



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 2975 Discovery Blvd. Rockwall TX 75032

SUBDIVISION Rockwall Technology Park Phase II

LOT 3 BLOCK B

GENERAL LOCATION South of I-30, East of Corporate Crossing, between Discovery Blvd and Springer Ln

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial District

CURRENT USE Manufacturing of Sheet Metal Products

PROPOSED ZONING N/A

PROPOSED USE N/A

ACREAGE 12.00

LOTS [CURRENT] 1

LOTS [PROPOSED] N/A

- ☐ **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 RTT PCI, LLC

☐ APPLICANT

CONTACT PERSON Trey Peavy

CONTACT PERSON

ADDRESS

ADDRESS

CITY STATE & ZIP

CITY STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

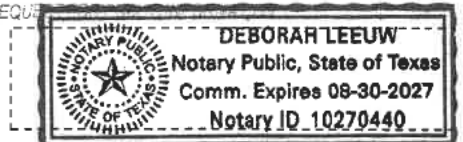
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Trey Peavy [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING.

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 \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF August, 2025 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.

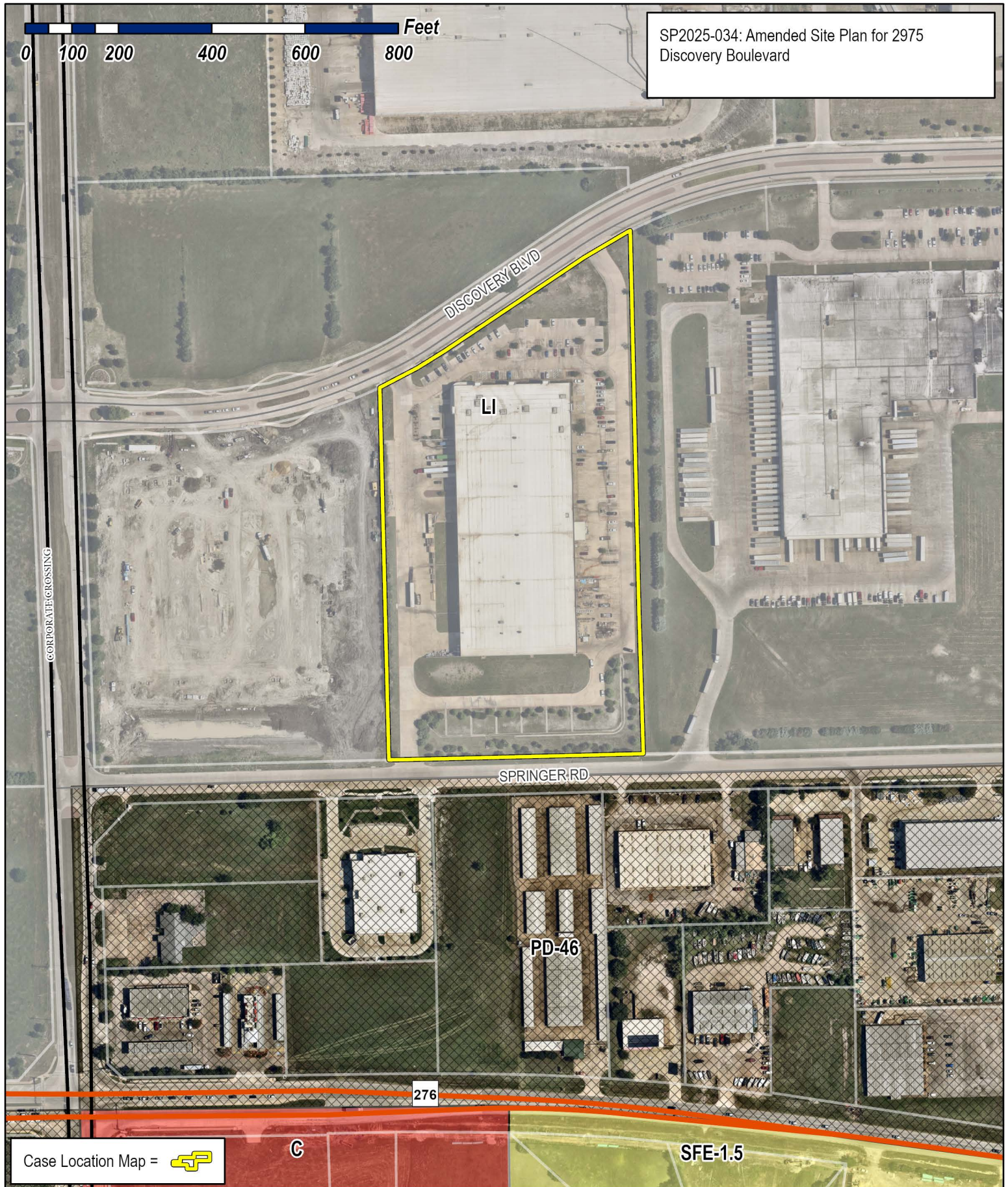
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF August, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



