



## 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. \_\_\_\_\_

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DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

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- ☐ REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

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- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

#### NOTES:

<sup>1</sup>: 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.  
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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS N/A

SUBDIVISION ROCKWALL COMMERCIAL

LOT

1

BLOCK

A

GENERAL LOCATION PROPERTIES NORTH OF JUSTIN ROAD & BETWEEN FM3549 AND S JOHN KING ROAD

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE

UNDEVELOPED

PROPOSED ZONING LI

PROPOSED USE

LIGHT MANUFACTURING

ACREAGE 80.5

LOTS [CURRENT]

5

LOTS [PROPOSED]

5

- ☐ **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 JAMES COLLIER PROPERTIES INC.

☒ APPLICANT KIMLEY HORN & ASSOCIATES

CONTACT PERSON CLAY COLLIER

CONTACT PERSON DYLAN ADAME P.E

ADDRESS 3333 MILLER PARK S

ADDRESS 2600 N CENTRAL EXPRESSWAY

CITY, STATE & ZIP GARLAND, TX 75042

CITY, STATE & ZIP RICHARDSON, TEXAS 75080

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT AND THE APPLICATION FEE OF \$ \_\_\_\_\_, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. 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 12<sup>th</sup> DAY OF June, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS











June 13, 2025

Ryan C. Miller, AICP  
Director of Planning & Zoning  
Planning & Zoning Division  
City of Rockwall  
385 S. Goliad Street  
Rockwall, TX 75087

**RE:    *Zoning Description***  
         *Colmet Industrial*  
         *Rockwall, Texas*

## **ZONING DESCRIPTION**

**BEING** a tract of land situated in the E. M. Elliott Survey, Abstract No. 77 and the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Rockwall Commercial, an addition to the City of Rockwall, according to the plat, recorded in Instrument No. 20210000008470 of the Plat Records of Rockwall County, Texas, a portion of a tract of land, described in a deed to James Collier Properties Inc., recorded in Instrument No. 20190000002250, all of a called 21.554-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20200000017597, all of a called 0.165-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20250000009013, all of a called 8.114-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20200000017598, all of a called 4.115-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20250000009011, a portion of a called 6.027-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20250000009012, and a portion of a called 6.149-acre tract of land, described in a deed to the City of Rockwall, Texas, recorded in Volume 5418, Page 54, all of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the northeast corner of said Lot 1, Block A, same being on the current west right of way line of F. M. Highway 3549, a variable width right of way;

**THENCE** South 01°08'02" East, along the east line of said Lot 1, Block A and the west right of way line of said F. M. Highway 3549, a distance of 399.55 feet to a point for the easterly, southeast corner of said Lot 1, same being the intersection of the west right of way line of said Lot 1 with the northerly right of way line of Justin Road, a variable width right of way at this point;

**THENCE** in a westerly direction, departing the westerly right of way line of said F. M. Highway 3549, along the southerly line of said Lot 1, Block A and the northerly right of way line of said Justin Road, the following:

South 43°51'50" West, a distance of 42.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

South 88°52'34" West, a distance of 49.82 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 4,064.40 feet, a central angle of 18°16'32", and a chord bearing and distance of South 79°44'18" West, 1,290.93 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 1,296.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the beginning of a reverse curve to the right with a radius of 1,507.50 feet, a central angle of 17°40'38", and a chord bearing and distance of South 79°26'21" West, 463.26 feet;

In a westerly direction, with said reverse curve to the right, an arc distance of 465.10 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

South 88°16'40" West, a distance of 916.91 feet to a point for the southwest corner of said Lot 1, Block A and the northwest corner of the westerly terminus of said Justin Road, same being on the east line of aforesaid 21.554-acre tract;

**THENCE** South 01°22'57" East, along the westerly terminus of said Justin Road and the east line of said 21.554-acre tract, passing at a distance of 42.5 feet, a found 1/2-inch iron rod, passing at a distance of 85.0 feet, the southwest corner of said westerly terminus, and the northerly, northwest corner of Lot 1R, Block C of aforesaid Rockwall Commercial, continuing along a westerly line of said Lot 1R, a total distance of 99.36 feet to a 1/2-inch iron rod found for the southeast corner of said 21.554-acre tract;

**THENCE** South 89°44'43" West, along the southerly line of said 21.554-acre tract, passing the westerly, northwest corner of said Lot 1R, and the northeast corner of a called 19.99-acre tract of land, described in a deed to Rafizadeh M & M Family Ltd., recorded in in Volume 5359, Page 179 of the Real Property Records of Rockwall County, Texas, continuing along the north line of said 19.99-acre tract, a total distance of 776.32 feet to the northwest corner of said 19.99-acre tract, and the northeast corner of Tract 2 (called 1.76-acres), described in a deed to Columbia North Texas Healthcare System, L.P., recorded in Instrument No. 20230000018917 of the Real Property Records of Rockwall County, Texas;;

**THENCE** South 89°51'46" West, continuing along the southerly line of said 21.554-acre tract and the northerly line of said Tract 2 (called 1.76-acres), passing the southwest corner of said 21.554-acre tract, the southeast corner of aforesaid 0.165-acre tract, the southwest corner of said 0.165-acre tract and the southeast corner of aforesaid 8.114-acre tract, continuing along the southerly line of said 8.114-acre tract, a total distance of 564.90 feet to a point for the northwest corner of said Tract 2 (called 1.76-acres);



**THENCE** South  $89^{\circ}47'42''$  West, continuing along the southerly line of said 8.114-acre tract, a distance of 613.84 feet to the southwest corner of said 8.114-acre tract, and the southeast corner of aforesaid 6.027-acre tract;

**THENCE** South  $89^{\circ}54'17''$  West, along the southerly line of said 6.027-acre tract, a distance of 301.89 feet to a point for corner on the easterly right of way line of the John King Boulevard (S. H. 205 Bypass), a variable width right of way as described as Parcel 24 in a deed to the City of Rockwall, Texas, recorded in Volume 5659, Page 36 of the Real Property Records of Rockwall County, Texas;

**THENCE** North  $30^{\circ}30'49''$  West, departing the southerly line of said 6.027-acre tract and along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 54.36 feet to a point for the southwest corner of a called Parcel 6, described in a deed to the State of Texas, recorded in Instrument No. 20220000025271, of the Real Property Records of Rockwall County, Texas;

**THENCE** North  $62^{\circ}24'11''$  East, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 35.86 feet to a point for the southeast corner of said Parcel 6;

**THENCE** North  $27^{\circ}34'28''$  West, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 101.37 feet to a point for corner;

**THENCE** North  $30^{\circ}36'15''$  West, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 35.13 feet to a point at the beginning of a non-tangent curve to the right with a radius of 1,638.00 feet, a central angle of  $17^{\circ}06'10''$ , and a chord bearing and distance of North  $21^{\circ}53'07''$  West, 487.13 feet;

**THENCE** in a northerly direction, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), passing the north corner of said Parcel 6, the westerly line of said 6.027-acre tract and the easterly line of aforesaid 6.149-acre tract, continuing across said 6.149-acre tract, with said non-tangent curve to the right, an arc distance of 488.94 feet to a point for corner;

**THENCE** North  $13^{\circ}12'04''$  West, continuing across said 6.149-acre tract, a distance of 83.44 feet to a point for corner on the northerly line of said 6.149-acre tract, same being on the south line of the M. K. & T. Railroad Company right of way;

**THENCE** North  $88^{\circ}17'24''$  East, along the northerly line of said 6.149-acre tract, the northerly line of aforesaid 6.027-acre tract, the northerly line of aforesaid 4.115-acre tract and the northerly line of aforesaid 8.114-acre tract, and the southerly line of said M. K. & T. Railroad Company right of way, a distance of 1,293.06 feet to a point for the northeast corner of said 8.114-acre tract and the northwest corner of aforesaid 21.554-acre tract;

**THENCE** North 88°08'36" East, continuing along the southerly line of said M. K. & T. Railroad Company right of way and the northerly line of said 21.554-acre tract, a distance of 1,206.75 feet to a point for the northeast corner of said 21.554-acre tract and the northwest corner of aforesaid Lot 1, Block A;

**THENCE** North 88°12'00" East, continuing along the southerly line of said M. K. & T. Railroad Company right of way and the northerly line of said Lot 1, Block A, a distance of 2,732.04 feet to the **POINT OF BEGINNING** and containing 77.86 acres (3,391,721 square feet) of land, more or less.



June 13, 2025

Ryan C. Miller, AICP  
Director of Planning & Zoning  
Planning & Zoning Division  
City of Rockwall  
385 S. Goliad Street  
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**RE: Letter of Intent  
Colmet Industrial  
Rockwall, Texas**

Dear Ryan:

In accordance with the guidelines provided in the City's Development Application Packet, Kimley-Horn is submitting this Letter of Intent to rezone property owned by James Collier Properties Inc. in the municipal limits of Rockwall, Texas.

The intent of the Light Industrial District Zoning is generally described as follows:

- Rezone the Agriculture (AG) zoned tracts to Light Industrial (LI) use within the subject property as depicted on the included Rezoning Exhibit; intended to enhance the developability of land consistent with the owner's manufacturing needs.

We look forward to navigating the City's process in close coordination with City Staff, Planning and Zoning Commission, and City Council. We are hopeful that our submittal will allow us to be placed on the July 15, 2025 P&Z hearing and of July 21, 2025 City Council hearing. Please reach out with any questions or concerns regarding our application, and send along comments once available.

Please contact me at [REDACTED] or [REDACTED], should you need any further information.

Sincerely,

A handwritten signature in black ink that reads "Dylan Adame".

Dylan Adame, P.E.





# DEVELOPMENT APPLICATION

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

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SUBDIVISION ROCKWALL COMMERCIAL

LOT

1

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GENERAL LOCATION PROPERTIES NORTH OF JUSTIN ROAD & BETWEEN FM3549 AND S JOHN KING ROAD

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CURRENT ZONING AG

CURRENT USE

UNDEVELOPED

PROPOSED ZONING LI

PROPOSED USE

LIGHT MANUFACTURING

ACREAGE 80.5

LOTS [CURRENT]

5

LOTS [PROPOSED]

5

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☒ OWNER JAMES COLLIER PROPERTIES INC.

☒ APPLICANT KIMLEY HORN & ASSOCIATES

CONTACT PERSON CLAY COLLIER

CONTACT PERSON DYLAN ADAME P.E

ADDRESS 3333 MILLER PARK S

ADDRESS 2600 N CENTRAL EXPRESSWAY

CITY, STATE & ZIP GARLAND, TX 75042

CITY, STATE & ZIP RICHARDSON, TEXAS 75080

PHONE

PHONE

E-MAIL

E-MAIL

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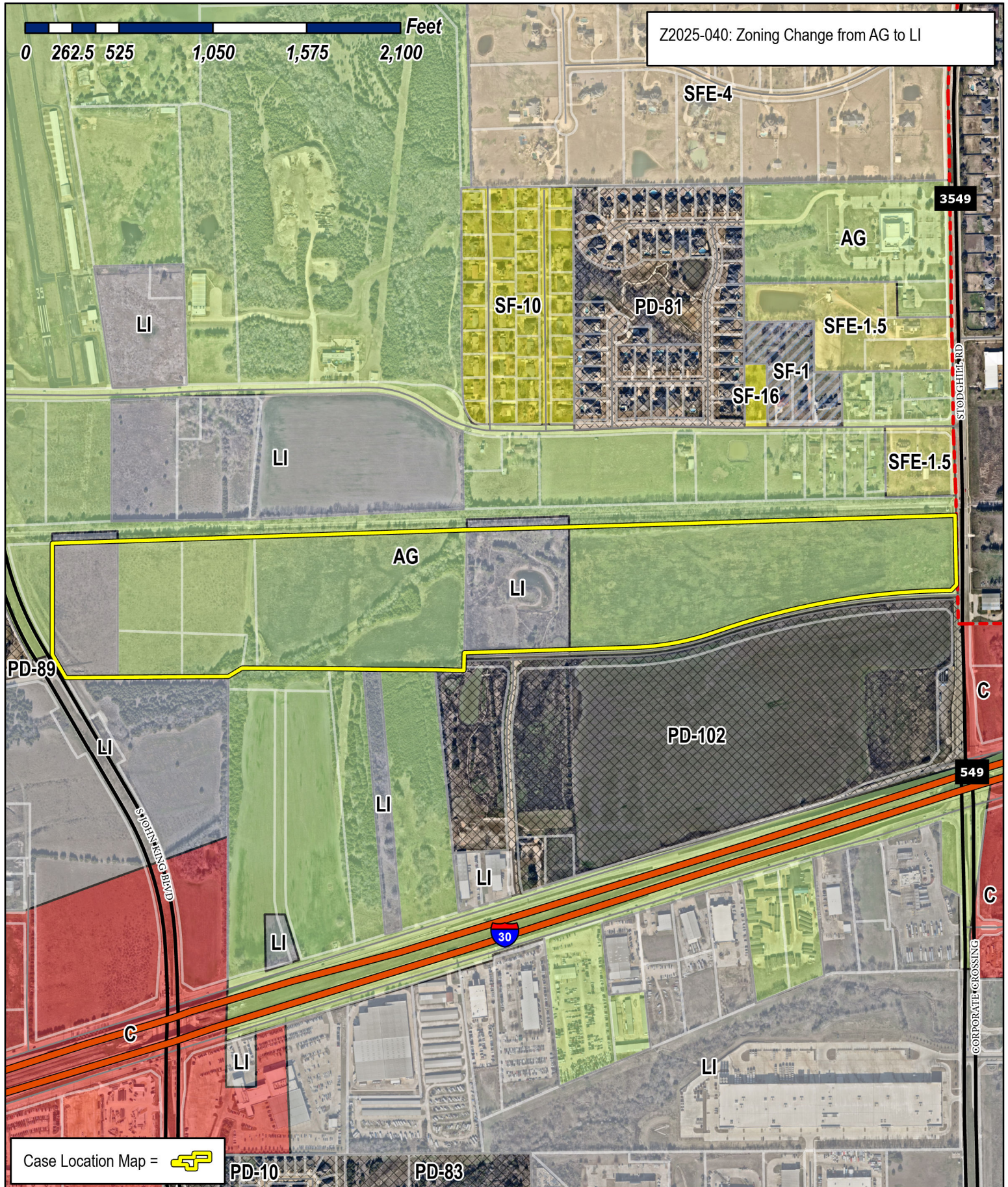
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12<sup>th</sup> DAY OF June, 2025

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](http://www.rockwall.com)

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



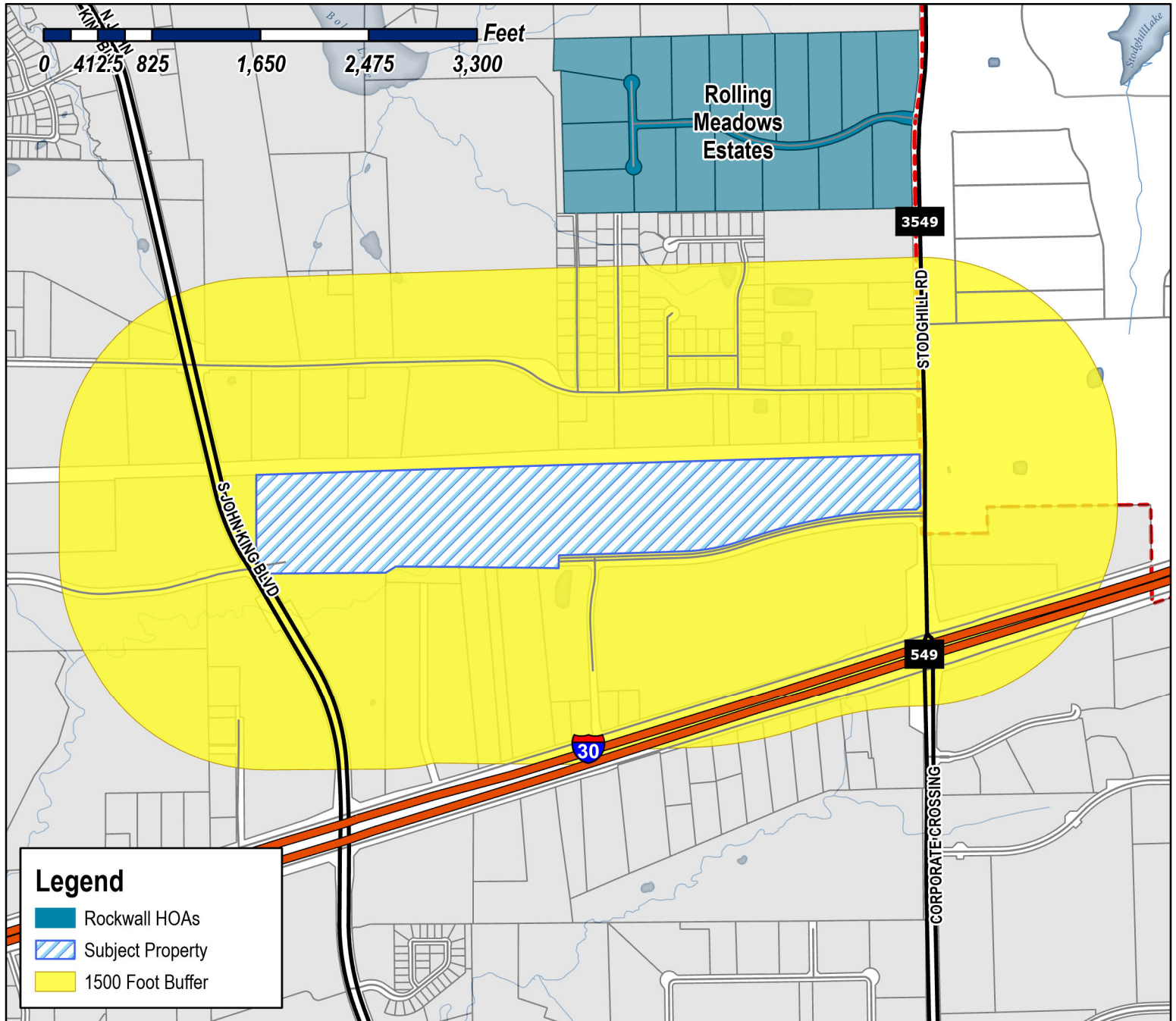
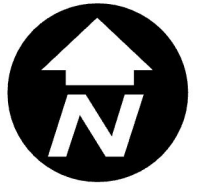




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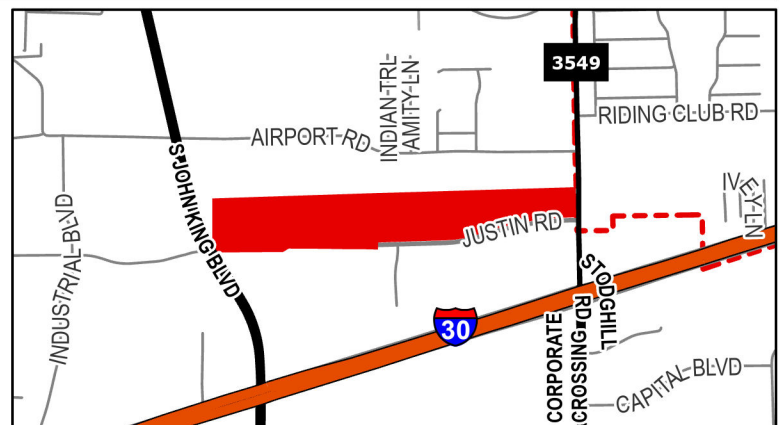
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**Case Number:** Z2025-040  
**Case Name:** Zoning Change from AG to LI  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** Justin Road Between 3549 and John King

**Date Saved:** 6/13/2025

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



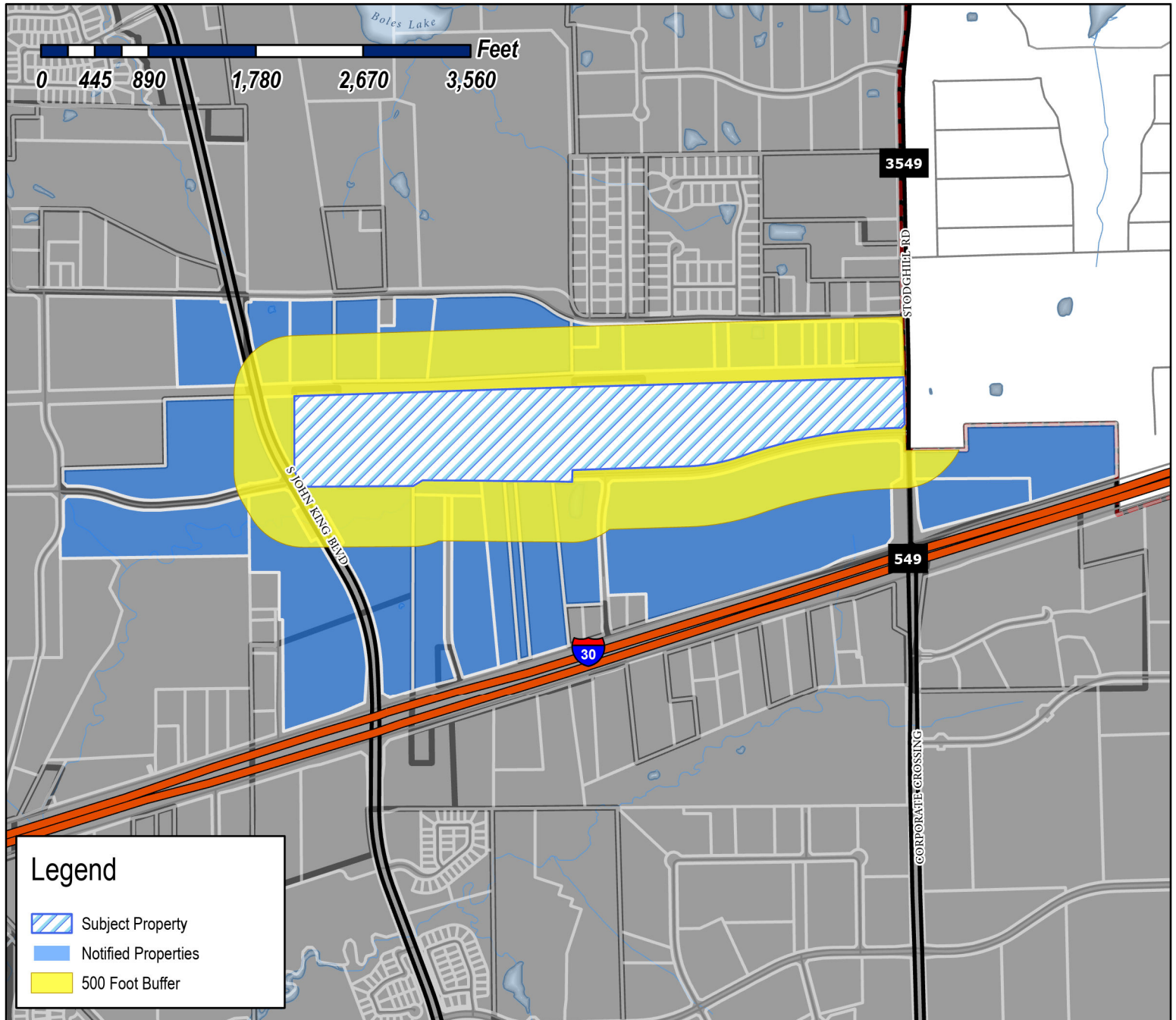
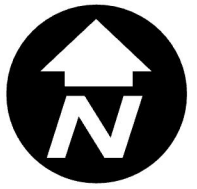




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**Case Address:** Justin Road Between 3549 and John King

**Date Saved:** 6/13/2025

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



COLUMBIA NORTH TEXAS HEALTHCARE SYSTEM  
LP  
1100 DR MARTIN L KING JR BLVD STE 500  
NASHVILLE, TN 37203

RAFIZADEH M & M FAMILY LTD  
C/O REPUBLIC MOTORSPORTS INC  
12707 SOUTHWEST FREEWAY  
STAFFORD, TX 77477

RAFIZADEH M & M FAMILY LTD  
C/O REPUBLIC MOTORSPORTS INC  
12707 SOUTHWEST FREEWAY  
STAFFORD, TX 77477

SARO PARTNERS LLC  
1450 T L TOWNSEND  
ROCKWALL, TX 75032

RESIDENT  
1600 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
1700 JUSTIN RD  
ROCKWALL, TX 75087

