



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 \$ 230.00
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)¹
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION NORTH-WEST CORNER OF JOHN KING BLVD AND AIRPORT RD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AGRICULTURAL

CURRENT USE RAW LAND

PROPOSED ZONING COMMERCIAL

PROPOSED USE CONVENIENCE STORE, RESTAURANT, CARWASH

ACREAGE 1.650

LOTS [CURRENT]

LOTS [PROPOSED]

- ☒ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☒ OWNER BTJ Holdings

☒ APPLICANT TRINITY RIVER DEVELOPMENT LLC

CONTACT PERSON Aaron Albright

CONTACT PERSON JOSEPH BICKHAM

ADDRESS 100 N Central Exp way
suite 400

ADDRESS 801 S. RIVERFRONT BLVD

CITY, STATE & ZIP Richardson TX 75080

CITY, STATE & ZIP DALLAS, TX 75207

PHONE 214 449 4632

PHONE 469-203-0159

E-MAIL aaron@albrightland.com

E-MAIL JBICKHAM@FUELITY.COM

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE AGENT FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 230.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 17 DAY OF APRIL, 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 17 DAY OF APRIL, 2025

OWNER'S SIGNATURE Aaron Albright

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



LEGEND

TSPS STANDARD LAND SURVEY

- = MONUMENT FOUND (AS NOTED)
- = MONUMENT SET (AS NOTED)
- = MONUMENT NOT FOUND OR SET
- IRF = IRON REBAR FOUND (AS NOTED)
- CIRF = CAPPED IRON REBAR FOUND (AS NOTED)
- CIRS = CAPPED IRON REBAR SET (AS NOTED)
- R.O.W. = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING

- = ADJOINING PROPERTY LINE
- = PROPERTY LINE
- x-x-x-x- = FENCE

1/2" CIRF "CBG SURVEYING"

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N69°55'17"W	123.82'
L2	N69°42'12"W	14.21'
L3	N62°29'59"W	71.52'

BYJ HOLDINGS, LLC
REMAINDER OF CALLED 34.4 ACRES
DOC.#2024-11269
O.P.R.R.C.T.

**1.650 ACRES
71,866 SQUARE FEET**

N. BUTLER SURVEY
ABSTRACT NO. 20

CORNERSTONE COMMUNITY
CHURCH OF ROCKWALL, INC.
CALLED 6.00 ACRES
DOC.#20170000001154
O.P.R.R.C.T.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AND ZONE "A", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0040L, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008, AND COMMUNITY PANEL NO. 48397C0045L, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

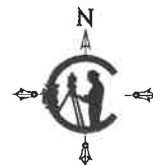
ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE "A" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, NO BASE FLOOD ELEVATIONS DETERMINED.

NOTE:

Bearings, coordinates and distances are based on U.S. State Plane NAD 1983 Coordinates, Texas North Central Zone (4202).

This survey was prepared without the benefit of a title commitment. There may be easements of record that are not shown.



PROJECT: AIRPORT RD & JOHN KING BLVD
PROJECT AFE:
TRACT NO.:
LOCATION: ROCKWALL, TEXAS
DRAWN BY: CDM
REVISION:
PAGE NO.: 2 OF 2

PLAT SHOWING 1.650 ACRES IN THE N. BUTLER SURVEY, ABSTRACT NO. 20, IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE: 1" = 100'

0 100 200

CROWLEY SURVEYING

FRN:10046500
117 West Archer Street
Jacksboro, TX 76458
(469) 850-CPLS(2757)
acrowley@crowleysurveying.com



**CROWLEY
SURVEYING**

TSPS STANDARD LAND SURVEY

LEGAL DESCRIPTION OF 1.650 ACRES

All that certain 1.650 acre tract of land being situated in the N. Butler Survey, Abstract Number 20, in the City of Rockwall, Rockwall County, Texas, and being part of a called 34.4 acre tract of land described in a deed to BYJ Holdings, LLC, recorded in Document Number 2024-11269 of the Official Public Records of said county, and said 1.650 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rebar found in the occupied west right-of-way of N John King Boulevard, a 120-foot-wide public right-of-way (by use and occupation), said point being the northwest corner of a called 0.815 acre tract of land described in "Exhibit A" as "Proposed 205 ByPass", recorded in Volume 5913, Page 123 of the Deed Records of said county, and being in the north line of a called 16.84 acre tract of land described in a deed to Rockwall Property Corporation, recorded in Document Number 2006-00358953 of said Official Public Records;

THENCE North 72°36'36" West, with the dividing line of said 34.4 acre tract and said 16.84 acre tract, a distance of 232.53 feet to a 3/8 inch iron rebar found;

THENCE North 69°55'17" West, continuing with said dividing line, a distance of 123.82 feet to a 1/2 inch iron rebar with cap stamped "RPLS 5034" found for the northeast corner of a called 6.00 acre tract of land described in a deed to Cornerstone Community Church of Rockwall, Inc., recorded in Document Number 20170000001154 of said Official Public Records;

THENCE North 69°42'12" West, with the dividing line of said 34.4 acre tract and said 6.00 acre tract, a distance of 14.21 feet to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set;

THENCE North 62°29'59" West, continuing with said dividing line, a distance of 71.52 feet to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set;

THENCE North 39°46'39" East, departing said dividing line, a distance of 171.48 feet to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set;

THENCE South 88°48'09" East, a distance of 242.92 feet to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set in the occupied west right-of-way line of said N John King Boulevard;

THENCE South 12°42'19" East, with said west right-of-way line, a distance of 283.61 feet to the **POINT OF BEGINNING**, containing 1.650 acres or 71,866 square feet, more or less.

STATE OF TEXAS
COUNTY OF ROCKWALL

I hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice Requirements for a Category 1A, Condition 3, TSPS Standard Land Survey and was conducted on the ground on March 19, 2025 and is true and correct to the best of my knowledge.

Original signed and stamped in **green** ink.

ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 DATE



PRELIMINARY:
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR
VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT.

PROJECT: AIRPORT RD & JOHN KING BLVD
PROJECT AFE:
TRACT NO.:
LOCATION: ROCKWALL, TEXAS
DRAWN BY: CDM
REVISION:
PAGE NO.: 1 OF 2

DESCRIPTION OF 1.650 ACRES IN THE N.
BUTLER SURVEY, ABSTRACT NO. 20, IN
THE CITY OF ROCKWALL, ROCKWALL
COUNTY, TEXAS

CROWLEY SURVEYING

FRN:10046500
117 West Archer Street
Jacksboro, TX 76458
(469) 850-CPLS(2757)
acrowley@crowleysurveying.com



**CROWLEY
SURVEYING**



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.

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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
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ZONING APPLICATION FEES:

- ☒ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹ \$ 230.00
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OTHER APPLICATION FEES:

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NOTES:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION NORTH-WEST CORNER OF JOHN KING BLVD AND AIRPORT RD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AGRICULTURAL

CURRENT USE RAW LAND

PROPOSED ZONING COMMERCIAL

PROPOSED USE CONVENIENCE STORE, RESTAURANT, CARWASH

ACREAGE 1.650

LOTS [CURRENT]

LOTS [PROPOSED]

- ☒ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☒ OWNER BTJ Holdings

☒ APPLICANT TRINITY RIVER DEVELOPMENT LLC

CONTACT PERSON Aaron Albright

CONTACT PERSON JOSEPH BICKHAM

ADDRESS 100 N Central Exp way
suite 400

ADDRESS 801 S. RIVERFRONT BLVD

CITY, STATE & ZIP Richardson TX 75080

CITY, STATE & ZIP DALLAS, TX 75207

PHONE 214 449 4632

PHONE 469-203-0159

E-MAIL aaron@albrightland.com

E-MAIL JBICKHAM@FUELITY.COM

NOTARY VERIFICATION [REQUIRED]

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

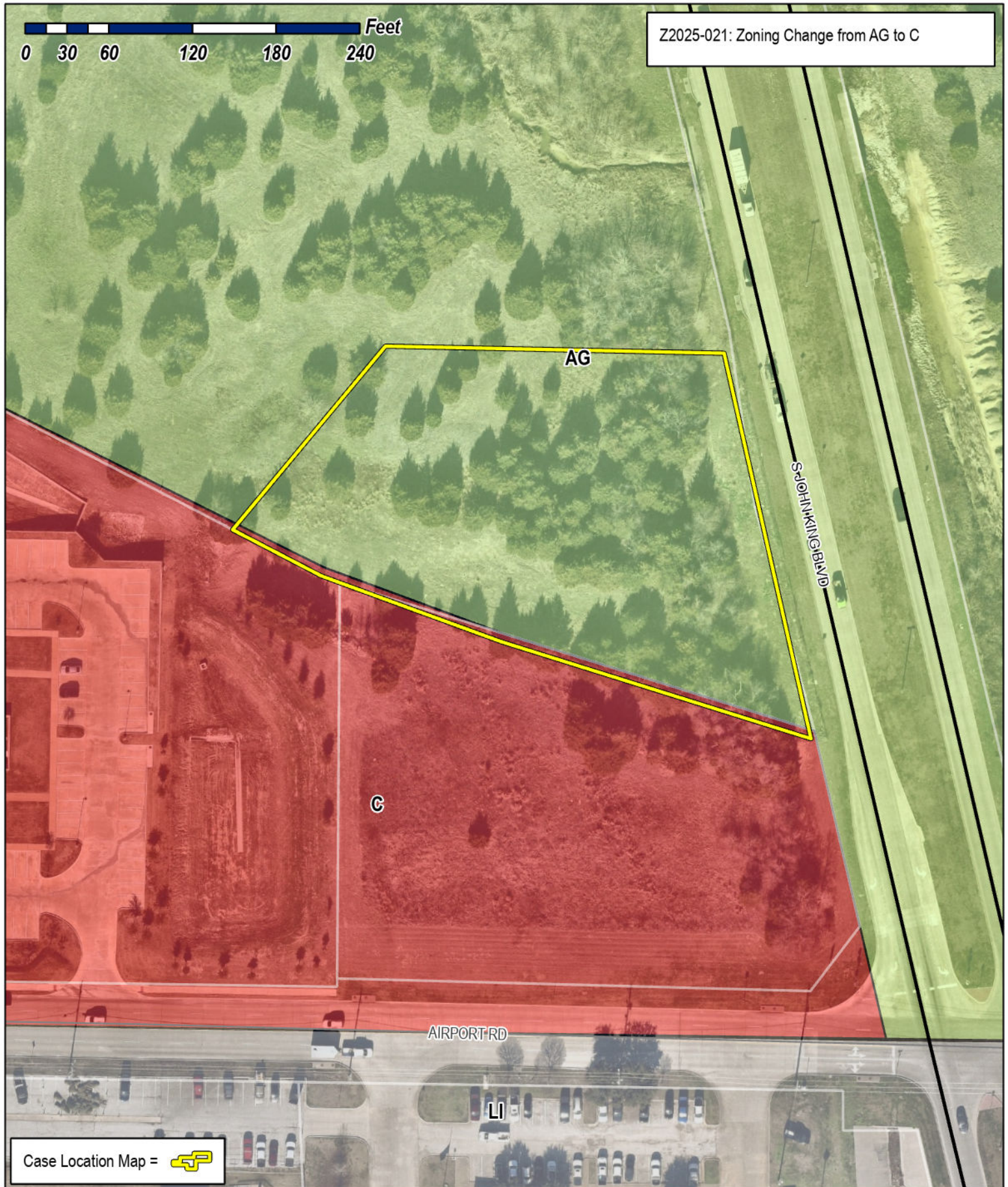
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF APRIL, 2025

OWNER'S SIGNATURE Aaron Albright

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





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.

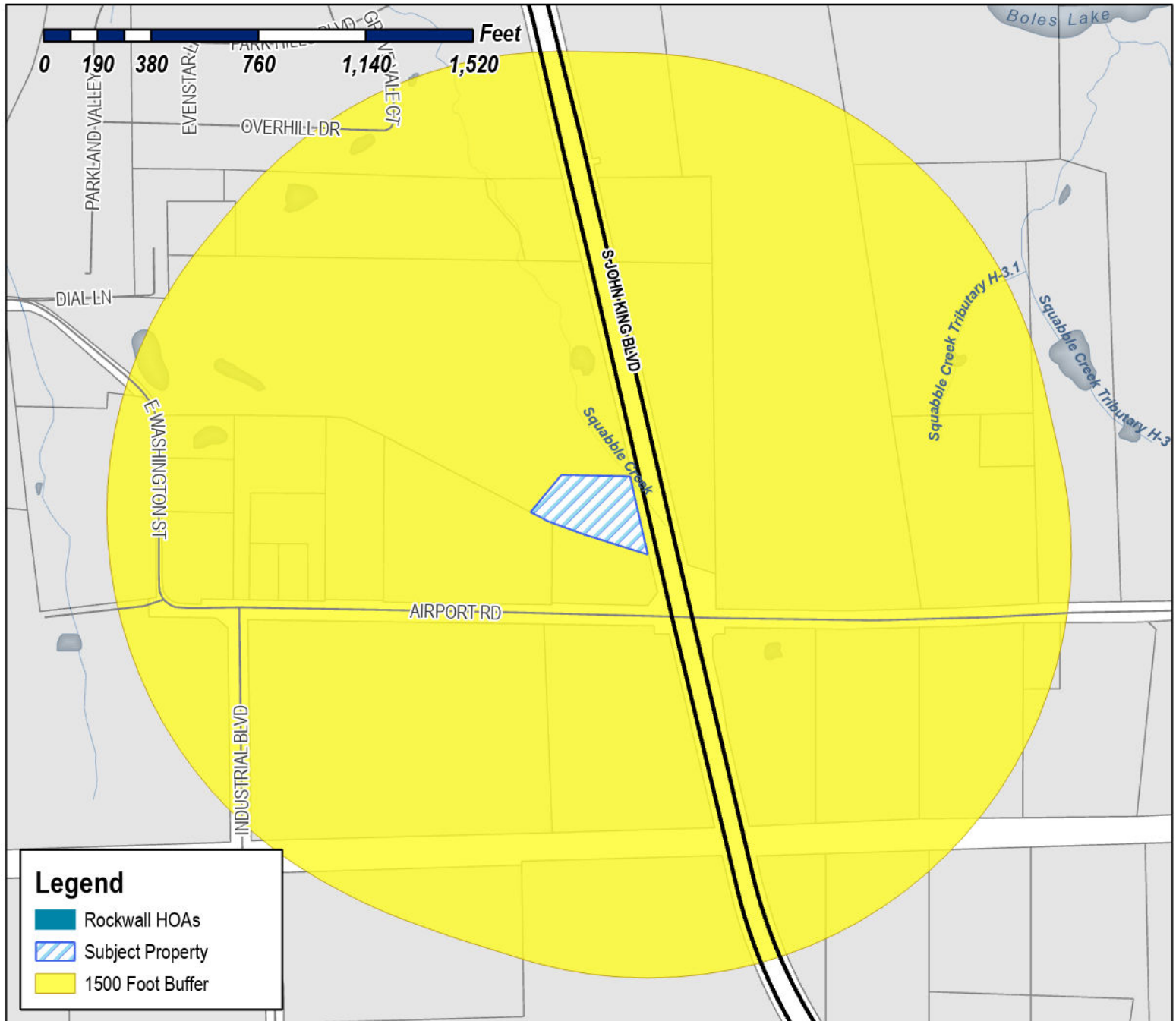




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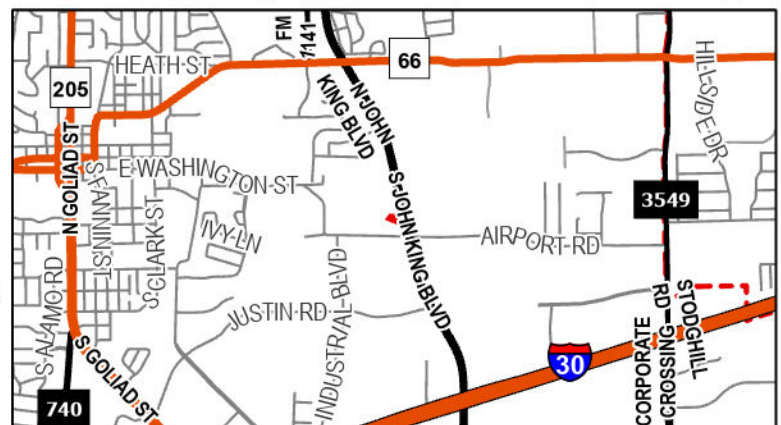
Legend

-  Rockwall HOAs
-  Subject Property
-  1500 Foot Buffer

Case Number: Z2025-021
Case Name: Zoning Change from Agricultural (AG) District to Commercial (C) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: NW Corner of John King and Airport Road

Date Saved: 4/21/2025

For Questions on this Case Call (972) 771-7745





City of Rockwall

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(P): (972) 771-7745
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Case Name: Zoning Change from Agricultural (AG) District to Commercial (C) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: NW Corner of John King and Airport Road

Date Saved: 4/22/2025

For Questions on this Case Call: (972) 771-7745



BYJ HOLDINGS, LLC
100 N Central Expy Ste 400
Richardson, TX 75080

SARO PARTNERS LLC
1450 T L TOWNSEND
ROCKWALL, TX 75032

CORNERSTONE COMMUNITY CHURCH OF
ROCKWALL
1565 AIRPORT RD
ROCKWALL, TX 75087

CITY OF ROCKWALL
1600 AIRPORT RD
ROCKWALL, TX 75087

CITY OF ROCKWALL
1600 AIRPORT RD
ROCKWALL, TX 75087

CITY OF ROCKWALL
1701 AIRPORT RD
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORPORATION
ATTN BILL BRICKER
2235 RIDGE RD STE 201
ROCKWALL, TX 75087

CORNERSTONE COMMUNITY CHURCH OF
ROCKWALL
PO BOX 2290
ROCKWALL, TX 75087

LEGEND

TSPS STANDARD LAND SURVEY

- = MONUMENT FOUND (AS NOTED)
- = MONUMENT SET (AS NOTED)
- = MONUMENT NOT FOUND OR SET
- IRF = IRON REBAR FOUND (AS NOTED)
- CIRF = CAPPED IRON REBAR FOUND (AS NOTED)
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- P.O.B. = POINT OF BEGINNING

- = ADJOINING PROPERTY LINE
- = PROPERTY LINE
- x-x-x-x- = FENCE

1/2" CIRF "CBG SURVEYING"

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N69°55'17"W	123.82'
L2	N69°42'12"W	14.21'
L3	N62°29'59"W	71.52'

BYJ HOLDINGS, LLC
REMAINDER OF CALLED 34.4 ACRES
DOC.#2024-11269
O.P.R.R.C.T.

