



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 693 EAST INTERSTATE 30 - ROCKWALL, TX 75087

SUBDIVISION PATRICK-STEPHENSON

LOT 1

BLOCK A

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C (Commercial District)

CURRENT USE RETAIL / MERCANTILE (DISCOUNT TIRE)

PROPOSED ZONING C (Commercial District)

PROPOSED USE RETAIL / MERCANTILE (DISCOUNT TIRE)

ACREAGE 1.100 ACRES

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 HALLE PROPERTIES, LLC

APPLICANT KATIE GETZ

CONTACT PERSON KAYLA HENSON

CONTACT PERSON _____

ADDRESS 20225 NORTH SCOTTSDALE ROAD

ADDRESS 319 ELAINES COURT

CITY, STATE & ZIP SCOTTSDALE, AZ 85255

CITY, STATE & ZIP DODGEVILLE, WI 53533

PHONE 480-909-6811

PHONE 608-407-9078

E-MAIL KAYLA.HENSON@DISCOUNTTIRE.COM

E-MAIL KATIE@PERMIT.COM

NOTARY VERIFICATION [REQUIRED]

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

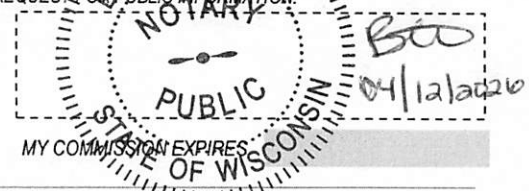
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 5TH DAY OF FEBRUARY, 2025.

