

Case Location Map = 



City of Rockwall

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

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DEVELOPMENT APPLICATION
AMENDED SITE PLAN
LAYNE'S CHICKEN FINGERS
1801 S GOLIAD ST, ROCKWALL, TX 75087
JANUARY 14, 2026



CITY OF ROCKWALL
PLANNING & ZONING
385 S GOLIAD ST, ROCKWALL, TX 75087
ATTN: Bethany Ross

To whom it may concern,

On behalf of the new property owner for this project site, located at 1801 S Goliad St, this application is being submitted for an amended site plan. This project consists of an existing Dairy Queen restaurant that is being converted into a Layne's Chicken Fingers restaurant.

The existing building facades consist primarily of stucco, stone, and metal panels. The owner would like to replace the existing stone veneer with a new thin brick veneer. The stone in some areas is in a state of disrepair and will require ongoing maintenance due to its age. In addition, the proposed thin brick better aligns with the brand design preferences for Layne's Chicken Fingers.

Please review the attached drawings and consider approving the use of an alternate material for this existing building.

Thank you!

Jason Cluth
Project Manager
SC Architecture
2931 Elkton Trail, Tyler, TX 75703
903.630.7330
jason@scarchitecturetx.com

PROJECT #: C25-029 DATE: 2025.10.09
 DRAWN BY: JC CHECKED BY: TC
 REVISIONS:
 REV. #1 - 2025.10.15
 REV. #2 - 2025.11.07
 REV. #3 - 2025.12.03
 REV. #4 - 2026.01.13

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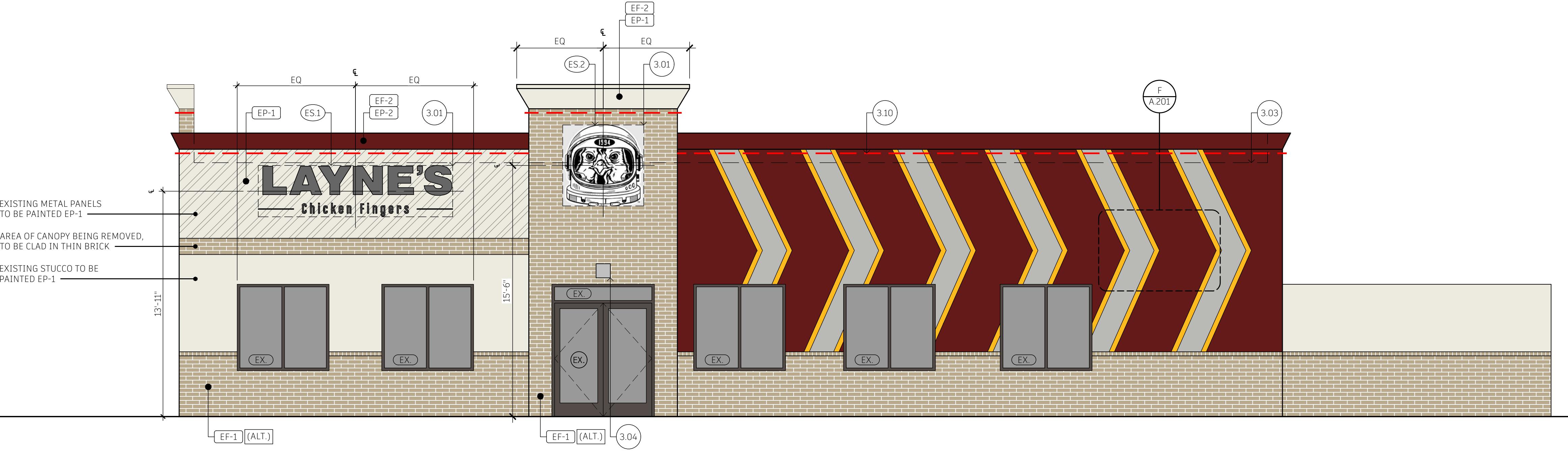


