



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 32022-003 P&Z DATE _____ CC DATE _____ APPROVED/DENIED _____

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION

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

SITE PLAN APPLICATION

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

PLATTING APPLICATION

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

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

NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)¹
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS not yet assigned*

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION NEC E Quail Run Road and 205

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-70

CURRENT USE Undeveloped land

PROPOSED ZONING PD-70

PROPOSED USE Commercial (Retail)

ACREAGE 8.684 AC

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

☐ OWNER

☒ APPLICANT DuWest Realty, LLC

CONTACT PERSON

CONTACT PERSON Bowen Hendrix

ADDRESS

ADDRESS 4403 North Central Expressway
Suite 200

CITY, STATE & ZIP

CITY, STATE & ZIP Dallas, TX 75025

PHONE

PHONE (214) 918-1804

E-MAIL

E-MAIL bowen@duwestrealty.com

NOTARY VERIFICATION [REQUIRED]

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

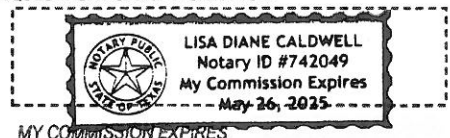
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 330.25 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 DAY OF January 2022. BY SIGNING THIS APPLICATION, 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 11 DAY OF January 2022

OWNER'S SIGNATURE

Bowen Hendrix
Lisa Caldwell

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





January 13, 2022

Planning Dept.
City of Rockwall
385 S Goliad St.
Rockwall, Texas 75087

Re: SUP Site Plan
Letter of Intent

To Whom It May Concern,

Please let this letter serve as the Letter of Intent for the SUP Site Plan request of approximately 8.684 acres of land located off SH205 in Rockwall, Texas. It is our understanding that a SUP Site Plan is required to allow drive thru uses on the subject tract. The proposed development will include two retail with endcap drive thrus. The property is currently vacant. This SUP requests that drive thru uses be permitted for both buildings as shown on the SUP Site Plan.

Should you have any questions, please feel free to contact me.

Sincerely,

Claymoore Engineering, Inc.
1903 Central Drive Ste. 406
Bedford, TX 76021
817-281-0572

A handwritten signature in blue ink that reads "Drew Donosky". The signature is written in a cursive, flowing style.

Drew Donosky , P.E.

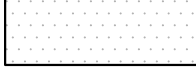

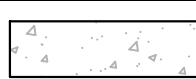

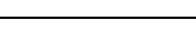
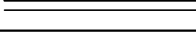

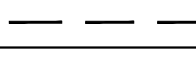
**DUWEST ROCKWALL
SH 205 & QUAIL RUN RD
ROCKWALL, TX**

CITY SITE PLAN



SITE DATA TABLE	
SITE AREA	8,684 AC (378,275 SF)
ZONING	PD-70
PROPOSED USE	RETAIL/ DRIVE-THRU RESTAURANT
BUILDING SIZE	BUILDING B- 10,00 SF
	BUILDING C- 10,000 SF
LOT COVERAGE	5.2 %
FLOOR TO AREA RATIO	0.05 : 1
BUILDING HEIGHT	1 STORY

PARKING DATA TABLE	
PARKING REQ.	
RETAIL (15,000 SF) 1/ 250 SF	60 SAPCES
DRIVE-THRU RESTAURANT (5,000 SF) 1/ 100 SF	50 SPACES
TOTAL:.	110 SPACES
ADA PARKING	5 SPACES
PARKIG PROVIDED	162 SPACES (6 ADA)

CONSTRUCTION SCHEDULE	
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED SIDEWALK CONCRETE PAVEMENT
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE
	PROPOSED SAWCUT
	PARKING COUNT

CONSTRUCTION SCHEDULE	
①	PROP. FULL DEPTH SAWCUT
②	PROP. 4" PARKING STALL STRIPING COLOR: WHITE (TYP)
③	PROP. CURB & GUTTER
④	PROP. PEDESTRIAN RAMP
⑤	PROP. HANDICAP SYMBOL
⑥	PROP. PAVEMENT STRIPING
⑦	PROP. SIDEWALK

NOTES:

1. A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
2. ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
3. ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
4. NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
5. SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.

DUWEST ROCKWALL, TX
<u>LEGAL DESCRIPTION AND OR ADDRESS:</u> STONE CREEK BALANCE LTD ABSTRACT. NO 131 8.684 AC (378,275 SF)
<u>OWNER:</u> DuWEST REALTY, LLC 4403 N.CENTRAL EXWAY SUITE #200 DALLAS, TX 75025 CONTACT: BOWEN HENDRIX PH: 214.918.1804
<u>APPLICANT:</u> CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 CONTACT: DREW DONOSKY PH: 817.281.0572
<u>CASE NUMBER</u>
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.
WITNESS OUR HANDS THIS _____ DAY OF _____.

Rockwall CAD

Property Search Results > 11325 CITY OF ROCKWALL for Year 2021

Tax Year: 2021

Property

Account

Property ID:	11325	Legal Description:	ABS A0131, S KING, TRACT 5, 11.723 ACRES
Geographic ID:	0131-0000-0005-00-0R	Zoning:	A
Type:	Real	Agent Code:	
Property Use Code:	D2		
Property Use Description:	D2		

Location

Address:	QUAIL RUN RD TX	Mapsc0:	
Neighborhood:	EXEMPT PROPERTY	Map ID:	2-2
Neighborhood CD:	N-EXEMPT		

Owner

Name:	CITY OF ROCKWALL	Owner ID:	11146
Mailing Address:	00000	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$293,080	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$293,080	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$293,080	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$293,080	

Taxing Jurisdiction

Owner:	CITY OF ROCKWALL
% Ownership:	100.0000000000%
Total Value:	\$293,080

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
--------	-------------	----------	-----------------	---------------	---------------

CAD	ROCKWALL CAD	0.000000	\$293,080	\$0	\$0.00
CRW	CITY OF ROCKWALL	0.350000	\$293,080	\$0	\$0.00
GRW	ROCKWALL COUNTY	0.313100	\$293,080	\$0	\$0.00
SRW	ROCKWALL ISD	1.273600	\$293,080	\$0	\$0.00
Total Tax Rate:		1.936700			
Taxes w/Current Exemptions:				\$0.00	
Taxes w/o Exemptions:				\$5,676.08	

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	C1	VACANT LT/TR NON WF	11.7230	510653.88	0.00	0.00	\$293,080	\$0

Roll Value History


Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$0	\$293,080	0	293,080	\$0	\$293,080
2020	\$0	\$298,940	0	298,940	\$0	\$298,940
2019	\$0	\$293,080	0	293,080	\$0	\$293,080
2018	\$0	\$293,080	0	293,080	\$0	\$293,080
2017	\$0	\$293,080	0	293,080	\$0	\$293,080
2016	\$0	\$263,770	0	263,770	\$0	\$263,770
2015	\$0	\$263,770	0	263,770	\$0	\$263,770
2014	\$0	\$263,770	0	263,770	\$0	\$263,770
2013	\$0	\$263,770	0	263,770	\$0	\$263,770
2012	\$0	\$263,770	0	263,770	\$0	\$263,770
2011	\$0	\$263,770	0	263,770	\$0	\$263,770
2010	\$0	\$263,770	0	263,770	\$0	\$263,770
2009	\$0	\$263,770	1,230	1,230	\$0	\$1,230
2008	\$0	\$263,770	1,230	1,230	\$0	\$1,230

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/31/2019	WD	WARRANTY DEED	ARKOMA DEVELOPMENT LLC	CITY OF ROCKWALL	2019	000023397	
2	12/12/2005	WD	WARRANTY DEED	ARKOMA REALTY LTD	ARKOMA DEVELOPMENT LLC	4247	95	0
3	10/1/2001	WD	WARRANTY DEED	COLLINS WM T	ARKOMA REALTY LTD	2279	273	0

Tax Due

Property Tax Information as of 01/13/2022

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2021	CITY OF ROCKWALL	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	ROCKWALL COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	ROCKWALL ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2021 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	CITY OF ROCKWALL	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	ROCKWALL COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	ROCKWALL ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2020 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	CITY OF ROCKWALL TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	CITY OF ROCKWALL	\$293,080	\$1136.86	\$1136.86	\$0.00	\$0.00	\$0.00	\$0.00
2019	ROCKWALL COUNTY	\$293,080	\$952.51	\$952.51	\$0.00	\$0.00	\$0.00	\$0.00
2019	ROCKWALL ISD	\$293,080	\$3956.58	\$3956.58	\$0.00	\$0.00	\$0.00	\$0.00
	2019 TOTAL:		\$6045.95	\$6045.95	\$0.00	\$0.00	\$0.00	\$0.00
2018	CITY OF ROCKWALL	\$293,080	\$1178.48	\$1178.48	\$0.00	\$0.00	\$0.00	\$0.00
2018	ROCKWALL COUNTY	\$293,080	\$962.48	\$962.48	\$0.00	\$0.00	\$0.00	\$0.00
2018	ROCKWALL ISD	\$293,080	\$4191.04	\$4191.04	\$0.00	\$0.00	\$0.00	\$0.00
	2018 TOTAL:		\$6332.00	\$6332.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	CITY OF ROCKWALL	\$293,080	\$1241.49	\$1241.49	\$0.00	\$0.00	\$0.00	\$0.00
2017	ROCKWALL COUNTY	\$293,080	\$1025.19	\$1025.19	\$0.00	\$0.00	\$0.00	\$0.00
2017	ROCKWALL ISD	\$293,080	\$4220.35	\$4220.35	\$0.00	\$0.00	\$0.00	\$0.00
	2017 TOTAL:		\$6487.03	\$6487.03	\$0.00	\$0.00	\$0.00	\$0.00
2016	CITY OF ROCKWALL	\$263,770	\$1198.31	\$1198.31	\$0.00	\$0.00	\$0.00	\$0.00
2016	ROCKWALL COUNTY	\$263,770	\$991.51	\$991.51	\$0.00	\$0.00	\$0.00	\$0.00
2016	ROCKWALL ISD	\$263,770	\$3864.23	\$3864.23	\$0.00	\$0.00	\$0.00	\$0.00
	2016 TOTAL:		\$6054.05	\$6054.05	\$0.00	\$0.00	\$0.00	\$0.00
2015	CITY OF ROCKWALL	\$263,770	\$1280.08	\$1280.08	\$0.00	\$0.00	\$0.00	\$0.00
2015	ROCKWALL COUNTY	\$263,770	\$1044.27	\$1044.27	\$0.00	\$0.00	\$0.00	\$0.00
2015	ROCKWALL ISD	\$263,770	\$3798.29	\$3798.29	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$6122.64	\$6122.64	\$0.00	\$0.00	\$0.00	\$0.00
2014	CITY OF ROCKWALL	\$263,770	\$1306.98	\$1306.98	\$0.00	\$0.00	\$0.00	\$0.00
2014	ROCKWALL COUNTY	\$263,770	\$1044.27	\$1044.27	\$0.00	\$0.00	\$0.00	\$0.00
2014	ROCKWALL ISD	\$263,770	\$3798.29	\$3798.29	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$6149.54	\$6149.54	\$0.00	\$0.00	\$0.00	\$0.00
2013	CITY OF ROCKWALL	\$263,770	\$1325.45	\$1325.45	\$0.00	\$0.00	\$0.00	\$0.00
2013	ROCKWALL COUNTY	\$263,770	\$1044.26	\$1044.26	\$0.00	\$0.00	\$0.00	\$0.00
2013	ROCKWALL ISD	\$263,770	\$3851.04	\$3851.04	\$0.00	\$0.00	\$0.00	\$0.00
	2013 TOTAL:		\$6220.75	\$6220.75	\$0.00	\$0.00	\$0.00	\$0.00
2012	CITY OF ROCKWALL	\$263,770	\$1325.44	\$1325.44	\$0.00	\$0.00	\$0.00	\$0.00
2012	ROCKWALL COUNTY	\$263,770	\$1019.21	\$1019.21	\$0.00	\$0.00	\$0.00	\$0.00
2012	ROCKWALL ISD	\$263,770	\$3877.42	\$3877.42	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:		\$6222.07	\$6222.07	\$0.00	\$0.00	\$0.00	\$0.00
2011	CITY OF ROCKWALL	\$263,770	\$1327.02	\$1327.02	\$0.00	\$0.00	\$0.00	\$0.00
2011	ROCKWALL ISD	\$263,770	\$3877.42	\$3877.42	\$0.00	\$0.00	\$0.00	\$0.00

2011	ROCKWALL COUNTY	\$263,770	\$1019.21	\$1019.21	\$0.00	\$0.00	\$0.00	\$0.00
	2011 TOTAL:		\$6223.65	\$6223.65	\$0.00	\$0.00	\$0.00	\$0.00
2010	ROCKWALL COUNTY	\$263,770	\$1019.21	\$1019.21	\$0.00	\$0.00	\$0.00	\$0.00
2010	CITY OF ROCKWALL	\$263,770	\$1327.02	\$1327.02	\$0.00	\$0.00	\$0.00	\$0.00
2010	ROCKWALL ISD	\$263,770	\$3877.42	\$3877.42	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$6223.65	\$6223.65	\$0.00	\$0.00	\$0.00	\$0.00
2009	CITY OF ROCKWALL	\$291,844	\$1592.16	\$1592.16	\$0.00	\$0.00	\$0.00	\$0.00
2009	ROCKWALL ISD	\$291,844	\$4652.12	\$4652.12	\$0.00	\$0.00	\$0.00	\$0.00
2009	CITY OF ROCKWALL	\$1,230	\$6.19	\$6.19	\$0.00	\$0.00	\$0.00	\$0.00
2009	ROCKWALL ISD	\$1,230	\$18.08	\$18.08	\$0.00	\$0.00	\$0.00	\$0.00
2009	ROCKWALL COUNTY	\$291,844	\$1189.71	\$1189.71	\$0.00	\$0.00	\$0.00	\$0.00
2009	ROCKWALL COUNTY	\$1,230	\$4.61	\$4.61	\$0.00	\$0.00	\$0.00	\$0.00
	2009 TOTAL:		\$7462.87	\$7462.87	\$0.00	\$0.00	\$0.00	\$0.00
2008	ROCKWALL COUNTY	\$1,230	\$4.61	\$4.61	\$0.00	\$0.00	\$0.00	\$0.00
2008	ROCKWALL COUNTY	\$291,844	\$1266.31	\$1266.31	\$0.00	\$0.00	\$0.00	\$0.00
2008	CITY OF ROCKWALL	\$1,230	\$6.19	\$6.19	\$0.00	\$0.00	\$0.00	\$0.00
2008	ROCKWALL ISD	\$1,230	\$18.08	\$18.08	\$0.00	\$0.00	\$0.00	\$0.00
2008	ROCKWALL ISD	\$291,844	\$4952.43	\$4952.43	\$0.00	\$0.00	\$0.00	\$0.00
2008	CITY OF ROCKWALL	\$291,844	\$1694.94	\$1694.94	\$0.00	\$0.00	\$0.00	\$0.00
	2008 TOTAL:		\$7942.56	\$7942.56	\$0.00	\$0.00	\$0.00	\$0.00
2007	CITY OF ROCKWALL	\$256,675	\$1528.91	\$1528.91	\$0.00	\$0.00	\$0.00	\$0.00
2007	ROCKWALL ISD	\$256,675	\$4619.76	\$4619.76	\$0.00	\$0.00	\$0.00	\$0.00
2007	CITY OF ROCKWALL	\$1,230	\$5.99	\$5.99	\$0.00	\$0.00	\$0.00	\$0.00
2007	ROCKWALL ISD	\$1,230	\$18.08	\$18.08	\$0.00	\$0.00	\$0.00	\$0.00
2007	ROCKWALL COUNTY	\$256,675	\$1102.35	\$1102.35	\$0.00	\$0.00	\$0.00	\$0.00
2007	ROCKWALL COUNTY	\$1,230	\$4.30	\$4.30	\$0.00	\$0.00	\$0.00	\$0.00
	2007 TOTAL:		\$7279.39	\$7279.39	\$0.00	\$0.00	\$0.00	\$0.00
2006	ROCKWALL COUNTY	\$230,884	\$1050.25	\$1050.25	\$0.00	\$0.00	\$0.00	\$0.00
2006	ROCKWALL COUNTY	\$1,230	\$4.31	\$4.31	\$0.00	\$0.00	\$0.00	\$0.00
2006	CITY OF ROCKWALL	\$1,230	\$5.23	\$5.23	\$0.00	\$0.00	\$0.00	\$0.00
2006	ROCKWALL ISD	\$1,230	\$21.03	\$21.03	\$0.00	\$0.00	\$0.00	\$0.00
2006	ROCKWALL ISD	\$230,884	\$5110.39	\$5110.39	\$0.00	\$0.00	\$0.00	\$0.00
2006	CITY OF ROCKWALL	\$230,884	\$1270.13	\$1270.13	\$0.00	\$0.00	\$0.00	\$0.00
	2006 TOTAL:		\$7461.34	\$7461.34	\$0.00	\$0.00	\$0.00	\$0.00
2005	CITY OF ROCKWALL	\$167,580	\$843.47	\$843.47	\$0.00	\$0.00	\$0.00	\$0.00
2005	ROCKWALL ISD	\$167,580	\$4298.51	\$4298.51	\$0.00	\$0.00	\$0.00	\$0.00
2005	CITY OF ROCKWALL	\$1,100	\$4.06	\$4.06	\$0.00	\$0.00	\$0.00	\$0.00
2005	ROCKWALL ISD	\$1,100	\$20.68	\$20.68	\$0.00	\$0.00	\$0.00	\$0.00
2005	ROCKWALL COUNTY	\$167,580	\$803.43	\$803.43	\$0.00	\$0.00	\$0.00	\$0.00
2005	ROCKWALL COUNTY	\$1,100	\$3.86	\$3.86	\$0.00	\$0.00	\$0.00	\$0.00
	2005 TOTAL:		\$5974.01	\$5974.01	\$0.00	\$0.00	\$0.00	\$0.00
2004	ROCKWALL COUNTY	\$1,100	\$3.86	\$3.86	\$0.00	\$0.00	\$0.00	\$0.00
2004	ROCKWALL ISD	\$1,100	\$20.68	\$20.68	\$0.00	\$0.00	\$0.00	\$0.00
2004	CITY OF ROCKWALL	\$1,100	\$3.96	\$3.96	\$0.00	\$0.00	\$0.00	\$0.00
	2004 TOTAL:		\$28.50	\$28.50	\$0.00	\$0.00	\$0.00	\$0.00
2003	CITY OF ROCKWALL	\$1,100	\$3.96	\$3.96	\$0.00	\$0.00	\$0.00	\$0.00
2003	ROCKWALL ISD	\$1,100	\$20.68	\$20.68	\$0.00	\$0.00	\$0.00	\$0.00
2003	ROCKWALL COUNTY	\$1,100	\$3.89	\$3.89	\$0.00	\$0.00	\$0.00	\$0.00

2003 TOTAL:			\$28.53	\$28.53	\$0.00	\$0.00	\$0.00	\$0.00
2002	ROCKWALL COUNTY	\$1,100	\$3.89	\$3.89	\$0.00	\$0.00	\$0.00	\$0.00
2002	ROCKWALL ISD	\$1,100	\$20.21	\$20.21	\$0.00	\$0.00	\$0.00	\$0.00
2002	CITY OF ROCKWALL	\$1,100	\$3.96	\$3.96	\$0.00	\$0.00	\$0.00	\$0.00
2002 TOTAL:			\$28.06	\$28.06	\$0.00	\$0.00	\$0.00	\$0.00
2001	CITY OF ROCKWALL	\$1,100	\$3.96	\$3.96	\$0.00	\$0.00	\$0.00	\$0.00
2001	ROCKWALL ISD	\$1,100	\$20.24	\$20.24	\$0.00	\$0.00	\$0.00	\$0.00
2001	ROCKWALL COUNTY	\$1,100	\$3.89	\$3.89	\$0.00	\$0.00	\$0.00	\$0.00
2001 TOTAL:			\$28.09	\$28.09	\$0.00	\$0.00	\$0.00	\$0.00
2000	ROCKWALL COUNTY	\$1,100	\$3.89	\$3.89	\$0.00	\$0.00	\$0.00	\$0.00
2000	ROCKWALL ISD	\$1,100	\$17.36	\$17.36	\$0.00	\$0.00	\$0.00	\$0.00
2000	CITY OF ROCKWALL	\$1,100	\$3.96	\$3.96	\$0.00	\$0.00	\$0.00	\$0.00
2000 TOTAL:			\$25.21	\$25.21	\$0.00	\$0.00	\$0.00	\$0.00
1999	CITY OF ROCKWALL	\$1,100	\$3.96	\$3.96	\$0.00	\$0.00	\$0.00	\$0.00
1999	ROCKWALL ISD	\$1,100	\$16.73	\$16.73	\$0.00	\$0.00	\$0.00	\$0.00
1999	ROCKWALL COUNTY	\$1,100	\$3.89	\$3.89	\$0.00	\$0.00	\$0.00	\$0.00
1999 TOTAL:			\$24.58	\$24.58	\$0.00	\$0.00	\$0.00	\$0.00
1998	ROCKWALL ISD	\$1,100	\$16.39	\$16.39	\$0.00	\$0.00	\$0.00	\$0.00
1998	CITY OF ROCKWALL	\$1,100	\$3.96	\$3.96	\$0.00	\$0.00	\$0.00	\$0.00
1998 TOTAL:			\$20.35	\$20.35	\$0.00	\$0.00	\$0.00	\$0.00
ARKOMA DEVELOPMENT LLC TOTAL:			\$98384.82	\$98384.82	\$0.00	\$0.00	\$0.00	\$0.00
GRAND TOTAL (ALL OWNERS):			\$98384.82	\$98384.82	\$0.00	\$0.00	\$0.00	\$0.00

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (972) 771-2034



CHECKLIST FOR SITE PLAN SUBMITTALS

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

CASE NUMBER:

REVIEWED BY:

OVERLAY DISTRICT:

REVIEW DATE:

1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

Requirements	✓= OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				<i>Per Application</i>
✓ Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04, of Art. 11
✓ Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Treescape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Photometric Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		-
✓ Building Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
Building Material Sample Board and Color Rendering of Building Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If required the sample board should detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. Check with Planning Staff to see which is appropriate for the submitted project.	§03.04.A, of Art. 11
Submittal Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (24" x 36") folded copies and one (1) PDF digital copy of each plan is required at the time of submittal.	§03.04.A, of Art. 11
Is the property properly platted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate if the property has been properly platted.	-
Title Block (Project Name, Legal Description and/or Address)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The title block is to be located in the lower right-hand corner of all sheets and contain the project name, street address, and/or the lot and block designation.	§03.04.A, of Art. 11
Case Number	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The case number should be placed in the lower right-hand corner below the title block of all sheets.	§03.04.A, of Art. 11
Owners (Name, Address, and Phone Number)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
Developer (Name, Address, and Phone Number)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The name, address, and phone number of the person or company that prepared the plans are required in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
North Point	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.	§03.04.A, of Art. 11
Numeric and Graphic Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The recommended engineering scales are 1" = 20', 1" = 40', etc. ... with a maximum of 1" = 100'.	§03.04.A, of Art. 11
Vicinity Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius.	§03.04.A, of Art. 11
Signature Block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	§03.04.A, of Art. 11
Date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The date that the plans were prepared is required on all submittals.	§03.04.A, of Art. 11
Proposed Land Use:			Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures.	§03.04.A, of Art. 11
✓ Commercial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓ Industrial	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Uses Permitted in the RT, LI, HI & Designated Planned Development District Ordinances.	-

2.1 SITE PLAN: MISCELLANEOUS AND DENSITY & DIMENSIONAL INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Total Lot or Site Area (Acreage and Square Footage)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If the site is part of a larger tract include a key map showing the entire tract of land and the location of the site being planned.	§03.04.B, of Art. 11

Perimeter Dimensions of the Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the perimeter dimensions of the site in feet.	§03.04.B, of Art. 11
Buildings (Square Footage)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and total square footage of all existing and planned buildings on the site.	§03.04.B, of Art. 11
Perimeter Dimensions of all Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the wall lengths of all buildings on the site.	§03.04.B, of Art. 11
Distance Between Buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the distance between all existing and planned buildings located on the site.	§03.04.B, of Art. 11
Distance Between Buildings and Property Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the distance between all property lines and existing and planned buildings located on the site.	§03.04.B, of Art. 11
Indicate all Property Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all existing property lines. If the site plan requires a platting case that will alter the property lines show the proposed changes in a different line weight.	§03.04.B, of Art. 11
Indicate all Building Setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all building setbacks adjacent to right-of-way.	§03.04.B, of Art. 11
Indicate all Easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Additionally, indicate all utilities both existing and proposed.	§03.04.B, of Art. 11
Indicate all Drive/Turning Radii	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Drive Widths	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Fire Lanes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate and label the widths of all fire lanes existing and proposed for the site.	§03.04.B, of Art. 11
Indicate location of all Fire Hydrants	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Sidewalks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate and label the widths of all sidewalks existing and proposed for the site.	§03.04.B, of Art. 11
Adjacent Street Right-Of-Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reference the City's Master Transportation Plan for right-of-way information.	§03.04.B, of Art. 11
Label all Adjacent Street Name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all adjacent existing and proposed street names.	§03.04.B, of Art. 11
Adjacent Street Centerlines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the street centerline for all existing and proposed streets.	§03.04.B, of Art. 11
Median Breaks in Adjacent Streets	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11

2.2 SITE PLAN: PARKING INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Dimension of a Typical Parking Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See the comment section in <i>Adequate Parking and Maneuvering</i> below.	§05.03, of Art. 06
Parking Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide parking table indicating the total number of required parking spaces by use, the total number of required handicapped parking spaces and the total parking provided.	§05.01, of Art. 06
Handicap Parking Spaces Shown	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§05.04, of Art. 06
Adequate Parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reference Table 3 of Article VI.	Table 5, Art. 06
Adequate Parking and Maneuvering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction (<i>Check w/ the Engineering Department</i>).	§05.03.C, of Art. 06
Adequate Loading Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer (<i>Art. VI 6.5 Loading Requirements</i>).	§06.04, of Art. 06
Adequate Loading Maneuvering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	It is also the purpose of this Article to require allocation of sufficient off-street/on-site loading facilities by businesses and industry to ensure that the loading and unloading of vehicles will not interfere with traffic flow or block roadways or fire lanes.	§01.02, of Art. 06
Type and Depth of Paving Material	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material.	§03.02, of Art. 06

2.3 SITE PLAN: SIGNAGE

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: All signage shall conform to Chapter 32 of the Rockwall Municipal Code of Ordinance, unless otherwise specified in an Overlay District or Planned Development District with specific signage requirements.				

Proposed or Existing Signage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and type of all proposed and/or existing signage on the site plan. Additionally, provide a detail or cut-sheet showing the elevations, lighting and dimensions of the proposed signage.	\$06.02.F, of Art. 05
------------------------------	--------------------------	-------------------------------------	---	-----------------------

2.4 SITE PLAN: SCREENING

Requirements	✓= OK	N/A	Comments	UDC Reference
Indicate the Type and Location of any Existing and/or Proposed Fences	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Label the height and type of fence proposed or existing.	\$08.02.F, of Art. 08
Utility Equipment Screening (Pad or Ground Mounted)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure.	\$01.05.C, of Art. 05
Utility Equipment Screening (Roof Mounted)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction.	\$01.05.C, of Art. 05
Above Ground Storage Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aboveground storage tanks shall be screened utilizing walls matching the main structure. Screening plans for above ground storage tanks shall generally conform to the diagram below (i.e. incorporate primary screening – screening wall – and secondary screening) and be approved by the Planning and Zoning Commission in conjunction with a site plan.	\$01.05.D, of Art. 05
Dumpster Screening	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards.	\$01.05.B, of Art. 05
Outside Storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Off-Street Loading Dock Screening	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above.	\$01.05.A, of Art. 05
Residential Adjacency Standards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses adjacent to residential property within 150 feet (also reference Art. VIII 5.2).	\$01.06, of Art. 05

3.1 LANDSCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data Note: see site plan for dimensional control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	See Sec. 2.1 of this checklist
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	\$01.01.B, of Art. 05
Landscape Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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 sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	\$05.03.B, of Art. 08
Indicate all Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed landscaping.	\$05.03.B, of Art. 08
Location of Water Courses and Significant Drainage Features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features.	-
Indicate all Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations and dimensions of the required landscape buffers.	\$05.01, of Art. 08

Acceptable Landscape Materials:				Sec. 04., of Art. 08
✓ Trees allowed in Street Landscape Buffers	✓	<input type="checkbox"/>	Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Bald Cypress, Chinese Pistachio, October Glory Maple, Pecan, Texas Ash, Live Oak, Chinquapin Oak, and Burr Oak (Understory Trees: Texas Redbud, Mexican Plum, Downy Hawthorn, Wax Myrtle, Yaupon, and Deciduous Yaupon)	Appendix C
✓ Trees not allowed in Landscape Buffers	✓	<input type="checkbox"/>	Silver Maple, Box Elder, Mimosa, Catalpa, Hackberry, Sugarberry, Honey Locust, Tulip Tree, Chinaberry, Sycamore, Cottonwood, Willows, American Elm, Siberian Elm, Jerusalem Thorn/Petuma, Bois D'Arc, Flowering Crabapple Tree, Ginko Tree, Peach/Plum, Mulberry, Texas Mountain Laurel, Lilac Chaste Tree, and Pine Tree.	Appendix C
Protected Trees (That Will Remain On-Site)	✓	<input type="checkbox"/>	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag -- indicating the trees relationship to the treescape plan -- and flag (i.e. bright fluorescent red vinyl tape). In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required.	§07.01, of Art. 09
Parking Lot Landscaping	✓	<input type="checkbox"/>	Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including the information as to the amount (in sq. ft.) of landscape area to be provided internal to parking areas, the total square footage included in the parking area, and the number and location of required off-street parking and loading spaces.	§05.03.E, of Art. 08
Location of all Site Amenities	✓	<input type="checkbox"/>	Identify the size, height, location, and material of proposed seating, lighting, planter's sculptures, water features and landscape paving and other public amenities.	-
Identify Visibility Triangles	<input type="checkbox"/>	✓	Identify visibility triangles on all lots for all driveway intersections and public streets.	§01.08, of Art. 05
Landscape Buffer - Street Trees	✓	<input type="checkbox"/>	Large trees (a species which normally reaches a height of 30 feet or more upon maturity) shall be provided in the required street landscape buffer in numbers equal to one (1) tree for every 50 feet of street frontage.	§05.01, of Art. 08
Tree Locations	✓	<input type="checkbox"/>	Trees must be planted at least five (5) feet from water, sewer and storm sewer lines.	§05.03.E, of Art. 08
Irrigation Requirements Note	✓	<input type="checkbox"/>	Provide note indicating irrigation will meet requirements of UDC.	§05.04, of Art. 08
Hydro mulch (or non-sod option)	✓	<input type="checkbox"/>	The developer shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height as determined by the City.	Sec. 4.2, Coverage, Engr Standards of Design and Construction
Rights-of-Way & Landscape Buffers	✓	<input type="checkbox"/>	All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO).	§05.03.G, of Art. 08

4.1 TREESCAPE PLAN

Requirements	✓ = OK	N/A	Comments	UDC Reference
Provide Site Data	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	See Sec. 2.1 of this checklist
Note: see site plan for dimensional control.				
Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of all existing or proposed structures, and/or the building pads as shown on the grading plan.	§03.01.A, of Art. 09
Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.01.C, of Art. 09

Protected Trees (To Remain On Site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said trees shall be protected prior to and during all construction, including dirt work.	\$03.01.E, of Art. 09
Protected Trees (To Be Removed from the Site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of all protected trees (4" or larger) that are to be removed from the site and the proposed locations of all replacement trees.	\$03.01.F, of Art. 09
Treescape Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a table showing the total inches of trees to be removed and the total inches of trees to be replaced.	\$03.01.G, of Art. 09

5.1 PHOTOMETRIC AND LIGHTING PLANS

Note: existing site lighting to remain,
no additional site lighting it proposed

Requirements	✓ = OK	N/A	Comments	UDC Reference
Provide Site Data Table	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the same site data information required in Section 2.1 <i>Site Plan: Miscellaneous and Density and Dimensional Requirements</i> of this checklist.	See Sec. 2.1 of this checklist -
Indicate Lighting Levels (in Foot Candles [FC])	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property.	\$03.03, of Art. 07
Adjacent Property with Common Lot Lines:				
✓ Residential Use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	\$03.03.B, of Art. 07
✓ Commercial Use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. <i>Subject to requirements in Art. VII 3.3.C.</i>	\$03.03.C, of Art. 07
Under-Canopy Lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below).	\$03.03.E.1, of Art. 07
Lighting for Motor Vehicle Dealerships	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle.	\$03.03.E.2, of Art. 07
Lighting in Parking Areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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, with a maximum of 0.2 FC at the property line. (Exceptions: (1) under canopy lighting and (2) motor vehicle dealerships)	\$03.03.G, of Art. 07
Building and Pole Mounted Lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	\$03.03.E, of Art. 07
Indicate the Mounting Height for all Proposed Light Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	\$03.03.D of Art. 07
Indicate the Wattage of all Light Sources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line.	\$03.03.A, of Art. 07
Proposed Light Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	\$03.03, of Art. 07

6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

Requirements	✓ = OK	N/A	Comments	UDC Reference
Provide Exterior Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>North</u> <u>South</u> <u>East</u> <u>West</u> (Circle all that apply)	-
Indicate Exterior Elevations Adjacent to Public Right-of-Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>North</u> <u>South</u> <u>East</u> <u>West</u> (Circle all that apply)	-
Minimum 90% Masonry Requirement <i>OVERLAY DISTRICTS ONLY</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exterior walls should consist of 90% masonry materials excluding doors and windows.	\$06.02.C, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement <i>OVERLAY DISTRICTS ONLY</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Applies to facades that are visible from a public right-of-way and/or open space.	\$06.02.C, of Art. 05
Indicate the Surface Area of Each Facade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade.	\$04.01, of Art. 05
Proposed Building Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Specifications and description of all proposed building materials, on all proposed buildings.	\$04.01, of Art. 05
Indicate the Roofing Materials and Color	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If applicable indicate the parapet wall by dashing in the top of roof deck. **Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.	§04.01, of Art. 05
Indicate all Roof Mounted Mechanical Equipment (If Applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If applicable indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view.	§01.05.C, of Art. 05
Indicate Any Additional Design Elements Proposed (If Applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate any additional design elements for the base, walls, or parapets (such as cornice, arcades, and covered walkways/windows). Be sure to include the location, size, color, and material of any proposed structure.	
Indicate Building Height(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.	§07.03 of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 25% x L 4. Wall Projection = 25% x H 5. Primary Entry/Arch. Element Width = 2 x (25% x L) 6. Projection Height = 25% x H 7. Primary Entry/Arch. Element Length = 2 x (25% x L)	§04.01.C.1, of Art. 05
Secondary Facades	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 15% x L 4. Secondary Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H	§04.01.C.2, of Art. 05

6.2 BUILDING ELEVATIONS: INDUSTRIAL

Requirements	✓ = OK	N/A	Comments	UDC Reference
NOTE: Industrial buildings are subject to all the elements listed in Section 6.1 Building Elevations: Non-Industrial with the exception of the following standards.				
Minimum 90% Masonry Requirement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§05.01.A.1, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Applies to facades that are visible from a public right-of-way and/or open space.	§05.01.A.1.a.1, of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 4 x H 3. Wall Projection = 25% x H 4. Entry/Arch. Element Length = 33% x L 5. Projection Height = 25% x H 6. Entry/Arch. Element Width = 2 x (25% x H)	§05.01.C.1, of Art. 05
Secondary Facades	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Entry/Arch. Element Length = 15% x L 4. Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H	§05.01.C.2, of Art. 05



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)¹
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS not yet assigned*

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION NEC E Quail Run Road and 205

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-70

CURRENT USE Undeveloped land

PROPOSED ZONING PD-70

PROPOSED USE Commercial (Retail)

ACREAGE 8.684 AC

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

☐ OWNER

☒ APPLICANT DuWest Realty, LLC

CONTACT PERSON

CONTACT PERSON Bowen Hendrix

ADDRESS

ADDRESS 4403 North Central Expressway
Suite 200

CITY, STATE & ZIP

CITY, STATE & ZIP Dallas, TX 75025

PHONE

PHONE (214) 918-1804

E-MAIL

E-MAIL bowen@duwestrealty.com

NOTARY VERIFICATION [REQUIRED]

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

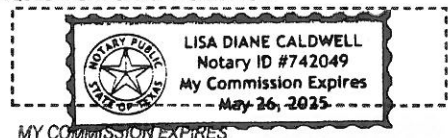
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 330.25 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 DAY OF January 2022. BY SIGNING THIS APPLICATION, 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."

