



# PLANNING AND ZONING CASE CHECKLIST

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET  
ROCKWALL, TX 75087

P&Z CASE # Z2022-042 P&Z DATE 09/13/2022 CC DATE 10/03/2022 Approved/Denied

ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

## Zoning Application

- ☒ Specific Use Permit
- ☐ Zoning Change
- ☐ PD Concept Plan
- ☐ PD Development Plan

## Site Plan Application

- ☐ Site Plan
- ☐ Landscape Plan
- ☐ Treescape Plan
- ☐ Photometric Plan
- ☐ Building Elevations
- ☐ Material Samples
- ☐ Color Rendering

## Platting Application

- ☐ Master Plat
- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Replat
- ☐ Administrative/Minor Plat
- ☐ Vacation Plat
- ☐ Landscape Plan
- ☐ Treescape Plan

## HPAB Application

- ☐ Exhibit

## Miscellaneous Application

- ☐ Variance/Exception Request

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

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Zoning Map Updated \_\_\_\_\_





# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT FOR REQUESTS ON LESS THAN ONE ACRE, 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 HB3187 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]

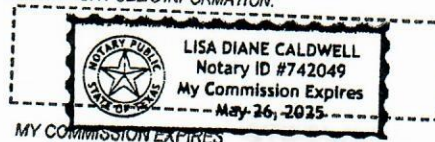
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bowen Hendrix [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 30.21 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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





August 17, 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 one restaurant with a drive thru, The property is currently vacant. This SUP requests that drive thru uses be permitted for the building 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.



# 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.A, 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") <b>folded</b> 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
<b>NOTE:</b> 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
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## 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"/>		

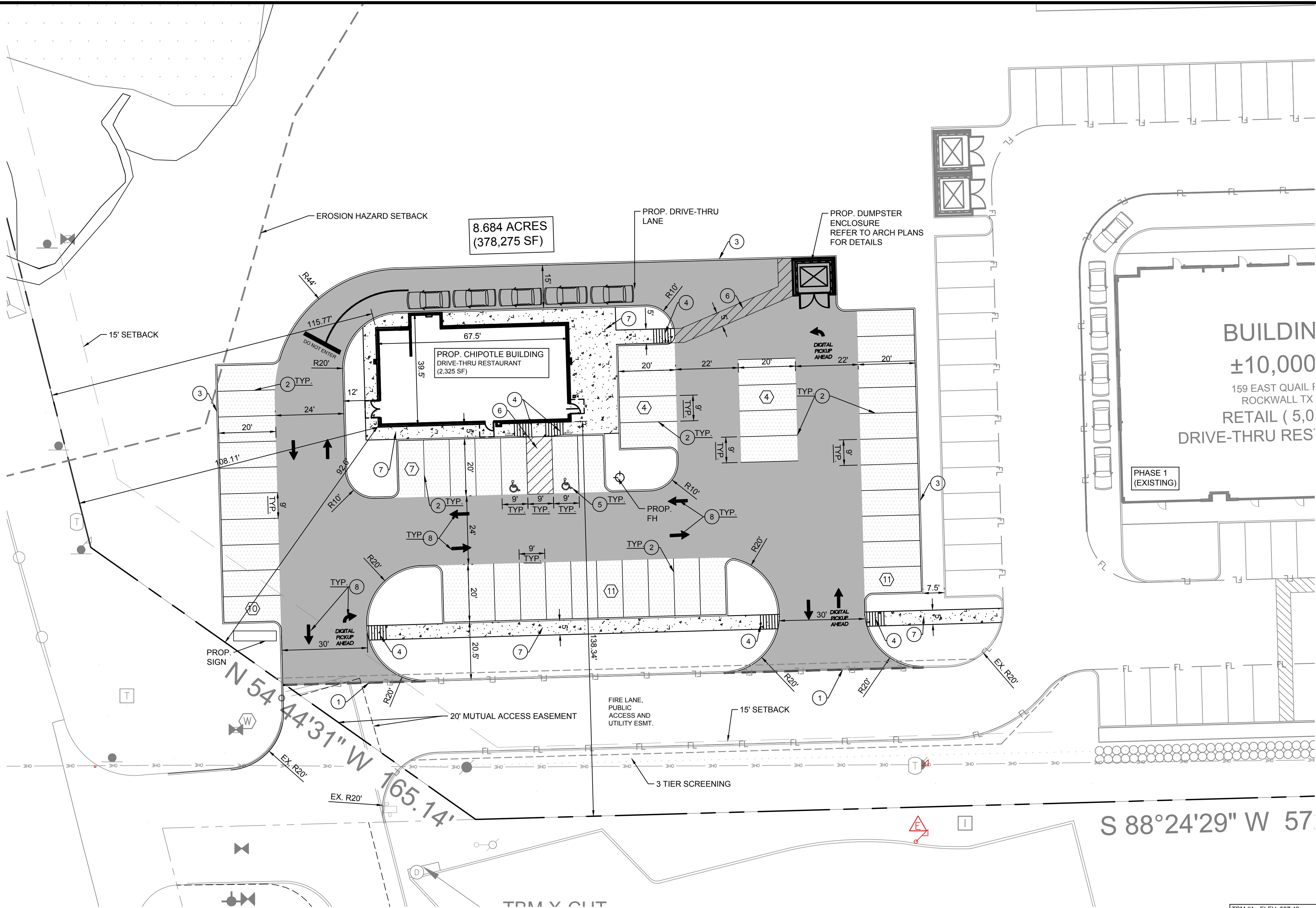
Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If applicable indicate the parapet wall by dashing in the top of roof deck. **Projecting elements and parapets that are visible from adjacent properties 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
<b>NOTE:</b> 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



AMIRA ABDALLAH  
8/18/2022 10:15 AM  
2: \PROJECTS\PROJECTS\2022-175 DUWEST ROCKWALL PH. 1 SITE PLAN.DWG  
8/18/2022 10:14 AM  
PLOTTED BY:  
PLOT DATE:  
LOCATION:  
LAST SAVED:



PARKING DATA TABLE	
PARKING REQ.	
DRIVE-THRU RESTAURANT (2,325 SF) 1/ 100 SF	24 SPACES
STANDARD PARKING	45 SPACES
ADA PARKING	2 SPACES
PARKING PROVIDED	47SPACES (2 ADA)

SITE DATA TABLE			
	PHASE 2 (CHIPOTLE)	PHASE 1 (EXISTING)	TOTAL
SITE AREA	8.684 AC (378,275 SF)	8.684 AC (378,275 SF)	8.684 AC (378,275 SF)
ZONING	PD-70	PD-70	PD-70
PROPOSED USE	DRIVE-THRU RESTAURANT	RETAIL/ DRIVE-THRU RESTAURANT	RETAIL/ DRIVE-THRU RESTAURANT
BUILDING SIZE	2,325 SF	BUILDING B - 10,000 SF BUILDING C - 10,000 SF	20,325 SF
PATIO AREA	0	2,777 SF	2,777 SF
LOT COVERAGE	.06 %	5.2 %	5.26 %
FLOOR TO AREA RATIO	0.00 : 1	0.05 : 1	0.06 :1
BUILDING STORIES	1 STORY	1 STORY	1 STORY
TOTAL IMPERVIOUS	26,630 SF (0.7%)	116,406 SF (30.8%)	143,036 SF (31.5%)
OPEN SPACE	8.62 AC (93 %)	6.04 AC (69.2%)	5.4 AC (62.2 %)

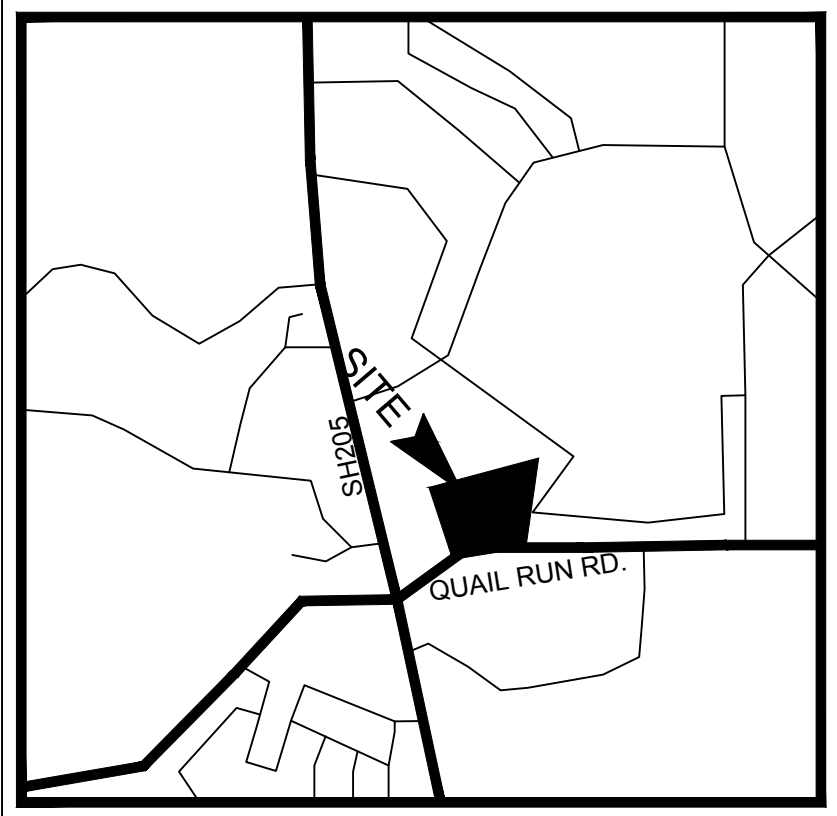
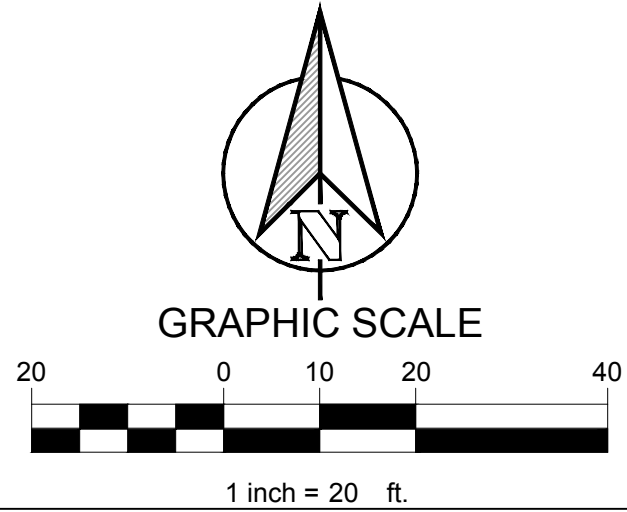
TBM #1 - ELEV: 507.40  
AN "X" CUT SET APPROXIMATELY 44.2' SOUTH AND 46.9' WEST FROM THE SOTUH EAST PROPERTY CORNER ALONG QUAL RD.

TBM #2 - ELEV: 489.60  
AND "X" CUT SET APPROXIMATELY 16.6' SOUTH AND 18.6' WEST FROM THE SOTUWEST PROPERTY CORNER ALONG QUAL RD.

TBM #3 - ELEV: 486.4  
AND "X" CUT SET APPROXIMATELY 176.7' SOUTH AND 103.1' EAST FROM THE SOTUH EAST PROPERTY CORNER ALONG QUAL RD.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

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



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, PUBLIC ACCESS AND UTILITY EASEMENT
	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
⑧	PROP. ARROW PAVEMENT STRIPING

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 ____.	
PLANNING AND ZONING COMMISSION, CHAIRMAN	
DIRECTOR OF PLANNING AND ZONING	

**PRELIMINARY**  
FOR REVIEW ONLY  
Not for construction purposes.  
**CLAYMOORE ENGINEERING**  
ENGINEERING AND PLANNING  
CONSULTANTS  
DREW DONOSKY  
Engineer, 125651  
P.E. No. 125651 Date 5/18/2022

**DUWEST ROCKWALL PH.2**  
**SH 205 & QUAIL RUN RD**  
**ROCKWALL, TX**

CITY SITE PLAN

DESIGN: LRR  
DRAWN: LRR  
CHECKED: CLC  
DATE: 8/18/2022

SHEET

SP-1

# 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
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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
	<b>2021 TOTAL:</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
	<b>2020 TOTAL:</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
	<b>CITY OF ROCKWALL TOTAL:</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
	<b>2019 TOTAL:</b>		<b>\$6045.95</b>	<b>\$6045.95</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
	<b>2018 TOTAL:</b>		<b>\$6332.00</b>	<b>\$6332.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
	<b>2017 TOTAL:</b>		<b>\$6487.03</b>	<b>\$6487.03</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
	<b>2016 TOTAL:</b>		<b>\$6054.05</b>	<b>\$6054.05</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
	<b>2015 TOTAL:</b>		<b>\$6122.64</b>	<b>\$6122.64</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
	<b>2014 TOTAL:</b>		<b>\$6149.54</b>	<b>\$6149.54</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
	<b>2013 TOTAL:</b>		<b>\$6220.75</b>	<b>\$6220.75</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
	<b>2012 TOTAL:</b>		<b>\$6222.07</b>	<b>\$6222.07</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
	<b>2011 TOTAL:</b>		<b>\$6223.65</b>	<b>\$6223.65</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
	<b>2010 TOTAL:</b>		<b>\$6223.65</b>	<b>\$6223.65</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
	<b>2009 TOTAL:</b>		<b>\$7462.87</b>	<b>\$7462.87</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
	<b>2008 TOTAL:</b>		<b>\$7942.56</b>	<b>\$7942.56</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
	<b>2007 TOTAL:</b>		<b>\$7279.39</b>	<b>\$7279.39</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
	<b>2006 TOTAL:</b>		<b>\$7461.34</b>	<b>\$7461.34</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
	<b>2005 TOTAL:</b>		<b>\$5974.01</b>	<b>\$5974.01</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
	<b>2004 TOTAL:</b>		<b>\$28.50</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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

<b>2003 TOTAL:</b>			<b>\$28.53</b>	<b>\$28.53</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
<b>2002 TOTAL:</b>			<b>\$28.06</b>	<b>\$28.06</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
<b>2001 TOTAL:</b>			<b>\$28.09</b>	<b>\$28.09</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
<b>2000 TOTAL:</b>			<b>\$25.21</b>	<b>\$25.21</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
<b>1999 TOTAL:</b>			<b>\$24.58</b>	<b>\$24.58</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
<b>1998 TOTAL:</b>			<b>\$20.35</b>	<b>\$20.35</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>ARKOMA DEVELOPMENT LLC TOTAL:</b>			<b>\$98384.82</b>	<b>\$98384.82</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>GRAND TOTAL (ALL OWNERS):</b>			<b>\$98384.82</b>	<b>\$98384.82</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

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**





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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT FOR REQUESTS ON LESS THAN ONE ACRE, 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 HB3187 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:

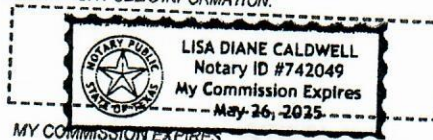
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 30.21 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 DAY OF January 2022. BY SIGNING THIS APPLICATION, 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

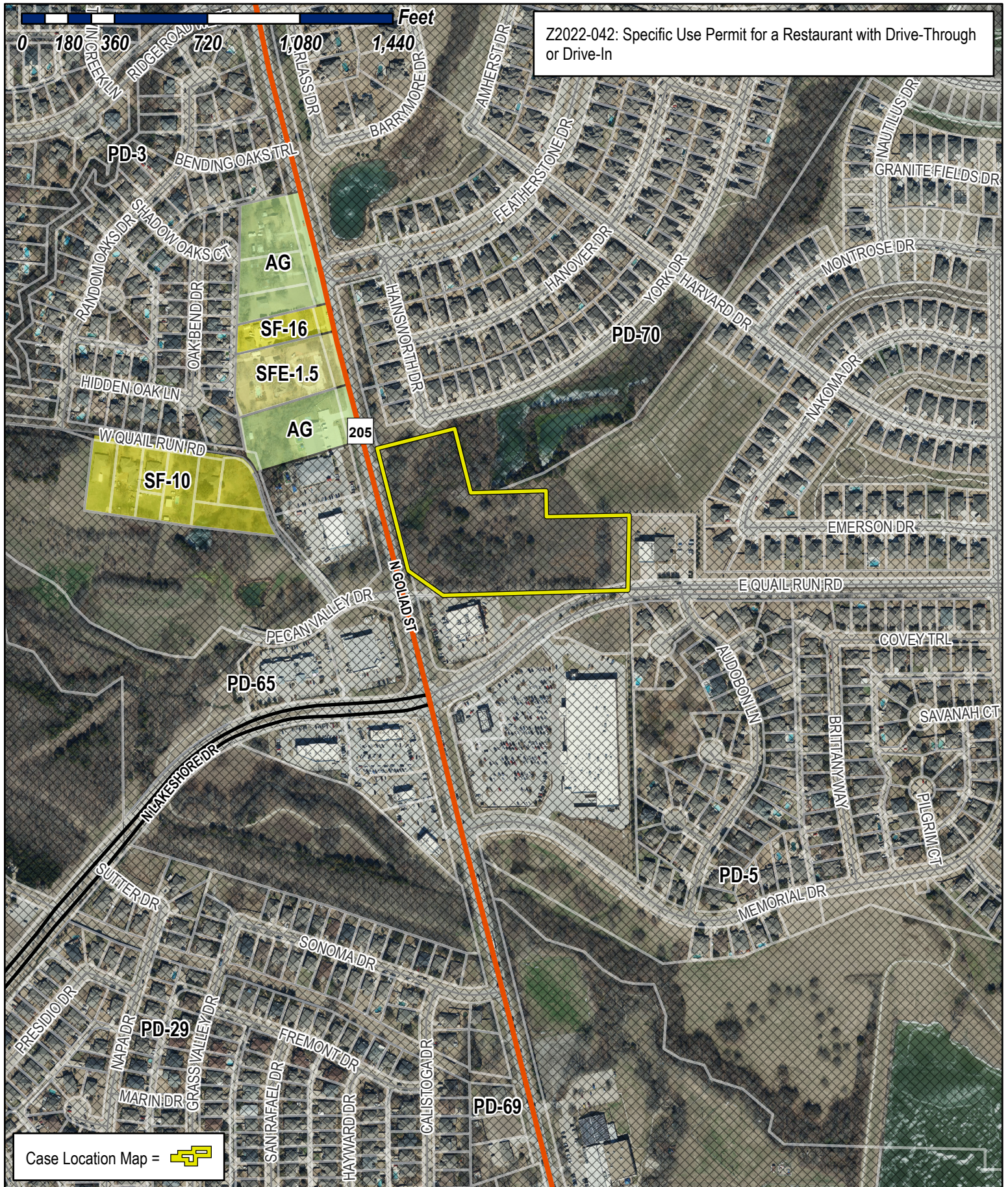
OWNER'S SIGNATURE

*Bowen Hendrix*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







## City of Rockwall

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

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



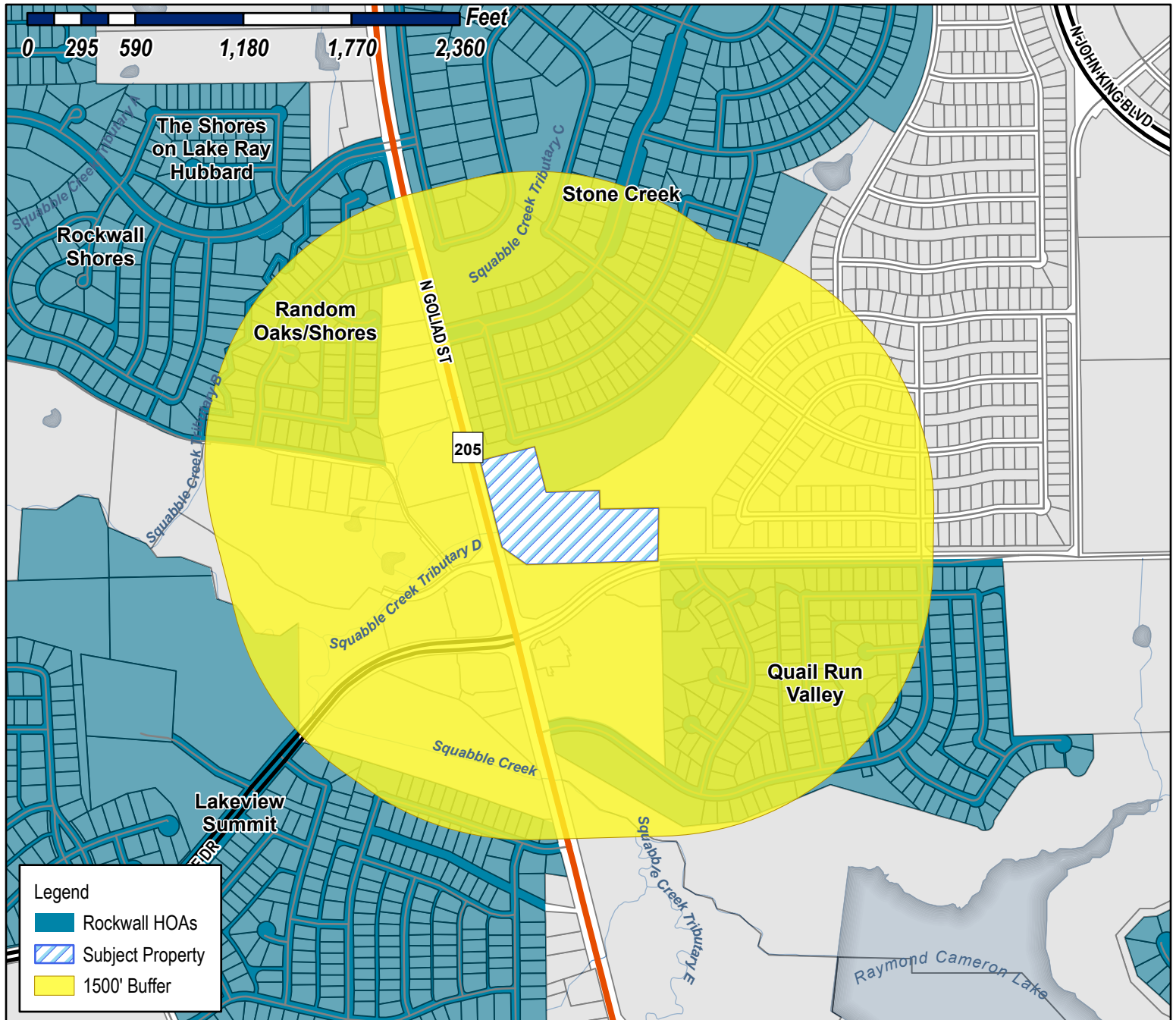
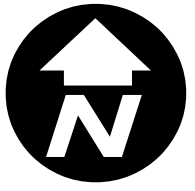




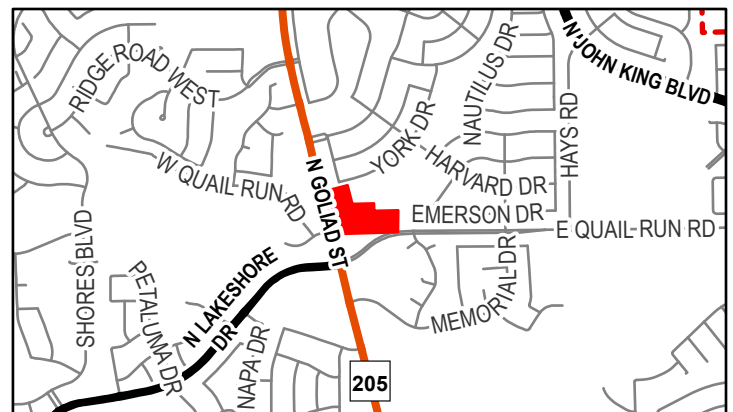
# City of Rockwall

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

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**Case Number:** Z2022-042  
**Case Name:** SUP for Restaurant w/Drive-Through or Drive-In  
**Case Type:** Zoning  
**Zoning:** Planned Development District 70 (PD-70)  
**Case Address:** NEC of E. Quail Run Rd. & SH-205  
**Date Saved:** 8/22/2022  
For Questions on this Case Call (972) 771-7745

