



CASE COVER SHEET

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

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

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



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 1801 S Goliad St, Rockwall, TX 75087

SUBDIVISION HJG Plaza Addition

LOT 1

BLOCK 1

GENERAL LOCATION Near the intersection of S Goliad St (SH 205) and E Yellow Jacket Ln

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C

CURRENT USE A-2, Restaurant

PROPOSED ZONING C

PROPOSED USE A-2, Restaurant

ACREAGE 1.154

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 Rawra Group

APPLICANT SC Architecture

CONTACT PERSON Jawad Rawra

ADDRESS

CITY, STATE & ZIP

E-MAIL

NOTARY VERIFICATION [REQUIRED]

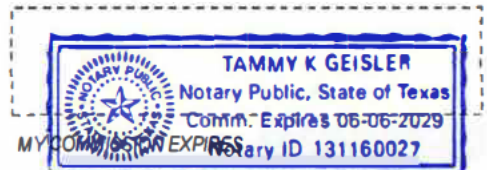
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jason Cluth [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 12th DAY OF January, 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 FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF January, 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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.

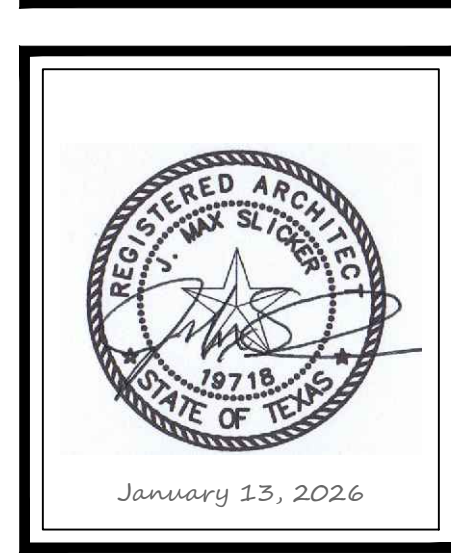
Thank you!

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	
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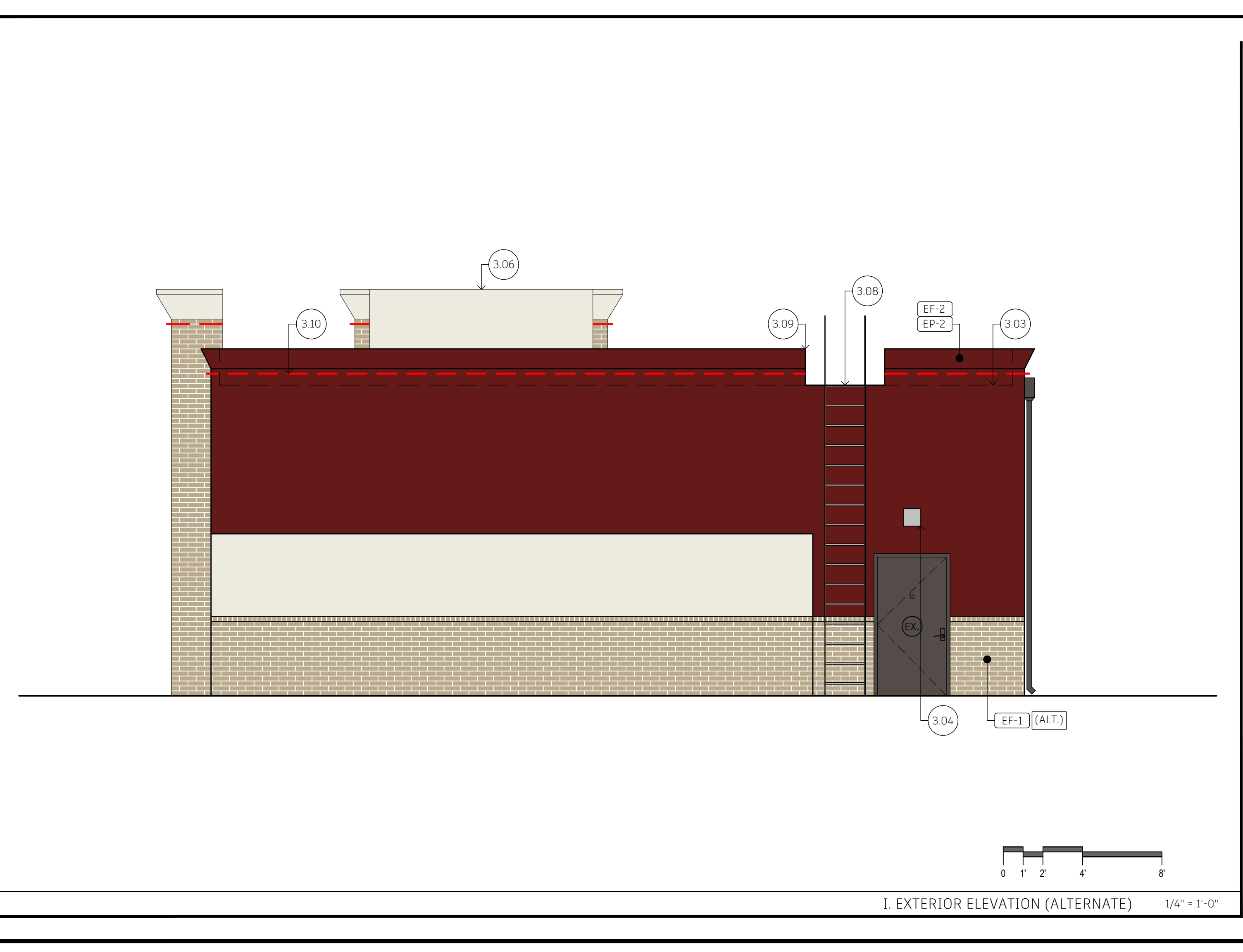
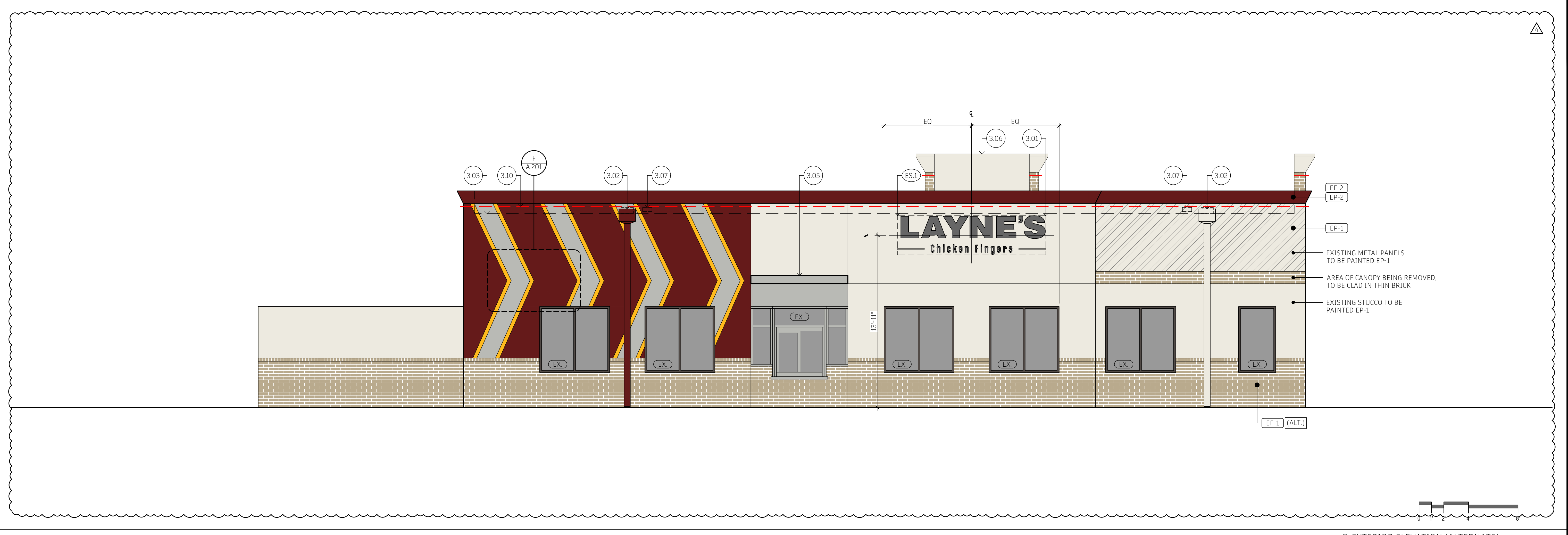


LAYNE'S CHICKEN FINGERS
 RAWRA GROUP
 1801 S GOLIAD ST.
 ROCKWALL, TX 75087



EXTERIOR
 ELEV.
 (ALT.)

SHEET
 A.204



F. NOT USED

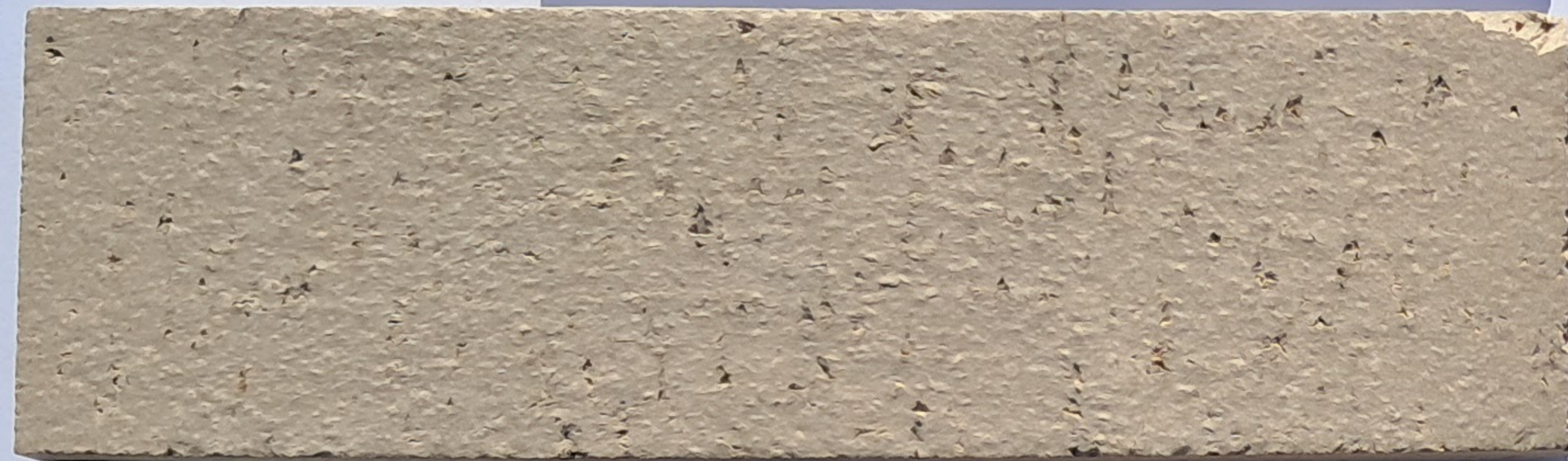
B. NOT USED

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LAYNE'S

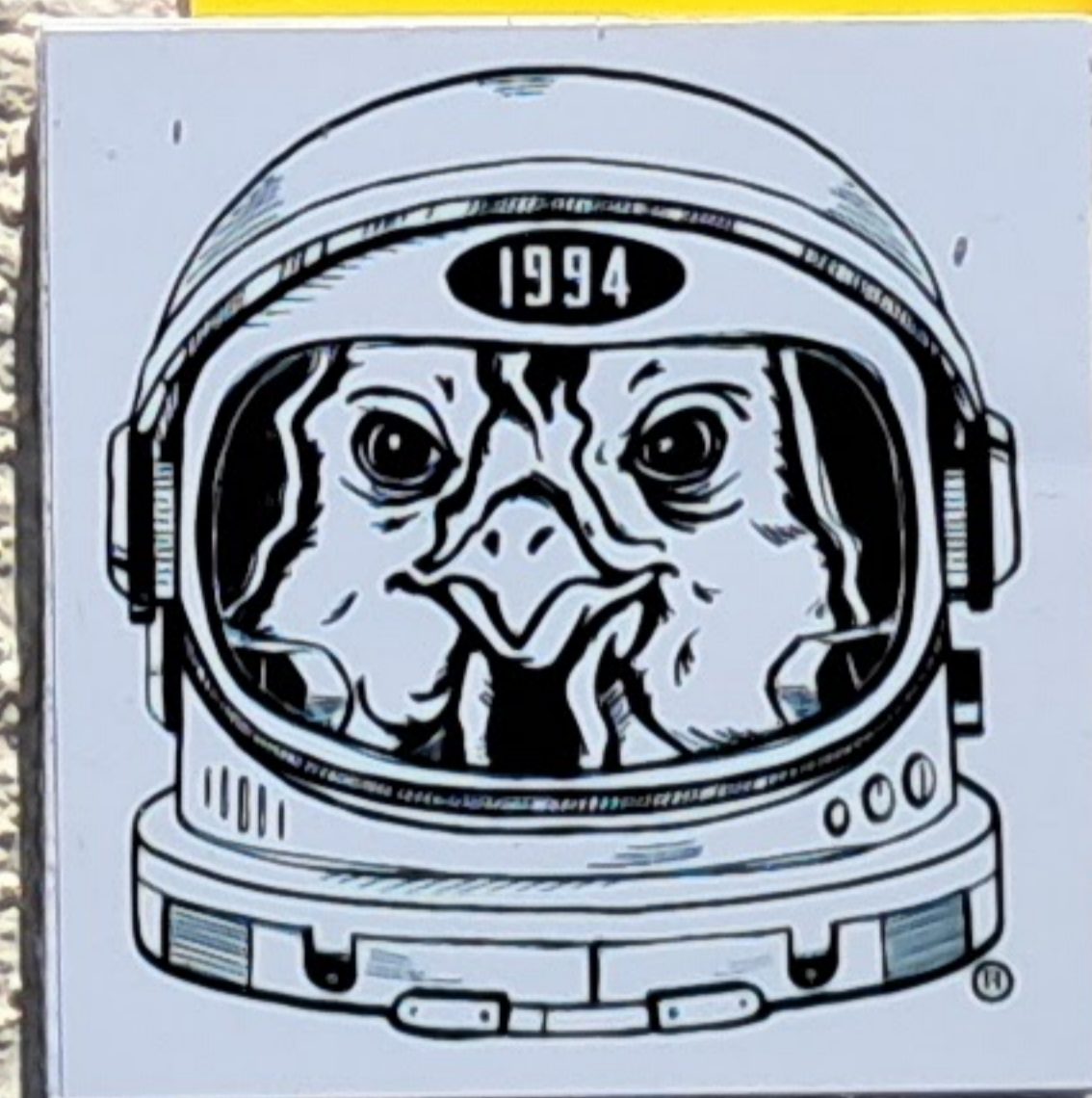
— CHICKEN FINGERS —



LATICRETE® 44 Bright White



LATICRETE® 44 Bright White



ARCHITECTURE



THIN BRICK

RANGE BOARD

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.

26-SAVANNAH

Color: _____





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APPLICANT SC Architecture

CONTACT PERSON Jawad Rawra

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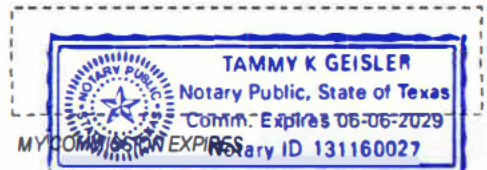
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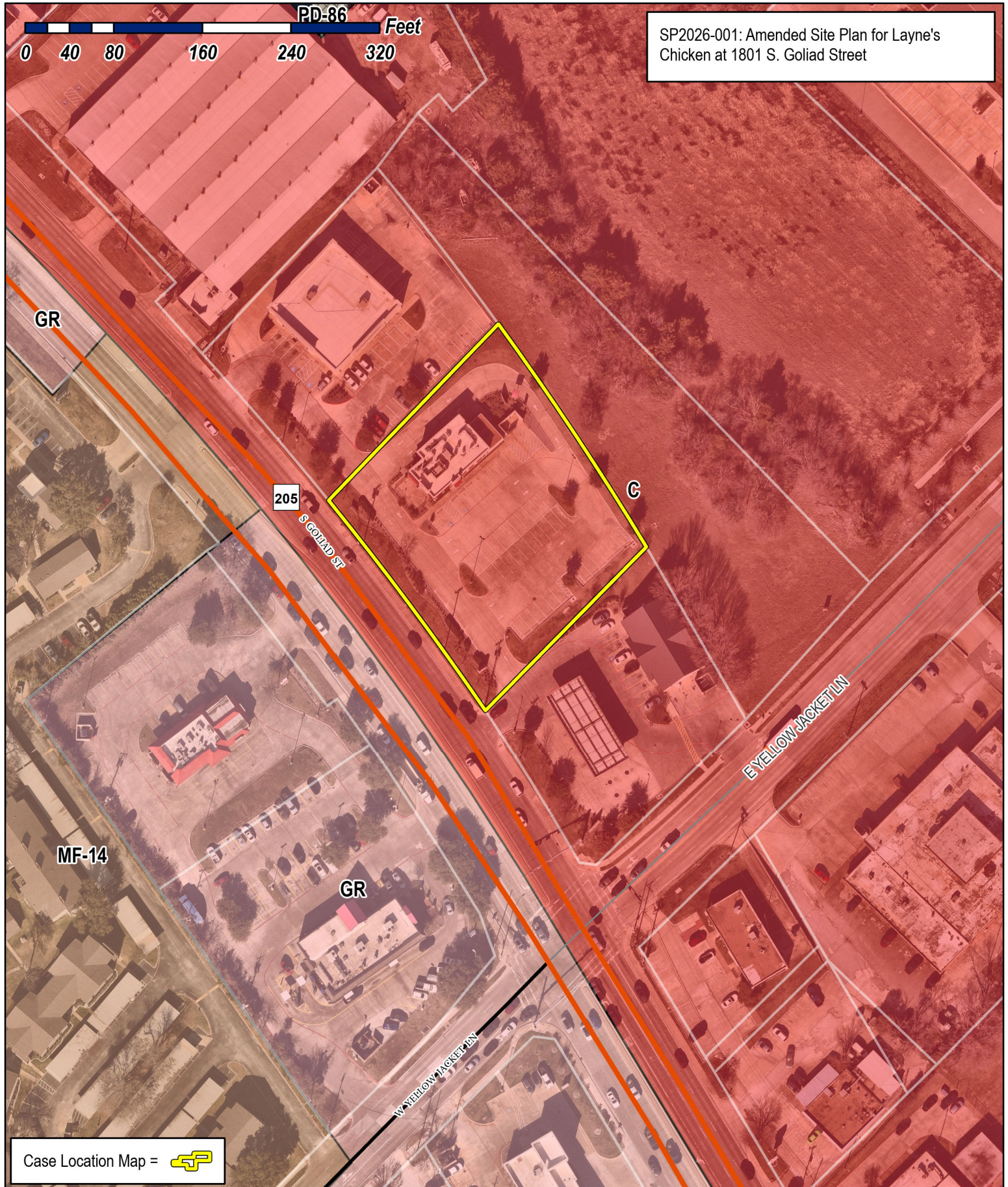
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SP2026-001: Amended Site Plan for Layne's Chicken at 1801 S. Goliad Street



GR

205

S GOLIAD ST


C

MF-14

GR

E YELLOW JACKET LN

W YELLOW JACKET LN

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.