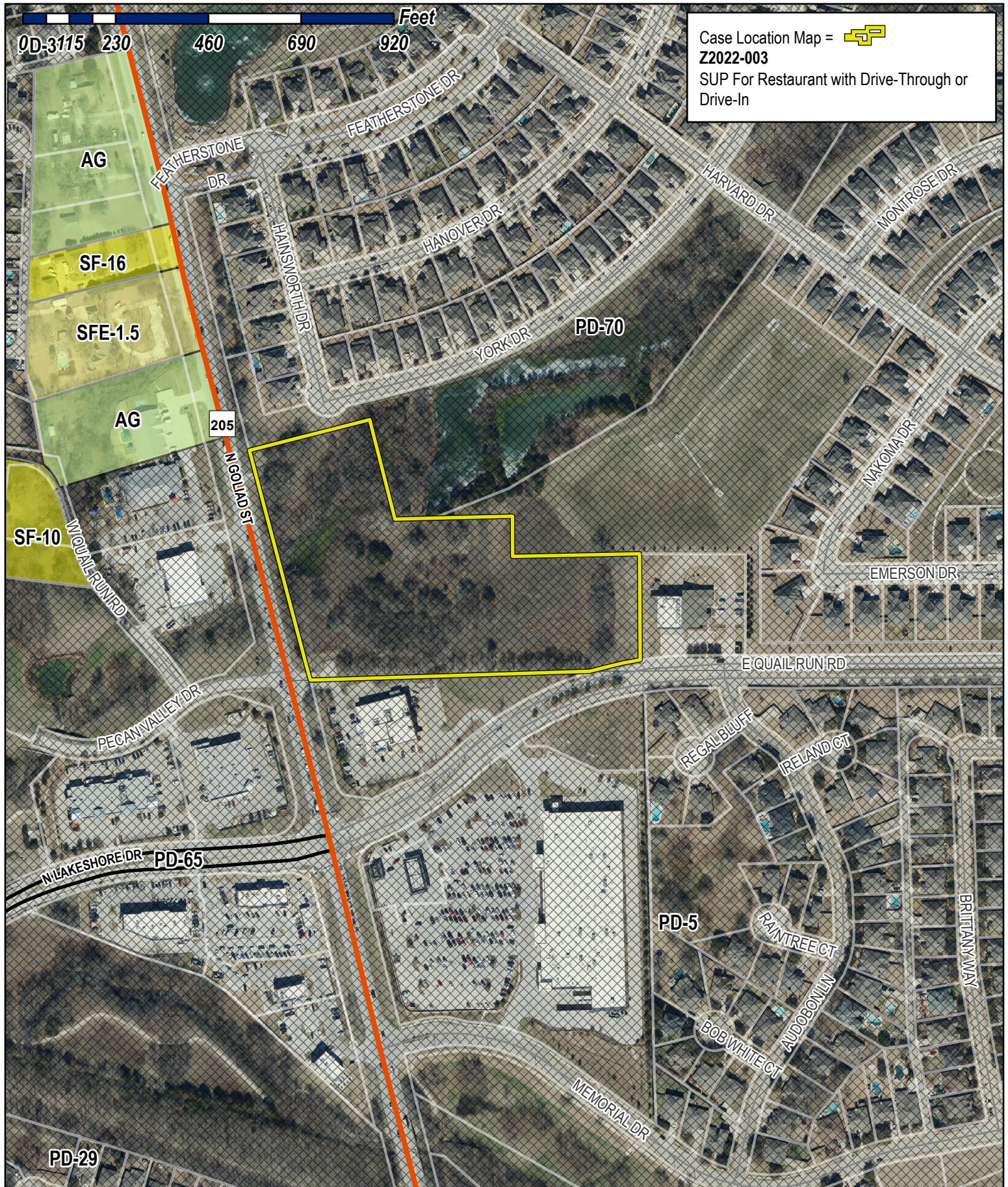
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF January 2022


OWNER'S SIGNATURE

Bowen Hendrix
Lisa Caldwell

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 
Z2022-003
SUP For Restaurant with Drive-Through or Drive-In



City of Rockwall

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

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

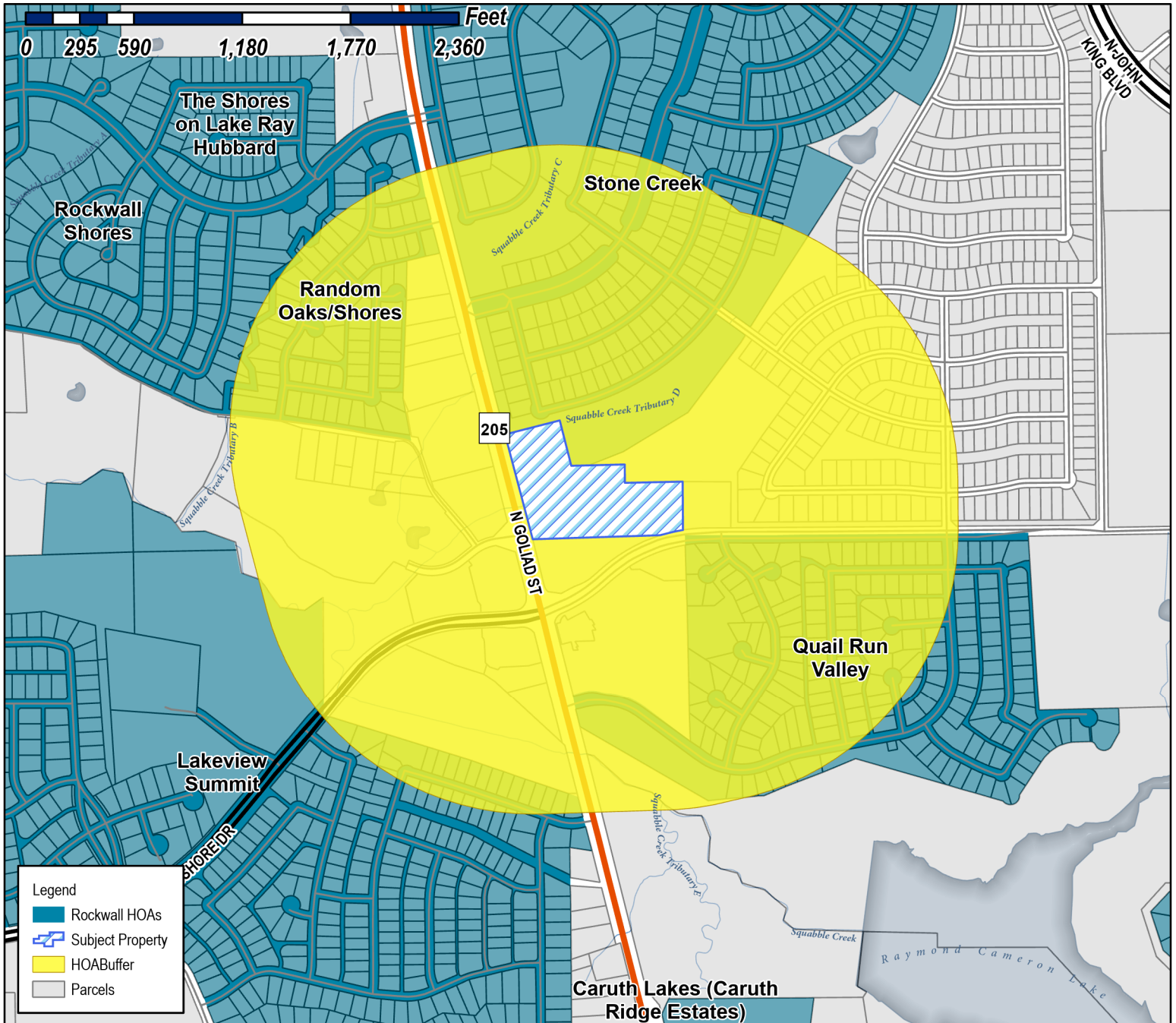




City of Rockwall

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

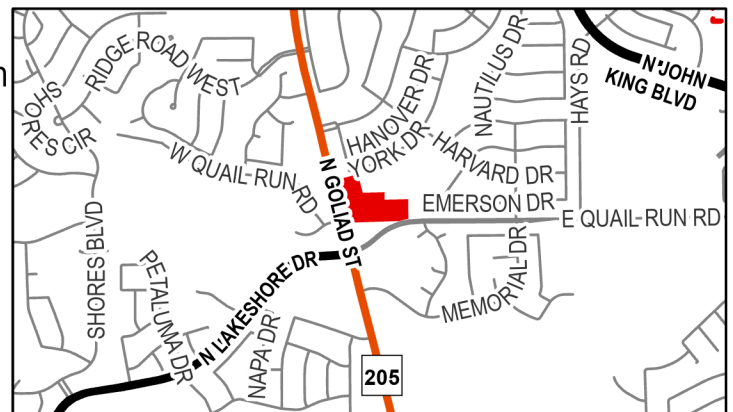
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2022-003
Case Name: SUP for Restaurant with Drive-Through or Drive-In
Case Type: Zoning
Zoning: PD-70
Case Address: NE Corner E Quail Run Rd. and SH 205

Date Saved: 1/14/2022

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

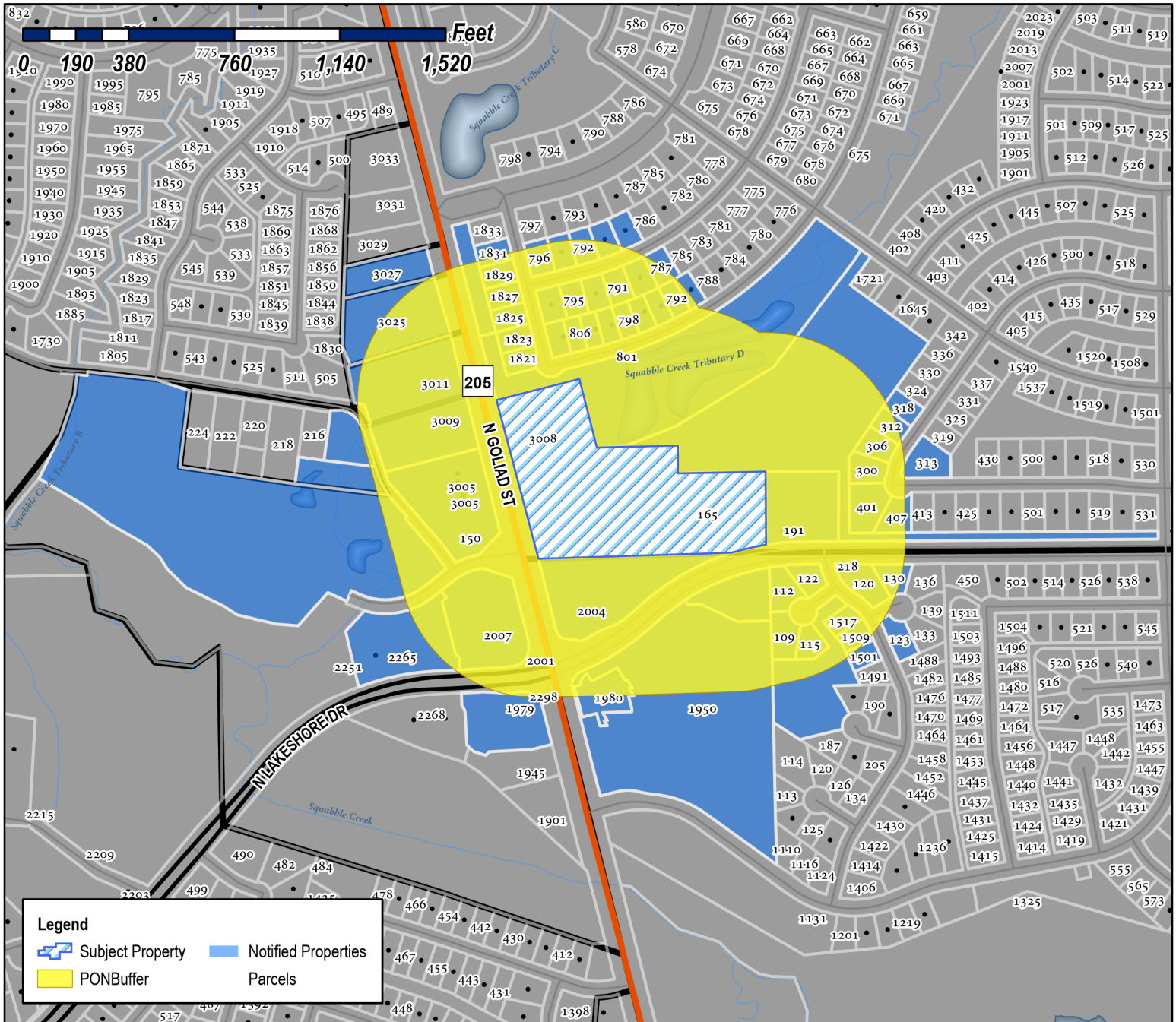




City of Rockwall

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

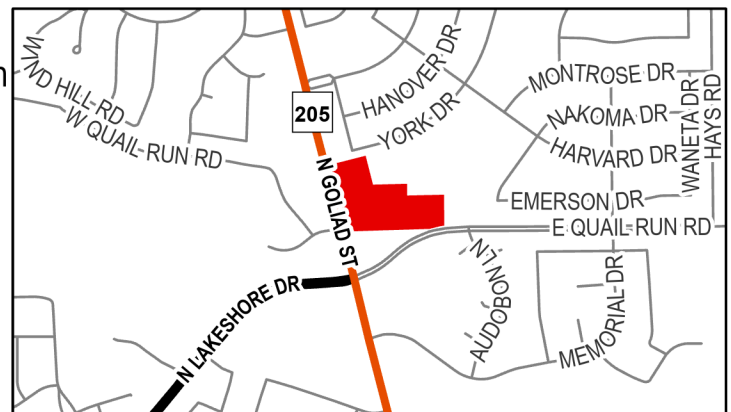
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2022-003
Case Name: SUP for Restaurant with Drive-Through or Drive-In
Case Type: Zoning
Zoning: PD-70
Case Address: NE Corner E Quail Run Rd. and SH 205

Date Saved: 1/14/2022

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



DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

CLARK TROY & JANICE
3025 N GOLIAD ST
ROCKWALL, TX 75087

CULPEPPER DANNA JOHNSON
122 REGAL BLUFF
ROCKWALL, TX 75087

CRUZ SANTIAGO & NINFA E
778 HANOVER DRIVE
ROCKWALL, TX 75087

CHAMBLESS WILLIAM AND HELEN GOMEZ-
SALVADOR
796 HANOVER DR
ROCKWALL, TX 75087

QUAIL RUN VALLEY OWNERS ASSOC
C/O ASSURED MGT INC
2500 LEGACY DR
STE 220

HENRY JUSTIN WILLIAM AND MARIA
794 HANOVER DR
ROCKWALL, TX 75087

HPA TEXAS SUB 2018-1 ML LLC
120 S RIVERSIDE SUITE 2000
CHICAGO, IL 60606

DAVISON CHARLES DAVID AND NANCY JOAN
792 HANOVER DR
ROCKWALL, TX 75087

HOWLETT NEVA RAE
115 REGAL BLUFF
ROCKWALL, TX 75087

SCOTT MARK ALAN SR &
DOREEN
130 IRELAND CT
ROCKWALL, TX 75087

HELMER KALENA
1501 AUDOBON LN
ROCKWALL, TX 75087

RAMOS RAMON A & DELMA P
120 IRELAND CT
ROCKWALL, TX 75087

MILLER MATHIEL JR
1825 HAINSWORTH DRIVE
ROCKWALL, TX 75087

AFFINITY DEVELOPMENT COMPANY LLC
480 WILDWOOD FOREST DRIVE
SUITE 801
THE WOODLANDS, TX 77380

JAVKER REALTY CORP
42 BOND ST
NEW YORK, NY 10012

FUNK AUDRA JOY
1509 AUDOBON LN
ROCKWALL, TX 75087

HARRIS PATRICIA A
1517 AUDOBON LN
ROCKWALL, TX 75087

ROSS JODY ALAN & KAREY
3027 N GOLIAD ST
ROCKWALL, TX 75087

HEIDENREICH ERIN K AND ADAM
123 IRELAND COURT
ROCKWALL, TX 75087

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
1024 S GREENVILLE AVE
SUITE 230
CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

HUA ALEXANDER AND THU THUY
1829 HAINSWORTH DR
ROCKWALL, TX 75087

ESCOBEDO OMAR & MARIA C
1827 HAINSWORTH DRIVE
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

TUMULTY TIMOTHY M & KIM A
797 HANOVER DRIVE
ROCKWALL, TX 75087

COLE HC ROCKWALL TX LLC
C/O ROCKWALL REGIONAL HOSPITAL, LLC; ATTN
LEGAL DEPT.
3150 HORIZON RD
ROCKWALL, TX 75032
NURMI DOUGLAS B & LISA R
795 HANOVER DRIVE
ROCKWALL, TX 75087

HARP CHRISTOPHER J AND PENNY
793 HANOVER DR
ROCKWALL, TX 75087

LAND GEOFFREY ALLISON & ERNANI MAXINE
787 HANOVER DR
ROCKWALL, TX 75087

ODEYEMI ADETUNJI
808 YORK DR
ROCKWALL, TX 75087

CRANDALL BRANT
804 YORK DRIVE
ROCKWALL, TX 75087

NUTTER GREG AND KRISTIN LARSON-NUTTER
794 YORK DRIVE
ROCKWALL, TX 75087

MOORE MICHAEL RAY JR & STEPHANIE
1823 HAINSWORTH DRIVE
ROCKWALL, TX 75087

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

TYSON STEPHANIE AND CARY
401 EMERSON DRIVE
ROCKWALL, TX 75087

ADCOCK ISAAC AND CHRISTINA
306 NOKOMA DRIVE
ROCKWALL, TX 75087

CLARK ALLAN JR
313 NAKOMA DR
ROCKWALL, TX 75087

ALBRITTON MICHAEL H & ELAINE W LIVING
TRUST
MICHAEL H & ELAINE W ALBRITTON TRUSTEES
791 HANOVER DRIVE
ROCKWALL, TX 75087
REY LUIS SR AND JUDY L
806 YORK DR
ROCKWALL, TX 75087

CHAPMAN BOBBY E II AND AMY L CHAMPMAN
1821 HAINSWORTH DRIVE
ROCKWALL, TX 75087

PODINA LAUREN ADRIA & MICHAEL
802 YORK DRIVE
ROCKWALL, TX 75087

KELLY TIMOTHY
790 YORK DRIVE
ROCKWALL, TX 75087

HAMPTON GEORGE T & BRENDA J
109 REGAL BLF
ROCKWALL, TX 75087

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

HUFF ELLIOTT AND TOBIE
312 NAKOMA DRIVE
ROCKWALL, TX 75087

MACKIE EMILY & ANDREW STINSON
300 NAKOMA DRIVE
ROCKWALL, TX 75087

M REA PROPERTIES 2 LLC
6807 OVERBROOK DR
PARKER, TX 75002

HOOVER THOMAS E AND CHELSEA L
789 HANOVER DRIVE
ROCKWALL, TX 75087

WEMPE MARK STEVEN AND SUSAN SPENCER
796 YORK DR
ROCKWALL, TX 75087

DAVIS JAN ANNETTE AND DARRYL WAYNE
798 YORK DR
ROCKWALL, TX 75087

WILSON BRANDON CRAIG AND EMILY MARIE
792 YORK DR
ROCKWALL, TX 75087

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
1024 S GREENVILLE AVE
SUITE 230
MCMILLAN GARY AND SANDI
112 REGAL BLUFF
ROCKWALL, TX 75087

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

CARLSON CURT AND MARIA
318 NAKOMA DRIVE
ROCKWALL, TX 75087

ETHERIDGE CHRIS
407 EMERSON DRIVE
ROCKWALL, TX 75087

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION
1024 S GREENVILLE AVE
SUITE 230
ALLEN, TX 75002

MOORE WORTH INVESTMENTS LLC
8445 FREEPORT PKWY
SUITE 175
IRVING, TX 75063

JCDB GOLIAD HOLDINGS LLC C/O DA GOLIAD
PARTNERS LP AND
DAVID R NELSON-ROTH IRA AND DAVID NELSON
8350 N CENTRAL EXPRESSWAY
SUITE 1300

PUBLIC NOTICE



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

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

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

Case No. Z2022-003: SUP for a Restaurant with Drive-Through or Drive-In in Planned Development District 70 (PD-70)

Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a Specific Use Permit (SUP) for a Restaurant with Less Than 2,000 SF with Drive Through or Drive-In to construct two (2) restaurants on an 8.684-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, February 15, 2022 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 22, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Tuesday, February 22, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-003: SUP for a Restaurant with Drive-Through or Drive-In in Planned Development District 70 (PD-70)

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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



January 13, 2022

Planning Dept.
City of Rockwall
385 S Goliad St.
Rockwall, Texas 75087

Re: SUP Site Plan
Letter of Intent

To Whom It May Concern,

Please let this letter serve as the Letter of Intent for the SUP Site Plan request of approximately 8.684 acres of land located off SH205 in Rockwall, Texas. It is our understanding that a SUP Site Plan is required to allow drive thru uses on the subject tract. The proposed development will include two retail with endcap drive thrus. The property is currently vacant. This SUP requests that drive thru uses be permitted for both buildings as shown on the SUP Site Plan.

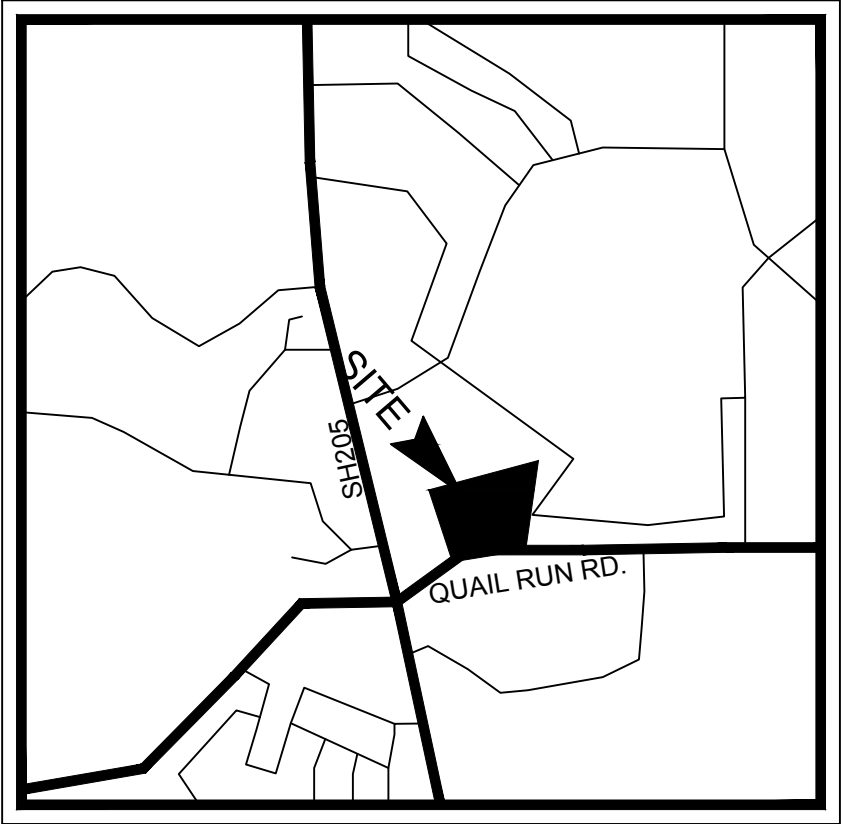
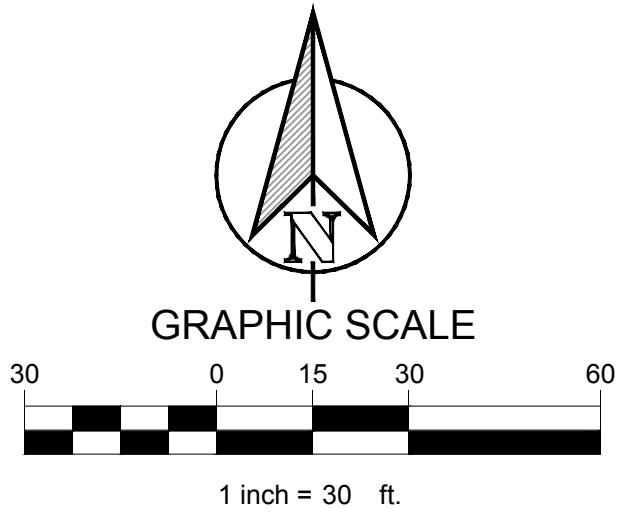
Should you have any questions, please feel free to contact me.

Sincerely,

Claymoore Engineering, Inc.
1903 Central Drive Ste. 406
Bedford, TX 76021
817-281-0572




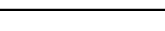
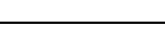
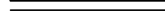

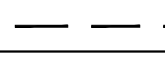
A handwritten signature in blue ink that reads "Drew Donosky".

Drew Donosky , P.E.



VICINITY MAP
N.T.S.

SITE DATA TABLE	
SITE AREA	8.684 AC (378,275 SF)
ZONING	PD-70
PROPOSED USE	RETAIL/ DRIVE-THRU RESTAURANT
BUILDING SIZE	BUILDING B- 10,00 SF
	BUILDING C- 10,000 SF
LOT COVERAGE	5.2 %
FLOOR TO AREA RATIO	0.05 : 1
BUILDING HEIGHT	1 STORY

CONSTRUCTION SCHEDULE	
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED SIDEWALK CONCRETE PAVEMENT
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE
	PROPOSED SAWCUT
	PARKING COUNT

PARKING DATA TABLE	
PARKING REQ.	
RETAIL (15,000 SF) 1/ 250 SF	60 SAPCES
DRIVE-THRU RESTAURANT (5,000 SF) 1/ 100 SF	50 SPACES
TOTAL:	110 SPACES
ADA PARKING	5 SPACES
PARKIG PROVIDED	162 SPACES (6 ADA)

CONSTRUCTION SCHEDULE	
①	PROP. FULL DEPTH SAWCUT
②	PROP. 4" PARKING STALL STRIPING COLOR: WHITE (TYP)
③	PROP. CURB & GUTTER
④	PROP. PEDESTRIAN RAMP
⑤	PROP. HANDICAP SYMBOL
⑥	PROP. PAVEMENT STRIPING
⑦	PROP. SIDEWALK

NOTES:

1. A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
2. ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
3. ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
4. NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
5. SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.

DUWEST ROCKWALL, TX

LEGAL DESCRIPTION AND OR ADDRESS:

STONE CREEK BALANCE LTD
ABSTRACT. NO 131
8.684 AC (378,275 SF)

OWNER:

DuWEST REALTY, LLC
4403 N.CENTRAL EXWAY SUITE #200
DALLAS, TX 75025
CONTACT: BOWEN HENDRIX
PH: 214.918.1804

APPLICANT:

CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
CONTACT: DREW DONOSKY
PH: 817.281.0572

CASE NUMBER

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

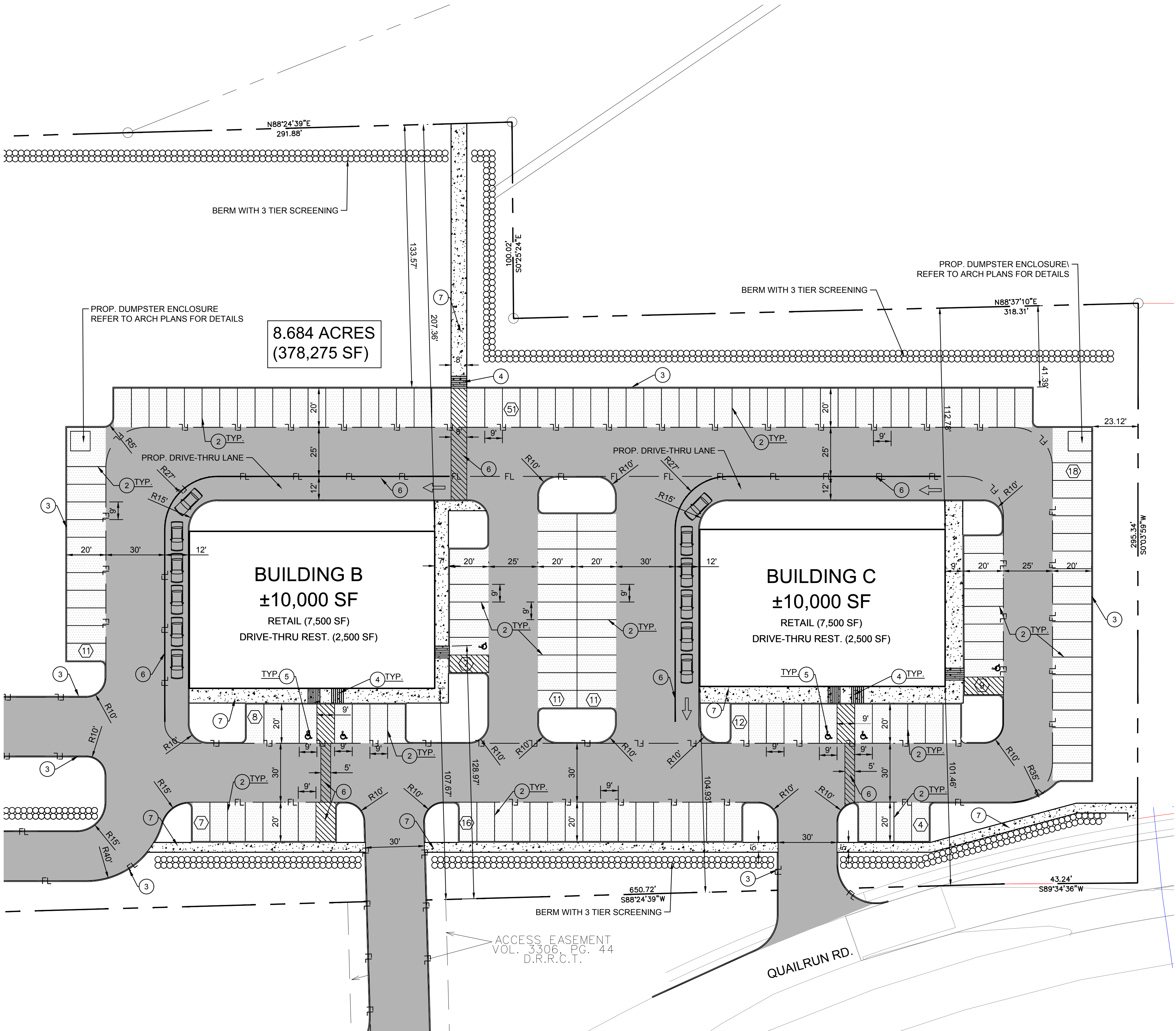
WITNESS OUR HANDS THIS ____ DAY OF _____.

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	1/13/2022

SHEET

SP-1

File No.	2020-021
----------	----------



PLOTTED BY: AMIRA ABDALLAH
 PLOT DATE: 1/13/2022 1:32 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2022-002 DUWEST ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 1/13/2022 1:32 PM

Rockwall CAD

Property Search Results > 11325 CITY OF ROCKWALL for Year 2021

Tax Year: 2021

Property

Account

Property ID:	11325	Legal Description:	ABS A0131, S KING, TRACT 5, 11.723 ACRES
Geographic ID:	0131-0000-0005-00-0R	Zoning:	A
Type:	Real	Agent Code:	
Property Use Code:	D2		
Property Use Description:	D2		

Location

Address:	QUAIL RUN RD TX	Mapsc0:	
Neighborhood:	EXEMPT PROPERTY	Map ID:	2-2
Neighborhood CD:	N-EXEMPT		

Owner

Name:	CITY OF ROCKWALL	Owner ID:	11146
Mailing Address:	00000	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$293,080	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$293,080	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$293,080	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$293,080	

Taxing Jurisdiction

Owner:	CITY OF ROCKWALL
% Ownership:	100.0000000000%
Total Value:	\$293,080

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
--------	-------------	----------	-----------------	---------------	---------------

CAD	ROCKWALL CAD	0.000000	\$293,080	\$0	\$0.00
CRW	CITY OF ROCKWALL	0.350000	\$293,080	\$0	\$0.00
GRW	ROCKWALL COUNTY	0.313100	\$293,080	\$0	\$0.00
SRW	ROCKWALL ISD	1.273600	\$293,080	\$0	\$0.00
Total Tax Rate:		1.936700			
Taxes w/Current Exemptions:					\$0.00
Taxes w/o Exemptions:					\$5,676.08

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	C1	VACANT LT/TR NON WF	11.7230	510653.88	0.00	0.00	\$293,080	\$0

Roll Value History


Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$0	\$293,080	0	293,080	\$0	\$293,080
2020	\$0	\$298,940	0	298,940	\$0	\$298,940
2019	\$0	\$293,080	0	293,080	\$0	\$293,080
2018	\$0	\$293,080	0	293,080	\$0	\$293,080
2017	\$0	\$293,080	0	293,080	\$0	\$293,080
2016	\$0	\$263,770	0	263,770	\$0	\$263,770
2015	\$0	\$263,770	0	263,770	\$0	\$263,770
2014	\$0	\$263,770	0	263,770	\$0	\$263,770
2013	\$0	\$263,770	0	263,770	\$0	\$263,770
2012	\$0	\$263,770	0	263,770	\$0	\$263,770
2011	\$0	\$263,770	0	263,770	\$0	\$263,770
2010	\$0	\$263,770	0	263,770	\$0	\$263,770
2009	\$0	\$263,770	1,230	1,230	\$0	\$1,230
2008	\$0	\$263,770	1,230	1,230	\$0	\$1,230

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/31/2019	WD	WARRANTY DEED	ARKOMA DEVELOPMENT LLC	CITY OF ROCKWALL	2019	000023397	
2	12/12/2005	WD	WARRANTY DEED	ARKOMA REALTY LTD	ARKOMA DEVELOPMENT LLC	4247	95	0
3	10/1/2001	WD	WARRANTY DEED	COLLINS WM T	ARKOMA REALTY LTD	2279	273	0

Tax Due

Property Tax Information as of 01/13/2022

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2021	CITY OF ROCKWALL	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	ROCKWALL COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	ROCKWALL ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2021 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	CITY OF ROCKWALL	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	ROCKWALL COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	ROCKWALL ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2020 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	CITY OF ROCKWALL TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	CITY OF ROCKWALL	\$293,080	\$1136.86	\$1136.86	\$0.00	\$0.00	\$0.00	\$0.00
2019	ROCKWALL COUNTY	\$293,080	\$952.51	\$952.51	\$0.00	\$0.00	\$0.00	\$0.00
2019	ROCKWALL ISD	\$293,080	\$3956.58	\$3956.58	\$0.00	\$0.00	\$0.00	\$0.00
	2019 TOTAL:		\$6045.95	\$6045.95	\$0.00	\$0.00	\$0.00	\$0.00
2018	CITY OF ROCKWALL	\$293,080	\$1178.48	\$1178.48	\$0.00	\$0.00	\$0.00	\$0.00
2018	ROCKWALL COUNTY	\$293,080	\$962.48	\$962.48	\$0.00	\$0.00	\$0.00	\$0.00
2018	ROCKWALL ISD	\$293,080	\$4191.04	\$4191.04	\$0.00	\$0.00	\$0.00	\$0.00
	2018 TOTAL:		\$6332.00	\$6332.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	CITY OF ROCKWALL	\$293,080	\$1241.49	\$1241.49	\$0.00	\$0.00	\$0.00	\$0.00
2017	ROCKWALL COUNTY	\$293,080	\$1025.19	\$1025.19	\$0.00	\$0.00	\$0.00	\$0.00
2017	ROCKWALL ISD	\$293,080	\$4220.35	\$4220.35	\$0.00	\$0.00	\$0.00	\$0.00
	2017 TOTAL:		\$6487.03	\$6487.03	\$0.00	\$0.00	\$0.00	\$0.00
2016	CITY OF ROCKWALL	\$263,770	\$1198.31	\$1198.31	\$0.00	\$0.00	\$0.00	\$0.00
2016	ROCKWALL COUNTY	\$263,770	\$991.51	\$991.51	\$0.00	\$0.00	\$0.00	\$0.00
2016	ROCKWALL ISD	\$263,770	\$3864.23	\$3864.23	\$0.00	\$0.00	\$0.00	\$0.00
	2016 TOTAL:		\$6054.05	\$6054.05	\$0.00	\$0.00	\$0.00	\$0.00
2015	CITY OF ROCKWALL	\$263,770	\$1280.08	\$1280.08	\$0.00	\$0.00	\$0.00	\$0.00
2015	ROCKWALL COUNTY	\$263,770	\$1044.27	\$1044.27	\$0.00	\$0.00	\$0.00	\$0.00
2015	ROCKWALL ISD	\$263,770	\$3798.29	\$3798.29	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$6122.64	\$6122.64	\$0.00	\$0.00	\$0.00	\$0.00
2014	CITY OF ROCKWALL	\$263,770	\$1306.98	\$1306.98	\$0.00	\$0.00	\$0.00	\$0.00
2014	ROCKWALL COUNTY	\$263,770	\$1044.27	\$1044.27	\$0.00	\$0.00	\$0.00	\$0.00
2014	ROCKWALL ISD	\$263,770	\$3798.29	\$3798.29	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$6149.54	\$6149.54	\$0.00	\$0.00	\$0.00	\$0.00
2013	CITY OF ROCKWALL	\$263,770	\$1325.45	\$1325.45	\$0.00	\$0.00	\$0.00	\$0.00
2013	ROCKWALL COUNTY	\$263,770	\$1044.26	\$1044.26	\$0.00	\$0.00	\$0.00	\$0.00
2013	ROCKWALL ISD	\$263,770	\$3851.04	\$3851.04	\$0.00	\$0.00	\$0.00	\$0.00
	2013 TOTAL:		\$6220.75	\$6220.75	\$0.00	\$0.00	\$0.00	\$0.00
2012	CITY OF ROCKWALL	\$263,770	\$1325.44	\$1325.44	\$0.00	\$0.00	\$0.00	\$0.00
2012	ROCKWALL COUNTY	\$263,770	\$1019.21	\$1019.21	\$0.00	\$0.00	\$0.00	\$0.00
2012	ROCKWALL ISD	\$263,770	\$3877.42	\$3877.42	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:		\$6222.07	\$6222.07	\$0.00	\$0.00	\$0.00	\$0.00
2011	CITY OF ROCKWALL	\$263,770	\$1327.02	\$1327.02	\$0.00	\$0.00	\$0.00	\$0.00
2011	ROCKWALL ISD	\$263,770	\$3877.42	\$3877.42	\$0.00	\$0.00	\$0.00	\$0.00

