CASE COVER SHEET

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

PLANNING & ZONING CASE NO. Z2026-007

PLANNING & ZONING FEE $ 1,394.34

PLATTING APPLICATION
- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ AMENDING OR MINOR PLAT
- ☐ PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION
- ☐ SITE PLAN
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION
- ☑ ZONING CHANGE
- ☐ SPECIFIC USE PERMIT
- ☐ PD DEVELOPMENT PLAN

OTHER APPLICATION
- ☐ TREE REMOVAL
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

On March 10, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 4-1, with Commissioner Schoen dissenting and Commissioners Brock and Bentley absent.

CITY COUNCIL READING #1

On March 16, 2026, the City Council approved a motion to approve the zoning change by a vote of 6-1, with Council Member Jeffus dissenting.

CITY COUNCIL READING #2

On April 6, 2026, the City Council approved a motion to approve the Zoning Change by a vote of 7-0.

CONDITIONS OF APPROVAL

(1) Subdistrict 'A' shall be required to generally conform to the Concept Plan and Conceptual Building Elevations contained within Exhibit 'C' and Exhibit 'D' of the Planned Development District ordinance; and,

(2) The proposed development shall be required to conform to the Development Standards contained within Exhibit 'E' of the Planned Development District ordinance; and,

(3) 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.

NOTES

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☑ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
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[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	300 N Stodghill Road				
SUBDIVISION	Rockwall Commercial	LOT	1	BLOCK	A
GENERAL LOCATION	North of the western dead end of Justin Road				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial/AG	CURRENT USE	Vacant		
PROPOSED ZONING	Planned Development	PROPOSED USE	Planned Development		
ACREAGE	77.8	LOTS [CURRENT]	8	LOTS [PROPOSED]	3

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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
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Clay Collier [*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 THE _____ 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 12th *DAY OF* February, 20 26

OWNER'S SIGNATURE Clay Collier

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jennifer Cochran

MY COMMISSION EXPIRES 11-11-2026

JENNIFER COCHRAN NOTARY PUBLIC STATE OF TEXAS ID# 134061726 EXP. 11-11-2026

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XREFS xBody : xSite : xEsmt : xAerial : xTitb - PD Concept Zoning Plan : xSite-V14 : xSurv : xRail
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DWG NAME Subdistrict Plan.dwg
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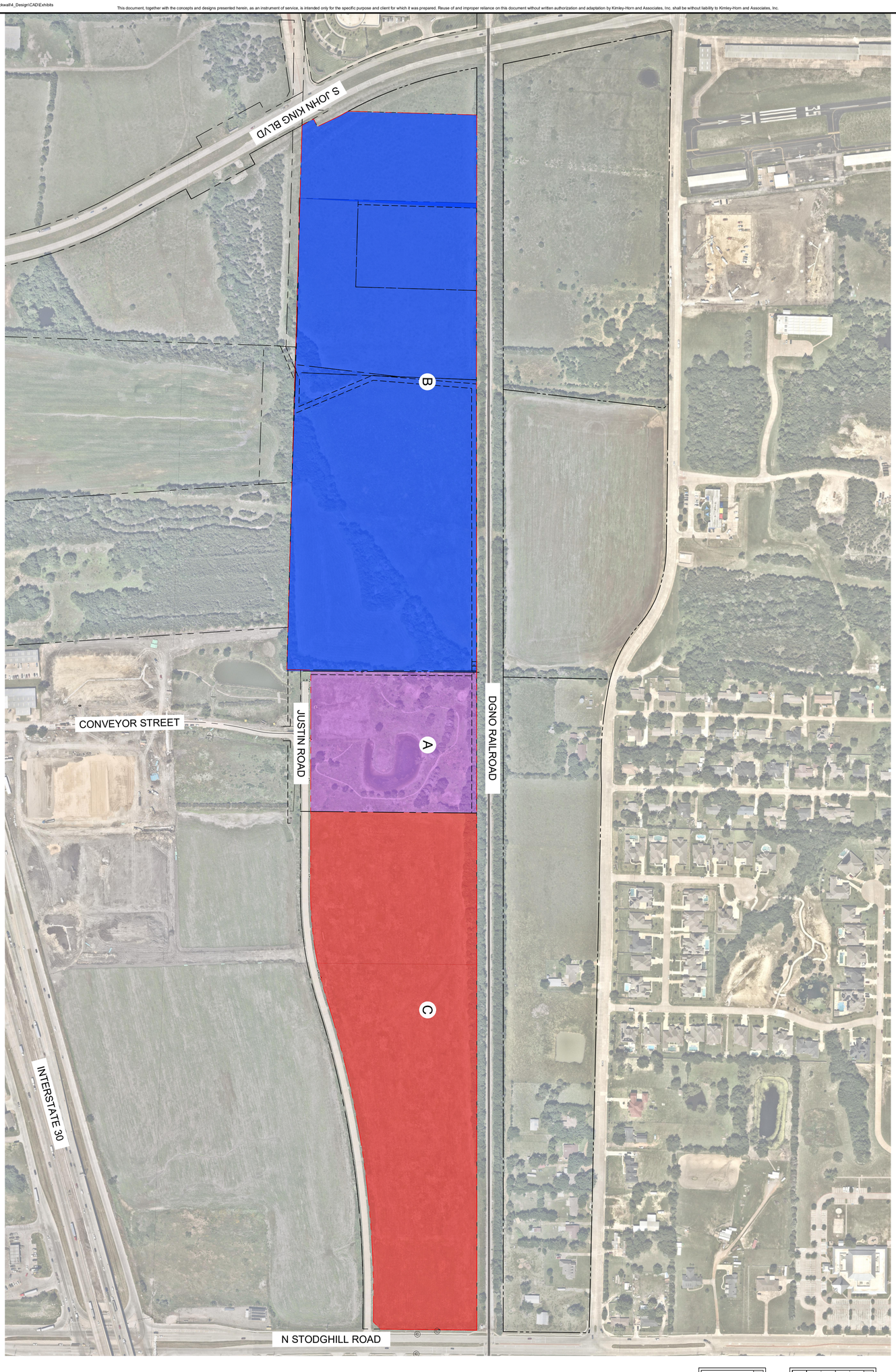

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2. NEARMAP AERIAL PUBLISHED 01/22/2025

LEGEND

PROPERTY LINE
ADJACENT PROPERTY LINE
PROPOSED LIGHT INDUSTRIAL
PROPOSED LIGHT INDUSTRIAL
PROPOSED COMMERCIAL

GRAPHIC SCALE IN FEET
0 100 200 400

NORTH

SHEET NUMBER EX-C

SUBDISTRICT PLAN

COLLIER INDUSTRIAL
PREPARED FOR
BROADDUS PLANNING
ROCKWALL TX

KHA PROJECT	066077707
DATE	FEBRUARY 2026
SCALE	AS SHOWN
DESIGNED BY	CAL
DRAWN BY	MYB
CHECKED BY	DSA

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: DYLAN ADAME
P.E. No. 138132 Date: FEB 2026

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.

No.	REVISIONS	DATE



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R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE

KHA PROJECT 066077707
DATE
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY MLH
CHECKED BY BDM

COLLIER INDUSTRIAL
PREPARED FOR
BROADDUS PLANNING

ROCKWALL TX

LANDSCAPE EXHIBIT

SHEET NUMBER
LP 0.00

















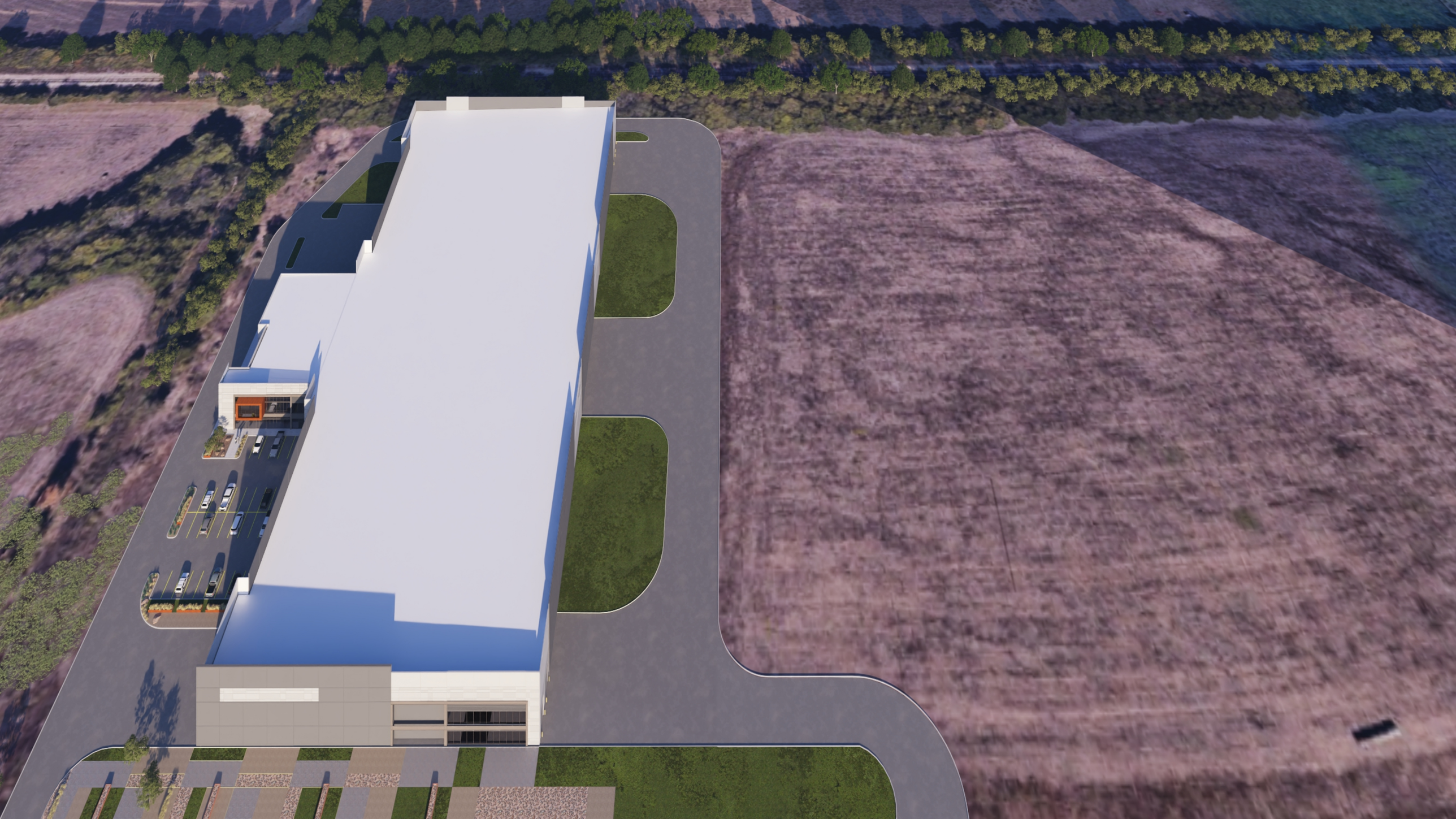

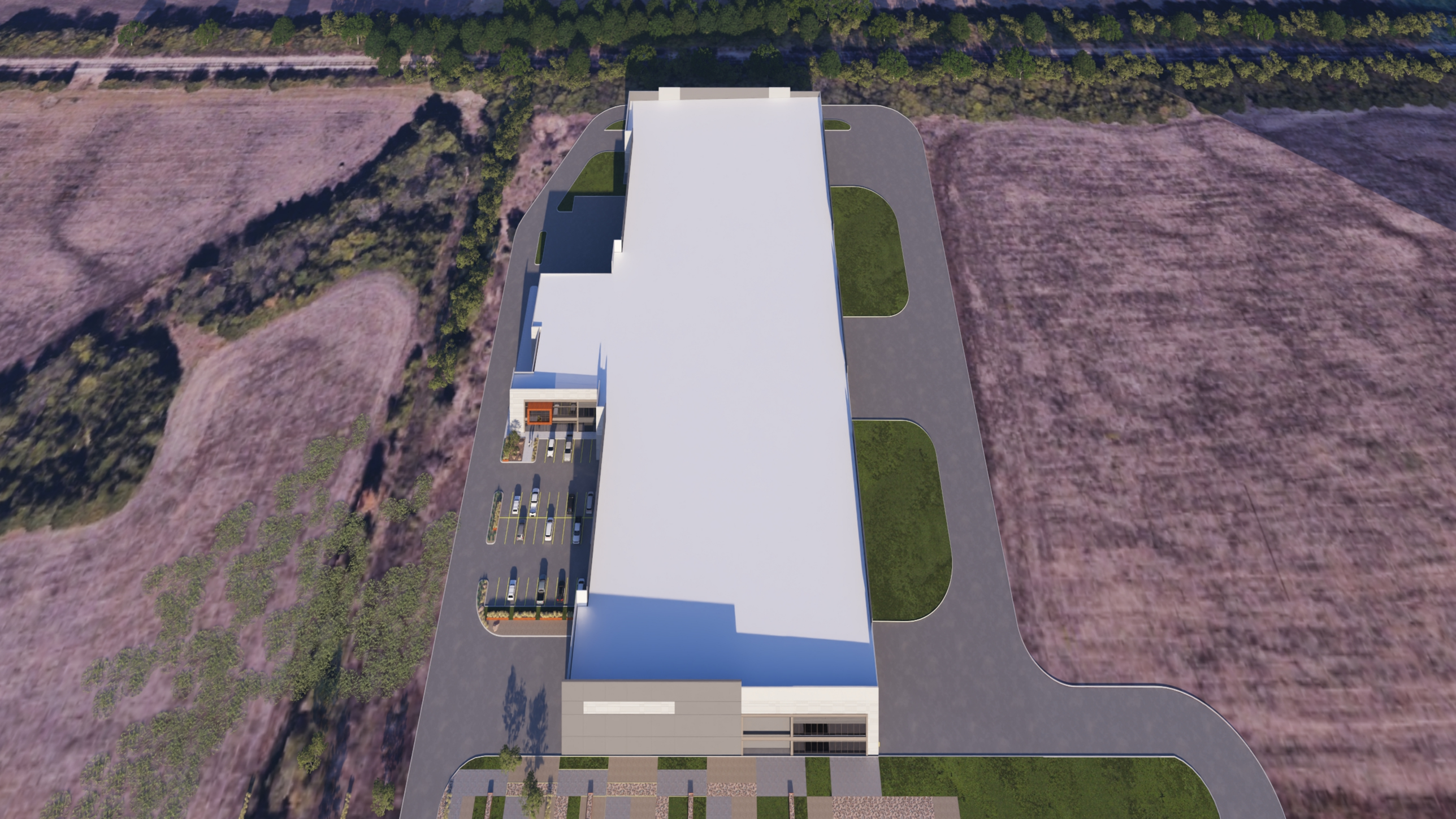

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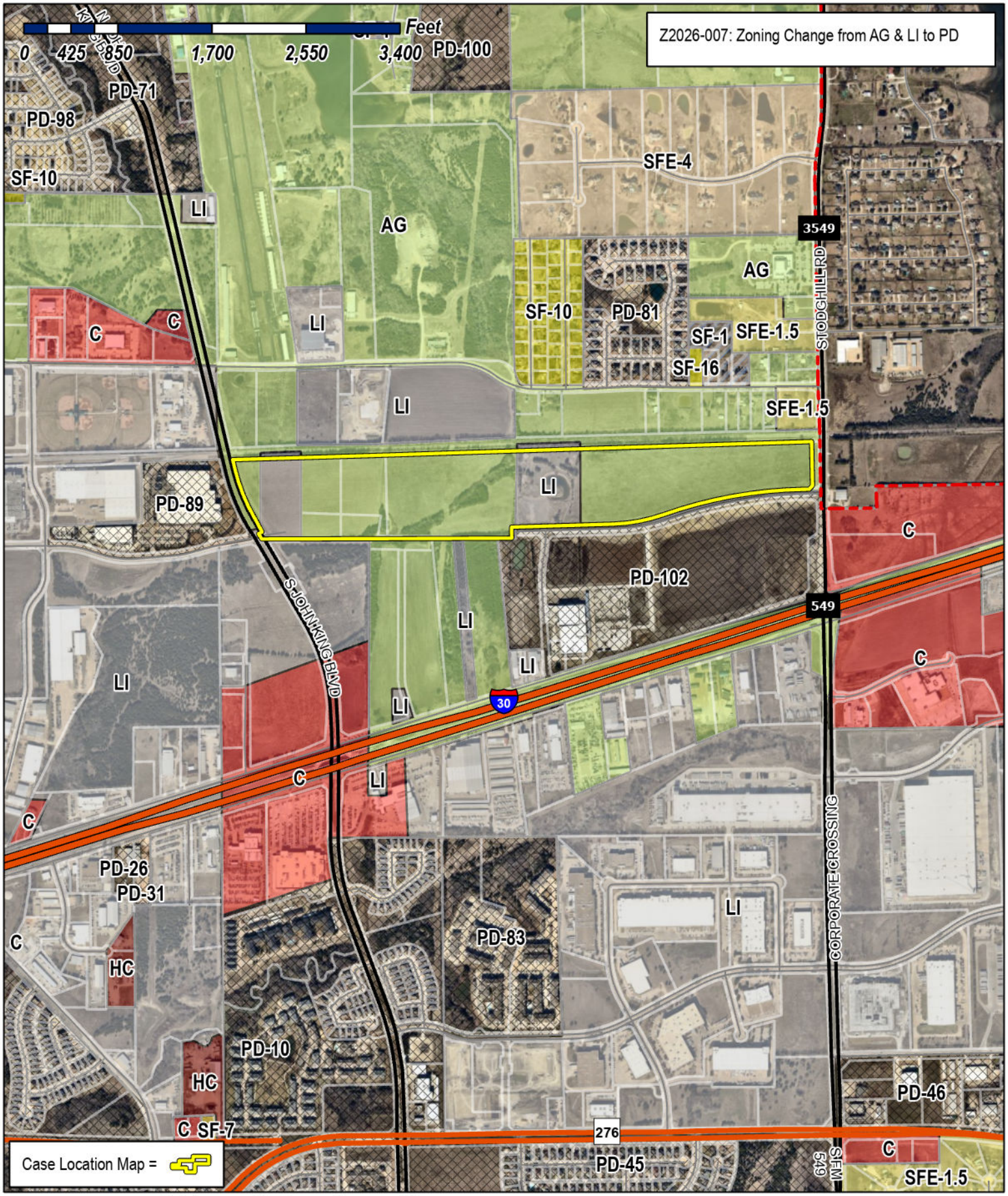

City of Rockwall

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

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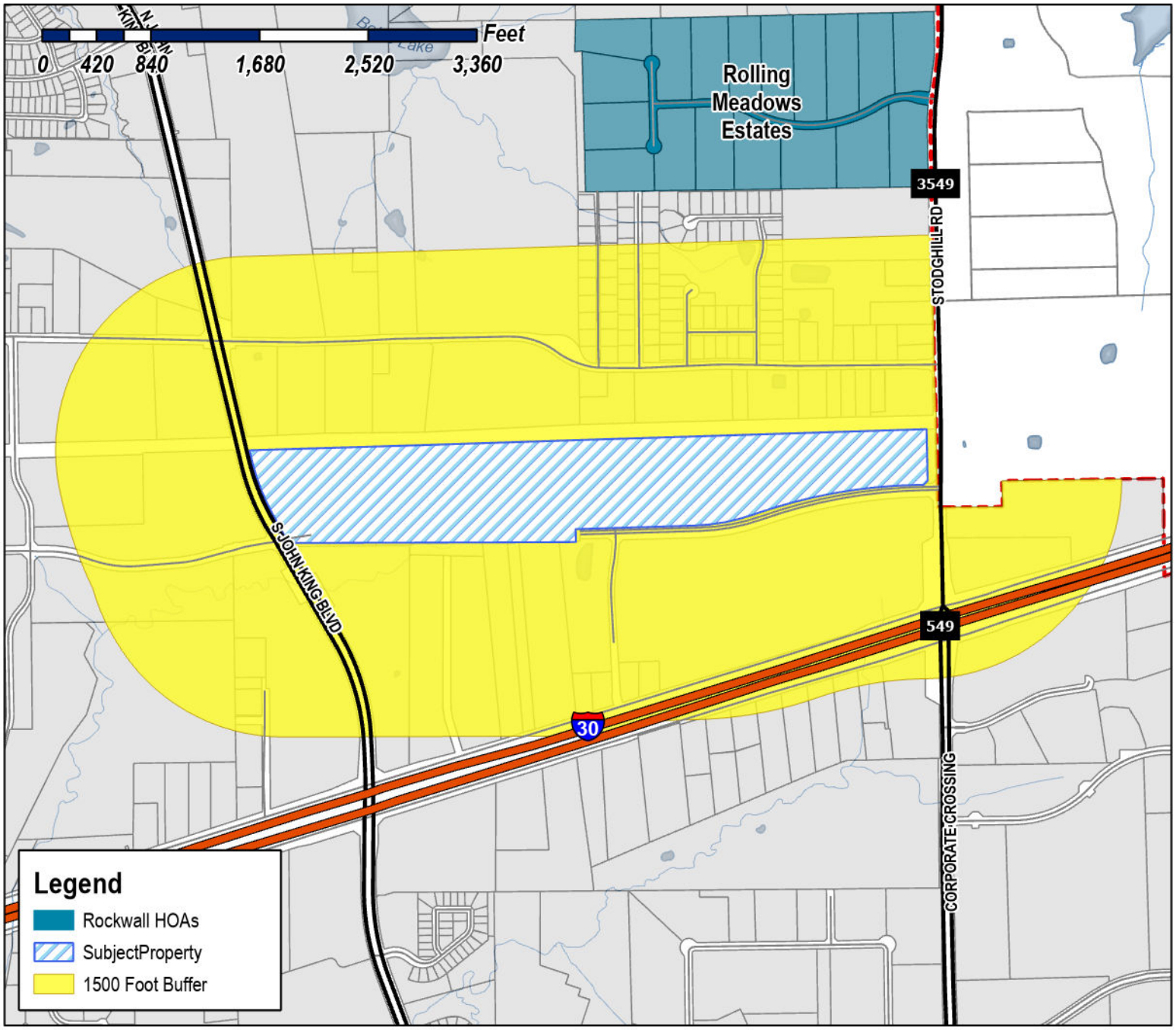
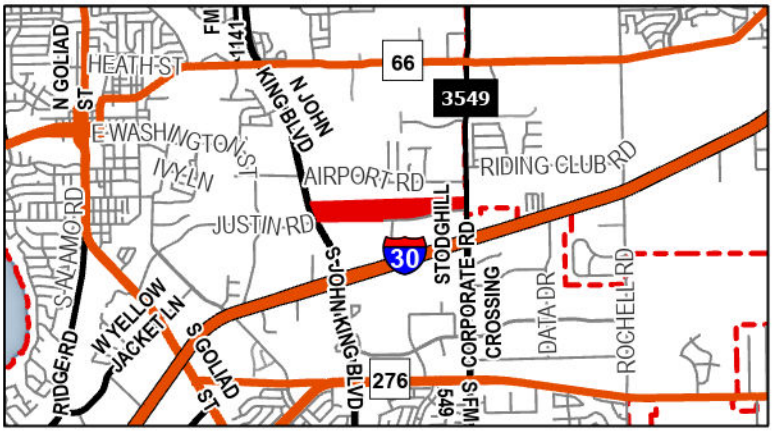


Case Number: Z2026-007
Case Name: Zoning Change from AG & LI to PD
Case Type: Zoning
Zoning: Agricultural (AG) & Light Industrial (LI) District
Case Address: 300 N. Stodghill

Date Saved: 2/13/2026
For Questions on this Case Call (972) 771-7745



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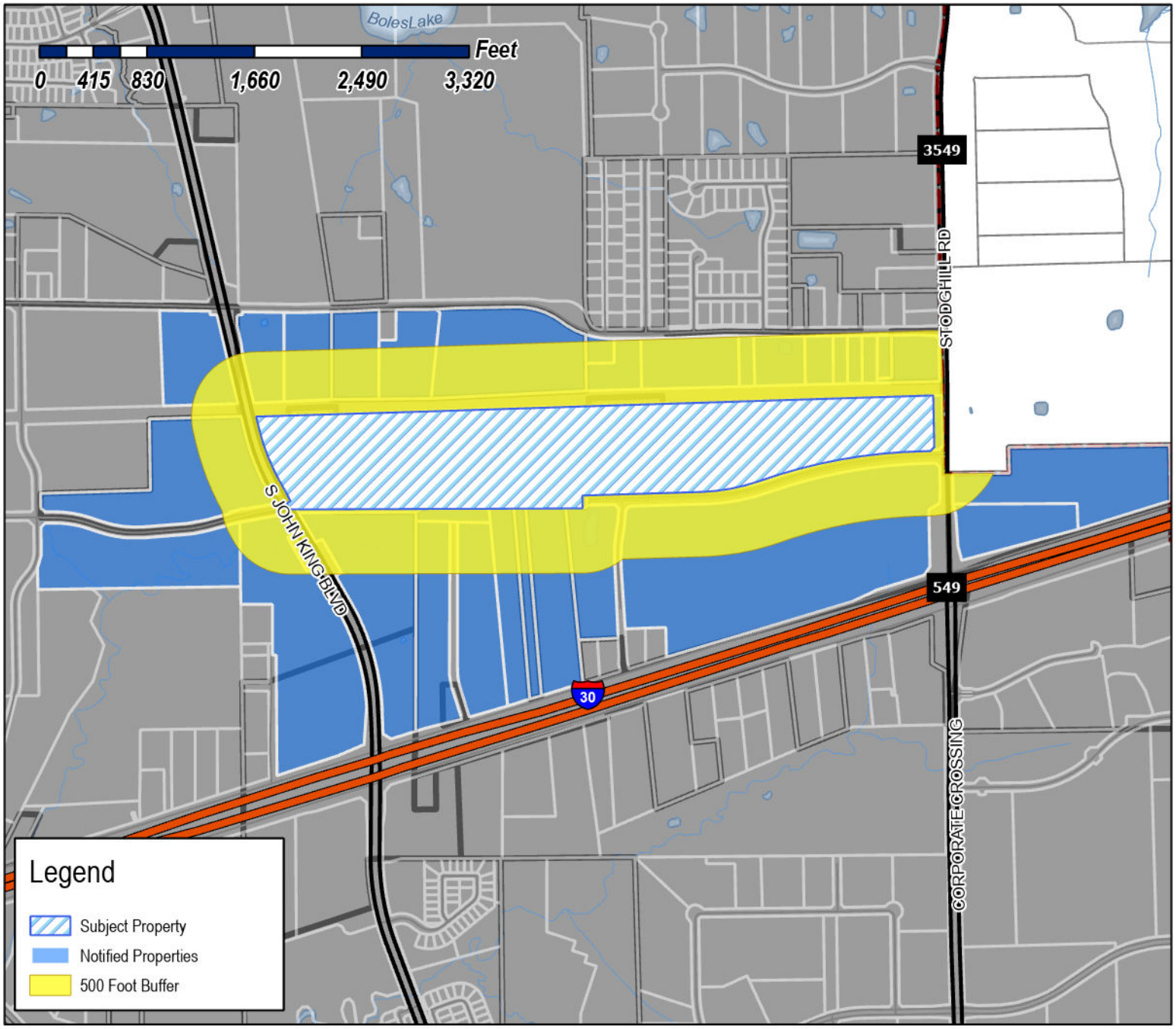

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COLUMBIA NORTH TEXAS HEALTHCARE SYSTEM LP
1100 DR MARTIN L KING JR BLVD STE 500
NASHVILLE, TN 37203

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

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

SPRINGER JOHN STANLEY
2000 AIRPORT RD
ROCKWALL, TX 75087

SPRINGER OUIDA R 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

PLATFORM ROCKWALL LP
ATTN JUSTIN T DAY
3616 Far West Blvd Ste 117-314
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

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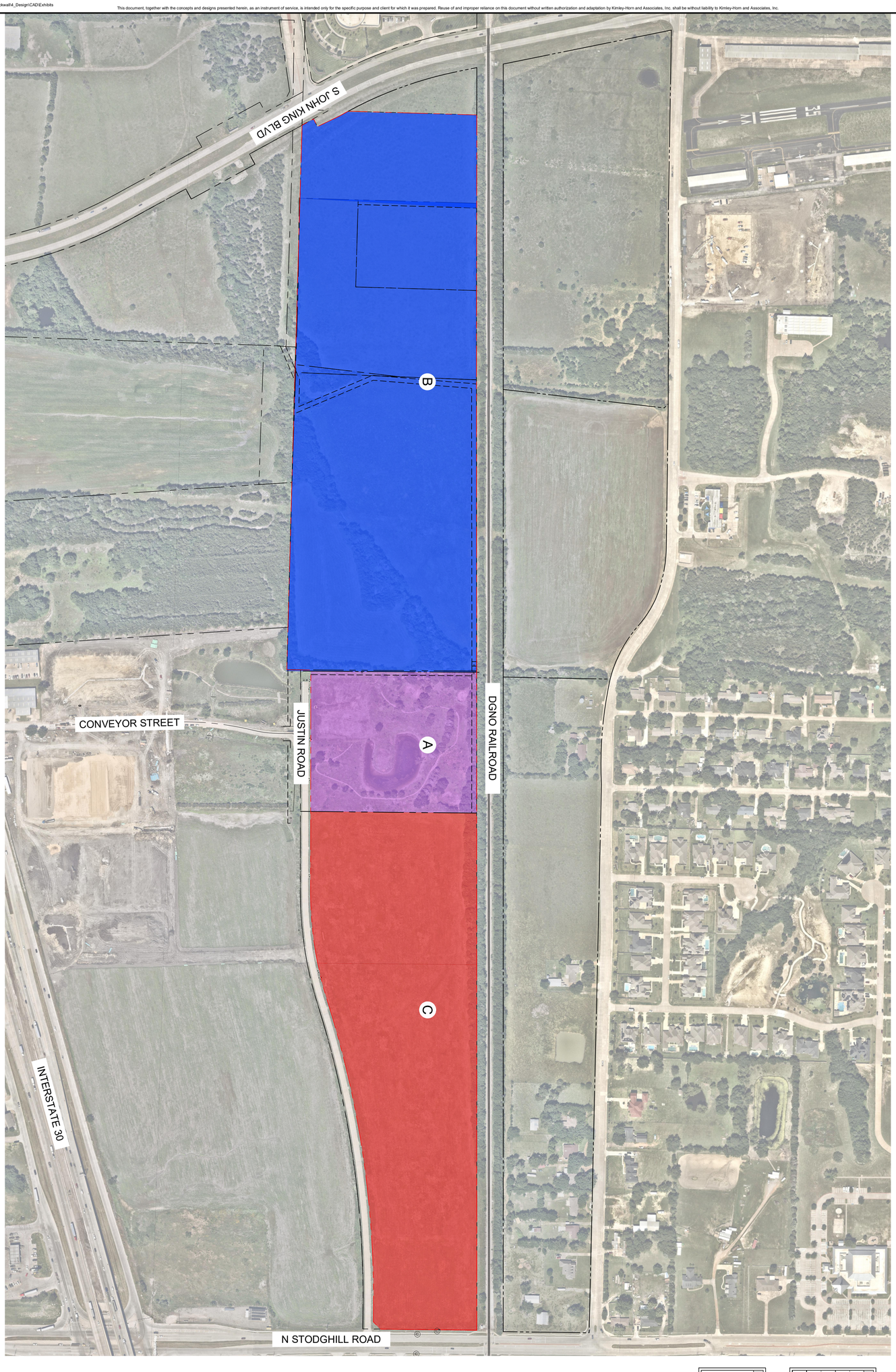

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ADJACENT PROPERTY LINE
PROPOSED LIGHT INDUSTRIAL
PROPOSED LIGHT INDUSTRIAL
PROPOSED COMMERCIAL

GRAPHIC SCALE IN FEET
0 100 200 400

NORTH

SHEET NUMBER EX-C

SUBDISTRICT PLAN

COLLIER INDUSTRIAL
PREPARED FOR
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DATE	FEBRUARY 2026
SCALE	AS SHOWN
DESIGNED BY	CAL
DRAWN BY	MYB
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P.E. No. 138132 Date: FEB 2026

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No.	REVISIONS	DATE



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LANDSCAPE EXHIBIT

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LP 0.00

















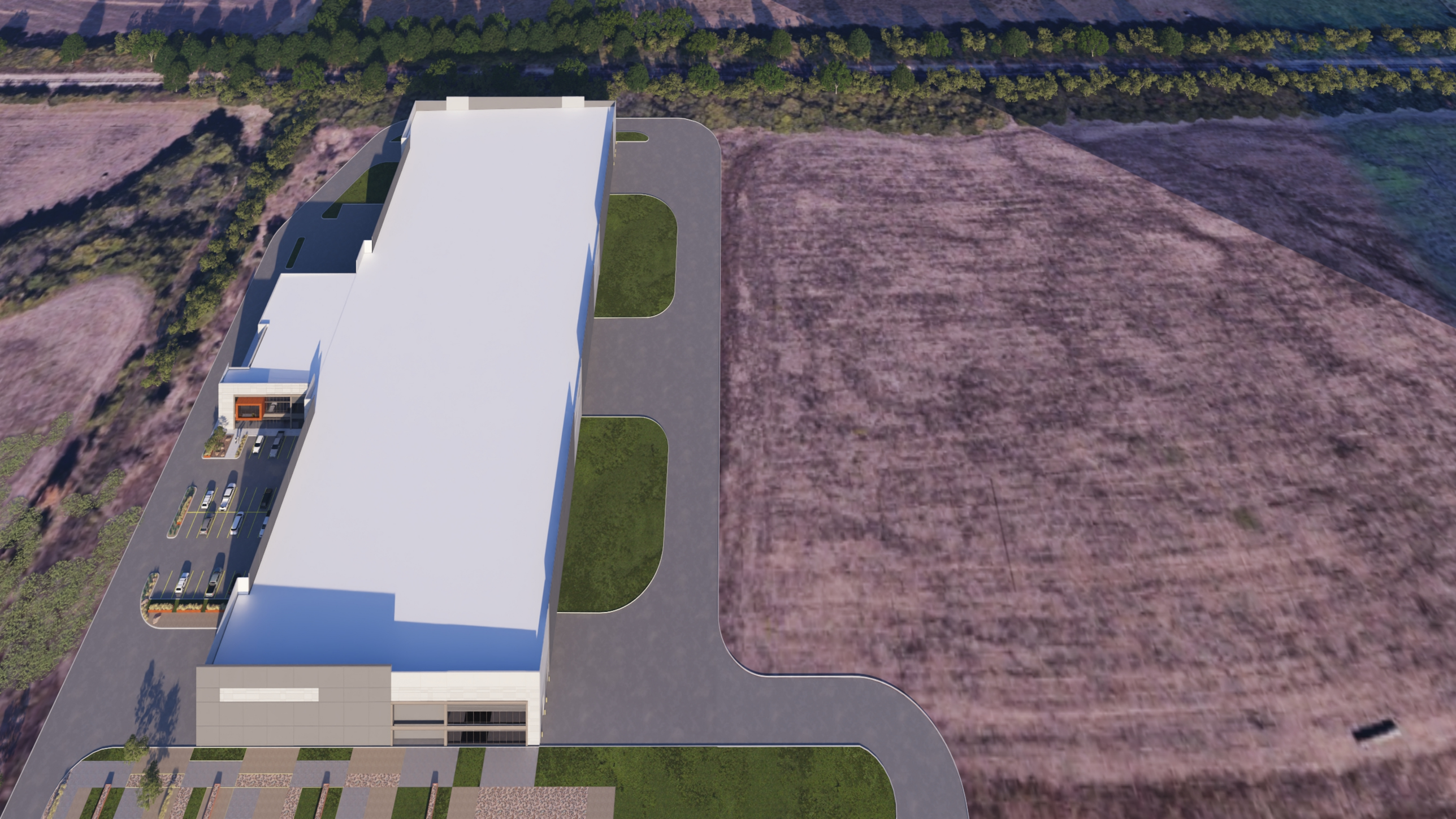

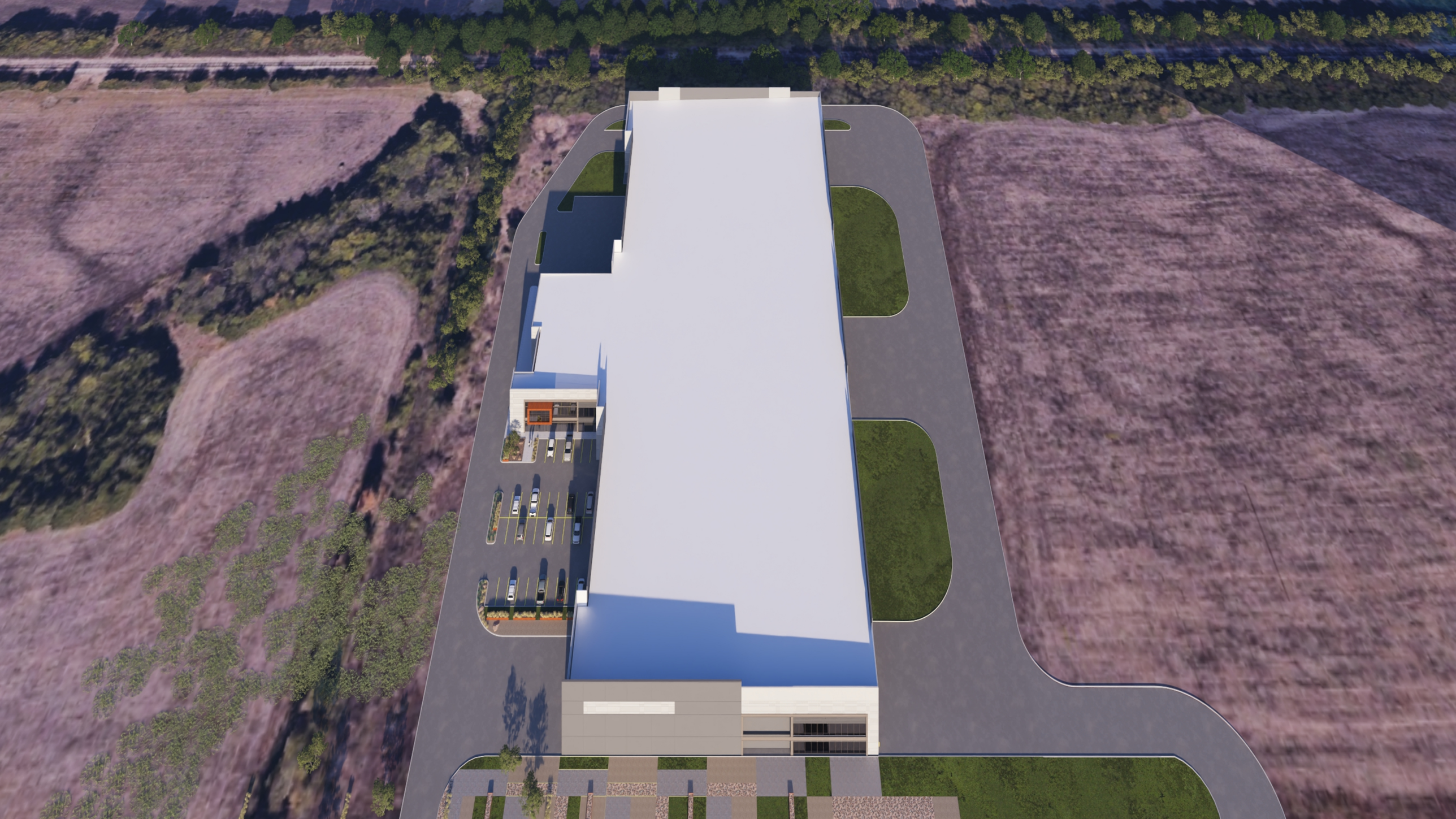

PROJECT COMMENTS

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

DATE: 2/19/2026

PROJECT NUMBER: Z2026-007
PROJECT NAME: Zoning Change from LI & AG to PD
SITE ADDRESS/LOCATIONS: 300 N Stodghill

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 and Light Industrial (LI) District to a Planned Development (PD) District for limited Commercial (C) District and Light Industrial (LI) District land uses on a 77.80-acre tract of land identified as Tract 2-2, 2-4, 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, 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	02/19/2026	Approved w/ Comments

02/19/2026: 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 and Light Industrial (LI) District to a Planned Development (PD) District for limited Commercial (C) District and Light Industrial (LI) District land uses on a 77.80-acre tract of land identified as Tract 2-2, 2-4, 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 (Z2026-007) 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.