OWNER'S SIGNATURE

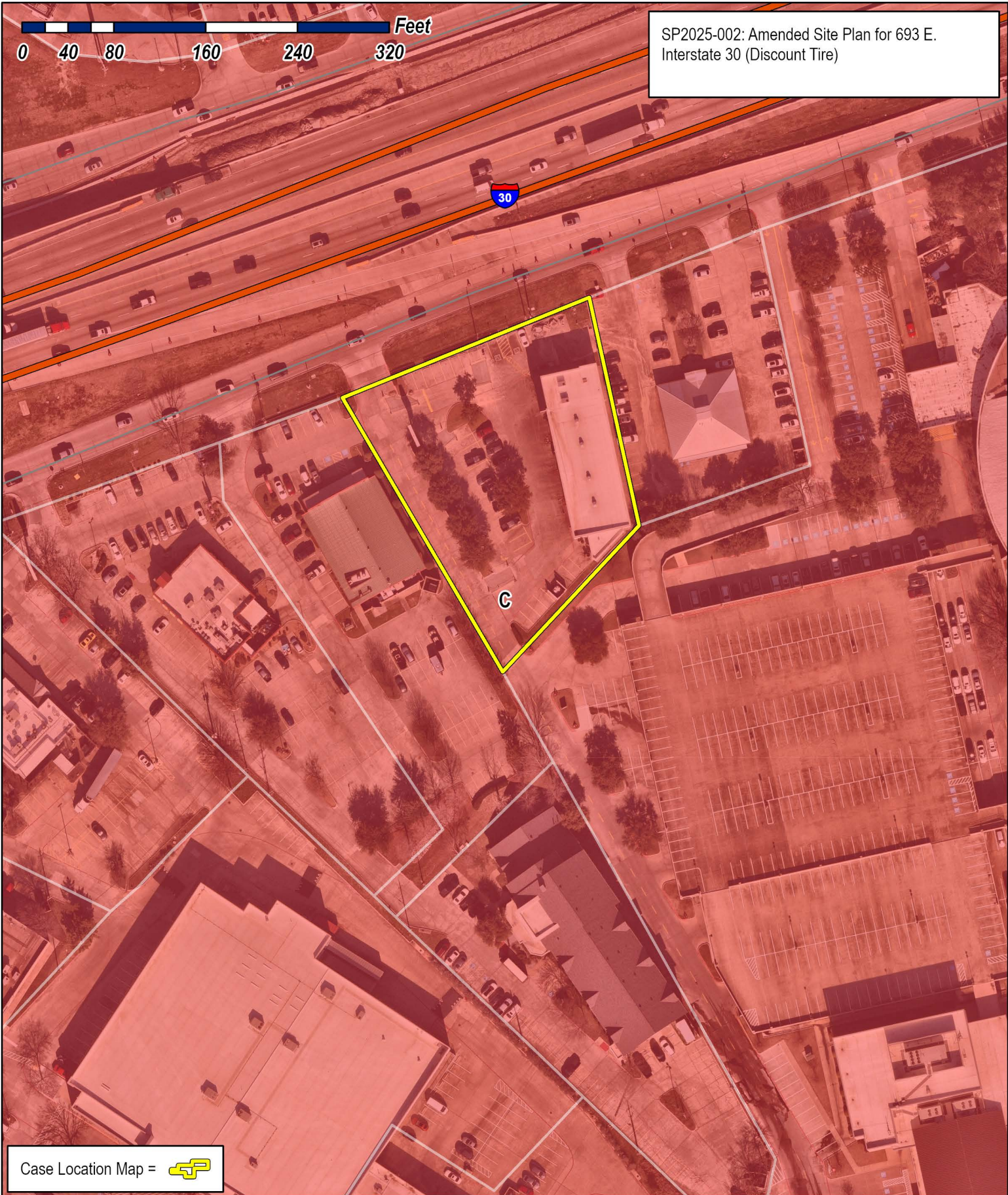
Wisconsin


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS COUNTY OF IOWA



0 40 80 160 240 320 Feet

SP2025-002: Amended Site Plan for 693 E. Interstate 30 (Discount Tire)