2011	ROCKWALL COUNTY	\$263,770	\$1019.21	\$1019.21	\$0.00	\$0.00	\$0.00	\$0.00
	2011 TOTAL:		\$6223.65	\$6223.65	\$0.00	\$0.00	\$0.00	\$0.00
2010	ROCKWALL COUNTY	\$263,770	\$1019.21	\$1019.21	\$0.00	\$0.00	\$0.00	\$0.00
2010	CITY OF ROCKWALL	\$263,770	\$1327.02	\$1327.02	\$0.00	\$0.00	\$0.00	\$0.00
2010	ROCKWALL ISD	\$263,770	\$3877.42	\$3877.42	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$6223.65	\$6223.65	\$0.00	\$0.00	\$0.00	\$0.00
2009	CITY OF ROCKWALL	\$291,844	\$1592.16	\$1592.16	\$0.00	\$0.00	\$0.00	\$0.00
2009	ROCKWALL ISD	\$291,844	\$4652.12	\$4652.12	\$0.00	\$0.00	\$0.00	\$0.00
2009	CITY OF ROCKWALL	\$1,230	\$6.19	\$6.19	\$0.00	\$0.00	\$0.00	\$0.00
2009	ROCKWALL ISD	\$1,230	\$18.08	\$18.08	\$0.00	\$0.00	\$0.00	\$0.00
2009	ROCKWALL COUNTY	\$291,844	\$1189.71	\$1189.71	\$0.00	\$0.00	\$0.00	\$0.00
2009	ROCKWALL COUNTY	\$1,230	\$4.61	\$4.61	\$0.00	\$0.00	\$0.00	\$0.00
	2009 TOTAL:		\$7462.87	\$7462.87	\$0.00	\$0.00	\$0.00	\$0.00
2008	ROCKWALL COUNTY	\$1,230	\$4.61	\$4.61	\$0.00	\$0.00	\$0.00	\$0.00
2008	ROCKWALL COUNTY	\$291,844	\$1266.31	\$1266.31	\$0.00	\$0.00	\$0.00	\$0.00
2008	CITY OF ROCKWALL	\$1,230	\$6.19	\$6.19	\$0.00	\$0.00	\$0.00	\$0.00
2008	ROCKWALL ISD	\$1,230	\$18.08	\$18.08	\$0.00	\$0.00	\$0.00	\$0.00
2008	ROCKWALL ISD	\$291,844	\$4952.43	\$4952.43	\$0.00	\$0.00	\$0.00	\$0.00
2008	CITY OF ROCKWALL	\$291,844	\$1694.94	\$1694.94	\$0.00	\$0.00	\$0.00	\$0.00
	2008 TOTAL:		\$7942.56	\$7942.56	\$0.00	\$0.00	\$0.00	\$0.00
2007	CITY OF ROCKWALL	\$256,675	\$1528.91	\$1528.91	\$0.00	\$0.00	\$0.00	\$0.00
2007	ROCKWALL ISD	\$256,675	\$4619.76	\$4619.76	\$0.00	\$0.00	\$0.00	\$0.00
2007	CITY OF ROCKWALL	\$1,230	\$5.99	\$5.99	\$0.00	\$0.00	\$0.00	\$0.00
2007	ROCKWALL ISD	\$1,230	\$18.08	\$18.08	\$0.00	\$0.00	\$0.00	\$0.00
2007	ROCKWALL COUNTY	\$256,675	\$1102.35	\$1102.35	\$0.00	\$0.00	\$0.00	\$0.00
2007	ROCKWALL COUNTY	\$1,230	\$4.30	\$4.30	\$0.00	\$0.00	\$0.00	\$0.00
	2007 TOTAL:		\$7279.39	\$7279.39	\$0.00	\$0.00	\$0.00	\$0.00
2006	ROCKWALL COUNTY	\$230,884	\$1050.25	\$1050.25	\$0.00	\$0.00	\$0.00	\$0.00
2006	ROCKWALL COUNTY	\$1,230	\$4.31	\$4.31	\$0.00	\$0.00	\$0.00	\$0.00
2006	CITY OF ROCKWALL	\$1,230	\$5.23	\$5.23	\$0.00	\$0.00	\$0.00	\$0.00
2006	ROCKWALL ISD	\$1,230	\$21.03	\$21.03	\$0.00	\$0.00	\$0.00	\$0.00
2006	ROCKWALL ISD	\$230,884	\$5110.39	\$5110.39	\$0.00	\$0.00	\$0.00	\$0.00
2006	CITY OF ROCKWALL	\$230,884	\$1270.13	\$1270.13	\$0.00	\$0.00	\$0.00	\$0.00
	2006 TOTAL:		\$7461.34	\$7461.34	\$0.00	\$0.00	\$0.00	\$0.00
2005	CITY OF ROCKWALL	\$167,580	\$843.47	\$843.47	\$0.00	\$0.00	\$0.00	\$0.00
2005	ROCKWALL ISD	\$167,580	\$4298.51	\$4298.51	\$0.00	\$0.00	\$0.00	\$0.00
2005	CITY OF ROCKWALL	\$1,100	\$4.06	\$4.06	\$0.00	\$0.00	\$0.00	\$0.00
2005	ROCKWALL ISD	\$1,100	\$20.68	\$20.68	\$0.00	\$0.00	\$0.00	\$0.00
2005	ROCKWALL COUNTY	\$167,580	\$803.43	\$803.43	\$0.00	\$0.00	\$0.00	\$0.00
2005	ROCKWALL COUNTY	\$1,100	\$3.86	\$3.86	\$0.00	\$0.00	\$0.00	\$0.00
	2005 TOTAL:		\$5974.01	\$5974.01	\$0.00	\$0.00	\$0.00	\$0.00
2004	ROCKWALL COUNTY	\$1,100	\$3.86	\$3.86	\$0.00	\$0.00	\$0.00	\$0.00
2004	ROCKWALL ISD	\$1,100	\$20.68	\$20.68	\$0.00	\$0.00	\$0.00	\$0.00
2004	CITY OF ROCKWALL	\$1,100	\$3.96	\$3.96	\$0.00	\$0.00	\$0.00	\$0.00
	2004 TOTAL:		\$28.50	\$28.50	\$0.00	\$0.00	\$0.00	\$0.00
2003	CITY OF ROCKWALL	\$1,100	\$3.96	\$3.96	\$0.00	\$0.00	\$0.00	\$0.00
2003	ROCKWALL ISD	\$1,100	\$20.68	\$20.68	\$0.00	\$0.00	\$0.00	\$0.00
2003	ROCKWALL COUNTY	\$1,100	\$3.89	\$3.89	\$0.00	\$0.00	\$0.00	\$0.00

2003 TOTAL:			\$28.53	\$28.53	\$0.00	\$0.00	\$0.00	\$0.00
2002	ROCKWALL COUNTY	\$1,100	\$3.89	\$3.89	\$0.00	\$0.00	\$0.00	\$0.00
2002	ROCKWALL ISD	\$1,100	\$20.21	\$20.21	\$0.00	\$0.00	\$0.00	\$0.00
2002	CITY OF ROCKWALL	\$1,100	\$3.96	\$3.96	\$0.00	\$0.00	\$0.00	\$0.00
2002 TOTAL:			\$28.06	\$28.06	\$0.00	\$0.00	\$0.00	\$0.00
2001	CITY OF ROCKWALL	\$1,100	\$3.96	\$3.96	\$0.00	\$0.00	\$0.00	\$0.00
2001	ROCKWALL ISD	\$1,100	\$20.24	\$20.24	\$0.00	\$0.00	\$0.00	\$0.00
2001	ROCKWALL COUNTY	\$1,100	\$3.89	\$3.89	\$0.00	\$0.00	\$0.00	\$0.00
2001 TOTAL:			\$28.09	\$28.09	\$0.00	\$0.00	\$0.00	\$0.00
2000	ROCKWALL COUNTY	\$1,100	\$3.89	\$3.89	\$0.00	\$0.00	\$0.00	\$0.00
2000	ROCKWALL ISD	\$1,100	\$17.36	\$17.36	\$0.00	\$0.00	\$0.00	\$0.00
2000	CITY OF ROCKWALL	\$1,100	\$3.96	\$3.96	\$0.00	\$0.00	\$0.00	\$0.00
2000 TOTAL:			\$25.21	\$25.21	\$0.00	\$0.00	\$0.00	\$0.00
1999	CITY OF ROCKWALL	\$1,100	\$3.96	\$3.96	\$0.00	\$0.00	\$0.00	\$0.00
1999	ROCKWALL ISD	\$1,100	\$16.73	\$16.73	\$0.00	\$0.00	\$0.00	\$0.00
1999	ROCKWALL COUNTY	\$1,100	\$3.89	\$3.89	\$0.00	\$0.00	\$0.00	\$0.00
1999 TOTAL:			\$24.58	\$24.58	\$0.00	\$0.00	\$0.00	\$0.00
1998	ROCKWALL ISD	\$1,100	\$16.39	\$16.39	\$0.00	\$0.00	\$0.00	\$0.00
1998	CITY OF ROCKWALL	\$1,100	\$3.96	\$3.96	\$0.00	\$0.00	\$0.00	\$0.00
1998 TOTAL:			\$20.35	\$20.35	\$0.00	\$0.00	\$0.00	\$0.00
ARKOMA DEVELOPMENT LLC TOTAL:			\$98384.82	\$98384.82	\$0.00	\$0.00	\$0.00	\$0.00
GRAND TOTAL (ALL OWNERS):			\$98384.82	\$98384.82	\$0.00	\$0.00	\$0.00	\$0.00

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (972) 771-2034

PROJECT COMMENTS



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

DATE: 1/20/2022

PROJECT NUMBER: Z2022-003
PROJECT NAME: SUP for a Restaurant with Drive-Through or Drive-In
SITE ADDRESS/LOCATIONS: 165 E QUAIL RUN RD

CASE MANAGER: Ryan Miller
CASE MANAGER PHONE: 972-772-6441
CASE MANAGER EMAIL: rmiller@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a Specific Use Permit (SUP) for a Restaurant with Less Than 2,000 SF with Drive Through or Drive-In to construct two (2) restaurants on an 8.684-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	01/20/2022	Approved w/ Comments

01/20/2022: Z2022-003; Specific Use Permit (SUP) for Restaurant with Drive-Through or Drive-In
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for a Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In to construct two (2) restaurants on an 8.684-acre tract of land identified as Tract 3-10 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, and generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [SH-205].

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rmiller@rockwall.com.

M.3 For reference, include the case number (Z2022-003) in the lower right-hand corner of all pages on future submittals.

I.4 According to Planned Development District 70 (PD-70) [Ordinance No. 19-41] the Subject Property shall be subject to the requirements and land uses permitted in the General Retail (GR) District. The Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC) states that the Restaurant with Less Than 2,000 SF with Drive Through or Drive-In land use requires a Specific Use Permit (SUP) in a General Retail (GR) District. In addition, the Conditional Land Use Standards contained in Article 04, Permissible Uses, of the Unified Development Code (UDC) stipulate the following conditions for this land use:

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

In this case, the request appears to conform to all the Conditional Land Use Standards for the proposed land use.

I.5 According to Subsection 01.06, Residential Adjacency Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), a Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In that is adjacent to a residential district shall be required to meet the Residential Adjacency Standards. In this case, the request appears to conform to all of the Residential Adjacency Standards.

M.6 Please make the following changes to the Concept Plan:

- (1) Indicate the required Open Space Amenity area as approved and required by Case No. Z2021-048.
- (2) Indicate the outdoor seating areas proposed for the development and as approved by Case No. Z2021-048.
- (3) Under the Site Data Table fix the square footage of Building 'B' from "10,00 SF" to "10,000 SF".

M.7 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:

- (1) The development of the Subject Property shall generally conform to the Concept Plan as depicted in Exhibit 'C' of the Specific Use Permit (SUP) ordinance.
- (2) The development of the Subject Property shall conform to the landscape screening as depicted in Exhibit 'C' of the Specific Use Permit (SUP) ordinance.

M.8 Please review the attached Draft Ordinance prior to the January 25, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than February 1, 2022. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on February 1, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the February 15, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on January 25, 2022.

I.10 The projected City Council meeting dates for this case will be February 22, 2022 (1st Reading) and March 7, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	01/19/2022	Needs Review

01/19/2022: M - Fire lane radii must be 20' Minimum. If the building is 30' or taller, the radius increases to 30' on the curves.

M - Label driveway spacing.

M - Are you building this now? If not label as future.

The following items are informational for the engineering design process.

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Roadway Paving Items:

- Driveway to be concrete.
- Drive isles to be 24' wide minimum. Fire lane radii to be 20'.
- All parking 20'x9'.
- TIA required including City review fees.
- Quail Run pro-rata = \$40,520.65

Water and Wastewater Items:

- Must loop 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)

Drainage Items:

- Detention is required.
- Manning's C-value is per zoning type.

- Must have a flood study if you touch the floodplain. Review fees apply. Paving to be 1' above the floodplain elevation, building to be 2' above.
- Establish Erosion Hazard Setback and drainage easements.
- No vertical walls allowed in detention.
- Dumpster to drain to oil/water separator and then to the storm lines.

Landscaping:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	01/20/2022	Approved
No Comments			

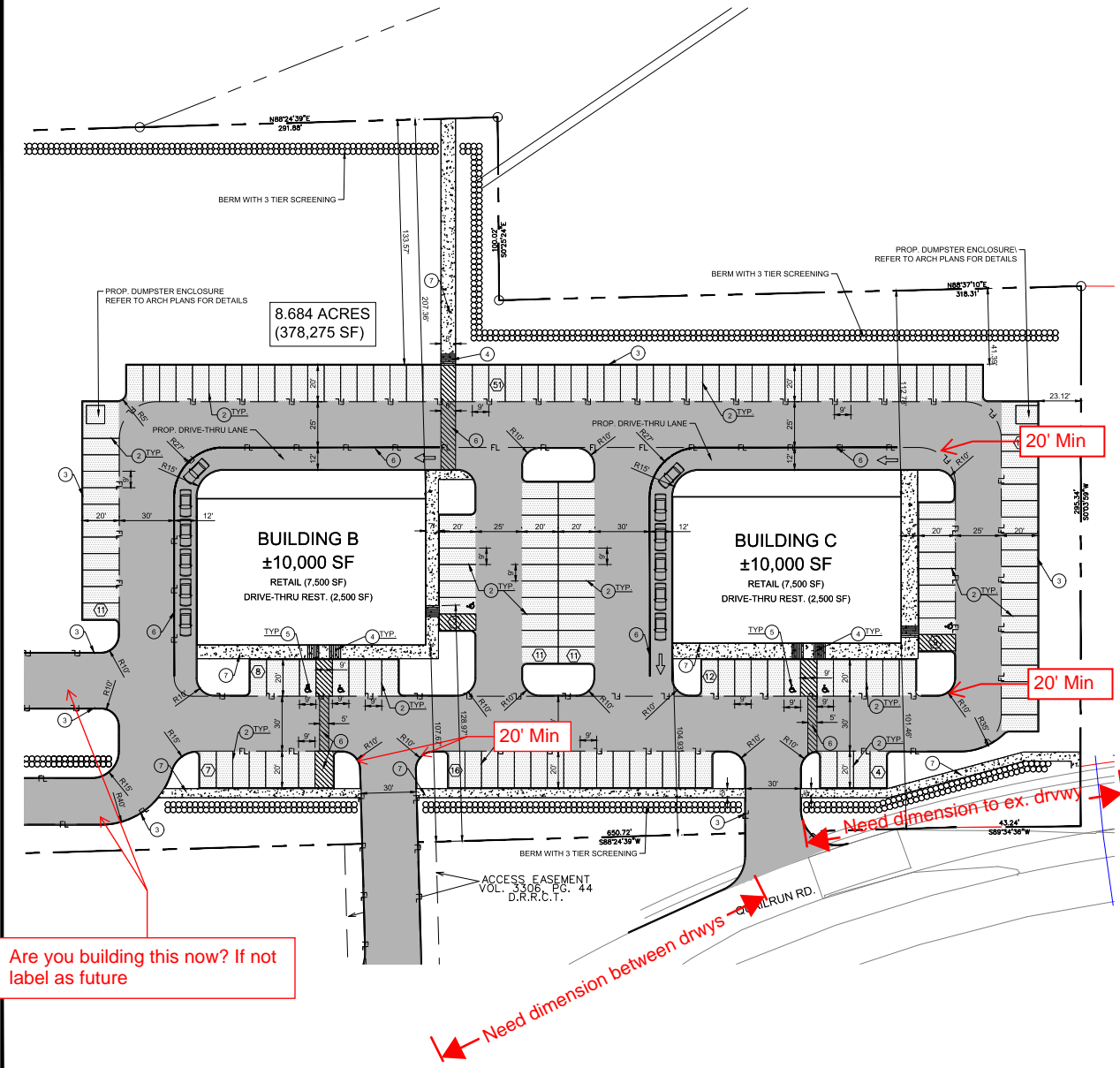
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/19/2022	Needs Review
01/19/2022: Inside fire lane radii must be 20' Minimum. If the building is 30' or taller, the radius increases to 30'.			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/14/2022	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	01/20/2022	N/A
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/18/2022	Approved w/ Comments
01/18/2022: No comments			

PLOTTED BY: AMBA ABDULLAH
 PLOT DATE: 1/13/2022 1:32 PM
 LOCATION: Z:\PROJECTS\PROJECTS 2022-002 DUWEST ROCKWALL CADD\PROJECTS\SP-1 SITE PLANNING
 LAST SAVED: 1/13/2022 1:32 PM



SITE AREA	378,275 SF
ZONING	SH 205 & QUAIL RUN RD
PROPOSED USE	RETAIL (7,500 SF) DRIVE-THRU REST. (2,500 SF)
BUILDING SIZE	±10,000 SF
LOT COVERAGE	100%
FLOOR TO AREA RA	1/10
BUILDING HEIGHT	1/10
PA	RETAIL (7,500 SF) DRIVE-THRU REST. (2,500 SF) TOTAL (10,000 SF) ADA PARKING PARKING P

- NOTES:
1. A SEPARATE SIGNAGE OF ROCKWALL.
 2. ALL WALLS 3' IN HEIGHT DESIGNED BY AN ENGINEER.
 3. ALL WALLS MUST BE ROCK OR CONCRETE.
 4. NO TREES SHALL BE PLANTED WITHIN 10' OF ANY PUBLIC UTILITY.
 5. SOD MUST BE LAID WITHIN 10' OF ANY PUBLIC UTILITY BEFORE ACCEPTANCE.

- General Items:**
- Must meet City Standards of Design and Construction
 - 4% Engineering Inspection Fees
 - Impact Fees (Water, Wastewater & Roadway)
 - Minimum easement width is 20' for new easements. No structures allowed in easements.
 - Retaining walls 3' and over must be engineered.
 - All retaining walls must be rock or stone face. No smooth concrete walls.
- Roadway Paving Items:**
- Driveway to be concrete.
 - Drive isles to be 24' wide minimum. Fire lane radii to be 20'.
 - All parking 20'x9'.
 - TIA required including City review fees.
 - Quail Run pro-rata = \$40,520.65
- Water and Wastewater Items:**
- Must loop 8" water line on site.
 - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Drainage Items:**
- Detention is required.
 - Manning's C-value is per zoning type.
 - Must have a flood study if you touch the floodplain. Review fees apply. Paving to be 1' above the floodplain elevation, building to be 2' above.
 - Establish Erosion Hazard Setback and drainage easements.
 - No vertical walls allowed in detention.
 - Dumpster to drain to oil/water separator and then to the storm lines.
- Landscaping:**
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
 - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

CLAY MOORE ENGINEERING

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CORPORATION
Engineer: DREW DONOSKY
P.E. No. 125657 Date: 1/13/2022

DUWEST ROCKWALL
SH 205 & QUAIL RUN RD
ROCKWALL, TX

CITY SITE PLAN

DESIGN: LRB
DRAWN: LRB
CHECKED: CLD
DATE: 11/13/2022

SHEET
SP-1

FILE NO.: 2022-021



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)¹
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS not yet assigned*

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION NEC E Quail Run Road and 205

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-70

CURRENT USE Undeveloped land

PROPOSED ZONING PD-70

PROPOSED USE Commercial (Retail)

ACREAGE 8.684 AC

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

☐ OWNER

☒ APPLICANT DuWest Realty, LLC

CONTACT PERSON

CONTACT PERSON Bowen Hendrix

ADDRESS

ADDRESS 4403 North Central Expressway
Suite 200

CITY, STATE & ZIP

CITY, STATE & ZIP Dallas, TX 75025

PHONE

PHONE (214) 918-1804

E-MAIL

E-MAIL bowen@duwestrealty.com

NOTARY VERIFICATION [REQUIRED]

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

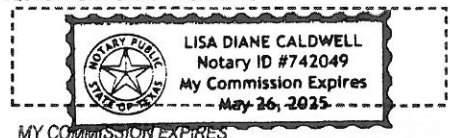
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 330.25 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 DAY OF January 2022. BY SIGNING THIS APPLICATION, 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."

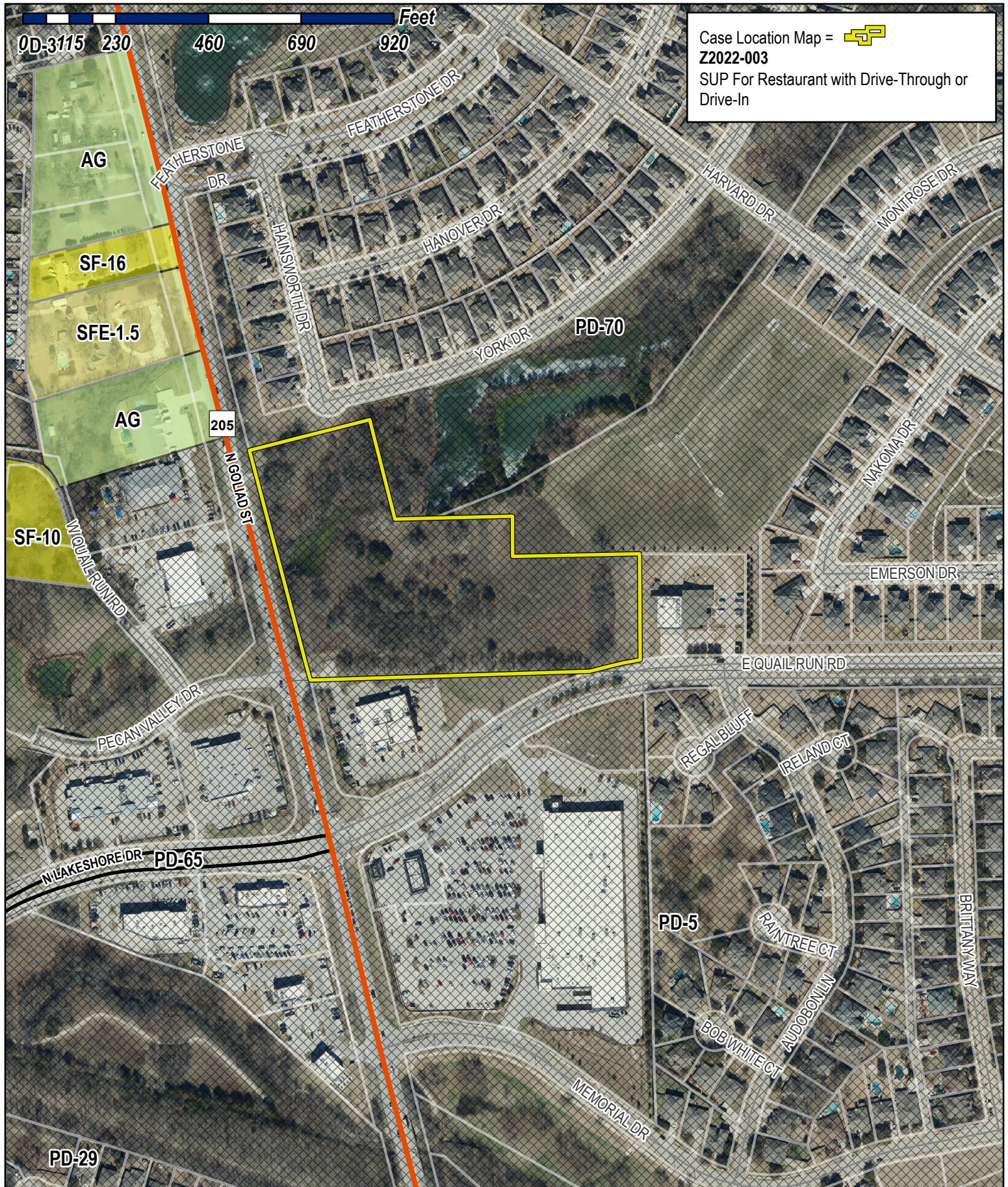
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF January 2022


OWNER'S SIGNATURE Bowen Hendrix

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Lisa Caldwell





Case Location Map = 
Z2022-003
SUP For Restaurant with Drive-Through or Drive-In



City of Rockwall

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

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

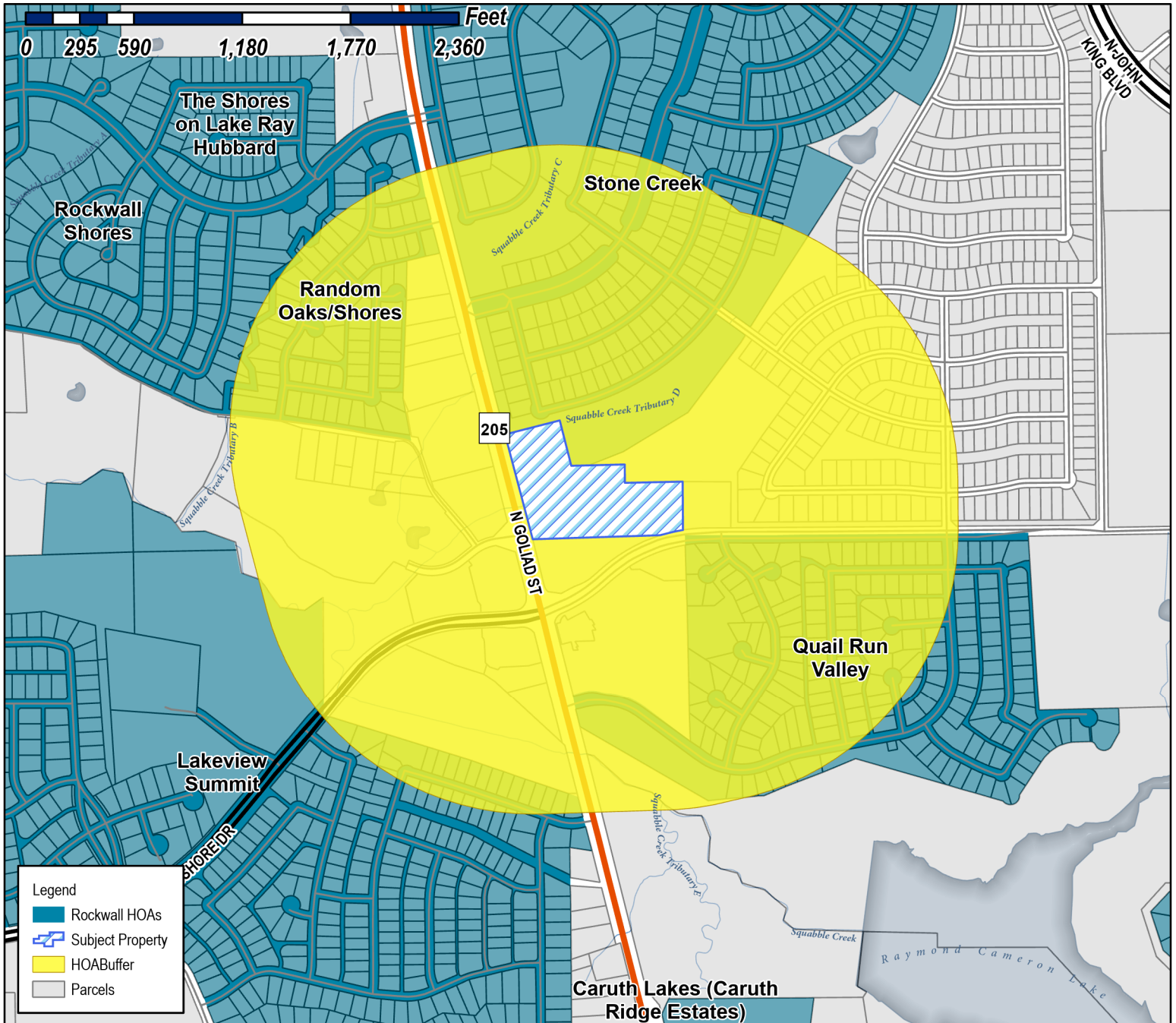




City of Rockwall

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

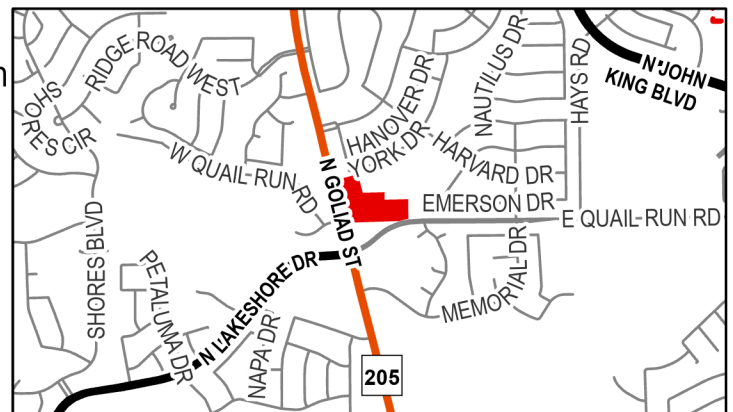
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2022-003
Case Name: SUP for Restaurant with Drive-Through or Drive-In
Case Type: Zoning
Zoning: PD-70
Case Address: NE Corner E Quail Run Rd. and SH 205

Date Saved: 1/14/2022

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



Miller, Ryan

From: Miller, Ryan
Sent: Thursday, January 20, 2022 12:02 PM
To: Miller, Ryan; Lee, Henry; Gamez, Angelica
Subject: Neighborhood Notification Program [Z2022-003]
Attachments: PON Map (01.14.2022).pdf; HOA Map (01.14.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [January 21, 2022](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, February 15, 2022 at 6:00 PM](#), and the City Council will hold a public hearing on [Tuesday, February 22, 2022 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2022-003: SUP for Restaurant with Drive-Through or Drive-In

Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a [Specific Use Permit \(SUP\)](#) for a *Restaurant with Less Than 2,000 SF with Drive Through or Drive-In* to construct two (2) restaurants on an 8.684-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [*SH-205*], and take any action necessary.

Thank you,



RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [UNIFIED DEVELOPMENT CODE](#)

NOTES

- 1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

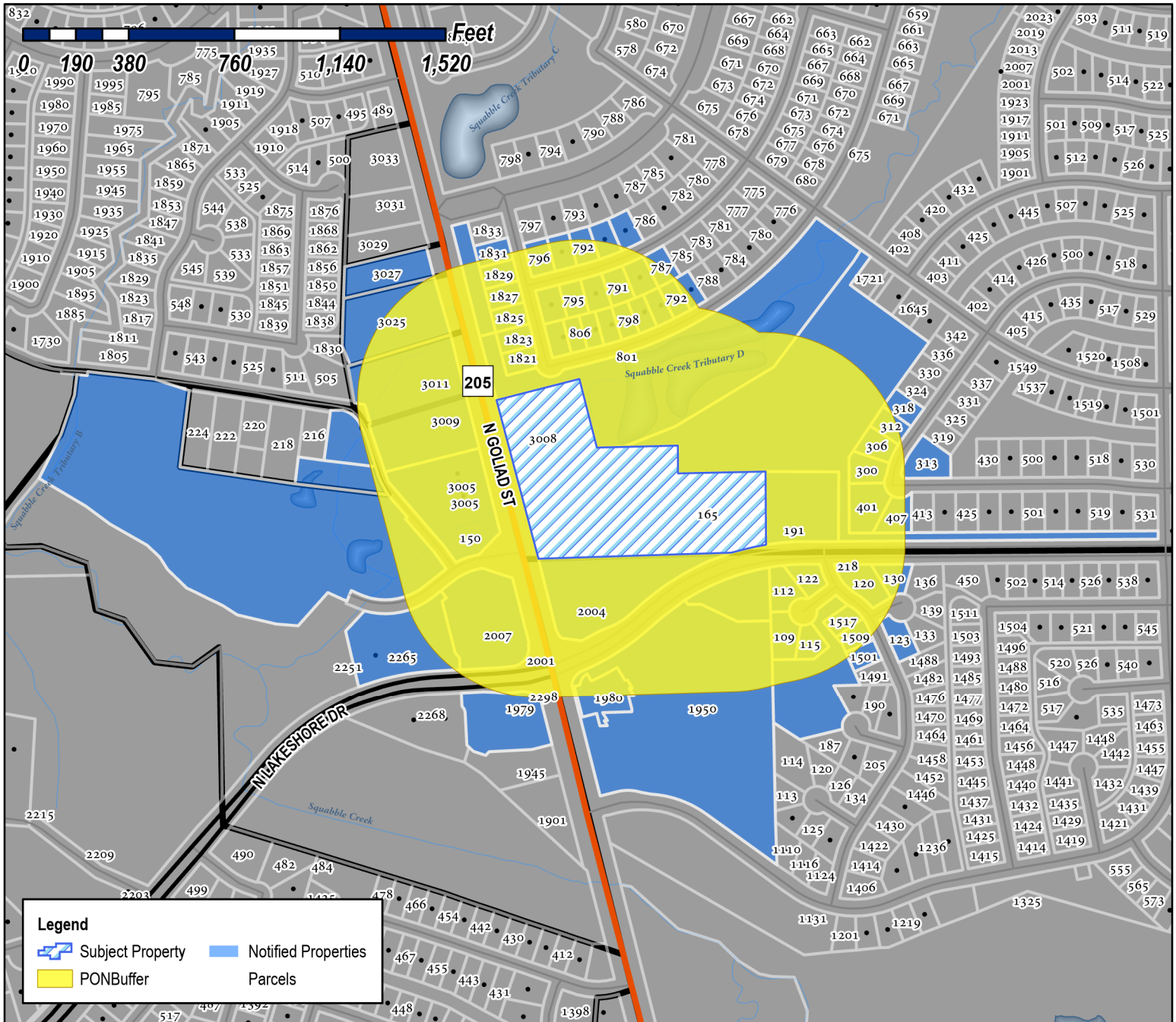
This email was scanned by Bitdefender



City of Rockwall

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

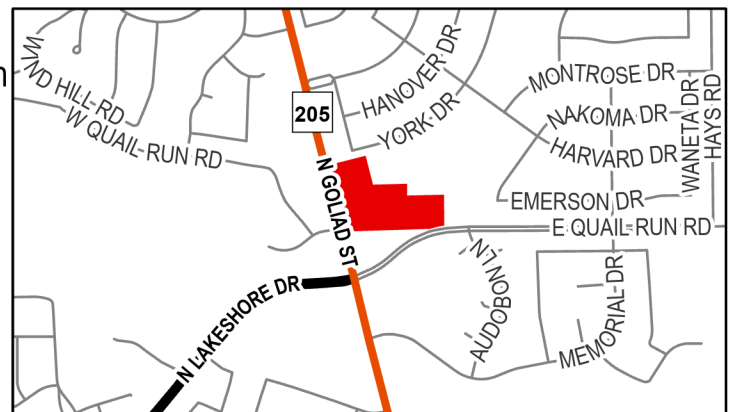
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2022-003
Case Name: SUP for Restaurant with Drive-Through or Drive-In
Case Type: Zoning
Zoning: PD-70
Case Address: NE Corner E Quail Run Rd. and SH 205