LAYNE'S CHICKEN FINGERS
 RAWRA GROUP
 1801 S GOLIAD ST.
 ROCKWALL, TX 75087

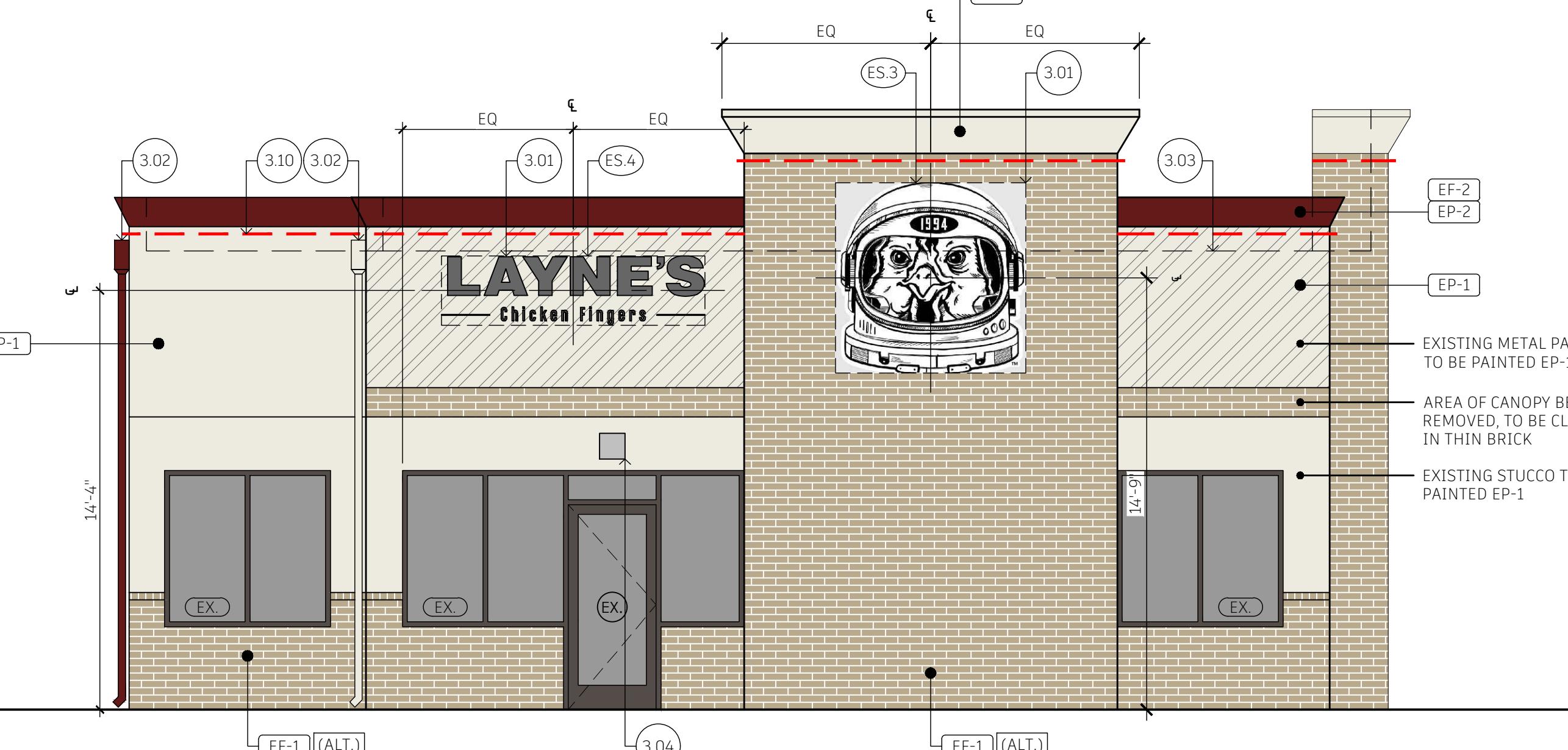


EXTERIOR
 ELEV.
 (ALT.)