I.5 The intent of Subdistricts A & B is to establish a corporate headquarters with Office and Light Industrial land uses. Specifically, Subdistrict A is intended to be a Sheet Metal Facility. The intent of Subdistrict C is to provide a Regional Commercial/Retail and Entertainment Center that consists of retail, restaurant, and/or entertainment land uses.

M.6 Please review the attached Draft Ordinance prior to the February 24, 2026 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than March 3, 2026.

I.7 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 March 3, 2026; 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 March 10, 2026 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on February 24, 2026.

I.8 The projected City Council meeting dates for this case will be March 16, 2026 (1st Reading) and April 6, 2026 (2nd Reading).

I.9 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	02/18/2026	Approved w/ Comments

02/18/2026: 1. No dead-end parking without City turnaround.
2. Justin will be required to be building along detention pond.

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.
- Nothing is allowed within the floodplain (parking and storage included).
- Flood Study Required. Review fees apply. LOMR required is altering the floodplain.

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.
- The existing 12" sanitary sewer will need to be steel encased under railroad spur.
- 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 Justin extension from 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 and parking areas 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. TIA must be turned in under a separate permit with the Engineering Department...no submittal through zoning or site plan packet.

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.
Operation & Maintenance Plan for Structural Control Measures:

The owner or operator of any new development or redeveloped site must develop and implement an Operation and Maintenance Plan (O&M Plan) addressing the maintenance requirements for all structural stormwater control measures installed on site, including but not limited to detention ponds and retention ponds.

The O&M Plan must be submitted to the City for recordkeeping purposes at the time of Engineering. To ensure long-term maintenance regardless of ownership changes, the owner or operator must provide proof that the O&M Plan has been incorporated into the property deed restrictions or Homeowners Association (HOA) covenants, as applicable.

The site owner or operator must maintain the O&M Plan on-site along with documentation of all maintenance activities performed. These records must be made available for review by the City of Rockwall or TCEQ within 24 hours of request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/17/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/17/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/17/2026	Approved w/ Comments

02/17/2026: Please provide landscape and tree mitigation plans



General Items:
- Must meet City's 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
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No.	REVISIONS	DATE

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3496 DATE

KHA PROJECT	068077107
DATE	
SCALE	AS SHOWN
DESIGNED BY	LC
DRAWN BY	MLH
CHECKED BY	BDM

COLLIER INDUSTRIAL
PREPARED FOR
BROADDUS PLANNING
ROCKWALL TX

LANDSCAPE EXHIBIT

SHEET NUMBER
LP 0.00

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES
XREFS
LAYERS SAVED
PLOTTED BY
PLOT DATE
DWG NAME
Rockwell Heights Master Concept Plan\05\2025 - Rockwell Heights Master Concept Plan\05\24 - Rockwell Heights Master Concept Plan\Sheets\ - Rockwell Heights Master Concept Plan\01\040 - DSA
XRefs: PD Concept Zoning Plan LA - xSite - xBndy - xRail - xSubPFS - xLandscape - E-PHOTOMETRICS - xWatr - xSurv - xAerial - xSite-V13 - xSite-V131
Rockwell Heights Master Concept Plan\05\040 - Rockwell Heights Master Concept Plan\05\24 - Rockwell Heights Master Concept Plan\Sheets\ - Rockwell Heights Master Concept Plan\01\040 - DSA
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DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☑ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	300 N Stodghill Road				
SUBDIVISION	Rockwall Commercial	LOT	1	BLOCK	A
GENERAL LOCATION	North of the western dead end of Justin Road				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial/AG	CURRENT USE	Vacant		
PROPOSED ZONING	Planned Development	PROPOSED USE	Planned Development		
ACREAGE	77.8	LOTS [CURRENT]	8	LOTS [PROPOSED]	3

☑ ***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
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Clay Collier [*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 THE _____ 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."

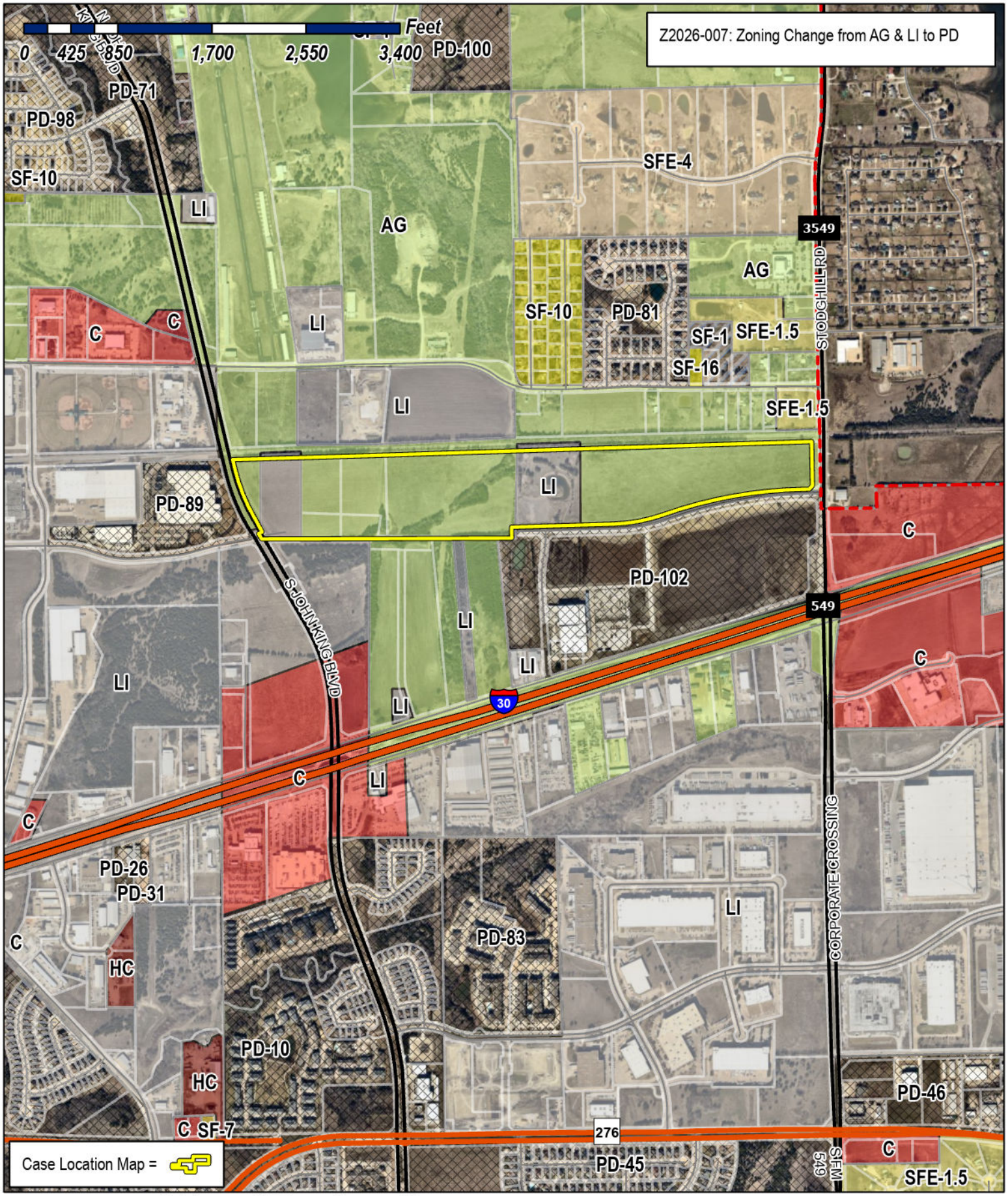
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th *DAY OF* February, 20 26

OWNER'S SIGNATURE Clay Collier

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jennifer Cochran

MY COMMISSION EXPIRES 11-11-2026

JENNIFER COCHRAN NOTARY PUBLIC STATE OF TEXAS ID# 134061726 EXP. 11-11-2026



City of Rockwall

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

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

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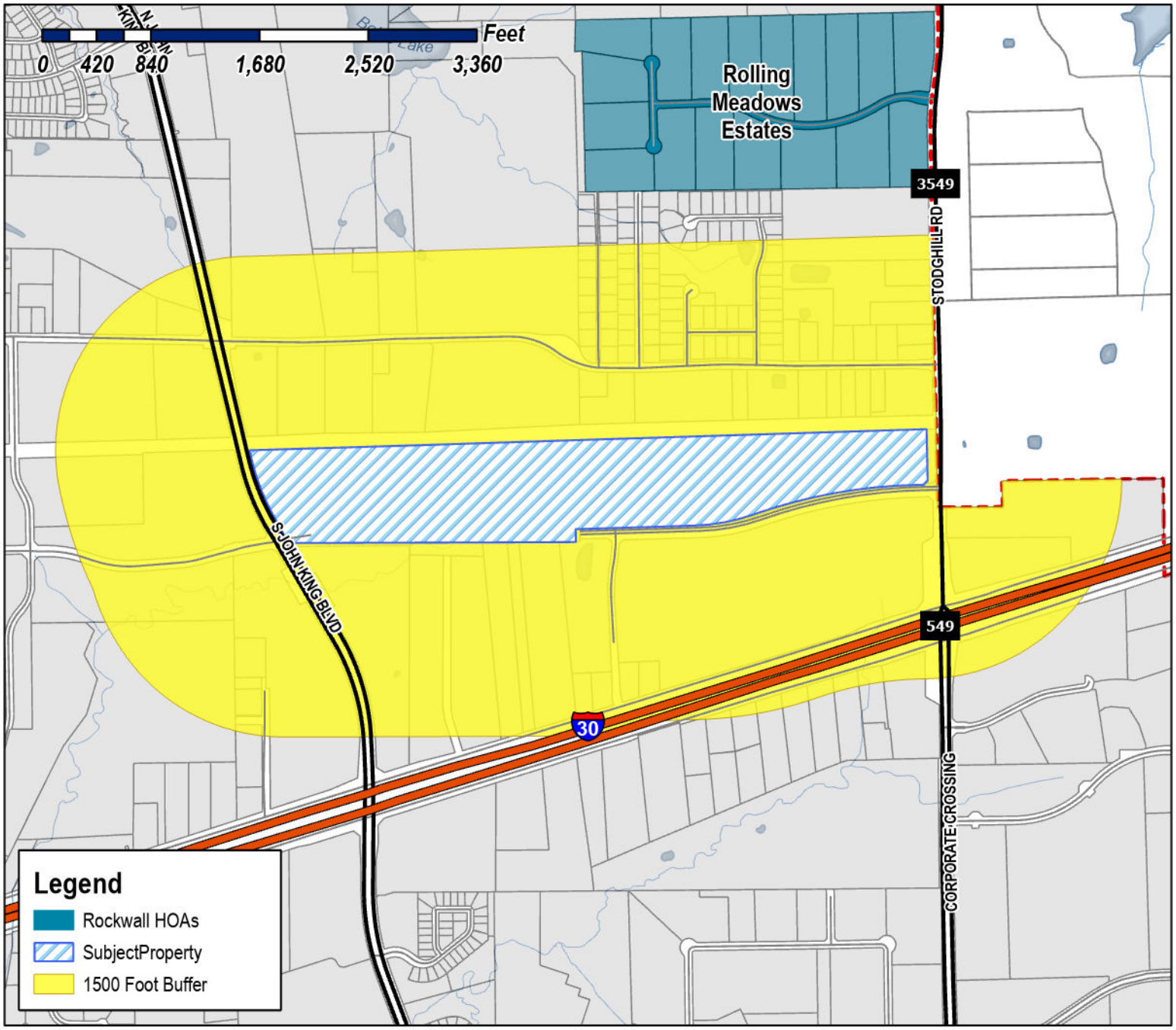
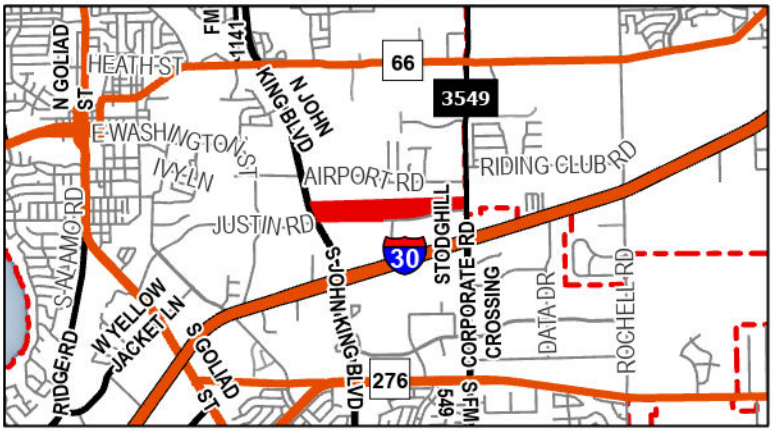


Case Number: Z2026-007
Case Name: Zoning Change from AG & LI to PD
Case Type: Zoning
Zoning: Agricultural (AG) & Light Industrial (LI) District
Case Address: 300 N. Stodghill

Date Saved: 2/13/2026
For Questions on this Case Call (972) 771-7745



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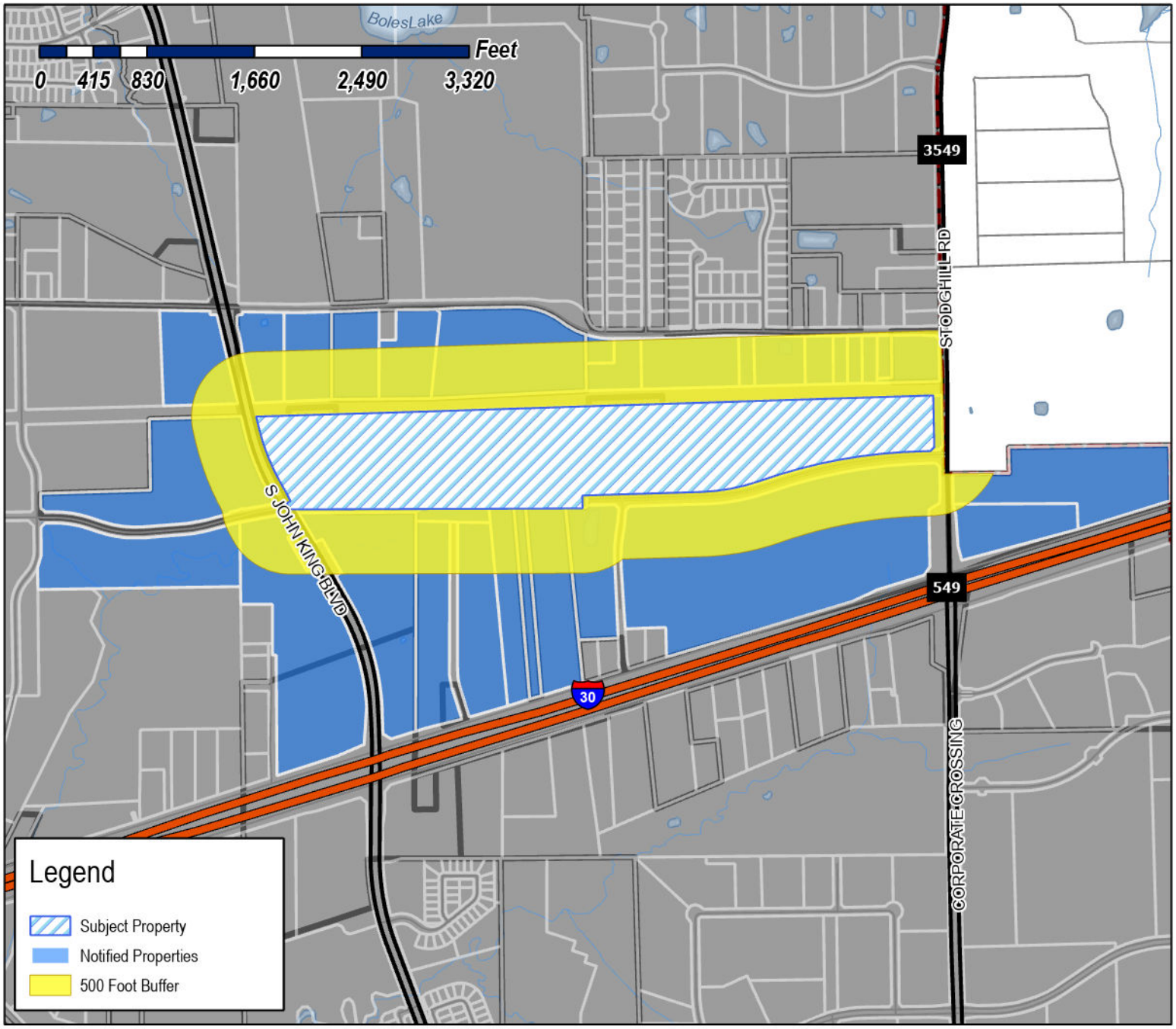
(W): www.rockwall.com

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: Z2026-007
Case Name: Zoning Change from AG & LI to PD
Case Type: Zoning
Zoning: Agricultural (AG) & Light Industrial (LI) District
Case Address: 300 N. Stodghill

Date Saved: 2/13/2026
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

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

SPRINGER JOHN STANLEY
2000 AIRPORT RD
ROCKWALL, TX 75087

SPRINGER OUIDA R 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

PLATFORM ROCKWALL LP
ATTN JUSTIN T DAY
3616 Far West Blvd Ste 117-314
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

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:

Z2026-007: Zoning Change from AG and LI to PD

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 and Light Industrial (LI) District to a Planned Development (PD) District for limited Commercial (C) District and Light Industrial (LI) District land uses on a 77.80-acre tract of land identified as Tract 2-2, 2-4, 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, March 10, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 16, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, March 16, 2026 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-007: Zoning Change from AG and LI to PD

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.

IMAGES : Rockwall Heights Master Concept Plan5f2c82f2fb : Rockwall Heights Master Concept Plan83400530 : Rockwall Heights Master Concept Plan9fc0461c : Rockwall Heights Master Concept Plane8558234 : Rockwall Heights Master Concept Plan1f788eee5 : Rockwall Heights Master Concept Plan1d1f04a0 : DSA :
XREFS x19b - PD Concept Zoning Plan LA : xSite : xBndy : xRail : xSurRD : xLandscape : E-PHOTOMETRICS : xWat : xSurv : xAerial : xSite-V13 : xSite-V131
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SHEET NUMBER LP 0.00

LANDSCAPE EXHIBIT

COLLIER INDUSTRIAL
PREPARED FOR
BROADDUS PLANNING
ROCKWALL TX

KHA PROJECT	066077707
DATE	
SCALE	AS SHOWN
DESIGNED BY	LC
DRAWN BY	MLH
CHECKED BY	BDM

FOR REVIEW ONLY
Kimley»Horn
Not for construction or permit purposes
BLAKE D. MIKULIK
P.E. No. 138E Date 02/12/26

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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No.	REVISIONS	DATE

IMAGES EPSG2276_Date20250523_Lat32.922136_Lon-96.426367_Mpp0.600_Vert : EPSG2276_Date20250523_Lat32.922912_Lon-96.426796_Mpp0.150_Vert : EPSG2276_Date20250523_Lat32.923082_Lon-96.425053_Mpp0.300_Vert : DSA :
XREFS xBody : xSite : xEsmt : xAerial : xTitb - PD Concept Zoning Plan : xSite-V14 : xSurv : xRail
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DWG NAME Subdistrict Plan.dwg
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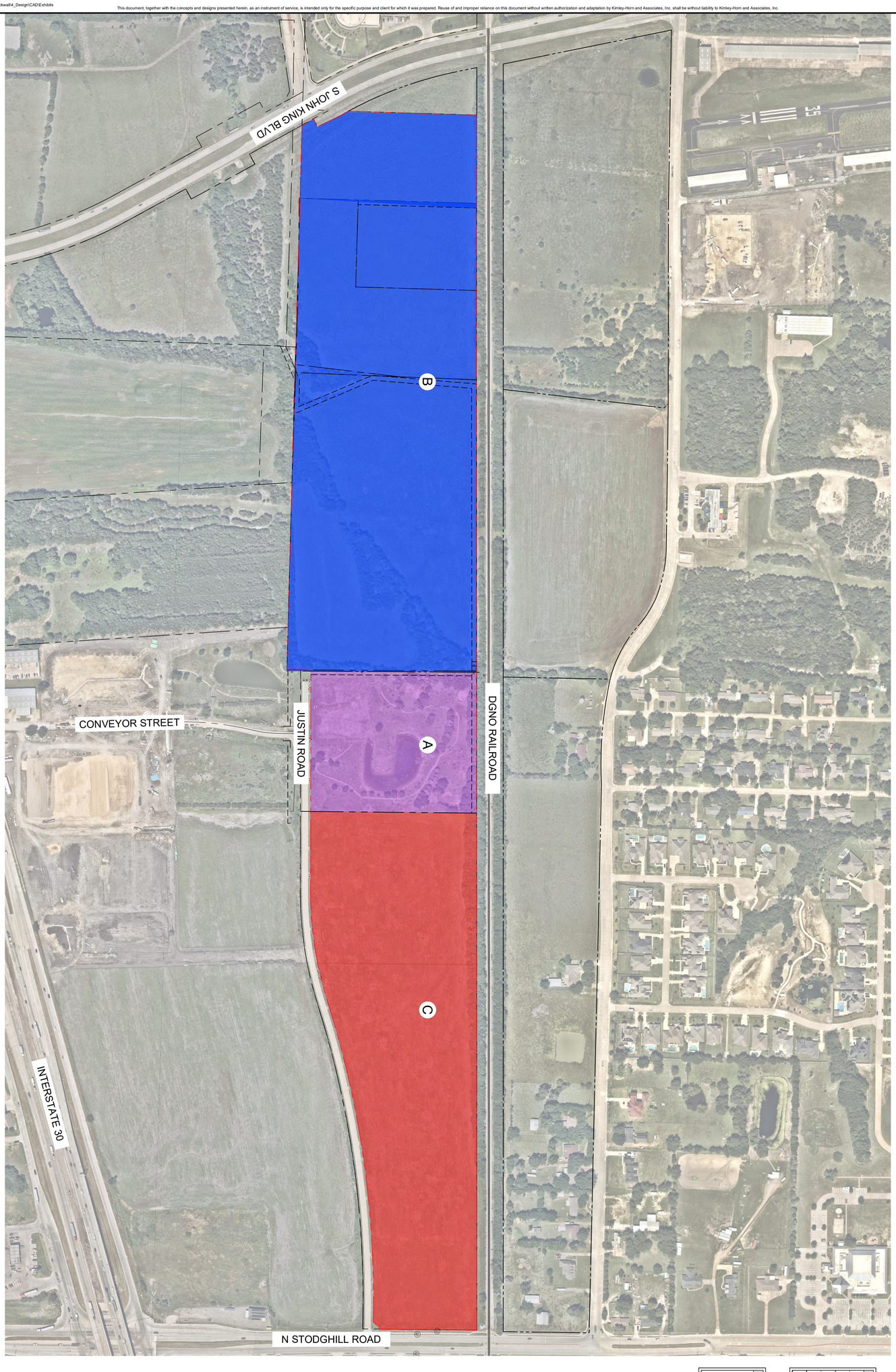

NOTES

1. THESE EXHIBITS ARE CONCEPTUAL IN NATURE ONLY. A COMPLETE DESIGN HAS NOT BEEN PERFORMED IN PREPARATION OF THESE SHEETS. DESIGN INTENT, LOCATIONS, AND QUANTITIES MAY CHANGE DURING THE DESIGN PROCESS.
2. NEARMAP AERIAL PUBLISHED 01/22/2025

LEGEND

PROPERTY LINE
ADJACENT PROPERTY LINE
PROPOSED LIGHT INDUSTRIAL
PROPOSED LIGHT INDUSTRIAL
PROPOSED COMMERCIAL

GRAPHIC SCALE IN FEET
0 100 200 400

NORTH

SHEET NUMBER EX-C

SUBDISTRICT PLAN

COLLIER INDUSTRIAL
PREPARED FOR
BROADDUS PLANNING
ROCKWALL TX

KHA PROJECT	066077707
DATE	FEBRUARY 2026
SCALE	AS SHOWN
DESIGNED BY	CAL
DRAWN BY	MYB
CHECKED BY	DSA

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: DYLAN ADAME
P.E. No. 138132 Date: FEB 2026

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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No.	REVISIONS	DATE







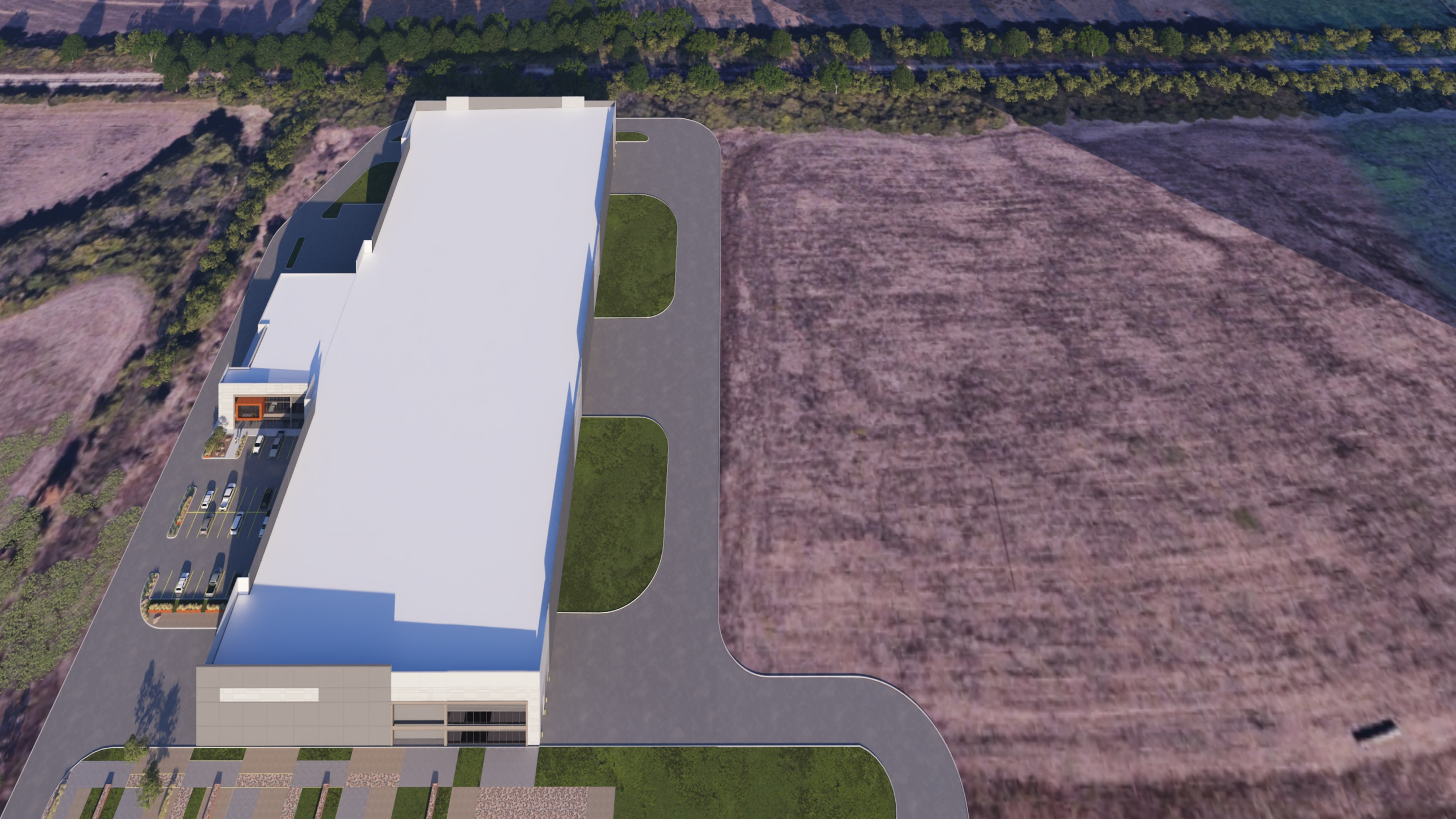


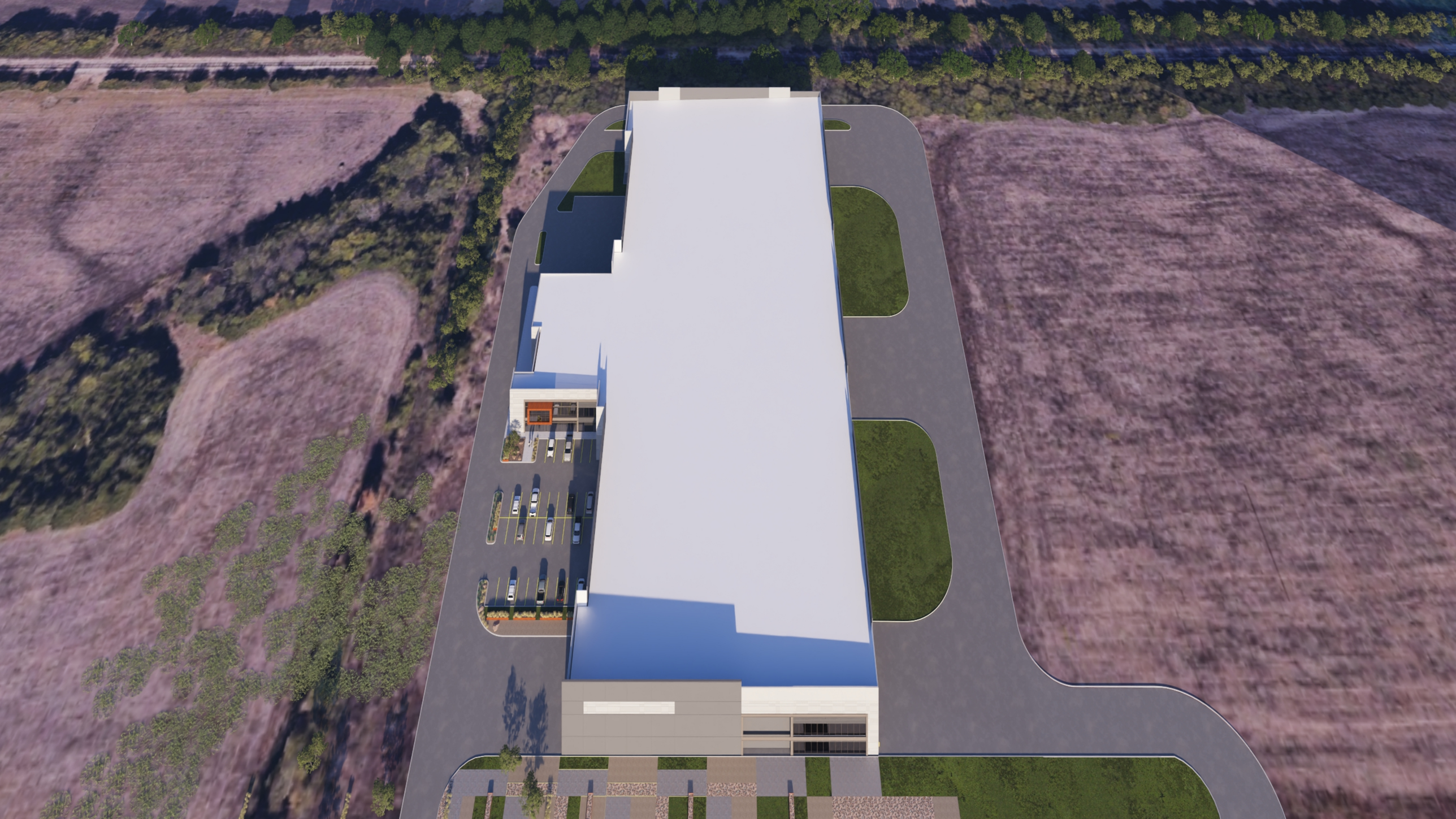












01 CENTRAL DISTRICT

DISTRICT DESCRIPTION

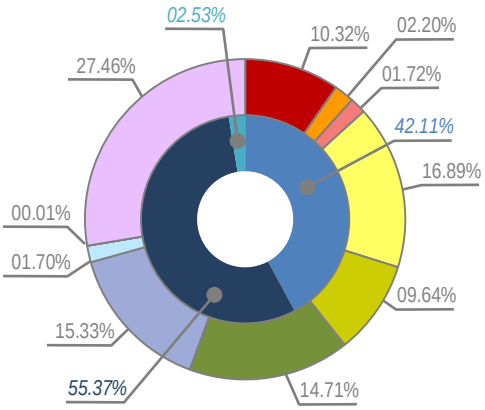
The *Central District* is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (*e.g. Park Place*), estate and rural residential (*e.g. Rolling Meadows Subdivision*), and higher density residential developments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

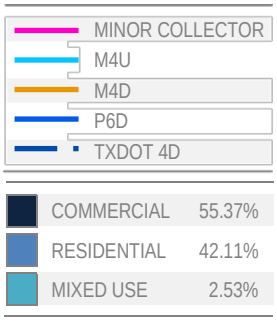
John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

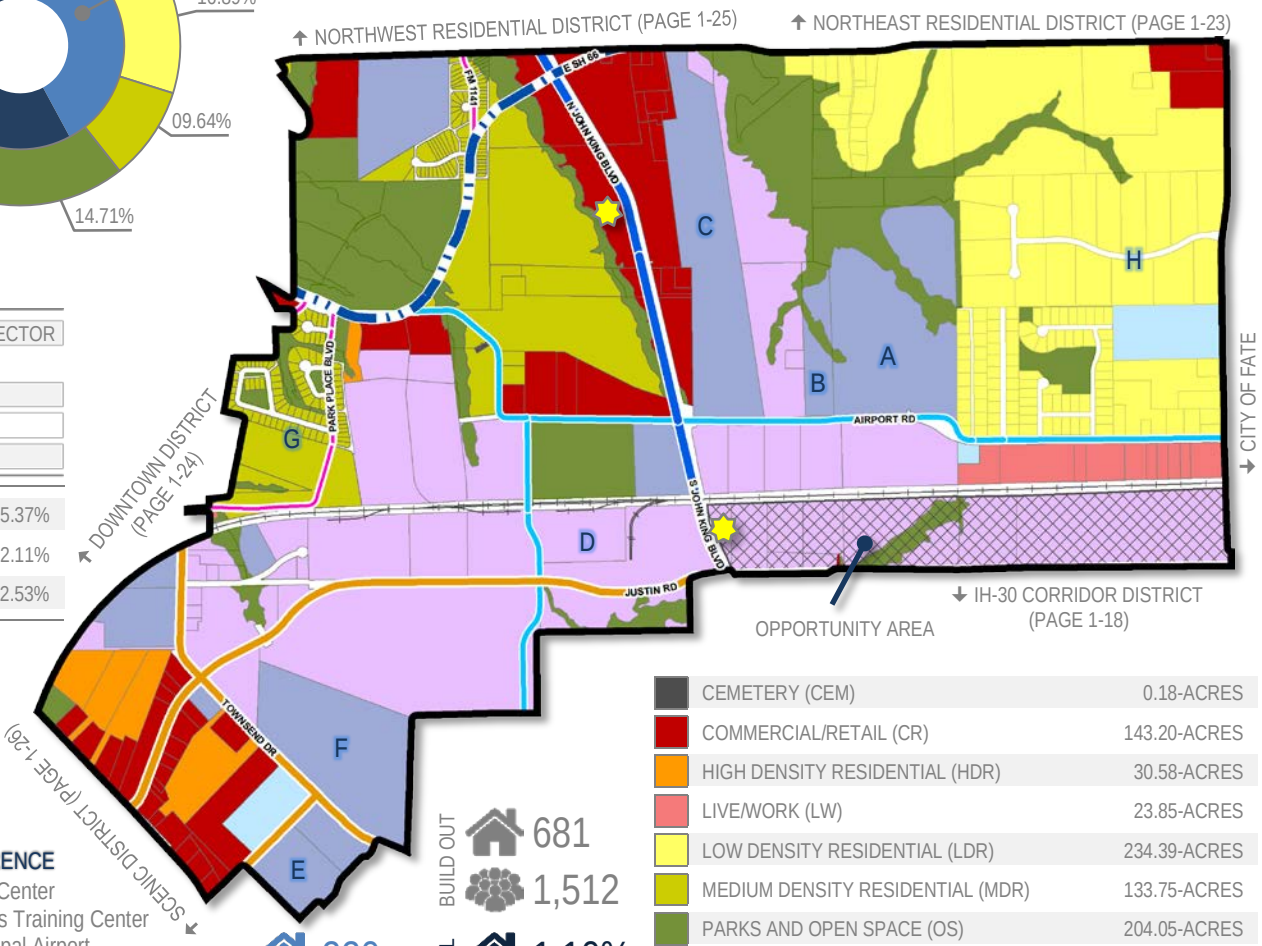
DISTRICT STRATEGIES

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.