Date Saved: 1/14/2022

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



DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

CLARK TROY & JANICE
3025 N GOLIAD ST
ROCKWALL, TX 75087

CULPEPPER DANNA JOHNSON
122 REGAL BLUFF
ROCKWALL, TX 75087

CRUZ SANTIAGO & NINFA E
778 HANOVER DRIVE
ROCKWALL, TX 75087

CHAMBLESS WILLIAM AND HELEN GOMEZ-
SALVADOR
796 HANOVER DR
ROCKWALL, TX 75087

QUAIL RUN VALLEY OWNERS ASSOC
C/O ASSURED MGT INC
2500 LEGACY DR
STE 220

HENRY JUSTIN WILLIAM AND MARIA
794 HANOVER DR
ROCKWALL, TX 75087

HPA TEXAS SUB 2018-1 ML LLC
120 S RIVERSIDE SUITE 2000
CHICAGO, IL 60606

DAVISON CHARLES DAVID AND NANCY JOAN
792 HANOVER DR
ROCKWALL, TX 75087

HOWLETT NEVA RAE
115 REGAL BLUFF
ROCKWALL, TX 75087

SCOTT MARK ALAN SR &
DOREEN
130 IRELAND CT
ROCKWALL, TX 75087

HELMER KALENA
1501 AUDOBON LN
ROCKWALL, TX 75087

RAMOS RAMON A & DELMA P
120 IRELAND CT
ROCKWALL, TX 75087

MILLER MATHIEL JR
1825 HAINSWORTH DRIVE
ROCKWALL, TX 75087

AFFINITY DEVELOPMENT COMPANY LLC
480 WILDWOOD FOREST DRIVE
SUITE 801
THE WOODLANDS, TX 77380

JAVKER REALTY CORP
42 BOND ST
NEW YORK, NY 10012

FUNK AUDRA JOY
1509 AUDOBON LN
ROCKWALL, TX 75087

HARRIS PATRICIA A
1517 AUDOBON LN
ROCKWALL, TX 75087

ROSS JODY ALAN & KAREY
3027 N GOLIAD ST
ROCKWALL, TX 75087

HEIDENREICH ERIN K AND ADAM
123 IRELAND COURT
ROCKWALL, TX 75087

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
1024 S GREENVILLE AVE
SUITE 230
CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

HUA ALEXANDER AND THU THUY
1829 HAINSWORTH DR
ROCKWALL, TX 75087

ESCOBEDO OMAR & MARIA C
1827 HAINSWORTH DRIVE
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

TUMULTY TIMOTHY M & KIM A
797 HANOVER DRIVE
ROCKWALL, TX 75087

COLE HC ROCKWALL TX LLC
C/O ROCKWALL REGIONAL HOSPITAL, LLC; ATTN
LEGAL DEPT.
3150 HORIZON RD
ROCKWALL, TX 75032
NURMI DOUGLAS B & LISA R
795 HANOVER DRIVE
ROCKWALL, TX 75087

HARP CHRISTOPHER J AND PENNY
793 HANOVER DR
ROCKWALL, TX 75087

LAND GEOFFREY ALLISON & ERNANI MAXINE
787 HANOVER DR
ROCKWALL, TX 75087

ODEYEMI ADETUNJI
808 YORK DR
ROCKWALL, TX 75087

CRANDALL BRANT
804 YORK DRIVE
ROCKWALL, TX 75087

NUTTER GREG AND KRISTIN LARSON-NUTTER
794 YORK DRIVE
ROCKWALL, TX 75087

MOORE MICHAEL RAY JR & STEPHANIE
1823 HAINSWORTH DRIVE
ROCKWALL, TX 75087

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

TYSON STEPHANIE AND CARY
401 EMERSON DRIVE
ROCKWALL, TX 75087

ADCOCK ISAAC AND CHRISTINA
306 NOKOMA DRIVE
ROCKWALL, TX 75087

CLARK ALLAN JR
313 NAKOMA DR
ROCKWALL, TX 75087

ALBRITTON MICHAEL H & ELAINE W LIVING
TRUST
MICHAEL H & ELAINE W ALBRITTON TRUSTEES
791 HANOVER DRIVE
ROCKWALL, TX 75087
REY LUIS SR AND JUDY L
806 YORK DR
ROCKWALL, TX 75087

CHAPMAN BOBBY E II AND AMY L CHAMPMAN
1821 HAINSWORTH DRIVE
ROCKWALL, TX 75087

PODINA LAUREN ADRIA & MICHAEL
802 YORK DRIVE
ROCKWALL, TX 75087

KELLY TIMOTHY
790 YORK DRIVE
ROCKWALL, TX 75087

HAMPTON GEORGE T & BRENDA J
109 REGAL BLF
ROCKWALL, TX 75087

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

HUFF ELLIOTT AND TOBIE
312 NAKOMA DRIVE
ROCKWALL, TX 75087

MACKIE EMILY & ANDREW STINSON
300 NAKOMA DRIVE
ROCKWALL, TX 75087

M REA PROPERTIES 2 LLC
6807 OVERBROOK DR
PARKER, TX 75002

HOOVER THOMAS E AND CHELSEA L
789 HANOVER DRIVE
ROCKWALL, TX 75087

WEMPE MARK STEVEN AND SUSAN SPENCER
796 YORK DR
ROCKWALL, TX 75087

DAVIS JAN ANNETTE AND DARRYL WAYNE
798 YORK DR
ROCKWALL, TX 75087

WILSON BRANDON CRAIG AND EMILY MARIE
792 YORK DR
ROCKWALL, TX 75087

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
1024 S GREENVILLE AVE
SUITE 230
MCMILLAN GARY AND SANDI
112 REGAL BLUFF
ROCKWALL, TX 75087

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

CARLSON CURT AND MARIA
318 NAKOMA DRIVE
ROCKWALL, TX 75087

ETHERIDGE CHRIS
407 EMERSON DRIVE
ROCKWALL, TX 75087

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION
1024 S GREENVILLE AVE
SUITE 230
ALLEN, TX 75002

MOORE WORTH INVESTMENTS LLC
8445 FREEPORT PKWY
SUITE 175
IRVING, TX 75063

JCDB GOLIAD HOLDINGS LLC C/O DA GOLIAD
PARTNERS LP AND
DAVID R NELSON-ROTH IRA AND DAVID NELSON
8350 N CENTRAL EXPRESSWAY
SUITE 1300

PUBLIC NOTICE



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

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

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

Case No. Z2022-003: SUP for a Restaurant with Drive-Through or Drive-In in Planned Development District 70 (PD-70)

Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a Specific Use Permit (SUP) for a Restaurant with Less Than 2,000 SF with Drive Through or Drive-In to construct two (2) restaurants on an 8.684-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, February 15, 2022 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 22, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Tuesday, February 22, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-003: SUP for a Restaurant with Drive-Through or Drive-In in Planned Development District 70 (PD-70)

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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



January 13, 2022

Planning Dept.
City of Rockwall
385 S Goliad St.
Rockwall, Texas 75087

Re: SUP Site Plan
Letter of Intent

To Whom It May Concern,

Please let this letter serve as the Letter of Intent for the SUP Site Plan request of approximately 8.684 acres of land located off SH205 in Rockwall, Texas. It is our understanding that a SUP Site Plan is required to allow drive thru uses on the subject tract. The proposed development will include two retail with endcap drive thrus. The property is currently vacant. This SUP requests that drive thru uses be permitted for both buildings as shown on the SUP Site Plan.

Should you have any questions, please feel free to contact me.

Sincerely,

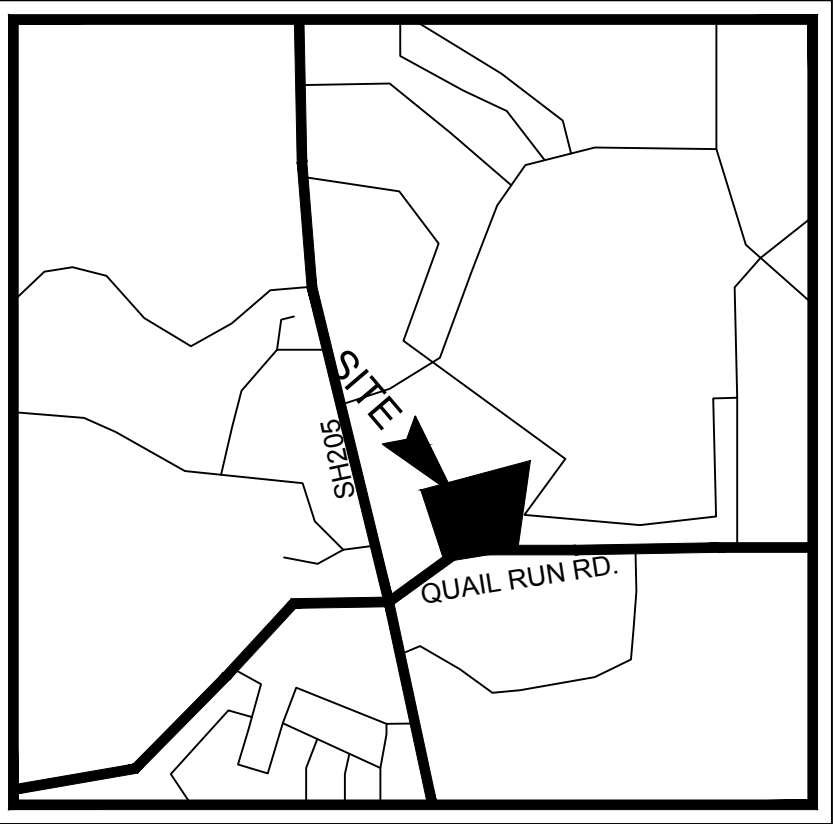
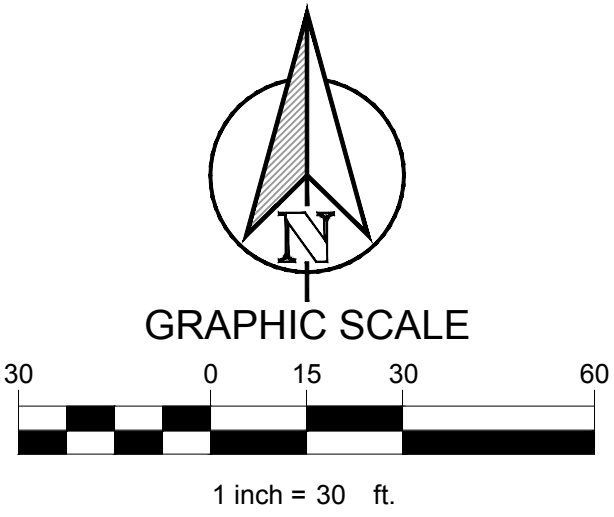
Claymoore Engineering, Inc.
1903 Central Drive Ste. 406
Bedford, TX 76021
817-281-0572

A handwritten signature in blue ink that reads "Drew Donosky". The signature is written in a cursive, flowing style.

Drew Donosky , P.E.




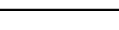
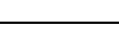
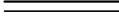

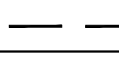
**DUWEST ROCKWALL
SH 205 & QUAIL RUN RD
ROCKWALL, TX**

CITY SITE PLAN



VICINITY MAP
N.T.S.

SITE DATA TABLE	
SITE AREA	8.684 AC (378,275 SF)
ZONING	PD-70
PROPOSED USE	RETAIL/ DRIVE-THRU RESTAURANT
BUILDING SIZE	BUILDING B- 10.00 SF
	BUILDING C- 10,000 SF
LOT COVERAGE	5.2 %
FLOOR TO AREA RATIO	0.05 : 1
BUILDING HEIGHT	1 STORY

CONSTRUCTION SCHEDULE	
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED SIDEWALK CONCRETE PAVEMENT
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE
	PROPOSED SAWCUT
	PARKING COUNT

PARKING DATA TABLE	
PARKING REQ.	
RETAIL (15,000 SF) 1/ 250 SF	60 SAPCES
DRIVE-THRU RESTAURANT (5,000 SF) 1/ 100 SF	50 SPACES
TOTAL:.	110 SPACES
ADA PARKING	5 SPACES
PARKIG PROVIDED	162 SPACES (6 ADA)

CONSTRUCTION SCHEDULE	
①	PROP. FULL DEPTH SAWCUT
②	PROP. 4" PARKING STALL STRIPING COLOR: WHITE (TYP)
③	PROP. CURB & GUTTER
④	PROP. PEDESTRIAN RAMP
⑤	PROP. HANDICAP SYMBOL
⑥	PROP. PAVEMENT STRIPING
⑦	PROP. SIDEWALK

NOTES:

1. A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
2. ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
3. ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
4. NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
5. SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.

DUWEST ROCKWALL, TX

LEGAL DESCRIPTION AND OR ADDRESS:

STONE CREEK BALANCE LTD
ABSTRACT. NO 131
8.684 AC (378,275 SF)

OWNER:

DuWEST REALTY, LLC
4403 N.CENTRAL EXWAY SUITE #200
DALLAS, TX 75025
CONTACT: BOWEN HENDRIX
PH: 214.918.1804

APPLICANT:

CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
CONTACT: DREW DONOSKY
PH: 817.281.0572

CASE NUMBER

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS THIS ____ DAY OF _____.

SIGN: LRR

AWN: LRR

HECKED: _____ CLC _____

TE: 1/13/2022

HEET

SP-1

e No. 2020-021

PLOTTED BY: AMIRA ABDALLAH
 PLOT DATE: 1/13/2022 1:32 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2022--002 DUWEST ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 1/13/2022 1:32 PM

Rockwall CAD

Property Search Results > 11325 CITY OF ROCKWALL for Year 2021

Tax Year: 2021

Property

Account

Property ID:	11325	Legal Description:	ABS A0131, S KING, TRACT 5, 11.723 ACRES
Geographic ID:	0131-0000-0005-00-0R	Zoning:	A
Type:	Real	Agent Code:	
Property Use Code:	D2		
Property Use Description:	D2		

Location

Address:	QUAIL RUN RD TX	Mapsc0:	
Neighborhood:	EXEMPT PROPERTY	Map ID:	2-2
Neighborhood CD:	N-EXEMPT		

Owner

Name:	CITY OF ROCKWALL	Owner ID:	11146
Mailing Address:	00000	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$293,080	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$293,080	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$293,080	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$293,080	

Taxing Jurisdiction

Owner:	CITY OF ROCKWALL
% Ownership:	100.0000000000%
Total Value:	\$293,080

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
--------	-------------	----------	-----------------	---------------	---------------

CAD	ROCKWALL CAD	0.000000	\$293,080	\$0	\$0.00
CRW	CITY OF ROCKWALL	0.350000	\$293,080	\$0	\$0.00
GRW	ROCKWALL COUNTY	0.313100	\$293,080	\$0	\$0.00
SRW	ROCKWALL ISD	1.273600	\$293,080	\$0	\$0.00
Total Tax Rate:		1.936700			
Taxes w/Current Exemptions:				\$0.00	
Taxes w/o Exemptions:				\$5,676.08	

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	C1	VACANT LT/TR NON WF	11.7230	510653.88	0.00	0.00	\$293,080	\$0

Roll Value History


Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$0	\$293,080	0	293,080	\$0	\$293,080
2020	\$0	\$298,940	0	298,940	\$0	\$298,940
2019	\$0	\$293,080	0	293,080	\$0	\$293,080
2018	\$0	\$293,080	0	293,080	\$0	\$293,080
2017	\$0	\$293,080	0	293,080	\$0	\$293,080
2016	\$0	\$263,770	0	263,770	\$0	\$263,770
2015	\$0	\$263,770	0	263,770	\$0	\$263,770
2014	\$0	\$263,770	0	263,770	\$0	\$263,770
2013	\$0	\$263,770	0	263,770	\$0	\$263,770
2012	\$0	\$263,770	0	263,770	\$0	\$263,770
2011	\$0	\$263,770	0	263,770	\$0	\$263,770
2010	\$0	\$263,770	0	263,770	\$0	\$263,770
2009	\$0	\$263,770	1,230	1,230	\$0	\$1,230
2008	\$0	\$263,770	1,230	1,230	\$0	\$1,230

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/31/2019	WD	WARRANTY DEED	ARKOMA DEVELOPMENT LLC	CITY OF ROCKWALL	2019	000023397	
2	12/12/2005	WD	WARRANTY DEED	ARKOMA REALTY LTD	ARKOMA DEVELOPMENT LLC	4247	95	0
3	10/1/2001	WD	WARRANTY DEED	COLLINS WM T	ARKOMA REALTY LTD	2279	273	0

Tax Due

Property Tax Information as of 01/13/2022

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2021	CITY OF ROCKWALL	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	ROCKWALL COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	ROCKWALL ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2021 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	CITY OF ROCKWALL	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	ROCKWALL COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	ROCKWALL ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2020 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	CITY OF ROCKWALL TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	CITY OF ROCKWALL	\$293,080	\$1136.86	\$1136.86	\$0.00	\$0.00	\$0.00	\$0.00
2019	ROCKWALL COUNTY	\$293,080	\$952.51	\$952.51	\$0.00	\$0.00	\$0.00	\$0.00
2019	ROCKWALL ISD	\$293,080	\$3956.58	\$3956.58	\$0.00	\$0.00	\$0.00	\$0.00
	2019 TOTAL:		\$6045.95	\$6045.95	\$0.00	\$0.00	\$0.00	\$0.00
2018	CITY OF ROCKWALL	\$293,080	\$1178.48	\$1178.48	\$0.00	\$0.00	\$0.00	\$0.00
2018	ROCKWALL COUNTY	\$293,080	\$962.48	\$962.48	\$0.00	\$0.00	\$0.00	\$0.00
2018	ROCKWALL ISD	\$293,080	\$4191.04	\$4191.04	\$0.00	\$0.00	\$0.00	\$0.00
	2018 TOTAL:		\$6332.00	\$6332.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	CITY OF ROCKWALL	\$293,080	\$1241.49	\$1241.49	\$0.00	\$0.00	\$0.00	\$0.00
2017	ROCKWALL COUNTY	\$293,080	\$1025.19	\$1025.19	\$0.00	\$0.00	\$0.00	\$0.00
2017	ROCKWALL ISD	\$293,080	\$4220.35	\$4220.35	\$0.00	\$0.00	\$0.00	\$0.00
	2017 TOTAL:		\$6487.03	\$6487.03	\$0.00	\$0.00	\$0.00	\$0.00
2016	CITY OF ROCKWALL	\$263,770	\$1198.31	\$1198.31	\$0.00	\$0.00	\$0.00	\$0.00
2016	ROCKWALL COUNTY	\$263,770	\$991.51	\$991.51	\$0.00	\$0.00	\$0.00	\$0.00
2016	ROCKWALL ISD	\$263,770	\$3864.23	\$3864.23	\$0.00	\$0.00	\$0.00	\$0.00
	2016 TOTAL:		\$6054.05	\$6054.05	\$0.00	\$0.00	\$0.00	\$0.00
2015	CITY OF ROCKWALL	\$263,770	\$1280.08	\$1280.08	\$0.00	\$0.00	\$0.00	\$0.00
2015	ROCKWALL COUNTY	\$263,770	\$1044.27	\$1044.27	\$0.00	\$0.00	\$0.00	\$0.00
2015	ROCKWALL ISD	\$263,770	\$3798.29	\$3798.29	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$6122.64	\$6122.64	\$0.00	\$0.00	\$0.00	\$0.00
2014	CITY OF ROCKWALL	\$263,770	\$1306.98	\$1306.98	\$0.00	\$0.00	\$0.00	\$0.00
2014	ROCKWALL COUNTY	\$263,770	\$1044.27	\$1044.27	\$0.00	\$0.00	\$0.00	\$0.00
2014	ROCKWALL ISD	\$263,770	\$3798.29	\$3798.29	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$6149.54	\$6149.54	\$0.00	\$0.00	\$0.00	\$0.00
2013	CITY OF ROCKWALL	\$263,770	\$1325.45	\$1325.45	\$0.00	\$0.00	\$0.00	\$0.00
2013	ROCKWALL COUNTY	\$263,770	\$1044.26	\$1044.26	\$0.00	\$0.00	\$0.00	\$0.00
2013	ROCKWALL ISD	\$263,770	\$3851.04	\$3851.04	\$0.00	\$0.00	\$0.00	\$0.00
	2013 TOTAL:		\$6220.75	\$6220.75	\$0.00	\$0.00	\$0.00	\$0.00
2012	CITY OF ROCKWALL	\$263,770	\$1325.44	\$1325.44	\$0.00	\$0.00	\$0.00	\$0.00
2012	ROCKWALL COUNTY	\$263,770	\$1019.21	\$1019.21	\$0.00	\$0.00	\$0.00	\$0.00
2012	ROCKWALL ISD	\$263,770	\$3877.42	\$3877.42	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:		\$6222.07	\$6222.07	\$0.00	\$0.00	\$0.00	\$0.00
2011	CITY OF ROCKWALL	\$263,770	\$1327.02	\$1327.02	\$0.00	\$0.00	\$0.00	\$0.00
2011	ROCKWALL ISD	\$263,770	\$3877.42	\$3877.42	\$0.00	\$0.00	\$0.00	\$0.00

2011	ROCKWALL COUNTY	\$263,770	\$1019.21	\$1019.21	\$0.00	\$0.00	\$0.00	\$0.00
	2011 TOTAL:		\$6223.65	\$6223.65	\$0.00	\$0.00	\$0.00	\$0.00
2010	ROCKWALL COUNTY	\$263,770	\$1019.21	\$1019.21	\$0.00	\$0.00	\$0.00	\$0.00
2010	CITY OF ROCKWALL	\$263,770	\$1327.02	\$1327.02	\$0.00	\$0.00	\$0.00	\$0.00
2010	ROCKWALL ISD	\$263,770	\$3877.42	\$3877.42	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$6223.65	\$6223.65	\$0.00	\$0.00	\$0.00	\$0.00
2009	CITY OF ROCKWALL	\$291,844	\$1592.16	\$1592.16	\$0.00	\$0.00	\$0.00	\$0.00
2009	ROCKWALL ISD	\$291,844	\$4652.12	\$4652.12	\$0.00	\$0.00	\$0.00	\$0.00
2009	CITY OF ROCKWALL	\$1,230	\$6.19	\$6.19	\$0.00	\$0.00	\$0.00	\$0.00
2009	ROCKWALL ISD	\$1,230	\$18.08	\$18.08	\$0.00	\$0.00	\$0.00	\$0.00
2009	ROCKWALL COUNTY	\$291,844	\$1189.71	\$1189.71	\$0.00	\$0.00	\$0.00	\$0.00
2009	ROCKWALL COUNTY	\$1,230	\$4.61	\$4.61	\$0.00	\$0.00	\$0.00	\$0.00
	2009 TOTAL:		\$7462.87	\$7462.87	\$0.00	\$0.00	\$0.00	\$0.00
2008	ROCKWALL COUNTY	\$1,230	\$4.61	\$4.61	\$0.00	\$0.00	\$0.00	\$0.00
2008	ROCKWALL COUNTY	\$291,844	\$1266.31	\$1266.31	\$0.00	\$0.00	\$0.00	\$0.00
2008	CITY OF ROCKWALL	\$1,230	\$6.19	\$6.19	\$0.00	\$0.00	\$0.00	\$0.00
2008	ROCKWALL ISD	\$1,230	\$18.08	\$18.08	\$0.00	\$0.00	\$0.00	\$0.00
2008	ROCKWALL ISD	\$291,844	\$4952.43	\$4952.43	\$0.00	\$0.00	\$0.00	\$0.00
2008	CITY OF ROCKWALL	\$291,844	\$1694.94	\$1694.94	\$0.00	\$0.00	\$0.00	\$0.00
	2008 TOTAL:		\$7942.56	\$7942.56	\$0.00	\$0.00	\$0.00	\$0.00
2007	CITY OF ROCKWALL	\$256,675	\$1528.91	\$1528.91	\$0.00	\$0.00	\$0.00	\$0.00
2007	ROCKWALL ISD	\$256,675	\$4619.76	\$4619.76	\$0.00	\$0.00	\$0.00	\$0.00
2007	CITY OF ROCKWALL	\$1,230	\$5.99	\$5.99	\$0.00	\$0.00	\$0.00	\$0.00
2007	ROCKWALL ISD	\$1,230	\$18.08	\$18.08	\$0.00	\$0.00	\$0.00	\$0.00
2007	ROCKWALL COUNTY	\$256,675	\$1102.35	\$1102.35	\$0.00	\$0.00	\$0.00	\$0.00
2007	ROCKWALL COUNTY	\$1,230	\$4.30	\$4.30	\$0.00	\$0.00	\$0.00	\$0.00
	2007 TOTAL:		\$7279.39	\$7279.39	\$0.00	\$0.00	\$0.00	\$0.00
2006	ROCKWALL COUNTY	\$230,884	\$1050.25	\$1050.25	\$0.00	\$0.00	\$0.00	\$0.00
2006	ROCKWALL COUNTY	\$1,230	\$4.31	\$4.31	\$0.00	\$0.00	\$0.00	\$0.00
2006	CITY OF ROCKWALL	\$1,230	\$5.23	\$5.23	\$0.00	\$0.00	\$0.00	\$0.00
2006	ROCKWALL ISD	\$1,230	\$21.03	\$21.03	\$0.00	\$0.00	\$0.00	\$0.00
2006	ROCKWALL ISD	\$230,884	\$5110.39	\$5110.39	\$0.00	\$0.00	\$0.00	\$0.00
2006	CITY OF ROCKWALL	\$230,884	\$1270.13	\$1270.13	\$0.00	\$0.00	\$0.00	\$0.00
	2006 TOTAL:		\$7461.34	\$7461.34	\$0.00	\$0.00	\$0.00	\$0.00
2005	CITY OF ROCKWALL	\$167,580	\$843.47	\$843.47	\$0.00	\$0.00	\$0.00	\$0.00
2005	ROCKWALL ISD	\$167,580	\$4298.51	\$4298.51	\$0.00	\$0.00	\$0.00	\$0.00
2005	CITY OF ROCKWALL	\$1,100	\$4.06	\$4.06	\$0.00	\$0.00	\$0.00	\$0.00
2005	ROCKWALL ISD	\$1,100	\$20.68	\$20.68	\$0.00	\$0.00	\$0.00	\$0.00
2005	ROCKWALL COUNTY	\$167,580	\$803.43	\$803.43	\$0.00	\$0.00	\$0.00	\$0.00
2005	ROCKWALL COUNTY	\$1,100	\$3.86	\$3.86	\$0.00	\$0.00	\$0.00	\$0.00
	2005 TOTAL:		\$5974.01	\$5974.01	\$0.00	\$0.00	\$0.00	\$0.00
2004	ROCKWALL COUNTY	\$1,100	\$3.86	\$3.86	\$0.00	\$0.00	\$0.00	\$0.00
2004	ROCKWALL ISD	\$1,100	\$20.68	\$20.68	\$0.00	\$0.00	\$0.00	\$0.00
2004	CITY OF ROCKWALL	\$1,100	\$3.96	\$3.96	\$0.00	\$0.00	\$0.00	\$0.00
	2004 TOTAL:		\$28.50	\$28.50	\$0.00	\$0.00	\$0.00	\$0.00
2003	CITY OF ROCKWALL	\$1,100	\$3.96	\$3.96	\$0.00	\$0.00	\$0.00	\$0.00
2003	ROCKWALL ISD	\$1,100	\$20.68	\$20.68	\$0.00	\$0.00	\$0.00	\$0.00
2003	ROCKWALL COUNTY	\$1,100	\$3.89	\$3.89	\$0.00	\$0.00	\$0.00	\$0.00

2003 TOTAL:			\$28.53	\$28.53	\$0.00	\$0.00	\$0.00	\$0.00
2002	ROCKWALL COUNTY	\$1,100	\$3.89	\$3.89	\$0.00	\$0.00	\$0.00	\$0.00
2002	ROCKWALL ISD	\$1,100	\$20.21	\$20.21	\$0.00	\$0.00	\$0.00	\$0.00
2002	CITY OF ROCKWALL	\$1,100	\$3.96	\$3.96	\$0.00	\$0.00	\$0.00	\$0.00
2002 TOTAL:			\$28.06	\$28.06	\$0.00	\$0.00	\$0.00	\$0.00
2001	CITY OF ROCKWALL	\$1,100	\$3.96	\$3.96	\$0.00	\$0.00	\$0.00	\$0.00
2001	ROCKWALL ISD	\$1,100	\$20.24	\$20.24	\$0.00	\$0.00	\$0.00	\$0.00
2001	ROCKWALL COUNTY	\$1,100	\$3.89	\$3.89	\$0.00	\$0.00	\$0.00	\$0.00
2001 TOTAL:			\$28.09	\$28.09	\$0.00	\$0.00	\$0.00	\$0.00
2000	ROCKWALL COUNTY	\$1,100	\$3.89	\$3.89	\$0.00	\$0.00	\$0.00	\$0.00
2000	ROCKWALL ISD	\$1,100	\$17.36	\$17.36	\$0.00	\$0.00	\$0.00	\$0.00
2000	CITY OF ROCKWALL	\$1,100	\$3.96	\$3.96	\$0.00	\$0.00	\$0.00	\$0.00
2000 TOTAL:			\$25.21	\$25.21	\$0.00	\$0.00	\$0.00	\$0.00
1999	CITY OF ROCKWALL	\$1,100	\$3.96	\$3.96	\$0.00	\$0.00	\$0.00	\$0.00
1999	ROCKWALL ISD	\$1,100	\$16.73	\$16.73	\$0.00	\$0.00	\$0.00	\$0.00
1999	ROCKWALL COUNTY	\$1,100	\$3.89	\$3.89	\$0.00	\$0.00	\$0.00	\$0.00
1999 TOTAL:			\$24.58	\$24.58	\$0.00	\$0.00	\$0.00	\$0.00
1998	ROCKWALL ISD	\$1,100	\$16.39	\$16.39	\$0.00	\$0.00	\$0.00	\$0.00
1998	CITY OF ROCKWALL	\$1,100	\$3.96	\$3.96	\$0.00	\$0.00	\$0.00	\$0.00
1998 TOTAL:			\$20.35	\$20.35	\$0.00	\$0.00	\$0.00	\$0.00
ARKOMA DEVELOPMENT LLC TOTAL:			\$98384.82	\$98384.82	\$0.00	\$0.00	\$0.00	\$0.00
GRAND TOTAL (ALL OWNERS):			\$98384.82	\$98384.82	\$0.00	\$0.00	\$0.00	\$0.00

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (972) 771-2034

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 70 (PD-70) [*ORDINANCE NO. 19-41*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR TWO (2) RESTAURANTS, LESS THAN 2,000 SF, WITH DRIVE-THROUGH OR DRIVE-IN ON A 8.684-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3-10 OF THE S. KING SURVEY, ABSTRACT NO. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DESCRIBED IN *EXHIBIT 'A'* AND DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Bowen Hendrix of DeWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a Specific Use Permit (SUP) for a *Restaurant, with Less Than 2,000 SF, with Drive-Through or Drive-In* for the purpose of constructing two (2) restaurants on a 8.684-acre tract of land described as Tract 3-10 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located north of the intersection of N. Goliad Street [*SH-205*] and E. Quail Run Road, and being more specifically described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 70 (PD-70) [*Ordinance No. 19-41*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. Planned Development District 70 (PD-70) [*Ordinance No. 19-41*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for two (2) *Restaurants, with Less Than 2,000 SF, with Drive-Through or Drive-In* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the

Subject Property; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.04, *General Retail (GR) District*, and Subsection 06.07, *SH-205 Overlay (SH-205 OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 70 (PD-70) [Ordinance No. 19-41] -- as heretofore amended and may be amended in the future - and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'C'* of this ordinance.
- 2) The development of the *Subject Property* shall conform to the landscape screening as depicted in *Exhibit 'C'* of this ordinance.

2.2 COMPLIANCE

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

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

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

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

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

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

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7TH DAY OF MARCH, 2022.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: February 22, 2022

2nd Reading: March 7, 2022

Exhibit 'A'
Legal Description

BEING a tract of land situated in the S. King Survey, Abstract No.131, City of Rockwall, Rockwall County, Texas and being part of a tract of land described in Special Warranty Deed to Stone Creek Balance, LTD, recorded in Instrument No. 2007000375394, Official Public Records, Collin County, Texas, and being part of a tract of land described in Special Warranty Deed to Meritage Homes of Texas, LLC, recorded in Instrument No. 20150000013037, Official Public Records, Rockwall County, Texas, and being part of Lot 27, Block A, of Stone Creek Phase VII, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20160000011737, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a Concrete Monument found at the north corner of a right-of-way corner clip for the east right-of-way line of State Highway 205 (N Goliad Street - a variable width right-of-way)

THENCE with said east right-of-way line, North 14°18'59" West, a distance of 100.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set;

THENCE departing said east right-of-way line, North 38°46'11" East, a distance of 387.72 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in a south line of Lot 8, Block D, Stone Creek Phase IV, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet H, Slide 317, Plat Records, Rockwall County, Texas;

THENCE with the south line of said Lot 8, the following course and distances, to wit:

South 14°18'59" East, a distance of 100.00 feet to a 1/2-inch iron rod with plastic cap stamped "CORWIN" found;

North 88°26'01" East, a distance of 96.46 feet to a 1/2-inch iron rod with plastic cap stamped "CORWIN" found at the most westerly southwest corner of said Lot 28;

THENCE with the south line of said Lot 28, North 88°27'32" East, passing at a distance of 195.78 feet a 1/2-inch iron rod with plastic cap stamped "CORWIN" found for a south corner of said Lot 28, departing said south line and continuing in all a total distance of 513.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set;

THENCE South 0°02'44" West, passing at a distance of 101.33 feet the north west corner of a tract of land described as Quail Run Fire Station recorded in Special Warranty Deed to The City of Rockwall, recorded in Vol. 5635, Pg. 211, Deed Records, Rockwall County, Texas, and continuing with the west line of said Quail Run Fire Station, passing at a distance of 262.60 feet the southwest corner of said Quail Run Fire Station, continuing with the north right-of-way line of Quail Run Drive (a variable width public right-of-way) in all a total distance of 395.49 feet to a point for corner;

THENCE with said north right-of-way line, South 89°34'22" West, a distance of 67.13 feet to a point for corner for the northeast corner of Lot 1, Block B of Quail Run Retail, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet E, Slide 67, Plat Records, Rockwall County, Texas;

THENCE with the north line of said Lot 1, South 88°24'25" West, a distance of 650.72 feet to a 1/2-inch iron rod with plastic cap stamped "CARTER & BUGESS" found at the southeast corner of said right-of-way corner clip;

THENCE departing said north line and with said corner clip, North 54°44'35" West, a distance of 165.14 feet to the **POINT OF BEGINNING** and containing 7.456 acres or 324797 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

