



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 3600 S Goliad St, Rockwall, TX 75032

SUBDIVISION A0128 J R JOHNSON

LOT

BLOCK

GENERAL LOCATION Across the street from Springer Elementary School

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Agriculture & Commercial

CURRENT USE Vacant

PROPOSED ZONING Planned Development

PROPOSED USE Mixed Use

ACREAGE 15.601

LOTS [CURRENT] 1

LOTS [PROPOSED] 5-6

☒ **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 Gardner Land Holdings LLC

☐ APPLICANT Gardner Land Holdings LLC

CONTACT PERSON Bart Gardner

CONTACT PERSON James Martin

ADDRESS 15950 SH 205

ADDRESS 15950 SH 205

CITY, STATE & ZIP Terrell, Texas 75160

CITY, STATE & ZIP Terrell, Texas 75160

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

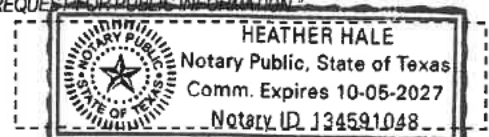
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BART GARDNER [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 134.02 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 17th DAY OF OCTOBER, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

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

OWNER'S SIGNATURE X

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



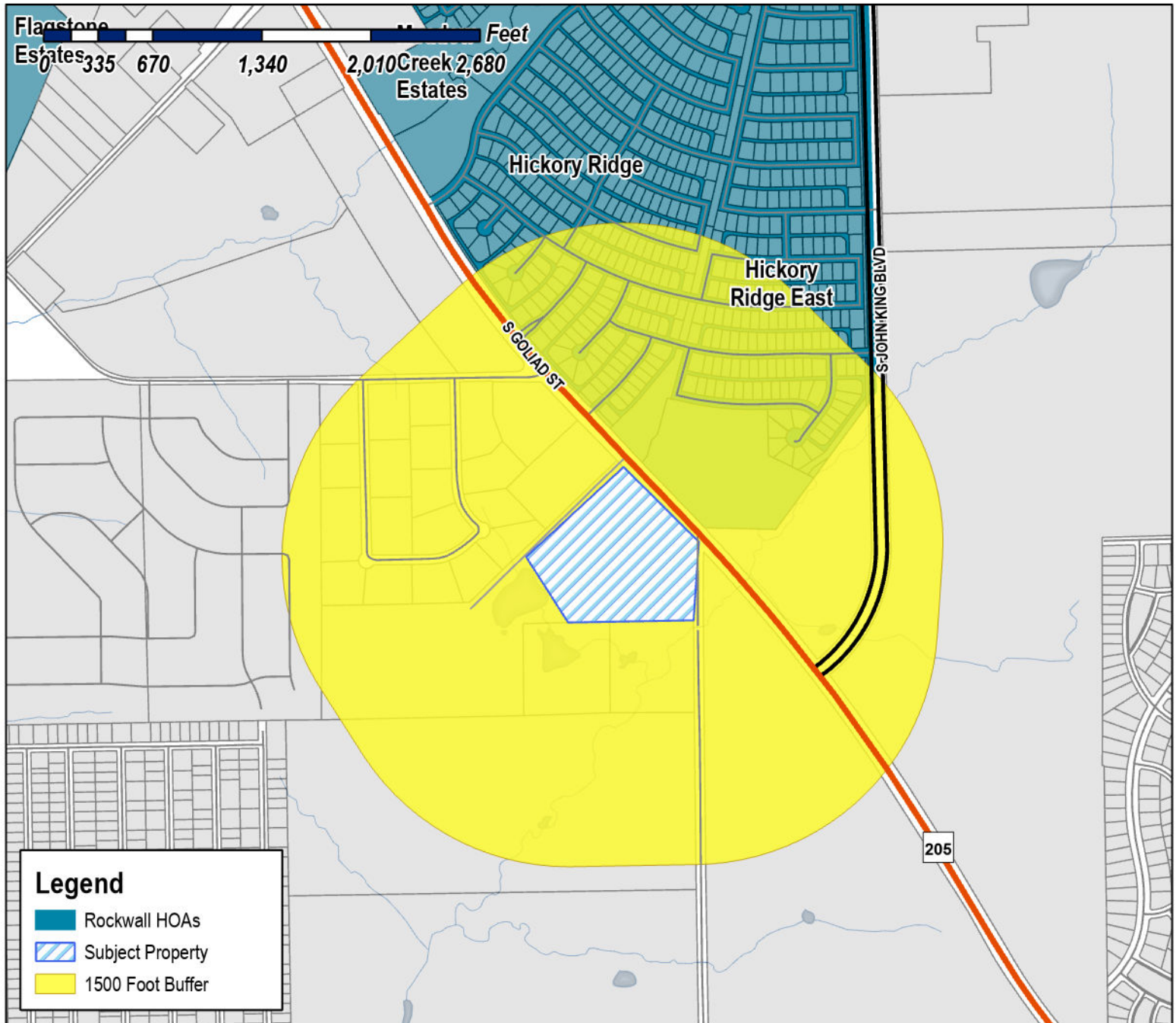
MY COMMISSION EXPIRES 10-05-2027



City of Rockwall

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

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



Case Number: Z2025-072
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 3600 S. Goliad Street