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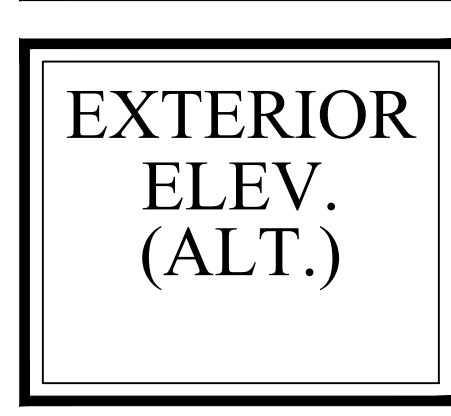
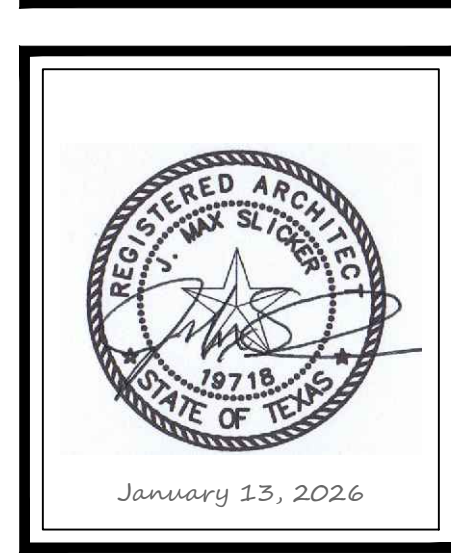
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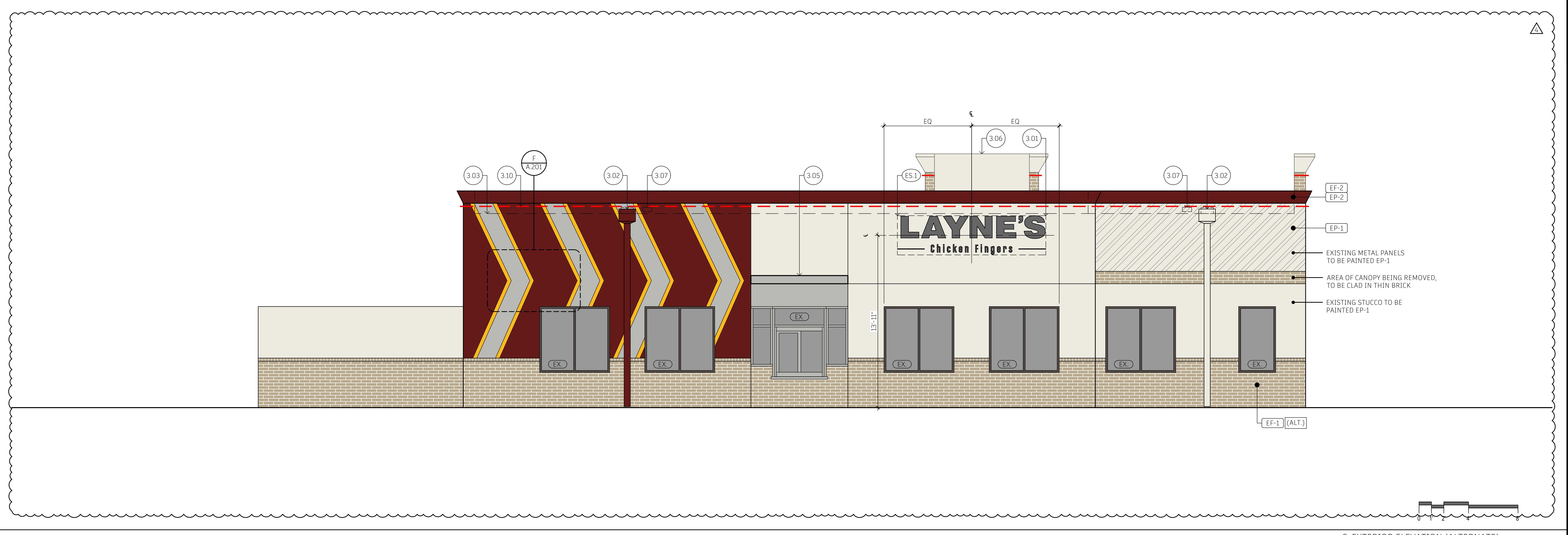


LAYNE'S CHICKEN FINGERS
 RAWRA GROUP
 1801 S GOLIAD ST.
 ROCKWALL, TX 75087



EXTERIOR
 ELEV.
 (ALT.)

SHEET
 A.204



F. NOT USED

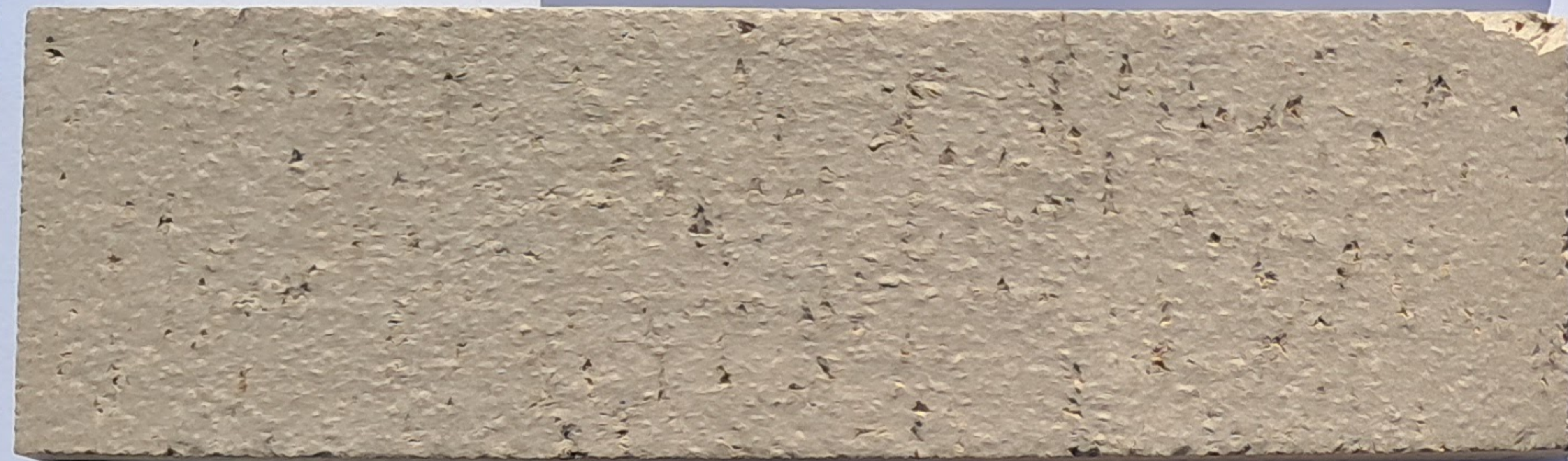
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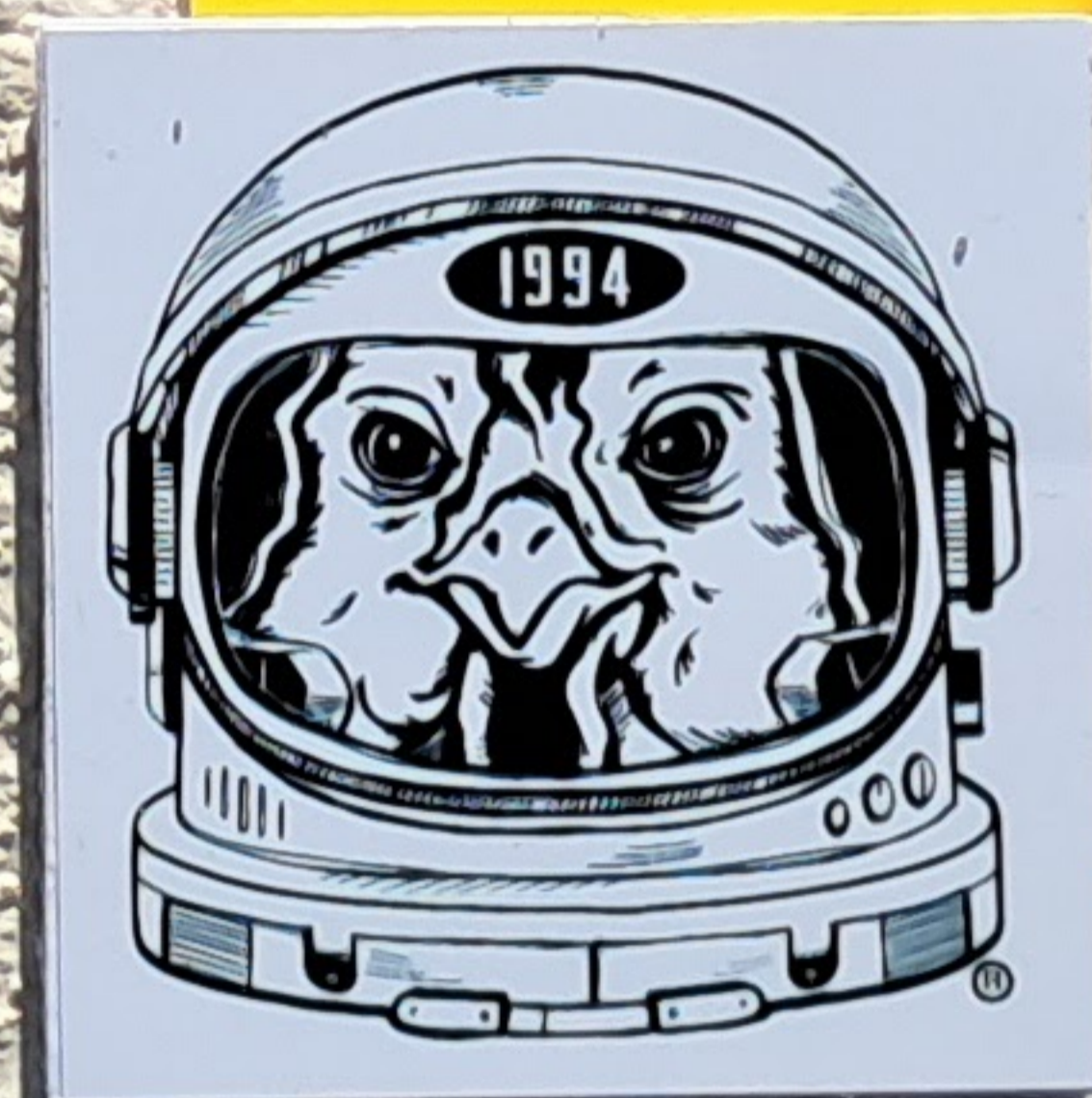
— CHICKEN FINGERS —



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THIN BRICK

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26-SAVANNAH

Color: _____



PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 1/23/2026

PROJECT NUMBER: SP2026-001
PROJECT NAME: Amended Site Plan for 1801 S. Goliad Street
SITE ADDRESS/LOCATIONS: 1801 S. Goliad

CASE CAPTION: Discuss and consider a request by Jason Cluth of SC Architecture on behalf of Jawad Rawra of Rawra Group for the approval of an Amended Site Plan for an existing Restaurant, 2,000 SF or Greater, with a Drive-Through or Drive-In on a 1.154-acre parcel of land identified as Lot 1, Block 1, HJG Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1801 S. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	01/23/2026	Approved w/ Comments

01/23/2026: SP2026-001; Site Plan for Layne's Chicken

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

I.1 This is a request by Jason Cluth of SC Architecture on behalf of Jawad Rawra of Rawra Group for the approval of an Amended Site Plan for an existing Restaurant, 2,000 SF or Greater, with a Drive-Through or Drive-In on a 1.154-acre parcel of land identified as Lot 1, Block 1, HJG Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, and addressed as 1801 S. Goliad Street [SH-205].

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.

M.3 For reference, include the case number (SP2026-001) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. (Subsection 03.04. A, Article 11, UDC)

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 _____, _____.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

M.5 The applicant is requesting to remove the Stone on the building and replace it with brick. In doing this, the applicant is requesting a variance to the 20% stone requirement of the General Overlay District Standards. According to 06.02 (C), Architectural 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. This will require a variance from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

M.6 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measure for each exception or variance is required. In order to request an exception, the applicant will need to provide a letter outlining the requested exceptions and subsequent two (2) compensatory measures for each exception or variance. (Subsection 09.02, of Article 11, of the UDC). In this case, the applicant has provided a letter stating the request for the variance and provided the following compensatory measures:

- (1) increased landscaping,
- (2) new canopies, and
- (3) new patio light fixtures.

However, staff will need to see a landscape plan that shows the existing vs. expanded landscaping, and a photometric plan that meets the requirements of the Unified Development Code (UDC). The landscape plan should include a detail of the proposed fencing around the patio. Fencing in Commercial (C) Districts shall be wrought iron and a maximum of four (4) feet in height in front of the building.

M.8 Please note that failure to address all comments provided by staff by 3:00 PM on March 3, 2026 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.9 Please note the scheduled meetings for this case:

- (1) Planning & Zoning Work Session meeting will be held on January 27, 2026.
- (2) Planning & Zoning Commission meeting will be held on February 10, 2026.

I.10 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	Madelyn Price	01/20/2026	Approved w/ Comments

01/20/2026: The following applies if changing more than just the facade of the building.

General Items:

- Must meet City 2023 Standards of Design and Construction.
- 4% Engineering Inspection Fees (for any exterior public improvements).
- Impact Fees (Water, Sewer, Roadway - if changing water meters or building square footage).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences with easements.
- The site will need to be platted if changing or adding easements.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:

- Existing flow patterns must be maintained.
- 4:1 maximum side slopes for any grading.
- No grate inlets allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines. Make sure that the existing oil/water separator has been serviced.

- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.

Water and Wastewater Items:

- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any utility connection made underneath of an existing public roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements. All public utilities must be centered in easement.
- Water to be 10' separated from storm and sewer lines.
- Prior to CO proof of current backflow assembly testing must be provided

Roadway Paving Items:

- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to be 24' wide and in a platted easement.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Any proposed pavement specs will be reviewed with Engineering plans.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- Landscape berms may not be on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	01/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/20/2026	Approved

No Comments

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POLICE	Chris Cleveland	01/20/2026	Approved

No Comments

The following applies if changing more than just the facade of the building.

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- 4% Engineering Inspection Fees (for any exterior public improvements).
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- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.

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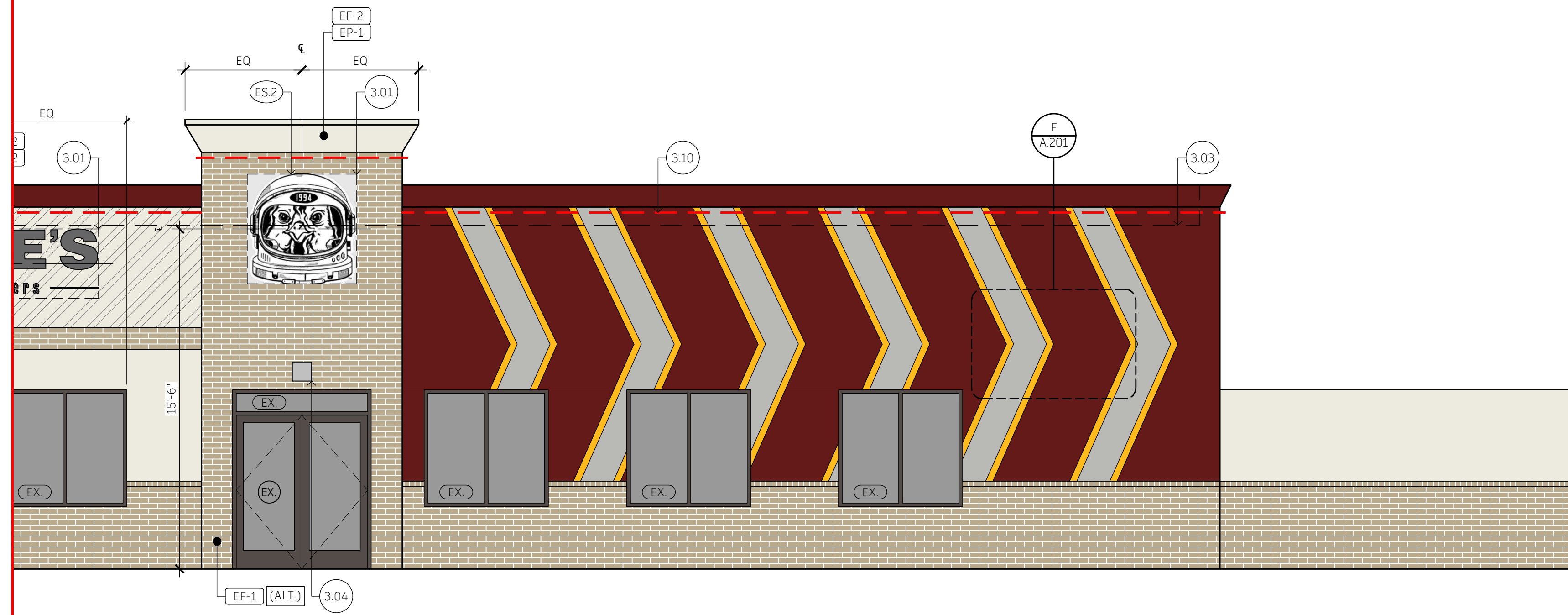
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- Min 20' utility easements. All public utilities must be centered in easement.
- Water to be 10' separated from storm and sewer lines.
- Prior to CO proof of current backflow assembly testing must be provided

Roadway Paving Items:

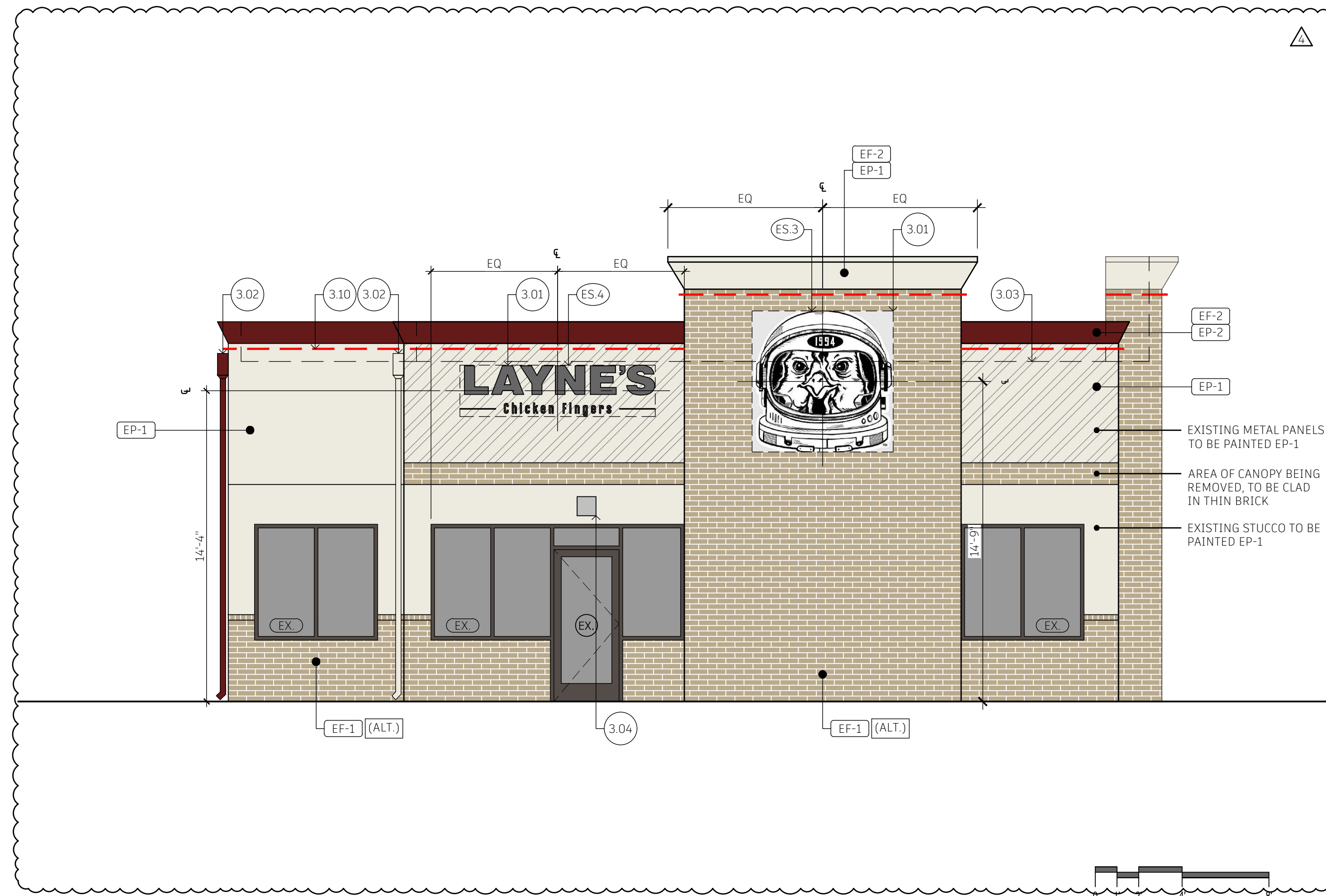
- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive aisles to be 24' wide.
- Fire lane to be 20' wide and in a platted easement.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Any proposed pavement specs will be reviewed with Engineering plans.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- Landscape berms may not be on top of City utilities or within easements.



