

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

MASTER PLAT PRELIMINARY PLAT FINAL PLAT REPLAT

AMENDING OR MINOR PLAT PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

SITE PLAN

AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

ZONING CHANGE SPECIFIC USE PERMIT PD DEVELOPMENT PLAN

OTHER APPLICATION

TREE REMOVAL

VARIANCE REQUEST/SPECIAL EXCEPTIONS

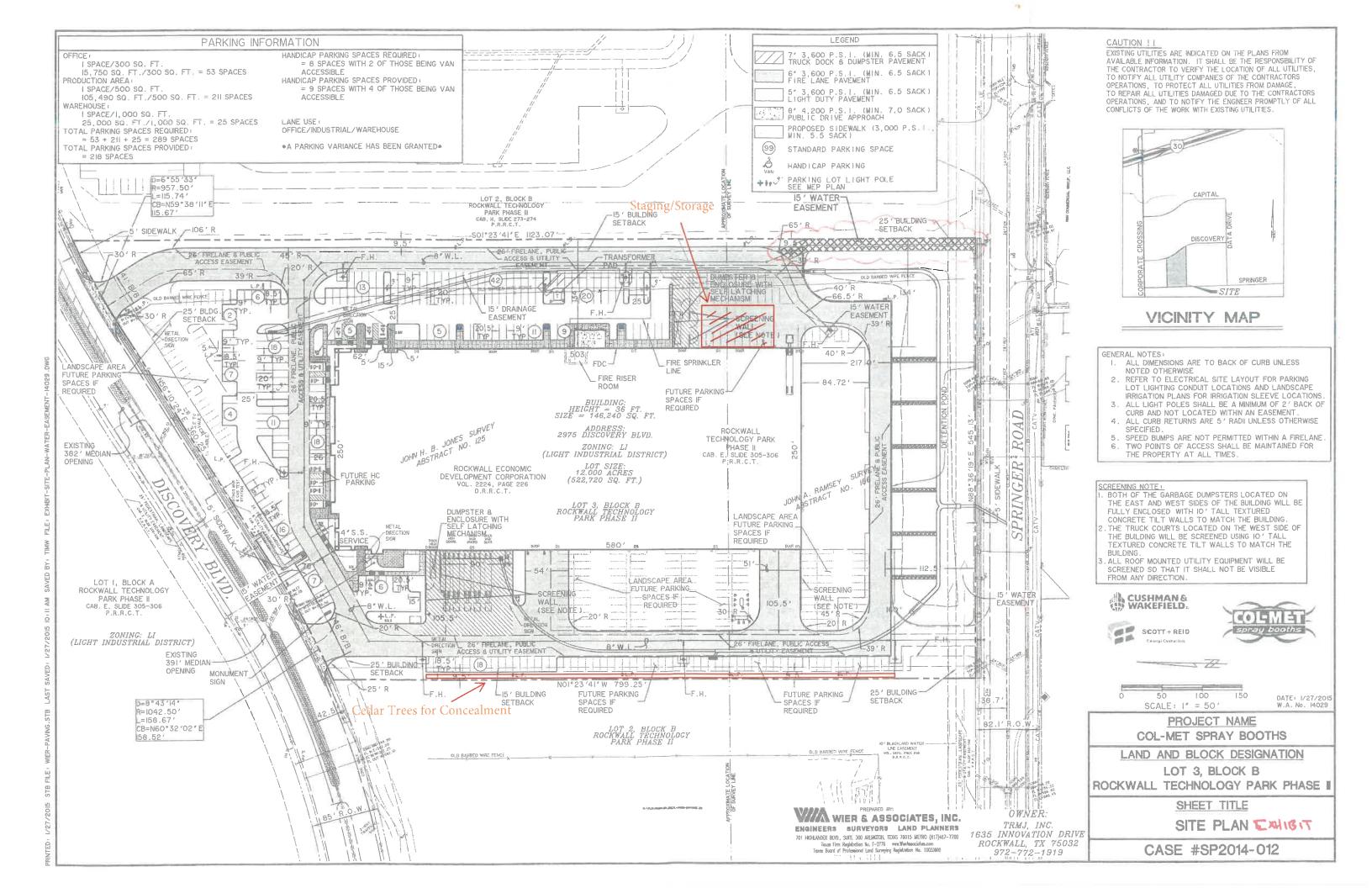
RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD	CITY COUNCIL READING #2
PLANNING AND ZONING COMMISSION	CONDITIONS OF APPROVAL
CITY COUNCIL READING #1	NOTES