Case Location Map = 

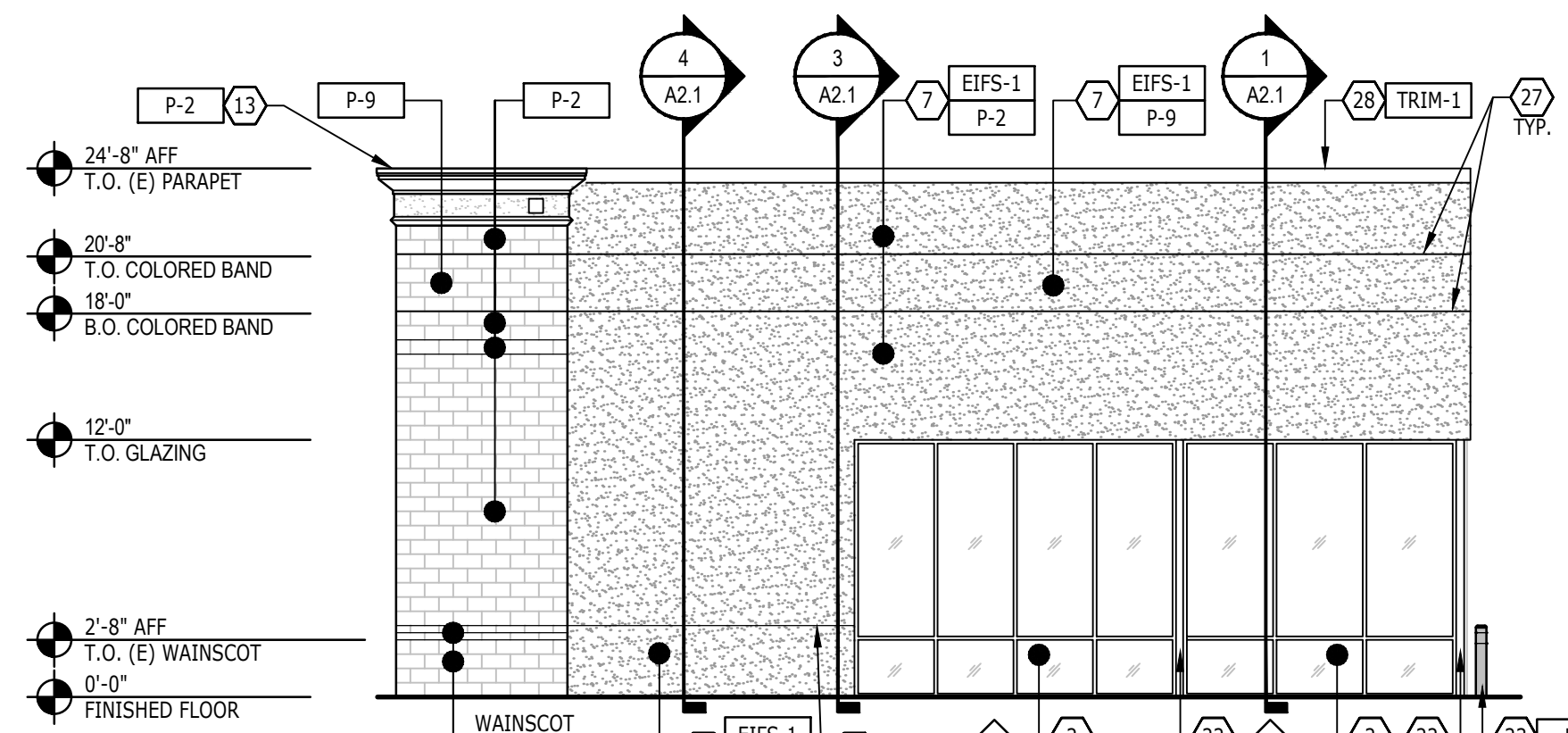


City of Rockwall

