



CASE COVER SHEET

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

PLANNING & ZONING CASE NO. SP2026-022

PLANNING & ZONING FEE \$ 500.00

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

On June 30, 2026, the Planning and Zoning Commission approved a motion to approve the Amended Site Plan by a vote of 7-0.

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 (\$500.00 + \$20.00 ACRE)¹
- ☐ PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE)¹
- ☐ FINAL PLAT (\$500.00 + \$20.00 ACRE)¹
- ☐ REPLAT (\$500.00 + \$20.00 ACRE)^{1 & 3}
- ☐ AMENDING OR MINOR PLAT (\$500.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$200.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$1,000.00 + \$20.00 ACRE)^{1 & 2}
- ☒ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00)²

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] (\$200.00)²
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] (\$1,000.00)²

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$1,000.00 + \$20.00 ACRE)^{1 & 3}
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE)^{1, 2 & 3}
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE)^{1, 2 & 3}
- ☐ PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE)^{1 & 3}
- ☐ PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE)^{1 & 3}

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 **\$2,500.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

³: AN ADDITIONAL FEE OF **\$150.00** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2911 Discovery Boulevard

SUBDIVISION Rockwall Technology Park, Phase II

LOT 1

BLOCK B

GENERAL LOCATION Southeast corner of Discovery Blvd & Corporate Crossing

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial

CURRENT USE Under construction

PROPOSED ZONING Light Industrial w/ SUP for Factory Store

PROPOSED USE Manufacturing/Warehouse/Office/Factory Store

ACREAGE 10.649

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 Foley US Landco LLC

☒ APPLICANT DB Constructors, Inc.

CONTACT PERSON Richard Foley

CONTACT PERSON Matthew Peterson, VP of Design

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

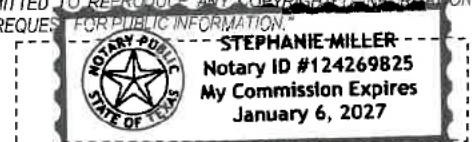
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Richard Foley [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 500 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 DAY OF June, 2026. 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 11 DAY OF June, 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

1/6/27



10 June 2026

Bethany Ross
Planner
City of Rockwall
bröss@rockwall.com
972.772.6488

RE : Site Plan Submittal : Chewters Chocolates
2911 Discovery Boulevard
Lot 1, Block B Rockwall Technology Park

Ms. Ross,

We first want to thank you for the continued assistance with this project starting in 2022 and with this submittal 4 years later! The building is coming along well – looks great – and we are proud to have another successful project in Rockwall. Pursuant to our recent conversations, we are submitting to Planning and Zoning a few changes / additions to the approved Site Plan. The primary reason for the submit is the addition of a chiller to the property. This was not known during the design phase – the need for this piece of equipment was fairly recent. Additionally, we have made some modifications to the Landscape Design of the project.

Chiller : The chiller addition to the East side of the building is proposed as being screened from the North by a proposed concrete wall (detailed on the attached A100.2 sheet). The concrete wall will be painted to match the adjacent building wall. It is shown as taller and wider than the chiller itself. The South side of the chiller will be, by default, screened from view by the tiered landscape design which was (and is) a part of the Landscape Design to screen the truck docks. We feel that sufficiently screens the chiller which is over 400' north of Springer Road. That leaves the East side of the site. We are requesting that the existing vegetation be considered sufficient to screen the chiller from the West side of the adjacent building. Both buildings are industrial buildings and this is the "dock" side of that building. We have included the recent aerial photography to show the condition of this vegetation.

Landscape Design : Our Client, Chewters / ChocXO is looking to improve the food safety aspects of their manufacturing plant. Through an audit they conducted, it was determined that maximizing food safety (pest control) is best achieved by increasing the distance between vegetation and the building itself. This starts primarily by having a little over 3' (1M) of rock all the way around the building. From there, there is a 10' (3M) setback for shrubs. Then a 32' (10M) setback for trees. The landscape design that we are submitting meets both these criteria and the requirements of Rockwall. We were able to move and adjust to accomplish a great compromise – keeping the food safety paramount while achieving the same landscape aesthetic we started with and was approved by Rockwall.

Enclosed within this package is the following :

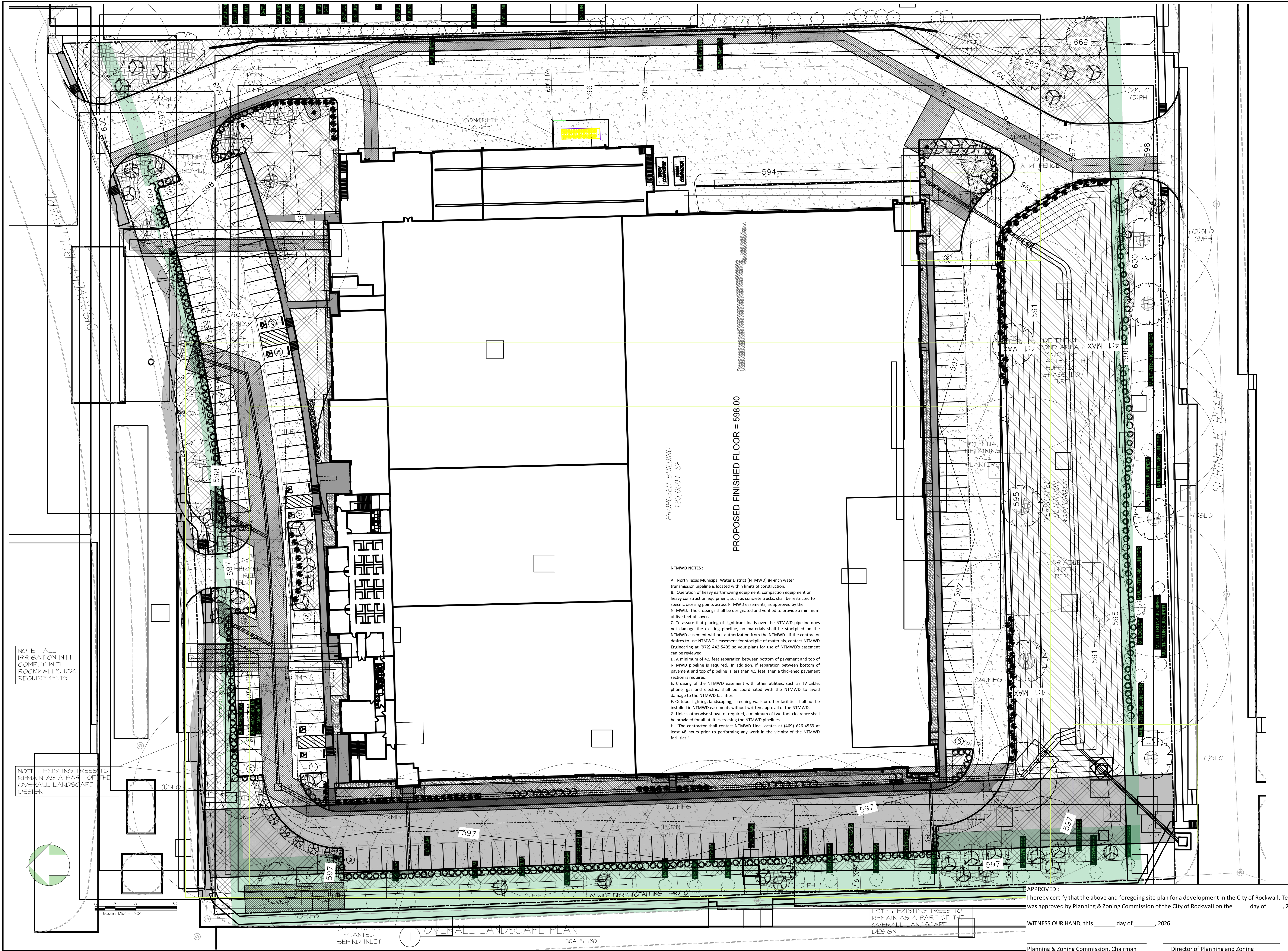
1. Development Application
2. Landscape Design Plans
3. Architectural Sheet 100.2 (the design and details of the proposed Chiller and screening)
4. The aerial photographs from May 2026

After you have had a chance to review the submittal, please contact me to discuss any questions that arise. We are happy to supply any additional information needed.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Matthew J Peterson'.

Matthew J Peterson, AIA
Vice-President of Design & Development



	05/07/2026	QC : FOOD SAFETY MEASURES	MP
PLAN STATUS			
REV.	DATE	CHANGE	BY
	06/17/2022	SITE PLAN SUBMITTAL	MP
	07/06/2022	SP RESUBMITTAL	MP
	07/10/2022	REVISED LANDSCAPE	MP
	11/10/2022	CITY COMMENTS	MP
	05/25/2024	CIVIL REV / NTMWD	MP
	07/17/2024	CITY COMMENTS	MP
	10/02/2024	FIRE HYDRANT	MP

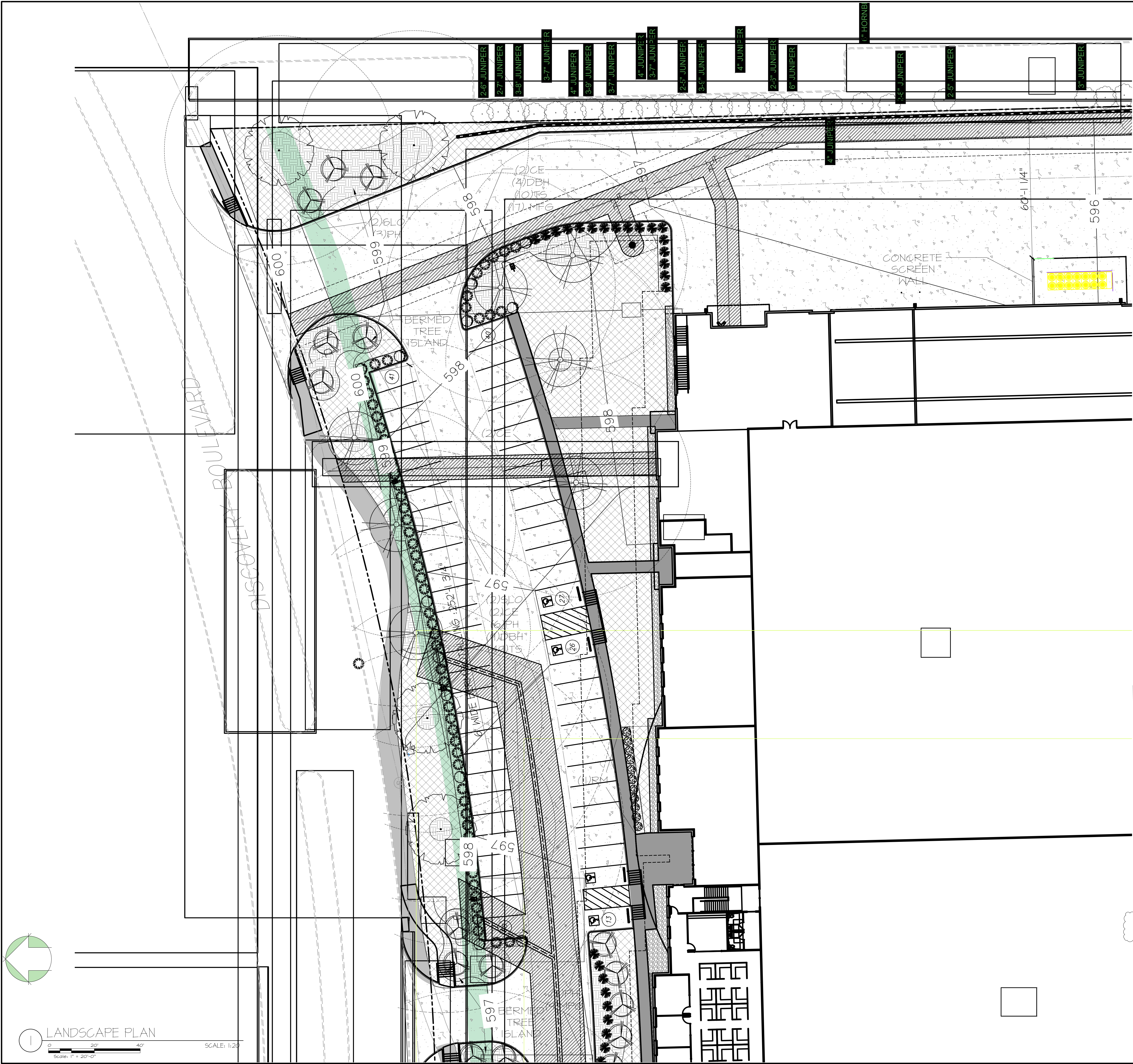
CHEWTERS CHOCOLATE
2911 DISCOVERY BLVD / LOT 1 BLOCK B
ROCKWALL TECH PARK, PH II
ROCKWALL, TEXAS


db constructors, inc.
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PARKWAY
FORT WORTH, TX
817.626.7300
INFO@DBCONSTRUCTORS.COM

OWNER :
ROCKWALL EDC +
2610 OBSERVATION TRAIL
ROCKWALL, TX
972.772.0025
CHEWTERS CHOCOLATE
1648 DERWENT WAY
DELTA, BC
604.515.7117
APPLICANT :
DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

	DESIGN	DRAWN	CHKD
	MP	MP	MP
	CHEWTERS CHOCOLOATE		
	Case No.	SP2022-34	
	DATE:	2026.05.07	
	LANDSCAPE		
	L-1		

Planning & Zoning Commission, Chairman
Director of Planning and Zoning



NTMWD NOTES :

- A. North Texas Municipal Water District (NTMWD) 84-inch water transmission pipeline is located within limits of construction.
- B. Operation of heavy earthmoving equipment, compaction equipment or heavy construction equipment, such as concrete trucks, shall be restricted to specific crossing points across NTMWD easements, as approved by the NTMWD. The crossings shall be designated and verified to provide a minimum of five-feet of cover.
- C. To assure that placing of significant loads over the NTMWD pipeline does not damage the existing pipeline, no materials shall be stockpiled on the NTMWD easement without authorization from the NTMWD. If the contractor desires to use NTMWD's easement for stockpile of materials, contact NTMWD Engineering at (972) 442-5405 so your plans for use of NTMWD's easement can be reviewed.
- D. A minimum of 4.5 feet separation between bottom of pavement and top of NTMWD pipeline is required. In addition, if separation between bottom of pavement and top of pipeline is less than 4.5 feet, then a thickened pavement section is required.
- E. Crossing of the NTMWD easement with other utilities, such as TV cable, phone, gas and electric, shall be coordinated with the NTMWD to avoid damage to the NTMWD facilities.
- F. Outdoor lighting, landscaping, screening walls or other facilities shall not be installed in NTMWD easements without written approval of the NTMWD.
- G. Unless otherwise shown or required, a minimum of two-foot clearance shall be provided for all utilities crossing the NTMWD pipelines.
- H. "The contractor shall contact NTMWD Line Locates at (469) 626-4569 at least 48 hours prior to performing any work in the vicinity of the NTMWD facilities."