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	BUILD OUT	% OF ROCKWALL
	220	681	1.10%
	71	1,512	3.91%
	488		0.82%

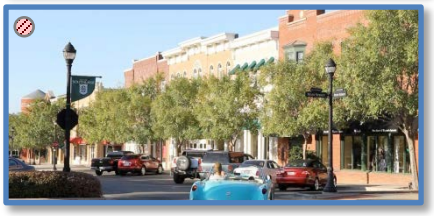
CEMETERY (CEM)	0.18-ACRES
COMMERCIAL/RETAIL (CR)	143.20-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	30.58-ACRES
LIVE/WORK (LW)	23.85-ACRES
LOW DENSITY RESIDENTIAL (LDR)	234.39-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	133.75-ACRES
PARKS AND OPEN SPACE (OS)	204.05-ACRES
PUBLIC (P)	212.77-ACRES
QUASI-PUBLIC (QP)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

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)

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 freindly 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)

CITY OF ROCKWALL

ORDINANCE NO. 26-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 CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT AND LIGHT INDUSTRIAL (LI) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR LIGHT INDUSTRIAL (LI) DISTRICT AND COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING 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 IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *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, PE 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 and a Light Industrial (LI) District to Planned Development District XX (PD-XX) for Light Industrial (LI) District and Commercial (C) District land uses on 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, zoned Agricultural (AG) District and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, and more fully described in *Exhibit 'A'* and depicted in *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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by

DRAFT 02.25.2026

granting this zoning change, and as may be amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Subdistrict Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan for Subdistrict A*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations for Subdistrict A*, depicted in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, outlined in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 6. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

SECTION 7. That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, 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 for this ordinance are declared to be severable;

SECTION 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (*including references to the Unified Development Code [UDC]*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 10. 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 6th DAY OF APRIL, 2026.

DRAFT ORDINANCE 02.24.2026

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *March 16, 2026*

2nd Reading: *April 6, 2026*

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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. 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. 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, northwest corner of said Lot 1R, and the northeast corner of a called 19.99-acre tract of land, described in

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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;

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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.

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Exhibit 'B'
Subdistrict Plan



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Exhibit 'C'
Concept Plan for Subdistrict A

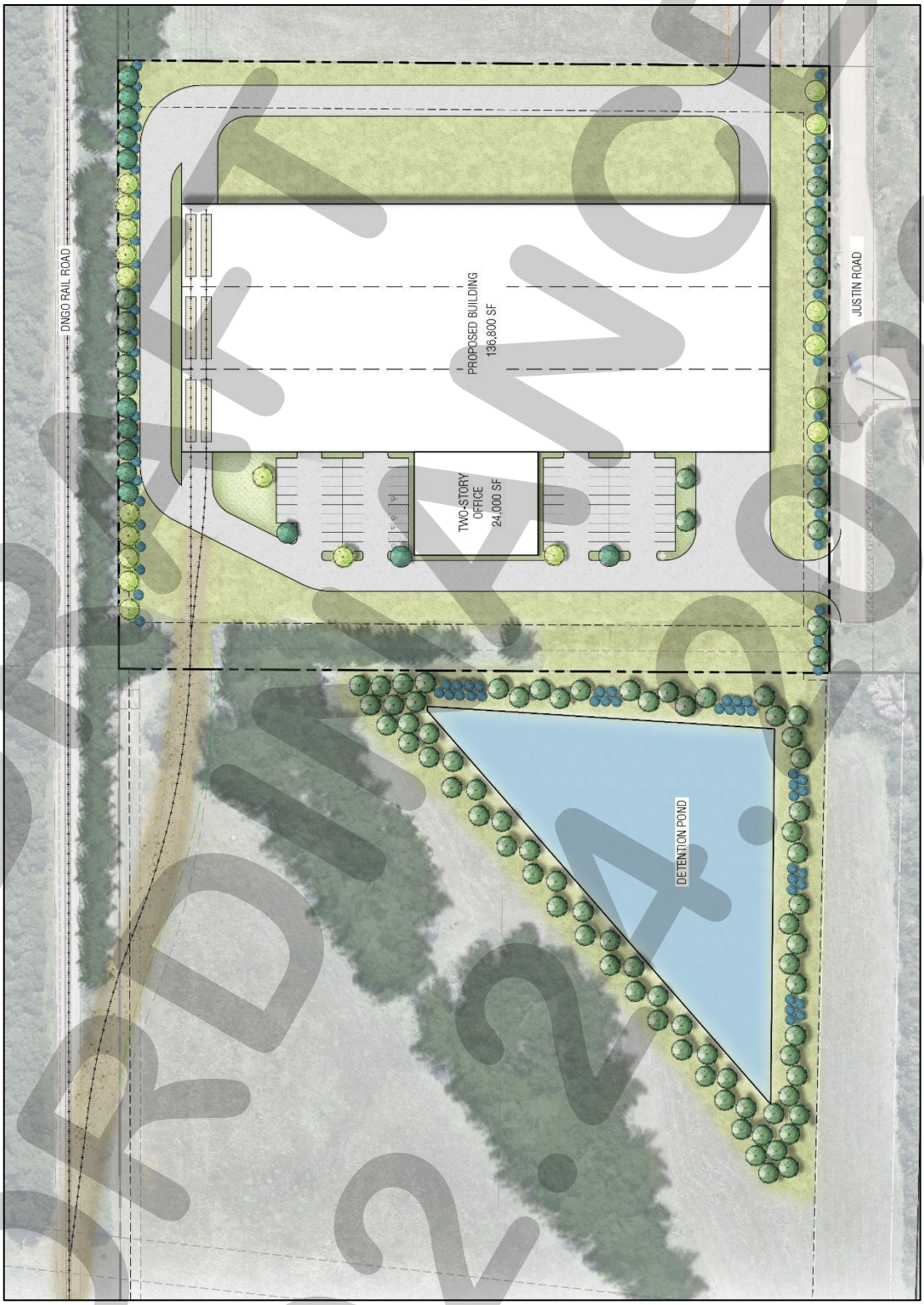

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Exhibit 'D'
Conceptual Building Elevations for Subdistrict A







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Exhibit 'E'
Development Standards

(A) ESTABLISHMENT AND INTENT OF THE SUBDISTRICTS

The *Subject Property* shall be divided into three (3) subdistricts as depicted on the *Subdistrict Plan*, which is contained in *Exhibit 'B'* of this ordinance. The intent of each of the established *Subdistricts* is as follows:

(1) *Subdistrict A & B*. The intent of *Subdistricts A & B* is to establish a corporate headquarters with *Office* and *Light Industrial* land uses. Specifically, *Subdistrict A* is intended to be a *Sheet Metal Facility* as depicted in *Exhibit 'C'* and *Exhibit 'D'*.

(2) *Subdistrict C*. The intent of *Subdistrict C* is to provide a *Regional Commercial/Retail and Entertainment Center* that consists of retail, restaurant, and/or entertainment land uses.

(B) PROCESSES FOR EACH SUBDISTRICT

(1) *Subdistrict A*. *Subdistrict A* shall be developed in general conformance with the *Concept Plan for Subdistrict A* contained in *Exhibit 'C'* of this ordinance, the *Conceptual Building Elevations for Subdistrict A* contained in *Exhibit 'D'* of this ordinance, and the development standards contained in this subsection (*i.e. Exhibit 'E'*) of this ordinance. Prior to the issuance of a *Building Permit* for any structure in *Subdistrict A*, a *PD Site Plan* -- *that conforms to the requirements of this Planned Development District ordinance and the Unified Development Code (UDC)* -- shall be submitted and approved in accordance with the requirements of Article 11, *Development Application Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]. The Director of Planning and Zoning may require a *PD Development Plan* for *Subdistrict A* if it is determined that the *PD Site Plan* does *not* meet the intent of this Planned Development District Ordinance

(2) *Subdistrict B*. *Subdistrict B* shall be developed in general conformance with the *Subdistrict Plan* contained in *Exhibit 'B'* of this ordinance, and the development standards contained in *Exhibit 'E'* of this ordinance. Prior to the issuance of a *Building Permit* for any structure in *Subdistrict B*, a *PD Development Plan* and *PD Site Plan* shall be submitted and approved in accordance with the requirements of Article 10, *Planned Development District Regulations*, and Article 11, *Development Application Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and in conformance with this ordinance.

(3) *Subdistrict C*. *Subdistrict C* shall be developed in general conformance with the *Subdistrict Plan* contained in *Exhibit 'B'* of this ordinance, and the development standards contained in *Exhibit 'E'* of this ordinance. Prior to the issuance of a *Building Permit* for any structure in *Subdistrict C*, a *PD Development Plan* and *PD Site Plan* -- *that conforms to the requirements of this Planned Development District ordinance and the Unified Development Code (UDC)* -- shall be submitted and approved in accordance with the requirements of Article 11, *Development Application Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and in conformance with this ordinance.

(4) *PD Site Plans*. If a *PD Site Plan* is submitted that does *not* meet the intent of this Planned Development District Ordinance or an approved *PD Development Plan*, the Director of Planning and Zoning shall prepare a recommendation outlining how the proposed *PD Site Plan* fails to meet the intent, and bring the *PD Site Plan* and recommendation to the Planning and Zoning Commission for action. Should the Planning and Zoning Commission determine that the *PD Site Plan* does meet the intent of this ordinance or the approved *PD Development Plan*, the *PD Site Plan* may be approved in accordance with the

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procedures of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and with the requirements of this ordinance; however, should the Planning and Zoning Commission determine that the *PD Site Plan* does *not* meet the intent of this ordinance or an approved *PD Development Plan*, the Planning and Zoning Commission shall deny the *PD Site Plan* and the applicant shall be required to submit a *PD Development Plan* oar an *Amended PD Development Plan* in accordance with Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and this ordinance.

(C) GENERAL STANDARDS.

The following general standards shall apply for all *Subdistricts* as depicted on the *Subdistrict Plan* contained in *Exhibit 'C'* of this ordinance:

(1) *Development Standards*. Unless otherwise stipulated by this Planned Development District, all property situated within any *Subdistrict* shall be subject to the development standards stipulated by the *General Overlay District Standards* as outlined in Section 06.02, *General Overlay District Standards*, of Article 5, *Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(2) *Landscape Buffers*. All landscape buffers shall be provided as follows:

(a) *Landscape Buffer Adjacent to the N. John King Boulevard*. A minimum of a 50-foot landscape buffer shall be provided along the frontage of the N. John King Boulevard (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall each have a minimum height 30-inches and may be non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. A meandering/curvilinear ten (10) foot sidewalk/trail shall be constructed within the 50-foot landscape buffer.

(b) *Landscape Buffer Adjacent to Stodghill Road (FM-3549)*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of the Stodghill Road (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height 30-inches and may be non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. An eight (8) foot sidewalk/trail shall be constructed within the 20-foot landscape buffer.

(c) *Landscape Buffer Adjacent to Justin Road (Subdistrict 'A' and 'B')*. A minimum of a 50-foot landscape buffer shall be provided along the frontage of Justin Road (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall each have a minimum height 30-inches and may be non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. An eight (8) foot sidewalk/trail shall be constructed within the 50-foot landscape buffer.

(d) *Landscape Buffer Adjacent to Justin Road (Subdistrict 'C')*. A minimum of a 20-foot

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landscape buffer shall be provided along the frontage of Justin Road (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall each have a minimum height 30-inches and may be non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. An eight (8) foot sidewalk/trail shall be constructed within the 20-foot landscape buffer.

(e) *Landscape Buffer Adjacent to the Railroad (i.e. Union Pacific/Dallas Garland)*. A minimum of a ten (10) foot landscape buffer shall be provided along the railroad, and shall incorporate a row of canopy trees on 20-foot centers.

(3) *Variances/Exceptions*. Variances and exceptions to the requirements of this ordinance shall be submitted and approved in accordance with the process and procedures set forth in Article 11, *Development Applications and Review procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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(D) SUBDISTRICT A:

(1) *Concept Plan*. Development within *Subdistrict A* -- as depicted on the *Subdistrict Plan* contained in *Exhibit 'B'* of this ordinance -- shall generally conform with the *Concept Plan* depicted in the *Concept Plan* for *Subdistrict A* -- contained in *Exhibit 'C'* of this ordinance --.

(2) *Building Elevations*. Development within *Subdistrict A* -- as depicted on the *Subdistrict Plan* contained in *Exhibit 'B'* of this ordinance -- shall generally conform to the *Conceptual Building Elevations* depicted in the *Conceptual Building Elevations* for *Subdistrict A* contained in *Exhibit 'D'* of this ordinance.

(3) *Permitted Land Uses*. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict A -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Light Industrial (LI) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following shall apply:

(a) The following land uses shall be expressly *Prohibited*:

- AGRICULTURAL USES ON UNPLATTED LAND
- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANMIAL CLINIC FOR SMALL ANIMALS WITHOUT OUTDOOR PENS
- ANIMAL HOSPITAL OR CLINIC
- ANIMAL SHELTER OF LOAFING SHED
- COMMUNITY GARDEN
- URBAN FARM
- CARETAKERS QUARTERS/DOMESTIC OR SECURITY UNIT
- CONVENT, MONASTERY, OR TEMPLE
- LIMITED-SERVICE HOTEL
- FULL-SERVICE HOTEL
- RESIDENCE HOTEL
- MOTEL
- ASSISTED LIVING FACILITY
- BLOOD PLASMA DONOR CENTER
- CEMETERY/MAUSOLEUM
- CHURCH/HOUSE OF WORSHIP
- COLLEGE, UNIVERSITY, OR SEMINARY
- EMERGENCY GROUND AMBULANCE SERVICES
- CONVALESCENT CARE FACILITY/NURSING HOME
- CONGREGATE CARE FACILITY/ELDERLY HOUSING
- CREMATORIUM
- DAYCRE WITH SEVEN (7) OR MORE CHILDREN
- GIVERNMENT FACILITY
- HOSPICE
- HOSPITAL
- PUBLIC LIBRARY, ART GALLERY OR MUSEUM
- MORTUARY OR FUNERAL CHAPEL
- LOCAL POST OFFICE
- REGIONAL POST OFFICE
- PRISON/CUSTODIAL INSTITUTION
- PUBLIC OR PRIVATE PRIMARY SCHOOL
- PUBLIC OR PRIVATE SECONDARY SCHOOL
- TRADE SCHOOL

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- RESCUE MISSION OR SHELTER FOR THE HOMELESS
- SOCIAL SERVICE PROVIDER (*EXCEPT RESCUE MISSION OR HOMELESS SHELTER*)
- FINANCIAL INSTITUTION WITH DRIVE THROUGH
- FINANCIAL INSTITUTION WITHOUT DRIVE-THROUGH
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT RIDE
- INDOOR COMMERCIAL AMUSEMENT/RECREATION
- OUTDOOR COMMERCIAL AMUSEMENT/RECREATION
- PUBLIC OR PRIVATE COMMUNITY OR RECREATION CLUB AS AN ACCESSORY USE
- PRIVATE COUNTRY CLUB
- GOLF DRIVING RANGE
- TEMPORARY FUNDRAISING EVENTS BY NON-PROFIT
- INDOOR GUN CLUB WITH SKEET OR TARGET RANGE
- HEALTH CLUB OR GYM
- PRIVATE CLUB, LODGE, OR FRATERNAL ORGANIZATION
- PRIVATE SPORTS ARENA, STADIUM, AND/OR TRACK
- TENNIS COURTS (*I.E. NOT ACCESSORY TO A PUBLIC OR PRIVATE COUNTRY CLUB*)
- THEATER
- ALCOHOLIC BEVERAGE PACKAGE SALES
- PORTABLE BEVERAGE SERVICE FACILITY
- BREWPUB
- BUSINESS SCHOOL
- CATERING SERVICE
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER
- CRAFT/MICRO BREWERY, DISTILLERY AND/OR WINE
- INCIDENTAL DISPLAY
- FOOD TRUCKS/TRAILERS
- GARDEN SUPPLY/PLANT NURSERY
- GENERAL PERSONAL SERVICE
- HAIR SALON AND/OR MANICURIST
- LAUNDROMAT WITH DROP-OFF/PICKUP SERVICES
- SELF-SERVICE LAUNDROMAT
- PRIVATE MUSEUM OR ART GALLERY
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- PAWN SHOP
- PERMANENT COSMETICS
- TEMPORARY REAL ESTATE SALES OFFICE
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- RESTAURANT WITH LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH LESS THAN 2,000 SF WITHOUT DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH 2,000 SF OR MORE WITH DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH 2,000 SF OR MORE WITHOUT DRIVE-THROUGH OR DRIVE-IN
- RETAIL STORE WITH GASOLINE SALES THAT HAS TWO (2) OR LESS DISPENSERS (*I.E. MAXIMUM OF FOUR [4] VEHICLES*)
- RETAIL STORE WITH GASOLINE SALES THAT HAS MORE THAN TWO (2) DISPENSERS
- SECONDHAND DEALER
- ART, PHOTOGRAPHY, OR MUSIC STUDIO
- TAXIDERMIST SHOP
- BAIL BOND SERVICES
- BUILDING AND LANDSCAPE MATERIAL WITH OUTSIDE STORAGE
- BUILDING AND LANDSCAPE MATERIAL WITH LIMITED OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITH OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITHOUT OUTSIDE STORAGE
- COMMERCIAL CLEANERS
- ELECTRICAL, WATCH, CLOCK, JEWELRY AND/OR SIMILAR REPAIR
- FEED STORE OR RANCH SUPPLY
- FURNITURE UPHOLSTERY/REFINISHING AND RESALE
- GUBSMITH REPAIR AND SALES
- HEAVY MACHINERY AND EQUIPMENT RENTAL, SALES, AND SERVICE

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- LOCKSMITH
- MEDICAL OR SCIENTIFIC RESEARCH LAB
- SHOE AND BOOT REPAIR AND SALES
- MAJOR AUTO REPAIR GARAGE
- MINOR AUTOMOTIVE REPAIR GARAGE
- AUTOMOBILE RENTAL
- NEW OR USED BOAT AND TRAILER DEALERSHIP
- FULL SERVICE CAR WASH AND AUTO DETAIL
- SELF SERVICE CAR WASH
- NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM
- NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- USED MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- COMMERCIAL PARKING LOT
- RECREATIONAL VEHICLE (RV) SALES AND SERVICE
- SERVICE STATION
- TOWING AND IMPOUND YARD
- TOWING SERVICE WITHOUT STORAGE
- TRUCK STOP WITH GASOLINE SALES AND ACCESSORY USES
- ASPHALT OR CONCRETE BATCH PLANTS
- TEMPORARY ASPHALT OR CONCRETE BATCH PLANTS
- BOTTLE WORKS FOR MILK OR SOFT DRINKS
- BREWERY OR DISTILLERY
- CARPET AND RUG CLEANING
- ENVIRONMENTALLY HAZARDOUS MATERIALS
- FOOD PROCESSING WITH NO ANIMAL SLAUGHTERING
- METAL PLATING OR ELECTROPLATING
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- PRINTING AND PUBLISHING
- SALVAGE OR RECLAMATION OF PRODUCTS INDOORS
- SALVAGE OR RECLAMATION OF PRODUCTS OUTDOORS
- HEAVY CONSTRUCTION TRADE YARD
- MINI-WAREHOUSE
- OUTSIDE STORAGE AND/OR OUTSIDE DISPLAY
- RECYCLING COLLECTION CENTER
- WHOLESALE SHOWROOM FACILITY
- AIRPORT, HELIPORT OR LANDING FIELD
- ANTENNA FOR AN AMATEUR RADIO
- ANTENNA DISH
- FREESTANDING COMMERCIAL ANTENNA (*I.E. MONOPOLE OR A SIMILAR STRUCTURE*)
- MOUNTED OR ATTACHED COMMERCIAL ANTENNA
- BUS CHARTER SERVICE AND SERVICE FACILITY
- COMMERCIAL DRONE DELIVERY HUB
- HELIPAD
- UTILITIES (NON-MUNICIPALLY OWNED OR CONTROLLED), INCLUDING SANITARY LANDFILL, WATER TREATMENT, AND SUPPLY, AND WASTEWATER TREATMENT
- RADIO BROADCASTING
- RAILROAD YARD OR SHOP
- RECORDING STUDIO
- SATELLITE DISH
- TRANSIT PASSENGER FACILITY
- TRUCKING COMPANY
- TV BROADCASTING AND OTHER COMMUNICATION SERVICE

(4) *Density and Development Standards*. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict A -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for a property in a Light Industrial (LI) District as required by Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development*

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Standards, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

(E) SUBDISTRICT B:

(1) *Permitted Land Uses*. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict B -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Light Industrial (LI) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following shall apply:

(a) The following land uses shall be permitted *By-Right*:

- HELIPAD

(b) The following land uses shall be expressly *Prohibited*:

- AGRICULTURAL USES ON UNPLATTED LAND
- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANMIAL CLINIC FOR SMALL ANIMALS WITHOUT OUTDOOR PENS
- ANIMAL HOSPITAL OR CLINIC
- ANIMAL SHELTER OF LOAFING SHED
- COMMUNITY GARDEN
- URBAN FARM
- CARETAKERS QUARTERS/DOMESTIC OR SECURITY UNIT
- CONVENT, MONASTERY, OR TEMPLE
- LIMITED-SERVICE HOTEL
- FULL-SERVICE HOTEL
- RESIDENCE HOTEL
- MOTEL
- ASSISTED LIVING FACILITY
- BLOOD PLASMA DONOR CENTER
- CEMETERY/MAUSOLEUM
- CHURCH/HOUSE OF WORSHIP
- COLLEGE, UNIVERSITY, OR SEMINARY
- EMERGENCY GROUND AMBULANCE SERVICES
- CONVALESCENT CARE FACILITY/NURSING HOME
- CONGREGATE CARE FACILITY/ELDERLY HOUSING
- CREMATORIUM
- DAYCRE WITH SEVEN (7) OR MORE CHILDREN
- GIVERNMENT FACILITY
- HOSPICE
- HOSPITAL
- PUBLIC LIBRARY, ART GALLERY OR MUSEUM
- MORTUARY OR FUNERAL CHAPEL
- LOCAL POST OFFICE
- REGIONAL POST OFFICE
- PRISON/CUSTODIAL INSTITUTION
- PUBLIC OR PRIVATE PRIMARY SCHOOL
- PUBLIC OR PRIVATE SECONDARY SCHOOL
- TRADE SCHOOL
- RESCUE MISSION OR SHELTER FOR THE HOMELESS
- SOCIAL SERVICE PROVIDER (*EXCEPT RESCUE MISSION OR HOMELESS SHELTER*)

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- FINANCIAL INSTITUTION WITH DRIVE THROUGH
- FINANCIAL INSTITUTION WITHOUT DRIVE-THROUGH
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT RIDE
- INDOOR COMMERCIAL AMUSEMENT/RECREATION
- OUTDOOR COMMERCIAL AMUSEMENT/RECREATION
- PUBLIC OR PRIVATE COMMUNITY OR RECREATION CLUB AS AN ACCESSORY USE
- PRIVATE COUNTRY CLUB
- GOLF DRIVING RANGE
- TEMPORARY FUNDRAISING EVENTS BY NON-PROFIT
- INDOOR GUN CLUB WITH SKEET OR TARGET RANGE
- HEALTH CLUB OR GYM
- PRIVATE CLUB, LODGE, OR FRATERNAL ORGANIZATION
- PRIVATE SPORTS ARENA, STADIUM, AND/OR TRACK
- TENNIS COURTS (*I.E. NOT ACCESSORY TO A PUBLIC OR PRIVATE COUNTRY CLUB*)
- THEATER
- ALCOHOLIC BEVERAGE PACKAGE SALES
- PORTABLE BEVERAGE SERVICE FACILITY
- BREWPUB
- BUSINESS SCHOOL
- CATERING SERVICE
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER
- CRAFT/MICRO BREWERY, DISTILLERY AND/OR WINE
- INCIDENTAL DISPLAY
- FOOD TRUCKS/TRAILERS
- GARDEN SUPPLY/PLANT NURSERY
- GENERAL PERSONAL SERVICE
- HAIR SALON AND/OR MANICURIST
- LAUNDROMAT WITH DROP-OFF/PICKUP SERVICES
- SELF-SERVICE LAUNDROMAT
- PRIVATE MUSEUM OR ART GALLERY
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- PAWN SHOP
- PERMANENT COSMETICS
- TEMPORARY REAL ESTATE SALES OFFICE
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- RESTAURANT WITH LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH LESS THAN 2,000 SF WITHOUT DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH 2,000 SF OR MORE WITH DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH 2,000 SF OR MORE WITHOUT DRIVE-THROUGH OR DRIVE-IN
- RETAIL STORE WITH GASOLINE SALES THAT HAS TWO (2) OR LESS DISPENSERS (*I.E. MAXIMUM OF FOUR [4] VEHICLES*)
- RETAIL STORE WITH GASOLINE SALES THAT HAS MORE THAN TWO (2) DISPENSERS
- SECONDHAND DEALER
- ART, PHOTOGRAPHY, OR MUSIC STUDIO
- TAXIDERMIST SHOP
- BAIL BOND SERVICES
- BUILDING AND LANDSCAPE MATERIAL WITH OUTSIDE STORAGE
- BUILDING AND LANDSCAPE MATERIAL WITH LIMITED OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITH OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITHOUT OUTSIDE STORAGE
- COMMERCIAL CLEANERS
- ELECTRICAL, WATCH, CLOCK, JEWELRY AND/OR SIMILAR REPAIR
- FEED STORE OR RANCH SUPPLY
- FURNITURE UPHOLSTERY/REFINISHING AND RESALE
- GUBSMITH REPAIR AND SALES
- HEAVY MACHINERY AND EQUIPMENT RENTAL, SALES, AND SERVICE
- LOCKSMITH
- MEDICAL OR SCIENTIFIC RESEARCH LAB

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- SHOE AND BOOT REPAIR AND SALES
- MAJOR AUTO REPAIR GARAGE
- MINOR AUTOMOTIVE REPAIR GARAGE
- AUTOMOBILE RENTAL
- NEW OR USED BOAT AND TRAILER DEALERSHIP
- FULL SERVICE CAR WASH AND AUTO DETAIL
- SELF SERVICE CAR WASH
- NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM
- NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- USED MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- COMMERCIAL PARKING LOT
- RECREATIONAL VEHICLE (RV) SALES AND SERVICE
- SERVICE STATION
- TOWING AND IMPOUND YARD
- TOWING SERVICE WITHOUT STORAGE
- TRUCK STOP WITH GASOLINE SALES AND ACCESSORY USES
- ASPHALT OR CONCRETE BATCH PLANTS
- TEMPORARY ASPHALT OR CONCRETE BATCH PLANTS
- BOTTLE WORKS FOR MILK OR SOFT DRINKS
- BREWERY OR DISTILLERY
- CARPET AND RUG CLEANING
- ENVIRONMENTALLY HAZARDOUS MATERIALS
- FOOD PROCESSING WITH NO ANIMAL SLAUGHTERING
- METAL PLATING OR ELECTROPLATING
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- PRINTING AND PUBLISHING
- SALVAGE OR RECLAMATION OF PRODUCTS INDOORS
- SALVAGE OR RECLAMATION OF PRODUCTS OUTDOORS
- HEAVY CONSTRUCTION TRADE YARD
- MINI-WAREHOUSE
- OUTSIDE STORAGE AND/OR OUTSIDE DISPLAY
- RECYCLING COLLECTION CENTER
- WHOLESALE SHOWROOM FACILITY
- AIRPORT, HELIPORT OR LANDING FIELD
- ANTENNA FOR AN AMATEUR RADIO
- ANTENNA DISH
- FREESTANDING COMMERCIAL ANTENNA (*I.E. MONOPOLE OR A SIMILAR STRUCTURE*)
- MOUNTED OR ATTACHED COMMERCIAL ANTENNA
- BUS CHARTER SERVICE AND SERVICE FACILITY
- COMMERCIAL DRONE DELIVERY HUB
- UTILITIES (NON-MUNICIPALLY OWNED OR CONTROLLED), INCLUDING SANITARY LANDFILL, WATER TREATMENT, AND SUPPLY, AND WASTEWATER TREATMENT
- RADIO BROADCASTING
- RAILROAD YARD OR SHOP
- RECORDING STUDIO
- SATELLITE DISH
- TRANSIT PASSENGER FACILITY
- TRUCKING COMPANY
- TV BROADCASTING AND OTHER COMMUNICATION SERVICE

(2) <u>*Density and Development Standards*</u>. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict B -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for a property in a Light Industrial (LI) District as required by Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

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(F) SUBDISTRICT C:

(1) *Permitted Land Uses*. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict C -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Commercial (C) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following shall apply:

(a) The following land uses shall be expressly *Prohibited*:

- AGRICULTURAL USES ON UNPLATTED LAND
- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANIMAL HOSPITAL OR CLINIC
- COMMUNITY GARDEN
- URBAN FARM
- CARETAKERS QUARTERS/DOMESTIC OR SECURITY UNIT
- CONVENT, MONASTERY, OR TEMPLE
- MOTEL
- BLOOD PLASMA DONOR CENTER
- CEMETERY/MAUSOLEUM
- CHURCH/HOUSE OF WORSHIP
- COLLEGE, UNIVERSITY, OR SEMINARY
- EMERGENCY GROUND AMBULANCE SERVICES
- HOSPICE
- MORTUARY OR FUNERAL CHAPEL
- LOCAL POST OFFICE
- PUBLIC OR PRIVATE PRIMARY SCHOOL
- PUBLIC OR PRIVATE SECONDARY SCHOOL
- TEMPORARY EDUCATION BUILDINGS FOR PUBLIC OR PRIVATE SCHOOL
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT RIDE
- INDOOR GUN CLUB WITH SKEET OR TARGET RANGE
- PRIVATE CLUB, LODGE, OR FRATERNAL ORGANIZATION
- TENNIS COURTS (*I.E. NOT ACCESSORY TO A PUBLIC OR PRIVATE COUNTRY CLUB*)
- ASTROLOGER, HYPNOTIST, OR PSYCHIC
- PORTABLE BEVERAGE SERVICE FACILITY
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER
- GARDEN SUPPLY/PLANT NURSERY
- LAUNDROMAT WITH DROPOFF/PICKUP SERVICES
- SELF SERVICE LAUNDROMAT
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- PAWN SHOP
- PERMANENT COSMETICS [(1)]
- TEMPORARY REAL ESTATE SALES OFFICE
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- SECONDHAND DEALER
- BAIL BOND SERVICES
- BUILDING AND LANDSCAPE MATERIAL WITH LIMITED OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITHOUT OUTSIDE STORAGE
- FURNITURE UPHOLSTERY/REFINISHING AND RESALE [(2)]
- RENTAL, SALES, AND SERVICE OF HEAVY MACHINERY AND EQUIPMENT
- LOCKSMITH
- SHOE AND BOOT REPAIR AND SALES
- TRADE SCHOOL

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- MINOR AUTOMOTIVE REPAIR GARAGE
- AUTOMOBILE RENTAL
- NEW OR USED BOAT AND TRAILER DEALERSHIP
- FULL SERVICE CAR WASH AND AUTO DETAIL
- SELF SERVICE CAR WASH
- NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM
- NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- USED MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- RECREATIONAL VEHICLE (RV) SALES AND SERVICE
- SERVICE STATION
- TEMPORARY ASPHALT OR CONCRETE BATCH PLANTS
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- MINI-WAREHOUSE
- WHOLESALE SHOWROOM FACILITY
- COMMERCIAL ANTENNA
- COMMERCIAL FREESTANDING ANTENNA
- BUS CHARTER SERVICE AND SERVICE FACILITY
- HELIPAD
- RADIO BROADCASTING
- RAILROAD YARD OR SHOP
- TRANSIT PASSENGER FACILITY
- WIRELESS COMMUNICATION TOWER

NOTES:
(1): *UNLESS ACCESSORY TO A SPA OR HAIR SALON.*
(2): *UNLESS ACCESSORY TO A GENERAL RETAIL STORE.*

(2) *Density and Development Standards*. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict C -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for a property in a Commercial (C) District as required by Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, all development on *Subdistrict C* shall conform to the standards depicted in *Table 3*, which are as follows:

TABLE 3: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK (1)	25'
MINIMUM SIDE YARD SETBACK (2)	10'
MINIMUM REAR YARD SETBACK (2)	10'
MINIMUM BETWEEN BUILDINGS (2)	15'
MAXIMUM BUILDING HEIGHT (3)	60'
MAXIMUM LOT COVERAGE (4)	60%
MINIMUM LANDSCAPING	20%

GENERAL NOTES:

1: *FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.*
2: *THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.*
3: *BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.*
4: *NO ADDITIONAL FLOOR AREA RATIO (FAR) REQUIREMENTS WILL REGULATE THE LOT COVERAGE OR FORM OF THE BUILDING.*

DRAFT ORDINANCE 03.24.2026

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	March 10, 2026
APPLICANT:	Dylan Adame, PE; *Kimley Horn & Associates*
CASE NUMBER:	Z2026-007; *Zoning Change AG & LI to a Planned Development District for C & 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 and Light Industrial (LI) District to a Planned Development (PD) District for limited Commercial (C) District and Light Industrial (LI) District land uses on a 77.80-acre tract of land identified as Tract 2-2, 2-4, 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.