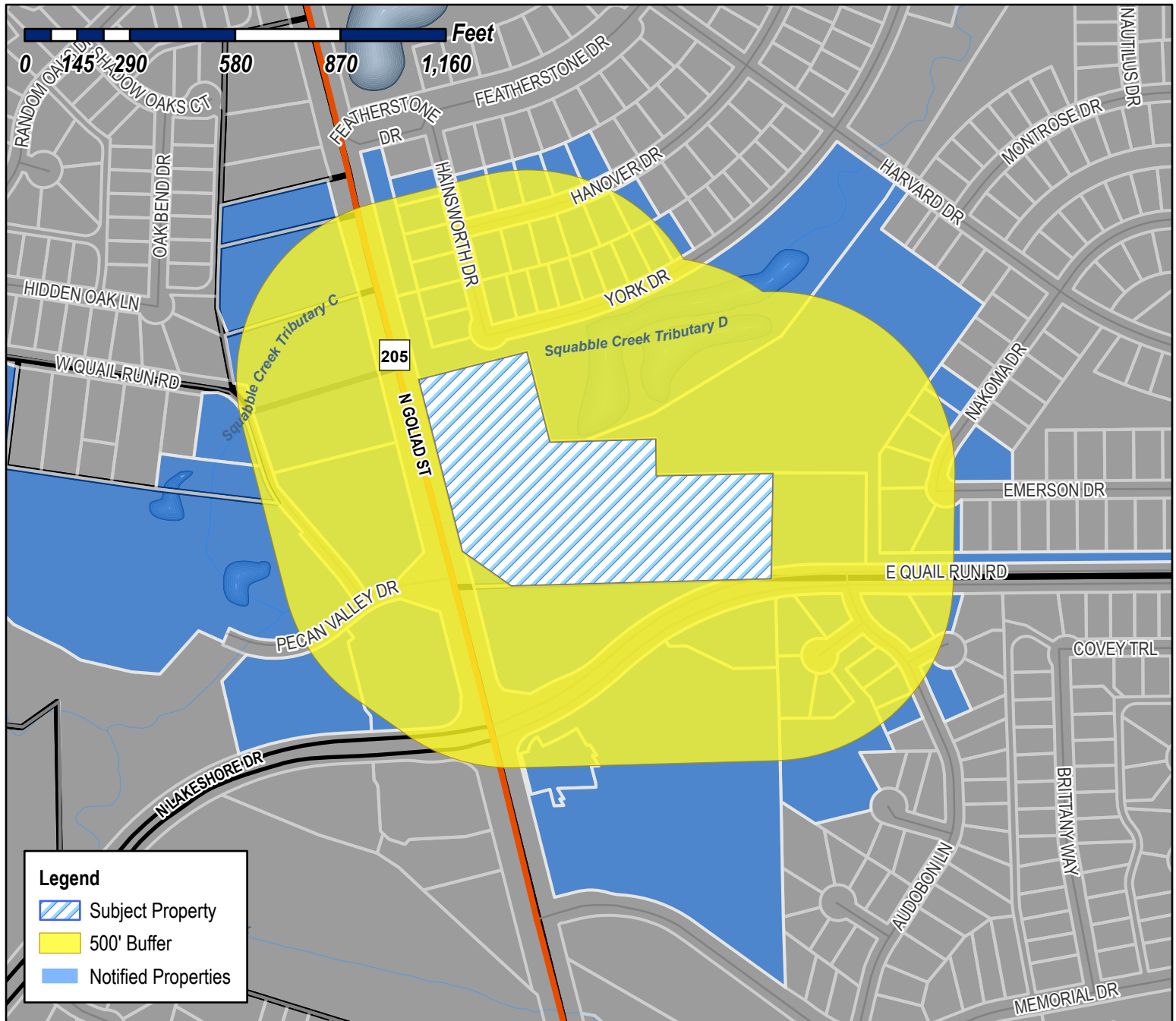




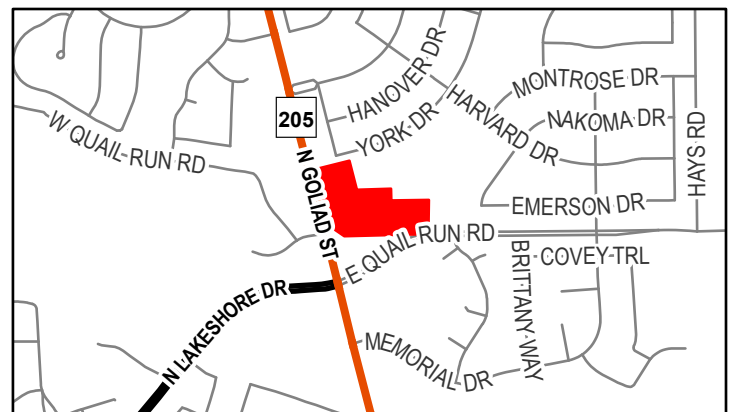
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KROGER TEXAS LP  
1014 VINE STREET  
CINCINNATI, OH 45202

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CINCINNATI, OH 45202

KROGER TEXAS LP  
1014 VINE STREET  
CINCINNATI, OH 45202

ROCKWALL STONE CREEK ESTATES  
HOMEOWNERS ASSOCIATION INC  
C/O NEIGHBORHOOD MANAGEMENT INC  
1024 S GREENVILLE AVE SUITE 230  
ALLEN, TX 75002

ROCKWALL STONE CREEK ESTATES  
HOMEOWNERS ASSOCIATION INC  
C/O NEIGHBORHOOD MANAGEMENT INC  
1024 S GREENVILLE AVE SUITE 230  
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ROCKWALL STONE CREEK ESTATES  
HOMEOWNERS ASSOCIATION  
1024 S GREENVILLE AVE SUITE 230  
ALLEN, TX 75002

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

MCMILLAN GARY AND SANDI  
112 REGAL BLUFF  
ROCKWALL, TX 75087

HOWLETT NEVA RAE  
115 REGAL BLUFF  
ROCKWALL, TX 75087

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

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

OCCUPANT  
122 REGAL BLUFF  
ROCKWALL, TX 75087

CULPEPPER DANNA JOHNSON  
122 REGAL BLUFF  
ROCKWALL, TX 75087

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

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

HELMER KALENA  
1501 AUDOBON LN  
ROCKWALL, TX 75087

FUNK AUDRA JOY  
1509 AUDOBON LN  
ROCKWALL, TX 75087

HARRIS PATRICIA A  
1517 AUDOBON LN  
ROCKWALL, TX 75087

OCCUPANT  
165 E QUAIL RUN RD  
ROCKWALL, TX 75087

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

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

MILLER MATHIEL JR  
1825 HAINSWORTH DRIVE  
ROCKWALL, TX 75087

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

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

OCCUPANT  
1831 HAINSWORTH DR  
ROCKWALL, TX 75087

OCCUPANT  
191 E QUAIL RUN RD  
ROCKWALL, TX 75087

OCCUPANT  
1950 N GOLIAD  
ROCKWALL, TX 75087

OCCUPANT  
1950 N GOLIAD  
ROCKWALL, TX 75087

OCCUPANT  
1950 N GOLIAD  
ROCKWALL, TX 75087

OCCUPANT  
2004 N GOLIAD  
ROCKWALL, TX 75087

OCCUPANT  
2007 N GOLIAD  
ROCKWALL, TX 75087

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

OCCUPANT  
2265 NORTH LAKESHORE DR  
ROCKWALL, TX 75087

QUAIL RUN VALLEY OWNERS ASSOC  
C/O ASSURED MGT INC  
2500 LEGACY DR STE 220  
FRISCO, TX 75034

STINSON EMILY & ANDREW  
300 NAKOMA DRIVE  
ROCKWALL, TX 75087

OCCUPANT  
3005 N GOLIAD ST  
ROCKWALL, TX 75087

OCCUPANT  
3009 N GOLIAD  
ROCKWALL, TX 75087

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

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

ADCOCK ISAAC AND CHRISTINA  
306 NOKOMA DRIVE  
ROCKWALL, TX 75087

HUFF ELLIOTT AND TOBIE  
312 NAKOMA DRIVE  
ROCKWALL, TX 75087

CLARK ALLAN JR  
313 NAKOMA DR  
ROCKWALL, TX 75087

COLE HC ROCKWALL TX LLC  
C/O ROCKWALL REGIONAL HOSPITAL, LLC; ATTN  
LEGAL DEPT.  
3150 HORIZON RD  
ROCKWALL, TX 75032

CARLSON CURT AND MARIA  
318 NAKOMA DRIVE  
ROCKWALL, TX 75087

CITY OF ROCKWALL  
385 S GOLIAD ST  
ROCKWALL, TX 75087

TYSON STEPHANIE AND CARY  
401 EMERSON DRIVE  
ROCKWALL, TX 75087

ETHERIDGE CHRIS  
407 EMERSON DRIVE  
ROCKWALL, TX 75087

JAVKER REALTY CORP  
42 BOND ST  
NEW YORK, NY 10012

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

ROCKWALL BROXY LLC  
C/O KABATECK LLP  
633 WEST FIFTH STREET SUITE 3200  
LOS ANGELES, CA 90071

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

OCCUPANT  
788 HANOVER DR  
ROCKWALL, TX 75087

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

OCCUPANT  
790 HANOVER DR  
ROCKWALL, TX 75087

KELLY TIMOTHY  
790 YORK DRIVE  
ROCKWALL, TX 75087

ALBRITTON MICHAEL H & ELAINE W LIVING  
TRUST  
MICHAEL H & ELAINE W ALBRITTON TRUSTEES  
791 HANOVER DRIVE  
ROCKWALL, TX 75087

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

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

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

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

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

NURMI DOUGLAS B & LISA R  
795 HANOVER DRIVE  
ROCKWALL, TX 75087

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

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

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

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

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

CRANDALL BRANT  
804 YORK DRIVE  
ROCKWALL, TX 75087

REY LUIS SR AND JUDY L  
806 YORK DR  
ROCKWALL, TX 75087

ODEYEMI ADETUNJI  
808 YORK DR  
ROCKWALL, TX 75087

STONE CREEK BALANCE LTD  
8214 WESTCHESTER STE 900  
DALLAS, TX 75225

OCCUPANT  
825 GOLIAD ST  
ROCKWALL, TX 75087

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  
DALLAS, TX 75206



August 17, 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 one restaurant with a drive thru, The property is currently vacant. This SUP requests that drive thru uses be permitted for the building as shown on the SUP Site Plan.

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

Sincerely,

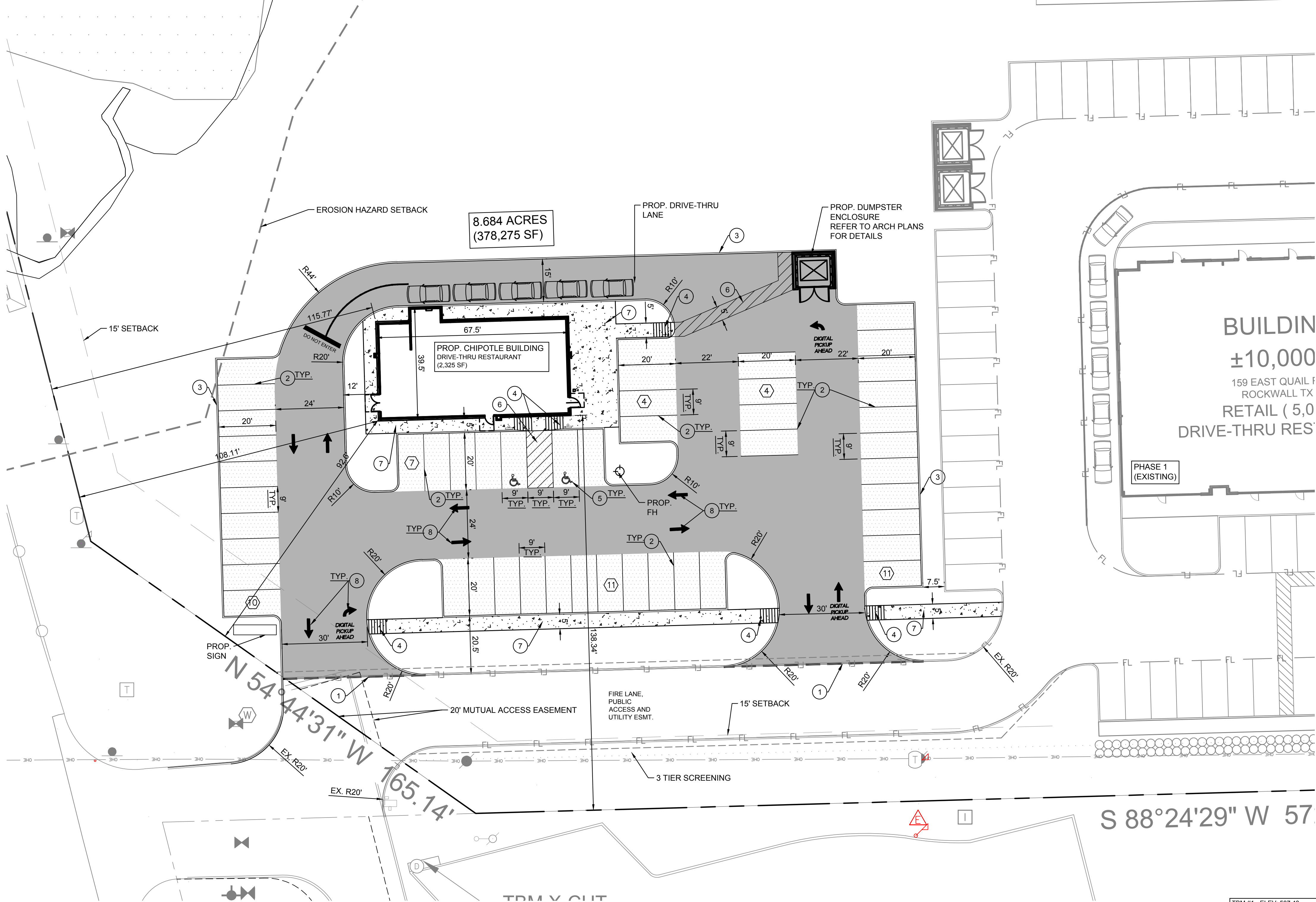
Claymoore Engineering, Inc.  
1903 Central Drive Ste. 406  
Bedford, TX 76021  
817-281-0572

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

Drew Donosky , P.E.



AMIRA ABDALLAH  
8/18/2022 10:15 AM  
2: \PROJECTS\PROJECTS\2022-175 DUWEST ROCKWALL PH. 1 SITE PLAN.DWG  
8/18/2022 10:14 AM  
PLOTTED BY:  
PLOT DATE:  
LOCATION:  
LAST SAVED:

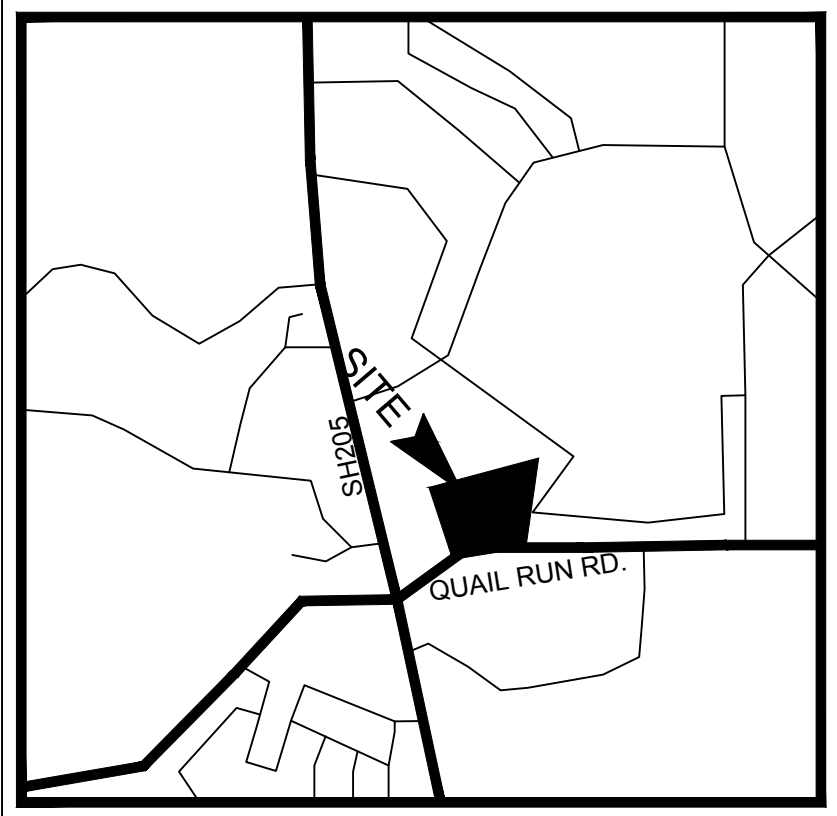
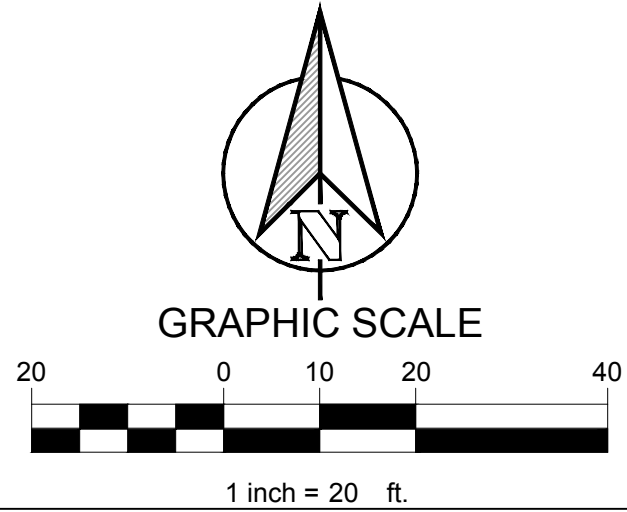


PARKING DATA TABLE	
PARKING REQ.	
DRIVE-THRU RESTAURANT (2,325 SF) 1/ 100 SF	24 SPACES
STANDARD PARKING	45 SPACES
ADA PARKING	2 SPACES
PARKING PROVIDED	47SPACES (2 ADA)

SITE DATA TABLE			
	PHASE 2 (CHIPOTLE)	PHASE 1 (EXISTING)	TOTAL
SITE AREA	8.684 AC (378,275 SF)	8.684 AC (378,275 SF)	8.684 AC (378,275 SF)
ZONING	PD-70	PD-70	PD-70
PROPOSED USE	DRIVE-THRU RESTAURANT	RETAIL/ DRIVE-THRU RESTAURANT	RETAIL/ DRIVE-THRU RESTAURANT
BUILDING SIZE	2,325 SF	BUILDING B - 10,000 SF BUILDING C - 10,000 SF	20,325 SF
PATIO AREA	0	2,777 SF	2,777 SF
LOT COVERAGE	.06 %	5.2 %	5.26 %
FLOOR TO AREA RATIO	0.00 : 1	0.05 : 1	0.06 :1
BUILDING STORIES	1 STORY	1 STORY	1 STORY
TOTAL IMPERVIOUS	26,630 SF (0.7%)	116,406 SF (30.8%)	143,036 SF (31.5%)
OPEN SPACE	8.62 AC (93 %)	6.04 AC (69.2%)	5.4 AC (62.2 %)

TBM #1 - ELEV: 507.40  
AN "X" CUT SET APPROXIMATELY 44.2' SOUTH AND 46.9' WEST FROM THE SOTUH EAST PROPERTY CORNER ALONG QUAL RD.  
TBM #2 - ELEV: 489.60  
AND "X" CUT SET APPROXIMATELY 16.6' SOUTH AND 18.6' WEST FROM THE SOTUWEST PROPERTY CORNER ALONG QUAL RD.  
TBM #3 - ELEV: 486.4  
AND "X" CUT SET APPROXIMATELY 176.7' SOUTH AND 103.1' EAST FROM THE SOTUH EAST PROPERTY CORNER ALONG QUAL RD.  
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

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



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, PUBLIC ACCESS AND UTILITY EASEMENT
	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
⑧	PROP. ARROW PAVEMENT STRIPING

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 ____.	
PLANNING AND ZONING COMMISSION, CHAIRMAN	
DIRECTOR OF PLANNING AND ZONING	

**PRELIMINARY**  
FOR REVIEW ONLY  
Not for construction purposes.  
**CLAYMOORE ENGINEERING**  
ENGINEERING AND PLANNING  
CONSULTANTS  
DREW DONOSKY  
Engineer, 125651  
P.E. No. 125651 Date 5/18/2022

**DUWEST ROCKWALL PH.2**  
**SH 205 & QUAIL RUN RD**  
**ROCKWALL, TX**

CITY SITE PLAN

DESIGN: LRR  
DRAWN: LRR  
CHECKED: CLC  
DATE: 8/18/2022

SHEET

SP-1

# PROJECT COMMENTS



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

DATE: 8/26/2022

PROJECT NUMBER: Z2022-042  
PROJECT NAME: SUP for DuWest  
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Angelica Gamez  
CASE MANAGER PHONE: 972-772-6438  
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a Specific Use Permit (SUP) for a Restaurant with 2,000 SF or more with a Drive-Through or Drive-In 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
	Angelica Gamez	08/26/2022	Approved w/ Comments

08/26/2022: .

08/26/2022: Z2022-042; Specific Use Permit (SUP) for Restaurant with 2,000 SF or more 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 2,000 SF or More with a Drive-Through or Drive-In to construct one (1) restaurant 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 Angelica Gamez in the Planning Department at (972) 772-6438 or email agamez@rockwall.com.

M.3 For reference, include the case number (Z2022-042) 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 2,000 SF or More 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.

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 2,000 SF or More 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) Please show the 'Point of Order' and show screening on 'Point of Order' sign.
- (2) Please show a minimum cuing of six (6) vehicles.
- (3) Please provide a Screening Plan and show it on Concept Plan. Please show three tier screening on the north side along the drive through lane and adjacent to the parking on the south side of the concept plan where labeled.
- (4) Please reorient the parking adjacent to the building by removing 5 parking spaces on the west side of the concept plan.
- (5) Please remove the two-way lane heading straight into drive-through lane.
- (6) Please remove signage from the concept plan.
- (7) Please label and delineate the bail out lane.
- (8) Please provide headlight screening.
- (9) Please provide evergreen shrubs adjacent to the parking on the east side of the concept plan.

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 'B' of the Specific Use Permit (SUP) ordinance.
- (2) The applicant shall provide three tier screening on the north, south, and west sides of the concept plan.

M.8 Please review the attached Draft Ordinance prior to the August 30, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than September 7, 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 September 7, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the September 13, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on August 30, 2022.

I.10 The projected City Council meeting dates for this case will be September 19, 2022 (1st Reading) and October 3, 2022 (2nd Reading).

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

08/25/2022: - Drive isles to be 24' wide minimum.

- Drive thru lanes to be 12' wide each.

- This traffic pattern doesn't work with vehicles driving toward a one-way. Remove 5 space and show one way arrows through this section.

- Can't build in erosion hazard setback unless you construct a structural wall with piers to keep area from eroding.