Exhibit 'B'
Location Map

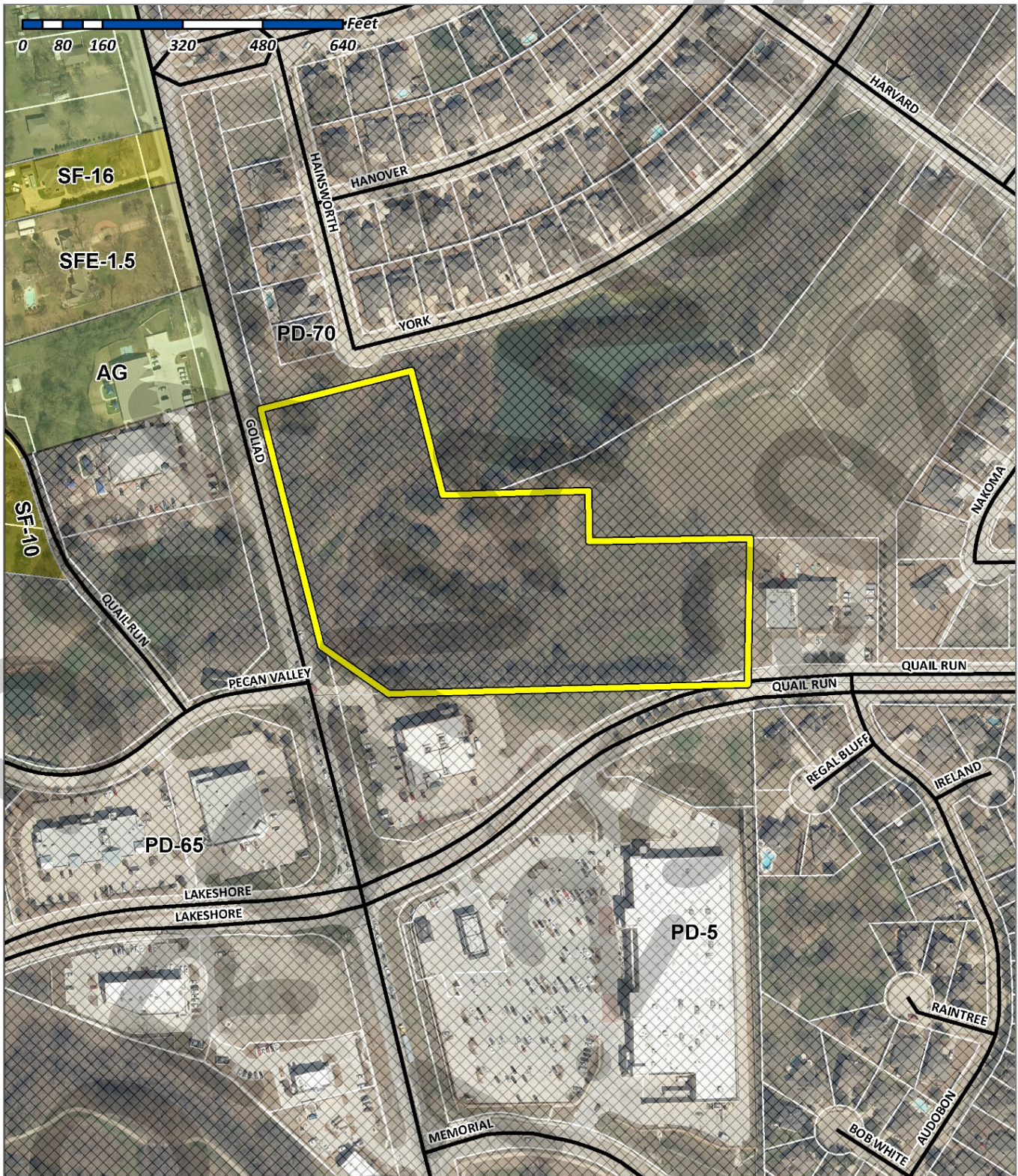
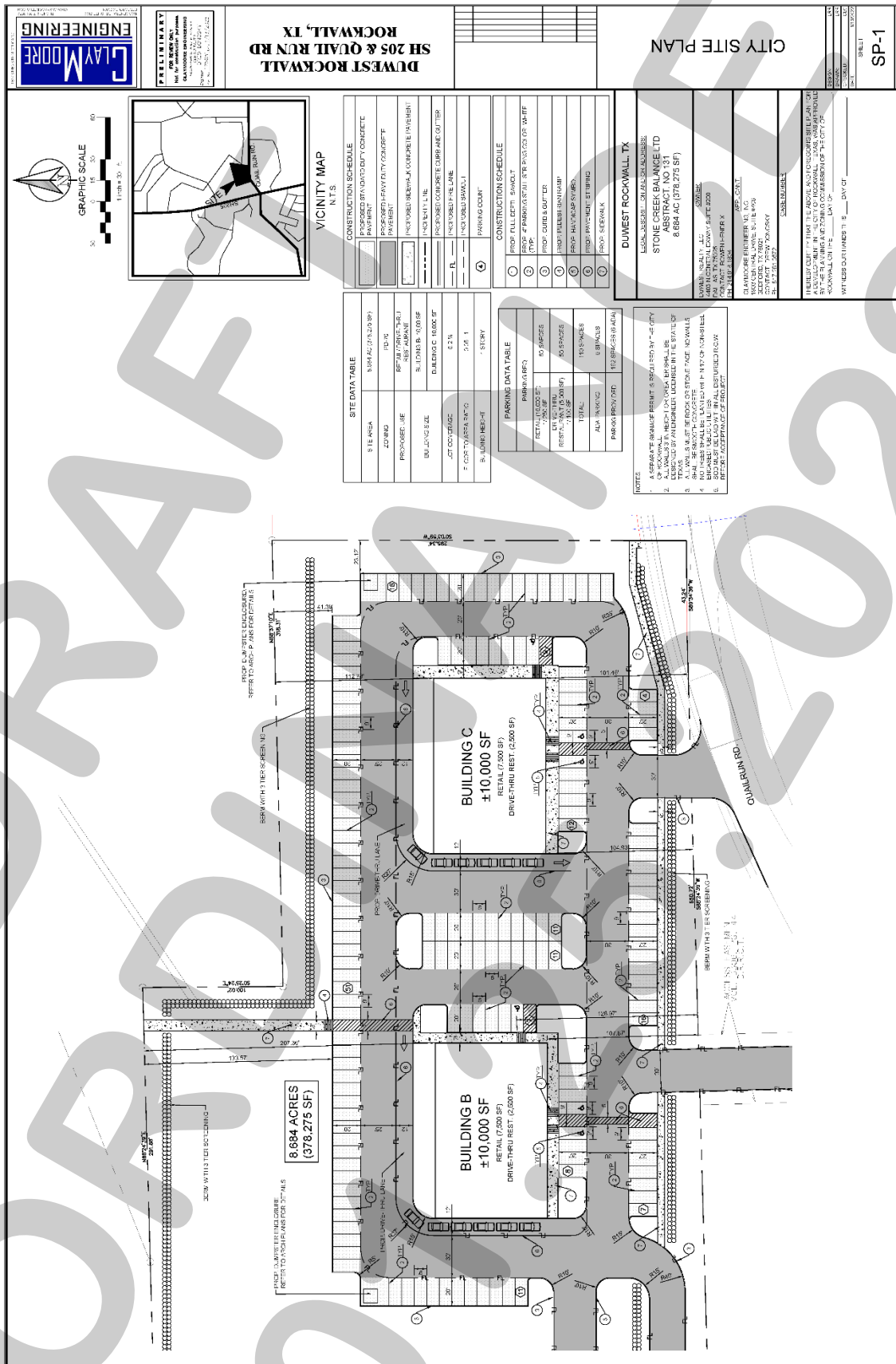


Exhibit 'C':
Concept Plan





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: February 15, 2022

APPLICANT: Bowen Hendrix; *DuWest Realty, LLC*

CASE NUMBER: Z2022-003; *Specific Use Permit (SUP) for a Restaurant, 2,000 SF or More, with Drive Through or Drive-In*

SUMMARY

Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a *Specific Use Permit (SUP)* for a *Restaurant 2,000 SF or More with Drive Through or Drive-In* for the purpose of constructing two (2) restaurants on an 8.684-acre tract of land identified as Tract 3-10 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

BACKGROUND

The subject property was annexed on February 6, 1961 by *Ordinance No. 61-02 [Case No. A1961-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 2, 2007, the City Council adopted *Ordinance No. 07-13 [Case No. Z2007-006]*, which rezoned a 395.075-acre tract of land -- *that included the subject property* -- from an Agricultural (AG) District to Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses. The concept plan included with this Planned Development District designated the subject property for Single-Family 10 (SF-10) District land uses. On October 19, 2009, the City Council adopted *Ordinance No. 09-44 [Case No. Z2009-018]*, which amended the concept plan and development standards for Planned Development District 70 (PD-70). The amendment re-designated approximately seven (7) acres of the subject property to allow limited General Retail (GR) District land uses. This area was later expanded by *Ordinance No. 11-35 [Case No. Z2011-016]* to include the remainder of the subject property, re-designating the entire 8.63-acres for limited General Retail (GR) District land uses. On February 6, 2017, the City Council approved a *PD Development Plan [Ordinance No. 17-08; Case No. Z2016-049]* for the subject property in accordance with the requirements of Planned Development District 70 (PD-70). This development plan was for a proposed grocery store; however, the project was never pursued beyond the *PD Development Plan*, and the subject property has remained vacant since annexation.

More recently -- on January 3, 2022 --, the City Council approved a *PD Development Plan [Ordinance No. 22-01; Case No. Z2021-048]*, which superseded *Ordinance No. 17-08* and provided a plan for two (2) ~10,000 SF multi-tenant restaurant/retail buildings, a ~5,400 SF retail building, and a ~4,000 SF drive-through restaurant. The purpose of this *PD Development Plan* was to layout the screening, pedestrian access, and amenities proposed for the anticipated development.

PURPOSE

Following the approval of *Ordinance No. 22-01*, the applicant -- *Bowen Hendrix of DuWest Realty, LLC* -- submitted an application on January 18, 2022 requesting the approval of a Specific Use Permit (SUP) for a *Restaurant, Less Than 2,000 SF with Drive Through or Drive-In*. The applicant changed the request on January 21, 2022 to a Specific Use Permit (SUP) for a *Restaurant, 2,000 SF or More with Drive-Through or Drive-In*. The purpose of these applications was to construct two (2) drive-through restaurants within the two (2) ~10,000 SF multi-tenant restaurant/retail buildings.

ADJACENT LAND USES AND ACCESS

The subject property is located north of the intersection of E. Quail Run Road and N. Goliad Street [SH-205]. The land uses adjacent to the subject property are as follows:

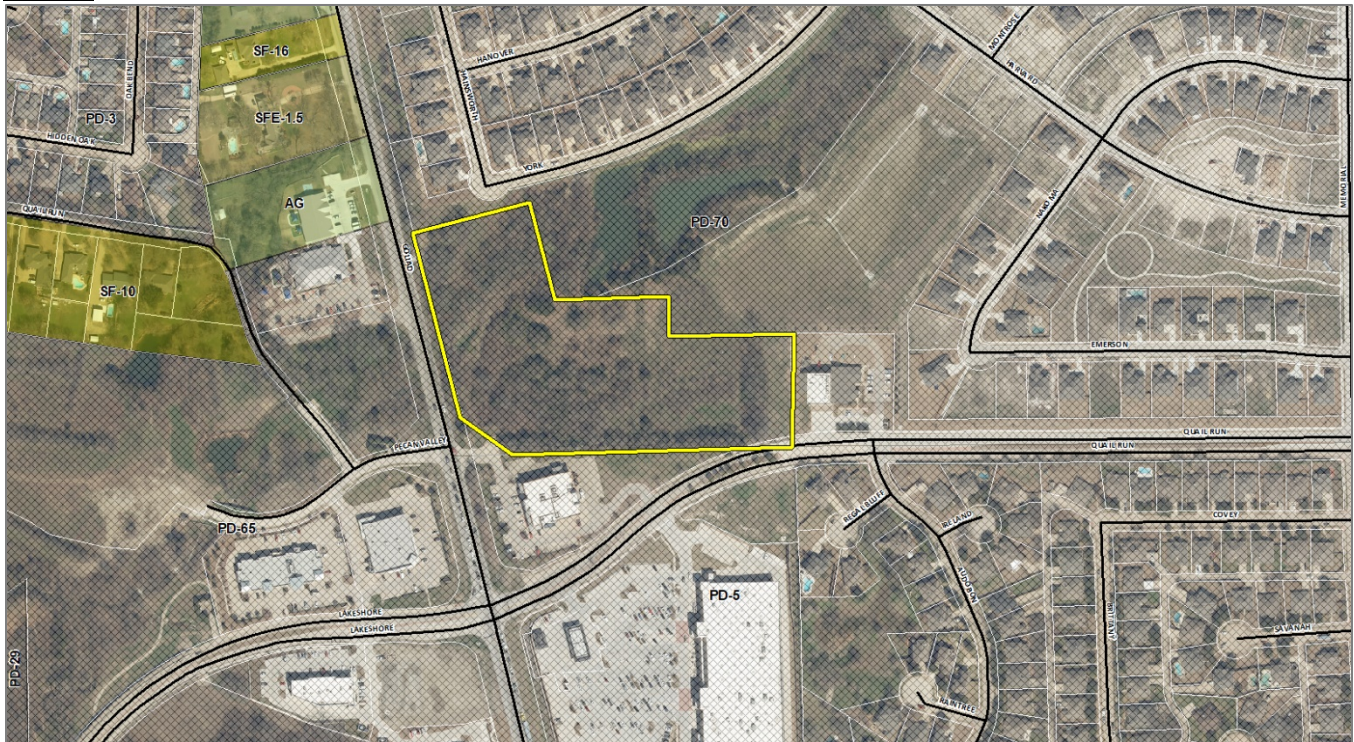
North: Directly north of the subject property is Phase 4 of the Stone Creek Subdivision, which was established on June 12, 2013 and consists of 59 single-family residential lots. Beyond this is Phase 1 of the Stone Creek Subdivision, which was established on August 28, 2008 and consists of 201 single-family residential lots. Both of these subdivisions are zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses.

South: Directly south of the subject property is a 2.519-acre parcel of land (*i.e. Lot 1R, Block B, Quail Run Retail*) with a pharmacy (*i.e. CVS Pharmacy*) situated on it. Beyond this is E. Quail Run Road, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 11.236-acre parcel of land (*i.e. Lot 1, Block A, Kroger 205 Addition*) with a grocery store and gas station (*i.e. Kroger Grocery Store and Fuel Center*) situated on it. These properties are zoned Planned Development District 5 (PD-5) for General Retail (GR) District land uses.

East: Directly east of the subject property is a 1.512-acre parcel of land owned by the City of Rockwall, and which is occupied with a fire station (*i.e. Fire Station #3*). Beyond this is Phase 7 of the Stone Creek Subdivision, which was established on July 13, 2016 and consists of 80 single-family residential homes. These properties are zoned Planned Development District 70 (PD-70) for *Public* and Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property is N. Goliad Street [SH-205], which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 2.174-acre parcel of land (*i.e. Lot 1, Block A, Pecan Valley Retail Addition*), which is occupied by a multi-tenant retail building.

FIGURE 1: LOCATION MAP WITH ZONING DESIGNATIONS AND PARCELS



YELLOW: SUBJECT PROPERTY

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application and concept plan depicting the layout of two (2) ~10,000 SF restaurant/retail buildings with drive-throughs on the subject property. Based on the concept plan the buildings will be oriented so that the drive-through and *bailout* lanes will be located along the western façade of each building. The ingress and egress for the property will be primarily taken off of two (2) drive approaches -- *one of which is existing on the CVS Pharmacy property* -- along Quail Run Road, and a secondary point of access will be provided by an existing drive approach along N. Goliad Street [SH-205] (*which is also an existing access point of the CVS Pharmacy*). Staff should also point out that the concept plan shows the use of three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) and a berm along the northern and southern property lines of the subject property, and a pedestrian access point just north of Building 'B' in conformance with the approved *PD Development Plan* [Ordinance No. 22-01].

With regard to parking, Article 06, *Parking and Loading*, of the Unified Development Code (UDC) stipulates a parking requirement for a *Full-Service Restaurant* (*i.e. a restaurant that provides indoor ordering, seating and dining*) of one (1) parking space per 100 SF of floor area, and a parking requirement for a *General Retail Store* of one (1) parking space per 250 SF of floor area. When considering the proposed 7,500 SF of retail to 2,500 SF of restaurant shown for each building on the concept plan, this translates to a parking requirement of 110 parking spaces. The concept plan indicates a total of 162 parking spaces will be provided or 52 parking spaces more than the minimum requirement.

CONFORMANCE WITH THE CITY'S CODES

According to Planned Development District 70 (PD-70) [Ordinance No. 19-41], the subject property is subject to the land uses and development standards stipulated for the General Retail (GR) District as specified by the Unified Development Code (UDC), and according to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, the *Restaurant with 2,000 SF or More with a Drive-Through or Drive-In* land use requires a Specific Use Permit (SUP) in a General Retail (GR) District. The purpose of requiring a Specific Use Permit (SUP) for this land use in a General Retail (GR) District is tied to the fact that this zoning designation is typically located directly adjacent to or in close proximity to single-family residentially zoned districts. According to the Unified Development Code (UDC), "(t)he General Retail (GR) District is a zoning district intended to provide limited retail and service uses for one (1) or more neighborhoods ... [i]f is not a major commercial/retail district and should try to avoid intensive commercial land uses that carry large volumes of retail traffic." In this case, Planned Development District 70 (PD-70) [Ordinance No. 19-41] specifically limits land uses that would be outside of the scope of providing limited retail and service uses and continues to require *Restaurants with a Drive-Through or Drive-In* (of any square footage) receive a Specific Use Permit (SUP). This requirement grants discretionary oversight from the Planning and Zoning Commission and City Council. In reviewing requests for a *Restaurant with a Drive-Through or Drive-In*, Article 04, *Permissible Use Charts*, of the Unified Development Code (UDC) lays out the following land use conditions:

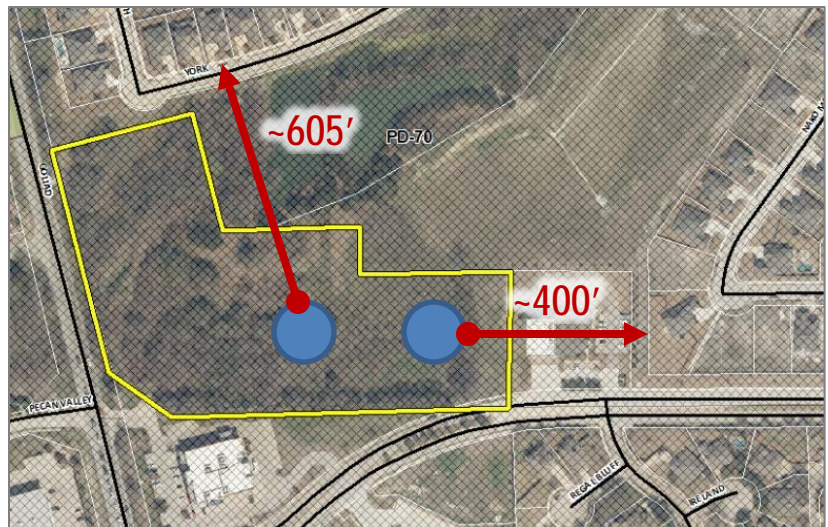
- (1) Drive-through lanes shall not have access to a local residential street.
- (2) Additional landscape screening shall be installed adjacent to drive-through lanes to impair the visibility and impact of headlights from motor vehicles in the drive-through lane on adjacent properties, rights-of-way,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

In this case, the submitted site plan shows conformance to all of the *Land Use Conditions* stipulated by Article 04, *Permissible Uses*, of the Unified Development Code (UDC). Specifically, the concept plan demonstrates that the drive-through lanes can accommodate more than six (6) vehicles for each drive-through lane, and that three (3) tiered screening and a berm will be provided adjacent to both the northern and southern property lines. In addition, the proposed development will only have access from Quail Run Road and N. Goliad Street, both of which are identified as a M4D (*i.e. major collector, four [4] lane divided roadway*) on the City's Master Thoroughfare Plan and considered to be commercial roadways (*i.e. not local residential streets*).

According to the *Residential Adjacency Standards* contained in Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he residential adjacency standards shall apply when a use is proposed for a non-residential building or site that is adjacent to a residential district, and both of the following conditions apply: (a) An existing or proposed building, structure, or device on the lot is within 150-feet of a residential district boundary ... (b) One or more of the following uses are proposed: (2) Restaurants, including accessory outdoor seating, with drive-in or drive-through facilities." In this case,

the subject property is directly adjacent to a residentially zoned property along the northern (and parts of the eastern) boundary; however, staff should point out that this area is an open space/detention pond owned by the *Stone Creek Estates Homeowners Association*. In addition, the eastern most building -- or the building with the closest residential adjacency -- is ~400-feet away from the closest residentially used property. In addition, *Fire Station 3* is situated in between the residentially used property and the proposed building. Regardless of this separation, the following *Residential Adjacency Standards* would apply:

FIGURE 2: CLOSEST RESIDENTIAL ADJACENCY



BLUE CIRCLES: APPROXIMATE LOCATION OF BUILDINGS;
 RED LINE: DISTANCE TO THE CLOSEST RESIDENTIALLY USED PROPERTY

- (1) Noise. Any use containing individual service speakers shall not be permitted within 150-feet of any residential district unless the speaker is appropriately screened and shall meet the standards established in Article IV, *Noise*, of Chapter 16, *Environment*, of the Municipal Code of Ordinances. The Planning and Zoning Commission may require wing walls, landscape screens, changes in building orientation, and/or other design elements to screen and minimize the impact of the individual service speakers.

In this case, due to [1] the separation of the proposed buildings from any property that is residentially used, [2] the location of *Fire Station 3*, and [3] the proposed three (3) tiered screening and berm shown adjacent to the northern property line, the applicant's request appears to be sufficiently screened to meet the noise requirements; however, staff will examine the location of the proposed service speakers at the time of site plan to ensure a negative externality is not created for the adjacent residentially used property.

STAFF ANALYSIS

As stated above, this request appears to conform to all the requirements of Planned Development District 70 [Ordinance No. 19-41], the approved *PD Development Plan* [Ordinance No. 22-01], and the Unified Development Code (UDC). Specifically, the applicant's request is: [1] not taking access to a local residential roadway, [2] is providing screening along the northern property boundary to reduce the possibility of creating a negative extremality for the existing adjacent residential development, [3] providing screening adjacent to the southern boundary to ensure headlights are screened along Quail Run Road, [4] is providing drive-through lanes that can accommodate a minimum stacking of six (6) standard size motor vehicles, [5] is providing *bailout* lanes adjacent to the drive-through lanes, and [6] all residential land uses are a minimum of ~400-feet to ~600-feet from the proposed buildings. With this being said, all requests for a Specific Use Permit (SUP) are discretionary to the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On January 14, 2022, staff mailed 62 notices to property owners and occupants within 500-feet of the subject property notifying them that the applicant was requesting a Specific Use Permit (SUP) for a *Restaurant, Less Than 2,000 SF, with Drive-Through or Drive-In*; however, on January 21, 2022 the applicant notified staff that the request was changing to a Specific Use Permit (SUP) for a *Restaurant, 2,000 SF or More, with Drive-Through or Drive-In*. In response to this change staff mail 62 updated notices on January 25, 2022 to property owners and occupants within 500-feet of the subject property. Staff also notified the Stone Creek, Quail Run Valley, the Shores on Lake Ray Hubbard, Random Oaks/Shores, and Lakeview Summit Homeowner's Associations (HOAs), which were the only Homeowners' Association (HOAs) and/or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearing in the Rockwall Herald Banner on January 21, 2022 and the updated notice on January 28, 2022 as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received the following:

- (1) One (1) property owner notification from a property owner within the 500-notification area in opposition to the applicant's request.
- (2) One (1) email from a property owner within the 500-notification area stating concerns with traffic and requesting that a traffic light be installed at the intersection of Quail Run Road and Audobon Lane.

CONDITIONS OF APPROVAL

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

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The development of the *Subject Property* shall generally conform to the *Concept Plan* contained in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
 - (b) The development of the *Subject Property* shall conform to the landscape screening depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)¹
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS not yet assigned*

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION NEC E Quail Run Road and 205

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-70

CURRENT USE Undeveloped land

PROPOSED ZONING PD-70

PROPOSED USE Commercial (Retail)

ACREAGE 8.684 AC

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

☐ OWNER

☒ APPLICANT DuWest Realty, LLC

CONTACT PERSON

CONTACT PERSON Bowen Hendrix

ADDRESS

ADDRESS 4403 North Central Expressway
Suite 200

CITY, STATE & ZIP

CITY, STATE & ZIP Dallas, TX 75025

PHONE

PHONE (214) 918-1804

E-MAIL

E-MAIL bowen@duwestrealty.com

NOTARY VERIFICATION [REQUIRED]

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

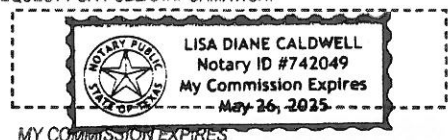
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 330.25 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 DAY OF January 2022. BY SIGNING THIS APPLICATION, 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."

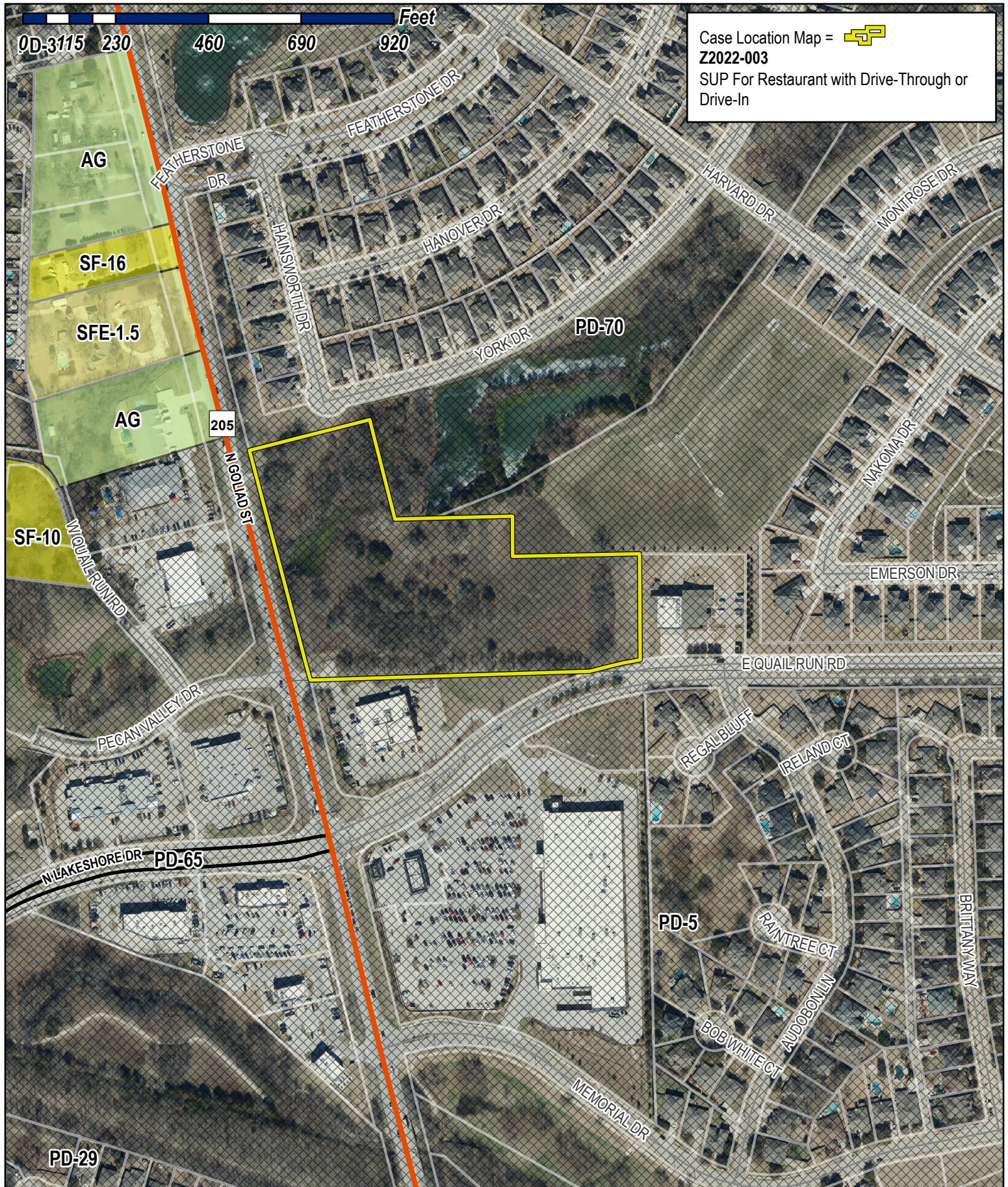
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF January 2022


OWNER'S SIGNATURE Bowen Hendrix

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Lisa Caldwell





Case Location Map = 
Z2022-003
SUP For Restaurant with Drive-Through or Drive-In



City of Rockwall

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

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

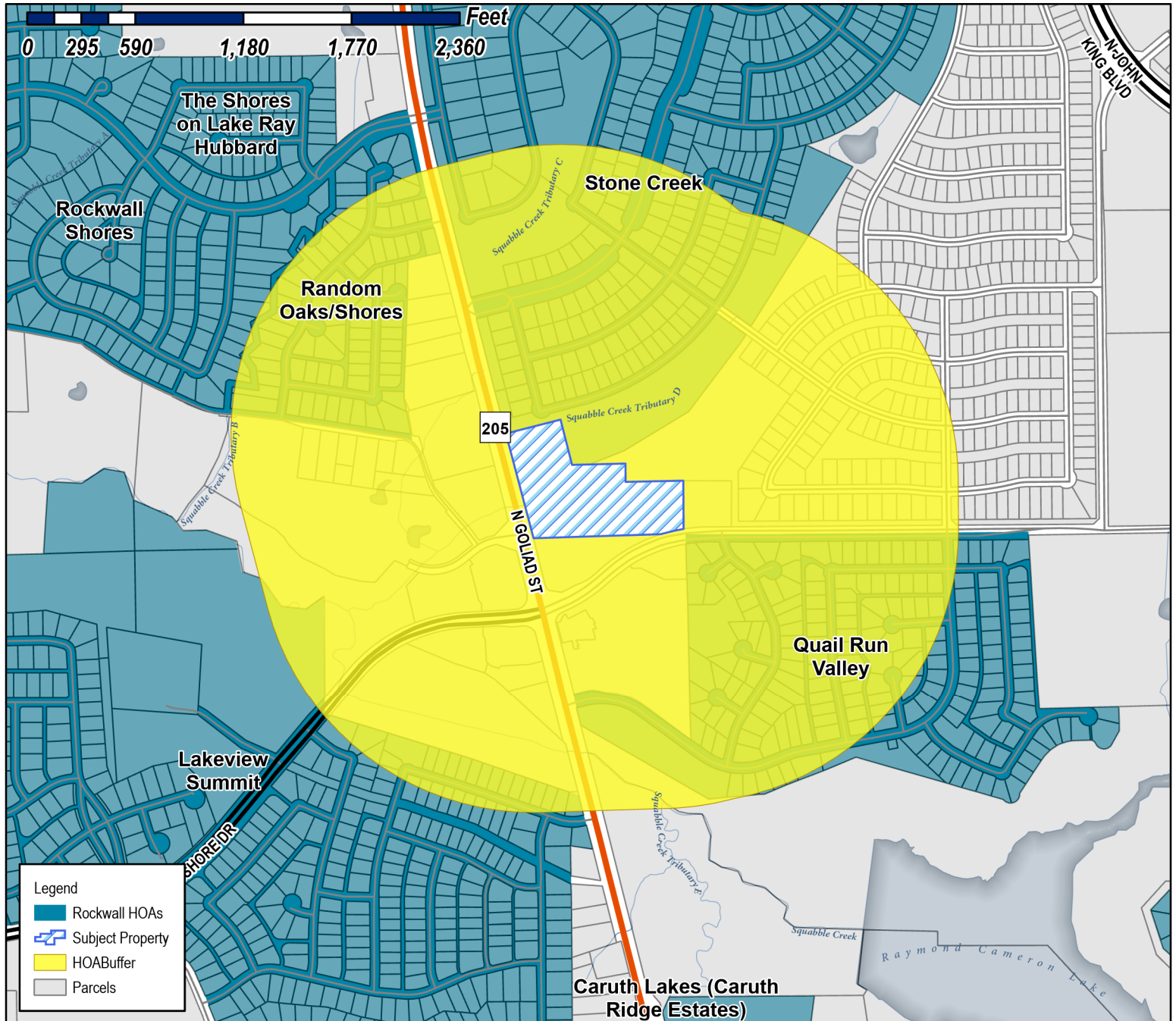




City of Rockwall

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

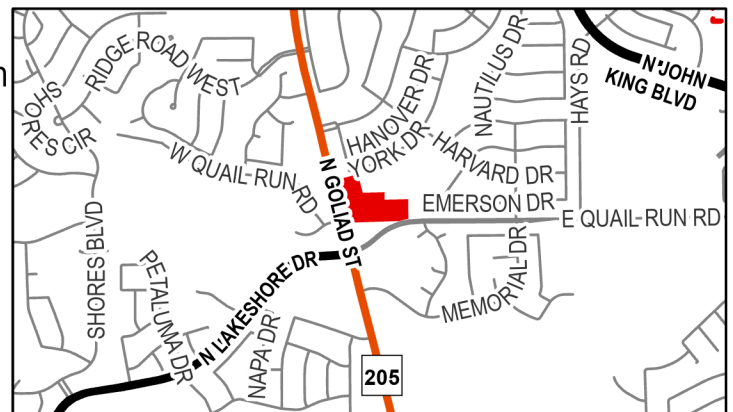
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2022-003
Case Name: SUP for Restaurant with Drive-Through or Drive-In
Case Type: Zoning
Zoning: PD-70
Case Address: NE Corner E Quail Run Rd. and SH 205

Date Saved: 1/14/2022

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



Miller, Ryan

From: Miller, Ryan
Sent: Thursday, January 20, 2022 12:02 PM
To: Miller, Ryan; Lee, Henry; Gamez, Angelica
Subject: Neighborhood Notification Program [Z2022-003]
Attachments: PON Map (01.14.2022).pdf; HOA Map (01.14.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [January 21, 2022](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, February 15, 2022 at 6:00 PM](#), and the City Council will hold a public hearing on [Tuesday, February 22, 2022 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2022-003: SUP for Restaurant with Drive-Through or Drive-In

Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a [Specific Use Permit \(SUP\)](#) for a *Restaurant with Less Than 2,000 SF with Drive Through or Drive-In* to construct two (2) restaurants on an 8.684-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [*SH-205*], and take any action necessary.