**1.650 ACRES
71,866 SQUARE FEET**

N. BUTLER SURVEY
ABSTRACT NO. 20

CORNERSTONE COMMUNITY
CHURCH OF ROCKWALL, INC.
CALLED 6.00 ACRES
DOC.#20170000001154
O.P.R.R.C.T.

FLOOD NOTE:

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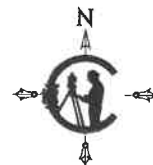
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ZONE "A" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, NO BASE FLOOD ELEVATIONS DETERMINED.

NOTE:

Bearings, coordinates and distances are based on U.S. State Plane NAD 1983 Coordinates, Texas North Central Zone (4202).

This survey was prepared without the benefit of a title commitment. There may be easements of record that are not shown.



PROJECT: AIRPORT RD & JOHN KING BLVD
PROJECT AFE:
TRACT NO.:
LOCATION: ROCKWALL, TEXAS
DRAWN BY: CDM
REVISION:
PAGE NO.: 2 OF 2

PLAT SHOWING 1.650 ACRES IN THE N. BUTLER SURVEY, ABSTRACT NO. 20, IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE: 1" = 100'

0 100 200

CROWLEY SURVEYING

FRN:10046500
117 West Archer Street
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acrowley@crowleysurveying.com



**CROWLEY
SURVEYING**

TSPS STANDARD LAND SURVEY

LEGAL DESCRIPTION OF 1.650 ACRES

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BEGINNING at a 1/2 inch iron rebar found in the occupied west right-of-way of N John King Boulevard, a 120-foot-wide public right-of-way (by use and occupation), said point being the northwest corner of a called 0.815 acre tract of land described in "Exhibit A" as "Proposed 205 ByPass", recorded in Volume 5913, Page 123 of the Deed Records of said county, and being in the north line of a called 16.84 acre tract of land described in a deed to Rockwall Property Corporation, recorded in Document Number 2006-00358953 of said Official Public Records;

THENCE North 72°36'36" West, with the dividing line of said 34.4 acre tract and said 16.84 acre tract, a distance of 232.53 feet to a 3/8 inch iron rebar found;

THENCE North 69°55'17" West, continuing with said dividing line, a distance of 123.82 feet to a 1/2 inch iron rebar with cap stamped "RPLS 5034" found for the northeast corner of a called 6.00 acre tract of land described in a deed to Cornerstone Community Church of Rockwall, Inc., recorded in Document Number 20170000001154 of said Official Public Records;

THENCE North 69°42'12" West, with the dividing line of said 34.4 acre tract and said 6.00 acre tract, a distance of 14.21 feet to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set;

THENCE North 62°29'59" West, continuing with said dividing line, a distance of 71.52 feet to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set;

THENCE North 39°46'39" East, departing said dividing line, a distance of 171.48 feet to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set;

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THENCE South 12°42'19" East, with said west right-of-way line, a distance of 283.61 feet to the **POINT OF BEGINNING**, containing 1.650 acres or 71,866 square feet, more or less.

STATE OF TEXAS
COUNTY OF ROCKWALL

I hereby certify that this survey substantially compiles with the current Texas Society of Professional Surveyors Manual of Practice Requirements for a Category 1A, Condition 3, TSPS Standard Land Survey and was conducted on the ground on March 19, 2025 and is true and correct to the best of my knowledge.

Original signed and stamped in **green** ink.

ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 DATE



PRELIMINARY:
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR
VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT.

PROJECT: AIRPORT RD & JOHN KING BLVD
PROJECT AFE:
TRACT NO.:
LOCATION: ROCKWALL, TEXAS
DRAWN BY: CDM
REVISION:
PAGE NO.: 1 OF 2

DESCRIPTION OF 1.650 ACRES IN THE N.
BUTLER SURVEY, ABSTRACT NO. 20, IN
THE CITY OF ROCKWALL, ROCKWALL
COUNTY, TEXAS

CROWLEY SURVEYING

FRN:10046500
117 West Archer Street
Jacksboro, TX 76458
(469) 850-CPLS(2757)
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**CROWLEY
SURVEYING**

PROJECT COMMENTS



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

DATE: 4/24/2025

PROJECT NUMBER: Z2025-021
PROJECT NAME: Zoning Change from AG to C
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Hold a public hearing to discuss and consider a request by Joseph Bickham of the Trinity River Development, LLC on behalf of Aaron Albright of BYJ Holdings for the approval of a Zoning Change from an Agricultural (AG) District to a Commercial (C) District for a 1.650-acre portion of a larger 31.393-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located north of the intersection of John King Boulevard and Airport Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	04/24/2025	Approved w/ Comments

04/24/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Zoning Change from an Agricultural (AG) District to a Commercial (C) District for a 1.650-acre portion of a larger 31.393-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located north of the intersection of John King Boulevard and Airport Road.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (Z2025-021) in the lower right-hand corner of all pages on future submittals.

I.4 According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is designated for Medium Density Residential land uses and is situated within the Central District. The Central District, is "...composed of a wide range of land uses that vary from single-family to industrial." Currently, the subject property is designated for Medium Density Residential land uses, which is defined as units "...greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses." If this zoning change is approved, the applicants' proposed request would require this designation to be changed from Medium Density Residential to a Commercial/Retail designation.

I.5 According to the Land Use Designations contained in the Comprehensive Plan, "(t)he Commercial/Retail land use category is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and serve adjacent residential subdivisions ... (t)hese areas should be designed with the pedestrian in mind and provide connections between the commercial land use and the adjacent residential subdivisions."

I.6 When looking at the District Strategies for the Central District, District Strategy #3 does address the establishment of Commercial/Retail Centers stating that "... commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures..." In addition, when examining strategies for existing residential developments, the Housing section of the Comprehensive Plan states that the City should "...(p)rotect existing single-family residential subdivisions from the negative effects of non-residential developments by requiring separation and screening using large berms, landscaping, and buffers to create a natural transition." [Policy #3, Goal 01; Section 02.01, Chapter 08]. In addition, the Non-Residential section of the Comprehensive Plan states that

“(n)on-residential buildings adjacent to residential properties should be designed to a residential scale to assist the transition of land uses, and mitigate any potential negative visual impacts of the commercial development.” [Policy 3, Goal 04; Chapter 09].

M.7 Please review the attached Draft Ordinance prior to the April 29, 2025 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than May 6, 2025.

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on May 6, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the May 13, 2025 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on April 29, 2025.

I.9 The projected City Council meeting dates for this case will be May 19, 2025 (1st Reading) and June 2, 2025 (2nd Reading).

I.10 All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. Please note that the applicant or a representative will need to be present for the case to be considered by the planning and zoning commission or city council.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/22/2025	Approved w/ Comments
04/22/2025: 1. Flood Study & LOMR required if impacting floodplain area. 2. Additional comments may be provided at time of site plan and engineering.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/23/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/24/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/23/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/21/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/21/2025	Approved
No Comments			

LEGEND

TSPS STANDARD LAND SURVEY

- = MONUMENT FOUND (AS NOTED)
- = MONUMENT SET (AS NOTED)
- = MONUMENT NOT FOUND OR SET
- IRF = IRON REBAR FOUND (AS NOTED)
- CIRF = CAPPED IRON REBAR FOUND (AS NOTED)
- CIRS = CAPPED IRON REBAR SET (AS NOTED)
- R.O.W. = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING
- = ADJOINING PROPERTY LINE
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- x-x-x-x- = FENCE

1/2" CIRF "CBG SURVEYING"

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N69°55'17"W	123.82'
L2	N69°42'12"W	14.21'
L3	N62°29'59"W	71.52'

BYJ HOLDINGS, LLC
REMAINDER OF CALLED 34.4 ACRES
DOC.#2024-11269
O.P.R.R.C.T.

**Flood Study & LOMR
required if impacting
floodplain area.**

**1.650 ACRES
866 SQUARE FEET**

N. BUTLER SURVEY
ABSTRACT NO. 20

CORNERSTONE COMMUNITY
CHURCH OF ROCKWALL, INC.
CALLED 6.00 ACRES
DOC.#20170000001154
O.P.R.R.C.T.

**Additional comments
may be provided at time
of site plan and
engineering.**

2008, AND COMMUNITY PANEL NO. 48397C0045L, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND IS IN A SPECIAL FLOOD HAZARD AREA, NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE "A" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, NO BASE FLOOD ELEVATIONS DETERMINED.

NOTE:

Bearings, coordinates and distances are based on U.S. State Plane NAD 1983 Coordinates, Texas North Central Zone (4202).

This survey was prepared without the benefit of a title commitment. There may be easements of record that are not shown.



PROJECT: AIRPORT RD & JOHN KING BLVD
PROJECT AFE:
TRACT NO.:
LOCATION: ROCKWALL, TEXAS
DRAWN BY: CDM
REVISION:
PAGE NO.: 2 OF 2

PLAT SHOWING 1.650 ACRES IN THE N. BUTLER SURVEY, ABSTRACT NO. 20, IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE: 1" = 100'

0 100 200

CROWLEY SURVEYING

FRN:10046500
117 West Archer Street
Jacksboro, TX 76458
(469) 850-CPLS(2757)
acrowley@crowleysurveying.com



**CROWLEY
SURVEYING**



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 \$ 230.00
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)¹
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION NORTH-WEST CORNER OF JOHN KING BLVD AND AIRPORT RD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AGRICULTURAL

CURRENT USE RAW LAND

PROPOSED ZONING COMMERCIAL

PROPOSED USE CONVENIENCE STORE, RESTAURANT, CARWASH

ACREAGE 1.650

LOTS [CURRENT]

LOTS [PROPOSED]

- ☒ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☒ OWNER BTJ Holdings

☒ APPLICANT TRINITY RIVER DEVELOPMENT LLC

CONTACT PERSON Aaron Albright

CONTACT PERSON JOSEPH BICKHAM

ADDRESS 100 N Central Exp way
suite 400

ADDRESS 801 S. RIVERFRONT BLVD

CITY, STATE & ZIP Richardson TX 75080

CITY, STATE & ZIP DALLAS, TX 75207

PHONE 214 449 4632

PHONE 469-203-0159

E-MAIL aaron@albrightland.com

E-MAIL JBICKHAM@FUELITY.COM

NOTARY VERIFICATION [REQUIRED]

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

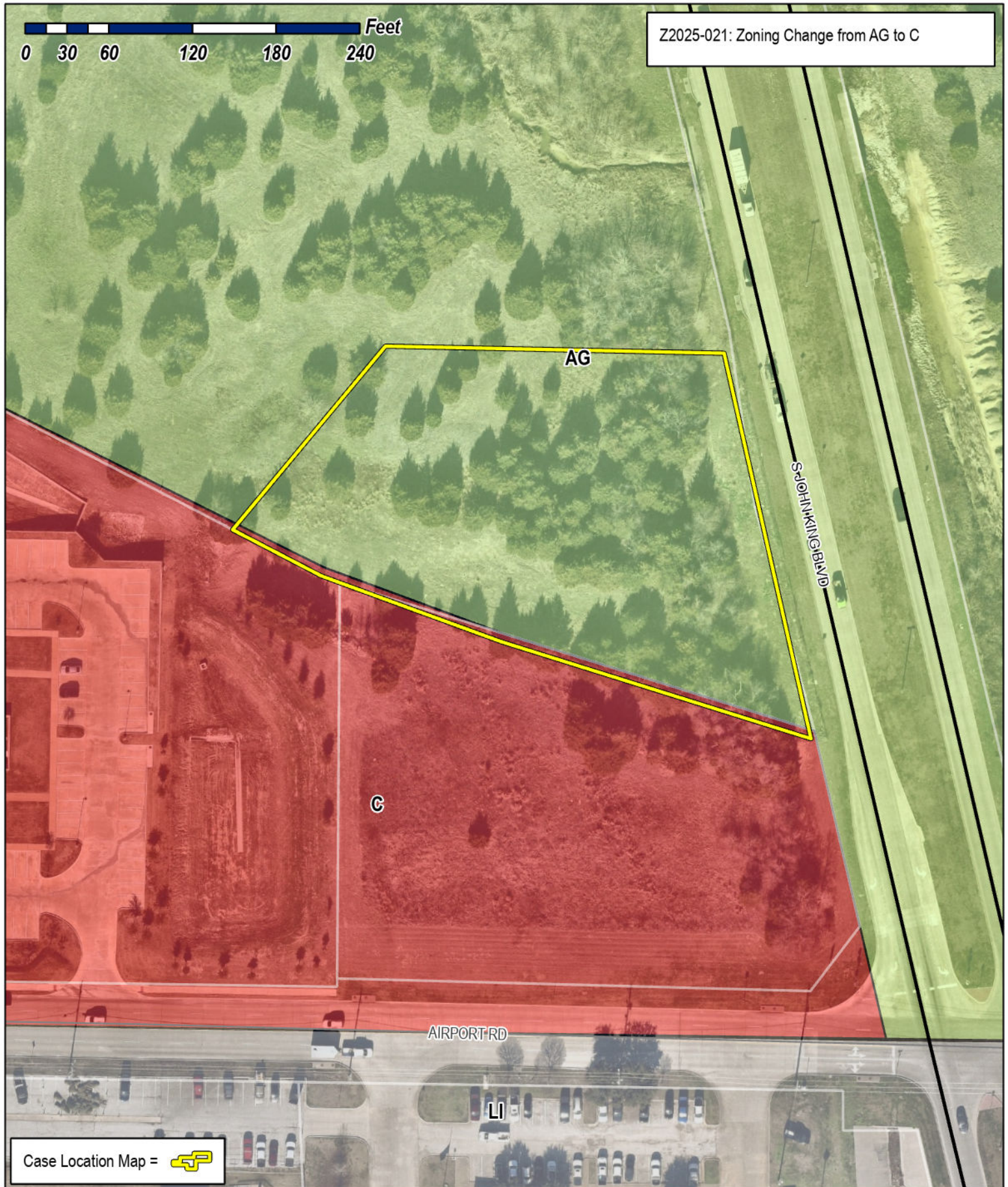
"I HEREBY CERTIFY THAT I AM THE AGENT FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 230.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 17 DAY OF APRIL, 2025. BY SIGNING THIS APPLICATION, 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 17 DAY OF APRIL, 2025

OWNER'S SIGNATURE Aaron Albright

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





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.

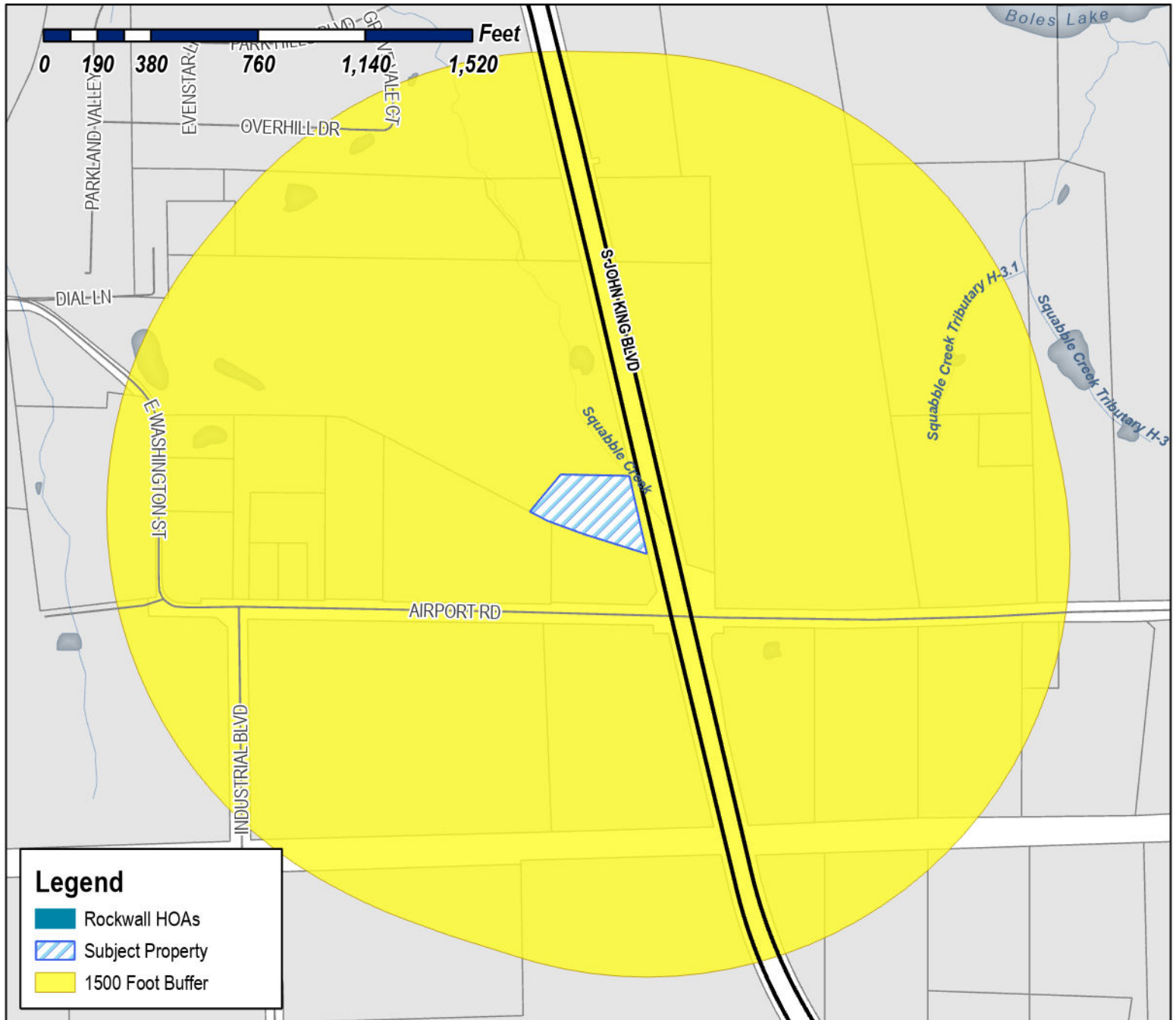




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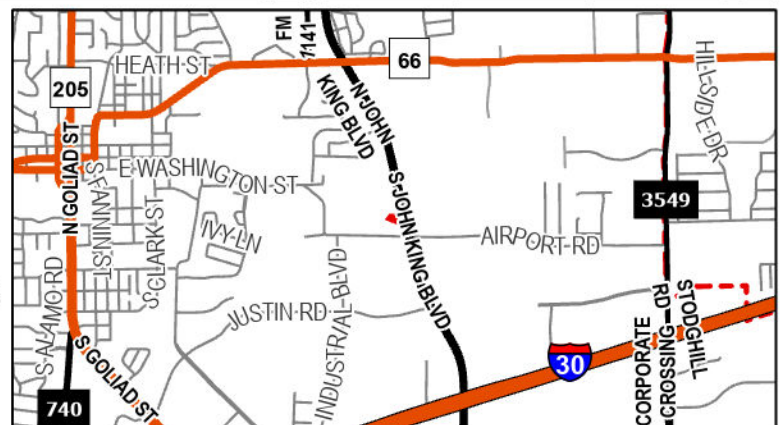
Legend

