

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
JANUARY 9, 2024 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

NOTES ABOUT PUBLIC PARTICIPATION = *RED*

(I) CALL TO ORDER

(II) OPEN FORUM

This is a time for anyone to address the Architectural Review Board (ARB) on any topic. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Architectural Review Board (ARB) is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

(III) ACTION AGENDA

(1) **SP2023-048 (HENRY LEE)**

Discuss and consider a request by Leslie Ford of Ofi Chito on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a *Site Plan* for a *Restaurant, Greater than 2,000 SF, with Drive-Through or Drive-In (i.e. McDonald's)* on a 1.251- acre tract of land identified as a portion of Lot 3 and all of Lot 2, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located north of the northeast corner of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

(IV) ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Government Code §551.071 (Consultation with City Attorney).

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on January 5, 2024 prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: January 9, 2024
APPLICANT: Leslie Ford; *Ofi Chito*
CASE NUMBER: SP2023-048; *Site Plan for McDonald's*

SUMMARY

Discuss and consider a request by Leslie Ford of Ofi Chito on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a Site Plan for a *Restaurant, Greater than 2,000 SF, with Drive-Through or Drive-In (i.e. McDonald's)* on a 1.251- acre tract of land identified as a portion of Lot 3 and all of Lot 2, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located north of the northeast corner of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

BACKGROUND

On May 19, 1986, the subject property was annexed into the City of Rockwall by *Ordinance No. 86-37 [Case No A1986-005]*. On March 4, 2013, the City Council approved a zoning change from an Agricultural (AG) District to a Commercial (C) District [Case No. Z2013-002; *Ordinance No. 13-03*] for a 45.5601-acre tract of land. On June 7, 2021, the City Council approved a preliminary plat [Case No. P2021-027] for a 14-lot commercial development (*i.e. Lots 1-14, Block A, Creekside Commons Addition*), which includes the subject property. On November 7, 2022, the City Council approved a final plat that establish the subject property as a portion of Lot 3 and all of Lot 2, Block A, Creekside Commons Addition. The subject property has remained vacant since its annexation.

On October 20, 2023, the applicant submitted an application to request approval of a *Site Plan for a Restaurant, Greater than 2,000 SF, with Drive-Through or Drive-In (i.e. McDonald's)*. On November 14, 2023, the Planning and Zoning Commission approved a motion to table the applicant's request, to allow the applicant time to better address concerns with regard to the building elevations. On December 7, 2023, the applicant submit a letter to staff requesting to withdraw their case in order to allow for more time to address the Planning and Zoning Commission concerns with regard to the building elevations.

PURPOSE

On December 15, 2023, the applicant -- *Leslie Ford of Ofi Chito* -- submitted an application requesting the approval of a Site Plan for the purpose of constructing a *Restaurant, Greater than 2,000 SF, with Drive-Through or Drive-In* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located southeast of the intersection of S. Goliad Street [SH-205] and S. FM-549. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the remainder of the Creekside Commons Addition, which is zoned for Commercial (C) District land uses and is vacant. Beyond this is S. FM-549, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is the Somerset Park Subdivision, which is a 309-lot single-family residential master planned community that is zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) land uses.

South: Directly south of the subject property a 1.50-acre parcel of land (i.e. Lot 1, Block A, Creekside Commons Addition), developed with a convenience store with gasoline sales (i.e. 7-11) that is zoned Commercial (C) District. Beyond this is S. Goliad Street [SH-205], which is identified as a P6D (i.e. principal arterial, six [6] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a vacant 6.9998-acre tract of land (i.e. Tract 10-1 of the W. W. Ford Survey, Abstract No. 80) that is zoned General Retail (GR) District. Beyond this is S. FM-549, which is classified as a A4D (i.e. major arterial, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is remainder of the Creekside Commons Addition, which is zoned for Commercial (C) District land uses and is vacant. Adjacent to the property line of the Creekside Commons Addition is the corporate limits of the City of Rockwall, followed by an unincorporated area with single-family homes.

West: Directly west of the subject property is S. Goliad Street [SH-205], which is identified as a P6D (i.e. principal arterial, six [6] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 6.9998-acre vacant tract of land (i.e. Tract 10-01 of the W. W. Ford Survey, Abstract No. 80) that is zoned General Retail (GR) District. Beyond this is the Oaks of Buffalo Way Subdivision, which consists of 58 single-family residential lots on 109.57-acres that is zoned Single-Family Estate 1.5 (SFE-1.5) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Restaurant, Greater than 2,000 SF, with Drive-Through or Drive-In* is permitted *by-right* in a Commercial (C) District. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District with the exception of the item(s) noted in the *VariANCES and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	10,000 SF	X=1.251-acres; In Conformance
<i>Minimum Lot Frontage</i>	60-Feet	X= 202.06-feet; In Conformance
<i>Minimum Lot Depth</i>	100-Feet	X=269.59-feet; In Conformance
<i>Minimum Front Yard Setback</i>	15-Feet	X>15-feet; In Conformance
<i>Minimum Rear Yard Setback</i>	10-Feet	X>10-feet; In Conformance
<i>Minimum Side Yard Setback</i>	10-Feet	X>10-feet; In Conformance
<i>Maximum Building Height</i>	60-Feet	X=23.65-feet; In Conformance
<i>Max Building/Lot Coverage</i>	60%	X=8.84%; In Conformance
<i>Minimum Number of Parking Spaces</i>	1 Parking Space/100 SF (Restaurant) 48 Required Parking Spaces	X=48; In Conformance
<i>Minimum Landscaping Percentage</i>	20%	X=20.3%; In Conformance
<i>Maximum Impervious Coverage</i>	85-90%	X=79.7%; In Conformance

CONFORMANCE WITH THE CITY'S CODES

The applicant is requesting to construct a *Restaurant, Greater than 2,000 SF, with Drive-Through or Drive-In* on the subject property. According to Subsection 02.02(F)(29), *Restaurant with Drive Through or Drive-In*, of Article 13, *Definitions*, of the Unified Development Code (UDC), a *Restaurant with Drive Through or Drive-In* is defined as “(a) place of business whose primary source of revenue is derived from the sale of prepared food to the general public for consumption on-premise or off-premises and/or in a personal vehicle or where facilities are provided on the premises that encourages the serving and consumption of food in a personal vehicle on or near the restaurant premises.” In this case, the applicant's proposed use falls under this classification, which is permitted *by-right* within a Commercial (C) District. When reviewing the proposed site plan against these standards, it appears to generally conform with the exception of the variance(s) and exception(s) being requested as outlined in the *VariANCES and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following variance(s) and exception(s):

(1) Architectural Standards.

- (a) Four-Sided Architecture. According to Subsection 06.02(C)(5), of Article 05, of the *General Overlay District Development Standards* of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features." In this case, the proposed building does not incorporate the same architectural elements on the west and north façade in order to meet the four-sided architecture requirements. This will require a Variance from the Planning and Zoning Commission.
- (b) Articulation. According to Subsection 06.02(C)(5), of Article 05, of the *General Overlay District Development Standards* of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features." In this case, the proposed building does not meet the primary articulation standards on each façade. This will require a Variance from the Planning and Zoning Commission.
- (c) Roof Design. According to Subsection 06.02(C)(1), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof." In this case, the proposed building is less than 6,000 SF and utilizing a parapet system. This will require a Variance from the Planning and Zoning Commission.
- (d) Stone. According to Subsection 06.02(C)(1), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) minimum of 20% natural or quarried stone is required on all building façades." In this case, the applicant is proposing 8.57% stone on the south façade, and 13.64% stone on the west façade. This will require a Variance from the Planning and Zoning Commission.
- (e) Primary Materials. According to Subsection 06.02(C)(1), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(e)ach exterior wall of a building's façade shall consist of a minimum of 90% Primary Materials." In this case, the applicant is proposing 76.33% primary material on the south façade, and 82.56% primary material on the north façade. This will require a Variance from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." In addition, the code requires that the applicant provide two (2) compensatory measures that directly offset each requested variance and/or exception, and based on the submitted materials the applicant's request would require ten (10) compensatory measures. The applicant has indicated the following compensatory measures: [1] increased architectural elements (*i.e. canopies, display windows, and cornice line*), [2] articulated ground floor or base (*i.e. stone base provided*), [3] front and side yard landscaping has 77% of the site plantings (*i.e. the UDC requires 50% in the front yard*), [4] parking lot landscaping exceeds the requirements of the code with 1,580 SF provided (*versus the 423 SF required*), [5] a bench and outdoor planters have been added to the entrance connected to the sidewalk along SH-205, and [6] an additional accent tree has been added on site. Staff should note that compensatory measure #1 is not compensatory as increased architectural elements are required for all buildings locate within an overlay district, per the *General Overlay District Standards*. In addition, compensatory measure #2 is also not compensatory as all non-residential buildings within the City are required to have articulation. Requests for exceptions and variances to the Unified Development Code (UDC) are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within the South Central Residential District and is designated for Commercial land uses. According to the District Strategies this land use designation should "... support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures." In this case, the applicant is proposing a *Restaurant, Greater than 2,000 SF, with Drive-Through or Drive-In*. Based on this, the applicant's land use appears to conform with the Comprehensive Plan. In addition, Chapter 09, *Non-Residential*, of the OURHometown Vision 2040 Comprehensive Plan states as one (1) of the architectural policies the community should "... encourage high quality and inspiring architecture throughout the City..." More specifically the OURHometown Vision 2040 Comprehensive Plan states that "(l)ong, blank wall facades on all nonresidential buildings should be subdivided with vertical breaks -- or 'articulated' in architectural terms --, and architectural elements should be incorporated to reflect a scale and rhythm that is more traditional of a small-town." In this case, it is a discretionary decision if the applicant's request conforms with the goals for non-residential buildings contained in the Comprehensive Plan because of the amount of requested variances associated with materials and articulation.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On December 27, 2023, the Architectural Review Board (ARB) reviewed the proposed building elevations. The ARB made the recommendation to the applicant to increase the depth of the parapets in order to better meet the articulation requirements. Based on the building elevations submitted by the applicant, the applicant has chosen not to address the ARB's recommendation; however, the ARB will review the changes to the building elevations on January 9, 2024.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for the construction of a *Restaurant, Greater than 2,000 SF, with Drive-Through or Drive-In* on the *subject property*, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS To Be Assigned

SUBDIVISION Creekside Commons

LOT

BLOCK

A

GENERAL LOCATION NWC of State Hwy 205 FM 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C - Commercial District in SH205 Overlay District

CURRENT USE Vacant

PROPOSED ZONING No change to base zoning designation requested.

