRIM	155	9%
TOTAL	1705	100%

02 WEST ELEVATION
SCALE: 1/4" = 1'-0"

ARCHITECTURE REVIEW BOARD COMMENTS:
THE VISIBLE BACK SIDE OF PARAPET TO BE FINISHED USING GROUTED STONE.

SPECIFICATIONS

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CS-1	CULTURED STONE VENEER (TO MATCH EXISTING)
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TR-1	HARDIE FASCIA TRIM – PAINTED
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P-2	SHERWIN WILLIAMS: SW#6279 'BLACK SWAN' (BLACK) ONE BASE COAT, TWO FINISH COATS LOCATION: METAL PATIO STRUCTURE
P-3	SHERWIN WILLIAMS: SW#7750 'OLYMPIC RANGE' (DARK GREEN) ONE BASE COAT, TWO FINISH COATS LOCATION: EXTERIOR TRIM AS NOTED
P-4	SHERWIN WILLIAMS: SW#7020 'BLACK FOX' ONE BASE COAT, TWO FINISH COATS LOCATION: PATIO METAL FENCE INFILL PLANKS
P-5	SHERWIN WILLIAMS: SW#7600 'BOLERO' (DARK RED) ONE BASE COAT, TWO FINISH COATS LOCATION: EXTERIOR WINDOW FRAMES THROUGHOUT



MATERIAL CALCULATIONS – EAST ELEVATION		
MATERIAL	AREA (S.F.)	PERCENTAGE
PRIMARY – CULTURED STONE	1078	62%
PRIMARY – STUCCO (OFF-WHITE)	498	29%
SECONDARY – HARDIE FASCIA/TRIM	157	9%
TOTAL	1733	100%

01 EAST ELEVATION
SCALE: 1/4" = 1'-0"

0 10 20 40

LEGAL DESCRIPTION
LOT 17, BLOCK A, LA JOLLA POINTE, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED COMMERCIAL (C) DISTRICT, SITUATED WITHIN THE IH-30 OVERLAY (IH-30 OV) DISTRICT

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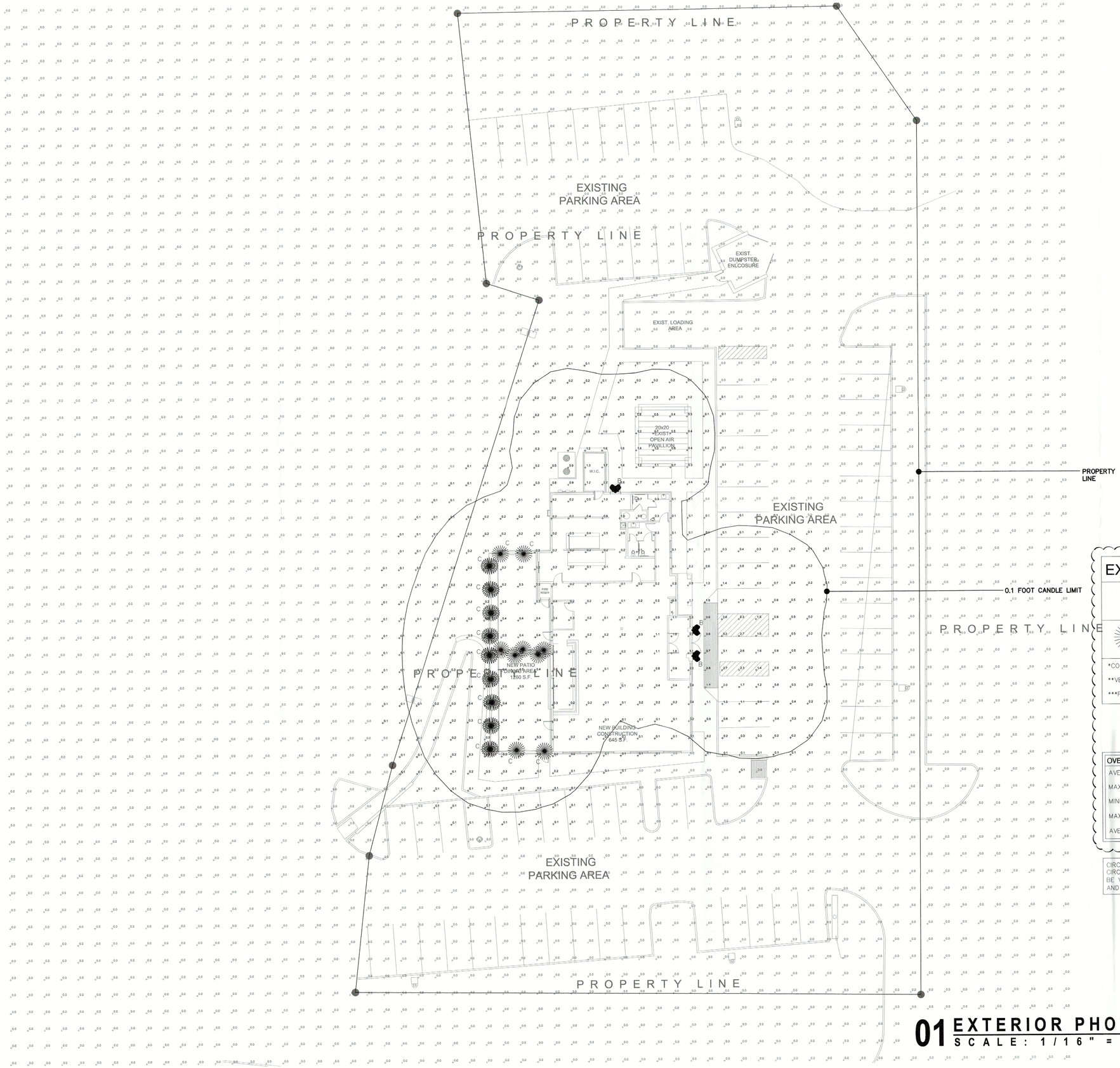
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EXTERIOR ELEVATIONS