- Rockwall HOAs
- Subject Property
- 1500 Foot Buffer

Case Number: Z2025-021
Case Name: Zoning Change from Agricultural (AG) District to Commercial (C) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: NW Corner of John King and Airport Road

Date Saved: 4/21/2025

For Questions on this Case Call (972) 771-7745





City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Name: Zoning Change from Agricultural (AG) District to Commercial (C) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: NW Corner of John King and Airport Road

Date Saved: 4/22/2025

For Questions on this Case Call: (972) 771-7745



BYJ HOLDINGS, LLC
100 N Central Expy Ste 400
Richardson, TX 75080

SARO PARTNERS LLC
1450 T L TOWNSEND
ROCKWALL, TX 75032

CORNERSTONE COMMUNITY CHURCH OF
ROCKWALL
1565 AIRPORT RD
ROCKWALL, TX 75087

CITY OF ROCKWALL
1600 AIRPORT RD
ROCKWALL, TX 75087

CITY OF ROCKWALL
1600 AIRPORT RD
ROCKWALL, TX 75087

CITY OF ROCKWALL
1701 AIRPORT RD
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORPORATION
ATTN BILL BRICKER
2235 RIDGE RD STE 201
ROCKWALL, TX 75087

CORNERSTONE COMMUNITY CHURCH OF
ROCKWALL
PO BOX 2290
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2025-021: Zoning Change from Agricultural (AG) District to Commercial (C) District

Hold a public hearing to discuss and consider a request by Joseph Bickham of the Trinity River Development, LLC on behalf of Aaron Albright of BYJ Holdings for the approval of a Zoning Change from an Agricultural (AG) District to a Commercial (C) District for a 1.650-acre portion of a larger 31.393-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located north of the intersection of John King Boulevard and Airport Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, May 13, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 19, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, May 19, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

----- PLEASE RETURN THE BELOW FORM -----

Case No. Z2025-021: Zoning Change from Agricultural (AG) District to Commercial (C) District

Please place a check mark on the appropriate line below:

- ☐ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

LEGEND

TSPS STANDARD LAND SURVEY

- = MONUMENT FOUND (AS NOTED)
- ◻ = MONUMENT SET (AS NOTED)
- = MONUMENT NOT FOUND OR SET
- IRF = IRON REBAR FOUND (AS NOTED)
- CIRF = CAPPED IRON REBAR FOUND (AS NOTED)
- CIRS = CAPPED IRON REBAR SET (AS NOTED)
- R.O.W. = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING

- = ADJOINING PROPERTY LINE
- = PROPERTY LINE
- x-x-x-x- = FENCE

1/2" CIRF "CBG SURVEYING"

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N69°55'17"W	123.82'
L2	N69°42'12"W	14.21'
L3	N62°29'59"W	71.52'

BYJ HOLDINGS, LLC
REMAINDER OF CALLED 34.4 ACRES
DOC.#2024-11269
O.P.R.R.C.T.

**1.650 ACRES
71,866 SQUARE FEET**

N. BUTLER SURVEY
ABSTRACT NO. 20

CORNERSTONE COMMUNITY
CHURCH OF ROCKWALL, INC.
CALLED 6.00 ACRES
DOC.#20170000001154
O.P.R.R.C.T.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AND ZONE "A", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0040L, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008, AND COMMUNITY PANEL NO. 48397C0045L, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE "A" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, NO BASE FLOOD ELEVATIONS DETERMINED.

NOTE:

Bearings, coordinates and distances are based on U.S. State Plane NAD 1983 Coordinates, Texas North Central Zone (4202).

This survey was prepared without the benefit of a title commitment. There may be easements of record that are not shown.



PROJECT: AIRPORT RD & JOHN KING BLVD
PROJECT AFE:
TRACT NO.:
LOCATION: ROCKWALL, TEXAS
DRAWN BY: CDM
REVISION:
PAGE NO.: 2 OF 2

PLAT SHOWING 1.650 ACRES IN THE N. BUTLER SURVEY, ABSTRACT NO. 20, IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE: 1" = 100'

0 100 200

CROWLEY SURVEYING

FRN:10046500
117 West Archer Street
Jacksboro, TX 76458
(469) 850-CPLS(2757)
acrowley@crowleysurveying.com



**CROWLEY
SURVEYING**

TSPS STANDARD LAND SURVEY

LEGAL DESCRIPTION OF 1.650 ACRES

All that certain 1.650 acre tract of land being situated in the N. Butler Survey, Abstract Number 20, in the City of Rockwall, Rockwall County, Texas, and being part of a called 34.4 acre tract of land described in a deed to BYJ Holdings, LLC, recorded in Document Number 2024-11269 of the Official Public Records of said county, and said 1.650 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rebar found in the occupied west right-of-way of N John King Boulevard, a 120-foot-wide public right-of-way (by use and occupation), said point being the northwest corner of a called 0.815 acre tract of land described in "Exhibit A" as "Proposed 205 ByPass", recorded in Volume 5913, Page 123 of the Deed Records of said county, and being in the north line of a called 16.84 acre tract of land described in a deed to Rockwall Property Corporation, recorded in Document Number 2006-00358953 of said Official Public Records;

THENCE North 72°36'36" West, with the dividing line of said 34.4 acre tract and said 16.84 acre tract, a distance of 232.53 feet to a 3/8 inch iron rebar found;

THENCE North 69°55'17" West, continuing with said dividing line, a distance of 123.82 feet to a 1/2 inch iron rebar with cap stamped "RPLS 5034" found for the northeast corner of a called 6.00 acre tract of land described in a deed to Cornerstone Community Church of Rockwall, Inc., recorded in Document Number 20170000001154 of said Official Public Records;

THENCE North 69°42'12" West, with the dividing line of said 34.4 acre tract and said 6.00 acre tract, a distance of 14.21 feet to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set;

THENCE North 62°29'59" West, continuing with said dividing line, a distance of 71.52 feet to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set;

THENCE North 39°46'39" East, departing said dividing line, a distance of 171.48 feet to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set;

THENCE South 88°48'09" East, a distance of 242.92 feet to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set in the occupied west right-of-way line of said N John King Boulevard;

THENCE South 12°42'19" East, with said west right-of-way line, a distance of 283.61 feet to the **POINT OF BEGINNING**, containing 1.650 acres or 71,866 square feet, more or less.

STATE OF TEXAS
COUNTY OF ROCKWALL

I hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice Requirements for a Category 1A, Condition 3, TSPS Standard Land Survey and was conducted on the ground on March 19, 2025 and is true and correct to the best of my knowledge.

Original signed and stamped in **green** ink.

ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 DATE



PRELIMINARY:
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR
VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT.

PROJECT: AIRPORT RD & JOHN KING BLVD
PROJECT AFE:
TRACT NO.:
LOCATION: ROCKWALL, TEXAS
DRAWN BY: CDM
REVISION:
PAGE NO.: 1 OF 2

DESCRIPTION OF 1.650 ACRES IN THE N.
BUTLER SURVEY, ABSTRACT NO. 20, IN
THE CITY OF ROCKWALL, ROCKWALL
COUNTY, TEXAS

CROWLEY SURVEYING

FRN:10046500
117 West Archer Street
Jacksboro, TX 76458
(469) 850-CPLS(2757)
acrowley@crowleysurveying.com



**CROWLEY
SURVEYING**

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A COMMERCIAL (C) DISTRICT FOR A 1.650-ACRE PORTION OF A LARGER 31.393-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE N. BUTLER SURVEY, ABSTRACT NO. 20, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' AND EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Joseph Bickham of the Trinity River Development, LLC on behalf of Aaron Albright of BYJ Holdings for the approval of a Zoning Change from an Agricultural (AG) District to a Commercial (C) District for a 1.650-acre portion of a larger 31.393-acre identified as Tract 3 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, and more fully described and depicted in *Exhibit 'A'* and *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Commercial (C) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Commercial (C) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; and, Subsection 04.01, *General Commercial District Standards*, Subsection 04.05, *Commercial (C) District*, and Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2nd DAY OF JUNE, 2025.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 19, 2025

2nd Reading: June 2, 2025

Exhibit 'A'
Legal Description

All that certain 1.650-acre tract of land being situated in the N. Butler Survey, Abstract Number 20, in the City of Rockwall, Rockwall County, Texas, and being part of a called 34.4-acre tract of land described in a deed to BYJ Holdings, LLC, recorded in Document Number 2024-11269 of the Official Public Records of said county, and said 1.650 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rebar found in the occupied west right-of-way of N John King Boulevard, a 120-foot-wide public right-of-way (by use and occupation), said point being the northwest corner of a called 0.815 acre tract of land described in "Exhibit A" as "Proposed 205 By-pass", recorded in Volume 5913, Page 123 of the Deed Records of said county, and being in the north line of a called 16.84 acre tract of land described in a deed to Rockwall Property Corporation, recorded in Document Number 2006-00358953 of said Official Public Records;

THENCE North 72°36'36" West, with the dividing line of said 34.4-acre tract and said 16.84-acre tract, a distance of 232.53 feet to a 3/8-inch iron rebar found;

THENCE North 69°55'17" West, continuing with said dividing line, a distance of 123.82 feet to a 1/2-inch iron rebar with cap stamped "RPLS 5034" found for the northeast corner of a called 6.00-acre tract of land described in a deed to Cornerstone Community Church of Rockwall, Inc., recorded in Document Number 20170000001154 of said Official Public Records;

THENCE North 69°42'12" West, with the dividing line of said 34.4-acre tract and said 6.00-acre tract, a distance of 14.21 feet to a 1/2-inch iron rebar with cap stamped "RPLS 6484" set;

THENCE North 62°29'59" West, continuing with said dividing line, a distance of 71.52 feet to a 1/2-inch iron rebar with cap stamped "RPLS 6484" set;

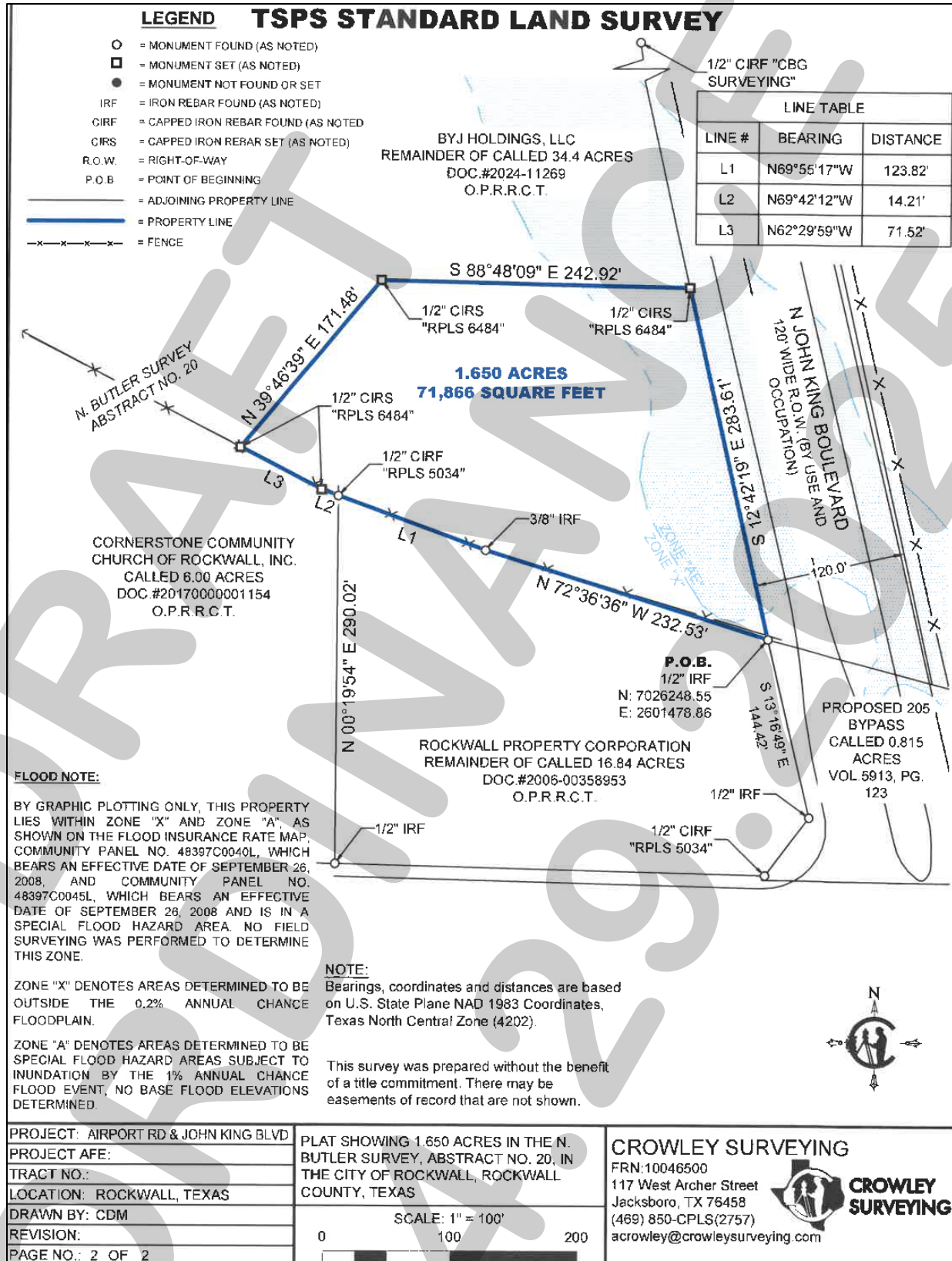
THENCE North 39°46'39" East, departing said dividing line, a distance of 171.48 feet to a 1/2-inch iron rebar with cap stamped "RPLS 6484" set;

THENCE South 88°48'09" East, a distance of 242.92 feet to a 1/2-inch iron rebar with cap stamped "RPLS 6484" set in the occupied west right-of-way line of said N John King Boulevard

THENCE South 12°42'19" East, with said west right-of-way line, a distance of 283.61 feet to the **POINT OF BEGINNING**, containing 1.650 acres or 71,866 square feet, more or less

Exhibit 'B'

Survey





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: May 13, 2025
APPLICANT: Joseph Bickham; *Trinity River Development, LLC*
CASE NUMBER: Z2025-021; *Zoning Change (AG to C)*

SUMMARY

Hold a public hearing to discuss and consider a request by Joseph Bickham of the Trinity River Development, LLC on behalf of Aaron Albright of BYJ Holdings for the approval of a Zoning Change from an Agricultural (AG) District to a Commercial (C) District for a 1.650-acre portion of a larger 31.393-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located north of the intersection of John King Boulevard and Airport Road, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on September 7, 1971 by *Ordinance No. 71-09 [Case No. A1971-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. The subject property has remained vacant and zoned Agricultural (AG) District since annexation.

PURPOSE

On April 17, 2025, the applicant -- *Joseph Bickman of the Trinity River Development, LLC* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Commercial (C) District to facilitate the future construction of a *Retail Store with Gasoline Sales*.

ADJACENT LAND USES AND ACCESS

The subject property is generally located north of the intersection of Airport Road and John King Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the remainder of a vacant 31.393-acre tract of land (*i.e. Tract 3 of the N. Butler Survey, Abstract No. 20*) of which the subject property is currently a portion of. This property is zoned Agricultural (AG) District. Directly north of this tract of land are two (2) vacant tracts of land (*i.e. a 7.133-acre tract of land identified as Tract 1-01 and a 1.607-acre tract of land identified as Tract 1-4 of the N. Butler Survey, Abstract No. 20*) that are zoned Agricultural (AG) District.