RESIDENT  
1780 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
1820 JUSTIN RD  
ROCKWALL, TX 75087

RESIDENT  
1824 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
1890 AIRPORT RD  
ROCKWALL, TX 75087

GARRETT GLORIA SALINAS  
1930 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
2000 AIRPORT RD  
ROCKWALL, TX 75087

SPRINGER OUIDA MRS  
2000 AIRPORT RD  
ROCKWALL, TX 75087

SCHUELER BARBARA JEAN AND  
MARK SCHUELER  
2070 AIRPORT RD  
ROCKWALL, TX 75087

STANDLEY VEANETA TRUSTEE  
OF THE VEANETA B STANDLEY FAMILY TR  
2080 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
2140 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
2150 AIRPORT RD  
ROCKWALL, TX 75087

PUCKETT DONNA MAY & MIKE  
2160 AIRPORT RD  
ROCKWALL, TX 75087

SPEARMAN MAHLON A & SHELLY S  
2180 AIRPORT RD  
ROCKWALL, TX 75087

TEMUNOVIC PARTNERSHIP LTD  
3021 Ridge Rd Ste A57  
Rockwall, TX 75032

JAMES COLLIER PROPERTIES INC  
3333 MILLER PARK SOUTH  
GARLAND, TX 75042

BACKWARDS L LLC  
3333 MILLER PARK SOUTH  
GARLAND, TX 75042

JAMES COLLIER PROPERTIES INC  
3333 MILLER PARK SOUTH  
GARLAND, TX 75042

JCP JUSTIN LLC  
3333 MILLER PARK SOUTH  
GARLAND, TX 75042

JAMES COLLIER PROPERTIES INC  
3333 MILLER PARK SOUTH  
GARLAND, TX 75042

PLATFORM ROCKWALL LP  
ATTN JUSTIN T DAY  
3616 Far West Blvd Ste 117-134  
Austin, TX 78731

FLEXSPACE BUSINESS PARKS LLC  
835 Tillman Dr  
Allen, TX 75013

ROCKWALL 549/I30 PARTNERS LP  
8750 N Central Expy Ste 1735  
Dallas, TX 75231

MIRANDA VINOD  
9105 BRIARCREST DR  
ROWLETT, TX 75088

WILLCAR HOLDINGS LLC  
ATTN: WILLIAM H CHANNELL JR  
P O BOX 9022  
TEMECULA, CA 92589

BLACKLAND WATER CORP  
ATTN ADA JO PHILLIPS  
PO BOX 215  
FATE, TX 75132

GRIFFIN PATTY JEAN CORNELIUS  
PO BOX 511  
FATE, TX 75132

GRIFFIN PATTY C & J T  
PO BOX 511  
FATE, TX 75132

ADD REAL ESTATE LTD  
PO BOX 679  
KELLER, TX 76248

MEALS ON WHEELS SENIOR SERVICES OF  
ROCKWALL COUNTY  
PO BOX 910  
ROCKWALL, TX 75087

ROCKWALL ECONOMIC DEVELOPMENT  
PO BOX 968  
ROCKWALL, TX 75087









June 13, 2025

Ryan C. Miller, AICP  
Director of Planning & Zoning  
Planning & Zoning Division  
City of Rockwall  
385 S. Goliad Street  
Rockwall, TX 75087

**RE:**    ***Zoning Description***  
          ***Colmet Industrial***  
          ***Rockwall, Texas***

## **ZONING DESCRIPTION**

**BEING** a tract of land situated in the E. M. Elliott Survey, Abstract No. 77 and the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Rockwall Commercial, an addition to the City of Rockwall, according to the plat, recorded in Instrument No. 20210000008470 of the Plat Records of Rockwall County, Texas, a portion of a tract of land, described in a deed to James Collier Properties Inc., recorded in Instrument No. 20190000002250, all of a called 21.554-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20200000017597, all of a called 0.165-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20250000009013, all of a called 8.114-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20200000017598, all of a called 4.115-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20250000009011, a portion of a called 6.027-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20250000009012, and a portion of a called 6.149-acre tract of land, described in a deed to the City of Rockwall, Texas, recorded in Volume 5418, Page 54, all of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the northeast corner of said Lot 1, Block A, same being on the current west right of way line of F. M. Highway 3549, a variable width right of way;

**THENCE** South 01°08'02" East, along the east line of said Lot 1, Block A and the west right of way line of said F. M. Highway 3549, a distance of 399.55 feet to a point for the easterly, southeast corner of said Lot 1, same being the intersection of the west right of way line of said Lot 1 with the northerly right of way line of Justin Road, a variable width right of way at this point;

**THENCE** in a westerly direction, departing the westerly right of way line of said F. M. Highway 3549, along the southerly line of said Lot 1, Block A and the northerly right of way line of said Justin Road, the following:

South 43°51'50" West, a distance of 42.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

South 88°52'34" West, a distance of 49.82 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 4,064.40 feet, a central angle of 18°16'32", and a chord bearing and distance of South 79°44'18" West, 1,290.93 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 1,296.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the beginning of a reverse curve to the right with a radius of 1,507.50 feet, a central angle of 17°40'38", and a chord bearing and distance of South 79°26'21" West, 463.26 feet;

In a westerly direction, with said reverse curve to the right, an arc distance of 465.10 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

South 88°16'40" West, a distance of 916.91 feet to a point for the southwest corner of said Lot 1, Block A and the northwest corner of the westerly terminus of said Justin Road, same being on the east line of aforesaid 21.554-acre tract;

**THENCE** South 01°22'57" East, along the westerly terminus of said Justin Road and the east line of said 21.554-acre tract, passing at a distance of 42.5 feet, a found 1/2-inch iron rod, passing at a distance of 85.0 feet, the southwest corner of said westerly terminus, and the northerly, northwest corner of Lot 1R, Block C of aforesaid Rockwall Commercial, continuing along a westerly line of said Lot 1R, a total distance of 99.36 feet to a 1/2-inch iron rod found for the southeast corner of said 21.554-acre tract;

**THENCE** South 89°44'43" West, along the southerly line of said 21.554-acre tract, passing the westerly, northwest corner of said Lot 1R, and the northeast corner of a called 19.99-acre tract of land, described in a deed to Rafizadeh M & M Family Ltd., recorded in in Volume 5359, Page 179 of the Real Property Records of Rockwall County, Texas, continuing along the north line of said 19.99-acre tract, a total distance of 776.32 feet to the northwest corner of said 19.99-acre tract, and the northeast corner of Tract 2 (called 1.76-acres), described in a deed to Columbia North Texas Healthcare System, L.P., recorded in Instrument No. 20230000018917 of the Real Property Records of Rockwall County, Texas;;

**THENCE** South 89°51'46" West, continuing along the southerly line of said 21.554-acre tract and the northerly line of said Tract 2 (called 1.76-acres), passing the southwest corner of said 21.554-acre tract, the southeast corner of aforesaid 0.165-acre tract, the southwest corner of said 0.165-acre tract and the southeast corner of aforesaid 8.114-acre tract, continuing along the southerly line of said 8.114-acre tract, a total distance of 564.90 feet to a point for the northwest corner of said Tract 2 (called 1.76-acres);

**THENCE** South  $89^{\circ}47'42''$  West, continuing along the southerly line of said 8.114-acre tract, a distance of 613.84 feet to the southwest corner of said 8.114-acre tract, and the southeast corner of aforesaid 6.027-acre tract;

**THENCE** South  $89^{\circ}54'17''$  West, along the southerly line of said 6.027-acre tract, a distance of 301.89 feet to a point for corner on the easterly right of way line of the John King Boulevard (S. H. 205 Bypass), a variable width right of way as described as Parcel 24 in a deed to the City of Rockwall, Texas, recorded in Volume 5659, Page 36 of the Real Property Records of Rockwall County, Texas;

**THENCE** North  $30^{\circ}30'49''$  West, departing the southerly line of said 6.027-acre tract and along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 54.36 feet to a point for the southwest corner of a called Parcel 6, described in a deed to the State of Texas, recorded in Instrument No. 20220000025271, of the Real Property Records of Rockwall County, Texas;

**THENCE** North  $62^{\circ}24'11''$  East, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 35.86 feet to a point for the southeast corner of said Parcel 6;

**THENCE** North  $27^{\circ}34'28''$  West, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 101.37 feet to a point for corner;

**THENCE** North  $30^{\circ}36'15''$  West, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 35.13 feet to a point at the beginning of a non-tangent curve to the right with a radius of 1,638.00 feet, a central angle of  $17^{\circ}06'10''$ , and a chord bearing and distance of North  $21^{\circ}53'07''$  West, 487.13 feet;

**THENCE** in a northerly direction, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), passing the north corner of said Parcel 6, the westerly line of said 6.027-acre tract and the easterly line of aforesaid 6.149-acre tract, continuing across said 6.149-acre tract, with said non-tangent curve to the right, an arc distance of 488.94 feet to a point for corner;

**THENCE** North  $13^{\circ}12'04''$  West, continuing across said 6.149-acre tract, a distance of 83.44 feet to a point for corner on the northerly line of said 6.149-acre tract, same being on the south line of the M. K. & T. Railroad Company right of way;

**THENCE** North  $88^{\circ}17'24''$  East, along the northerly line of said 6.149-acre tract, the northerly line of aforesaid 6.027-acre tract, the northerly line of aforesaid 4.115-acre tract and the northerly line of aforesaid 8.114-acre tract, and the southerly line of said M. K. & T. Railroad Company right of way, a distance of 1,293.06 feet to a point for the northeast corner of said 8.114-acre tract and the northwest corner of aforesaid 21.554-acre tract;

**THENCE** North 88°08'36" East, continuing along the southerly line of said M. K. & T. Railroad Company right of way and the northerly line of said 21.554-acre tract, a distance of 1,206.75 feet to a point for the northeast corner of said 21.554-acre tract and the northwest corner of aforesaid Lot 1, Block A;

**THENCE** North 88°12'00" East, continuing along the southerly line of said M. K. & T. Railroad Company right of way and the northerly line of said Lot 1, Block A, a distance of 2,732.04 feet to the **POINT OF BEGINNING** and containing 77.86 acres (3,391,721 square feet) of land, more or less.





June 13, 2025

Ryan C. Miller, AICP  
Director of Planning & Zoning  
Planning & Zoning Division  
City of Rockwall  
385 S. Goliad Street  
Rockwall, TX 75087

**RE: Letter of Intent  
Colmet Industrial  
Rockwall, Texas**

Dear Ryan:

In accordance with the guidelines provided in the City's Development Application Packet, Kimley-Horn is submitting this Letter of Intent to rezone property owned by James Collier Properties Inc. in the municipal limits of Rockwall, Texas.

The intent of the Light Industrial District Zoning is generally described as follows:

- Rezone the Agriculture (AG) zoned tracts to Light Industrial (LI) use within the subject property as depicted on the included Rezoning Exhibit; intended to enhance the developability of land consistent with the owner's manufacturing needs.

We look forward to navigating the City's process in close coordination with City Staff, Planning and Zoning Commission, and City Council. We are hopeful that our submittal will allow us to be placed on the July 15, 2025 P&Z hearing and of July 21, 2025 City Council hearing. Please reach out with any questions or concerns regarding our application, and send along comments once available.

Please contact me at [REDACTED] or [REDACTED], should you need any further information.

Sincerely,

A handwritten signature in black ink that reads "Dylan Adame".

Dylan Adame, P.E.

# PROJECT COMMENTS



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

DATE: 6/20/2025

PROJECT NUMBER: Z2025-040  
PROJECT NAME: Zoning Change from AG to LI  
SITE ADDRESS/LOCATIONS: North of Justin Road & Between FM3549 and S. John King

CASE CAPTION: Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a Zoning Change from Agricultural (AG) District to Light Industrial (LI) District for an 80.50-acre tract of land identified as Tract 2-2, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	06/20/2025	Approved w/ Comments

06/20/2025: 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 Light Industrial (LI) District for an 80.50-acre tract of land identified as Tract 2-2, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549.

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 (Z2025-040) 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 Technology/Employment Center (TEC) land uses and is situated within the Central District; 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. 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 Technology/Employment Center (TEC) land uses, which is defined as "...employment-oriented businesses, which are generally situated in larger centers (e.g. Rockwall Technology Park) with access to key transportation networks." If this zoning change is approved, the applicants' proposed request would not require any changes the Future Land Use Map. In addition, if approved, the zoning change would limit the subject property from developing as part of the Special Commercial Corridor.

M.5 Please review the attached Draft Ordinance prior to the June 24, 2025 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than July 1, 2025.

I.6 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 July 1, 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 July 15, 2025 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on June 24, 2025.

I.7 The projected City Council meeting dates for this case will be July 21, 2025 (1st Reading) and August 4, 2025 (2nd Reading).

I.8 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	06/17/2025	Approved w/ Comments

06/17/2025: General Comments:

General Items:

- Must meet City's 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements.
- No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone faced. Smooth faced concrete walls are not allowed.
- No signage is allowed within easements or ROW.
- No structures or fences within easements.
- All utilities must be underground.
- Tree mitigation will be required for the removal of any existing trees on site.
- Dumpsters may not directly face a roadway.
- Required 10' utility easement along all street frontages.
- The property will need to be platted.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Engineering.

Drainage Items:

- Existing flow patterns must be maintained.
- Detention must be provided for the entire site.
- Detention cannot be within its own lot, it must be incorporated into a larger lot that is being developed.
- Detention is based on property zoning, not land use of specific area.
- Detention must be above the 100yr floodplain elevation where adjacent and not allowed in the floodplain at all.
- Stormwater cannot increase off the property in any direction.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at the freeboard elevation.
- No vertical walls are allowed in detention easement.
- No water or sewer lines allowed in detention easement.
- Detention pond is required to have an emergency spillway.
- Detention ponds must be irrigated.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area and floodplain area. Minimum 2' above 100-year WSEL.
- Dumpster areas shall drain to an oil/water separator and then into the storm system.
- Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
- Must show and meet erosion hazard setback for all creeks/streams.
- Flood Study Required. Review fees apply.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Any public sewer lines must be a minimum of 8", and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- All commercial sewer connections must be made by a proposed or existing manhole.
- There is an existing 12" water main located on the north side of Justin Road available for use.
- There is an existing 12" sewer main that runs from the west side of the property to the east side of the property available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- All public utilities must be centered within an easement. Min 20' utility easements.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.
- A 12" water main is required to be installed per the City's Master Water Plan down the John King Blvd frontage (North to South) and along the west side of the property to the east side of the property, connecting to the existing 12" water main along Justin Road. Easements must be dedicated.
- An Infrastructure Study will be required. Review fees apply.
- Must follow and construct per the City's master water and sanitary sewer plans, or requirements in the infrastructure study, whichever is most stringent.

#### Roadway Paving Items:

- All driveways must meet City spacing requirements.
- All parking, storage, and drive aisles must be steel reinforced concrete. No rock, gravel, or asphalt allowed.
- No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an approved City turnaround, 15'x64' striped no parking area.
- Drive isles to be 24' wide.
- Must install sidewalks along all public roadways
- All streets to be minimum 1-ft above the 100 YR floodplain WSEL.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.
- Drainage culverts for driveways (if needed) will need to be engineered.
- Must construct all roadways on the current Master Thoroughfare Plan.
- A Minor Arterial divided four (4) lane roadway (A4D), within a 85' ROW, must be installed throughout the property from the west side of the property to the east side of the property (Justin Road) per the City's Master Thoroughfare Plan. A 5' sidewalk will be required on each side of the roadway. There are portions where the entire A4D roadway section will need to be built on the subject property, and there are portions where only half of the A4D roadway section will need to be built because it centers along the southern property lines. Please refer to the Master Thoroughfare Plan for the approximate alignment.
- A TIA will be required. Please refer to the 2023 Standards of Design and Construction Manual (Subsection 2.21.06) for the TIA Preparation and Review Requirements. review fees apply.

#### Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/18/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/16/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/16/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/17/2025	Approved
No Comments			









# 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)<sup>1</sup>
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

## SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

## ZONING APPLICATION FEES:

- ☒ ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

## OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

## NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS N/A

SUBDIVISION ROCKWALL COMMERCIAL

LOT

1

BLOCK

A

GENERAL LOCATION PROPERTIES NORTH OF JUSTIN ROAD & BETWEEN FM3549 AND S JOHN KING ROAD

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE UNDEVELOPED

PROPOSED ZONING LI

PROPOSED USE LIGHT MANUFACTURING

ACREAGE 80.5

LOTS [CURRENT] 5

LOTS [PROPOSED] 5

- ☐ **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 JAMES COLLIER PROPERTIES INC.

☒ APPLICANT KIMLEY HORN & ASSOCIATES

CONTACT PERSON CLAY COLLIER

CONTACT PERSON DYLAN ADAME P.E

ADDRESS 3333 MILLER PARK S

ADDRESS 2600 N CENTRAL EXPRESSWAY

CITY, STATE & ZIP GARLAND, TX 75042

CITY, STATE & ZIP RICHARDSON, TEXAS 75080

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ \_\_\_\_\_, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. 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."

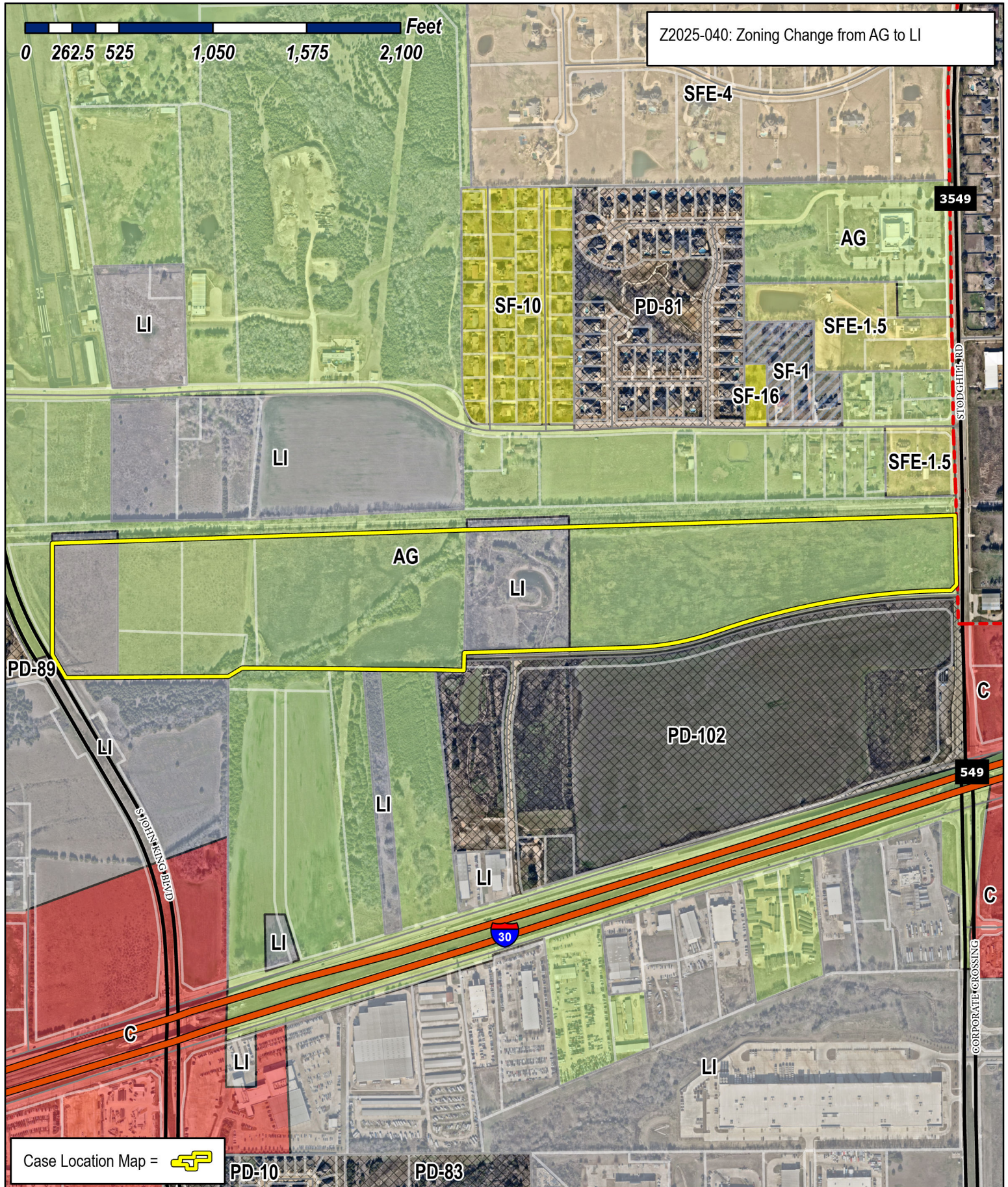
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12<sup>th</sup> DAY OF June, 2025

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](http://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.