- Remove sign from plans. Must be permitted separately through a building permit.

The following items are informational for the engineering design process.

General Items:

- Must meet City Standards of Design and Construction

- 4% Engineering Inspection Fees

- Impact Fees (Water, Wastewater & Roadway)

- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.

- Retaining walls 3' and over must be engineered.

- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:

- Detention is accounted for previously. Must follow the same drainage divide line that was established previously.

- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:

- Must loop 8" water line on site (if needed).

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

Roadway Paving Items:

- Parking to be 20'x9' facing the building or nose-to-nose.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Drive thru to be 12' wide minimum for each lane.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.

Landscaping:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	08/24/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/24/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/22/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/23/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/22/2022	Approved
No Comments			



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

## PLATTING APPLICATION FEES:

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

## SITE PLAN APPLICATION FEES:

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

## ZONING APPLICATION FEES:

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

## OTHER APPLICATION FEES:

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

## NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, 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]

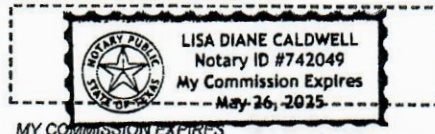
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bowen Hendrix [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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."

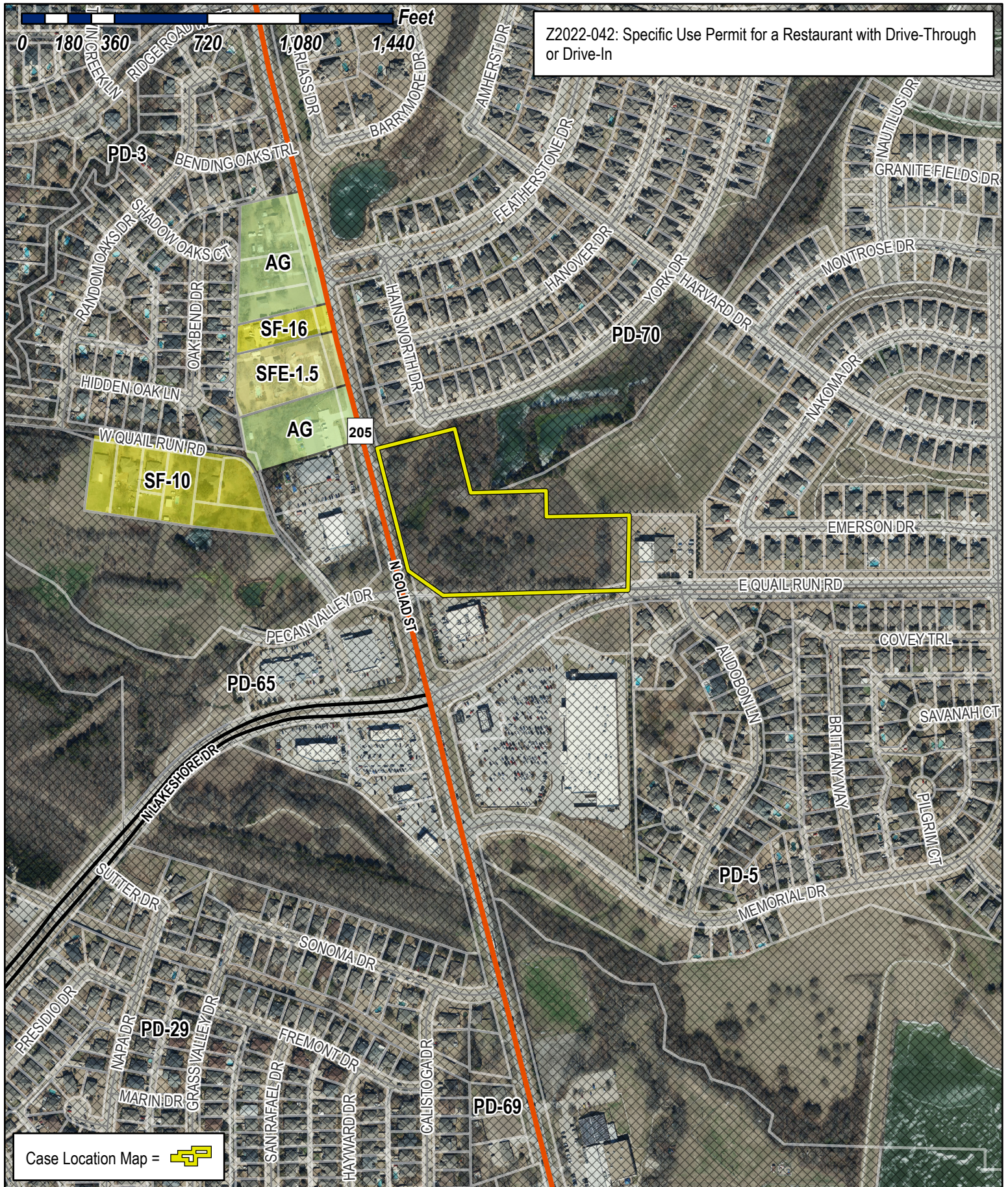
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF January 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







## City of Rockwall

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

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



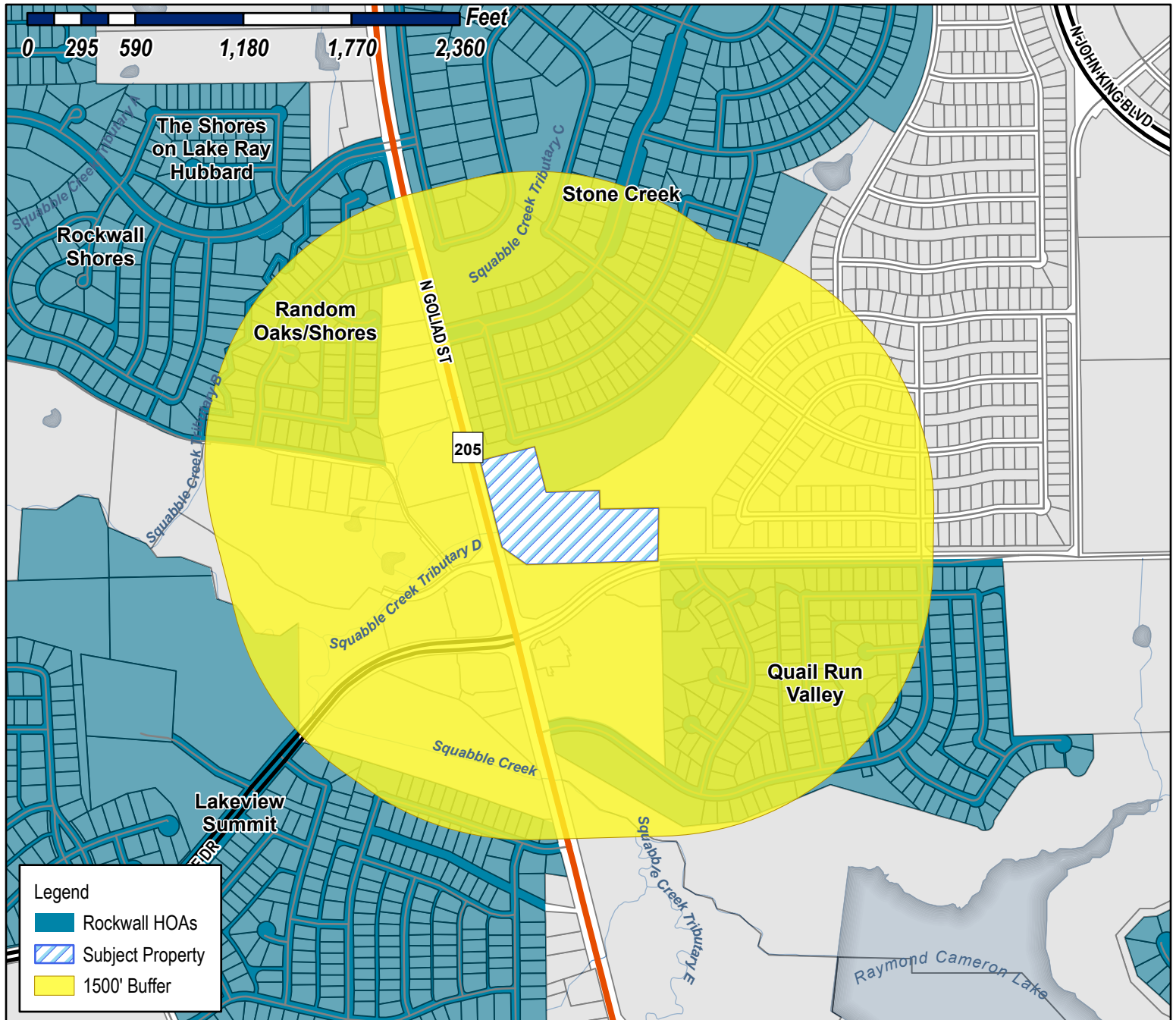
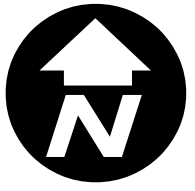




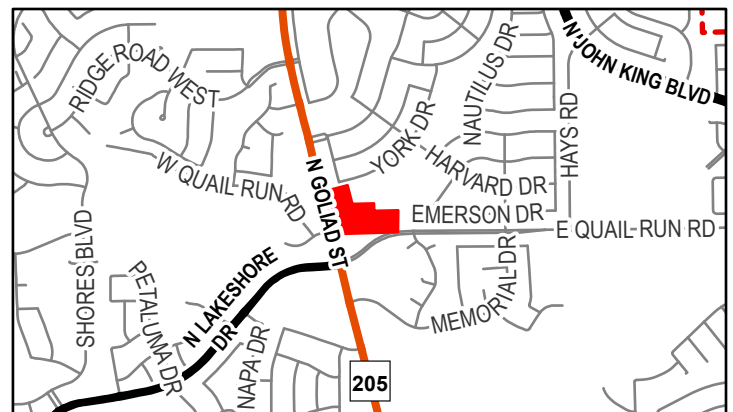
# City of Rockwall

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

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**Case Number:** Z2022-042  
**Case Name:** SUP for Restaurant w/Drive-Through or Drive-In  
**Case Type:** Zoning  
**Zoning:** Planned Development District 70 (PD-70)  
**Case Address:** NEC of E. Quail Run Rd. & SH-205  
**Date Saved:** 8/22/2022  
For Questions on this Case Call (972) 771-7745

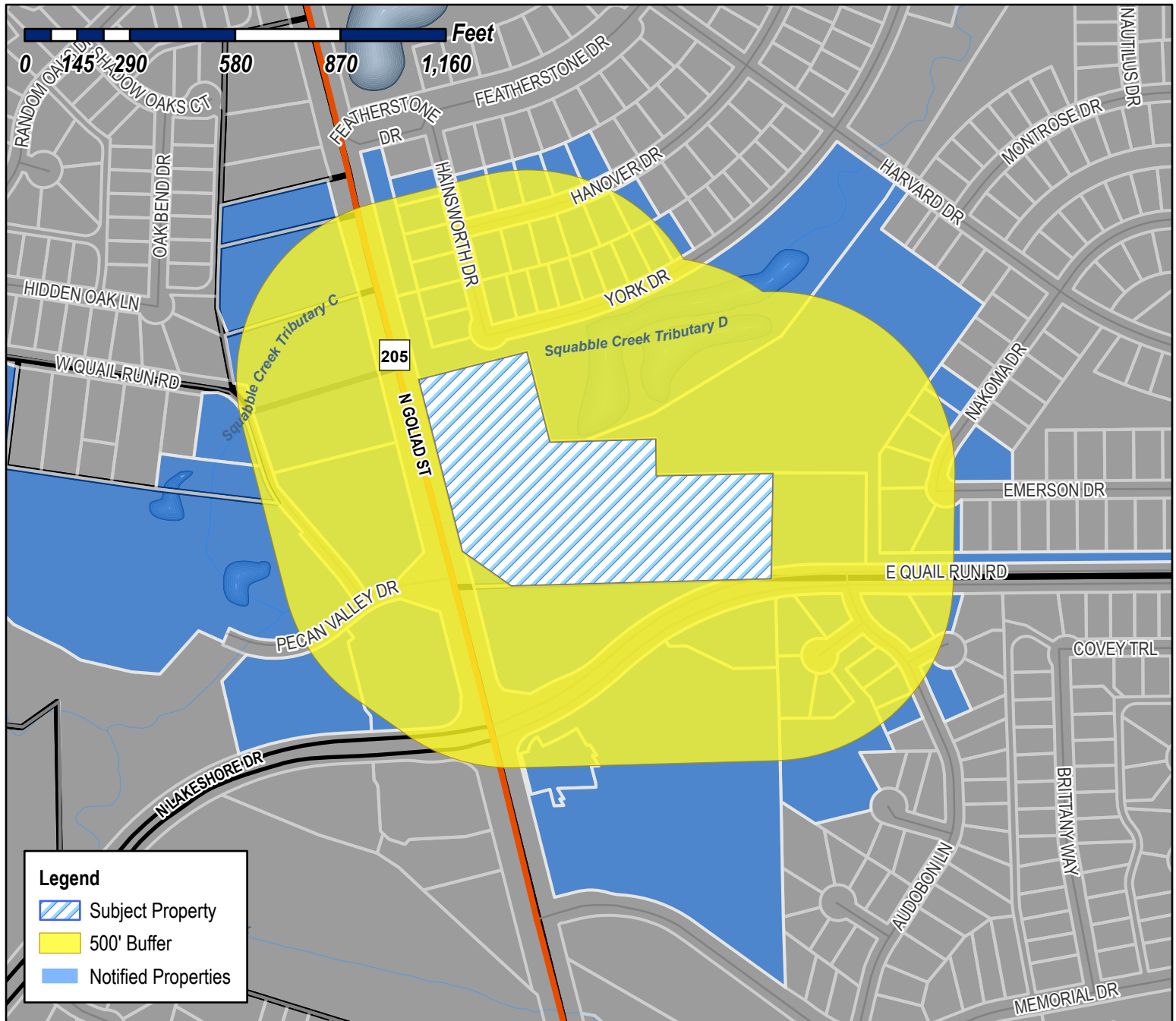




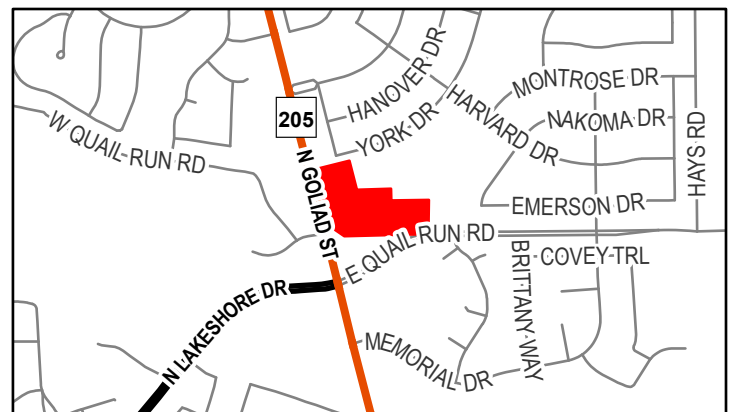
# City of Rockwall

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385 S. Goliad Street  
Rockwall, Texas 75087  
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KROGER TEXAS LP  
1014 VINE STREET  
CINCINNATI, OH 45202

KROGER TEXAS LP  
1014 VINE STREET  
CINCINNATI, OH 45202

KROGER TEXAS LP  
1014 VINE STREET  
CINCINNATI, OH 45202

ROCKWALL STONE CREEK ESTATES  
HOMEOWNERS ASSOCIATION INC  
C/O NEIGHBORHOOD MANAGEMENT INC  
1024 S GREENVILLE AVE SUITE 230  
ALLEN, TX 75002

ROCKWALL STONE CREEK ESTATES  
HOMEOWNERS ASSOCIATION INC  
C/O NEIGHBORHOOD MANAGEMENT INC  
1024 S GREENVILLE AVE SUITE 230  
ALLEN, TX 75002

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

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

MCMILLAN GARY AND SANDI  
112 REGAL BLUFF  
ROCKWALL, TX 75087

HOWLETT NEVA RAE  
115 REGAL BLUFF  
ROCKWALL, TX 75087

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

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

OCCUPANT  
122 REGAL BLUFF  
ROCKWALL, TX 75087

CULPEPPER DANNA JOHNSON  
122 REGAL BLUFF  
ROCKWALL, TX 75087

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

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

HELMER KALENA  
1501 AUDOBON LN  
ROCKWALL, TX 75087

FUNK AUDRA JOY  
1509 AUDOBON LN  
ROCKWALL, TX 75087

HARRIS PATRICIA A  
1517 AUDOBON LN  
ROCKWALL, TX 75087

OCCUPANT  
165 E QUAIL RUN RD  
ROCKWALL, TX 75087

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

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

MILLER MATHIEL JR  
1825 HAINSWORTH DRIVE  
ROCKWALL, TX 75087

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

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

OCCUPANT  
1831 HAINSWORTH DR  
ROCKWALL, TX 75087

OCCUPANT  
191 E QUAIL RUN RD  
ROCKWALL, TX 75087

OCCUPANT  
1950 N GOLIAD  
ROCKWALL, TX 75087

OCCUPANT  
1950 N GOLIAD  
ROCKWALL, TX 75087

OCCUPANT  
1950 N GOLIAD  
ROCKWALL, TX 75087

OCCUPANT  
2004 N GOLIAD  
ROCKWALL, TX 75087

OCCUPANT  
2007 N GOLIAD  
ROCKWALL, TX 75087

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

OCCUPANT  
2265 NORTH LAKESHORE DR  
ROCKWALL, TX 75087

QUAIL RUN VALLEY OWNERS ASSOC  
C/O ASSURED MGT INC  
2500 LEGACY DR STE 220  
FRISCO, TX 75034

STINSON EMILY & ANDREW  
300 NAKOMA DRIVE  
ROCKWALL, TX 75087

OCCUPANT  
3005 N GOLIAD ST  
ROCKWALL, TX 75087

OCCUPANT  
3009 N GOLIAD  
ROCKWALL, TX 75087

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

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

ADCOCK ISAAC AND CHRISTINA  
306 NOKOMA DRIVE  
ROCKWALL, TX 75087

HUFF ELLIOTT AND TOBIE  
312 NAKOMA DRIVE  
ROCKWALL, TX 75087

CLARK ALLAN JR  
313 NAKOMA DR  
ROCKWALL, TX 75087

COLE HC ROCKWALL TX LLC  
C/O ROCKWALL REGIONAL HOSPITAL, LLC; ATTN  
LEGAL DEPT.  
3150 HORIZON RD  
ROCKWALL, TX 75032

CARLSON CURT AND MARIA  
318 NAKOMA DRIVE  
ROCKWALL, TX 75087

CITY OF ROCKWALL  
385 S GOLIAD ST  
ROCKWALL, TX 75087

TYSON STEPHANIE AND CARY  
401 EMERSON DRIVE  
ROCKWALL, TX 75087

ETHERIDGE CHRIS  
407 EMERSON DRIVE  
ROCKWALL, TX 75087

JAVKER REALTY CORP  
42 BOND ST  
NEW YORK, NY 10012

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

ROCKWALL BROXY LLC  
C/O KABATECK LLP  
633 WEST FIFTH STREET SUITE 3200  
LOS ANGELES, CA 90071

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

OCCUPANT  
788 HANOVER DR  
ROCKWALL, TX 75087

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

OCCUPANT  
790 HANOVER DR  
ROCKWALL, TX 75087

KELLY TIMOTHY  
790 YORK DRIVE  
ROCKWALL, TX 75087

ALBRITTON MICHAEL H & ELAINE W LIVING  
TRUST  
MICHAEL H & ELAINE W ALBRITTON TRUSTEES  
791 HANOVER DRIVE  
ROCKWALL, TX 75087

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

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

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



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

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

NURMI DOUGLAS B & LISA R  
795 HANOVER DRIVE  
ROCKWALL, TX 75087

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

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

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

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

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

CRANDALL BRANT  
804 YORK DRIVE  
ROCKWALL, TX 75087

REY LUIS SR AND JUDY L  
806 YORK DR  
ROCKWALL, TX 75087

ODEYEMI ADETUNJI  
808 YORK DR  
ROCKWALL, TX 75087

STONE CREEK BALANCE LTD  
8214 WESTCHESTER STE 900  
DALLAS, TX 75225

OCCUPANT  
825 GOLIAD ST  
ROCKWALL, TX 75087

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  
DALLAS, TX 75206

# PUBLIC NOTICE



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

Z2022-042: SUP for Restaurant w/2,000 SF or More w/Drive-Through or Drive-In

*Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a Specific Use Permit (SUP) for a Restaurant with 2,000 SF or more with a Drive-Through or Drive-In 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, September 13, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 19, 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:

Angelica Gamez  
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](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, September 19, 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. Z2022-042: SUP for Restaurant w/2,000 SF or More w/Drive-Through or Drive-In

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](#)



August 17, 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 one restaurant with a drive thru, The property is currently vacant. This SUP requests that drive thru uses be permitted for the building as shown on the SUP Site Plan.

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

Sincerely,

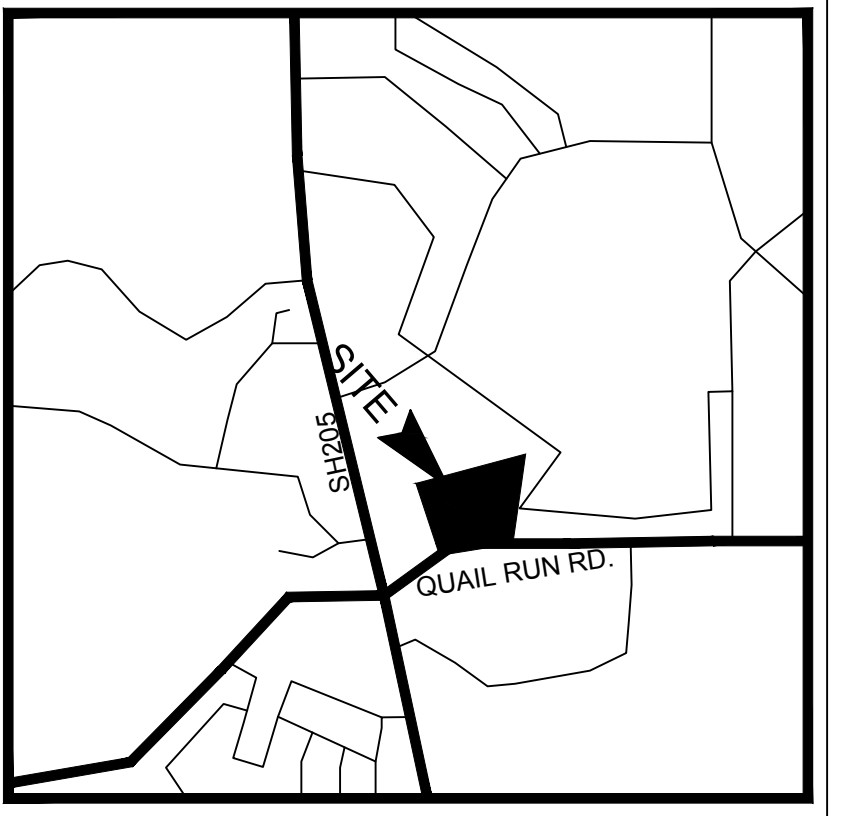
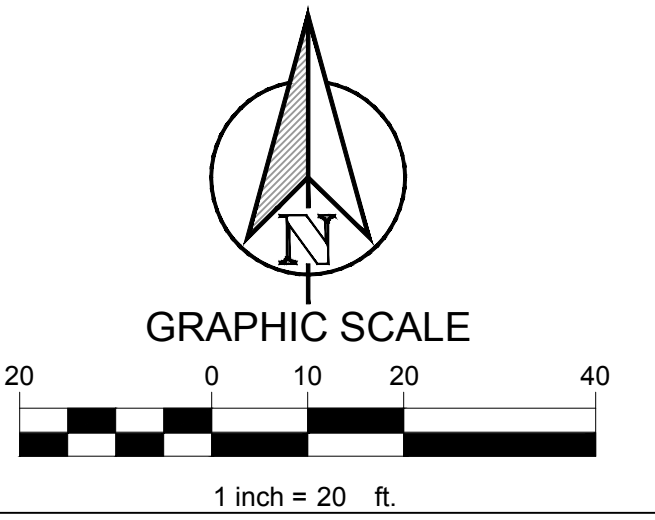
Claymoore Engineering, Inc.  
1903 Central Drive Ste. 406  
Bedford, TX 76021  
817-281-0572




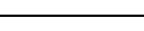

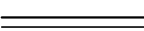
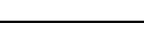
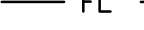
A handwritten signature in blue ink that reads "Drew Donosky".