CHEWTERS CHOCOLATE

16-Jun-22
Revised: 10-Jul-22 & 11-Nov-22 & 7-May-26

SITE TABULATIONS :

TOTAL SITE AREA :	463,889 SF	10.65 AC
TOTAL IMPERVIOUS :	340,010 SF	7.81 AC

ROADS + PARKING :	130,965 SF	3.007 AC
BUILDING :	189,866 SF	4.359 AC
BUILDING SIDEWALKS :	8,631 SF	0.198 AC
EXISTING SIDEWALKS :	3,586 SF	0.082 AC
ROW SIDEWALKS :	6,962 SF	0.160 AC

REQUIRED LANDSCAPE :	15% OF TOTAL AREA
	69,583 SF 1.60 AC

PROPOSED LANDSCAPE :	
TURF / GRASS AREA :	40,918 SF 0.939 AC
MULCHED BEDS :	23,439 SF 0.538 AC
GRASSED PORTION OF DETENTION :	33,109 SF 0.760 AC

LANDSCAPE PROVIDED :	97,466 SF* 2.238 AC
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*THE EXISTING TREES ON CORPORATE CROSSING & SPRINGER NOT COUNTED IN THIS CALCULATION

REQUIRED PARKING :

OFFICE :	7925 SF	1/300	26 SPACES
RETAIL :	2700 SF	1/250	11 SPACES
WAREHOUSE :	90500 SF	1/1000*	91 SPACES
MANUFACTURING :	85161 SF	1/500*	170 SPACES

*AS DETERMINED BY DIRECTOR IS MORE APPROPRIATE

TOTAL PARKING REQUIRED (WITHOUT DIRECTOR CONSIDERATION):

298 SPACES

PARKING PROVIDED :

OFFICE :	26 SPACES
RETAIL :	12 SPACES
WAREHOUSE :	20 SPACES
MANUFACTURING :	108 SPACES

166 SPACES

NOTE : INCLUDED WITHIN THE PROVIDED PARKING SPACES ARE 6 ACCESSIBLE PARKING SPACES

SYMBOL	QTY	COMMON NAME	ADDR	BOTANICAL NAME	SIZE AND CHARACTERISTICS	TYPICAL SPACING
	17	SOUTHERN LIVE OAK	SLO	Quercus Virginiana	5" CALIPER MINIMUM, 12' HT.; 4" SPREAD; 4" BRANCH HT. (CONTAINER GROWN)	MIN. 40' O.C.
	9	CEDAR ELM	CE	Ulmus Crassifolia	4" CALIPER MINIMUM, 9' HT.; 3" SPREAD; 3" BRANCH HT. (CONTAINER GROWN)	MIN. 24' O.C.
	43	POSSUMHAW HOLLY	PH	Ulmogradiola speciosa	MULTI-TRUNK, MIN. 4' HT., FULL / EVEN BRANCHING	± 10'
	14	YAPON HOLLY	YH	Ilex Vomitoria (Yaupon)	5 GAL., 48" HT., FULL/EVEN BRANCHING, MATCHING	± 10'
	64	DWARF BURFORD HOLLY	DBH	Ilex cornuta 'burfordii nana'	5 GAL., 32" TALL, FULL/EVEN BRANCHING, MATCHING	REF. PLAN
	236	TEXAS SAGE	TS	Leucophyllum sp.	30" MIN. HT., EVEN BRANCHING AND MATCHING	3'
	11	ROSEMARY	CTS	Leucophyllum	24" MIN. HT., EVEN BRANCHING AND MATCHING	± 6'
	134	MEXICAN FEATHER GRASS	MFG	Sorghastrum nutans	3 GAL.	± 3'-5'
		BERMUDA GRASS		Cynodon Dactylon	ALL TURF GRASS TO BE BERMUDA	40,918 SF
		BUFFALO GRASS		Buchloe Dactyloides	DETENTION POND NATIVE GRASS	33,109 SF
		MULCHED BEDS				23,439 SF
		ROCK				4,921 SF

APPROVED :

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the ____ day of ____, 2026

WITNESS OUR HAND, this ____ day of ____, 2026

Planning & Zoning Commission, Chairman Director of Planning and Zoning

CHEWTERS CHOCOLATE
2911 DISCOVERY BLVD /LOT 1 BLOCK B
ROCKWALL TECH PARK, PH II
ROCKWALL, TEXAS



db constructors, inc.
2400 GREAT SOUTHWEST
PARKWAY
FORT WORTH, TX
817.626.7300
INFO@DBCONSTRUCTORS.COM

OWNER :

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972.772.0025

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1648 DERWENT WAY
DELTA, BC
604.515.7117

APPLICANT :

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MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

DESIGN	DRAWN	CHKD
MP	MP	MP

CHEWTERS CHOCOLATE

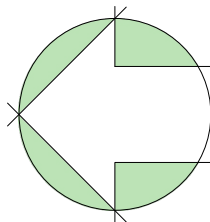
Case No. SP2022-34

DATE: 2026.05.07

LANDSCAPE
L-2

NOTE : ALL IRRIGATION WILL COMPLY WITH ROCKWALL'S UDC REQUIREMENTS

NOTE : EXISTING TREES TO REMAIN AS A PART OF THE OVERALL LANDSCAPE DESIGN



NTMWD NOTES :

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16-Jun-22
Revised: 10-Jul-22 & 11-Nov-22 & 7-May-26

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	69583 SF 1.60 AC

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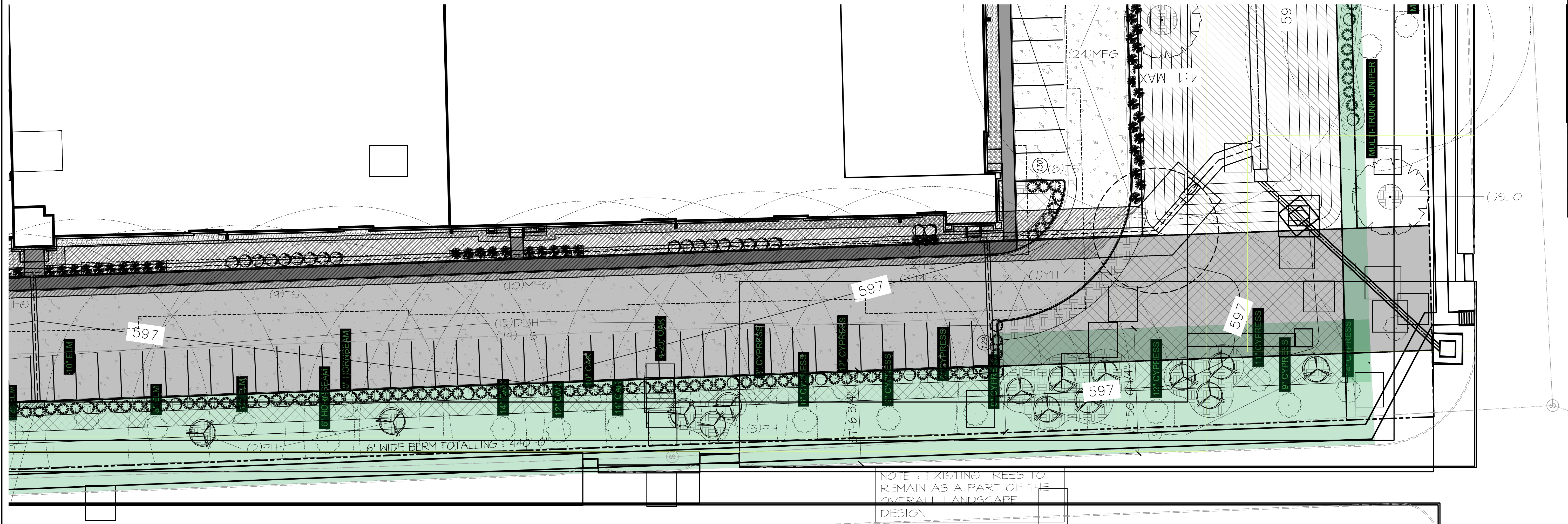
DESIGN	DRAWN	CHKD
MP	MP	MP

CHEWTERS CHOCOLATE

Case No. SP2022-34

DATE: 2026.05.07

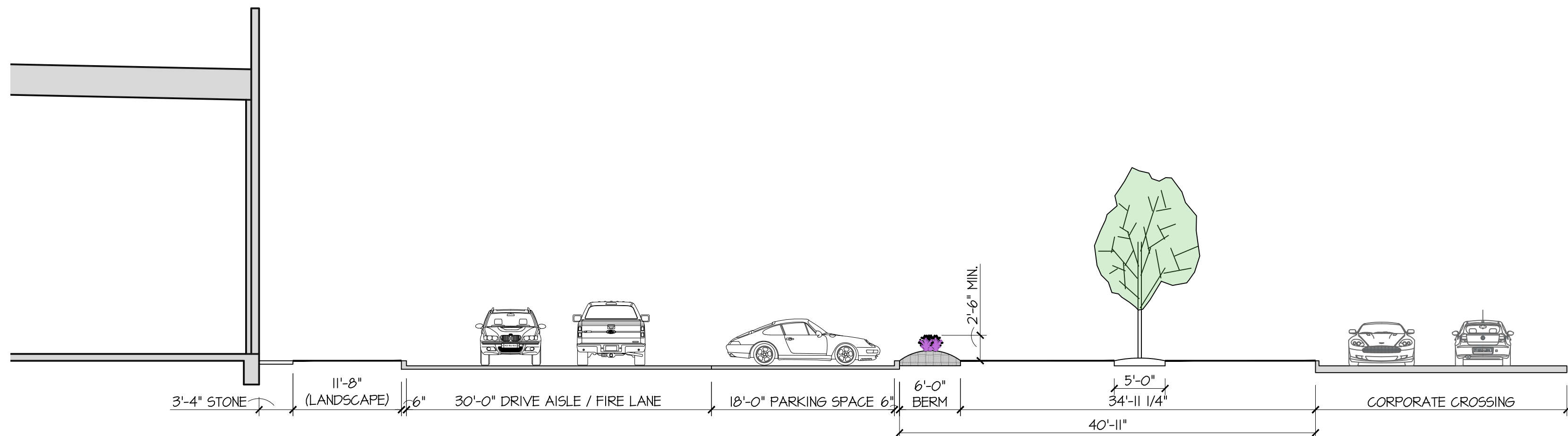
LANDSCAPE
L-3



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CORPORATE CROSSING



CHEWTERS CHOCOLATE

16-Jun-22
Revised: 10-Jul-22 & 11-Nov-22 & 7-May-26

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WAREHOUSE :	90500 SF	1/1000*	91 SPACES
MANUFACTURING :	85161 SF	1/500*	170 SPACES

*AS DETERMINED BY DIRECTOR IS MORE APPROPRIATE
TOTAL PARKING REQUIRED (WITHOUT DIRECTOR CONSIDERATION):

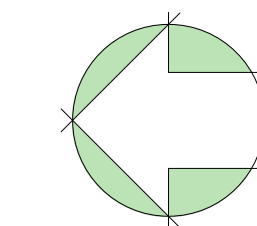
298 SPACES

PARKING PROVIDED :

OFFICE :	26 SPACES
RETAIL :	12 SPACES
WAREHOUSE :	20 SPACES
MANUFACTURING :	108 SPACES

166 SPACES

NOTE : INCLUDED WITHIN THE PROVIDED PARKING SPACES ARE 6 ACCESSIBLE PARKING SPACES



LANDSCAPE PLAN
Scale: 1" = 20'-0"

SCALE: 1:20

SYMBOL	QTY	COMMON NAME	ABBR	BOTANICAL NAME	SIZE AND CHARACTERISTICS	TYPICAL SPACING
	17	SOUTHERN LIVE OAK	SLO	Quercus Virginiana	5" CALIPER MINIMUM, 12' HT., 4' SPREAD; 4' BRANCH HT. (CONTAINER GROWN)	MIN. 40' O.C.
	9	CEDAR ELM	CE	Ulmus Crassifolia	4" CALIPER MINIMUM, 9' HT., 3' SPREAD; 3' BRANCH HT. (CONTAINER GROWN)	MIN. 24' O.C.
	43	POSSUMHAW HOLLY	PH	Ulmagnolia Speciosa	MULTI-TRUNK, MIN. 4' HT., FULL / EVEN BRANCHING	± 10'
	14	YAPON HOLLY	YH	Ilex Vomitoria (Yaupon)	5 GAL., 48" HT., FULL/EVEN BRANCHING, MATCHING	± 10'
	64	DWARF BURFORD HOLLY	DBH	Ilex cornuta 'burfordii nana'	5 GAL., 32" TALL, FULL/EVEN BRANCHING, MATCHING	REF. PLAN
	236	TEXAS SAGE	TS	Leucophyllum Sp.	30" MIN. HT., EVEN BRANCHING AND MATCHING	3'
	11	ROSEMARY	CTS	Leucophyllum	24" MIN. HT., EVEN BRANCHING AND MATCHING	± 6'
	134	MEXICAN FEATHER GRASS	MF6	Sorghastrum nutans	3 GAL.	± 3'-5'
		BERMUDA GRASS (TURF)		Cynodon Dactylon x C. transvaalensis	ALL TURF GRASS TO BE BERMUDA	40,918 SF
		BUFFALO GRASS		Buchloe Dactyloides	DETENTION POND NATIVE GRASS	33,109 SF
		MULCHED BEDS				23,439 SF
		ROCK				4,821 SF

APPROVED :

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the ____ day of ____, 2026

WITNESS OUR HAND, this ____ day of ____, 2026

Planning & Zoning Commission, Chairman
Director of Planning and Zoning

CHEWTERS CHOCOLATE
2911 DISCOVERY BLVD / LOT 1 BLOCK B
ROCKWALL TECH PARK, PH II
ROCKWALL, TEXAS



db constructors, inc.

2400 GREAT SOUTHWEST
PARKWAY
FORT WORTH, TX
817.626.7300
INFO@DBCONSTRUCTORS.COM

OWNER :

ROCKWALL EDC +
2610 OBSERVATION TRAIL
ROCKWALL, TX
972.772.0025

CHEWTERS CHOCOLATE
1648 DERWENT WAY
DELTA, BC
604.515.7117

APPLICANT :

DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

DESIGN	DRAWN	CHKD
MP	MP	MP

CHEWTERS CHOCOLATE

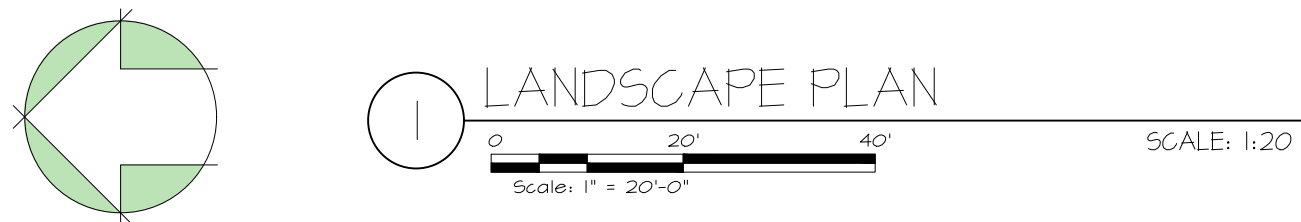
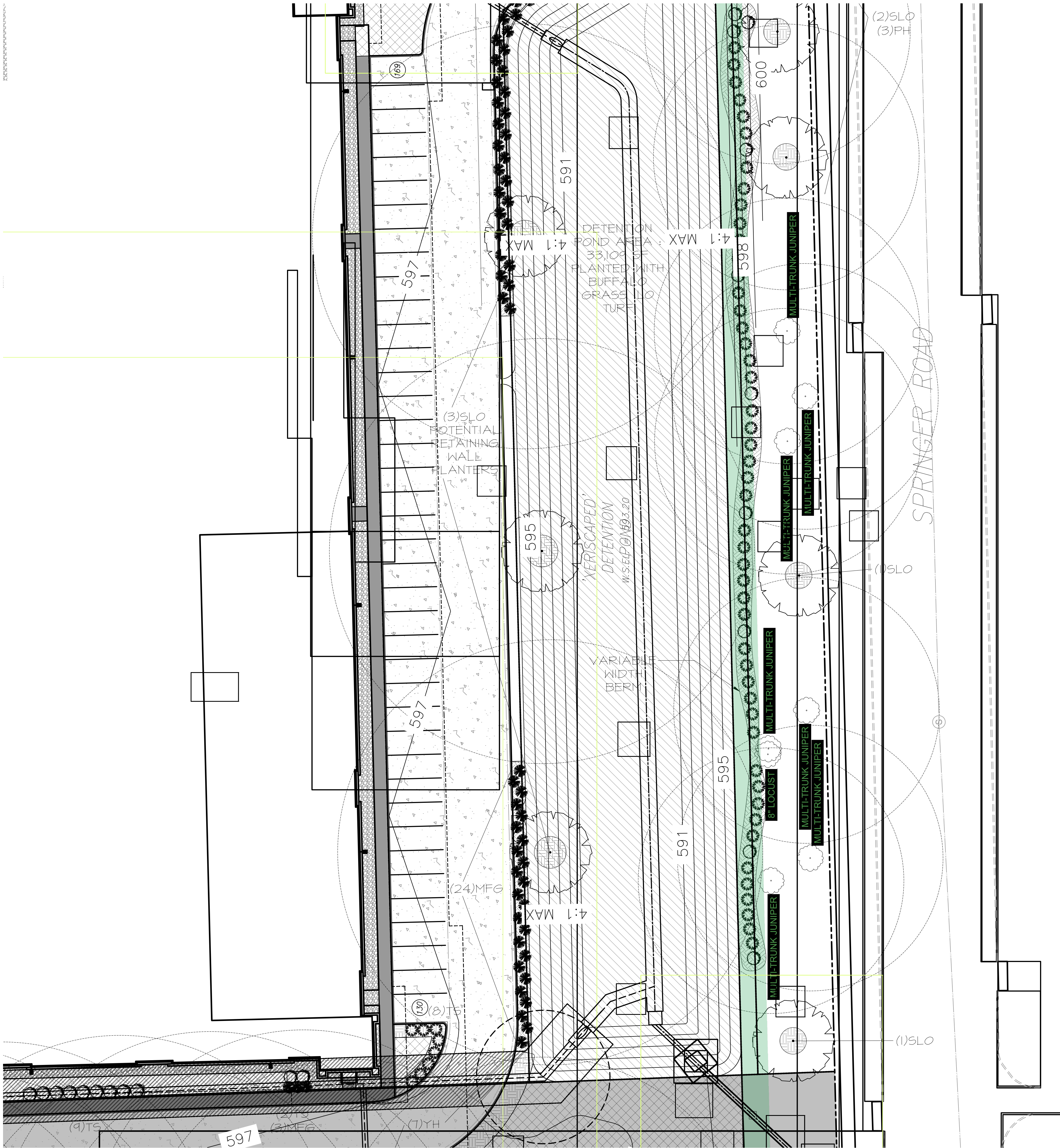
Case No. SP2022-34