Thank you,



RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [UNIFIED DEVELOPMENT CODE](#)

NOTES

- 1) [APPOINTED AND ELECTED OFFICIALS](#): BY *REPLYING ALL* TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

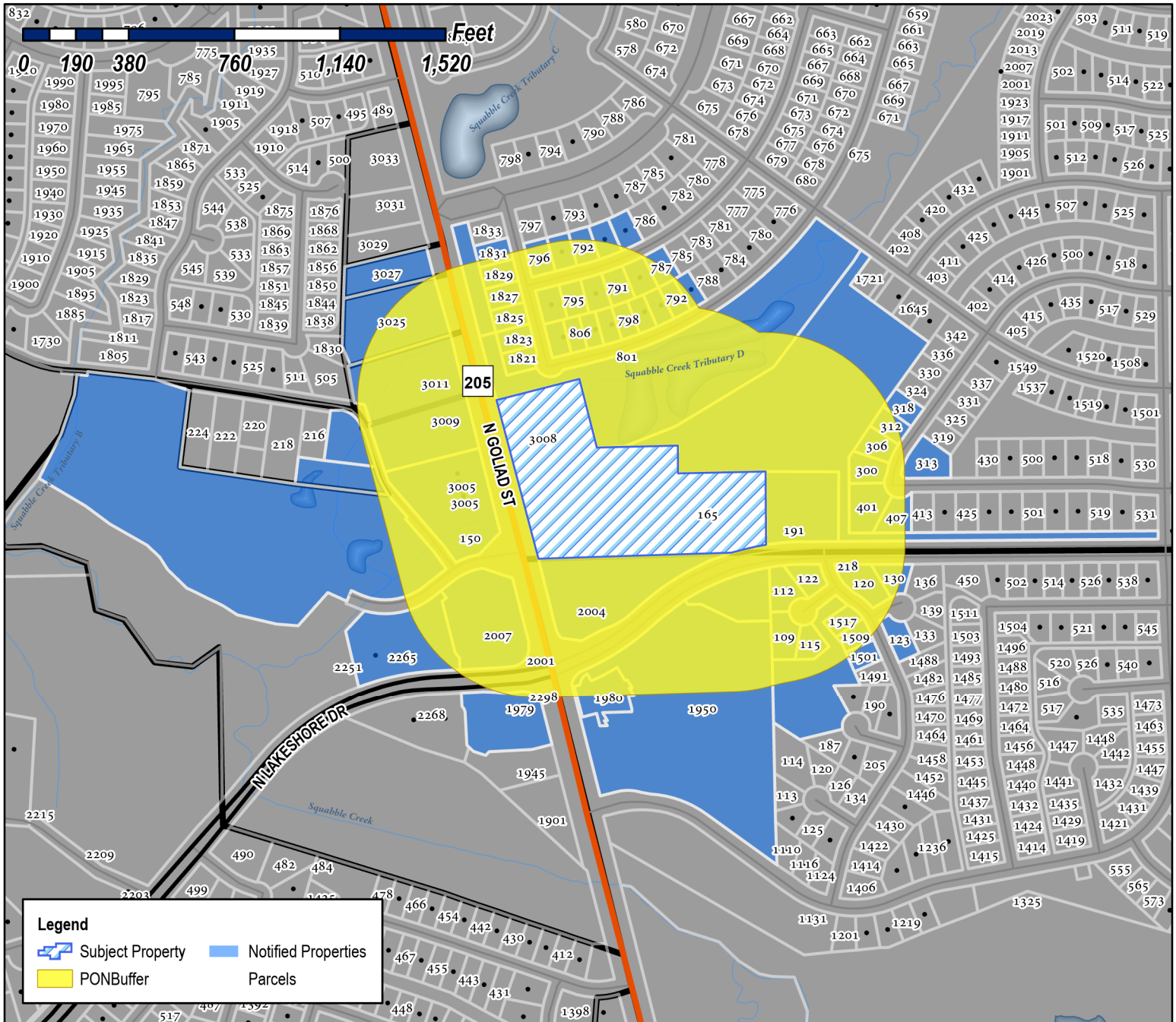
This email was scanned by Bitdefender



City of Rockwall

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

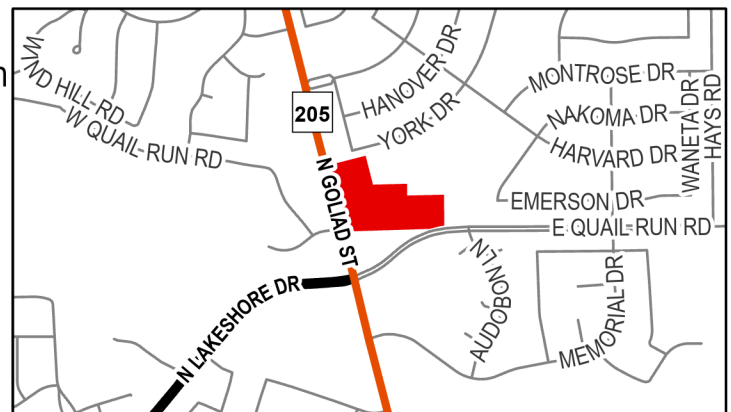
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2022-003
Case Name: SUP for Restaurant with Drive-Through or Drive-In
Case Type: Zoning
Zoning: PD-70
Case Address: NE Corner E Quail Run Rd. and SH 205

Date Saved: 1/14/2022

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



DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

CLARK TROY & JANICE
3025 N GOLIAD ST
ROCKWALL, TX 75087

CULPEPPER DANNA JOHNSON
122 REGAL BLUFF
ROCKWALL, TX 75087

CRUZ SANTIAGO & NINFA E
778 HANOVER DRIVE
ROCKWALL, TX 75087

CHAMBLESS WILLIAM AND HELEN GOMEZ-
SALVADOR
796 HANOVER DR
ROCKWALL, TX 75087

QUAIL RUN VALLEY OWNERS ASSOC
C/O ASSURED MGT INC
2500 LEGACY DR
STE 220

HENRY JUSTIN WILLIAM AND MARIA
794 HANOVER DR
ROCKWALL, TX 75087

HPA TEXAS SUB 2018-1 ML LLC
120 S RIVERSIDE SUITE 2000
CHICAGO, IL 60606

DAVISON CHARLES DAVID AND NANCY JOAN
792 HANOVER DR
ROCKWALL, TX 75087

HOWLETT NEVA RAE
115 REGAL BLUFF
ROCKWALL, TX 75087

SCOTT MARK ALAN SR &
DOREEN
130 IRELAND CT
ROCKWALL, TX 75087

HELMER KALENA
1501 AUDOBON LN
ROCKWALL, TX 75087

RAMOS RAMON A & DELMA P
120 IRELAND CT
ROCKWALL, TX 75087

MILLER MATHIEL JR
1825 HAINSWORTH DRIVE
ROCKWALL, TX 75087

AFFINITY DEVELOPMENT COMPANY LLC
480 WILDWOOD FOREST DRIVE
SUITE 801
THE WOODLANDS, TX 77380

JAVKER REALTY CORP
42 BOND ST
NEW YORK, NY 10012

FUNK AUDRA JOY
1509 AUDOBON LN
ROCKWALL, TX 75087

HARRIS PATRICIA A
1517 AUDOBON LN
ROCKWALL, TX 75087

ROSS JODY ALAN & KAREY
3027 N GOLIAD ST
ROCKWALL, TX 75087

HEIDENREICH ERIN K AND ADAM
123 IRELAND COURT
ROCKWALL, TX 75087

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
1024 S GREENVILLE AVE
SUITE 230
CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

HUA ALEXANDER AND THU THUY
1829 HAINSWORTH DR
ROCKWALL, TX 75087

ESCOBEDO OMAR & MARIA C
1827 HAINSWORTH DRIVE
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

TUMULTY TIMOTHY M & KIM A
797 HANOVER DRIVE
ROCKWALL, TX 75087

COLE HC ROCKWALL TX LLC
C/O ROCKWALL REGIONAL HOSPITAL, LLC; ATTN
LEGAL DEPT.
3150 HORIZON RD
ROCKWALL, TX 75032
NURMI DOUGLAS B & LISA R
795 HANOVER DRIVE
ROCKWALL, TX 75087

HARP CHRISTOPHER J AND PENNY
793 HANOVER DR
ROCKWALL, TX 75087

LAND GEOFFREY ALLISON & ERNANI MAXINE
787 HANOVER DR
ROCKWALL, TX 75087

ODEYEMI ADETUNJI
808 YORK DR
ROCKWALL, TX 75087

CRANDALL BRANT
804 YORK DRIVE
ROCKWALL, TX 75087

NUTTER GREG AND KRISTIN LARSON-NUTTER
794 YORK DRIVE
ROCKWALL, TX 75087

MOORE MICHAEL RAY JR & STEPHANIE
1823 HAINSWORTH DRIVE
ROCKWALL, TX 75087

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

TYSON STEPHANIE AND CARY
401 EMERSON DRIVE
ROCKWALL, TX 75087

ADCOCK ISAAC AND CHRISTINA
306 NOKOMA DRIVE
ROCKWALL, TX 75087

CLARK ALLAN JR
313 NAKOMA DR
ROCKWALL, TX 75087

ALBRITTON MICHAEL H & ELAINE W LIVING
TRUST
MICHAEL H & ELAINE W ALBRITTON TRUSTEES
791 HANOVER DRIVE
ROCKWALL, TX 75087
REY LUIS SR AND JUDY L
806 YORK DR
ROCKWALL, TX 75087

CHAPMAN BOBBY E II AND AMY L CHAMPMAN
1821 HAINSWORTH DRIVE
ROCKWALL, TX 75087

PODINA LAUREN ADRIA & MICHAEL
802 YORK DRIVE
ROCKWALL, TX 75087

KELLY TIMOTHY
790 YORK DRIVE
ROCKWALL, TX 75087

HAMPTON GEORGE T & BRENDA J
109 REGAL BLF
ROCKWALL, TX 75087

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

HUFF ELLIOTT AND TOBIE
312 NAKOMA DRIVE
ROCKWALL, TX 75087

MACKIE EMILY & ANDREW STINSON
300 NAKOMA DRIVE
ROCKWALL, TX 75087

M REA PROPERTIES 2 LLC
6807 OVERBROOK DR
PARKER, TX 75002

HOOVER THOMAS E AND CHELSEA L
789 HANOVER DRIVE
ROCKWALL, TX 75087

WEMPE MARK STEVEN AND SUSAN SPENCER
796 YORK DR
ROCKWALL, TX 75087

DAVIS JAN ANNETTE AND DARRYL WAYNE
798 YORK DR
ROCKWALL, TX 75087

WILSON BRANDON CRAIG AND EMILY MARIE
792 YORK DR
ROCKWALL, TX 75087

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
1024 S GREENVILLE AVE
SUITE 230
MCMILLAN GARY AND SANDI
112 REGAL BLUFF
ROCKWALL, TX 75087

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

CARLSON CURT AND MARIA
318 NAKOMA DRIVE
ROCKWALL, TX 75087

ETHERIDGE CHRIS
407 EMERSON DRIVE
ROCKWALL, TX 75087

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION
1024 S GREENVILLE AVE
SUITE 230
ALLEN, TX 75002

MOORE WORTH INVESTMENTS LLC
8445 FREEPORT PKWY
SUITE 175
IRVING, TX 75063

JCDB GOLIAD HOLDINGS LLC C/O DA GOLIAD
PARTNERS LP AND
DAVID R NELSON-ROTH IRA AND DAVID NELSON
8350 N CENTRAL EXPRESSWAY
SUITE 1300

PUBLIC NOTICE



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

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

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

Case No. Z2022-003: SUP for a Restaurant with Drive-Through or Drive-In in Planned Development District 70 (PD-70)

Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a Specific Use Permit (SUP) for a Restaurant with Less Than 2,000 SF with Drive Through or Drive-In to construct two (2) restaurants on an 8.684-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, February 15, 2022 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 22, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Tuesday, February 22, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-003: SUP for a Restaurant with Drive-Through or Drive-In in Planned Development District 70 (PD-70)

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

Case No. Z2022-003: SUP for a Restaurant with Drive-Through or Drive-In in Planned Development District 70 (PD-70)

Please place a check mark on the appropriate line below:

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

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

1) Sound pollution, specifically drive thru speaker noise.
2) Access to our neighborhood.

Name:

Mark and Susan Wempe

Address:

796 York Drive Rockwall Tx 75087

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

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

From: Paul Harris <p.harris40@aol.com>
Sent: Thursday, January 27, 2022 5:16 PM
To: Planning
Subject: Z2022-003

I am concerned with the amount of traffic that will certainly occur on Quail Run.

It is very hard to turn west on Quail Run from Andobon Lane.

I would ask for a traffic light at that intersection.

For your consideration,

Paul Harris
214-235-8587
p.harris40@aol.com

This email was scanned by Bitdefender

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



January 13, 2022

Planning Dept.
City of Rockwall
385 S Goliad St.
Rockwall, Texas 75087

Re: SUP Site Plan
Letter of Intent

To Whom It May Concern,

Please let this letter serve as the Letter of Intent for the SUP Site Plan request of approximately 8.684 acres of land located off SH205 in Rockwall, Texas. It is our understanding that a SUP Site Plan is required to allow drive thru uses on the subject tract. The proposed development will include two retail with endcap drive thrus. The property is currently vacant. This SUP requests that drive thru uses be permitted for both buildings as shown on the SUP Site Plan.

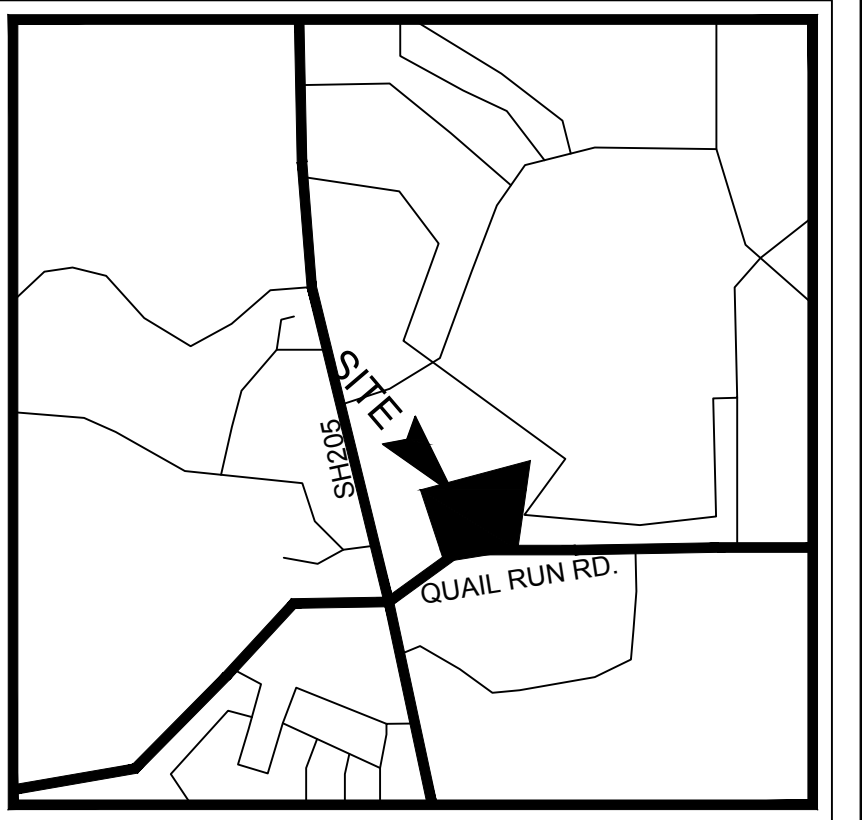
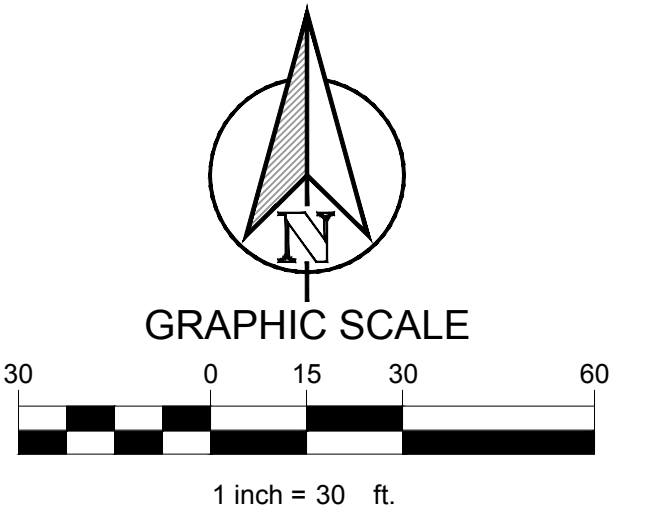
Should you have any questions, please feel free to contact me.

Sincerely,

Claymoore Engineering, Inc.
1903 Central Drive Ste. 406
Bedford, TX 76021
817-281-0572



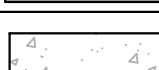
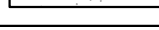

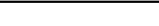
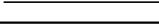

A handwritten signature in blue ink that reads "Drew Donosky". The signature is written in a cursive, flowing style.

Drew Donosky , P.E.



VICINITY MAP
N.T.S.

SITE DATA TABLE	
SITE AREA	8.684 AC (378,275 SF)
ZONING	PD-70
PROPOSED USE	RETAIL/ DRIVE-THRU RESTAURANT
BUILDING SIZE	BUILDING B- 10,000 SF
	BUILDING C- 10,000 SF
PATIO AREA	2,777 SF
LOT COVERAGE	5.2 %
FLOOR TO AREA RATIO	0.05 : 1
BUILDING HEIGHT	1 STORY
TOTAL IMPERVIOUS	116,406 SF (30.8%)
OPEN SPACE	6.04 AC (69.2%)

CONSTRUCTION SCHEDULE	
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED SIDEWALK CONCRETE PAVEMENT
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE
	PROPOSED SAWCUT
	PARKING COUNT

PARKING DATA TABLE	
PARKING REQ.	
RETAIL (10,000 SF) 1/ 250 SF	40 SAPCES
DRIVE-THRU RESTAURANT (10,000 SF) 1/ 100 SF	100 SPACES
PATIO (2,777 SF) 1/ 100 SF	28 SPACES
TOTAL:	168 SPACES
ADA PARKING	6 SPACES
PARKING PROVIDED	169 SPACES (6 ADA)

CONSTRUCTION SCHEDULE	
①	PROP. FULL DEPTH SAWCUT
②	PROP. 4" PARKING STALL STRIPING COLOR: WHITE (TYP)
③	PROP. CURB & GUTTER
④	PROP. PEDESTRIAN RAMP
⑤	PROP. HANDICAP SYMBOL
⑥	PROP. PAVEMENT STRIPING
⑦	PROP. SIDEWALK

DUWEST ROCKWALL, TX

LEGAL DESCRIPTION AND OR ADDRESS:

STONE CREEK BALANCE LTD
ABSTRACT. NO 131
8.684 AC (378,275 SF)

OWNER:

DuWEST REALTY, LLC
4403 N.CENTRAL EXWAY SUITE #200
DALLAS, TX 75025
CONTACT: BOWEN HENDRIX
PH: 214.918.1804

APPLICANT:

CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
CONTACT: DREW DONOSKY
PH: 817.281.0572

CASE NUMBER

Z2022-003

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR
A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF
ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS THIS ____ DAY OF ____.

SIGN: LRR

AWN: LRR

RECEIVED: _____ CLC

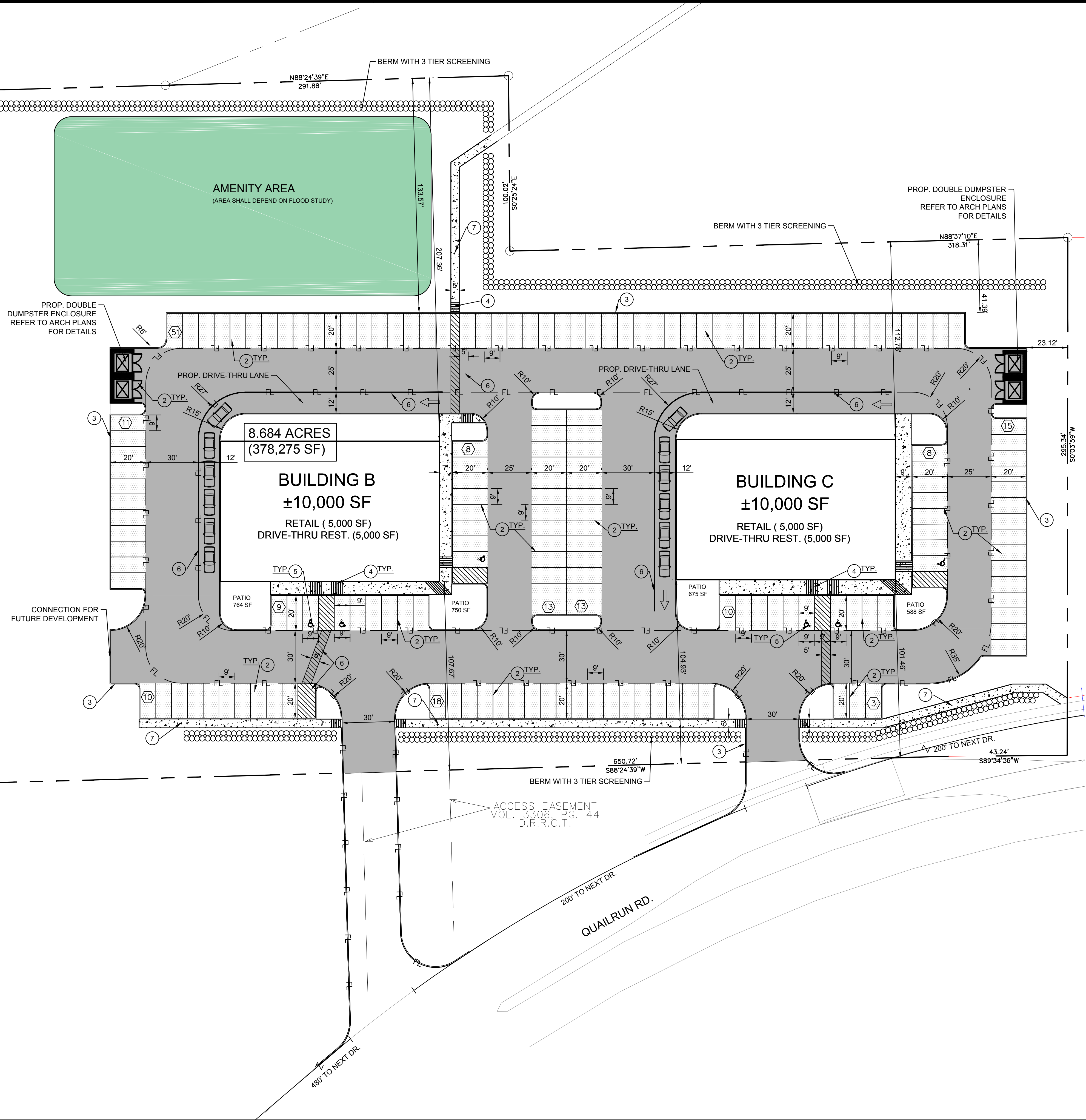
SHEET

SHEET

SP-1

e No. 2020-021

CASE # Z2022-003



NOTES:

1. A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
2. ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
3. ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
4. NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
5. SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.

PLOTTED BY: AMIRA ABDALLAH
PLOT DATE: 2/1/2022 11:21 AM
LOCATION: Z:\PROJECTS\PROJECTS\2022-002 DUWEST ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG
LAST SAVED: 2/1/2022 11:18 AM

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 70 (PD-70) [*ORDINANCE NO. 19-41*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR TWO (2) *RESTAURANTS, 2,000 SF OR MORE, WITH DRIVE-THROUGH OR DRIVE-IN* ON A 8.684-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3-10 OF THE S. KING SURVEY, ABSTRACT NO. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DESCRIBED IN *EXHIBIT 'A'* AND DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Bowen Hendrix of DeWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a Specific Use Permit (SUP) for a *Restaurant, 2,000 SF or More, with Drive-Through or Drive-In* for the purpose of constructing two (2) restaurants on a 8.684-acre tract of land described as Tract 3-10 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located north of the intersection of N. Goliad Street [*SH-205*] and E. Quail Run Road, and being more specifically described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 70 (PD-70) [*Ordinance No. 19-41*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. Planned Development District 70 (PD-70) [*Ordinance No. 19-41*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for two (2) *Restaurants, 2,000 SF or More, with Drive-Through or Drive-In* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject*

Property, and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.04, *General Retail (GR) District*, and Subsection 06.07, *SH-205 Overlay (SH-205 OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 70 (PD-70) [Ordinance No. 19-41] -- as heretofore amended and may be amended in the future - and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of two (2) *Restaurants, 2,000 SF or More, with Drive-Through or Drive-In* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'C'* of this ordinance.
- 2) The development of the *Subject Property* shall conform to the landscape screening as depicted in *Exhibit 'C'* of this ordinance.

2.2 COMPLIANCE

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

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

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

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

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

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

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7TH DAY OF MARCH, 2022.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: February 22, 2022

2nd Reading: March 7, 2022

Exhibit 'A'
Legal Description

BEING a tract of land situated in the S. King Survey, Abstract No.131, City of Rockwall, Rockwall County, Texas and being part of a tract of land described in Special Warranty Deed to Stone Creek Balance, LTD, recorded in Instrument No. 2007000375394, Official Public Records, Collin County, Texas, and being part of a tract of land described in Special Warranty Deed to Meritage Homes of Texas, LLC, recorded in Instrument No. 20150000013037, Official Public Records, Rockwall County, Texas, and being part of Lot 27, Block A, of Stone Creek Phase VII, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20160000011737, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a Concrete Monument found at the north corner of a right-of-way corner clip for the east right-of-way line of State Highway 205 (N Goliad Street - a variable width right-of-way)

THENCE with said east right-of-way line, North 14°18'59" West, a distance of 100.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set;

THENCE departing said east right-of-way line, North 38°46'11" East, a distance of 387.72 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in a south line of Lot 8, Block D, Stone Creek Phase IV, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet H, Slide 317, Plat Records, Rockwall County, Texas;

THENCE with the south line of said Lot 8, the following course and distances, to wit:

South 14°18'59" East, a distance of 100.00 feet to a 1/2-inch iron rod with plastic cap stamped "CORWIN" found;

North 88°26'01" East, a distance of 96.46 feet to a 1/2-inch iron rod with plastic cap stamped "CORWIN" found at the most westerly southwest corner of said Lot 28;

THENCE with the south line of said Lot 28, North 88°27'32" East, passing at a distance of 195.78 feet a 1/2-inch iron rod with plastic cap stamped "CORWIN" found for a south corner of said Lot 28, departing said south line and continuing in all a total distance of 513.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set;

THENCE South 0°02'44" West, passing at a distance of 101.33 feet the north west corner of a tract of land described as Quail Run Fire Station recorded in Special Warranty Deed to The City of Rockwall, recorded in Vol. 5635, Pg. 211, Deed Records, Rockwall County, Texas, and continuing with the west line of said Quail Run Fire Station, passing at a distance of 262.60 feet the southwest corner of said Quail Run Fire Station, continuing with the north right-of-way line of Quail Run Drive (a variable width public right-of-way) in all a total distance of 395.49 feet to a point for corner;

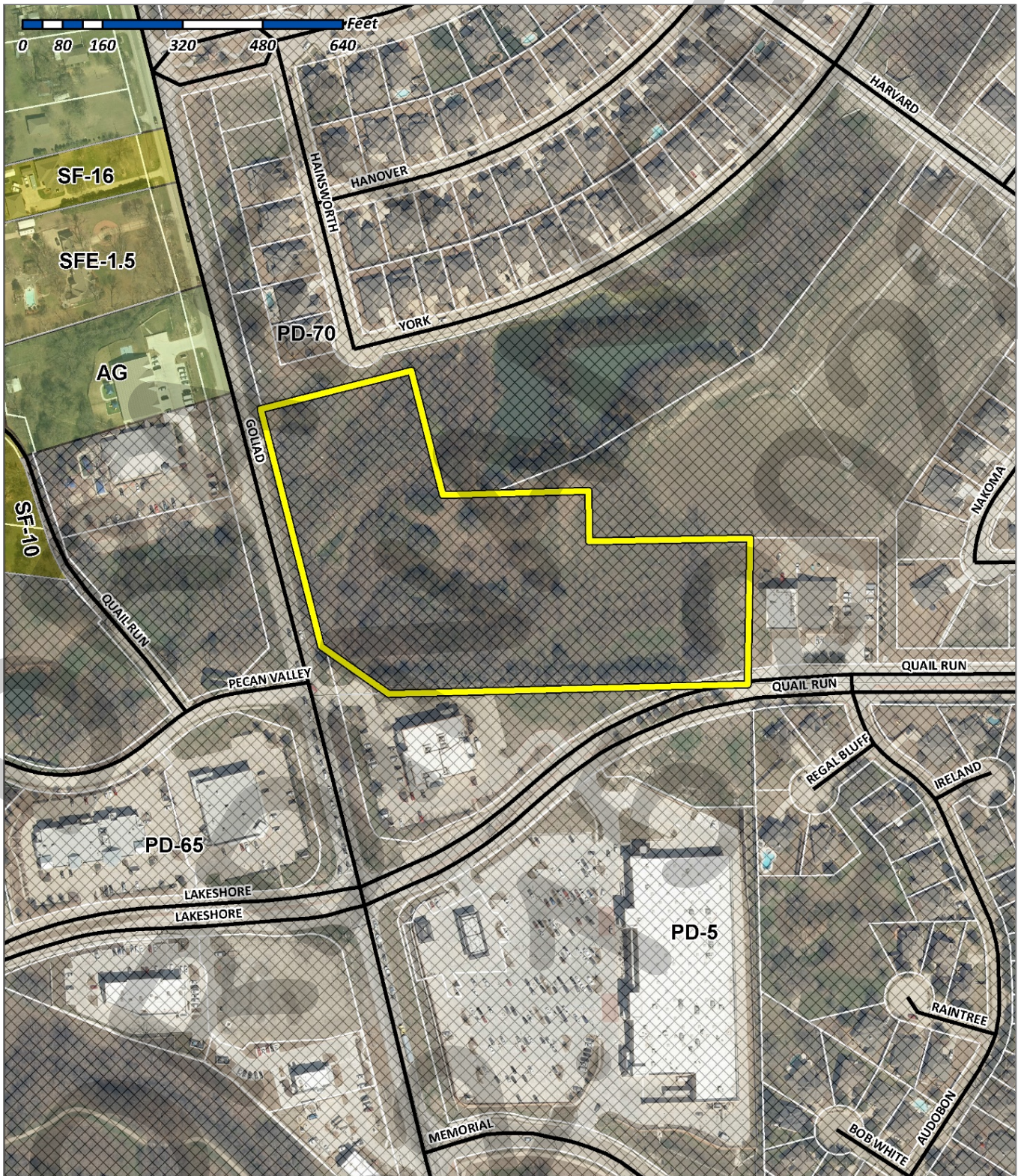
THENCE with said north right-of-way line, South 89°34'22" West, a distance of 67.13 feet to a point for corner for the northeast corner of Lot 1, Block B of Quail Run Retail, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet E, Slide 67, Plat Records, Rockwall County, Texas;

THENCE with the north line of said Lot 1, South 88°24'25" West, a distance of 650.72 feet to a 1/2-inch iron rod with plastic cap stamped "CARTER & BUGESS" found at the southeast corner of said right-of-way corner clip;

THENCE departing said north line and with said corner clip, North 54°44'35" West, a distance of 165.14 feet to the **POINT OF BEGINNING** and containing 7.456 acres or 324797 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

Exhibit 'B'
Location Map



[illegible]



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

DATE: February 22, 2022

APPLICANT: Bowen Hendrix; *DuWest Realty, LLC*

CASE NUMBER: Z2022-003; *Specific Use Permit (SUP) for a Restaurant, 2,000 SF or More, with Drive Through or Drive-In*

SUMMARY

Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a Specific Use Permit (SUP) for a *Restaurant 2,000 SF or More with Drive Through or Drive-In* for the purpose of constructing two (2) restaurants on an 8.684-acre tract of land identified as Tract 3-10 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

BACKGROUND

The subject property was annexed on February 6, 1961 by *Ordinance No. 61-02 [Case No. A1961-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 2, 2007, the City Council adopted *Ordinance No. 07-13 [Case No. Z2007-006]*, which rezoned a 395.075-acre tract of land -- *that included the subject property* -- from an Agricultural (AG) District to Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses. The concept plan included with this Planned Development District designated the subject property for Single-Family 10 (SF-10) District land uses. On October 19, 2009, the City Council adopted *Ordinance No. 09-44 [Case No. Z2009-018]*, which amended the concept plan and development standards for Planned Development District 70 (PD-70). The amendment re-designated approximately seven (7) acres of the subject property to allow limited General Retail (GR) District land uses. This area was later expanded by *Ordinance No. 11-35 [Case No. Z2011-016]* to include the remainder of the subject property, re-designating the entire 8.63-acres for limited General Retail (GR) District land uses. On February 6, 2017, the City Council approved a *PD Development Plan [Ordinance No. 17-08; Case No. Z2016-049]* for the subject property in accordance with the requirements of Planned Development District 70 (PD-70). This development plan was for a proposed grocery store; however, the project was never pursued beyond the *PD Development Plan*, and the subject property has remained vacant since annexation.

More recently -- *on January 3, 2022* --, the City Council approved a *PD Development Plan [Ordinance No. 22-01; Case No. Z2021-048]*, which superseded *Ordinance No. 17-08* and provided a plan for two (2) ~10,000 SF multi-tenant restaurant/retail buildings, a ~5,400 SF retail building, and a ~4,000 SF drive-through restaurant. The purpose of this *PD Development Plan* was to layout the screening, pedestrian access, and amenities proposed for the anticipated development.

PURPOSE

Following the approval of *Ordinance No. 22-01*, the applicant -- *Bowen Hendrix of DuWest Realty, LLC* -- submitted an application on January 18, 2022 requesting the approval of a Specific Use Permit (SUP) for a *Restaurant, Less Than 2,000 SF with Drive Through or Drive-In*. The applicant changed the request on January 21, 2022 to a Specific Use Permit (SUP) for a *Restaurant, 2,000 SF or More with Drive-Through or Drive-In*. The purpose of these applications was to construct two (2) drive-through restaurants within the two (2) ~10,000 SF multi-tenant restaurant/retail buildings.

ADJACENT LAND USES AND ACCESS

The subject property is located north of the intersection of E. Quail Run Road and N. Goliad Street [SH-205]. The land uses adjacent to the subject property are as follows:

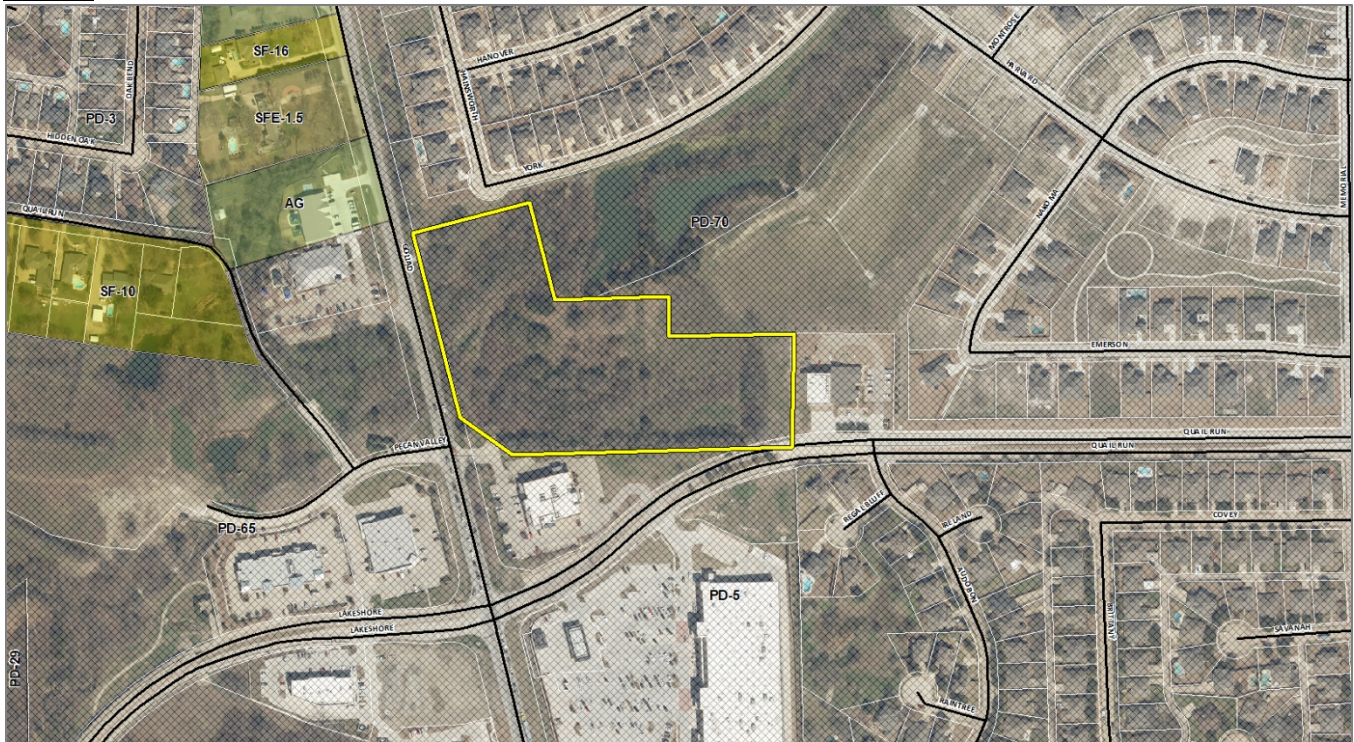
North: Directly north of the subject property is Phase 4 of the Stone Creek Subdivision, which was established on June 12, 2013 and consists of 59 single-family residential lots. Beyond this is Phase 1 of the Stone Creek Subdivision, which was established on August 28, 2008 and consists of 201 single-family residential lots. Both of these subdivisions are zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses.

South: Directly south of the subject property is a 2.519-acre parcel of land (*i.e. Lot 1R, Block B, Quail Run Retail*) with a pharmacy (*i.e. CVS Pharmacy*) situated on it. Beyond this is E. Quail Run Road, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 11.236-acre parcel of land (*i.e. Lot 1, Block A, Kroger 205 Addition*) with a grocery store and gas station (*i.e. Kroger Grocery Store and Fuel Center*) situated on it. These properties are zoned Planned Development District 5 (PD-5) for General Retail (GR) District land uses.

East: Directly east of the subject property is a 1.512-acre parcel of land owned by the City of Rockwall, and which is occupied with a fire station (*i.e. Fire Station #3*). Beyond this is Phase 7 of the Stone Creek Subdivision, which was established on July 13, 2016 and consists of 80 single-family residential homes. These properties are zoned Planned Development District 70 (PD-70) for *Public* and Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property is N. Goliad Street [SH-205], which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 2.174-acre parcel of land (*i.e. Lot 1, Block A, Pecan Valley Retail Addition*), which is occupied by a multi-tenant retail building.

FIGURE 1: LOCATION MAP WITH ZONING DESIGNATIONS AND PARCELS



YELLOW: SUBJECT PROPERTY

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application and concept plan depicting the layout of two (2) ~10,000 SF restaurant/retail buildings with drive-throughs on the subject property. Based on the concept plan the buildings will be oriented so that the drive-through and *bailout* lanes will be located along the western façade of each building. The ingress and egress for the property will be primarily taken off of two (2) drive approaches -- *one of which is existing on the CVS Pharmacy property* -- along Quail Run Road, and a secondary point of access will be provided by an existing drive approach along N. Goliad Street [SH-205] (*which is also an existing access point of the CVS Pharmacy*). Staff should also point out that the concept plan shows the use of three (3) tiered screening (i.e. [1] *a small to mid-sized shrub*, [2] *large shrubs or accent trees*, and [3] *canopy trees on 20-foot centers*) and a berm along the northern and southern property lines of the subject property, and a pedestrian access point just north of Building 'B' in conformance with the approved *PD Development Plan* [Ordinance No. 22-01].

With regard to parking, Article 06, *Parking and Loading*, of the Unified Development Code (UDC) stipulates a parking requirement for a *Full-Service Restaurant* (i.e. *a restaurant that provides indoor ordering, seating and dining*) of one (1) parking space per 100 SF of floor area, and a parking requirement for a *General Retail Store* of one (1) parking space per 250 SF of floor area. When considering the proposed 7,500 SF of retail to 2,500 SF of restaurant shown for each building on the concept plan, this translates to a parking requirement of 110 parking spaces. The concept plan indicates a total of 162 parking spaces will be provided or 52 parking spaces more than the minimum requirement.

CONFORMANCE WITH THE CITY'S CODES

According to Planned Development District 70 (PD-70) [Ordinance No. 19-41], the subject property is subject to the land uses and development standards stipulated for the General Retail (GR) District as specified by the Unified Development Code (UDC), and according to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, the *Restaurant with 2,000 SF or More with a Drive-Through or Drive-In* land use requires a Specific Use Permit (SUP) in a General Retail (GR) District. The purpose of requiring a Specific Use Permit (SUP) for this land use in a General Retail (GR) District is tied to the fact that this zoning designation is typically located directly adjacent to or in close proximity to single-family residentially zoned districts. According to the Unified Development Code (UDC), "(t)he General Retail (GR) District is a zoning district intended to provide limited retail and service uses for one (1) or more neighborhoods ... [i]f is not a major commercial/retail district and should try to avoid intensive commercial land uses that carry large volumes of retail traffic." In this case, Planned Development District 70 (PD-70) [Ordinance No. 19-41] specifically limits land uses that would be outside of the scope of providing limited retail and service uses and continues to require *Restaurants with a Drive-Through or Drive-In* (of any square footage) receive a Specific Use Permit (SUP). This requirement grants discretionary oversight from the Planning and Zoning Commission and City Council. In reviewing requests for a *Restaurant with a Drive-Through or Drive-In*, Article 04, *Permissible Use Charts*, of the Unified Development Code (UDC) lays out the following land use conditions:

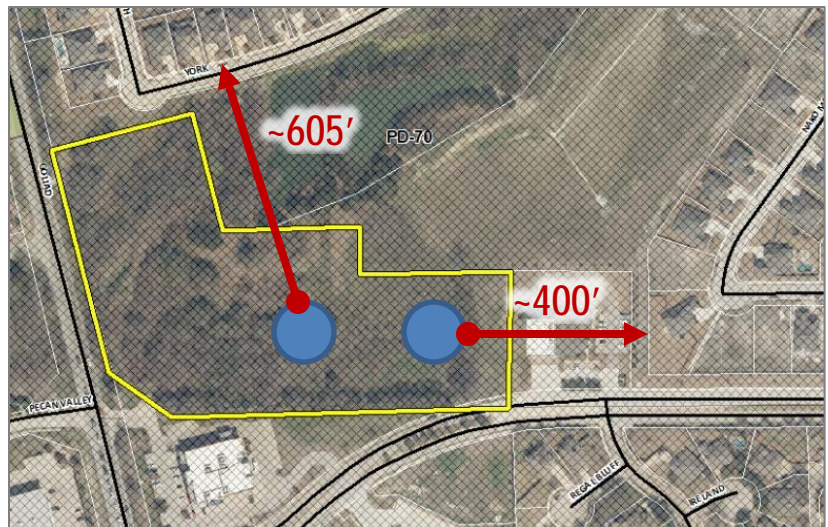
- (1) Drive-through lanes shall not have access to a local residential street.
- (2) Additional landscape screening shall be installed adjacent to drive-through lanes to impair the visibility and impact of headlights from motor vehicles in the drive-through lane on adjacent properties, rights-of-way,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

In this case, the submitted site plan shows conformance to all of the *Land Use Conditions* stipulated by Article 04, *Permissible Uses*, of the Unified Development Code (UDC). Specifically, the concept plan demonstrates that the drive-through lanes can accommodate more than six (6) vehicles for each drive-through lane, and that three (3) tiered screening and a berm will be provided adjacent to both the northern and southern property lines. In addition, the proposed development will only have access from Quail Run Road and N. Goliad Street, both of which are identified as a M4D (i.e. *major collector, four [4] lane divided roadway*) on the City's Master Thoroughfare Plan and considered to be commercial roadways (i.e. *not local residential streets*).