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



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

FACADE MATERIAL PERCENTAGES - EXISTING	FACADE MATERIAL PERCENTAGES - PROPOSED
ENTRANCE ELEVATION (SE)	ENTRANCE ELEVATION (SE)
STONE = 31%	BRICK = 31%
METAL PANELS = 10%	METAL PANELS = 10%
STUCCO = 44%	STUCCO = 44%
GLAZING = 15%	GLAZING = 15%
DRIVE-THRU ELEVATION (NW)	DRIVE-THRU ELEVATION (NW)
STONE = 20%	BRICK = 26%
METAL PANELS = 11%	METAL PANELS = 11%
STUCCO = 47%	STUCCO = 47%
GLAZING = 16%	GLAZING = 16%
TILE = 6%	TILE = 0%
FRONT ELEVATION (SW)	FRONT ELEVATION (SW)
STONE = 42%	BRICK = 42%
METAL PANELS = 5%	METAL PANELS = 5%
STUCCO = 36%	STUCCO = 36%
GLAZING = 17%	GLAZING = 17%
REAR ELEVATION (NE)	REAR ELEVATION (NE)
STONE = 25%	BRICK = 25%
STUCCO = 75%	STUCCO = 75%

B. FACADE MATERIAL PERCENTAGES

F. NOT USED

E. NOT USED

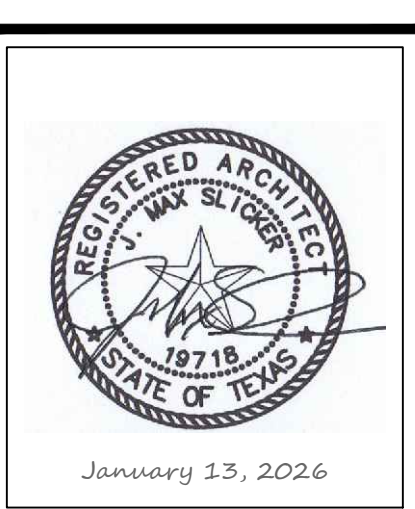
ADD ALTERNATE ITEMS:
EXTERIOR:
4. ADD ALTERNATE (4) TO DEMOLISH EXISTING STONE ON WAINSCOT AND TOWERS AND REPLACE WITH THIN BRICK

A. ADD ALTERNATE ITEMS

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	



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



EXTERIOR
ELEV.
(ALT.)

SHEET
A.203



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 1801 S Goliad St, Rockwall, TX 75087

SUBDIVISION HJG Plaza Addition

LOT 1

BLOCK 1

GENERAL LOCATION Near the intersection of S Goliad St (SH 205) and E Yellow Jacket Ln

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C

CURRENT USE A-2, Restaurant

PROPOSED ZONING C

PROPOSED USE A-2, Restaurant

ACREAGE 1.154

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 Rawra Group

APPLICANT SC Architecture

CONTACT PERSON Jawad Rawra

ADDRESS

CITY, STATE & ZIP

E-MAIL

NOTARY VERIFICATION [REQUIRED]

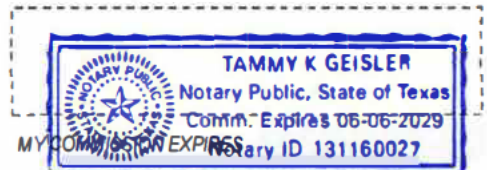
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jason Cluth [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

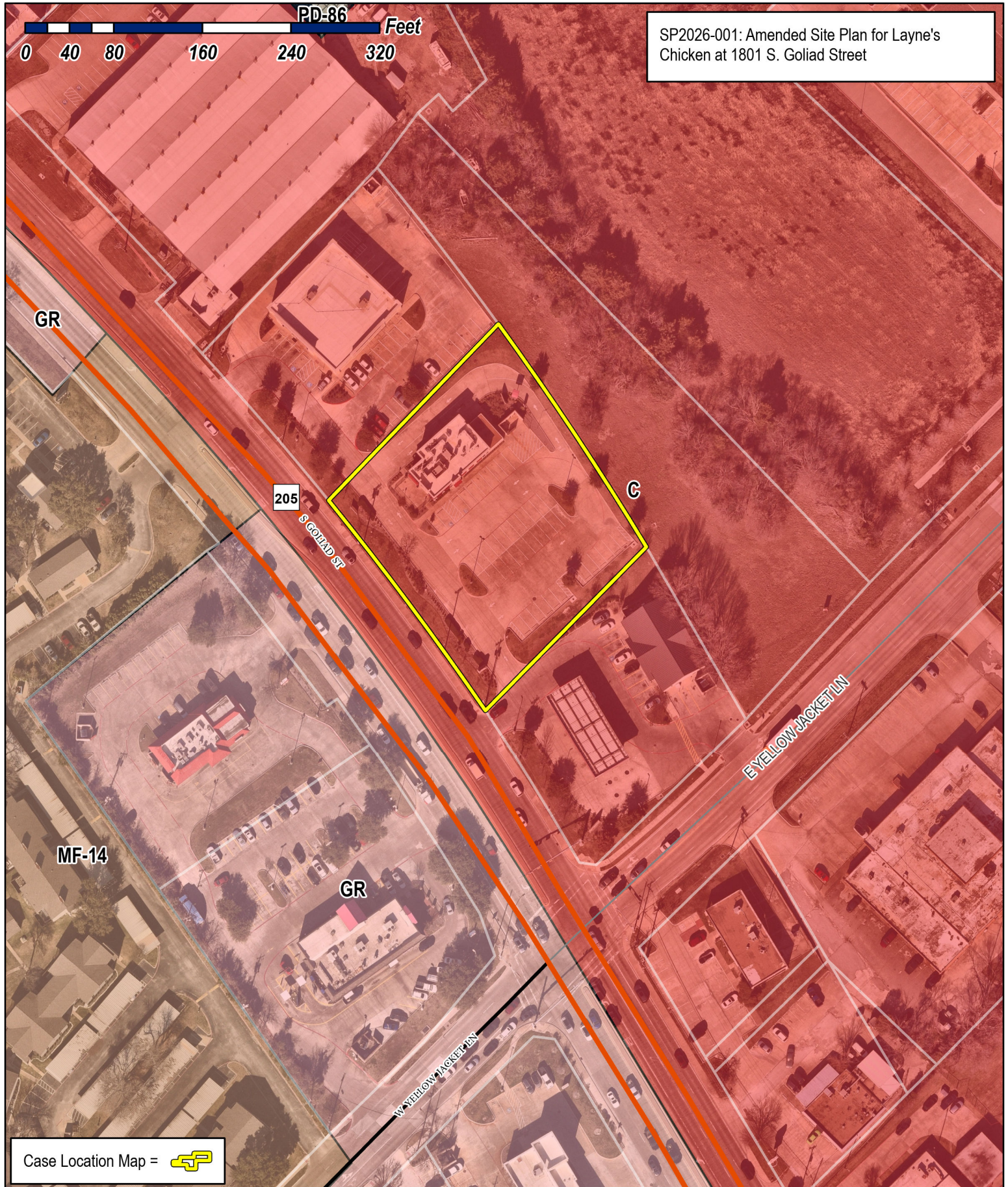
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF January, 2025. BY SIGNING THIS APPLICATION, 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 FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF January, 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





SP2026-001: Amended Site Plan for Layne's Chicken at 1801 S. Goliad Street



GR

205

S GOLIAD ST


C

MF-14

GR

E YELLOW JACKET LN

W YELLOW JACKET LN

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.



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.

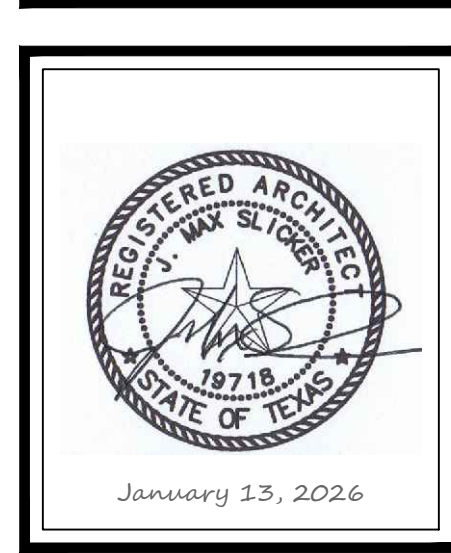
Thank you!

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	

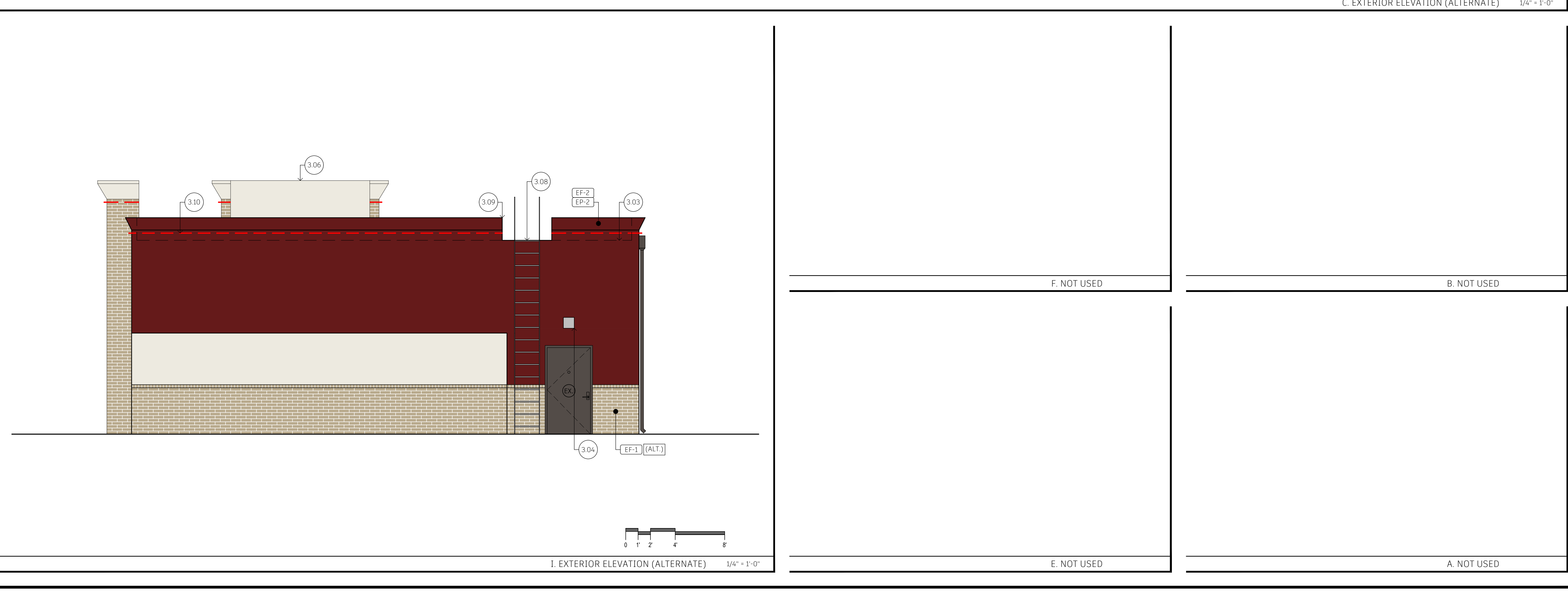
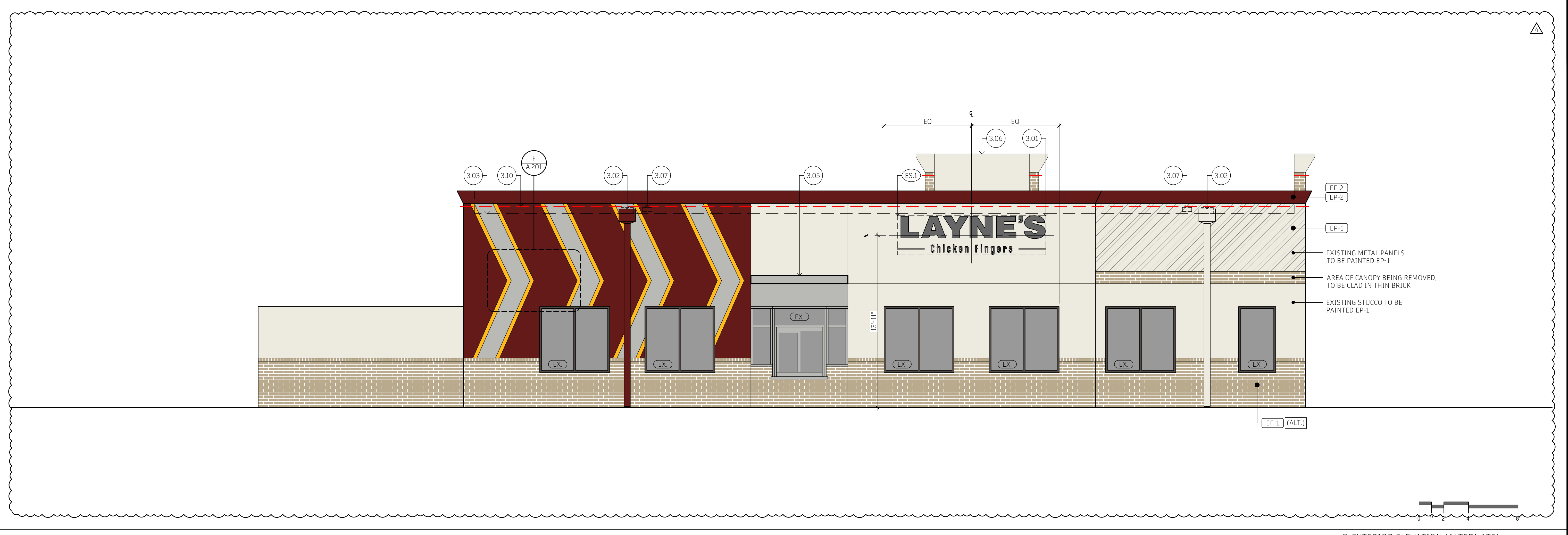


LAYNE'S CHICKEN FINGERS
 RAWRA GROUP
 1801 S GOLIAD ST.
 ROCKWALL, TX 75087



EXTERIOR
 ELEV.
 (ALT.)

SHEET
 A.204



F. NOT USED

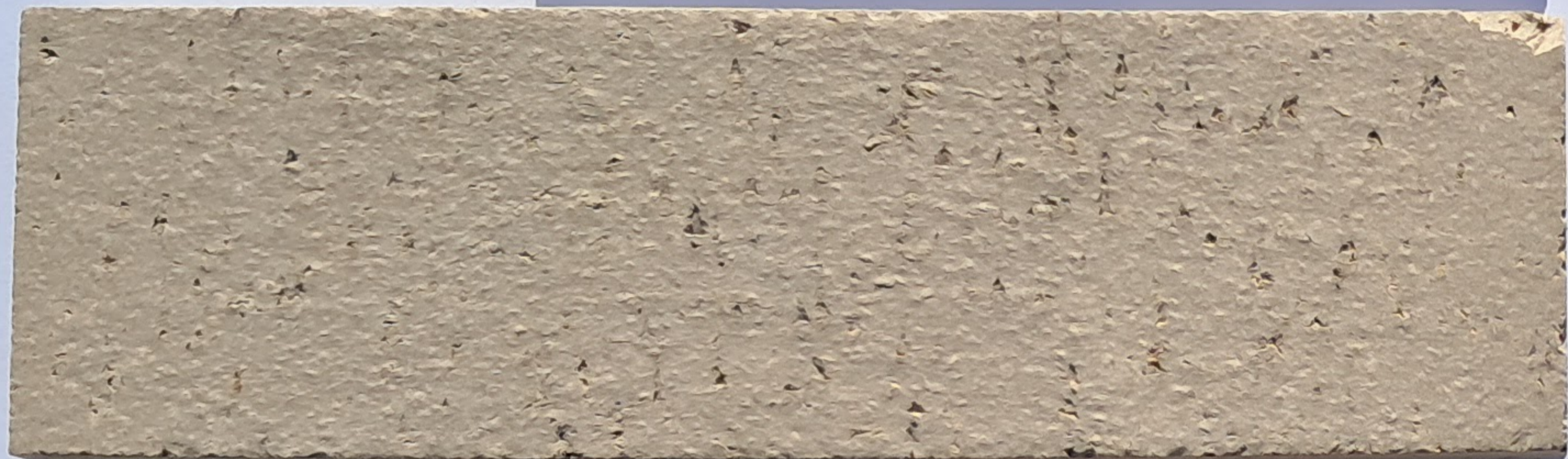
B. NOT USED

E. NOT USED

A. NOT USED

LAYNE'S

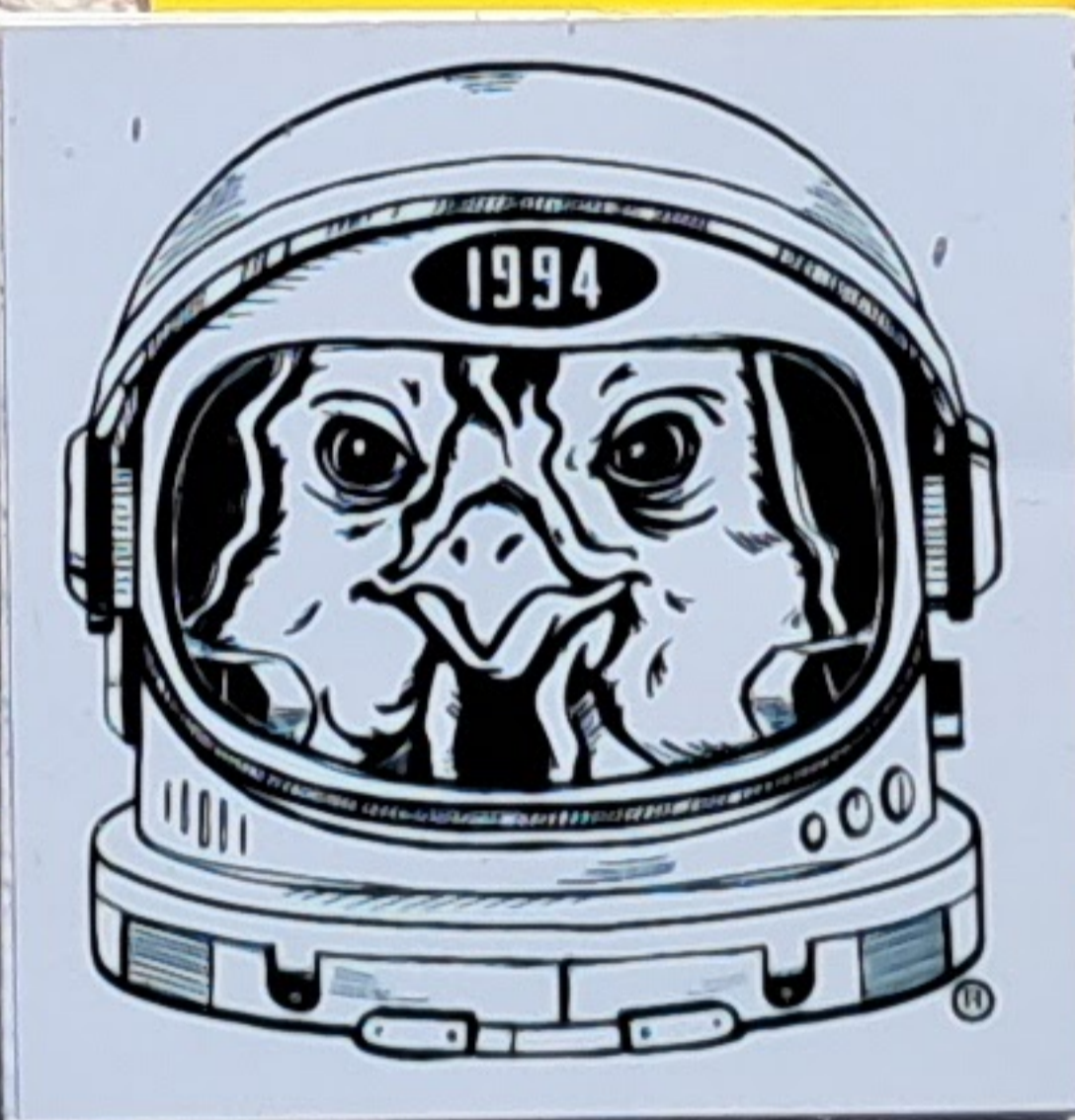
— CHICKEN FINGERS —



LATICRETE® 44 Bright White



LATICRETE® 44 Bright White





THIN BRICK

RANGE BOARD

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.

26-SAVANNAH

Color: _____



DEVELOPMENT APPLICATION
AMENDED SITE PLAN
LAYNE'S CHICKEN FINGERS
1801 S GOLIAD ST, ROCKWALL, TX 75087
JANUARY 23, 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.

As compensatory measures for this variance, the property owner is proposing options (B) increased landscaping and (H) enhanced architectural elements. A higher overall landscaping percentage will be provided by expanding the existing landscaped areas. Some of the grass areas along the drive thru lane and the parking islands will be converted to a landscaped area. This will serve to enhance the overall site and also to improve the aesthetic experience for the drive-thru customers. The enhanced architectural elements are to include new canopies above both customer entrances and an upgraded outdoor patio space. The outdoor patio space will have new lighting fixtures installed along with a new furniture package. The entire site will also be refreshed with updated parking lot light pole heads and a new light fixture at the drive thru entrance. These upgrades will serve to make the site safer and more accessible.