DATE: 2026.05.07

LANDSCAPE
L-4

REV.	DATE	CHANGE	BY
	06.17.2022	SITE PLAN SUBMITTAL	MP
	07.06.2022	SP RESUBMITTAL	MP
	07.10.2022	REVISED LANDSCAPE	MP
	11.10.2022	CITY COMMENTS	MP
	05.25.2024	CIVIL REV / NTMWD	MP
	07.17.2024	CITY COMMENTS	MP
	10.02.2024	FIRE HYDRANT	MP

05.07.2026 JC - FOOD SAFETY MEASURES MP



NTMWD NOTES :

- A. North Texas Municipal Water District (NTMWD) 84-inch water transmission pipeline is located within limits of construction.
- B. Operation of heavy earthmoving equipment, compaction equipment or heavy construction equipment, such as concrete trucks, shall be restricted to specific crossing points across NTMWD easements, as approved by the NTMWD. The crossings shall be designated and verified to provide a minimum of five-feet of cover.
- C. To assure that placing of significant loads over the NTMWD pipeline does not damage the existing pipeline, no materials shall be stockpiled on the NTMWD easement without authorization from the NTMWD. If the contractor desires to use NTMWD's easement for stockpile of materials, contact NTMWD Engineering at (972) 442-5405 so your plans for use of NTMWD's easement can be reviewed.
- D. A minimum of 4.5 feet separation between bottom of pavement and top of NTMWD pipeline is required. In addition, if separation between bottom of pavement and top of pipeline is less than 4.5 feet, then a thickened pavement section is required.
- E. Crossing of the NTMWD easement with other utilities, such as TV cable, phone, gas and electric, shall be coordinated with the NTMWD to avoid damage to the NTMWD facilities.
- F. Outdoor lighting, landscaping, screening walls or other facilities shall not be installed in NTMWD easements without written approval of the NTMWD.
- G. Unless otherwise shown or required, a minimum of two-foot clearance shall be provided for all utilities crossing the NTMWD pipelines.
- H. "The contractor shall contact NTMWD Line Locates at (469) 626-4569 at least 48 hours prior to performing any work in the vicinity of the NTMWD facilities."

CHEWTERS CHOCOLATE

16-Jun-22
Revised: 10-Jul-22 & 11-Nov-22 & 7-May-26

SITE TABULATIONS :

TOTAL SITE AREA : 463,889 SF 10.65 AC
TOTAL IMPERVIOUS : 340,010 SF 7.81 AC

ROADS + PARKING :	130,965 SF	3.007 AC
BUILDING :	189,866 SF	4.359 AC
BUILDING SIDEWALKS :	8,631 SF	0.198 AC
EXISTING SIDEWALKS :	3,586 SF	0.082 AC
ROW SIDEWALKS :	6,962 SF	0.160 AC

REQUIRED LANDSCAPE :	15% OF TOTAL AREA
	69583 SF 1.60 AC

PROPOSED LANDSCAPE :	
TURF / GRASS AREA :	40,918 SF 0.939 AC
MULCHED BEDS :	23,439 SF 0.538 AC
GRASSED PORTION OF DETENTION :	33,109 SF 0.760 AC

LANDSCAPE PROVIDED :	97,466 SF* 2.238 AC
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*THE EXISTING TREES ON CORPORATE CROSSING & SPRINGER NOT COUNTED IN THIS CALCULATION

REQUIRED PARKING :

OFFICE :	7925 SF	1/300	26 SPACES
RETAIL :	2700 SF	1/250	11 SPACES
WAREHOUSE :	90500 SF	1/1000*	91 SPACES
MANUFACTURING :	85161 SF	1/500*	170 SPACES

*AS DETERMINED BY DIRECTOR IS MORE APPROPRIATE

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298 SPACES

PARKING PROVIDED :

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166 SPACES

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	14	YAPON HOLLY	YH	Ilex Veritoria (Traupen)	5 GAL., 48" HT., FULL/EVEN BRANCHING, MATCHING	± 10'
	64	DWARF BURFORD HOLLY	DBH	Ilex cornuta burfordii nana	5 GAL., 32" TALL, FULL/EVEN BRANCHING, MATCHING	REF. PLAN
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		BUFFALO GRASS		Buchloe Dactyloides	DETENTION POND NATIVE GRASS	33,109 SF
		MULCHED BEDS				23,434 SF
		ROCK				4,927 SF

APPROVED :

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the ____ day of ____, 2026

WITNESS OUR HAND, this ____ day of ____, 2026

Planning & Zoning Commission, Chairman Director of Planning and Zoning

CHEWTERS CHOCOLATE
2911 DISCOVERY BLVD /LOT 1 BLOCK B
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ROCKWALL, TEXAS



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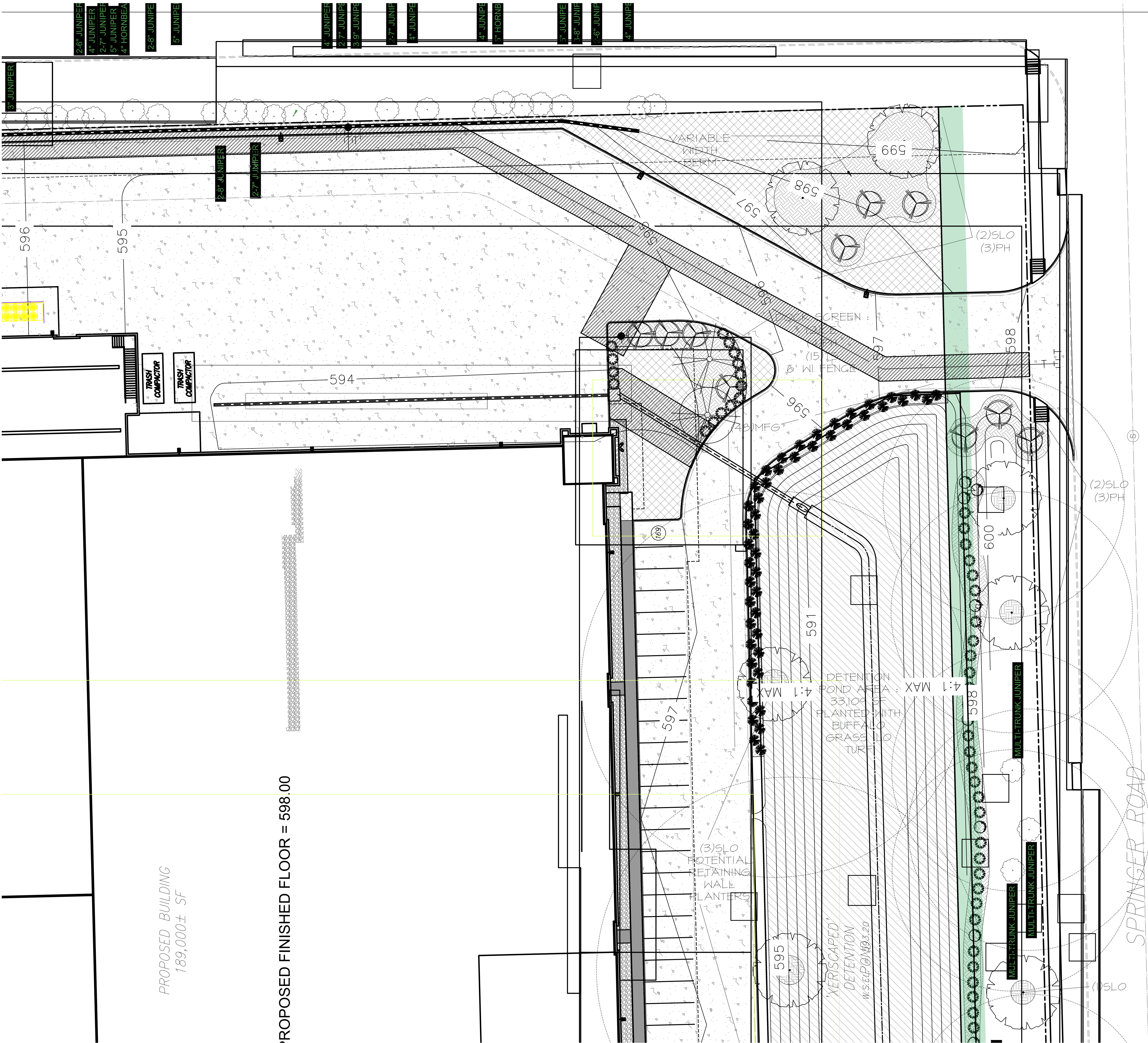
DESIGN	DRAWN	CHKD
MP	MP	MP

CHEWTERS CHOCOLOATE

Case No. SP2022-34

DATE: 2026.05.07

LANDSCAPE
L-5



2-6" JUNIPER
4" JUNIPER
2-7" JUNIPER
5" JUNIPER
4" HORNBEA
2-8" JUNIPER
5" JUNIPER
4" JUNIPER
2-7" JUNIPER
3-9" JUNIPER
2-7" JUNIPER
4" JUNIPER
3" HORNBEA
2-8" JUNIPER
5" JUNIPER
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2-7" JUNIPER
3-9" JUNIPER
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TRASH COMPACTOR
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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 (\$500.00 + \$20.00 ACRE)¹
- ☐ PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE)¹
- ☐ FINAL PLAT (\$500.00 + \$20.00 ACRE)¹
- ☐ REPLAT (\$500.00 + \$20.00 ACRE)^{1 & 3}
- ☐ AMENDING OR MINOR PLAT (\$500.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$200.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$1,000.00 + \$20.00 ACRE)^{1 & 2}
- ☒ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00)²

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] (\$200.00)²
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] (\$1,000.00)²

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$1,000.00 + \$20.00 ACRE)^{1 & 3}
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE)^{1, 2 & 3}
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE)^{1, 2 & 3}
- ☐ PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE)^{1 & 3}
- ☐ PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE)^{1 & 3}

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 **\$2,500.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

³: AN ADDITIONAL FEE OF **\$150.00** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2911 Discovery Boulevard

SUBDIVISION Rockwall Technology Park, Phase II

LOT 1

BLOCK B

GENERAL LOCATION Southeast corner of Discovery Blvd & Corporate Crossing

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial

CURRENT USE Under construction

PROPOSED ZONING Light Industrial w/ SUP for Factory Store

PROPOSED USE Manufacturing/Warehouse/Office/Factory Store

ACREAGE 10.649

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 Foley US Landco LLC

☒ APPLICANT DB Constructors, Inc.

CONTACT PERSON Richard Foley

CONTACT PERSON Matthew Peterson, VP of Design

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

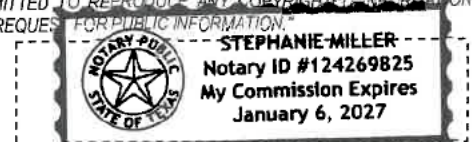
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Richard Foley [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 500 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 DAY OF June, 2026. 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 11 DAY OF June, 2026

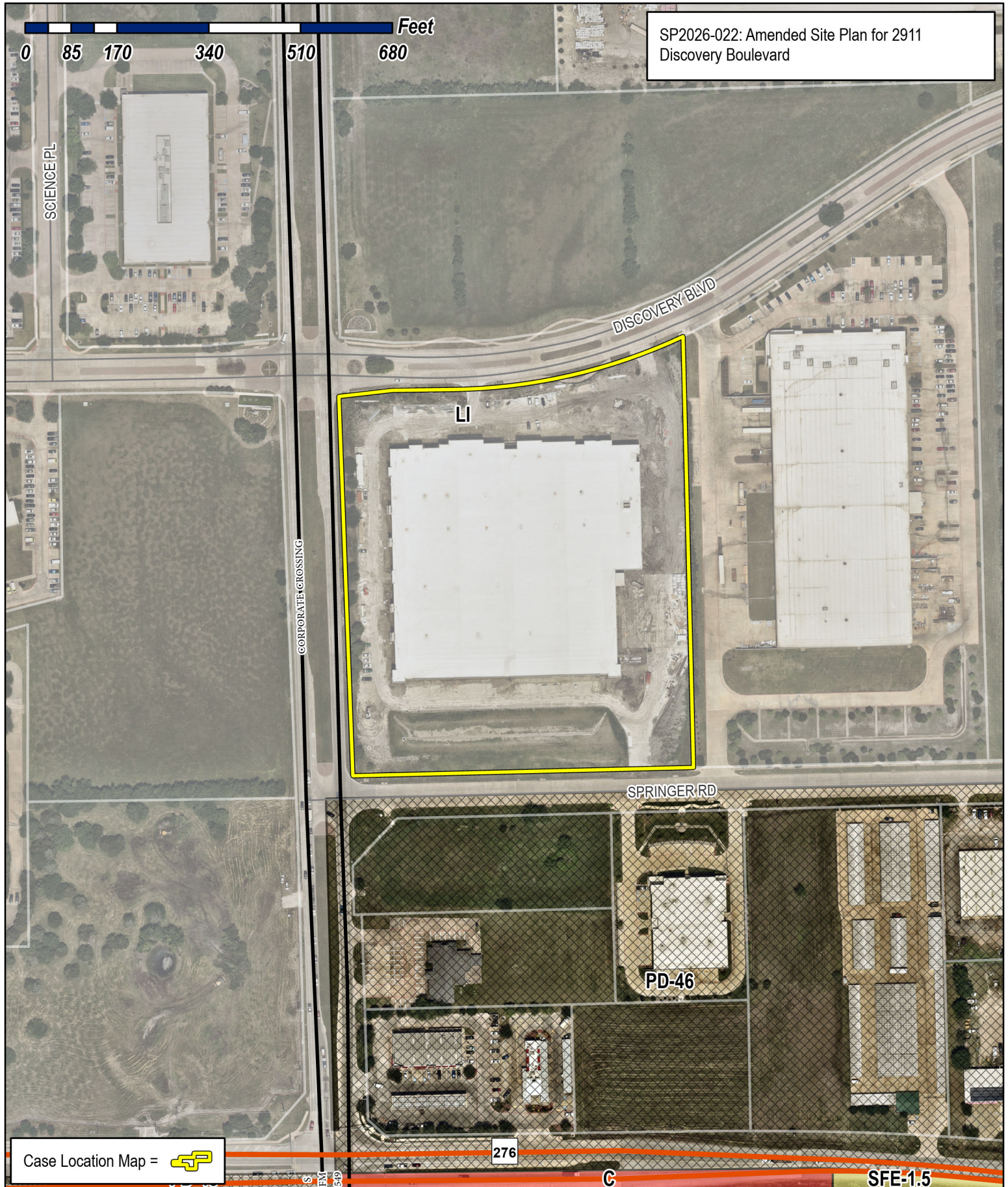
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

1/6/27



SP2026-022: Amended Site Plan for 2911
Discovery Boulevard

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.





10 June 2026

Bethany Ross
Planner
City of Rockwall
brass@rockwall.com
972.772.6488

RE : Site Plan Submittal : Chewters Chocolates
2911 Discovery Boulevard
Lot 1, Block B Rockwall Technology Park

Ms. Ross,

We first want to thank you for the continued assistance with this project starting in 2022 and with this submittal 4 years later! The building is coming along well – looks great – and we are proud to have another successful project in Rockwall. Pursuant to our recent conversations, we are submitting to Planning and Zoning a few changes / additions to the approved Site Plan. The primary reason for the submit is the addition of a chiller to the property. This was not known during the design phase – the need for this piece of equipment was fairly recent. Additionally, we have made some modifications to the Landscape Design of the project.