Date Saved: 10/18/2025

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

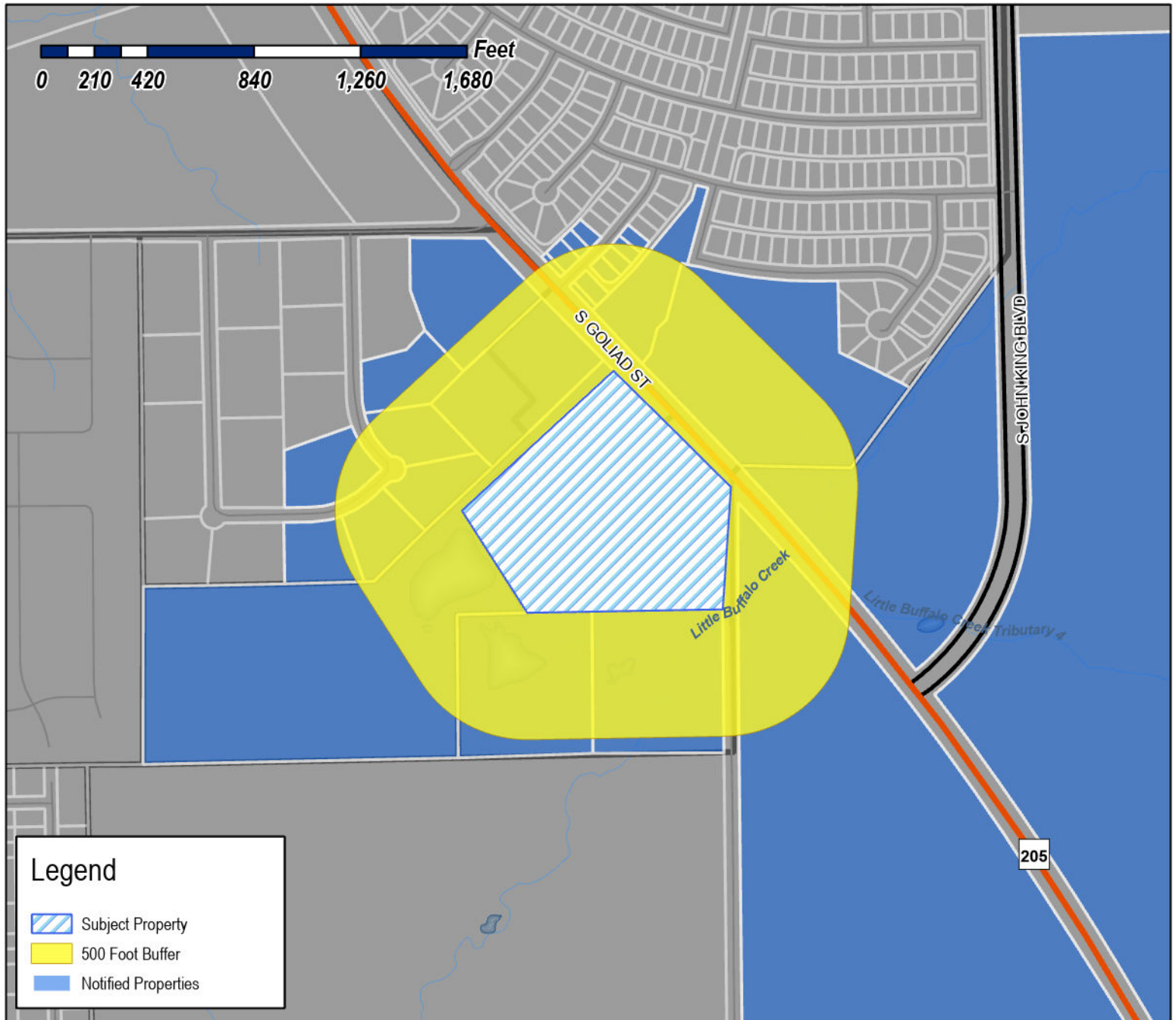




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RESIDENT
HWY205/FIELDSTONE
ROCKWALL, TX 75032

JONES MICHAEL
125 Deverson Dr
Rockwall, TX 75087

ZIYADEH MUNEE R ABU
1490 FIELDSTONE DR
ROCKWALL, TX 75032

REYES JULIO CESAR & URANIA S
1491 FIELDSTONE DR
ROCKWALL, TX 75032

CONFIDENTIAL
1500 FIELDSTONE DR
ROCKWALL, TX 75032

NICKERSON TELISA A
1501 FIELDSTONE DR
ROCKWALL, TX 75032

KROLL MONTY R
1506 FIELDSTONE DR
ROCKWALL, TX 75032

RESIDENT
1507 FIELDSTONE DR
ROCKWALL, TX 75032

CRUZET MARIE FLOR
1512 FIELDSTONE DR
ROCKWALL, TX 75032

AUTENCIO ROSELYN P & PHILIP
1518 FIELDSTONE DR
ROCKWALL, TX 75032

NXG SERVICES LLC
1520 Bell Haven Ct
Rockwall, TX 75032

MILLER FAMILY INVESTMENT LP
17430 Campbell Rd Ste 230
Dallas, TX 75252

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 Preston Park Blvd Ste 101
Plano, TX 75093

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 Preston Park Blvd Ste 101
Plano, TX 75093