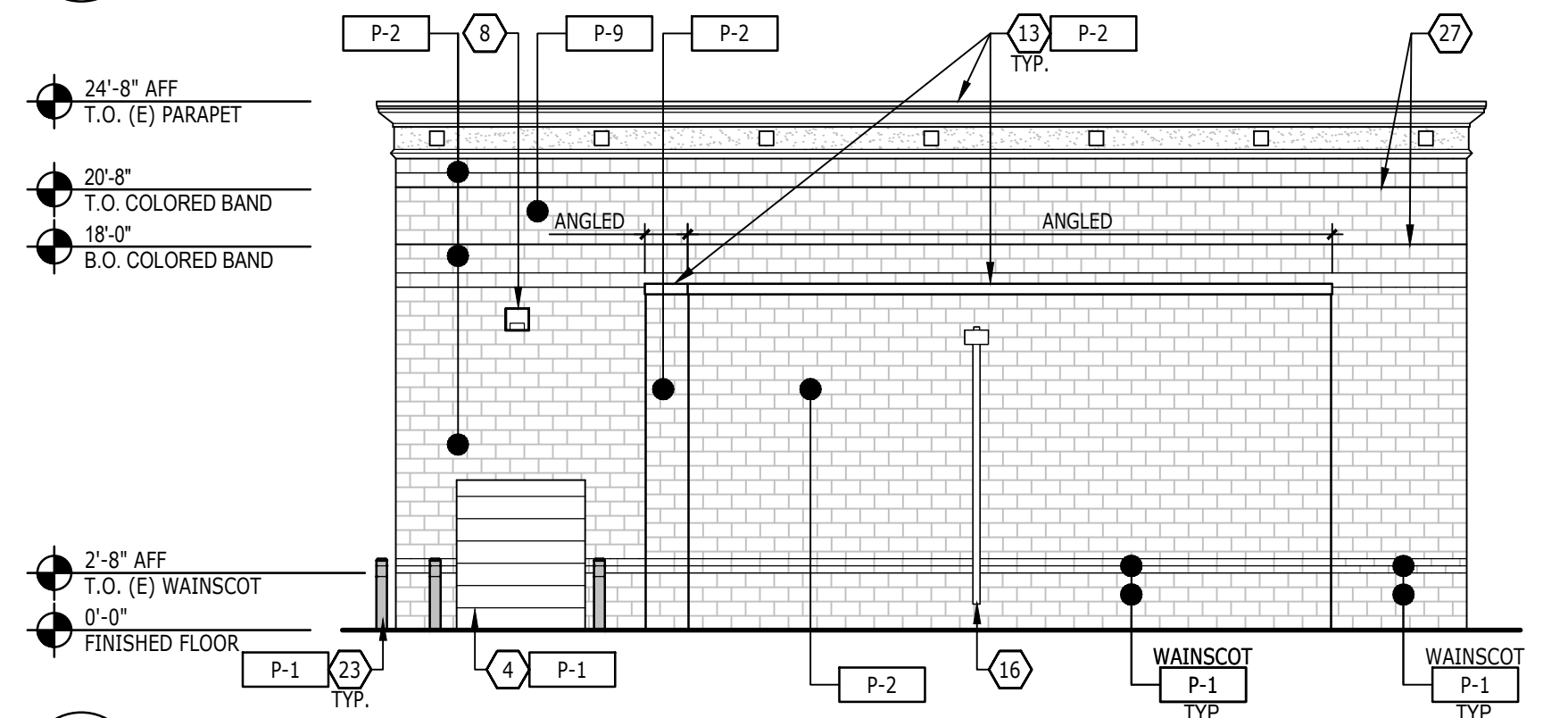
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