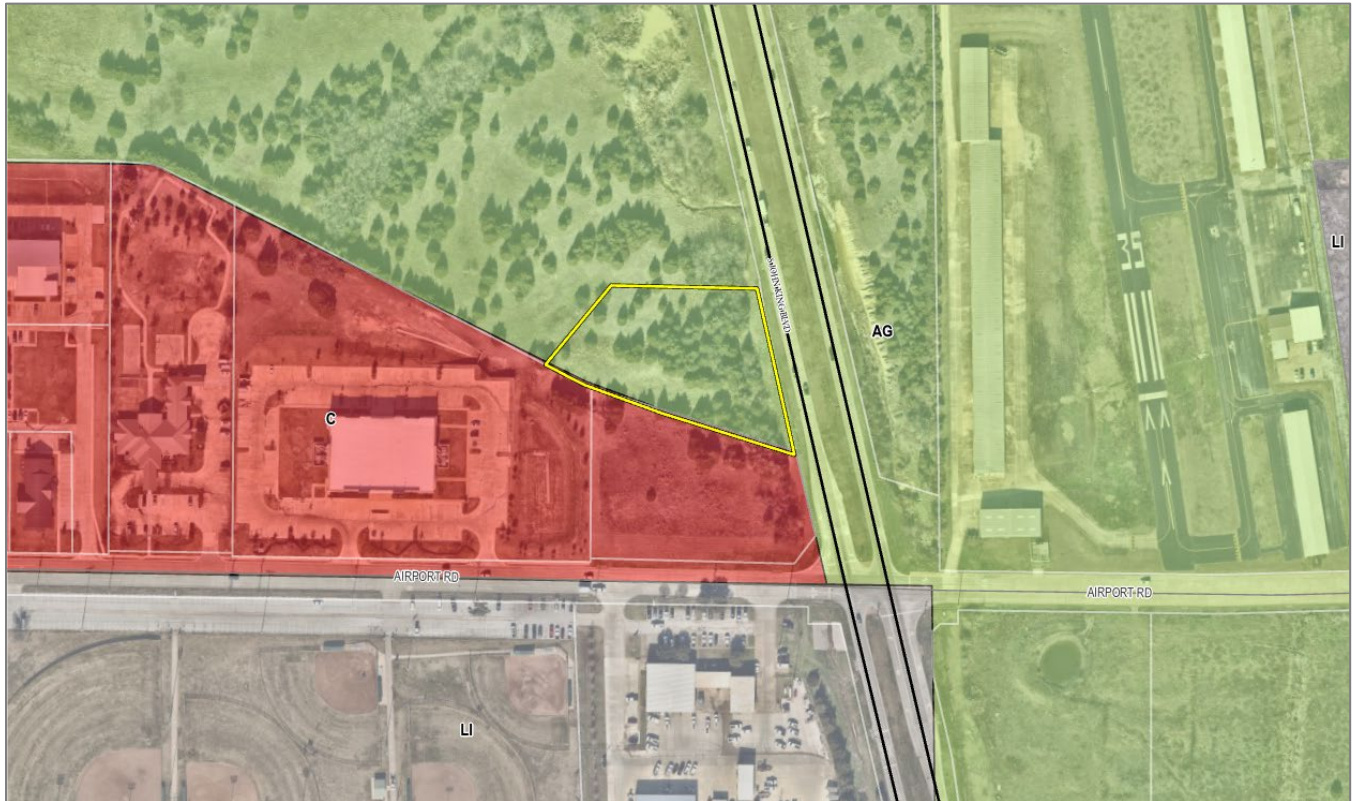
South: Directly south of the subject property is a vacant 1.803-acre tract of land (*i.e. Tract 4-06 of the N. Butler Survey, Abstract No. 20*) that is zoned Commercial (C) District. This is the tract of land that the applicant is proposing to combine with the subject property for the future construction of a *Retail Store with Gasoline Sales*. South of this tract of land is Airport Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this thoroughfare is the City's Service Center, which is situated on a ten (10) acre parcel of land (*i.e. Lot 1 of the Rockwall Service Center Addition*) that is zoned Light Industrial (LI) District.

East: Directly east of the subject property is John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040

Comprehensive Plan. Beyond this is the remainder of a vacant 31.393-acre tract of land (i.e. *Tract 3 of the N. Butler Survey, Abstract No. 20*) of which the subject property is currently a portion of. This property is zoned Agricultural (AG) District.

West: Directly west of the subject property is the remainder of a vacant 31.393-acre tract of land (*i.e. Tract 3 of the N. Butler Survey, Abstract No. 20*) of which the subject property is currently a portion of. Beyond this is a six (6) acre parcel of land (*i.e. Lot 1, Block A, Cornerstone Community Church Addition*) that is zoned Commercial (C) District. Currently situated on this parcel of land is a Church/House of Worship (*i.e. Cornerstone Church*). Beyond this is a three (3) acre parcel of land (*i.e. Lot 4, Block A, Columbia Park Addition*) that is zoned Commercial (C) District. Currently situated on this property is the Lakes Regional MHMR Center.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CONFORMANCE TO THE CITY'S CODES

According to Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(t)he Commercial (C) District is the proper zoning classification for most types of commercial development (e.g. *larger shopping centers at major intersections, commercial strips along arterial roadways, etc.*). The land uses specified for the Commercial (C) District include most types of office and retail activity with some special provisions for wholesale land uses.” In addition, the Commercial (C) District is a general business zone, and is intended to service most commercial land uses with the exception of land uses that include outside storage. In this case, the applicant has stated that the subject property is being rezoned to facilitate the future construction of a *Retail Store with Gasoline Sales*, and is intended to be combined with the property directly south of the subject property and which is currently zoned Commercial (C) District. According to Article 05, *District Development Standards*, of the Unified Development Code (UDC), the following is a summary of the density and dimensional requirements of the Commercial (C) District:

TABLE 1: COMMERCIAL (C) DISTRICT STANDARDS

MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'

MINIMUM FRONT YARD SETBACK ^{(1) & (2)}	15'
MINIMUM SIDE YARD SETBACK ⁽³⁾	10'
MINIMUM REAR YARD SETBACK ⁽³⁾	10'
MINIMUM BETWEEN BUILDINGS ⁽³⁾	20'
MAXIMUM BUILDING HEIGHT ⁽⁴⁾	60'
MAXIMUM LOT COVERAGE	60.00%
MINIMUM LANDSCAPING	20.00%

GENERAL NOTES:

- ¹: FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.
- ²: PARKING SHOULD NOT BE LOCATED BETWEEN THE FRONT FAÇADE AND THE PROPERTY LINE.
- ³: THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.
- ⁴: BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.

If this zoning change is approved and when the subject property is developed, the development will be required to conform to all the requirements of the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, and any other applicable local, state or federal requirements.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Central District and is designated for Medium Density Residential land uses. This plan goes on to state that “(t)he Medium Density Residential land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre ...” In this case, the proposed zoning change would require that the City Council change this land use category to the Commercial/Retail designation, which is defined as a “...land use category [that] is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and service adjacent residential subdivisions.” The District Strategies for the Central District go on to define Commercial/Retail Centers as “(t)he commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (*i.e. more characteristic of neighborhood/convenience centers*); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users.” Since this request is for a zoning change that is not consistent with the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, it is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

INFRASTRUCTURE

Based on the proposed request, the Engineering Department will provide additional comments at the time of site plan if the zoning change is approved; however, a Flood Study and/or Letter of Map Revision (LOMR) may be required if the development impacts the floodplain area.

STAFF ANALYSIS

A Retail Store with Gasoline Sales is a permitted *by-right* land use in the Commercial (C) District, and the applicant has stated that this will be the intended land use for the 1.803-acre tract of land south of the subject property. This property is already zoned Commercial (C) District (see Map 1). The applicant has also stated that if the zoning change is approved, the additional land will be combined with this tract and used to better situate the land use on the subject property. In addition, the larger tract of land will allow the proposed land use additional access along John King Boulevard. Staff should note that regardless of approval, the applicant will be required to establish a residential adjacency buffer with either a masonry wall and canopy trees on 20-foot centers or a 20-foot landscape buffer with three (3) tiered screening and a berm adjacent to the vacant tract of land currently zoned Agricultural (AG) District and which is designated for Medium Density Residential land uses on the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan (*i.e. the 31.393-acre tract of land north and west of the subject property and of which the subject property is currently a part of*). The additional land area should help the Retail Store with Gasoline Sales provide a better transition to any future development of the adjacent tract of land, which will most

likely be for residential land uses in the future; however, since this zoning change will require the City Council to amend the Future Land Use Plan from *Medium Density Residential* land uses to *Commercial/Retail* land uses, it does remain a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On April 22, 2025, staff mailed eight (8) notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) notice from one (1) property owner inside the 500-foot notification area in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Commercial (C) District, then staff would propose the following conditions of approval:

- (1) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a *Medium Density Residential* designation to a *Commercial/Retail* designation; and,
- (2) Any construction resulting from the approval of this *Zoning Change* 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.



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 \$ 230.00
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)¹
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION NORTH-WEST CORNER OF JOHN KING BLVD AND AIRPORT RD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AGRICULTURAL

CURRENT USE RAW LAND

PROPOSED ZONING COMMERCIAL

PROPOSED USE CONVENIENCE STORE, RESTAURANT, CARWASH

ACREAGE 1.650

LOTS [CURRENT]

LOTS [PROPOSED]

- ☒ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☒ OWNER BTJ Holdings

☒ APPLICANT TRINITY RIVER DEVELOPMENT LLC

CONTACT PERSON Aaron Albright

CONTACT PERSON JOSEPH BICKHAM

ADDRESS 100 N Central Exp way
suite 400

ADDRESS 801 S. RIVERFRONT BLVD

CITY, STATE & ZIP Richardson TX 75080

CITY, STATE & ZIP DALLAS, TX 75207

PHONE 214 449 4632

PHONE 469-203-0159

E-MAIL aaron@albrightland.com

E-MAIL JBICKHAM@FUELITY.COM

NOTARY VERIFICATION [REQUIRED]

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

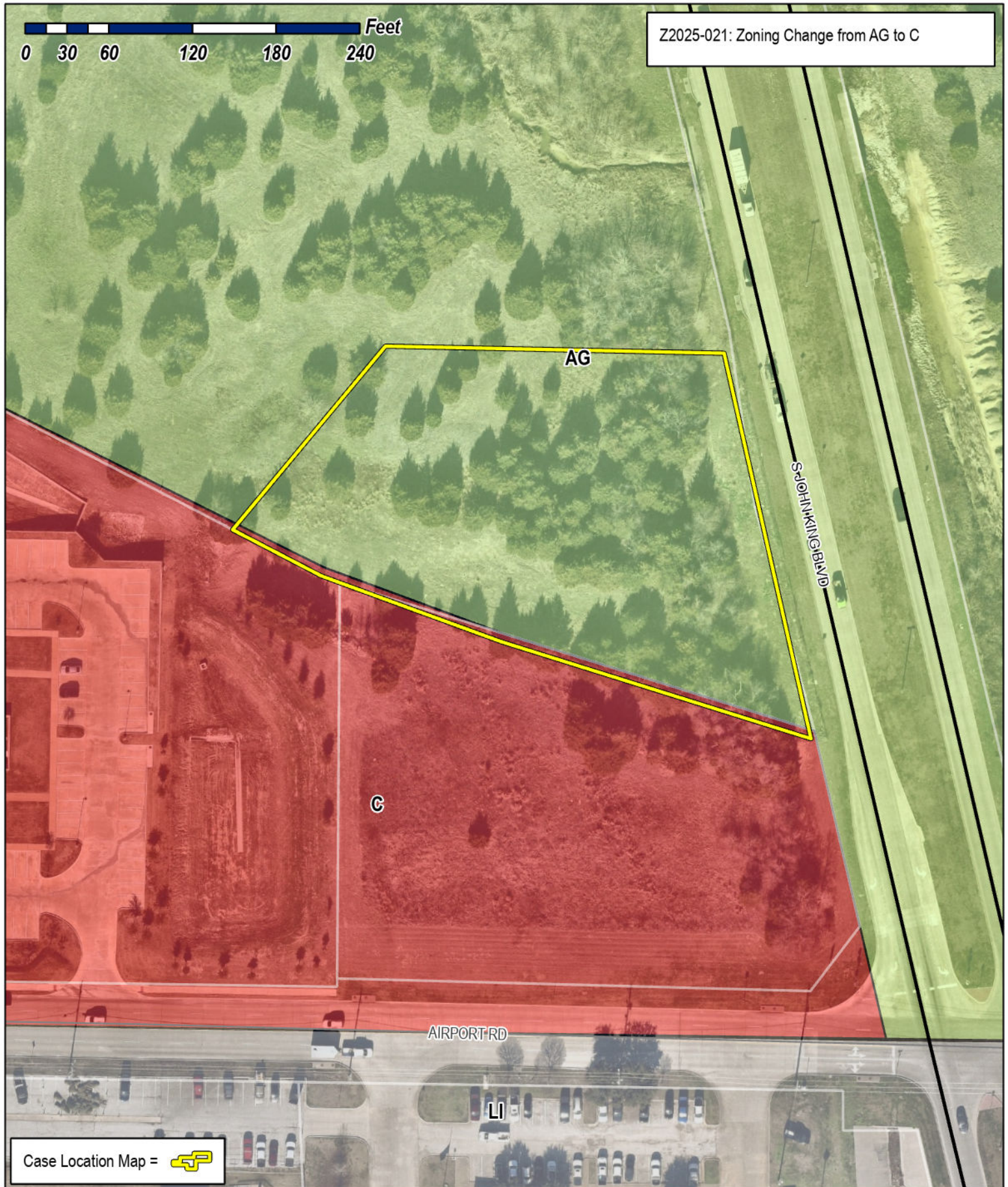
"I HEREBY CERTIFY THAT I AM THE AGENT FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 230.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 17 DAY OF APRIL, 2025. BY SIGNING THIS APPLICATION, 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 17 DAY OF APRIL, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





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.

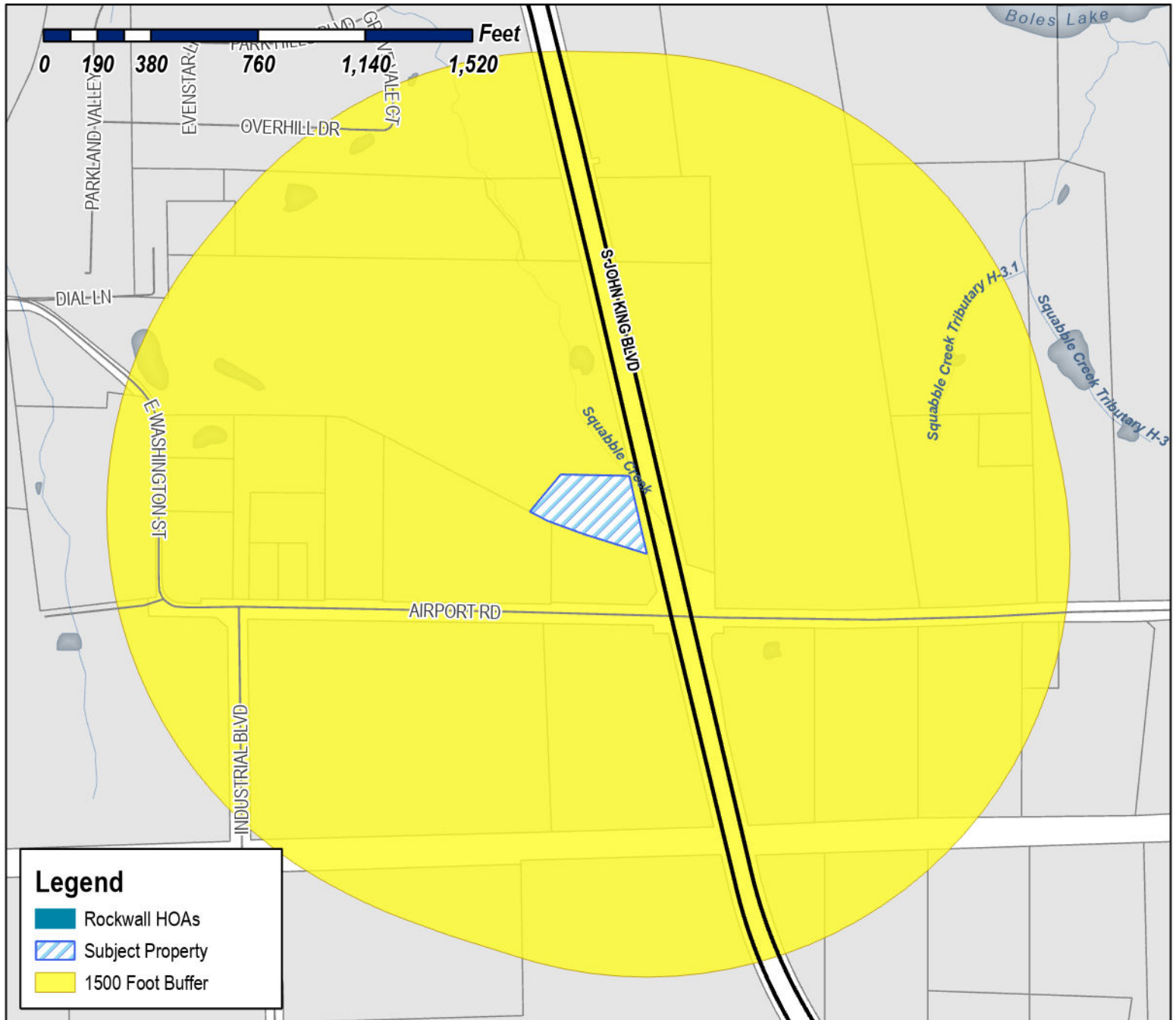




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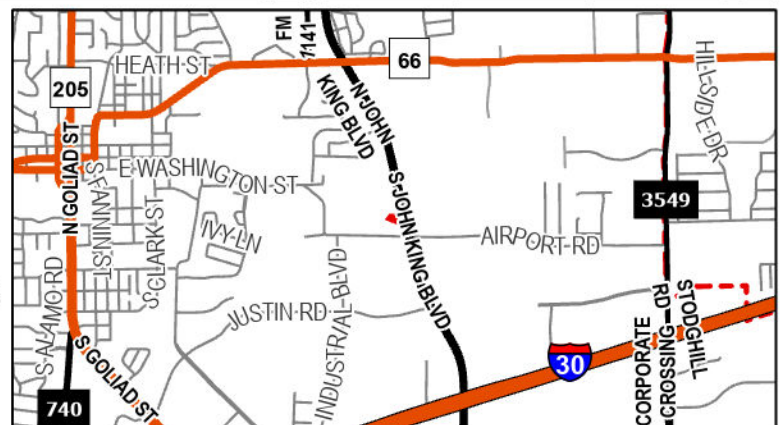
Legend

- Rockwall HOAs
- Subject Property
- 1500 Foot Buffer

Case Number: Z2025-021
Case Name: Zoning Change from Agricultural (AG) District to Commercial (C) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: NW Corner of John King and Airport Road

Date Saved: 4/21/2025

For Questions on this Case Call (972) 771-7745



BYJ HOLDINGS, LLC
100 N Central Expy Ste 400
Richardson, TX 75080

SARO PARTNERS LLC
1450 T L TOWNSEND
ROCKWALL, TX 75032

CORNERSTONE COMMUNITY CHURCH OF
ROCKWALL
1565 AIRPORT RD
ROCKWALL, TX 75087

CITY OF ROCKWALL
1600 AIRPORT RD
ROCKWALL, TX 75087

CITY OF ROCKWALL
1600 AIRPORT RD
ROCKWALL, TX 75087

CITY OF ROCKWALL
1701 AIRPORT RD
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORPORATION
ATTN BILL BRICKER
2235 RIDGE RD STE 201
ROCKWALL, TX 75087

CORNERSTONE COMMUNITY CHURCH OF
ROCKWALL
PO BOX 2290
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2025-021: Zoning Change from Agricultural (AG) District to Commercial (C) District

Hold a public hearing to discuss and consider a request by Joseph Bickham of the Trinity River Development, LLC on behalf of Aaron Albright of BYJ Holdings for the approval of a Zoning Change from an Agricultural (AG) District to a Commercial (C) District for a 1.650-acre portion of a larger 31.393-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located north of the intersection of John King Boulevard and Airport Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, May 13, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 19, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, May 19, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2025-021: Zoning Change from Agricultural (AG) District to Commercial (C) District

Please place a check mark on the appropriate line below:

- ☐ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

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Director of Planning & Zoning

USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE



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Case No. Z2025-021: Zoning Change from Agricultural (AG) District to Commercial (C) District

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

This will allow better access to the corner commercial site and should improve traffic flow with a thru rather than to the intersection then into the site. All of the west side of JK should have 250 ft depth commercial, or thereabouts.