On June 13, 2025, the applicant submitted a zoning change requesting to change the zoning on the subject property from Agricultural (AG) District and Light Industrial (LI) District to a Light Industrial (LI) District. Ultimately, on July 21, 2025, the City Council approved a motion to deny this zoning change without prejudice, on the basis that the City Council believed that due to the unique location of the subject property it would be better suited to be in a Planned Development District.

PURPOSE

On February 13, 2026, 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 and Light Industrial (LI) District to a Planned Development District for limited Light Industrial (LI) District and Commercial (C) District land uses.

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

The applicant has submitted a *Subdistrict Plan* showing that the subject property will be subdivide into three (3) subdistricts (*i.e. Subdistricts 'A', 'B' & 'C'*) [*see Figure 1*]. *Subdistrict 'A'* is intended to be developed as a *Sheet Metal Facility*. *Subdistrict 'B'* is intended to be developed as a corporate headquarters with *Office* and *Light Industrial* land uses. *Subdistrict 'C'* is intended to be developed with *Retail*, *Restaurant*, and/or *Entertainment* land uses. A total of 77.80-acres will be within the proposed Planned Development District. Based on the development standards submitted by the applicant, *Subdistrict 'A'* and *Subdistrict 'B'* will be subject to limited Light Industrial (LI) District land uses and *Subdistrict 'C'* will be subject to limited Commercial (C) District land uses. In addition, staff has incorporated language that would require the proposed developments to meet the *General Overlay*

District Standards as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The following is a breakdown of the specific standards for each of the proposed subdistricts:



FIGURE 1: PROPOSED SUBDISTRCT PLAN WITH THE SUBDISTRICT DELINEATED.

Subdistrict 'A'.

The applicant has indicated that *Subdistrict 'A'* will be the first portion of the subject property to be developed. Based on the provided *Concept Plan*, *Subdistrict 'A'* will incorporate one (1) building that will operate as a *Sheet Metal Facility* and will be subject to the density and dimensional standards stipulated for properties in a Light Industrial (LI) District and the *General Overlay District Standards* as specified by the Unified Development Code (UDC). Staff has included the *Concept Plan* and *Conceptual Building Elevations* into the *Draft Ordinance* to generally tie down *Subdistrict 'A'* to this *Concept Plan* and *Conceptual Building Elevations*. Given this, if the applicant were to change how they wanted to develop *Subdistrict 'A'* they would need to return to the City Council and Planning and Zoning Commission and amend the Planned Development District. Staff should note, that based on the *Concept Plan* the proposed facility will incorporate an internal truck dock and transit facility. This means all industrial operations will be completely contained within the proposed facility. In addition, staff has limited the land uses permitted within *Subdistrict 'A'* in the Planned Development District ordinance to prohibit all the land uses allowed in the Light Industrial (LI) District that are inconsistent with the intent of the proposed *Concept Plan* and the established adjacent land uses. As previously stated, *Subdistrict 'A'* shall be required to meet all of the density and dimensional requirements stipulated for a property in a Light Industrial (LI) District as outlined by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

Subdistrict 'B'.

Based on the development standards provided by the applicant, *Subdistrict 'B'* is intended to be developed as corporate headquarters with *Office* and *Light Industrial* land uses. Unlike with *Subdistrict 'A',* a *Concept Plan* was not provided for Subdistrict *'B'*. Based on this, staff has required a *PD Development Plan* be submitted and approved by the City Council, pending a recommendation from the Planning and Zoning Commission. This allows the City Council and Planning and Zoning Commission to discretionarily review any proposed development in *Subdistrict 'B'* before a *PD Site Plan* is submitted. As with *Subdistrict 'A'*, *Subdistrict 'B'* will be subject to the density and dimensional standards stipulated for properties in a Light Industrial (LI) District and the *General Overlay District Standards* as specified by the Unified Development Code (UDC). In addition, staff has limited the land uses permitted within *Subdistrict 'B'* in the Planned Development District ordinance to prohibit all the land uses allowed in the Light Industrial (LI) District that are inconsistent with the intent of *Subdistrict 'B'* and the established adjacent land uses. That being said, the applicant has requested that a *Helipad* be permitted *by-right* in *Subdistrict 'B'*. With regard to this land use, the applicant has stated that they would like to incorporate it as a future land use should it be needed. As previously stated, *Subdistrict 'B'* shall be required to meet all of the density and dimensional requirements stipulated for a property in a Light Industrial (LI) District as outlined by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

Subdistrict 'C'.

Unlike *Subdistrict 'A'* and *Subdistrict 'B'*, the applicant does not intend on developing *Subdistrict 'C'* for the corporate offices and light industrial land uses. Rather the applicant intends to allow this portion of the subject property to develop in a similar manner as the adjacent property to the south (*i.e. Planned Development District 102 [PD-102]*). The adjacent properties to the south are located within the *Special Commercial Corridor* (SC) as identified in the OURHometown Vision 2040 Comprehensive Plan. The *Special Commercial Corridor* 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." The adjacent property to the south was zoned Planned Development District 102 (PD-102) for limited Commercial (C) District land uses on October 21, 2024. Within PD-102, are a list of specifically permitted land uses and density and development standards that were established in order to create a uniform development pattern. The applicant is requesting to allow *Subdistrict 'C'* to utilize these same land uses and development standards as contained in PD-102. In addition, *Subdistrict 'C'* shall be required to complete a *PD Development Plan* similar to *Subdistrict 'B'*. This allows the City Council and Planning and Zoning Commission to discretionarily review any proposed development in *Subdistrict 'C'* before a *PD Site Plan* is submitted. *Subdistrict 'C'* shall be required to meet all of the density and dimensional requirements stipulated for a property in a Commercial (C) District as outlined by Article 05, *District Development Standards*, of the Unified Development Code (UDC), and which are summarized in *Table 1* below.

TABLE 1: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK [1]	25'
MINIMUM SIDE YARD SETBACK [2]	10'
MINIMUM REAR YARD SETBACK [2]	10'
MINIMUM BETWEEN BUILDINGS [2]	15'
MAXIMUM BUILDING HEIGHT [3]	60'
MAXIMUM LOT COVERAGE [4]	60%
MINIMUM LANDSCAPING	20%

GENERAL NOTES:

[1]*: FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.*
[2]*: THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.*
[3]*: BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.*
[4]*: NO ADDITIONAL FLOOR AREA RATIO (FAR) REQUIREMENTS WILL REGULATE THE LOT COVERAGE OR FORM OF THE BUILDING.*

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 ... [*as representing*] 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 Planned Development District for limited Light Industrial (LI) District land uses and limited Commercial (C) District land uses. If this zoning change is approved, the applicants' proposed request would not require any changes the *Future Land Use Map*. Since the proposed zoning change appears to take into account both opportunities identified in the plan, it can be seen as generally conforming to the Comprehensive Plan; however, this is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

INFRASTRUCTURE

Based on the proposed request, when the property is developed the following infrastructure is required to be constructed to provide adequate public services for the subject property:

(1) *Water*. The applicant will be required to construct all water lines in accordance with the Engineering Department's *Standards of Design and Construction Manual* and the Master Water Plan. In addition, an Infrastructure Study will be required in order to determine the capacity needed for the proposed development.

(2) *Wastewater*. The applicant will be required to construct all wastewater lines in accordance with the Engineering Department's *Standards of Design and Construction Manual* and the Master Wastewater Plan. In addition, an Infrastructure Study will be required in order to determine the capacity needed for the proposed development.

(3) Roadways. Justin Road must be installed per the City's Master Thoroughfare Plan, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*). In addition, Traffic Impact Analysis (TIA) shall be required.

(4) *Drainage*. Detention will be required and sized per the Engineering Department's *Standards of Design and Construction Manual* and the required drainage study. In addition, a wetlands/WOTUS determination will be required for all lakes/ponds and streams/creeks on site.

STAFF ANALYSIS

The proposed zoning change appears to be consistent with the Unified Development Code (UDC), and generally 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 February 26, 2026, staff mailed 31 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 has received two (2) notices in opposition 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 and Light Industrial (LI) District to a Planned Development District, then staff would propose the following conditions of approval:

(1) *Subdistrict 'A'* shall be required to generally conform to the *Concept Plan* and *Conceptual Building Elevations* contained within *Exhibit 'C'* and *Exhibit 'D'* of the Planned Development District ordinance; and,

(2) The proposed development shall be required to conform to the *Development Standards* contained within *Exhibit 'E'* of the Planned Development District ordinance; and,

(3) Any construction resulting from the approval of this *Zoning Change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☑ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	300 N Stodghill Road				
SUBDIVISION	Rockwall Commercial	LOT	1	BLOCK	A
GENERAL LOCATION	North of the western dead end of Justin Road				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial/AG	CURRENT USE	Vacant		
PROPOSED ZONING	Planned Development	PROPOSED USE	Planned Development		
ACREAGE	77.8	LOTS [CURRENT]	8	LOTS [PROPOSED]	3

☑ ***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
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Clay Collier [*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 THE _____ 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."

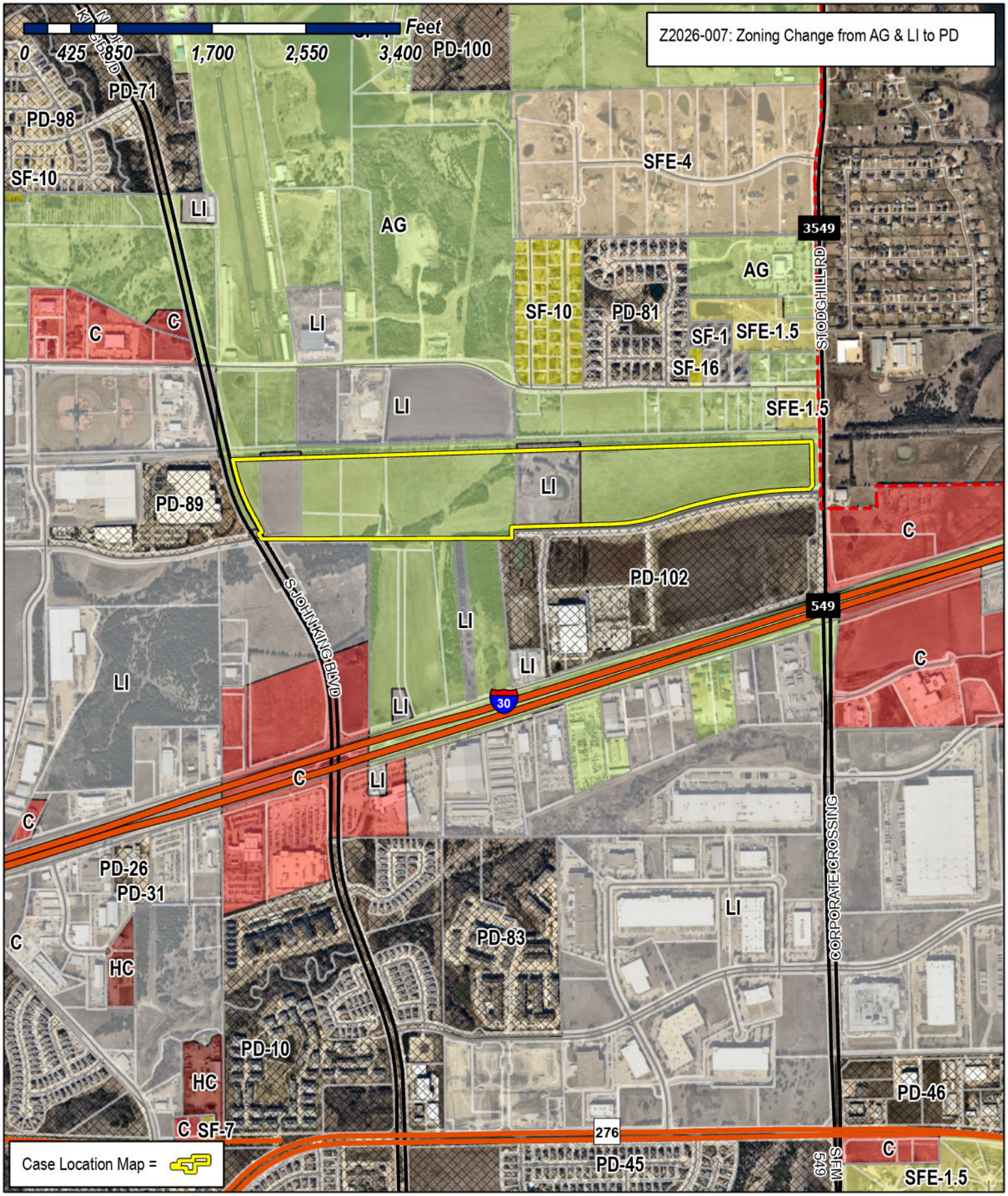
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th *DAY OF* February, 20 26

OWNER'S SIGNATURE Clay Collier

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jennifer Cochran

MY COMMISSION EXPIRES 11-11-2026

JENNIFER COCHRAN NOTARY PUBLIC STATE OF TEXAS ID# 134061726 EXP. 11-11-2026



City of Rockwall

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

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

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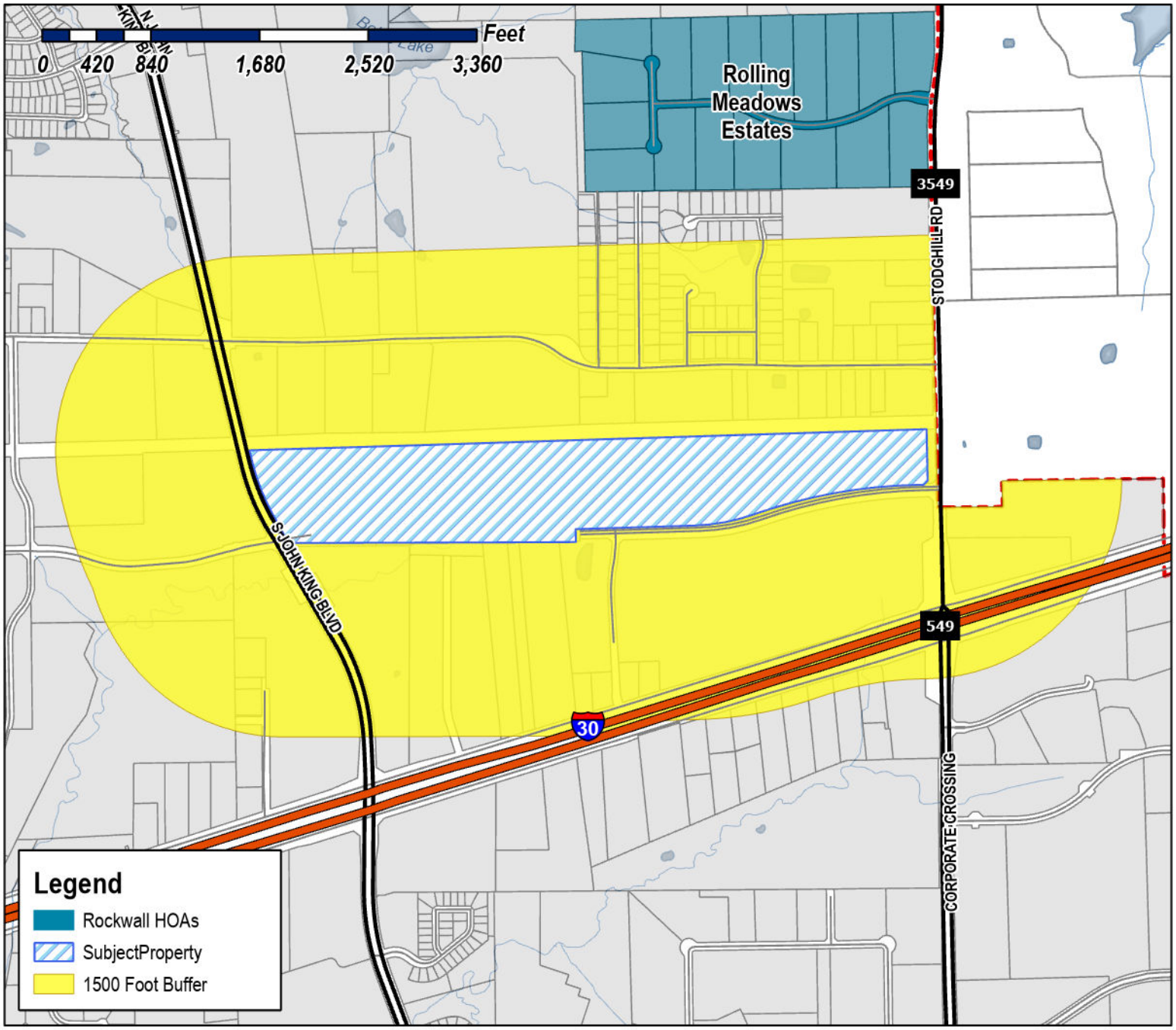
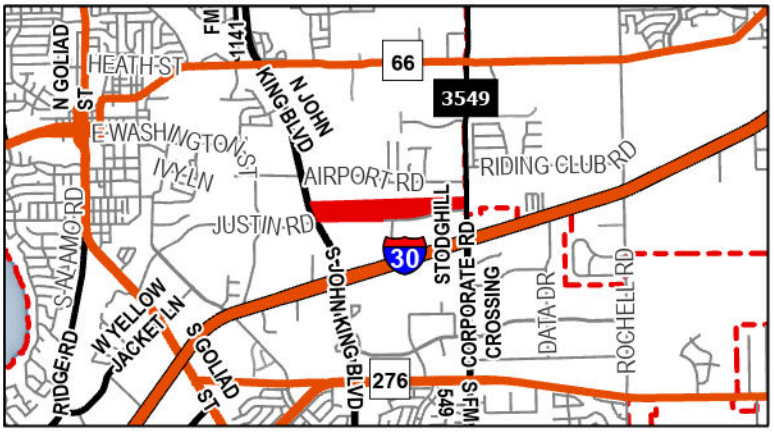


Case Number: Z2026-007
Case Name: Zoning Change from AG & LI to PD
Case Type: Zoning
Zoning: Agricultural (AG) & Light Industrial (LI) District
Case Address: 300 N. Stodghill

Date Saved: 2/13/2026
For Questions on this Case Call (972) 771-7745



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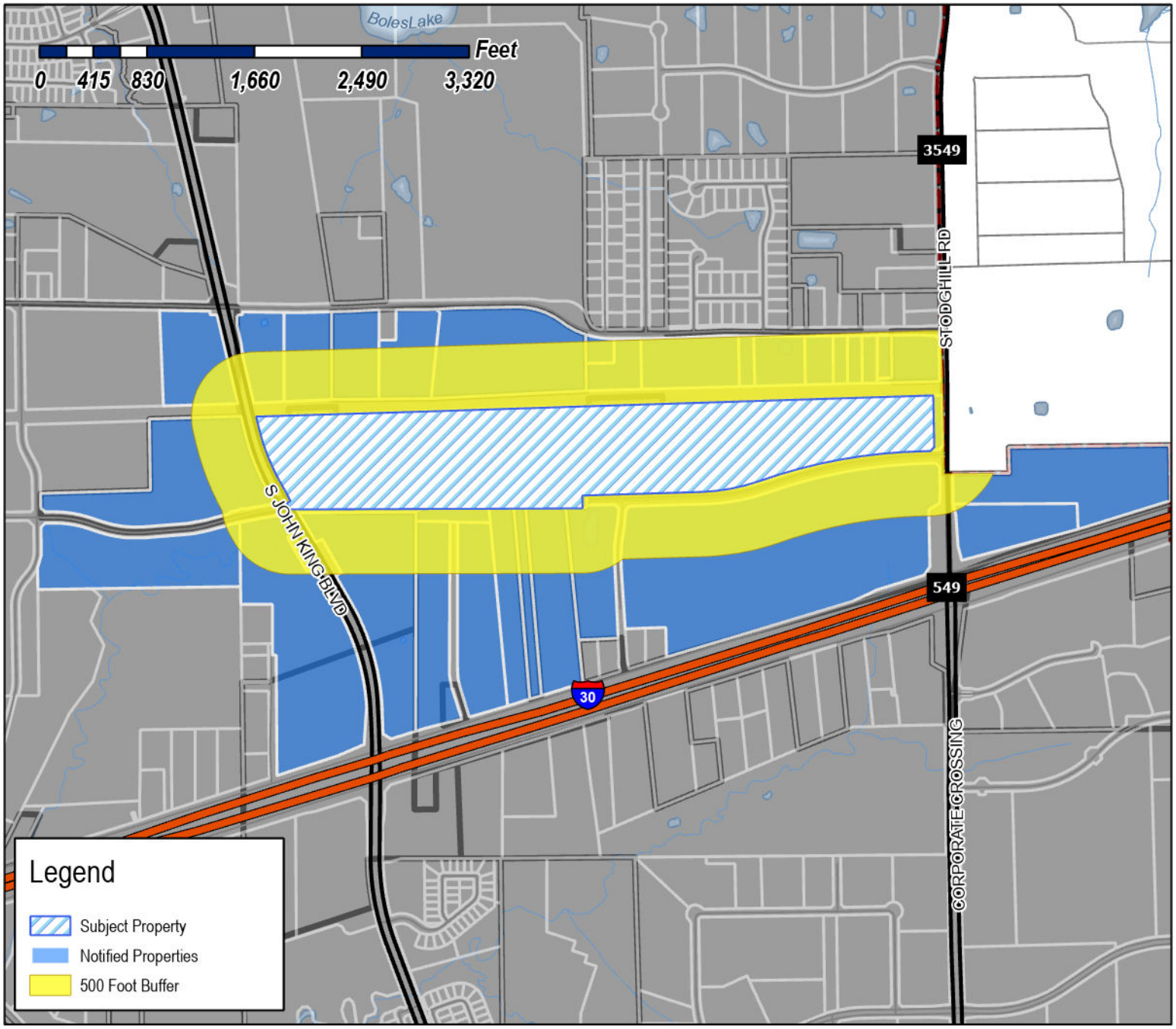

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COLUMBIA NORTH TEXAS HEALTHCARE SYSTEM LP
1100 DR MARTIN L KING JR BLVD STE 500
NASHVILLE, TN 37203

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

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

SPRINGER JOHN STANLEY
2000 AIRPORT RD
ROCKWALL, TX 75087

SPRINGER OUIDA R 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

PLATFORM ROCKWALL LP
ATTN JUSTIN T DAY
3616 Far West Blvd Ste 117-314
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

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:

Z2026-007: Zoning Change from AG and LI to PD

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 and Light Industrial (LI) District to a Planned Development (PD) District for limited Commercial (C) District and Light Industrial (LI) District land uses on a 77.80-acre tract of land identified as Tract 2-2, 2-4, 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, March 10, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 16, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, March 16, 2026 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-007: Zoning Change from AG and LI to PD

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.

February 21, 2026

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

Subject: Written Opposition To Proposed Rezoning to PD (Buffer and Compatibility Concerns)
Property Address: [redacted]

To Mr. Lee:

I respectfully submit this written comment regarding the proposed rezoning of the vacant tract within 500 feet of my property.

While my property is not being rezoned, I have owned my home since 1994 and have lived through significant changes in this area, including annexation into the City, roadway expansion from a rural road to a four-lane corridor, and major surrounding development such as the recent IKEA and residential approvals.

My neighborhood consists of six homes that have remained stable despite these changes. The active railroad corridor has historically functioned as a transition boundary between higher-intensity uses and our residential enclave.

This proposed Planned Development introduces commercial entitlements up to that railroad boundary, reducing the remaining transitional buffer that has protected our homes.

My concerns are focused on:

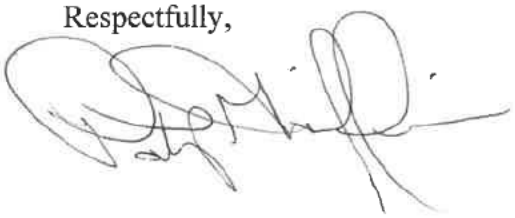
- Compatibility with the City's Comprehensive Plan
- Adequacy of transitional buffering between commercial and residential uses
- Cumulative impact of successive intensification in this corridor
- Long-term stability and property value protection for existing homeowners

Rail corridors are commonly recognized planning features used to separate differing land-use intensities. When development reaches that boundary without sufficient transition standards, the result can be incremental commercial encroachment that undermines neighborhood stability.

I respectfully request that the Commission carefully evaluate whether this proposal maintains the Comprehensive Plan's principles of orderly growth, compatibility, and protection of established residential areas.

Thank you for your consideration.

Respectfully,



Patty Griffin

[redacted]

PUBLIC NOTICE

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

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

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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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. Z2026-007: Zoning Change from AG and LI to PD

Please place a check mark on the appropriate line below:

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

☒ I am opposed to the request for the reasons listed below. This is directly behind my home. Light industrial and Commercial will drastically increase light and noise pollution as well as traffic. Commercial development will also mean "landscaping" which is detrimental to our homesteading way of life. (killing gardens + affecting bees) This will impact all surrounding neighborhoods not for the better. Please for the Save of Rockwall and our children in the area, Vote NO! Please don't push your citizens out!

Name: Ran + Jessica Valentine

Address: [redacted]

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.

IMAGES : Rockwall Heights Master Concept Plan5f2c82f2fb : Rockwall Heights Master Concept Plan83400530 : Rockwall Heights Master Concept Plan9fc0461c : Rockwall Heights Master Concept Plane8558234 : Rockwall Heights Master Concept Plan1f788eee5 : Rockwall Heights Master Concept Plan1d1f04a0 : DSA :
XREFS x19b - PD Concept Zoning Plan LA : xSite : xBndy : xRail : xSurRD : xLandscape : E-PHOTOMETRICS : xWat : xSurv : xAerial : xSite-V13 : xSite-V131
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PLOTTED BY CHAVEZ, LINDSEY 2/12/2026 10:42 AM
DWG PATH K:\RCH_Civil\066077707 - Broaddus Rockwall\4_Design\CAD\PlanSheets\Landscape
DWG NAME LP - 0.00 - SS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SHEET NUMBER LP 0.00

LANDSCAPE EXHIBIT

COLLIER INDUSTRIAL
PREPARED FOR
BROADDUS PLANNING
ROCKWALL TX

KHA PROJECT	066077707
DATE	
SCALE	AS SHOWN
DESIGNED BY	LC
DRAWN BY	MLH
CHECKED BY	BDM

FOR REVIEW ONLY
Kimley»Horn
Not for construction or permit purposes
BLAKE D. MIKULIK
P.E. No. 138E Date 02/12/26

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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No.	REVISIONS	DATE

IMAGES EPSG2276_Date20250523_Lat32.922136_Lon-96.426367_Mpp0.600_Vert : EPSG2276_Date20250523_Lat32.922912_Lon-96.426796_Mpp0.150_Vert : EPSG2276_Date20250523_Lat32.923082_Lon-96.425053_Mpp0.300_Vert : DSA :
XREFS xBody : xSite : xEsmt : xAerial : xTitb - PD Concept Zoning Plan : xSite-V14 : xSurv : xRail
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DWG NAME Subdistrict Plan.dwg
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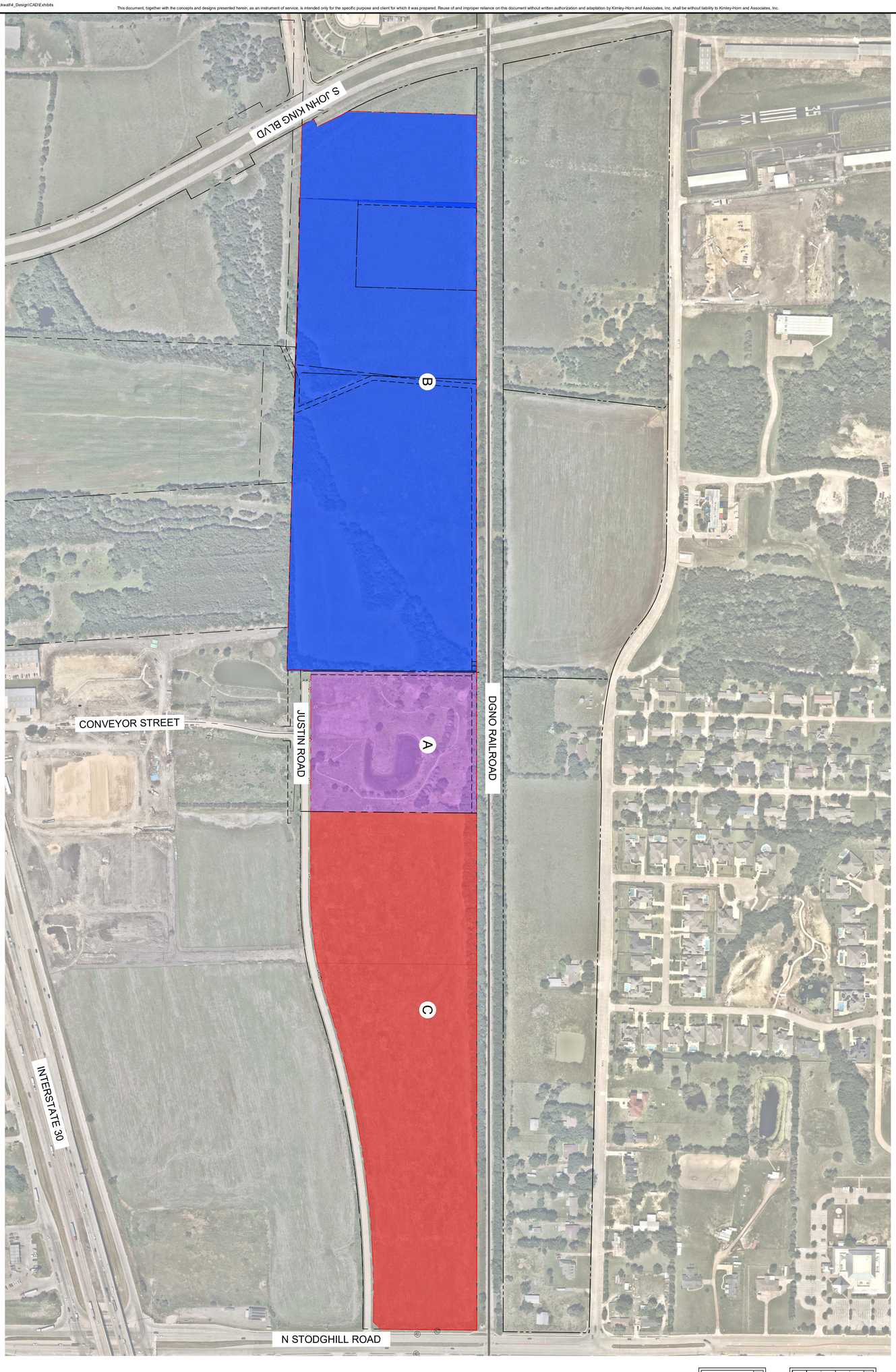


NOTES

1. THESE EXHIBITS ARE CONCEPTUAL IN NATURE ONLY. A COMPLETE DESIGN HAS NOT BEEN PERFORMED IN PREPARATION OF THESE SHEETS. DESIGN INTENT, LOCATIONS, AND QUANTITIES MAY CHANGE DURING THE DESIGN PROCESS.
2. NEARMAP AERIAL PUBLISHED 01/22/2025

LEGEND

PROPERTY LINE
ADJACENT PROPERTY LINE
PROPOSED LIGHT INDUSTRIAL
PROPOSED LIGHT INDUSTRIAL
PROPOSED COMMERCIAL

GRAPHIC SCALE IN FEET
0 100 200 400

NORTH

SHEET NUMBER EX-C

SUBDISTRICT PLAN

COLLIER INDUSTRIAL
PREPARED FOR
BROADDUS PLANNING
ROCKWALL TX

KHA PROJECT	066077707
DATE	FEBRUARY 2026
SCALE	AS SHOWN
DESIGNED BY	CAL
DRAWN BY	MYB
CHECKED BY	DSA

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: DYLAN ADAME
P.E. No. 138132 Date: FEB 2026

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.