Drew Donosky , P.E.

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

# CITY SITE PLAN

VICINITY MAP  
N.T.S.

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, PUBLIC ACCESS ADN UTILITY EASEMENT
	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
⑧	PROP. ARROW PAVEMENT STRIPING

## 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

---

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

**TBM #1 - ELEV: 507.40**  
AN "X" CUT SET APPROXIMATELY 44.2' SOUTH AND 46.9'  
WEST FROM THE SOTU#H EAST PROPERTY CORNER  
ALONG QUAL RD.

**TBM #2 - ELEV: 489.60**  
AND "X" CUT SET APPROXIMATELY 16.6' SOUTH AND 18.6'  
WEST FROM THE SOTU#WEST PROPERTY CORNER ALONG  
QUAL RD.

**TBM #3 - ELEV: 486.4**  
AND "X" CUT SET APPROXIMATELY 176.7' SOUTH AND  
103.1' EAST FROM THE SOTU#H EAST PROPERTY CORNER  
ALONG QUAL RD.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN  
REMAINS WITH THE DESIGN ENGINEER. THE CITY OF  
ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR  
CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR  
ADEQUACY OR ACCURACY OF DESIGN.

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.

SITE DATA TABLE			
	PHASE 2 (CHIPOTLE)	PHASE 1 (EXISTING)	TOTAL
SITE AREA	8.684 AC (378,275 SF)	8.684 AC (378,275 SF)	8.684 AC (378,275 SF)
ZONING	PD-70	PD-70	PD-70
PROPOSED USE	DRIVE-THRU RESTAURANT	RETAIL/ DRIVE-THRU RESTAURANT	RETAIL/ DRIVE-THRU RESTAURANT
BUILDING SIZE	2,325 SF	BUILDING B- 10,000 SF BUILDING C- 10,000 SF	20,325 SF
PATIO AREA	0	2,777 SF	2,777 SF
LOT COVERAGE	.06 %	5.2 %	5.26 %
FLOOR TO AREA RATIO	0.00 : 1	0.05 : 1	0.06 :1
BUILDING STORIES	1 STORY	1 STORY	1 STORY
TOTAL IMPERVIOUS	26,630 SF (0.7%)	116,406 SF (30.8%)	143,036 SF (31.5%)
OPEN SPACE	8.62 AC (93 %)	6.04 AC (69.2%)	5.4 AC (62.2 %)

PARKING DATA TABLE	
PARKING REQ.	
DRIVE-THRU RESTAURANT (2,325 SF) 1/ 100 SF	24 SPACES
STANDARD PARKING	45 SPACES
ADA PARKING	2 SPACES
PARKING PROVIDED	47SPACES (2 ADA)

PLOTTED BY: AMIRA ABDALLAH  
PLOT DATE: 8/18/2022 10:15 AM  
LOCATION: Z:\PROJECTS\PROJECTS\2022-175 DUWEST ROCKWALL PH. 2\CADD\SHEETS\SP-1 SITE PLAN.DWG  
LAST SAVED: 8/18/2022 10:14 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 ONE (1) *RESTAURANT WITH 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 DuWest Realty, LLC for the approval of a Specific Use Permit (SUP) for a *Restaurant with 2,000 SF or More with Drive-Through or Drive-In* for the purpose of constructing one (1) restaurant 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 a *Restaurant with 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 a *Restaurant with 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 applicant shall provide three tier screening on the north, south, and west sides of the concept plan.

## **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 3<sup>rd</sup> DAY OF OCTOBER, 2022.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: September 19, 2022

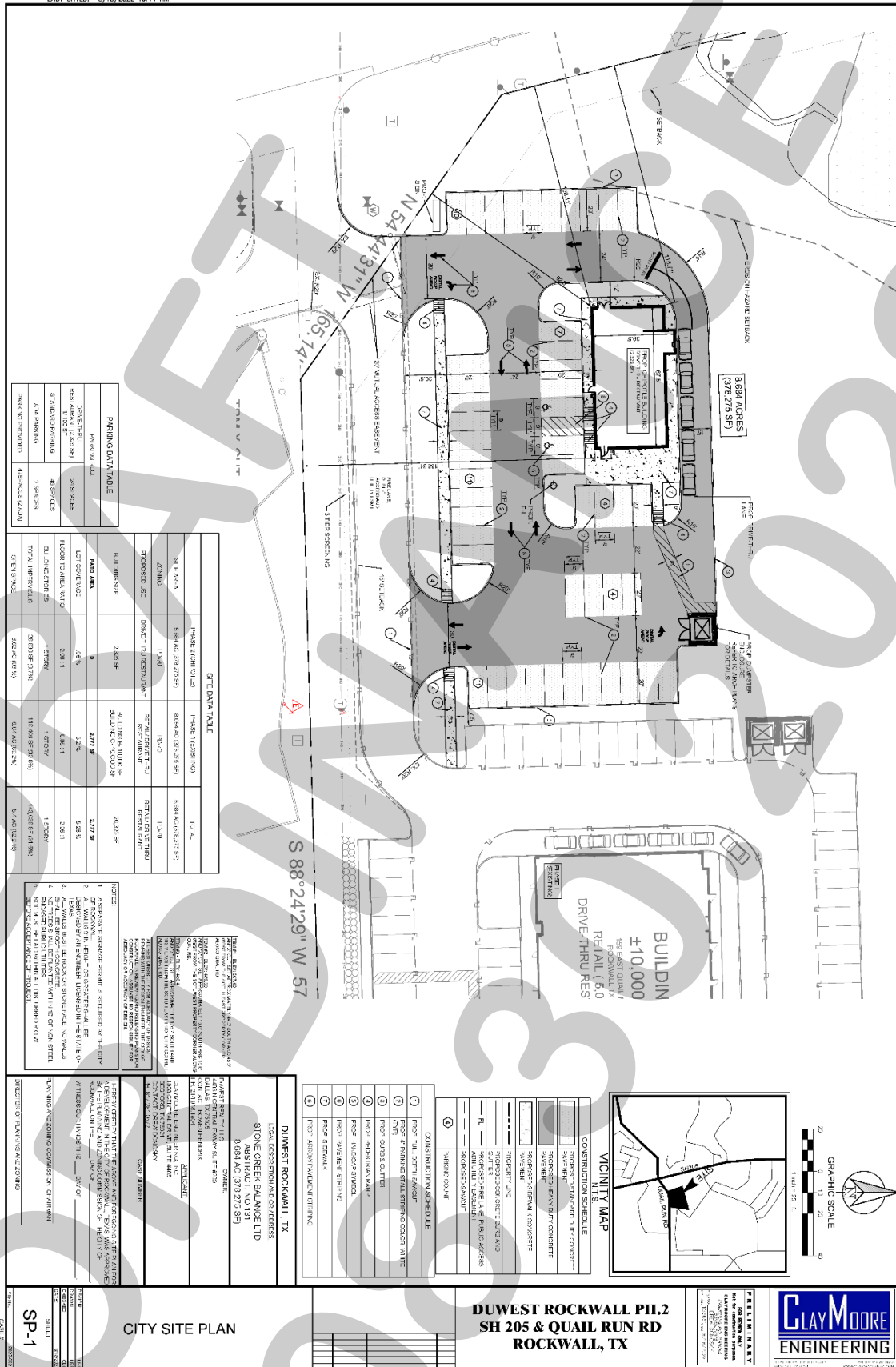
2<sup>nd</sup> Reading: October 3, 2022



Exhibit 'A'  
Location Map









## 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](mailto:PLANNING@ROCKWALL.COM)

---

**TO:** Planning and Zoning Commission

**DATE:** September 13, 2022

**APPLICANT:** Bowen Hendrix; *DuWest Realty, LLC*

**CASE NUMBER:** Z2022-042; *Specific Use Permit (SUP) for a Restaurant with 2,000 SF or More with a Drive Through or Drive-In*

---

#### **SUMMARY**

Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a Specific Use Permit (SUP) for a Restaurant with 2,000 SF or more with a Drive-Through or Drive-In 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.

#### **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. 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 [Case No. Z2022-003] 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. A site plan [Case No. SP2022-012] was approved for these buildings by the Planning and Zoning Commission on April 12, 2022. Following this approval, the applicant requested and was granted a variance to the driveway spacing requirements [Case No. MIS2022-016] to allow an additional driveway off of Quail Run Road.



## **PURPOSE**

On August 19, 2022, Bowen Hendrix of DuWest Realty, LLC, submitted an application requesting the approval of a Specific Use Permit (SUP) for a *Restaurant, 2,000 SF or Greater, with Drive-Through or Drive-In* for the purpose of constructing a 2,325 SF drive-through restaurant.

## **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 a development application and concept plan depicting the layout of one (1), 2,325 SF drive-through restaurant on the subject property. Based on the concept plan, the building will be oriented so that the drive-through and *bailout* lanes will be located along the northern and western façade of the 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 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*) along the northern, eastern, and southern property lines of the subject property.

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. When considering the proposed 2,325 SF restaurant shown on the concept plan, this translates to a parking requirement of 24 parking spaces. The concept plan indicates a total of 35 parking spaces (33 spaces with 2 ADA parking spaces) will be provided or 11 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:

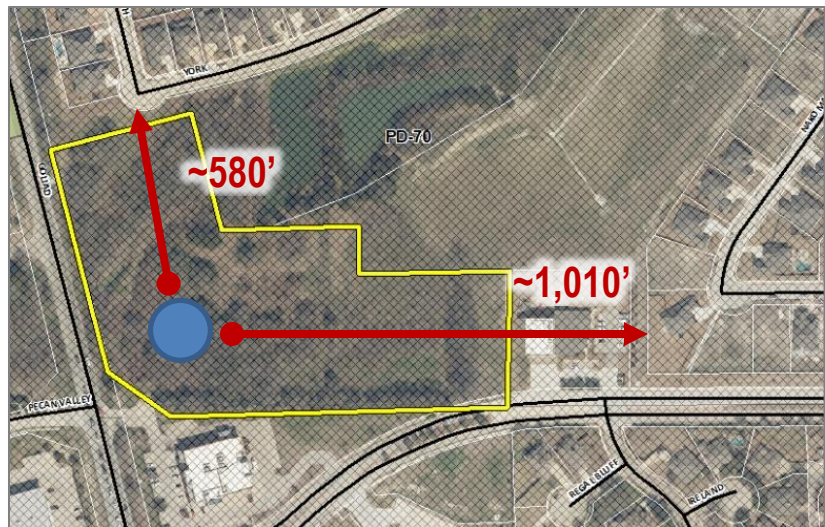
- (1) Drive-through lanes shall not have access to a local residential street.
- (2) Additional landscape screening shall be installed adjacent to drive-through lanes to impair the visibility and impact of headlights from motor vehicles in the drive-through lane on adjacent properties, rights-of-way, 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 lane can accommodate a minimum of six (6) vehicles for the drive-through lane, and that three (3) tiered screening will be provided adjacent to the northern, eastern, 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/preservation area owned by the *Stone Creek Estates Homeowners Association*. In addition, the the building is ~580-feet away from the closest residentially used property. 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.

## 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 externality for the existing adjacent residential development, [3] is providing drive-through lanes that can accommodate a minimum stacking of six (6) standard size motor vehicles, [4] is providing *bailout* lanes adjacent to the drive-through lanes, and [5] all residential land uses are a minimum of ~580-feet from the proposed building. 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 August 23, 2022, staff mailed 74 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 with More Than 2,000 SF with Drive-Through or Drive-In*. 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 August 26, 2022 as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received the following:

- (1) Three (3) property owner notifications and two (2) emails from property owners within the 500-foot notification area in opposition to the applicant's request.
- (2) One (1) email from a property owner within the 500-foot notification area in favor of the applicant's request.



- (3) One (1) email and one (1) response to the online Zoning and SUP Input Form from a property owner outside of the 500-notification area opposed to the applicant's request.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for a *Restaurant with 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 'B'* of the Specific Use Permit (SUP) ordinance.
  - (b) The applicant shall provide three tier screening on the north, south, and west sides of the concept plan.
- (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)<sup>1</sup>
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

## SITE PLAN APPLICATION FEES:

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

## ZONING APPLICATION FEES:

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

## OTHER APPLICATION FEES:

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

## NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, 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:

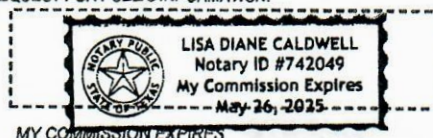
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$330.25 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 DAY OF January 2022. BY SIGNING THIS APPLICATION,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

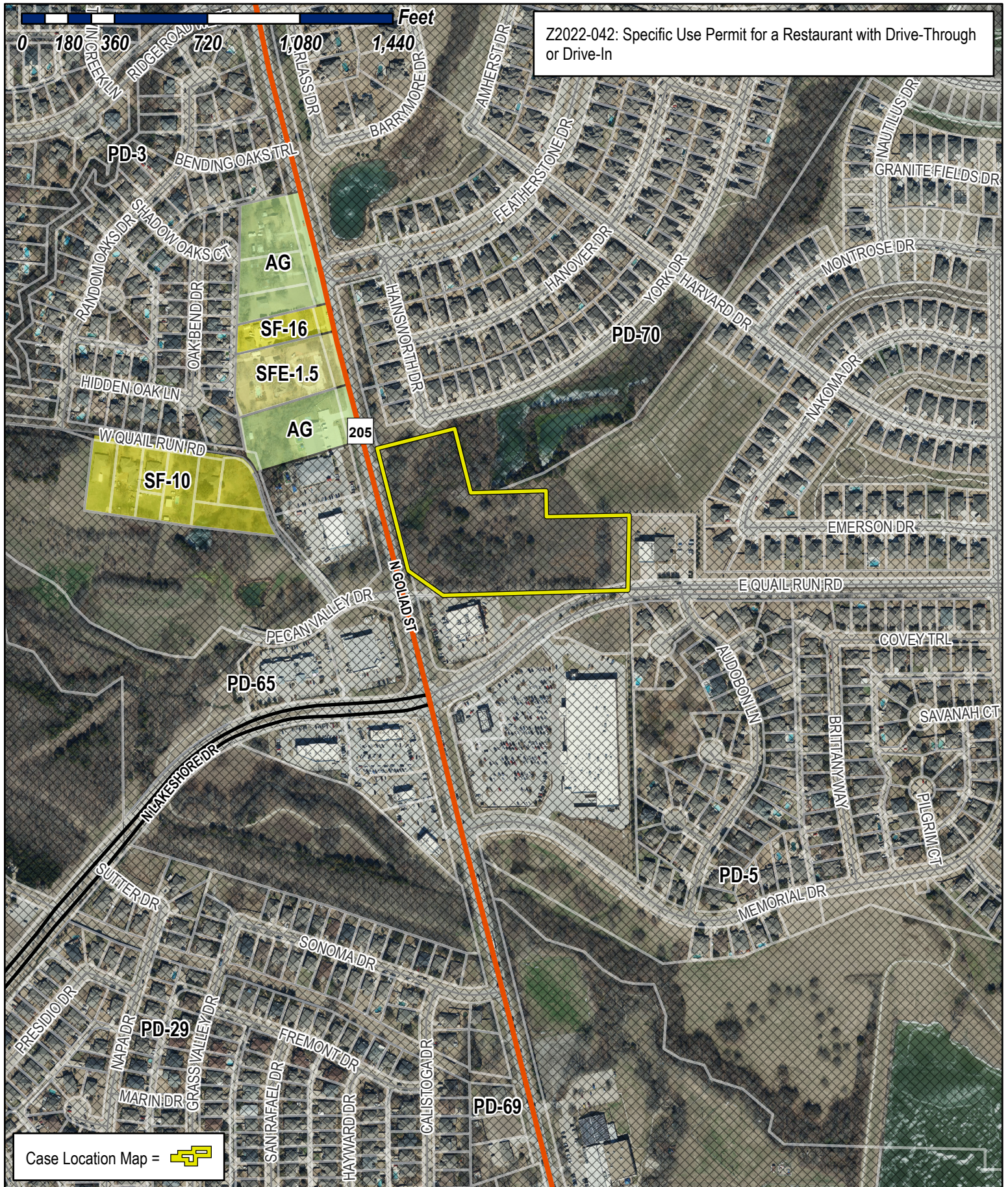
OWNER'S SIGNATURE Bowen Hendrix

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Lisa Caldwell







## City of Rockwall

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

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



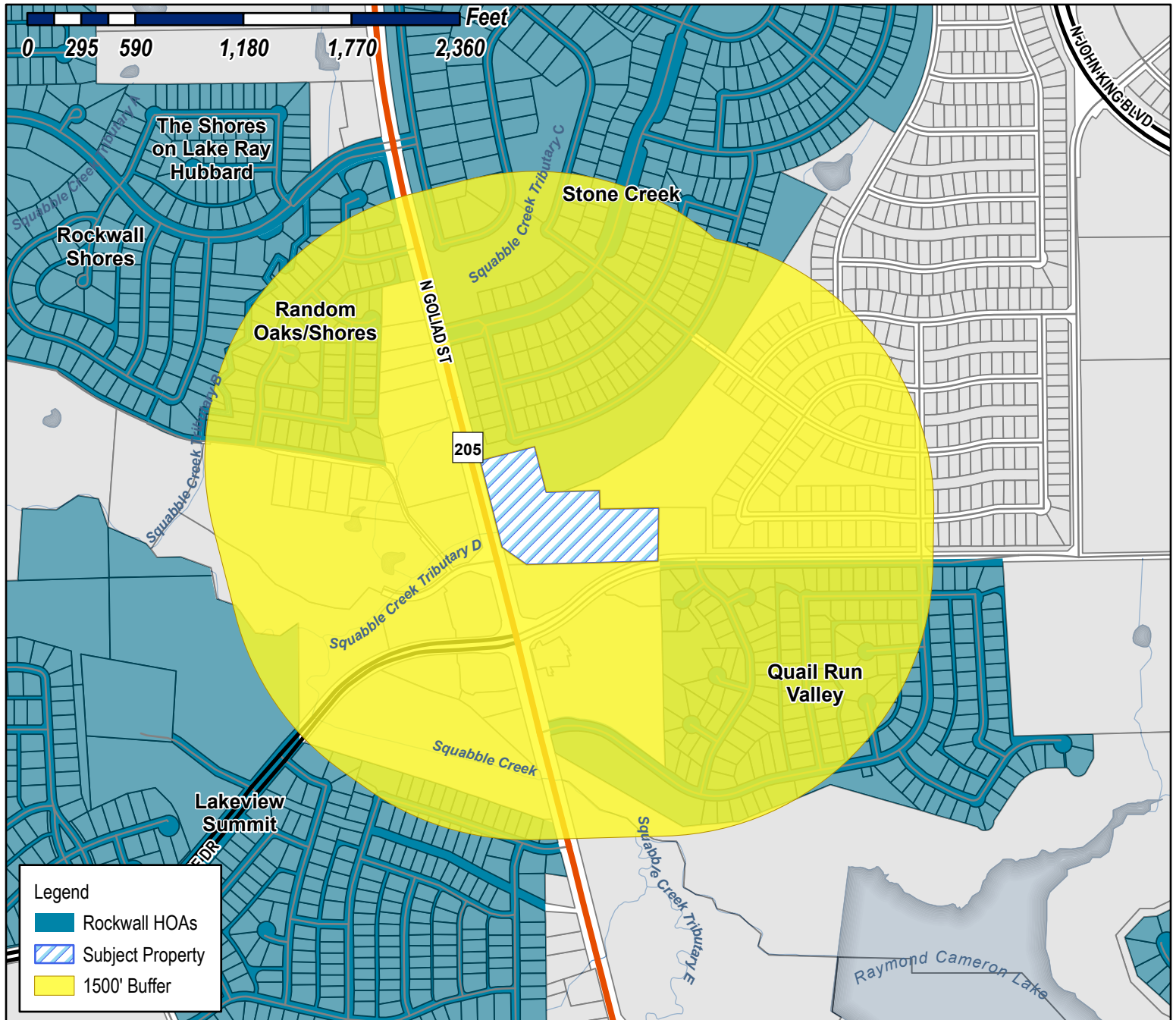
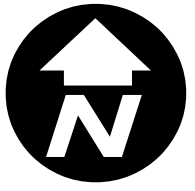




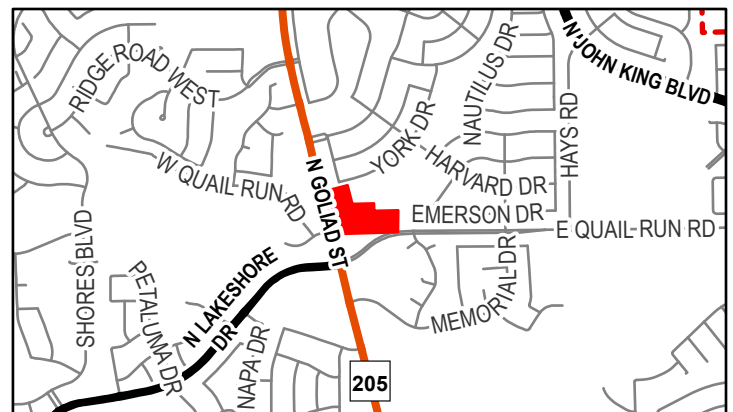
# City of Rockwall

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

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**Case Number:** Z2022-042  
**Case Name:** SUP for Restaurant w/Drive-Through or Drive-In  
**Case Type:** Zoning  
**Zoning:** Planned Development District 70 (PD-70)  
**Case Address:** NEC of E. Quail Run Rd. & SH-205  
**Date Saved:** 8/22/2022  
For Questions on this Case Call (972) 771-7745