PROPOSED USE McDonald's Restaurant with Drive-Through

ACREAGE

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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

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

OWNER Creekside Commons Crossing, LP

APPLICANT Ofi Chito

CONTACT PERSON Michael Hampton, Vice President

CONTACT PERSON Leslie Ford

ADDRESS 10755 Sandhill Road

ADDRESS 3224 Collinsworth Street

CITY, STATE & ZIP Dallas, Texas 75238

CITY, STATE & ZIP Fort Worth, TX 76107

PHONE 214-271-4630

PHONE 325-370-9965

E-MAIL mhampton@prudentdevelopment.com

E-MAIL leslie@ofichito.com

NOTARY VERIFICATION [REQUIRED]

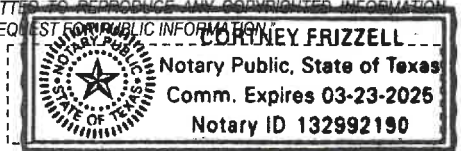
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Hampton [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$270.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10th DAY OF October, 2023 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 10th DAY OF October, 2023

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 03-23-2025



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]:

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- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
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OTHER APPLICATION FEES:

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- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	To Be Assigned			
SUBDIVISION	Creekside Commons	LOT	BLOCK	A
GENERAL LOCATION	NWC of State Hwy 205 FM 549			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C - Commercial District in SH205 Overlay District	CURRENT USE	Vacant	
PROPOSED ZONING	No change to base zoning designation requested.	PROPOSED USE	McDonald's Restaurant with Drive-Through	
ACREAGE	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

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

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

<input checked="" type="checkbox"/> OWNER	Creekside Commons Crossing, LP	<input type="checkbox"/> APPLICANT	Ofi Chito
CONTACT PERSON	Michael Hampton, Vice President	CONTACT PERSON	Leslie Ford
ADDRESS	10755 Sandhill Road	ADDRESS	3224 Collinsworth Street
CITY, STATE & ZIP	Dallas, Texas 75238	CITY, STATE & ZIP	Fort Worth, TX 76107
PHONE	214-271-4630	PHONE	325-370-9965
E-MAIL	mhampton@prudentdevelopment.com	E-MAIL	leslie@ofichito.com

NOTARY VERIFICATION [REQUIRED]

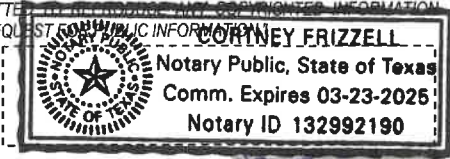
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"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10th DAY OF October, 2023. 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 AND 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 10th DAY OF October, 2023.

OWNER'S SIGNATURE: [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: [Signature]



MY COMMISSION EXPIRES 03-23-2025



SP2023-048: Site Plan for a Restaurant with a Drive-Through



Case Location Map = 



City of Rockwall

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

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



LEGEND

LIGHT STANDARD (15' CLEAR FROM ALL OVERHEAD UTILITY LINES) (24" CLEAR FROM BACK OF CURB)

McDONALD'S DIGITAL MENU BOARD

McDONALD'S ORDER HERE CANOPY

McDONALD'S DIGITAL PRE-BROWSE BOARD

McDONALD'S DOUBLE GATEWAY

McDONALD'S DIRECTIONAL SIGN

DETECTOR LOOP (LOCATION TO BE APPROVED BY McDONALD'S) (RE: C10.0 STANDARD DETAILS)

"DRIVE-THRU" WITH "CIRCLE / ARROW" - COLOR: YELLOW

PAINTED "STOP" AND 12" STOP BAR WITH "STOP" SIGN - COLOR: YELLOW *

"THANK YOU" AT END OF PATH - COLOR: YELLOW

"CIRCLE / ARROW" - COLOR: YELLOW

ARROW PATH DIRECTION - COLOR: WHITE

STRAIGHT DRIVE-THRU "ARROW MARKING" - COLOR: YELLOW

PAVING LEGEND

HEAVY DUTY REINFORCED CONCRETE @ DRIVE-THRU & PARKING AREA. MINIMUM 5" THICK WITH #3 BARS @ 18" O.C.E.W. CONCRETE TO BE 3600 PSI 28-DAY STRENGTH, 6.5 SACK MIN.

HEAVY DUTY REINFORCED CONCRETE @ DRIVING AREAS & FIRE LANES. MINIMUM 6" THICK WITH #3 BARS @ 18" O.C.E.W. CONCRETE TO BE 3600 PSI 28-DAY STRENGTH, 6.5 SACK MIN.

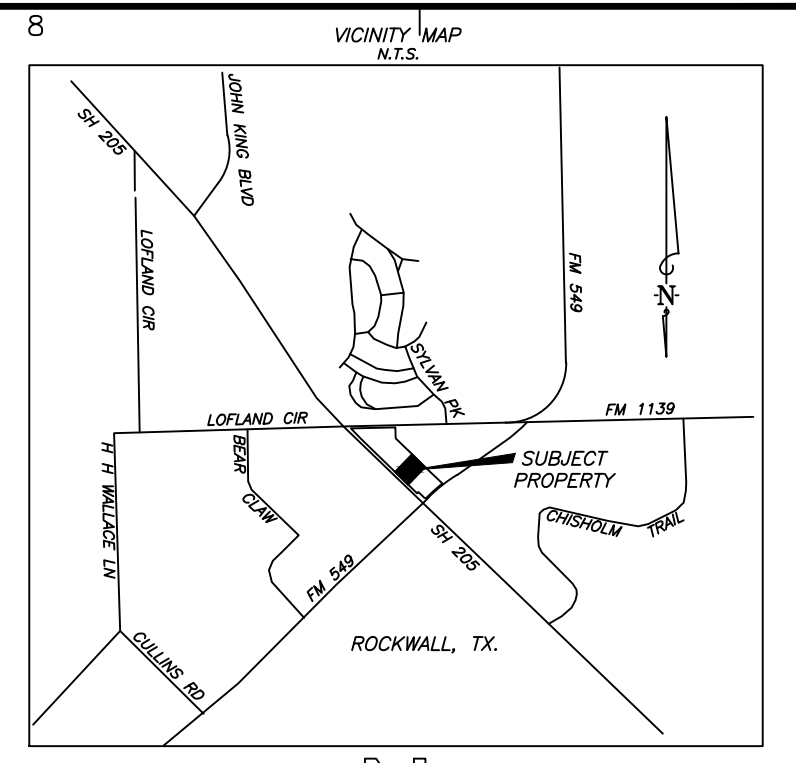
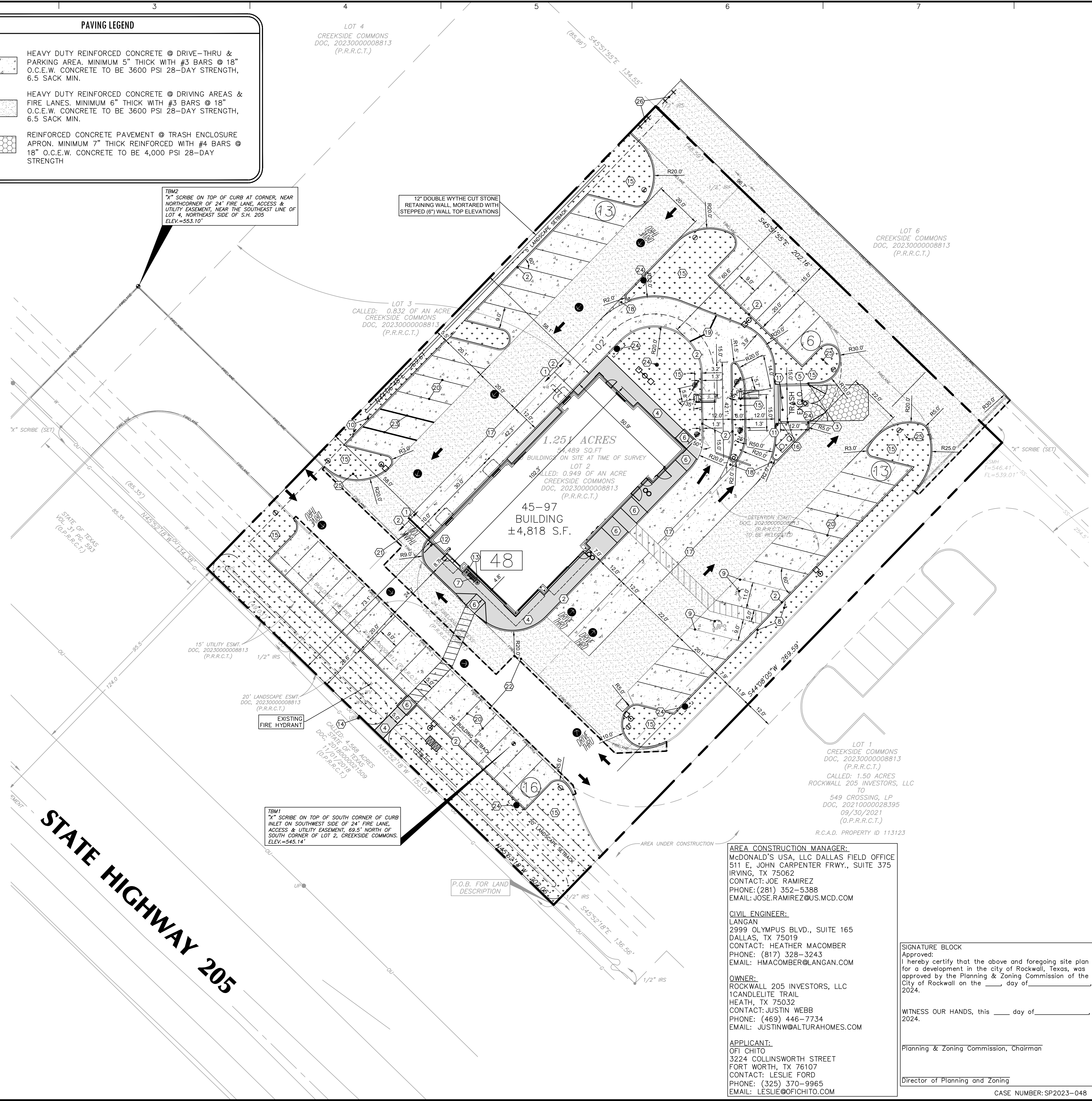
REINFORCED CONCRETE PAVEMENT @ TRASH ENCLOSURE APRON. MINIMUM 7" THICK REINFORCED WITH #4 BARS @ 18" O.C.E.W. CONCRETE TO BE 4,000 PSI 28-DAY STRENGTH

KEY NOTE LEGEND

MARK	MARK DESCRIPTION
1	CONCRETE VERTICAL CURB @DRIVE-THRU (RE: C10.2 STANDARD DETAILS)
2	CURB AND GUTTER @NON DRIVE-THRU AREAS (RE: C10.2 STANDARD DETAILS)
3	TURN DOWN CURB (RE: C10.3 STANDARD DETAILS)
4	REINFORCED CONCRETE SIDEWALK (RE: C10.3 STANDARD DETAILS)
5	100 GAL SAND OIL SEPARATOR (RE: PARK USA CMP-1)
6	H.C. ACCESS RAMP @1:12 MAX SLOPE (RE: C10.1 STANDARD DETAILS)
7	BENCH (G.C. TO COORDINATE WITH O/O & ACM)
8	HANDICAP ACCESSIBLE SIGN (POLE MOUNTED) (RE: C10.1 STANDARD DETAILS)
9	HANDICAP ACCESSIBLE SPACES / SYMBOLS / CROSSWALK - COLOR: (RE: C10.1 STANDARD DETAILS)
10	McDONALD'S OOSP, MOBILE & ROLL FORWARD SIGNS (RE: C10.4 STANDARD DETAILS)
11	BOLLARD (RE: C10.0 STANDARD DETAILS)
12	5" GUARDRAIL @ INGRESS/EGRESS DOOR (RE: C10.1 STANDARD DETAILS)
13	PLANTERS (G.C. TO COORDINATE WITH O/O & ACM)
14	POLE MOUNTED TRANSFORMER (RE: C9.0 UTILITY PLAN)
15	LANDSCAPE FINISH GRADE 1" BELOW TOP OF CURB IN ALL LAWN AREAS AND 2" BELOW TOP OF CURB IN ALL BED AREAS
16	8" TALL MASONRY SCREENING WALL (RE: ARCHITECTURAL PLANS)
17	6" DRIVE-THRU STRIPING - COLOR: YELLOW
18	4" DIAGONAL PAINTED ISLANDS AT DRIVE-THRU - COLOR: YELLOW
19	6" MERGE POINT - COLOR: YELLOW
20	4" PARKING STALL STRIPING - COLOR: WHITE (TYP)
21	8" OOSP STRIPING - COLOR: YELLOW
22	FIRE LANE STRIPING PER CITY OF ROCKWALL FIRE CODE STANDARDS
23	4" OOSP & MOBILE PICK-UP STRIPING - COLOR: YELLOW
24	DRAINAGE STRUCTURE (RE: C8.1 POST DEVELOPED DRAINAGE PLAN)
25	DO NOT ENTER SIGN
26	TYPE III BARRICADE (PER MUTCD STANDARDS)