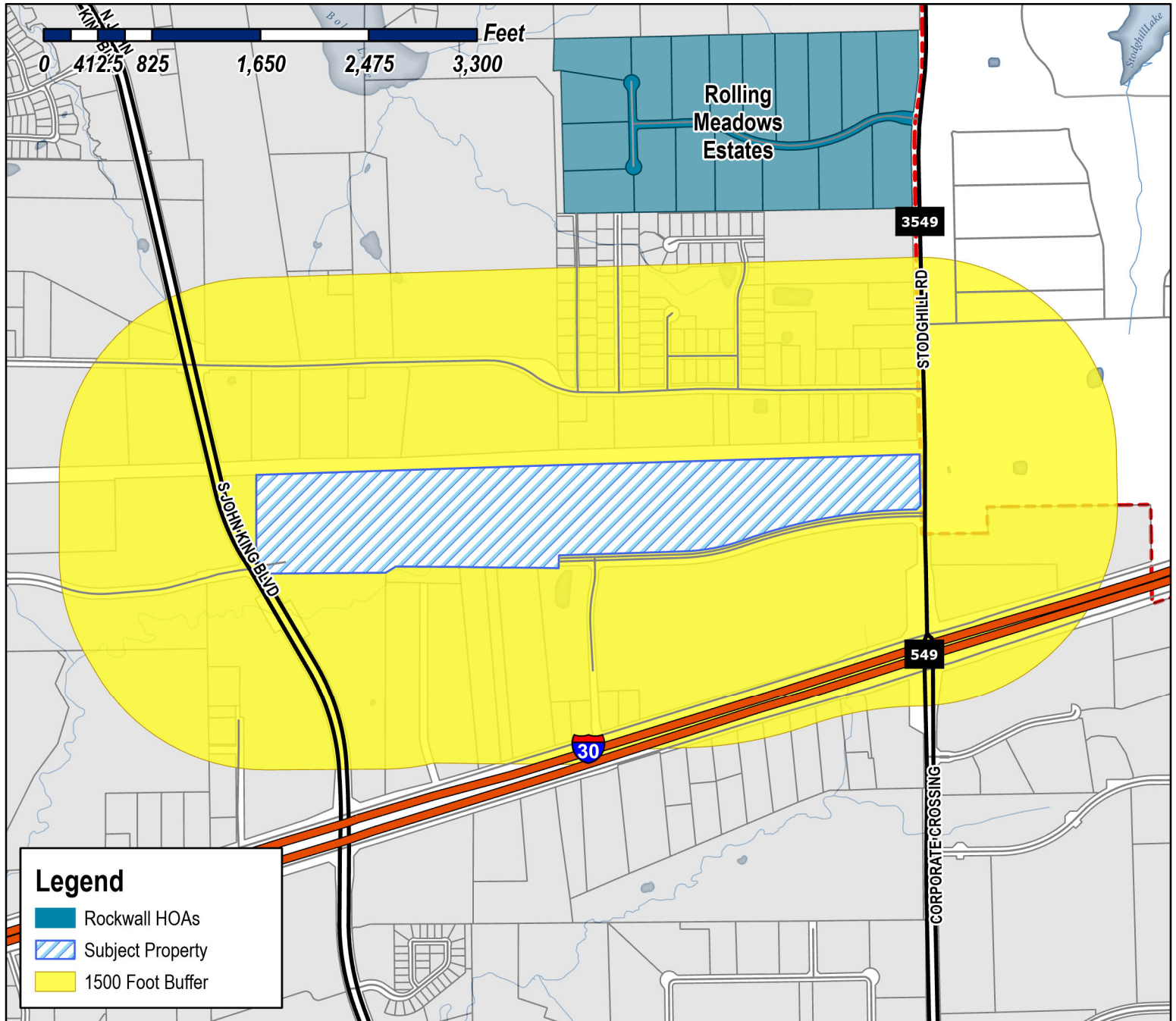
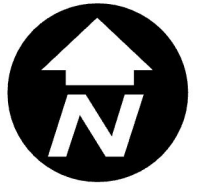




# City of Rockwall

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(W): www.rockwall.com

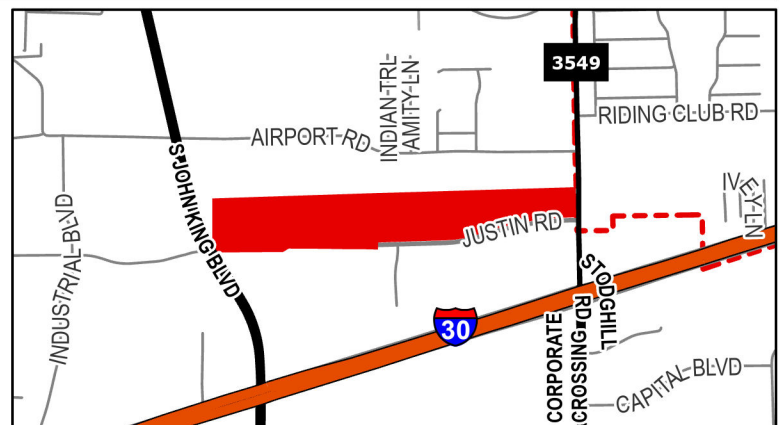
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



**Case Number:** Z2025-040  
**Case Name:** Zoning Change from AG to LI  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** Justin Road Between 3549 and John King

**Date Saved:** 6/13/2025

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

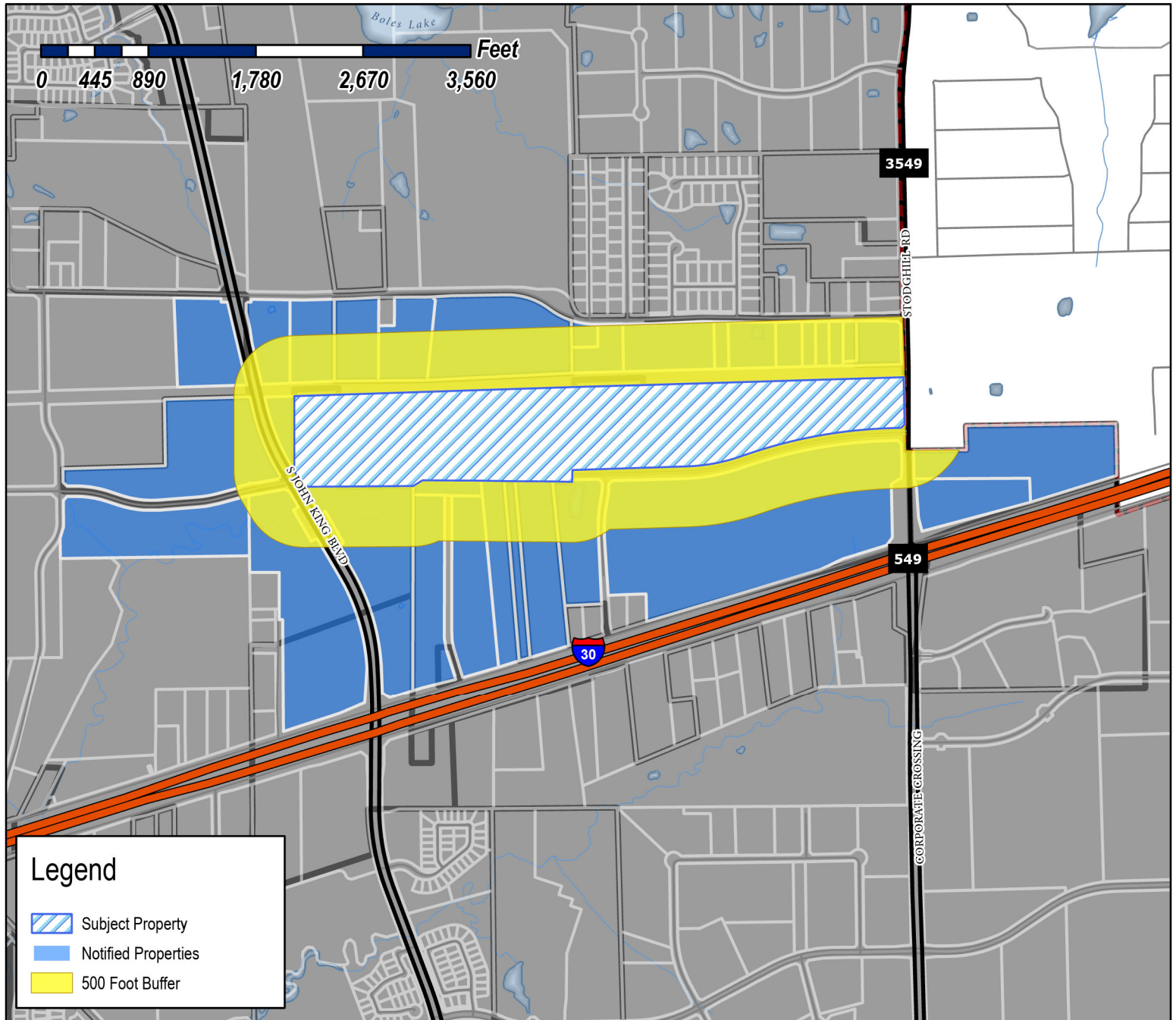
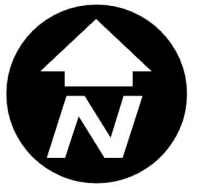




# City of Rockwall

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

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COLUMBIA NORTH TEXAS HEALTHCARE SYSTEM  
LP  
1100 DR MARTIN L KING JR BLVD STE 500  
NASHVILLE, TN 37203

RAFIZADEH M & M FAMILY LTD  
C/O REPUBLIC MOTORSPORTS INC  
12707 SOUTHWEST FREEWAY  
STAFFORD, TX 77477

RAFIZADEH M & M FAMILY LTD  
C/O REPUBLIC MOTORSPORTS INC  
12707 SOUTHWEST FREEWAY  
STAFFORD, TX 77477

SARO PARTNERS LLC  
1450 T L TOWNSEND  
ROCKWALL, TX 75032

RESIDENT  
1600 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
1700 JUSTIN RD  
ROCKWALL, TX 75087

RESIDENT  
1780 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
1820 JUSTIN RD  
ROCKWALL, TX 75087

RESIDENT  
1824 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
1890 AIRPORT RD  
ROCKWALL, TX 75087

GARRETT GLORIA SALINAS  
1930 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
2000 AIRPORT RD  
ROCKWALL, TX 75087

SPRINGER OUIDA MRS  
2000 AIRPORT RD  
ROCKWALL, TX 75087

SCHUELER BARBARA JEAN AND  
MARK SCHUELER  
2070 AIRPORT RD  
ROCKWALL, TX 75087

STANDLEY VEANETA TRUSTEE  
OF THE VEANETA B STANDLEY FAMILY TR  
2080 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
2140 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
2150 AIRPORT RD  
ROCKWALL, TX 75087

PUCKETT DONNA MAY & MIKE  
2160 AIRPORT RD  
ROCKWALL, TX 75087

SPEARMAN MAHLON A & SHELLY S  
2180 AIRPORT RD  
ROCKWALL, TX 75087

TEMUNOVIC PARTNERSHIP LTD  
3021 Ridge Rd Ste A57  
Rockwall, TX 75032

JAMES COLLIER PROPERTIES INC  
3333 MILLER PARK SOUTH  
GARLAND, TX 75042

BACKWARDS L LLC  
3333 MILLER PARK SOUTH  
GARLAND, TX 75042

JAMES COLLIER PROPERTIES INC  
3333 MILLER PARK SOUTH  
GARLAND, TX 75042

JCP JUSTIN LLC  
3333 MILLER PARK SOUTH  
GARLAND, TX 75042

JAMES COLLIER PROPERTIES INC  
3333 MILLER PARK SOUTH  
GARLAND, TX 75042

PLATFORM ROCKWALL LP  
ATTN JUSTIN T DAY  
3616 Far West Blvd Ste 117-134  
Austin, TX 78731

FLEXSPACE BUSINESS PARKS LLC  
835 Tillman Dr  
Allen, TX 75013

ROCKWALL 549/I30 PARTNERS LP  
8750 N Central Expy Ste 1735  
Dallas, TX 75231

MIRANDA VINOD  
9105 BRIARCREST DR  
ROWLETT, TX 75088

WILLCAR HOLDINGS LLC  
ATTN: WILLIAM H CHANNELL JR  
P O BOX 9022  
TEMECULA, CA 92589

BLACKLAND WATER CORP  
ATTN ADA JO PHILLIPS  
PO BOX 215  
FATE, TX 75132

GRIFFIN PATTY JEAN CORNELIUS  
PO BOX 511  
FATE, TX 75132

GRIFFIN PATTY C & J T  
PO BOX 511  
FATE, TX 75132

ADD REAL ESTATE LTD  
PO BOX 679  
KELLER, TX 76248

MEALS ON WHEELS SENIOR SERVICES OF  
ROCKWALL COUNTY  
PO BOX 910  
ROCKWALL, TX 75087

ROCKWALL ECONOMIC DEVELOPMENT  
PO BOX 968  
ROCKWALL, TX 75087



# PUBLIC NOTICE



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

## **Z2025-040: Zoning Change from AG to LI**

Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a Zoning Change from Agricultural (AG) District to Light Industrial (LI) District for an 80.50-acre tract of land identified as Tract 2-2, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, 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, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 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](mailto: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, July 21, 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. Z2025-040: Zoning Change from AG to LI**

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









June 13, 2025

Ryan C. Miller, AICP  
Director of Planning & Zoning  
Planning & Zoning Division  
City of Rockwall  
385 S. Goliad Street  
Rockwall, TX 75087

**RE:    *Zoning Description***  
         *Colmet Industrial*  
         *Rockwall, Texas*

## **ZONING DESCRIPTION**

**BEING** a tract of land situated in the E. M. Elliott Survey, Abstract No. 77 and the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Rockwall Commercial, an addition to the City of Rockwall, according to the plat, recorded in Instrument No. 20210000008470 of the Plat Records of Rockwall County, Texas, a portion of a tract of land, described in a deed to James Collier Properties Inc., recorded in Instrument No. 20190000002250, all of a called 21.554-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20200000017597, all of a called 0.165-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20250000009013, all of a called 8.114-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20200000017598, all of a called 4.115-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20250000009011, a portion of a called 6.027-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20250000009012, and a portion of a called 6.149-acre tract of land, described in a deed to the City of Rockwall, Texas, recorded in Volume 5418, Page 54, all of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the northeast corner of said Lot 1, Block A, same being on the current west right of way line of F. M. Highway 3549, a variable width right of way;

**THENCE** South 01°08'02" East, along the east line of said Lot 1, Block A and the west right of way line of said F. M. Highway 3549, a distance of 399.55 feet to a point for the easterly, southeast corner of said Lot 1, same being the intersection of the west right of way line of said Lot 1 with the northerly right of way line of Justin Road, a variable width right of way at this point;

**THENCE** in a westerly direction, departing the westerly right of way line of said F. M. Highway 3549, along the southerly line of said Lot 1, Block A and the northerly right of way line of said Justin Road, the following:

South 43°51'50" West, a distance of 42.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

South 88°52'34" West, a distance of 49.82 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 4,064.40 feet, a central angle of 18°16'32", and a chord bearing and distance of South 79°44'18" West, 1,290.93 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 1,296.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the beginning of a reverse curve to the right with a radius of 1,507.50 feet, a central angle of 17°40'38", and a chord bearing and distance of South 79°26'21" West, 463.26 feet;

In a westerly direction, with said reverse curve to the right, an arc distance of 465.10 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

South 88°16'40" West, a distance of 916.91 feet to a point for the southwest corner of said Lot 1, Block A and the northwest corner of the westerly terminus of said Justin Road, same being on the east line of aforesaid 21.554-acre tract;

**THENCE** South 01°22'57" East, along the westerly terminus of said Justin Road and the east line of said 21.554-acre tract, passing at a distance of 42.5 feet, a found 1/2-inch iron rod, passing at a distance of 85.0 feet, the southwest corner of said westerly terminus, and the northerly, northwest corner of Lot 1R, Block C of aforesaid Rockwall Commercial, continuing along a westerly line of said Lot 1R, a total distance of 99.36 feet to a 1/2-inch iron rod found for the southeast corner of said 21.554-acre tract;

**THENCE** South 89°44'43" West, along the southerly line of said 21.554-acre tract, passing the westerly, northwest corner of said Lot 1R, and the northeast corner of a called 19.99-acre tract of land, described in a deed to Rafizadeh M & M Family Ltd., recorded in in Volume 5359, Page 179 of the Real Property Records of Rockwall County, Texas, continuing along the north line of said 19.99-acre tract, a total distance of 776.32 feet to the northwest corner of said 19.99-acre tract, and the northeast corner of Tract 2 (called 1.76-acres), described in a deed to Columbia North Texas Healthcare System, L.P., recorded in Instrument No. 20230000018917 of the Real Property Records of Rockwall County, Texas;;

**THENCE** South 89°51'46" West, continuing along the southerly line of said 21.554-acre tract and the northerly line of said Tract 2 (called 1.76-acres), passing the southwest corner of said 21.554-acre tract, the southeast corner of aforesaid 0.165-acre tract, the southwest corner of said 0.165-acre tract and the southeast corner of aforesaid 8.114-acre tract, continuing along the southerly line of said 8.114-acre tract, a total distance of 564.90 feet to a point for the northwest corner of said Tract 2 (called 1.76-acres);



**THENCE** South  $89^{\circ}47'42''$  West, continuing along the southerly line of said 8.114-acre tract, a distance of 613.84 feet to the southwest corner of said 8.114-acre tract, and the southeast corner of aforesaid 6.027-acre tract;

**THENCE** South  $89^{\circ}54'17''$  West, along the southerly line of said 6.027-acre tract, a distance of 301.89 feet to a point for corner on the easterly right of way line of the John King Boulevard (S. H. 205 Bypass), a variable width right of way as described as Parcel 24 in a deed to the City of Rockwall, Texas, recorded in Volume 5659, Page 36 of the Real Property Records of Rockwall County, Texas;

**THENCE** North  $30^{\circ}30'49''$  West, departing the southerly line of said 6.027-acre tract and along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 54.36 feet to a point for the southwest corner of a called Parcel 6, described in a deed to the State of Texas, recorded in Instrument No. 20220000025271, of the Real Property Records of Rockwall County, Texas;

**THENCE** North  $62^{\circ}24'11''$  East, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 35.86 feet to a point for the southeast corner of said Parcel 6;

**THENCE** North  $27^{\circ}34'28''$  West, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 101.37 feet to a point for corner;

**THENCE** North  $30^{\circ}36'15''$  West, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 35.13 feet to a point at the beginning of a non-tangent curve to the right with a radius of 1,638.00 feet, a central angle of  $17^{\circ}06'10''$ , and a chord bearing and distance of North  $21^{\circ}53'07''$  West, 487.13 feet;

**THENCE** in a northerly direction, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), passing the north corner of said Parcel 6, the westerly line of said 6.027-acre tract and the easterly line of aforesaid 6.149-acre tract, continuing across said 6.149-acre tract, with said non-tangent curve to the right, an arc distance of 488.94 feet to a point for corner;

**THENCE** North  $13^{\circ}12'04''$  West, continuing across said 6.149-acre tract, a distance of 83.44 feet to a point for corner on the northerly line of said 6.149-acre tract, same being on the south line of the M. K. & T. Railroad Company right of way;

**THENCE** North  $88^{\circ}17'24''$  East, along the northerly line of said 6.149-acre tract, the northerly line of aforesaid 6.027-acre tract, the northerly line of aforesaid 4.115-acre tract and the northerly line of aforesaid 8.114-acre tract, and the southerly line of said M. K. & T. Railroad Company right of way, a distance of 1,293.06 feet to a point for the northeast corner of said 8.114-acre tract and the northwest corner of aforesaid 21.554-acre tract;



**THENCE** North 88°08'36" East, continuing along the southerly line of said M. K. & T. Railroad Company right of way and the northerly line of said 21.554-acre tract, a distance of 1,206.75 feet to a point for the northeast corner of said 21.554-acre tract and the northwest corner of aforesaid Lot 1, Block A;

**THENCE** North 88°12'00" East, continuing along the southerly line of said M. K. & T. Railroad Company right of way and the northerly line of said Lot 1, Block A, a distance of 2,732.04 feet to the **POINT OF BEGINNING** and containing 77.86 acres (3,391,721 square feet) of land, more or less.





June 13, 2025

Ryan C. Miller, AICP  
Director of Planning & Zoning  
Planning & Zoning Division  
City of Rockwall  
385 S. Goliad Street  
Rockwall, TX 75087

**RE: Letter of Intent  
Colmet Industrial  
Rockwall, Texas**

Dear Ryan:

In accordance with the guidelines provided in the City's Development Application Packet, Kimley-Horn is submitting this Letter of Intent to rezone property owned by James Collier Properties Inc. in the municipal limits of Rockwall, Texas.

The intent of the Light Industrial District Zoning is generally described as follows:

- Rezone the Agriculture (AG) zoned tracts to Light Industrial (LI) use within the subject property as depicted on the included Rezoning Exhibit; intended to enhance the developability of land consistent with the owner's manufacturing needs.

We look forward to navigating the City's process in close coordination with City Staff, Planning and Zoning Commission, and City Council. We are hopeful that our submittal will allow us to be placed on the July 15, 2025 P&Z hearing and of July 21, 2025 City Council hearing. Please reach out with any questions or concerns regarding our application, and send along comments once available.

Please contact me at [REDACTED] or [REDACTED], should you need any further information.

Sincerely,

A handwritten signature in black ink that reads "Dylan Adame".

Dylan Adame, P.E.



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 LIGHT INDUSTRIAL (LI) DISTRICT FOR AN 80.50-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2-2, 2-5, 2-8, 2-9, & 20 OF THE D. HARR SURVEY, ABSTRACT NO. 102 AND LOT 1, BLOCK A, ROCKWALL COMMERCIAL ADDITION, 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 Dylan Adame of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 80.50-acre identified as Tract 2-2, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 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 Light Industrial (LI) District;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Light Industrial (LI) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; and, Subsection 05.01, *General Industrial District Standards*, Subsection 05.02, *Light Industrial (LI) 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 4<sup>th</sup> DAY OF AUGUST, 2025.**

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: July 21, 2025

2<sup>nd</sup> Reading: August 4, 2025



**Exhibit 'A'**  
*Legal Description*

**BEING** a tract of land situated in the E. M. Elliott Survey, Abstract No. 77 and the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Rockwall Commercial, an addition to the City of Rockwall, according to the plat, recorded in Instrument No. 20210000008470 of the Plat Records of Rockwall County, Texas, a portion of a tract of land, described in a deed to James Collier Properties Inc., recorded in Instrument No. 20190000002250, all of a called 21.554-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20200000017597, all of a called 0.165-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 202500000009013, all of a called 8.114-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20200000017598, all of a called 4.115-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 202500000009011, a portion of a called 6.027-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 202500000009012, and a portion of a called 6.149-acre tract of land, described in a deed to the City of Rockwall, Texas, recorded in Volume 5418, Page 54, all of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the northeast corner of said Lot 1, Block A, same being on the current west right of way line of F. M. Highway 3549, a variable width right of way;

**THENCE** South 01°08'02" East, along the east line of said Lot 1, Block A and the west right of way line of said F. M. Highway 3549, a distance of 399.55 feet to a point for the easterly, southeast corner of said Lot 1, same being the intersection of the west right of way line of said Lot 1 with the northerly right of way line of Justin Road, a variable width right of way at this point;

**THENCE** in a westerly direction, departing the westerly right of way line of said F. M. Highway 3549, along the southerly line of said Lot 1, Block A and the northerly right of way line of said Justin Road, the following:

South 43°51'50" West, a distance of 42.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

South 88°52'34" West, a distance of 49.82 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 4,064.40 feet, a central angle of 18°16'32", and a chord bearing and distance of South 79°44'18" West, 1,290.93 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 1,296.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the beginning of a reverse curve to the right with a radius of 1,507.50 feet, a central angle of 17°40'38", and a chord bearing and distance of South 79°26'21" West, 463.26 feet;

In a westerly direction, with said reverse curve to the right, an arc distance of 465.10 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

South 88°16'40" West, a distance of 916.91 feet to a point for the southwest corner of said Lot 1, Block A and the northwest corner of the westerly terminus of said Justin Road, same being on the east line of aforesaid 21.554-acre tract;

**THENCE** South 01°22'57" East, along the westerly terminus of said Justin Road and the east line of said 21.554-acre tract, passing at a distance of 42.5 feet, a found 1/2-inch iron rod, passing at a distance of 85.0 feet, the southwest corner of said westerly terminus, and the northerly, northwest corner of Lot 1R, Block C of aforesaid Rockwall Commercial, continuing along a westerly line of said Lot 1R, a total distance of 99.36 feet to a 1/2-inch iron rod found for the southeast corner of said 21.554-acre tract;

**THENCE** South 89°44'43" West, along the southerly line of said 21.554-acre tract, passing the westerly,



**Exhibit 'A'**  
*Legal Description*

northwest corner of said Lot 1R, and the northeast corner of a called 19.99-acre tract of land, described in a deed to Rafizadeh M & M Family Ltd., recorded in in Volume 5359, Page 179 of the Real Property Records of Rockwall County, Texas, continuing along the north line of said 19.99-acre tract, a total distance of 776.32 feet to the northwest corner of said 19.99-acre tract, and the northeast corner of Tract 2 (called 1.76-acres), described in a deed to Columbia North Texas Healthcare System, L.P., recorded in Instrument No. 20230000018917 of the Real Property Records of Rockwall County, Texas;

**THENCE** South 89°51'46" West, continuing along the southerly line of said 21.554-acre tract and the northerly line of said Tract 2 (called 1.76-acres), passing the southwest corner of said 21.554-acre tract, the southeast corner of aforesaid 0.165-acre tract, the southwest corner of said 0.165-acre tract and the southeast corner of aforesaid 8.114-acre tract, continuing along the southerly line of said 8.114-acre tract, a total distance of 564.90 feet to a point for the northwest corner of said Tract 2 (called 1.76-acres);

**THENCE** South 89°47'42" West, continuing along the southerly line of said 8.114-acre tract, a distance of 613.84 feet to the southwest corner of said 8.114-acre tract, and the southeast corner of aforesaid 6.027-acre tract;

**THENCE** South 89°54'17" West, along the southerly line of said 6.027-acre tract, a distance of 301.89 feet to a point for corner on the easterly right of way line of the John King Boulevard (S. H. 205 Bypass), a variable width right of way as described as Parcel 24 in a deed to the City of Rockwall, Texas, recorded in Volume 5659, Page 36 of the Real Property Records of Rockwall County, Texas;

**THENCE** North 30°30'49" West, departing the southerly line of said 6.027-acre tract and along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 54.36 feet to a point for the southwest corner of a called Parcel 6, described in a deed to the State of Texas, recorded in Instrument No. 20220000025271, of the Real Property Records of Rockwall County, Texas;

**THENCE** North 62°24'11" East, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 35.86 feet to a point for the southeast corner of said Parcel 6;

**THENCE** North 27°34'28" West, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 101.37 feet to a point for corner;

**THENCE** North 30°36'15" West, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 35.13 feet to a point at the beginning of a non-tangent curve to the right with a radius of 1,638.00 feet, a central angle of 17°06'10", and a chord bearing and distance of North 21°53'07" West, 487.13 feet;

**THENCE** in a northerly direction, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), passing the north corner of said Parcel 6, the westerly line of said 6.027-acre tract and the easterly line of aforesaid 6.149-acre tract, continuing across said 6.149-acre tract, with said non-tangent curve to the right, an arc distance of 488.94 feet to a point for corner;