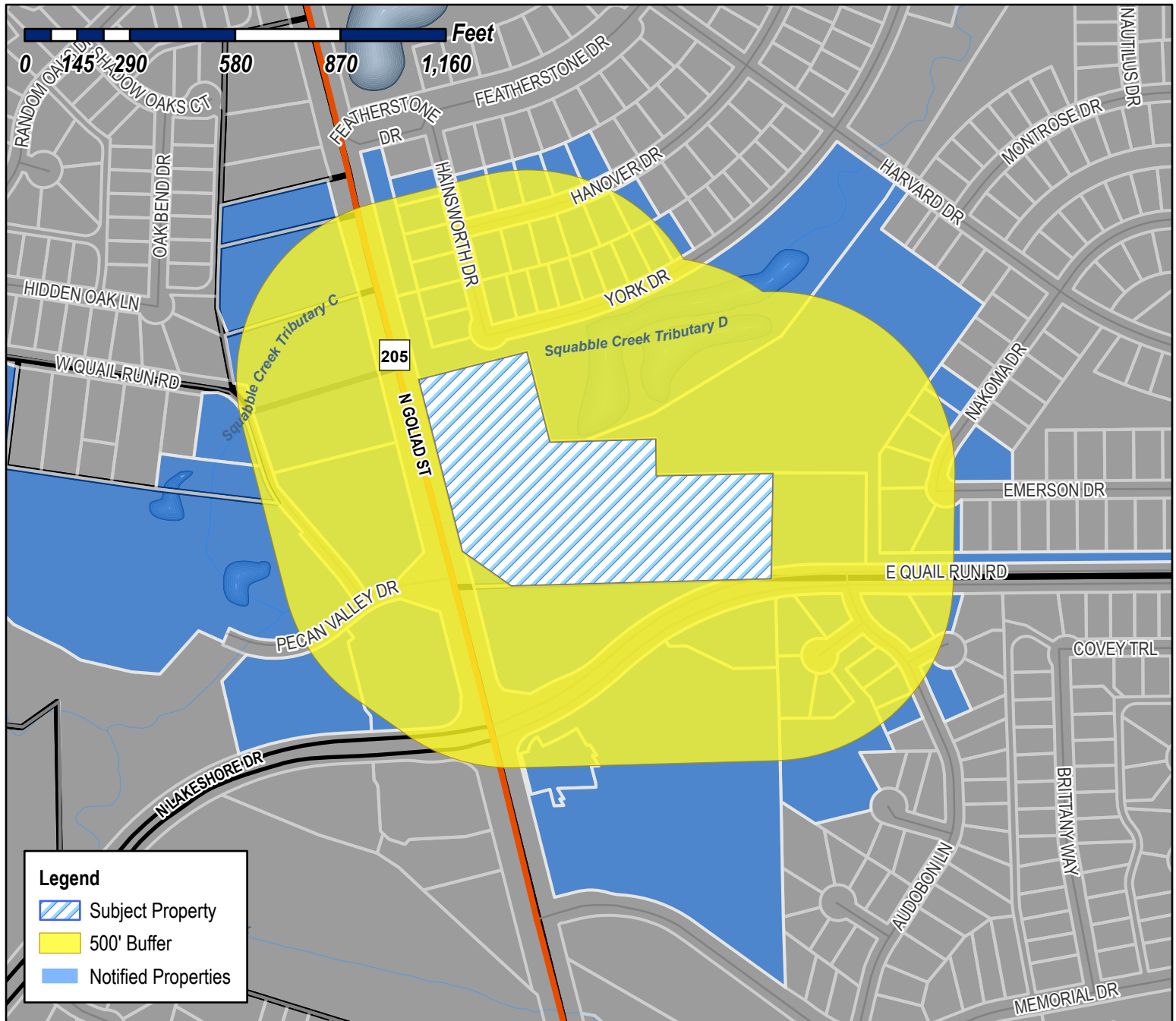




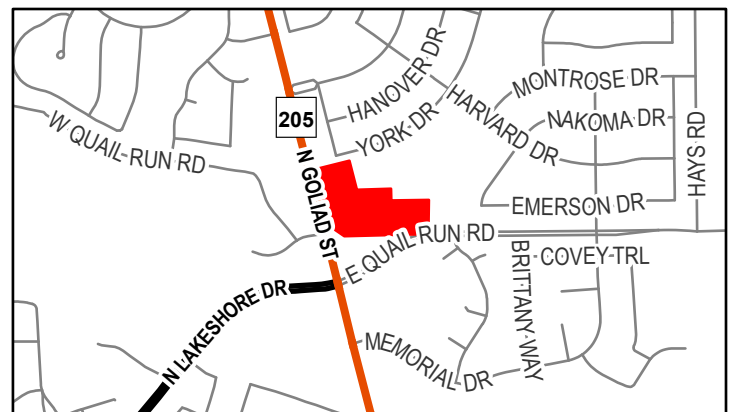
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KROGER TEXAS LP  
1014 VINE STREET  
CINCINNATI, OH 45202

KROGER TEXAS LP  
1014 VINE STREET  
CINCINNATI, OH 45202

KROGER TEXAS LP  
1014 VINE STREET  
CINCINNATI, OH 45202

ROCKWALL STONE CREEK ESTATES  
HOMEOWNERS ASSOCIATION INC  
C/O NEIGHBORHOOD MANAGEMENT INC  
1024 S GREENVILLE AVE SUITE 230  
ALLEN, TX 75002

ROCKWALL STONE CREEK ESTATES  
HOMEOWNERS ASSOCIATION INC  
C/O NEIGHBORHOOD MANAGEMENT INC  
1024 S GREENVILLE AVE SUITE 230  
ALLEN, TX 75002

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

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

MCMILLAN GARY AND SANDI  
112 REGAL BLUFF  
ROCKWALL, TX 75087

HOWLETT NEVA RAE  
115 REGAL BLUFF  
ROCKWALL, TX 75087

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

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

OCCUPANT  
122 REGAL BLUFF  
ROCKWALL, TX 75087

CULPEPPER DANNA JOHNSON  
122 REGAL BLUFF  
ROCKWALL, TX 75087

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

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

HELMER KALENA  
1501 AUDOBON LN  
ROCKWALL, TX 75087

FUNK AUDRA JOY  
1509 AUDOBON LN  
ROCKWALL, TX 75087

HARRIS PATRICIA A  
1517 AUDOBON LN  
ROCKWALL, TX 75087

OCCUPANT  
165 E QUAIL RUN RD  
ROCKWALL, TX 75087

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

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

MILLER MATHIEL JR  
1825 HAINSWORTH DRIVE  
ROCKWALL, TX 75087

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

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

OCCUPANT  
1831 HAINSWORTH DR  
ROCKWALL, TX 75087

OCCUPANT  
191 E QUAIL RUN RD  
ROCKWALL, TX 75087

OCCUPANT  
1950 N GOLIAD  
ROCKWALL, TX 75087

OCCUPANT  
1950 N GOLIAD  
ROCKWALL, TX 75087

OCCUPANT  
1950 N GOLIAD  
ROCKWALL, TX 75087

OCCUPANT  
2004 N GOLIAD  
ROCKWALL, TX 75087



OCCUPANT  
2007 N GOLIAD  
ROCKWALL, TX 75087

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

OCCUPANT  
2265 NORTH LAKESHORE DR  
ROCKWALL, TX 75087

QUAIL RUN VALLEY OWNERS ASSOC  
C/O ASSURED MGT INC  
2500 LEGACY DR STE 220  
FRISCO, TX 75034

STINSON EMILY & ANDREW  
300 NAKOMA DRIVE  
ROCKWALL, TX 75087

OCCUPANT  
3005 N GOLIAD ST  
ROCKWALL, TX 75087

OCCUPANT  
3009 N GOLIAD  
ROCKWALL, TX 75087

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

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

ADCOCK ISAAC AND CHRISTINA  
306 NOKOMA DRIVE  
ROCKWALL, TX 75087

HUFF ELLIOTT AND TOBIE  
312 NAKOMA DRIVE  
ROCKWALL, TX 75087

CLARK ALLAN JR  
313 NAKOMA DR  
ROCKWALL, TX 75087

COLE HC ROCKWALL TX LLC  
C/O ROCKWALL REGIONAL HOSPITAL, LLC; ATTN  
LEGAL DEPT.  
3150 HORIZON RD  
ROCKWALL, TX 75032

CARLSON CURT AND MARIA  
318 NAKOMA DRIVE  
ROCKWALL, TX 75087

CITY OF ROCKWALL  
385 S GOLIAD ST  
ROCKWALL, TX 75087

TYSON STEPHANIE AND CARY  
401 EMERSON DRIVE  
ROCKWALL, TX 75087

ETHERIDGE CHRIS  
407 EMERSON DRIVE  
ROCKWALL, TX 75087

JAVKER REALTY CORP  
42 BOND ST  
NEW YORK, NY 10012

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

ROCKWALL BROXY LLC  
C/O KABATECK LLP  
633 WEST FIFTH STREET SUITE 3200  
LOS ANGELES, CA 90071

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

OCCUPANT  
788 HANOVER DR  
ROCKWALL, TX 75087

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

OCCUPANT  
790 HANOVER DR  
ROCKWALL, TX 75087

KELLY TIMOTHY  
790 YORK DRIVE  
ROCKWALL, TX 75087

ALBRITTON MICHAEL H & ELAINE W LIVING  
TRUST  
MICHAEL H & ELAINE W ALBRITTON TRUSTEES  
791 HANOVER DRIVE  
ROCKWALL, TX 75087

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

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

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

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

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

NURMI DOUGLAS B & LISA R  
795 HANOVER DRIVE  
ROCKWALL, TX 75087

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

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

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

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

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

CRANDALL BRANT  
804 YORK DRIVE  
ROCKWALL, TX 75087

REY LUIS SR AND JUDY L  
806 YORK DR  
ROCKWALL, TX 75087

ODEYEMI ADETUNJI  
808 YORK DR  
ROCKWALL, TX 75087

STONE CREEK BALANCE LTD  
8214 WESTCHESTER STE 900  
DALLAS, TX 75225

OCCUPANT  
825 GOLIAD ST  
ROCKWALL, TX 75087

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  
DALLAS, TX 75206

# PUBLIC NOTICE



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

Z2022-042: SUP for Restaurant w/2,000 SF or More w/Drive-Through or Drive-In

*Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a Specific Use Permit (SUP) for a Restaurant with 2,000 SF or more with a Drive-Through or Drive-In 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.*

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Angelica Gamez  
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](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

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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. Z2022-042: SUP for Restaurant w/2,000 SF or More w/Drive-Through or Drive-In

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



**From:** Bobby Chapman [REDACTED]  
**Sent:** Saturday, September 3, 2022 5:02 PM  
**To:** Gamez, Angelica; Planning; Miller, Ryan; Lee, Henry  
**Cc:** Amy Email  
**Subject:** Z2022-042 (Chapman, Bobby)

Hello,

I'm including several people on this email due to its length in the hopes at least one person will read it.

I'm sending in the mailer you sent to residents as well, but the space to write is really small.

I'm writing in response to a request for feedback on this proposed development: Z2022-042

I am opposed to the request.

Reasons:

1. We were initially led to believe this was a greenbelt property when we purchased our home. Drees homebuilder lied to us and told us they contacted the city and confirmed this property was not able to be developed commercially.
2. Earlier this year, the president of our HOA promised us this would be a building for "doctors offices with a potential restaurant on the other side by the CVS". They misled us.
3. We don't need another fast food joint, especially one directly connected to our community. We already have a Chick-fil-a, McDonald's, American Cookie Co, Donut Shop, Fat Chicken, Mogios Pizza, and Starbucks within walking distance (less than a 1-2 minute walk from our neighborhood).

<https://www.countyhealthrankings.org/take-action-to-improve-health/what-works-for-health/strategies/zoning-regulations-for-fast-food>

Older but the stats are probably even worse now: [https://www.roysecityheraldbanner.com/opinion/community-partnership-addressing-a-serious-community-problem/article\\_47325dc1-b3d7-5c5f-9063-8825909517ae.html](https://www.roysecityheraldbanner.com/opinion/community-partnership-addressing-a-serious-community-problem/article_47325dc1-b3d7-5c5f-9063-8825909517ae.html)

<https://www.washingtonpost.com/business/2019/10/29/what-parents-should-know-about-how-living-near-fast-food-outlets-could-affect-their-kids/>

There are lots of children in this neighborhood, giving them another option for fast food will directly impact their health (type 2 diabetes, obesity, and cardiovascular disease). Please don't make outside school options easier for them to obtain very unhealthy food options.

4. There is a pond that will backup to this fast food location. Kids from the neighborhood love fishing in this pond, a fast food restaurant will almost certainly cause pollution and trash to harm or even kill the natural wildlife in the area.

I could provide more data, but will stop here. Please don't let them install another fast food joint so close to our home - if I wanted to be surrounded by these types of establishments I'd move to a less desirable city (or a major city like Dallas).

Best,

Bobby Chapman

[REDACTED]  
[REDACTED]  
[REDACTED]

Sent from my iPhone

**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.**

**Ross, Bethany**

---

**From:** Danna Culpepper [REDACTED]  
**Sent:** Wednesday, September 7, 2022 9:02 AM  
**To:** Planning  
**Subject:** Z2022-042 SUP for Restaurant w/2000 SF or More 2/Drive-through or Drive in

I am opposing to the request for the reasons below:

- 1) The proposed site would literally be in my back yard
- 2) The traffic has been increased tremendously since sub divisions have been built and the noise has been magnified since the building of the Kroger North store, Chick-fil and the other eating establishments have been built because of the increased traffic.

**My answer is no.**

Thank you  
Danna Culpepper  
[REDACTED]

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Case No. Z2022-042: SUP for Restaurant w/2,000 SF or More w/Drive-Through or Drive-In

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.

Do we really need another fast food joint? Look at I-30 access road. Places come & go. Get the flow of traffic figured out on 205 & J. King. I really do not appreciate the pathetic job of traffic management in Rockwall.

Name: Douglas B. Nunn

Address: 795 Hammer Dr. 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.

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# PUBLIC NOTICE



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

**Z2022-042: SUP for Restaurant w/2,000 SF or More w/Drive-Through or Drive-In**

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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:

Angelica Gamez  
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](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, September 19, 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

USE THIS QR CODE  
TO GO DIRECTLY  
TO THE WEBSITE



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

PLEASE RETURN THE BELOW FORM

**Case No. Z2022-042: SUP for Restaurant w/2,000 SF or More w/Drive-Through or Drive-In**

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: LANTY DEAN  
Address: 216 W. Quail Run Rd.

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.

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Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning

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**Case No. Z2022-042: SUP for Restaurant w/2,000 SF or More w/Drive-Through or Drive-In**

**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:

MARY F. DEAN

Address:

216 W. QUAIL RUN RD

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.

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**Ryan Miller, AICP**  
Director of Planning & Zoning

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--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2022-042: SUP for Restaurant w/2,000 SF or More w/Drive-Through or Drive-In

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.

Commercial development in such close proximity to established residential homes will drive critters and other wildlife into our yards and homes. As well, it will generate increased traffic which already exceeds capacity. The solitude that our community is supposed to provide will have an increase noise level from this development. And property values decline with nearby commercial development.

Name: **Mathel Miller, Jr.**

Address: **1825 Hainsworth Drive, Rockwall, Texas 75087**

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**From:** [elaine albritton](#)  
**To:** [Planning](#)  
**Cc:** [Elaine Albritton](#)  
**Date:** Saturday, August 27, 2022 3:27:23 PM

---

Once again, we have to point out that the intersection of E. Quail Run DR. and State 205 is one of the most dangerous pieces of road in the county. There are already 4 major structures at every corner of the intersection: CVS SE, Walgreens NW, Chick Fillet W. and Kroger's SE. If this was not bad enough E Quail Run is not divided all the way to John King but turns into a very dangerous two lane, small, non-divided, highway that will soon have structures on both sides of it before it intersects John King. This is a receipt for disaster on a grand scale!

The planned Restaurant w/Drive -Through does not show the intersections on it. Will the traffic come out and go in on Quail Run Drive or State 205 (North Goliad)? Will there be a walkway from York Drive to the proposed structure? How will this structure effect Squabble Creek and the deeply wooded areas bordering York Drive? Will the increase of traffic effect the response time of the Fire Station on E. Quail Run?

As everyone knows that uses State 205 (North Goliad) the road turns into a mile long parking lot from about 3PM and even gets worse about 5PM or 6PM or later. The proposed structure will only increase this hazard.

For the reasons stated above I will have to say I am opposed to this request until there is a more inadept study transmitted to the residents in the effected, yellow area, of the map.

Michael H. Albritton

[REDACTED]

[REDACTED]

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**Ross, Bethany**

---

**From:** Robert Brown [REDACTED]  
**Sent:** Tuesday, August 30, 2022 2:23 PM  
**To:** Planning  
**Subject:** Case No. Z2022-042: SUP for Restaurant w/2,000 SF or More w/Drive-Through or Drive-In

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

1. I desire an additional restaurant choice in the northern section of Rockwall.
2. The current appearance of the tract of land identified is undesirable and needs improvement.

Robert Brown, [REDACTED]

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-042 SUP REQUEST

Please place a check mark on the appropriate line below: \*

☐

I am in favor of the request.



I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Heavy traffic on 205/Goliad's 2-lanes all day every day is not conducive to turning safely into this property. Traffic will back up even worse than it does already and too close to already dangerous intersection. I'm also opposed to filling in natural flood plains and catchment basins.

## Respondent Information

Please provide your information.

## First Name \*

Janice

Last Name \*

Carson

Address \*

826 Oak Hollow Lane

City \*

Rockwall

State \*

TX

Zip Code \*

75087

Please check all that apply: \*



I live nearby the proposed Zoning or Specific Use Permit (SUP) request.



I work nearby the proposed Zoning or Specific Use Permit (SUP) request.



I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.



I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.



Other: I drive on 205/Goliad daily from Ridge Road West, and traffic is already horrendous!

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- ☐ I received a property owner notification in the mail.
- ☐ I read about the request on the City's website.
- ☐ I saw a zoning sign on the property.
- ☐ I read about the request in the Rockwall Herald Banner.
- ☐ My neighbors told me about the request.
- ☒ Other: City sends me Development Request list

This content is neither created nor endorsed by Google.

Google Forms



**From:** [REDACTED]  
**To:** [Planning](#)  
**Date:** Thursday, August 25, 2022 10:16:03 AM

---

We live at [REDACTED] and we oppose the restaurant request at Quail Run and 205. Traffic getting in and out of our neighborhood is already ridiculous and another restaurant wouldn't help that any. The Kroger store is in our backyard and we deal with constant noise including trucks starting at 4am daily, the weed smell coming from the docks makes using our backyard nearly impossible. We have enough restaurants and business at that already very busy corner, please do not build anymore.

Jon and Ann Vance  
[REDACTED]

Sent from my iPhone

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.

**Ross, Bethany**

---

**From:** Lacie Gibraltar [REDACTED]  
**Sent:** Wednesday, September 7, 2022 9:45 AM  
**To:** Planning  
**Subject:** Z2022-042 SUP for Restaurant w/2000 SF or More 2/Drive-through or Drive in

I am opposing to the request for the reasons below:

- 1) I live on the edge of the neighborhood & the proposal site would significantly increase traffic on Quail Run. It is already difficult to get out of my neighborhood as it is.
- 2) The traffic has been increased tremendously since sub divisions have been built. The noise has been magnified since the building of the Kroger North store, Chick-fil-A and the other eating establishments (i.e. Starbuck & Mod Pizza).

**My answer is no.**

Thank you.

Lacie Gibralte  
[REDACTED]



L A C I E G I B R A L T E R  
[REDACTED]

**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.**



August 17, 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 one restaurant with a drive thru, The property is currently vacant. This SUP requests that drive thru uses be permitted for the building 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

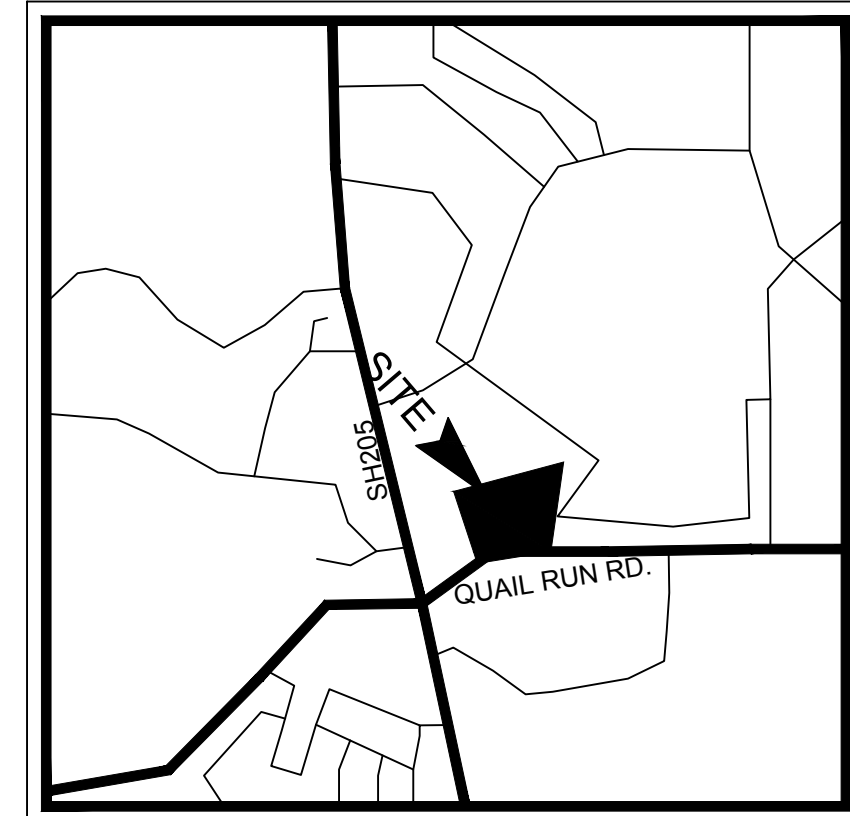
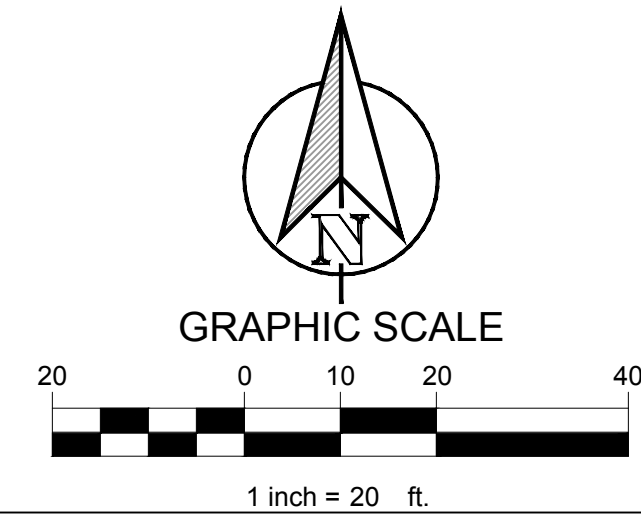
A handwritten signature in blue ink that reads "Drew Donosky".

Drew Donosky , P.E.





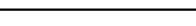

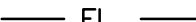



**DUWEST ROCKWALL PH.2  
SH 205 & QUAIL RUN RD  
ROCKWALL, TX**

# CITY SITE PLAN



VICINITY MAP  
N.T.S.