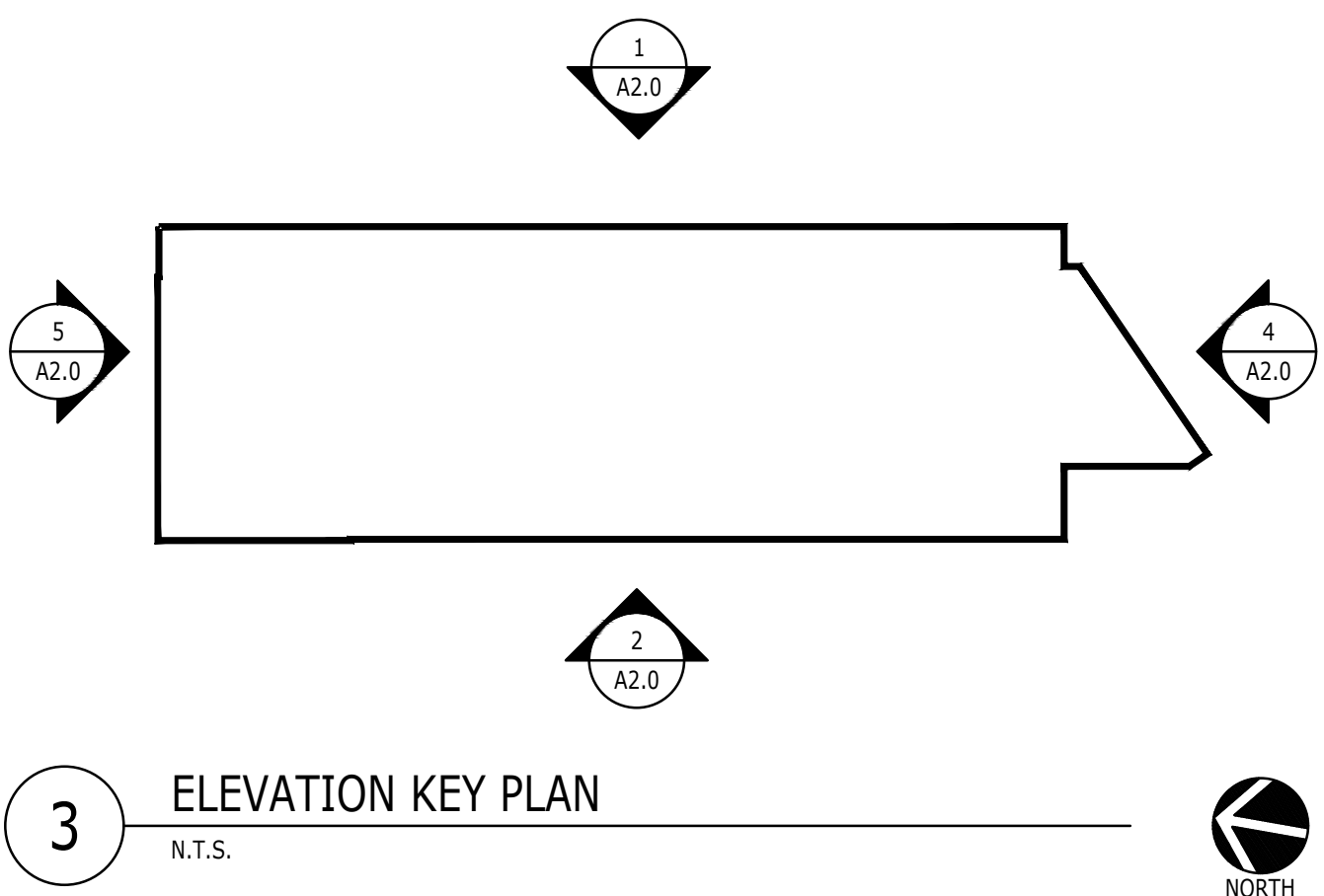




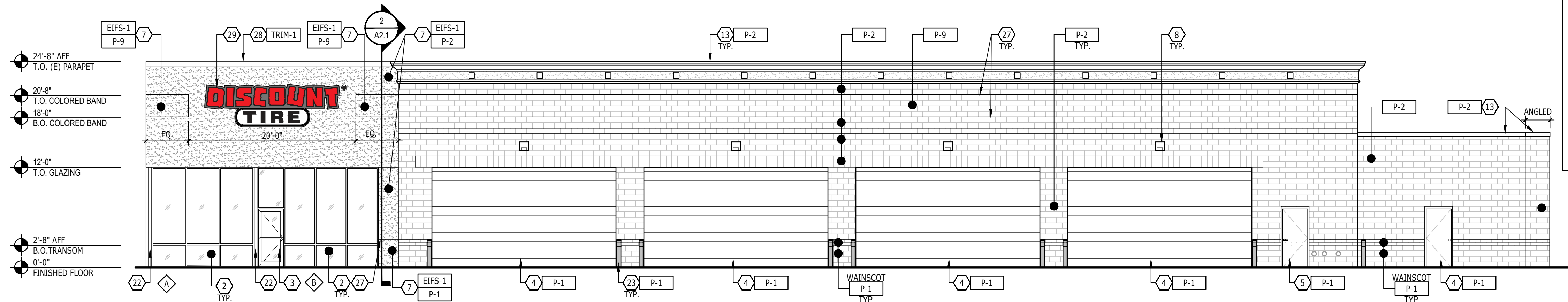
5 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



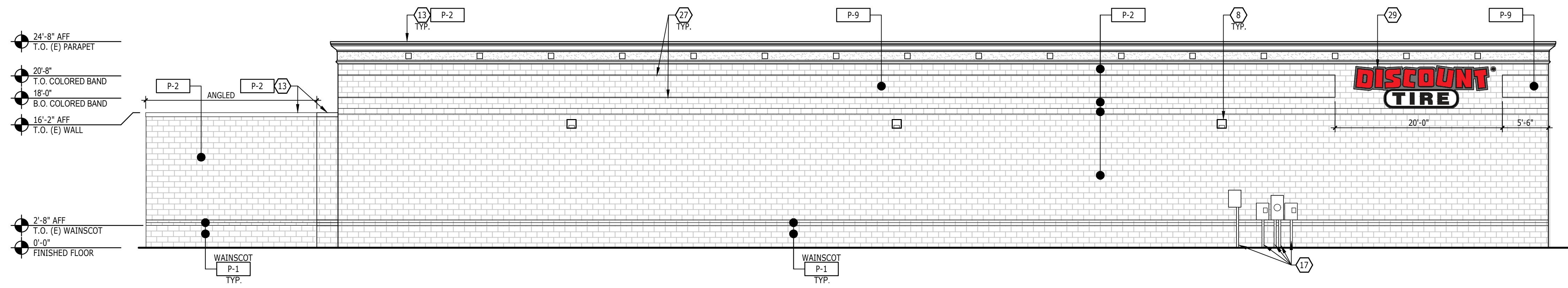
4 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