- (B) Landscape sketch and quote provided for reference
- (H) Image of proposed new canopies provided for reference
- (H) Cutsheet of new upgraded patio light fixtures provided for reference

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 #	DATE
000000	01/10/20
DESIGNED BY	DATE CHECKED
SS	SS
REVISED BY	DATE
SS	SS
DATE PLOTTED	
01/10/20	
SCALE	
1" = 10'-0"	
DATE	
01/10/20	

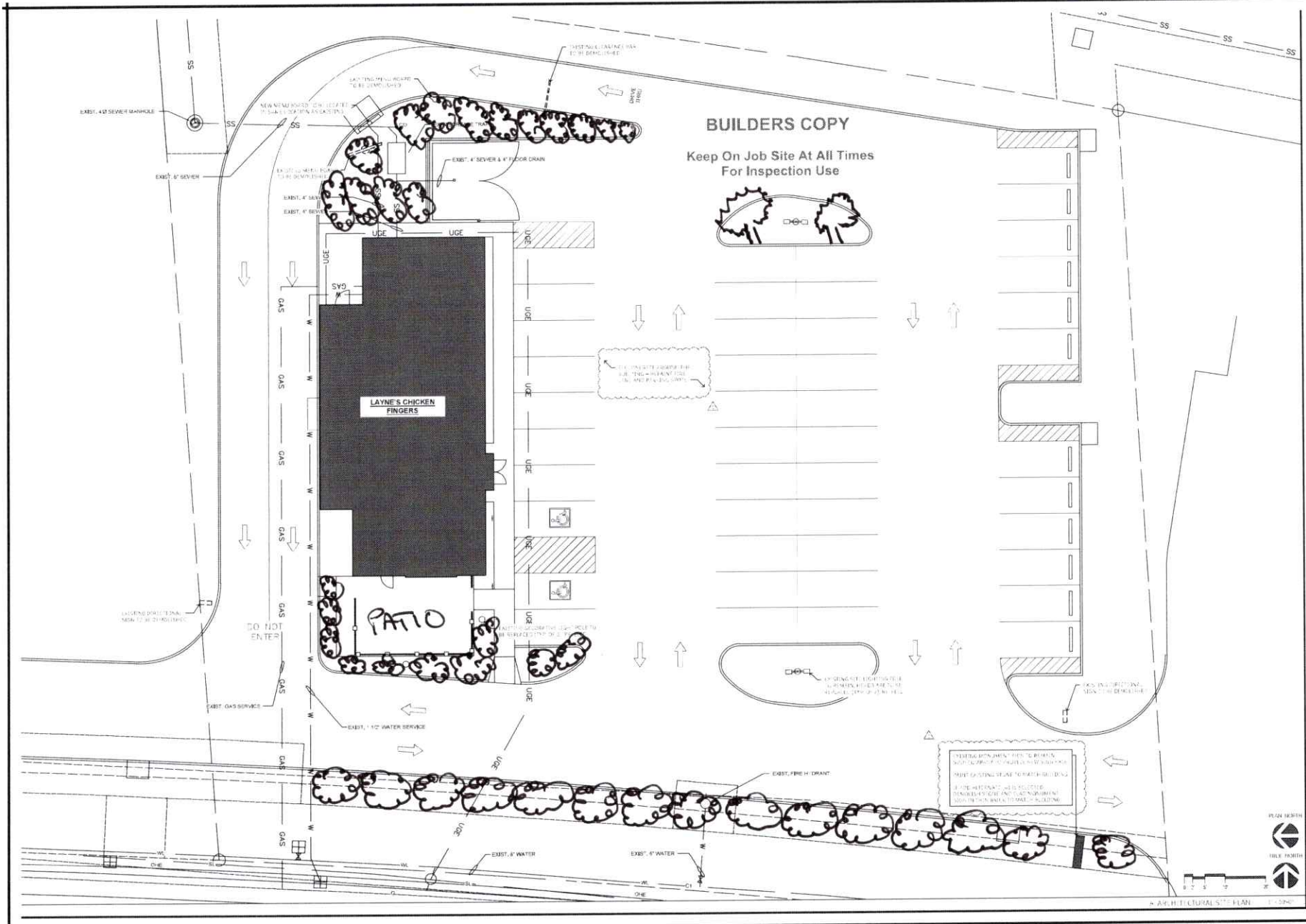


LAYNE'S CHICKEN FINGERS
 RAWRA GROUP
 1801 S GOLIAD ST.
 ROCKWALL, TX 75087



SITE PLAN

SHEET G010



ARCHITECTURAL SITE PLAN



Hello Gary,

Thank you for your interest in River Oaks Landscaping! We're happy to have the opportunity to service your property and show you what a great decision you've made. We're committed to providing you with the best possible service and value.

You can access your quote by clicking the button below. Please don't hesitate to contact us at 469-826-4606 or service@riveroakslandscaping.net if you have any questions!

Sincerely,
River Oaks Landscaping

Name/Description	Quantity	Rate	Amount
Man Labor Our team will replace dead and over grown shrubs all over the property. They will also brighten up the curb appeal by installing fresh hardwood mulch for all flower beds. Our team will also do an irrigation system check and do any simple repairs that need to be made on site.	1	1500.00	1500.00
Mulch Installation Mulch Installation our team will install 15yards of Mulch for the front area, patio area and drive thru area. Our team will clean up any weeds debris before applying the new mulch. Our team will also make sure to regrade the ground before applying the new mulch to make sure it all has a proper drainage.	15	50.00	750.00
Dwarf Yaupon Holly Our team will install 7g Dwarf Yaupon Holly on the entrance of the drive-thru to make the drive-thru stand out and look presentable for all costumers, we will install mulch around the shrubs and river rock to make it stand out.	12	25.00	300.00
Burford Holly Our team will replace 7g 3 burford holly bushes to replace the bushes drying out in the front of the restaurant.	3	23.00	69.00
Texas Sage Our team will replace the over grown 7g Texas sage shrub it is currently way to over grown and collects all the leafs and trash. This will makes sure the drive thru looks neat and cleaned.	6	30.00	180.00
Liriope Our team will replace 3g 8 liriope that are drying out Near the drive thru.	8	7.00	56.00
Yucca Our team will replace 7g 7 yuccas in the front of the restaurant that are dying.	7	30.00	210.00
Live Oak Our team will install one 15g in the far back island near the	1	120.00	120.00

Name/Description	Quantity	Rate	Amount
drive-thru.			
Delivery Delivery	1	500.00	500.00
		Sales Tax	\$0.00
		Total	\$3,685.00

Thank you for your business!

469-826-4606 | service@riveroakslandscaping.net





UVA-20011

Vancouver 2 Light Column



20w COB
1414 Lumens

IP65
Suitable for wet locations

IK08
Impact Resistant [Vandal Resistant]

Weight 55.1 lbs

Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint
8 step de-grease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B1 - U0 - G0

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200° C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes
The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

- Added Benefits**
- Resistance to salt-acid room, accelerated aging
 - Boiling water, lime and condensed water resistant
 - Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
 - Super durable (UV resistant)
 - TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Total urban realm lighting solution.
Optional heights, accent spotlights, accessories and decorative lattice panels.

A stylish Dark Sky Compliant square high performance light column with downward light distribution using LED lamps. This light column offers optimal visual comfort through glare control by utilizing a controlled optics designed by Ligman. These columns have a square design providing a unique wide light distribution, offering an architecturally appealing clover leaf pattern on the paving. The internal sides of the supporting pillars are accented by light from the LED.

Color temperature 2700K, 3000K, 3500K and 4000K. The minimalistic shape provides distinctive lighting effects by night and decorative urban effect during the day. Suitable for pedestrian areas, precincts, building surrounds, shopping centers, squares and parks. The Vancouver Column comes standard with a unique waterproof internal driver housing compartment that is situated at the top of the pole to stop water and dust from entering the electrical components.

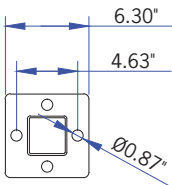
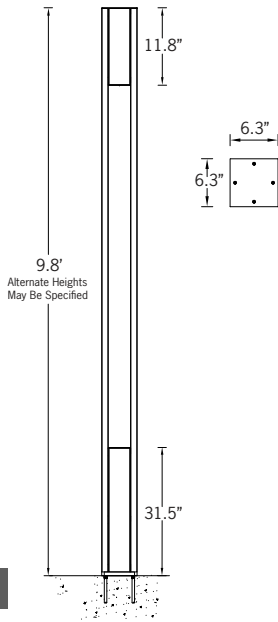
This fixture is supplied completely wired with powercord and waterproof gland from the driver enclosure to the base of the column to ensure quick trouble-free installation. The Vancouver has a specially designed anchor bolt mounting base that is partially buried below ground level to provide a flush fixture finish with the surface, but maintains the rigidity that is required when installing light columns. This ensures that the anchor bolts are not seen and therefore eliminates the necessity for an anchor bolt cover. (review installation instructions before installing the anchor bolts.)

Custom column heights are available, please specify. Provided with anchor bolts (the root mount kit is an option and is an adder)

Reduced custom wattages can be provided to suit customer requirements. (Specify total watt requirement per fixture) Designed to complement the Vancouver bollard UVA-10001. This product is provided complete with anchor bolts and laser cut steel bolt template.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected.

• **NOTE:** For the round version of the Vancouver, please see [the Benton Light Column and Bollard](#)



Mounting Detail



UVA-20011

Vancouver 2 Light Column

PROJECT		DATE	
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QUANTITY		TYPE		NOTE	
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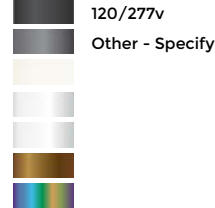
ORDERING EXAMPLE || UVA - 20011 - 20w - W30 - 02 - 120/277v - Options

UVA-20011				
	LAMP	LED COLOR	FINISH COLOR	VOLTAGE

20w COB
1414 Lumens

W27 - 2700K
W30 - 3000K
W35 - 3500K
W40 - 4000K

01 - BLACK RAL 9011
02 - DARK GREY RAL 7043
03 - WHITE RAL 9003
04 - METALLIC SILVER RAL 9006
05 - MATTE SILVER RAL 9006
06 - LIGMAN BRONZE
07 - CUSTOM RAL



120/277v
Other - Specify

INSPIRED BY NATURE FINISHES

SW01 - OAK FINISH
SW02 - WALNUT FINISH
SW03 - PINE FINISH
DF - DOUGLAS FIR FINISH
CW - CHERRY WOOD FINISH
NW - NATIONAL WALNUT FINISH
SU01 - CONCRETE FINISH
SU02 - SOFTSCAPE FINISH
SU03 - STONE FINISH
SU04 - CORTEN FINISH



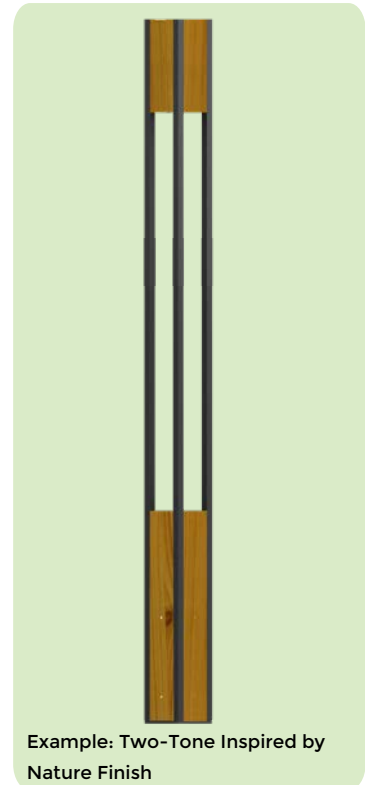
THERE IS AN ADDITIONAL COST FOR THESE FINISHES

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ADDITIONAL OPTIONS

NAT - Natatorium Rated
DIM - 0-10v Dimming
HGT - Custom Height (Specify)
GFCI - GFCI Box
UP - Uplight

DICHROIC COLOR FILTERS
RD - Red Color Filter
BL - Blue Color Filter
AM - Amber Color Filter
GR - Green Color Filter



Example: Two-Tone Inspired by Nature Finish



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
FROM: Bethany Ross, *Senior Planner*
DATE: February 10, 2026
SUBJECT: SP2026-001; *Amended Site Plan for Layne's Chicken*

The applicant -- *Jason Cluth of SC Architecture* --, is requesting approval of an *Amended Site Plan* to allow for the removal of a primary material -- *particularly the natural stone* -- on the existing *Restaurant Greater Than 2,000 SF with a Drive-Through or Drive-In* located at 1801 S. Goliad Street. The subject property consists of approximately 1.154-acres, is zoned Commercial (C) District, and is situated within the SH-205 Overlay (SH-205 OV) District.

On October 6, 2014, the City Council approved a *Site Plan* [Case No. SP2014-018] for the development of a 3,327 SF *Restaurant, with a Drive-Through or Drive-In* on the subject property. The original *Site Plan* included approvals of the following variances to the *General Overlay District Standards*: [1] stucco exceeding 50.00% of the masonry requirement, [2] secondary materials (*i.e. pre-finished metal panels and/or ceramic tile*) exceeding the maximum allowed ten (10) percent, [3] parking spaces within the 20-foot landscape buffer, [4] to relocate the required landscape buffer trees within the development, and [5] to allow a flat roof design with parapet walls on a building less than 6,000 SF.

On January 16, 2026, the applicant submitted an *Amended Site Plan* proposing to remove the natural stone from the existing *Restaurant, 2,000 SF or Greater, with a Drive-Through or Drive-In* and replace it with a blond brick depicted in the building elevations provided in this packet. The subject property is located within the SH-205 Overlay (SH-205 OV) District, which places heightened emphasis on architectural quality, material variety, and long-term durability. The original *Site Plan* [Case No. 2014-018] approved by City Council in 2014 included multiple variances to the *General Overlay District Standards*, including deviations related to façade materials. As such, any subsequent modification to the exterior building materials warrants careful review to ensure continued compliance with the intent of the SH-205 Overlay (SH-205 OV) District.

The proposed *Amended Site Plan* removes all existing stone elements from the building façade and replaces them with a thin-width brick product. While brick is generally considered a high-quality masonry material, the proposal to eliminate the minimum 20.00% natural or quarried stone required by Subsection 06.02(C), *Architectural Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) represents an additional variance for the property. The current request does not propose an alternative stone material, but rather the complete removal of the stone in favor of additional thin-width brick.

As proposed, the request constitutes a variance to the *General Overlay District Standards*. Pursuant to Article 11, *Development Application and Review Procedures*, of the UDC, each variance requires the provision of two (2) compensatory measures intended to offset the deviation and further the overall intent of the ordinance. In this case, the applicant has provided the following compensatory measures: [1] the applicant is providing additional landscaping as shown in the attached landscape plan, and [2] replacement of the dumpster enclosure materials with the proposed thin-width brick, along with replacement of the wooden dumpster enclosure doors with metal self-latching gates that better conform to the requirements of the UDC. With all that being said, variances are discretionary items for the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

On January 27, 2026, the Architectural Review Board (ARB) reviewed the building elevations and provided a recommendation to the applicant that metal arcade elements be reintroduce where the existing fabric canopies were on the building facades, and stating that they were generally not opposed to the incorporation of the thin-width brick in lieu of the natural stone. On February 3, 2026, the applicant provided staff updated building elevations reflecting the reincorporated fabric canopies. The Architectural Review Board (ARB) is scheduled to review the updated elevations prior to the Planning and Zoning Commission meeting on

February 10, 2026. With this being said, should the Planning and Zoning Commission choose to approve the applicant's request, staff would recommend the following conditions of approval:

- (1) The applicant provide an updated *Photometric Plan* that conforms to the lighting requirements of the Unified Development Code (UDC).
- (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.

If the Planning and Zoning Commission should have any questions, staff will be available at the February 10, 2026 Planning and Zoning Commission meeting.



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 1801 S Goliad St, Rockwall, TX 75087

SUBDIVISION HJG Plaza Addition

LOT 1

BLOCK 1

GENERAL LOCATION Near the intersection of S Goliad St (SH 205) and E Yellow Jacket Ln

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C

CURRENT USE A-2, Restaurant

PROPOSED ZONING C

PROPOSED USE A-2, Restaurant

ACREAGE 1.154

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 Rawra Group

APPLICANT SC Architecture

CONTACT PERSON Jawad Rawra

ADDRESS

CITY, STATE & ZIP

E-MAIL

NOTARY VERIFICATION [REQUIRED]

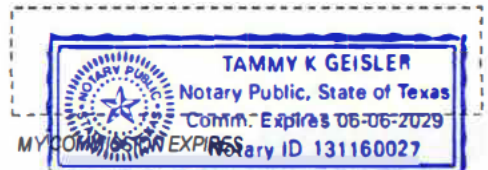
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jason Cluth [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

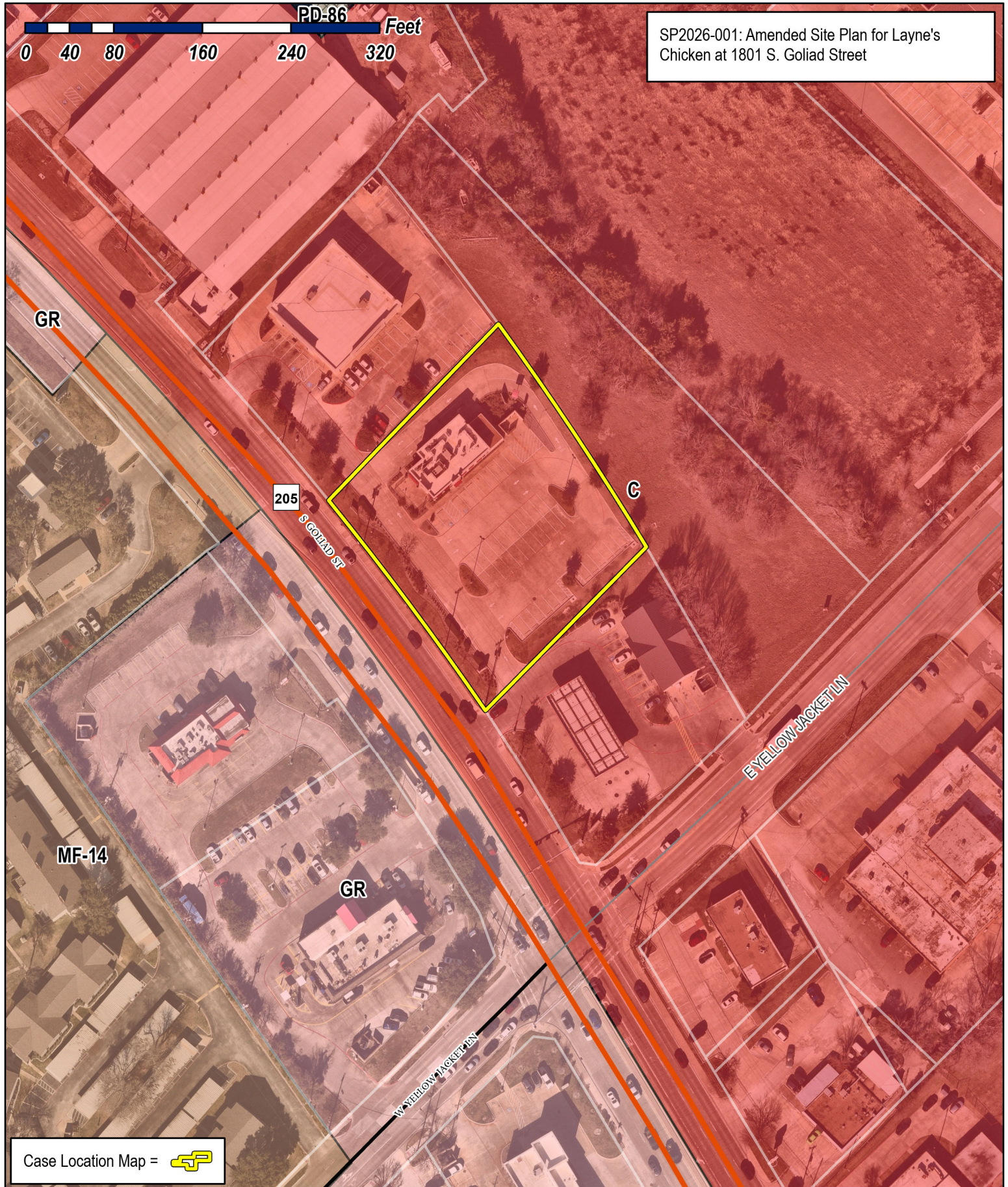
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF January, 2025. BY SIGNING THIS APPLICATION, 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 FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF January, 2026

OWNER'S SIGNATURE


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





SP2026-001: Amended Site Plan for Layne's Chicken at 1801 S. Goliad Street



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.



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

DEVELOPMENT APPLICATION
AMENDED SITE PLAN
LAYNE'S CHICKEN FINGERS
1801 S GOLIAD ST, ROCKWALL, TX 75087
FEBRUARY 3, 2026



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

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.