**THENCE** North 13°12'04" West, continuing across said 6.149-acre tract, a distance of 83.44 feet to a point for corner on the northerly line of said 6.149-acre tract, same being on the south line of the M. K. & T. Railroad Company right of way;

**THENCE** North 88°17'24" East, along the northerly line of said 6.149-acre tract, the northerly line of aforesaid 6.027-acre tract, the northerly line of aforesaid 4.115-acre tract and the northerly line of aforesaid 8.114-acre tract, and the southerly line of said M. K. & T. Railroad Company right of way, a distance of 1,293.06 feet to a point for the northeast corner of said 8.114-acre tract and the northwest corner of aforesaid 21.554-acre tract;

**THENCE** North 88°08'36" East, continuing along the southerly line of said M. K. & T. Railroad Company right of way and the northerly line of said 21.554-acre tract, a distance of 1,206.75 feet to a point for the



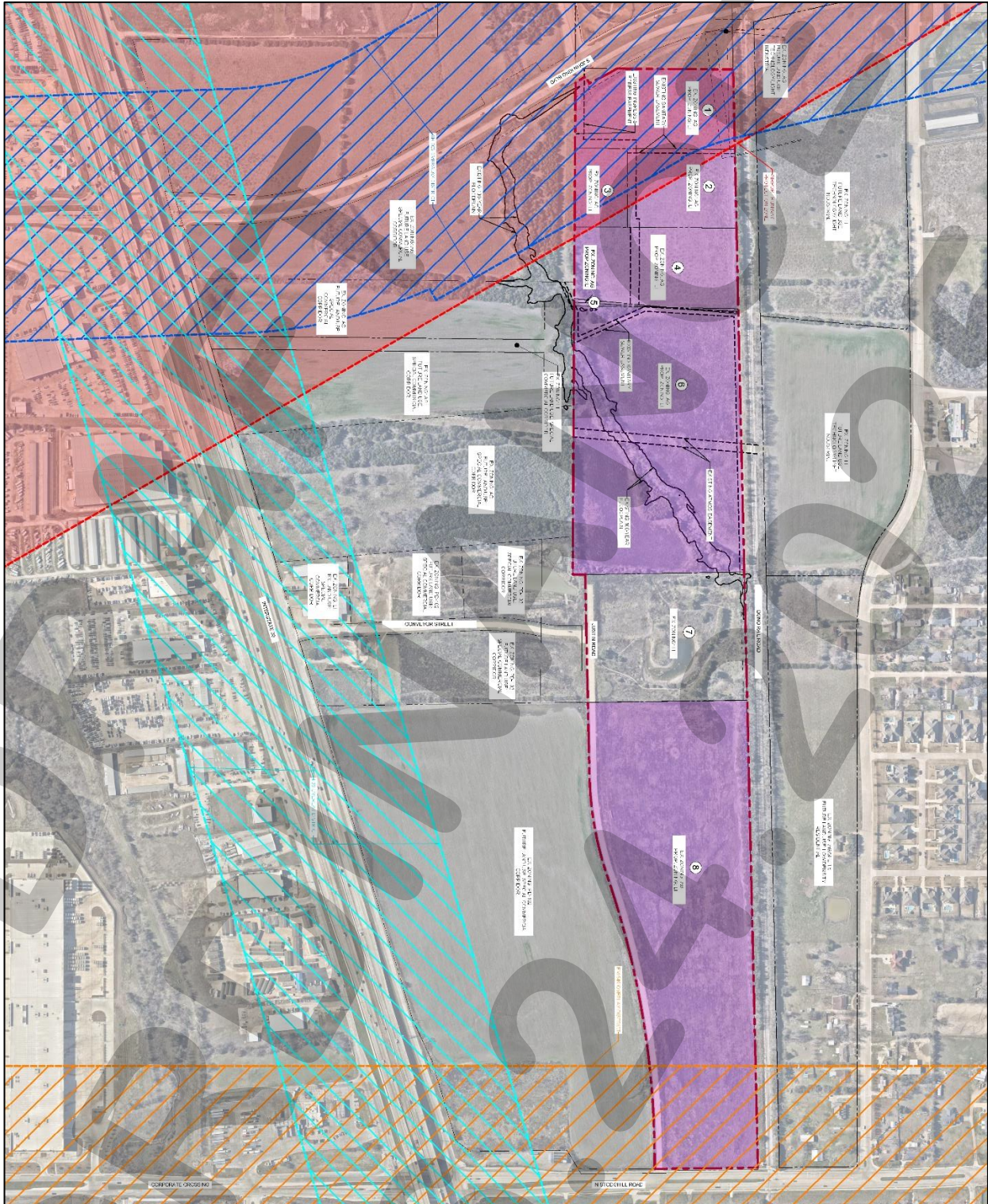
**Exhibit 'A'**  
*Legal Description*

northeast corner of said 21.554-acre tract and the northwest corner of aforesaid Lot 1, Block A;

**THENCE** North 88°12'00" East, continuing along the southerly line of said M. K. & T. Railroad Company right of way and the northerly line of said Lot 1, Block A, a distance of 2,732.04 feet to the **POINT OF BEGINNING**, and containing 77.86 acres (3,391,721 square feet) of land, more or less.



**Exhibit 'B'**  
*Zoning Exhibit*







# 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](mailto:PLANNING@ROCKWALL.COM)

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**TO:** Planning and Zoning Commission  
**DATE:** July 15, 2025  
**APPLICANT:** Dylan Adame, PE; *Kimley Horn & Associates*  
**CASE NUMBER:** Z2025-040; *Zoning Change (AG to LI)*

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a Zoning Change from Agricultural (AG) District to Light Industrial (LI) District for an 80.50-acre tract of land identified as Tract 2-2, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, and take any action necessary.

### **BACKGROUND**

The subject property was annexed by the City Council on March 16, 1998 by *Ordinance No. 98-10 [Case No. A1998-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the April 5, 2005 zoning map, at some point between the time of annexation and April 5, 2005, a 10.00-acre tract of land (*i.e. part of Lot 1, Block A, Rockwall Commercial Addition*) -- of the larger 80.50-acre subject property -- was zoned from Agricultural (AG) to Light Industrial (LI) District. On February 19, 2019, the City Council approved a zoning change [*Case No. Z2018-056*] for a 6.03-acre tract of land (*i.e. Tract 2-4 of the D. Harr Survey, Abstract No. 102*) -- of the larger 80.50 subject property -- from Agricultural (AG) to Light Industrial (LI) District. On August 13, 2019, the Planning and Zoning Commission approved a site plan [*Case No. SP2019-024*] for a *Church/House of Worship* on the 6.03-acre tract of land (*i.e. Tract 2-4 of the D. Harr Survey, Abstract No. 102*) within the subject property. On January 6, 2020, the City Council, approved a final plat [*Case No. P2019-048*] for a 36.56-acre parcel of land (*i.e. Lot 1, Block A, Rockwall Commercial Addition*) within the subject property. The remainder of the subject property has remained zoned Agricultural (AG) District since annexation.

### **PURPOSE**

On June 13, 2025, the applicant -- *Dylan Adame, PE of Kimley Horn & Associates* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Light Industrial (LI) District.

### **ADJACENT LAND USES AND ACCESS**

The subject property is generally located on the northside of Justin Road in between John King Boulevard and FM-3549. The land uses adjacent to the subject property are as follows:

*North:* Directly north of the subject property is a 100' right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*. Beyond this are several tracts of land, four (4) of which are zoned Light Industrial (LI) District, one (1) is zoned Single Family Estate 1.5 (SFE-1.5), and the remaining tracts are zoned Agricultural (AG) District. Following this 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.

*South:* Directly south of the subject property is Justin Road, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several tracts of land, three (3) are developed with non-residential land uses (*i.e. Office*

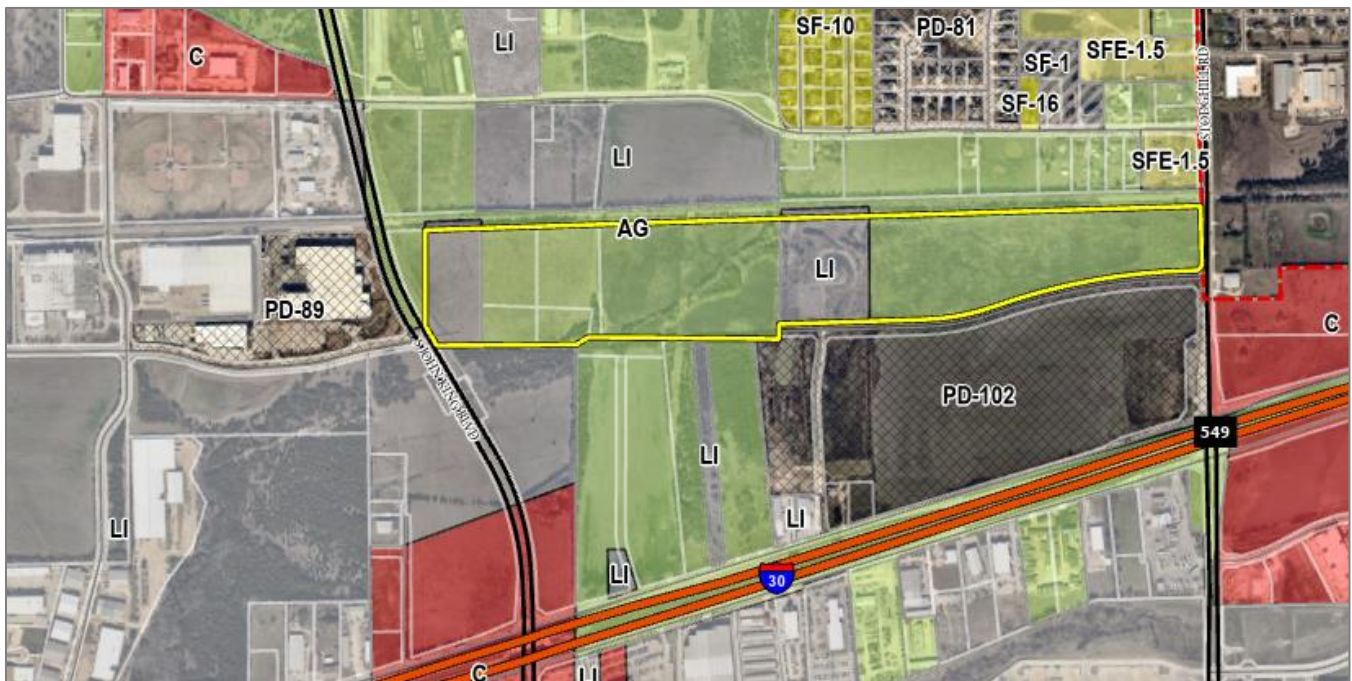


Building, Flex Office Building, and a Pawn Shop), and the remaining tracts are vacant. These properties make up all of the frontage onto IH-30 between John King Boulevard and FM-3549. Following this is the westbound *Frontage Road* for IH-30, followed by the main lanes of IH-30, and the eastbound *Frontage Road* for IH-30.

East: Directly east of the subject property is FM-3549, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the corporate limits for the City of Rockwall.

West: Directly west 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 18.7620-acre parcel of land (*i.e. Lot 3, Block A, Channell Subdivision*) developed with two (2) large industrial buildings (*i.e. Channell*) that are zoned Planned Development District 89 (PD-89) for Light Industrial (LI) District land uses. Following this is an 11.344-acre parcel of land (*i.e. Rockwall Industrial East Addition*) developed with a large industrial building (*i.e. Graham Packaging*) that is zoned Light Industrial (LI) District.

MAP 1: LOCATION MAP  
**YELLOW:** SUBJECT PROPERTY



## **CONFORMANCE TO THE CITY'S CODES**

According to Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Light Industrial (LI) District is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses. With the exception of hazardous materials/manufacturing, this zone allows the same uses as the Heavy Industrial (HI) District. Limitations have been placed on the uses in this district to significantly restrict outside activities and the storage of materials, noise, vibration, smoke, pollution, fire and explosive hazards, glare and any other potentially adverse externalities. The Light Industrial (LI) District is intended for industrial parks and larger, cleaner types of industries." In this case, the applicant has stated that the request to rezone subject property is to facilitate the future construction of a corporate headquarters/manufacturing facility. 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 Light Industrial (LI) District:

**TABLE 1: LIGHT INDUSTRIAL (LI) DISTRICT STANDARDS**

MINIMUM LOT AREA	12,500 SF
------------------	-----------



MINIMUM LOT WIDTH	100'
MINIMUM LOT DEPTH	125'
MINIMUM FRONT YARD SETBACK <sup>(1)</sup>	25'
MINIMUM SIDE YARD SETBACK <sup>(2)</sup>	10'
MINIMUM REAR YARD SETBACK <sup>(2)</sup>	15'
MINIMUM BETWEEN BUILDINGS <sup>(2)</sup>	20'
MAXIMUM BUILDING HEIGHT <sup>(3)</sup>	60'
MAXIMUM LOT COVERAGE	60.00%
MINIMUM LANDSCAPING	15.00%

GENERAL NOTES:

- <sup>1</sup>: FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.  
<sup>2</sup>: NOT TO EXCEED 50-FEET.  
<sup>3</sup>: BUILDING HEIGHT MAY BE INCREASED UP TO 120-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 *Technology/Employment Center (TEC)* land uses. Specifically, this plan designates the subject property as *Industrial/Special Commercial Corridor Opportunity Area*. According to the *District Strategies* the *Central District* contains "...key vacant and underutilized tracts of land that are anticipated to shape the area moving forward." In addition, the *District Strategies* identify "(t)he area south of the railroad tracks ... 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*." In this case, the applicant is requesting to change the zoning to a Light Industrial (LI) District. If this zoning change is approved, the applicants' proposed request would not require any changes the *Future Land Use Map*; however, if the request is approved, the zoning change would limit the subject property from developing as part of the *Special Commercial Corridor*. This aspect of the proposed zoning change 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, an *Infrastructure Study* may be required depending on the land uses proposed. In addition, portions of the subject property will require the full width of Justin Road to be constructed where it transitions into John King Boulevard and the existing portion of Justin Road. The remaining portions of Justin Road -- *to be located along the southern property of the subject property* -- will require half the roadway (*i.e. a minimum of 24-feet face-to-face*) to be constructed. All water and sewer infrastructure must be installed per the Master Water and Sewer Plan, and detention shall be required.

### **STAFF ANALYSIS**

The proposed zoning change is consistent with the Unified Development Code (UDC), and conforms to the OURHometown Vision 2040 Comprehensive Plan; however, since the subject property has the flexibility of being either *Technology/Employment* or *Special Commercial Corridor*, the applicant's proposed request is a discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission.

### **NOTIFICATIONS**

On June 30, 2025, staff mailed 36 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 not received any returned notices with regard to 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 Light Industrial (LI) District, then staff would propose the following conditions of approval:

- (1) 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)<sup>1</sup>
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

## SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

## ZONING APPLICATION FEES:

- ☒ ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

## OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

## NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS N/A

SUBDIVISION ROCKWALL COMMERCIAL

LOT

1

BLOCK

A

GENERAL LOCATION PROPERTIES NORTH OF JUSTIN ROAD & BETWEEN FM3549 AND S JOHN KING ROAD

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE

UNDEVELOPED

PROPOSED ZONING LI

PROPOSED USE

LIGHT MANUFACTURING

ACREAGE 80.5

LOTS [CURRENT]

5

LOTS [PROPOSED]

5

☐ **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 JAMES COLLIER PROPERTIES INC.

☒ APPLICANT

KIMLEY HORN & ASSOCIATES

CONTACT PERSON CLAY COLLIER

CONTACT PERSON

DYLAN ADAME P.E

ADDRESS 3333 MILLER PARK S

ADDRESS

2600 N CENTRAL EXPRESSWAY

CITY, STATE & ZIP GARLAND, TX 75042

CITY, STATE & ZIP

RICHARDSON, TEXAS 75080

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT AND THE APPLICATION FEE OF \$ \_\_\_\_\_, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. 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."

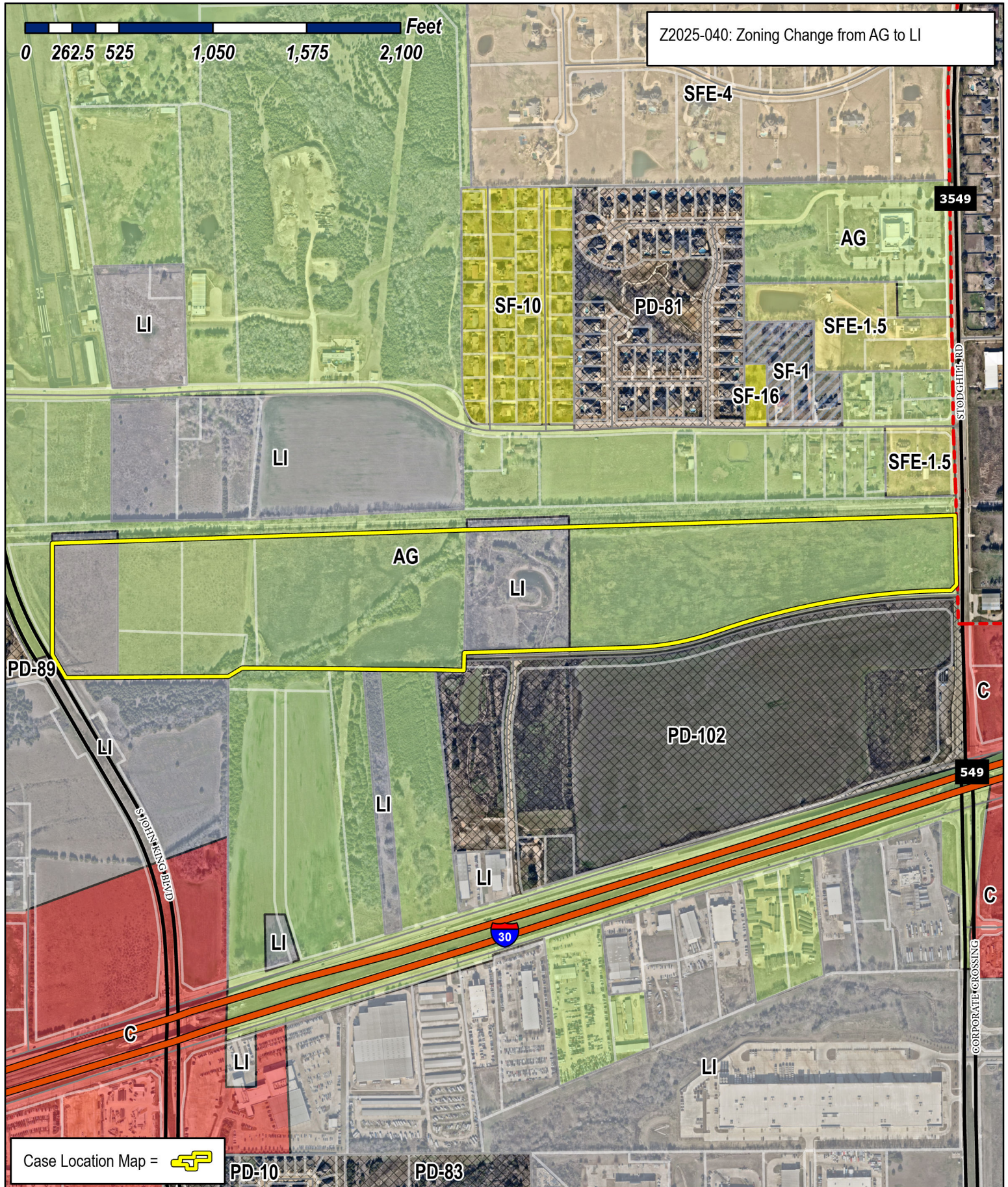
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12<sup>th</sup> DAY OF June, 2025

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](http://www.rockwall.com)

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



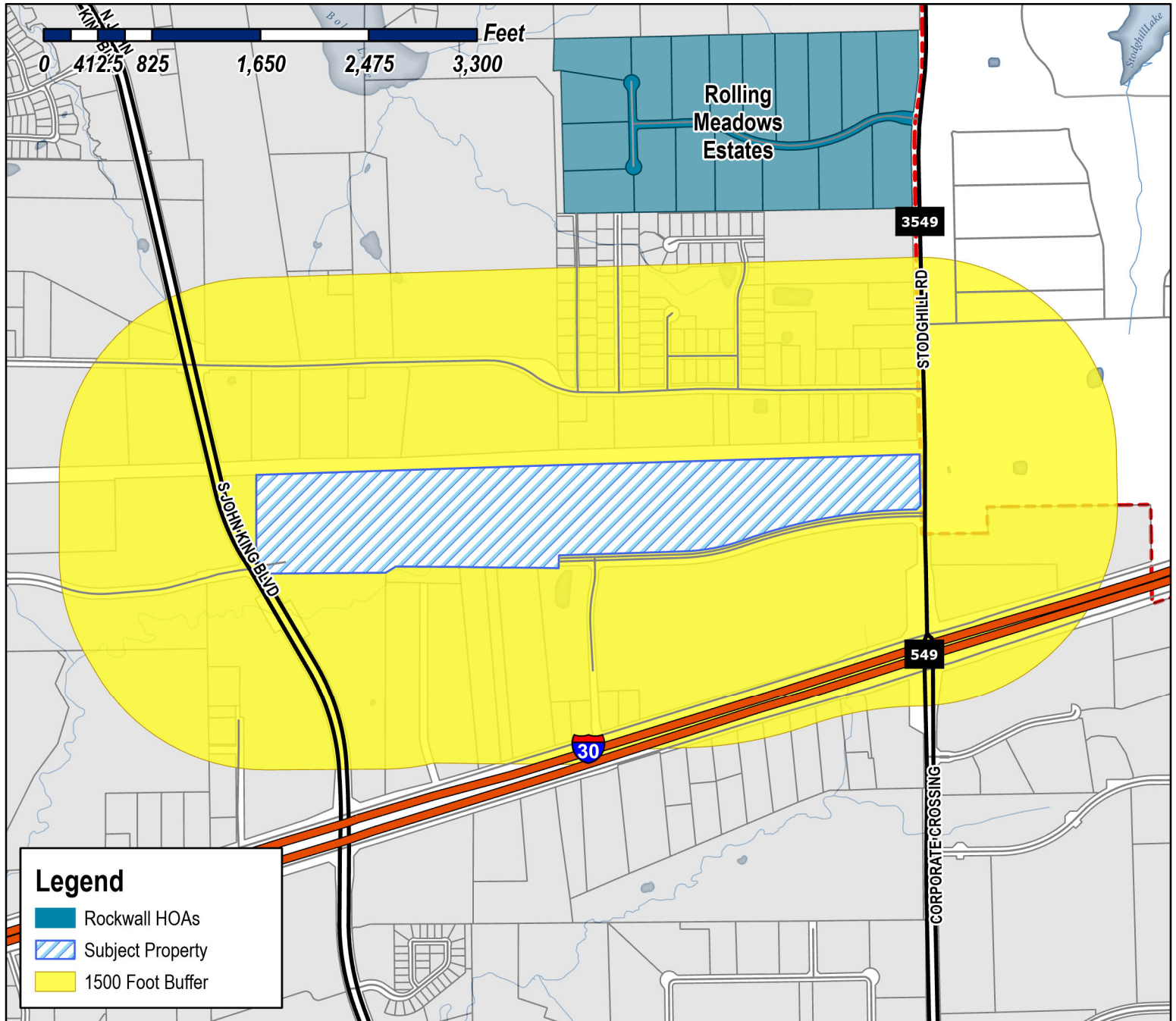
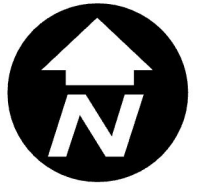




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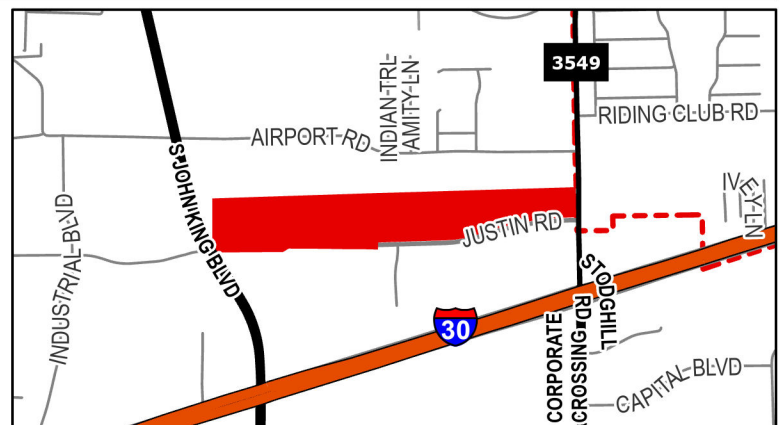
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**Case Number:** Z2025-040  
**Case Name:** Zoning Change from AG to LI  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** Justin Road Between 3549 and John King