RESIDENT
227 NATIONAL DR
ROCKWALL, TX 75032

RESIDENT
2890 S GOLIAD
ROCKWALL, TX 75032

RESIDENT
2890 S GOLIAD
ROCKWALL, TX 75032

RESIDENT
291 NATIONAL DR
ROCKWALL, TX 75032

RESIDENT
2915 S GOLIAD
ROCKWALL, TX 75032

LAYZA & LUNA REAL ESTATE LLC
2922 S GOLIAD ST
ROCKWALL, TX 75032

RESIDENT
3025 LIMESTONE HILL LN
ROCKWALL, TX 75032

RESIDENT
311 NATIONAL DR
ROCKWALL, TX 75032

EPES TRANSPORT SYSTEM LLC
3400 EDGEFIELD CT
GREENSBORO, NC 27408

RESIDENT
355 NATIONAL DR
ROCKWALL, TX 75032

RESIDENT
368 NATIONAL DR
ROCKWALL, TX 75032

FORREST FRANK & KELLI LAFON
3808 LOFLAND CIR
ROCKWALL, TX 75032

FORREST FRANK & KELLI LAFON
3808 LOFLAND CIR
ROCKWALL, TX 75032

RESIDENT
381 NATIONAL DR
ROCKWALL, TX 75032

HPLI LLC
3820 AZURE LN
ADDISON, TX 75001

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

GADDIS ROY F FAMILY TRUST
ROY F GADDIS TRUSTEE
6 BRIGHT MEADOWS ROAD
HEATH, TX 75032

QUALICO DEVELOPMENTS US INC
6950 Tpc Dr Ste 150 2 GREENSIDE AT CRAIG
RANCH
McKinney, TX 75070

GROUP 1 REALTY INC
730 Town and Country Blvd Ste 500
Houston, TX 77024

D & A REAL ESTATE PARTNERS LTD
PO BOX 850
ROCKWALL, TX 75087

TJT INVESTMENT TRUST
JAMES DWAIN POWERS & PATRICIA ANNETTE
POWERS - CO-TRUSTEES
PO BOX 850
ROCKWALL, TX 75087

PLANNED DEVELOPMENT (PD) NARRATIVE

Project Name: The Exchange at Rockwall

Location: 3600 S. Goliad St., Rockwall, Texas 75032

Applicant/Developer: Gardner Construction / ConTex Development Partners

Architect: Level 5 Architecture

Date: October 17, 2025

1. Purpose and Intent

This Planned Development (PD) District establishes a unified regulatory framework for a mixed-use project incorporating **General Retail (GR)** and **Commercial (C)** uses across approximately **15.6 acres**.

The PD is designed to accommodate a complementary mix of neighborhood-oriented retail and commercial uses consistent with the vision for the **S. Goliad / SH-205 corridor**. The development provides flexibility for phased implementation while maintaining cohesive design and operational standards.

PD Objectives:

- Create a neighborhood-friendly environment with retail and service uses that complement adjacent development.
- Establish a smooth land-use transition from retail frontage to commercial uses to the rear of the site.
- Allow flexibility for individual lot development, marketing, or sale under unified design controls.
- Promote high-quality architecture, landscaping, and coordinated site circulation.

2. Purpose and Compatibility Statement

The proposed PD is consistent with the City of Rockwall Comprehensive Plan and supports the City's long-term vision for balanced commercial growth along the SH-205 corridor.

Key Compatibility Elements:

- **Land Use Integration:** Creates a logical transition between retail, neighborhood commercial, and employment uses.