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DATE ISSUED:
03-13-22
PROJECT NO.:
21751
DRAWING NO.:
A301



EXTERIOR LIGHTING LEGEND

B	WALL PACK, 19.1W LED, 120V MANF: LITHONIA LIGHTING MODEL: DSX1 LED 10C 530 40K TFTM MVOLT 10'-0" MOUNTING HEIGHT
C	FESTOON LIGHTING, 1.5W LED, 120V MANF: BUDGET LIGHTING MODEL: BAYSIDE LIGHT STRIP HEAVY DUTY 10'-0" MOUNTING HEIGHT

*COORDINATE FIXTURE FINISHES WITH ARCHITECT.

**VERIFY ALL FINAL SPECIFICATIONS WITH ARCHITECT.

***PARKING LOT LIGHTING IS EXISTING TO REMAIN.

OVERALL ILLUMINATED ZONE CALCULATION
AVERAGE FOOTCANDLE: 0.5
MAXIMUM FOOTCANDLE: 3.8
MINIMUM FOOTCANDLE: 0.1
MAXIMUM/MINIMUM: 38:1
AVERAGE/MINIMUM: 5:1

CIRCUIT ALL EXTERIOR LIGHTING TO CIRCUIT LA-36. CONTROLS SHALL BE VIA PHOTOCELL (ON) AND TIMECLOCK (OFF).

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 13th day of December

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

01 EXTERIOR PHOTOMETRIC PLAN
SCALE: 1/16" = 1'-0"

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LIGHTING PLAN

REV. NO.	DATE	DESCRIPTION
1	07.09.22	CITY COMMENTS
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STATE OF TEXAS
PETER ADAM LEPTUCH
101149
PROFESSIONAL ENGINEER
11/9/22

Peter A. Leptuch, P.E.
PE #101149, FIRM #13543
300 N. Carroll Blvd. #200
Denton, TX 76201
(940) 808-0615

DATE ISSUED:
03-13-22

PROJECT NO.:
21751

DRAWING NO.:
E3.1

Sincerely,

Bethany Ross

Bethany Ross, *Planner*
City of Rockwall Planning and Zoning Department