According to the *Residential Adjacency Standards* contained in Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he residential adjacency standards shall apply when a use is proposed for a non-residential building or site that is adjacent to a residential district, and both of the following conditions apply: (a) An existing or proposed building, structure, or device on the lot is within 150-feet of a residential district boundary ... (b) One or more of the following uses are proposed: (2) Restaurants, including accessory outdoor seating, with drive-in or drive-through facilities." In this case,

the subject property is directly adjacent to a residentially zoned property along the northern (and parts of the eastern) boundary; however, staff should point out that this area is an open space/detention pond owned by the *Stone Creek Estates Homeowners Association*. In addition, the eastern most building -- or the building with the closest residential adjacency -- is ~400-feet away from the closest residentially used property. In addition, *Fire Station 3* is situated in between the residentially used property and the proposed building. Regardless of this separation, the following *Residential Adjacency Standards* would apply:

FIGURE 2: CLOSEST RESIDENTIAL ADJACENCY



BLUE CIRCLES: APPROXIMATE LOCATION OF BUILDINGS;
 RED LINE: DISTANCE TO THE CLOSEST RESIDENTIALLY USED PROPERTY

- (1) Noise. Any use containing individual service speakers shall not be permitted within 150-feet of any residential district unless the speaker is appropriately screened and shall meet the standards established in Article IV, *Noise*, of Chapter 16, *Environment*, of the Municipal Code of Ordinances. The Planning and Zoning Commission may require wing walls, landscape screens, changes in building orientation, and/or other design elements to screen and minimize the impact of the individual service speakers.

In this case, due to [1] the separation of the proposed buildings from any property that is residentially used, [2] the location of *Fire Station 3*, and [3] the proposed three (3) tiered screening and berm shown adjacent to the northern property line, the applicant's request appears to be sufficiently screened to meet the noise requirements; however, staff will examine the location of the proposed service speakers at the time of site plan to ensure a negative externality is not created for the adjacent residentially used property.

STAFF ANALYSIS

As stated above, this request appears to conform to all the requirements of Planned Development District 70 [Ordinance No. 19-41], the approved *PD Development Plan* [Ordinance No. 22-01], and the Unified Development Code (UDC). Specifically, the applicant's request is: [1] not taking access to a local residential roadway, [2] is providing screening along the northern property boundary to reduce the possibility of creating a negative extremality for the existing adjacent residential development, [3] providing screening adjacent to the southern boundary to ensure headlights are screened along Quail Run Road, [4] is providing drive-through lanes that can accommodate a minimum stacking of six (6) standard size motor vehicles, [5] is providing *bailout* lanes adjacent to the drive-through lanes, and [6] all residential land uses are a minimum of ~400-feet to ~600-feet from the proposed buildings. With this being said, all requests for a Specific Use Permit (SUP) are discretionary to the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On January 14, 2022, staff mailed 62 notices to property owners and occupants within 500-feet of the subject property notifying them that the applicant was requesting a Specific Use Permit (SUP) for a *Restaurant, Less Than 2,000 SF, with Drive-Through or Drive-In*; however, on January 21, 2022 the applicant notified staff that the request was changing to a Specific Use Permit (SUP) for a *Restaurant, 2,000 SF or More, with Drive-Through or Drive-In*. In response to this change staff mail 62 updated notices on January 25, 2022 to property owners and occupants within 500-feet of the subject property. Staff also notified the Stone Creek, Quail Run Valley, the Shores on Lake Ray Hubbard, Random Oaks/Shores, and Lakeview Summit Homeowner's Associations (HOAs), which were the only Homeowners' Association (HOAs) and/or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearing in the Rockwall Herald Banner on January 21, 2022 and the updated notice on January 28, 2022 as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received the following:

- (1) One (1) property owner notification from a property owner within the 500-notification area in opposition to the applicant's request.
- (2) One (1) email from property owner within the 500-notification area in opposition to the applicant's request.
- (3) One (1) email from a property owner within the 500-notification area stating concerns with traffic and requesting that a traffic light be installed at the intersection of Quail Run Road and Audobon Lane.

CONDITIONS OF APPROVAL

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

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The development of the *Subject Property* shall generally conform to the *Concept Plan* contained in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
 - (b) The development of the *Subject Property* shall conform to the landscape screening depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On February 15, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)¹
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS not yet assigned*

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION NEC E Quail Run Road and 205

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-70

CURRENT USE Undeveloped land

PROPOSED ZONING PD-70

PROPOSED USE Commercial (Retail)

ACREAGE 8.684 AC

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

☐ OWNER

☒ APPLICANT DuWest Realty, LLC

CONTACT PERSON

CONTACT PERSON Bowen Hendrix

ADDRESS

ADDRESS 4403 North Central Expressway
Suite 200

CITY, STATE & ZIP

CITY, STATE & ZIP Dallas, TX 75025

PHONE

PHONE (214) 918-1804

E-MAIL

E-MAIL bowen@duwestrealty.com

NOTARY VERIFICATION [REQUIRED]

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

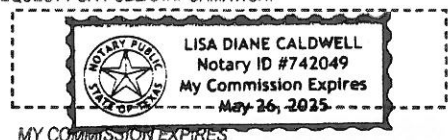
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 330.25 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 DAY OF January 2022. BY SIGNING THIS APPLICATION, 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."

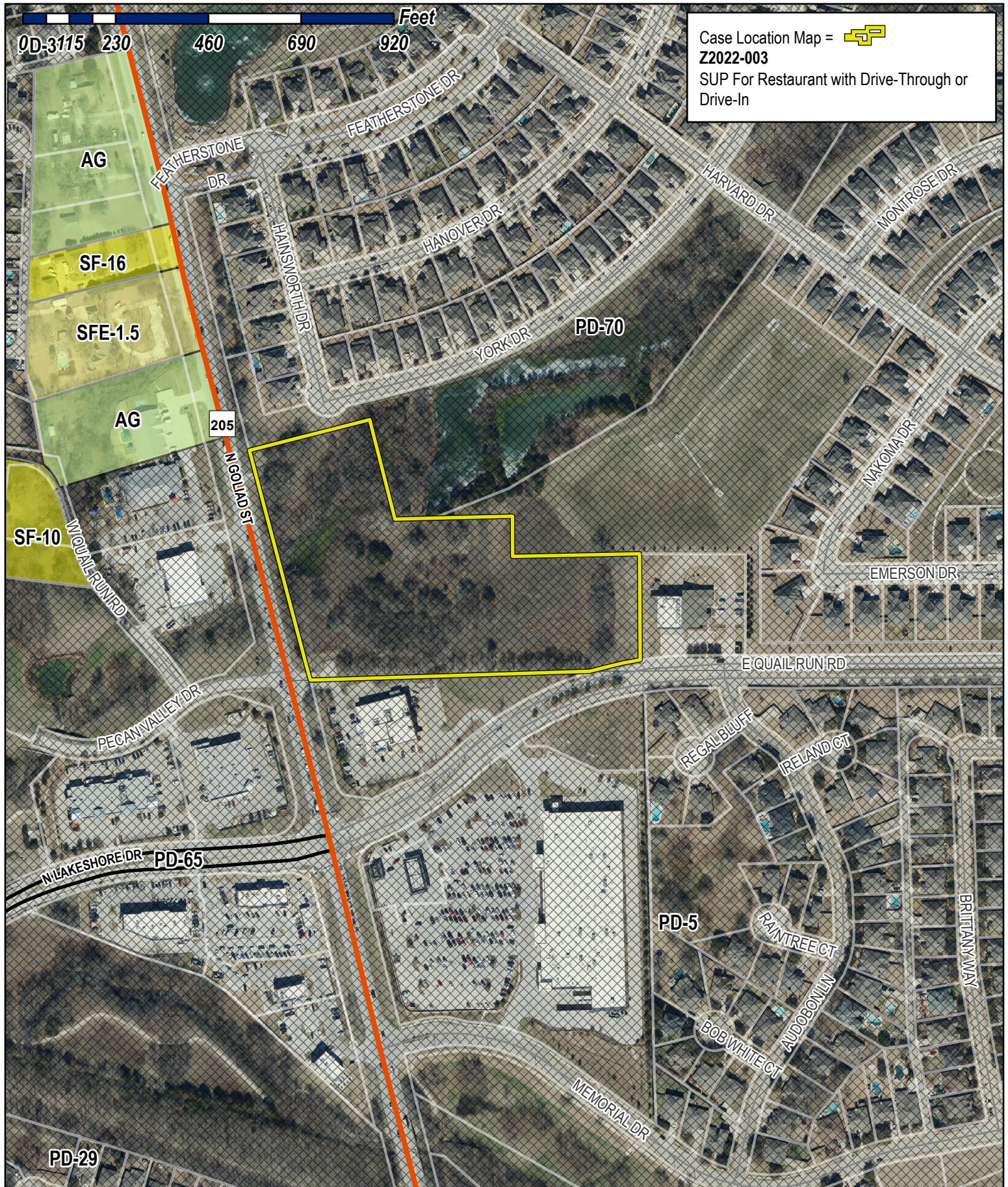
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF January 2022


OWNER'S SIGNATURE Bowen Hendrix

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Lisa Caldwell





Case Location Map = 
Z2022-003
SUP For Restaurant with Drive-Through or Drive-In



City of Rockwall

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

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

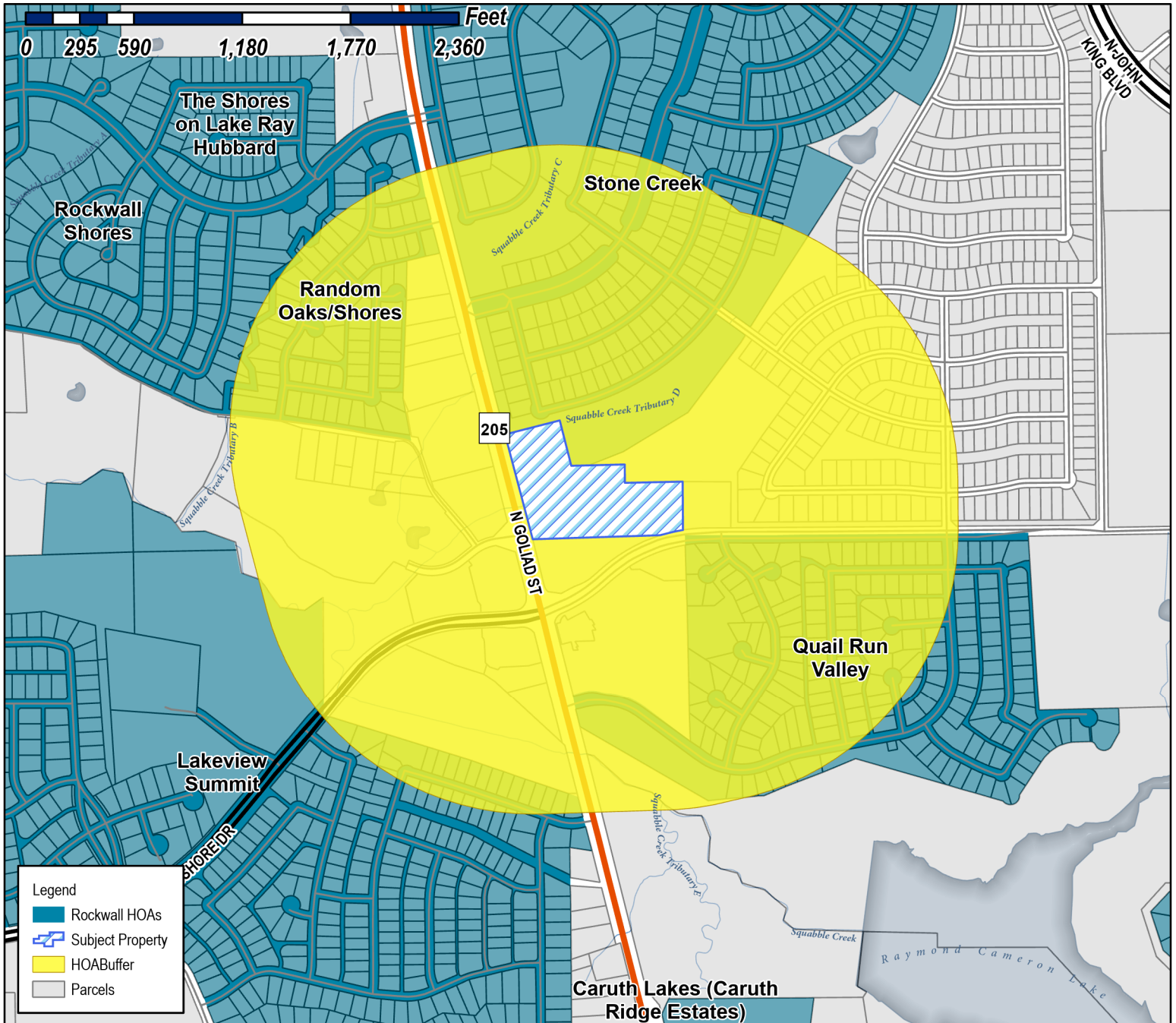




City of Rockwall

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

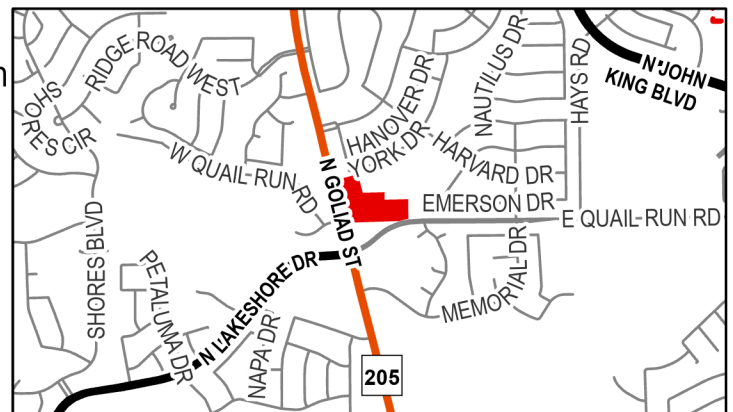
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2022-003
Case Name: SUP for Restaurant with Drive-Through or Drive-In
Case Type: Zoning
Zoning: PD-70
Case Address: NE Corner E Quail Run Rd. and SH 205

Date Saved: 1/14/2022

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



Miller, Ryan

From: Miller, Ryan
Sent: Thursday, January 20, 2022 12:02 PM
To: Miller, Ryan; Lee, Henry; Gamez, Angelica
Subject: Neighborhood Notification Program [Z2022-003]
Attachments: PON Map (01.14.2022).pdf; HOA Map (01.14.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [January 21, 2022](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, February 15, 2022 at 6:00 PM](#), and the City Council will hold a public hearing on [Tuesday, February 22, 2022 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2022-003: SUP for Restaurant with Drive-Through or Drive-In

Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a [Specific Use Permit \(SUP\)](#) for a [Restaurant with Less Than 2,000 SF with Drive Through or Drive-In](#) to construct two (2) restaurants on an 8.684-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [*SH-205*], and take any action necessary.

Thank you,



RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [UNIFIED DEVELOPMENT CODE](#)

NOTES

- 1) [APPOINTED AND ELECTED OFFICIALS](#): BY *REPLYING ALL* TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

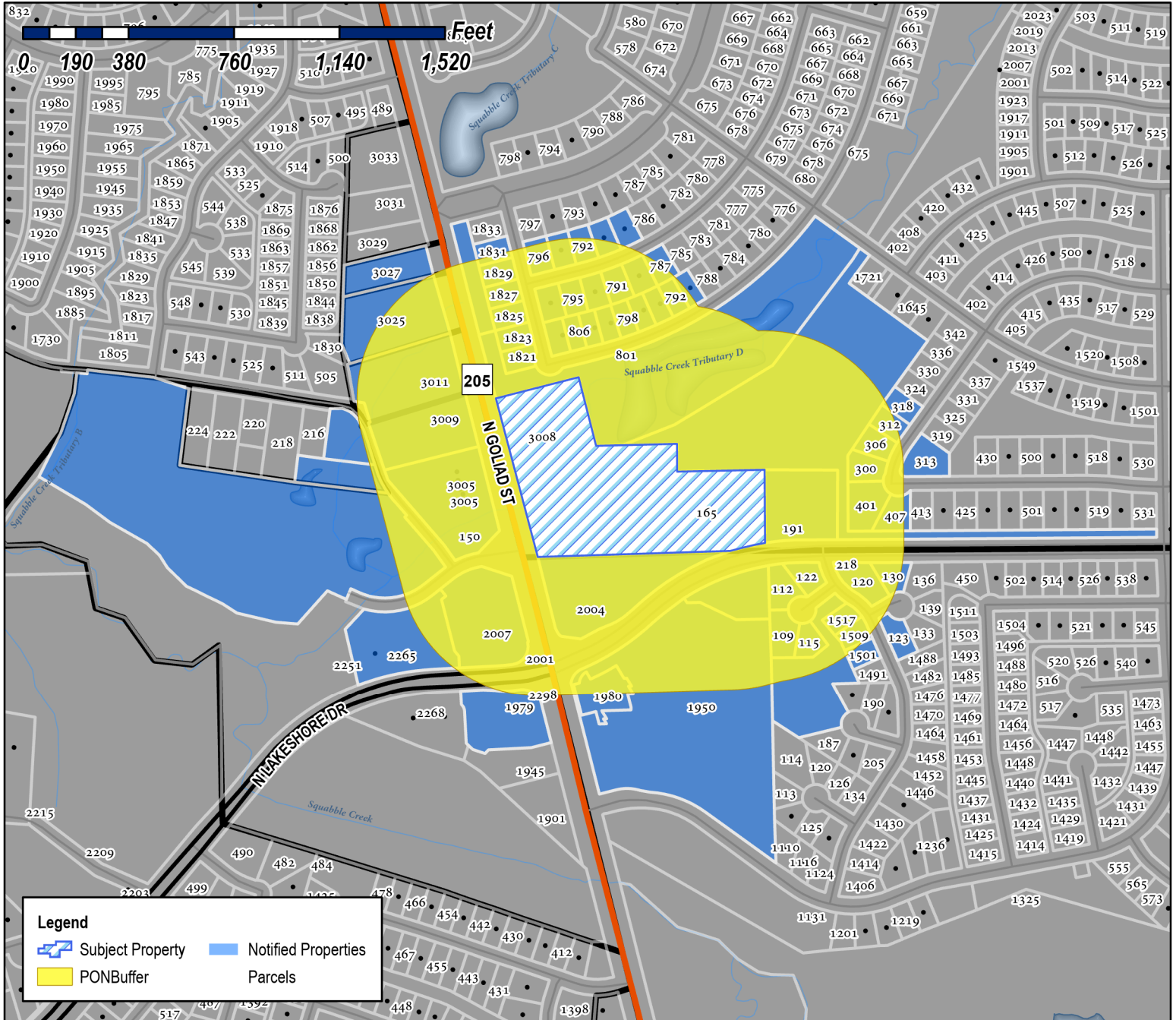
This email was scanned by Bitdefender



City of Rockwall

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

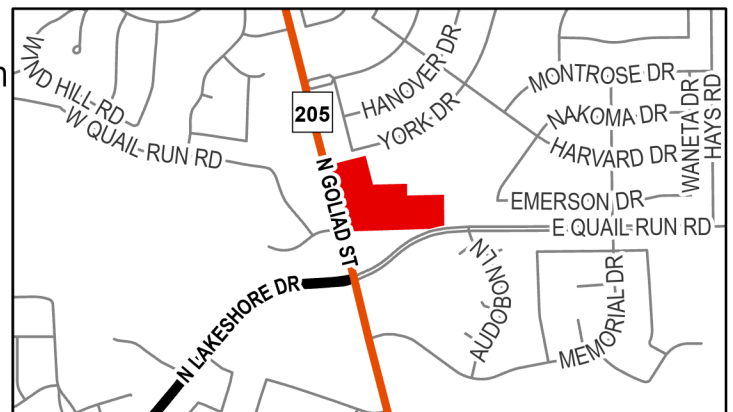
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2022-003
Case Name: SUP for Restaurant with Drive-Through or Drive-In
Case Type: Zoning
Zoning: PD-70
Case Address: NE Corner E Quail Run Rd. and SH 205

Date Saved: 1/14/2022

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



DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

CLARK TROY & JANICE
3025 N GOLIAD ST
ROCKWALL, TX 75087

CULPEPPER DANNA JOHNSON
122 REGAL BLUFF
ROCKWALL, TX 75087

CRUZ SANTIAGO & NINFA E
778 HANOVER DRIVE
ROCKWALL, TX 75087

CHAMBLESS WILLIAM AND HELEN GOMEZ-
SALVADOR
796 HANOVER DR
ROCKWALL, TX 75087

QUAIL RUN VALLEY OWNERS ASSOC
C/O ASSURED MGT INC
2500 LEGACY DR
STE 220

HENRY JUSTIN WILLIAM AND MARIA
794 HANOVER DR
ROCKWALL, TX 75087

HPA TEXAS SUB 2018-1 ML LLC
120 S RIVERSIDE SUITE 2000
CHICAGO, IL 60606

DAVISON CHARLES DAVID AND NANCY JOAN
792 HANOVER DR
ROCKWALL, TX 75087

HOWLETT NEVA RAE
115 REGAL BLUFF
ROCKWALL, TX 75087

SCOTT MARK ALAN SR &
DOREEN
130 IRELAND CT
ROCKWALL, TX 75087

HELMER KALENA
1501 AUDOBON LN
ROCKWALL, TX 75087

RAMOS RAMON A & DELMA P
120 IRELAND CT
ROCKWALL, TX 75087

MILLER MATHIEL JR
1825 HAINSWORTH DRIVE
ROCKWALL, TX 75087

AFFINITY DEVELOPMENT COMPANY LLC
480 WILDWOOD FOREST DRIVE
SUITE 801
THE WOODLANDS, TX 77380

JAVKER REALTY CORP
42 BOND ST
NEW YORK, NY 10012

FUNK AUDRA JOY
1509 AUDOBON LN
ROCKWALL, TX 75087

HARRIS PATRICIA A
1517 AUDOBON LN
ROCKWALL, TX 75087

ROSS JODY ALAN & KAREY
3027 N GOLIAD ST
ROCKWALL, TX 75087

HEIDENREICH ERIN K AND ADAM
123 IRELAND COURT
ROCKWALL, TX 75087

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
1024 S GREENVILLE AVE
SUITE 230
CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

HUA ALEXANDER AND THU THUY
1829 HAINSWORTH DR
ROCKWALL, TX 75087

ESCOBEDO OMAR & MARIA C
1827 HAINSWORTH DRIVE
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

TUMULTY TIMOTHY M & KIM A
797 HANOVER DRIVE
ROCKWALL, TX 75087

COLE HC ROCKWALL TX LLC
C/O ROCKWALL REGIONAL HOSPITAL, LLC; ATTN
LEGAL DEPT.
3150 HORIZON RD
ROCKWALL, TX 75032
NURMI DOUGLAS B & LISA R
795 HANOVER DRIVE
ROCKWALL, TX 75087

HARP CHRISTOPHER J AND PENNY
793 HANOVER DR
ROCKWALL, TX 75087

LAND GEOFFREY ALLISON & ERNANI MAXINE
787 HANOVER DR
ROCKWALL, TX 75087

ODEYEMI ADETUNJI
808 YORK DR
ROCKWALL, TX 75087

CRANDALL BRANT
804 YORK DRIVE
ROCKWALL, TX 75087

NUTTER GREG AND KRISTIN LARSON-NUTTER
794 YORK DRIVE
ROCKWALL, TX 75087

MOORE MICHAEL RAY JR & STEPHANIE
1823 HAINSWORTH DRIVE
ROCKWALL, TX 75087

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

TYSON STEPHANIE AND CARY
401 EMERSON DRIVE
ROCKWALL, TX 75087

ADCOCK ISAAC AND CHRISTINA
306 NOKOMA DRIVE
ROCKWALL, TX 75087

CLARK ALLAN JR
313 NAKOMA DR
ROCKWALL, TX 75087

ALBRITTON MICHAEL H & ELAINE W LIVING
TRUST
MICHAEL H & ELAINE W ALBRITTON TRUSTEES
791 HANOVER DRIVE
ROCKWALL, TX 75087
REY LUIS SR AND JUDY L
806 YORK DR
ROCKWALL, TX 75087

CHAPMAN BOBBY E II AND AMY L CHAMPMAN
1821 HAINSWORTH DRIVE
ROCKWALL, TX 75087

PODINA LAUREN ADRIA & MICHAEL
802 YORK DRIVE
ROCKWALL, TX 75087

KELLY TIMOTHY
790 YORK DRIVE
ROCKWALL, TX 75087

HAMPTON GEORGE T & BRENDA J
109 REGAL BLF
ROCKWALL, TX 75087

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

HUFF ELLIOTT AND TOBIE
312 NAKOMA DRIVE
ROCKWALL, TX 75087

MACKIE EMILY & ANDREW STINSON
300 NAKOMA DRIVE
ROCKWALL, TX 75087

M REA PROPERTIES 2 LLC
6807 OVERBROOK DR
PARKER, TX 75002

HOOVER THOMAS E AND CHELSEA L
789 HANOVER DRIVE
ROCKWALL, TX 75087

WEMPE MARK STEVEN AND SUSAN SPENCER
796 YORK DR
ROCKWALL, TX 75087

DAVIS JAN ANNETTE AND DARRYL WAYNE
798 YORK DR
ROCKWALL, TX 75087

WILSON BRANDON CRAIG AND EMILY MARIE
792 YORK DR
ROCKWALL, TX 75087

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
1024 S GREENVILLE AVE
SUITE 230
MCMILLAN GARY AND SANDI
112 REGAL BLUFF
ROCKWALL, TX 75087

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

CARLSON CURT AND MARIA
318 NAKOMA DRIVE
ROCKWALL, TX 75087

ETHERIDGE CHRIS
407 EMERSON DRIVE
ROCKWALL, TX 75087

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION
1024 S GREENVILLE AVE
SUITE 230
ALLEN, TX 75002

MOORE WORTH INVESTMENTS LLC
8445 FREEPORT PKWY
SUITE 175
IRVING, TX 75063

JCDB GOLIAD HOLDINGS LLC C/O DA GOLIAD
PARTNERS LP AND
DAVID R NELSON-ROTH IRA AND DAVID NELSON
8350 N CENTRAL EXPRESSWAY
SUITE 1300

PUBLIC NOTICE



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

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

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

Case No. Z2022-003: SUP for a Restaurant with Drive-Through or Drive-In in Planned Development District 70 (PD-70)

Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a Specific Use Permit (SUP) for a Restaurant with Less Than 2,000 SF with Drive Through or Drive-In to construct two (2) restaurants on an 8.684-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, February 15, 2022 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 22, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Tuesday, February 22, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-003: SUP for a Restaurant with Drive-Through or Drive-In in Planned Development District 70 (PD-70)

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

Case No. Z2022-003: SUP for a Restaurant with Drive-Through or Drive-In in Planned Development District 70 (PD-70)

Please place a check mark on the appropriate line below:

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

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

1) Sound pollution, specifically drive thru speaker noise.
2) Access to our neighborhood.

Name:

Mark and Susan Wempe

Address:

796 York Drive Rockwall Tx 75087

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

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

From: Paul Harris <p.harris40@aol.com>
Sent: Thursday, January 27, 2022 5:16 PM
To: Planning
Subject: Z2022-003

I am concerned with the amount of traffic that will certainly occur on Quail Run.

It is very hard to turn west on Quail Run from Andobon Lane.

I would ask for a traffic light at that intersection.

For your consideration,

Paul Harris
214-235-8587
p.harris40@aol.com

This email was scanned by Bitdefender

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

From: Jan Davis <jan.dav10@yahoo.com>
Sent: Friday, February 11, 2022 1:41 PM
To: Planning; Jan Davis
Subject: Case No. Z2022-003: SUP for a Restaurant with Drive-Through or Drive In
Attachments: Case NO Z2022-003 - SUP for a Restaurant with Drive-Through....pdf

Hi Ryan,

Please find attached my vote regarding the Restaurant with Drive-Through or Drive-In in Planned Development District 70 (PD-70).

I am strongly opposed to this request.

Thanks in advance for considering my concerns. Please confirm receipt of my vote.

Jan Davis
214-934-3801

This email was scanned by Bitdefender

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



January 13, 2022

Planning Dept.
City of Rockwall
385 S Goliad St.
Rockwall, Texas 75087

Re: SUP Site Plan
Letter of Intent

To Whom It May Concern,

Please let this letter serve as the Letter of Intent for the SUP Site Plan request of approximately 8.684 acres of land located off SH205 in Rockwall, Texas. It is our understanding that a SUP Site Plan is required to allow drive thru uses on the subject tract. The proposed development will include two retail with endcap drive thrus. The property is currently vacant. This SUP requests that drive thru uses be permitted for both buildings as shown on the SUP Site Plan.

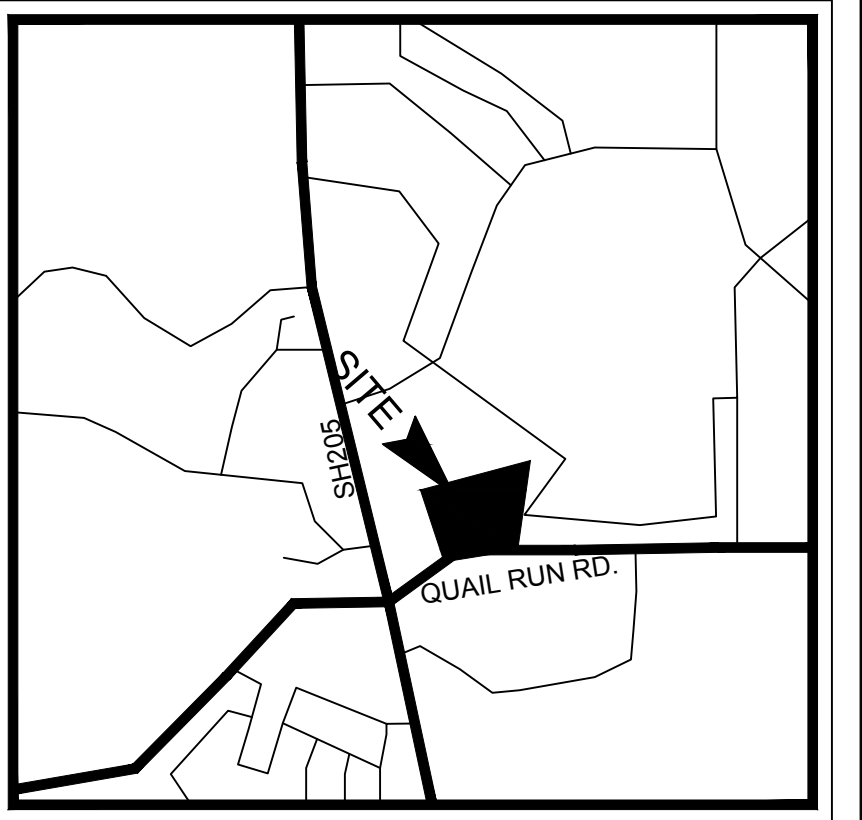
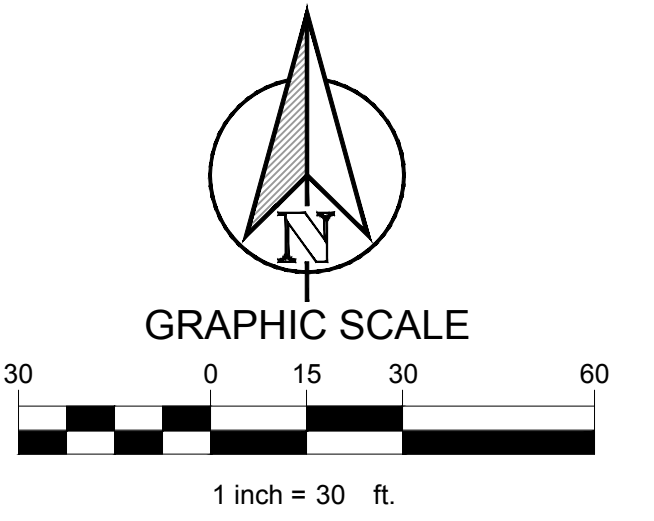
Should you have any questions, please feel free to contact me.

Sincerely,

Claymoore Engineering, Inc.
1903 Central Drive Ste. 406
Bedford, TX 76021
817-281-0572

A handwritten signature in blue ink that reads "Drew Donosky". The signature is written in a cursive, flowing style.



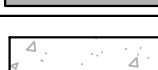
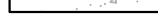

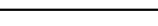
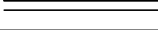

Drew Donosky , P.E.



VICINITY MAP
N.T.S.

SITE DATA TABLE	
SITE AREA	8.684 AC (378,275 SF)
ZONING	PD-70
PROPOSED USE	RETAIL/ DRIVE-THRU RESTAURANT
BUILDING SIZE	BUILDING B- 10,000 SF
	BUILDING C- 10,000 SF
PATIO AREA	2,777 SF
LOT COVERAGE	5.2 %
FLOOR TO AREA RATIO	0.05 : 1
BUILDING HEIGHT	1 STORY
TOTAL IMPERVIOUS	116,406 SF (30.8%)
OPEN SPACE	6.04 AC (69.2%)

PARKING DATA TABLE	
PARKING REQ.	
RETAIL (10,000 SF) 1/ 250 SF	40 SAPCES
DRIVE-THRU RESTAURANT (10,000 SF) 1/ 100 SF	100 SPACES
PATIO (2,777 SF) 1/ 100 SF	28 SPACES
TOTAL:	168 SPACES
ADA PARKING	6 SPACES
PARKING PROVIDED	169 SPACES (6 ADA)

CONSTRUCTION SCHEDULE	
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED SIDEWALK CONCRETE PAVEMENT
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE
	PROPOSED SAWCUT
	PARKING COUNT

CONSTRUCTION SCHEDULE	
①	PROP. FULL DEPTH SAWCUT
②	PROP. 4" PARKING STALL STRIPING COLOR: WHITE (TYP)
③	PROP. CURB & GUTTER
④	PROP. PEDESTRIAN RAMP
⑤	PROP. HANDICAP SYMBOL
⑥	PROP. PAVEMENT STRIPING
⑦	PROP. SIDEWALK

DUWEST ROCKWALL, TX

LEGAL DESCRIPTION AND OR ADDRESS:

STONE CREEK BALANCE LTD
ABSTRACT. NO 131
8.684 AC (378,275 SF)

OWNER:

DuWEST REALTY, LLC
4403 N.CENTRAL EXWAY SUITE #200
DALLAS, TX 75025
CONTACT: BOWEN HENDRIX
PH: 214.918.1804

APPLICANT:

CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
CONTACT: DREW DONOSKY
PH: 817.281.0572

CASE NUMBER

Z2022-003

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR
A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF
ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS THIS ____ DAY OF ____.