- **Economic Diversity:** Expands the City's tax base through a mix of general retail, office, and flexible commercial space.
- **Enhanced Design Standards:** Incorporates architectural and landscape features that exceed base zoning requirements to enhance corridor aesthetics.
- **Coordinated Access:** Reduces vehicular conflicts through shared drives, internal circulation, and integrated parking.
- **Adaptable Framework:** Supports evolving market demand while maintaining a cohesive architectural identity.

Collectively, this PD establishes a high-quality and compatible development pattern that complements existing and planned uses within the corridor.

3. Development Summary

<u>Lot</u>	<u>Acreage / SF</u>	<u>Building SF</u>	<u>Primary Use</u>	<u>District</u>	<u>Ownership Strategy</u>
1	0.85 ac / 37,090 SF	TBD	Retail Pad Site	GR	Sell as pad site
2	2.30 ac / 100,082 SF	13,250 SF	Multi-Tenant Retail Center	GR	Build and lease
3	0.74 ac / 32,332 SF	TBD	Retail Pad Site	GR	Sell as pad site
4	1.61 ac / 70,230 SF	16,437 SF	Various Commercial Uses	C	Build and lease
5	2.88 ac / 125,236 SF	26,486 SF	Office / Professional	C	Build and lease or sell
6	6.77 ac / 294,694 SF	60,977 SF	Various Commercial Uses	C	Build and lease

Total 15.6 ac / 679,000 SF ~117,000 SF

4. PD Summary and Permitted Use Matrix

The PD consists of two sub-districts to promote clarity and compatibility:

1. Sub-District 1: General Retail (Lots 1-3)
 - a. Uses shall conform to the City of Rockwall UDC with the following additional "Permitted by Right" uses to enhance neighborhood accessibility and support local demand:
 - i. Restaurant (less than 2,000 SF) with Drive-Through or Drive-In
 - ii. Restaurant (2,000 SF or more) with Drive-Through or Drive-In
 - b. These additions provide convenient dining options for nearby residents without increasing traffic along the I-30 corridor.
2. Sub-District 2: Commercial (Lots 4-6)
 - a. Uses shall conform to the City of Rockwall UDC with the following additional "Permitted by Right" uses to align with modern commercial demand for small and mid-sized business tenants:
 - i. Animal Clinic (Small Animals, no outdoor pens)
 - ii. Daycare (7 or more children)
 - iii. Indoor Commercial Amusement / Recreation
 - iv. Alcoholic Beverage Package Sales
 - v. General Personal Services
 - vi. Building & Landscape Material Sales (Limited Outdoor Storage)
 - vii. Wholesale Showroom Facility
 - viii. Light Assembly & Fabrication (*from Light Industrial District*)
 - ix. Light Manufacturing (*from Light Industrial District*)
 - x. Machine Shop (*from Light Industrial District*)
 - b. These uses support a balanced employment base and flexible commercial environment responsive to market needs.