SITE INFORMATION

LAND AREA:	54,489 SF (1.251 AC)
CURRENT ZONING:	C-COMMERCIAL DISTRICT (SH205 OVERLAY DISTRICT)
EXISTING USE:	VACANT LOT
PROPOSED USE:	McDONALD'S RESTAURANT W/DRIVE-THRU
BUILDING AREA (APPROXIMATE):	4,818 GFA
BUILDING LOT COVERAGE:	4,818 SF/54,489 SF = 8.84%
PARKING CALCULATIONS:	1 SPACE PER 100 SF
PARKING SPACES REQUIRED:	48
PARKING SPACES PROVIDED:	48
HANDICAP PARKING REQUIRED:	2
HANDICAP PARKING PROVIDED:	2
LANDSCAPE SETBACK:	20' FRONT; 5' REAR & SIDE
BUILDING SETBACK:	25' FRONT; 10' SIDES & REAR
EXISTING IMPERVIOUS AREAS:	13.9% (7,592 SF)
PROPOSED IMPERVIOUS AREAS:	66.2% (36,028 SF)
PROPOSED LANDSCAPE PERCENTAGE:	19.9% (10,869 SF)



SCALE: 1" = 20'

811

Know what's below. Call before you dig.

Date	Description	No.
Revisions		

McDonald's USA, LLC

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1.3.23

LANGAN

Langan Engineering and Environmental Services, Inc.

2999 Olympus Blvd, Suite 165
Dallas, TX 75019

T: 817.328.3200 www.langan.com
TBPE FIRM REG. #F-1709

Project

McDonald's Restaurant
L/C #042-3426 (NSN 41096)
4901 S. GOLIAD ST.
PROPOSED LOT 2R, BLOCK A,
CREEKSIDE COMMONS
ROCKWALL

ROCKWALL COUNTY TEXAS
Drawing Title

SITE PLAN

Project No.	Drawing No.
520061401	C4.0
Date	01/03/2024
Drawn By	MNK
Checked By	HJM
Sheet 6 of 21	

AREA CONSTRUCTION MANAGER:
McDONALD'S USA, LLC DALLAS FIELD OFFICE
511 E. JOHN CARPENTER FRWY., SUITE 375
IRVING, TX 75062
CONTACT: JOE RAMIREZ
PHONE: (281) 352-5388
EMAIL: JOSE.RAMIREZ@US.MCD.COM

CIVIL ENGINEER:
LANGAN
2999 OLYMPUS BLVD., SUITE 165
DALLAS, TX 75019
CONTACT: HEATHER MACOMBER
PHONE: (817) 328-3243
EMAIL: HMACOMBER@LANGAN.COM

OWNER:
ROCKWALL 205 INVESTORS, LLC
1 CANDLELITE TRAIL
HEATH, TX 75032
CONTACT: JUSTIN WEBB
PHONE: (469) 446-7734
EMAIL: JUSTINW@ALTURAHOMES.COM

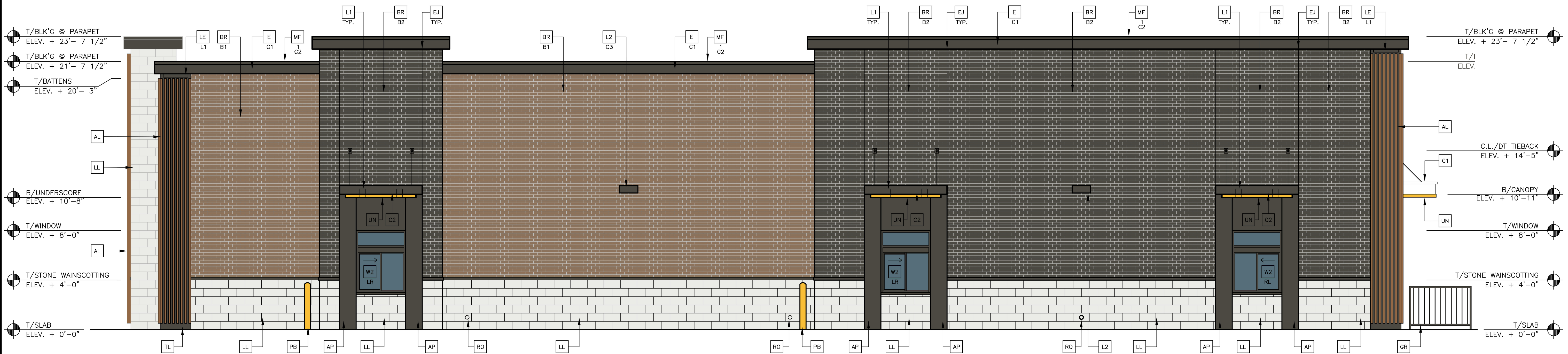
APPLICANT:
OFI CHITO
3224 COLLINSWORTH STREET
FORT WORTH, TX 76107
CONTACT: LESLIE FORD
PHONE: (325) 370-9965
EMAIL: LESLIE@OFICHITO.COM

SIGNATURE BLOCK
Approved: _____
I hereby certify that the above and foregoing site plan for a development in the city of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, 2024.

WITNESS OUR HANDS, this ____ day of _____, 2024.

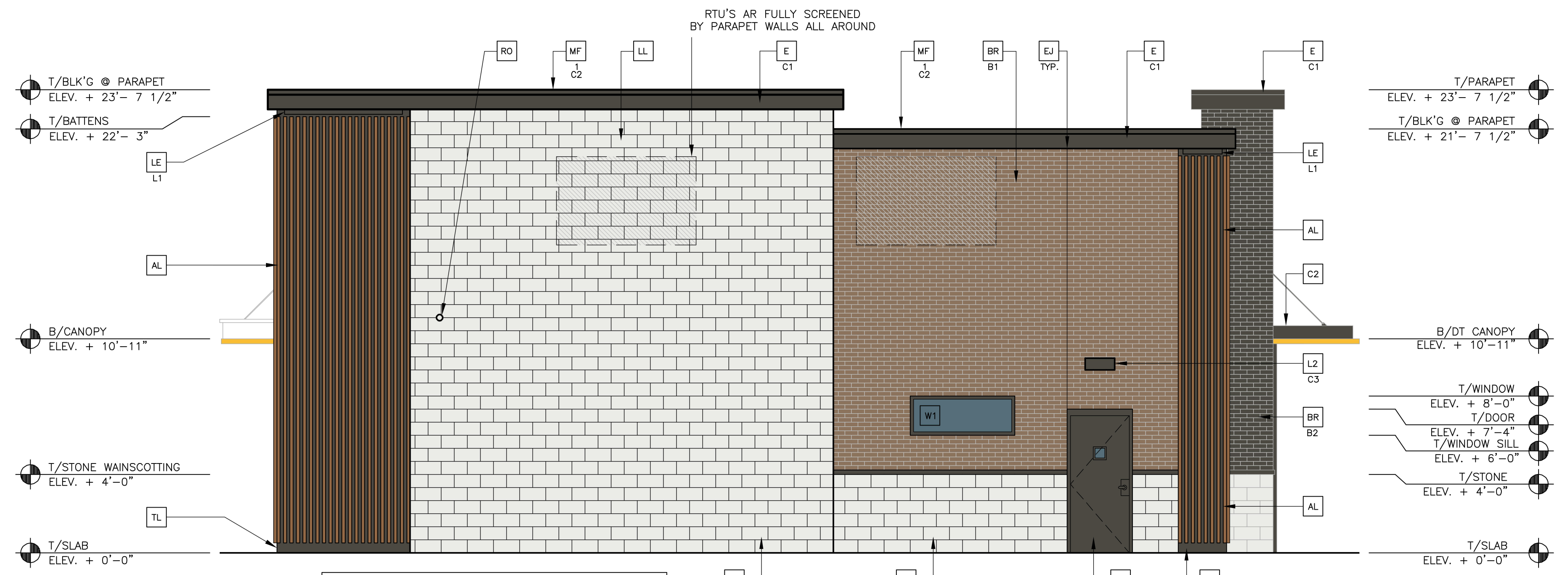
Planning & Zoning Commission, Chairman

Director of Planning and Zoning



1 DRIVE THRU ELEVATION - WEST
1/4" = 1'-0"

Materials	South Elevation		East Elevation		West Elevation		North Elevation		Totals		Total Masonry
	SF	%	SF	%	SF	%	SF	%	SF	%	
Brick	511	61.71%	1,234	61.79%	1,559	70.16%	376	32.14%	3,680	59.19%	87.71%
Limestone	71	8.57%	554	27.74%	303	13.64%	540	46.15%	1,468	23.61%	
Stucco	50	6.04%	103	5.16%	102	4.59%	50	4.27%	305	4.91%	
Wood Look Battens	196	23.67%	106	5.31%	106	4.77%	204	17.44%	612	9.84%	
Metal Paneling	0	0.00%	0	0.00%	152	6.84%	0	0.00%	152	2.44%	
Totals (Excluding Glazing)	828	100%	1,997	100%	2,222	100%	1,170	100%	6,217	100%	



2 REAR ELEVATION - NORTH
1/4" = 1'-0"

ALL PARAPETS ARE FULLY ENCLOSED ON ALL SIDES OF THE BUILDING. THE BACKSIDE OF ANY EXPOSED PARAPET WALLS WILL BE FINISHED WITH MASONRY TO MATCH THE FRONT SIDE OF THE WALLS.