Name: CW Bricker billecolventures.com
Address: 2235 Ridge Rd, Rockwall, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

LEGEND

TSPS STANDARD LAND SURVEY

- = MONUMENT FOUND (AS NOTED)
- = MONUMENT SET (AS NOTED)
- = MONUMENT NOT FOUND OR SET
- IRF = IRON REBAR FOUND (AS NOTED)
- CIRF = CAPPED IRON REBAR FOUND (AS NOTED)
- CIRS = CAPPED IRON REBAR SET (AS NOTED)
- R.O.W. = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING

- = ADJOINING PROPERTY LINE
- = PROPERTY LINE
- x-x-x-x- = FENCE

1/2" CIRF "CBG SURVEYING"

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N69°55'17"W	123.82'
L2	N69°42'12"W	14.21'
L3	N62°29'59"W	71.52'

BYJ HOLDINGS, LLC
REMAINDER OF CALLED 34.4 ACRES
DOC.#2024-11269
O.P.R.R.C.T.

**1.650 ACRES
71,866 SQUARE FEET**

N. BUTLER SURVEY
ABSTRACT NO. 20

CORNERSTONE COMMUNITY
CHURCH OF ROCKWALL, INC.
CALLED 6.00 ACRES
DOC.#20170000001154
O.P.R.R.C.T.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AND ZONE "A", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0040L, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008, AND COMMUNITY PANEL NO. 48397C0045L, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

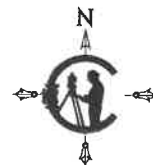
ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE "A" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, NO BASE FLOOD ELEVATIONS DETERMINED.

NOTE:

Bearings, coordinates and distances are based on U.S. State Plane NAD 1983 Coordinates, Texas North Central Zone (4202).

This survey was prepared without the benefit of a title commitment. There may be easements of record that are not shown.



PROJECT: AIRPORT RD & JOHN KING BLVD
PROJECT AFE:
TRACT NO.:
LOCATION: ROCKWALL, TEXAS
DRAWN BY: CDM
REVISION:
PAGE NO.: 2 OF 2

PLAT SHOWING 1.650 ACRES IN THE N. BUTLER SURVEY, ABSTRACT NO. 20, IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE: 1" = 100'
0 100 200

CROWLEY SURVEYING

FRN:10046500
117 West Archer Street
Jacksboro, TX 76458
(469) 850-CPLS(2757)
acrowley@crowleysurveying.com



**CROWLEY
SURVEYING**

TSPS STANDARD LAND SURVEY

LEGAL DESCRIPTION OF 1.650 ACRES

All that certain 1.650 acre tract of land being situated in the N. Butler Survey, Abstract Number 20, in the City of Rockwall, Rockwall County, Texas, and being part of a called 34.4 acre tract of land described in a deed to BYJ Holdings, LLC, recorded in Document Number 2024-11269 of the Official Public Records of said county, and said 1.650 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rebar found in the occupied west right-of-way of N John King Boulevard, a 120-foot-wide public right-of-way (by use and occupation), said point being the northwest corner of a called 0.815 acre tract of land described in "Exhibit A" as "Proposed 205 ByPass", recorded in Volume 5913, Page 123 of the Deed Records of said county, and being in the north line of a called 16.84 acre tract of land described in a deed to Rockwall Property Corporation, recorded in Document Number 2006-00358953 of said Official Public Records;

THENCE North 72°36'36" West, with the dividing line of said 34.4 acre tract and said 16.84 acre tract, a distance of 232.53 feet to a 3/8 inch iron rebar found;

THENCE North 69°55'17" West, continuing with said dividing line, a distance of 123.82 feet to a 1/2 inch iron rebar with cap stamped "RPLS 5034" found for the northeast corner of a called 6.00 acre tract of land described in a deed to Cornerstone Community Church of Rockwall, Inc., recorded in Document Number 20170000001154 of said Official Public Records;

THENCE North 69°42'12" West, with the dividing line of said 34.4 acre tract and said 6.00 acre tract, a distance of 14.21 feet to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set;

THENCE North 62°29'59" West, continuing with said dividing line, a distance of 71.52 feet to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set;

THENCE North 39°46'39" East, departing said dividing line, a distance of 171.48 feet to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set;

THENCE South 88°48'09" East, a distance of 242.92 feet to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set in the occupied west right-of-way line of said N John King Boulevard;

THENCE South 12°42'19" East, with said west right-of-way line, a distance of 283.61 feet to the **POINT OF BEGINNING**, containing 1.650 acres or 71,866 square feet, more or less.

STATE OF TEXAS
COUNTY OF ROCKWALL

I hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice Requirements for a Category 1A, Condition 3, TSPS Standard Land Survey and was conducted on the ground on March 19, 2025 and is true and correct to the best of my knowledge.

Original signed and stamped in green ink.

ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 DATE



PRELIMINARY:
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR
VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT.

PROJECT: AIRPORT RD & JOHN KING BLVD
PROJECT AFE:
TRACT NO.:
LOCATION: ROCKWALL, TEXAS
DRAWN BY: CDM
REVISION:
PAGE NO.: 1 OF 2

DESCRIPTION OF 1.650 ACRES IN THE N.
BUTLER SURVEY, ABSTRACT NO. 20, IN
THE CITY OF ROCKWALL, ROCKWALL
COUNTY, TEXAS

CROWLEY SURVEYING

FRN:10046500
117 West Archer Street
Jacksboro, TX 76458
(469) 850-CPLS(2757)
acrowley@crowleysurveying.com



**CROWLEY
SURVEYING**

LEGEND: <div> <div></div> Land Use <i>NOT</i> Permitted <div>P</div> Land Use Permitted <i>By-Right</i> <div>P</div> Land Use Permitted with Conditions <div>S</div> Land Use Permitted Specific Use Permit (SUP) <div>X</div> Land Use Prohibited by Overlay District <div>A</div> Land Use Permitted as an Accessory Use </div>		<h1>PERMITTED LAND USES IN A COMMERCIAL (C) DISTRICT</h1>	
LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	COMMERCIAL (C) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	P
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	P
Animal Hospital or Clinic	(4)		S
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Caretakers Quarters/Domestic or Security Unit	(3)		P
Convent, Monastery, or Temple	(4)		P
Commercial Parking Garage	(6)		A
Limited-Service Hotel	(10)		S
Full-Service Hotel	(11)	(8)	S
Residence Hotel	(12)		S
Motel	(13)		S
Private Sports Court with Standalone or Dedicated Lighting	(22)	(18)	P
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Blood Plasma Donor Center	(2)		P
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	S
College, University, or Seminary	(5)		S
Convalescent Care Facility/Nursing Home	(6)		P
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Daycare with Seven (7) or More Children	(9)	(4)	P
Emergency Ground Ambulance Services	(10)		P
Government Facility	(12)		P
Hospice	(14)		P
Hospital	(15)		P
Public Library, Art Gallery or Museum	(16)		P
Mortuary or Funeral Chapel	(17)		P
Local Post Office	(18)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Temporary Education Building for a Public or Private School	(23)	(9)	S
Trade School	(24)		P
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	P
Financial Institution without Drive-Through	(1)		P
Office or Medical Office Building less than 5,000 SF	(2) & (3)		P

LEGEND: <div> <div>Land Use <i>NOT</i> Permitted</div> <div>P Land Use Permitted <i>By-Right</i></div> <div>P Land Use Permitted with Conditions</div> <div>S Land Use Permitted Specific Use Permit (SUP)</div> <div>X Land Use Prohibited by Overlay District</div> <div>A Land Use Permitted as an Accessory Use</div> </div>		<h1>PERMITTED LAND USES IN A COMMERCIAL (C) DISTRICT</h1>	
LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	COMMERCIAL (C) DISTRICT
Office or Medical Office Building 5,000 SF or Greater	(2) & (3)		P
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	P
Indoor Commercial Amusement/Recreation	(2)	(2)	P
Outdoor Commercial Amusement/Recreation	(3)	(3)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		P
Private Country Club	(5)		S
Golf Driving Range	(6)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Indoor Gun Club with Skeet or Target Range	(8)	(5)	P
Health Club or Gym	(9)		P
Private Club, Lodge or Fraternal Organization	(10)	(6)	P
Private Sports Arena, Stadium, and/or Track	(11)		S
Public Park or Playground	(12)		P
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		S
Theater	(15)		P
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Alcoholic Beverage Package Sales	(1)	(1)	P
Alcoholic Beverage Store	(2)	(2)	S
Antique/Collectible Store	(3)		P
Astrologer, Hypnotist, or Psychic	(4)		P
Banquet Facility/Event Hall	(5)		P
Portable Beverage Service Facility	(6)	(3)	S
Brew Pub	(7)		P
Business School	(8)		P
Catering Service	(9)		P
Temporary Christmas Tree Sales Lot and/or Similar Uses	(10)	(4)	P
Copy Center	(11)		P
Craft/Micro Brewery, Distillery and/or Winery	(12)	(5)	S
Incidental Display	(13)	(6)	P
Food Trucks/Trailers	(14)	(7)	P
Garden Supply/Plant Nursery	(15)		P
General Personal Service	(16)	(8)	P
General Retail Store	(17)		P
Hair Salon and/or Manicurist	(18)		P
Laundromat with Dropoff/Pickup Services	(19)		P
Self Service Laundromat	(20)		P
Massage Therapist	(21)		P
Private Museum or Art Gallery	(22)		P
Night Club, Discotheque, or Dance Hall	(23)		P

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LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	COMMERCIAL (C) DISTRICT
Pawn Shop	(24)		S
Permanent Cosmetics	(25)	(9)	A
Pet Shop	(26)		P
Temporary Real Estate Sales Office	(27)		P
Rental Store without Outside Storage and/or Display	(28)	(10)	P
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(29)	(11)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(30)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(29)	(12)	P
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(30)		P
Retail Store with Gasoline Sales that has Two (2) or less Dispensers (<i>i.e. a Maximum of Four [4] Vehicles</i>)	(31)	(13)	P
Retail Store with Gasoline Sales that has more than Two (2) Dispensers	(32)	(13)	P
Secondhand Dealer	(33)		P
Art, Photography, or Music Studio	(33)		P
Tailor, Clothing, and/or Apparel Shop	(34)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Bail Bond Service	(1)		S
Building and Landscape Material with Limited Outside Storage	(2)	(2)	P
Building Maintenance, Service, and Sales without Outside Storage	(3)		P
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		P
Furniture Upholstery/Refinishing and Resale	(8)	(4)	S
Heavy Machinery and Equipment Rental, Sales, and Service	(10)	(5)	S
Locksmith	(11)		P
Research and Technology or Light Assembly	(15)		S
Shoe and Boot Repair and Sales	(16)		P
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Minor Auto Repair Garage	(2)	(2)	S
Automobile Rental	(3)		S
New or Used Boat and Trailer Dealership	(4)	(3)	S
Full Service Car Wash and Auto Detail	(5)	(4)	P
Self Service Car Wash	(5)	(4)	P
New and/or Used Indoor Motor Vehicle Dealership/Showroom	(6)	(5)	S
New Motor Vehicle Dealership-for Cars and Light Trucks	(7)	(6)	S
Used Motor Vehicle Dealership for Cars and Light Trucks}	(7)	(7)	A
Commercial Parking	(8)		P
Non-Commercial Parking Lot	(9)		P
Recreational Vehicle (RV) Sales and Service	(10)		S
Service Station	(11)	(8)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	

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LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	COMMERCIAL (C) DISTRICT
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of Sand, Gravel, Oil and/or Other Materials	(12)	(5)	S
WHOLESALE, DISTRIBUTION AND STORAGE LAND USES	2.02(J)	2.03(J)	
Mini-Warehouse	(4)	(1)	S
Wholesale Showroom Facility	(8)		S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna for an Amateur Radio	(3)	(2)	A
Antenna Dish	(4)	(3)	A
Freestanding Commercial Antenna (<i>i.e. Monopole or a Similar Structure</i>)	(5)	(4)	P
Mounted or Attached Commercial Antenna	(6)	(5)	P
Commercial Drone Delivery Hub	(8)	(6)	S
Helipad	(9)		S
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses (<i>Includes Utilities with a Franchise Utility Agreement with the City of Rockwall</i>)	(11)		P
Private Streets	(12)		S
Radio Broadcasting	(13)		P
Railroad Yard or Shop	(14)		S
Recording Studio	(15)		P
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Transit Passenger Facility	(18)		S
TV Broadcasting and Other Communication Service	(20)		S
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S

01 CENTRAL DISTRICT

DISTRICT DESCRIPTION

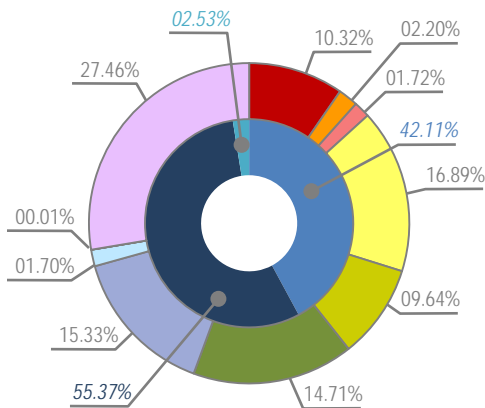
The *Central District* is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (e.g. *Park Place*), estate and rural residential (e.g. *Rolling Meadows Subdivision*), and higher density residential developments (e.g. *Evergreen Senior Living*). The *Central District* also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisects the district -- and *City* -- in an east/west direction. The *Ralph Hall Municipal Airport* and several other large public/school facilities are also located within the boundaries of this district.

★ John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

DISTRICT STRATEGIES

The *Central District* still has some key vacant and underutilized tracts of land that are anticipated to shape the area moving forward. Taking these areas into consideration the following are the strategies for this district:

- 1 **Live/Work.** The live/work designation in this district is intended to provide flexibility for land owners, adjacent to the railroad tracks, to transition their properties -- *when appropriate* -- to low intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties.
- 2 **Suburban Residential.** While many of the larger tracts in this area are not large enough to support a master planned community (*which is characteristic of Northern Estates and Northwest Residential Districts*), any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* lots in this district, but should be comparable in size to newer developments (i.e. *Ridgecrest Subdivision*). In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (e.g. *larger lots or a large landscape buffer*) adjacent to the existing subdivision.
- 3 **Commercial/Retail Centers.** The commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (i.e. *are more characteristic of neighborhood/convenience centers*); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users. All commercial developments should incorporate appropriate screening (e.g. *berms, landscaping and large buffers*) to transition uses.
- 4 **Industrial/Special Commercial Corridor Opportunity Area.** The area south of the railroad tracks that is indicated by a crosshatched pattern represents an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for *Technology/Industrial* land uses; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the *Special Commercial Corridor*.
- 5 **John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



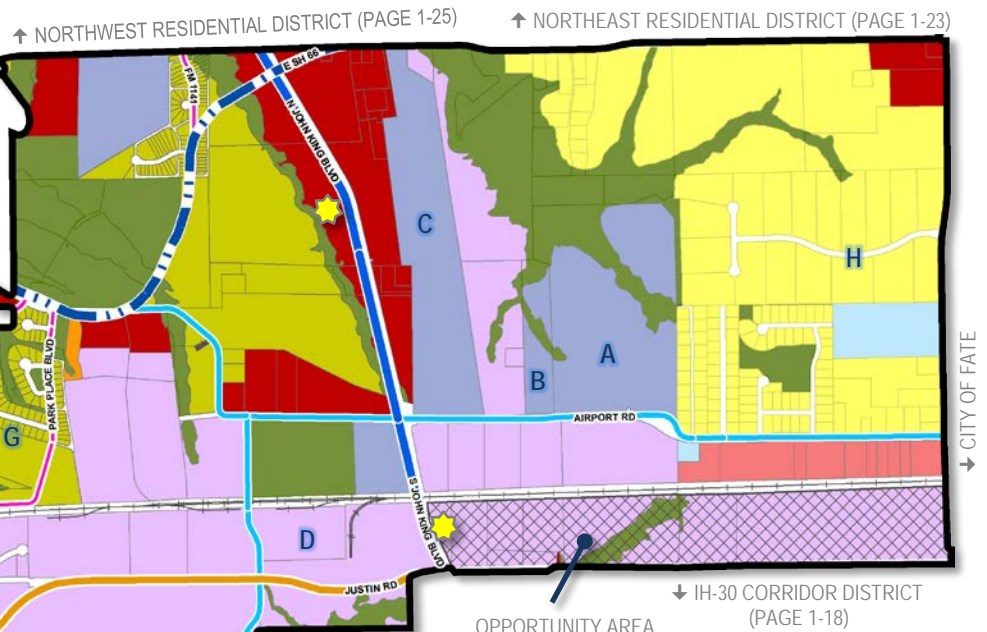
MINOR COLLECTOR	
M4U	
M4D	
P6D	
TXDOT 4D	
COMMERCIAL	55.37%
RESIDENTIAL	42.11%
MIXED USE	2.53%

POINTS OF REFERENCE

- A. Animal Adoption Center
- B. Regional Firearms Training Center
- C. Ralph Hall Municipal Airport
- D. Leon Tuttle Athletic Complex
- E. Rockwall County Courthouse
- F. Utley Middle School
- G. Park Place Subdivision
- H. Rolling Meadows Subdivision

CURRENT
 HOUSES: 220
 BUILDINGS: 71
 TREES: 488

BUILD OUT
 HOUSES: 681
 BUILDINGS: 1,512
 TREES: 1.10%
 % OF ROCKWALL: 3.91%
 TREES: 0.82%



CEMETERY (CEM)	0.18-ACRES
COMMERCIAL/RETAIL (CR)	143.20-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	30.58-ACRES
LIVE/WORK (LW)	23.85-ACRES
LOW DENSITY RESIDENTIAL (LDR)	234.39-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	133.75-ACRES
PARKS AND OPEN SPACE (OS)	204.05-ACRES
PUBLIC (P)	212.77-ACRES
QUASI-PUBLIC (QP)	23.65-ACRES
SPECIAL COMMERCIAL CORRIDOR (SC)	0.08-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	381.07-ACRES



● COMMERCIAL/RETAIL (CR)

The *Commercial/Retail* land use category is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and service adjacent residential subdivisions. Zoning in conformance with the Commercial/Retail land uses category can be incorporated into a Planned Development (PD) District as part of a larger mix-use master planned community, and may vary in size depending on the adjacent service area. In certain cases where commercial land uses are eminent, it may be appropriate to incorporate zoning in conformance to the Commercial land use category on all four (4) corners of an intersection; however, this is not necessary in all cases. These areas should be designed with the pedestrian in mind, and provide connections between the commercial land use and the adjacent residential subdivision.