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, PUBLIC ACCESS EASEMENT
	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
⑧	PROP. ARROW PAVEMENT STRIPING

## 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

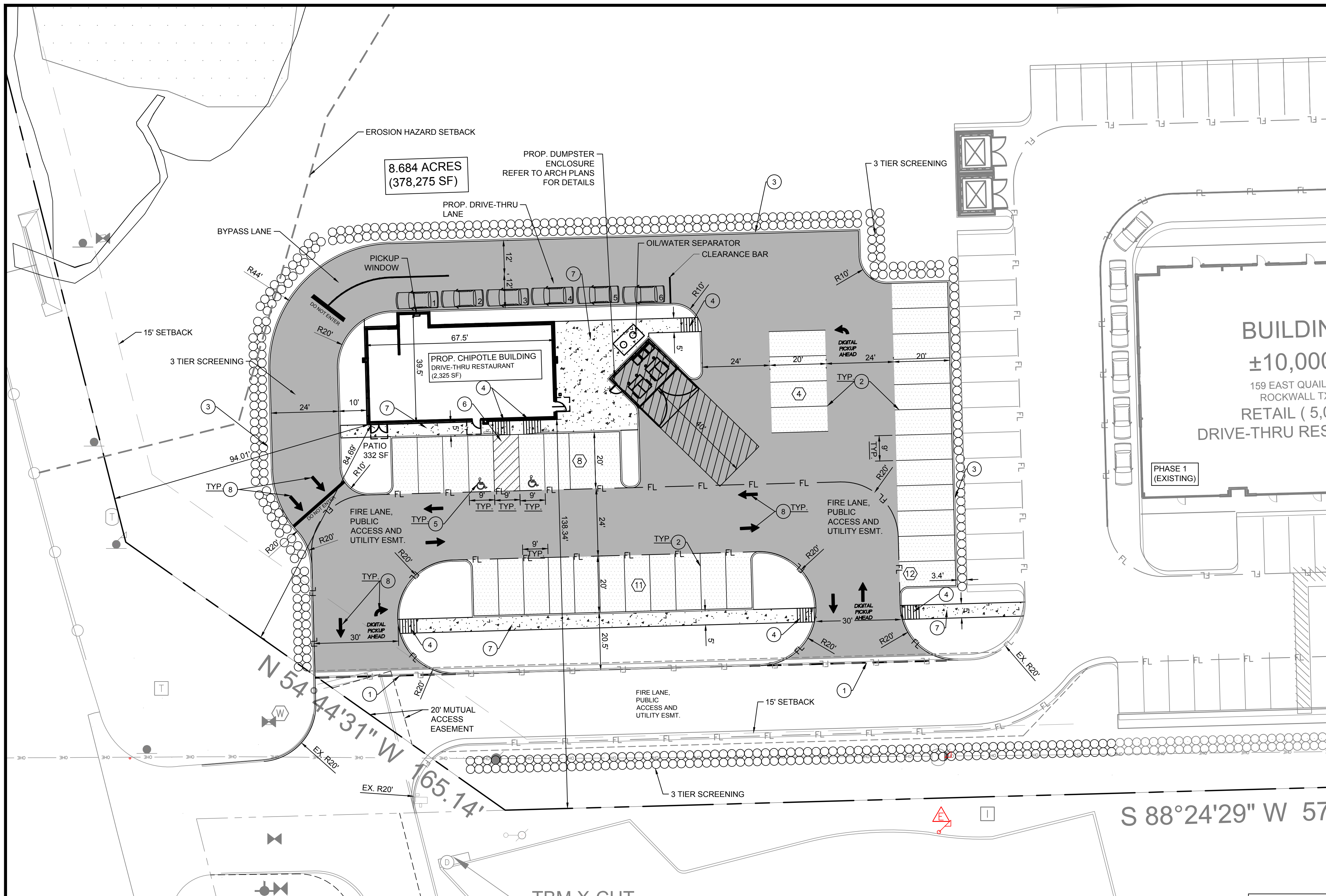
CASE NUMBER

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

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING



SITE DATA TABLE			
	PHASE 2 (CHIPOTLE)	PHASE 1 (EXISTING)	TOTAL
SITE AREA	8.684 AC (378,275 SF)	8.684 AC (378,275 SF)	8.684 AC (378,275 SF)
ZONING	PD-70	PD-70	PD-70
PROPOSED USE	DRIVE-THRU RESTAURANT	RETAIL/ DRIVE-THRU RESTAURANT	RETAIL/ DRIVE-THRU RESTAURANT
BUILDING SIZE	2,325 SF	BUILDING B- 10,000 SF BUILDING C- 10,000 SF	20,325 SF
PATIO AREA	332 SF	2,777 SF	3,109 SF
LOT COVERAGE	.06 %	5.2 %	5.26 %
FLOOR TO AREA RATIO	0.00 : 1	0.05 : 1	0.06 :1
BUILDING STORIES	1 STORY	1 STORY	1 STORY
TOTAL IMPERVIOUS	29,064 SF (0.8%)	116,406 SF (30.8%)	145,138 SF (38.3%)
OPEN SPACE	8.62 AC (92 %)	6.04 AC (69.2%)	5.4 AC (61.7 %)

PARKING DATA TABLE	
PARKING REQ.	
DRIVE-THRU RESTAURANT (2,325 SF) 1/ 100 SF	24 SPACES
STANDARD PARKING	33 SPACES
ADA PARKING	2 SPACES
PARKING PROVIDED	35 SPACES (2 ADA)

TBM #1 - ELEV: 507.40  
AN "X" CUT SET APPROXIMATELY 44.2' SOUTH AND 46.9'  
WEST FROM THE SOTUH EAST PROPERTY CORNER  
ALONG QUAL RD.

TBM #2 - ELEV: 489.60  
AND "X" CUT SET APPROXIMATELY 16.6' SOUTH AND 18.1'  
WEST FROM THE SOTUWEST PROPERTY CORNER ALONG  
QUAL RD.

TBM #3 - ELEV: 486.4  
AND "X" CUT SET APPROXIMATELY 176.7' SOUTH AND  
103.1' EAST FROM THE SOTUH EAST PROPERTY CORNE  
ALONG QUAIL RD.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN  
REMAINS WITH THE DESIGN ENGINEER. THE CITY OF  
ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR  
CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR  
ADEQUACY OR ACCURACY OF DESIGN.

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 TIES SHALL BE PRINTED WITHIN 10' OF NON-STEEL BASED PUBLIC UTILITIES.
5. SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.

PLOTTED BY: AMIRA ABDALLAH  
 PLOT DATE: 9/1/2022 3:20 PM  
 LOCATION: Z:\PROJECTS\PROJECTS\2022-175 DUWEST ROCKWALL PH. 2\CADD\SHEETS\SP-1 SITE PLAN.DWG  
 LAST SAVED: 9/1/2022 1:41 PM



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 ONE (1) *RESTAURANT WITH 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 DuWest Realty, LLC for the approval of a Specific Use Permit (SUP) for a *Restaurant with 2,000 SF or More with Drive-Through or Drive-In* for the purpose of constructing one (1) restaurant 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 a *Restaurant with 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 a *Restaurant with 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 ' B'* of this ordinance.
- 2) The applicant shall provide three tier screening on the north, south, and west sides of the concept plan.

## **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 3<sup>rd</sup> DAY OF OCTOBER, 2022.**

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Kevin Fowler, *Mayor*

**ATTEST:**

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Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

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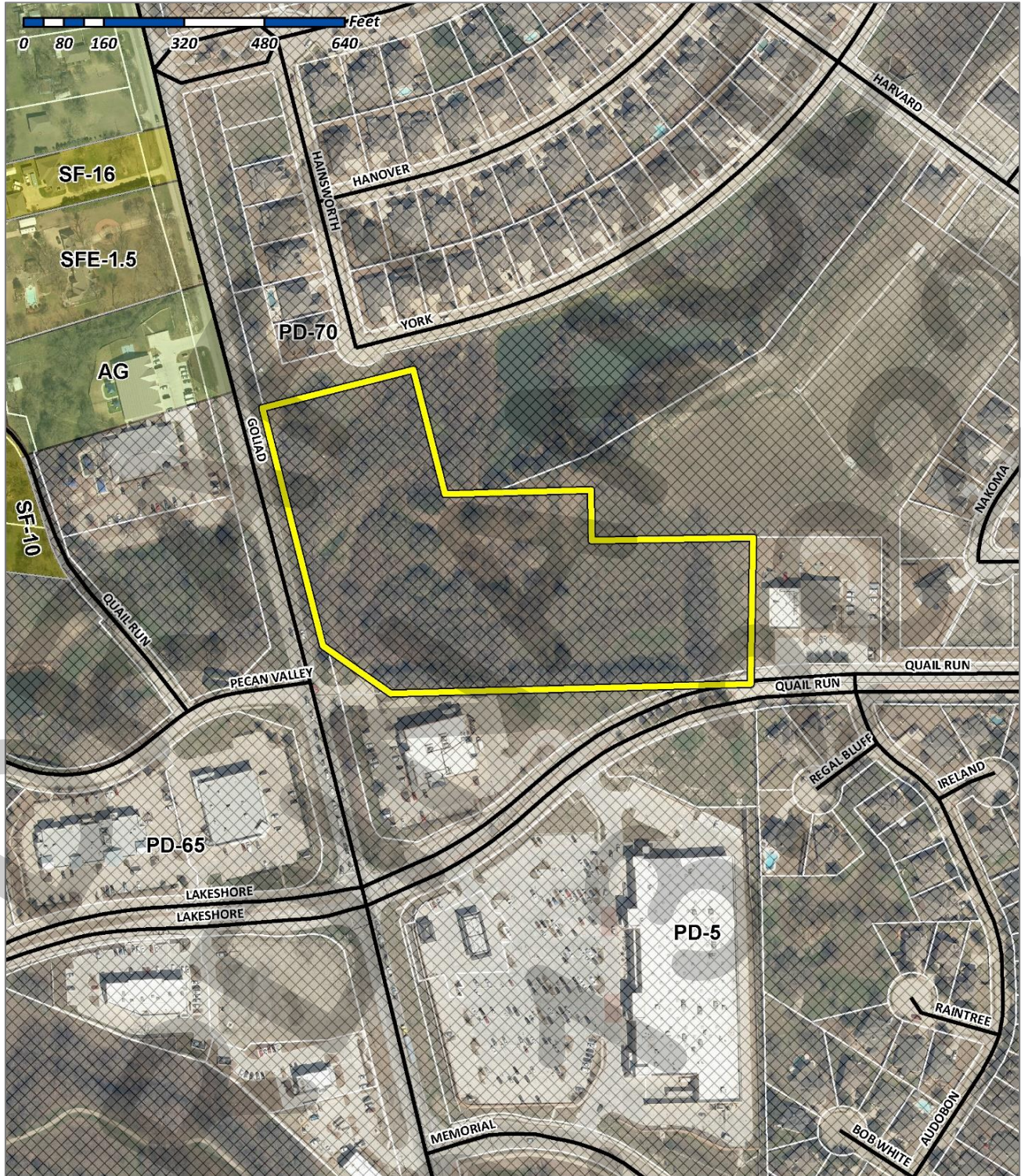
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: September 19, 2022

2<sup>nd</sup> Reading: October 3, 2022

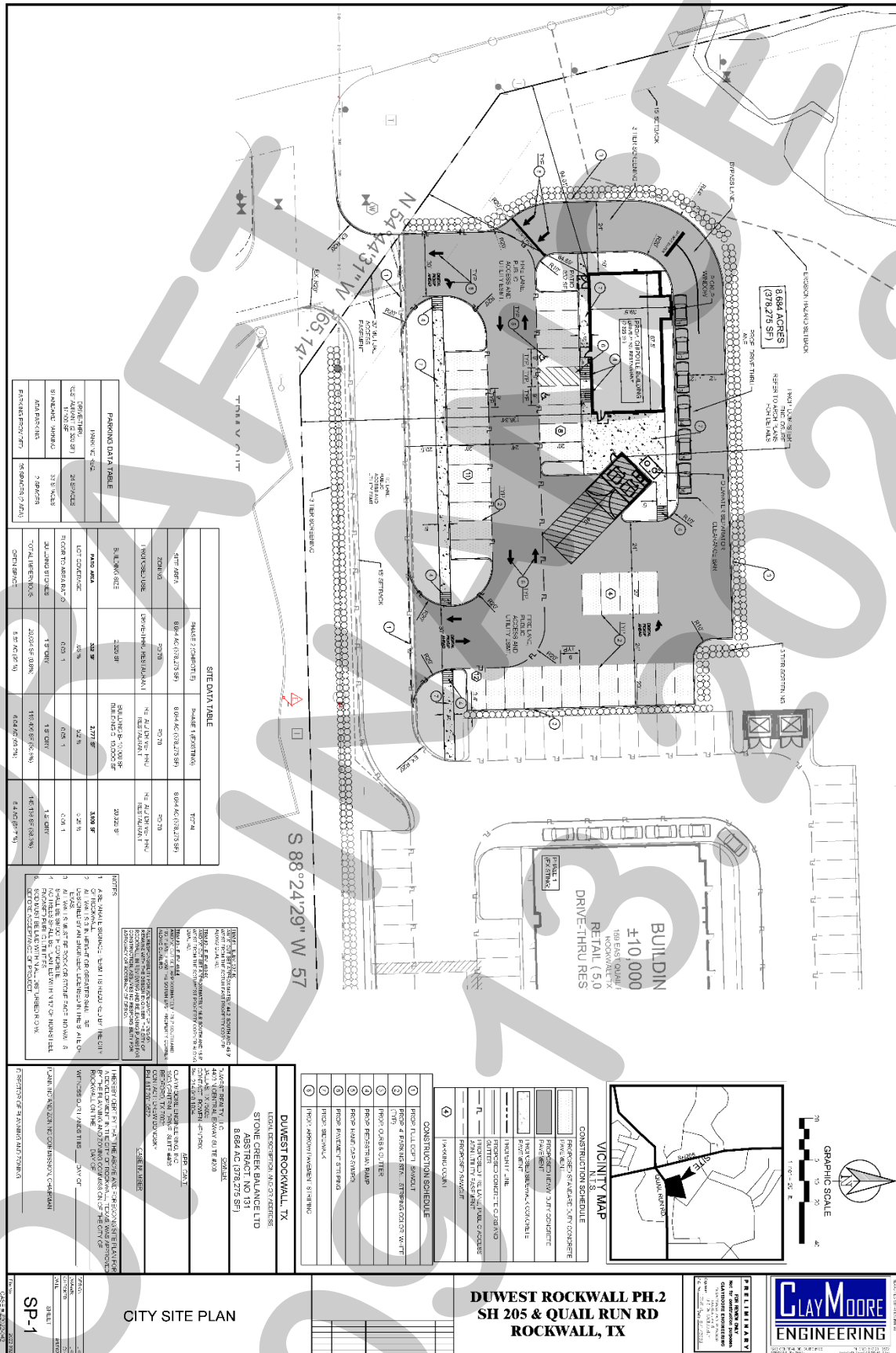


Exhibit 'A'  
Location Map





**Exhibit 'B':**  
*Concept Plan*







# 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](mailto:PLANNING@ROCKWALL.COM)

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**TO:** Mayor and City Council

**DATE:** September 19, 2022

**APPLICANT:** Bowen Hendrix; *DuWest Realty, LLC*

**CASE NUMBER:** Z2022-042; *Specific Use Permit (SUP) for a Restaurant with 2,000 SF or More with a Drive Through or Drive-In*

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### **SUMMARY**

Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a Specific Use Permit (SUP) for a Restaurant with 2,000 SF or more with a Drive-Through or Drive-In 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.

### **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. 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 [Case No. Z2022-003] 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. A site plan [Case No. SP2022-012] was approved for these buildings by the Planning and Zoning Commission on April 12, 2022. Following this approval, the applicant requested and was granted a variance to the driveway spacing requirements [Case No. MIS2022-016] to allow an additional driveway off of Quail Run Road.

## **PURPOSE**

On August 19, 2022, Bowen Hendrix of DuWest Realty, LLC, submitted an application requesting the approval of a Specific Use Permit (SUP) for a *Restaurant, 2,000 SF or Greater, with Drive-Through or Drive-In* for the purpose of constructing a 2,325 SF drive-through restaurant.

## **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 a development application and concept plan depicting the layout of one (1), 2,325 SF drive-through restaurant on the subject property. Based on the concept plan, the building will be oriented so that the drive-through and *bailout* lanes will be located along the northern and western façade of the 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 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*) along the northern, eastern, and southern property lines of the subject property.

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. When considering the proposed 2,325 SF restaurant shown on the concept plan, this translates to a parking requirement of 24 parking spaces. The concept plan indicates a total of 35 parking spaces (33 spaces with 2 ADA parking spaces) will be provided or 11 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 ... [it] 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:

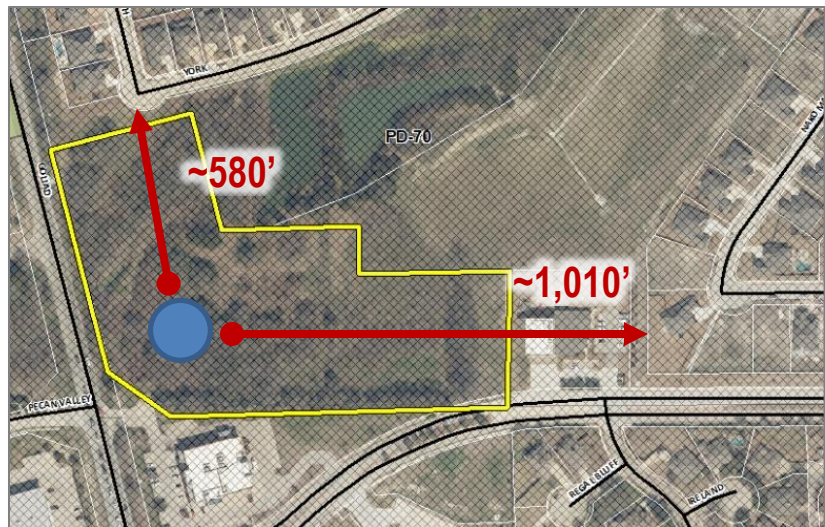
- (1) Drive-through lanes shall not have access to a local residential street.
- (2) Additional landscape screening shall be installed adjacent to drive-through lanes to impair the visibility and impact of headlights from motor vehicles in the drive-through lane on adjacent properties, rights-of-way, 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 lane can accommodate a minimum of six (6) vehicles for the drive-through lane, and that three (3) tiered screening will be provided adjacent to the northern, eastern, 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/preservation area owned by the *Stone Creek Estates Homeowners Association*. In addition, the the building is ~580-feet away from the closest residentially used property. 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.

## 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 externality for the existing adjacent residential development, [3] is providing drive-through lanes that can accommodate a minimum stacking of six (6) standard size motor vehicles, [4] is providing *bailout* lanes adjacent to the drive-through lanes, and [5] all residential land uses are a minimum of ~580-feet from the proposed building. 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 August 23, 2022, staff mailed 74 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 with More Than 2,000 SF with Drive-Through or Drive-In*. 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 August 26, 2022 as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received the following:

- (1) Three (3) property owner notifications and three (3) emails from property owners within the 500-foot notification area in opposition to the applicant's request.
- (2) One (1) response to the online Zoning and Sup Input Form from a property owner within the 500-foot buffer.
- (3) One (1) email from a property owner within the 500-foot notification area in favor of the applicant's request.

- (4) One (1) email and one (1) response to the online Zoning and SUP Input Form from a property owner outside of the 500-notification area opposed to the applicant's request.

### **CONDITIONS OF APPROVAL**

If the City Council chooses to approve of the applicant's request for a Specific Use Permit (SUP) for a *Restaurant with 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 'B'* of the Specific Use Permit (SUP) ordinance.
  - (b) The applicant shall provide three tier screening on the north, south, and west sides of the concept plan.
- (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 September 13, 2022, the Planning and Zoning Commission recommended approval of the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Jerry Welch absent.





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

## PLATTING APPLICATION FEES:

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

## SITE PLAN APPLICATION FEES:

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

## ZONING APPLICATION FEES:

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

## OTHER APPLICATION FEES:

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

## NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT FOR REQUESTS ON LESS THAN ONE ACRE, 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]

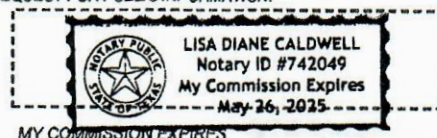
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bowen Hendrix [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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."

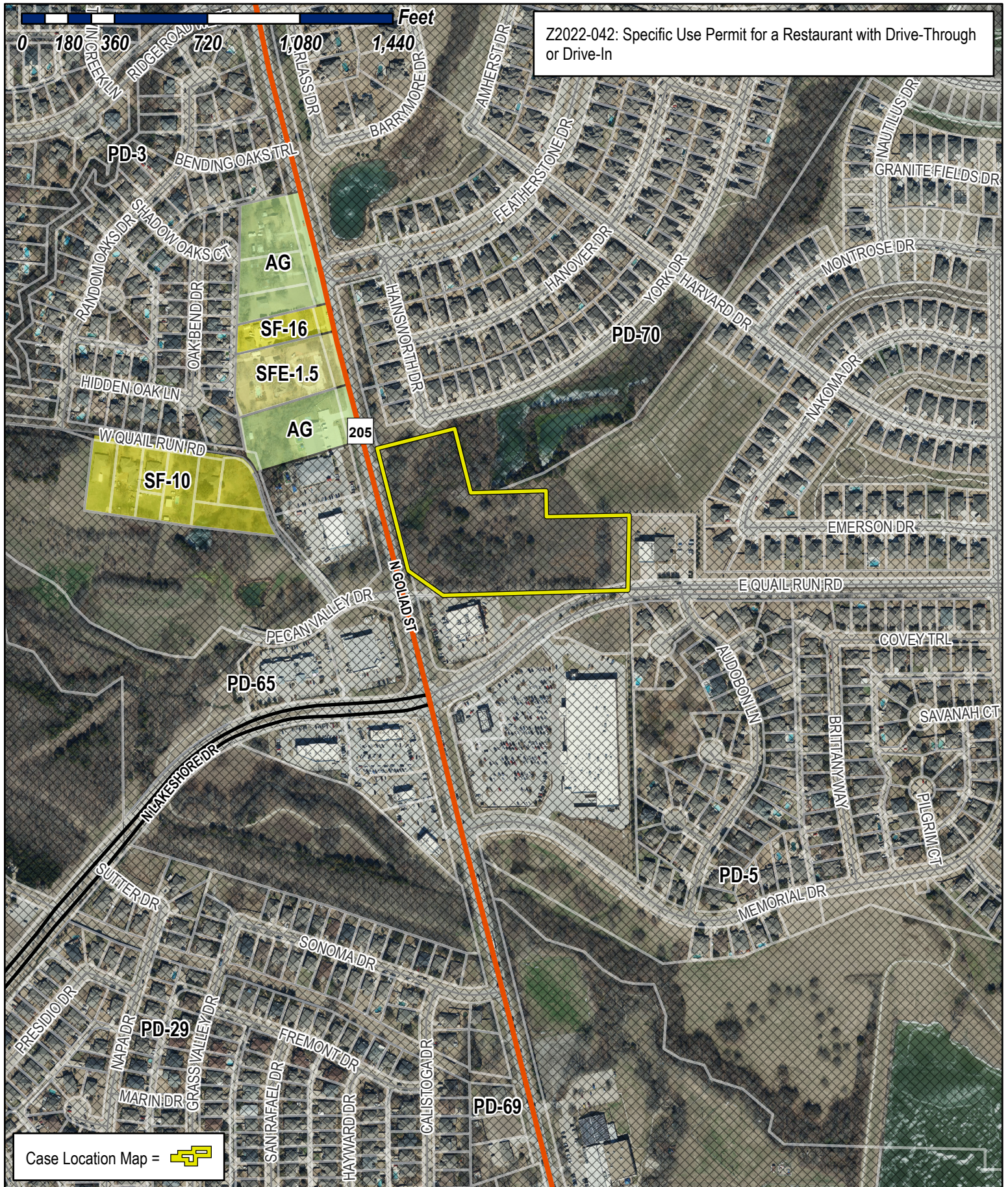
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF January 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