3 ELEVATION KEY PLAN
N.T.S.



2 WEST EXTERIOR ELEVATION
1/8" = 1'-0"



1 EAST EXTERIOR ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE						
CODE	MATERIAL	MANUFACTURER	PRODUCT / COLOR	LOCATION	REMARKS	CONTACT
CLAD-1	ACM	3A COMPOSITES	ALUCOBOND PLUS, MATTE BONE WHITE	EXTERIOR - FRAME		LES TRAEGER / 740-834-2018 LES.TRAEGER@3ACOMPOSITES.COM
CLAD-1A	ACM	3A COMPOSITES	ALUCOBOND PLUS, MATTE OYSTER (ALTERNATE)	EXTERIOR - FRAME		LES TRAEGER / 740-834-2018 LES.TRAEGER@3ACOMPOSITES.COM
CLAD-2	ACM	3A COMPOSITES	ALUCOBOND PLUS, MATTE PATRIOT RED	EXTERIOR - FRAME		LES TRAEGER / 740-834-2018 LES.TRAEGER@3ACOMPOSITES.COM
CLAD-3	ACM	3A COMPOSITES	ALUCOBOND PLUS, MATTE BRUSHED STAINLESS	EXTERIOR - CANOPY		LES TRAEGER / 740-834-2018 LES.TRAEGER@3ACOMPOSITES.COM
CLAD-4	CORRUGATED METAL	ATLAS INTERNATIONAL	CORRUGATED PANEL, 0.40 ALUMINUM, BLACK (02)	EXTERIOR		EDWARD WEBB / 484-221-6377 EWEBB@ATLAS.COM
EIFS-1	EXT. INSULATION FINISHING SYSTEM	DRYVIT	OUTSULATION: FINESSE: MATCH COLOR AS SPECIFIED ON EXTERIOR ELEVATIONS	EXTERIOR	APPROVED ALT. AS REQUIRED TO MATCH ADJACENT EXIST.	BEN ROGERS / 469-667-0837 BROGERS@TREMCOINC.COM
P-1	PAINT	SHERWIN WILLIAMS	PAINT / SW 7650 ELLIE GRAY; EMERALD EXTERIOR ACRYLIC LATEX; GLOSS.	EXTERIOR	PREPARE ALL SURFACES AS REQUIRED PER PAINT SPECS.	ANGIE JULIAN / 317-714-5610
P-2	PAINT	SHERWIN WILLIAMS	PAINT / SW 7104 COTTON WHITE; EMERALD EXTERIOR ACRYLIC LATEX; GLOSS.	EXTERIOR	PREPARE ALL SURFACES AS REQUIRED PER PAINT SPECS.	ANGIE JULIAN / 317-714-5610
P-2A	PAINT	SHERWIN WILLIAMS	PAINT / SW 7668 NEUTRAL GROUND (LVR 70); EMERALD EXTERIOR ACRYLIC LATEX; GLOSS, (ALTERNATE)	EXTERIOR	PREPARE ALL SURFACES AS REQUIRED PER PAINT SPECS.	ANGIE JULIAN / 317-714-5610
P-9	PAINT	SHERWIN WILLIAMS	PAINT / SW 6258 TRICORN BLACK; EMERALD EXTERIOR ACRYLIC LATEX; GLOSS.	EXTERIOR	PREPARE ALL SURFACES AS REQUIRED PER PAINT SPECS.	ANGIE JULIAN / 317-714-5610
P-9A	PAINT	SHERWIN WILLIAMS	PAINT / SW 7069 IRON ORE; EMERALD EXTERIOR ACRYLIC LATEX; GLOSS, (ALTERNATE)	EXTERIOR	PREPARE ALL SURFACES AS REQUIRED PER PAINT SPECS.	ANGIE JULIAN / 317-714-5610
TRIM-1	METAL CAP	ATLAS INTERNATIONAL	METAL PARAPET CAP: MATCH SW 7104 COTTON WHITE, OR ALTERNATE COLOR OF MASONRY BELOW.	EXTERIOR - PARAPET CAP		EDWARD WEBB / 484-221-6377 EWEBB@ATLAS.COM
TRIM-2	CORRUGATED METAL TRIM	ATLAS INTERNATIONAL	ELITE TRIM SERIES, BLACK (02)	EXTERIOR	PRE-FINISHED METAL TRIM, PART OF CLAD 4 PANEL SYSTEM	EDWARD WEBB / 484-221-6377 EWEBB@ATLAS.COM
TRIM-3	METAL CAP	ATLAS INTERNATIONAL	METAL PARAPET CAP: BLACK (02)	EXTERIOR - PARAPET CAP		EDWARD WEBB / 484-221-6377 EWEBB@ATLAS.COM
TRIM-4	METAL TRIM	LONGBOARD PRODUCTS	8" LINK & LOCK SERIES, SLATE GREY	EXTERIOR - WALL TRIM	COLOR MAY BE MODIFIED AS NEEDED PER JURISDICTION	SHAYNE UNGER / 800-804-0343 SUNGER@LONGBOARDPRODUCTS.COM

NOTE: ALL SURFACES SHALL BE PREPARED FOR NEW PAINT FINISHES AS REQUIRED PER PAINT MANUFACTURER'S RECOMMENDATIONS.