5. Development Standards

Final PD standards, including setbacks, height, parking, access, landscaping, lighting, and signage, will be defined in coordination with City staff and documented within the PD ordinance. The intent is to maintain consistency with the City's design framework while providing flexibility for site-specific solutions.

6. PD Exhibits

1. Zoning and Site Plan Schematic
2. Legal Description
3. Elevations and Floor Plans
4. Landscape and Treescape Plans
5. Lighting Plan

7. Summary Statement

The Exchange at Rockwall establishes a high-quality, flexible development framework that enhances the S. Goliad / SH-205 corridor through compatible retail, office, and light commercial uses unified by cohesive design standards. The PD provides a predictable outcome for the City while offering developers the flexibility to respond to evolving tenant and market demand.

LAND DESCRIPTION

BEING a 15.601 acre tract of land situated in the J.R. Johnson Survey, Abstract Number 128, the City of Rockwall, Rockwall County, Texas, being all of Miller Family Investments, LP, record in Instrument Number 2008-00408220, Deed Records Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the most northerly corner of said Miller tract, same an interior corner of Layza and Luna Real Estate, LLC, recorded in Instrument Number 20220000001115, Deed Records Rockwall County, Texas, also being a point in the most westerly Right-of-Way line of Goliad Street (variable width Right-of-Way), from which a 1/2 inch iron rod found bears, North 43 degrees 32 minutes 03 seconds West, 40.00 feet;

THENCE South 43 degrees 32 minutes 03 seconds East, along the most northeasterly line of said Miller tract, a distance of 679.48 feet to a "60D" Nail found for corner in the most northeasterly corner of said Miller tract, same being the most northerly corner of Qualico Developments (U.S.), Inc., recorded in Instrument Number 20250000002120, Deed Records Rockwall County, Texas;

THENCE South 00 degrees 01 minutes 38 seconds East, departing from said Goliad Street in a southerly direction, a distance of 451.70 feet to a "Mag" Nail found for corner in the most southeasterly corner of said Miller tract, same being a point in the most westerly line of said Qualico tract, also being the most northeasterly corner of Frank Forrest and Kelli Lafon Forest, recorded in Volume 2664, Page 159, Deed Records Rockwall County, Texas;

THENCE over, across, and upon said Miller tract the following three (3) courses and distances:

South 87 degrees 56 minutes 04 seconds West, a distance of 537.08 feet to a capped 1/2 inch iron rod stamped "RPLS 5034" found for corner;

South 88 degrees 47 minutes 43 seconds West, a distance of 260.79 feet to a 1/2 inch iron rod found for corner;

North 31 degrees 48 minutes 51 seconds West, a distance of 482.00 feet to a 1/2 inch iron rod found for corner in the most westerly corner of said Miller tract, also being an interior corner of said Layza and Luna tract;

THENCE North 46 degrees 11 minutes 30 seconds East, along the most northwesterly line of said Miller tract, a distance of 808.31 feet to the POINT OF BEGINNING and containing 15.601 acres (679,586 sq. ft.) of land, more or less.