As compensatory measures for this variance, the property owner is proposing options (B) increased landscaping and (J) updated dumpster enclosure. A higher overall landscaping percentage will be provided by expanding the existing landscaped areas. This will serve to enhance the overall site and also to improve the aesthetic experience for the drive-thru customers. In addition, the owner has proposed to increase the height of the dumpster enclosure and gates to 8' tall. The latches and hinges will be self-latching and/or self-closing type of hardware, so that the waste receptacles will be hidden from view. The enclosure will be clad in thin brick to match the building and finished with a new metal cap.

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

- Updated exterior elevations and material finish schedule
- Example photos of similar Layne's Chicken Fingers projects
- Photometric site plan and light fixture cutsheets
- Compensatory Measure (B), existing and new landscape plans and details
- Compensatory Measure (J), dumpster enclosure drawing

Thank you!

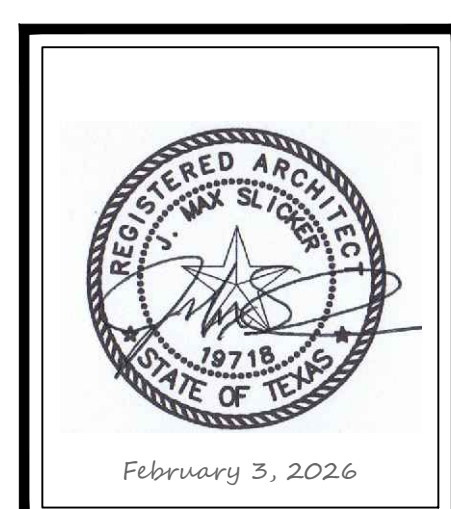
Jason Cluth
Project Manager
SC Architecture
2931 Elkton Trail, Tyler, TX 75703
903.630.7330
jason@scarchitecturetx.com

PROJECT #: C25-029
 DATE: 2025.10.09
 DRAWN BY: JC
 CHECKED BY: TC
 REVISIONS:
 REV. #2 - 2025.11.07
 REV. #3 - 2025.12.03
 REV. #4 - 2026.01.13
 REV. #5 - 2026.02.03

PROFESSIONAL ARCHITECT
 AN INDENTED LINE ON ANY DRAWING INDICATES THE LOCATION OF A WALL OR OTHER STRUCTURE. THE LOCATION OF A WALL OR OTHER STRUCTURE SHALL BE DETERMINED BY THE ARCHITECT'S FIELD SURVEY AND SHALL BE SHOWN ON THE DRAWING. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS DRAWING. THE ARCHITECT'S FIELD SURVEY SHALL BE CONSIDERED THE BASIS FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS OR FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

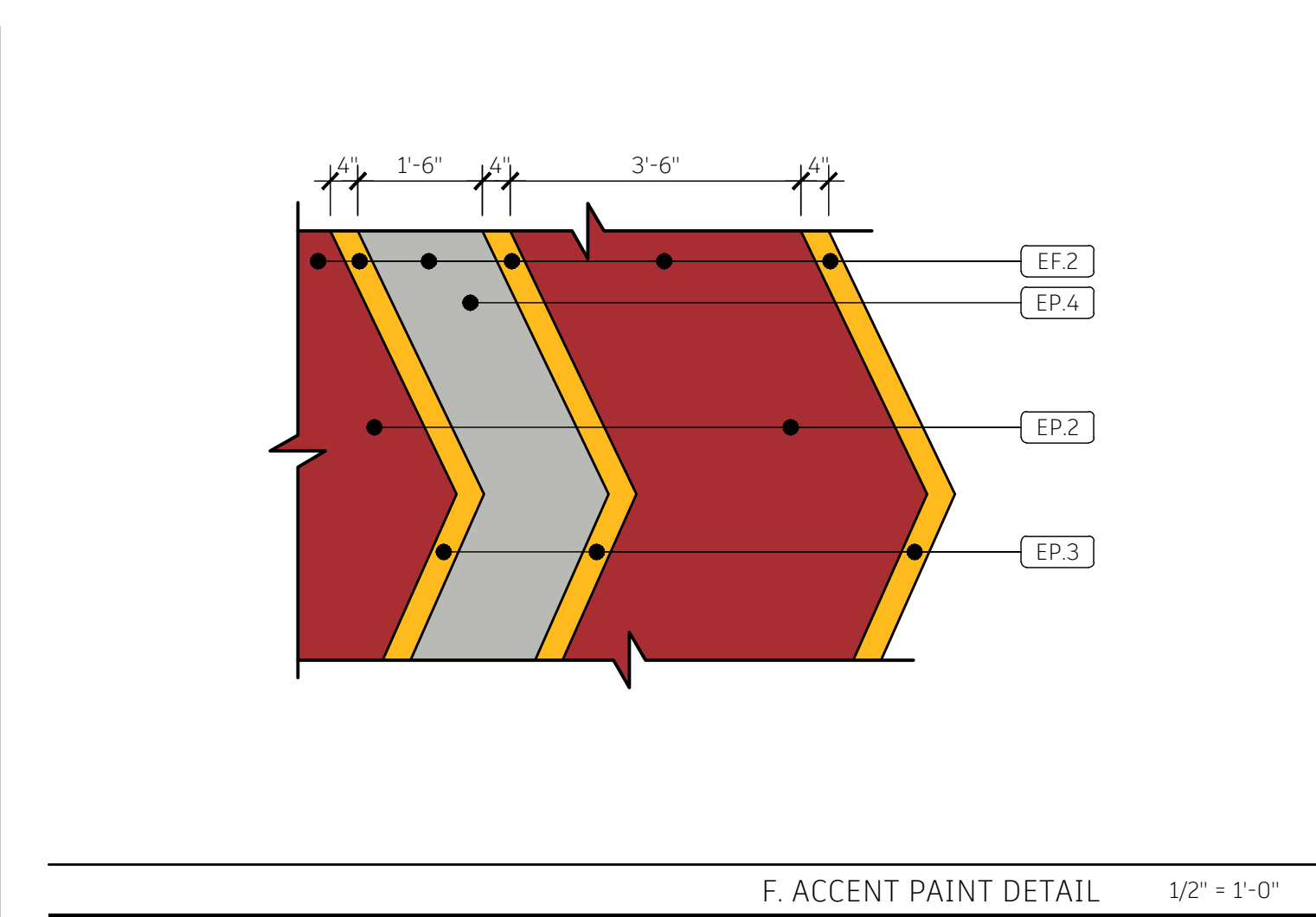


LAYNE'S CHICKEN FINGERS
 RAWRA GROUP
 1801 S GOLIAD ST.
 ROCKWALL, TX 75087



EXTERIOR ELEV. (ALT.)

SHEET A.203



- 3.01 INTERNALLY ILLUMINATED BUILDING SIGNAGE PROVIDED AND INSTALLED BY SIGN SUPPLIER. G.C. TO PREP AREA WITH 3/4" CDX PLYWOOD & SOLID BLOCKING AND APPROPRIATE ELECTRICAL JUNCTION BOXES/ELECTRICAL CONNECTIONS.
 3.02 EXIST. COLLECTOR BOX AND DOWNSPOUT, PAINT TO MATCH ADJACENT FINISHES.
 3.03 DASHED LINE INDICATES APPROXIMATE T.O. ROOF LINE BEHIND PARAPET.
 3.04 EXTERIOR LIGHTING, REFERENCE RCP & ELECTRICAL DRAWINGS.
 3.05 EXIST. CANOPY TO REMAIN, PAINT EP-6
 3.06 LINE OF EXISTING TOWER ELEMENT BEYOND
 3.07 EXIST. OVERFLOW PORT
 3.08 EXIST. ROOF ACCESS LADDER, PAINT EP-6
 3.09 EXIST. PARAPET WALL OPENING FOR ROOF ACCESS LADDER.
 3.10 LED STRIP LIGHT, STREET WRAP FLEX WIDE BY PRINCIPAL SLOAN OR APPROVED EQUAL
 3.11 (NOT USED)
 3.12 EXISTING AWNING TO REMAIN. FABRIC TO BE REPLACED. COLOR TO MATCH HEARTHROB (SW 6866)

FACADE 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%

FACADE 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%

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

A. ADD ALTERNATE ITEMS

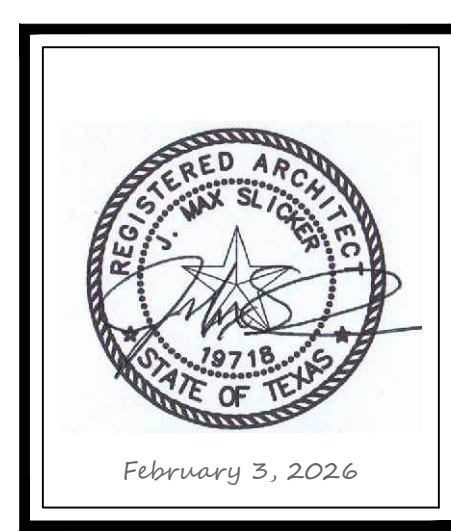
PROJECT #: C25-029
 DATE: 2025.10.09
 DRAWN BY: JC
 CHECKED BY: JC

REVISIONS:
 REV. #2 - 2025.11.07
 REV. #3 - 2025.12.03
 REV. #4 - 2026.01.13
 REV. #5 - 2026.02.03

PROFESSIONAL SEAL
 INFORMATION FOR THE ARCHITECTURE BOARD AND ARCHITECTS AT LARGE
 AND INFORMATION FOR THE PUBLIC: THIS ARCHITECTURE BOARD HAS REVIEWED THIS PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE ARCHITECTURE ACT AND THE ARCHITECTURE BOARD RULES. THE ARCHITECTURE BOARD'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE DRAWING AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED. THE ARCHITECTURE BOARD IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGE TO PERSONS OR PROPERTY THAT MAY OCCUR AS A RESULT OF THE USE OF THIS DRAWING. THE ARCHITECTURE BOARD'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE DRAWING AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED.

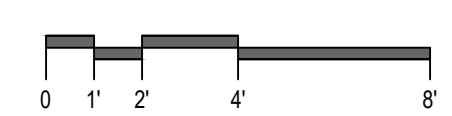
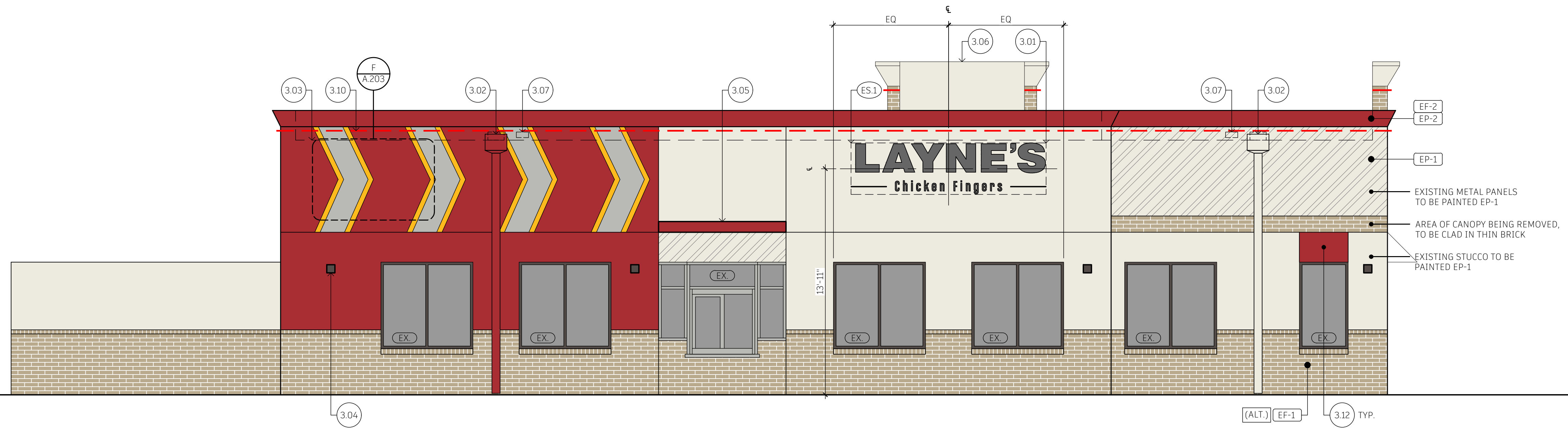


LAYNE'S CHICKEN FINGERS
 RAWRA GROUP
 1801 S GOLIAD ST.
 ROCKWALL, TX 75087



EXTERIOR ELEV. (ALT.)

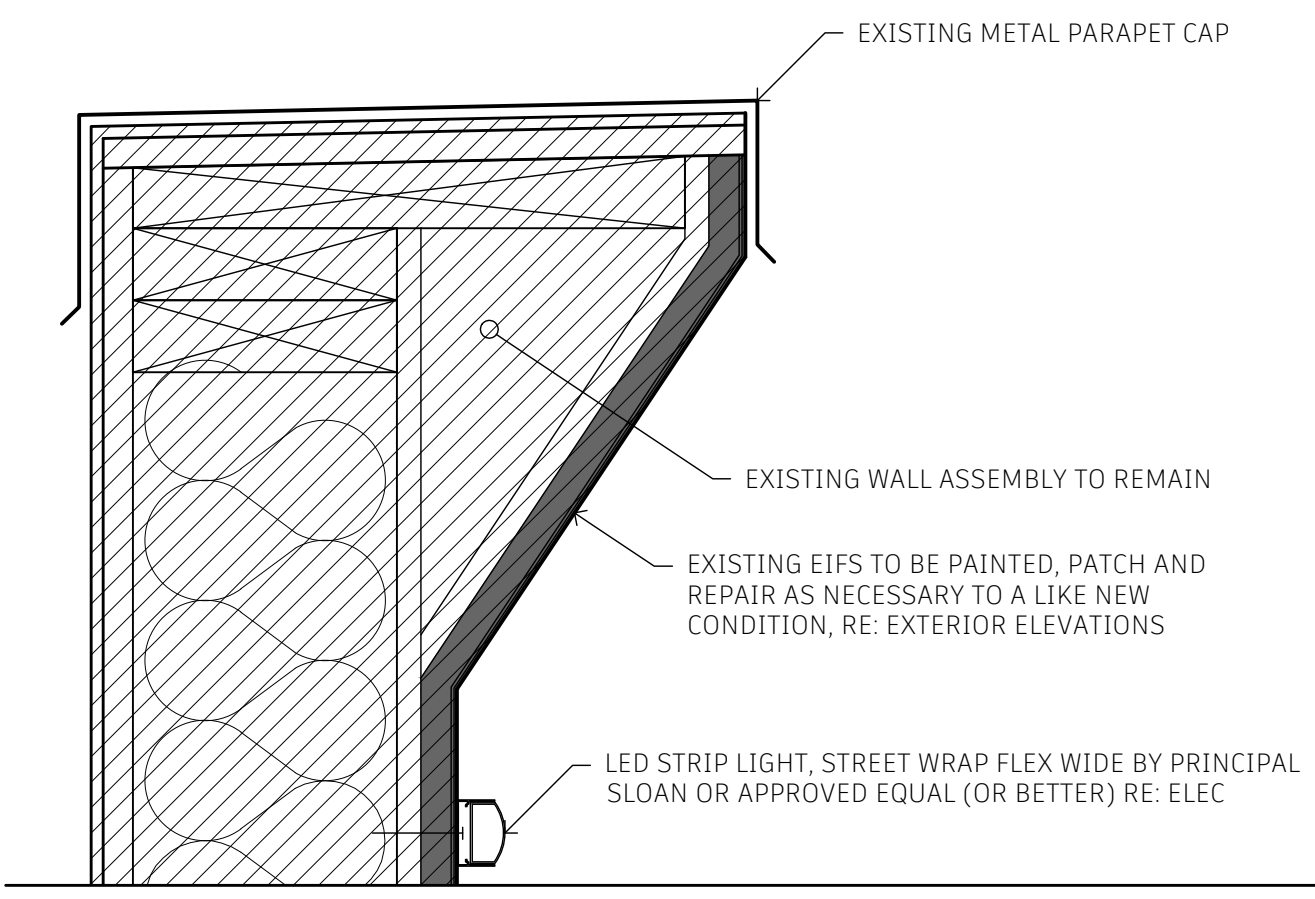
SHEET A.204



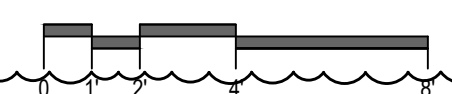
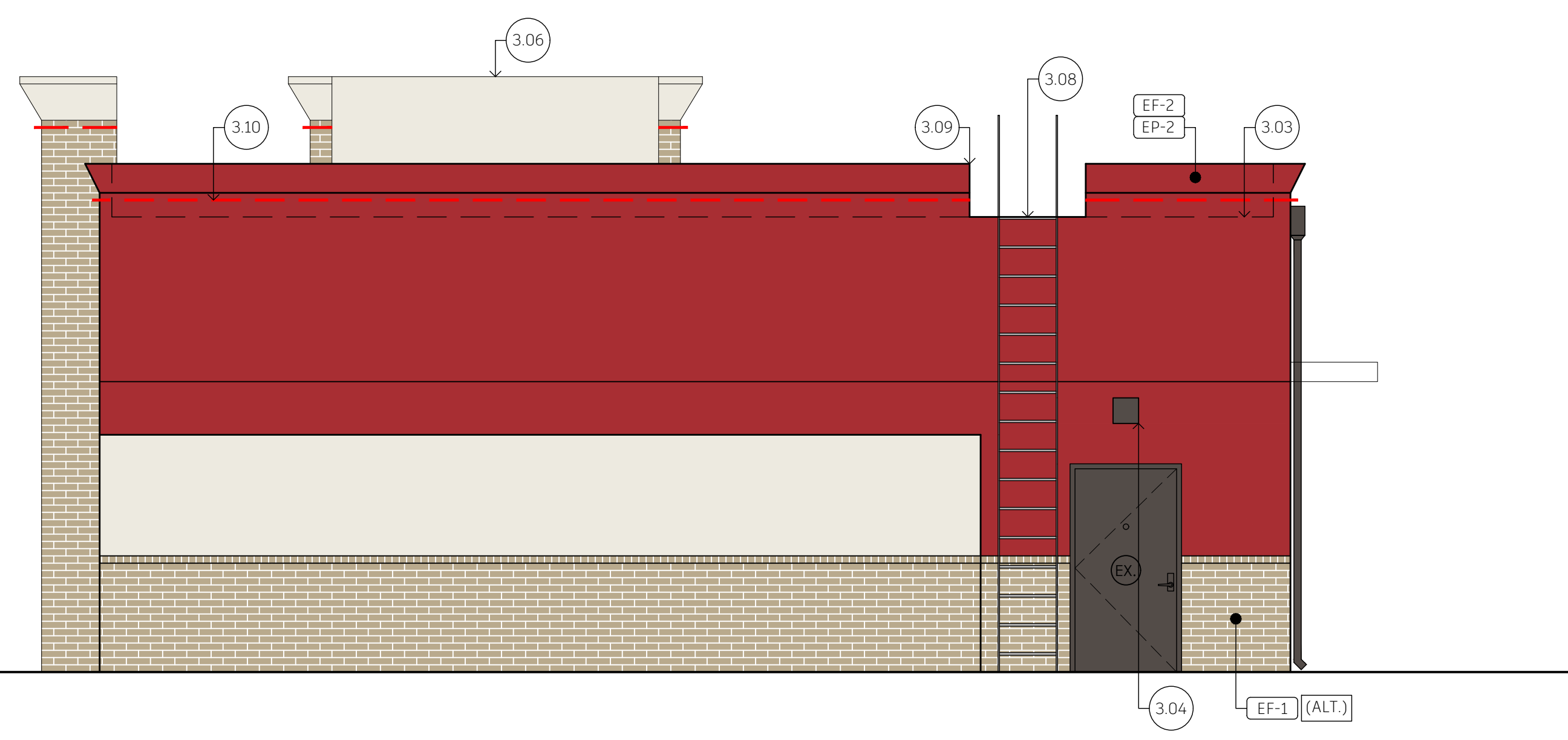
C. EXTERIOR ELEVATION (ALTERNATE) 1/4" = 1'-0"

NUMBER	DESCRIPTION	LOCATION	DIMENSIONS	BACKLIT
ES.1	LAYNE'S CHICKEN FINGERS	SIDE FACADES	144"x36"	YES
ES.2	ASTRO CHICKEN	FRONT TOWER	54"x54"	NO
ES.3	ASTRO CHICKEN	FRONT TOWER	78"x78"	NO
ES.4	LAYNE'S CHICKEN FINGERS	FRONT FACADE	108"x28.5"	YES