**Date Saved:** 6/13/2025

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



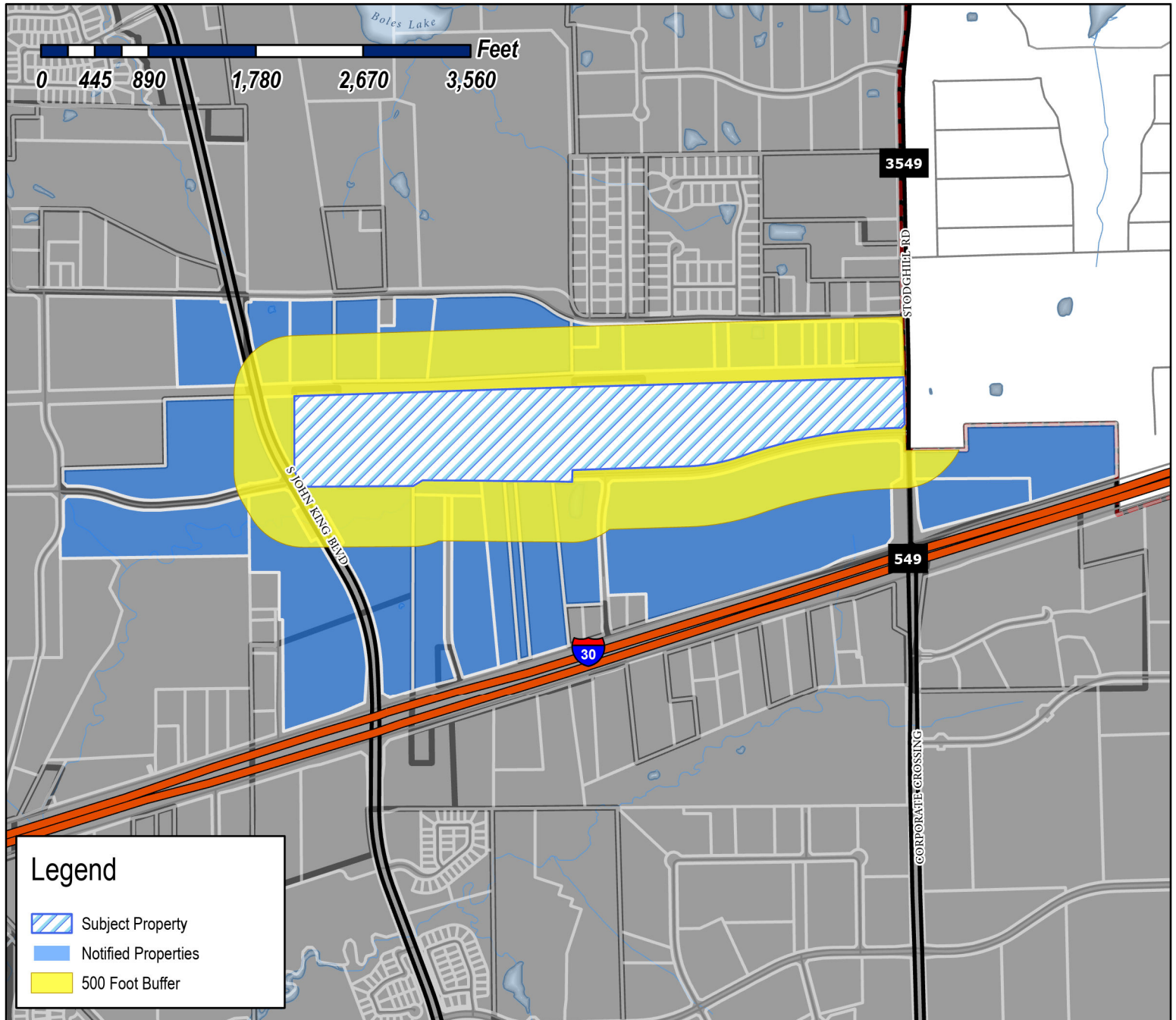
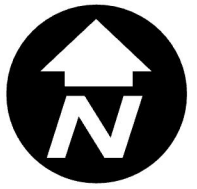




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COLUMBIA NORTH TEXAS HEALTHCARE SYSTEM  
LP  
1100 DR MARTIN L KING JR BLVD STE 500  
NASHVILLE, TN 37203

RAFIZADEH M & M FAMILY LTD  
C/O REPUBLIC MOTORSPORTS INC  
12707 SOUTHWEST FREEWAY  
STAFFORD, TX 77477

RAFIZADEH M & M FAMILY LTD  
C/O REPUBLIC MOTORSPORTS INC  
12707 SOUTHWEST FREEWAY  
STAFFORD, TX 77477

SARO PARTNERS LLC  
1450 T L TOWNSEND  
ROCKWALL, TX 75032

RESIDENT  
1600 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
1700 JUSTIN RD  
ROCKWALL, TX 75087

RESIDENT  
1780 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
1820 JUSTIN RD  
ROCKWALL, TX 75087

RESIDENT  
1824 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
1890 AIRPORT RD  
ROCKWALL, TX 75087

GARRETT GLORIA SALINAS  
1930 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
2000 AIRPORT RD  
ROCKWALL, TX 75087

SPRINGER OUIDA MRS  
2000 AIRPORT RD  
ROCKWALL, TX 75087

SCHUELER BARBARA JEAN AND  
MARK SCHUELER  
2070 AIRPORT RD  
ROCKWALL, TX 75087

STANDLEY VEANETA TRUSTEE  
OF THE VEANETA B STANDLEY FAMILY TR  
2080 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
2140 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
2150 AIRPORT RD  
ROCKWALL, TX 75087

PUCKETT DONNA MAY & MIKE  
2160 AIRPORT RD  
ROCKWALL, TX 75087

SPEARMAN MAHLON A & SHELLY S  
2180 AIRPORT RD  
ROCKWALL, TX 75087

TEMUNOVIC PARTNERSHIP LTD  
3021 Ridge Rd Ste A57  
Rockwall, TX 75032

JAMES COLLIER PROPERTIES INC  
3333 MILLER PARK SOUTH  
GARLAND, TX 75042

BACKWARDS L LLC  
3333 MILLER PARK SOUTH  
GARLAND, TX 75042

JAMES COLLIER PROPERTIES INC  
3333 MILLER PARK SOUTH  
GARLAND, TX 75042

JCP JUSTIN LLC  
3333 MILLER PARK SOUTH  
GARLAND, TX 75042

JAMES COLLIER PROPERTIES INC  
3333 MILLER PARK SOUTH  
GARLAND, TX 75042

PLATFORM ROCKWALL LP  
ATTN JUSTIN T DAY  
3616 Far West Blvd Ste 117-134  
Austin, TX 78731

FLEXSPACE BUSINESS PARKS LLC  
835 Tillman Dr  
Allen, TX 75013

ROCKWALL 549/I30 PARTNERS LP  
8750 N Central Expy Ste 1735  
Dallas, TX 75231

MIRANDA VINOD  
9105 BRIARCREST DR  
ROWLETT, TX 75088

WILLCAR HOLDINGS LLC  
ATTN: WILLIAM H CHANNELL JR  
P O BOX 9022  
TEMECULA, CA 92589



BLACKLAND WATER CORP  
ATTN ADA JO PHILLIPS  
PO BOX 215  
FATE, TX 75132

GRIFFIN PATTY JEAN CORNELIUS  
PO BOX 511  
FATE, TX 75132

GRIFFIN PATTY C & J T  
PO BOX 511  
FATE, TX 75132

ADD REAL ESTATE LTD  
PO BOX 679  
KELLER, TX 76248

MEALS ON WHEELS SENIOR SERVICES OF  
ROCKWALL COUNTY  
PO BOX 910  
ROCKWALL, TX 75087

ROCKWALL ECONOMIC DEVELOPMENT  
PO BOX 968  
ROCKWALL, TX 75087



# PUBLIC NOTICE



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

## **Z2025-040: Zoning Change from AG to LI**

Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a Zoning Change from Agricultural (AG) District to Light Industrial (LI) District for an 80.50-acre tract of land identified as Tract 2-2, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, 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, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 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](mailto: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, July 21, 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. Z2025-040: Zoning Change from AG to LI**

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.

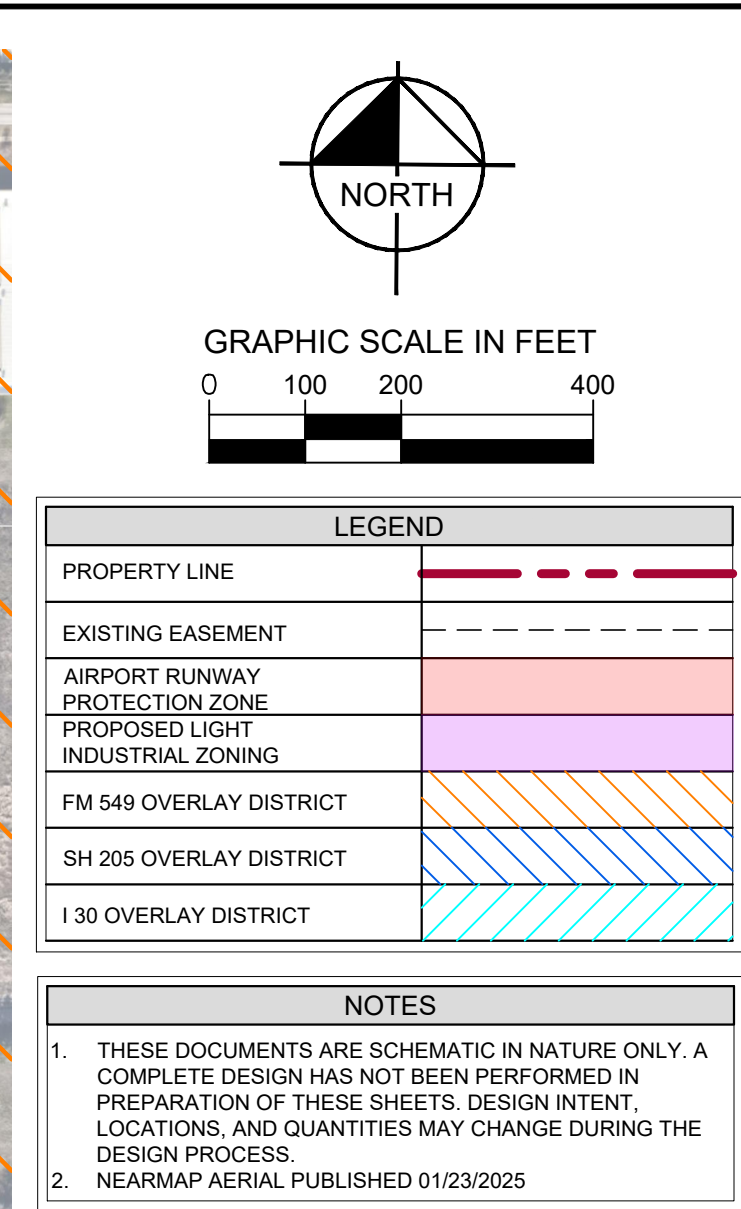
Name:

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





CITY CASE NO. Z2025-040





June 13, 2025

Ryan C. Miller, AICP  
Director of Planning & Zoning  
Planning & Zoning Division  
City of Rockwall  
385 S. Goliad Street  
Rockwall, TX 75087

**RE:    *Zoning Description***  
         *Colmet Industrial*  
         *Rockwall, Texas*

## **ZONING DESCRIPTION**

**BEING** a tract of land situated in the E. M. Elliott Survey, Abstract No. 77 and the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Rockwall Commercial, an addition to the City of Rockwall, according to the plat, recorded in Instrument No. 20210000008470 of the Plat Records of Rockwall County, Texas, a portion of a tract of land, described in a deed to James Collier Properties Inc., recorded in Instrument No. 20190000002250, all of a called 21.554-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20200000017597, all of a called 0.165-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20250000009013, all of a called 8.114-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20200000017598, all of a called 4.115-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20250000009011, a portion of a called 6.027-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20250000009012, and a portion of a called 6.149-acre tract of land, described in a deed to the City of Rockwall, Texas, recorded in Volume 5418, Page 54, all of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the northeast corner of said Lot 1, Block A, same being on the current west right of way line of F. M. Highway 3549, a variable width right of way;

**THENCE** South 01°08'02" East, along the east line of said Lot 1, Block A and the west right of way line of said F. M. Highway 3549, a distance of 399.55 feet to a point for the easterly, southeast corner of said Lot 1, same being the intersection of the west right of way line of said Lot 1 with the northerly right of way line of Justin Road, a variable width right of way at this point;

**THENCE** in a westerly direction, departing the westerly right of way line of said F. M. Highway 3549, along the southerly line of said Lot 1, Block A and the northerly right of way line of said Justin Road, the following:



South 43°51'50" West, a distance of 42.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

South 88°52'34" West, a distance of 49.82 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 4,064.40 feet, a central angle of 18°16'32", and a chord bearing and distance of South 79°44'18" West, 1,290.93 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 1,296.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the beginning of a reverse curve to the right with a radius of 1,507.50 feet, a central angle of 17°40'38", and a chord bearing and distance of South 79°26'21" West, 463.26 feet;

In a westerly direction, with said reverse curve to the right, an arc distance of 465.10 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

South 88°16'40" West, a distance of 916.91 feet to a point for the southwest corner of said Lot 1, Block A and the northwest corner of the westerly terminus of said Justin Road, same being on the east line of aforesaid 21.554-acre tract;

**THENCE** South 01°22'57" East, along the westerly terminus of said Justin Road and the east line of said 21.554-acre tract, passing at a distance of 42.5 feet, a found 1/2-inch iron rod, passing at a distance of 85.0 feet, the southwest corner of said westerly terminus, and the northerly, northwest corner of Lot 1R, Block C of aforesaid Rockwall Commercial, continuing along a westerly line of said Lot 1R, a total distance of 99.36 feet to a 1/2-inch iron rod found for the southeast corner of said 21.554-acre tract;

**THENCE** South 89°44'43" West, along the southerly line of said 21.554-acre tract, passing the westerly, northwest corner of said Lot 1R, and the northeast corner of a called 19.99-acre tract of land, described in a deed to Rafizadeh M & M Family Ltd., recorded in in Volume 5359, Page 179 of the Real Property Records of Rockwall County, Texas, continuing along the north line of said 19.99-acre tract, a total distance of 776.32 feet to the northwest corner of said 19.99-acre tract, and the northeast corner of Tract 2 (called 1.76-acres), described in a deed to Columbia North Texas Healthcare System, L.P., recorded in Instrument No. 20230000018917 of the Real Property Records of Rockwall County, Texas;;

**THENCE** South 89°51'46" West, continuing along the southerly line of said 21.554-acre tract and the northerly line of said Tract 2 (called 1.76-acres), passing the southwest corner of said 21.554-acre tract, the southeast corner of aforesaid 0.165-acre tract, the southwest corner of said 0.165-acre tract and the southeast corner of aforesaid 8.114-acre tract, continuing along the southerly line of said 8.114-acre tract, a total distance of 564.90 feet to a point for the northwest corner of said Tract 2 (called 1.76-acres);



**THENCE** South 89°47'42" West, continuing along the southerly line of said 8.114-acre tract, a distance of 613.84 feet to the southwest corner of said 8.114-acre tract, and the southeast corner of aforesaid 6.027-acre tract;

**THENCE** South 89°54'17" West, along the southerly line of said 6.027-acre tract, a distance of 301.89 feet to a point for corner on the easterly right of way line of the John King Boulevard (S. H. 205 Bypass), a variable width right of way as described as Parcel 24 in a deed to the City of Rockwall, Texas, recorded in Volume 5659, Page 36 of the Real Property Records of Rockwall County, Texas;

**THENCE** North 30°30'49" West, departing the southerly line of said 6.027-acre tract and along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 54.36 feet to a point for the southwest corner of a called Parcel 6, described in a deed to the State of Texas, recorded in Instrument No. 20220000025271, of the Real Property Records of Rockwall County, Texas;

**THENCE** North 62°24'11" East, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 35.86 feet to a point for the southeast corner of said Parcel 6;

**THENCE** North 27°34'28" West, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 101.37 feet to a point for corner;

**THENCE** North 30°36'15" West, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 35.13 feet to a point at the beginning of a non-tangent curve to the right with a radius of 1,638.00 feet, a central angle of 17°06'10", and a chord bearing and distance of North 21°53'07" West, 487.13 feet;

**THENCE** in a northerly direction, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), passing the north corner of said Parcel 6, the westerly line of said 6.027-acre tract and the easterly line of aforesaid 6.149-acre tract, continuing across said 6.149-acre tract, with said non-tangent curve to the right, an arc distance of 488.94 feet to a point for corner;

**THENCE** North 13°12'04" West, continuing across said 6.149-acre tract, a distance of 83.44 feet to a point for corner on the northerly line of said 6.149-acre tract, same being on the south line of the M. K. & T. Railroad Company right of way;

**THENCE** North 88°17'24" East, along the northerly line of said 6.149-acre tract, the northerly line of aforesaid 6.027-acre tract, the northerly line of aforesaid 4.115-acre tract and the northerly line of aforesaid 8.114-acre tract, and the southerly line of said M. K. & T. Railroad Company right of way, a distance of 1,293.06 feet to a point for the northeast corner of said 8.114-acre tract and the northwest corner of aforesaid 21.554-acre tract;



**THENCE** North 88°08'36" East, continuing along the southerly line of said M. K. & T. Railroad Company right of way and the northerly line of said 21.554-acre tract, a distance of 1,206.75 feet to a point for the northeast corner of said 21.554-acre tract and the northwest corner of aforesaid Lot 1, Block A;

**THENCE** North 88°12'00" East, continuing along the southerly line of said M. K. & T. Railroad Company right of way and the northerly line of said Lot 1, Block A, a distance of 2,732.04 feet to the **POINT OF BEGINNING** and containing 77.86 acres (3,391,721 square feet) of land, more or less.





June 13, 2025

Ryan C. Miller, AICP  
Director of Planning & Zoning  
Planning & Zoning Division  
City of Rockwall  
385 S. Goliad Street  
Rockwall, TX 75087

**RE: Letter of Intent  
Colmet Industrial  
Rockwall, Texas**

Dear Ryan:

In accordance with the guidelines provided in the City's Development Application Packet, Kimley-Horn is submitting this Letter of Intent to rezone property owned by James Collier Properties Inc. in the municipal limits of Rockwall, Texas.

The intent of the Light Industrial District Zoning is generally described as follows:

- Rezone the Agriculture (AG) zoned tracts to Light Industrial (LI) use within the subject property as depicted on the included Rezoning Exhibit; intended to enhance the developability of land consistent with the owner's manufacturing needs.

We look forward to navigating the City's process in close coordination with City Staff, Planning and Zoning Commission, and City Council. We are hopeful that our submittal will allow us to be placed on the July 15, 2025 P&Z hearing and of July 21, 2025 City Council hearing. Please reach out with any questions or concerns regarding our application, and send along comments once available.

Please contact me at [REDACTED] or [REDACTED], should you need any further information.

Sincerely,

A handwritten signature in black ink that reads "Dylan Adame".

Dylan Adame, P.E.



# 01 CENTRAL DISTRICT

## DISTRICT DESCRIPTION

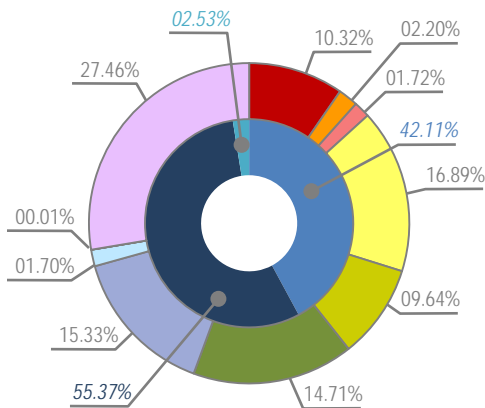
The *Central District* is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (e.g. *Park Place*), estate and rural residential (e.g. *Rolling Meadows Subdivision*), and higher density residential developments (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.



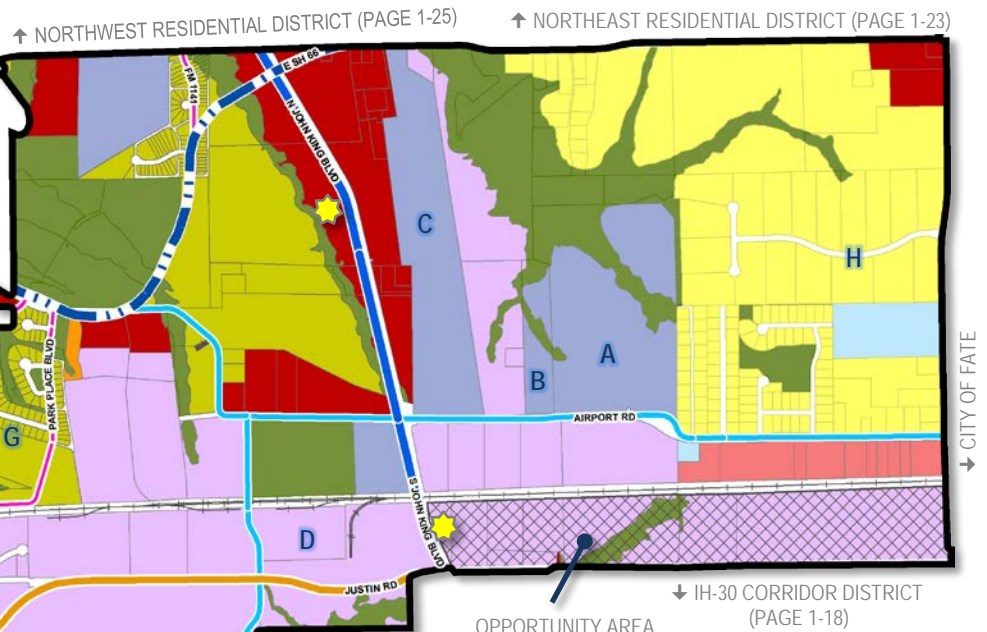
MINOR COLLECTOR	
M4U	
M4D	
P6D	
TXDOT 4D	
COMMERCIAL	55.37%
RESIDENTIAL	42.11%
MIXED USE	2.53%

## 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



## TECHNOLOGY/EMPLOYMENT CENTERS (TEC)

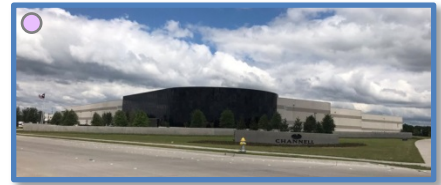
The *Technology/Employment Centers* land use category is characterized by employment-oriented businesses, which are generally situated in larger centers (e.g. *Rockwall Technology Park*) with access to key transportation networks. These uses should utilize large setbacks, campus style green spaces and large berms/buffers to shrink the scale of the buildings and provide park-like amenities that are complementary to the City's other land use districts. Generally, these areas should not be directly adjacent to Low or Medium Density Residential land use designations and should be buffered from low-density single-family subdivisions utilizing transitional land uses.

### DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Clean Manufacturing Centers, Technology/Data Centers, Research and Design/Development Businesses, General Office Land Uses, Flexible Space (i.e. Office/Warehouse Combinations Land Uses), and Light Assembly Businesses
- 2 Secondary Land Uses: Parks, Open Space, Civic/Institutional and Certain Complementary Commercial Land Uses (e.g. Office/Showroom)
- 3 Zoning Districts: Light Industrial (LI) District and Planned Development (PD) Districts

### EXISTING LAND USE EXAMPLES

- 1 Rockwall Technology Park
- 2 Channell Commercial Corporation



## SPECIAL DISTRICTS

### LIVE/WORK (LW)

The *Live/Work* land use designation is characterized by the reuse of single-family properties as low-intensity office or retail land uses. These areas are considered to be transitional and require added flexibility for the purpose of maintaining a specific small town aesthetic along major roadways. These areas are used to buffer residential areas from major roadways or more intense commercial land uses. This designation also allows live/work arrangements where a single-family structure may continue to serve as residence, while also supporting a low-intensity office or retail store.

### DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Professional Offices, Boutiques, Art/Music Studios, and Antique and Collectable Shops.
- 2 Secondary Land Uses: Banquet Facilities, Small Restaurants, Veterinarian Clinics for Small Animals, and Open Space
- 3 Zoning Districts: Residential-Office (RO) District and Planned Development (PD) Districts

### EXISTING LAND USE EXAMPLES

- 1 N. Goliad Street Between East Fork Road and the Downtown
- 2 West Side of Ridge Road after the SH-205/Ridge Road Split
- 3 N. Goliad Street Across from the YMCA



### MIXED-USE (MU)

The *Mixed-Use* land use designation is characterized by mixed-use developments that typically offer a mix of housing types and residential densities with integrated retail, personal services and/or office. These areas can be both vertically and horizontally integrated with a mix of land uses, and are generally designed as walkable/pedestrian friendly developments. The residential component can include single-family homes, townhouses, condominiums, urban housing, lofts, or multi-family. Vertically integrated mixed-use developments typically incorporate structured parking at the center of the block, recreational and pedestrian amenities and have ground floor commercial/retail, office or personal services.

### DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Retail, Office, Restaurant and Residential Land Uses
- 2 Secondary Land Uses: Parks, Open Space, Trails, and Institutional/Civic Land Uses
- 3 Zoning Districts: Downtown (DT) District and Planned Development (PD) Districts

### EXISTING LAND USE EXAMPLES

- 1 Rockwall Commons
- 2 Harbor District

### DOWNTOWN (DT)



The *Downtown* land use designation should include a mixture of land uses that are complementary to the existing development pattern and are intended to add to the attractive, pedestrian-oriented environment of Rockwall's historic downtown. In addition, this area is the historic core of the City and should continue to be a symbol of community life in Rockwall. The policies adopted in Appendix 'C', *Small Area Plans*, of this Comprehensive Plan should generally regulate this land use designation.

#### DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Retail, Office, Restaurant and Residential Land Uses
- 2 Secondary Land Uses: Institutional/Civic Land Uses
- 3 Zoning Districts: Downtown (DT) District

#### EXISTING LAND USE EXAMPLES

- 1 Downtown Square and Surrounding Areas



### SPECIAL COMMERCIAL CORRIDOR (SC)

The *Special Commercial Corridor* land use designation is intended to provide an area for commercial/retail and regional commercial/retail activity centers that are intended to support and serve the entire region. This area should include the recommendations contained in Appendix 'B', *Corridor Plans*, of this Comprehensive Plan.

#### DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Regional Shopping Centers, Entertainment, Retail, Personal Services, Restaurant, Corporate Offices, Employment and Recreation Land Uses
- 2 Secondary Land Uses: Residential, Open Space, Parks, Trails, Banks, Service Stations and Institutional/Civic Land Uses (Secondary Land Uses should be integrated into a Larger Development)
- 3 Zoning Districts: Commercial (C) District and Planned Development (PD) District

#### EXISTING LAND USE EXAMPLES

- 1 IH-30 Corridor

## PUBLIC LAND AND OPEN SPACE

### PARKS AND OPEN SPACE (OS)

The *Parks and Open Space* land use designation includes all floodplains and major public open spaces (e.g. *neighborhood parks, community parks, greenbelts, trail systems, etc.*). These areas should be preserved and are intended to provide citywide recreation/trail opportunities and natural drainage areas that help define the character of Rockwall.

#### DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Floodplain, Open Space, Parks, and Trails Land Uses
- 2 Secondary Land Uses: N/A
- 3 Zoning Districts: N/A

#### EXISTING LAND USE EXAMPLES

- 1 Harry Myers Park



### PUBLIC (P)

The *Public* land use designation includes uses that are operated exclusively by a public body that serve the public's health, safety or general welfare. This land use designation includes land uses such as public schools, libraries, the airport, the City's administrative and service facilities, and any other state or federal facilities.

#### DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Schools, Libraries, Fire Stations, Pump Stations, Water Towers, Police Stations, City Administrative Offices, and County, State or Federal Facilities
- 2 Secondary Land Uses: Open Space, Parks, and Trails Land Uses
- 3 Zoning Districts: N/A

#### EXISTING LAND USE EXAMPLES

- 1 City Place
- 2 County Courthouse
- 3 Municipal Courts Building

### QUASI-PUBLIC (QP)



## 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 LIGHT INDUSTRIAL (LI) DISTRICT FOR AN 80.50-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2-2, 2-5, 2-8, 2-9, & 20 OF THE D. HARR SURVEY, ABSTRACT NO. 102 AND LOT 1, BLOCK A, ROCKWALL COMMERCIAL ADDITION, 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 Dylan Adame of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 80.50-acre identified as Tract 2-2, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 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 Light Industrial (LI) District;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Light Industrial (LI) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; and, Subsection 05.01, *General Industrial District Standards*, Subsection 05.02, *Light Industrial (LI) 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 4<sup>th</sup> DAY OF AUGUST, 2025.**

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: July 21, 2025

2<sup>nd</sup> Reading: August 4, 2025



**Exhibit 'A'**  
*Legal Description*

**BEING** a tract of land situated in the E. M. Elliott Survey, Abstract No. 77 and the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Rockwall Commercial, an addition to the City of Rockwall, according to the plat, recorded in Instrument No. 20210000008470 of the Plat Records of Rockwall County, Texas, a portion of a tract of land, described in a deed to James Collier Properties Inc., recorded in Instrument No. 20190000002250, all of a called 21.554-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20200000017597, all of a called 0.165-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 202500000009013, all of a called 8.114-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20200000017598, all of a called 4.115-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 202500000009011, a portion of a called 6.027-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 202500000009012, and a portion of a called 6.149-acre tract of land, described in a deed to the City of Rockwall, Texas, recorded in Volume 5418, Page 54, all of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the northeast corner of said Lot 1, Block A, same being on the current west right of way line of F. M. Highway 3549, a variable width right of way;

**THENCE** South 01°08'02" East, along the east line of said Lot 1, Block A and the west right of way line of said F. M. Highway 3549, a distance of 399.55 feet to a point for the easterly, southeast corner of said Lot 1, same being the intersection of the west right of way line of said Lot 1 with the northerly right of way line of Justin Road, a variable width right of way at this point;

**THENCE** in a westerly direction, departing the westerly right of way line of said F. M. Highway 3549, along the southerly line of said Lot 1, Block A and the northerly right of way line of said Justin Road, the following:

South 43°51'50" West, a distance of 42.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

South 88°52'34" West, a distance of 49.82 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 4,064.40 feet, a central angle of 18°16'32", and a chord bearing and distance of South 79°44'18" West, 1,290.93 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 1,296.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the beginning of a reverse curve to the right with a radius of 1,507.50 feet, a central angle of 17°40'38", and a chord bearing and distance of South 79°26'21" West, 463.26 feet;

In a westerly direction, with said reverse curve to the right, an arc distance of 465.10 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

South 88°16'40" West, a distance of 916.91 feet to a point for the southwest corner of said Lot 1, Block A and the northwest corner of the westerly terminus of said Justin Road, same being on the east line of aforesaid 21.554-acre tract;

**THENCE** South 01°22'57" East, along the westerly terminus of said Justin Road and the east line of said 21.554-acre tract, passing at a distance of 42.5 feet, a found 1/2-inch iron rod, passing at a distance of 85.0 feet, the southwest corner of said westerly terminus, and the northerly, northwest corner of Lot 1R, Block C of aforesaid Rockwall Commercial, continuing along a westerly line of said Lot 1R, a total distance of 99.36 feet to a 1/2-inch iron rod found for the southeast corner of said 21.554-acre tract;

**THENCE** South 89°44'43" West, along the southerly line of said 21.554-acre tract, passing the westerly,



**Exhibit 'A'**  
*Legal Description*

northwest corner of said Lot 1R, and the northeast corner of a called 19.99-acre tract of land, described in a deed to Rafizadeh M & M Family Ltd., recorded in in Volume 5359, Page 179 of the Real Property Records of Rockwall County, Texas, continuing along the north line of said 19.99-acre tract, a total distance of 776.32 feet to the northwest corner of said 19.99-acre tract, and the northeast corner of Tract 2 (called 1.76-acres), described in a deed to Columbia North Texas Healthcare System, L.P., recorded in Instrument No. 20230000018917 of the Real Property Records of Rockwall County, Texas;

**THENCE** South 89°51'46" West, continuing along the southerly line of said 21.554-acre tract and the northerly line of said Tract 2 (called 1.76-acres), passing the southwest corner of said 21.554-acre tract, the southeast corner of aforesaid 0.165-acre tract, the southwest corner of said 0.165-acre tract and the southeast corner of aforesaid 8.114-acre tract, continuing along the southerly line of said 8.114-acre tract, a total distance of 564.90 feet to a point for the northwest corner of said Tract 2 (called 1.76-acres);

**THENCE** South 89°47'42" West, continuing along the southerly line of said 8.114-acre tract, a distance of 613.84 feet to the southwest corner of said 8.114-acre tract, and the southeast corner of aforesaid 6.027-acre tract;

**THENCE** South 89°54'17" West, along the southerly line of said 6.027-acre tract, a distance of 301.89 feet to a point for corner on the easterly right of way line of the John King Boulevard (S. H. 205 Bypass), a variable width right of way as described as Parcel 24 in a deed to the City of Rockwall, Texas, recorded in Volume 5659, Page 36 of the Real Property Records of Rockwall County, Texas;

**THENCE** North 30°30'49" West, departing the southerly line of said 6.027-acre tract and along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 54.36 feet to a point for the southwest corner of a called Parcel 6, described in a deed to the State of Texas, recorded in Instrument No. 20220000025271, of the Real Property Records of Rockwall County, Texas;

**THENCE** North 62°24'11" East, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 35.86 feet to a point for the southeast corner of said Parcel 6;

**THENCE** North 27°34'28" West, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 101.37 feet to a point for corner;

**THENCE** North 30°36'15" West, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 35.13 feet to a point at the beginning of a non-tangent curve to the right with a radius of 1,638.00 feet, a central angle of 17°06'10", and a chord bearing and distance of North 21°53'07" West, 487.13 feet;

**THENCE** in a northerly direction, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), passing the north corner of said Parcel 6, the westerly line of said 6.027-acre tract and the easterly line of aforesaid 6.149-acre tract, continuing across said 6.149-acre tract, with said non-tangent curve to the right, an arc distance of 488.94 feet to a point for corner;

**THENCE** North 13°12'04" West, continuing across said 6.149-acre tract, a distance of 83.44 feet to a point for corner on the northerly line of said 6.149-acre tract, same being on the south line of the M. K. & T. Railroad Company right of way;

**THENCE** North 88°17'24" East, along the northerly line of said 6.149-acre tract, the northerly line of aforesaid 6.027-acre tract, the northerly line of aforesaid 4.115-acre tract and the northerly line of aforesaid 8.114-acre tract, and the southerly line of said M. K. & T. Railroad Company right of way, a distance of 1,293.06 feet to a point for the northeast corner of said 8.114-acre tract and the northwest corner of aforesaid 21.554-acre tract;

**THENCE** North 88°08'36" East, continuing along the southerly line of said M. K. & T. Railroad Company right of way and the northerly line of said 21.554-acre tract, a distance of 1,206.75 feet to a point for the



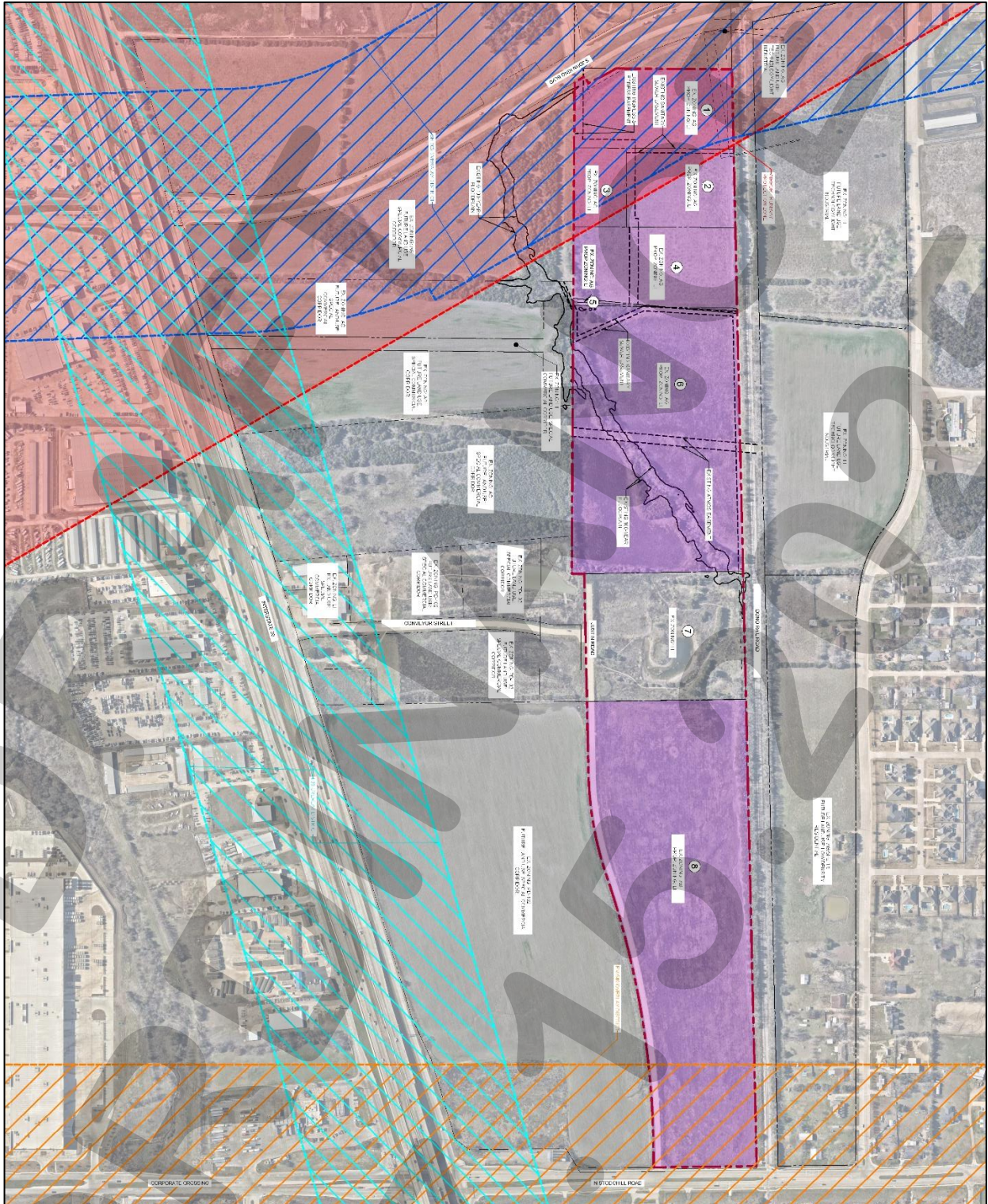
**Exhibit 'A'**  
*Legal Description*

northeast corner of said 21.554-acre tract and the northwest corner of aforesaid Lot 1, Block A;

**THENCE** North 88°12'00" East, continuing along the southerly line of said M. K. & T. Railroad Company right of way and the northerly line of said Lot 1, Block A, a distance of 2,732.04 feet to the **POINT OF BEGINNING**, and containing 77.86 acres (3,391,721 square feet) of land, more or less.



# Exhibit 'B' Zoning Exhibit







# 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

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**TO:** Mayor and City Council  
**DATE:** July 21, 2025  
**APPLICANT:** Dylan Adame, PE; *Kimley Horn & Associates*  
**CASE NUMBER:** Z2025-040; *Zoning Change (AG to LI)*

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### **SUMMARY**

Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a Zoning Change from Agricultural (AG) District to Light Industrial (LI) District for an 80.50-acre tract of land identified as Tract 2-2, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, and take any action necessary.

### **BACKGROUND**

The subject property was annexed by the City Council on March 16, 1998 by *Ordinance No. 98-10 [Case No. A1998-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the April 5, 2005 zoning map, at some point between the time of annexation and April 5, 2005, a 10.00-acre tract of land (*i.e. part of Lot 1, Block A, Rockwall Commercial Addition*) -- of the larger 80.50-acre subject property -- was zoned from Agricultural (AG) to Light Industrial (LI) District. On February 19, 2019, the City Council approved a zoning change [*Case No. Z2018-056*] for a 6.03-acre tract of land (*i.e. Tract 2-4 of the D. Harr Survey, Abstract No. 102*) -- of the larger 80.50 subject property -- from Agricultural (AG) to Light Industrial (LI) District. On August 13, 2019, the Planning and Zoning Commission approved a site plan [*Case No. SP2019-024*] for a *Church/House of Worship* on the 6.03-acre tract of land (*i.e. Tract 2-4 of the D. Harr Survey, Abstract No. 102*) within the subject property. On January 6, 2020, the City Council, approved a final plat [*Case No. P2019-048*] for a 36.56-acre parcel of land (*i.e. Lot 1, Block A, Rockwall Commercial Addition*) within the subject property. The remainder of the subject property has remained zoned Agricultural (AG) District since annexation.

### **PURPOSE**

On June 13, 2025, the applicant -- *Dylan Adame, PE of Kimley Horn & Associates* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Light Industrial (LI) District.

### **ADJACENT LAND USES AND ACCESS**

The subject property is generally located on the northside of Justin Road in between John King Boulevard and FM-3549. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 100' right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*. Beyond this are several tracts of land, four (4) of which are zoned Light Industrial (LI) District, one (1) is zoned Single Family Estate 1.5 (SFE-1.5), and the remaining tracts are zoned Agricultural (AG) District. Following this 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.

South: Directly south of the subject property is Justin Road, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several tracts of land, three (3) are developed with non-residential land uses (*i.e. Office*



Building, Flex Office Building, and a Pawn Shop), and the remaining tracts are vacant. These properties make up all of the frontage onto IH-30 between John King Boulevard and FM-3549. Following this is the westbound *Frontage Road* for IH-30, followed by the main lanes of IH-30, and the eastbound *Frontage Road* for IH-30.

East: Directly east of the subject property is FM-3549, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the corporate limits for the City of Rockwall.

West: Directly west 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 18.7620-acre parcel of land (*i.e. Lot 3, Block A, Channell Subdivision*) developed with two (2) large industrial buildings (*i.e. Channell*) that are zoned Planned Development District 89 (PD-89) for Light Industrial (LI) District land uses. Following this is an 11.344-acre parcel of land (*i.e. Rockwall Industrial East Addition*) developed with a large industrial building (*i.e. Graham Packaging*) that is zoned Light Industrial (LI) District.

MAP 1: LOCATION MAP  
**YELLOW:** SUBJECT PROPERTY



**CONFORMANCE TO THE CITY'S CODES**

According to Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Light Industrial (LI) District is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses. With the exception of hazardous materials/manufacturing, this zone allows the same uses as the Heavy Industrial (HI) District. Limitations have been placed on the uses in this district to significantly restrict outside activities and the storage of materials, noise, vibration, smoke, pollution, fire and explosive hazards, glare and any other potentially adverse externalities. The Light Industrial (LI) District is intended for industrial parks and larger, cleaner types of industries." In this case, the applicant has stated that the request to rezone subject property is to facilitate the future construction of a corporate headquarters/manufacturing facility. 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 Light Industrial (LI) District:

TABLE 1: LIGHT INDUSTRIAL (LI) DISTRICT STANDARDS

MINIMUM LOT AREA	12,500 SF
------------------	-----------



MINIMUM LOT WIDTH	100'
MINIMUM LOT DEPTH	125'
MINIMUM FRONT YARD SETBACK <sup>(1)</sup>	25'
MINIMUM SIDE YARD SETBACK <sup>(2)</sup>	10'
MINIMUM REAR YARD SETBACK <sup>(2)</sup>	15'
MINIMUM BETWEEN BUILDINGS <sup>(2)</sup>	20'
MAXIMUM BUILDING HEIGHT <sup>(3)</sup>	60'
MAXIMUM LOT COVERAGE	60.00%
MINIMUM LANDSCAPING	15.00%

GENERAL NOTES:

- <sup>1</sup>: FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.  
<sup>2</sup>: NOT TO EXCEED 50-FEET.  
<sup>3</sup>: BUILDING HEIGHT MAY BE INCREASED UP TO 120-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 *Technology/Employment Center (TEC)* land uses. Specifically, this plan designates the subject property as *Industrial/Special Commercial Corridor Opportunity Area*. According to the *District Strategies* the *Central District* contains "...key vacant and underutilized tracts of land that are anticipated to shape the area moving forward." In addition, the *District Strategies* identify "(t)he area south of the railroad tracks ... 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*." In this case, the applicant is requesting to change the zoning to a Light Industrial (LI) District. If this zoning change is approved, the applicants' proposed request would not require any changes the *Future Land Use Map*; however, if the request is approved, the zoning change would limit the subject property from developing as part of the *Special Commercial Corridor*. This aspect of the proposed zoning change 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, an *Infrastructure Study* may be required depending on the land uses proposed. In addition, portions of the subject property will require the full width of Justin Road to be constructed where it transitions into John King Boulevard and the existing portion of Justin Road. The remaining portions of Justin Road -- *to be located along the southern property of the subject property* -- will require half the roadway (*i.e. a minimum of 24-feet face-to-face*) to be constructed. All water and sewer infrastructure must be installed per the Master Water and Sewer Plan, and detention shall be required.

### **STAFF ANALYSIS**

The proposed zoning change is consistent with the Unified Development Code (UDC), and conforms to the OURHometown Vision 2040 Comprehensive Plan; however, since the subject property has the flexibility of being either *Technology/Employment* or *Special Commercial Corridor*, the applicant's proposed request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

### **NOTIFICATIONS**

On June 30, 2025, staff mailed 36 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 not received any returned notices with regard to the applicant's request.

### **CONDITIONS OF APPROVAL**

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

- (1) 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 July 15, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 7-0.





# 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)<sup>1</sup>
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ☒ ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS N/A

SUBDIVISION ROCKWALL COMMERCIAL

LOT

1

BLOCK

A

GENERAL LOCATION PROPERTIES NORTH OF JUSTIN ROAD & BETWEEN FM3549 AND S JOHN KING ROAD

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE UNDEVELOPED

PROPOSED ZONING LI

PROPOSED USE LIGHT MANUFACTURING

ACREAGE 80.5

LOTS [CURRENT] 5

LOTS [PROPOSED] 5

- ☐ **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 JAMES COLLIER PROPERTIES INC.

☒ APPLICANT KIMLEY HORN & ASSOCIATES

CONTACT PERSON CLAY COLLIER

CONTACT PERSON DYLAN ADAME P.E

ADDRESS 3333 MILLER PARK S

ADDRESS 2600 N CENTRAL EXPRESSWAY

CITY, STATE & ZIP GARLAND, TX 75042

CITY, STATE & ZIP RICHARDSON, TEXAS 75080

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ \_\_\_\_\_, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. 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."