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.



PARKING INFORMATION

OFFICE:
1 SPACE/300 SQ. FT.
15,750 SQ. FT./300 SQ. FT. = 53 SPACES
PRODUCTION AREA:
1 SPACE/500 SQ. FT.
105,490 SQ. FT./500 SQ. FT. = 211 SPACES
WAREHOUSE:
1 SPACE/1,000 SQ. FT.
25,000 SQ. FT./1,000 SQ. FT. = 25 SPACES
TOTAL PARKING SPACES REQUIRED:
= 53 + 211 + 25 = 289 SPACES
TOTAL PARKING SPACES PROVIDED:
= 218 SPACES

HANDICAP PARKING SPACES REQUIRED:
= 8 SPACES WITH 2 OF THOSE BEING VAN ACCESSIBLE
HANDICAP PARKING SPACES PROVIDED:
= 9 SPACES WITH 4 OF THOSE BEING VAN ACCESSIBLE

LANE USE:
OFFICE/INDUSTRIAL/WAREHOUSE

A PARKING VARIANCE HAS BEEN GRANTED

LEGEND

- 7" 3,600 P.S.I. (MIN. 6.5 SACK) TRUCK DOCK & DUMPSTER PAVEMENT
- 6" 3,600 P.S.I. (MIN. 6.5 SACK) FIRE LANE PAVEMENT
- 5" 3,600 P.S.I. (MIN. 6.5 SACK) LIGHT DUTY PAVEMENT
- 8" 4,200 P.S.I. (MIN. 7.0 SACK) PUBLIC DRIVE APPROACH
- PROPOSED SIDEWALK (3,000 P.S.I. MIN. 5.5 SACK)
- 99 STANDARD PARKING SPACE
- HANDICAP PARKING
- PARKING LOT LIGHT POLE SEE MEP PLAN

CAUTION !!

EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.



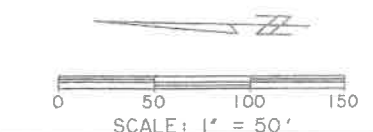
VICINITY MAP

GENERAL NOTES:

- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE
- REFER TO ELECTRICAL SITE LAYOUT FOR PARKING LOT LIGHTING CONDUIT LOCATIONS AND LANDSCAPE IRRIGATION PLANS FOR IRRIGATION SLEEVE LOCATIONS.
- ALL LIGHT POLES SHALL BE A MINIMUM OF 2' BACK OF CURB AND NOT LOCATED WITHIN AN EASEMENT.
- ALL CURB RETURNS ARE 5' RADII UNLESS OTHERWISE SPECIFIED.
- SPEED BUMPS ARE NOT PERMITTED WITHIN A FIRELANE.
- TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.

SCREENING NOTE:

- BOTH OF THE GARBAGE DUMPSTERS LOCATED ON THE EAST AND WEST SIDES OF THE BUILDING WILL BE FULLY ENCLOSED WITH 10' TALL TEXTURED CONCRETE TILT WALLS TO MATCH THE BUILDING.
- THE TRUCK COURTS LOCATED ON THE WEST SIDE OF THE BUILDING WILL BE SCREENED USING 10' TALL TEXTURED CONCRETE TILT WALLS TO MATCH THE BUILDING.
- ALL ROOF MOUNTED UTILITY EQUIPMENT WILL BE SCREENED SO THAT IT SHALL NOT BE VISIBLE FROM ANY DIRECTION.