F. EXTERIOR SIGNAGE SCHEDULE






B. PARAPET CAP DETAIL 3" = 1'-0"



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

E. NOT USED

A. NOT USED

TAG	SPECIFICATION	APPLICATION / LOCATION	MANUFACTURER	PRODUCT	MODEL	COLOR	DIMENSIONS	NOTES
EXTERIOR FINISHES								
EF-1	STONE	EXISTING STONE VENEER	-	-	-	-	-	EXISTING STONE VENEER TO BE PAINTED AS NOTED
EF-1 (ALT.)	BRICK	NEW THIN BRICK VENEER	ACME BRICK	SUMMITVILLE - THIN BRICK	-	SAVANNAH (26) / WIRECUT	-	
EF-2	STUCCO	EXISTING STUCCO	-	-	-	-	-	EXISTING STUCCO TO BE PAINTED, PATCH AND REPAIR TO A LIKE NEW CONDITION 
EXTERIOR PAINTS								
EP-1	EXTERIOR PAINT	PRIMARY EIFS COLOR	BENJAMIN MOORE	ULTRA SPEC EXT - SOFT GLOSS	W449	SWISS COFFEE (OC-45)	-	1 COAT PRIMER AND 2 COATS PAINT.
EP-2	EXTERIOR PAINT	MISC.	SHERWIN WILLIAMS	ULTRA SPEC EXT - SOFT GLOSS	-	HEARTTHROB (SW6886)		1 COAT PRIMER AND 2 COATS PAINT.
EP-3	EXTERIOR PAINT	DIRECTIONAL GRAPHIC	BENJAMIN MOORE	ULTRA SPEC EXT - SOFT GLOSS	W449	SPARKLING SUN (2020-30)	-	1 COAT PRIMER AND 2 COATS PAINT.
EP-4	EXTERIOR PAINT	DIRECTIONAL GRAPHIC	BENJAMIN MOORE	ULTRA SPEC EXT - SOFT GLOSS	W449	COVENTRY GRAY (HC-169)	-	1 COAT PRIMER AND 2 COATS PAINT.
EP-5	EXTERIOR PAINT	CMU DUMPSTER ENCLOSURE	BENJAMIN MOORE	ULTRA SPEC EXT - SOFT GLOSS	W449	STREET CHIC (CSP-24)	-	1 COAT PRIMER AND 2 COATS PAINT.
EP-6	EXTERIOR PAINT	BOLLARDS, ROOF LADDER	SHERWIN WILLIAMS	ULTRA SPEC HP D.T.M. ACRYLIC ENAMELS	-	HEARTTHROB (SW6886)		2 COATS PAINT.
EP-7	EXTERIOR PAINT	EXTERIOR DOORS	BENJAMIN MOORE	ULTRA SPEC HP D.T.M. ACRYLIC ENAMELS	HP29	COVENTRY GRAY (HC-169)	-	2 COATS PAINT.
EP-8	EXTERIOR PAINT	METAL GATES	BENJAMIN MOORE	ULTRA SPEC HP D.T.M. ACRYLIC ENAMELS	HP29	JET BLACK (2120-10)	-	2 COATS PAINT.
EP-9	EXTERIOR PAINT	GENERAL PRIMER	BENJAMIN MOORE	FRESH START (032)	032	-	-	1 COAT PRIMER.
EXTERIOR MISCELLANEOUS								
EM-1	NOT USED	--	--	--	--	--	--	--
EM-2	NOT USED	--	--	--	--	--	--	--
EM-3	BRICK MORTAR	NEW THIN BRICK VENEER MORTAR	LATICRETE	MVIS POINTING MORTAR	--	BRIGHT WHITE	--	PROVIDE 3/8" MORTAR JOINT

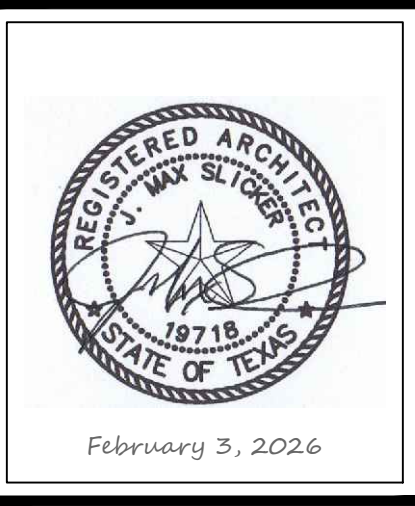
C. EXTERIOR FINISH SCHEDULE

N. NOT USED	J. NOT USED	F. NOT USED	B. NOT USED
M. NOT USED	I. NOT USED	E. NOT USED	A. NOT USED

PROJECT #: C25-029
DATE: 2025.10.09
DRAWN BY: JC
CHECKED BY: TC
REVISIONS:
REV. #2 - 2025.11.07
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LAYNE'S CHICKEN FINGERS
RAWRA GROUP
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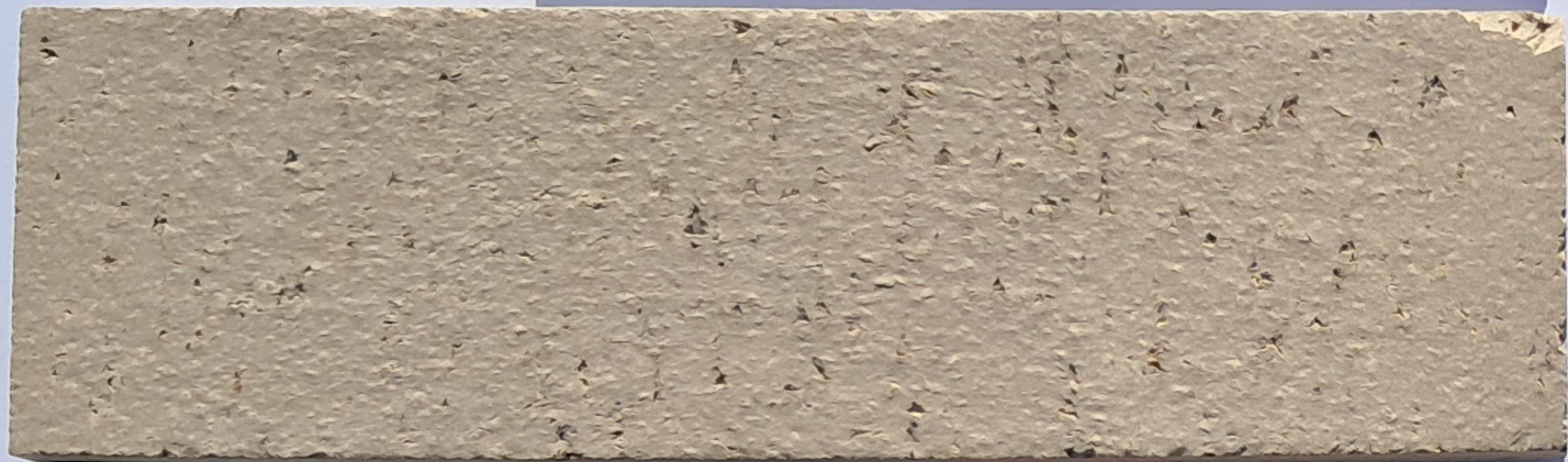


EXT. FINISH SCHEDULE

SHEET A.502

LAYNE'S

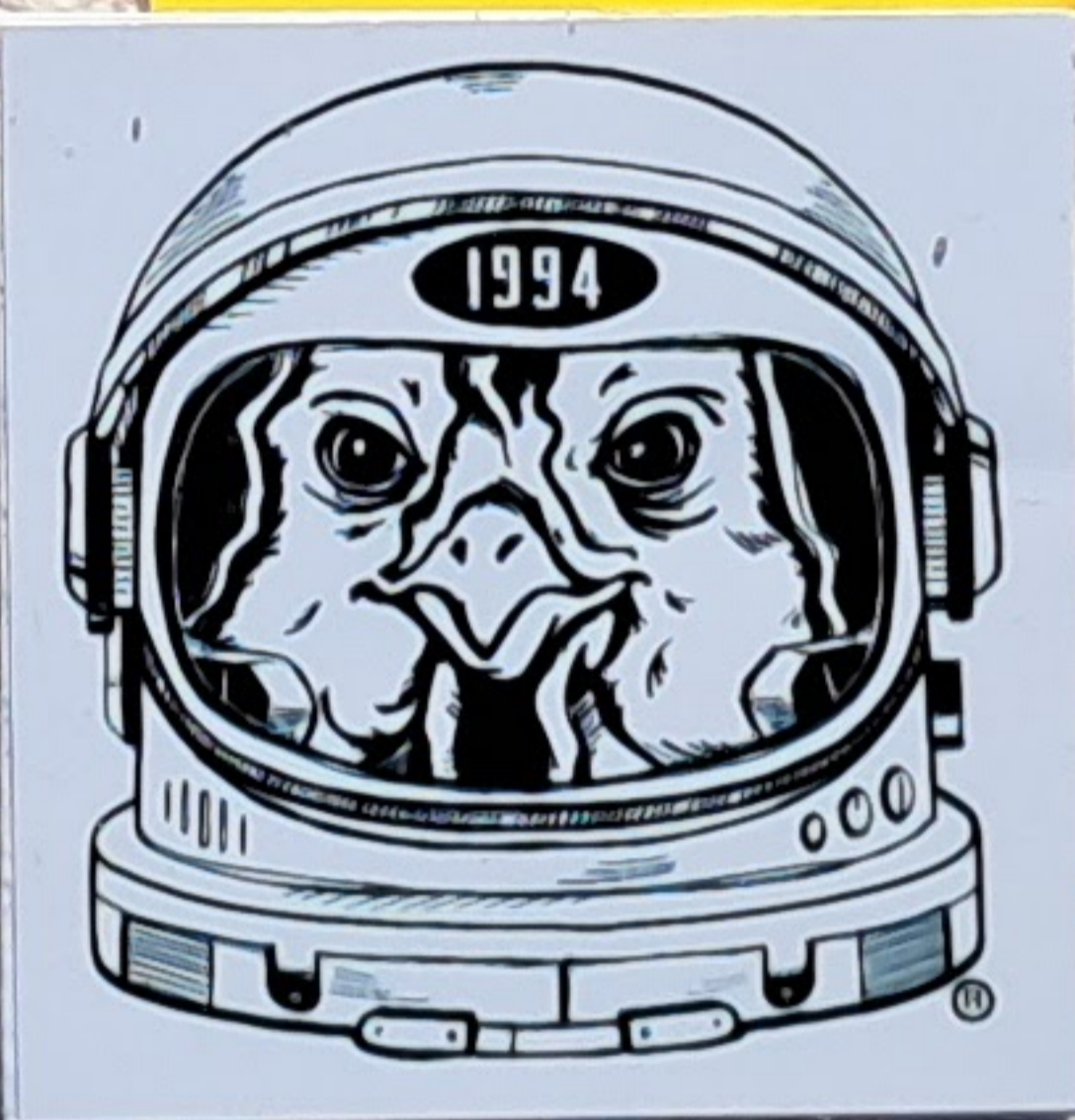
— CHICKEN FINGERS —



LATICRETE® 44 Bright White



LATICRETE® 44 Bright White



ARCHITECTURE



THIN BRICK

RANGE BOARD

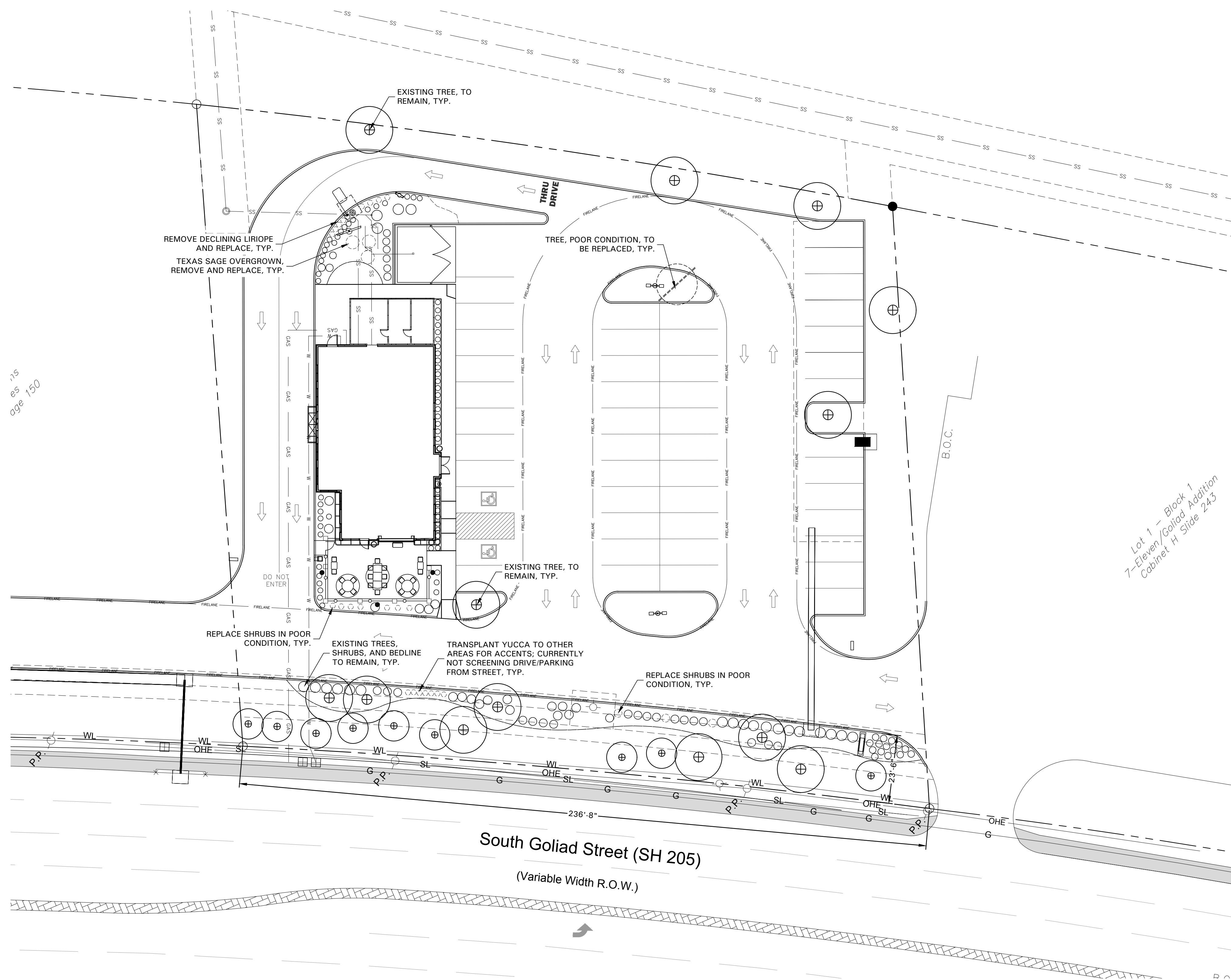
SHADE VARIATIONS

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.

26-SAVANNAH

Color: _____





15
25
page 150

Lot 1 - Block 1
7-Eleven/Goliad Addition
Cabinet H, Slice 243

TREE PRESERVATION NOTES

CONSTRUCTION METHODS:

BORING: BORING OF UTILITIES UNDER PROTECTED TREES MAY BE REQUIRED. WHEN REQUIRED, THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AND SHALL BE A MINIMUM DEPTH OF FORTY (40) INCHES.

TRENCHING: ALL TRENCHING SHALL BE DESIGNED TO AVOID TRENCHING ACROSS CRITICAL ROOT ZONES OF ANY PROTECTED TREE. THE PLACEMENT OF UNDERGROUND UTILITY LINES SUCH AS ELECTRIC, PHONE, GAS, ETC., IS ENCOURAGED TO BE LOCATED OUTSIDE THE CRITICAL ROOT ZONE. TRENCHING FOR IRRIGATION SYSTEMS SHALL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE EXCEPT THE MINIMUM REQUIRED SINGLE HEAD SUPPLY LINE. THIS LINE IS ALLOWED TO EXTEND INTO THE CRITICAL ROOT ZONE PERPENDICULAR TO THE TREE TRUNK WITH THE LEAST POSSIBLE DISTURBANCE.

TREES TO BE REMOVED: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE.

TREES TO REMAIN: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.

EXISTING TREES NOTED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE OF TREE.

UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

PROHIBITED ACTIVITIES IN CRITICAL ROOT ZONE:
THE FOLLOWING ACTIVITIES ARE PROHIBITED IN THE AREAS NOTED AS THE CRITICAL ROOT ZONE:

MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION, OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION, SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED, OR OTHER LIQUIDS DEPOSITED OR ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

TREE ATTACHMENTS: NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION, EQUIPMENT, TRAFFIC, OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT.

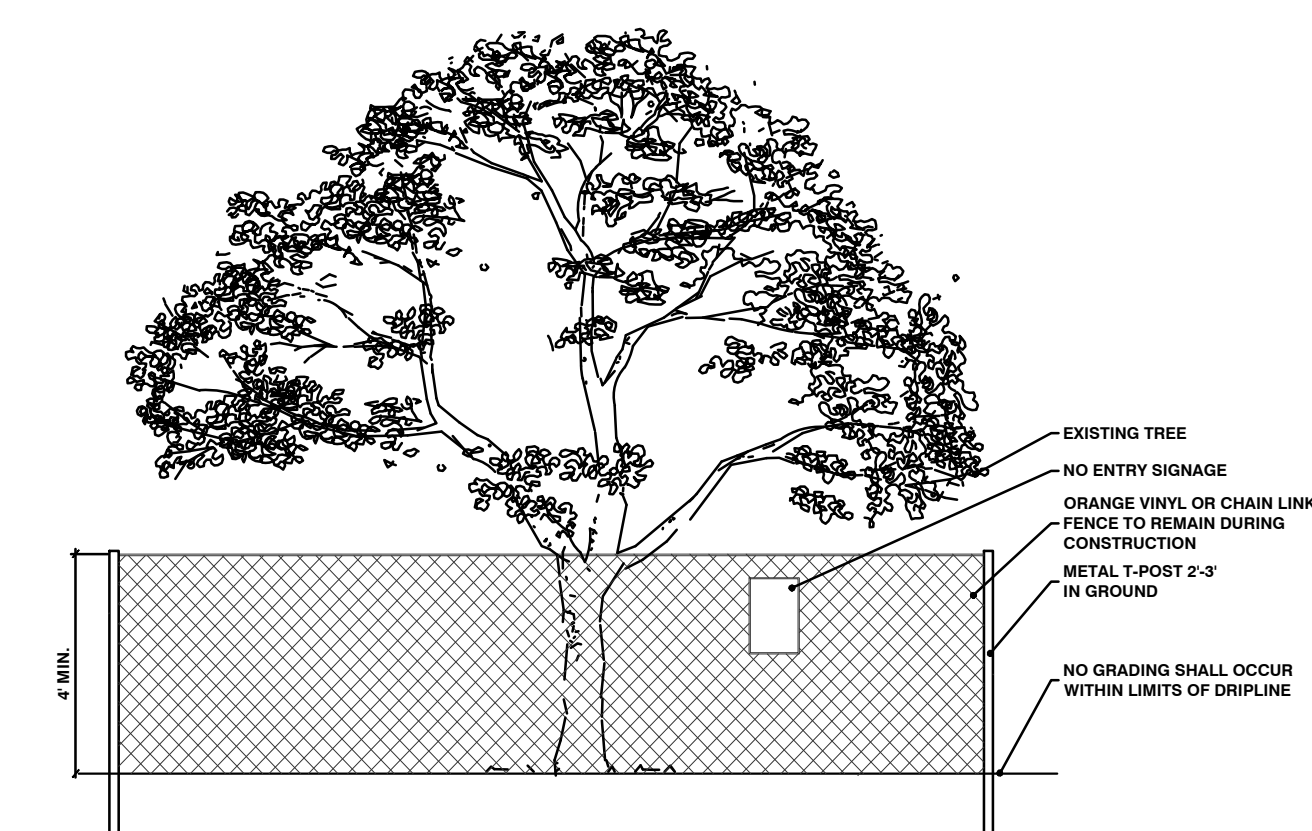
GRADE CHANGES: A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.