Case Location Map = 



## City of Rockwall

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

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



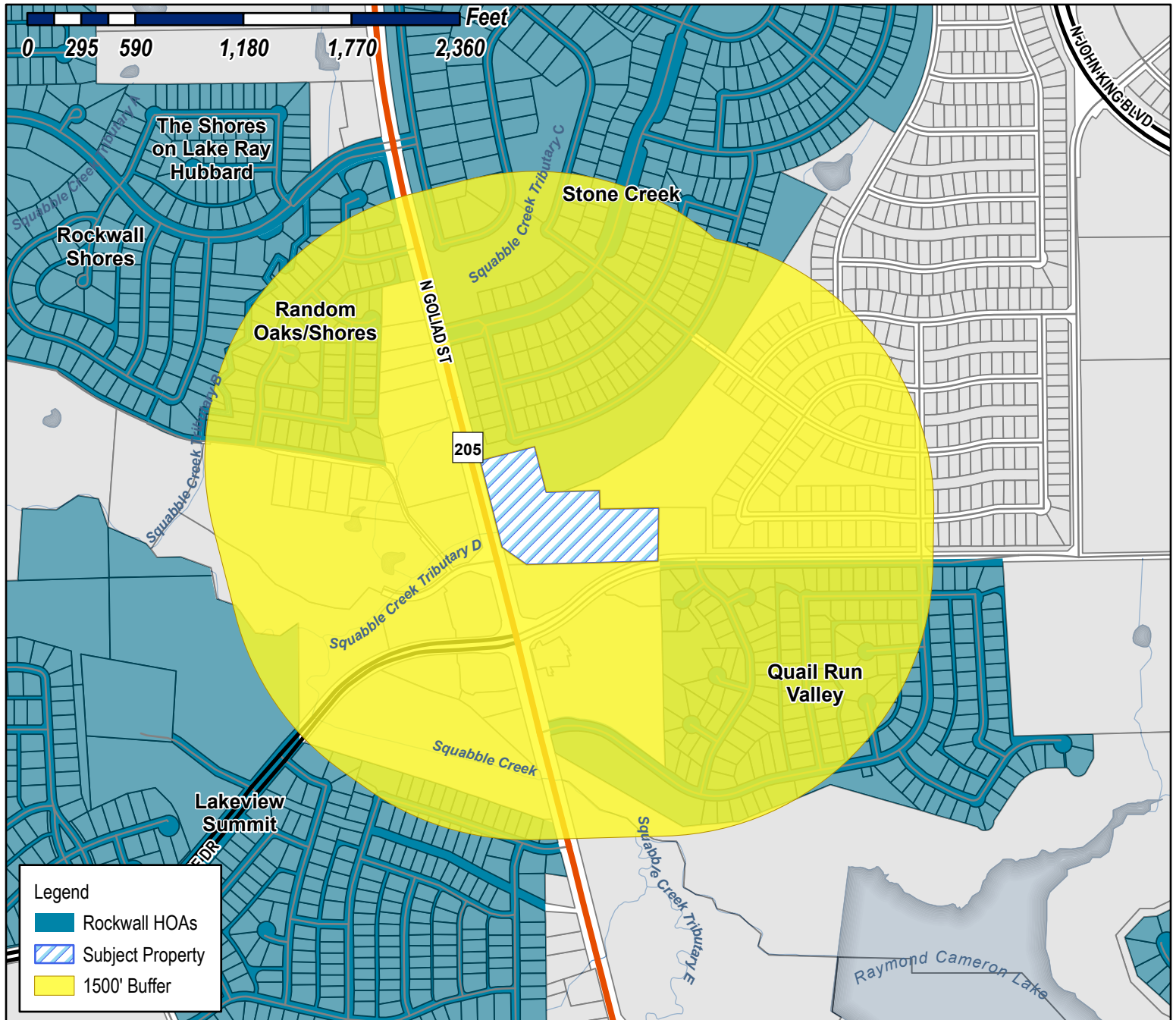
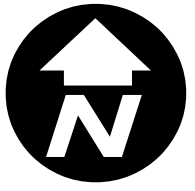




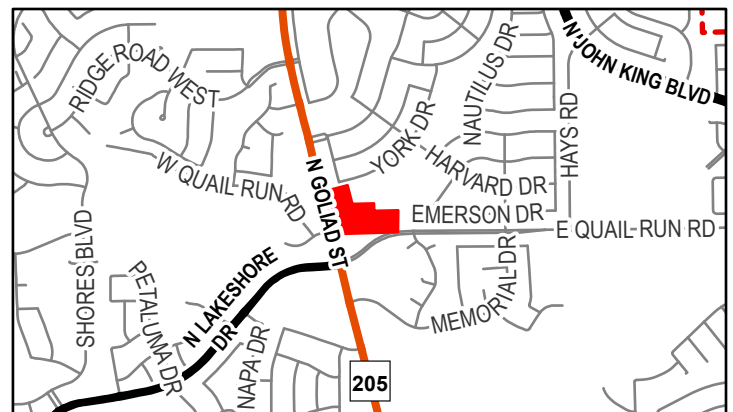
# City of Rockwall

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

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**Case Number:** Z2022-042  
**Case Name:** SUP for Restaurant w/Drive-Through or Drive-In  
**Case Type:** Zoning  
**Zoning:** Planned Development District 70 (PD-70)  
**Case Address:** NEC of E. Quail Run Rd. & SH-205  
**Date Saved:** 8/22/2022  
For Questions on this Case Call (972) 771-7745



**From:** [Gamez, Angelica](#)  
**Cc:** [Miller, Ryan](#); [Ross, Bethany](#); [Lee, Henry](#)  
**Bcc:** [REDACTED]  
**Subject:** FW: Neighborhood Notification Program [Z2022-042]  
**Date:** Tuesday, August 23, 2022 4:49:52 PM  
**Attachments:** [Public Notice \(Z2022-042\).pdf](#)  
[HOA Map \(08.19.2022\).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 August 26, 2022. The Planning and Zoning Commission will hold a public hearing on Tuesday, September 13, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 19, 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](mailto: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>.

Z2022-042: SUP for Restaurant w/2,000 SF or More w/Drive-Through or Drive-In  
Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a Specific Use Permit (SUP) for a Restaurant with 2,000 SF or more with a Drive-Through or Drive-In 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,

*Angelica Gamez*

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

<http://www.rockwall.com/planning/>

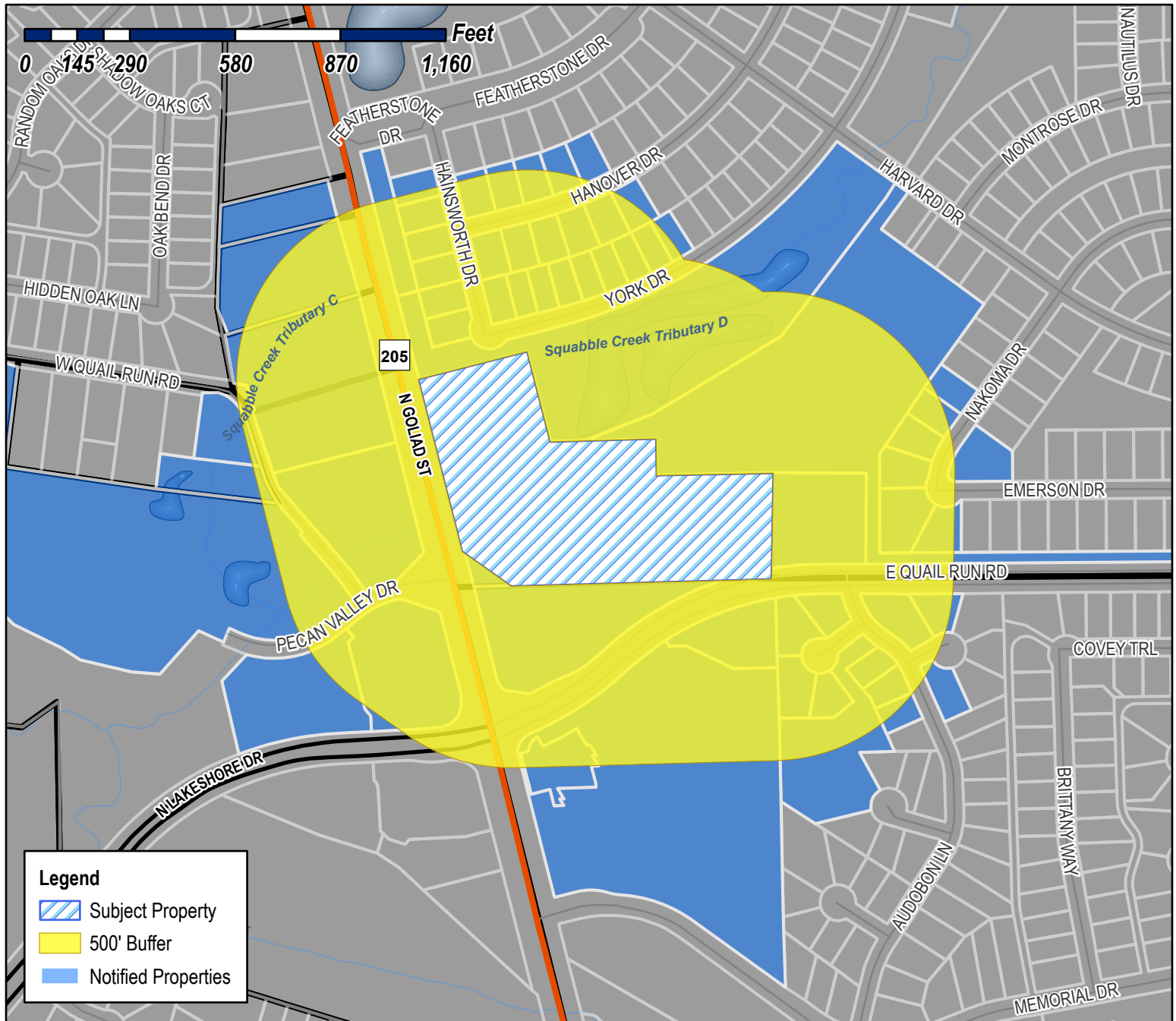




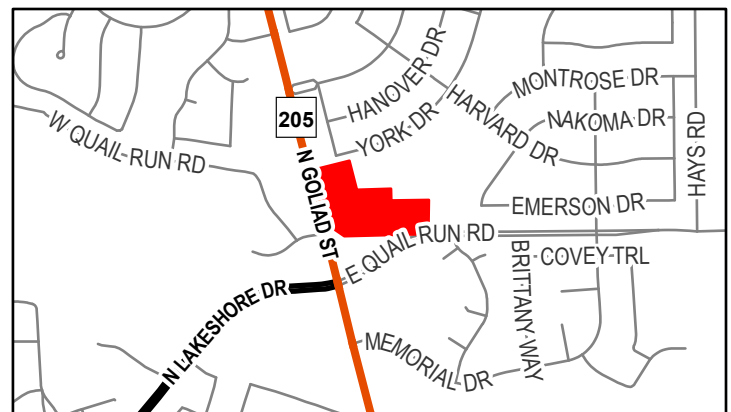
# City of Rockwall

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385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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For Questions on this Case Call (972) 771-7745



KROGER TEXAS LP  
1014 VINE STREET  
CINCINNATI, OH 45202

KROGER TEXAS LP  
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CINCINNATI, OH 45202

KROGER TEXAS LP  
1014 VINE STREET  
CINCINNATI, OH 45202

ROCKWALL STONE CREEK ESTATES  
HOMEOWNERS ASSOCIATION INC  
C/O NEIGHBORHOOD MANAGEMENT INC  
1024 S GREENVILLE AVE SUITE 230  
ALLEN, TX 75002

ROCKWALL STONE CREEK ESTATES  
HOMEOWNERS ASSOCIATION INC  
C/O NEIGHBORHOOD MANAGEMENT INC  
1024 S GREENVILLE AVE SUITE 230  
ALLEN, TX 75002

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

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

MCMILLAN GARY AND SANDI  
112 REGAL BLUFF  
ROCKWALL, TX 75087

HOWLETT NEVA RAE  
115 REGAL BLUFF  
ROCKWALL, TX 75087

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

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

OCCUPANT  
122 REGAL BLUFF  
ROCKWALL, TX 75087

CULPEPPER DANNA JOHNSON  
122 REGAL BLUFF  
ROCKWALL, TX 75087

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

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

HELMER KALENA  
1501 AUDOBON LN  
ROCKWALL, TX 75087

FUNK AUDRA JOY  
1509 AUDOBON LN  
ROCKWALL, TX 75087

HARRIS PATRICIA A  
1517 AUDOBON LN  
ROCKWALL, TX 75087

OCCUPANT  
165 E QUAIL RUN RD  
ROCKWALL, TX 75087

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

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

MILLER MATHIEL JR  
1825 HAINSWORTH DRIVE  
ROCKWALL, TX 75087

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

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

OCCUPANT  
1831 HAINSWORTH DR  
ROCKWALL, TX 75087

OCCUPANT  
191 E QUAIL RUN RD  
ROCKWALL, TX 75087

OCCUPANT  
1950 N GOLIAD  
ROCKWALL, TX 75087

OCCUPANT  
1950 N GOLIAD  
ROCKWALL, TX 75087

OCCUPANT  
1950 N GOLIAD  
ROCKWALL, TX 75087

OCCUPANT  
2004 N GOLIAD  
ROCKWALL, TX 75087

OCCUPANT  
2007 N GOLIAD  
ROCKWALL, TX 75087

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

OCCUPANT  
2265 NORTH LAKESHORE DR  
ROCKWALL, TX 75087

QUAIL RUN VALLEY OWNERS ASSOC  
C/O ASSURED MGT INC  
2500 LEGACY DR STE 220  
FRISCO, TX 75034

STINSON EMILY & ANDREW  
300 NAKOMA DRIVE  
ROCKWALL, TX 75087

OCCUPANT  
3005 N GOLIAD ST  
ROCKWALL, TX 75087

OCCUPANT  
3009 N GOLIAD  
ROCKWALL, TX 75087

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

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

ADCOCK ISAAC AND CHRISTINA  
306 NOKOMA DRIVE  
ROCKWALL, TX 75087

HUFF ELLIOTT AND TOBIE  
312 NAKOMA DRIVE  
ROCKWALL, TX 75087

CLARK ALLAN JR  
313 NAKOMA DR  
ROCKWALL, TX 75087

COLE HC ROCKWALL TX LLC  
C/O ROCKWALL REGIONAL HOSPITAL, LLC; ATTN  
LEGAL DEPT.  
3150 HORIZON RD  
ROCKWALL, TX 75032

CARLSON CURT AND MARIA  
318 NAKOMA DRIVE  
ROCKWALL, TX 75087

CITY OF ROCKWALL  
385 S GOLIAD ST  
ROCKWALL, TX 75087

TYSON STEPHANIE AND CARY  
401 EMERSON DRIVE  
ROCKWALL, TX 75087

ETHERIDGE CHRIS  
407 EMERSON DRIVE  
ROCKWALL, TX 75087

JAVKER REALTY CORP  
42 BOND ST  
NEW YORK, NY 10012

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

ROCKWALL BROXY LLC  
C/O KABATECK LLP  
633 WEST FIFTH STREET SUITE 3200  
LOS ANGELES, CA 90071

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

OCCUPANT  
788 HANOVER DR  
ROCKWALL, TX 75087

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

OCCUPANT  
790 HANOVER DR  
ROCKWALL, TX 75087

KELLY TIMOTHY  
790 YORK DRIVE  
ROCKWALL, TX 75087

ALBRITTON MICHAEL H & ELAINE W LIVING  
TRUST  
MICHAEL H & ELAINE W ALBRITTON TRUSTEES  
791 HANOVER DRIVE  
ROCKWALL, TX 75087

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

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

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



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

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

NURMI DOUGLAS B & LISA R  
795 HANOVER DRIVE  
ROCKWALL, TX 75087

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

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

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

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

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

CRANDALL BRANT  
804 YORK DRIVE  
ROCKWALL, TX 75087

REY LUIS SR AND JUDY L  
806 YORK DR  
ROCKWALL, TX 75087

ODEYEMI ADETUNJI  
808 YORK DR  
ROCKWALL, TX 75087

STONE CREEK BALANCE LTD  
8214 WESTCHESTER STE 900  
DALLAS, TX 75225

OCCUPANT  
825 GOLIAD ST  
ROCKWALL, TX 75087

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  
DALLAS, TX 75206

# PUBLIC NOTICE



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

Z2022-042: SUP for Restaurant w/2,000 SF or More w/Drive-Through or Drive-In

*Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a Specific Use Permit (SUP) for a Restaurant with 2,000 SF or more with a Drive-Through or Drive-In 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, September 13, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 19, 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:

Angelica Gamez  
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](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, September 19, 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. Z2022-042: SUP for Restaurant w/2,000 SF or More w/Drive-Through or Drive-In

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](#)

**From:** Bobby Chapman [REDACTED]  
**Sent:** Saturday, September 3, 2022 5:02 PM  
**To:** Gamez, Angelica; Planning; Miller, Ryan; Lee, Henry  
**Cc:** Amy Email  
**Subject:** Z2022-042 (Chapman, Bobby)

Hello,

I'm including several people on this email due to its length in the hopes at least one person will read it.

I'm sending in the mailer you sent to residents as well, but the space to write is really small.

I'm writing in response to a request for feedback on this proposed development: Z2022-042

I am opposed to the request.

Reasons:

1. We were initially led to believe this was a greenbelt property when we purchased our home. Drees homebuilder lied to us and told us they contacted the city and confirmed this property was not able to be developed commercially.
2. Earlier this year, the president of our HOA promised us this would be a building for "doctors offices with a potential restaurant on the other side by the CVS". They misled us.
3. We don't need another fast food joint, especially one directly connected to our community. We already have a Chick-fil-a, McDonald's, American Cookie Co, Donut Shop, Fat Chicken, Mogios Pizza, and Starbucks within walking distance (less than a 1-2 minute walk from our neighborhood).

<https://www.countyhealthrankings.org/take-action-to-improve-health/what-works-for-health/strategies/zoning-regulations-for-fast-food>

Older but the stats are probably even worse now: [https://www.roysecityheraldbanner.com/opinion/community-partnership-addressing-a-serious-community-problem/article\\_47325dc1-b3d7-5c5f-9063-8825909517ae.html](https://www.roysecityheraldbanner.com/opinion/community-partnership-addressing-a-serious-community-problem/article_47325dc1-b3d7-5c5f-9063-8825909517ae.html)

<https://www.washingtonpost.com/business/2019/10/29/what-parents-should-know-about-how-living-near-fast-food-outlets-could-affect-their-kids/>

There are lots of children in this neighborhood, giving them another option for fast food will directly impact their health (type 2 diabetes, obesity, and cardiovascular disease). Please don't make outside school options easier for them to obtain very unhealthy food options.

4. There is a pond that will backup to this fast food location. Kids from the neighborhood love fishing in this pond, a fast food restaurant will almost certainly cause pollution and trash to harm or even kill the natural wildlife in the area.

I could provide more data, but will stop here. Please don't let them install another fast food joint so close to our home - if I wanted to be surrounded by these types of establishments I'd move to a less desirable city (or a major city like Dallas).

Best,



Bobby Chapman



Sent from my iPhone

**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.**

**Ross, Bethany**

---

**From:** Danna Culpepper [REDACTED]  
**Sent:** Wednesday, September 7, 2022 9:02 AM  
**To:** Planning  
**Subject:** Z2022-042 SUP for Restaurant w/2000 SF or More 2/Drive-through or Drive in

I am opposing to the request for the reasons below:

- 1) The proposed site would literally be in my back yard
- 2) The traffic has been increased tremendously since sub divisions have been built and the noise has been magnified since the building of the Kroger North store, Chick-fil and the other eating establishments have been built because of the increased traffic.

**My answer is no.**

Thank you  
Danna Culpepper  
[REDACTED]

**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.**

Case No. Z2022-042: SUP for Restaurant w/2,000 SF or More w/Drive-Through or Drive-In

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.

Do we really need another fast food joint? Look at I-30 access road. Places come & go. Get the flow of traffic figured out on 205 & J. King. I really do not appreciate the pathetic job of traffic management in Rockwall.

Name: Douglas B. Nunn

Address: 795 Hammer Dr. 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.

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# Zoning & Specific Use Permit Input Form

Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-042

Please place a check mark on the appropriate line below: \*

☐

I am in favor of the request.



I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Opposition due to noise, traffic, pollution, view, and it will run off wildlife in the green belt.

Respondent Information

Please provide your information.

First Name \*

Jan

Last Name \*

Davis

Address \*

798 York Dr

City \*

Rockwall

State \*

Tx

Zip Code \*

75087

Please check all that apply: \*



I live nearby the proposed Zoning or Specific Use Permit (SUP) request.



I work nearby the proposed Zoning or Specific Use Permit (SUP) request.



I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.



I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.



Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- ☒ I received a property owner notification in the mail.
- ☐ I read about the request on the City's website.
- ☐ I saw a zoning sign on the property.
- ☐ I read about the request in the Rockwall Herald Banner.
- ☐ My neighbors told me about the request.
- ☐ Other: .....

This content is neither created nor endorsed by Google.

Google Forms



# PUBLIC NOTICE



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

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

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Angelica Gamez  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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Your comments must be received by Monday, September 19, 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

USE THIS QR CODE  
TO GO DIRECTLY  
TO THE WEBSITE



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

PLEASE RETURN THE BELOW FORM

**Case No. Z2022-042: SUP for Restaurant w/2,000 SF or More w/Drive-Through or Drive-In**

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: LANTY DEAN  
Address: 216 W. Quail Run Rd.

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

# PUBLIC NOTICE



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

## **Z2022-042: SUP for Restaurant w/2,000 SF or More w/Drive-Through or Drive-In**

Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a Specific Use Permit (SUP) for a Restaurant with 2,000 SF or more with a Drive-Through or Drive-In 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, September 13, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 19, 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:

**Angelica Gamez**  
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](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, September 19, 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. Z2022-042: SUP for Restaurant w/2,000 SF or More w/Drive-Through or Drive-In**

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: MARY F. DEAN

Address: 216 W. QUAIL RUN RD

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.

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Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning

USE THIS QR CODE  
TO GO DIRECTLY  
TO THE WEBSITE



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

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2022-042: SUP for Restaurant w/2,000 SF or More w/Drive-Through or Drive-In

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.

Commercial development in such close proximity to established residential homes will drive critters and other wildlife into our yards and homes. As well, it will generate increased traffic which already exceeds capacity. The solitude that our community is supposed to provide will have an increase noise level from this development. And property values decline with nearby commercial development.

Name: **Mathel Miller, Jr.**

Address: **1825 Hainsworth Drive, Rockwall, Texas 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:** [elaine albritton](#)  
**To:** [Planning](#)  
**Cc:** [Elaine Albritton](#)  
**Date:** Saturday, August 27, 2022 3:27:23 PM

---

Once again, we have to point out that the intersection of E. Quail Run DR. and State 205 is one of the most dangerous pieces of road in the county. There are already 4 major structures at every corner of the intersection: CVS SE, Walgreens NW, Chick Fillet W. and Kroger's SE. If this was not bad enough E Quail Run is not divided all the way to John King but turns into a very dangerous two lane, small, non-divided, highway that will soon have structures on both sides of it before it intersects John King. This is a receipt for disaster on a grand scale!

The planned Restaurant w/Drive -Through does not show the intersections on it. Will the traffic come out and go in on Quail Run Drive or State 205 (North Goliad)? Will there be a walkway from York Drive to the proposed structure? How will this structure effect Squabble Creek and the deeply wooded areas bordering York Drive? Will the increase of traffic effect the response time of the Fire Station on E. Quail Run?

As everyone knows that uses State 205 (North Goliad) the road turns into a mile long parking lot from about 3PM and even gets worse about 5PM or 6PM or later. The proposed structure will only increase this hazard.

For the reasons stated above I will have to say I am opposed to this request until there is a more inadept study transmitted to the residents in the effected, yellow area, of the map.