No.	REVISIONS	DATE







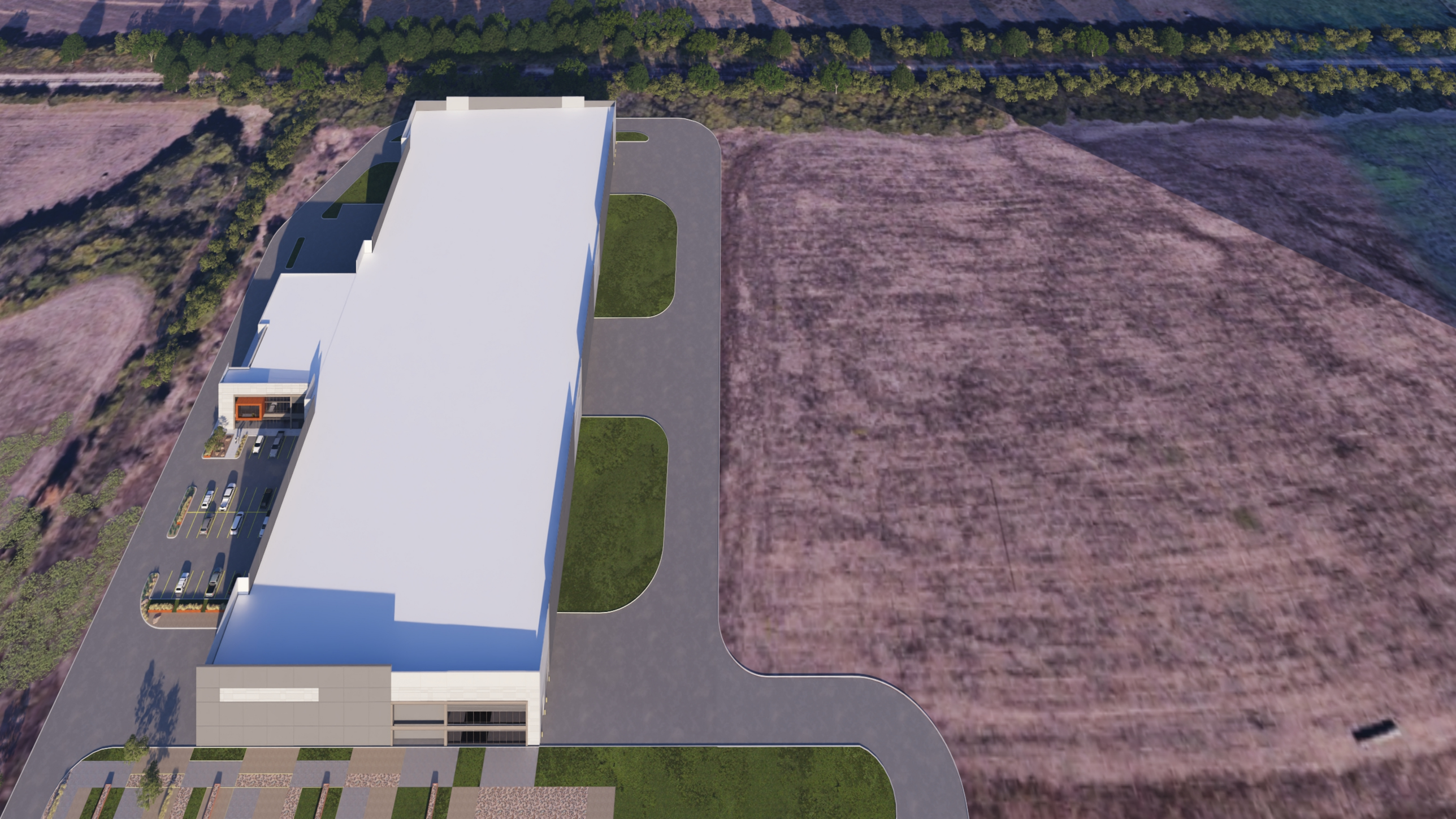


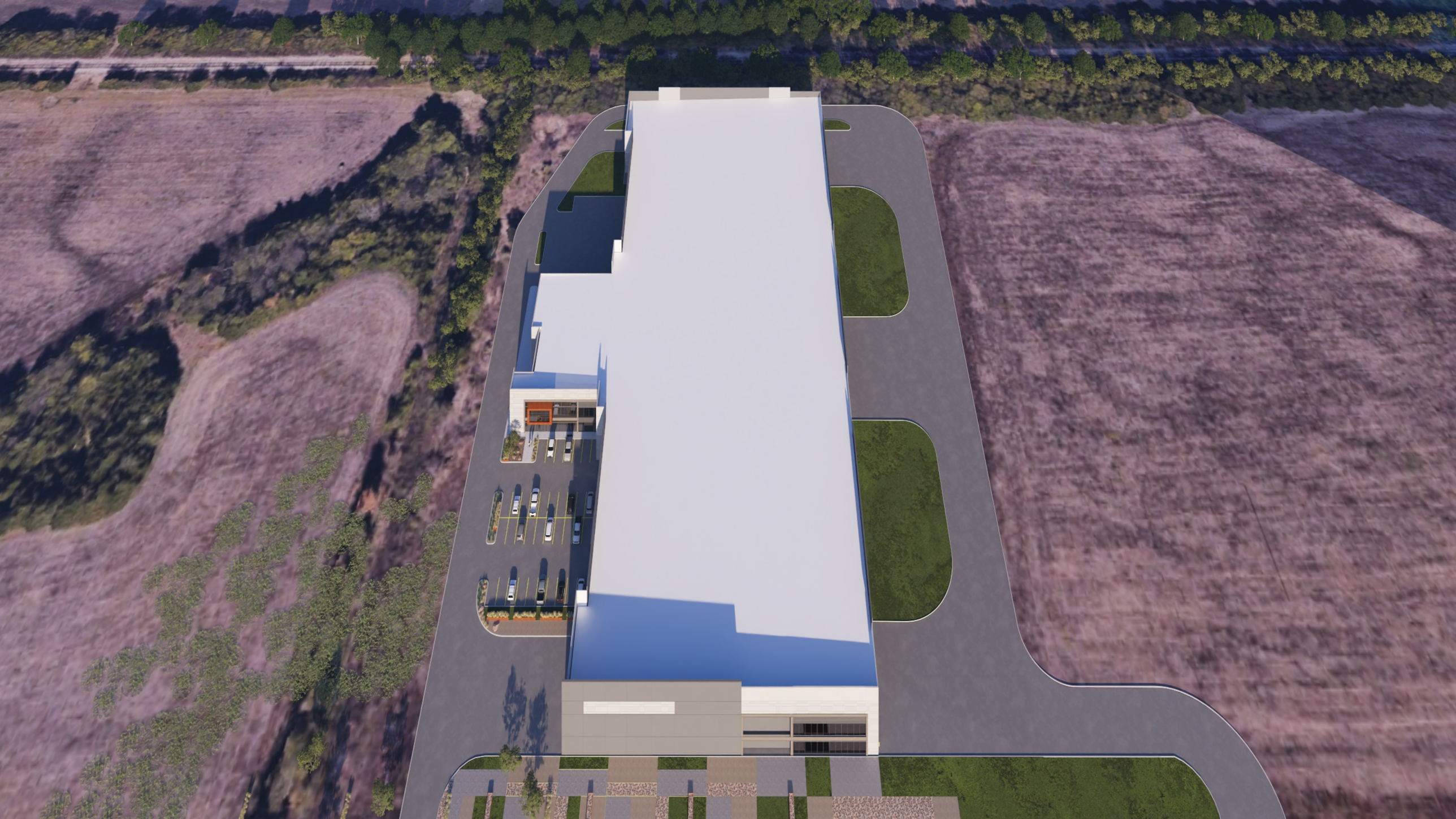












01 CENTRAL DISTRICT

DISTRICT DESCRIPTION

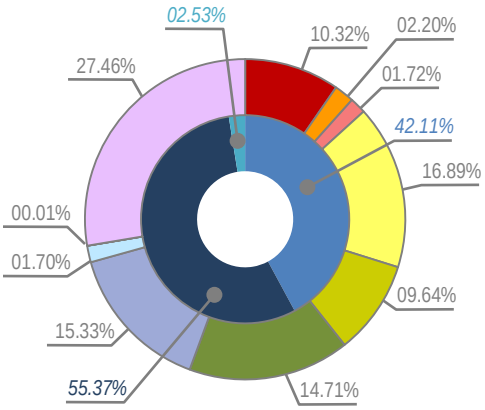
The *Central District* is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (*e.g. Park Place*), estate and rural residential (*e.g. Rolling Meadows Subdivision*), and higher density residential developments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

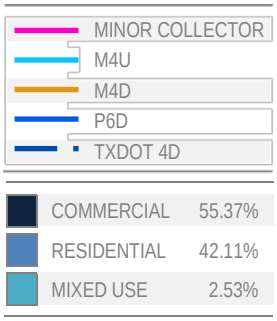
John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

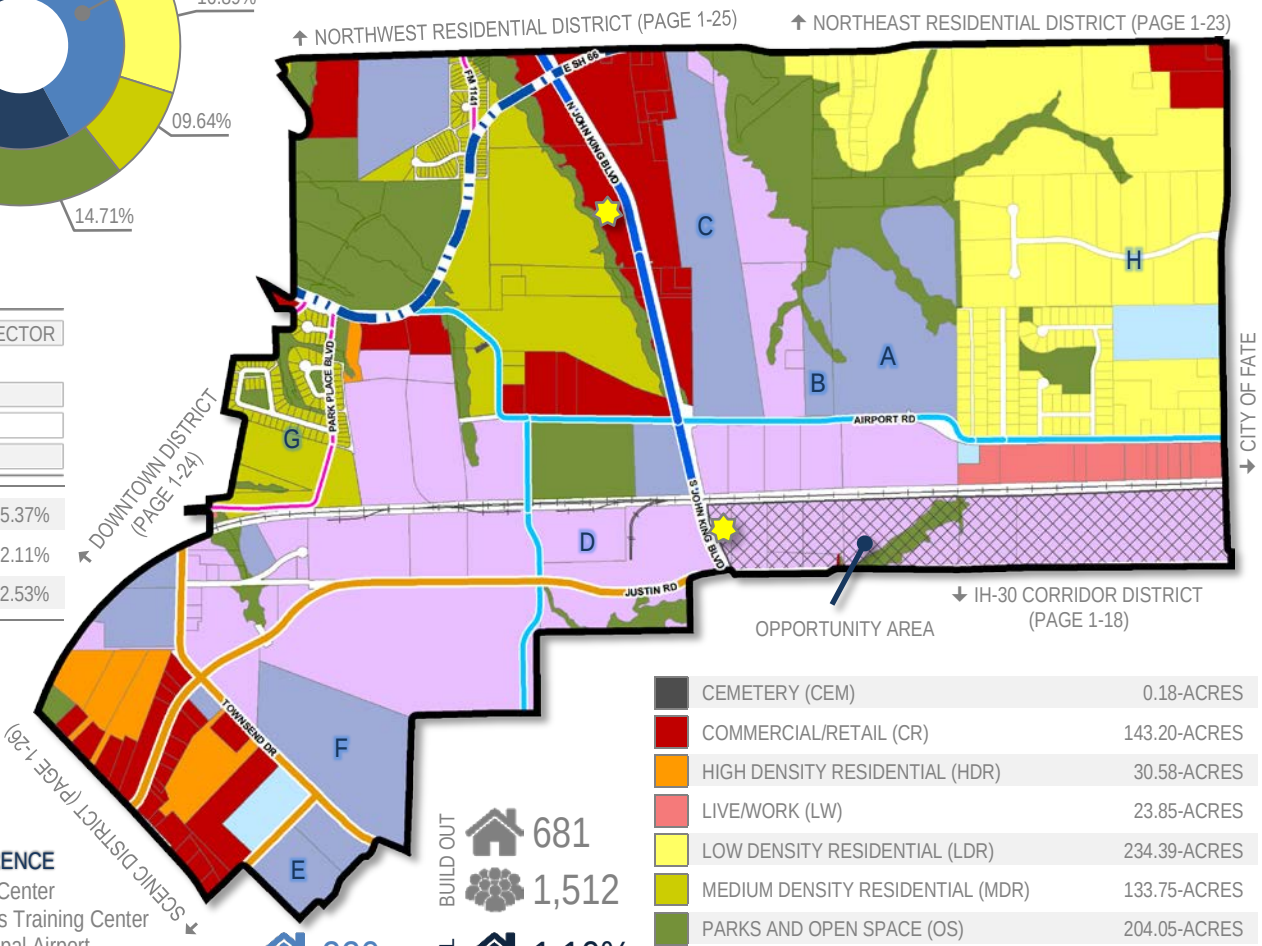
DISTRICT STRATEGIES

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.







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	BUILD OUT	% OF ROCKWALL
	220	681	1.10%
	71	1,512	3.91%
	488		0.82%

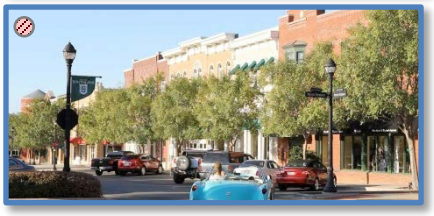
CEMETERY (CEM)	0.18-ACRES
COMMERCIAL/RETAIL (CR)	143.20-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	30.58-ACRES
LIVE/WORK (LW)	23.85-ACRES
LOW DENSITY RESIDENTIAL (LDR)	234.39-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	133.75-ACRES
PARKS AND OPEN SPACE (OS)	204.05-ACRES
PUBLIC (P)	212.77-ACRES
QUASI-PUBLIC (QP)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

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)

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 freindly 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)

CITY OF ROCKWALL

ORDINANCE NO. 26-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 CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT AND LIGHT INDUSTRIAL (LI) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR LIGHT INDUSTRIAL (LI) DISTRICT AND COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING 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 IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *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, PE 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 and a Light Industrial (LI) District to Planned Development District XX (PD-XX) for Light Industrial (LI) District and Commercial (C) District land uses on 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, zoned Agricultural (AG) District and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, and more fully described in *Exhibit 'A'* and depicted in *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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by

DRAFT ORDINANCE 03.18.2026

granting this zoning change, and as may be amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Subdistrict Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan for Subdistrict A*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations for Subdistrict A*, depicted in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, outlined in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 6. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

SECTION 7. That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, 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 for this ordinance are declared to be severable;

SECTION 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (*including references to the Unified Development Code [UDC]*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 10. 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 6th DAY OF APRIL, 2026.

DRAFT ORDINANCE 03.30.2026

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *March 16, 2026*

2nd Reading: *April 6, 2026*

DRAFT ORDINANCE 03.10.2026

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. 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. 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, northwest corner of said Lot 1R, and the northeast corner of a called 19.99-acre tract of land, described in

DRAFT 03.10.2026

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;

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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.

DRAFT ORDINANCE 03.10.2026

Exhibit 'B'
Subdistrict Plan



DRAFT
03.10.2026

Exhibit 'C'
Concept Plan for Subdistrict A



DRAFT
ORDINANCE
03.10.2026

Exhibit 'D'
Conceptual Building Elevations for Subdistrict A







DRAFT
Ordinance

Exhibit 'E'
Development Standards

(A) ESTABLISHMENT AND INTENT OF THE SUBDISTRICTS

The *Subject Property* shall be divided into three (3) subdistricts as depicted on the *Subdistrict Plan*, which is contained in *Exhibit 'B'* of this ordinance. The intent of each of the established *Subdistricts* is as follows:

(1) *Subdistrict A & B*. The intent of *Subdistricts A & B* is to establish a corporate headquarters with *Office* and *Light Industrial* land uses. Specifically, *Subdistrict A* is intended to be a *Sheet Metal Facility* as depicted in *Exhibit 'C'* and *Exhibit 'D'*.

(2) *Subdistrict C*. The intent of *Subdistrict C* is to provide a *Regional Commercial/Retail and Entertainment Center* that consists of retail, restaurant, and/or entertainment land uses.

(B) PROCESSES FOR EACH SUBDISTRICT

(1) *Subdistrict A*. *Subdistrict A* shall be developed in general conformance with the *Concept Plan for Subdistrict A* contained in *Exhibit 'C'* of this ordinance, the *Conceptual Building Elevations for Subdistrict A* contained in *Exhibit 'D'* of this ordinance, and the development standards contained in this subsection (*i.e. Exhibit 'E'*) of this ordinance. Prior to the issuance of a *Building Permit* for any structure in *Subdistrict A*, a *PD Site Plan* -- *that conforms to the requirements of this Planned Development District ordinance and the Unified Development Code (UDC)* -- shall be submitted and approved in accordance with the requirements of Article 11, *Development Application Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]. The Director of Planning and Zoning may require a *PD Development Plan* for *Subdistrict A* if it is determined that the *PD Site Plan* does *not* meet the intent of this Planned Development District Ordinance

(2) *Subdistrict B*. *Subdistrict B* shall be developed in general conformance with the *Subdistrict Plan* contained in *Exhibit 'B'* of this ordinance, and the development standards contained in *Exhibit 'E'* of this ordinance. Prior to the issuance of a *Building Permit* for any structure in *Subdistrict B*, a *PD Development Plan* and *PD Site Plan* shall be submitted and approved in accordance with the requirements of Article 10, *Planned Development District Regulations*, and Article 11, *Development Application Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and in conformance with this ordinance.

(3) *Subdistrict C*. *Subdistrict C* shall be developed in general conformance with the *Subdistrict Plan* contained in *Exhibit 'B'* of this ordinance, and the development standards contained in *Exhibit 'E'* of this ordinance. Prior to the issuance of a *Building Permit* for any structure in *Subdistrict C*, a *PD Development Plan* and *PD Site Plan* -- *that conforms to the requirements of this Planned Development District ordinance and the Unified Development Code (UDC)* -- shall be submitted and approved in accordance with the requirements of Article 11, *Development Application Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and in conformance with this ordinance.

(4) *PD Site Plans*. If a *PD Site Plan* is submitted that does *not* meet the intent of this Planned Development District Ordinance or an approved *PD Development Plan*, the Director of Planning and Zoning shall prepare a recommendation outlining how the proposed *PD Site Plan* fails to meet the intent, and bring the *PD Site Plan* and recommendation to the Planning and Zoning Commission for action. Should the Planning and Zoning Commission determine that the *PD Site Plan* does meet the intent of this ordinance or the approved *PD Development Plan*, the *PD Site Plan* may be approved in accordance with the

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procedures of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and with the requirements of this ordinance; however, should the Planning and Zoning Commission determine that the *PD Site Plan* does *not* meet the intent of this ordinance or an approved *PD Development Plan*, the Planning and Zoning Commission shall deny the *PD Site Plan* and the applicant shall be required to submit a *PD Development Plan* oar an *Amended PD Development Plan* in accordance with Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and this ordinance.

(C) GENERAL STANDARDS.

The following general standards shall apply for all *Subdistricts* as depicted on the *Subdistrict Plan* contained in *Exhibit 'C'* of this ordinance:

(1) *Development Standards*. Unless otherwise stipulated by this Planned Development District, all property situated within any *Subdistrict* shall be subject to the development standards stipulated by the *General Overlay District Standards* as outlined in Section 06.02, *General Overlay District Standards*, of Article 5, *Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(2) *Landscape Buffers*. All landscape buffers shall be provided as follows:

(a) *Landscape Buffer Adjacent to the N. John King Boulevard*. A minimum of a 50-foot landscape buffer shall be provided along the frontage of the N. John King Boulevard (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall each have a minimum height 30-inches and may be non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. A meandering/curvilinear ten (10) foot sidewalk/trail shall be constructed within the 50-foot landscape buffer.

(b) *Landscape Buffer Adjacent to Stodghill Road (FM-3549)*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of the Stodghill Road (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height 30-inches and may be non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. An eight (8) foot sidewalk/trail shall be constructed within the 20-foot landscape buffer.

(c) *Landscape Buffer Adjacent to Justin Road (Subdistrict 'A' and 'B')*. A minimum of a 50-foot landscape buffer shall be provided along the frontage of Justin Road (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall each have a minimum height 30-inches and may be non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. An eight (8) foot sidewalk/trail shall be constructed within the 50-foot landscape buffer.

(d) *Landscape Buffer Adjacent to Justin Road (Subdistrict 'C')*. A minimum of a 20-foot

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landscape buffer shall be provided along the frontage of Justin Road (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall each have a minimum height 30-inches and may be non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. An eight (8) foot sidewalk/trail shall be constructed within the 20-foot landscape buffer.

(e) *Landscape Buffer Adjacent to the Railroad (i.e. Union Pacific/Dallas Garland)*. A minimum of a ten (10) foot landscape buffer shall be provided along the railroad, and shall incorporate a row of canopy trees on 20-foot centers.

(3) *Variances/Exceptions*. Variances and exceptions to the requirements of this ordinance shall be submitted and approved in accordance with the process and procedures set forth in Article 11, *Development Applications and Review procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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(D) SUBDISTRICT A:

(1) *Concept Plan*. Development within *Subdistrict A* -- as depicted on the *Subdistrict Plan* contained in *Exhibit 'B'* of this ordinance -- shall generally conform with the *Concept Plan* depicted in the *Concept Plan* for *Subdistrict A* -- contained in *Exhibit 'C'* of this ordinance --.

(2) *Building Elevations*. Development within *Subdistrict A* -- as depicted on the *Subdistrict Plan* contained in *Exhibit 'B'* of this ordinance -- shall generally conform to the *Conceptual Building Elevations* depicted in the *Conceptual Building Elevations* for *Subdistrict A* contained in *Exhibit 'D'* of this ordinance.

(3) *Permitted Land Uses*. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict A -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Light Industrial (LI) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following shall apply:

(a) The following land uses shall be expressly *Prohibited*:

- AGRICULTURAL USES ON UNPLATTED LAND
- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANMIAL CLINIC FOR SMALL ANIMALS WITHOUT OUTDOOR PENS
- ANIMAL HOSPITAL OR CLINIC
- ANIMAL SHELTER OF LOAFING SHED
- COMMUNITY GARDEN
- URBAN FARM
- CARETAKERS QUARTERS/DOMESTIC OR SECURITY UNIT
- CONVENT, MONASTERY, OR TEMPLE
- LIMITED-SERVICE HOTEL
- FULL-SERVICE HOTEL
- RESIDENCE HOTEL
- MOTEL
- ASSISTED LIVING FACILITY
- BLOOD PLASMA DONOR CENTER
- CEMETERY/MAUSOLEUM
- CHURCH/HOUSE OF WORSHIP
- COLLEGE, UNIVERSITY, OR SEMINARY
- EMERGENCY GROUND AMBULANCE SERVICES
- CONVALESCENT CARE FACILITY/NURSING HOME
- CONGREGATE CARE FACILITY/ELDERLY HOUSING
- CREMATORIUM
- DAYCRE WITH SEVEN (7) OR MORE CHILDREN
- GIVERNMENT FACILITY
- HOSPICE
- HOSPITAL
- PUBLIC LIBRARY, ART GALLERY OR MUSEUM
- MORTUARY OR FUNERAL CHAPEL
- LOCAL POST OFFICE
- REGIONAL POST OFFICE
- PRISON/CUSTODIAL INSTITUTION
- PUBLIC OR PRIVATE PRIMARY SCHOOL
- PUBLIC OR PRIVATE SECONDARY SCHOOL
- TRADE SCHOOL

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- RESCUE MISSION OR SHELTER FOR THE HOMELESS
- SOCIAL SERVICE PROVIDER (*EXCEPT RESCUE MISSION OR HOMELESS SHELTER*)
- FINANCIAL INSTITUTION WITH DRIVE THROUGH
- FINANCIAL INSTITUTION WITHOUT DRIVE-THROUGH
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT RIDE
- INDOOR COMMERCIAL AMUSEMENT/RECREATION
- OUTDOOR COMMERCIAL AMUSEMENT/RECREATION
- PUBLIC OR PRIVATE COMMUNITY OR RECREATION CLUB AS AN ACCESSORY USE
- PRIVATE COUNTRY CLUB
- GOLF DRIVING RANGE
- TEMPORARY FUNDRAISING EVENTS BY NON-PROFIT
- INDOOR GUN CLUB WITH SKEET OR TARGET RANGE
- HEALTH CLUB OR GYM
- PRIVATE CLUB, LODGE, OR FRATERNAL ORGANIZATION
- PRIVATE SPORTS ARENA, STADIUM, AND/OR TRACK
- TENNIS COURTS (*I.E. NOT ACCESSORY TO A PUBLIC OR PRIVATE COUNTRY CLUB*)
- THEATER
- ALCOHOLIC BEVERAGE PACKAGE SALES
- PORTABLE BEVERAGE SERVICE FACILITY
- BREWPUB
- BUSINESS SCHOOL
- CATERING SERVICE
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER
- CRAFT/MICRO BREWERY, DISTILLERY AND/OR WINE
- INCIDENTAL DISPLAY
- FOOD TRUCKS/TRAILERS
- GARDEN SUPPLY/PLANT NURSERY
- GENERAL PERSONAL SERVICE
- HAIR SALON AND/OR MANICURIST
- LAUNDROMAT WITH DROP-OFF/PICKUP SERVICES
- SELF-SERVICE LAUNDROMAT
- PRIVATE MUSEUM OR ART GALLERY
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- PAWN SHOP
- PERMANENT COSMETICS
- TEMPORARY REAL ESTATE SALES OFFICE
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- RESTAURANT WITH LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH LESS THAN 2,000 SF WITHOUT DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH 2,000 SF OR MORE WITH DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH 2,000 SF OR MORE WITHOUT DRIVE-THROUGH OR DRIVE-IN
- RETAIL STORE WITH GASOLINE SALES THAT HAS TWO (2) OR LESS DISPENSERS (*I.E. MAXIMUM OF FOUR [4] VEHICLES*)
- RETAIL STORE WITH GASOLINE SALES THAT HAS MORE THAN TWO (2) DISPENSERS
- SECONDHAND DEALER
- ART, PHOTOGRAPHY, OR MUSIC STUDIO
- TAXIDERMIST SHOP
- BAIL BOND SERVICES
- BUILDING AND LANDSCAPE MATERIAL WITH OUTSIDE STORAGE
- BUILDING AND LANDSCAPE MATERIAL WITH LIMITED OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITH OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITHOUT OUTSIDE STORAGE
- COMMERCIAL CLEANERS
- ELECTRICAL, WATCH, CLOCK, JEWELRY AND/OR SIMILAR REPAIR
- FEED STORE OR RANCH SUPPLY
- FURNITURE UPHOLSTERY/REFINISHING AND RESALE
- GUBSMITH REPAIR AND SALES
- HEAVY MACHINERY AND EQUIPMENT RENTAL, SALES, AND SERVICE

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- LOCKSMITH
- MEDICAL OR SCIENTIFIC RESEARCH LAB
- SHOE AND BOOT REPAIR AND SALES
- MAJOR AUTO REPAIR GARAGE
- MINOR AUTOMOTIVE REPAIR GARAGE
- AUTOMOBILE RENTAL
- NEW OR USED BOAT AND TRAILER DEALERSHIP
- FULL SERVICE CAR WASH AND AUTO DETAIL
- SELF SERVICE CAR WASH
- NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM
- NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- USED MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- COMMERCIAL PARKING LOT
- RECREATIONAL VEHICLE (RV) SALES AND SERVICE
- SERVICE STATION
- TOWING AND IMPOUND YARD
- TOWING SERVICE WITHOUT STORAGE
- TRUCK STOP WITH GASOLINE SALES AND ACCESSORY USES
- ASPHALT OR CONCRETE BATCH PLANTS
- TEMPORARY ASPHALT OR CONCRETE BATCH PLANTS
- BOTTLE WORKS FOR MILK OR SOFT DRINKS
- BREWERY OR DISTILLERY
- CARPET AND RUG CLEANING
- ENVIRONMENTALLY HAZARDOUS MATERIALS
- FOOD PROCESSING WITH NO ANIMAL SLAUGHTERING
- METAL PLATING OR ELECTROPLATING
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- PRINTING AND PUBLISHING
- SALVAGE OR RECLAMATION OF PRODUCTS INDOORS
- SALVAGE OR RECLAMATION OF PRODUCTS OUTDOORS
- HEAVY CONSTRUCTION TRADE YARD
- MINI-WAREHOUSE
- OUTSIDE STORAGE AND/OR OUTSIDE DISPLAY
- RECYCLING COLLECTION CENTER
- WHOLESALE SHOWROOM FACILITY
- AIRPORT, HELIPORT OR LANDING FIELD
- ANTENNA FOR AN AMATEUR RADIO
- ANTENNA DISH
- FREESTANDING COMMERCIAL ANTENNA (*I.E. MONOPOLE OR A SIMILAR STRUCTURE*)
- MOUNTED OR ATTACHED COMMERCIAL ANTENNA
- BUS CHARTER SERVICE AND SERVICE FACILITY
- COMMERCIAL DRONE DELIVERY HUB
- HELIPAD
- UTILITIES (NON-MUNICIPALLY OWNED OR CONTROLLED), INCLUDING SANITARY LANDFILL, WATER TREATMENT, AND SUPPLY, AND WASTEWATER TREATMENT
- RADIO BROADCASTING
- RAILROAD YARD OR SHOP
- RECORDING STUDIO
- SATELLITE DISH
- TRANSIT PASSENGER FACILITY
- TRUCKING COMPANY
- TV BROADCASTING AND OTHER COMMUNICATION SERVICE

(4) <u>*Density and Development Standards*</u>. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict A -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for a property in a Light Industrial (LI) District as required by Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development*

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Standards, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

(E) SUBDISTRICT B:

(1) *Permitted Land Uses*. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict B -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Light Industrial (LI) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following shall apply:

(a) The following land uses shall be permitted *By-Right*:

- HELIPAD

(b) The following land uses shall be expressly *Prohibited*:

- AGRICULTURAL USES ON UNPLATTED LAND
- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANMIAL CLINIC FOR SMALL ANIMALS WITHOUT OUTDOOR PENS
- ANIMAL HOSPITAL OR CLINIC
- ANIMAL SHELTER OF LOAFING SHED
- COMMUNITY GARDEN
- URBAN FARM
- CARETAKERS QUARTERS/DOMESTIC OR SECURITY UNIT
- CONVENT, MONASTERY, OR TEMPLE
- LIMITED-SERVICE HOTEL
- FULL-SERVICE HOTEL
- RESIDENCE HOTEL
- MOTEL
- ASSISTED LIVING FACILITY
- BLOOD PLASMA DONOR CENTER
- CEMETERY/MAUSOLEUM
- CHURCH/HOUSE OF WORSHIP
- COLLEGE, UNIVERSITY, OR SEMINARY
- EMERGENCY GROUND AMBULANCE SERVICES
- CONVALESCENT CARE FACILITY/NURSING HOME
- CONGREGATE CARE FACILITY/ELDERLY HOUSING
- CREMATORIUM
- DAYCRE WITH SEVEN (7) OR MORE CHILDREN
- GIVERNMENT FACILITY
- HOSPICE
- HOSPITAL
- PUBLIC LIBRARY, ART GALLERY OR MUSEUM
- MORTUARY OR FUNERAL CHAPEL
- LOCAL POST OFFICE
- REGIONAL POST OFFICE
- PRISON/CUSTODIAL INSTITUTION
- PUBLIC OR PRIVATE PRIMARY SCHOOL
- PUBLIC OR PRIVATE SECONDARY SCHOOL
- TRADE SCHOOL
- RESCUE MISSION OR SHELTER FOR THE HOMELESS
- SOCIAL SERVICE PROVIDER (*EXCEPT RESCUE MISSION OR HOMELESS SHELTER*)

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- FINANCIAL INSTITUTION WITH DRIVE THROUGH
- FINANCIAL INSTITUTION WITHOUT DRIVE-THROUGH
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT RIDE
- INDOOR COMMERCIAL AMUSEMENT/RECREATION
- OUTDOOR COMMERCIAL AMUSEMENT/RECREATION
- PUBLIC OR PRIVATE COMMUNITY OR RECREATION CLUB AS AN ACCESSORY USE
- PRIVATE COUNTRY CLUB
- GOLF DRIVING RANGE
- TEMPORARY FUNDRAISING EVENTS BY NON-PROFIT
- INDOOR GUN CLUB WITH SKEET OR TARGET RANGE
- HEALTH CLUB OR GYM
- PRIVATE CLUB, LODGE, OR FRATERNAL ORGANIZATION
- PRIVATE SPORTS ARENA, STADIUM, AND/OR TRACK
- TENNIS COURTS (*I.E. NOT ACCESSORY TO A PUBLIC OR PRIVATE COUNTRY CLUB*)
- THEATER
- ALCOHOLIC BEVERAGE PACKAGE SALES
- PORTABLE BEVERAGE SERVICE FACILITY
- BREWPUB
- BUSINESS SCHOOL
- CATERING SERVICE
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER
- CRAFT/MICRO BREWERY, DISTILLERY AND/OR WINE
- INCIDENTAL DISPLAY
- FOOD TRUCKS/TRAILERS
- GARDEN SUPPLY/PLANT NURSERY
- GENERAL PERSONAL SERVICE
- HAIR SALON AND/OR MANICURIST
- LAUNDROMAT WITH DROP-OFF/PICKUP SERVICES
- SELF-SERVICE LAUNDROMAT
- PRIVATE MUSEUM OR ART GALLERY
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- PAWN SHOP
- PERMANENT COSMETICS
- TEMPORARY REAL ESTATE SALES OFFICE
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- RESTAURANT WITH LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH LESS THAN 2,000 SF WITHOUT DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH 2,000 SF OR MORE WITH DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH 2,000 SF OR MORE WITHOUT DRIVE-THROUGH OR DRIVE-IN
- RETAIL STORE WITH GASOLINE SALES THAT HAS TWO (2) OR LESS DISPENSERS (*I.E. MAXIMUM OF FOUR [4] VEHICLES*)
- RETAIL STORE WITH GASOLINE SALES THAT HAS MORE THAN TWO (2) DISPENSERS
- SECONDHAND DEALER
- ART, PHOTOGRAPHY, OR MUSIC STUDIO
- TAXIDERMIST SHOP
- BAIL BOND SERVICES
- BUILDING AND LANDSCAPE MATERIAL WITH OUTSIDE STORAGE
- BUILDING AND LANDSCAPE MATERIAL WITH LIMITED OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITH OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITHOUT OUTSIDE STORAGE
- COMMERCIAL CLEANERS
- ELECTRICAL, WATCH, CLOCK, JEWELRY AND/OR SIMILAR REPAIR
- FEED STORE OR RANCH SUPPLY
- FURNITURE UPHOLSTERY/REFINISHING AND RESALE
- GUBSMITH REPAIR AND SALES
- HEAVY MACHINERY AND EQUIPMENT RENTAL, SALES, AND SERVICE
- LOCKSMITH
- MEDICAL OR SCIENTIFIC RESEARCH LAB

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- SHOE AND BOOT REPAIR AND SALES
- MAJOR AUTO REPAIR GARAGE
- MINOR AUTOMOTIVE REPAIR GARAGE
- AUTOMOBILE RENTAL
- NEW OR USED BOAT AND TRAILER DEALERSHIP
- FULL SERVICE CAR WASH AND AUTO DETAIL
- SELF SERVICE CAR WASH
- NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM
- NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- USED MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- COMMERCIAL PARKING LOT
- RECREATIONAL VEHICLE (RV) SALES AND SERVICE
- SERVICE STATION
- TOWING AND IMPOUND YARD
- TOWING SERVICE WITHOUT STORAGE
- TRUCK STOP WITH GASOLINE SALES AND ACCESSORY USES
- ASPHALT OR CONCRETE BATCH PLANTS
- TEMPORARY ASPHALT OR CONCRETE BATCH PLANTS
- BOTTLE WORKS FOR MILK OR SOFT DRINKS
- BREWERY OR DISTILLERY
- CARPET AND RUG CLEANING
- ENVIRONMENTALLY HAZARDOUS MATERIALS
- FOOD PROCESSING WITH NO ANIMAL SLAUGHTERING
- METAL PLATING OR ELECTROPLATING
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- PRINTING AND PUBLISHING
- SALVAGE OR RECLAMATION OF PRODUCTS INDOORS
- SALVAGE OR RECLAMATION OF PRODUCTS OUTDOORS
- HEAVY CONSTRUCTION TRADE YARD
- MINI-WAREHOUSE
- OUTSIDE STORAGE AND/OR OUTSIDE DISPLAY
- RECYCLING COLLECTION CENTER
- WHOLESALE SHOWROOM FACILITY
- AIRPORT, HELIPORT OR LANDING FIELD
- ANTENNA FOR AN AMATEUR RADIO
- ANTENNA DISH
- FREESTANDING COMMERCIAL ANTENNA (*I.E. MONOPOLE OR A SIMILAR STRUCTURE*)
- MOUNTED OR ATTACHED COMMERCIAL ANTENNA
- BUS CHARTER SERVICE AND SERVICE FACILITY
- COMMERCIAL DRONE DELIVERY HUB
- UTILITIES (NON-MUNICIPALLY OWNED OR CONTROLLED), INCLUDING SANITARY LANDFILL, WATER TREATMENT, AND SUPPLY, AND WASTEWATER TREATMENT
- RADIO BROADCASTING
- RAILROAD YARD OR SHOP
- RECORDING STUDIO
- SATELLITE DISH
- TRANSIT PASSENGER FACILITY
- TRUCKING COMPANY
- TV BROADCASTING AND OTHER COMMUNICATION SERVICE

(2) <u>*Density and Development Standards*</u>. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict B -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for a property in a Light Industrial (LI) District as required by Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

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(F) SUBDISTRICT C:

(1) *Permitted Land Uses*. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict C -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Commercial (C) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following shall apply:

(a) The following land uses shall be expressly *Prohibited*:

- AGRICULTURAL USES ON UNPLATTED LAND
- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANIMAL HOSPITAL OR CLINIC
- COMMUNITY GARDEN
- URBAN FARM
- CARETAKERS QUARTERS/DOMESTIC OR SECURITY UNIT
- CONVENT, MONASTERY, OR TEMPLE
- MOTEL
- BLOOD PLASMA DONOR CENTER
- CEMETERY/MAUSOLEUM
- CHURCH/HOUSE OF WORSHIP
- COLLEGE, UNIVERSITY, OR SEMINARY
- EMERGENCY GROUND AMBULANCE SERVICES
- HOSPICE
- MORTUARY OR FUNERAL CHAPEL
- LOCAL POST OFFICE
- PUBLIC OR PRIVATE PRIMARY SCHOOL
- PUBLIC OR PRIVATE SECONDARY SCHOOL
- TEMPORARY EDUCATION BUILDINGS FOR PUBLIC OR PRIVATE SCHOOL
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT RIDE
- INDOOR GUN CLUB WITH SKEET OR TARGET RANGE
- PRIVATE CLUB, LODGE, OR FRATERNAL ORGANIZATION
- TENNIS COURTS (*I.E. NOT ACCESSORY TO A PUBLIC OR PRIVATE COUNTRY CLUB*)
- ASTROLOGER, HYPNOTIST, OR PSYCHIC
- PORTABLE BEVERAGE SERVICE FACILITY
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER
- GARDEN SUPPLY/PLANT NURSERY
- LAUNDROMAT WITH DROPOFF/PICKUP SERVICES
- SELF SERVICE LAUNDROMAT
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- PAWN SHOP
- PERMANENT COSMETICS [(1)]
- TEMPORARY REAL ESTATE SALES OFFICE
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- SECONDHAND DEALER
- BAIL BOND SERVICES
- BUILDING AND LANDSCAPE MATERIAL WITH LIMITED OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITHOUT OUTSIDE STORAGE
- FURNITURE UPHOLSTERY/REFINISHING AND RESALE [(2)]
- RENTAL, SALES, AND SERVICE OF HEAVY MACHINERY AND EQUIPMENT
- LOCKSMITH
- SHOE AND BOOT REPAIR AND SALES
- TRADE SCHOOL

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- MINOR AUTOMOTIVE REPAIR GARAGE
- AUTOMOBILE RENTAL
- NEW OR USED BOAT AND TRAILER DEALERSHIP
- FULL SERVICE CAR WASH AND AUTO DETAIL
- SELF SERVICE CAR WASH
- NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM
- NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- USED MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- RECREATIONAL VEHICLE (RV) SALES AND SERVICE
- SERVICE STATION
- TEMPORARY ASPHALT OR CONCRETE BATCH PLANTS
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- MINI-WAREHOUSE
- WHOLESALE SHOWROOM FACILITY
- COMMERCIAL ANTENNA
- COMMERCIAL FREESTANDING ANTENNA
- BUS CHARTER SERVICE AND SERVICE FACILITY
- HELIPAD
- RADIO BROADCASTING
- RAILROAD YARD OR SHOP
- TRANSIT PASSENGER FACILITY
- WIRELESS COMMUNICATION TOWER

NOTES:
(1): *UNLESS ACCESSORY TO A SPA OR HAIR SALON.*
(2): *UNLESS ACCESSORY TO A GENERAL RETAIL STORE.*

(2) *Density and Development Standards*. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict C -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for a property in a Commercial (C) District as required by Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, all development on *Subdistrict C* shall conform to the standards depicted in *Table 3*, which are as follows:

TABLE 3: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK (1)	25'
MINIMUM SIDE YARD SETBACK (2)	10'
MINIMUM REAR YARD SETBACK (2)	10'
MINIMUM BETWEEN BUILDINGS (2)	15'
MAXIMUM BUILDING HEIGHT (3)	60'
MAXIMUM LOT COVERAGE (4)	60%
MINIMUM LANDSCAPING	20%

GENERAL NOTES:

1: *FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.*
2: *THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.*
3: *BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.*
4: *NO ADDITIONAL FLOOR AREA RATIO (FAR) REQUIREMENTS WILL REGULATE THE LOT COVERAGE OR FORM OF THE BUILDING.*

DRAFT ORDINANCE 10.2026

CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
DATE:	March 16, 2026
APPLICANT:	Dylan Adame, PE; *Kimley Horn & Associates*
CASE NUMBER:	Z2026-007; *Zoning Change AG & LI to a Planned Development District for C & 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 and Light Industrial (LI) District to a Planned Development (PD) District for limited Commercial (C) District and Light Industrial (LI) District land uses on a 77.80-acre tract of land identified as Tract 2-2, 2-4, 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.