Chiller : The chiller addition to the East side of the building is proposed as being screened from the North by a proposed concrete wall (detailed on the attached A100.2 sheet). The concrete wall will be painted to match the adjacent building wall. It is shown as taller and wider than the chiller itself. The South side of the chiller will be, by default, screened from view by the tiered landscape design which was (and is) a part of the Landscape Design to screen the truck docks. We feel that sufficiently screens the chiller which is over 400' north of Springer Road. That leaves the East side of the site. We are requesting that the existing vegetation be considered sufficient to screen the chiller from the West side of the adjacent building. Both buildings are industrial buildings and this is the "dock" side of that building. We have included the recent aerial photography to show the condition of this vegetation.

Landscape Design : Our Client, Chewters / ChocXO is looking to improve the food safety aspects of their manufacturing plant. Through an audit they conducted, it was determined that maximizing food safety (pest control) is best achieved by increasing the distance between vegetation and the building itself. This starts primarily by having a little over 3' (1M) of rock all the way around the building. From there, there is a 10' (3M) setback for shrubs. Then a 32' (10M) setback for trees. The landscape design that we are submitting meets both these criteria and the requirements of Rockwall. We were able to move and adjust to accomplish a great compromise – keeping the food safety paramount while achieving the same landscape aesthetic we started with and was approved by Rockwall.

Enclosed within this package is the following :

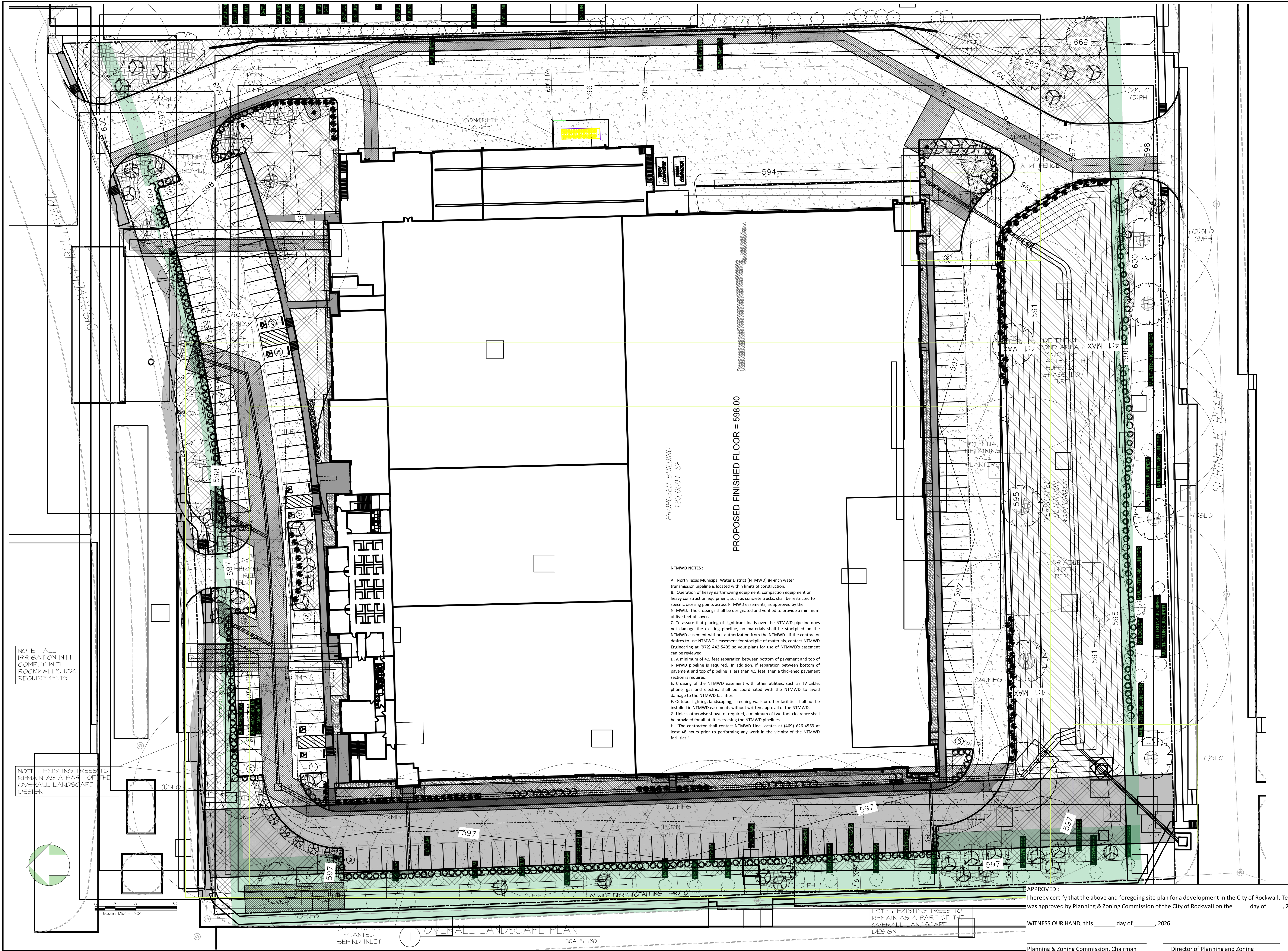
1. Development Application
2. Landscape Design Plans
3. Architectural Sheet 100.2 (the design and details of the proposed Chiller and screening)
4. The aerial photographs from May 2026

After you have had a chance to review the submittal, please contact me to discuss any questions that arise. We are happy to supply any additional information needed.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Matthew J Peterson'.

Matthew J Peterson, AIA
Vice-President of Design & Development



NOTE: ALL IRRIGATION WILL COMPLY WITH ROCKWALL'S UDC REQUIREMENTS

NOTE: EXISTING TREES TO REMAIN AS A PART OF THE OVERALL LANDSCAPE DESIGN

NTMWD NOTES:

A. North Texas Municipal Water District (NTMWD) 84-inch water transmission pipeline is located within limits of construction.

B. Operation of heavy earthmoving equipment, compaction equipment or heavy construction equipment, such as concrete trucks, shall be restricted to specific crossing points across NTMWD easements, as approved by the NTMWD. The crossings shall be designated and verified to provide a minimum of five-feet of cover.

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D. A minimum of 4.5 feet separation between bottom of pavement and top of NTMWD pipeline is required. In addition, if separation between bottom of pavement and top of pipeline is less than 4.5 feet, then a thickened pavement section is required.

E. Crossing of the NTMWD easement with other utilities, such as TV cable, phone, gas and electric, shall be coordinated with the NTMWD to avoid damage to the NTMWD facilities.

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APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the ____ day of ____, 2026

WITNESS OUR HAND, this ____ day of ____, 2026

Planning & Zoning Commission, Chairman Director of Planning and Zoning

PLAN STATUS		
REV.	DATE	CHANGE BY
	06.17.2022	SITE PLAN SUBMITTAL MP
	07.06.2022	SP RESUBMITTAL MP
	07.10.2022	REVISED LANDSCAPE MP
	11.10.2022	CITY COMMENTS MP
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INFO@DBCONSTRUCTORS.COM

OWNER:

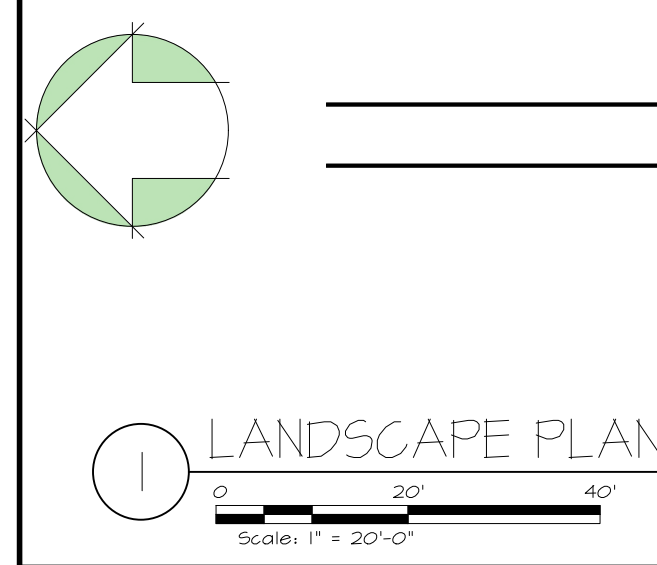
ROCKWALL EDC +
2610 OBSERVATION TRAIL
ROCKWALL, TX
972.772.0025

CHEWTERS CHOCOLATE
1648 DERWENT WAY
DELTA, BC
604.515.7117

APPLICANT:

DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

DESIGN	DRAWN	CHKD
MP	MP	MP
CHEWTERS CHOCOLATE		
Case No.	SP2022-34	
DATE:	2026.05.07	
LANDSCAPE		
L-1		

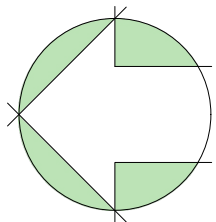


Planning & Zoning Commission, Chairman	Director of Planning and Zoning
--	---------------------------------

LANDSCAPE
L-2

NOTE : ALL IRRIGATION WILL COMPLY WITH ROCKWALL'S UDC REQUIREMENTS

NOTE : EXISTING TREES TO REMAIN AS A PART OF THE OVERALL LANDSCAPE DESIGN



NTMWD NOTES :

- A. North Texas Municipal Water District (NTMWD) 84-inch water transmission pipeline is located within limits of construction.
- B. Operation of heavy earthmoving equipment, compaction equipment or heavy construction equipment, such as concrete trucks, shall be restricted to specific crossing points across NTMWD easements, as approved by the NTMWD. The crossings shall be designated and verified to provide a minimum of five-feet of cover.
- C. To assure that placing of significant loads over the NTMWD pipeline does not damage the existing pipeline, no materials shall be stockpiled on the NTMWD easement without authorization from the NTMWD. If the contractor desires to use NTMWD's easement for stockpile of materials, contact NTMWD Engineering at (972) 442-5405 so your plans for use of NTMWD's easement can be reviewed.
- D. A minimum of 4.5 feet separation between bottom of pavement and top of NTMWD pipeline is required. In addition, if separation between bottom of pavement and top of pipeline is less than 4.5 feet, then a thickened pavement section is required.
- E. Crossing of the NTMWD easement with other utilities, such as TV cable, phone, gas and electric, shall be coordinated with the NTMWD to avoid damage to the NTMWD facilities.
- F. Outdoor lighting, landscaping, screening walls or other facilities shall not be installed in NTMWD easements without written approval of the NTMWD.
- G. Unless otherwise shown or required, a minimum of two-foot clearance shall be provided for all utilities crossing the NTMWD pipelines.
- H. "The contractor shall contact NTMWD Line Locates at (469) 626-4569 at least 48 hours prior to performing any work in the vicinity of the NTMWD facilities."

CHEWTERS CHOCOLATE

16-Jun-22
Revised: 10-Jul-22 & 11-Nov-22 & 7-May-26

SITE TABULATIONS :

TOTAL SITE AREA :	463,889 SF	10.65 AC
TOTAL IMPERVIOUS :	340,010 SF	7.81 AC

ROADS + PARKING :	130,965 SF	3.007 AC
BUILDING :	189,866 SF	4.359 AC
BUILDING SIDEWALKS :	8,631 SF	0.198 AC
EXISTING SIDEWALKS :	3,586 SF	0.082 AC
ROW SIDEWALKS :	6,962 SF	0.160 AC

REQUIRED LANDSCAPE :	15% OF TOTAL AREA
	69583 SF 1.60 AC

PROPOSED LANDSCAPE :	
TURF / GRASS AREA :	40,918 SF 0.939 AC
MULCHED BEDS :	23,439 SF 0.538 AC
GRASSED PORTION OF DETENTION :	33,109 SF 0.760 AC

LANDSCAPE PROVIDED :	97,466 SF* 2.238 AC
----------------------	---------------------

*THE EXISTING TREES ON CORPORATE CROSSING & SPRINGER NOT COUNTED IN THIS CALCULATION

REQUIRED PARKING :

OFFICE :	7925 SF	1/300	26 SPACES
RETAIL :	2700 SF	1/250	11 SPACES
WAREHOUSE :	90500 SF	1/1000*	91 SPACES
MANUFACTURING :	85161 SF	1/500*	170 SPACES

*AS DETERMINED BY DIRECTOR IS MORE APPROPRIATE

TOTAL PARKING REQUIRED (WITHOUT DIRECTOR CONSIDERATION):

298 SPACES

PARKING PROVIDED :

OFFICE :	26 SPACES
RETAIL :	12 SPACES
WAREHOUSE :	20 SPACES
MANUFACTURING :	108 SPACES

166 SPACES

NOTE : INCLUDED WITHIN THE PROVIDED PARKING SPACES ARE 6 ACCESSIBLE PARKING SPACES

SYMBOL	QTY	COMMON NAME	ABBR	BOTANICAL NAME	SIZE AND CHARACTERISTICS	TYPICAL SPACING
	17	SOUTHERN LIVE OAK	SLO	Quercus Virginiana	5" CALIPER MINIMUM, 12' HT.; 4" SPREAD; 4' BRANCH HT. (CONTAINER GROWN)	MIN. 40' O.C.
	1	CEDAR ELM	CE	Ulmus Crassifolia	4" CALIPER MINIMUM, 9' HT.; 3" SPREAD; 3' BRANCH HT. (CONTAINER GROWN)	MIN. 24' O.C.
	43	POSSUMHAW HOLLY	PH	Unigadia speciosa	MULTI-TRUNK, MIN. 4" HT., FULL / EVEN BRANCHING	± 10'
	14	YAPON HOLLY	YH	Ilex Vomitoria (Yapon)	5 GAL., 48" HT., FULL/EVEN BRANCHING, MATCHING	± 10'
	64	DWARF BURFORD HOLLY	DBH	Ilex cornuta burfordii nana	5 GAL., 32" TALL, FULL/EVEN BRANCHING, MATCHING	REF. PLAN
	236	TEXAS SAGE	TS	Leucophyllum sp.	30" MIN. HT., EVEN BRANCHING AND MATCHING	3'
	11	ROSEMARY	RTS	Leucophyllum	24" MIN. HT., EVEN BRANCHING AND MATCHING	± 6'
	134	MEXICAN FEATHER GRASS	MFG	Sorghastrum nutans	3 GAL.	± 3'-5'
		BERMUDA GRASS (TURF)		Cynodon Dactylon X C. transvaaliensis	ALL TURF GRASS TO BE BERMUDA	40,918 SF
		BUFFALO GRASS		Buchloe Dactyloides	DETENTION POND NATIVE GRASS	33,109 SF
		MULCHED BEDS				23,439 SF
		ROCK				4,921 SF

APPROVED :