PROCEDURES REQUIRED PRIOR TO CONSTRUCTION:
PROTECTIVE FENCING: PRIOR TO CONSTRUCTION, THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCLOSES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK, AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

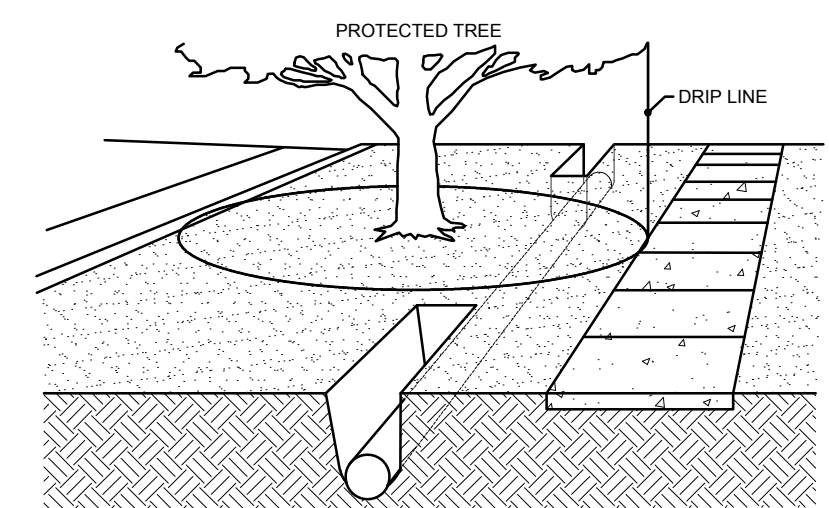
BARK PROTECTION: IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2"x4" LUMBER ENCLOSED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE TREE. THE INTENT IS TO PROTECT THE BARK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

TREE PRESERVATION LEGEND

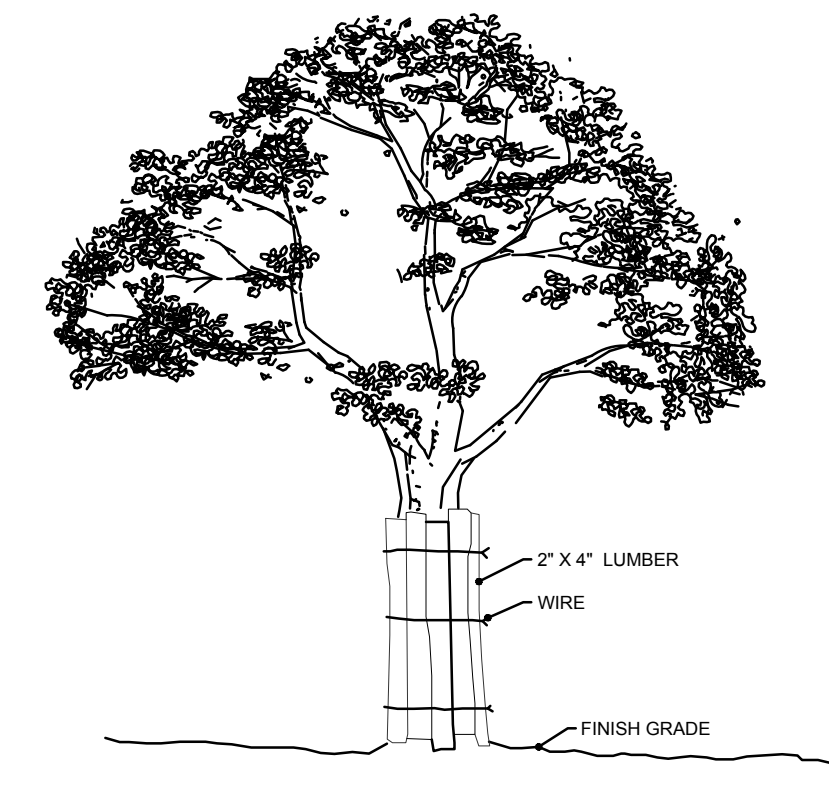
- TREE TO BE REMOVED
- TREE TO REMAIN
- TREE PRESERVATION FENCING
- SHRUBS TO REMAIN
- SHRUBS TO BE REMOVED OR TRANSPLANTED



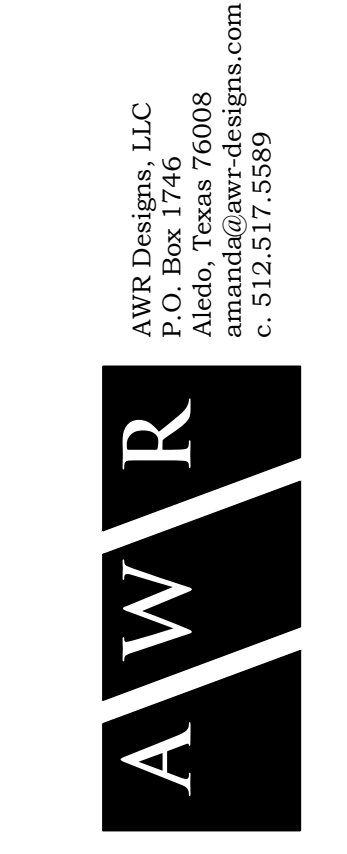
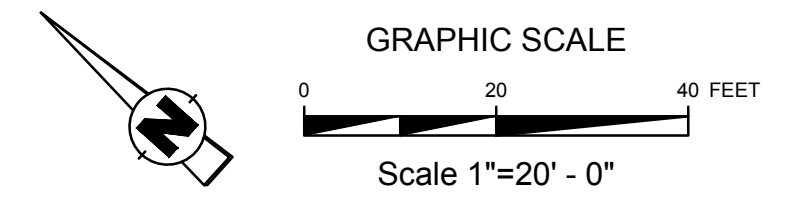
1 TREE PROTECTION FENCING
N.T.S.



2 BORING AND TUNNELING
N.T.S.



3 BARK PROTECTION
N.T.S.



SITE RENOVATION

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
awrdesigns.com
c. 312.317.3589

1801 S. GOLIAD
ROCKWALL, TEXAS



Project Number: 26014

Drawn By: AWR
Checked By: AWR

Issue Date: 2-2-2026

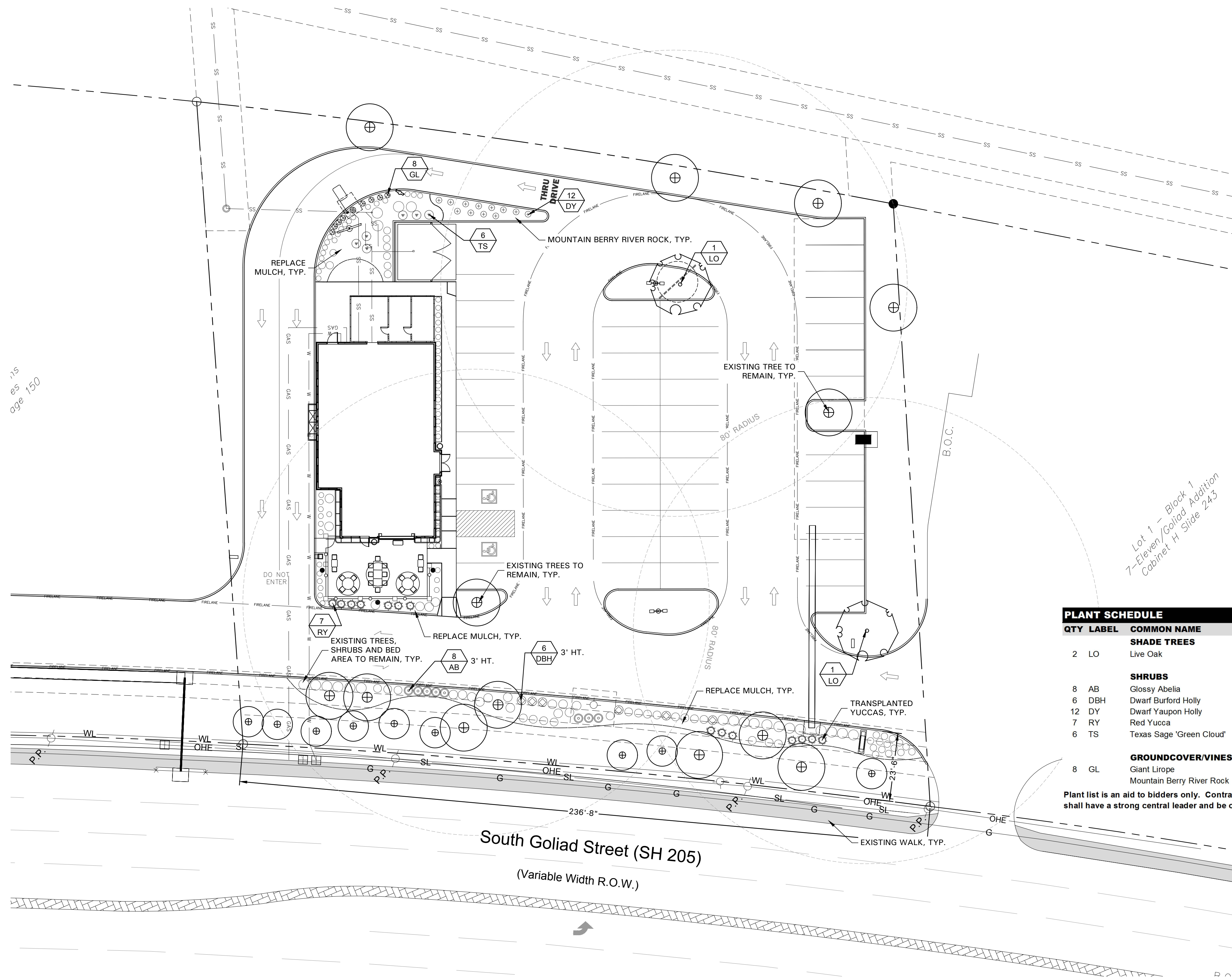
Revisions

Sheet Title:

EXISTING LANDSCAPE PLAN

Sheet Number:

L1.01



15
85
page 150

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
SHADE TREES					
2	LO	Live Oak	<i>Quercus virginiana</i>	4" cal.	12' ht., 4' spread, matching
SHRUBS					
8	AB	Glossy Abelia	<i>Abelia grandiflora</i>	3' ht.	full, 20" spread, 36" o.c.
6	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burford Nana'</i>	3' ht.	full, 20" spread, 36" o.c.
12	DY	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Condeaux'</i>	5 gal.	full, 24" sprd, 24" o.c.
7	RY	Red Yucca	<i>Hesperaloe parvifolia</i>	5 gal.	full, 24" sprd, 30" o.c.
6	TS	Texas Sage 'Green Cloud'	<i>Leucophyllum frutescens 'Green Cloud'</i>	5 gal.	full, 24" sprd, 36" o.c.
GROUNDCOVER/VINES/GRASS					
8	GL	Giant Lirope	<i>Liriope gigantea</i>	1 gal.	full, 18" o.c.
		Mountain Berry River Rock			

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

- GENERAL LAWN NOTES**
- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
 - LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
 - CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDINGS AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
 - ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
 - CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
 - CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
 - CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.
- SOLID SOD:**
- SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
 - SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+/-1/4"), EXCLUDING TOP GROWTH AND THATCH.
 - LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS. NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
 - TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY.
 - SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
 - SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.
- LANDSCAPE NOTES**
- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
 - CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
 - A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
 - CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 1" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
 - LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
 - PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
 - EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
 - MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
 - QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON SH PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
 - CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
 - TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
 - 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH APPROVED EQUAL FINE STRAW MULCH IS PROHIBITED.
 - WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
 - CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.
- IRRIGATION:**
- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.
- MAINTENANCE REQUIREMENTS:**
- VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
 - MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
 - ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.
- MISCELLANEOUS MATERIALS:**
- STEEL EDGING SHALL BE 3/16" X 4 X 1/2" DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
 - RIVER ROCK SHALL BE ARIZONA RIVER ROCK. 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.
 - DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

REQUIRED	PROVIDED
10' wide buffer	23.5' wide buffer
berm and/or shrubs	shrubs both existing and proposed 36" ht.
5 canopy trees, 4" cal.	7 existing canopy trees
5 accent trees, 4" ht.	9 existing accent trees

LANDSCAPE BY ZONING DISTRICT

- 20% of the site shall be landscape area.
- A minimum of 50% of the required landscape shall be located in the front and along the sides of buildings.

Site: 50,310 s.f.

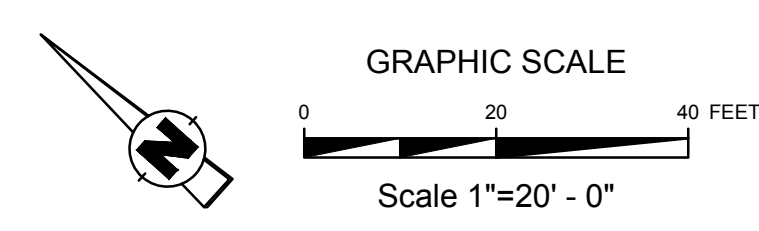
REQUIRED	PROVIDED
10,062 s.f. (20%)	14,612 s.f. (29%)
5,031 s.f. (50%)	6,463 s.f.

PARKING LOT LANDSCAPE

- 5% of the parking area shall be landscape.
- One shade tree shall be provided for every 10 cars.
- No parking space shall be located more than 80' from the trunk of a canopy tree.
- Parking shall be screened using berms and evergreen shrubs.

Parking Spaces: 47

REQUIRED	PROVIDED
36" screen	36" screen
5 canopy trees, 4" cal.	3 existing canopy trees, 2 proposed canopy trees, 4" cal.



SITE RENOVATION

1801 S. GOLIAD
ROCKWALL, TEXAS



Project Number: 26014

Drawn By: AWR
Checked By: AWR

Issue Date: 2-2-2026

Revisions

Sheet Title:

PROPOSED LANDSCAPE PLAN

Sheet Number:

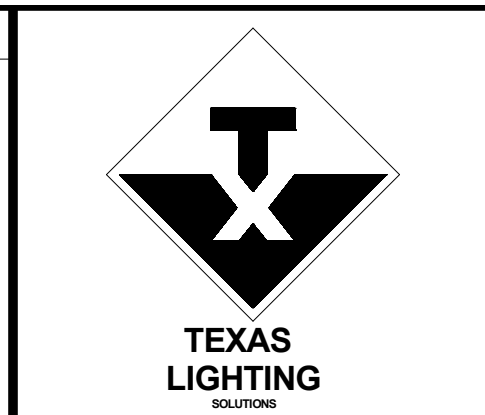
L1.02

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Cal Ht.
SITE	Illuminance	Fc	3.36	25.1	0.0	N.A.	N.A.	0

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Manufacturer	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	4	F1	Single	ZA-50001-W-W40	LIGMAN	0.900	1551	21.1	84.4
	11	G	Single	GKO-PB2D-740-U-T4W	COOPER LIGHTING SOLUTIONS - McGraw-Edison	0.900	10050	78.2	838.2
	1	P1	Single	PRV-PA2B-740-U-T3	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	0.900	19667	151	151
	2	P2	Back-Back	PRV-PA2A-740-U-T4W	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	0.900	15560	112	448
	3	S	Single	VA-20011-W40	LIGMAN	0.900	1414	21	63
	2	Z	Single	XTOR1A	EATON - LUMARK (FORMER COOPER LIGHTING)	0.900	722	7	14

GENERAL NOTES

- ASSUMED REFLECTANCE: 0.8 CEILINGS, 0.5 WALLS, 0.2 FLOORS
- WORKPLANE 2'-6" AFF FOR ROOMS AND 0'-0" AFF FOR CORRIDORS
- THIS CALCULATION IS BASED ON AN OPEN AREA. OBJECTS AND OBSTRUCTIONS WITHIN THIS AREA WILL AFFECT FINAL LIGHTING LEVELS.
- THE CALCULATED FOOTCANDLE LEVELS INDICATE LUMINAIRE PERFORMANCE BASED ON THE INFORMATION PROVIDED TO TEXAS LIGHTING SOLUTIONS, INC. WE MAKE NO CLAIMS OF COMPLIANCE WITH ANY LOCAL OR STATE LIGHTING CODES.
- CALCULATIONS ARE PROVIDED USING INDUSTRY RECOGNIZED SOFTWARE AND ARE PROVIDED FOR ESTIMATION PURPOSES ONLY. INPUT DATA FOR THE CALCULATIONS CORRESPONDS TO THE INFORMATION PROVIDED TO US. ASSUMPTIONS MAY BE MADE FOR INFORMATION THAT IS NOT PROVIDED. IT IS THE RESPONSIBILITY OF THOSE USING THIS SERVICE TO VERIFY OUR INPUT DATA IS CONSISTENT WITH EXPECTED FIELD CONDITIONS. RESULTS OF THE LIGHTING CALCULATIONS ACCURATELY REFLECT THE INPUT DATA. HOWEVER, ACTUAL LIGHTING LEVELS WILL VARY DEPENDING ON FIELD CONDITIONS SUCH AS ROOM CHARACTERISTICS, TEMPERATURE, VOLTAGE AND LAMP/BALLAST OUTPUT AND OTHER FACTORS. CALCULATIONS ARE ALSO SUBJECT TO THE LIMITATIONS OF THE SOFTWARE. DUE TO THE ABOVE CONSIDERATIONS, TEXAS LIGHTING SOLUTIONS CANNOT GUARANTEE THAT ACTUAL LIGHT LEVELS MEASURED IN THE FIELD WILL MATCH OUR INITIAL CALCULATIONS.



TEXAS LIGHTING SOLUTIONS

14760 TRINITY BLVD, SUITE 150
 FORT WORTH, TEXAS 76155
 TEL: 817-267-9300

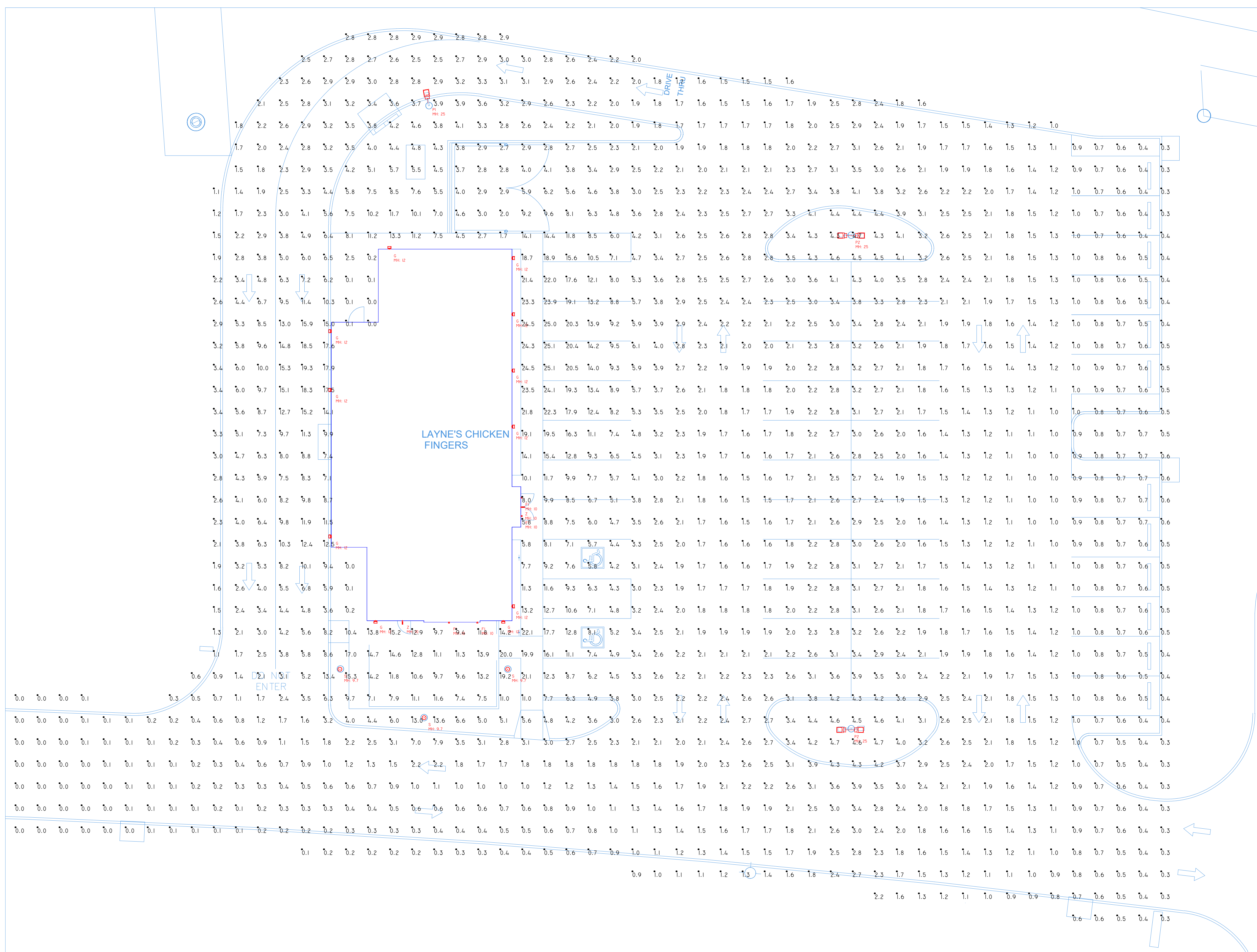
CLIENT: SC ARCH

REVISION		
#	DATE	INITIALS

SCALE: 1/12" = 1'-0"
 SHEET SIZE 24" X 36"

JOB NAME: **LAYNE'S CHICKEN FINGERS**

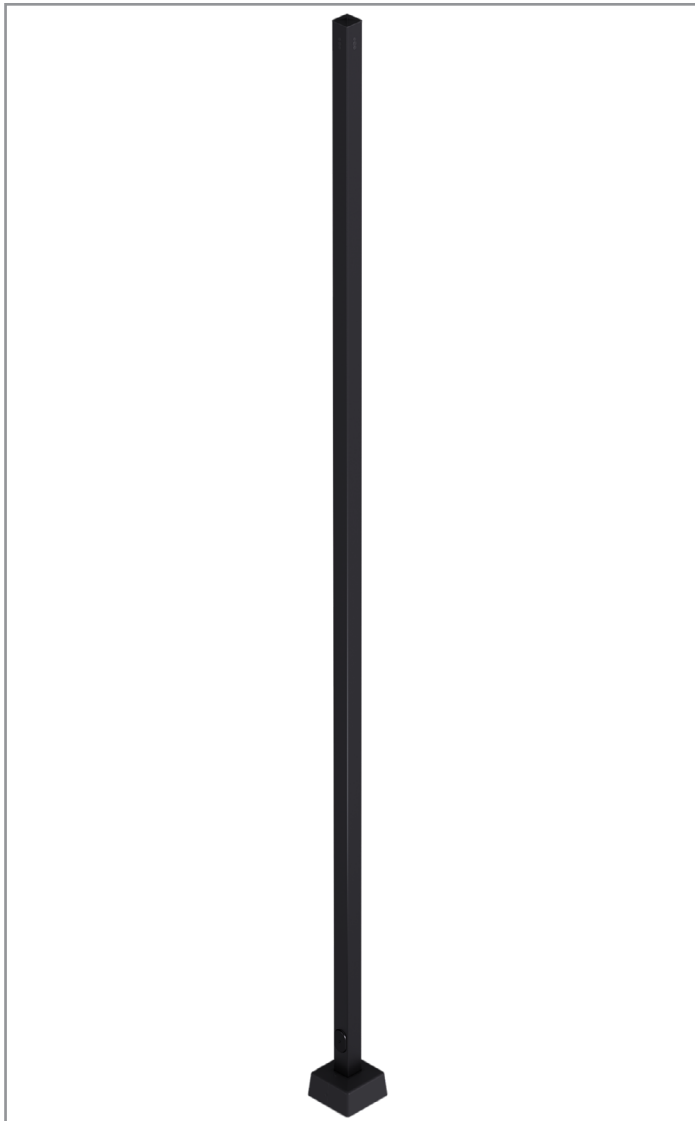
JOB LOCATION: **ROCKWALL, TEXAS**



PHOTOMETRIC PLAN
 SCALE: 1/12" = 1'-0"

DRAWINGS AND DESIGNS USED TO CONSTRUCT, INCLUDING THE GENERAL, LEGAL AND FEES OF SUCH WORKS AND THE ARRANGEMENT AND COMPOSITION OF FIGURES AND LETTERS IN THIS DESIGN ARE THE PROPERTY OF TEXAS LIGHTING SOLUTIONS, INC. AND ARE NOT TO BE REPRODUCED OR USED WITHOUT ANY WRITTEN PERMISSION FROM TEXAS LIGHTING SOLUTIONS, INC.