On June 13, 2025, the applicant submitted a zoning change requesting to change the zoning on the subject property from Agricultural (AG) District and Light Industrial (LI) District to a Light Industrial (LI) District. Ultimately, on July 21, 2025, the City Council approved a motion to deny this zoning change without prejudice, on the basis that the City Council believed that due to the unique location of the subject property it would be better suited to be in a Planned Development District.

PURPOSE

On February 13, 2026, 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 and Light Industrial (LI) District to a Planned Development District for limited Light Industrial (LI) District and Commercial (C) District land uses.

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

The applicant has submitted a *Subdistrict Plan* showing that the subject property will be subdivide into three (3) subdistricts (*i.e. Subdistricts 'A', 'B' & 'C'*) [*see Figure 1*]. *Subdistrict 'A'* is intended to be developed as a *Sheet Metal Facility*. *Subdistrict 'B'* is intended to be developed as a corporate headquarters with *Office* and *Light Industrial* land uses. *Subdistrict 'C'* is intended to be developed with *Retail*, *Restaurant*, and/or *Entertainment* land uses. A total of 77.80-acres will be within the proposed Planned Development District. Based on the development standards submitted by the applicant, *Subdistrict 'A'* and *Subdistrict 'B'* will be subject to limited Light Industrial (LI) District land uses and *Subdistrict 'C'* will be subject to limited Commercial (C) District land uses. In addition, staff has incorporated language that would require the proposed developments to meet the *General Overlay*

District Standards as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The following is a breakdown of the specific standards for each of the proposed subdistricts:



FIGURE 1: PROPOSED SUBDISTRCT PLAN WITH THE SUBDISTRICT DELINEATED.

Subdistrict 'A'.

The applicant has indicated that *Subdistrict 'A'* will be the first portion of the subject property to be developed. Based on the provided *Concept Plan*, *Subdistrict 'A'* will incorporate one (1) building that will operate as a *Sheet Metal Facility* and will be subject to the density and dimensional standards stipulated for properties in a Light Industrial (LI) District and the *General Overlay District Standards* as specified by the Unified Development Code (UDC). Staff has included the *Concept Plan* and *Conceptual Building Elevations* into the *Draft Ordinance* to generally tie down *Subdistrict 'A'* to this *Concept Plan* and *Conceptual Building Elevations*. Given this, if the applicant were to change how they wanted to develop *Subdistrict 'A'* they would need to return to the City Council and Planning and Zoning Commission and amend the Planned Development District. Staff should note, that based on the *Concept Plan* the proposed facility will incorporate an internal truck dock and transit facility. This means all industrial operations will be completely contained within the proposed facility. In addition, staff has limited the land uses permitted within *Subdistrict 'A'* in the Planned Development District ordinance to prohibit all the land uses allowed in the Light Industrial (LI) District that are inconsistent with the intent of the proposed *Concept Plan* and the established adjacent land uses. As previously stated, *Subdistrict 'A'* shall be required to meet all of the density and dimensional requirements stipulated for a property in a Light Industrial (LI) District as outlined by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

Subdistrict 'B'.

Based on the development standards provided by the applicant, *Subdistrict 'B'* is intended to be developed as corporate headquarters with *Office* and *Light Industrial* land uses. Unlike with *Subdistrict 'A',* a *Concept Plan* was not provided for Subdistrict *'B'*. Based on this, staff has required a *PD Development Plan* be submitted and approved by the City Council, pending a recommendation from the Planning and Zoning Commission. This allows the City Council and Planning and Zoning Commission to discretionarily review any proposed development in *Subdistrict 'B'* before a *PD Site Plan* is submitted. As with *Subdistrict 'A'*, *Subdistrict 'B'* will be subject to the density and dimensional standards stipulated for properties in a Light Industrial (LI) District and the *General Overlay District Standards* as specified by the Unified Development Code (UDC). In addition, staff has limited the land uses permitted within *Subdistrict 'B'* in the Planned Development District ordinance to prohibit all the land uses allowed in the Light Industrial (LI) District that are inconsistent with the intent of *Subdistrict 'B'* and the established adjacent land uses. That being said, the applicant has requested that a *Helipad* be permitted *by-right* in *Subdistrict 'B'*. With regard to this land use, the applicant has stated that they would like to incorporate it as a future land use should it be needed. As previously stated, *Subdistrict 'B'* shall be required to meet all of the density and dimensional requirements stipulated for a property in a Light Industrial (LI) District as outlined by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

Subdistrict 'C'.

Unlike *Subdistrict 'A'* and *Subdistrict 'B'*, the applicant does not intend on developing *Subdistrict 'C'* for the corporate offices and light industrial land uses. Rather the applicant intends to allow this portion of the subject property to develop in a similar manner as the adjacent property to the south (*i.e. Planned Development District 102 [PD-102]*). The adjacent properties to the south are located within the *Special Commercial Corridor* (SC) as identified in the OURHometown Vision 2040 Comprehensive Plan. The *Special Commercial Corridor* 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." The adjacent property to the south was zoned Planned Development District 102 (PD-102) for limited Commercial (C) District land uses on October 21, 2024. Within PD-102, are a list of specifically permitted land uses and density and development standards that were established in order to create a uniform development pattern. The applicant is requesting to allow *Subdistrict 'C'* to utilize these same land uses and development standards as contained in PD-102. In addition, *Subdistrict 'C'* shall be required to complete a *PD Development Plan* similar to *Subdistrict 'B'*. This allows the City Council and Planning and Zoning Commission to discretionarily review any proposed development in *Subdistrict 'C'* before a *PD Site Plan* is submitted. *Subdistrict 'C'* shall be required to meet all of the density and dimensional requirements stipulated for a property in a Commercial (C) District as outlined by Article 05, *District Development Standards*, of the Unified Development Code (UDC), and which are summarized in *Table 1* below.

TABLE 1: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK [1]	25'
MINIMUM SIDE YARD SETBACK [2]	10'
MINIMUM REAR YARD SETBACK [2]	10'
MINIMUM BETWEEN BUILDINGS [2]	15'
MAXIMUM BUILDING HEIGHT [3]	60'
MAXIMUM LOT COVERAGE [4]	60%
MINIMUM LANDSCAPING	20%

GENERAL NOTES:

[1]*: FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.*
[2]*: THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.*
[3]*: BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.*
[4]*: NO ADDITIONAL FLOOR AREA RATIO (FAR) REQUIREMENTS WILL REGULATE THE LOT COVERAGE OR FORM OF THE BUILDING.*

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 ... [*as representing*] 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 Planned Development District for limited Light Industrial (LI) District land uses and limited Commercial (C) District land uses. If this zoning change is approved, the applicants' proposed request would not require any changes the *Future Land Use Map*. Since the proposed zoning change appears to take into account both opportunities identified in the plan, it can be seen as generally conforming to the Comprehensive Plan; however, this is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

INFRASTRUCTURE

Based on the proposed request, when the property is developed the following infrastructure is required to be constructed to provide adequate public services for the subject property:

(1) *Water*. The applicant will be required to construct all water lines in accordance with the Engineering Department's *Standards of Design and Construction Manual* and the Master Water Plan. In addition, an Infrastructure Study will be required in order to determine the capacity needed for the proposed development.

(2) *Wastewater*. The applicant will be required to construct all wastewater lines in accordance with the Engineering Department's *Standards of Design and Construction Manual* and the Master Wastewater Plan. In addition, an Infrastructure Study will be required in order to determine the capacity needed for the proposed development.

(3) Roadways. Justin Road must be installed per the City's Master Thoroughfare Plan, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*). In addition, Traffic Impact Analysis (TIA) shall be required.

(4) *Drainage*. Detention will be required and sized per the Engineering Department's *Standards of Design and Construction Manual* and the required drainage study. In addition, a wetlands/WOTUS determination will be required for all lakes/ponds and streams/creeks on site.

STAFF ANALYSIS

The proposed zoning change appears to be consistent with the Unified Development Code (UDC), and generally 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 February 26, 2026, staff mailed 31 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 has received two (2) notices in opposition 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 and Light Industrial (LI) District to a Planned Development District, then staff would propose the following conditions of approval:

(1) *Subdistrict 'A'* shall be required to generally conform to the *Concept Plan* and *Conceptual Building Elevations* contained within *Exhibit 'C'* and *Exhibit 'D'* of the Planned Development District ordinance; and,

(2) The proposed development shall be required to conform to the *Development Standards* contained within *Exhibit 'E'* of the Planned Development District ordinance; and,

(3) 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 March 10, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 4-1, with Commissioner Schoen dissenting and Commissioners Brock and Bentley absent.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☑ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	300 N Stodghill Road				
SUBDIVISION	Rockwall Commercial	LOT	1	BLOCK	A
GENERAL LOCATION	North of the western dead end of Justin Road				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial/AG	CURRENT USE	Vacant		
PROPOSED ZONING	Planned Development	PROPOSED USE	Planned Development		
ACREAGE	77.8	LOTS [CURRENT]	8	LOTS [PROPOSED]	3

☑ ***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
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Clay Collier [*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 THE _____ 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."

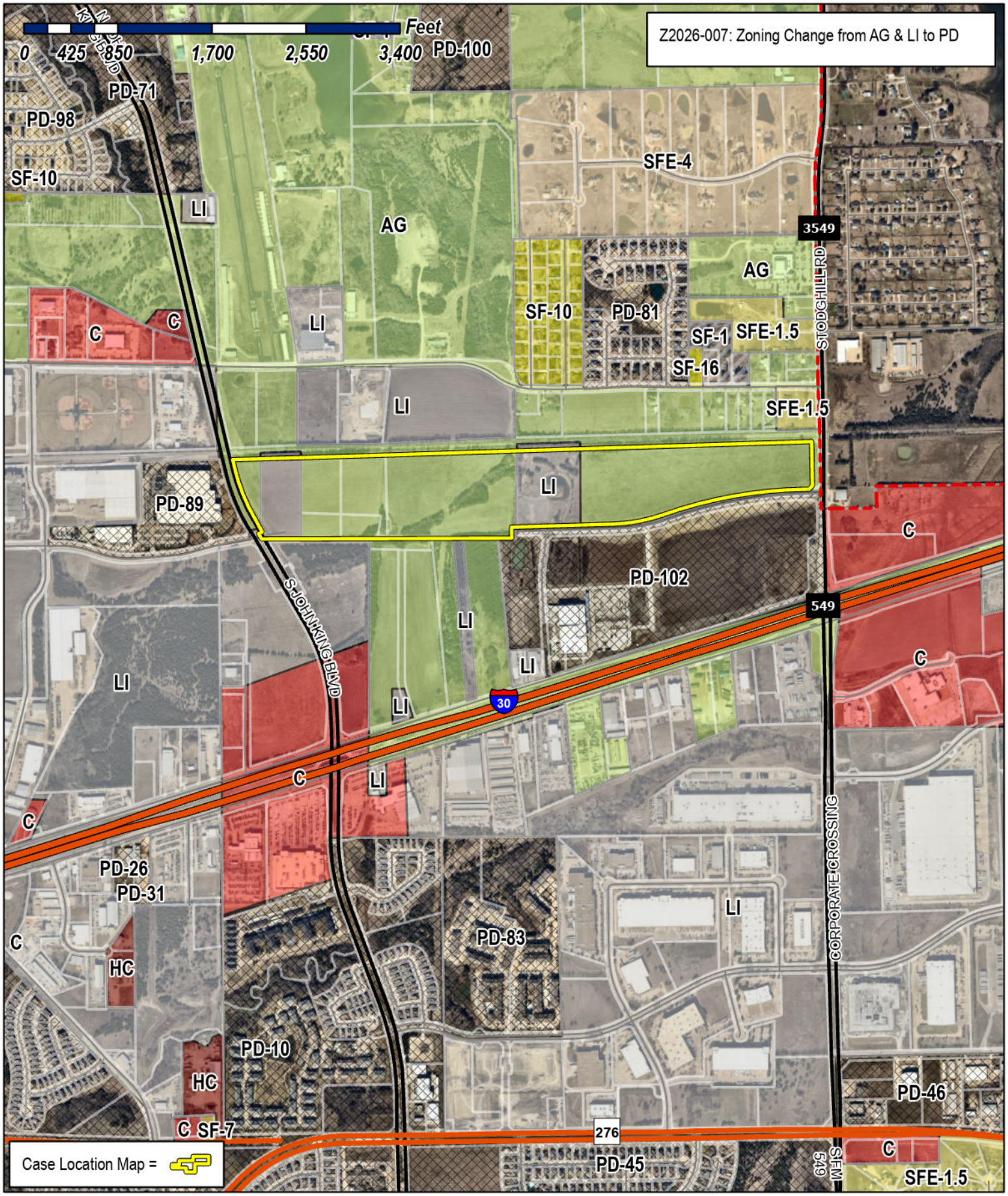
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th *DAY OF* February, 20 26

OWNER'S SIGNATURE Clay Collier

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jennifer Cochran

MY COMMISSION EXPIRES 11-11-2026

JENNIFER COCHRAN NOTARY PUBLIC STATE OF TEXAS ID# 134061726 EXP. 11-11-2026



City of Rockwall

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

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

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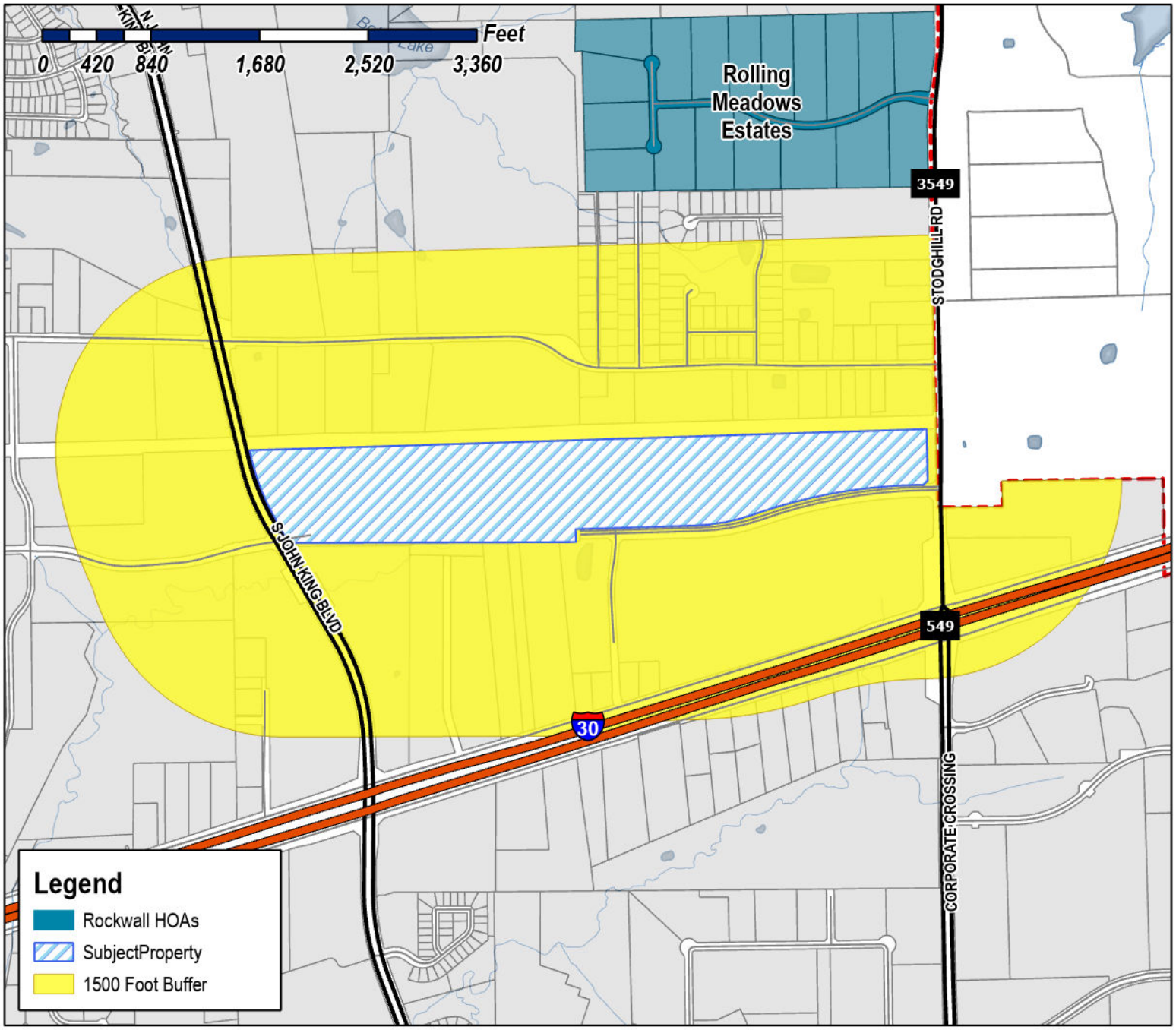
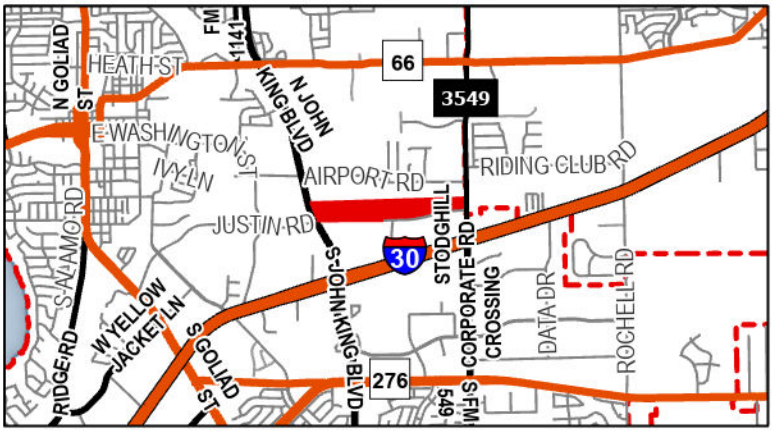


Case Number: Z2026-007
Case Name: Zoning Change from AG & LI to PD
Case Type: Zoning
Zoning: Agricultural (AG) & Light Industrial (LI) District
Case Address: 300 N. Stodghill

Date Saved: 2/13/2026
For Questions on this Case Call (972) 771-7745



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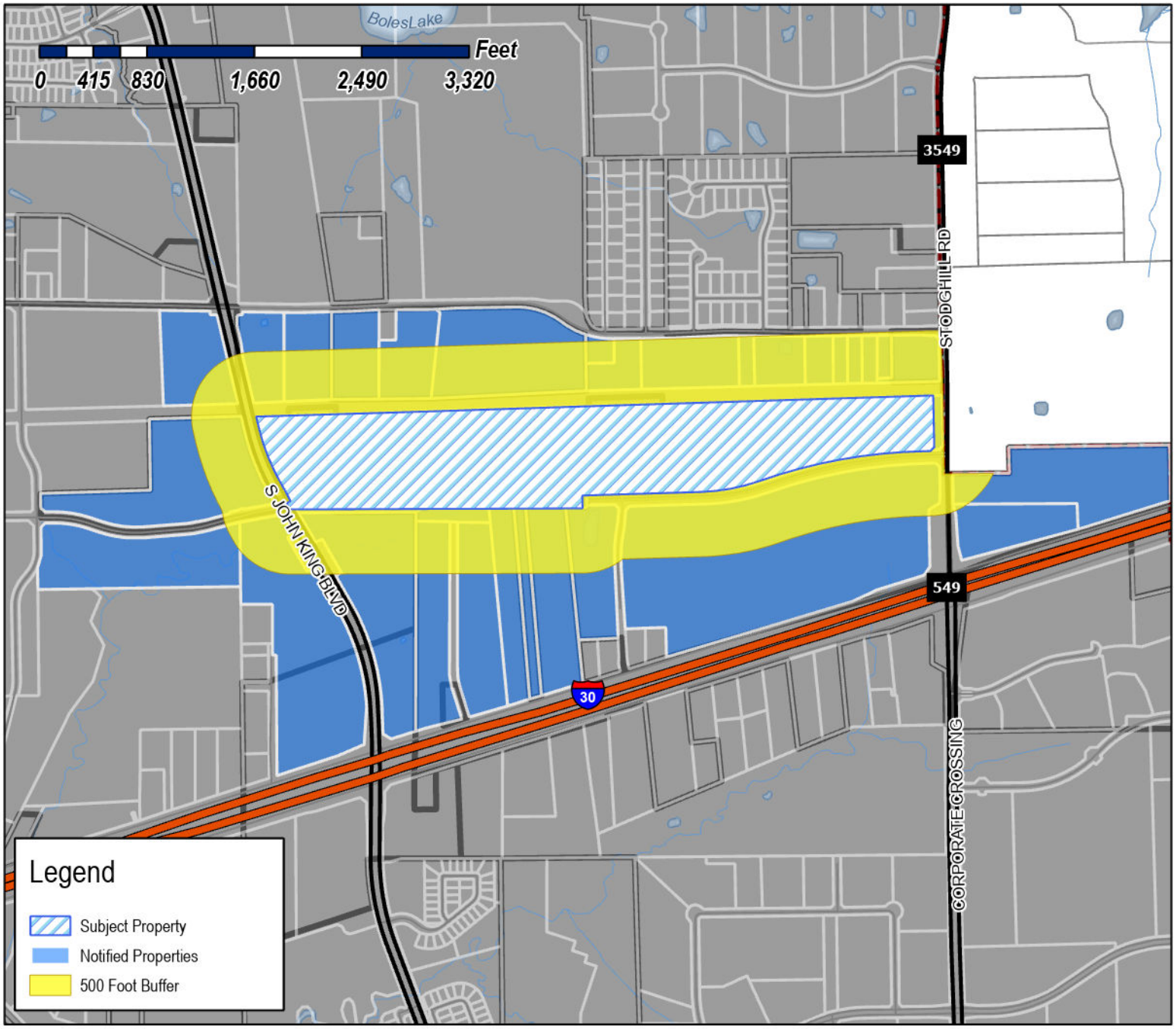

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COLUMBIA NORTH TEXAS HEALTHCARE SYSTEM LP
1100 DR MARTIN L KING JR BLVD STE 500
NASHVILLE, TN 37203

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

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

SPRINGER JOHN STANLEY
2000 AIRPORT RD
ROCKWALL, TX 75087

SPRINGER OUIDA R 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

PLATFORM ROCKWALL LP
ATTN JUSTIN T DAY
3616 Far West Blvd Ste 117-314
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

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:

Z2026-007: Zoning Change from AG and LI to PD

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 and Light Industrial (LI) District to a Planned Development (PD) District for limited Commercial (C) District and Light Industrial (LI) District land uses on a 77.80-acre tract of land identified as Tract 2-2, 2-4, 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, March 10, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 16, 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, March 16, 2026 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2026-007: Zoning Change from AG and LI to PD

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.

February 21, 2026

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

Subject: Written Opposition To Proposed Rezoning to PD (Buffer and Compatibility Concerns)
Property Address: [redacted]

To Mr. Lee:

I respectfully submit this written comment regarding the proposed rezoning of the vacant tract within 500 feet of my property.

While my property is not being rezoned, I have owned my home since 1994 and have lived through significant changes in this area, including annexation into the City, roadway expansion from a rural road to a four-lane corridor, and major surrounding development such as the recent IKEA and residential approvals.

My neighborhood consists of six homes that have remained stable despite these changes. The active railroad corridor has historically functioned as a transition boundary between higher-intensity uses and our residential enclave.

This proposed Planned Development introduces commercial entitlements up to that railroad boundary, reducing the remaining transitional buffer that has protected our homes.

My concerns are focused on:

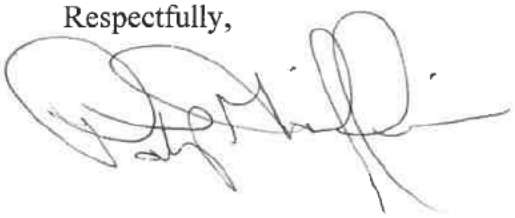
- Compatibility with the City's Comprehensive Plan
- Adequacy of transitional buffering between commercial and residential uses
- Cumulative impact of successive intensification in this corridor
- Long-term stability and property value protection for existing homeowners

Rail corridors are commonly recognized planning features used to separate differing land-use intensities. When development reaches that boundary without sufficient transition standards, the result can be incremental commercial encroachment that undermines neighborhood stability.

I respectfully request that the Commission carefully evaluate whether this proposal maintains the Comprehensive Plan's principles of orderly growth, compatibility, and protection of established residential areas.

Thank you for your consideration.

Respectfully,



Patty Griffin

[redacted]

PUBLIC NOTICE

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

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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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. Z2026-007: Zoning Change from AG and LI to PD

Please place a check mark on the appropriate line below:

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

☒ I am opposed to the request for the reasons listed below. This is directly behind my home. Light industrial and Commercial will drastically increase light and noise pollution as well as traffic. Commercial development will also mean "landscaping" which is detrimental to our homesteading way of life. (killing gardens + affecting bees) This will impact all surrounding neighborhoods not for the better. Please for the Save of Rockwall and our children in the area, Vote NO! Please don't push your citizens out!

Name: Ran + Jessica Valentine

Address: [redacted]

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.

IMAGES : Rockwall Heights Master Concept Plan5f2c82f2fb : Rockwall Heights Master Concept Plan83400530 : Rockwall Heights Master Concept Plan9fc0461c : Rockwall Heights Master Concept Plane8558234 : Rockwall Heights Master Concept Plan1f788eee5 : Rockwall Heights Master Concept Plan1d1f04a0 : DSA :
XREFS x19b - PD Concept Zoning Plan LA : xSite : xBndy : xRail : xSurRD : xLandscape : E-PHOTOMETRICS : xWat : xSurv : xAerial : xSite-V13 : xSite-V131
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PLOTTED BY CHAVEZ, LINDSEY 2/12/2026 10:42 AM
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SHEET NUMBER LP 0.00

LANDSCAPE EXHIBIT

COLLIER INDUSTRIAL
PREPARED FOR
BROADDUS PLANNING
ROCKWALL TX

KHA PROJECT	066077707
DATE	
SCALE	AS SHOWN
DESIGNED BY	LC
DRAWN BY	MLH
CHECKED BY	BDM

FOR REVIEW ONLY
Kimley»Horn
Not for construction or permit purposes
BLAKE D. MIKULIK
P.E. No. 138E Date 02/12/26

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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No.	REVISIONS	DATE

IMAGES EPSG2276_Date20250523_Lat32.922136_Lon-96.426367_Mpp0.600_Vert : EPSG2276_Date20250523_Lat32.922912_Lon-96.426796_Mpp0.150_Vert : EPSG2276_Date20250523_Lat32.923082_Lon-96.425053_Mpp0.300_Vert : DSA :
XREFS xBody : xSite : xEsmt : xAerial : xTitb - PD Concept Zoning Plan : xSite-V14 : xSurv : xRail
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PLOTTED BY LEWIS, CHRIS 2/12/2026 5:12 PM
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DWG NAME Subdistrict Plan.dwg
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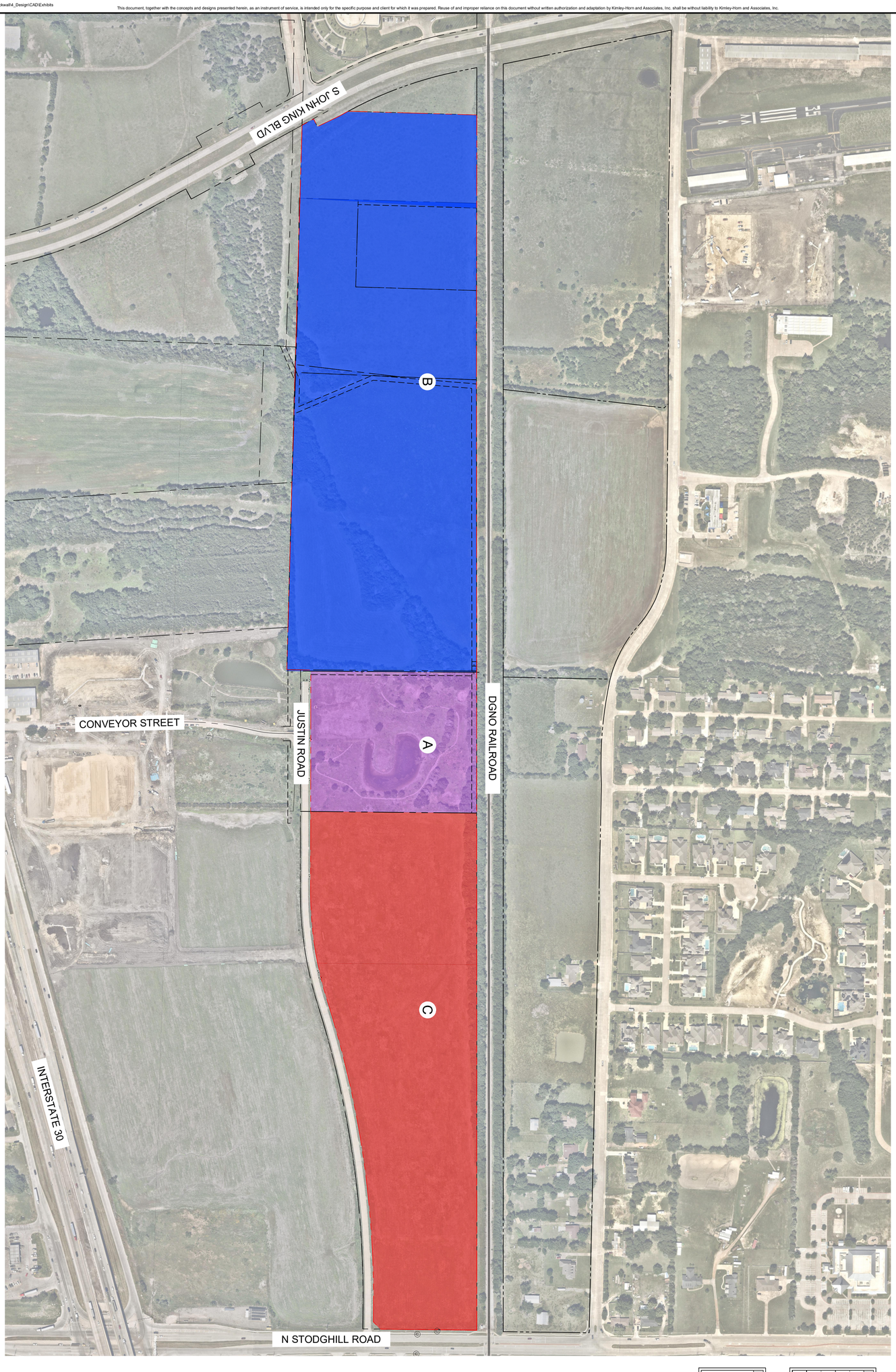

NOTES

1. THESE EXHIBITS ARE CONCEPTUAL IN NATURE ONLY. A COMPLETE DESIGN HAS NOT BEEN PERFORMED IN PREPARATION OF THESE SHEETS. DESIGN INTENT, LOCATIONS, AND QUANTITIES MAY CHANGE DURING THE DESIGN PROCESS.
2. NEARMAP AERIAL PUBLISHED 01/22/2025

LEGEND

PROPERTY LINE
ADJACENT PROPERTY LINE
PROPOSED LIGHT INDUSTRIAL
PROPOSED LIGHT INDUSTRIAL
PROPOSED COMMERCIAL

GRAPHIC SCALE IN FEET
0 100 200 400

NORTH

SHEET NUMBER EX-C

SUBDISTRICT PLAN

COLLIER INDUSTRIAL
PREPARED FOR
BROADDUS PLANNING
ROCKWALL TX

KHA PROJECT	066077707
DATE	FEBRUARY 2026
SCALE	AS SHOWN
DESIGNED BY	CAL
DRAWN BY	MYB
CHECKED BY	DSA

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: DYLAN ADAME
P.E. No. 138132 Date: FEB 2026

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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No.	REVISIONS	DATE







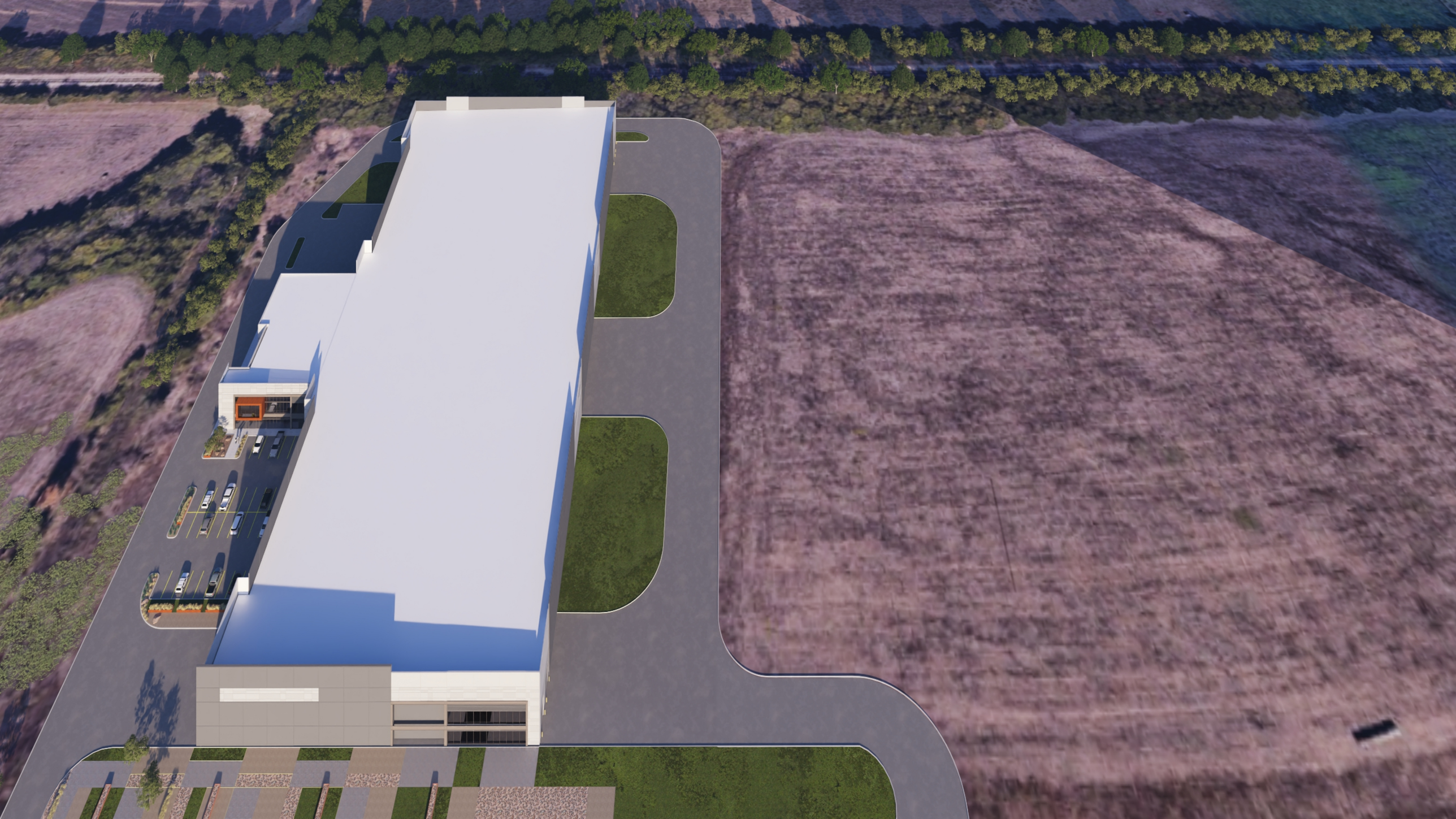


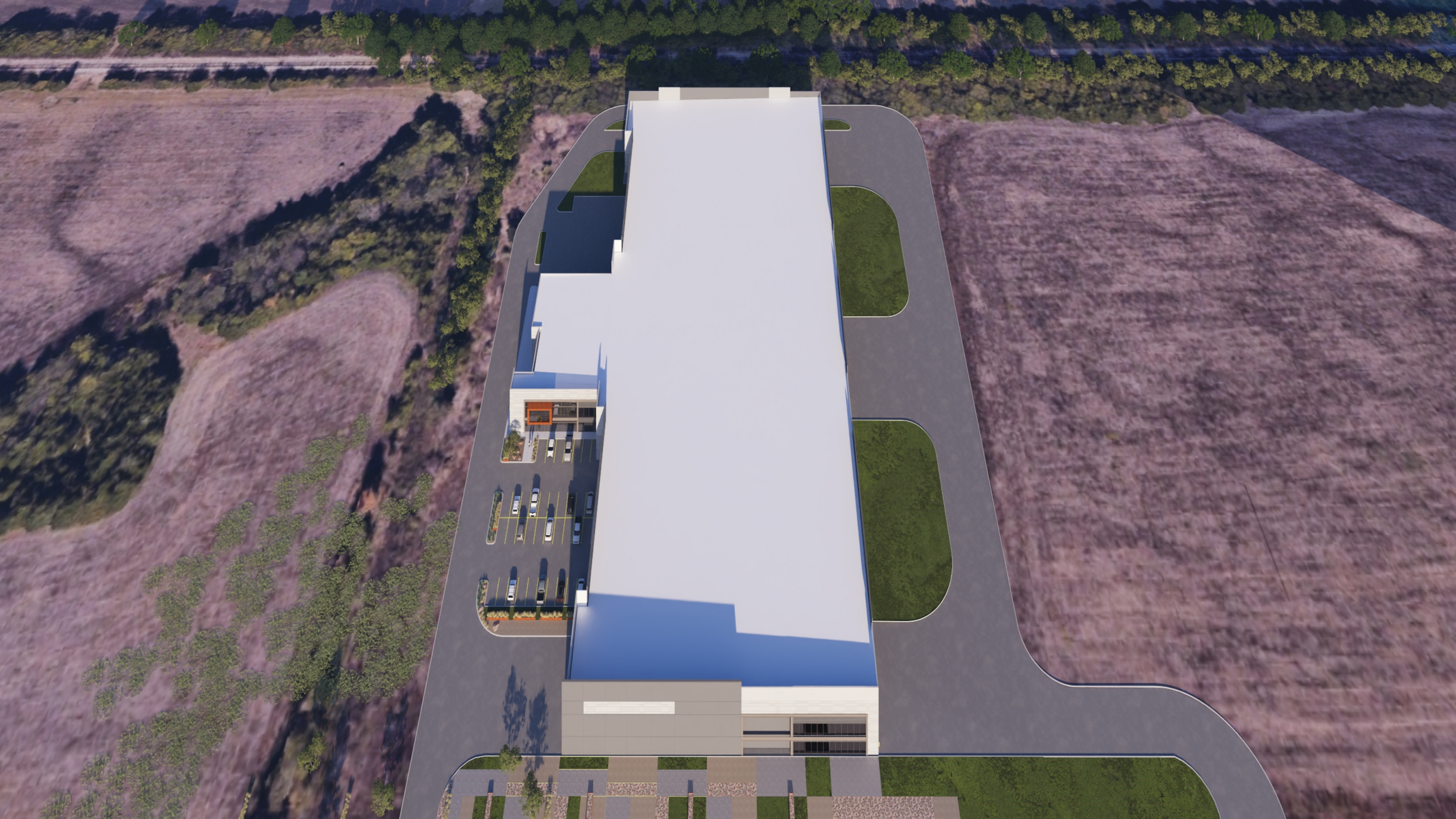












01 CENTRAL DISTRICT

DISTRICT DESCRIPTION

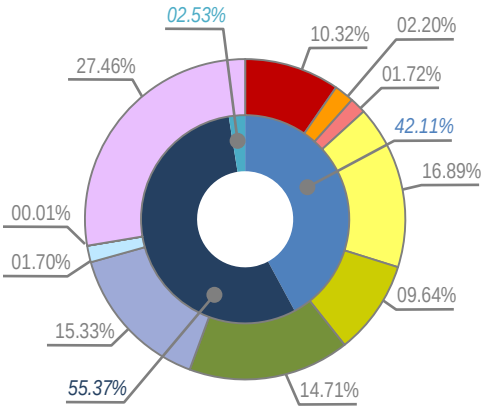
The *Central District* is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (*e.g. Park Place*), estate and rural residential (*e.g. Rolling Meadows Subdivision*), and higher density residential developments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