Michael H. Albritton  
[REDACTED]  
[REDACTED]

**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.**

## Ross, Bethany

---

**From:** Robert Brown [REDACTED]  
**Sent:** Tuesday, August 30, 2022 2:23 PM  
**To:** Planning  
**Subject:** Case No. Z2022-042: SUP for Restaurant w/2,000 SF or More w/Drive-Through or Drive-In

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

1. I desire an additional restaurant choice in the northern section of Rockwall.
2. The current appearance of the tract of land identified is undesirable and needs improvement.

Robert Brown, [REDACTED]

**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.**

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-042 SUP REQUEST

Please place a check mark on the appropriate line below: \*

☐

I am in favor of the request.



I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Heavy traffic on 205/Goliad's 2-lanes all day every day is not conducive to turning safely into this property. Traffic will back up even worse than it does already and too close to already dangerous intersection. I'm also opposed to filling in natural flood plains and catchment basins.

## Respondent Information

Please provide your information.

## First Name \*

Janice



Last Name \*

Carson

Address \*

826 Oak Hollow Lane

City \*

Rockwall

State \*

TX

Zip Code \*

75087

Please check all that apply: \*



I live nearby the proposed Zoning or Specific Use Permit (SUP) request.



I work nearby the proposed Zoning or Specific Use Permit (SUP) request.



I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.



I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.



Other: I drive on 205/Goliad daily from Ridge Road West, and traffic is already horrendous!

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- ☐ I received a property owner notification in the mail.
- ☐ I read about the request on the City's website.
- ☐ I saw a zoning sign on the property.
- ☐ I read about the request in the Rockwall Herald Banner.
- ☐ My neighbors told me about the request.
- ☒ Other: City sends me Development Request list

This content is neither created nor endorsed by Google.

Google Forms

**From:** [REDACTED]  
**To:** [Planning](#)  
**Date:** Thursday, August 25, 2022 10:16:03 AM

---

We live at [REDACTED] and we oppose the restaurant request at Quail Run and 205. Traffic getting in and out of our neighborhood is already ridiculous and another restaurant wouldn't help that any. The Kroger store is in our backyard and we deal with constant noise including trucks starting at 4am daily, the weed smell coming from the docks makes using our backyard nearly impossible. We have enough restaurants and business at that already very busy corner, please do not build anymore.

Jon and Ann Vance  
[REDACTED]

Sent from my iPhone

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.



**Ross, Bethany**

---

**From:** Lacie Gibraltar [REDACTED]  
**Sent:** Wednesday, September 7, 2022 9:45 AM  
**To:** Planning  
**Subject:** Z2022-042 SUP for Restaurant w/2000 SF or More 2/Drive-through or Drive in

I am opposing to the request for the reasons below:

- 1) I live on the edge of the neighborhood & the proposal site would significantly increase traffic on Quail Run. It is already difficult to get out of my neighborhood as it is.
- 2) The traffic has been increased tremendously since sub divisions have been built. The noise has been magnified since the building of the Kroger North store, Chick-fil-A and the other eating establishments (i.e. Starbuck & Mod Pizza).

**My answer is no.**

Thank you.

Lacie Gibraltar  
[REDACTED]



L A C I E G I B R A L T E R  
[REDACTED]

**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.**



August 17, 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 one restaurant with a drive thru, The property is currently vacant. This SUP requests that drive thru uses be permitted for the building 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

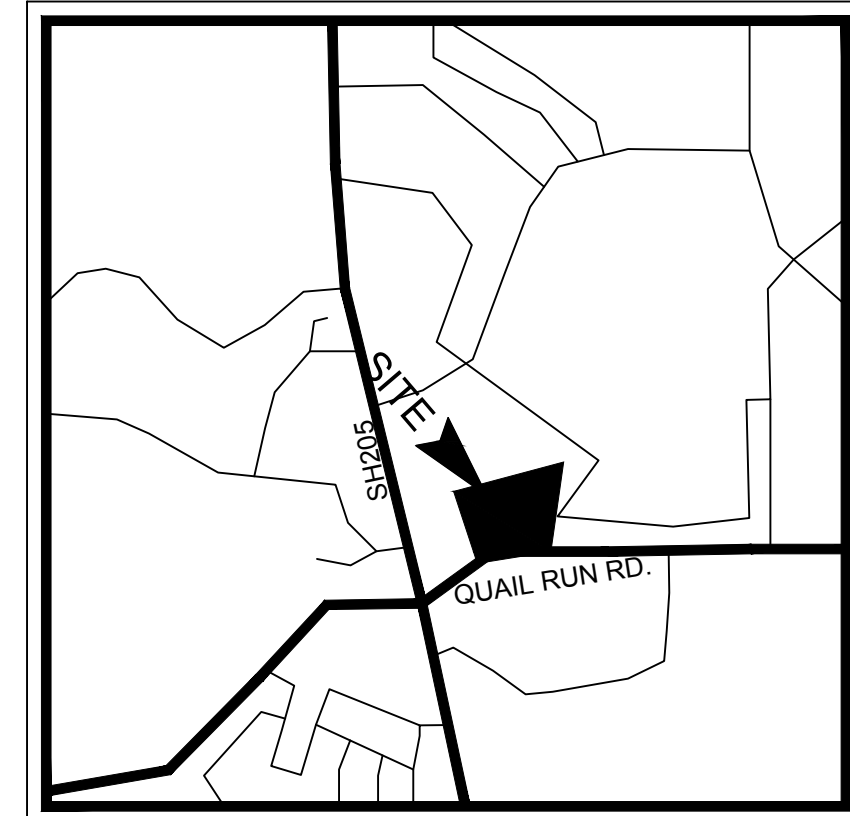
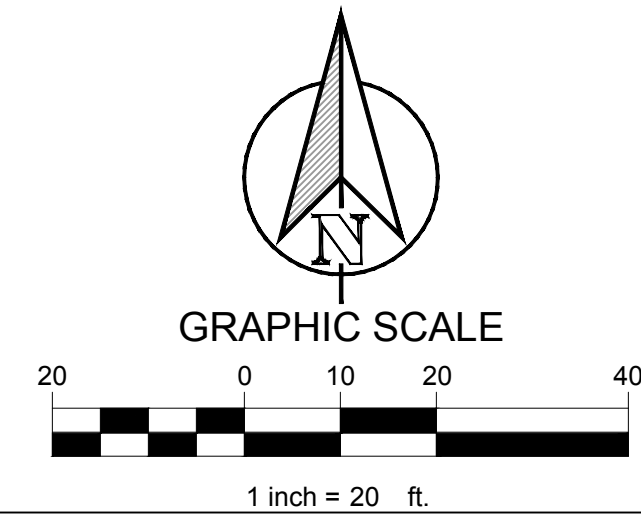
A handwritten signature in blue ink that reads "Drew Donosky". The signature is stylized with a cursive-like flow.

Drew Donosky , P.E.




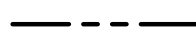






**DUWEST ROCKWALL PH.2  
SH 205 & QUAIL RUN RD  
ROCKWALL, TX**

# CITY SITE PLAN



VICINITY MAP  
N.T.S.

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, PUBLIC ACCESS EASEMENT
	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
⑧	PROP. ARROW PAVEMENT STRIPING

## 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

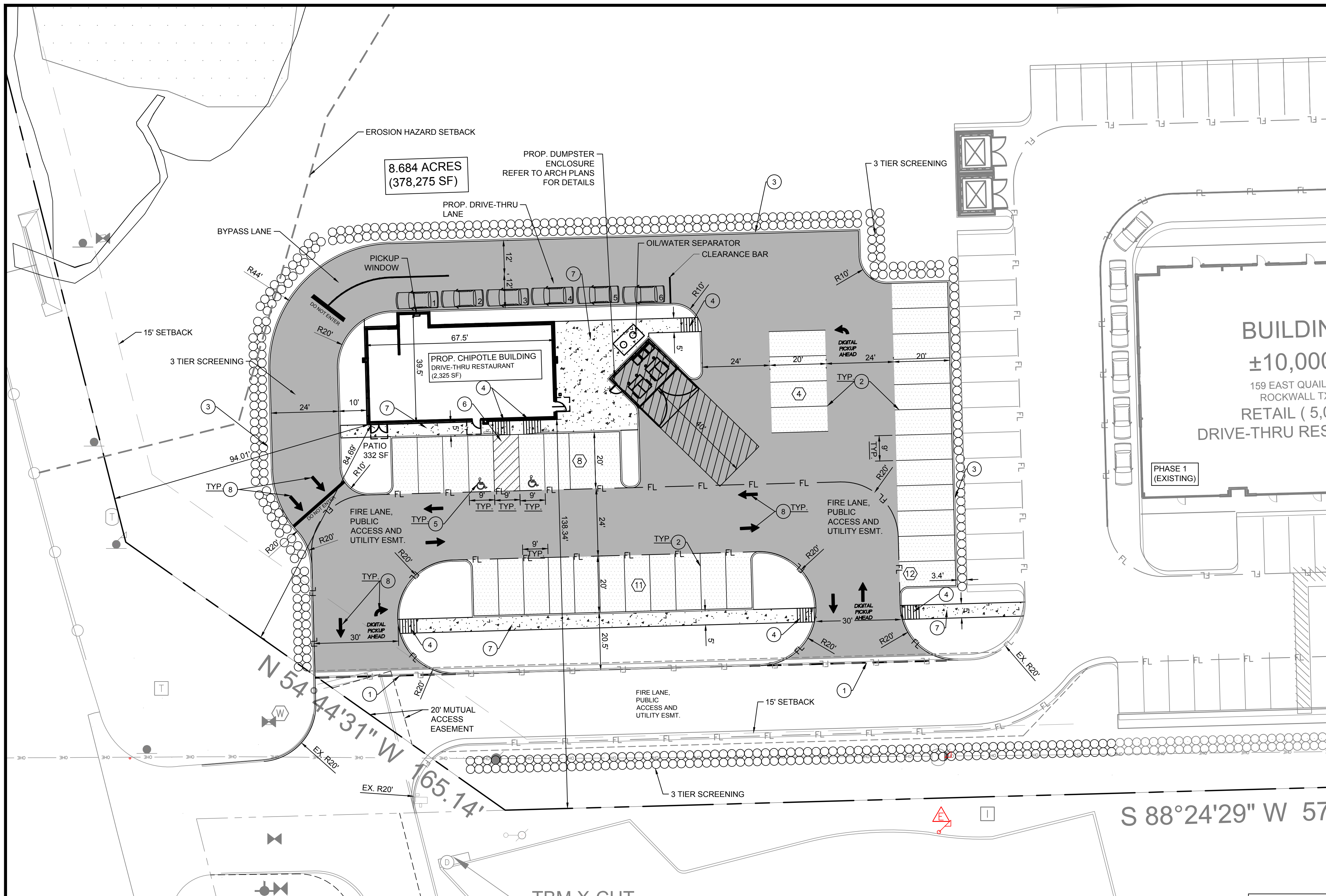
CASE NUMBER

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

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING



SITE DATA TABLE			
	PHASE 2 (CHIPOTLE)	PHASE 1 (EXISTING)	TOTAL
SITE AREA	8.684 AC (378,275 SF)	8.684 AC (378,275 SF)	8.684 AC (378,275 SF)
ZONING	PD-70	PD-70	PD-70
PROPOSED USE	DRIVE-THRU RESTAURANT	RETAIL/ DRIVE-THRU RESTAURANT	RETAIL/ DRIVE-THRU RESTAURANT
BUILDING SIZE	2,325 SF	BUILDING B- 10,000 SF BUILDING C- 10,000 SF	20,325 SF
PATIO AREA	332 SF	2,777 SF	3,109 SF
LOT COVERAGE	.06 %	5.2 %	5.26 %
FLOOR TO AREA RATIO	0.00 : 1	0.05 : 1	0.06 :1
BUILDING STORIES	1 STORY	1 STORY	1 STORY
TOTAL IMPERVIOUS	29,064 SF (0.8%)	116,406 SF (30.8%)	145,138 SF (38.3%)
OPEN SPACE	8.62 AC (92 %)	6.04 AC (69.2%)	5.4 AC (61.7 %)

PARKING DATA TABLE	
PARKING REQ.	
DRIVE-THRU RESTAURANT (2,325 SF) 1/ 100 SF	24 SPACES
STANDARD PARKING	33 SPACES
ADA PARKING	2 SPACES
PARKING PROVIDED	35 SPACES (2 ADA)

**TBM #1 - ELEV: 507.40**  
AN "X" CUT SET APPROXIMATELY 44.2' SOUTH AND 46.9' WEST FROM THE SOTUH EAST PROPERTY CORNER ALONG QUAL RD.

**TBM #2 - ELEV: 489.60**  
AND "X" CUT SET APPROXIMATELY 16.6' SOUTH AND 18.1' WEST FROM THE SOTUWEST PROPERTY CORNER ALONG QUAL RD.

TBM #3 - ELEV: 486.4  
AND "X" CUT SET APPROXIMATELY 176.7' SOUTH AND  
103.1' EAST FROM THE SOTUH EAST PROPERTY CORNE  
ALONG QUAIL RD.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN  
REMAINS WITH THE DESIGN ENGINEER. THE CITY OF  
ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR  
CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR  
ADEQUACY OR ACCURACY OF DESIGN.

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 EXCAVED PUBLIC RIGHT-OF-WAY.
5. SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.

PLOTTED BY: AMIRA ABDALLAH  
 PLOT DATE: 9/1/2022 3:20 PM  
 LOCATION: Z:\PROJECTS\PROJECTS\2022-175 DUWEST ROCKWALL PH. 2\CADD\SHEETS\SP-1 SITE PLAN.DWG  
 LAST SAVED: 9/1/2022 1:41 PM



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 ONE (1) *RESTAURANT WITH 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 DuWest Realty, LLC for the approval of a Specific Use Permit (SUP) for a *Restaurant with 2,000 SF or More with Drive-Through or Drive-In* for the purpose of constructing one (1) restaurant 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 a *Restaurant with 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 a *Restaurant with 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 ' B'* of this ordinance.
- 2) The applicant shall provide three tier screening on the north, south, and west sides of the concept plan.

## **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 3<sup>rd</sup> DAY OF OCTOBER, 2022.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

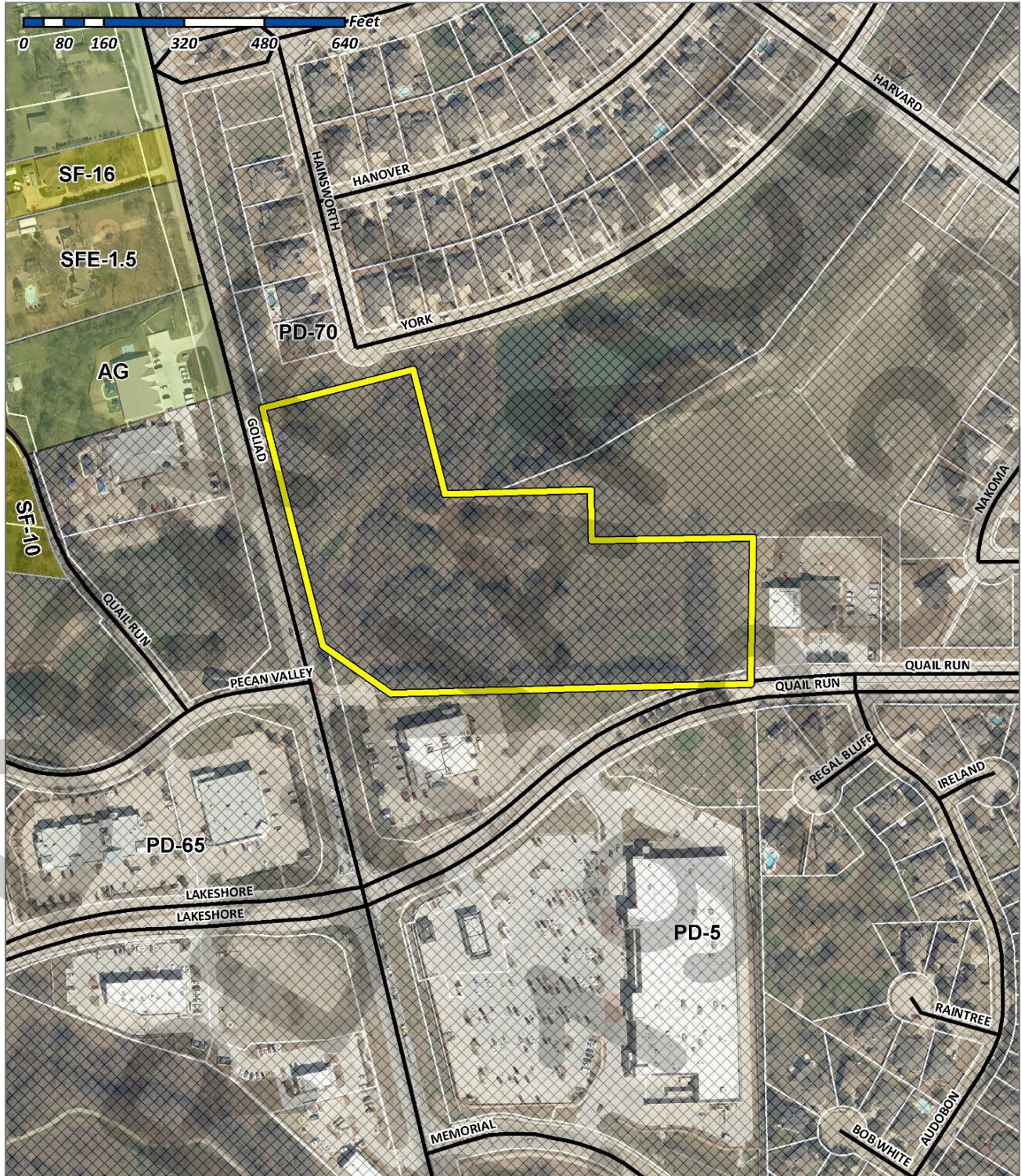
\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: September 19, 2022

2<sup>nd</sup> Reading: October 3, 2022

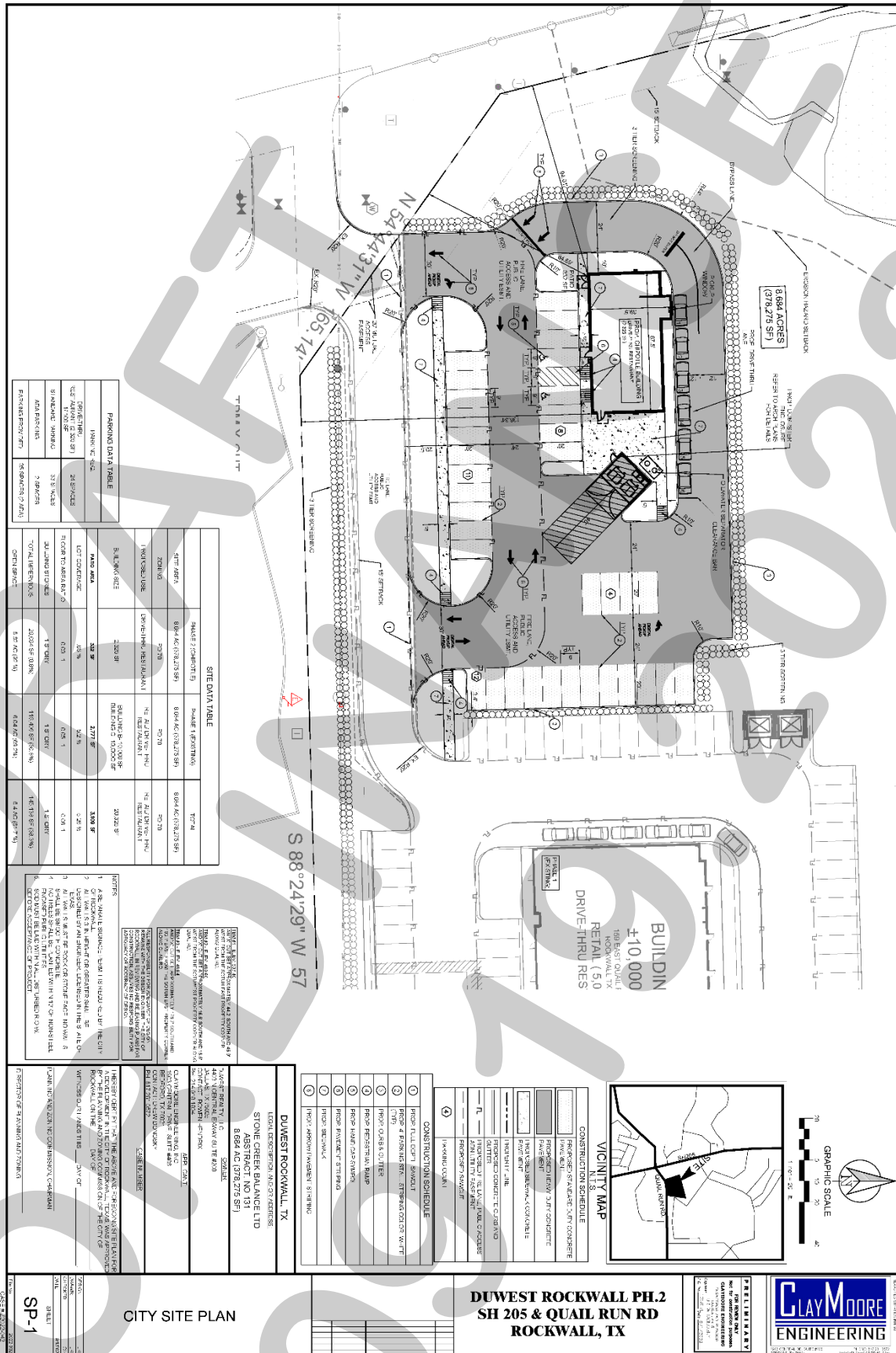


Exhibit 'A'  
Location Map





**Exhibit 'B':**  
*Concept Plan*





October 28, 2022

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

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

SUBJECT: Z2022-042; *Specific Use Permit (SUP) for a Restaurant with 2,000 SF or More with a 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 October 3, 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 as depicted in Exhibit 'B' of this ordinance.
  - b) The applicant shall provide three tier screening on the north, south, and west sides of the concept plan.
- (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 September 13, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Welch absent.

City Council

On September 19, 2022, the City Council approved a motion to approve the SUP by a vote of 7-0.

On October 3, 2022, the City Council approved a motion to approve the Specific Use Permit with a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 22-53, S-288*, 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,

Angelica Guevara, *Planning Technician*  
Planning and Zoning Department



CITY OF ROCKWALL

ORDINANCE NO. 22-53

SPECIFIC USE PERMIT NO. S-288

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 ONE (1) *RESTAURANT WITH 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 DuWest Realty, LLC for the approval of a Specific Use Permit (SUP) for a *Restaurant with 2,000 SF or More with Drive-Through or Drive-In* for the purpose of constructing one (1) restaurant 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 a *Restaurant with 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 a *Restaurant with 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 'B'* of this ordinance.
- 2) The applicant shall provide three tier screening on the north, south, and west sides of the concept plan.

## **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.

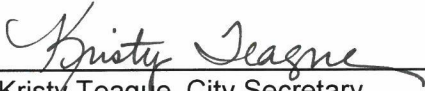
**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application 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 3<sup>rd</sup> DAY OF OCTOBER, 2022.

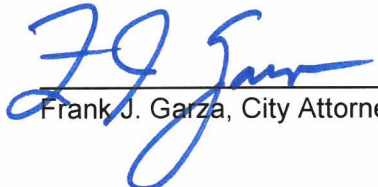
  
Kevin Fowler, Mayor

ATTEST:

  
Kristy Teague, City Secretary



APPROVED AS TO FORM:

  
Frank J. Garza, City Attorney

1<sup>st</sup> Reading: September 19, 2022

2<sup>nd</sup> Reading: October 3, 2022



Exhibit 'A'  
Location Map





[illegible]