DESIGNATION CHARACTERISTICS

- ① Primary Land Uses: Commercial Retail Buildings, Restaurants/Brew Pubs, Multi-Tenant Commercial Centers, Neighborhood Centers and Convenience Centers
- ② Secondary Land Uses: Office/Financial Institutions, Parks, Open Space, and Institutional/Civic Land Uses
- ③ Zoning Districts: Neighborhood Services (NS) District, General Retail (GR) District, Commercial (C) District and certain mixed-use Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

- ① Shops at Stone Creek
- ② Corner of the Intersection of N. Lakeshore Drive and N. Goliad Street [SH-205]
- ③ Walmart Neighborhood Market Shopping Center



● COMMERCIAL/INDUSTRIAL (CI)

The *Commercial/Industrial* land use category typically is characterized by smaller business and industrial land uses that are focused around assembly, manufacturing and fabrication. This designation may also accommodate land uses that require outside storage. These areas are also appropriate for small business and business incubator arrangements. Land uses under this designation should be heavily screened by landscaping and should be separated from other land uses using large buffers and roadways. These areas are not appropriate adjacent to residential land use designations and should be separated from these areas using transitional land uses.

DESIGNATION CHARACTERISTICS

- ① Primary Land Uses: Small Scale Manufacturing, Assembly, and Fabrication Businesses, Business Incubators, Contractors Shops, and Heavy Equipment/Truck Rental Businesses
- ② Secondary Land Uses: Warehouse and Outside Storage
- ③ Zoning Districts: Heavy Commercial (HC) District and Heavy Industrial (HI) District

EXISTING LAND USE EXAMPLES

- ① Areas Adjacent to National Drive
- ② Areas Adjacent to Sids Road

● BUSINESS CENTERS (BC)

The Business Center land use designation is intended to provide areas with a variety of employment options. While focusing on employment land uses, these areas may also incorporate limited supporting land uses (e.g. restaurants and commercial-retail) that complement the primary land uses. These areas should be designed with public amenities and greenspaces, increased landscaping, and unique design features that will help create a sense of place.

DESIGNATION CHARACTERISTICS

- ① Primary Land Uses: Professional Offices, Corporate Offices, General Offices, Institutional Land Uses, Research and Design/Development Businesses, and Technology/Data Centers.
- ② Secondary Land Uses: Supporting Restaurants and Commercial-Retail Land Uses, Hotels, Parks, Open Space and Civic Uses
- ③ Zoning Districts: Commercial (C) District, Light Industrial (LI) District, and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

- ① Trend Tower

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A COMMERCIAL (C) DISTRICT FOR A 1.650-ACRE PORTION OF A LARGER 31.393-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE N. BUTLER SURVEY, ABSTRACT NO. 20, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' AND EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Joseph Bickham of the Trinity River Development, LLC on behalf of Aaron Albright of BYJ Holdings for the approval of a Zoning Change from an Agricultural (AG) District to a Commercial (C) District for a 1.650-acre portion of a larger 31.393-acre identified as Tract 3 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, and more fully described and depicted in *Exhibit 'A'* and *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Commercial (C) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Commercial (C) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; and, Subsection 04.01, *General Commercial District Standards*, Subsection 04.05, *Commercial (C) District*, and Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2nd DAY OF JUNE, 2025.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 19, 2025

2nd Reading: June 2, 2025

Exhibit 'A'
Legal Description

All that certain 1.650-acre tract of land being situated in the N. Butler Survey, Abstract Number 20, in the City of Rockwall, Rockwall County, Texas, and being part of a called 34.4-acre tract of land described in a deed to BYJ Holdings, LLC, recorded in Document Number 2024-11269 of the Official Public Records of said county, and said 1.650 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rebar found in the occupied west right-of-way of N John King Boulevard, a 120-foot-wide public right-of-way (by use and occupation), said point being the northwest corner of a called 0.815 acre tract of land described in "Exhibit A" as "Proposed 205 By-pass", recorded in Volume 5913, Page 123 of the Deed Records of said county, and being in the north line of a called 16.84 acre tract of land described in a deed to Rockwall Property Corporation, recorded in Document Number 2006-00358953 of said Official Public Records;

THENCE North 72°36'36" West, with the dividing line of said 34.4-acre tract and said 16.84-acre tract, a distance of 232.53 feet to a 3/8-inch iron rebar found;

THENCE North 69°55'17" West, continuing with said dividing line, a distance of 123.82 feet to a 1/2-inch iron rebar with cap stamped "RPLS 5034" found for the northeast corner of a called 6.00-acre tract of land described in a deed to Cornerstone Community Church of Rockwall, Inc., recorded in Document Number 20170000001154 of said Official Public Records;

THENCE North 69°42'12" West, with the dividing line of said 34.4-acre tract and said 6.00-acre tract, a distance of 14.21 feet to a 1/2-inch iron rebar with cap stamped "RPLS 6484" set;

THENCE North 62°29'59" West, continuing with said dividing line, a distance of 71.52 feet to a 1/2-inch iron rebar with cap stamped "RPLS 6484" set;

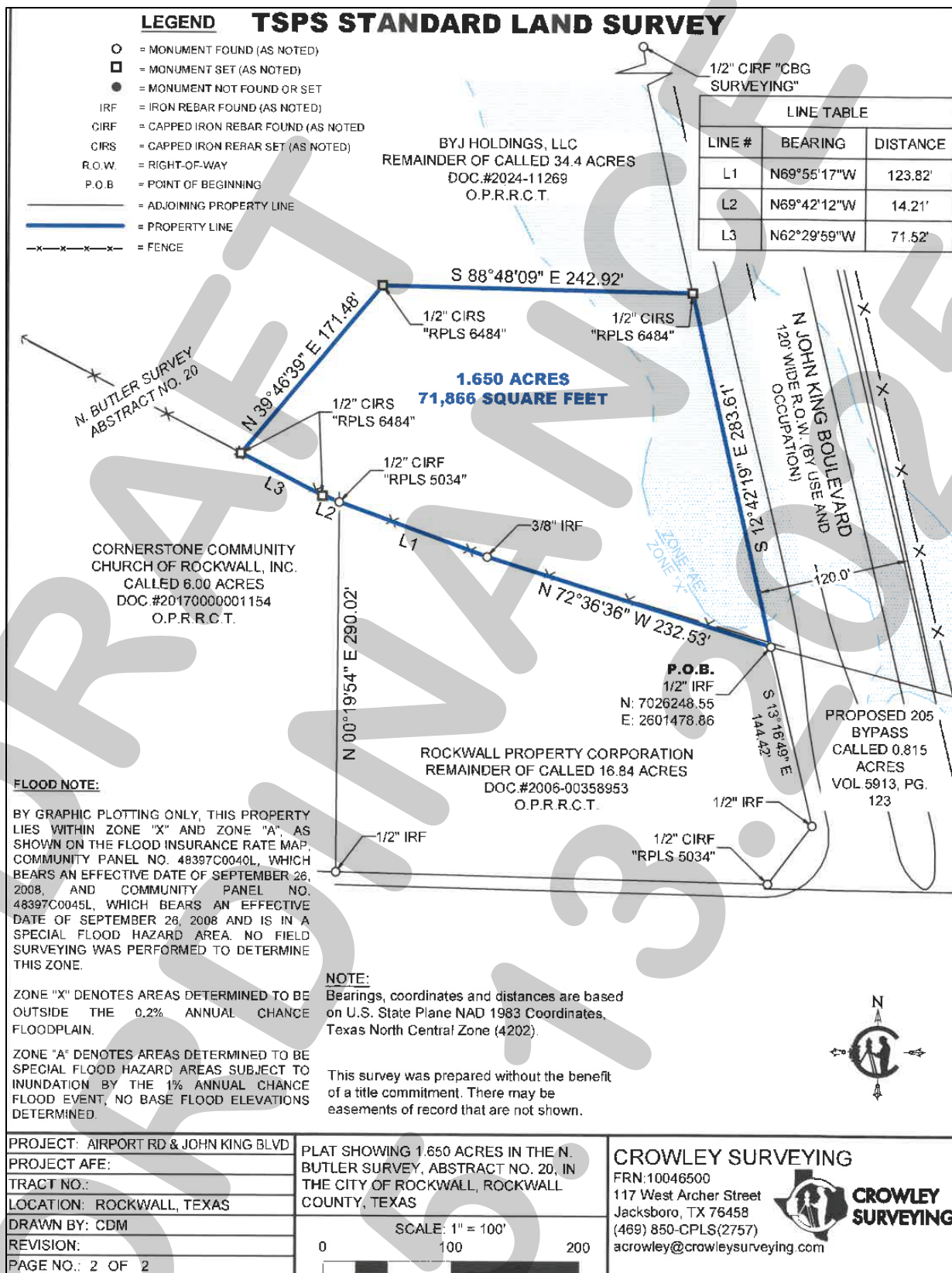
THENCE North 39°46'39" East, departing said dividing line, a distance of 171.48 feet to a 1/2-inch iron rebar with cap stamped "RPLS 6484" set;

THENCE South 88°48'09" East, a distance of 242.92 feet to a 1/2-inch iron rebar with cap stamped "RPLS 6484" set in the occupied west right-of-way line of said N John King Boulevard

THENCE South 12°42'19" East, with said west right-of-way line, a distance of 283.61 feet to the **POINT OF BEGINNING**, containing 1.650 acres or 71,866 square feet, more or less

Exhibit 'B'

Survey





CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: May 19, 2025
APPLICANT: Joseph Bickham; *Trinity River Development, LLC*
CASE NUMBER: Z2025-021; *Zoning Change (AG to C)*

SUMMARY

Hold a public hearing to discuss and consider a request by Joseph Bickham of the Trinity River Development, LLC on behalf of Aaron Albright of BYJ Holdings for the approval of a Zoning Change from an Agricultural (AG) District to a Commercial (C) District for a 1.650-acre portion of a larger 31.393-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located north of the intersection of John King Boulevard and Airport Road, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on September 7, 1971 by *Ordinance No. 71-09 [Case No. A1971-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. The subject property has remained vacant and zoned Agricultural (AG) District since annexation.

PURPOSE

On April 17, 2025, the applicant -- *Joseph Bickman of the Trinity River Development, LLC* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Commercial (C) District to facilitate the future construction of a *Retail Store with Gasoline Sales*.

ADJACENT LAND USES AND ACCESS

The subject property is generally located north of the intersection of Airport Road and John King Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the remainder of a vacant 31.393-acre tract of land (*i.e. Tract 3 of the N. Butler Survey, Abstract No. 20*) of which the subject property is currently a portion of. This property is zoned Agricultural (AG) District. Directly north of this tract of land are two (2) vacant tracts of land (*i.e. a 7.133-acre tract of land identified as Tract 1-01 and a 1.607-acre tract of land identified as Tract 1-4 of the N. Butler Survey, Abstract No. 20*) that are zoned Agricultural (AG) District.

South: Directly south of the subject property is a vacant 1.803-acre tract of land (*i.e. Tract 4-06 of the N. Butler Survey, Abstract No. 20*) that is zoned Commercial (C) District. This is the tract of land that the applicant is proposing to combine with the subject property for the future construction of a *Retail Store with Gasoline Sales*. South of this tract of land is Airport Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this thoroughfare is the City's Service Center, which is situated on a ten (10) acre parcel of land (*i.e. Lot 1 of the Rockwall Service Center Addition*) that is zoned Light Industrial (LI) District.

East: Directly east of the subject property is John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040

West: Directly west of the subject property is the remainder of a vacant 31.393-acre tract of land (*i.e. Tract 3 of the N. Butler Survey, Abstract No. 20*) of which the subject property is currently a portion of. Beyond this is a six (6) acre parcel of land (*i.e. Lot 1, Block A, Cornerstone Community Church Addition*) that is zoned Commercial (C) District. Currently situated on this parcel of land is a *Church/House of Worship (i.e. Cornerstone Church)*. Beyond this is a three (3) acre parcel of land (*i.e. Lot 4, Block A, Columbia Park Addition*) that is zoned Commercial (C) District. Currently situated on this property is the Lakes Regional MHMR Center.

According to Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(t)he Commercial (C) District is the proper zoning classification for most types of commercial development (e.g. *larger shopping centers at major intersections, commercial strips along arterial roadways, etc.*). The land uses specified for the Commercial (C) District include most types of office and retail activity with some special provisions for wholesale land uses.” In addition, the Commercial (C) District is a general business zone, and is intended to service most commercial land uses with the exception of land uses that include outside storage. In this case, the applicant has stated that the subject property is being rezoned to facilitate the future construction of a *Retail Store with Gasoline Sales*, and is intended to be combined with the property directly south of the subject property and which is currently zoned Commercial (C) District. According to Article 05, *District Development Standards*, of the Unified Development Code (UDC), the following is a summary of the density and dimensional requirements of the Commercial (C) District:

MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'

MINIMUM FRONT YARD SETBACK ^{(1) & (2)}	15'
MINIMUM SIDE YARD SETBACK ⁽³⁾	10'
MINIMUM REAR YARD SETBACK ⁽³⁾	10'
MINIMUM BETWEEN BUILDINGS ⁽³⁾	20'
MAXIMUM BUILDING HEIGHT ⁽⁴⁾	60'
MAXIMUM LOT COVERAGE	60.00%
MINIMUM LANDSCAPING	20.00%

GENERAL NOTES:

- ¹: FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.
- ²: PARKING SHOULD NOT BE LOCATED BETWEEN THE FRONT FAÇADE AND THE PROPERTY LINE.
- ³: THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.
- ⁴: BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.

If this zoning change is approved and when the subject property is developed, the development will be required to conform to all the requirements of the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, and any other applicable local, state or federal requirements.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Central District and is designated for Medium Density Residential land uses. This plan goes on to state that “(t)he Medium Density Residential land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre ...” In this case, the proposed zoning change would require that the City Council change this land use category to the Commercial/Retail designation, which is defined as a “...land use category [that] is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and service adjacent residential subdivisions.” The District Strategies for the Central District go on to define Commercial/Retail Centers as “(t)he commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (*i.e. more characteristic of neighborhood/convenience centers*); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users.” Since this request is for a zoning change that is not consistent with the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, it is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

INFRASTRUCTURE

Based on the proposed request, the Engineering Department will provide additional comments at the time of site plan if the zoning change is approved; however, a Flood Study and/or Letter of Map Revision (LOMR) may be required if the development impacts the floodplain area.

STAFF ANALYSIS

A Retail Store with Gasoline Sales is a permitted *by-right* land use in the Commercial (C) District, and the applicant has stated that this will be the intended land use for the 1.803-acre tract of land south of the subject property. This property is already zoned Commercial (C) District (see Map 1). The applicant has also stated that if the zoning change is approved, the additional land will be combined with this tract and used to better situate the land use on the subject property. In addition, the larger tract of land will allow the proposed land use additional access along John King Boulevard. Staff should note that regardless of approval, the applicant will be required to establish a residential adjacency buffer with either a masonry wall and canopy trees on 20-foot centers or a 20-foot landscape buffer with three (3) tiered screening and a berm adjacent to the vacant tract of land currently zoned Agricultural (AG) District and which is designated for Medium Density Residential land uses on the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan (*i.e. the 31.393-acre tract of land north and west of the subject property and of which the subject property is currently a part of*). The additional land area should help the Retail Store with Gasoline Sales provide a better transition to any future development of the adjacent tract of land, which will most

likely be for residential land uses in the future; however, since this zoning change will require the City Council to amend the Future Land Use Plan from *Medium Density Residential* land uses to *Commercial/Retail* land uses, it does remain a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On April 22, 2025, staff mailed eight (8) notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) notice from one (1) property owner inside the 500-foot notification area in favor of the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Commercial (C) District, then staff would propose the following conditions of approval:

- (1) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a *Medium Density Residential* designation to a *Commercial/Retail* designation; and,
- (2) Any construction resulting from the approval of this *Zoning Change* 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 May 13, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Zoning Change* by a vote of 4-0, with Commissioners Thompson and Hustings absent and one (1) vacant seat.