- KEY NOTES:**
- AP ALPOLIC METAL PANEL (COLOR: RAL 7022)
 - BR MODULAR FACE BRICK COLOR:
B1 = "MUSHROOM BROWN" BY ACME BRICK COMPANY
B2 = "EBONY" SMOOTH BY ACME BRICK COMPANY
(MORTAR TO MATCH BRICK COLOR AS MUCH AS POSSIBLE)
 - AL ALUMINUM BATTEN SYSTEM
MFR: B+N INDUSTRIES
SIZE: 2"x2" PROFILE
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE; 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1. HDO BOTH FACES. APAP TRADEMARKED, COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AN DPANT BOTH SIDES AND ALL EDGES.
SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
 - TL TRU EXTERIOR 1"x6" TRIM, PAINTED ON SITE
COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
 - C1 ALUMINUM CANOPY SYSTEM W/FASCIA
COLOR: WHITE
 - C2 ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022
 - C3 ALUMINUM CANOPY TIEBACK
COLOR: RAL 7022
GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS. WHEN TIEBACKS ARE INSTALLED ON METAL PANELING. SEE DETAIL 3/AS.0
 - EJ EXPANSION JOINT, SEE DETAIL 7/A4.1
 - FB CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
 - D HOLLOW METAL DOOR
PAINT: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS
 - DE DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
VOMELA (865) 330-7337, ann.bowen@vomela.com
GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
 - SR 12" STANDING SEAM METAL SLOPED ROOF OVER METAL AWNING FRAME (COLOR DARK BRONZE)
 - LL LIMESTONE BY SALADO LIMESTONE (ARCHITECTURAL CUT)
COLOR: LINEN (RUNNING BOND) SIZE: 8"x16"x4"
FINISH: SMOOTH
 - LIMESTONE TO HAVE 1/4" RAKED MORTAR JOINTS (MORTAR COLORS TO BE LIGHT BUFF)
SUBMIT TO ARCHITECT FOR APPROVAL
 - GR GUARD RAIL -SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
USE STAINLESS STEEL OR GALVANIZED STEEL
 - L1 RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
COLOR: GOLD
 - W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: EXTRA DARK BRONZE
 - W2 DRIVE-THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
COLOR: DEEP BRONZE
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT
 - L2 RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
C1-COLOR:
C1= WHITE
C2= PLATINUM SILVER
C3= DARK BRONZE
 - LE ACCENT LIGHTING - SEE ELECTRICAL
L1-LED LIGHT:
L1 = SLIM LED (DOWN ONLY)
L2 = INTEGRAL CANOPY FIXTURE
L3 = UP ONLY FLOOD FIXTURE
 - MF METAL FASCIA
C1-TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = BOTTOM TRIM AT METAL REVEAL PANEL
3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
COLOR:
C1= WEATHERED ZINC
C2= RAL 7022
 - AW METAL AWNINGS WITH ALUMINUM SUPPORT BRACKETS, BY CANOPY VENDOR (COLOR DARK BRONZE)
 - PB PIPE BOLLARD - PAINTED YELLOW
 - PT (RHM) COIN COLLECTOR
MODEL: #WPT STD
CALL 1-888-743-7435 TO ORDER
 - RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
 - S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
C1-COLOR:
C1= WEATHERED ZINC RACEWAY
C2= RAL 7022 RACEWAY
 - ST CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
 - UN METAL UNDERSCORE
COLOR: GOLD
 - E 7/8" 3-COAT STUCCO SYSTEM, REF WALL ASSEMBLY NOTES
C1-"IRON ORE" SW 7069 BY SHERWIN WILLIAMS

SIGNATURE BLOCK
Approved:
I hereby certify that the above and foregoing site plan for a development in the city of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, 2024.

WITNESS OUR HANDS, this ____ day of _____, 2024.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CASE NUMBER: SP2023-048

PREPARED BY: JAW ARCHITECTS
DRAWN BY: JAW
SHEET NO. 2023 CUSTOM BUILDING DESIGN 4597-WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS W/4" BRICK VENEER
WOOD ROOF TRUSS FRAMING
STONE/BATTEN/BRICK EXTERIOR FINISH
SITE ID: _____
SITE ADDRESS: _____
NWC OF STATE HWY 205 & FM 549, ROCKWALL TEXAS 042-3426

12/11/2023 PLANNING DEPARTMENT COMMENTS

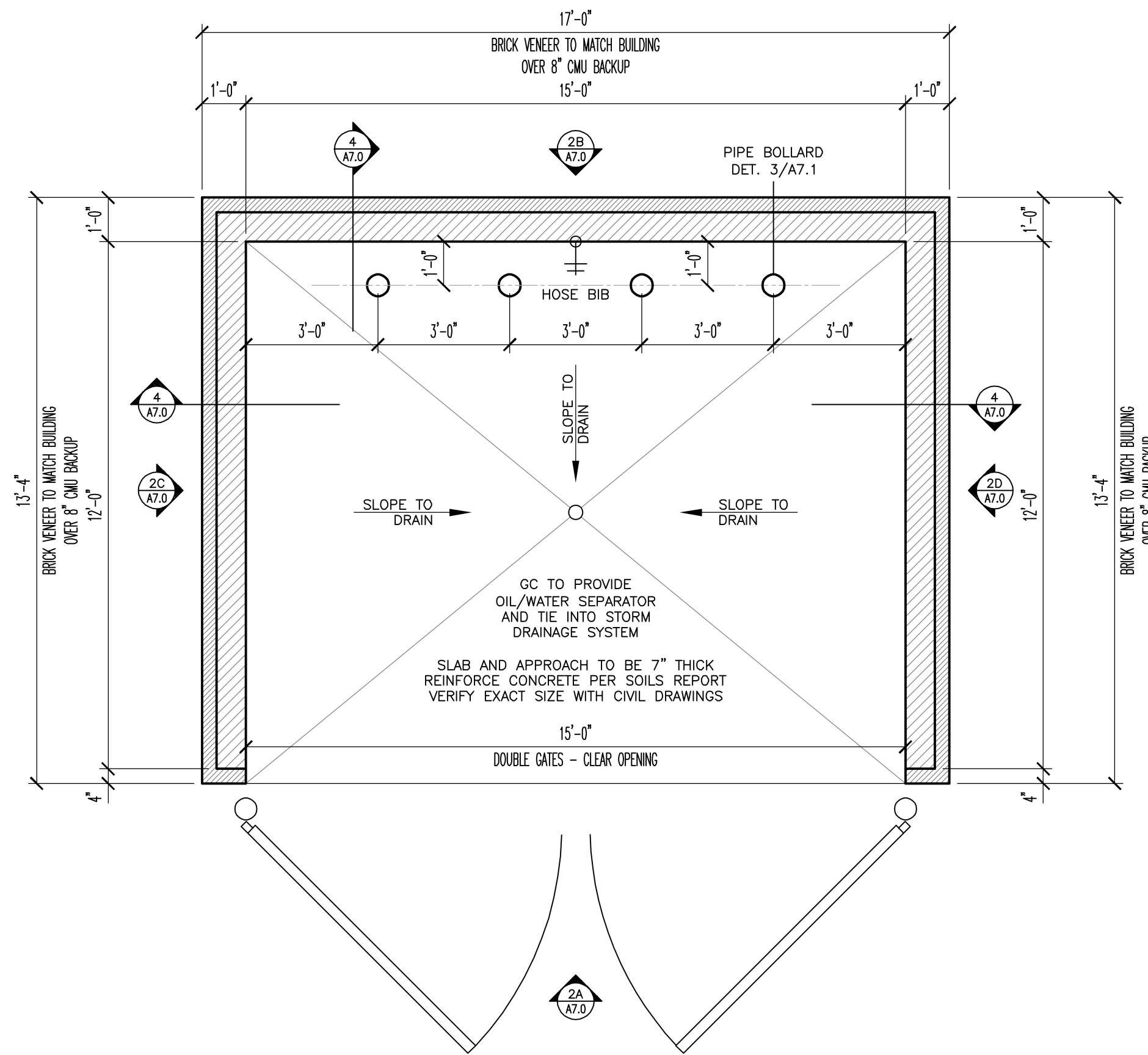
REV DATE DESCRIPTION

1 12/11/2023 PLANNING DEPARTMENT COMMENTS

REGISTERED ARCHITECT
SHERWIN WILLIAMS
STATE OF TEXAS
1918
JAW ARCHITECTS
11111 W. STATE HWY. 205, SUITE 100, ROCKWALL, TEXAS 75087
PH: 972.932.3333
WWW.JAWARCHITECTS.COM

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McDonald's USA, LLC
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JAW ARCHITECTS
11111 W. STATE HWY. 205, SUITE 100, ROCKWALL, TEXAS 75087
PH: 972.932.3333
WWW.JAWARCHITECTS.COM



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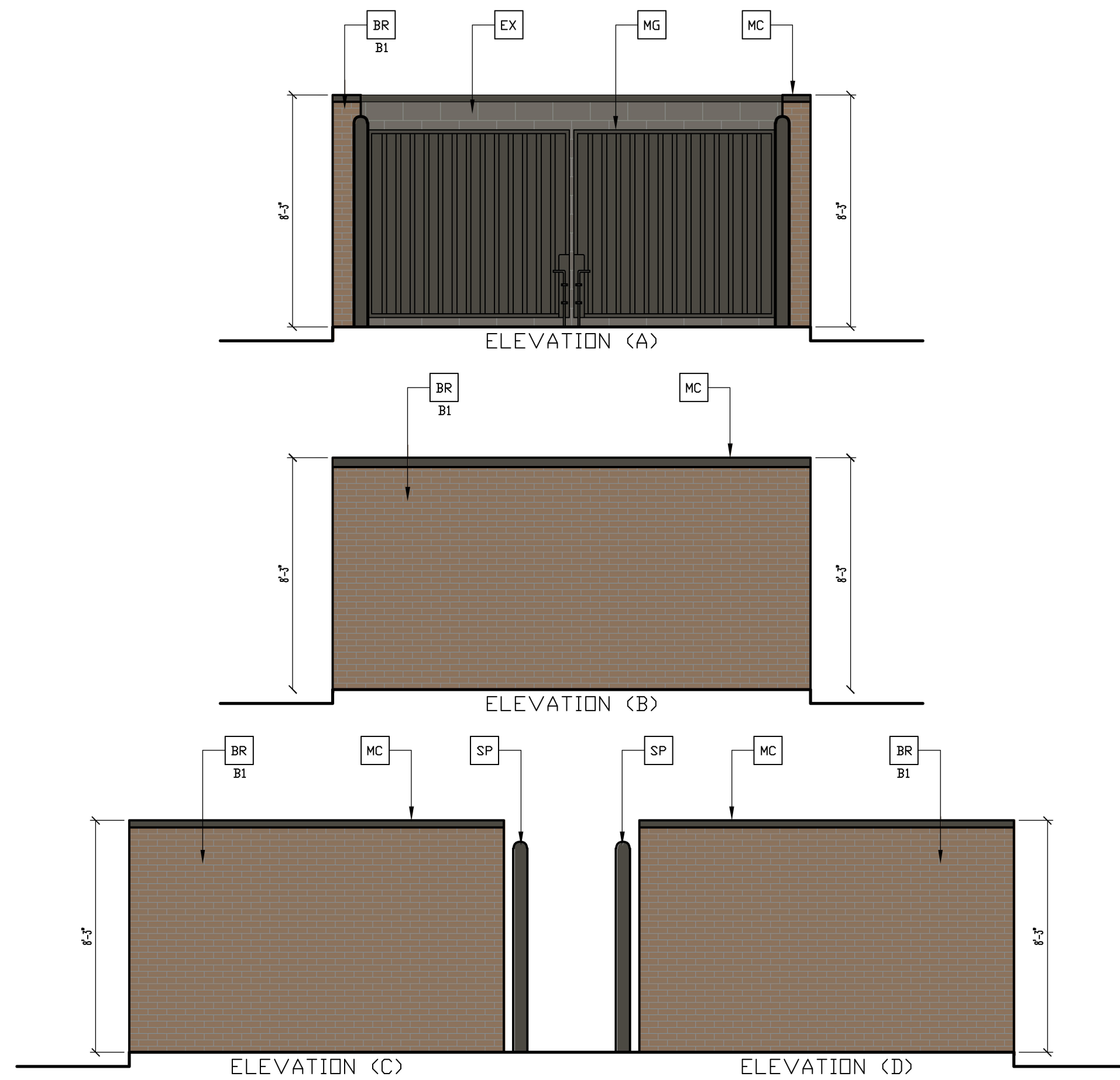
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 Planning & Zoning Commission, Chairman