SHEET
 A.203



C. EXTERIOR ELEVATION (ALTERNATE) 1/4" = 1'-0"



I. EXTERIOR ELEVATION (ALTERNATE) 1/4" = 1'-0"

E. NOT USED

FAÇADE MATERIAL PERCENTAGES - EXISTING	
ENTRANCE ELEVATION (SE)	
STONE	= 31%
METAL PANELS	= 10%
STUCCO	= 44%
GLAZING	= 15%
DRIVE-THRU ELEVATION (NW)	
STONE	= 20%
METAL PANELS	= 11%
STUCCO	= 47%
GLAZING	= 16%
TILE	= 6%
FRONT ELEVATION (SW)	
STONE	= 42%
METAL PANELS	= 5%
STUCCO	= 36%
GLAZING	= 17%
REAR ELEVATION (NE)	
STONE	= 25%
STUCCO	= 75%

FAÇADE MATERIAL PERCENTAGES - PROPOSED	
ENTRANCE ELEVATION (SE)	
BRICK	= 31%
METAL PANELS	= 10%
STUCCO	= 44%
GLAZING	= 15%
DRIVE-THRU ELEVATION (NW)	
BRICK	= 26%
METAL PANELS	= 11%
STUCCO	= 47%
GLAZING	= 16%
TILE	= 0%
FRONT ELEVATION (SW)	
BRICK	= 42%
METAL PANELS	= 5%
STUCCO	= 36%
GLAZING	= 17%
REAR ELEVATION (NE)	
BRICK	= 25%
STUCCO	= 75%

B. FAÇADE MATERIAL PERCENTAGES

F. NOT USED

ADD ALTERNATE ITEMS:
 EXTERIOR:
 4. ADD ALTERNATE (4) TO DEMOLISH EXISTING STONE ON WAINSCOT AND TOWERS AND REPLACE WITH THIN BRICK



January 13, 2026

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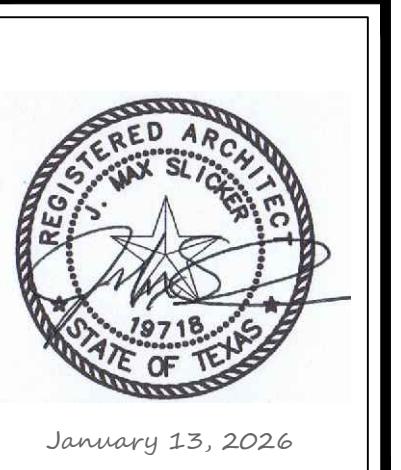
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LAYNE'S CHICKEN FINGERS
 RAWRA GROUP