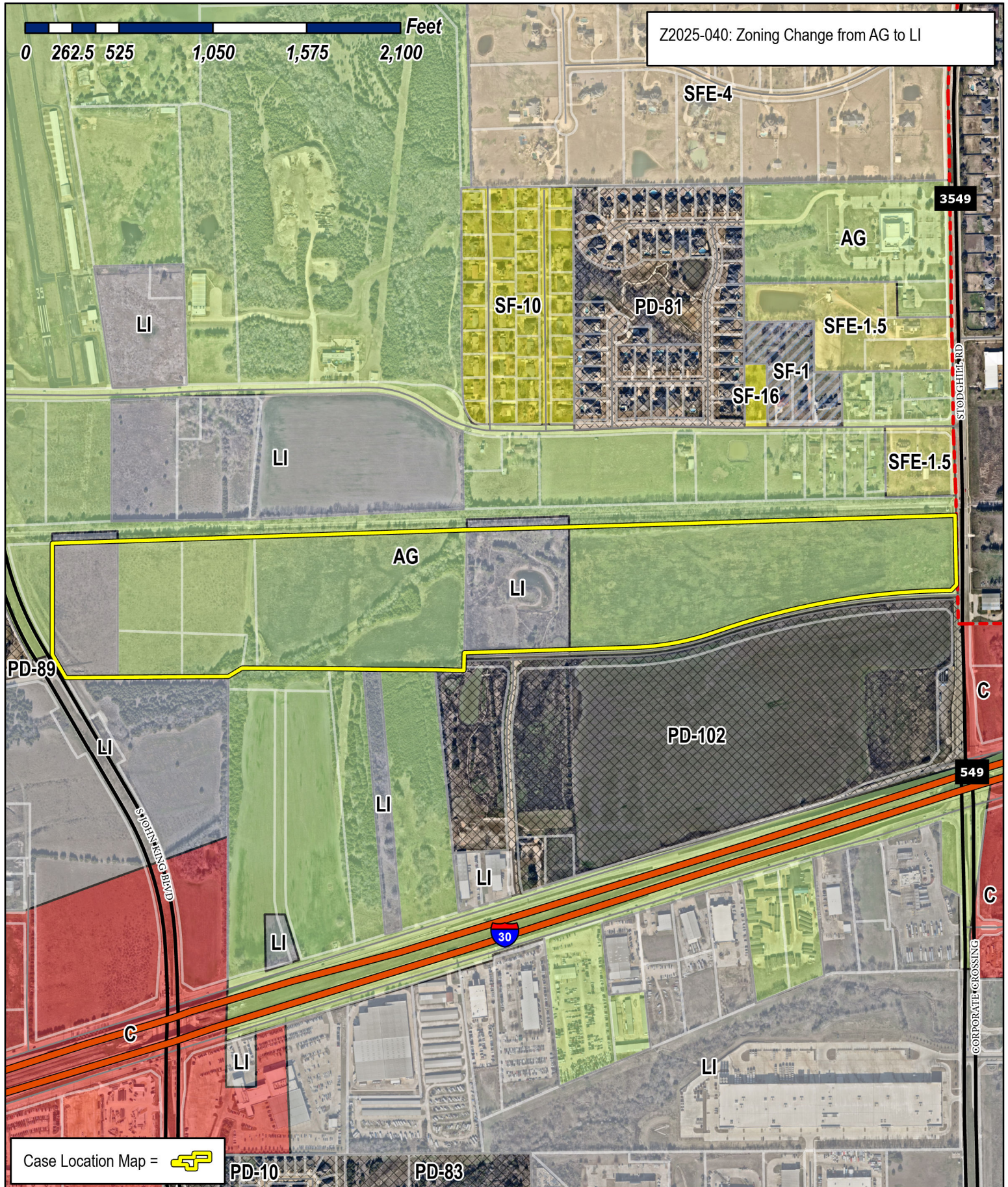
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12<sup>th</sup> DAY OF June, 2025

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](http://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.



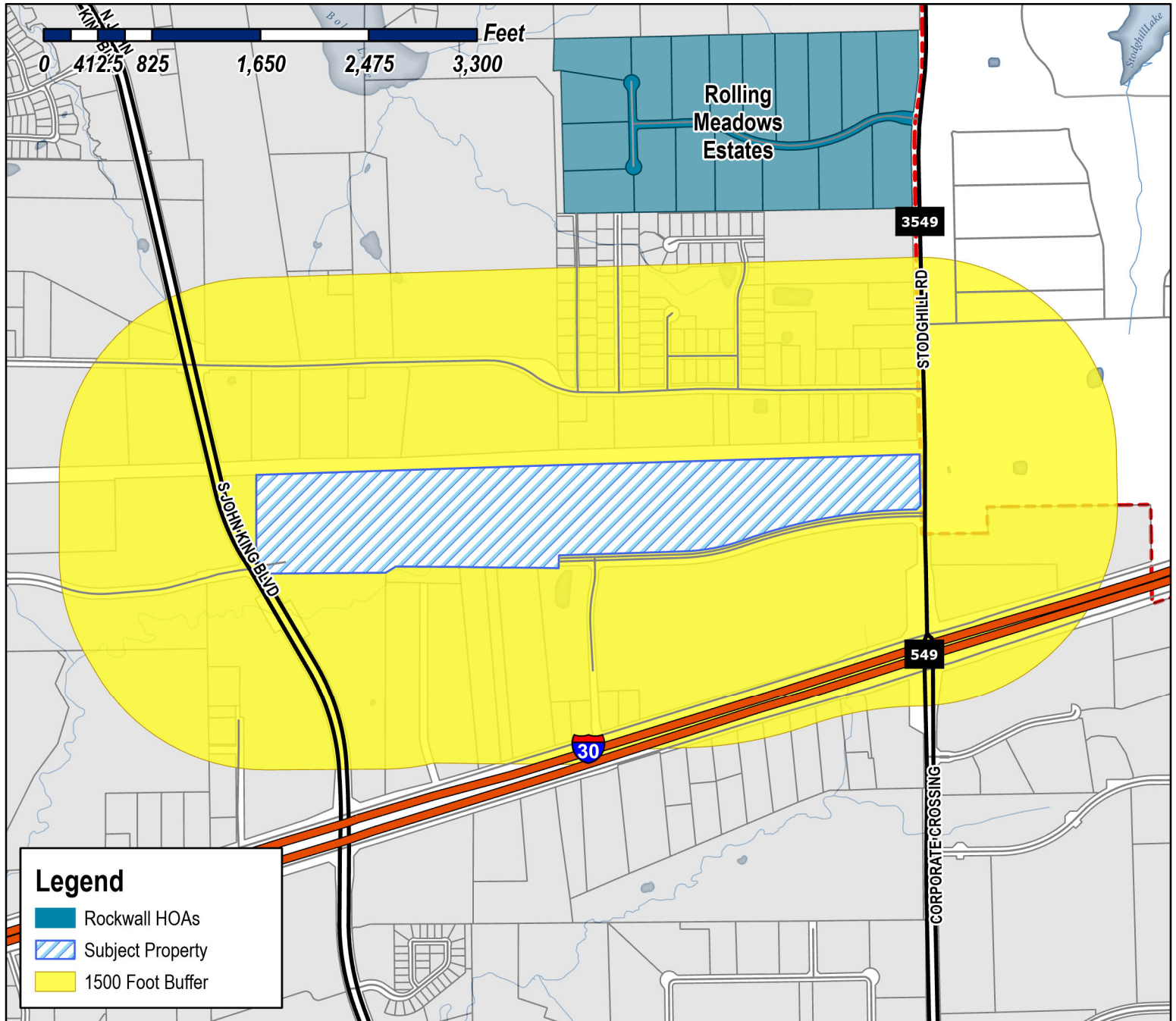
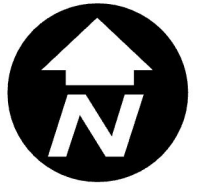




# City of Rockwall

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

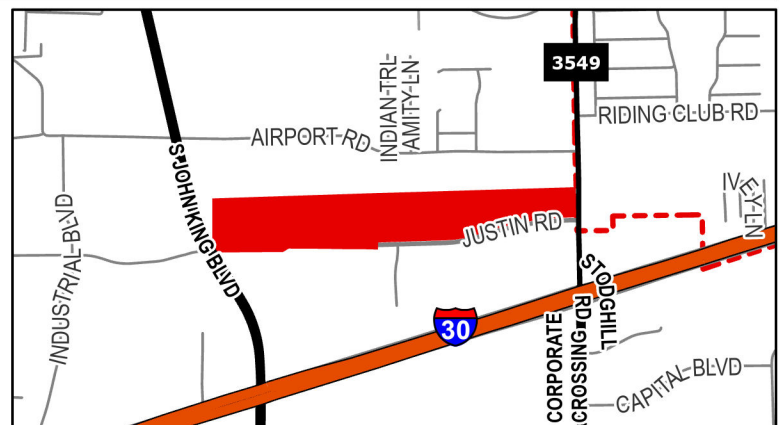
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**Case Number:** Z2025-040  
**Case Name:** Zoning Change from AG to LI  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** Justin Road Between 3549 and John King

**Date Saved:** 6/13/2025

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



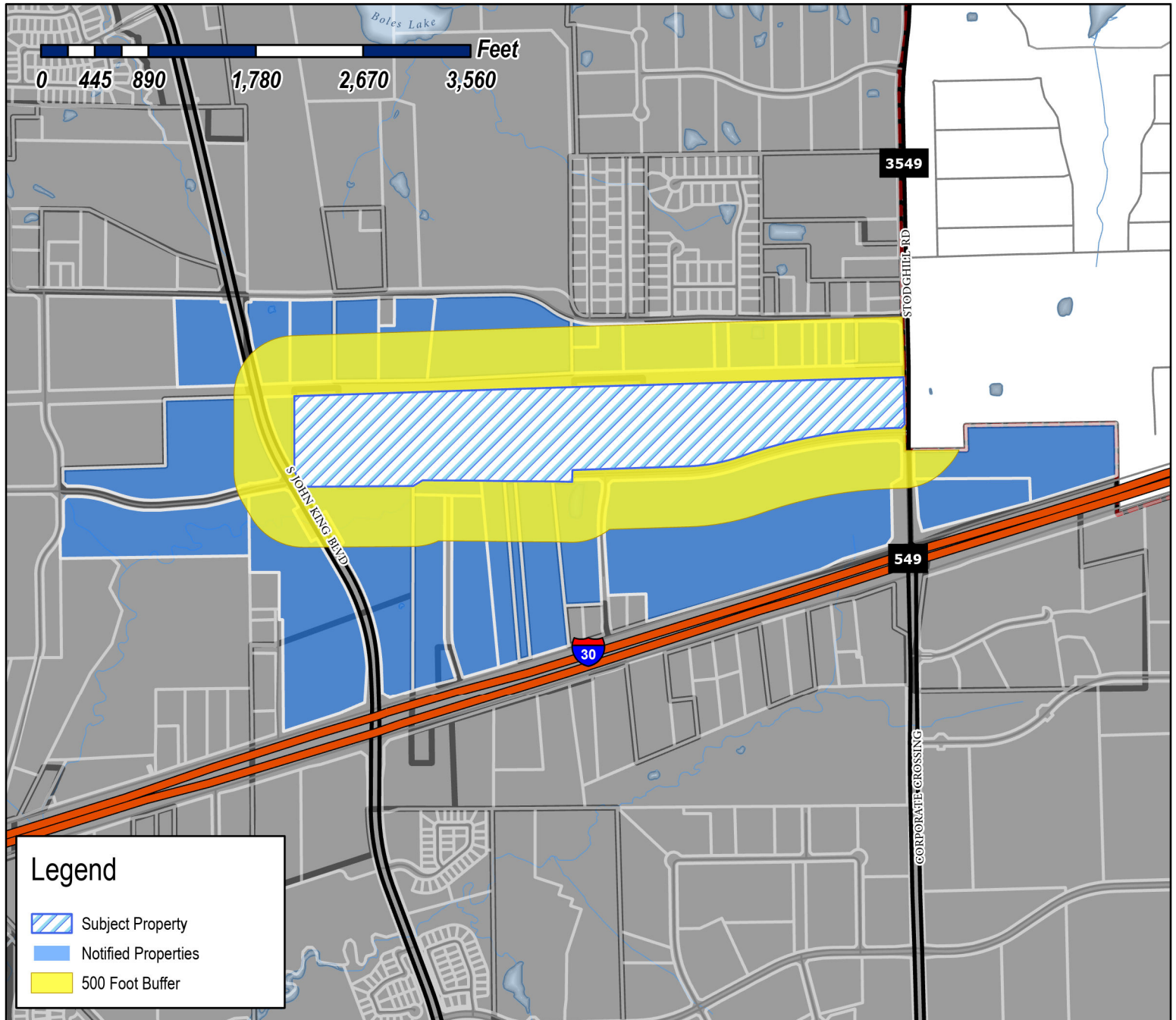
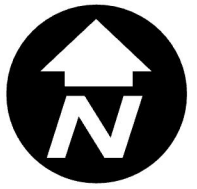




# City of Rockwall

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



**Case Number:** Z2025-040  
**Case Name:** Zoning Change from AG to LI  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** Justin Road Between 3549 and John King

**Date Saved:** 6/13/2025

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





COLUMBIA NORTH TEXAS HEALTHCARE SYSTEM  
LP  
1100 DR MARTIN L KING JR BLVD STE 500  
NASHVILLE, TN 37203

RAFIZADEH M & M FAMILY LTD  
C/O REPUBLIC MOTORSPORTS INC  
12707 SOUTHWEST FREEWAY  
STAFFORD, TX 77477

RAFIZADEH M & M FAMILY LTD  
C/O REPUBLIC MOTORSPORTS INC  
12707 SOUTHWEST FREEWAY  
STAFFORD, TX 77477

SARO PARTNERS LLC  
1450 T L TOWNSEND  
ROCKWALL, TX 75032

RESIDENT  
1600 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
1700 JUSTIN RD  
ROCKWALL, TX 75087

RESIDENT  
1780 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
1820 JUSTIN RD  
ROCKWALL, TX 75087

RESIDENT  
1824 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
1890 AIRPORT RD  
ROCKWALL, TX 75087

GARRETT GLORIA SALINAS  
1930 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
2000 AIRPORT RD  
ROCKWALL, TX 75087

SPRINGER OUIDA MRS  
2000 AIRPORT RD  
ROCKWALL, TX 75087

SCHUELER BARBARA JEAN AND  
MARK SCHUELER  
2070 AIRPORT RD  
ROCKWALL, TX 75087

STANDLEY VEANETA TRUSTEE  
OF THE VEANETA B STANDLEY FAMILY TR  
2080 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
2140 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
2150 AIRPORT RD  
ROCKWALL, TX 75087

PUCKETT DONNA MAY & MIKE  
2160 AIRPORT RD  
ROCKWALL, TX 75087

SPEARMAN MAHLON A & SHELLY S  
2180 AIRPORT RD  
ROCKWALL, TX 75087

TEMUNOVIC PARTNERSHIP LTD  
3021 Ridge Rd Ste A57  
Rockwall, TX 75032

JAMES COLLIER PROPERTIES INC  
3333 MILLER PARK SOUTH  
GARLAND, TX 75042

BACKWARDS L LLC  
3333 MILLER PARK SOUTH  
GARLAND, TX 75042

JAMES COLLIER PROPERTIES INC  
3333 MILLER PARK SOUTH  
GARLAND, TX 75042

JCP JUSTIN LLC  
3333 MILLER PARK SOUTH  
GARLAND, TX 75042

JAMES COLLIER PROPERTIES INC  
3333 MILLER PARK SOUTH  
GARLAND, TX 75042

PLATFORM ROCKWALL LP  
ATTN JUSTIN T DAY  
3616 Far West Blvd Ste 117-134  
Austin, TX 78731

FLEXSPACE BUSINESS PARKS LLC  
835 Tillman Dr  
Allen, TX 75013

ROCKWALL 549/I30 PARTNERS LP  
8750 N Central Expy Ste 1735  
Dallas, TX 75231

MIRANDA VINOD  
9105 BRIARCREST DR  
ROWLETT, TX 75088

WILLCAR HOLDINGS LLC  
ATTN: WILLIAM H CHANNELL JR  
P O BOX 9022  
TEMECULA, CA 92589



BLACKLAND WATER CORP  
ATTN ADA JO PHILLIPS  
PO BOX 215  
FATE, TX 75132

GRIFFIN PATTY JEAN CORNELIUS  
PO BOX 511  
FATE, TX 75132

GRIFFIN PATTY C & J T  
PO BOX 511  
FATE, TX 75132

ADD REAL ESTATE LTD  
PO BOX 679  
KELLER, TX 76248

MEALS ON WHEELS SENIOR SERVICES OF  
ROCKWALL COUNTY  
PO BOX 910  
ROCKWALL, TX 75087

ROCKWALL ECONOMIC DEVELOPMENT  
PO BOX 968  
ROCKWALL, TX 75087



# PUBLIC NOTICE



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

## **Z2025-040: Zoning Change from AG to LI**

Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a Zoning Change from Agricultural (AG) District to Light Industrial (LI) District for an 80.50-acre tract of land identified as Tract 2-2, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, 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, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 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](mailto: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, July 21, 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. Z2025-040: Zoning Change from AG to LI**

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](mailto:PLANNING@ROCKWALL.COM)

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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. Z2025-040: Zoning Change from AG to LI

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.

We are opposed to the rezoning due to preservation of agricultural land, potential environmental impacts and the desire to maintain character of surrounding communities.

We moved to rockwall due to the charm and country feel, that is now in jeopardy.

Name: Ray Valentine

Address: 2150 Airport Rd Rockwall 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









June 13, 2025

Ryan C. Miller, AICP  
Director of Planning & Zoning  
Planning & Zoning Division  
City of Rockwall  
385 S. Goliad Street  
Rockwall, TX 75087

**RE:    *Zoning Description***  
         *Colmet Industrial*  
         *Rockwall, Texas*

## **ZONING DESCRIPTION**

**BEING** a tract of land situated in the E. M. Elliott Survey, Abstract No. 77 and the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Rockwall Commercial, an addition to the City of Rockwall, according to the plat, recorded in Instrument No. 20210000008470 of the Plat Records of Rockwall County, Texas, a portion of a tract of land, described in a deed to James Collier Properties Inc., recorded in Instrument No. 20190000002250, all of a called 21.554-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20200000017597, all of a called 0.165-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20250000009013, all of a called 8.114-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20200000017598, all of a called 4.115-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20250000009011, a portion of a called 6.027-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20250000009012, and a portion of a called 6.149-acre tract of land, described in a deed to the City of Rockwall, Texas, recorded in Volume 5418, Page 54, all of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the northeast corner of said Lot 1, Block A, same being on the current west right of way line of F. M. Highway 3549, a variable width right of way;

**THENCE** South 01°08'02" East, along the east line of said Lot 1, Block A and the west right of way line of said F. M. Highway 3549, a distance of 399.55 feet to a point for the easterly, southeast corner of said Lot 1, same being the intersection of the west right of way line of said Lot 1 with the northerly right of way line of Justin Road, a variable width right of way at this point;

**THENCE** in a westerly direction, departing the westerly right of way line of said F. M. Highway 3549, along the southerly line of said Lot 1, Block A and the northerly right of way line of said Justin Road, the following:



South 43°51'50" West, a distance of 42.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

South 88°52'34" West, a distance of 49.82 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 4,064.40 feet, a central angle of 18°16'32", and a chord bearing and distance of South 79°44'18" West, 1,290.93 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 1,296.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the beginning of a reverse curve to the right with a radius of 1,507.50 feet, a central angle of 17°40'38", and a chord bearing and distance of South 79°26'21" West, 463.26 feet;

In a westerly direction, with said reverse curve to the right, an arc distance of 465.10 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

South 88°16'40" West, a distance of 916.91 feet to a point for the southwest corner of said Lot 1, Block A and the northwest corner of the westerly terminus of said Justin Road, same being on the east line of aforesaid 21.554-acre tract;

**THENCE** South 01°22'57" East, along the westerly terminus of said Justin Road and the east line of said 21.554-acre tract, passing at a distance of 42.5 feet, a found 1/2-inch iron rod, passing at a distance of 85.0 feet, the southwest corner of said westerly terminus, and the northerly, northwest corner of Lot 1R, Block C of aforesaid Rockwall Commercial, continuing along a westerly line of said Lot 1R, a total distance of 99.36 feet to a 1/2-inch iron rod found for the southeast corner of said 21.554-acre tract;

**THENCE** South 89°44'43" West, along the southerly line of said 21.554-acre tract, passing the westerly, northwest corner of said Lot 1R, and the northeast corner of a called 19.99-acre tract of land, described in a deed to Rafizadeh M & M Family Ltd., recorded in in Volume 5359, Page 179 of the Real Property Records of Rockwall County, Texas, continuing along the north line of said 19.99-acre tract, a total distance of 776.32 feet to the northwest corner of said 19.99-acre tract, and the northeast corner of Tract 2 (called 1.76-acres), described in a deed to Columbia North Texas Healthcare System, L.P., recorded in Instrument No. 20230000018917 of the Real Property Records of Rockwall County, Texas;;

**THENCE** South 89°51'46" West, continuing along the southerly line of said 21.554-acre tract and the northerly line of said Tract 2 (called 1.76-acres), passing the southwest corner of said 21.554-acre tract, the southeast corner of aforesaid 0.165-acre tract, the southwest corner of said 0.165-acre tract and the southeast corner of aforesaid 8.114-acre tract, continuing along the southerly line of said 8.114-acre tract, a total distance of 564.90 feet to a point for the northwest corner of said Tract 2 (called 1.76-acres);



**THENCE** South 89°47'42" West, continuing along the southerly line of said 8.114-acre tract, a distance of 613.84 feet to the southwest corner of said 8.114-acre tract, and the southeast corner of aforesaid 6.027-acre tract;

**THENCE** South 89°54'17" West, along the southerly line of said 6.027-acre tract, a distance of 301.89 feet to a point for corner on the easterly right of way line of the John King Boulevard (S. H. 205 Bypass), a variable width right of way as described as Parcel 24 in a deed to the City of Rockwall, Texas, recorded in Volume 5659, Page 36 of the Real Property Records of Rockwall County, Texas;

**THENCE** North 30°30'49" West, departing the southerly line of said 6.027-acre tract and along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 54.36 feet to a point for the southwest corner of a called Parcel 6, described in a deed to the State of Texas, recorded in Instrument No. 20220000025271, of the Real Property Records of Rockwall County, Texas;

**THENCE** North 62°24'11" East, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 35.86 feet to a point for the southeast corner of said Parcel 6;

**THENCE** North 27°34'28" West, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 101.37 feet to a point for corner;

**THENCE** North 30°36'15" West, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 35.13 feet to a point at the beginning of a non-tangent curve to the right with a radius of 1,638.00 feet, a central angle of 17°06'10", and a chord bearing and distance of North 21°53'07" West, 487.13 feet;

**THENCE** in a northerly direction, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), passing the north corner of said Parcel 6, the westerly line of said 6.027-acre tract and the easterly line of aforesaid 6.149-acre tract, continuing across said 6.149-acre tract, with said non-tangent curve to the right, an arc distance of 488.94 feet to a point for corner;

**THENCE** North 13°12'04" West, continuing across said 6.149-acre tract, a distance of 83.44 feet to a point for corner on the northerly line of said 6.149-acre tract, same being on the south line of the M. K. & T. Railroad Company right of way;

**THENCE** North 88°17'24" East, along the northerly line of said 6.149-acre tract, the northerly line of aforesaid 6.027-acre tract, the northerly line of aforesaid 4.115-acre tract and the northerly line of aforesaid 8.114-acre tract, and the southerly line of said M. K. & T. Railroad Company right of way, a distance of 1,293.06 feet to a point for the northeast corner of said 8.114-acre tract and the northwest corner of aforesaid 21.554-acre tract;



**THENCE** North 88°08'36" East, continuing along the southerly line of said M. K. & T. Railroad Company right of way and the northerly line of said 21.554-acre tract, a distance of 1,206.75 feet to a point for the northeast corner of said 21.554-acre tract and the northwest corner of aforesaid Lot 1, Block A;

**THENCE** North 88°12'00" East, continuing along the southerly line of said M. K. & T. Railroad Company right of way and the northerly line of said Lot 1, Block A, a distance of 2,732.04 feet to the **POINT OF BEGINNING** and containing 77.86 acres (3,391,721 square feet) of land, more or less.





June 13, 2025

Ryan C. Miller, AICP  
Director of Planning & Zoning  
Planning & Zoning Division  
City of Rockwall  
385 S. Goliad Street  
Rockwall, TX 75087

**RE: Letter of Intent  
Colmet Industrial  
Rockwall, Texas**

Dear Ryan:

In accordance with the guidelines provided in the City's Development Application Packet, Kimley-Horn is submitting this Letter of Intent to rezone property owned by James Collier Properties Inc. in the municipal limits of Rockwall, Texas.

The intent of the Light Industrial District Zoning is generally described as follows:

- Rezone the Agriculture (AG) zoned tracts to Light Industrial (LI) use within the subject property as depicted on the included Rezoning Exhibit; intended to enhance the developability of land consistent with the owner's manufacturing needs.