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the ____ day of ____, 2026

WITNESS OUR HAND, this ____ day of ____, 2026

Planning & Zoning Commission, Chairman
Director of Planning and Zoning

CHEWTERS CHOCOLATE
2911 DISCOVERY BLVD /LOT 1 BLOCK B
ROCKWALL TECH PARK, PH II
ROCKWALL, TEXAS



db constructors, inc.
2400 GREAT SOUTHWEST PARKWAY
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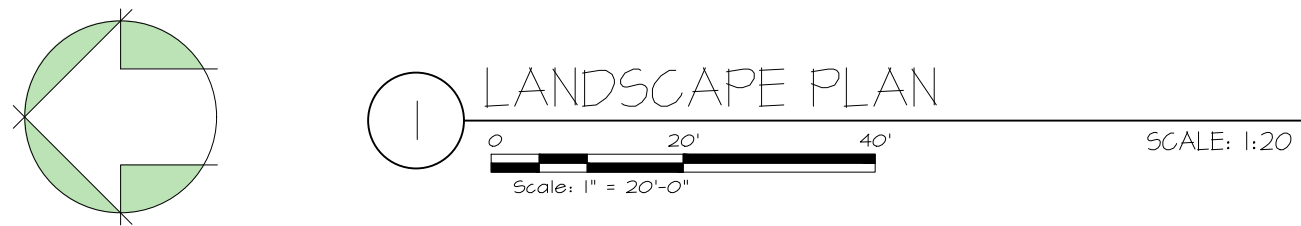
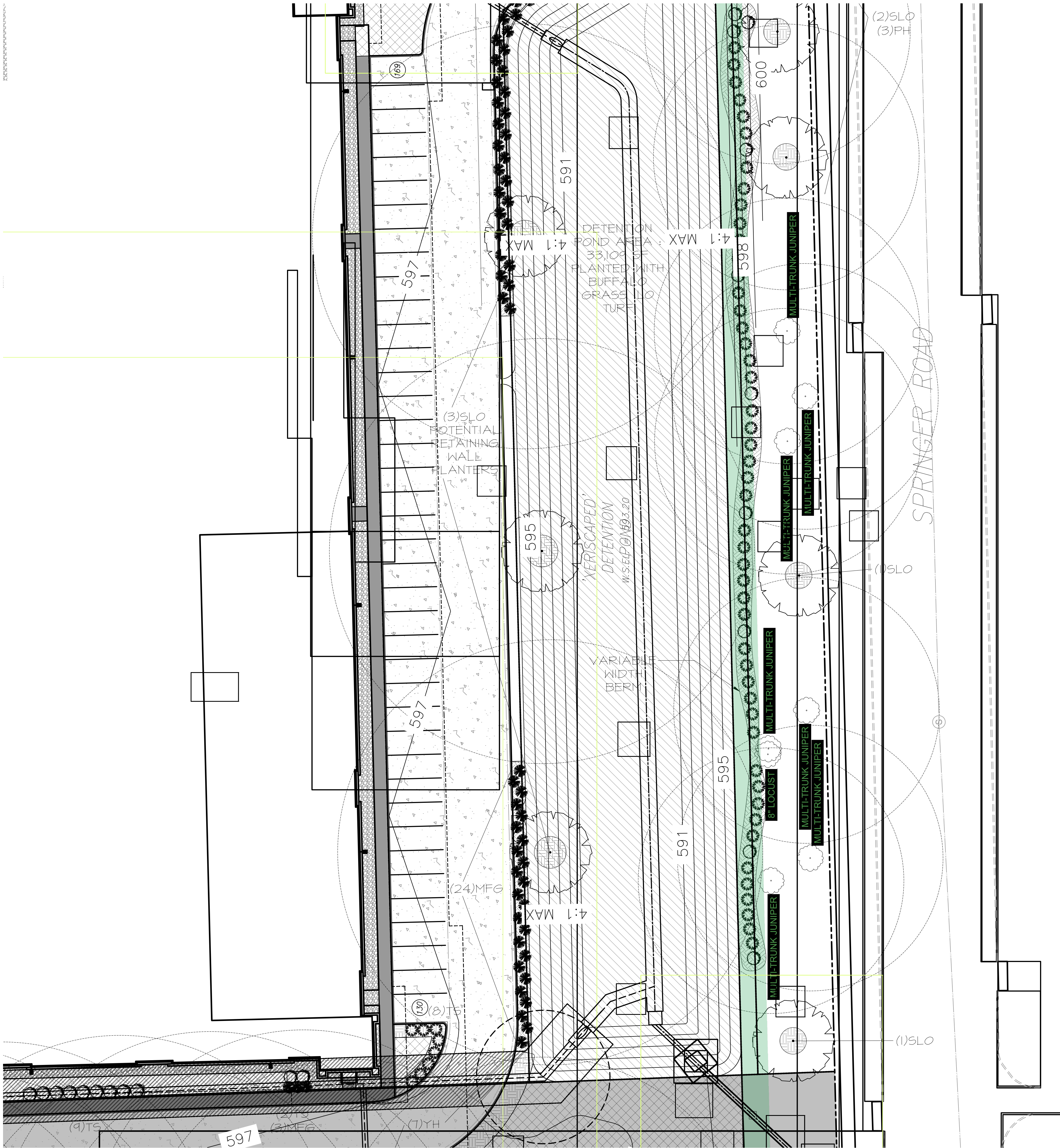
DESIGN	DRAWN	CHKD
MP	MP	MP

CHEWTERS CHOCOLATE

Case No. SP2022-34

DATE: 2026.05.07

LANDSCAPE
L-3



NTMWD NOTES :

- A. North Texas Municipal Water District (NTMWD) 84-inch water transmission pipeline is located within limits of construction.
- B. Operation of heavy earthmoving equipment, compaction equipment or heavy construction equipment, such as concrete trucks, shall be restricted to specific crossing points across NTMWD easements, as approved by the NTMWD. The crossings shall be designated and verified to provide a minimum of five-feet of cover.
- C. To assure that placing of significant loads over the NTMWD pipeline does not damage the existing pipeline, no materials shall be stockpiled on the NTMWD easement without authorization from the NTMWD. If the contractor desires to use NTMWD's easement for stockpile of materials, contact NTMWD Engineering at (972) 442-5405 so your plans for use of NTMWD's easement can be reviewed.
- D. A minimum of 4.5 feet separation between bottom of pavement and top of NTMWD pipeline is required. In addition, if separation between bottom of pavement and top of pipeline is less than 4.5 feet, then a thickened pavement section is required.
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- H. "The contractor shall contact NTMWD Line Locates at (469) 626-4569 at least 48 hours prior to performing any work in the vicinity of the NTMWD facilities."

CHEWTERS CHOCOLATE

16-Jun-22
Revised: 10-Jul-22 & 11-Nov-22 & 7-May-26

SITE TABULATIONS :

TOTAL SITE AREA : 463,889 SF 10.65 AC
TOTAL IMPERVIOUS : 340,010 SF 7.81 AC

ROADS + PARKING :	130,965 SF	3.007 AC
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REQUIRED LANDSCAPE :	15% OF TOTAL AREA
	69583 SF 1.60 AC

PROPOSED LANDSCAPE :	
TURF / GRASS AREA :	40,918 SF 0.939 AC
MULCHED BEDS :	23,439 SF 0.538 AC
GRASSED PORTION OF DETENTION :	33,109 SF 0.760 AC

LANDSCAPE PROVIDED :	97,466 SF* 2.238 AC
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*THE EXISTING TREES ON CORPORATE CROSSING & SPRINGER NOT COUNTED IN THIS CALCULATION

REQUIRED PARKING :

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MANUFACTURING :	85161 SF	1/500*	170 SPACES

*AS DETERMINED BY DIRECTOR IS MORE APPROPRIATE

TOTAL PARKING REQUIRED (WITHOUT DIRECTOR CONSIDERATION):

298 SPACES

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166 SPACES

NOTE : INCLUDED WITHIN THE PROVIDED PARKING SPACES ARE 6 ACCESSIBLE PARKING SPACES

SYMBOL	QTY	COMMON NAME	ABBR	BOTANICAL NAME	SIZE AND CHARACTERISTICS	TYPICAL SPACING
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	9	CEDAR ELM	CE	Ulmus Crassifolia	4" CALIPER MINIMUM, 8' HT.; 3" SPREAD, 3" BRANCH HT. (CONTAINER GROWN)	MIN. 24' O.C.
	43	POSSUMHAW HOLLY	PH	Ulmagnadia Speciosa	MULTI-TRUNK, MIN. 4' HT., FULL / EVEN BRANCHING	± 10'
	14	YAPON HOLLY	YH	Ilex Vomitoria (Yapon)	5 GAL., 48" HT., FULL/EVEN BRANCHING, MATCHING	± 10'
	64	DWARF BURFORD HOLLY	DBH	Ilex cornuta burfordii nana	5 GAL., 32" TALL, FULL/EVEN BRANCHING, MATCHING	REF. PLAN
	236	TEXAS SAGE	TS	Leucophyllum Sp.	30" MIN. HT., EVEN BRANCHING AND MATCHING	3'
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		BERMUDA GRASS (DETENT)		Cynodon Dactylon	ALL TURF GRASS TO BE BERMUDA	40,918 SF
		BUFFALO GRASS		Buchloe Dactyloides	DETENTION POND NATIVE GRASS	33,109 SF
		MULCHED BEDS				23,434 SF
		ROCK				4,927 SF

APPROVED :

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the ____ day of ____, 2026

WITNESS OUR HAND, this ____ day of ____, 2026

Planning & Zoning Commission, Chairman Director of Planning and Zoning

CHEWTERS CHOCOLATE
2911 DISCOVERY BLVD /LOT 1 BLOCK B
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ROCKWALL, TEXAS



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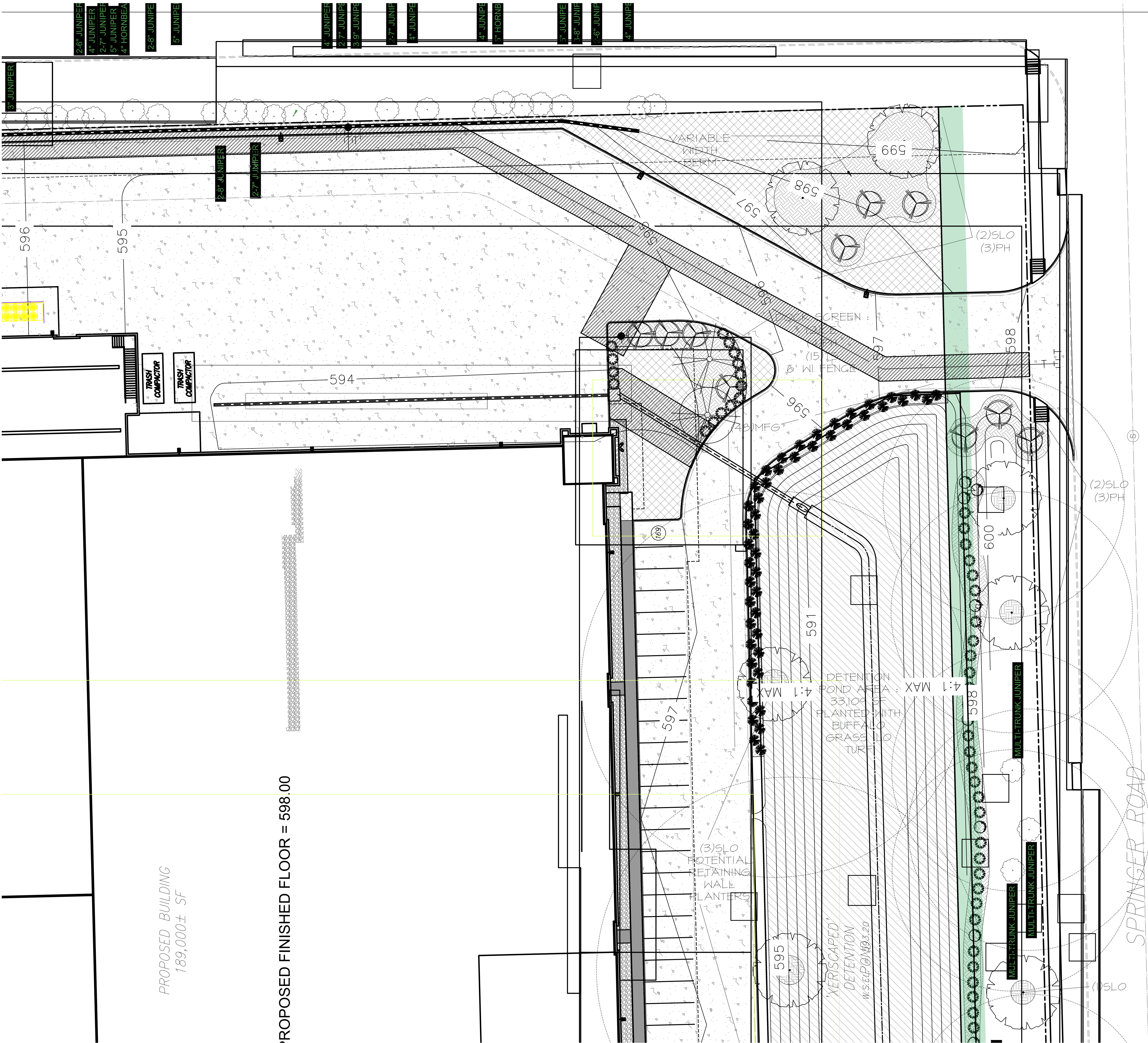
DESIGN	DRAWN	CHKD
MP	MP	MP

CHEWTERS CHOCOLATE

Case No. SP2022-34

DATE: 2026.05.07

LANDSCAPE
L-5



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		BUFFALO GRASS		Buchloe Dactyloides	DETENTION POND NATIVE GRASS	33,109 SF
		MULCHED BEDS				23,439 SF
		ROCK				4,927 SF

APPROVED :

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the ____ day of ____, 2026

WITNESS OUR HAND, this ____ day of ____, 2026

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CHEWTERS CHOCOLATE
2911 DISCOVERY BLVD / LOT 1 BLOCK B
ROCKWALL TECH PARK, PH II
ROCKWALL, TEXAS



db constructors, inc.

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APPLICANT :

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MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

DESIGN DRAWN CHKD

MP MP MP

CHEWTERS CHOCOLATE

Case No. SP2022-34

DATE: 2026.05.07

LANDSCAPE

L-6







db constructors, inc.



Print #260513399
Date: 05/13/26
Lat/Lon: 32.910531 -96.417755
Order No. 82362
Aerial Photography, Inc. 954-568-0484



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: June 30, 2026

SUBJECT: SP2026-022; *Amended Site Plan for Chewters Chocolates*

The applicant, Matthew Peterson of DB Constructors, Inc., is requesting approval of an *Amended Site Plan* to modify the previously approved site plan for a *light manufacturing facility and general retail store* [Case No. SP2022-034]. The subject property, addressed as 2911 Discovery Boulevard, is a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park Phase II. The property is zoned Light Industrial (LI) District and is situated within the FM-549 Overlay (FM-549 OV) District.

On July 12, 2022, the Planning and Zoning Commission approved the original site plan [Case No. SP2022-034] for the construction of a *light manufacturing facility and general retail store* for Chewters Chocolates. On May 4, 2026, the applicant submitted revised building plans depicting the addition of a ground-mounted chiller on the east side of the building. The plans indicated that the chiller would be screened by a masonry wall along its north side and chain-link fencing along the remaining three sides. Staff subsequently advised the applicant that an *Amended Site Plan* would be required to formally incorporate the location and proposed screening of the chiller into the approved site plan. On June 12, 2026, the applicant submitted the *Amended Site Plan* application.

According to Subsection 01.05, *Screening Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(p)ad or roof-mounted utility equipment and air-conditioning units shall be screened from view from any adjacent public streets or properties ... Ground-mounted equipment and air-conditioning units shall be screened utilizing plantings, berms, walls matching the main structure, or an architectural feature that is integral to the building's design." In this case, the applicant is proposing to screen the north side of the chiller with a masonry wall and the remaining three (3) sides with chain-link fencing. Since chain-link fencing is not one of the screening methods permitted by the UDC, the applicant is requesting an exception to the mechanical equipment screening requirements. According to the applicant's letter, the chiller will be located approximately 400-feet from Springer Road. The applicant has also indicated that the existing evergreen trees along the eastern property line, together with the landscaping approved as part of the original site plan, will substantially limit views of the chiller from Springer Road and other adjacent public streets and properties.

According to Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the UDC, an applicant may request that the Planning and Zoning Commission grant an exception to the provisions of the UDC when unique or extraordinary conditions exist or when strict adherence to the technical requirements of the UDC would create an undue hardship. The UDC also requires the applicant to provide compensatory measures that directly offset the requested exception.

In this case, the applicant has not proposed any compensatory measures to offset the requested exception to the mechanical equipment screening requirements; however, the applicant maintains that the existing and previously approved landscaping will limit the visibility of the chiller from adjacent streets and properties. Staff should not that the proposed chain-link fencing shall be required to be black vinyl coated chain-link in accordance with the requirements of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC). Approval of an exception to the general standards is a discretionary decision for the Planning and Zoning Commission. Staff should also note that approval of the exception requires a supermajority vote of the Commission, consisting of six (6) of the seven (7) commissioners, with no fewer than four (4) affirmative votes.

Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the June 30, 2026, Planning and Zoning Commission meeting.

PROJECT COMMENTS



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

DATE: 6/23/2026

PROJECT NUMBER: SP2026-022
PROJECT NAME: Amended Site Plan for 2911 Discovery Blvd
SITE ADDRESS/LOCATIONS: 2911 Discovery Boulevard, Rockwall, TX, 75032
CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	06/23/2026	Approved w/ Comments

06/23/2026: SP2026-022; Amended Site Plan for 2911 Discovery Boulevard

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

I.1 This is a request for the approval of an Amended Site Plan for a Manufacturing Facility and General Retail Store on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, and addressed as 2911 Discovery Boulevard.