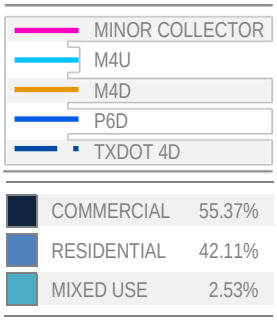
John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

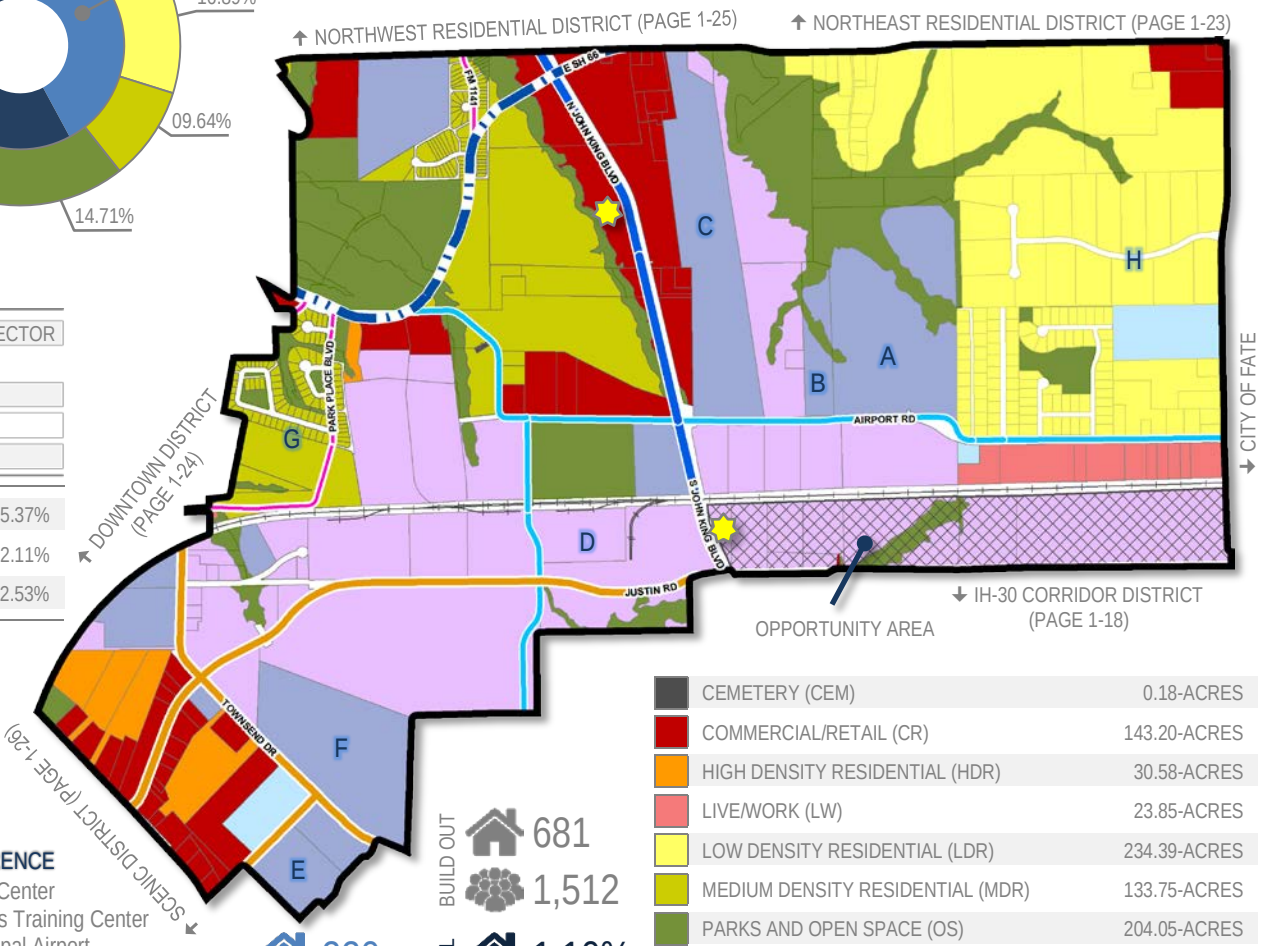
DISTRICT STRATEGIES

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.







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	BUILD OUT	% OF ROCKWALL
	220	681	1.10%
	71	1,512	3.91%
	488		0.82%

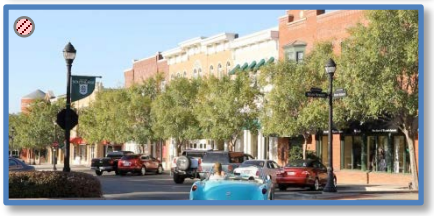
CEMETERY (CEM)	0.18-ACRES
COMMERCIAL/RETAIL (CR)	143.20-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	30.58-ACRES
LIVE/WORK (LW)	23.85-ACRES
LOW DENSITY RESIDENTIAL (LDR)	234.39-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	133.75-ACRES
PARKS AND OPEN SPACE (OS)	204.05-ACRES
PUBLIC (P)	212.77-ACRES
QUASI-PUBLIC (QP)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

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)

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 freindly 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)

CITY OF ROCKWALL

ORDINANCE NO. 26-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 CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT AND LIGHT INDUSTRIAL (LI) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR LIGHT INDUSTRIAL (LI) DISTRICT AND COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING 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 IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *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, PE 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 and a Light Industrial (LI) District to Planned Development District XX (PD-XX) for Light Industrial (LI) District and Commercial (C) District land uses on 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, zoned Agricultural (AG) District and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, and more fully described in *Exhibit 'A'* and depicted in *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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by

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granting this zoning change, and as may be amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Subdistrict Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan for Subdistrict A*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations for Subdistrict A*, depicted in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, outlined in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 6. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

SECTION 7. That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, 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 for this ordinance are declared to be severable;

SECTION 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (*including references to the Unified Development Code [UDC]*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 10. 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 6th DAY OF APRIL, 2026.

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Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *March 16, 2026*

2nd Reading: *April 6, 2026*

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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. 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. 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, northwest corner of said Lot 1R, and the northeast corner of a called 19.99-acre tract of land, described in

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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;

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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.

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Exhibit 'B'
Subdistrict Plan



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Exhibit 'C'
Concept Plan for Subdistrict A



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Exhibit 'D'
Conceptual Building Elevations for Subdistrict A







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Exhibit 'E'
Development Standards

(A) ESTABLISHMENT AND INTENT OF THE SUBDISTRICTS

The *Subject Property* shall be divided into three (3) subdistricts as depicted on the *Subdistrict Plan*, which is contained in *Exhibit 'B'* of this ordinance. The intent of each of the established *Subdistricts* is as follows:

(1) *Subdistrict A & B*. The intent of *Subdistricts A & B* is to establish a corporate headquarters with *Office* and *Light Industrial* land uses. Specifically, *Subdistrict A* is intended to be a *Sheet Metal Facility* as depicted in *Exhibit 'C'* and *Exhibit 'D'*.

(2) *Subdistrict C*. The intent of *Subdistrict C* is to provide a *Regional Commercial/Retail and Entertainment Center* that consists of retail, restaurant, and/or entertainment land uses.

(B) PROCESSES FOR EACH SUBDISTRICT

(1) *Subdistrict A*. *Subdistrict A* shall be developed in general conformance with the *Concept Plan for Subdistrict A* contained in *Exhibit 'C'* of this ordinance, the *Conceptual Building Elevations for Subdistrict A* contained in *Exhibit 'D'* of this ordinance, and the development standards contained in this subsection (*i.e. Exhibit 'E'*) of this ordinance. Prior to the issuance of a *Building Permit* for any structure in *Subdistrict A*, a *PD Site Plan* -- *that conforms to the requirements of this Planned Development District ordinance and the Unified Development Code (UDC)* -- shall be submitted and approved in accordance with the requirements of Article 11, *Development Application Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]. The Director of Planning and Zoning may require a *PD Development Plan* for *Subdistrict A* if it is determined that the *PD Site Plan* does *not* meet the intent of this Planned Development District Ordinance

(2) *Subdistrict B*. *Subdistrict B* shall be developed in general conformance with the *Subdistrict Plan* contained in *Exhibit 'B'* of this ordinance, and the development standards contained in *Exhibit 'E'* of this ordinance. Prior to the issuance of a *Building Permit* for any structure in *Subdistrict B*, a *PD Development Plan* and *PD Site Plan* shall be submitted and approved in accordance with the requirements of Article 10, *Planned Development District Regulations*, and Article 11, *Development Application Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and in conformance with this ordinance.

(3) *Subdistrict C*. *Subdistrict C* shall be developed in general conformance with the *Subdistrict Plan* contained in *Exhibit 'B'* of this ordinance, and the development standards contained in *Exhibit 'E'* of this ordinance. Prior to the issuance of a *Building Permit* for any structure in *Subdistrict C*, a *PD Development Plan* and *PD Site Plan* -- *that conforms to the requirements of this Planned Development District ordinance and the Unified Development Code (UDC)* -- shall be submitted and approved in accordance with the requirements of Article 11, *Development Application Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and in conformance with this ordinance.

(4) *PD Site Plans*. If a *PD Site Plan* is submitted that does *not* meet the intent of this Planned Development District Ordinance or an approved *PD Development Plan*, the Director of Planning and Zoning shall prepare a recommendation outlining how the proposed *PD Site Plan* fails to meet the intent, and bring the *PD Site Plan* and recommendation to the Planning and Zoning Commission for action. Should the Planning and Zoning Commission determine that the *PD Site Plan* does meet the intent of this ordinance or the approved *PD Development Plan*, the *PD Site Plan* may be approved in accordance with the

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procedures of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and with the requirements of this ordinance; however, should the Planning and Zoning Commission determine that the *PD Site Plan* does *not* meet the intent of this ordinance or an approved *PD Development Plan*, the Planning and Zoning Commission shall deny the *PD Site Plan* and the applicant shall be required to submit a *PD Development Plan* oar an *Amended PD Development Plan* in accordance with Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and this ordinance.

(C) GENERAL STANDARDS.

The following general standards shall apply for all *Subdistricts* as depicted on the *Subdistrict Plan* contained in *Exhibit 'C'* of this ordinance:

(1) *Development Standards*. Unless otherwise stipulated by this Planned Development District, all property situated within any *Subdistrict* shall be subject to the development standards stipulated by the *General Overlay District Standards* as outlined in Section 06.02, *General Overlay District Standards*, of Article 5, *Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(2) *Landscape Buffers*. All landscape buffers shall be provided as follows:

(a) *Landscape Buffer Adjacent to the N. John King Boulevard*. A minimum of a 50-foot landscape buffer shall be provided along the frontage of the N. John King Boulevard (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall each have a minimum height 30-inches and may be non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. A meandering/curvilinear ten (10) foot sidewalk/trail shall be constructed within the 50-foot landscape buffer.

(b) *Landscape Buffer Adjacent to Stodghill Road (FM-3549)*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of the Stodghill Road (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height 30-inches and may be non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. An eight (8) foot sidewalk/trail shall be constructed within the 20-foot landscape buffer.

(c) *Landscape Buffer Adjacent to Justin Road (Subdistrict 'A' and 'B')*. A minimum of a 50-foot landscape buffer shall be provided along the frontage of Justin Road (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall each have a minimum height 30-inches and may be non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. An eight (8) foot sidewalk/trail shall be constructed within the 50-foot landscape buffer.

(d) *Landscape Buffer Adjacent to Justin Road (Subdistrict 'C')*. A minimum of a 20-foot

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landscape buffer shall be provided along the frontage of Justin Road (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall each have a minimum height 30-inches and may be non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. An eight (8) foot sidewalk/trail shall be constructed within the 20-foot landscape buffer.

(e) *Landscape Buffer Adjacent to the Railroad (i.e. Union Pacific/Dallas Garland)*. A minimum of a ten (10) foot landscape buffer shall be provided along the railroad, and shall incorporate a row of canopy trees on 20-foot centers.

(3) *Variances/Exceptions*. Variances and exceptions to the requirements of this ordinance shall be submitted and approved in accordance with the process and procedures set forth in Article 11, *Development Applications and Review procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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(D) SUBDISTRICT A:

(1) *Concept Plan*. Development within *Subdistrict A* -- as depicted on the *Subdistrict Plan* contained in *Exhibit 'B'* of this ordinance -- shall generally conform with the *Concept Plan* depicted in the *Concept Plan* for *Subdistrict A* -- contained in *Exhibit 'C'* of this ordinance --.

(2) *Building Elevations*. Development within *Subdistrict A* -- as depicted on the *Subdistrict Plan* contained in *Exhibit 'B'* of this ordinance -- shall generally conform to the *Conceptual Building Elevations* depicted in the *Conceptual Building Elevations* for *Subdistrict A* contained in *Exhibit 'D'* of this ordinance.

(3) *Permitted Land Uses*. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict A -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Light Industrial (LI) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following shall apply:

(a) The following land uses shall be expressly *Prohibited*:

- AGRICULTURAL USES ON UNPLATTED LAND
- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANMIAL CLINIC FOR SMALL ANIMALS WITHOUT OUTDOOR PENS
- ANIMAL HOSPITAL OR CLINIC
- ANIMAL SHELTER OF LOAFING SHED
- COMMUNITY GARDEN
- URBAN FARM
- CARETAKERS QUARTERS/DOMESTIC OR SECURITY UNIT
- CONVENT, MONASTERY, OR TEMPLE
- LIMITED-SERVICE HOTEL
- FULL-SERVICE HOTEL
- RESIDENCE HOTEL
- MOTEL
- ASSISTED LIVING FACILITY
- BLOOD PLASMA DONOR CENTER
- CEMETERY/MAUSOLEUM
- CHURCH/HOUSE OF WORSHIP
- COLLEGE, UNIVERSITY, OR SEMINARY
- EMERGENCY GROUND AMBULANCE SERVICES
- CONVALESCENT CARE FACILITY/NURSING HOME
- CONGREGATE CARE FACILITY/ELDERLY HOUSING
- CREMATORIUM
- DAYCRE WITH SEVEN (7) OR MORE CHILDREN
- GIVERNMENT FACILITY
- HOSPICE
- HOSPITAL
- PUBLIC LIBRARY, ART GALLERY OR MUSEUM
- MORTUARY OR FUNERAL CHAPEL
- LOCAL POST OFFICE
- REGIONAL POST OFFICE
- PRISON/CUSTODIAL INSTITUTION
- PUBLIC OR PRIVATE PRIMARY SCHOOL
- PUBLIC OR PRIVATE SECONDARY SCHOOL
- TRADE SCHOOL

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- RESCUE MISSION OR SHELTER FOR THE HOMELESS
- SOCIAL SERVICE PROVIDER (*EXCEPT RESCUE MISSION OR HOMELESS SHELTER*)
- FINANCIAL INSTITUTION WITH DRIVE THROUGH
- FINANCIAL INSTITUTION WITHOUT DRIVE-THROUGH
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT RIDE
- INDOOR COMMERCIAL AMUSEMENT/RECREATION
- OUTDOOR COMMERCIAL AMUSEMENT/RECREATION
- PUBLIC OR PRIVATE COMMUNITY OR RECREATION CLUB AS AN ACCESSORY USE
- PRIVATE COUNTRY CLUB
- GOLF DRIVING RANGE
- TEMPORARY FUNDRAISING EVENTS BY NON-PROFIT
- INDOOR GUN CLUB WITH SKEET OR TARGET RANGE
- HEALTH CLUB OR GYM
- PRIVATE CLUB, LODGE, OR FRATERNAL ORGANIZATION
- PRIVATE SPORTS ARENA, STADIUM, AND/OR TRACK
- TENNIS COURTS (*I.E. NOT ACCESSORY TO A PUBLIC OR PRIVATE COUNTRY CLUB*)
- THEATER
- ALCOHOLIC BEVERAGE PACKAGE SALES
- PORTABLE BEVERAGE SERVICE FACILITY
- BREWPUB
- BUSINESS SCHOOL
- CATERING SERVICE
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER
- CRAFT/MICRO BREWERY, DISTILLERY AND/OR WINE
- INCIDENTAL DISPLAY
- FOOD TRUCKS/TRAILERS
- GARDEN SUPPLY/PLANT NURSERY
- GENERAL PERSONAL SERVICE
- HAIR SALON AND/OR MANICURIST
- LAUNDROMAT WITH DROP-OFF/PICKUP SERVICES
- SELF-SERVICE LAUNDROMAT
- PRIVATE MUSEUM OR ART GALLERY
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- PAWN SHOP
- PERMANENT COSMETICS
- TEMPORARY REAL ESTATE SALES OFFICE
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- RESTAURANT WITH LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH LESS THAN 2,000 SF WITHOUT DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH 2,000 SF OR MORE WITH DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH 2,000 SF OR MORE WITHOUT DRIVE-THROUGH OR DRIVE-IN
- RETAIL STORE WITH GASOLINE SALES THAT HAS TWO (2) OR LESS DISPENSERS (*I.E. MAXIMUM OF FOUR [4] VEHICLES*)
- RETAIL STORE WITH GASOLINE SALES THAT HAS MORE THAN TWO (2) DISPENSERS
- SECONDHAND DEALER
- ART, PHOTOGRAPHY, OR MUSIC STUDIO
- TAXIDERMIST SHOP
- BAIL BOND SERVICES
- BUILDING AND LANDSCAPE MATERIAL WITH OUTSIDE STORAGE
- BUILDING AND LANDSCAPE MATERIAL WITH LIMITED OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITH OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITHOUT OUTSIDE STORAGE
- COMMERCIAL CLEANERS
- ELECTRICAL, WATCH, CLOCK, JEWELRY AND/OR SIMILAR REPAIR
- FEED STORE OR RANCH SUPPLY
- FURNITURE UPHOLSTERY/REFINISHING AND RESALE
- GUBSMITH REPAIR AND SALES
- HEAVY MACHINERY AND EQUIPMENT RENTAL, SALES, AND SERVICE

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- LOCKSMITH
- MEDICAL OR SCIENTIFIC RESEARCH LAB
- SHOE AND BOOT REPAIR AND SALES
- MAJOR AUTO REPAIR GARAGE
- MINOR AUTOMOTIVE REPAIR GARAGE
- AUTOMOBILE RENTAL
- NEW OR USED BOAT AND TRAILER DEALERSHIP
- FULL SERVICE CAR WASH AND AUTO DETAIL
- SELF SERVICE CAR WASH
- NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM
- NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- USED MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- COMMERCIAL PARKING LOT
- RECREATIONAL VEHICLE (RV) SALES AND SERVICE
- SERVICE STATION
- TOWING AND IMPOUND YARD
- TOWING SERVICE WITHOUT STORAGE
- TRUCK STOP WITH GASOLINE SALES AND ACCESSORY USES
- ASPHALT OR CONCRETE BATCH PLANTS
- TEMPORARY ASPHALT OR CONCRETE BATCH PLANTS
- BOTTLE WORKS FOR MILK OR SOFT DRINKS
- BREWERY OR DISTILLERY
- CARPET AND RUG CLEANING
- ENVIRONMENTALLY HAZARDOUS MATERIALS
- FOOD PROCESSING WITH NO ANIMAL SLAUGHTERING
- METAL PLATING OR ELECTROPLATING
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- PRINTING AND PUBLISHING
- SALVAGE OR RECLAMATION OF PRODUCTS INDOORS
- SALVAGE OR RECLAMATION OF PRODUCTS OUTDOORS
- HEAVY CONSTRUCTION TRADE YARD
- MINI-WAREHOUSE
- OUTSIDE STORAGE AND/OR OUTSIDE DISPLAY
- RECYCLING COLLECTION CENTER
- WHOLESALE SHOWROOM FACILITY
- AIRPORT, HELIPORT OR LANDING FIELD
- ANTENNA FOR AN AMATEUR RADIO
- ANTENNA DISH
- FREESTANDING COMMERCIAL ANTENNA (*I.E. MONOPOLE OR A SIMILAR STRUCTURE*)
- MOUNTED OR ATTACHED COMMERCIAL ANTENNA
- BUS CHARTER SERVICE AND SERVICE FACILITY
- COMMERCIAL DRONE DELIVERY HUB
- HELIPAD
- UTILITIES (NON-MUNICIPALLY OWNED OR CONTROLLED), INCLUDING SANITARY LANDFILL, WATER TREATMENT, AND SUPPLY, AND WASTEWATER TREATMENT
- RADIO BROADCASTING
- RAILROAD YARD OR SHOP
- RECORDING STUDIO
- SATELLITE DISH
- TRANSIT PASSENGER FACILITY
- TRUCKING COMPANY
- TV BROADCASTING AND OTHER COMMUNICATION SERVICE

(4) <u>*Density and Development Standards*</u>. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict A -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for a property in a Light Industrial (LI) District as required by Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development*

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Standards, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

(E) SUBDISTRICT B:

(1) *Permitted Land Uses*. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict B -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Light Industrial (LI) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following shall apply:

(a) The following land uses shall be permitted *By-Right*:

- HELIPAD

(b) The following land uses shall be expressly *Prohibited*:

- AGRICULTURAL USES ON UNPLATTED LAND
- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANMIAL CLINIC FOR SMALL ANIMALS WITHOUT OUTDOOR PENS
- ANIMAL HOSPITAL OR CLINIC
- ANIMAL SHELTER OF LOAFING SHED
- COMMUNITY GARDEN
- URBAN FARM
- CARETAKERS QUARTERS/DOMESTIC OR SECURITY UNIT
- CONVENT, MONASTERY, OR TEMPLE
- LIMITED-SERVICE HOTEL
- FULL-SERVICE HOTEL
- RESIDENCE HOTEL
- MOTEL
- ASSISTED LIVING FACILITY
- BLOOD PLASMA DONOR CENTER
- CEMETERY/MAUSOLEUM
- CHURCH/HOUSE OF WORSHIP
- COLLEGE, UNIVERSITY, OR SEMINARY
- EMERGENCY GROUND AMBULANCE SERVICES
- CONVALESCENT CARE FACILITY/NURSING HOME
- CONGREGATE CARE FACILITY/ELDERLY HOUSING
- CREMATORIUM
- DAYCRE WITH SEVEN (7) OR MORE CHILDREN
- GIVERNMENT FACILITY
- HOSPICE
- HOSPITAL
- PUBLIC LIBRARY, ART GALLERY OR MUSEUM
- MORTUARY OR FUNERAL CHAPEL
- LOCAL POST OFFICE
- REGIONAL POST OFFICE
- PRISON/CUSTODIAL INSTITUTION
- PUBLIC OR PRIVATE PRIMARY SCHOOL
- PUBLIC OR PRIVATE SECONDARY SCHOOL
- TRADE SCHOOL
- RESCUE MISSION OR SHELTER FOR THE HOMELESS
- SOCIAL SERVICE PROVIDER (*EXCEPT RESCUE MISSION OR HOMELESS SHELTER*)

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- FINANCIAL INSTITUTION WITH DRIVE THROUGH
- FINANCIAL INSTITUTION WITHOUT DRIVE-THROUGH
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT RIDE
- INDOOR COMMERCIAL AMUSEMENT/RECREATION
- OUTDOOR COMMERCIAL AMUSEMENT/RECREATION
- PUBLIC OR PRIVATE COMMUNITY OR RECREATION CLUB AS AN ACCESSORY USE
- PRIVATE COUNTRY CLUB
- GOLF DRIVING RANGE
- TEMPORARY FUNDRAISING EVENTS BY NON-PROFIT
- INDOOR GUN CLUB WITH SKEET OR TARGET RANGE
- HEALTH CLUB OR GYM
- PRIVATE CLUB, LODGE, OR FRATERNAL ORGANIZATION
- PRIVATE SPORTS ARENA, STADIUM, AND/OR TRACK
- TENNIS COURTS (*I.E. NOT ACCESSORY TO A PUBLIC OR PRIVATE COUNTRY CLUB*)
- THEATER
- ALCOHOLIC BEVERAGE PACKAGE SALES
- PORTABLE BEVERAGE SERVICE FACILITY
- BREWPUB
- BUSINESS SCHOOL
- CATERING SERVICE
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER
- CRAFT/MICRO BREWERY, DISTILLERY AND/OR WINE
- INCIDENTAL DISPLAY
- FOOD TRUCKS/TRAILERS
- GARDEN SUPPLY/PLANT NURSERY
- GENERAL PERSONAL SERVICE
- HAIR SALON AND/OR MANICURIST
- LAUNDROMAT WITH DROP-OFF/PICKUP SERVICES
- SELF-SERVICE LAUNDROMAT
- PRIVATE MUSEUM OR ART GALLERY
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- PAWN SHOP
- PERMANENT COSMETICS
- TEMPORARY REAL ESTATE SALES OFFICE
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- RESTAURANT WITH LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH LESS THAN 2,000 SF WITHOUT DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH 2,000 SF OR MORE WITH DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH 2,000 SF OR MORE WITHOUT DRIVE-THROUGH OR DRIVE-IN
- RETAIL STORE WITH GASOLINE SALES THAT HAS TWO (2) OR LESS DISPENSERS (*I.E. MAXIMUM OF FOUR [4] VEHICLES*)
- RETAIL STORE WITH GASOLINE SALES THAT HAS MORE THAN TWO (2) DISPENSERS
- SECONDHAND DEALER
- ART, PHOTOGRAPHY, OR MUSIC STUDIO
- TAXIDERMIST SHOP
- BAIL BOND SERVICES
- BUILDING AND LANDSCAPE MATERIAL WITH OUTSIDE STORAGE
- BUILDING AND LANDSCAPE MATERIAL WITH LIMITED OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITH OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITHOUT OUTSIDE STORAGE
- COMMERCIAL CLEANERS
- ELECTRICAL, WATCH, CLOCK, JEWELRY AND/OR SIMILAR REPAIR
- FEED STORE OR RANCH SUPPLY
- FURNITURE UPHOLSTERY/REFINISHING AND RESALE
- GUBSMITH REPAIR AND SALES
- HEAVY MACHINERY AND EQUIPMENT RENTAL, SALES, AND SERVICE
- LOCKSMITH
- MEDICAL OR SCIENTIFIC RESEARCH LAB

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- SHOE AND BOOT REPAIR AND SALES
- MAJOR AUTO REPAIR GARAGE
- MINOR AUTOMOTIVE REPAIR GARAGE
- AUTOMOBILE RENTAL
- NEW OR USED BOAT AND TRAILER DEALERSHIP
- FULL SERVICE CAR WASH AND AUTO DETAIL
- SELF SERVICE CAR WASH
- NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM
- NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- USED MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- COMMERCIAL PARKING LOT
- RECREATIONAL VEHICLE (RV) SALES AND SERVICE
- SERVICE STATION
- TOWING AND IMPOUND YARD
- TOWING SERVICE WITHOUT STORAGE
- TRUCK STOP WITH GASOLINE SALES AND ACCESSORY USES
- ASPHALT OR CONCRETE BATCH PLANTS
- TEMPORARY ASPHALT OR CONCRETE BATCH PLANTS
- BOTTLE WORKS FOR MILK OR SOFT DRINKS
- BREWERY OR DISTILLERY
- CARPET AND RUG CLEANING
- ENVIRONMENTALLY HAZARDOUS MATERIALS
- FOOD PROCESSING WITH NO ANIMAL SLAUGHTERING
- METAL PLATING OR ELECTROPLATING
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- PRINTING AND PUBLISHING
- SALVAGE OR RECLAMATION OF PRODUCTS INDOORS
- SALVAGE OR RECLAMATION OF PRODUCTS OUTDOORS
- HEAVY CONSTRUCTION TRADE YARD
- MINI-WAREHOUSE
- OUTSIDE STORAGE AND/OR OUTSIDE DISPLAY
- RECYCLING COLLECTION CENTER
- WHOLESALE SHOWROOM FACILITY
- AIRPORT, HELIPORT OR LANDING FIELD
- ANTENNA FOR AN AMATEUR RADIO
- ANTENNA DISH
- FREESTANDING COMMERCIAL ANTENNA (*I.E. MONOPOLE OR A SIMILAR STRUCTURE*)
- MOUNTED OR ATTACHED COMMERCIAL ANTENNA
- BUS CHARTER SERVICE AND SERVICE FACILITY
- COMMERCIAL DRONE DELIVERY HUB
- UTILITIES (NON-MUNICIPALLY OWNED OR CONTROLLED), INCLUDING SANITARY LANDFILL, WATER TREATMENT, AND SUPPLY, AND WASTEWATER TREATMENT
- RADIO BROADCASTING
- RAILROAD YARD OR SHOP
- RECORDING STUDIO
- SATELLITE DISH
- TRANSIT PASSENGER FACILITY
- TRUCKING COMPANY
- TV BROADCASTING AND OTHER COMMUNICATION SERVICE

(2) <u>*Density and Development Standards*</u>. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict B -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for a property in a Light Industrial (LI) District as required by Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

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(F) SUBDISTRICT C:

(1) *Permitted Land Uses*. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict C -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Commercial (C) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following shall apply:

(a) The following land uses shall be expressly *Prohibited*:

- AGRICULTURAL USES ON UNPLATTED LAND
- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANIMAL HOSPITAL OR CLINIC
- COMMUNITY GARDEN
- URBAN FARM
- CARETAKERS QUARTERS/DOMESTIC OR SECURITY UNIT
- CONVENT, MONASTERY, OR TEMPLE
- MOTEL
- BLOOD PLASMA DONOR CENTER
- CEMETERY/MAUSOLEUM
- CHURCH/HOUSE OF WORSHIP
- COLLEGE, UNIVERSITY, OR SEMINARY
- EMERGENCY GROUND AMBULANCE SERVICES
- HOSPICE
- MORTUARY OR FUNERAL CHAPEL
- LOCAL POST OFFICE
- PUBLIC OR PRIVATE PRIMARY SCHOOL
- PUBLIC OR PRIVATE SECONDARY SCHOOL
- TEMPORARY EDUCATION BUILDINGS FOR PUBLIC OR PRIVATE SCHOOL
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT RIDE
- INDOOR GUN CLUB WITH SKEET OR TARGET RANGE
- PRIVATE CLUB, LODGE, OR FRATERNAL ORGANIZATION
- TENNIS COURTS (*I.E. NOT ACCESSORY TO A PUBLIC OR PRIVATE COUNTRY CLUB*)
- ASTROLOGER, HYPNOTIST, OR PSYCHIC
- PORTABLE BEVERAGE SERVICE FACILITY
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER
- GARDEN SUPPLY/PLANT NURSERY
- LAUNDROMAT WITH DROPOFF/PICKUP SERVICES
- SELF SERVICE LAUNDROMAT
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- PAWN SHOP
- PERMANENT COSMETICS [(1)]
- TEMPORARY REAL ESTATE SALES OFFICE
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- SECONDHAND DEALER
- BAIL BOND SERVICES
- BUILDING AND LANDSCAPE MATERIAL WITH LIMITED OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITHOUT OUTSIDE STORAGE
- FURNITURE UPHOLSTERY/REFINISHING AND RESALE [(2)]
- RENTAL, SALES, AND SERVICE OF HEAVY MACHINERY AND EQUIPMENT
- LOCKSMITH
- SHOE AND BOOT REPAIR AND SALES
- TRADE SCHOOL

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- MINOR AUTOMOTIVE REPAIR GARAGE
- AUTOMOBILE RENTAL
- NEW OR USED BOAT AND TRAILER DEALERSHIP
- FULL SERVICE CAR WASH AND AUTO DETAIL
- SELF SERVICE CAR WASH
- NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM
- NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- USED MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- RECREATIONAL VEHICLE (RV) SALES AND SERVICE
- SERVICE STATION
- TEMPORARY ASPHALT OR CONCRETE BATCH PLANTS
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- MINI-WAREHOUSE
- WHOLESALE SHOWROOM FACILITY
- COMMERCIAL ANTENNA
- COMMERCIAL FREESTANDING ANTENNA
- BUS CHARTER SERVICE AND SERVICE FACILITY
- HELIPAD
- RADIO BROADCASTING
- RAILROAD YARD OR SHOP
- TRANSIT PASSENGER FACILITY
- WIRELESS COMMUNICATION TOWER

NOTES:
(1): *UNLESS ACCESSORY TO A SPA OR HAIR SALON.*
(2): *UNLESS ACCESSORY TO A GENERAL RETAIL STORE.*

(2) *Density and Development Standards*. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict C -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for a property in a Commercial (C) District as required by Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, all development on *Subdistrict C* shall conform to the standards depicted in *Table 3*, which are as follows:

TABLE 3: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK (1)	25'
MINIMUM SIDE YARD SETBACK (2)	10'
MINIMUM REAR YARD SETBACK (2)	10'
MINIMUM BETWEEN BUILDINGS (2)	15'
MAXIMUM BUILDING HEIGHT (3)	60'
MAXIMUM LOT COVERAGE (4)	60%
MINIMUM LANDSCAPING	20%

GENERAL NOTES:

1: *FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.*
2: *THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.*
3: *BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.*
4: *NO ADDITIONAL FLOOR AREA RATIO (FAR) REQUIREMENTS WILL REGULATE THE LOT COVERAGE OR FORM OF THE BUILDING.*

DRAFT ORDINANCE 10.16.2026

CITY OF ROCKWALL

ORDINANCE NO. 26-11

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 CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT AND LIGHT INDUSTRIAL (LI) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 108 (PD-108) FOR LIGHT INDUSTRIAL (LI) DISTRICT AND COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING 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 IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *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, PE 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 and a Light Industrial (LI) District to Planned Development District 108 (PD-108) for Light Industrial (LI) District and Commercial (C) District land uses on 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, zoned Agricultural (AG) District and Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, and more fully described in *Exhibit 'A'* and depicted in *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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by

granting this zoning change, and as may be amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Subdistrict Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan for Subdistrict A*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations for Subdistrict A*, depicted in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, outlined in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 6. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

SECTION 7. That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, 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 for this ordinance are declared to be severable;

SECTION 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (*including references to the Unified Development Code [UDC]*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 10. 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 6th DAY OF APRIL, 2026.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: March 16, 2026

2nd Reading: April 6, 2026

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. 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. 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, 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.