We look forward to navigating the City's process in close coordination with City Staff, Planning and Zoning Commission, and City Council. We are hopeful that our submittal will allow us to be placed on the July 15, 2025 P&Z hearing and of July 21, 2025 City Council hearing. Please reach out with any questions or concerns regarding our application, and send along comments once available.

Please contact me at [REDACTED] or [REDACTED], should you need any further information.

Sincerely,

A handwritten signature in black ink that reads "Dylan Adame".

Dylan Adame, P.E.



# 01 CENTRAL DISTRICT

## DISTRICT DESCRIPTION

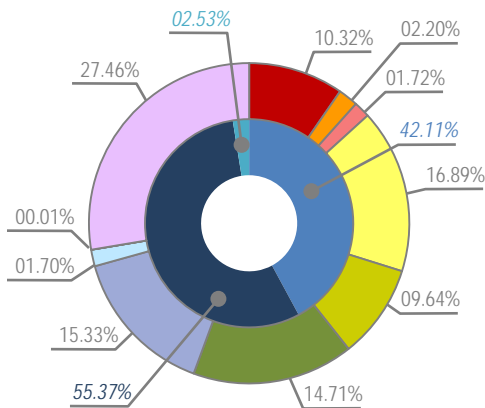
The *Central District* is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (e.g. *Park Place*), estate and rural residential (e.g. *Rolling Meadows Subdivision*), and higher density residential developments (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

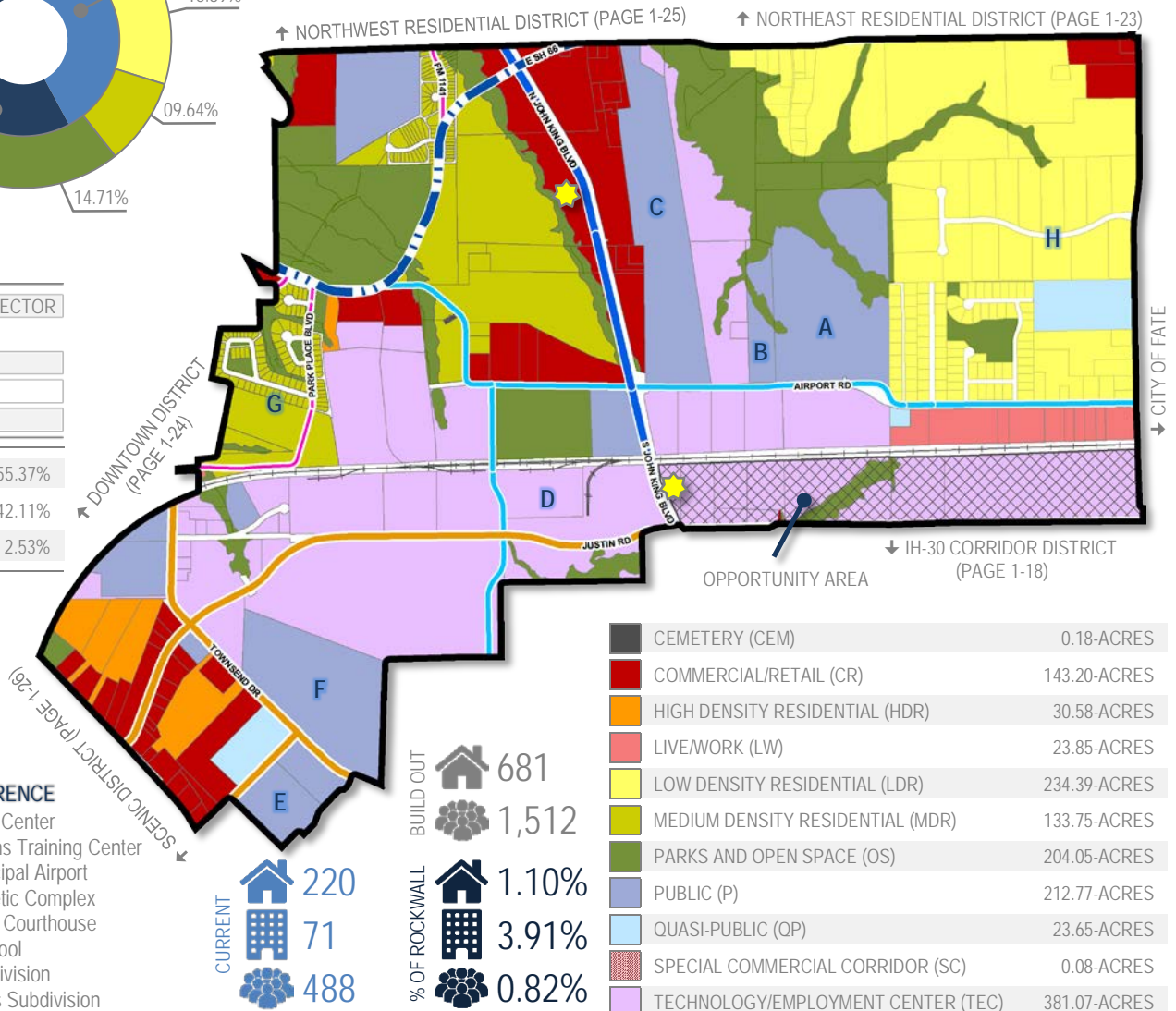
## DISTRICT STRATEGIES

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%





## TECHNOLOGY/EMPLOYMENT CENTERS (TEC)

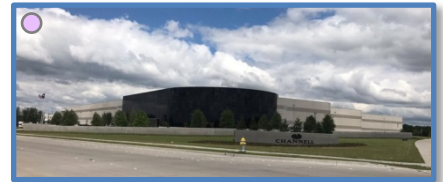
The *Technology/Employment Centers* land use category is characterized by employment-oriented businesses, which are generally situated in larger centers (e.g. *Rockwall Technology Park*) with access to key transportation networks. These uses should utilize large setbacks, campus style green spaces and large berms/buffers to shrink the scale of the buildings and provide park-like amenities that are complementary to the City's other land use districts. Generally, these areas should not be directly adjacent to Low or Medium Density Residential land use designations and should be buffered from low-density single-family subdivisions utilizing transitional land uses.

### DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Clean Manufacturing Centers, Technology/Data Centers, Research and Design/Development Businesses, General Office Land Uses, Flexible Space (i.e. Office/Warehouse Combinations Land Uses), and Light Assembly Businesses
- 2 Secondary Land Uses: Parks, Open Space, Civic/Institutional and Certain Complementary Commercial Land Uses (e.g. Office/Showroom)
- 3 Zoning Districts: Light Industrial (LI) District and Planned Development (PD) Districts

### EXISTING LAND USE EXAMPLES

- 1 Rockwall Technology Park
- 2 Channell Commercial Corporation



## SPECIAL DISTRICTS

### LIVE/WORK (LW)

The *Live/Work* land use designation is characterized by the reuse of single-family properties as low-intensity office or retail land uses. These areas are considered to be transitional and require added flexibility for the purpose of maintaining a specific small town aesthetic along major roadways. These areas are used to buffer residential areas from major roadways or more intense commercial land uses. This designation also allows live/work arrangements where a single-family structure may continue to serve as residence, while also supporting a low-intensity office or retail store.

### DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Professional Offices, Boutiques, Art/Music Studios, and Antique and Collectable Shops.
- 2 Secondary Land Uses: Banquet Facilities, Small Restaurants, Veterinarian Clinics for Small Animals, and Open Space
- 3 Zoning Districts: Residential-Office (RO) District and Planned Development (PD) Districts

### EXISTING LAND USE EXAMPLES

- 1 N. Goliad Street Between East Fork Road and the Downtown
- 2 West Side of Ridge Road after the SH-205/Ridge Road Split
- 3 N. Goliad Street Across from the YMCA



### MIXED-USE (MU)

The *Mixed-Use* land use designation is characterized by mixed-use developments that typically offer a mix of housing types and residential densities with integrated retail, personal services and/or office. These areas can be both vertically and horizontally integrated with a mix of land uses, and are generally designed as walkable/pedestrian friendly developments. The residential component can include single-family homes, townhouses, condominiums, urban housing, lofts, or multi-family. Vertically integrated mixed-use developments typically incorporate structured parking at the center of the block, recreational and pedestrian amenities and have ground floor commercial/retail, office or personal services.

### DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Retail, Office, Restaurant and Residential Land Uses
- 2 Secondary Land Uses: Parks, Open Space, Trails, and Institutional/Civic Land Uses
- 3 Zoning Districts: Downtown (DT) District and Planned Development (PD) Districts

### EXISTING LAND USE EXAMPLES

- 1 Rockwall Commons
- 2 Harbor District

### DOWNTOWN (DT)



The *Downtown* land use designation should include a mixture of land uses that are complementary to the existing development pattern and are intended to add to the attractive, pedestrian-oriented environment of Rockwall's historic downtown. In addition, this area is the historic core of the City and should continue to be a symbol of community life in Rockwall. The policies adopted in Appendix 'C', *Small Area Plans*, of this Comprehensive Plan should generally regulate this land use designation.

#### DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Retail, Office, Restaurant and Residential Land Uses
- 2 Secondary Land Uses: Institutional/Civic Land Uses
- 3 Zoning Districts: Downtown (DT) District

#### EXISTING LAND USE EXAMPLES

- 1 Downtown Square and Surrounding Areas



### SPECIAL COMMERCIAL CORRIDOR (SC)

The *Special Commercial Corridor* land use designation is intended to provide an area for commercial/retail and regional commercial/retail activity centers that are intended to support and serve the entire region. This area should include the recommendations contained in Appendix 'B', *Corridor Plans*, of this Comprehensive Plan.

#### DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Regional Shopping Centers, Entertainment, Retail, Personal Services, Restaurant, Corporate Offices, Employment and Recreation Land Uses
- 2 Secondary Land Uses: Residential, Open Space, Parks, Trails, Banks, Service Stations and Institutional/Civic Land Uses (Secondary Land Uses should be integrated into a Larger Development)
- 3 Zoning Districts: Commercial (C) District and Planned Development (PD) District

#### EXISTING LAND USE EXAMPLES

- 1 IH-30 Corridor

## PUBLIC LAND AND OPEN SPACE

### PARKS AND OPEN SPACE (OS)

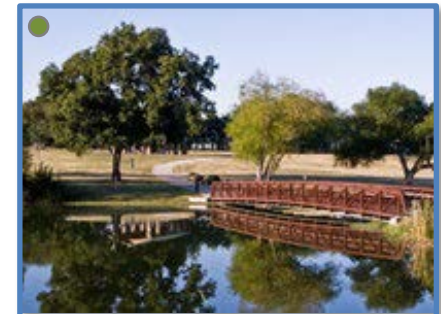
The *Parks and Open Space* land use designation includes all floodplains and major public open spaces (e.g. neighborhood parks, community parks, greenbelts, trail systems, etc.). These areas should be preserved and are intended to provide citywide recreation/trail opportunities and natural drainage areas that help define the character of Rockwall.

#### DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Floodplain, Open Space, Parks, and Trails Land Uses
- 2 Secondary Land Uses: N/A
- 3 Zoning Districts: N/A

#### EXISTING LAND USE EXAMPLES

- 1 Harry Myers Park



### PUBLIC (P)

The *Public* land use designation includes uses that are operated exclusively by a public body that serve the public's health, safety or general welfare. This land use designation includes land uses such as public schools, libraries, the airport, the City's administrative and service facilities, and any other state or federal facilities.

#### DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Schools, Libraries, Fire Stations, Pump Stations, Water Towers, Police Stations, City Administrative Offices, and County, State or Federal Facilities
- 2 Secondary Land Uses: Open Space, Parks, and Trails Land Uses
- 3 Zoning Districts: N/A

#### EXISTING LAND USE EXAMPLES

- 1 City Place
- 2 County Courthouse
- 3 Municipal Courts Building

### QUASI-PUBLIC (QP)



## 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 LIGHT INDUSTRIAL (LI) DISTRICT FOR AN 80.50-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2-2, 2-5, 2-8, 2-9, & 20 OF THE D. HARR SURVEY, ABSTRACT NO. 102 AND LOT 1, BLOCK A, ROCKWALL COMMERCIAL ADDITION, 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 Dylan Adame of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 80.50-acre identified as Tract 2-2, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 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 Light Industrial (LI) District;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Light Industrial (LI) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; and, Subsection 05.01, *General Industrial District Standards*, Subsection 05.02, *Light Industrial (LI) 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 4<sup>th</sup> DAY OF AUGUST, 2025.**

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: July 21, 2025

2<sup>nd</sup> Reading: August 4, 2025



**Exhibit 'A'**  
*Legal Description*

**BEING** a tract of land situated in the E. M. Elliott Survey, Abstract No. 77 and the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Rockwall Commercial, an addition to the City of Rockwall, according to the plat, recorded in Instrument No. 20210000008470 of the Plat Records of Rockwall County, Texas, a portion of a tract of land, described in a deed to James Collier Properties Inc., recorded in Instrument No. 20190000002250, all of a called 21.554-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20200000017597, all of a called 0.165-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 202500000009013, all of a called 8.114-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20200000017598, all of a called 4.115-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 202500000009011, a portion of a called 6.027-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 202500000009012, and a portion of a called 6.149-acre tract of land, described in a deed to the City of Rockwall, Texas, recorded in Volume 5418, Page 54, all of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the northeast corner of said Lot 1, Block A, same being on the current west right of way line of F. M. Highway 3549, a variable width right of way;

**THENCE** South 01°08'02" East, along the east line of said Lot 1, Block A and the west right of way line of said F. M. Highway 3549, a distance of 399.55 feet to a point for the easterly, southeast corner of said Lot 1, same being the intersection of the west right of way line of said Lot 1 with the northerly right of way line of Justin Road, a variable width right of way at this point;

**THENCE** in a westerly direction, departing the westerly right of way line of said F. M. Highway 3549, along the southerly line of said Lot 1, Block A and the northerly right of way line of said Justin Road, the following:

South 43°51'50" West, a distance of 42.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

South 88°52'34" West, a distance of 49.82 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 4,064.40 feet, a central angle of 18°16'32", and a chord bearing and distance of South 79°44'18" West, 1,290.93 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 1,296.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the beginning of a reverse curve to the right with a radius of 1,507.50 feet, a central angle of 17°40'38", and a chord bearing and distance of South 79°26'21" West, 463.26 feet;

In a westerly direction, with said reverse curve to the right, an arc distance of 465.10 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

South 88°16'40" West, a distance of 916.91 feet to a point for the southwest corner of said Lot 1, Block A and the northwest corner of the westerly terminus of said Justin Road, same being on the east line of aforesaid 21.554-acre tract;

**THENCE** South 01°22'57" East, along the westerly terminus of said Justin Road and the east line of said 21.554-acre tract, passing at a distance of 42.5 feet, a found 1/2-inch iron rod, passing at a distance of 85.0 feet, the southwest corner of said westerly terminus, and the northerly, northwest corner of Lot 1R, Block C of aforesaid Rockwall Commercial, continuing along a westerly line of said Lot 1R, a total distance of 99.36 feet to a 1/2-inch iron rod found for the southeast corner of said 21.554-acre tract;

**THENCE** South 89°44'43" West, along the southerly line of said 21.554-acre tract, passing the westerly,



**Exhibit 'A'**  
*Legal Description*

northwest corner of said Lot 1R, and the northeast corner of a called 19.99-acre tract of land, described in a deed to Rafizadeh M & M Family Ltd., recorded in in Volume 5359, Page 179 of the Real Property Records of Rockwall County, Texas, continuing along the north line of said 19.99-acre tract, a total distance of 776.32 feet to the northwest corner of said 19.99-acre tract, and the northeast corner of Tract 2 (called 1.76-acres), described in a deed to Columbia North Texas Healthcare System, L.P., recorded in Instrument No. 20230000018917 of the Real Property Records of Rockwall County, Texas;

**THENCE** South 89°51'46" West, continuing along the southerly line of said 21.554-acre tract and the northerly line of said Tract 2 (called 1.76-acres), passing the southwest corner of said 21.554-acre tract, the southeast corner of aforesaid 0.165-acre tract, the southwest corner of said 0.165-acre tract and the southeast corner of aforesaid 8.114-acre tract, continuing along the southerly line of said 8.114-acre tract, a total distance of 564.90 feet to a point for the northwest corner of said Tract 2 (called 1.76-acres);

**THENCE** South 89°47'42" West, continuing along the southerly line of said 8.114-acre tract, a distance of 613.84 feet to the southwest corner of said 8.114-acre tract, and the southeast corner of aforesaid 6.027-acre tract;

**THENCE** South 89°54'17" West, along the southerly line of said 6.027-acre tract, a distance of 301.89 feet to a point for corner on the easterly right of way line of the John King Boulevard (S. H. 205 Bypass), a variable width right of way as described as Parcel 24 in a deed to the City of Rockwall, Texas, recorded in Volume 5659, Page 36 of the Real Property Records of Rockwall County, Texas;

**THENCE** North 30°30'49" West, departing the southerly line of said 6.027-acre tract and along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 54.36 feet to a point for the southwest corner of a called Parcel 6, described in a deed to the State of Texas, recorded in Instrument No. 20220000025271, of the Real Property Records of Rockwall County, Texas;

**THENCE** North 62°24'11" East, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 35.86 feet to a point for the southeast corner of said Parcel 6;

**THENCE** North 27°34'28" West, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 101.37 feet to a point for corner;

**THENCE** North 30°36'15" West, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 35.13 feet to a point at the beginning of a non-tangent curve to the right with a radius of 1,638.00 feet, a central angle of 17°06'10", and a chord bearing and distance of North 21°53'07" West, 487.13 feet;

**THENCE** in a northerly direction, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), passing the north corner of said Parcel 6, the westerly line of said 6.027-acre tract and the easterly line of aforesaid 6.149-acre tract, continuing across said 6.149-acre tract, with said non-tangent curve to the right, an arc distance of 488.94 feet to a point for corner;

**THENCE** North 13°12'04" West, continuing across said 6.149-acre tract, a distance of 83.44 feet to a point for corner on the northerly line of said 6.149-acre tract, same being on the south line of the M. K. & T. Railroad Company right of way;

**THENCE** North 88°17'24" East, along the northerly line of said 6.149-acre tract, the northerly line of aforesaid 6.027-acre tract, the northerly line of aforesaid 4.115-acre tract and the northerly line of aforesaid 8.114-acre tract, and the southerly line of said M. K. & T. Railroad Company right of way, a distance of 1,293.06 feet to a point for the northeast corner of said 8.114-acre tract and the northwest corner of aforesaid 21.554-acre tract;

**THENCE** North 88°08'36" East, continuing along the southerly line of said M. K. & T. Railroad Company right of way and the northerly line of said 21.554-acre tract, a distance of 1,206.75 feet to a point for the



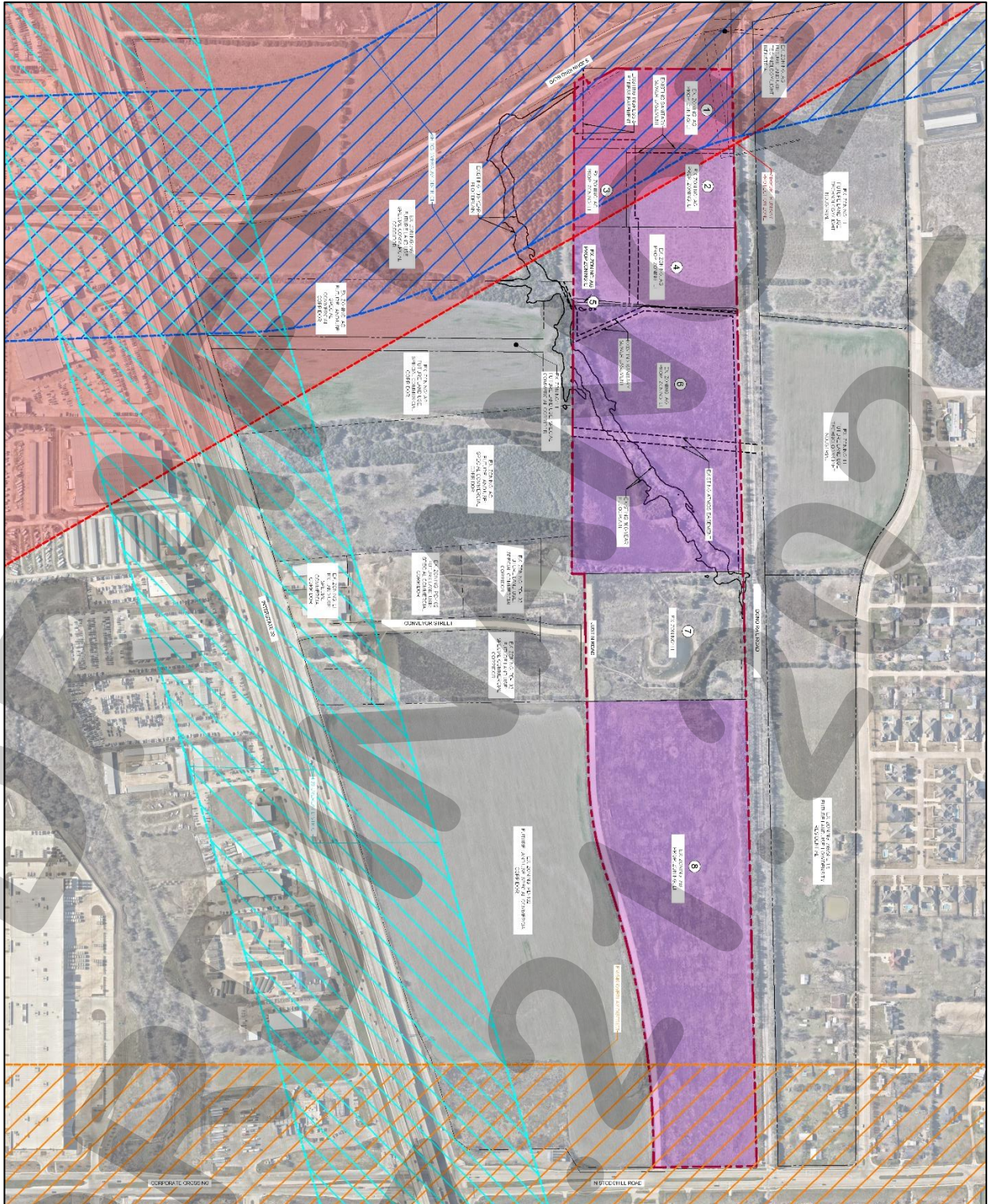
**Exhibit 'A'**  
*Legal Description*

northeast corner of said 21.554-acre tract and the northwest corner of aforesaid Lot 1, Block A;

**THENCE** North 88°12'00" East, continuing along the southerly line of said M. K. & T. Railroad Company right of way and the northerly line of said Lot 1, Block A, a distance of 2,732.04 feet to the **POINT OF BEGINNING**, and containing 77.86 acres (3,391,721 square feet) of land, more or less.



# Exhibit 'B' Zoning Exhibit







DATE: July 29, 2025

TO: Dylan Adame P.E.  
Kimley Horn & Associates  
2600 N. Central Expressway, Suite 400  
Richardson, TX 75080

CC: Clay Collier  
James Collier Properties Inc.  
3333 Miller Park Street  
Garland, TX 75042

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

SUBJECT: Z2025-040; *Zoning Change from AG to LI*

Dylan Adame P.E.:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was denied by the City Council on July 21, 2025. The following is a record of all voting records:

*Planning and Zoning Commission*

On July 15, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 7-0.

*City Council*

On July 21, 2025, the City Council approved a motion to deny the zoning change by a vote of 7-0.

According to Subsection 02.05, *City Council Action*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(t)he City Council may deny a request for a zoning change, Specific Use Permit (SUP), or text amendment with or without prejudice. If a request or amendment is denied with prejudice, a new application may not be submitted for the same lot or tract of land -- *or any portion thereof* -- for a period of one (1) year unless the request is for a more restrictive or less intense land use than the previously denied request ... If a request or amendment is denied without prejudice, no restrictions on resubmitting an application shall apply (*i.e. an application for the same request may be filed at the applicant's discretion*). A failure to indicate a denial is with or without prejudice in making a motion to deny a request or amendment shall be considered a denial with prejudice." Should you have any questions or concerns regarding the denial of your zoning case or the zoning process, please feel free to contact me a (972) 772-6434.

Sincerely,

Henry Lee, AICP, Senior Planner  
City of Rockwall Planning and Zoning Department