1801 S GOLIAD ST.
 ROCKWALL, TX 75087

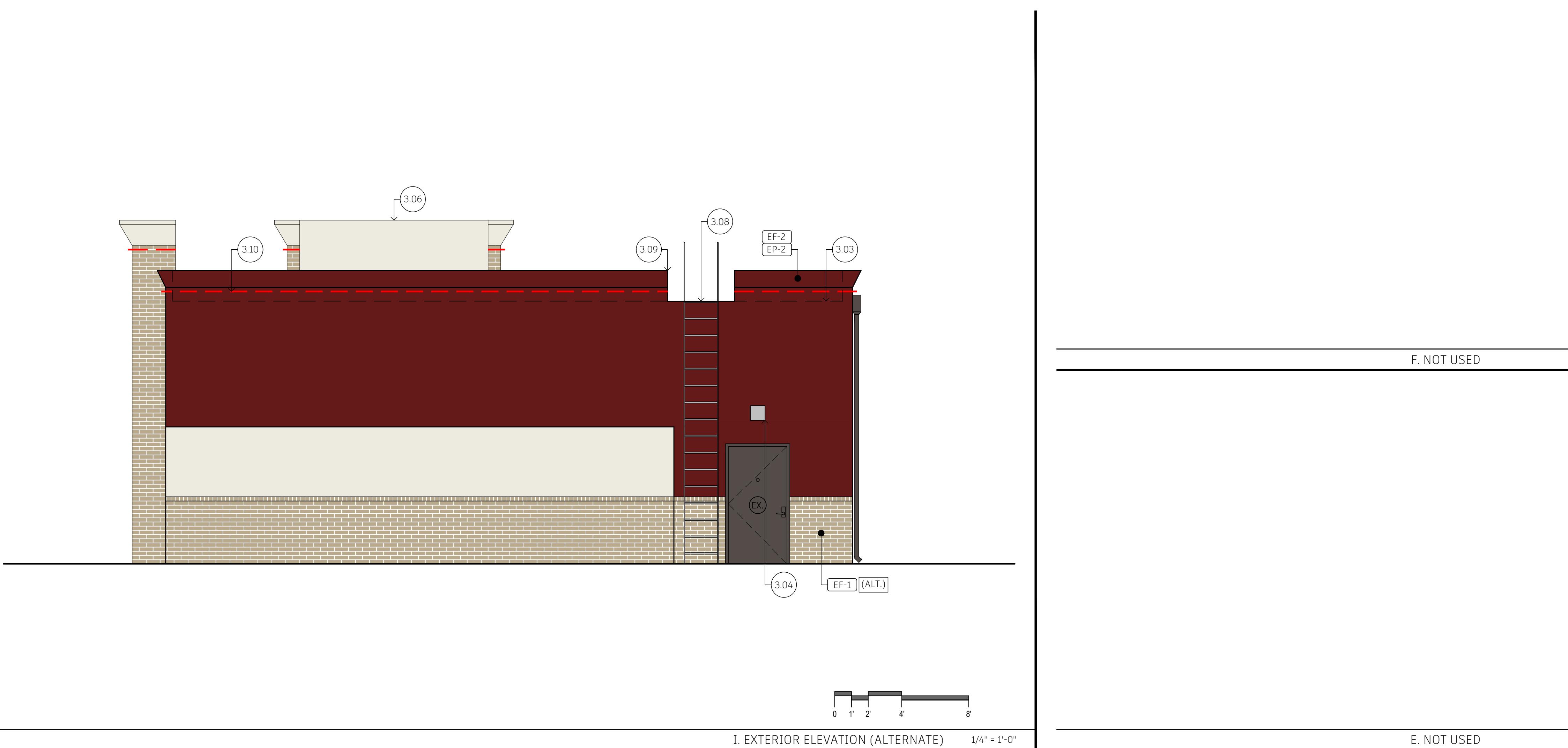


EXTERIOR
 ELEV.
 (ALT.)