	PLANNING & ZONING CASE NO.
	<u>NOTE:</u> THE APPLICATION IS NOT COMSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW
ı	DIRECTOR OF PLANNING:

	Rockwall, Texas 75087		RECTOR OF PLANNING:
	I ONGO I OVOI	CI	TY ENGINEER:
PLEASE CHECK THE A	PPROPRIATE BOX BELOW TO INDICATE TH	E TYPE OF DEVELOPMENT F	REQUEST (SELECT ONLY ONE BOX):
☐ PRELIMINARY P ☐ FINAL PLAT (\$300.0) ☐ REPLAT (\$300.0) ☐ AMENDING OR M ☐ PLAT REINSTAT SITE PLAN APPLIC. ☐ SITE PLAN (\$250	\$100.00 + \$15.00 ACRE)	☐ ZONING C ☐ SPECIFIC ☐ PD DEVEL OTHER APPL ☐ TREE REN ☐ VARIANCE NOTES. ☐ N DETERMININ PER 4CRE AMOU!	LICATION FEES: CHANGE (\$200.00 + \$15.00 ACRE) USE PERMIT (\$200.00 + \$15.00 ACRE) LOPMENT PLANS (\$200.00 + \$15.00 ACRE) LICATION FEES: MOVAL (\$75.00) E REQUEST SPECIAL EXCEPTIONS (\$100.00) G THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE VT FOR REQUESTS ON LESS THAN ONE ACRE ROUND UP TO ONE (1) ACRE. WILL BE ADDED TO THE REPLICATION FEE FOR ANY REQUEST THAT TRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING
PROPERTY INFO	RMATION [PLEASE PRINT]		
ADDRESS	2975 Discovery Blvd. Rockwall 1	TX 75032	
SUBDIVISION	Rockwall Technology Park Phase II		LOT 3 BLOCK B
GENERAL LOCATION	South of I-30, East of Corporate	Crossing, between Disc	overy Blvd and Springer Ln
ZONING, SITE PL	AN AND PLATTING INFORMATIO	N [PLEASE PRINT]	
CURRENT ZONING	Light Industrial District	CURRENT US	Manufacturing of Sheet Metal Products
PROPOSED ZONING	N/A	PROPOSED US	SE N/A
ACREAGE	12.00 LOTS (0	CURRENT] 1	LOTS [PROPOSED] N/A
REGARD TO ITS A	PLATS: BY CHECKING THIS BOX YOU ACKNOW PPROVAL PROCESS, AND FAILURE TO ADDRESS NIAL OF YOUR CASE.	VLEDGE THAT DUE TO THE PA S ANY OF STAFF'S COMMENTS	SSAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
OWNER/APPLICA OWNER	NT/AGENT INFORMATION [PLEASE RTT PCI, LLC	PRINT/CHECK THE PRIMARY C	ONTACT/ORIGINAL SIGNATURES ARE REQUIRED]
CONTACT PERSON	Trey Peavy	CONTACT PERSON	į.
ADDRESS		ADDRES	
CITY STATE & ZIP		CITY_STATE & ZII	
PHONE		PHONE	
E-MAIL		E-MAI	
NOTARY VERIFIC BEFORE ME, THE UNDER: STATED THE INFORMATIC	ATION (REQUIRED) SIGNED AUTHORITY, ON THIS DAY PERSONALLY ON ON THIS APPLICATION TO BE TRUE AND CERT	APPEARED THE FOLLOWING	COWNER] THE UNDERSIGNED, WHO
INFORMATION CONTAINED	2025 BY SIGNING THIS APPLICATI	CATION, HAS BEEN PAID TO THE C ON, I AGREE THAT THE CITY OF HE CITY IS ALSO AUTHORIZED I	CITY OF ROCKWALL ON THIS THE
GIVEN UNDER MY HAND	AND SEAL OF OFFICE ON THIS THE IT DAY O	OF August 20	Notary Public, State of Texas Comm. Expires 08-30-2027
	CWNER'S SIGNATURE	0	Notary ID 10270440
NOTARY PUBLIC IN AND I	FOR THE STATE OF TEXAS	Parent	MY COMMISSION EXPIRES
DE	VELOPMENT APPLICATION - DEVICE ROCKWAL	- ucco	* ROCK WALL TX \$5087 * P (982) 771-7745