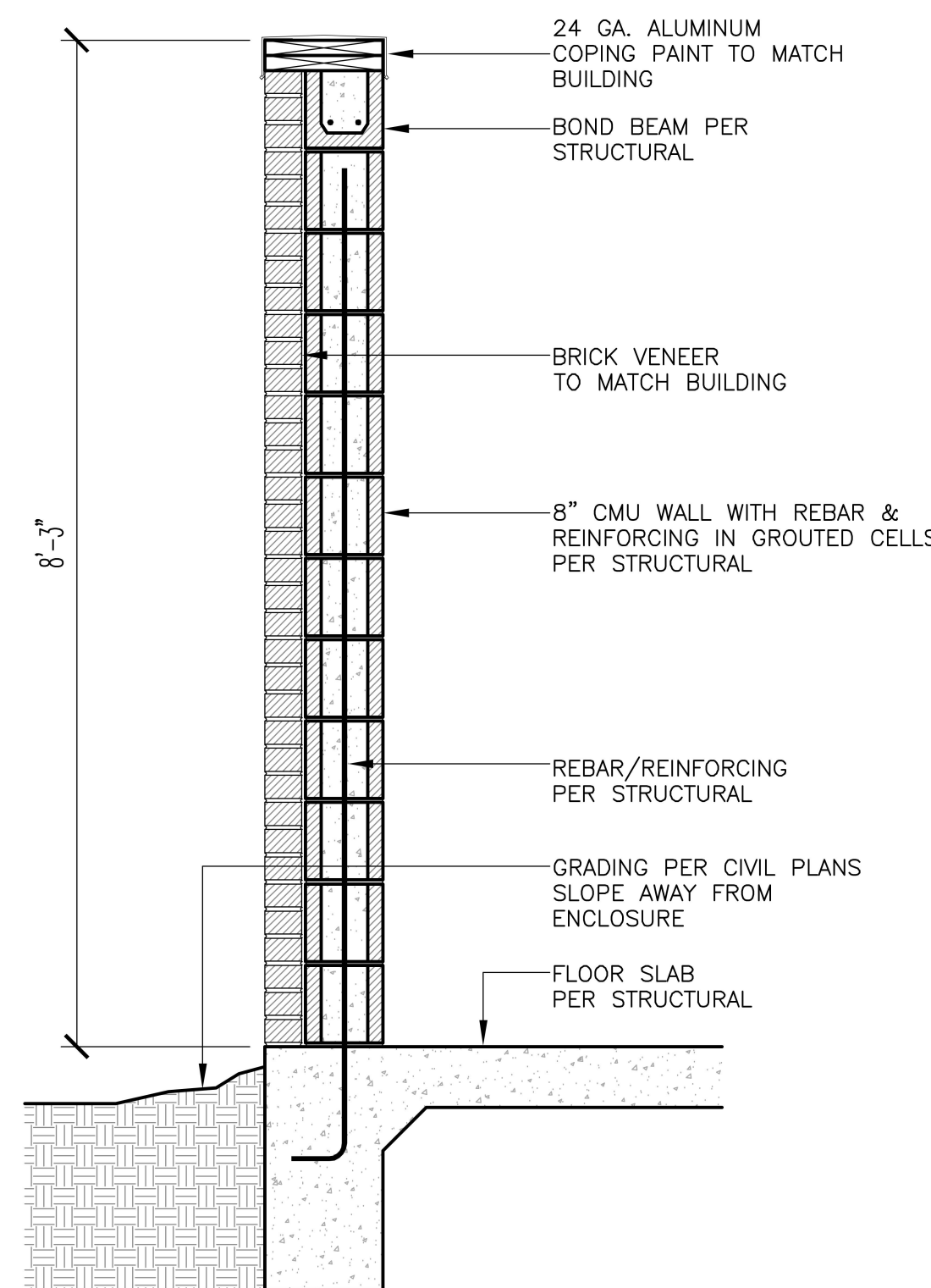
 Director of Planning and Zoning

CASE NUMBER: SP2023-048

1 DUMPSTER ENCLOSURE PLAN SCALE 3/8"=1'-0"



2 DUMPSTER ELEVATIONS SCALE 1/4"=1'-0"



4 WALL SECTION DETAIL SCALE 3/4"=1'-0"

KEY NOTES:

- BR MODULAR FACE BRICK
- B1 - COLOR:
B1 = "MUSHROOM BROWN" BY AMCE BRICK COMPANY
- MC 24 GAUGE ALUMINUM COPING OVER CMU ENCLOSURE WALLS COLOR TO MATCH "MF-C2" RAL 7022
- SP STEEL CONCRETE FILLED POST PAINT TO MATCH BUILDING TRIM COLOR RAL 7022
- MG METAL DUMPSTER ENCLOSURE ENTRY GATES, REF DETAILS AND NOTES, COLOR RAL 7022
- EX GC TO PAINT EXPOSED CMU BLOCK (INSIDE ENCLOSURE) TO MATCH RAL 7022

GENERAL NOTES:

GENERAL CONTRACTOR TO PROVIDE 6 INCHES OF EXPOSED GRADE BREAMS AROUND THE STORAGE BUILDING WITH THE EXCEPTION OF THE DOOR LOCATION, COORDINATE WITH THE CIVIL GRADING PLANS.

5/8" PUDDLE WELD B/N DECK & ALL ANGLE TYPICAL IN EACH DECK FLUTE, PROVIDE #12 SCREWS @ 6" O.C. AT ALL DECK SIDE LAPS.

GENERAL CONTRACTOR TO SUPPLY AND INSTALL CORRUGATED METAL GATES (16 GAUGE) F-DECKING, ALL METAL TO BE PRIMED AND PAINTED TO MATCH THE BUILDING TRIM COLOR, VERIFY WITH AGM.

PROVIDE A 12"x12" LOUVER VENT IN HOLLOW METAL DOOR, SEE ELEVATIONS.

ELECTRICAL NOTES:

OCCUPANCY SENSOR: GC TO PROVIDE A WALL MOUNTED OCCUPANCY SENSOR, REF ELECTRICAL PLANS FOR MORE INFORMATION.

GC TO INSTALL NEW STRIP LIGHT FIXTURE, PER MANF.'S RECOMMENDATIONS. F25 - 42W LED BY COLUMBIA LIGHTING #LCL4-40ML-EDU.

GC TO PROVIDE A 20A, 120V, RECEPTACLE WITHIN 25 FEET OF THE HVAC EQUIPMENT, PER CODE.

ALL LIGHTING/POWER SHALL BE CONNECTED TO AN APPROPRIATE CIRCUIT IN THE MAIN BUILDING PANELS, VERIFY CIRCUITING PRIOR TO ROUGH-IN.