DATE: 1/27/2015
W.A. No. 14029

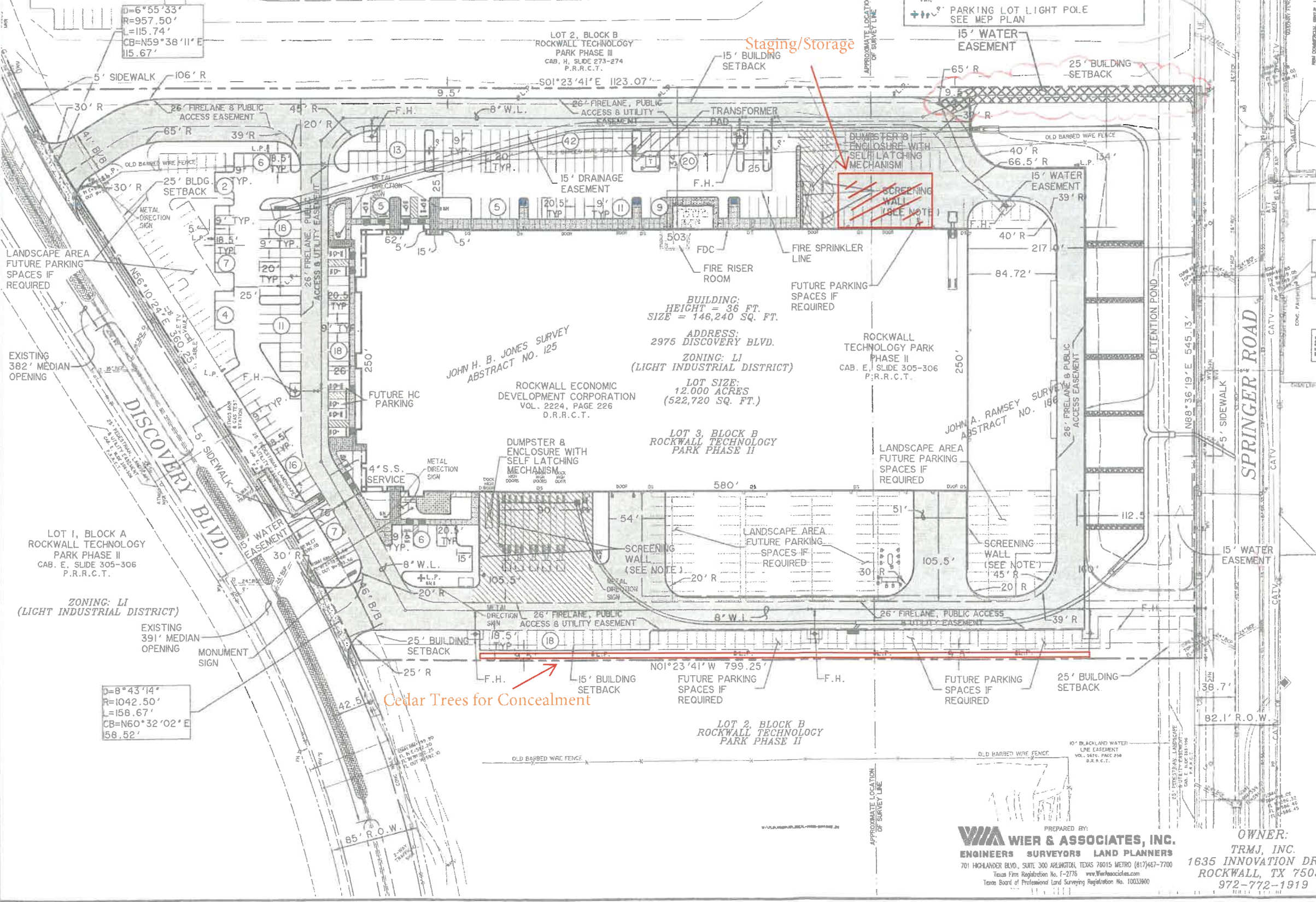
PROJECT NAME
COL-MET SPRAY BOOTHS

LAND AND BLOCK DESIGNATION
LOT 3, BLOCK B
ROCKWALL TECHNOLOGY PARK PHASE II

SHEET TITLE

SITE PLAN **EXHIBIT**

CASE #SP2014-012



PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.wierassociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

OWNER:
TRMJ, INC.
1635 INNOVATION DRIVE
ROCKWALL, TX 75082
972-772-1919