I.2 For questions or comments concerning this case please contact Bethany Ross; Senior Planner in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

I.3 According to Subsection 01.05, Screening Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), "(p)ad or roof-mounted utility equipment and air-conditioning units shall be screened from view from any adjacent public streets or properties...Ground-mounted equipment and air-conditioning units shall be screened utilizing plantings, berms, walls matching the main structure, or an architectural feature that is integral to the building's design."

I.4 In this case, the applicant is proposing to screen the north side of the chiller with a masonry wall and the remaining three sides with chain-link fencing. Because chain-link fencing is not one of the screening methods permitted by the UDC, the applicant is requesting an exception to the mechanical equipment screening requirements.

1.5 According to Subsection 09.01, Exceptions to the General Standards, of Article 11, Development Applications and Review Procedures, of the UDC, an applicant may request that the Planning and Zoning Commission grant an exception to the provisions of the UDC when unique or extraordinary conditions exist or when strict adherence to the technical requirements of the UDC would create an undue hardship. The UDC also requires the applicant to provide compensatory measures that directly offset the requested exception.

M.6 The proposed chain-link fencing will need to be black vinyl coated chain-link in accordance with the requirements of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC).

1.7 According to the applicant's letter, the chiller will be located approximately 400-feet from Springer Road. The applicant has also indicated that the existing evergreen trees along the eastern property line, together with the landscaping approved as part of the original site plan, will substantially limit views of the chiller from Springer Road and other adjacent public streets and properties.

I. 8 Please note the scheduled meetings for this case:

(1) Planning & Zoning Commission meeting will be held on June 30, 2026

I.9 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 Kuhn	06/19/2026	Approved w/ Comments

06/19/2026: 1. Distance from wall to fire lane?
2. Label chiller

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".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/16/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/15/2026	Approved

No Comments

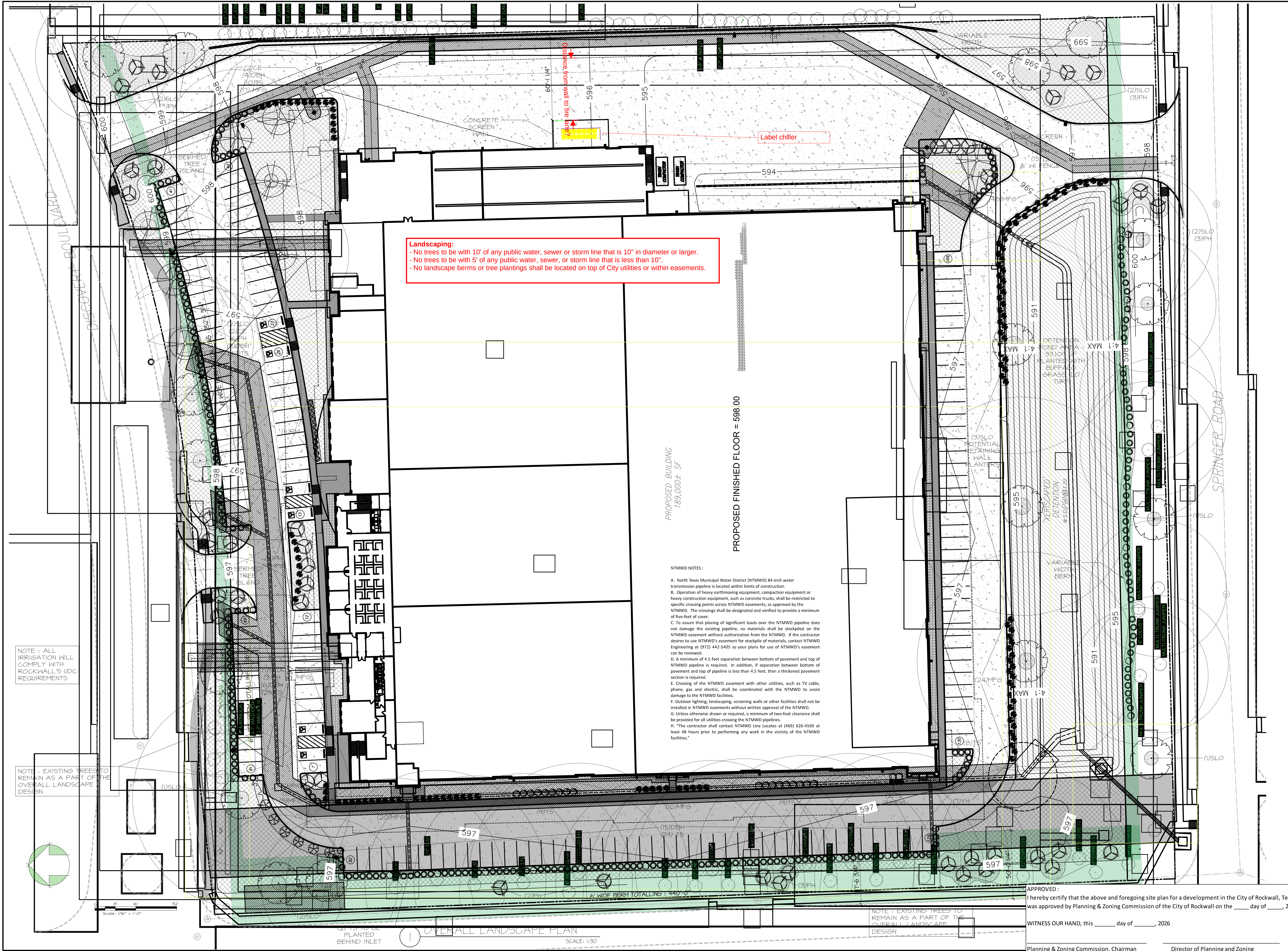
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/12/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/15/2026	Approved w/ Comments

06/15/2026: Recommendation only

There are better varieties of Bermudagrass that are more cold, drought, shade and wear tolerant than Common Bermuda such as Tif Tuf and Tahoma 31



PLAN STATUS		
REV.	DATE	CHANGE
	06.17.2022	SITE PLAN SUBMITTAL
	07.06.2022	SP RESUBMITTAL
	07.10.2022	REVISED LANDSCAPE
	11.10.2022	CITY COMMENTS
	05.25.2024	CIVIL REV / NTMWD
	07.17.2024	CITY COMMENTS
	10.02.2024	FIRE HYDRANT

CHEWTERS CHOCOLATE
2911 DISCOVERY BLVD / LOT 1 BLOCK B
ROCKWALL TECH PARK, PH II
ROCKWALL, TEXAS

db constructors, inc.
2400 GREAT SOUTHWEST
PARKWAY
FORT WORTH, TX
817.626.7300
INFO@DBCONSTRUCTORS.COM

OWNER :
ROCKWALL EDC +
2610 OBSERVATION TRAIL
ROCKWALL, TX
972.772.0025
CHEWTERS CHOCOLATE
1648 DERWENT WAY
DELTA, BC
604.515.7117
APPLICANT :
DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

	DESIGN	DRAWN	CHKD
	MP	MP	MP
	CHEWTERS CHOCOLOATE		
	Case No.	SP2022-34	
	DATE:	2026.05.07	
	LANDSCAPE		
	L-1		

05.07.2026 JC - FOOD SAFETY MEASURES MP

Planning & Zoning Commission, Chairman Director of Planning and Zoning



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 (\$500.00 + \$20.00 ACRE)¹
- ☐ PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE)¹
- ☐ FINAL PLAT (\$500.00 + \$20.00 ACRE)¹
- ☐ REPLAT (\$500.00 + \$20.00 ACRE)^{1 & 3}
- ☐ AMENDING OR MINOR PLAT (\$500.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$200.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$1,000.00 + \$20.00 ACRE)^{1 & 2}
- ☒ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00)²

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] (\$200.00)²
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] (\$1,000.00)²

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$1,000.00 + \$20.00 ACRE)^{1 & 3}
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE)^{1, 2 & 3}
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE)^{1, 2 & 3}
- ☐ PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE)^{1 & 3}
- ☐ PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE)^{1 & 3}

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 **\$2,500.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

³: AN ADDITIONAL FEE OF **\$150.00** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2911 Discovery Boulevard

SUBDIVISION Rockwall Technology Park, Phase II

LOT 1

BLOCK B

GENERAL LOCATION Southeast corner of Discovery Blvd & Corporate Crossing

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial

CURRENT USE Under construction

PROPOSED ZONING Light Industrial w/ SUP for Factory Store

PROPOSED USE Manufacturing/Warehouse/Office/Factory Store

ACREAGE 10.649

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 Foley US Landco LLC

☒ APPLICANT DB Constructors, Inc.

CONTACT PERSON Richard Foley

CONTACT PERSON Matthew Peterson, VP of Design

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

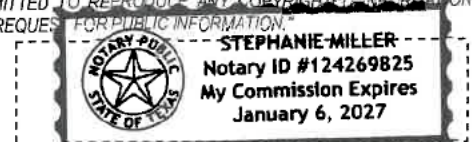
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Richard Foley [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 500 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 DAY OF June, 2026. 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 11 DAY OF June, 2026

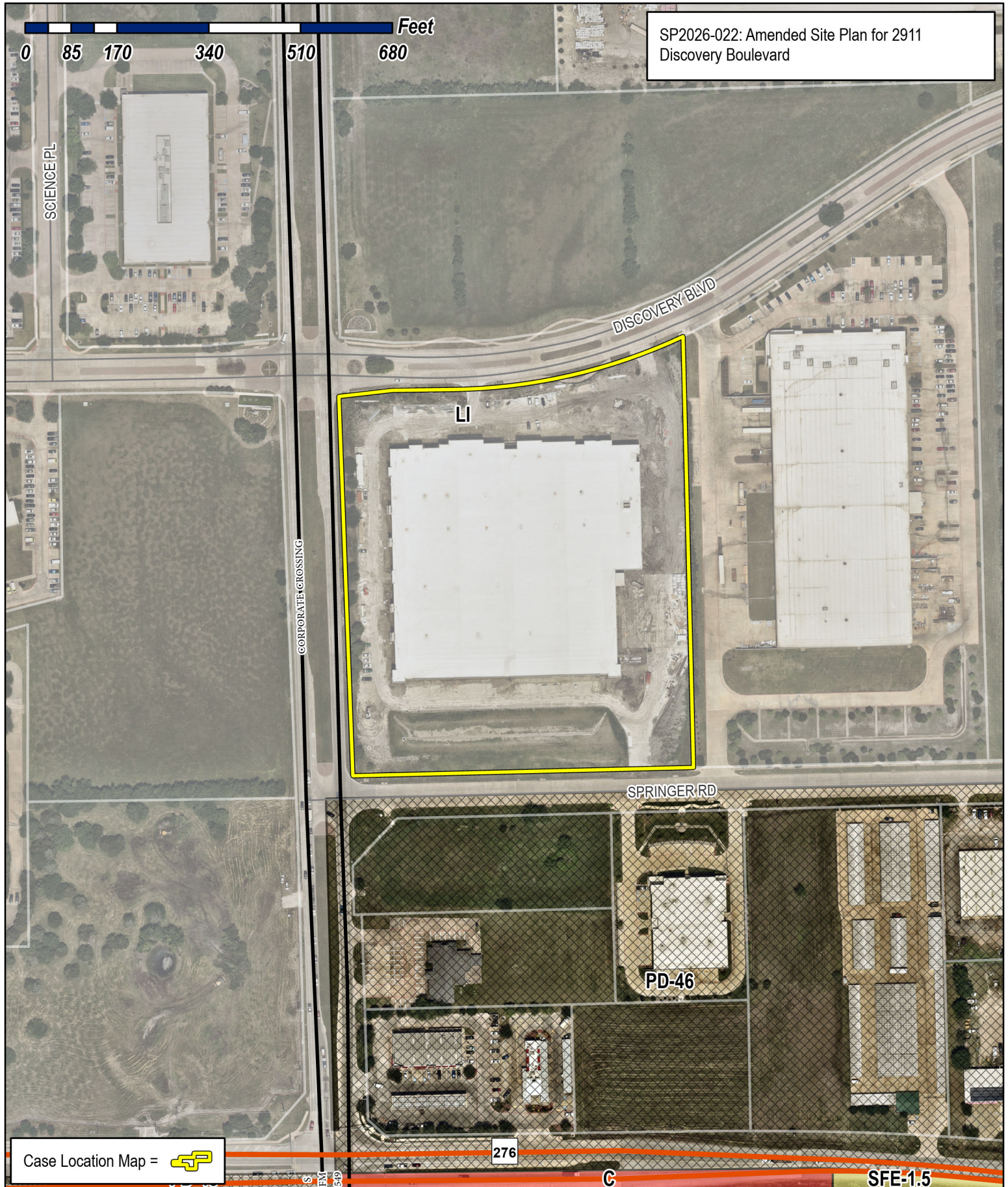
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

1/6/27



SP2026-022: Amended Site Plan for 2911
Discovery Boulevard



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.





10 June 2026

Bethany Ross
Planner
City of Rockwall
brass@rockwall.com
972.772.6488

RE : Site Plan Submittal : Chewters Chocolates
2911 Discovery Boulevard
Lot 1, Block B Rockwall Technology Park

Ms. Ross,

We first want to thank you for the continued assistance with this project starting in 2022 and with this submittal 4 years later! The building is coming along well – looks great – and we are proud to have another successful project in Rockwall. Pursuant to our recent conversations, we are submitting to Planning and Zoning a few changes / additions to the approved Site Plan. The primary reason for the submit is the addition of a chiller to the property. This was not known during the design phase – the need for this piece of equipment was fairly recent. Additionally, we have made some modifications to the Landscape Design of the project.

Chiller : The chiller addition to the East side of the building is proposed as being screened from the North by a proposed concrete wall (detailed on the attached A100.2 sheet). The concrete wall will be painted to match the adjacent building wall. It is shown as taller and wider than the chiller itself. The South side of the chiller will be, by default, screened from view by the tiered landscape design which was (and is) a part of the Landscape Design to screen the truck docks. We feel that sufficiently screens the chiller which is over 400' north of Springer Road. That leaves the East side of the site. We are requesting that the existing vegetation be considered sufficient to screen the chiller from the West side of the adjacent building. Both buildings are industrial buildings and this is the "dock" side of that building. We have included the recent aerial photography to show the condition of this vegetation.

Landscape Design : Our Client, Chewters / ChocXO is looking to improve the food safety aspects of their manufacturing plant. Through an audit they conducted, it was determined that maximizing food safety (pest control) is best achieved by increasing the distance between vegetation and the building itself. This starts primarily by having a little over 3' (1M) of rock all the way around the building. From there, there is a 10' (3M) setback for shrubs. Then a 32' (10M) setback for trees. The landscape design that we are submitting meets both these criteria and the requirements of Rockwall. We were able to move and adjust to accomplish a great compromise – keeping the food safety paramount while achieving the same landscape aesthetic we started with and was approved by Rockwall.