Exhibit 'B'
Subdistrict Plan

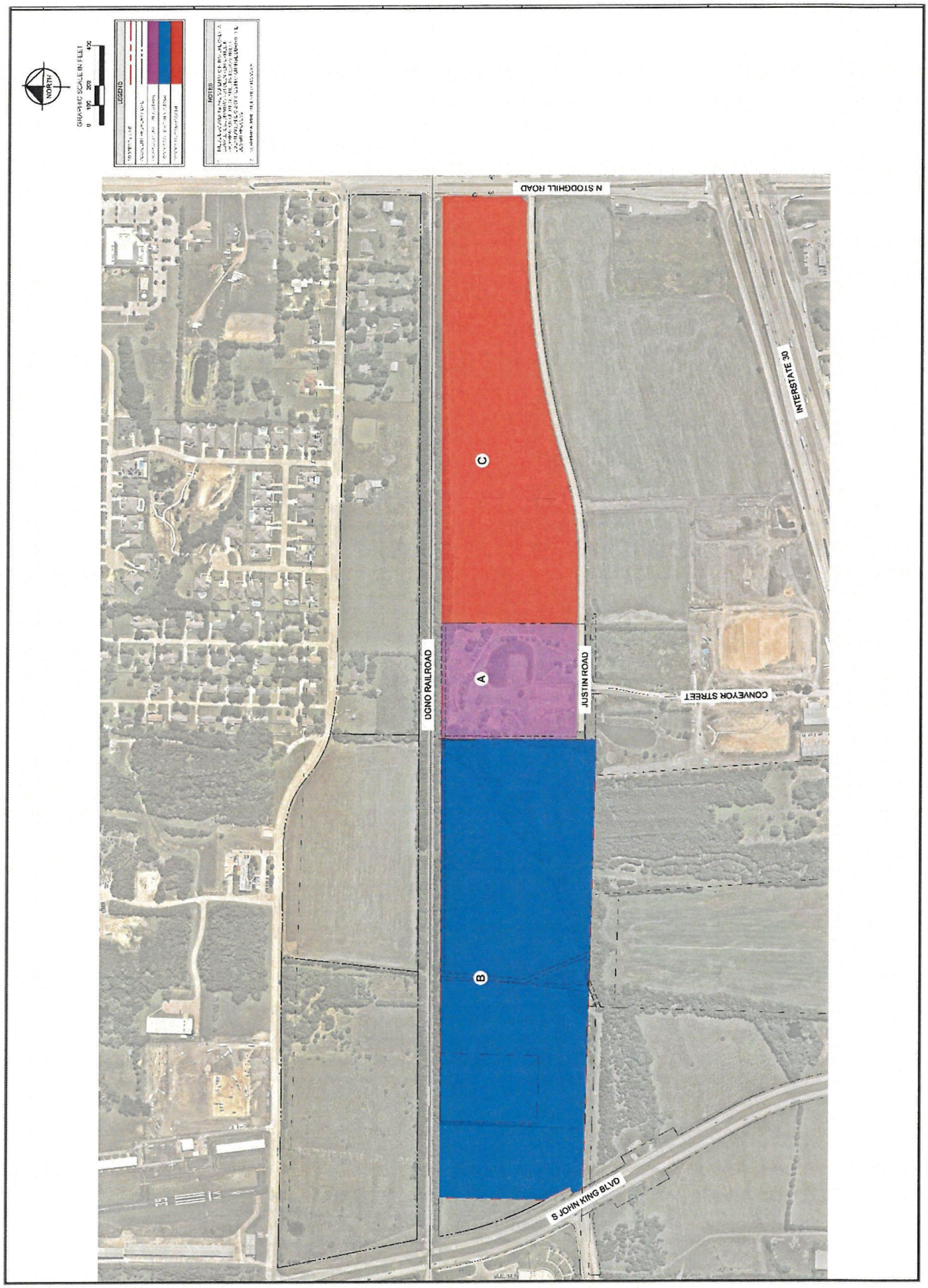

Exhibit 'C'
Concept Plan for Subdistrict A

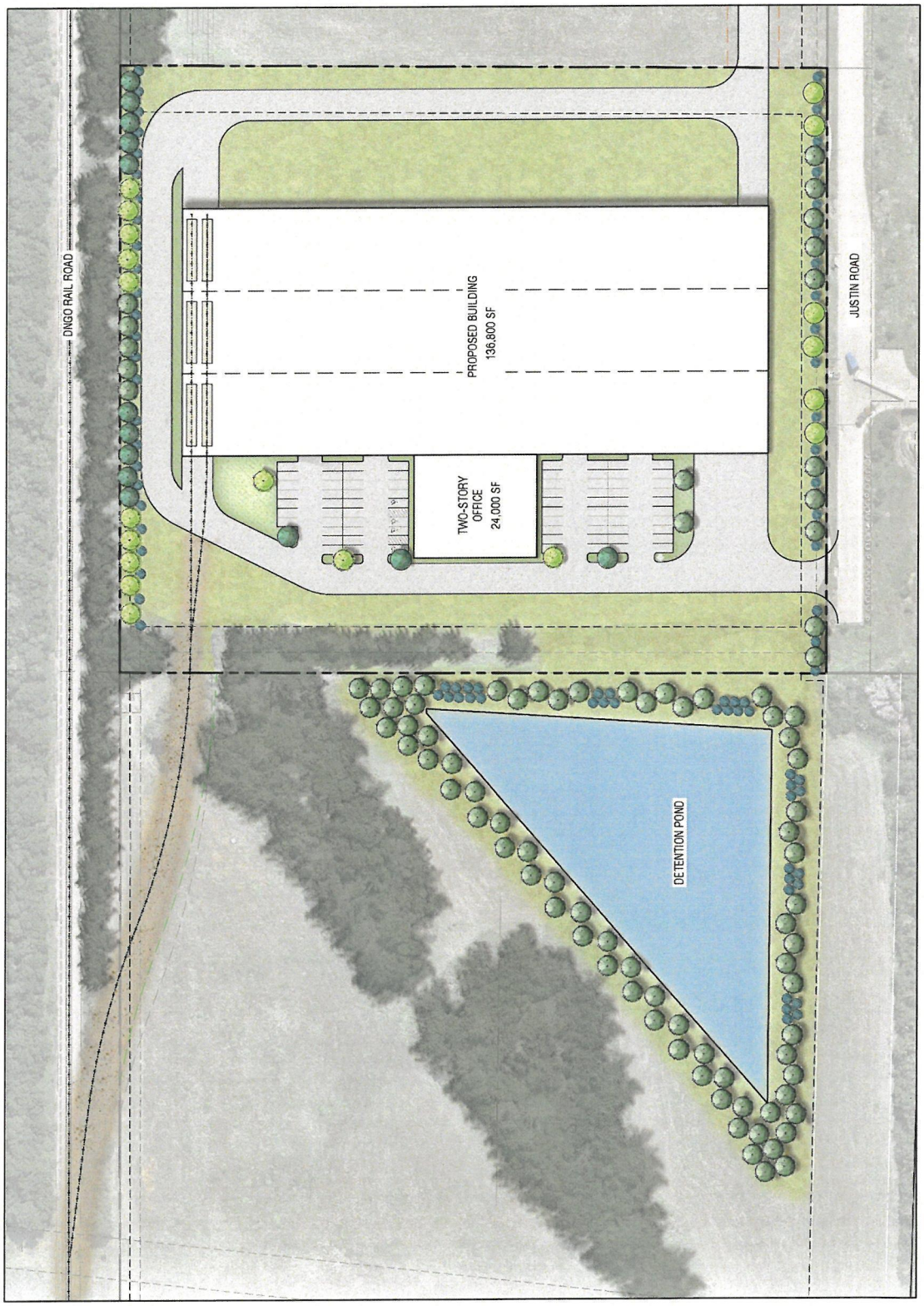

Exhibit 'D'
Conceptual Building Elevations for Subdistrict A







Exhibit 'E'
Development Standards

(A) ESTABLISHMENT AND INTENT OF THE SUBDISTRICTS

The *Subject Property* shall be divided into three (3) subdistricts as depicted on the *Subdistrict Plan*, which is contained in *Exhibit 'B'* of this ordinance. The intent of each of the established *Subdistricts* is as follows:

(1) *Subdistrict A & B*. The intent of *Subdistricts A & B* is to establish a corporate headquarters with *Office* and *Light Industrial* land uses. Specifically, *Subdistrict A* is intended to be a *Sheet Metal Facility* as depicted in *Exhibit 'C'* and *Exhibit 'D'*.

(2) *Subdistrict C*. The intent of *Subdistrict C* is to provide a *Regional Commercial/Retail and Entertainment Center* that consists of retail, restaurant, and/or entertainment land uses.

(B) PROCESSES FOR EACH SUBDISTRICT

(1) *Subdistrict A*. *Subdistrict A* shall be developed in general conformance with the *Concept Plan for Subdistrict A* contained in *Exhibit 'C'* of this ordinance, the *Conceptual Building Elevations for Subdistrict A* contained in *Exhibit 'D'* of this ordinance, and the development standards contained in this subsection (*i.e. Exhibit 'E'*) of this ordinance. Prior to the issuance of a *Building Permit* for any structure in *Subdistrict A*, a *PD Site Plan -- that conforms to the requirements of this Planned Development District ordinance and the Unified Development Code (UDC)* -- shall be submitted and approved in accordance with the requirements of Article 11, *Development Application Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]. The Director of Planning and Zoning may require a *PD Development Plan* for *Subdistrict A* if it is determined that the *PD Site Plan* does *not* meet the intent of this Planned Development District Ordinance

(2) *Subdistrict B*. *Subdistrict B* shall be developed in general conformance with the *Subdistrict Plan* contained in *Exhibit 'B'* of this ordinance, and the development standards contained in *Exhibit 'E'* of this ordinance. Prior to the issuance of a *Building Permit* for any structure in *Subdistrict B*, a *PD Development Plan* and *PD Site Plan* shall be submitted and approved in accordance with the requirements of Article 10, *Planned Development District Regulations*, and Article 11, *Development Application Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and in conformance with this ordinance.

(3) *Subdistrict C*. *Subdistrict C* shall be developed in general conformance with the *Subdistrict Plan* contained in *Exhibit 'B'* of this ordinance, and the development standards contained in *Exhibit 'E'* of this ordinance. Prior to the issuance of a *Building Permit* for any structure in *Subdistrict C*, a *PD Development Plan* and *PD Site Plan -- that conforms to the requirements of this Planned Development District ordinance and the Unified Development Code (UDC)* -- shall be submitted and approved in accordance with the requirements of Article 11, *Development Application Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and in conformance with this ordinance.

(4) *PD Site Plans*. If a *PD Site Plan* is submitted that does *not* meet the intent of this Planned Development District Ordinance or an approved *PD Development Plan*, the Director of Planning and Zoning shall prepare a recommendation outlining how the proposed *PD Site Plan* fails to meet the intent, and bring the *PD Site Plan* and recommendation to the Planning and Zoning Commission for action. Should the Planning and Zoning Commission determine that the *PD Site Plan* does meet the intent of this ordinance or the approved *PD Development Plan*, the *PD Site Plan* may be approved in accordance with the

procedures of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and with the requirements of this ordinance; however, should the Planning and Zoning Commission determine that the *PD Site Plan* does *not* meet the intent of this ordinance or an approved *PD Development Plan*, the Planning and Zoning Commission shall deny the *PD Site Plan* and the applicant shall be required to submit a *PD Development Plan* oar an *Amended PD Development Plan* in accordance with Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and this ordinance.

(C) GENERAL STANDARDS.

The following general standards shall apply for all *Subdistricts* as depicted on the *Subdistrict Plan* contained in *Exhibit 'C'* of this ordinance:

(1) *Development Standards*. Unless otherwise stipulated by this Planned Development District, all property situated within any *Subdistrict* shall be subject to the development standards stipulated by the *General Overlay District Standards* as outlined in Section 06.02, *General Overlay District Standards*, of Article 5, *Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(2) *Landscape Buffers*. All landscape buffers shall be provided as follows:

(a) *Landscape Buffer Adjacent to the N. John King Boulevard*. A minimum of a 50-foot landscape buffer shall be provided along the frontage of the N. John King Boulevard (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall each have a minimum height 30-inches and may be non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. A meandering/curvilinear ten (10) foot sidewalk/trail shall be constructed within the 50-foot landscape buffer.

(b) *Landscape Buffer Adjacent to Stodghill Road (FM-3549)*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of the Stodghill Road (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height 30-inches and may be non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. An eight (8) foot sidewalk/trail shall be constructed within the 20-foot landscape buffer.

(c) *Landscape Buffer Adjacent to Justin Road (Subdistrict 'A' and 'B')*. A minimum of a 50-foot landscape buffer shall be provided along the frontage of Justin Road (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall each have a minimum height 30-inches and may be non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. An eight (8) foot sidewalk/trail shall be constructed within the 50-foot landscape buffer.

(d) *Landscape Buffer Adjacent to Justin Road (Subdistrict 'C')*. A minimum of a 20-foot

landscape buffer shall be provided along the frontage of Justin Road (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall each have a minimum height 30-inches and may be non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. An eight (8) foot sidewalk/trail shall be constructed within the 20-foot landscape buffer.

(e) *Landscape Buffer Adjacent to the Railroad (i.e. Union Pacific/Dallas Garland)*. A minimum of a ten (10) foot landscape buffer shall be provided along the railroad, and shall incorporate a row of canopy trees on 20-foot centers.

(3) *Variances/Exceptions*. Variances and exceptions to the requirements of this ordinance shall be submitted and approved in accordance with the process and procedures set forth in Article 11, *Development Applications and Review procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

(D) SUBDISTRICT A:

(1) *Concept Plan*. Development within *Subdistrict A* -- as depicted on the *Subdistrict Plan* contained in *Exhibit 'B'* of this ordinance -- shall generally conform with the *Concept Plan* depicted in the *Concept Plan* for *Subdistrict A* -- contained in *Exhibit 'C'* of this ordinance --.

(2) *Building Elevations*. Development within *Subdistrict A* -- as depicted on the *Subdistrict Plan* contained in *Exhibit 'B'* of this ordinance -- shall generally conform to the *Conceptual Building Elevations* depicted in the *Conceptual Building Elevations* for *Subdistrict A* contained in *Exhibit 'D'* of this ordinance.

(3) *Permitted Land Uses*. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict A -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Light Industrial (LI) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following shall apply:

(a) The following land uses shall be expressly *Prohibited*:

- AGRICULTURAL USES ON UNPLATTED LAND
- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANMIAL CLINIC FOR SMALL ANIMALS WITHOUT OUTDOOR PENS
- ANIMAL HOSPITAL OR CLINIC
- ANIMAL SHELTER OF LOAFING SHED
- COMMUNITY GARDEN
- URBAN FARM
- CARETAKERS QUARTERS/DOMESTIC OR SECURITY UNIT
- CONVENT, MONASTERY, OR TEMPLE
- LIMITED-SERVICE HOTEL
- FULL-SERVICE HOTEL
- RESIDENCE HOTEL
- MOTEL
- ASSISTED LIVING FACILITY
- BLOOD PLASMA DONOR CENTER
- CEMETERY/MAUSOLEUM
- CHURCH/HOUSE OF WORSHIP
- COLLEGE, UNIVERSITY, OR SEMINARY
- EMERGENCY GROUND AMBULANCE SERVICES
- CONVALESCENT CARE FACILITY/NURSING HOME
- CONGREGATE CARE FACILITY/ELDERLY HOUSING
- CREMATORIUM
- DAYCRE WITH SEVEN (7) OR MORE CHILDREN
- GIVERNMENT FACILITY
- HOSPICE
- HOSPITAL
- PUBLIC LIBRARY, ART GALLERY OR MUSEUM
- MORTUARY OR FUNERAL CHAPEL
- LOCAL POST OFFICE
- REGIONAL POST OFFICE
- PRISON/CUSTODIAL INSTITUTION
- PUBLIC OR PRIVATE PRIMARY SCHOOL
- PUBLIC OR PRIVATE SECONDARY SCHOOL
- TRADE SCHOOL

- RESCUE MISSION OR SHELTER FOR THE HOMELESS
- SOCIAL SERVICE PROVIDER (*EXCEPT RESCUE MISSION OR HOMELESS SHELTER*)
- FINANCIAL INSTITUTION WITH DRIVE THROUGH
- FINANCIAL INSTITUTION WITHOUT DRIVE-THROUGH
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT RIDE
- INDOOR COMMERCIAL AMUSEMENT/RECREATION
- OUTDOOR COMMERCIAL AMUSEMENT/RECREATION
- PUBLIC OR PRIVATE COMMUNITY OR RECREATION CLUB AS AN ACCESSORY USE
- PRIVATE COUNTRY CLUB
- GOLF DRIVING RANGE
- TEMPORARY FUNDRAISING EVENTS BY NON-PROFIT
- INDOOR GUN CLUB WITH SKEET OR TARGET RANGE
- HEALTH CLUB OR GYM
- PRIVATE CLUB, LODGE, OR FRATERNAL ORGANIZATION
- PRIVATE SPORTS ARENA, STADIUM, AND/OR TRACK
- TENNIS COURTS (*I.E. NOT ACCESSORY TO A PUBLIC OR PRIVATE COUNTRY CLUB*)
- THEATER
- ALCOHOLIC BEVERAGE PACKAGE SALES
- PORTABLE BEVERAGE SERVICE FACILITY
- BREWPUB
- BUSINESS SCHOOL
- CATERING SERVICE
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER
- CRAFT/MICRO BREWERY, DISTILLERY AND/OR WINE
- INCIDENTAL DISPLAY
- FOOD TRUCKS/TRAILERS
- GARDEN SUPPLY/PLANT NURSERY
- GENERAL PERSONAL SERVICE
- HAIR SALON AND/OR MANICURIST
- LAUNDROMAT WITH DROP-OFF/PICKUP SERVICES
- SELF-SERVICE LAUNDROMAT
- PRIVATE MUSEUM OR ART GALLERY
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- PAWN SHOP
- PERMANENT COSMETICS
- TEMPORARY REAL ESTATE SALES OFFICE
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- RESTAURANT WITH LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH LESS THAN 2,000 SF WITHOUT DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH 2,000 SF OR MORE WITH DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH 2,000 SF OR MORE WITHOUT DRIVE-THROUGH OR DRIVE-IN
- RETAIL STORE WITH GASOLINE SALES THAT HAS TWO (2) OR LESS DISPENSERS (*I.E. MAXIMUM OF FOUR [4] VEHICLES*)
- RETAIL STORE WITH GASOLINE SALES THAT HAS MORE THAN TWO (2) DISPENSERS
- SECONDHAND DEALER
- ART, PHOTOGRAPHY, OR MUSIC STUDIO
- TAXIDERMIST SHOP
- BAIL BOND SERVICES
- BUILDING AND LANDSCAPE MATERIAL WITH OUTSIDE STORAGE
- BUILDING AND LANDSCAPE MATERIAL WITH LIMITED OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITH OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITHOUT OUTSIDE STORAGE
- COMMERCIAL CLEANERS
- ELECTRICAL, WATCH, CLOCK, JEWELRY AND/OR SIMILAR REPAIR
- FEED STORE OR RANCH SUPPLY
- FURNITURE UPHOLSTERY/REFINISHING AND RESALE
- GUBSMITH REPAIR AND SALES
- HEAVY MACHINERY AND EQUIPMENT RENTAL, SALES, AND SERVICE

- LOCKSMITH
- MEDICAL OR SCIENTIFIC RESEARCH LAB
- SHOE AND BOOT REPAIR AND SALES
- MAJOR AUTO REPAIR GARAGE
- MINOR AUTOMOTIVE REPAIR GARAGE
- AUTOMOBILE RENTAL
- NEW OR USED BOAT AND TRAILER DEALERSHIP
- FULL SERVICE CAR WASH AND AUTO DETAIL
- SELF SERVICE CAR WASH
- NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM
- NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- USED MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- COMMERCIAL PARKING LOT
- RECREATIONAL VEHICLE (RV) SALES AND SERVICE
- SERVICE STATION
- TOWING AND IMPOUND YARD
- TOWING SERVICE WITHOUT STORAGE
- TRUCK STOP WITH GASOLINE SALES AND ACCESSORY USES
- ASPHALT OR CONCRETE BATCH PLANTS
- TEMPORARY ASPHALT OR CONCRETE BATCH PLANTS
- BOTTLE WORKS FOR MILK OR SOFT DRINKS
- BREWERY OR DISTILLERY
- CARPET AND RUG CLEANING
- ENVIRONMENTALLY HAZARDOUS MATERIALS
- FOOD PROCESSING WITH NO ANIMAL SLAUGHTERING
- METAL PLATING OR ELECTROPLATING
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- PRINTING AND PUBLISHING
- SALVAGE OR RECLAMATION OF PRODUCTS INDOORS
- SALVAGE OR RECLAMATION OF PRODUCTS OUTDOORS
- HEAVY CONSTRUCTION TRADE YARD
- MINI-WAREHOUSE
- OUTSIDE STORAGE AND/OR OUTSIDE DISPLAY
- RECYCLING COLLECTION CENTER
- WHOLESALE SHOWROOM FACILITY
- AIRPORT, HELIPORT OR LANDING FIELD
- ANTENNA FOR AN AMATEUR RADIO
- ANTENNA DISH
- FREESTANDING COMMERCIAL ANTENNA (*I.E. MONOPOLE OR A SIMILAR STRUCTURE*)
- MOUNTED OR ATTACHED COMMERCIAL ANTENNA
- BUS CHARTER SERVICE AND SERVICE FACILITY
- COMMERCIAL DRONE DELIVERY HUB
- HELIPAD
- UTILITIES (NON-MUNICIPALLY OWNED OR CONTROLLED), INCLUDING SANITARY LANDFILL, WATER TREATMENT, AND SUPPLY, AND WASTEWATER TREATMENT
- RADIO BROADCASTING
- RAILROAD YARD OR SHOP
- RECORDING STUDIO
- SATELLITE DISH
- TRANSIT PASSENGER FACILITY
- TRUCKING COMPANY
- TV BROADCASTING AND OTHER COMMUNICATION SERVICE

(4) *Density and Development Standards*. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict A -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for a property in a Light Industrial (LI) District as required by Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development*

Standards, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

(E) SUBDISTRICT B:

(1) *Permitted Land Uses*. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict B -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Light Industrial (LI) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following shall apply:

(a) The following land uses shall be permitted *By-Right*:

- HELIPAD

(b) The following land uses shall be expressly *Prohibited*:

- AGRICULTURAL USES ON UNPLATTED LAND
- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANMIAL CLINIC FOR SMALL ANIMALS WITHOUT OUTDOOR PENS
- ANIMAL HOSPITAL OR CLINIC
- ANIMAL SHELTER OF LOAFING SHED
- COMMUNITY GARDEN
- URBAN FARM
- CARETAKERS QUARTERS/DOMESTIC OR SECURITY UNIT
- CONVENT, MONASTERY, OR TEMPLE
- LIMITED-SERVICE HOTEL
- FULL-SERVICE HOTEL
- RESIDENCE HOTEL
- MOTEL
- ASSISTED LIVING FACILITY
- BLOOD PLASMA DONOR CENTER
- CEMETERY/MAUSOLEUM
- CHURCH/HOUSE OF WORSHIP
- COLLEGE, UNIVERSITY, OR SEMINARY
- EMERGENCY GROUND AMBULANCE SERVICES
- CONVALESCENT CARE FACILITY/NURSING HOME
- CONGREGATE CARE FACILITY/ELDERLY HOUSING
- CREMATORIUM
- DAYCRE WITH SEVEN (7) OR MORE CHILDREN
- GIVERNMENT FACILITY
- HOSPICE
- HOSPITAL
- PUBLIC LIBRARY, ART GALLERY OR MUSEUM
- MORTUARY OR FUNERAL CHAPEL
- LOCAL POST OFFICE
- REGIONAL POST OFFICE
- PRISON/CUSTODIAL INSTITUTION
- PUBLIC OR PRIVATE PRIMARY SCHOOL
- PUBLIC OR PRIVATE SECONDARY SCHOOL
- TRADE SCHOOL
- RESCUE MISSION OR SHELTER FOR THE HOMELESS
- SOCIAL SERVICE PROVIDER (*EXCEPT RESCUE MISSION OR HOMELESS SHELTER*)

- FINANCIAL INSTITUTION WITH DRIVE THROUGH
- FINANCIAL INSTITUTION WITHOUT DRIVE-THROUGH
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT RIDE
- INDOOR COMMERCIAL AMUSEMENT/RECREATION
- OUTDOOR COMMERCIAL AMUSEMENT/RECREATION
- PUBLIC OR PRIVATE COMMUNITY OR RECREATION CLUB AS AN ACCESSORY USE
- PRIVATE COUNTRY CLUB
- GOLF DRIVING RANGE
- TEMPORARY FUNDRAISING EVENTS BY NON-PROFIT
- INDOOR GUN CLUB WITH SKEET OR TARGET RANGE
- HEALTH CLUB OR GYM
- PRIVATE CLUB, LODGE, OR FRATERNAL ORGANIZATION
- PRIVATE SPORTS ARENA, STADIUM, AND/OR TRACK
- TENNIS COURTS (*I.E. NOT ACCESSORY TO A PUBLIC OR PRIVATE COUNTRY CLUB*)
- THEATER
- ALCOHOLIC BEVERAGE PACKAGE SALES
- PORTABLE BEVERAGE SERVICE FACILITY
- BREWPUB
- BUSINESS SCHOOL
- CATERING SERVICE
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER
- CRAFT/MICRO BREWERY, DISTILLERY AND/OR WINE
- INCIDENTAL DISPLAY
- FOOD TRUCKS/TRAILERS
- GARDEN SUPPLY/PLANT NURSERY
- GENERAL PERSONAL SERVICE
- HAIR SALON AND/OR MANICURIST
- LAUNDROMAT WITH DROP-OFF/PICKUP SERVICES
- SELF-SERVICE LAUNDROMAT
- PRIVATE MUSEUM OR ART GALLERY
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- PAWN SHOP
- PERMANENT COSMETICS
- TEMPORARY REAL ESTATE SALES OFFICE
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- RESTAURANT WITH LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH LESS THAN 2,000 SF WITHOUT DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH 2,000 SF OR MORE WITH DRIVE-THROUGH OR DRIVE-IN
- RESTAURANT WITH 2,000 SF OR MORE WITHOUT DRIVE-THROUGH OR DRIVE-IN
- RETAIL STORE WITH GASOLINE SALES THAT HAS TWO (2) OR LESS DISPENSERS (*I.E. MAXIMUM OF FOUR [4] VEHICLES*)
- RETAIL STORE WITH GASOLINE SALES THAT HAS MORE THAN TWO (2) DISPENSERS
- SECONDHAND DEALER
- ART, PHOTOGRAPHY, OR MUSIC STUDIO
- TAXIDERMIST SHOP
- BAIL BOND SERVICES
- BUILDING AND LANDSCAPE MATERIAL WITH OUTSIDE STORAGE
- BUILDING AND LANDSCAPE MATERIAL WITH LIMITED OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITH OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITHOUT OUTSIDE STORAGE
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- GUBSMITH REPAIR AND SALES
- HEAVY MACHINERY AND EQUIPMENT RENTAL, SALES, AND SERVICE
- LOCKSMITH
- MEDICAL OR SCIENTIFIC RESEARCH LAB

- SHOE AND BOOT REPAIR AND SALES
- MAJOR AUTO REPAIR GARAGE
- MINOR AUTOMOTIVE REPAIR GARAGE
- AUTOMOBILE RENTAL
- NEW OR USED BOAT AND TRAILER DEALERSHIP
- FULL SERVICE CAR WASH AND AUTO DETAIL
- SELF SERVICE CAR WASH
- NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM
- NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- USED MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- COMMERCIAL PARKING LOT
- RECREATIONAL VEHICLE (RV) SALES AND SERVICE
- SERVICE STATION
- TOWING AND IMPOUND YARD
- TOWING SERVICE WITHOUT STORAGE
- TRUCK STOP WITH GASOLINE SALES AND ACCESSORY USES
- ASPHALT OR CONCRETE BATCH PLANTS
- TEMPORARY ASPHALT OR CONCRETE BATCH PLANTS
- BOTTLE WORKS FOR MILK OR SOFT DRINKS
- BREWERY OR DISTILLERY
- CARPET AND RUG CLEANING
- ENVIRONMENTALLY HAZARDOUS MATERIALS
- FOOD PROCESSING WITH NO ANIMAL SLAUGHTERING
- METAL PLATING OR ELECTROPLATING
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- PRINTING AND PUBLISHING
- SALVAGE OR RECLAMATION OF PRODUCTS INDOORS
- SALVAGE OR RECLAMATION OF PRODUCTS OUTDOORS
- HEAVY CONSTRUCTION TRADE YARD
- MINI-WAREHOUSE
- OUTSIDE STORAGE AND/OR OUTSIDE DISPLAY
- RECYCLING COLLECTION CENTER
- WHOLESALE SHOWROOM FACILITY
- AIRPORT, HELIPORT OR LANDING FIELD
- ANTENNA FOR AN AMATEUR RADIO
- ANTENNA DISH
- FREESTANDING COMMERCIAL ANTENNA (*I.E. MONOPOLE OR A SIMILAR STRUCTURE*)
- MOUNTED OR ATTACHED COMMERCIAL ANTENNA
- BUS CHARTER SERVICE AND SERVICE FACILITY
- COMMERCIAL DRONE DELIVERY HUB
- UTILITIES (NON-MUNICIPALLY OWNED OR CONTROLLED), INCLUDING SANITARY LANDFILL, WATER TREATMENT, AND SUPPLY, AND WASTEWATER TREATMENT
- RADIO BROADCASTING
- RAILROAD YARD OR SHOP
- RECORDING STUDIO
- SATELLITE DISH
- TRANSIT PASSENGER FACILITY
- TRUCKING COMPANY
- TV BROADCASTING AND OTHER COMMUNICATION SERVICE

(2) *Density and Development Standards*. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict B -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for a property in a Light Industrial (LI) District as required by Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

(F) SUBDISTRICT C:

(1) *Permitted Land Uses*. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict C -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Commercial (C) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following shall apply:

(a) The following land uses shall be expressly *Prohibited*:

- AGRICULTURAL USES ON UNPLATTED LAND
- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANIMAL HOSPITAL OR CLINIC
- COMMUNITY GARDEN
- URBAN FARM
- CARETAKERS QUARTERS/DOMESTIC OR SECURITY UNIT
- CONVENT, MONASTERY, OR TEMPLE
- MOTEL
- BLOOD PLASMA DONOR CENTER
- CEMETERY/MAUSOLEUM
- CHURCH/HOUSE OF WORSHIP
- COLLEGE, UNIVERSITY, OR SEMINARY
- EMERGENCY GROUND AMBULANCE SERVICES
- HOSPICE
- MORTUARY OR FUNERAL CHAPEL
- LOCAL POST OFFICE
- PUBLIC OR PRIVATE PRIMARY SCHOOL
- PUBLIC OR PRIVATE SECONDARY SCHOOL
- TEMPORARY EDUCATION BUILDINGS FOR PUBLIC OR PRIVATE SCHOOL
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT RIDE
- INDOOR GUN CLUB WITH SKEET OR TARGET RANGE
- PRIVATE CLUB, LODGE, OR FRATERNAL ORGANIZATION
- TENNIS COURTS (*I.E. NOT ACCESSORY TO A PUBLIC OR PRIVATE COUNTRY CLUB*)
- ASTROLOGER, HYPNOTIST, OR PSYCHIC
- PORTABLE BEVERAGE SERVICE FACILITY
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER
- GARDEN SUPPLY/PLANT NURSERY
- LAUNDROMAT WITH DROPOFF/PICKUP SERVICES
- SELF SERVICE LAUNDROMAT
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- PAWN SHOP
- PERMANENT COSMETICS [1]
- TEMPORARY REAL ESTATE SALES OFFICE
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- SECONDHAND DEALER
- BAIL BOND SERVICES
- BUILDING AND LANDSCAPE MATERIAL WITH LIMITED OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITHOUT OUTSIDE STORAGE
- FURNITURE UPHOLSTERY/REFINISHING AND RESALE [2]
- RENTAL, SALES, AND SERVICE OF HEAVY MACHINERY AND EQUIPMENT
- LOCKSMITH
- SHOE AND BOOT REPAIR AND SALES
- TRADE SCHOOL

- MINOR AUTOMOTIVE REPAIR GARAGE
- AUTOMOBILE RENTAL
- NEW OR USED BOAT AND TRAILER DEALERSHIP
- FULL SERVICE CAR WASH AND AUTO DETAIL
- SELF SERVICE CAR WASH
- NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM
- NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- USED MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- RECREATIONAL VEHICLE (RV) SALES AND SERVICE
- SERVICE STATION
- TEMPORARY ASPHALT OR CONCRETE BATCH PLANTS
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- MINI-WAREHOUSE
- WHOLESALE SHOWROOM FACILITY
- COMMERCIAL ANTENNA
- COMMERCIAL FREESTANDING ANTENNA
- BUS CHARTER SERVICE AND SERVICE FACILITY
- HELIPAD
- RADIO BROADCASTING
- RAILROAD YARD OR SHOP
- TRANSIT PASSENGER FACILITY
- WIRELESS COMMUNICATION TOWER

NOTES:
(1): *UNLESS ACCESSORY TO A SPA OR HAIR SALON.*
(2): *UNLESS ACCESSORY TO A GENERAL RETAIL STORE.*

(2) *Density and Development Standards*. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict C -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for a property in a Commercial (C) District as required by Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, all development on *Subdistrict C* shall conform to the standards depicted in *Table 3*, which are as follows:

TABLE 3: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK (1)	25'
MINIMUM SIDE YARD SETBACK (2)	10'
MINIMUM REAR YARD SETBACK (2)	10'
MINIMUM BETWEEN BUILDINGS (2)	15'
MAXIMUM BUILDING HEIGHT (3)	60'
MAXIMUM LOT COVERAGE (4)	60%
MINIMUM LANDSCAPING	20%

GENERAL NOTES:

1: *FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.*
2: *THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.*
3: *BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.*
4: *NO ADDITIONAL FLOOR AREA RATIO (FAR) REQUIREMENTS WILL REGULATE THE LOT COVERAGE OR FORM OF THE BUILDING.*

DATE: June 4, 2026

TO: Dylan Adame
Kimley Horn & Associates
2600 North Central Expressway, Suite 400
Richardson, TX 75080

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

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

SUBJECT: Z2026-007; *Zoning Change (AG & LI to PD) Colmet*

Dylan Adame:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on April 6, 2026. The following is a record of all recommendations, voting records and conditions of approval:

Conditions of Approval

(1) *Subdistrict 'A'* shall be required to generally conform to the *Concept Plan* and *Conceptual Building Elevations* contained within *Exhibit 'C'* and *Exhibit 'D'* of the Planned Development District ordinance; and,

(2) The proposed development shall be required to conform to the *Development Standards* contained within *Exhibit 'E'* of the Planned Development District ordinance; and,

(3) 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 March 10, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 4-1, with Commissioner Schoen dissenting and Commissioners Brock and Bentley absent.

City Council
On March 16, 2026, the City Council approved a motion to approve the zoning change by a vote of 6-1, with Council Member Jeffus dissenting.

On April 6, 2026, the City Council approved a motion to approve the Zoning Change by a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 26-11; PD-108*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6434.

Sincerely,

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