Project		Catalog #		Type	
Prepared by		Notes		Date	



Cooper Poles

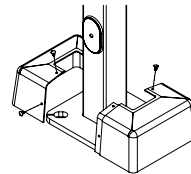
Square Straight Steel - Quick Spec QS-SSS

Anchor Base Installation

Product Certifications & Features

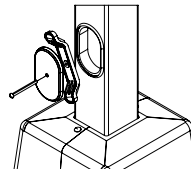


Base Cover



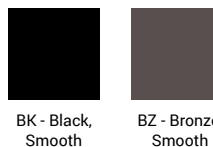
- 2-piece ABS base cover, bronze or black matching pole finish
- Premium metal base cover offered as accessory
- Corrosion resistant hardware

Handhole



- Reinforced 3"x5" nominal, 18" minimum above base
- Durable ABS handhole cover
- Premium metal handhole cover, offered as accessory
- Corrosion resistant hardware
- Grounding provision included

Finish



- Highly durable TGIC polyester powder paint
- ASTM D3359 5B classification

Quick Facts

- One-piece weldable grade carbon steel
- One-year limited warranty
- Industry-leading performance and lead time

Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details & Drill Patterns [page 3](#)
- Accessory Details & Compatible Luminaires [page 4](#)
- Certification Data [page 5 & 6](#)
- Considerations [page 7](#)

Domestic Preferences

BABA option supports both the USA Buy America (BAA) and Infrastructure Investment and Jobs Act (IIJA) domestic preference procurement requirements.

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

Prevail Discrete LED

Area / Site Luminaire

Product Features



Product Certifications



Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3, 4](#)
- Optical Configurations [page 5](#)
- Product Specifications [page 5](#)
- Energy and Performance Data [page 6](#)
- Control Options [page 8](#)

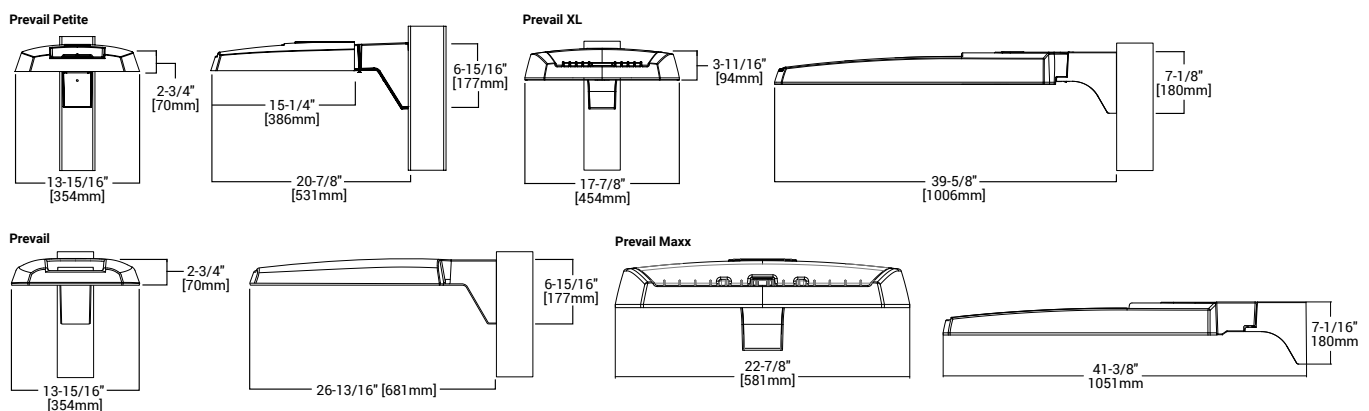
Quick Facts

- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 68,000 nominal lumens (30W - 550W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 157 lumens per watt
- Standard universal quick mount arm with universal drill pattern

Connected Systems

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

Dimensional Details



NOTES:
 1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
 2. IDA Certified for 3000K CCT and warmer only.

STREET WRAP™ FLEX BACK-BEND 24 VDC

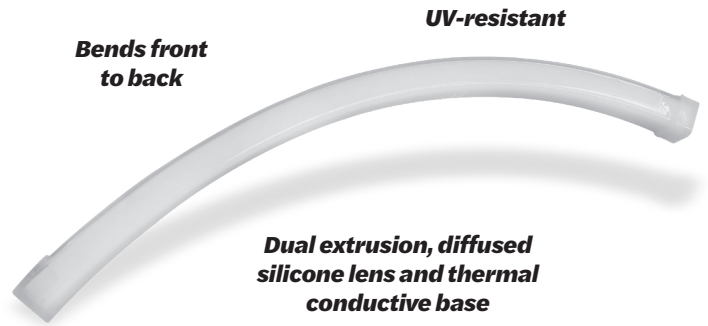
Flexible LED illumination



FLEX

Specifications

Dimensions L x W x H 24-ft and custom lengths available
 Input 24 V
 Min. bend radius 2.36"
 Power 3.66 W/ft.
 Operating temp. -40° C to +65° C
 Environment IP67
 Power supply Principal Sloan 24V
 Run footage Max. 24 ft.
 Applications Neon tube light source, building and sign outline lighting and cover lighting, indoor/outdoor, cursive letters and design
 Warranty 5-year Product/5-year Labor



Standard colors cuttable every 3.9370",
 RGB cuttable every 2.8149"

* Custom colors will utilize white LEDs behind a color matched silicone over molding and the MOQ is 656.168 ft.



Product Options

CCT/color	Jacket color	Lm/ft	Cut section length	Max. length/ 96 W PS	W/max. length	SKU
6500 K	White	305	3.9370"	287.4016"	87.7	M-SX024-65
5000 K						M-SX024-50
4000 K						M-SX024-40
Red (623 nm)	Red	82				M-SX024-RD
Orange (609 nm)	Orange	116				M-SX024-OR
Yellow (590 nm)	Yellow	158				M-SX024-YL
Green (525 nm)	Green	140				M-SX024-GR
Blue (468 nm)	Blue	20				M-SX024-BL
Cyan	N/A	36				2.8110"
Pink		17	M-SX024-PK			
RGB		N/A	M-SX024-3C			

IMPORTANT WARRANTY INFO

This warranty is void if any cuts are made in the field.
 Any cuts must be made by Principal Sloan to maintain warranty.
NOTE: The LED neon itself and all its components may not be mechanically stressed. Please ensure that the power supply is adequate to operate the total load. Only qualified personnel should be allowed to perform installations. The design of the housing should be according to the IP standards in the application. If surge protection structure not within power supplier, a lightning protector should be needed additionally. Before cutting and sealing, please read the user manual, and please ensure you have read and fully understand it. Please do not twist the product and do not bend it in wrong direction, see Figure 1 for a correct demonstration.

UVA-20011

Vancouver 2 Light Column



20w COB
1414 Lumens

IP65
Suitable for wet locations

IK08
Impact Resistant [Vandal Resistant]

Weight 55.1 lbs

Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint
8 step de-grease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B1 - U0 - G0

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200° C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes
The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

- Added Benefits**
- Resistance to salt-acid room, accelerated aging
 - Boiling water, lime and condensed water resistant
 - Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
 - Super durable (UV resistant)
 - TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Total urban realm lighting solution.
Optional heights, accent spotlights, accessories and decorative lattice panels.

A stylish Dark Sky Compliant square high performance light column with downward light distribution using LED lamps. This light column offers optimal visual comfort through glare control by utilizing a controlled optics designed by Ligman. These columns have a square design providing a unique wide light distribution, offering an architecturally appealing clover leaf pattern on the paving. The internal sides of the supporting pillars are accented by light from the LED.

Color temperature 2700K, 3000K, 3500K and 4000K. The minimalistic shape provides distinctive lighting effects by night and decorative urban effect during the day. Suitable for pedestrian areas, precincts, building surrounds, shopping centers, squares and parks. The Vancouver Column comes standard with a unique waterproof internal driver housing compartment that is situated at the top of the pole to stop water and dust from entering the electrical components.

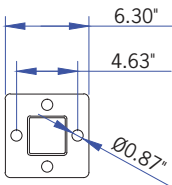
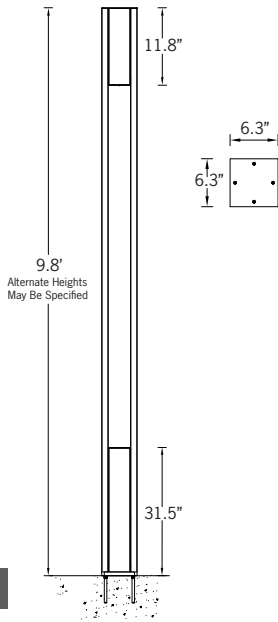
This fixture is supplied completely wired with powercord and waterproof gland from the driver enclosure to the base of the column to ensure quick trouble-free installation. The Vancouver has a specially designed anchor bolt mounting base that is partially buried below ground level to provide a flush fixture finish with the surface, but maintains the rigidity that is required when installing light columns. This ensures that the anchor bolts are not seen and therefore eliminates the necessity for an anchor bolt cover. (review installation instructions before installing the anchor bolts.)

Custom column heights are available, please specify. Provided with anchor bolts (the root mount kit is an option and is an adder)

Reduced custom wattages can be provided to suit customer requirements. (Specify total watt requirement per fixture) Designed to complement the Vancouver bollard UVA-10001. This product is provided complete with anchor bolts and laser cut steel bolt template.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected.

• **NOTE:** For the round version of the Vancouver, please see [the Benton Light Column and Bollard](#)



Mounting Detail

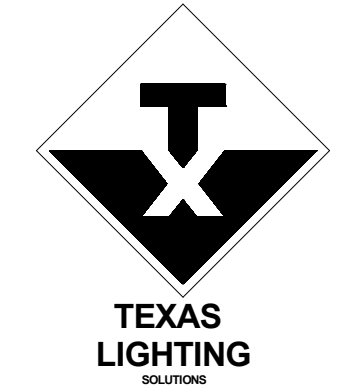


Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Cal Ht.
PROP LINE	Illuminance	Fc	0.09	0.2	0.0	N.A.	N.A.	N.A.
SITE	Illuminance	Fc	1.18	10.2	0.0	N.A.	N.A.	0

Symbol	Qty	Label	Arrangement	Description	Manufacturer	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	4	F1	Single	ZA-50001-W-W40	LIGMAN	0.900	1551	21.1	84.4
	11	G	Single	GKO-PB1B-740-U-T4W	COOPER LIGHTING SOLUTIONS - McGraw-Edison	0.900	1450	9.3	102.3
	1	P1	Single	PRV-PA1A-740-U-T2R-HSS	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	0.900	6006	54	54
	1	P2	Back-Back	PRV-PA2A-740-U-T4W	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	0.900	15560	112	224
	3	S	Single	VA-20011-W40	LIGMAN	0.900	1414	21	63
	2	Z	Single	XTOR1A	EATON - LUMARK (FORMER COOPER LIGHTING)	0.900	722	7	14

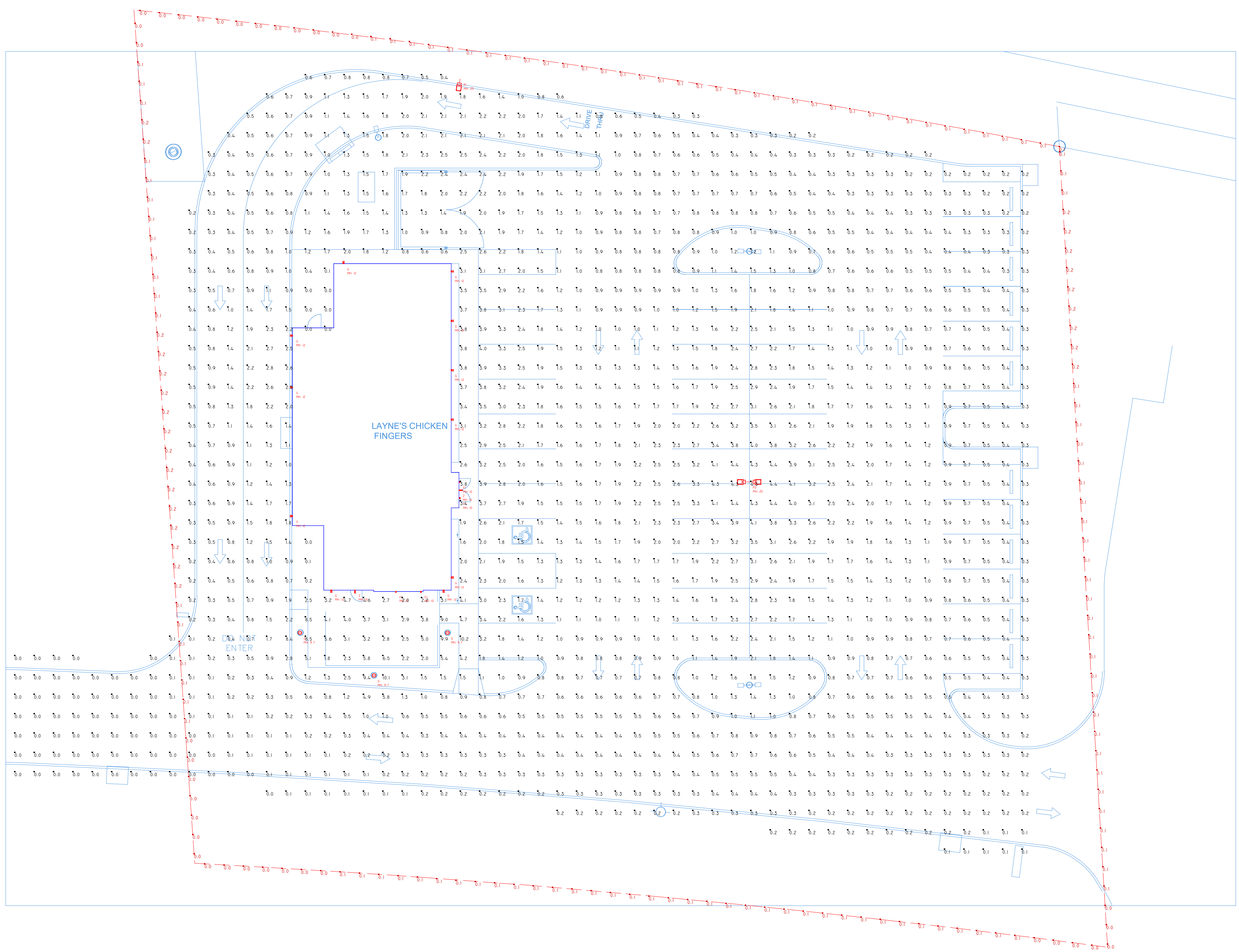
GENERAL NOTES

-THIS CALCULATION IS BASED ON AN OPEN AREA. OBJECTS AND OBSTRUCTIONS WITHIN THIS AREA WILL AFFECT FINAL LIGHTING LEVELS.
 -THE CALCULATED FOOTCANDLE LEVELS INDICATE LUMINAIRE PERFORMANCE BASED ON THE INFORMATION PROVIDED TO TEXAS LIGHTING SOLUTIONS, INC. WE MAKE NO CLAIMS OF COMPLIANCE WITH ANY LOCAL OR STATE LIGHTING CODES.
 -CALCULATIONS ARE PROVIDED USING INDUSTRY RECOGNIZED SOFTWARE AND ARE PROVIDED FOR ESTIMATION PURPOSES ONLY. INPUT DATA FOR THE CALCULATIONS CORRESPONDS TO THE INFORMATION PROVIDED TO US (ASSUMPTIONS MAY BE MADE FOR INFORMATION THAT IS NOT PROVIDED). IT IS THE RESPONSIBILITY OF THOSE USING THIS SERVICE TO VERIFY OUR INPUT DATA IS CONSISTENT WITH EXPECTED FIELD CONDITIONS. RESULTS OF THE LIGHTING CALCULATIONS ACCURATELY REFLECT THE INPUT DATA. HOWEVER, ACTUAL LIGHTING LEVELS WILL VARY DEPENDING ON FIELD CONDITIONS SUCH AS ROOM CHARACTERISTICS, TEMPERATURE, VOLTAGE AND LAMP/BALLAST OUTPUT AND OTHER FACTORS. CALCULATIONS ARE ALSO SUBJECT TO THE LIMITATIONS OF THE SOFTWARE. DUE TO THE ABOVE CONSIDERATIONS, TEXAS LIGHTING SOLUTIONS CANNOT GUARANTEE THAT ACTUAL LIGHT LEVELS MEASURED IN THE FIELD WILL MATCH OUR INITIAL CALCULATIONS.



TEXAS LIGHTING SOLUTIONS

14760 TRINITY BLVD, SUITE 150
 FORT WORTH, TEXAS 76155
 TEL: 817-267-9300
 TLS CONSULTANT: GALIB NAJAFI
 CLIENT: SC ARCH



PHOTOMETRIC PLAN
 SCALE: 1/16" = 1'-0"

REVISION

#	DATE	INITIALS

SCALE: 1/16" = 1'-0"
 SHEET SIZE 24" X 36"

JOB NAME: **LAYNE'S CHICKEN FINGERS**

JOB LOCATION: **ROCKWALL, TEXAS**



DATE: February 11, 2026

TO: Jason Cluth
2931 Elkton Trail
Tyler, Texas 75703

CC: Jawad Rawra
12000 Westheimer Road #230
Houston, Texas 77077

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2026-001; *Amended Site Plan for 1801 S. Goliad Street*

Jason:

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 February 10, 2026. The following is a record of all recommendations, voting records:

Conditions of Approval:

- (1) 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.

Architectural Review Board:

On February 10, 2026, the Architectural Review Board (ARB) approved a motion to recommend approval of the Building elevations with the condition that the applicant replace the canvas canopies with metal canopies that match the mullions. This motion based with a vote of 4-0, with Board Members Dalton, Hadawi, and Kirkpatrick absent.

Planning and Zoning Commission

On February 10, 2026, the Planning and Zoning Commission approved a motion to approve the Amended Site Plan by a vote of 7-0, with the Architectural Review Board (ARB) recommendations and with the condition that the applicant provide a landscape plan that shows the installation of evergreen shrubs along the drive-through. This motion was passed with a vote of 7-0.

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

Sincerely,

Bethany Ross, Senior Planner
City of Rockwall Planning and Zoning Department