Enclosed within this package is the following :

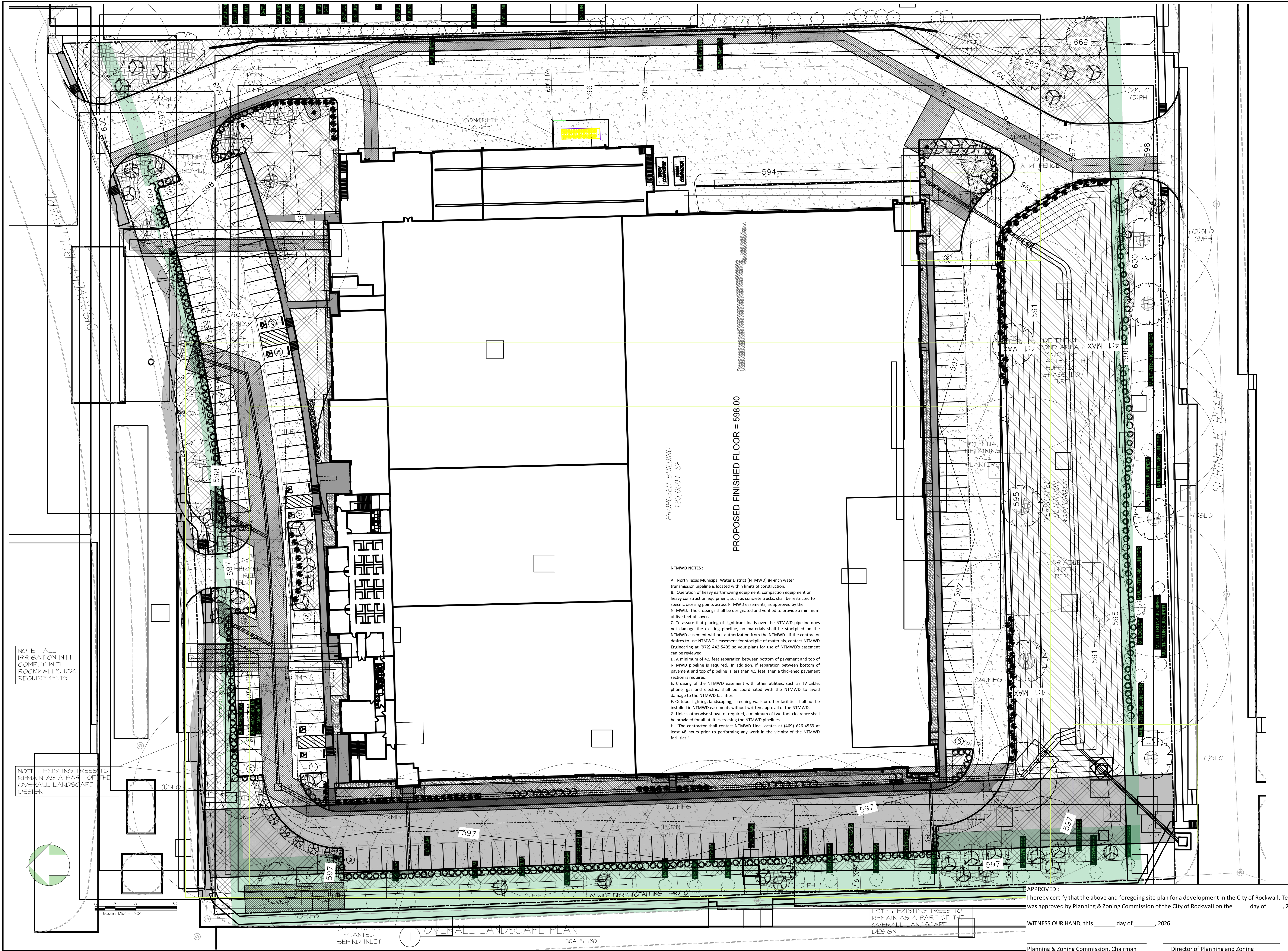
1. Development Application
2. Landscape Design Plans
3. Architectural Sheet 100.2 (the design and details of the proposed Chiller and screening)
4. The aerial photographs from May 2026

After you have had a chance to review the submittal, please contact me to discuss any questions that arise. We are happy to supply any additional information needed.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Matthew J Peterson'.

Matthew J Peterson, AIA
Vice-President of Design & Development



NOTE: ALL IRRIGATION WILL COMPLY WITH ROCKWALL'S UDC REQUIREMENTS

NOTE: EXISTING TREES TO REMAIN AS A PART OF THE OVERALL LANDSCAPE DESIGN

NTMWD NOTES:

A. North Texas Municipal Water District (NTMWD) 84-inch water transmission pipeline is located within limits of construction.

B. Operation of heavy earthmoving equipment, compaction equipment or heavy construction equipment, such as concrete trucks, shall be restricted to specific crossing points across NTMWD easements, as approved by the NTMWD. The crossings shall be designated and verified to provide a minimum of five-feet of cover.

C. To assure that placing of significant loads over the NTMWD pipeline does not damage the existing pipeline, no materials shall be stockpiled on the NTMWD easement without authorization from the NTMWD. If the contractor desires to use NTMWD's easement for stockpile of materials, contact NTMWD Engineering at (972) 442-5405 so your plans for use of NTMWD's easement can be reviewed.

D. A minimum of 4.5 feet separation between bottom of pavement and top of NTMWD pipeline is required. In addition, if separation between bottom of pavement and top of pipeline is less than 4.5 feet, then a thickened pavement section is required.

E. Crossing of the NTMWD easement with other utilities, such as TV cable, phone, gas and electric, shall be coordinated with the NTMWD to avoid damage to the NTMWD facilities.

F. Outdoor lighting, landscaping, screening walls or other facilities shall not be installed in NTMWD easements without written approval of the NTMWD.

G. Unless otherwise shown or required, a minimum of two-foot clearance shall be provided for all utilities crossing the NTMWD pipelines.

H. "The contractor shall contact NTMWD Line Locates at (469) 626-4569 at least 48 hours prior to performing any work in the vicinity of the NTMWD facilities."

APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the ____ day of ____, 2026

WITNESS OUR HAND, this ____ day of ____, 2026

Planning & Zoning Commission, Chairman Director of Planning and Zoning

PLAN STATUS		
REV.	DATE	CHANGE BY
	06.17.2022	SITE PLAN SUBMITTAL MP
	07.06.2022	SP RESUBMITTAL MP
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	07.17.2024	CITY COMMENTS MP
	10.02.2024	FIRE HYDRANT MP

CHEWTERS CHOCOLATE
2911 DISCOVERY BLVD / LOT 1 BLOCK B
ROCKWALL TECH PARK, PH II
ROCKWALL, TEXAS



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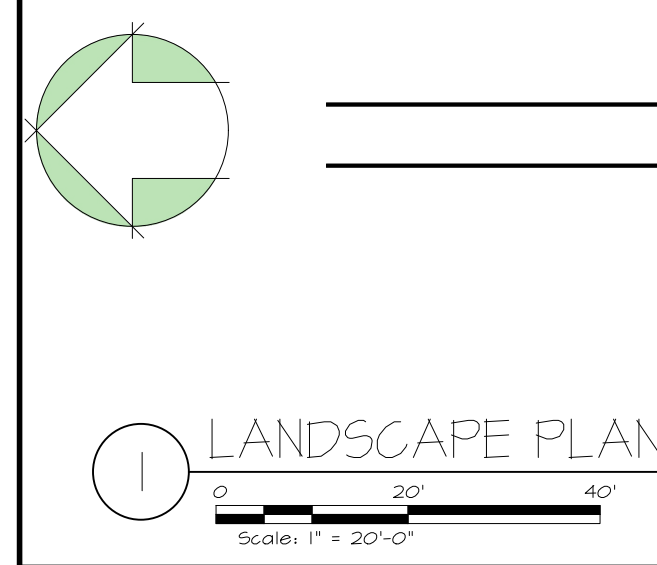
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APPLICANT:

DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

DESIGN	DRAWN	CHKD
MP	MP	MP
CHEWTERS CHOCOLATE		
Case No.	SP2022-34	
DATE:	2026.05.07	
LANDSCAPE		
L-1		



Planning & Zoning Commission, Chairman	Director of Planning and Zoning
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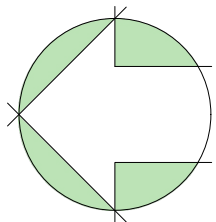
LANDSCAPE

L-2

CHEWTERS CHOCOLATE
2911 DISCOVERY BLVD /LOT 1 BLOCK B
ROCKWALL TECH PARK, PH II
ROCKWALL, TEXAS

NOTE : ALL IRRIGATION WILL COMPLY WITH ROCKWALL'S UDC REQUIREMENTS

NOTE : EXISTING TREES TO REMAIN AS A PART OF THE OVERALL LANDSCAPE DESIGN



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CHEWTERS CHOCOLATE

16-Jun-22
Revised: 10-Jul-22 & 11-Nov-22 & 7-May-26

SITE TABULATIONS :

TOTAL SITE AREA :	463,889 SF	10.65 AC
TOTAL IMPERVIOUS :	340,010 SF	7.81 AC

ROADS + PARKING :	130,965 SF	3.007 AC
BUILDING :	189,866 SF	4.359 AC
BUILDING SIDEWALKS :	8,631 SF	0.198 AC
EXISTING SIDEWALKS :	3,586 SF	0.082 AC
ROW SIDEWALKS :	6,962 SF	0.160 AC

REQUIRED LANDSCAPE :	15% OF TOTAL AREA
	69583 SF 1.60 AC

PROPOSED LANDSCAPE :	
TURF / GRASS AREA :	40,918 SF 0.939 AC
MULCHED BEDS :	23,439 SF 0.538 AC
GRASSED PORTION OF DETENTION :	33,109 SF 0.760 AC

LANDSCAPE PROVIDED :	97,466 SF* 2.238 AC
----------------------	---------------------

*THE EXISTING TREES ON CORPORATE CROSSING & SPRINGER NOT COUNTED IN THIS CALCULATION

REQUIRED PARKING :

OFFICE :	7925 SF	1/300	26 SPACES
RETAIL :	2700 SF	1/250	11 SPACES
WAREHOUSE :	90500 SF	1/1000*	91 SPACES
MANUFACTURING :	85161 SF	1/500*	170 SPACES

*AS DETERMINED BY DIRECTOR IS MORE APPROPRIATE

TOTAL PARKING REQUIRED (WITHOUT DIRECTOR CONSIDERATION):

298 SPACES

PARKING PROVIDED :

OFFICE :	26 SPACES
RETAIL :	12 SPACES
WAREHOUSE :	20 SPACES
MANUFACTURING :	108 SPACES

166 SPACES

NOTE : INCLUDED WITHIN THE PROVIDED PARKING SPACES ARE 6 ACCESSIBLE PARKING SPACES

SYMBOL	QTY	COMMON NAME	ABBR	BOTANICAL NAME	SIZE AND CHARACTERISTICS	TYPICAL SPACING
	17	SOUTHERN LIVE OAK	SLO	Quercus Virginiana	5" CALIPER MINIMUM, 12' HT.; 4" SPREAD; 4" BRANCH HT. (CONTAINER GROWN)	MIN. 40' O.C.
	1	CEDAR ELM	CE	Ulmus Crassifolia	4" CALIPER MINIMUM, 9' HT.; 3" SPREAD; 3" BRANCH HT. (CONTAINER GROWN)	MIN. 24' O.C.
	43	POSSUMHAW HOLLY	PH	Unigadia Speciosa	MULTI-TRUNK, MIN. 4" HT., FULL / EVEN BRANCHING	± 10'
	14	YAPON HOLLY	YH	Ilex Vomitoria (Yapon)	5 GAL., 48" HT., FULL/EVEN BRANCHING, MATCHING	± 10'
	64	DWARF BURFORD HOLLY	DBH	Ilex cornuta burfordii nana	5 GAL., 32" TALL, FULL/EVEN BRANCHING, MATCHING	REF. PLAN
	236	TEXAS SAGE	TS	Leucophyllum Sp.	30" MIN. HT., EVEN BRANCHING AND MATCHING	3'
	11	ROSEMARY	RTS	Leucophyllum	24" MIN. HT., EVEN BRANCHING AND MATCHING	± 6'
	134	MEXICAN FEATHER GRASS	MFG	Sorghastrum nutans	3 GAL.	± 3'-5'
		BERMUDA GRASS (TURF)		Cynodon Dactylon X C. transvaalensis	ALL TURF GRASS TO BE BERMUDA	40,918 SF
		BUFFALO GRASS		Buchloe Dactyloides	DETENTION POND NATIVE GRASS	33,109 SF
		MULCHED BEDS				23,439 SF
		ROCK				4,921 SF

APPROVED :

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the ____ day of ____, 2026

WITNESS OUR HAND, this ____ day of ____, 2026

Planning & Zoning Commission, Chairman Director of Planning and Zoning

CHEWTERS CHOCOLATE
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ROCKWALL, TEXAS



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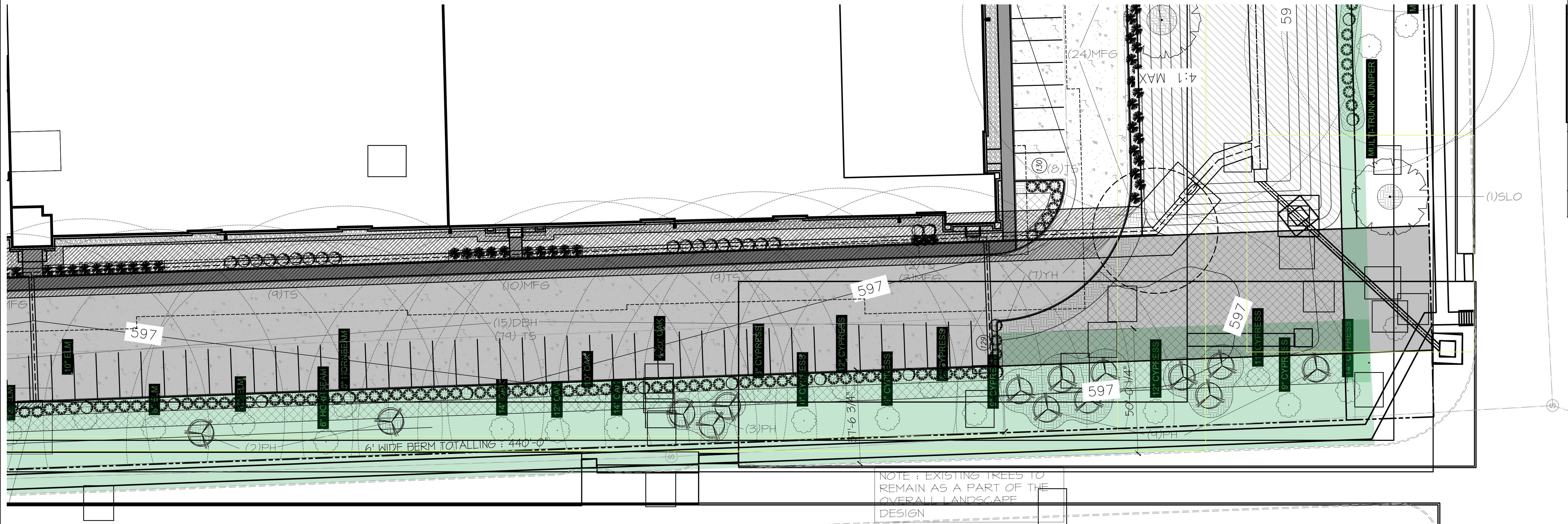
DESIGN	DRAWN	CHKD
MP	MP	MP

CHEWTERS CHOCOLATE

Case No. SP2022-34

DATE: 2026.05.07

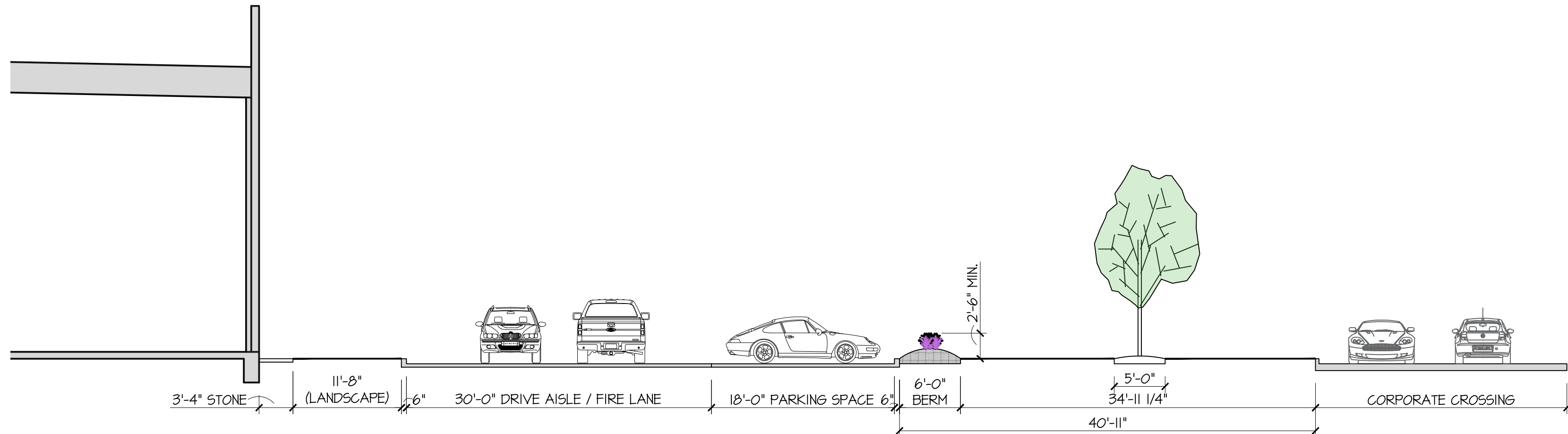
LANDSCAPE
L-3



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CORPORATE CROSSING



CHEWTERS CHOCOLATE

16-Jun-22
Revised: 10-Jul-22 & 11-Nov-22 & 7-May-26

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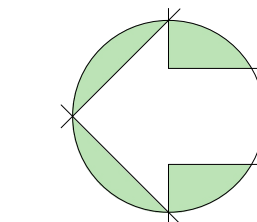
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LANDSCAPE PLAN