	PLANNING & ZONING CASE NO.
	<u>NOTE:</u> THE APPLICATION IS NOT COMSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW
ı	DIRECTOR OF PLANNING:

	Rockwall, Texas 75087		RECTOR OF PLANNING:
	I ONGO I OVOI	CI	TY ENGINEER:
PLEASE CHECK THE A	PPROPRIATE BOX BELOW TO INDICATE TH	E TYPE OF DEVELOPMENT F	REQUEST (SELECT ONLY ONE BOX):
☐ PRELIMINARY P ☐ FINAL PLAT (\$300.0) ☐ REPLAT (\$300.0) ☐ AMENDING OR M ☐ PLAT REINSTAT SITE PLAN APPLIC. ☐ SITE PLAN (\$250	\$100.00 + \$15.00 ACRE)	☐ ZONING C ☐ SPECIFIC ☐ PD DEVEL OTHER APPL ☐ TREE REN ☐ VARIANCE NOTES. ☐ N DETERMININ PER 4CRE AMOU!	LICATION FEES: CHANGE (\$200.00 + \$15.00 ACRE) USE PERMIT (\$200.00 + \$15.00 ACRE) LOPMENT PLANS (\$200.00 + \$15.00 ACRE) LICATION FEES: MOVAL (\$75.00) E REQUEST SPECIAL EXCEPTIONS (\$100.00) G THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE VT FOR REQUESTS ON LESS THAN ONE ACRE ROUND UP TO ONE (1) ACRE. WILL BE ADDED TO THE REPLICATION FEE FOR ANY REQUEST THAT TRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING
PROPERTY INFO	RMATION [PLEASE PRINT]		
ADDRESS	2975 Discovery Blvd. Rockwall 1	TX 75032	
SUBDIVISION	Rockwall Technology Park Phase II		LOT 3 BLOCK B
GENERAL LOCATION	South of I-30, East of Corporate	Crossing, between Disc	overy Blvd and Springer Ln
ZONING, SITE PL	AN AND PLATTING INFORMATIO	N [PLEASE PRINT]	
CURRENT ZONING	Light Industrial District	CURRENT US	Manufacturing of Sheet Metal Products
PROPOSED ZONING	N/A	PROPOSED US	SE N/A
ACREAGE	12.00 LOTS (0	CURRENT] 1	LOTS [PROPOSED] N/A
REGARD TO ITS A	PLATS: BY CHECKING THIS BOX YOU ACKNOW PPROVAL PROCESS, AND FAILURE TO ADDRESS NIAL OF YOUR CASE.	VLEDGE THAT DUE TO THE PA S ANY OF STAFF'S COMMENTS	SSAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
OWNER/APPLICA OWNER	NT/AGENT INFORMATION [PLEASE RTT PCI, LLC	PRINT/CHECK THE PRIMARY C	ONTACT/ORIGINAL SIGNATURES ARE REQUIRED]
CONTACT PERSON	Trey Peavy	CONTACT PERSON	į.
ADDRESS		ADDRES	
CITY STATE & ZIP		CITY_STATE & ZII	
PHONE		PHONE	
E-MAIL		E-MAI	
NOTARY VERIFIC BEFORE ME, THE UNDER: STATED THE INFORMATIC	ATION (REQUIRED) SIGNED AUTHORITY, ON THIS DAY PERSONALLY ON ON THIS APPLICATION TO BE TRUE AND CERT	APPEARED THE FOLLOWING	COWNER] THE UNDERSIGNED, WHO
INFORMATION CONTAINED	2025 BY SIGNING THIS APPLICATI	CATION, HAS BEEN PAID TO THE C ON, I AGREE THAT THE CITY OF HE CITY IS ALSO AUTHORIZED I	CITY OF ROCKWALL ON THIS THE
GIVEN UNDER MY HAND	AND SEAL OF OFFICE ON THIS THE IT DAY O	OF August 20	Notary Public, State of Texas Comm. Expires 08-30-2027
	CWNER'S SIGNATURE	0	Notary ID 10270440
NOTARY PUBLIC IN AND I	FOR THE STATE OF TEXAS	Parent	MY COMMISSION EXPIRES
DE	VELOPMENT APPLICATION - DEVICE ROCKWAL	- ucco	* ROCK WALL TX \$5087 * P (982) 771-7745