PREPARED FOR: **McDonald's USA, LLC**

PREPARED BY: **JAW** REGISTERED ARCHITECT

TITLE: 2023 CUSTOM BUILDING DESIGN

DESCRIPTION: 4597-WOOD/WOOD

WOOD BEARING WALLS W/4" BRICK VENEER

WOOD ROOF TRUSS FRAMING

STONE/BATTEN/BRICK EXTERIOR FINISH

SHEET NO. **A7.0**

JAWA 23-0038

REV	DATE	DESCRIPTION
1	11/06/23	PLANNING DEPARTMENT COMMENTS

DRAWN BY: _____

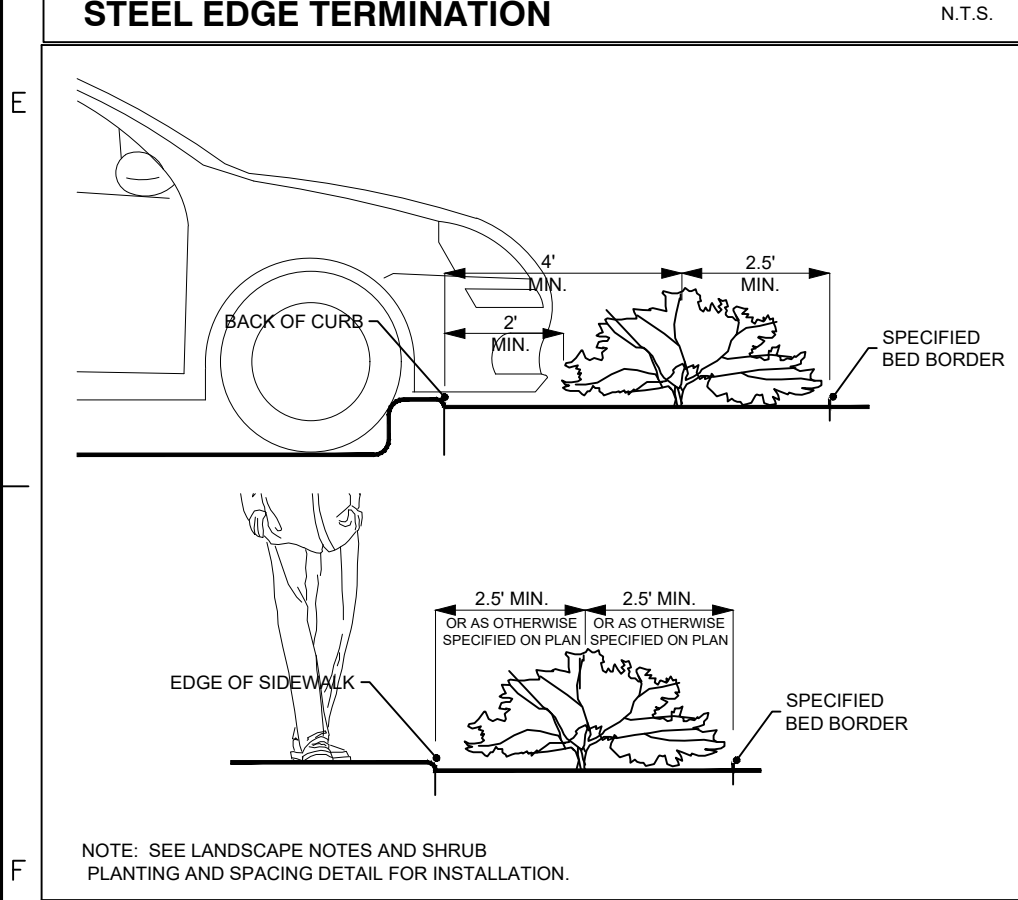
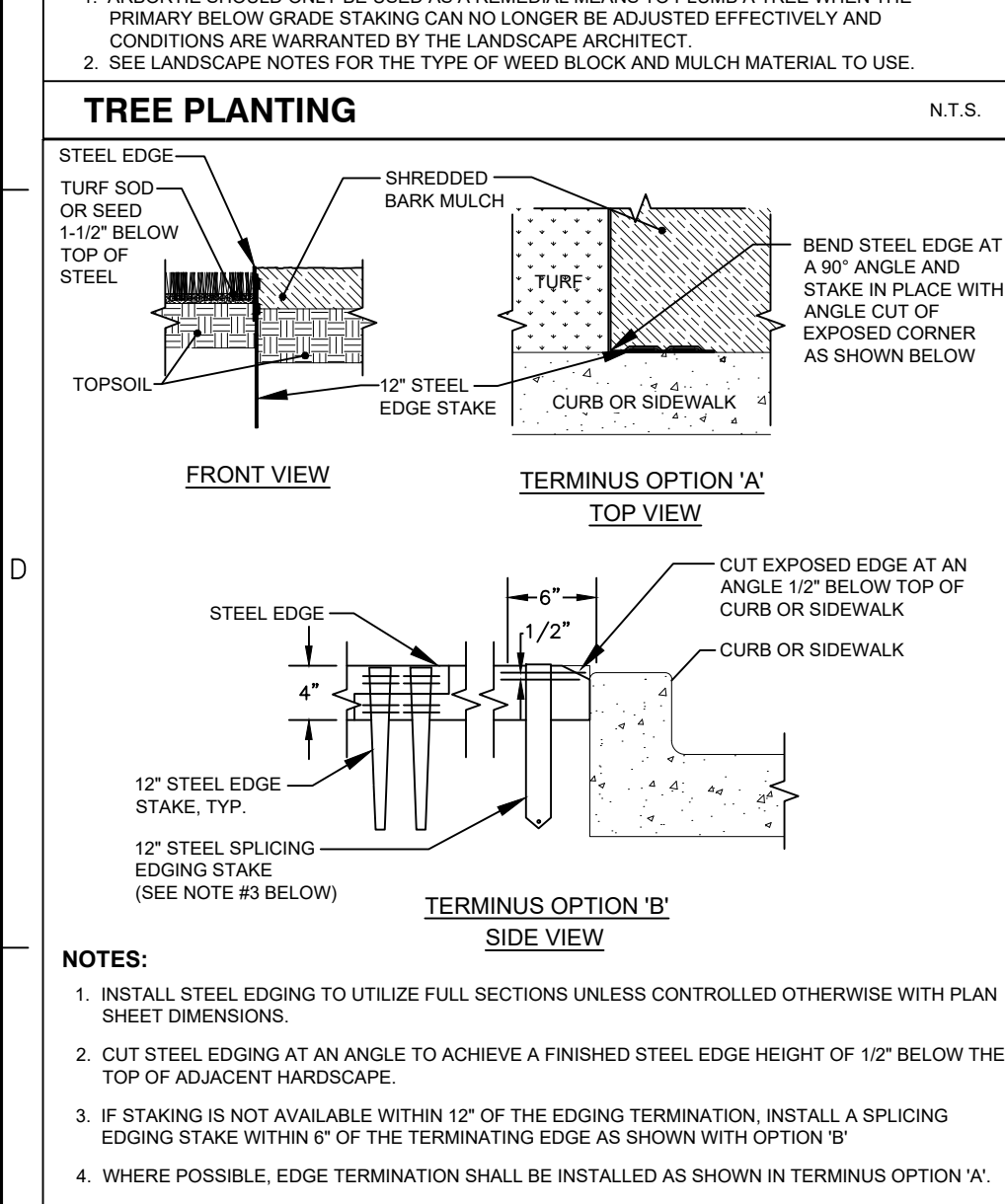
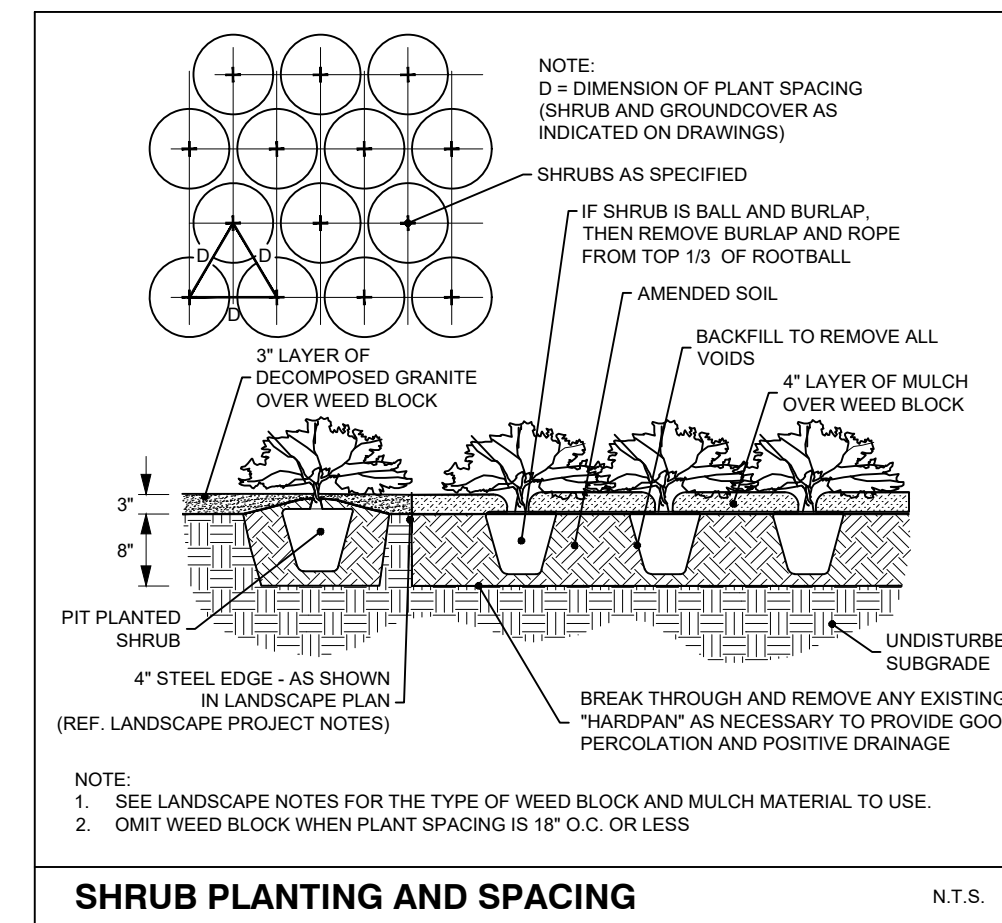
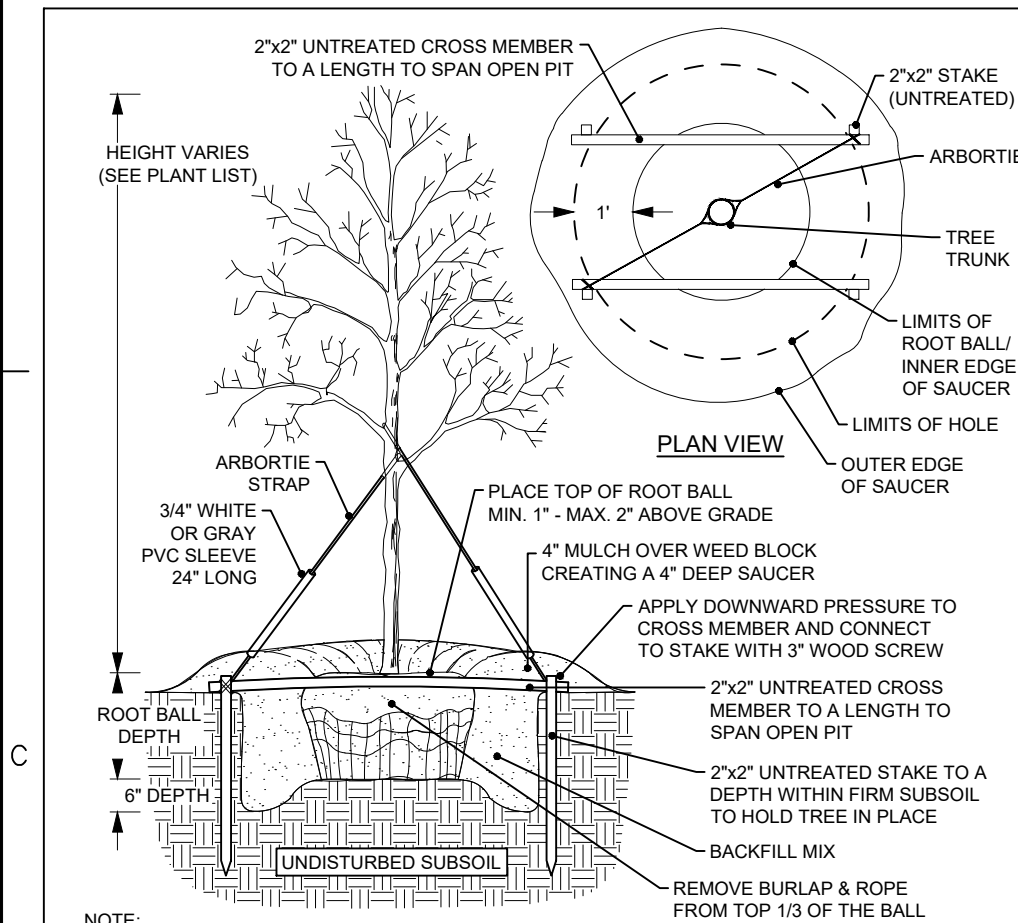
STD ISSUE DATE: 2023

REVIEWED BY: JAW

DATE ISSUED: 10/06/2023

SITE ADDRESS: 042-3428 NMC OF STATE HWY 205 & FM 549, ROCKWALL TEXAS

LANDSCAPE ORDINANCE COMPLIANCE CHART			
ORDINANCE SECTION	DESCRIPTION	REQUIRED/PROVIDED	COMPLIANCE
Section 5.01	Minimum of 20' wide landscape buffer along all State Highway 205	REQUIRED: 20' wide buffer PROVIDED: 20' wide buffer	COMPLIES
	All landscape buffers adjacent to a public right-of-way shall incorporate ground cover, a built-up 30" tall berm and minimum 30" tall shrubbery along the entire length of the frontage	REQUIRED: 30" tall berm, 30" tall shrubs, and groundcover along entire length of frontage PROVIDED: 30" tall berm, 30" tall shrubs, and groundcover along entire length of frontage	COMPLIES
	Also a minimum of one (2) canopy tree and one (4) accent tree shall be incorporated into the landscape buffer per 100-linear feet of frontage along the State Highway 205	REQUIRED: 180 LF/50' = 3.6 Canopy Trees and 7.2 Accent Trees PROPOSED: 4 Canopy Trees and 8 Accent Trees	COMPLIES
Section 5.03	Minimum of 20% of the total site must be landscaped	REQUIRED: 54,489 Sq.Ft x 0.2 = 10,897.8 Sq.Ft PROPOSED: 11,489 Sq.Ft (21.1%)	COMPLIES
	Minimum 5% or 200 Sq.Ft of Landscaping (whichever is greater) in the interior parking lot area. And must have a tree within 80' of each required parking space.	REQUIRED: 8,466 Sq.Ft (Proposed parking area) x 0.05 = 423.3 Sq.Ft of Landscaping required PROPOSED: 1,580 Sq.Ft (18.6%) and every parking space has a tree within 80' of it	COMPLIES
	Minimum of 50% of required landscape must be located in the front yard or side yards of the site.	REQUIRED: 10,897.8 Sq.Ft x 0.5 = 5,448.9 Sq.Ft PROPOSED: 8,453 Sq.Ft (77.5%)	COMPLIES



SHRUB PLANTING AND SPACING N.T.S.

LANDSCAPE PROJECT NOTES

Refer to Sitework Specifications for all information needed for landscape work.

Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (filled) to a depth of nine inches (9"). If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.

All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors, and said irrigation shall be designed by a qualified professional and installed by a licensed irrigator.

Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.

All trees and shrubs shall be installed per planting details.

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.

206 A.4.B TREE PLACEMENT AND CLEARANCES

- If a required canopy tree is proposed within 12 feet of a building foundation, an alternate planting location on-site may be approved by the director of planning.
- no tree shall be planted closer than four feet to a right-of-way line, nor closer than eight feet to any public water line, wastewater line, fire protection connection, or drainage line, nor within any detention pond, unless approved by the director of engineering.
- a landscape area in which trees are to be provided shall not overlap or otherwise infringe upon a utility easement, unless no alternative is available.
- no tree that has a mature height of 25 feet or greater shall be planted within ten feet of an existing or proposed overhead utility line. where canopy trees are required adjacent to or underneath overhead utility lines, ornamental trees shall be provided instead of the required canopy trees at a ratio of two ornamental trees per every one required canopy tree.

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.