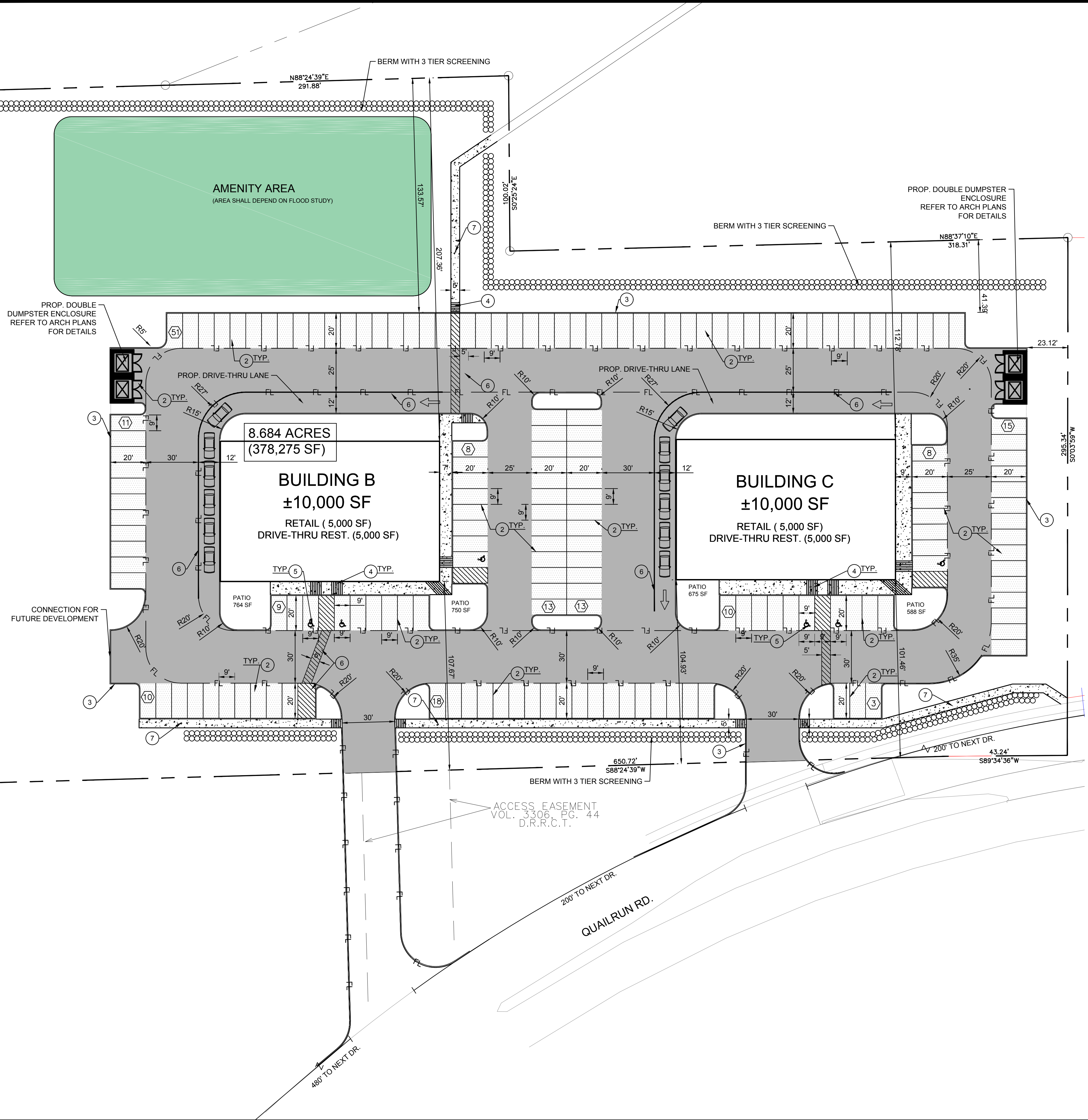
SIGN:	LRR
AWN:	LRR
CHECKED:	CLC
DATE:	2/1/2022

SHEET

SP-1

CASE # Z2022-003

PLOTTED BY: AMIRA ABDALLAH
PLOT DATE: 2/1/2022 11:21 AM
LOCATION: Z:\PROJECTS\PROJECTS\2022-002 DUWEST ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG
LAST SAVED: 2/1/2022 11:18 AM



NOTES:

1. A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
2. ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
3. ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
4. NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
5. SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 70 (PD-70) [*ORDINANCE NO. 19-41*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR TWO (2) *RESTAURANTS, 2,000 SF OR MORE, WITH DRIVE-THROUGH OR DRIVE-IN* ON A 8.684-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3-10 OF THE S. KING SURVEY, ABSTRACT NO. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DESCRIBED IN *EXHIBIT 'A'* AND DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Bowen Hendrix of DeWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a Specific Use Permit (SUP) for a *Restaurant, 2,000 SF or More, with Drive-Through or Drive-In* for the purpose of constructing two (2) restaurants on a 8.684-acre tract of land described as Tract 3-10 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located north of the intersection of N. Goliad Street [*SH-205*] and E. Quail Run Road, and being more specifically described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 70 (PD-70) [*Ordinance No. 19-41*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. Planned Development District 70 (PD-70) [*Ordinance No. 19-41*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for two (2) *Restaurants, 2,000 SF or More, with Drive-Through or Drive-In* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject*

Property, and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.04, *General Retail (GR) District*, and Subsection 06.07, *SH-205 Overlay (SH-205 OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 70 (PD-70) [Ordinance No. 19-41] -- as heretofore amended and may be amended in the future - and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of two (2) *Restaurants, 2,000 SF or More, with Drive-Through or Drive-In* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'C'* of this ordinance.
- 2) The development of the *Subject Property* shall conform to the landscape screening as depicted in *Exhibit 'C'* of this ordinance.

2.2 COMPLIANCE

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

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

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

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

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

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

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7TH DAY OF MARCH, 2022.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: February 22, 2022

2nd Reading: March 7, 2022

Exhibit 'A'
Legal Description

BEING a tract of land situated in the S. King Survey, Abstract No.131, City of Rockwall, Rockwall County, Texas and being part of a tract of land described in Special Warranty Deed to Stone Creek Balance, LTD, recorded in Instrument No. 2007000375394, Official Public Records, Collin County, Texas, and being part of a tract of land described in Special Warranty Deed to Meritage Homes of Texas, LLC, recorded in Instrument No. 20150000013037, Official Public Records, Rockwall County, Texas, and being part of Lot 27, Block A, of Stone Creek Phase VII, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20160000011737, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a Concrete Monument found at the north corner of a right-of-way corner clip for the east right-of-way line of State Highway 205 (N Goliad Street - a variable width right-of-way)

THENCE with said east right-of-way line, North 14°18'59" West, a distance of 100.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set;

THENCE departing said east right-of-way line, North 38°46'11" East, a distance of 387.72 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in a south line of Lot 8, Block D, Stone Creek Phase IV, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet H, Slide 317, Plat Records, Rockwall County, Texas;

THENCE with the south line of said Lot 8, the following course and distances, to wit:

South 14°18'59" East, a distance of 100.00 feet to a 1/2-inch iron rod with plastic cap stamped "CORWIN" found;

North 88°26'01" East, a distance of 96.46 feet to a 1/2-inch iron rod with plastic cap stamped "CORWIN" found at the most westerly southwest corner of said Lot 28;

THENCE with the south line of said Lot 28, North 88°27'32" East, passing at a distance of 195.78 feet a 1/2-inch iron rod with plastic cap stamped "CORWIN" found for a south corner of said Lot 28, departing said south line and continuing in all a total distance of 513.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set;

THENCE South 0°02'44" West, passing at a distance of 101.33 feet the north west corner of a tract of land described as Quail Run Fire Station recorded in Special Warranty Deed to The City of Rockwall, recorded in Vol. 5635, Pg. 211, Deed Records, Rockwall County, Texas, and continuing with the west line of said Quail Run Fire Station, passing at a distance of 262.60 feet the southwest corner of said Quail Run Fire Station, continuing with the north right-of-way line of Quail Run Drive (a variable width public right-of-way) in all a total distance of 395.49 feet to a point for corner;

THENCE with said north right-of-way line, South 89°34'22" West, a distance of 67.13 feet to a point for corner for the northeast corner of Lot 1, Block B of Quail Run Retail, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet E, Slide 67, Plat Records, Rockwall County, Texas;

THENCE with the north line of said Lot 1, South 88°24'25" West, a distance of 650.72 feet to a 1/2-inch iron rod with plastic cap stamped "CARTER & BUGESS" found at the southeast corner of said right-of-way corner clip;

THENCE departing said north line and with said corner clip, North 54°44'35" West, a distance of 165.14 feet to the **POINT OF BEGINNING** and containing 7.456 acres or 324797 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

Exhibit 'B'
Location Map

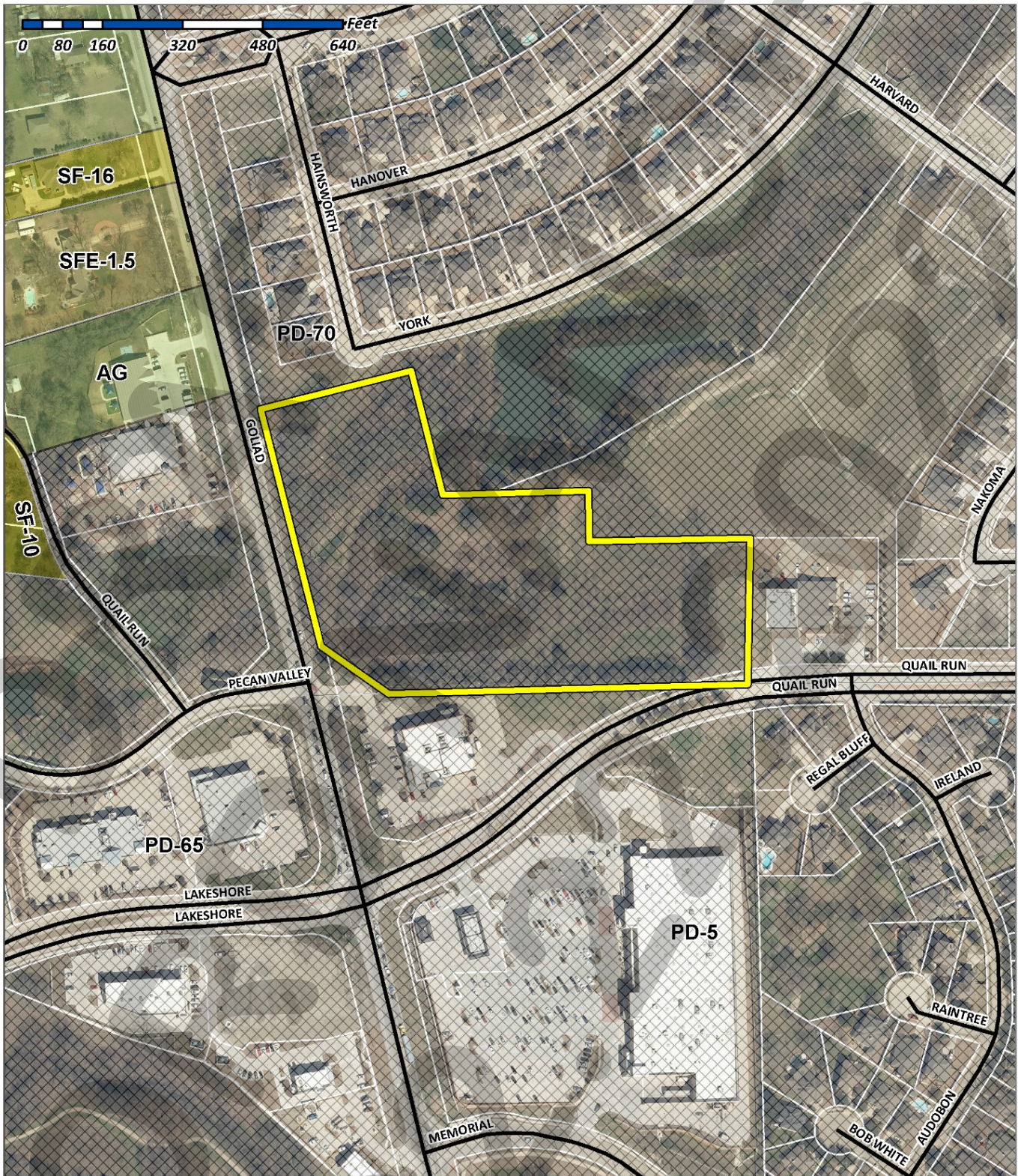
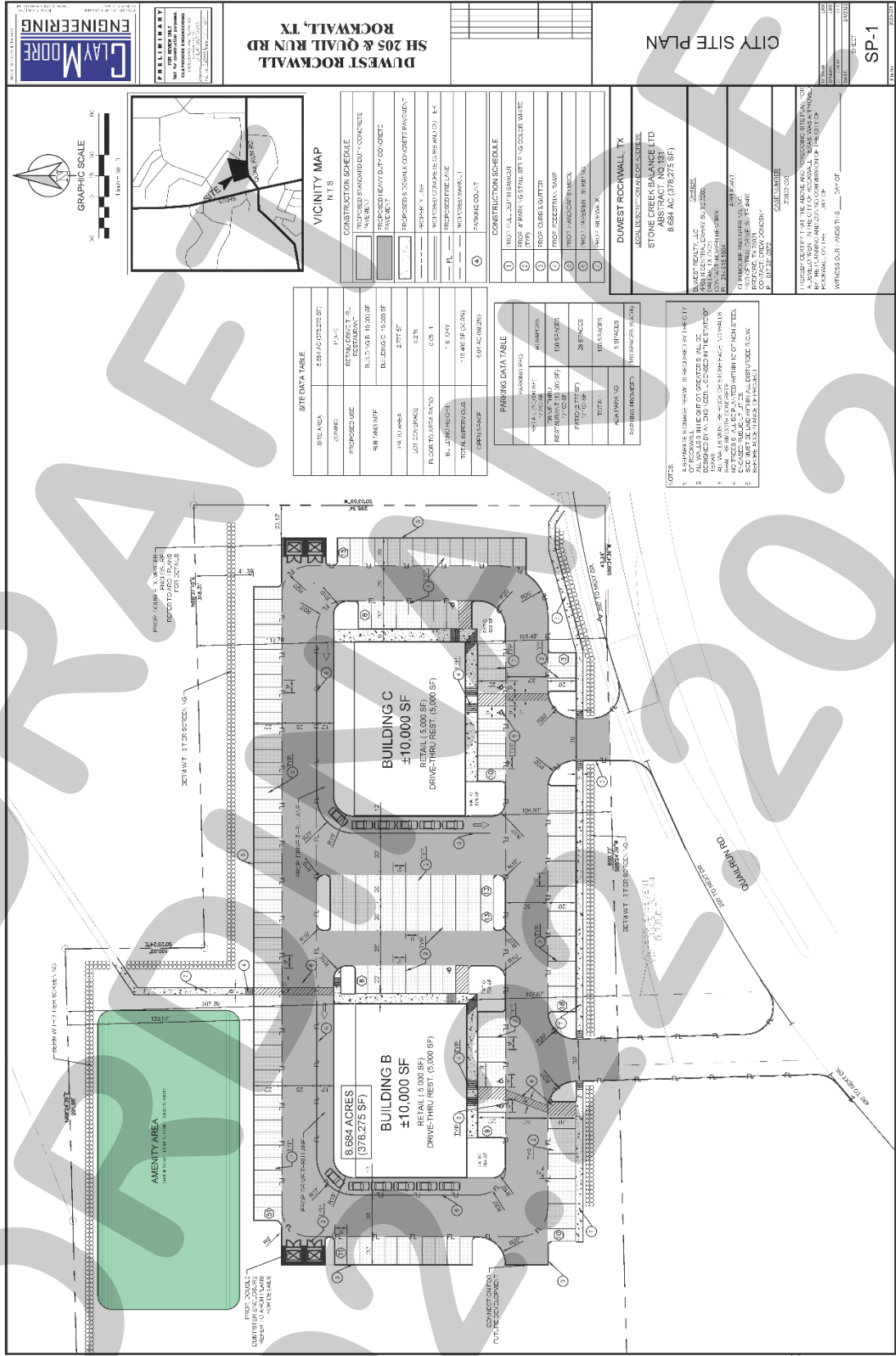


Exhibit 'C': Concept Plan



Miller, Ryan

From: Miller, Ryan
Sent: Thursday, January 20, 2022 11:01 AM
To: Bowen Hendrix
Subject: Case No. Z2022-003: Project Comments
Attachments: Engineering Markups (01.20.2022).pdf; Project Comments (01.20.2022).pdf; Draft Ordinance (01.18.2022).pdf

Mr. Hendrix ... Attached to this email are the project comments, engineering mark ups, and draft ordinance for Case No. Z2022-003. Please review the draft ordinance and let me know if you have any issues or questions. All comments for this case will need to be addressed by February 1, 2022. The schedule of meetings for this case is as follows:

Planning and Zoning Commission Work Session Meeting: January 25, 2022
Planning and Zoning Commission Public Hearing: February 15, 2022
City Council Public Hearing/1st Reading: February 22, 2022
City Council 2nd Reading: March 7, 2022

All meetings will start at 6:00 PM in the City Council Chambers at City Hall, which is located at 385 S. Goliad Street [SH-205]. Please note that a representative will need to be present at each meeting. Should you have any additional questions please let me know. Thanks.



RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [UNIFIED DEVELOPMENT CODE](#)

NOTES

1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.

2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

Miller, Ryan

From: Bowen Hendrix <bowen@duwestrealty.com>
Sent: Friday, January 21, 2022 2:42 PM
To: Miller, Ryan
Cc: Cole Blocker; Jordan Cluff; Drew Donosky
Subject: RE: Case No. Z2022-003: Project Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Ryan,

I think we would prefer to flip the request to restaurants greater than 2,000 SF please as we believe that will align with the higher end tenant mix we are looking for that's not fast food as Mr. Wacker will clearly hit on.

Can this be accomplished before Tuesday's meeting? Sorry for the confusion.

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Friday, January 21, 2022 1:49 PM
To: Bowen Hendrix <bowen@duwestrealty.com>
Subject: RE: Case No. Z2022-003: Project Comments

Bowen ... We cannot issue a blanket SUP and unfortunately the *Restaurant, 2,000 SF or Greater, with a Drive-Through or Drive-In* also requires a Specific Use Permit (SUP). We typically don't due speculative SUP's (*i.e. the applicant usually has a tenant in mind when they are requesting the SUP's*). If we need to change something please let me know ASAP. With regard to your other questions please see below in **RED**. Let me know if you have any additional questions. Thanks.



Ryan C. Miller, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

helpful links | [City of Rockwall Website](#) | [Planning & Zoning Division Website](#) | [Municipal Code Website](#)
[GIS Division Website](#) | [City of Rockwall Interactive Maps](#) | [UNIFIED DEVELOPMENT CODE](#)

NOTES

- 1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

From: Bowen Hendrix <bowen@duwestrealty.com>
Sent: Friday, January 21, 2022 1:33 PM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: RE: Case No. Z2022-003: Project Comments

Ryan,

Miller, Ryan

From: Drew Donosky <drew@claymooreeng.com>
Sent: Tuesday, February 1, 2022 2:25 PM
To: Miller, Ryan; Bowen Hendrix
Cc: Cole Blocker; Jordan Cluff
Subject: RE: Case No. Z2022-003: Project Comments
Attachments: Duwest Rockwall SP.pdf

Ryan – Please find the revised SUP Site Plan attached based on the comments.

Drew

Drew Donosky, PE (TX | KS | MO | TN)
1903 Central Drive, Suite #406
Bedford, Texas 76021
Direct: 817.458.4008
Phone: 817.281.0572
Website: www.claymooreeng.com
Drew@ClayMooreeng.com



From: Miller, Ryan <RMiller@rockwall.com>
Sent: Thursday, January 27, 2022 1:10 PM
To: Drew Donosky <drew@claymooreeng.com>; Bowen Hendrix <bowen@duwestrealty.com>
Cc: Cole Blocker <coleblocker@duwestrealty.com>; Jordan Cluff <jcluff@duwestrealty.com>
Subject: RE: Case No. Z2022-003: Project Comments

The schedule is the same ... I was able to get it notified with enough time to keep it on track.



Ryan C. Miller, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

helpful links | [City of Rockwall Website](#) | [Planning & Zoning Division Website](#) | [Municipal Code Website](#)
[GIS Division Website](#) | [City of Rockwall Interactive Maps](#) | [UNIFIED DEVELOPMENT CODE](#)

NOTES

- 1) **APPOINTED AND ELECTED OFFICIALS:** BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

From: Drew Donosky <drew@claymooreeng.com>
Sent: Thursday, January 27, 2022 1:09 PM
To: Bowen Hendrix <bowen@duwestrealty.com>; Miller, Ryan <RMiller@rockwall.com>
Cc: Cole Blocker <coleblocker@duwestrealty.com>; Jordan Cluff <jcluff@duwestrealty.com>
Subject: RE: Case No. Z2022-003: Project Comments

Ryan – With our case being tabled, can you provide us with an updated schedule?

Drew

Drew Donosky, PE (TX | KS | MO | TN)
1903 Central Drive, Suite #406
Bedford, Texas 76021
Direct: 817.458.4008
Phone: 817.281.0572
Website: www.claymooreeng.com
Drew@ClayMooreeng.com



From: Bowen Hendrix <bowen@duwestrealty.com>
Sent: Friday, January 21, 2022 3:05 PM
To: Miller, Ryan <RMiller@rockwall.com>
Cc: Cole Blocker <coleblocker@duwestrealty.com>; Jordan Cluff <jcluff@duwestrealty.com>; Drew Donosky <drew@claymooreeng.com>
Subject: RE: Case No. Z2022-003: Project Comments

Thanks Ryan. Sorry for the confusion on our end.

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Friday, January 21, 2022 3:02 PM
To: Bowen Hendrix <bowen@duwestrealty.com>
Cc: Cole Blocker <coleblocker@duwestrealty.com>; Jordan Cluff <jcluff@duwestrealty.com>; Drew Donosky <drew@claymooreeng.com>
Subject: RE: Case No. Z2022-003: Project Comments

Well, we have already sent out the advertisement and notifications for this case. So, I will have to check with the City Attorney, but I believe we can make the change. I will let you know once I have heard from him. Thanks.



Ryan C. Miller, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

NOTES

1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.

2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

From: Bowen Hendrix <bowen@duwestrealty.com>

Sent: Friday, January 21, 2022 2:42 PM

To: Miller, Ryan <RMiller@rockwall.com>

Cc: Cole Blocker <coleblocker@duwestrealty.com>; Jordan Cluff <jcluff@duwestrealty.com>; Drew Donosky <drew@claymooreeng.com>

Subject: RE: Case No. Z2022-003: Project Comments

Ryan,

I think we would prefer to flip the request to restaurants greater than 2,000 SF please as we believe that will align with the higher end tenant mix we are looking for that's not fast food as Mr. Wacker will clearly hit on.

Can this be accomplished before Tuesday's meeting? Sorry for the confusion.

From: Miller, Ryan <RMiller@rockwall.com>

Sent: Friday, January 21, 2022 1:49 PM

To: Bowen Hendrix <bowen@duwestrealty.com>

Subject: RE: Case No. Z2022-003: Project Comments

Bowen ... We cannot issue a blanket SUP and unfortunately the *Restaurant, 2,000 SF or Greater, with a Drive-Through or Drive-In* also requires a Specific Use Permit (SUP). We typically don't due speculative SUP's (*i.e. the applicant usually has a tenant in mind when they are requesting the SUP's*). If we need to change something please let me know ASAP. With regard to your other questions please see below in **RED**. Let me know if you have any additional questions. Thanks.



Ryan C. Miller, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6441 OFFICE

RMILLER@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

NOTES

1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.

2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

From: Bowen Hendrix <bowen@duwestrealty.com>
Sent: Friday, January 21, 2022 1:33 PM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: RE: Case No. Z2022-003: Project Comments

Ryan,

Thank you for passing along.

A couple of questions or clarification points for you.

- There is a comment concerning the DT's being under 2,000 SF. Will they only be approved under that guideline? We could end up with a couple of fast casual concepts that have added a DT now as a pickup window like a Chipotle or CAVA or even some local options.
- In regards to the TIA and Quail Run Pro Rata Share – Is the \$40K amount that is quoted enough to cover the TIA or a TIA is needed in addition to the pro-rata share for Quail Run? When must this TIA be completed? **THE PRO-RATA IS IN ADDITION TO THE TIA. THE TIA WILL NEED TO BE DONE AT THE TIME OF ENGINEERING.**
- Finally on detention – how would you recommend handling detention? Can it be retained on site then detained into SKorburgs ponds before going downstream. As I understand we cannot flow directly into the flood plain correct? **CORRECT YOU CANNOT FLOW DIRECTLY INTO THE FLOODPLAIN. THE ONLY WAY YOU CAN DETAIN IN SKORBURGS POND IS IF YOU HAVE PERMISSION AND THAT POND HAS CAPACITY FOR YOUR SITE. YOU CAN DETAIN ON-SITE ... YOU DO NOT WANT TO RETAIN.**

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Thursday, January 20, 2022 11:01 AM
To: Bowen Hendrix <bowen@duwestrealty.com>
Subject: Case No. Z2022-003: Project Comments

Mr. Hendrix ... Attached to this email are the project comments, engineering mark ups, and draft ordinance for Case No. Z2022-003. Please review the draft ordinance and let me know if you have any issues or questions. All comments for this case will need to be addressed by February 1, 2022. The schedule of meetings for this case is as follows:

Planning and Zoning Commission Work Session Meeting: January 25, 2022
Planning and Zoning Commission Public Hearing: February 15, 2022
City Council Public Hearing/1st Reading: February 22, 2022
City Council 2nd Reading: March 7, 2022

All meetings will start at 6:00 PM in the City Council Chambers at City Hall, which is located at 385 S. Goliad Street [SH-205]. Please note that a representative will need to be present at each meeting. Should you have any additional questions please let me know. Thanks.



Ryan C. Miller, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

helpful links | [City of Rockwall Website](#) | [Planning & Zoning Division Website](#) | [Municipal Code Website](#)
[GIS Division Website](#) | [City of Rockwall Interactive Maps](#) | [UNIFIED DEVELOPMENT CODE](#)

NOTES

- 1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

This email was scanned by Bitdefender

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

This email was scanned by Bitdefender

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

This email was scanned by Bitdefender

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

This email was scanned by Bitdefender

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

Thank you for passing along.

A couple of questions or clarification points for you.

- There is a comment concerning the DT's being under 2,000 SF. Will they only be approved under that guideline? We could end up with a couple of fast casual concepts that have added a DT now as a pickup window like a Chipotle or CAVA or even some local options.
- In regards to the TIA and Quail Run Pro Rata Share – Is the \$40K amount that is quoted enough to cover the TIA or a TIA is needed in addition to the pro-rata share for Quail Run? When must this TIA be completed? **THE PRO-RATA IS IN ADDITION TO THE TIA. THE TIA WILL NEED TO BE DONE AT THE TIME OF ENGINEERING.**
- Finally on detention – how would you recommend handling detention? Can it be retained on site then detained into SKorburgs ponds before going downstream. As I understand we cannot flow directly into the flood plain correct? **CORRECT YOU CANNOT FLOW DIRECTLY INTO THE FLOODPLAIN. THE ONLY WAY YOU CAN DETAIN IN SKORBURGS POND IS IF YOU HAVE PERMISSION AND THAT POND HAS CAPACITY FOR YOUR SITE. YOU CAN DETAIN ON-SITE ... YOU DO NOT WANT TO RETAIN.**

From: Miller, Ryan <RMiller@rockwall.com>

Sent: Thursday, January 20, 2022 11:01 AM

To: Bowen Hendrix <bowen@duwestrealty.com>

Subject: Case No. Z2022-003: Project Comments

Mr. Hendrix ... Attached to this email are the project comments, engineering mark ups, and draft ordinance for Case No. Z2022-003. Please review the draft ordinance and let me know if you have any issues or questions. All comments for this case will need to be addressed by February 1, 2022. The schedule of meetings for this case is as follows:

Planning and Zoning Commission Work Session Meeting: January 25, 2022

Planning and Zoning Commission Public Hearing: February 15, 2022

City Council Public Hearing/1st Reading: February 22, 2022

City Council 2nd Reading: March 7, 2022

All meetings will start at 6:00 PM in the City Council Chambers at City Hall, which is located at 385 S. Goliad Street [SH-205]. Please note that a representative will need to be present at each meeting. Should you have any additional questions please let me know. Thanks.



Ryan C. Miller, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6441 OFFICE

RMILLER@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

helpful links | [City of Rockwall Website](#) | [Planning & Zoning Division Website](#) | [Municipal Code Website](#)
[GIS Division Website](#) | [City of Rockwall Interactive Maps](#) | [UNIFIED DEVELOPMENT CODE](#)

NOTES

1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.

2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

This email was scanned by Bitdefender

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

This email was scanned by Bitdefender

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



March 23, 2022

TO: Bowen Hendrix
DuWest Realty, LLC
4403 North Central Expressway, Suite 200
Dallas, TX 75025

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: Z2022-003; *Specific Use Permit (SUP) for a Restaurant, 2,000 SF or More, with Drive Through or Drive-In*

Mr. Hendrix:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on March 7, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The development of the *Subject Property* shall generally conform to the *Concept Plan* contained in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
 - (b) The development of the *Subject Property* shall conform to the landscape screening depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On February 15, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 7-0.

City Council

On February 22, 2022, the City Council approved the Specific Use Permit (SUP) by a vote of 7-0.

On March 7, 2022, the City Council approved the Specific Use Permit (SUP) by a vote of 5-0, with Commissioners Macalik and Johannesen absent.

Included with this letter is a copy of *Ordinance No. 22-12*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning

CITY OF ROCKWALL

ORDINANCE NO. 22-12

SPECIFIC USE PERMIT NO. S-271

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 70 (PD-70) [*ORDINANCE NO. 19-41*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR TWO (2) *RESTAURANTS, 2,000 SF OR MORE, WITH DRIVE-THROUGH OR DRIVE-IN* ON A 8.684-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3-10 OF THE S. KING SURVEY, ABSTRACT NO. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DESCRIBED IN *EXHIBIT 'A'* AND DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Bowen Hendrix of DeWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a Specific Use Permit (SUP) for a *Restaurant, 2,000 SF or More, with Drive-Through or Drive-In* for the purpose of constructing two (2) restaurants on a 8.684-acre tract of land described as Tract 3-10 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located north of the intersection of N. Goliad Street [*SH-205*] and E. Quail Run Road, and being more specifically described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 70 (PD-70) [*Ordinance No. 19-41*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. Planned Development District 70 (PD-70) [*Ordinance No. 19-41*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for two (2) *Restaurants, 2,000 SF or More, with Drive-Through or Drive-In* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject*

Property; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.04, *General Retail (GR) District*, and Subsection 06.07, *SH-205 Overlay (SH-205 OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 70 (PD-70) [Ordinance No. 19-41] -- as heretofore amended and may be amended in the future - and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of two (2) *Restaurants, 2,000 SF or More, with Drive-Through or Drive-In* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'C'* of this ordinance.
- 2) The development of the *Subject Property* shall conform to the landscape screening as depicted in *Exhibit 'C'* of this ordinance.

2.2 COMPLIANCE

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

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

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

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

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

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

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7TH DAY OF MARCH, 2022.**



Kevin Fowler, Mayor

ATTEST:



Kristy Teague, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



1st Reading: February 22, 2022

2nd Reading: March 7, 2022

Exhibit 'A'
Legal Description

BEING a tract of land situated in the S. King Survey, Abstract No.131, City of Rockwall, Rockwall County, Texas and being part of a tract of land described in Special Warranty Deed to Stone Creek Balance, LTD, recorded in Instrument No. 2007000375394, Official Public Records, Collin County, Texas, and being part of a tract of land described in Special Warranty Deed to Meritage Homes of Texas, LLC, recorded in Instrument No. 20150000013037, Official Public Records, Rockwall County, Texas, and being part of Lot 27, Block A, of Stone Creek Phase VII, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20160000011737, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a Concrete Monument found at the north corner of a right-of-way corner clip for the east right-of-way line of State Highway 205 (N Goliad Street - a variable width right-of-way)

THENCE with said east right-of-way line, North 14°18'59" West, a distance of 100.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set;

THENCE departing said east right-of-way line, North 38°46'11" East, a distance of 387.72 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in a south line of Lot 8, Block D, Stone Creek Phase IV, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet H, Slide 317, Plat Records, Rockwall County, Texas;

THENCE with the south line of said Lot 8, the following course and distances, to wit:

South 14°18'59" East, a distance of 100.00 feet to a 1/2-inch iron rod with plastic cap stamped "CORWIN" found;

North 88°26'01" East, a distance of 96.46 feet to a 1/2-inch iron rod with plastic cap stamped "CORWIN" found at the most westerly southwest corner of said Lot 28;

THENCE with the south line of said Lot 28, North 88°27'32" East, passing at a distance of 195.78 feet a 1/2-inch iron rod with plastic cap stamped "CORWIN" found for a south corner of said Lot 28, departing said south line and continuing in all a total distance of 513.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set;

THENCE South 0°02'44" West, passing at a distance of 101.33 feet the north west corner of a tract of land described as Quail Run Fire Station recorded in Special Warranty Deed to The City of Rockwall, recorded in Vol. 5635, Pg. 211, Deed Records, Rockwall County, Texas, and continuing with the west line of said Quail Run Fire Station, passing at a distance of 262.60 feet the southwest corner of said Quail Run Fire Station, continuing with the north right-of-way line of Quail Run Drive (a variable width public right-of-way) in all a total distance of 395.49 feet to a point for corner;

THENCE with said north right-of-way line, South 89°34'22" West, a distance of 67.13 feet to a point for corner for the northeast corner of Lot 1, Block B of Quail Run Retail, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet E, Slide 67, Plat Records, Rockwall County, Texas;

THENCE with the north line of said Lot 1, South 88°24'25" West, a distance of 650.72 feet to a 1/2-inch iron rod with plastic cap stamped "CARTER & BUGESS" found at the southeast corner of said right-of-way corner clip;

THENCE departing said north line and with said corner clip, North 54°44'35" West, a distance of 165.14 feet to the **POINT OF BEGINNING** and containing 7.456 acres or 324797 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

Exhibit 'B'
Location Map

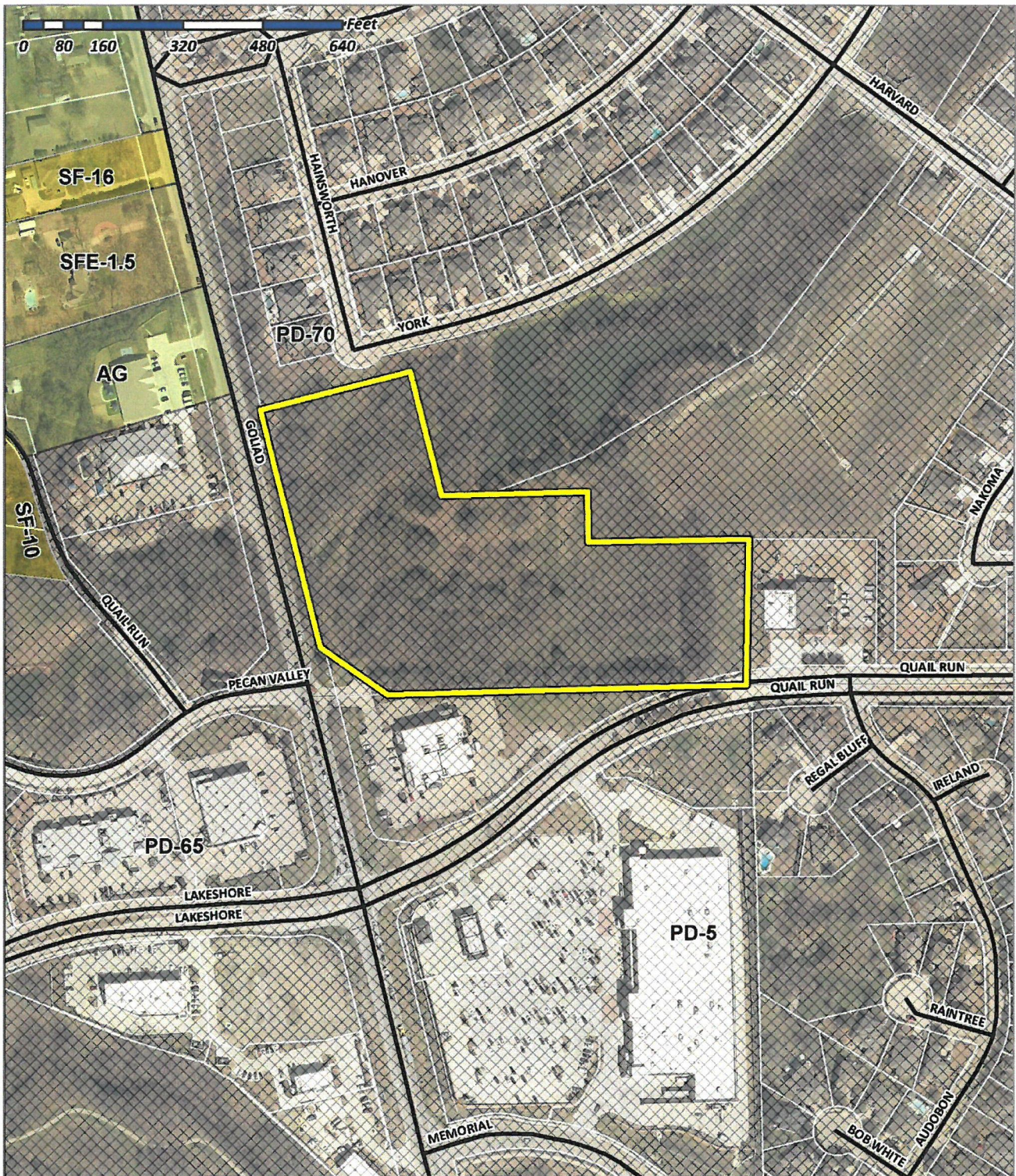


Exhibit 'C':
Concept Plan