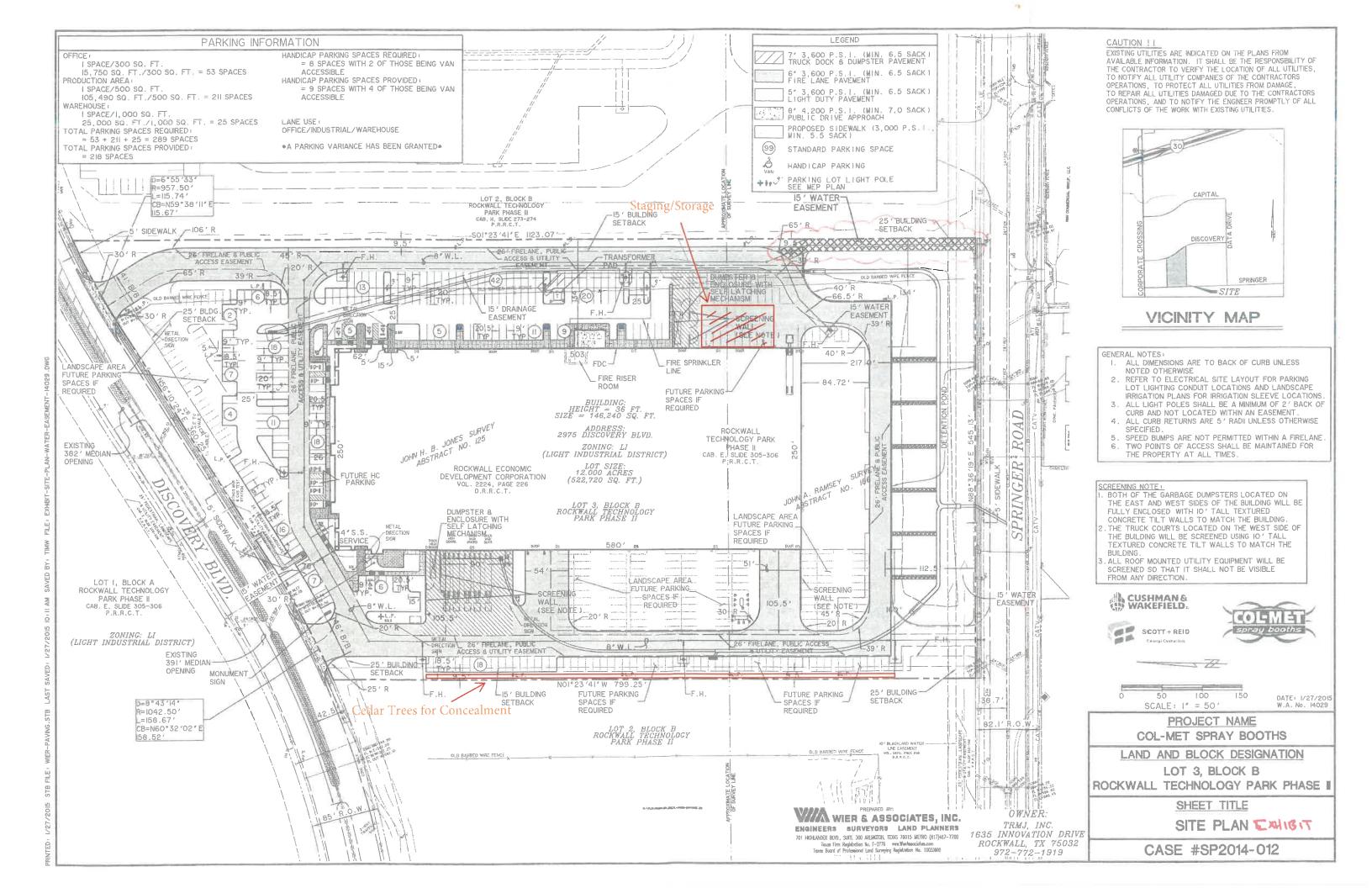




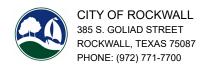
City of Rockwall Planning & Zoning Department 385 S. Goliad Street

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.