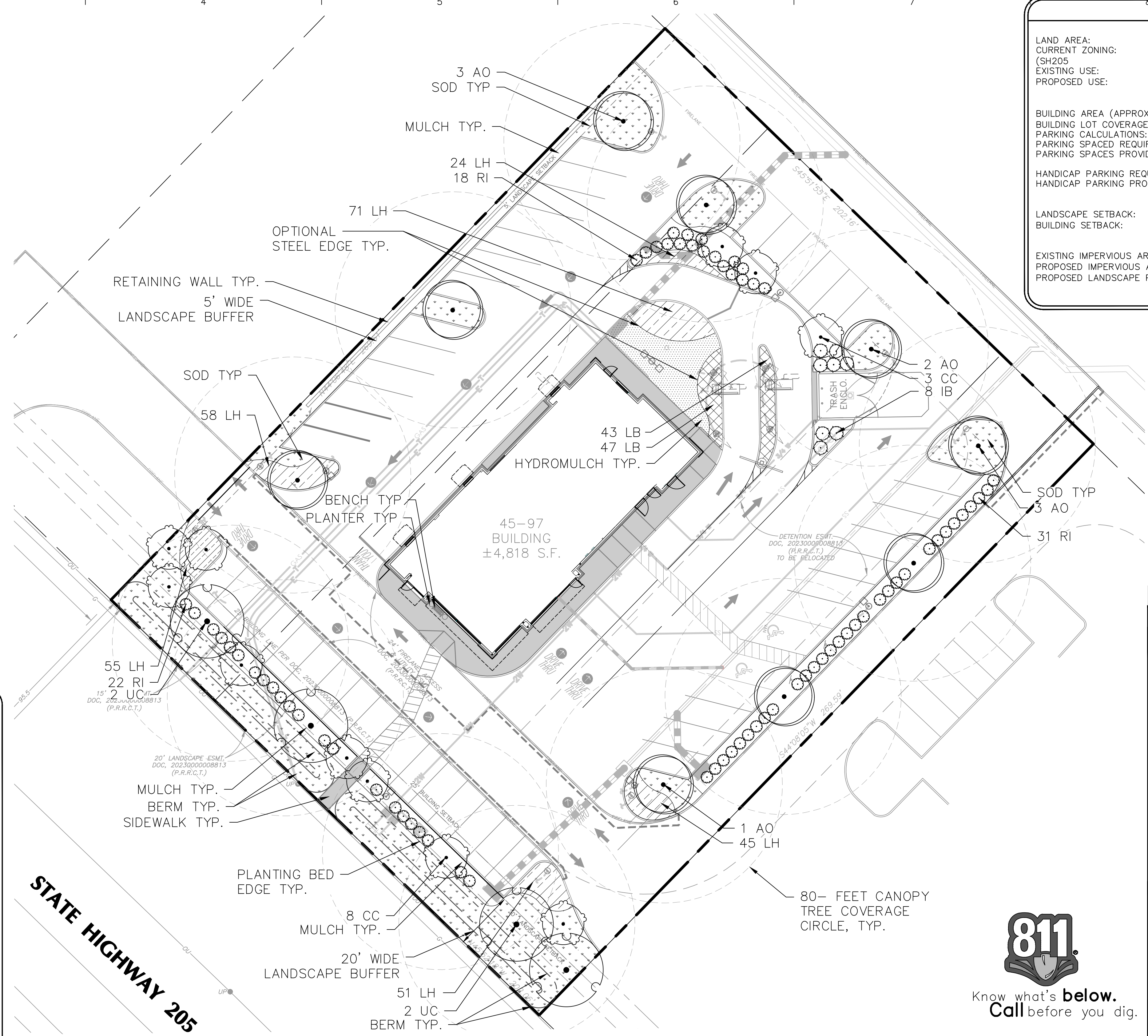
All planting beds as designated shall be bordered by Owner approved four inch (4") steel edging w/ 3/4" min. thickness unless bed is bordered by concrete. Steel edging adjacent to river rock beds shall have a 1/2" min. thickness. Terminating edging flush with paved surface with no sharp corners exposed.

A four inch (4") dressing of Shredded hardwood mulch over a 4.1 oz. woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).

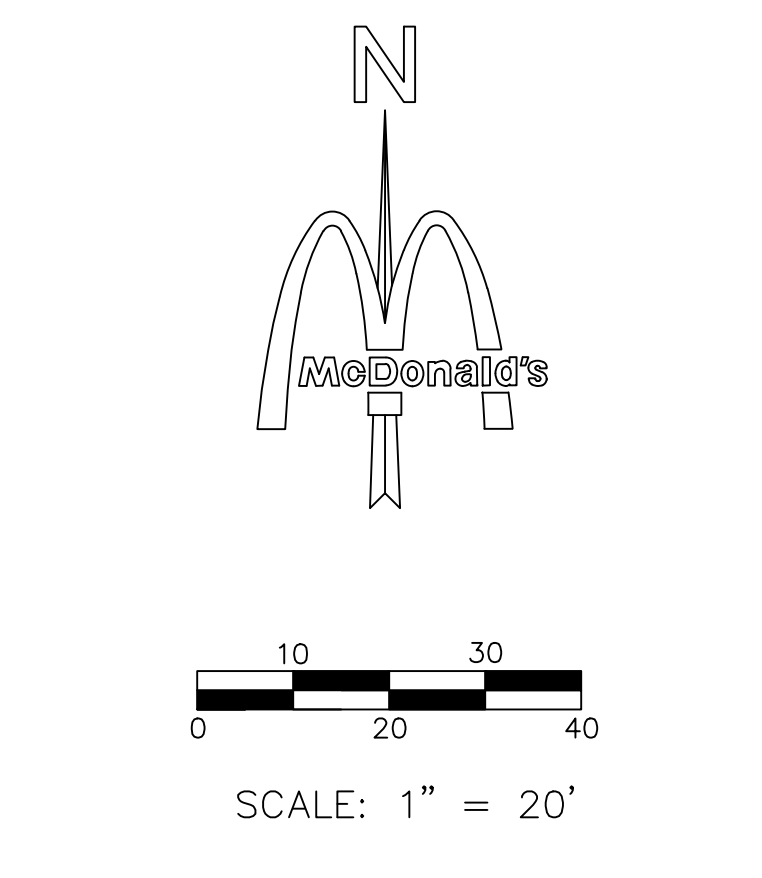
Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

IRRIGATION REQUIREMENT

Irrigation system must meet the requirements of the UDC.



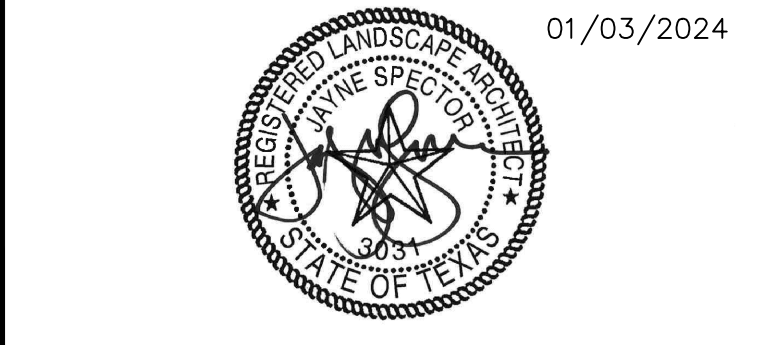
SITE INFORMATION	
LAND AREA:	54,489 SF (1.251 AC)
CURRENT ZONING:	C-COMMERCIAL DISTRICT
(SH205)	OVERLAY DISTRICT
EXISTING USE:	VACANT LOT
PROPOSED USE:	MCDONALD'S RESTAURANT W/DRIVE-THRU
BUILDING AREA (APPROXIMATE):	4,818 GFA
BUILDING LOT COVERAGE:	4,818 SF/54,489 SF = 8.84%
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PARKING SPACES REQUIRED:	48
PARKING SPACES PROVIDED:	48
HANDICAP PARKING REQUIRED:	2
HANDICAP PARKING PROVIDED:	2
LANDSCAPE SETBACK:	20' FRONT; 5' REAR & SIDE
BUILDING SETBACK:	25' FRONT; 10' SIDES & REAR
EXISTING IMPERVIOUS AREAS:	13.9% (7,592 SF)
PROPOSED IMPERVIOUS AREAS:	65.8% (35,848 SF)
PROPOSED LANDSCAPE PERCENTAGE:	20.3% (11,049 SF)



Date	Description	No.
Revisions		

McDonald's USA, LLC

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LANGAN

Langan Engineering and Environmental Services, Inc.

2999 Olympus Blvd, Suite 165
Dallas, TX 75019

T: 817.328.3200 www.langan.com
TBPE FIRM REG. #F-1709

Project **McDonald's Restaurant**
L/C #042-3426 (NSN 41096)
4901 S. GOLIAD ST.
PROPOSED LOT 2R, BLOCK A,
CREEKSIDE COMMONS
ROCKWALL

ROCKWALL COUNTY TEXAS
Drawing Title

LANDSCAPE PLAN

Project No.	520061401	Drawing No.	L1.0
Date	01/03/2024	Sheet 12 of 21	
Drawn By	DH		
Checked By	JS		

PLANT SCHEDULE							
TREES	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	HEIGHT/WIDTH	SPACING
	AO	9	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE 1	4" CAL.	B&B	14-16" H 7-8" W	
	CC	11	CERCIS CANADENSIS / TEXAS REDBUD	2" CAL.	B&B	8-10" H 4-5" W	25' O.C.
	UC	4	ULMUS CRASSIFOLIA / CEDAR ELM	4" CAL.	B&B	14-16" H 7-8" W	50' O.C.
SHRUBS	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	HEIGHT/WIDTH	SPACING
	IB	8	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	5 GAL.	CONTAINER	2-4" H 2-4" W	4' O.C.
	RI	71	RHAPHIOLEPIS INDICA / INDIAN HAWTHORN	5 GAL.	CONTAINER	2-4" H 2-4" W	4' O.C.
GROUND COVERS	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	HEIGHT/WIDTH	SPACING
	LB	90	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL.	CONTAINER	6-18" H 6-12" W	24" O.C.
	LH	304	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	1 GAL.	CONTAINER	6-12" H 6-10" W	24" O.C.

NOTE:
1) WRAP TRUNKS OF MAPLE SPECIES FOR 1ST YEAR TO PREVENT BARK SUN SCALD AND EVENTUAL LOSS OF TREES.