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 \$ 230.00
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)¹
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION NORTH-WEST CORNER OF JOHN KING BLVD AND AIRPORT RD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AGRICULTURAL

CURRENT USE RAW LAND

PROPOSED ZONING COMMERCIAL

PROPOSED USE CONVENIENCE STORE, RESTAURANT, CARWASH

ACREAGE 1.650

LOTS [CURRENT]

LOTS [PROPOSED]

- ☒ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☒ OWNER BTJ Holdings

☒ APPLICANT TRINITY RIVER DEVELOPMENT LLC

CONTACT PERSON Aaron Albright

CONTACT PERSON JOSEPH BICKHAM

ADDRESS 100 N Central Exp way
suite 400

ADDRESS 801 S. RIVERFRONT BLVD

CITY, STATE & ZIP Richardson TX 75080

CITY, STATE & ZIP DALLAS, TX 75207

PHONE 214 449 4632

PHONE 469-203-0159

E-MAIL aaron@albrightland.com

E-MAIL JBICKHAM@FUEL CITY.COM

NOTARY VERIFICATION [REQUIRED]

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

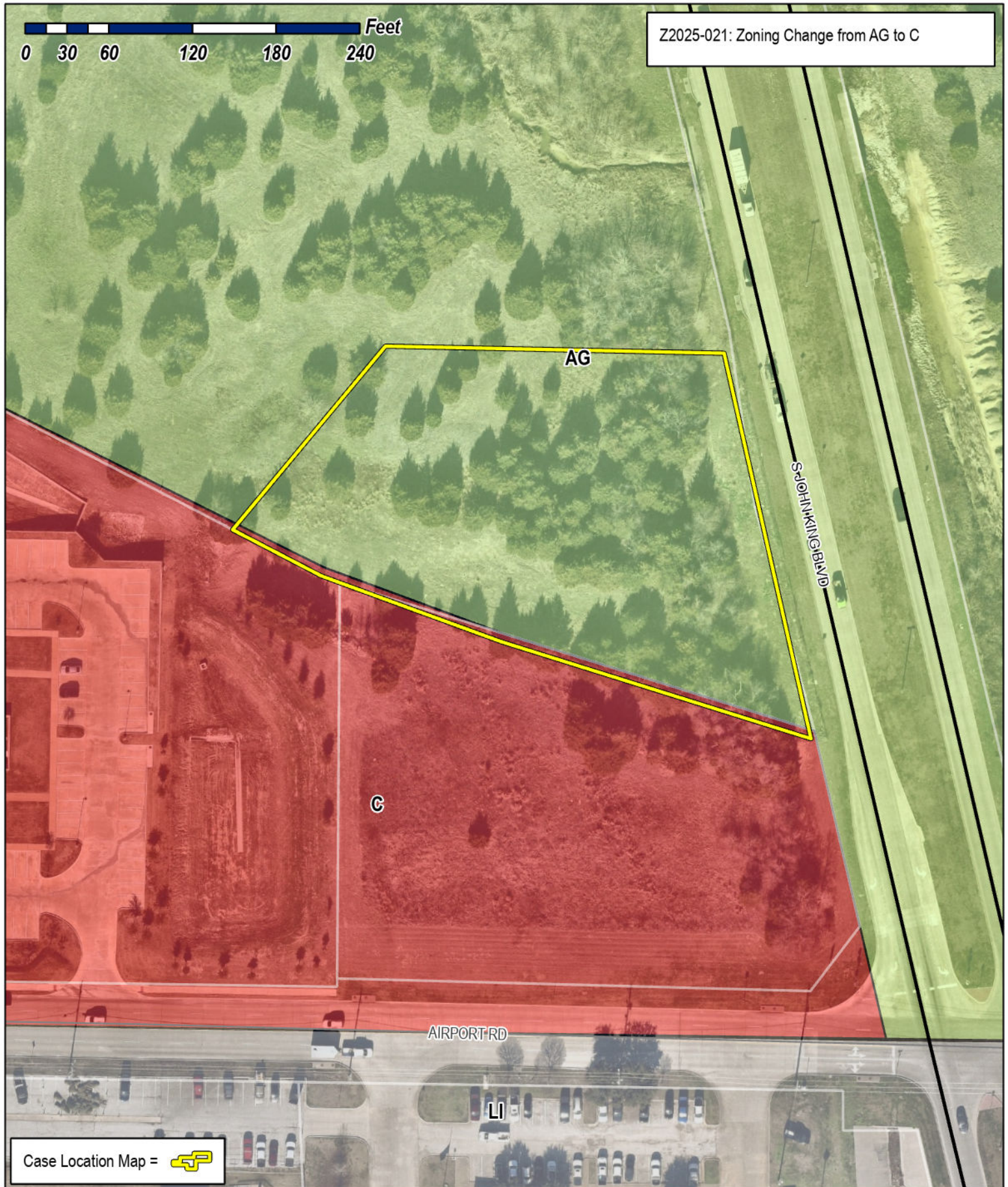
"I HEREBY CERTIFY THAT I AM THE AGENT FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 230.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 17 DAY OF APRIL, 2025. BY SIGNING THIS APPLICATION, 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 17 DAY OF APRIL, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





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.



BYJ HOLDINGS, LLC
100 N Central Expy Ste 400
Richardson, TX 75080

SARO PARTNERS LLC
1450 T L TOWNSEND
ROCKWALL, TX 75032

CORNERSTONE COMMUNITY CHURCH OF
ROCKWALL
1565 AIRPORT RD
ROCKWALL, TX 75087

CITY OF ROCKWALL
1600 AIRPORT RD
ROCKWALL, TX 75087

CITY OF ROCKWALL
1600 AIRPORT RD
ROCKWALL, TX 75087

CITY OF ROCKWALL
1701 AIRPORT RD
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORPORATION
ATTN BILL BRICKER
2235 RIDGE RD STE 201
ROCKWALL, TX 75087

CORNERSTONE COMMUNITY CHURCH OF
ROCKWALL
PO BOX 2290
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2025-021: Zoning Change from Agricultural (AG) District to Commercial (C) District

Hold a public hearing to discuss and consider a request by Joseph Bickham of the Trinity River Development, LLC on behalf of Aaron Albright of BYJ Holdings for the approval of a Zoning Change from an Agricultural (AG) District to a Commercial (C) District for a 1.650-acre portion of a larger 31.393-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located north of the intersection of John King Boulevard and Airport Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, May 13, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 19, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, May 19, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2025-021: Zoning Change from Agricultural (AG) District to Commercial (C) District

Please place a check mark on the appropriate line below:

- ☐ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

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Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2025-021: Zoning Change from Agricultural (AG) District to Commercial (C) District

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

This will allow better access to the corner commercial site and should improve traffic flow with a thru rather than to the intersection then into the site. All of the west side of JK should have 250 ft depth commercial, or thereabouts.

Name: CW Bricker billecolventures.com
Address: 2235 Ridge Rd, Rockwall, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

LEGEND

TSPS STANDARD LAND SURVEY

- = MONUMENT FOUND (AS NOTED)
- = MONUMENT SET (AS NOTED)
- = MONUMENT NOT FOUND OR SET
- IRF = IRON REBAR FOUND (AS NOTED)
- CIRF = CAPPED IRON REBAR FOUND (AS NOTED)
- CIRS = CAPPED IRON REBAR SET (AS NOTED)
- R.O.W. = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING

- = ADJOINING PROPERTY LINE
- = PROPERTY LINE
- x-x-x-x- = FENCE

1/2" CIRF "CBG SURVEYING"

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N69°55'17"W	123.82'
L2	N69°42'12"W	14.21'
L3	N62°29'59"W	71.52'

BYJ HOLDINGS, LLC
REMAINDER OF CALLED 34.4 ACRES
DOC.#2024-11269
O.P.R.R.C.T.

**1.650 ACRES
71,866 SQUARE FEET**

N. BUTLER SURVEY
ABSTRACT NO. 20

CORNERSTONE COMMUNITY
CHURCH OF ROCKWALL, INC.
CALLED 6.00 ACRES
DOC.#20170000001154
O.P.R.R.C.T.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AND ZONE "A", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0040L, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008, AND COMMUNITY PANEL NO. 48397C0045L, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE "A" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, NO BASE FLOOD ELEVATIONS DETERMINED.

NOTE:

Bearings, coordinates and distances are based on U.S. State Plane NAD 1983 Coordinates, Texas North Central Zone (4202).

This survey was prepared without the benefit of a title commitment. There may be easements of record that are not shown.



PROJECT: AIRPORT RD & JOHN KING BLVD
PROJECT AFE:
TRACT NO.:
LOCATION: ROCKWALL, TEXAS
DRAWN BY: CDM
REVISION:
PAGE NO.: 2 OF 2

PLAT SHOWING 1.650 ACRES IN THE N. BUTLER SURVEY, ABSTRACT NO. 20, IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE: 1" = 100'

0 100 200

CROWLEY SURVEYING

FRN:10046500
117 West Archer Street
Jacksboro, TX 76458
(469) 850-CPLS(2757)
acrowley@crowleysurveying.com



**CROWLEY
SURVEYING**

AND AIRPORT RD AND JOHN KING BLVD - Rockwall\DRAWING\AIRPORT RD & JOHN KING BLVD.DWG

TSPS STANDARD LAND SURVEY

LEGAL DESCRIPTION OF 1.650 ACRES

All that certain 1.650 acre tract of land being situated in the N. Butler Survey, Abstract Number 20, in the City of Rockwall, Rockwall County, Texas, and being part of a called 34.4 acre tract of land described in a deed to BYJ Holdings, LLC, recorded in Document Number 2024-11269 of the Official Public Records of said county, and said 1.650 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rebar found in the occupied west right-of-way of N John King Boulevard, a 120-foot-wide public right-of-way (by use and occupation), said point being the northwest corner of a called 0.815 acre tract of land described in "Exhibit A" as "Proposed 205 ByPass", recorded in Volume 5913, Page 123 of the Deed Records of said county, and being in the north line of a called 16.84 acre tract of land described in a deed to Rockwall Property Corporation, recorded in Document Number 2006-00358953 of said Official Public Records;

THENCE North 72°36'36" West, with the dividing line of said 34.4 acre tract and said 16.84 acre tract, a distance of 232.53 feet to a 3/8 inch iron rebar found;

THENCE North 69°55'17" West, continuing with said dividing line, a distance of 123.82 feet to a 1/2 inch iron rebar with cap stamped "RPLS 5034" found for the northeast corner of a called 6.00 acre tract of land described in a deed to Cornerstone Community Church of Rockwall, Inc., recorded in Document Number 20170000001154 of said Official Public Records;

THENCE North 69°42'12" West, with the dividing line of said 34.4 acre tract and said 6.00 acre tract, a distance of 14.21 feet to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set;

THENCE North 62°29'59" West, continuing with said dividing line, a distance of 71.52 feet to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set;

THENCE North 39°46'39" East, departing said dividing line, a distance of 171.48 feet to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set;

THENCE South 88°48'09" East, a distance of 242.92 feet to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set in the occupied west right-of-way line of said N John King Boulevard;

THENCE South 12°42'19" East, with said west right-of-way line, a distance of 283.61 feet to the **POINT OF BEGINNING**, containing 1.650 acres or 71,866 square feet, more or less.

STATE OF TEXAS
COUNTY OF ROCKWALL

I hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice Requirements for a Category 1A, Condition 3, TSPS Standard Land Survey and was conducted on the ground on March 19, 2025 and is true and correct to the best of my knowledge.

Original signed and stamped in green ink.

ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 DATE



PRELIMINARY:
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR
VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT.

PROJECT: AIRPORT RD & JOHN KING BLVD
PROJECT AFE:
TRACT NO.:
LOCATION: ROCKWALL, TEXAS
DRAWN BY: CDM
REVISION:
PAGE NO.: 1 OF 2

DESCRIPTION OF 1.650 ACRES IN THE N.
BUTLER SURVEY, ABSTRACT NO. 20, IN
THE CITY OF ROCKWALL, ROCKWALL
COUNTY, TEXAS

CROWLEY SURVEYING

FRN:10046500
117 West Archer Street
Jacksboro, TX 76458
(469) 850-CPLS(2757)
acrowley@crowleysurveying.com



**CROWLEY
SURVEYING**

LEGEND: <div> <div></div> Land Use <i>NOT</i> Permitted <div>P</div> Land Use Permitted <i>By-Right</i> <div>P</div> Land Use Permitted with Conditions <div>S</div> Land Use Permitted Specific Use Permit (SUP) <div>X</div> Land Use Prohibited by Overlay District <div>A</div> Land Use Permitted as an Accessory Use </div>		<h1>PERMITTED LAND USES IN A COMMERCIAL (C) DISTRICT</h1>	
LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	COMMERCIAL (C) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	P
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	P
Animal Hospital or Clinic	(4)		S
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Caretakers Quarters/Domestic or Security Unit	(3)		P
Convent, Monastery, or Temple	(4)		P
Commercial Parking Garage	(6)		A
Limited-Service Hotel	(10)		S
Full-Service Hotel	(11)	(8)	S
Residence Hotel	(12)		S
Motel	(13)		S
Private Sports Court with Standalone or Dedicated Lighting	(22)	(18)	P
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Blood Plasma Donor Center	(2)		P
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	S
College, University, or Seminary	(5)		S
Convalescent Care Facility/Nursing Home	(6)		P
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Daycare with Seven (7) or More Children	(9)	(4)	P
Emergency Ground Ambulance Services	(10)		P
Government Facility	(12)		P
Hospice	(14)		P
Hospital	(15)		P
Public Library, Art Gallery or Museum	(16)		P
Mortuary or Funeral Chapel	(17)		P
Local Post Office	(18)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Temporary Education Building for a Public or Private School	(23)	(9)	S
Trade School	(24)		P
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	P
Financial Institution without Drive-Through	(1)		P
Office or Medical Office Building less than 5,000 SF	(2) & (3)		P

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LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	COMMERCIAL (C) DISTRICT
Office or Medical Office Building 5,000 SF or Greater	(2) & (3)		P
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	P
Indoor Commercial Amusement/Recreation	(2)	(2)	P
Outdoor Commercial Amusement/Recreation	(3)	(3)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		P
Private Country Club	(5)		S
Golf Driving Range	(6)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Indoor Gun Club with Skeet or Target Range	(8)	(5)	P
Health Club or Gym	(9)		P
Private Club, Lodge or Fraternal Organization	(10)	(6)	P
Private Sports Arena, Stadium, and/or Track	(11)		S
Public Park or Playground	(12)		P
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		S
Theater	(15)		P
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Alcoholic Beverage Package Sales	(1)	(1)	P
Alcoholic Beverage Store	(2)	(2)	S
Antique/Collectible Store	(3)		P
Astrologer, Hypnotist, or Psychic	(4)		P
Banquet Facility/Event Hall	(5)		P
Portable Beverage Service Facility	(6)	(3)	S
Brew Pub	(7)		P
Business School	(8)		P
Catering Service	(9)		P
Temporary Christmas Tree Sales Lot and/or Similar Uses	(10)	(4)	P
Copy Center	(11)		P
Craft/Micro Brewery, Distillery and/or Winery	(12)	(5)	S
Incidental Display	(13)	(6)	P
Food Trucks/Trailers	(14)	(7)	P
Garden Supply/Plant Nursery	(15)		P
General Personal Service	(16)	(8)	P
General Retail Store	(17)		P
Hair Salon and/or Manicurist	(18)		P
Laundromat with Dropoff/Pickup Services	(19)		P
Self Service Laundromat	(20)		P
Massage Therapist	(21)		P
Private Museum or Art Gallery	(22)		P
Night Club, Discotheque, or Dance Hall	(23)		P

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LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	COMMERCIAL (C) DISTRICT
Pawn Shop	(24)		S
Permanent Cosmetics	(25)	(9)	A
Pet Shop	(26)		P
Temporary Real Estate Sales Office	(27)		P
Rental Store without Outside Storage and/or Display	(28)	(10)	P
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(29)	(11)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(30)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(29)	(12)	P
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(30)		P
Retail Store with Gasoline Sales that has Two (2) or less Dispensers (<i>i.e. a Maximum of Four [4] Vehicles</i>)	(31)	(13)	P
Retail Store with Gasoline Sales that has more than Two (2) Dispensers	(32)	(13)	P
Secondhand Dealer	(33)		P
Art, Photography, or Music Studio	(33)		P
Tailor, Clothing, and/or Apparel Shop	(34)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Bail Bond Service	(1)		S
Building and Landscape Material with Limited Outside Storage	(2)	(2)	P
Building Maintenance, Service, and Sales without Outside Storage	(3)		P
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		P
Furniture Upholstery/Refinishing and Resale	(8)	(4)	S
Heavy Machinery and Equipment Rental, Sales, and Service	(10)	(5)	S
Locksmith	(11)		P
Research and Technology or Light Assembly	(15)		S
Shoe and Boot Repair and Sales	(16)		P
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Minor Auto Repair Garage	(2)	(2)	S
Automobile Rental	(3)		S
New or Used Boat and Trailer Dealership	(4)	(3)	S
Full Service Car Wash and Auto Detail	(5)	(4)	P
Self Service Car Wash	(5)	(4)	P
New and/or Used Indoor Motor Vehicle Dealership/Showroom	(6)	(5)	S
New Motor Vehicle Dealership-for Cars and Light Trucks	(7)	(6)	S
Used Motor Vehicle Dealership for Cars and Light Trucks}	(7)	(7)	A
Commercial Parking	(8)		P
Non-Commercial Parking Lot	(9)		P
Recreational Vehicle (RV) Sales and Service	(10)		S
Service Station	(11)	(8)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	

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LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	COMMERCIAL (C) DISTRICT
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of Sand, Gravel, Oil and/or Other Materials	(12)	(5)	S
WHOLESALE, DISTRIBUTION AND STORAGE LAND USES	2.02(J)	2.03(J)	
Mini-Warehouse	(4)	(1)	S
Wholesale Showroom Facility	(8)		S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna for an Amateur Radio	(3)	(2)	A
Antenna Dish	(4)	(3)	A
Freestanding Commercial Antenna (<i>i.e. Monopole or a Similar Structure</i>)	(5)	(4)	P
Mounted or Attached Commercial Antenna	(6)	(5)	P
Commercial Drone Delivery Hub	(8)	(6)	S
Helipad	(9)		S
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses (<i>Includes Utilities with a Franchise Utility Agreement with the City of Rockwall</i>)	(11)		P
Private Streets	(12)		S
Radio Broadcasting	(13)		P
Railroad Yard or Shop	(14)		S
Recording Studio	(15)		P
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Transit Passenger Facility	(18)		S
TV Broadcasting and Other Communication Service	(20)		S
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S

01 CENTRAL DISTRICT

DISTRICT DESCRIPTION

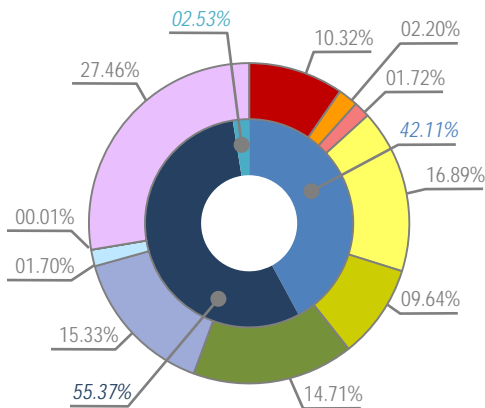
The *Central District* is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (e.g. *Park Place*), estate and rural residential (e.g. *Rolling Meadows Subdivision*), and higher density residential developments (e.g. *Evergreen Senior Living*). The *Central District* also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisects the district -- and *City* -- in an east/west direction. The *Ralph Hall Municipal Airport* and several other large public/school facilities are also located within the boundaries of this district.