PROJECT COMMENTS



DATE: 8/22/2025

PROJECT NUMBER: SP2025-034

PROJECT NAME: Amended Site Plan for 2975 Discovery Blvd SITE ADDRESS/LOCATIONS: 2975 Discovery Boulevard, Rockwall, TX, 75032

CASE CAPTION: Discuss and consider a request by Trey Peavy of RTT PCI, LLC for the approval of an Amended Site Plan for Outside Storage in

conjunction with an existing Manufacturing Building on a 12.00-acre parcel of land identified as Lot 3, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549

Overlay (FM-549 OV) District, addressed as 2975 Discovery Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PLANNING	Bethany Ross	08/21/2025	Approved w/ Comments	

08/21/2025: SP2025-034: Site Plan for 2975 Discovery Boulevard

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Amended Site Plan for Outside Storage in conjunction with an existing Manufacturing Building on a 12.00-acre parcel of land identified as Lot 3, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, and addressed as 2975 Discovery Boulevard.
- I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
- 1.3 The subject property will be required to be replatted after the engineering process to establish the new easements.
- M.4 For reference, include the case number (SP2025-034) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02. D, Article 11, of the UDC)

M.5 Site Plan

- 1) Please show the existing outside storage on the west side of the building.
- 2) Continue the cedar tree screening south to the property line. This will help screen the existing outside storage on the west side of the building. Staff also suggests adding canopy and accent trees clustered in the grass area just south of the building to screen the outside storage from view. See attached exhibit for reference.
- M.6 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 3, 2025; 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 9, 2025 Planning & Zoning Meeting.
- 1.7 Please note the scheduled meetings for this case:
- (1) Planning & Zoning Work Session meeting will be held on August 26, 2025
- (2) Planning & Zoning meeting/public hearing meeting will be held on September 9, 2025

I.8 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
ENGINEERING	Craig Foshee	08/21/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
BUILDING	Craig Foshee	08/21/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
FIRE	Ariana Kistner	08/18/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
GIS	Lance Singleton	08/18/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
POLICE	Chris Cleveland	08/18/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PARKS	Travis Sales	08/18/2025	Approved w/ Comments	

08/18/2025: Please provide landscape plan





	PLANNING & ZONING CASE NO.
	<u>NOTE:</u> THE APPLICATION IS NOT COMSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW
ı	DIRECTOR OF PLANNING:

	Rockwall, Texas 75087		RECTOR OF PLANNING:
	I ONGO I OVOI	CI	TY ENGINEER:
PLEASE CHECK THE A	PPROPRIATE BOX BELOW TO INDICATE TH	E TYPE OF DEVELOPMENT F	REQUEST (SELECT ONLY ONE BOX):
☐ PRELIMINARY P ☐ FINAL PLAT (\$300.0) ☐ REPLAT (\$300.0) ☐ AMENDING OR M ☐ PLAT REINSTAT SITE PLAN APPLIC. ☐ SITE PLAN (\$250	\$100.00 + \$15.00 ACRE)	☐ ZONING C ☐ SPECIFIC ☐ PD DEVEL OTHER APPL ☐ TREE REN ☐ VARIANCE NOTES. ☐ N DETERMININ PER 4CRE AMOU!	LICATION FEES: CHANGE (\$200.00 + \$15.00 ACRE) USE PERMIT (\$200.00 + \$15.00 ACRE) LOPMENT PLANS (\$200.00 + \$15.00 ACRE) LICATION FEES: MOVAL (\$75.00) E REQUEST SPECIAL EXCEPTIONS (\$100.00) G THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE VT FOR REQUESTS ON LESS THAN ONE ACRE ROUND UP TO ONE (1) ACRE. WILL BE ADDED TO THE REPLICATION FEE FOR ANY REQUEST THAT TRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING
PROPERTY INFO	RMATION [PLEASE PRINT]		
ADDRESS	2975 Discovery Blvd. Rockwall 1	TX 75032	
SUBDIVISION	Rockwall Technology Park Phase II		LOT 3 BLOCK B
GENERAL LOCATION	South of I-30, East of Corporate	Crossing, between Disc	overy Blvd and Springer Ln
ZONING, SITE PL	AN AND PLATTING INFORMATIO	N [PLEASE PRINT]	
CURRENT ZONING	Light Industrial District	CURRENT US	Manufacturing of Sheet Metal Products
PROPOSED ZONING	N/A	PROPOSED US	SE N/A
ACREAGE	12.00 LOTS (0	CURRENT] 1	LOTS [PROPOSED] N/A
REGARD TO ITS A	PLATS: BY CHECKING THIS BOX YOU ACKNOW PPROVAL PROCESS, AND FAILURE TO ADDRESS NIAL OF YOUR CASE.	VLEDGE THAT DUE TO THE PA S ANY OF STAFF'S COMMENTS	SSAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
OWNER/APPLICA OWNER	NT/AGENT INFORMATION [PLEASE RTT PCI, LLC	PRINT/CHECK THE PRIMARY C	ONTACT/ORIGINAL SIGNATURES ARE REQUIRED]
CONTACT PERSON	Trey Peavy	CONTACT PERSON	į.
ADDRESS		ADDRES	
CITY STATE & ZIP		CITY_STATE & ZII	
PHONE		PHONE	
E-MAIL		E-MAI	
NOTARY VERIFIC BEFORE ME, THE UNDER: STATED THE INFORMATIC	ATION (REQUIRED) SIGNED AUTHORITY, ON THIS DAY PERSONALLY ON ON THIS APPLICATION TO BE TRUE AND CERT	APPEARED THE FOLLOWING	COWNER] THE UNDERSIGNED, WHO
INFORMATION CONTAINED	2025 BY SIGNING THIS APPLICATI	CATION, HAS BEEN PAID TO THE C ON, I AGREE THAT THE CITY OF HE CITY IS ALSO AUTHORIZED I	CITY OF ROCKWALL ON THIS THE
GIVEN UNDER MY HAND	AND SEAL OF OFFICE ON THIS THE IT DAY O	OF August 20	Notary Public, State of Texas Comm. Expires 08-30-2027
	CWNER'S SIGNATURE	0	Notary ID 10270440
NOTARY PUBLIC IN AND I	FOR THE STATE OF TEXAS	Parent	MY COMMISSION EXPIRES
DE	VELOPMENT APPLICATION - DEVICE ROCKWAL	- ucco	* ROCK WALL TX \$5087 * P (982) 771-7745