SHEET
 A.204



▲



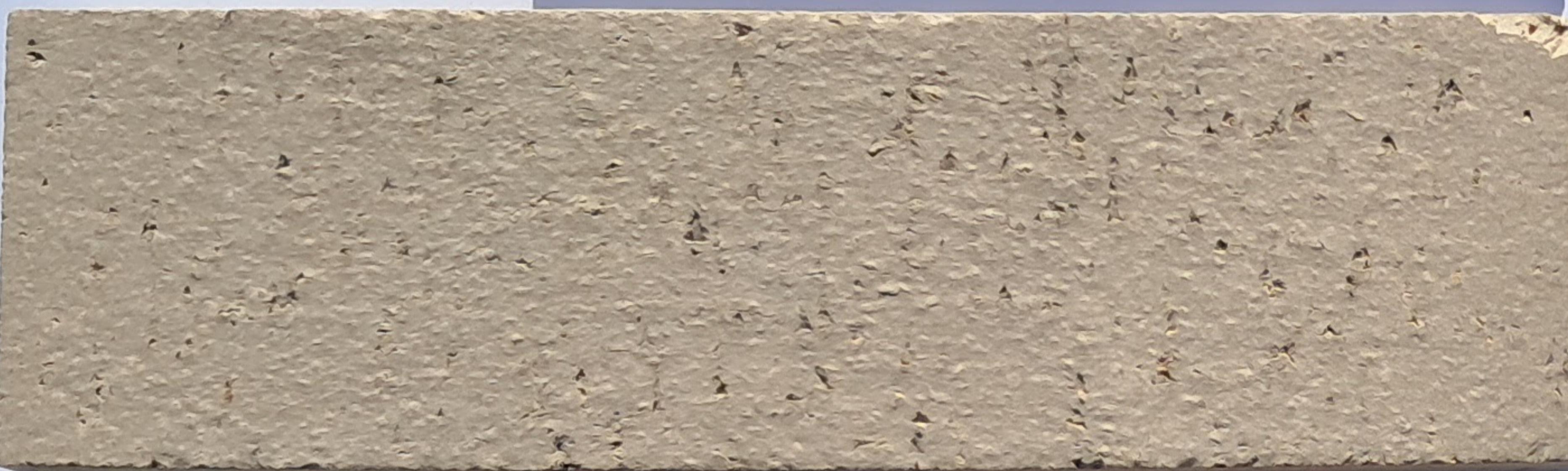
E. NOT USED

B. NOT USED

F. NOT USED

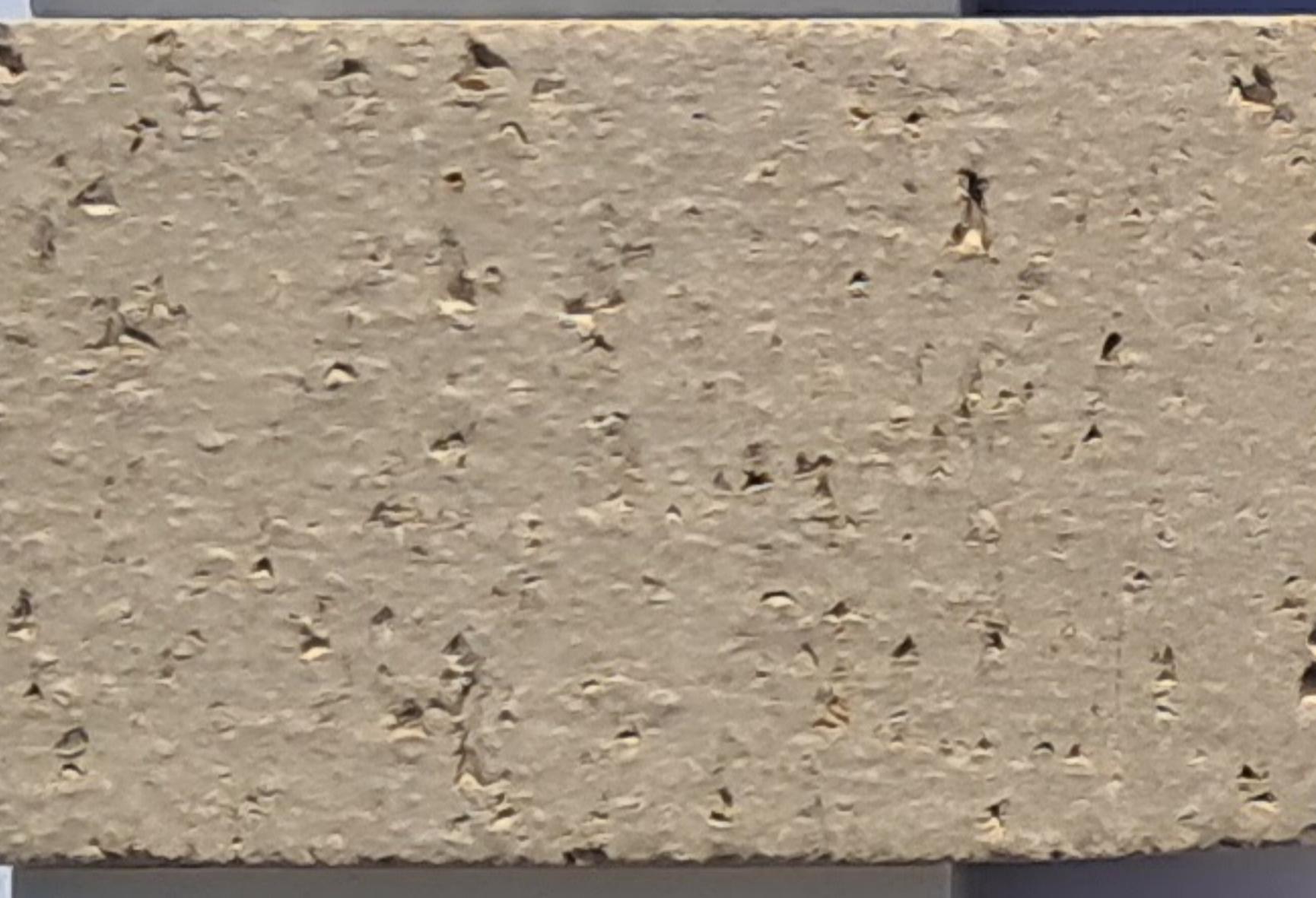
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LAYNE'S
CHICKEN FINGERS