Scale: 1" = 20'-0"
Scale: 1" = 20'-0"

SYMBOL	QTY	COMMON NAME	ABBR	BOTANICAL NAME	SIZE AND CHARACTERISTICS	TYPICAL SPACING
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	9	CEDAR ELM	CE	Ulmus Crassifolia	4" CALIPER MINIMUM, 9' HT., 3' SPREAD; 3' BRANCH HT. (CONTAINER GROWN)	MIN. 24' O.C.
	43	POSSUMHAW HOLLY	PH	Ulmagnolia Speciosa	MULTI-TRUNK, MIN. 4' HT., FULL / EVEN BRANCHING	± 10'
	14	YAPON HOLLY	YH	Ilex Vomitoria (Yaupon)	5 GAL., 48" HT., FULL/EVEN BRANCHING, MATCHING	± 10'
	64	DWARF BURFORD HOLLY	DBH	Ilex cornuta 'burfordii nana'	5 GAL., 32" TALL, FULL/EVEN BRANCHING, MATCHING	REF. PLAN
	236	TEXAS SAGE	TS	Leucophyllum Sp.	30" MIN. HT., EVEN BRANCHING AND MATCHING	3'
	11	ROSEMARY	CTS	Leucophyllum	24" MIN. HT., EVEN BRANCHING AND MATCHING	± 6'
	134	MEXICAN FEATHER GRASS	MF6	Sorghastrum nutans	3 GAL.	± 3'-5'
		BERMUDA GRASS (TURF)		Cynodon Dactylon x C. transvaalensis	ALL TURF GRASS TO BE BERMUDA	40,918 SF
		BUFFALO GRASS		Buchloe Dactyloides	DETENTION POND NATIVE GRASS	33,109 SF
		MULCHED BEDS				23,439 SF
		ROCK				4,821 SF

APPROVED :

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the ____ day of ____, 2026

WITNESS OUR HAND, this ____ day of ____, 2026

Planning & Zoning Commission, Chairman
Director of Planning and Zoning

CHEWTERS CHOCOLATE
2911 DISCOVERY BLVD / LOT 1 BLOCK B
ROCKWALL TECH PARK, PH II
ROCKWALL, TEXAS



db constructors, inc.

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604.515.7117

APPLICANT :

DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

DESIGN	DRAWN	CHKD
MP	MP	MP

CHEWTERS CHOCOLATE

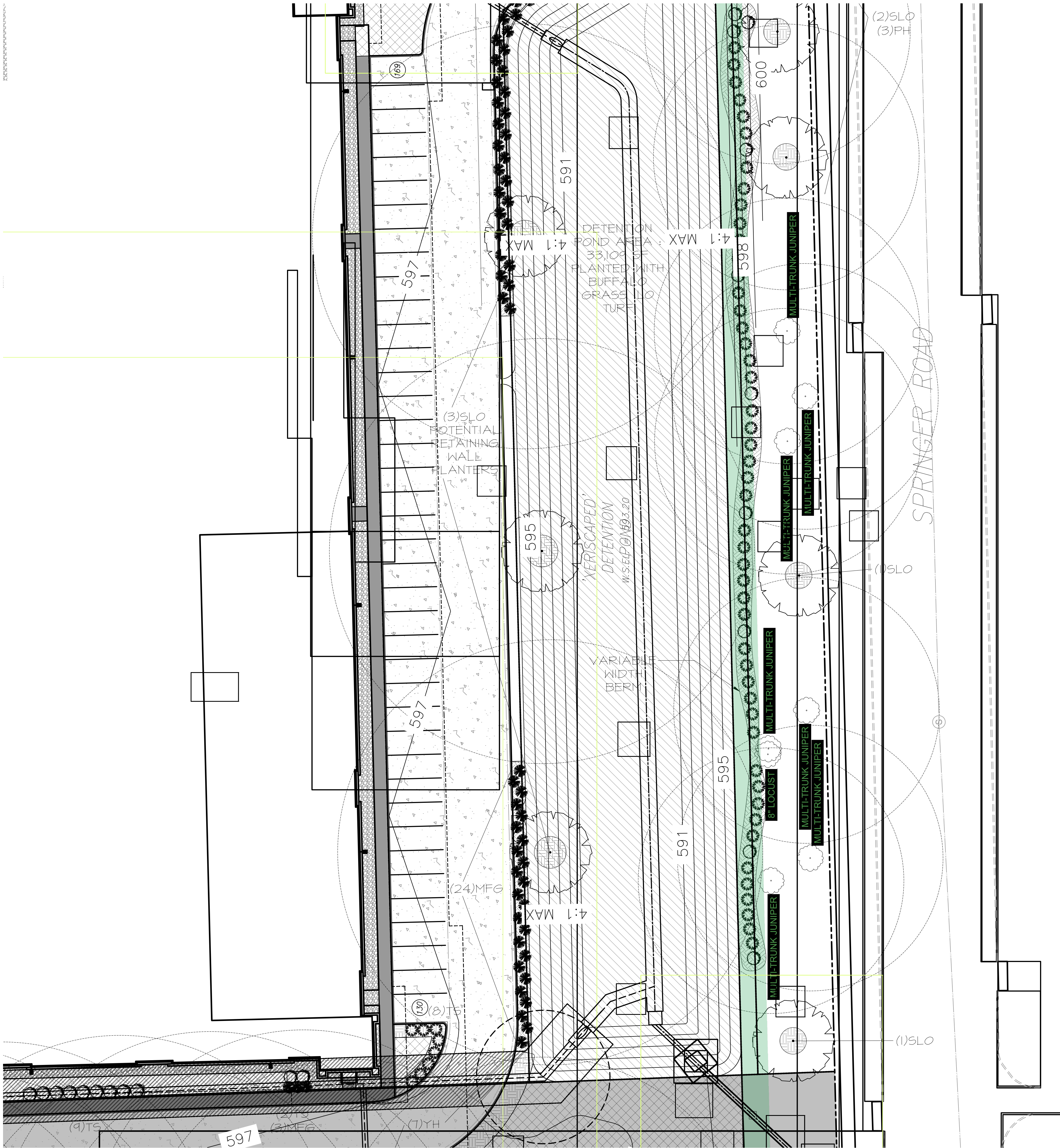
Case No. SP2022-34

DATE: 2026.05.07

LANDSCAPE
L-4

05.07.2026 JC - FOOD SAFETY MEASURES MP

REV.	DATE	CHANGE	BY
	06.17.2022	SITE PLAN SUBMITTAL	MP
	07.06.2022	SP RESUBMITTAL	MP
	07.10.2022	REVISED LANDSCAPE	MP
	11.10.2022	CITY COMMENTS	MP
	05.25.2024	CIVIL REV / NTMWD	MP
	07.17.2024	CITY COMMENTS	MP
	10.03.2024	FIRE HYDRANT	MP



NTMWD NOTES :

- A. North Texas Municipal Water District (NTMWD) 84-inch water transmission pipeline is located within limits of construction.
- B. Operation of heavy earthmoving equipment, compaction equipment or heavy construction equipment, such as concrete trucks, shall be restricted to specific crossing points across NTMWD easements, as approved by the NTMWD. The crossings shall be designated and verified to provide a minimum of five-feet of cover.
- C. To assure that placing of significant loads over the NTMWD pipeline does not damage the existing pipeline, no materials shall be stockpiled on the NTMWD easement without authorization from the NTMWD. If the contractor desires to use NTMWD's easement for stockpile of materials, contact NTMWD Engineering at (972) 442-5405 so your plans for use of NTMWD's easement can be reviewed.
- D. A minimum of 4.5 feet separation between bottom of pavement and top of NTMWD pipeline is required. In addition, if separation between bottom of pavement and top of pipeline is less than 4.5 feet, then a thickened pavement section is required.
- E. Crossing of the NTMWD easement with other utilities, such as TV cable, phone, gas and electric, shall be coordinated with the NTMWD to avoid damage to the NTMWD facilities.
- F. Outdoor lighting, landscaping, screening walls or other facilities shall not be installed in NTMWD easements without written approval of the NTMWD.
- G. Unless otherwise shown or required, a minimum of two-foot clearance shall be provided for all utilities crossing the NTMWD pipelines.
- H. "The contractor shall contact NTMWD Line Locates at (469) 626-4569 at least 48 hours prior to performing any work in the vicinity of the NTMWD facilities."

CHEWTERS CHOCOLATE

16-Jun-22
Revised: 10-Jul-22 & 11-Nov-22 & 7-May-26

SITE TABULATIONS :

TOTAL SITE AREA : 463,889 SF 10.65 AC
TOTAL IMPERVIOUS : 340,010 SF 7.81 AC

ROADS + PARKING :	130,965 SF	3.007 AC
BUILDING :	189,866 SF	4.359 AC
BUILDING SIDEWALKS :	8,631 SF	0.198 AC
EXISTING SIDEWALKS :	3,586 SF	0.082 AC
ROW SIDEWALKS :	6,962 SF	0.160 AC

REQUIRED LANDSCAPE : 15% OF TOTAL AREA
69583 SF 1.60 AC

PROPOSED LANDSCAPE :		
TURF / GRASS AREA :	40,918 SF	0.939 AC
MULCHED BEDS :	23,439 SF	0.538 AC
GRASSED PORTION OF DETENTION :	33,109 SF	0.760 AC

LANDSCAPE PROVIDED : 97,466 SF* 2.238 AC

*THE EXISTING TREES ON CORPORATE CROSSING & SPRINGER NOT COUNTED IN THIS CALCULATION

REQUIRED PARKING :

OFFICE :	7925 SF	1/300	26 SPACES
RETAIL :	2700 SF	1/250	11 SPACES
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MANUFACTURING :	85161 SF	1/500*	170 SPACES

*AS DETERMINED BY DIRECTOR IS MORE APPROPRIATE

TOTAL PARKING REQUIRED (WITHOUT DIRECTOR CONSIDERATION):

298 SPACES

PARKING PROVIDED :

OFFICE :	26 SPACES
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166 SPACES

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Director of Planning and Zoning

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DESIGN DRAWN CHKD

MP MP MP

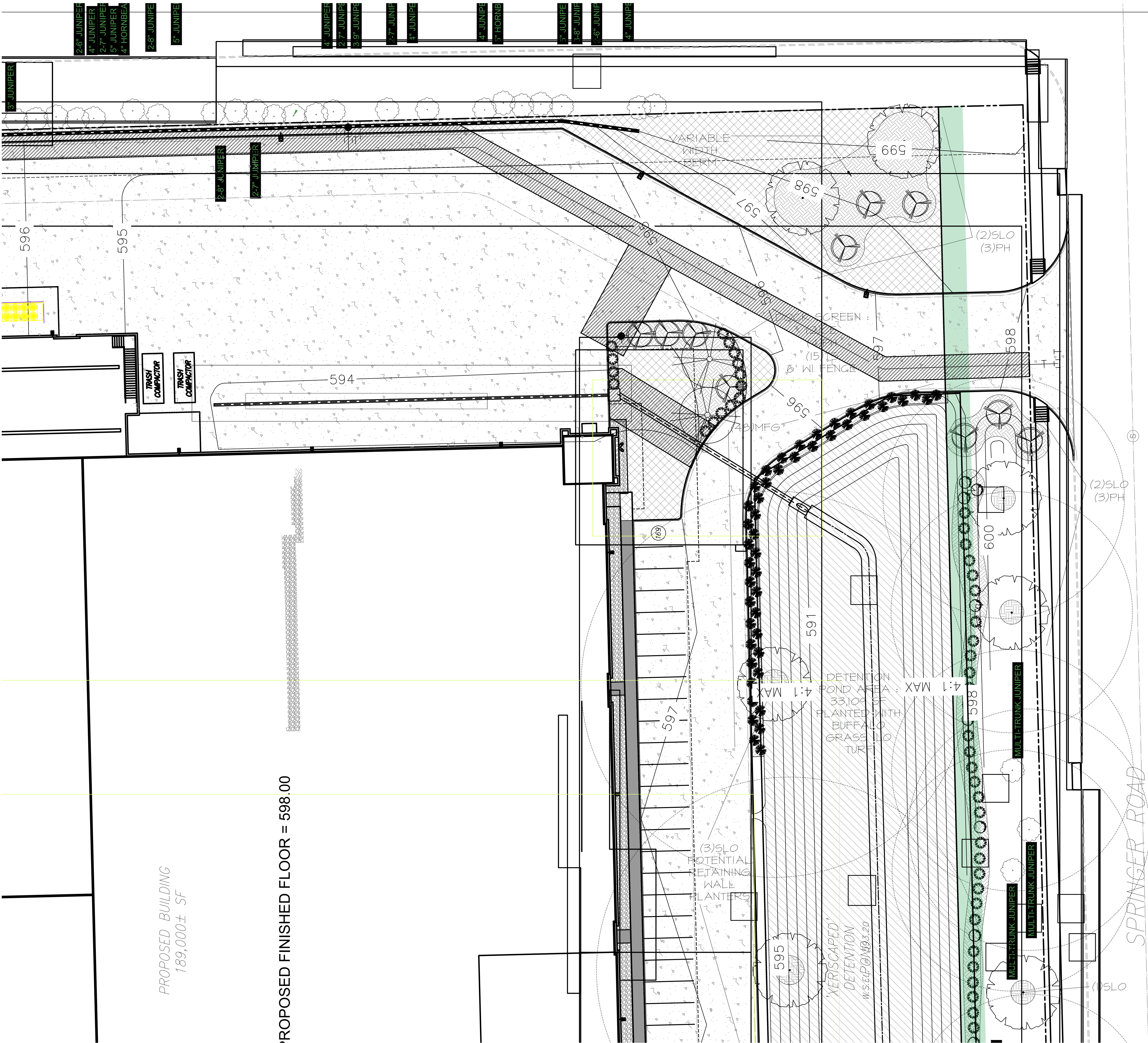
CHEWTERS CHOCOLATE

Case No. SP2022-34

DATE: 2026.05.07

LANDSCAPE

L-5



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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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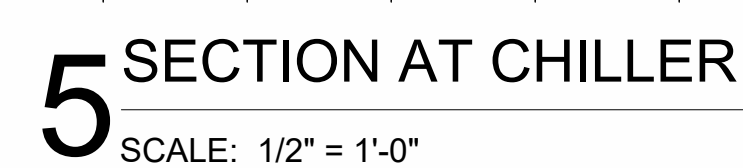
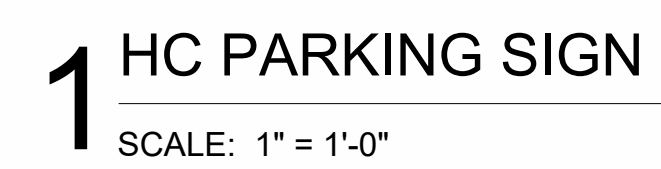
CHEWTERS CHOCOLATE

Case No. SP2022-34

DATE: 2026.05.07

LANDSCAPE

L-6



SHEET TITLE

ENLARGED SITE
PLANS, DETAILS,
& LARGE CHILLER

PROJ. NO.	2403	SHEET NO. A-100.
DATE	05-27-25	
DRWN	DSGN	









DATE: July 1, 2026

TO: Matthew Peterson
DB Constructors, Inc.
2400 Great Southwest Parkway
Fort Worth, Texas 76106

CC: Richard Foley
Foley US Landco LLC
1260 Thatch Palm Drive
Boca Raton, Florida 33432

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

SUBJECT: SP2026-022; *Amended Site Plan for Chewfers Chocolates*

Matthew:

This letter serves to notify you that the above referenced case (*i.e. Amended Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on June 30, 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.

Planning and Zoning Commission

On June 30, 2026, the Planning and Zoning Commission approved a motion to approve the Amended Site Plan by 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