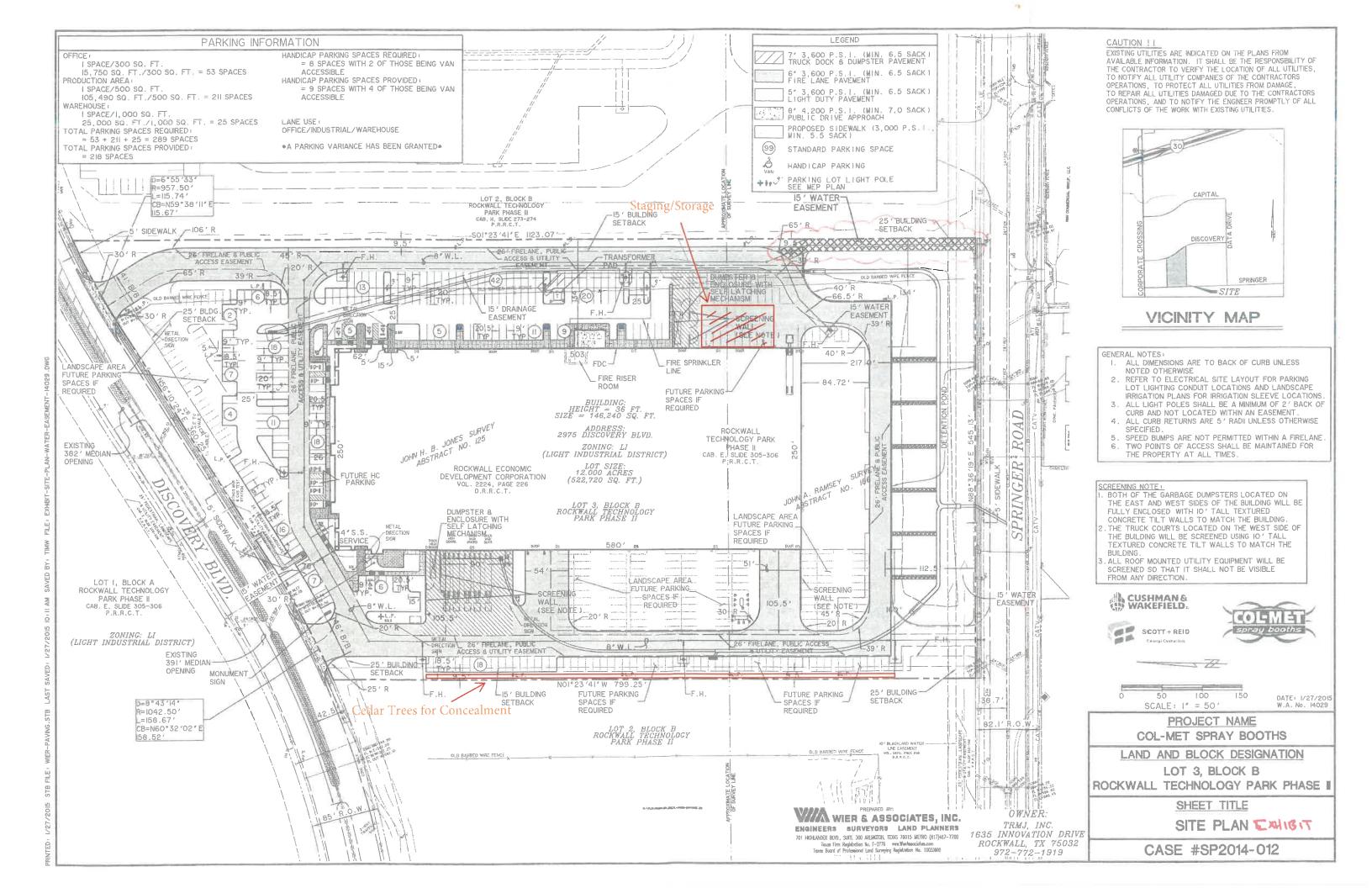




City of Rockwall Planning & Zoning Department 385 S. Goliad Street

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.







CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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: September 9, 2025

APPLICANT: Trey Peavy; RTT PCI, LLC

CASE NUMBER: SP2025-034; Amended Site Plan for RTT Engineering

On July 21, 2014 the City Council approved a site plan [Case No. SP2014-012] to allow the construction of a 173,000 SF Industrial Facility on the subject property. On May 6, 2025, the applicant submitted a Certificate of Occupancy (CO) [Permit No. CO2025-68] which stated that there would be outside storage; however, the previous Certificates of Occupancy (CO) [Permit No. CO2015-0107] and Site Plan [Case No. SP2014-012] did not delineate any outside storage. According to historic aerials, it appears that the lot has had outside storage since opening. During the Certificate of Occupancy (CO) review, staff informed the applicant that an amended site plan would be required for the delineation of the existing outside storage. On August 15, 2025, the applicant -- Trey Peavy of RTT PCI, LLC -- submitted an application for an amended site plan which delineates the outside storage on the south side of the property, west of the building. The staging/storing area is screened from Discovery Boulevard by a screening wall and by the landscaping within the detention area of the site; however, according to historic and present aerials, this site has had outside storage along the west side of the building as well. Staff asked the applicant to delineate that outside storage on the site plan as well. The applicant has provided an updated site plan delineating the existing outside storage as well as the upgraded screening between the outside storage and Springer Road.

According to Subsection 01.05(E), *Screening Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(o)utside storage of materials or vehicles shall be screened from all public streets, any residential zoning district or residentially used property, and parks and open space that abuts or is directly across a public street or alley from the subject property." In addition, Subsection 01.05(E) states that the associated screening "...must be at least one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (*excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission*) and Canopy Trees on 20-foot centers…"; however, the Planning and Zoning Commission may approve alternative landscape screening methods.

According to Subsection 09.01, *Exceptions to the General Standards*, of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant an exception 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 applicants provide compensatory measures that directly offset the requested exception. In this case, the applicant is <u>not</u> providing any compensatory measures to offset the requested exception to the outside storage screening requirements; however, given that these areas are well screened especially with the additional landscaping to be provided with this approval, there will be only limited visibility of the storage areas. With this being said, requests for exceptions to the general standards are discretionary decisions for the Planning and Zoning Commission. Staff should also 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 an exception.

Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the <u>September 9, 2024</u> Planning and Zoning Commission meeting.



	PLANNING & ZONING CASE NO.
	<u>NOTE:</u> THE APPLICATION IS NOT COMSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW
ı	DIRECTOR OF PLANNING:

	Rockwall, Texas 75087		RECTOR OF PLANNING:
	I ONGO I OVOI	CI	TY ENGINEER:
PLEASE CHECK THE A	PPROPRIATE BOX BELOW TO INDICATE TH	E TYPE OF DEVELOPMENT F	REQUEST (SELECT ONLY ONE BOX):
☐ PRELIMINARY P ☐ FINAL PLAT (\$300.0) ☐ REPLAT (\$300.0) ☐ AMENDING OR M ☐ PLAT REINSTAT SITE PLAN APPLIC. ☐ SITE PLAN (\$250	\$100.00 + \$15.00 ACRE)	☐ ZONING C ☐ SPECIFIC ☐ PD DEVEL OTHER APPL ☐ TREE REN ☐ VARIANCE NOTES. ☐ N DETERMININ PER 4CRE AMOU!	LICATION FEES: CHANGE (\$200.00 + \$15.00 ACRE) USE PERMIT (\$200.00 + \$15.00 ACRE) LOPMENT PLANS (\$200.00 + \$15.00 ACRE) LICATION FEES: MOVAL (\$75.00) E REQUEST SPECIAL EXCEPTIONS (\$100.00) G THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE VT FOR REQUESTS ON LESS THAN ONE ACRE ROUND UP TO ONE (1) ACRE. WILL BE ADDED TO THE REPLICATION FEE FOR ANY REQUEST THAT TRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING
PROPERTY INFO	RMATION [PLEASE PRINT]		
ADDRESS	2975 Discovery Blvd. Rockwall 1	TX 75032	
SUBDIVISION	Rockwall Technology Park Phase II		LOT 3 BLOCK B
GENERAL LOCATION	South of I-30, East of Corporate	Crossing, between Disc	overy Blvd and Springer Ln
ZONING, SITE PL	AN AND PLATTING INFORMATIO	N [PLEASE PRINT]	
CURRENT ZONING	Light Industrial District	CURRENT US	Manufacturing of Sheet Metal Products
PROPOSED ZONING	N/A	PROPOSED US	SE N/A
ACREAGE	12.00 LOTS (0	CURRENT] 1	LOTS [PROPOSED] N/A
REGARD TO ITS A	PLATS: BY CHECKING THIS BOX YOU ACKNOW PPROVAL PROCESS, AND FAILURE TO ADDRESS NIAL OF YOUR CASE.	VLEDGE THAT DUE TO THE PA S ANY OF STAFF'S COMMENTS	SSAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
OWNER/APPLICA OWNER	NT/AGENT INFORMATION [PLEASE RTT PCI, LLC	PRINT/CHECK THE PRIMARY C	ONTACT/ORIGINAL SIGNATURES ARE REQUIRED]
CONTACT PERSON	Trey Peavy	CONTACT PERSON	į.
ADDRESS		ADDRES	
CITY STATE & ZIP		CITY_STATE & ZII	
PHONE		PHONE	
E-MAIL		E-MAI	
NOTARY VERIFIC BEFORE ME, THE UNDER: STATED THE INFORMATIC	ATION (REQUIRED) SIGNED AUTHORITY, ON THIS DAY PERSONALLY ON ON THIS APPLICATION TO BE TRUE AND CERT	APPEARED THE FOLLOWING	COWNER] THE UNDERSIGNED, WHO
INFORMATION CONTAINED	2025 BY SIGNING THIS APPLICATI	CATION, HAS BEEN PAID TO THE C ON, I AGREE THAT THE CITY OF HE CITY IS ALSO AUTHORIZED I	CITY OF ROCKWALL ON THIS THE
GIVEN UNDER MY HAND	AND SEAL OF OFFICE ON THIS THE IT DAY O	OF August 20	Notary Public, State of Texas Comm. Expires 08-30-2027
	CWNER'S SIGNATURE	0	Notary ID 10270440
NOTARY PUBLIC IN AND I	FOR THE STATE OF TEXAS	Parent	MY COMMISSION EXPIRES
DE	VELOPMENT APPLICATION - DEVICE ROCKWAL	- ucco	* ROCK WALL TX \$5087 * P (982) 771-7745





City of Rockwall Planning & Zoning Department 385 S. Goliad Street

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.







DATE:

September 11, 2025

TO:

Trey Peavy

2975 Discovery Boulevard Rockwall, Texas 75032

FROM:

Bethany Ross

City of Rockwall Planning and Zoning Department

385 S. Goliad Street Rockwall, Texas 75087

SUBJECT:

SP2025-034; Amended Site Plan for RTT Engineered Solutions

Trey,

This letter serves to notify you that the above referenced case (*i.e.* Site Plan) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on September 9, 2025. The following is a record of all recommendations, voting records:

Planning and Zoning Commission

On September 9, 2025, the Planning and Zoning Commission approved a motion approve the Amended Site Plan by a vote of 7-0.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me at (972) 772-6488.

Sincerely.

Bethany Ross, Senior Planner

City of Rockwall Planning and Zoning Department