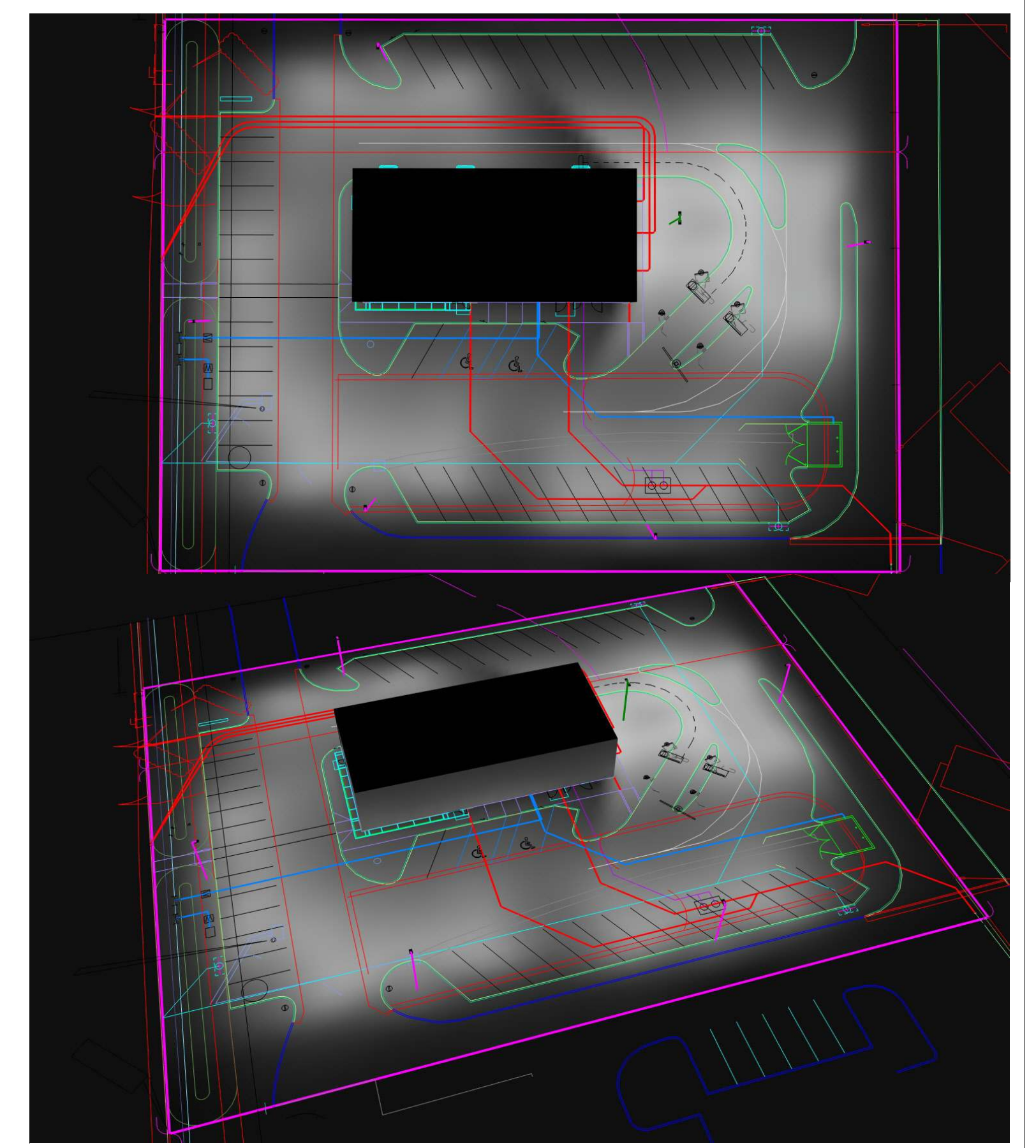
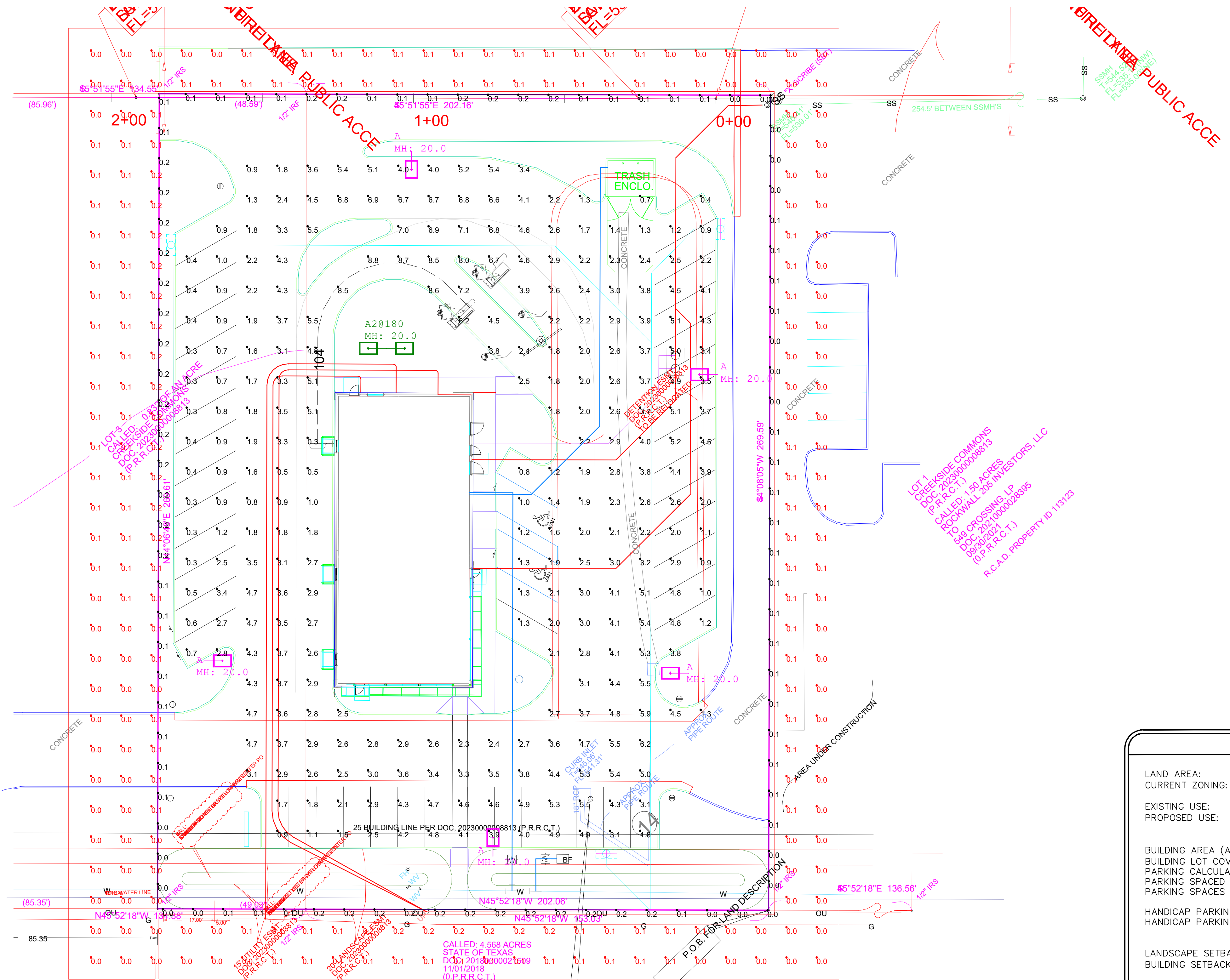
SIGNATURE BLOCK
Approved:
I hereby certify that the above and foregoing site plan for a development in the city of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ___, 2024.

WITNESS OUR HANDS, this ___ day of ___, 2024.

Planning & Zoning Commission, Chairman
Director of Planning and Zoning

CASE NUMBER: SP2023-048

NOTES:
 1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
 2. DISTANCE BETWEEN READINGS _____ 10'



Pole Fixtures Are Full Cutoff
 Tilt=0
 Calculation Grids Are At Grade
 Pole Light Mounting Height=20ft
 (17' Pole + 3' Base)

SITE INFORMATION	
LAND AREA:	54,489 SF (1.251 AC)
CURRENT ZONING:	C-COMMERCIAL DISTRICT (SH205 OVERLAY DISTRICT)
EXISTING USE:	VACANT LOT
PROPOSED USE:	MCDONALD'S RESTAURANT W/DRIVE-THRU
BUILDING AREA (APPROXIMATE):	4,365 GFA
BUILDING LOT COVERAGE:	4,365 SF/54,489 SF = 8.01%
PARKING CALCULATIONS:	1 SPACE PER 100 SF
PARKING SPACES REQUIRED:	44
PARKING SPACES PROVIDED:	45
HANDICAP PARKING REQUIRED:	2
HANDICAP PARKING PROVIDED:	2
LANDSCAPE SETBACK:	20' FRONT; 5' REAR & SIDE
BUILDING SETBACK:	25' FRONT; 10' SIDES & REAR
EXISTING IMPERVIOUS AREAS:	13.9% (7,592 SF)
PROPOSED IMPERVIOUS AREAS:	64.4% (35,072 SF)
PROPOSED LANDSCAPE PERCENTAGE:	21.7% (11,825 SF)

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ADJACENT PROPERTY READINGS	Illuminance	Fc	0.07	0.2	0.0	N.A.	N.A.
PAVED SURFACE READINGS	Illuminance	Fc	3.16	8.8	0.3	10.53	29.33
PROPERTY LINE READINGS	Illuminance	Fc	0.11	0.2	0.0	N.A.	N.A.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type
	5	A	Single	1.000	VP-2-320L-145-5K7-4W-DBS-HSS-90-B	145.6	0.607	20	SES-17-40-1-TA-GL-DB (4")
	1	A2@180	Back-Back	1.000	VP-2-320L-145-5K7-4W-DBS	150	0.607	20	SES-17-40-1-TA-GL-DB (4")

PROJECT WIND LOAD CRITERIA BASED ON:
 ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)
 50 YEAR MEAN RECURRENCE INTERVAL
 ALLOWED EPA XX-X @ WIND LOAD XX MPH

SECURITY LIGHTING™

2100 Gulf Road, Suite 400, Rolling Meadows, IL 60008
 1-800-544-4444

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES

SCALE 1"=20' 0"

DRAWN BY: **CLB LEED AP BD+C**

POINT-BY-POINT FOOTCANDLE PLOT FOR
 MCDONALD'S
 550 FARM TO MARKET RD 549
 ROCKWALL, TX 75082

NATIONAL STORE NUMBER
41096

DATE: 9/15/2023 DRAWING NUMBER: A231820A.AGI

THIS DRAWING MEETS OR EXCEEDS MCDONALD'S CURRENT ILLUMINATION SPECIFICATIONS OF A 3-4 FOOTCANDLE AVERAGE, UNLESS SUPERSEDED BY OTHER REQUIREMENTS.

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO SECURITY LIGHTING SYSTEMS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

4. THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO BE COMPLIANT WITH TITLE 24 OR OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.



January 3, 2024

City of Rockwall
Planning and Zoning
385 S Goliad Street
Rockwall, TX 75087

RE: McDonald's Variance – 550 FM 549, Rockwall, TX 75032 / Case: SP2023-048

McDonald's is requesting the following variances for this project:

1. A pitched roof variance on Subsection 06.02. C.2, of Article 05 Overlay Commercial District Standards, (A) (1) Roof Design Standards. McDonald's prototypical roof is a non-pitched, flat roof. The design is consistent with other businesses in the area and will conform without causing the building to appear out of place.
2. A variance to the required masonry percentage (Subsection 06.02. C, of Article 05, UDC) on the North, South, and West façades to allow for the inclusion of the wood look battens on the corners of the building. This architectural element adds visual interest and depth to the building design.
3. A variance to the required stone percentage (Subsection 06.02. C, of Article 05, UDC) on the South and West façades, this variance is requested due to the changes to the building made to help create articulation. The overall combined building design contains 23.61% natural stone.
4. A variance to the articulation requirements set forth in Subsection 04.01. C. 1, of Article 05, UDC. The project has been designed with the maximum amount of projection allowable while keeping the required site design intact. The building facades have been redesigned per the recommendations of the planners and ARB members and the building location has been modified on the site in an effort to improve articulation compliance.

With these variances we have included the compensatory measures:

1. Increased architectural elements (canopies, display windows, and cornice line provided)
2. Articulated ground floor levels or bases (natural limestone base provided)
3. The front and side yard landscaping comprise 77% of the site plantings versus the code required 50%.
4. The parking lot landscaping exceeds the requirements of the code with 1580 SF provided, versus 423 SF required.
5. A bench and outdoor planters have been added to the entrance connected to the sidewalk along Highway 205, allowing for an improved pedestrian experience and enhanced roadway visibility.
6. The code requires a total of 11 total site trees and an extra accent tree has been added to enhance the site.

Please feel free to contact me with any questions or concerns. Thank you for reviewing our request.

Leslie Ford

Leslie Ford
Entitlements Consultant
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