★ John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

DISTRICT STRATEGIES

The *Central District* still has some key vacant and underutilized tracts of land that are anticipated to shape the area moving forward. Taking these areas into consideration the following are the strategies for this district:

- 1 **Live/Work.** The live/work designation in this district is intended to provide flexibility for land owners, adjacent to the railroad tracks, to transition their properties -- *when appropriate* -- to low intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties.
- 2 **Suburban Residential.** While many of the larger tracts in this area are not large enough to support a master planned community (*which is characteristic of Northern Estates and Northwest Residential Districts*), any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* lots in this district, but should be comparable in size to newer developments (i.e. *Ridgecrest Subdivision*). In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (e.g. *larger lots or a large landscape buffer*) adjacent to the existing subdivision.
- 3 **Commercial/Retail Centers.** The commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (i.e. *are more characteristic of neighborhood/convenience centers*); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users. All commercial developments should incorporate appropriate screening (e.g. *berms, landscaping and large buffers*) to transition uses.
- 4 **Industrial/Special Commercial Corridor Opportunity Area.** The area south of the railroad tracks that is indicated by a crosshatched pattern represents an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for *Technology/Industrial* land uses; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the *Special Commercial Corridor*.
- 5 **John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



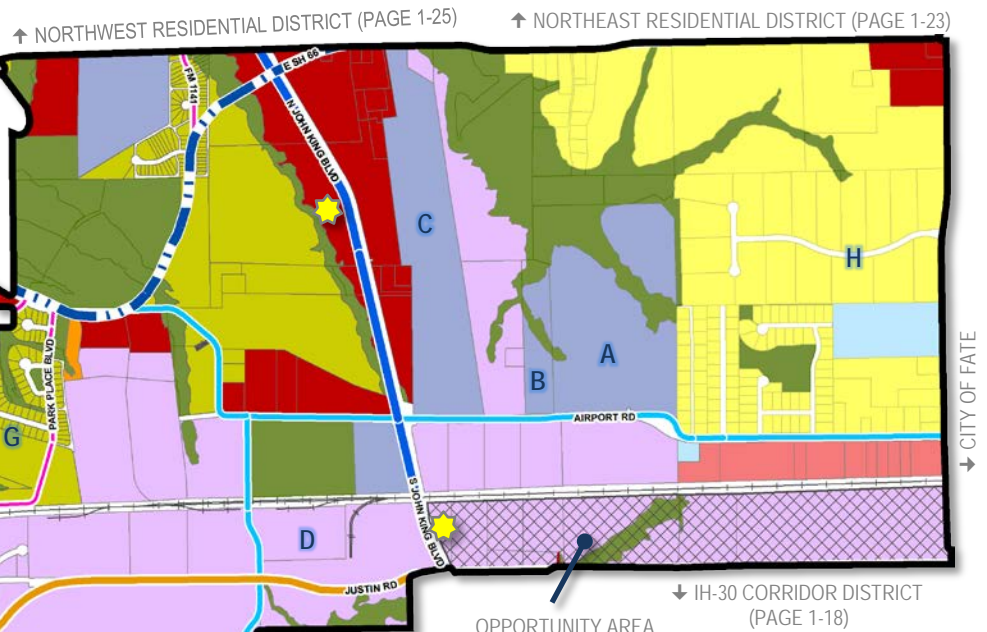
MINOR COLLECTOR	
M4U	
M4D	
P6D	
TXDOT 4D	
COMMERCIAL	55.37%
RESIDENTIAL	42.11%
MIXED USE	2.53%

POINTS OF REFERENCE

- A. Animal Adoption Center
- B. Regional Firearms Training Center
- C. Ralph Hall Municipal Airport
- D. Leon Tuttle Athletic Complex
- E. Rockwall County Courthouse
- F. Utley Middle School
- G. Park Place Subdivision
- H. Rolling Meadows Subdivision

CURRENT
 HOUSES: 220
 BUILDINGS: 71
 TREES: 488

BUILD OUT
 HOUSES: 681
 BUILDINGS: 1,512
 TREES: 1.10%
 % OF ROCKWALL: 3.91%
 TREES: 0.82%



CEMETERY (CEM)	0.18-ACRES
COMMERCIAL/RETAIL (CR)	143.20-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	30.58-ACRES
LIVE/WORK (LW)	23.85-ACRES
LOW DENSITY RESIDENTIAL (LDR)	234.39-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	133.75-ACRES
PARKS AND OPEN SPACE (OS)	204.05-ACRES
PUBLIC (P)	212.77-ACRES
QUASI-PUBLIC (QP)	23.65-ACRES
SPECIAL COMMERCIAL CORRIDOR (SC)	0.08-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	381.07-ACRES



● COMMERCIAL/RETAIL (CR)

The *Commercial/Retail* land use category is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and service adjacent residential subdivisions. Zoning in conformance with the Commercial/Retail land uses category can be incorporated into a Planned Development (PD) District as part of a larger mix-use master planned community, and may vary in size depending on the adjacent service area. In certain cases where commercial land uses are eminent, it may be appropriate to incorporate zoning in conformance to the Commercial land use category on all four (4) corners of an intersection; however, this is not necessary in all cases. These areas should be designed with the pedestrian in mind, and provide connections between the commercial land use and the adjacent residential subdivision.

DESIGNATION CHARACTERISTICS

- ① Primary Land Uses: Commercial Retail Buildings, Restaurants/Brew Pubs, Multi-Tenant Commercial Centers, Neighborhood Centers and Convenience Centers
- ② Secondary Land Uses: Office/Financial Institutions, Parks, Open Space, and Institutional/Civic Land Uses
- ③ Zoning Districts: Neighborhood Services (NS) District, General Retail (GR) District, Commercial (C) District and certain mixed-use Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

- ① Shops at Stone Creek
- ② Corner of the Intersection of N. Lakeshore Drive and N. Goliad Street [SH-205]
- ③ Walmart Neighborhood Market Shopping Center



● COMMERCIAL/INDUSTRIAL (CI)

The *Commercial/Industrial* land use category typically is characterized by smaller business and industrial land uses that are focused around assembly, manufacturing and fabrication. This designation may also accommodate land uses that require outside storage. These areas are also appropriate for small business and business incubator arrangements. Land uses under this designation should be heavily screened by landscaping and should be separated from other land uses using large buffers and roadways. These areas are not appropriate adjacent to residential land use designations and should be separated from these areas using transitional land uses.

DESIGNATION CHARACTERISTICS

- ① Primary Land Uses: Small Scale Manufacturing, Assembly, and Fabrication Businesses, Business Incubators, Contractors Shops, and Heavy Equipment/Truck Rental Businesses
- ② Secondary Land Uses: Warehouse and Outside Storage
- ③ Zoning Districts: Heavy Commercial (HC) District and Heavy Industrial (HI) District

EXISTING LAND USE EXAMPLES

- ① Areas Adjacent to National Drive
- ② Areas Adjacent to Sids Road

● BUSINESS CENTERS (BC)

The Business Center land use designation is intended to provide areas with a variety of employment options. While focusing on employment land uses, these areas may also incorporate limited supporting land uses (e.g. restaurants and commercial-retail) that complement the primary land uses. These areas should be designed with public amenities and greenspaces, increased landscaping, and unique design features that will help create a sense of place.

DESIGNATION CHARACTERISTICS

- ① Primary Land Uses: Professional Offices, Corporate Offices, General Offices, Institutional Land Uses, Research and Design/Development Businesses, and Technology/Data Centers.
- ② Secondary Land Uses: Supporting Restaurants and Commercial-Retail Land Uses, Hotels, Parks, Open Space and Civic Uses
- ③ Zoning Districts: Commercial (C) District, Light Industrial (LI) District, and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

- ① Trend Tower

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A COMMERCIAL (C) DISTRICT FOR A 1.650-ACRE PORTION OF A LARGER 31.393-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE N. BUTLER SURVEY, ABSTRACT NO. 20, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' AND EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Joseph Bickham of the Trinity River Development, LLC on behalf of Aaron Albright of BYJ Holdings for the approval of a Zoning Change from an Agricultural (AG) District to a Commercial (C) District for a 1.650-acre portion of a larger 31.393-acre identified as Tract 3 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, and more fully described and depicted in *Exhibit 'A'* and *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Commercial (C) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Commercial (C) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; and, Subsection 04.01, *General Commercial District Standards*, Subsection 04.05, *Commercial (C) District*, and Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2nd DAY OF JUNE, 2025.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 19, 2025

2nd Reading: June 2, 2025

Exhibit 'A'
Legal Description

All that certain 1.650-acre tract of land being situated in the N. Butler Survey, Abstract Number 20, in the City of Rockwall, Rockwall County, Texas, and being part of a called 34.4-acre tract of land described in a deed to BYJ Holdings, LLC, recorded in Document Number 2024-11269 of the Official Public Records of said county, and said 1.650 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rebar found in the occupied west right-of-way of N John King Boulevard, a 120-foot-wide public right-of-way (by use and occupation), said point being the northwest corner of a called 0.815 acre tract of land described in "Exhibit A" as "Proposed 205 By-pass", recorded in Volume 5913, Page 123 of the Deed Records of said county, and being in the north line of a called 16.84 acre tract of land described in a deed to Rockwall Property Corporation, recorded in Document Number 2006-00358953 of said Official Public Records;

THENCE North 72°36'36" West, with the dividing line of said 34.4-acre tract and said 16.84-acre tract, a distance of 232.53 feet to a 3/8-inch iron rebar found;

THENCE North 69°55'17" West, continuing with said dividing line, a distance of 123.82 feet to a 1/2-inch iron rebar with cap stamped "RPLS 5034" found for the northeast corner of a called 6.00-acre tract of land described in a deed to Cornerstone Community Church of Rockwall, Inc., recorded in Document Number 20170000001154 of said Official Public Records;

THENCE North 69°42'12" West, with the dividing line of said 34.4-acre tract and said 6.00-acre tract, a distance of 14.21 feet to a 1/2-inch iron rebar with cap stamped "RPLS 6484" set;

THENCE North 62°29'59" West, continuing with said dividing line, a distance of 71.52 feet to a 1/2-inch iron rebar with cap stamped "RPLS 6484" set;

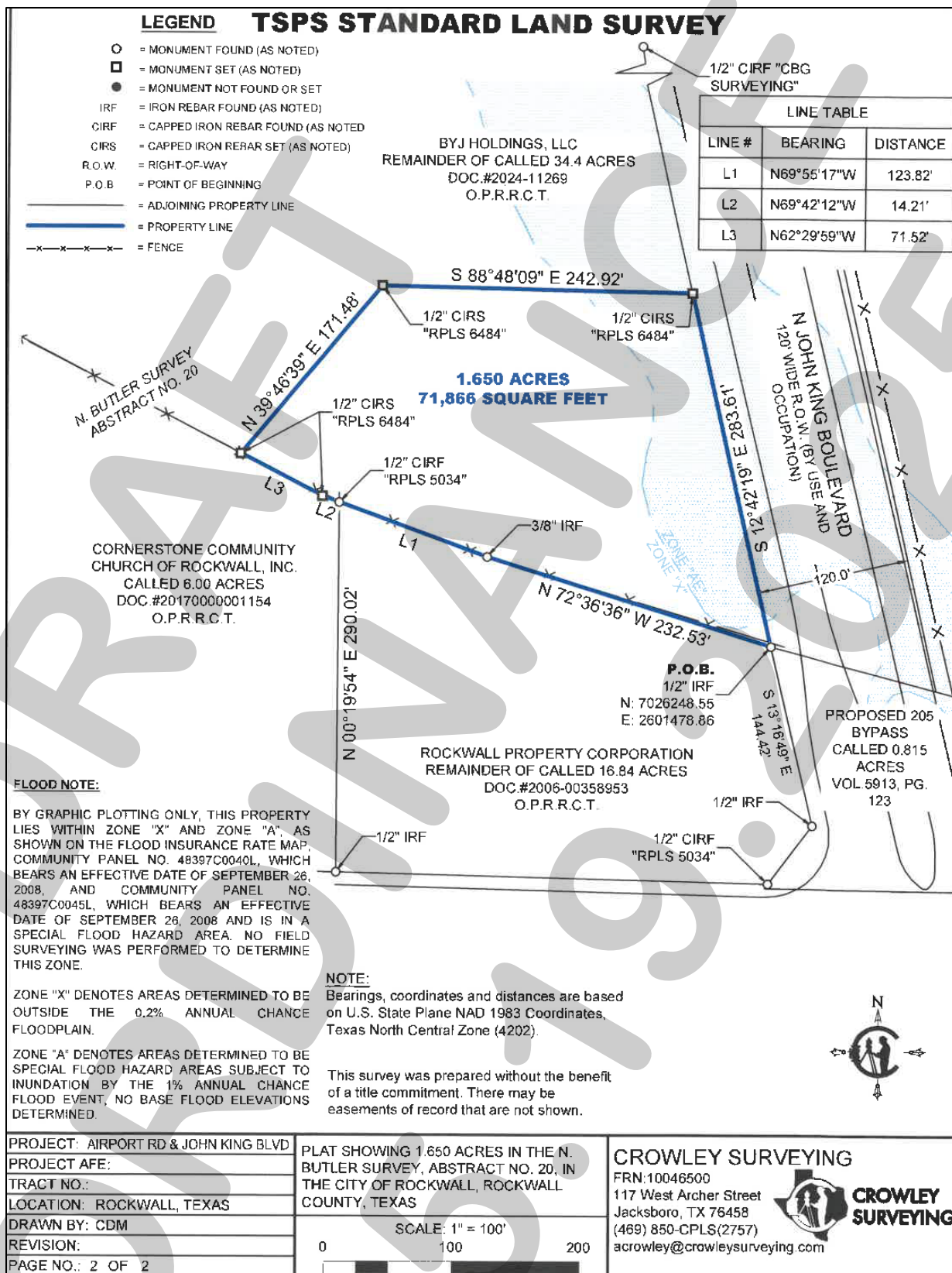
THENCE North 39°46'39" East, departing said dividing line, a distance of 171.48 feet to a 1/2-inch iron rebar with cap stamped "RPLS 6484" set;

THENCE South 88°48'09" East, a distance of 242.92 feet to a 1/2-inch iron rebar with cap stamped "RPLS 6484" set in the occupied west right-of-way line of said N John King Boulevard

THENCE South 12°42'19" East, with said west right-of-way line, a distance of 283.61 feet to the **POINT OF BEGINNING**, containing 1.650 acres or 71,866 square feet, more or less

Exhibit 'B'

Survey





DATE: July 11, 2025

TO: Joseph Bickham
Trinity River Development, LLC
801 S. Riverfront Boulevard
Dallas, Texas 75207

CC: Aron Albright
BTJ Holdings
100 N. Central Expressway, Suite 400
Richardson, Texas 75080

FROM: Henry Lee, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: Z2025-021; *Zoning Change from AG to C*

Joseph Bickham,

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on June 2, 2025. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a Medium Density Residential designation to a Commercial/Retail designation; and,
- (2) Any construction resulting from the approval of this Zoning Change 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 May 13, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Zoning Change by a vote of 4-0, with Commissioners Thompson and Hustings absent, and one (1) vacant seat.

City Council

On May 19, 2025, the City Council approved a motion to approve the Zoning Change by a vote of 7-0.

On June 2, 2025, the City Council approved a motion to approve the Zoning Change by a vote of 6-0, with Council Member Campbell absent.

Included with this letter is a copy of *Ordinance No. 25-32*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6434.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', with a stylized, flowing script.

Henry Lee, AICP, Senior Planner

CITY OF ROCKWALL

ORDINANCE NO. 25-32

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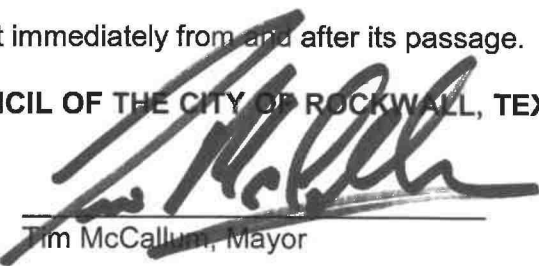
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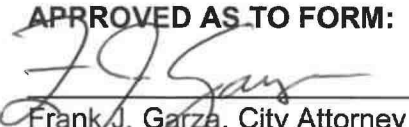
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2nd DAY OF JUNE, 2025.


Tim McCallum, Mayor

ATTEST:


Kristy Teague, City Secretary

APPROVED AS TO FORM:


Frank J. Garza, City Attorney



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Exhibit 'B' Survey