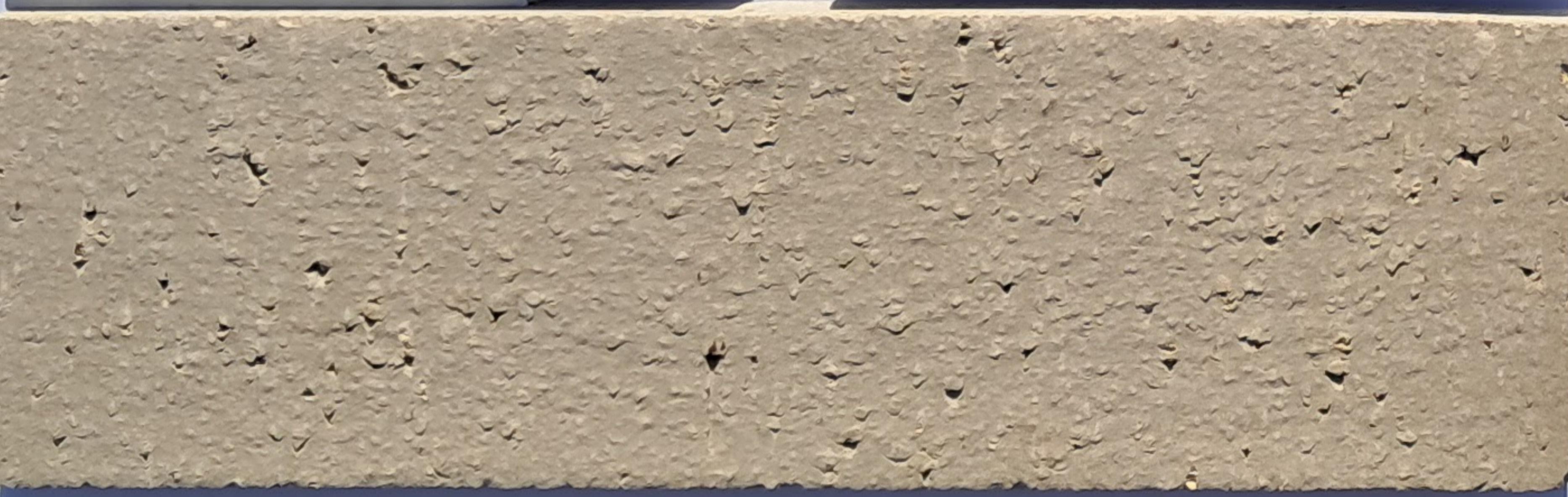
LATICRETE®

44 Bright White



LATICRETE®

44 Bright White



ARCHITECTURE



Summitville

SHADE VARIATIONS

Shade variations are inherent in all clay products.
Summitville's Thin Brick offers a range of colors that may vary
in color tone from samples or from shipment to shipment.
Samples from a production run should be viewed for a final
color selection.



**THIN BRICK
RANGE BOARD**

26-SAVANNAH

Color: _____