- SHEET NOTES**
- EXISTING STOREFRONT GLAZING SYSTEM. GO TO CLEAN AND/OR REPAIR AS REQUIRED TO BRING TO "LIKE NEW" CONDITION.
 - STOREFRONT GLAZING SYSTEM, REFER TO SHEET A1.0A.
 - STOREFRONT ENTRY DOOR, REFER TO SHEET A1.0 & A1.0A.
 - EXISTING EXTERIOR DOOR, PAINT DOOR AND FRAME AS INDICATED.
 - EXTERIOR DOOR, PAINT DOOR AND FRAME AS INDICATED.
 - EXISTING EIFS FINISH. PATCH/REPAIR AS REQUIRED. COLOR AS INDICATED.
 - INSTALL NEW EIFS. COLOR AS INDICATED.
 - EXISTING WALL MOUNTED LIGHT FIXTURE.
 - WALL MOUNTED LIGHT FIXTURE. REFER TO RCP AND ELECTRICAL DRAWINGS.
 - WALL MOUNTED ILLUMINATED SIGNAGE. GO TO SCHEDULE AND COORDINATE INSTALLATION. ALL SIGNAGE REQUIRED DOCUMENTATION IS TO BE SUBMITTED TO THE AUTHORITY HAVING JURISDICTION VIA DEFERRED SUBMITTAL OR SEPARATE COVER, AS REQUIRED.
 - ADDRESS LETTERS. REFER TO SIGNAGE PACKAGE. SUBMITTED VIA DEFERRED SUBMITTAL OR SEPARATE COVER. GO TO COORDINATE SCHEDULE & INSTALL.
 - EXISTING ADDRESS LETTERS.
 - EXISTING MOLDING / COPING. PAINT AS INDICATED.
 - EXISTING GAS METER.
 - GAS METER. REFER TO PLUMBING DRAWINGS.
 - EXISTING SCUPPER AND DOWNSPOUT.
 - EXISTING ELECTRIC METER / EQUIPMENT.
 - ELECTRIC METER / EQUIPMENT. REFER TO ELECTRICAL DRAWINGS.
 - ALUMINUM COMPOSITE CANOPY. REFER TO SECTIONS & DETAILS.
 - EXISTING CANOPY. PAINT / FINISH AS INDICATED.
 - EXISTING BASE BUILDING COLUMN.
 - EXISTING BASE BUILDING COLUMN. WRAPPED TO MATCH ADJACENT STOREFRONT FINISH. REFER TO DETAILS.
 - EXISTING BOLLARD. PAINT AS INDICATED.
 - EXISTING TRASH ENCLOSURE. PAINT AS INDICATED.
 - EXPOSED BASE BUILDING STEEL LINTEL. PAINT AS INDICATED.
 - EXPOSED BASE BUILDING STEEL LINTEL W/ BREAK METAL COVERING. REFER TO SECTIONS AND DETAILS.
 - PAINT LINE.
 - METAL TRIM.
 - RELOCATED EXISTING WALL MOUNTED ILLUMINATED SIGNAGE.

Design Forum Architects Inc.
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Tel. (844) 804-7700

Donald J. Rothman
Architect In Charge
License: 17287

DISCOUNT TIRE

TXD 39
693 E INTERSTATE 30
ROCKWALL, TX 75087

10/22/2024

REGISTERED ARCHITECT
DONALD J. ROTHMAN
STATE OF TEXAS
17287

Donald J. Rothman

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No.	Description	Date

PROJECT NUMBER DT10773
DATE 10/08/2024
DRAWN BY LI / RS
CHECKED BY JDW / DJR

SHEET NAME
EXTERIOR ELEVATIONS

SHEET #
A2.0