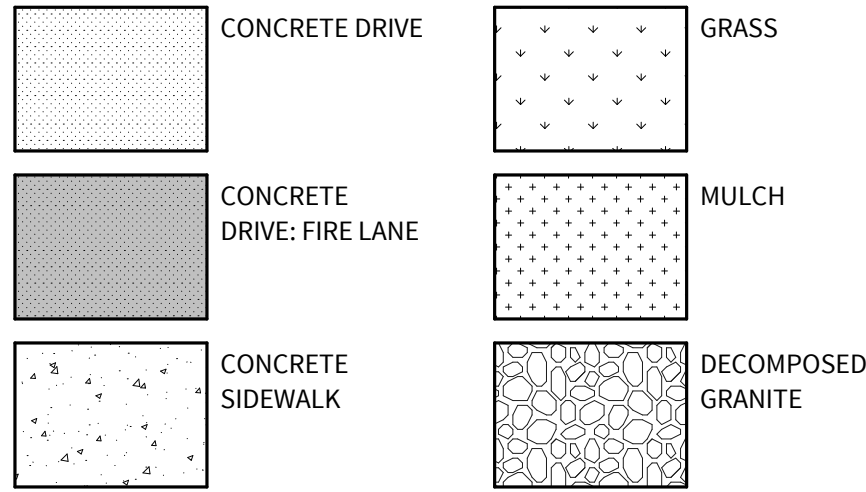


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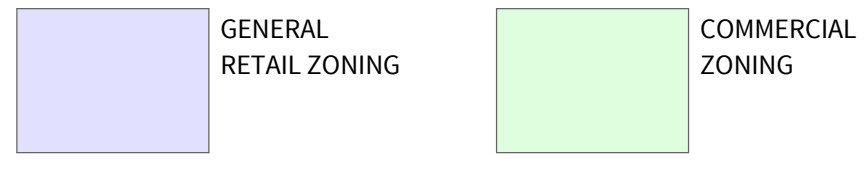
SITE PLAN

SCALE: 1" = 50'-0"

MATERIAL LEGEND



ZONING LEGEND



PROPOSED LOT LINES ARE SHOWN IN RED

SITE INFORMATION

LAND AREA: 15.601 ACRES (679,579.56 SQ. FT.)
CURRENT ZONING: AGRICULTURE
EXISTING USE: AGRICULTURE USES ON UNPLATTED LAND
PROPOSED ZONING: PLANNED DEVELOPMENT (GENERAL RETAIL / COMMERCIAL)
PROPOSED USE: MIXED USE DEVELOPMENT
BUILDING AREA: RETAIL - 13,250 SQ. FT., OFFICE/SHOWROOM - 77,396 SQ. FT., OFFICE/MEDICAL - 26,486 SQ. FT., 117,132 / 679,579.56 = 17.24%
BUILDING TO LOT COVERAGE: 117,132 / 679,579.56 = 17.24%
BUILDING HEIGHT: VARIABLE (17' - 0" TO 23' - 0")
IMPERVIOUS AREA: 143,953 SQ. FT.
LANDSCAPED AREA REQUIRED: 20% OF TOTAL SITE
LANDSCAPED AREA PROVIDED: 208,600 / 679,579.56 = 30.69%

LEGAL DESCRIPTION

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LOT 1 PAD SITE PARKING COUNT

SPACE TYPE	PARKING RATIO	SQUARE FOOTAGE	REQUIRED PARKING COUNT	PROVIDED PARKING
LOT 1 PAD SITE - 9' x 20'				32
TOTAL				32

LOT 2 BUILDING A PARKING COUNT

SPACE TYPE	PARKING RATIO	SQUARE FOOTAGE	REQUIRED PARKING COUNT	PROVIDED PARKING
RETAIL STD. - 9' x 20'	1:150	13250	89	90
RETAIL ACCESSIBLE- 9' x 20'			3	3
RETAIL ACCESSIBLE- 9' x 20' VAN 2			1	1
TOTAL				94

LOT 3 PAD SITE PARKING COUNT

SPACE TYPE	PARKING RATIO	SQUARE FOOTAGE	REQUIRED PARKING COUNT	PROVIDED PARKING
LOT 3 PAD SITE - 9' x 20'				30
TOTAL				30

LOT 4 BUILDING A PARKING COUNT

SPACE TYPE	PARKING RATIO	SQUARE FOOTAGE	REQUIRED PARKING COUNT	PROVIDED PARKING
OFFICE/SHOWROOM E STD. - 9' x 20'	1:300	16437	55	67
OFFICE/SHOWROOM E ACCESSIBLE- 9' x 20' 2			2	2
OFFICE/SHOWROOM E ACCESSIBLE- 9' x 20' VAN 2			1	1
TOTAL				70

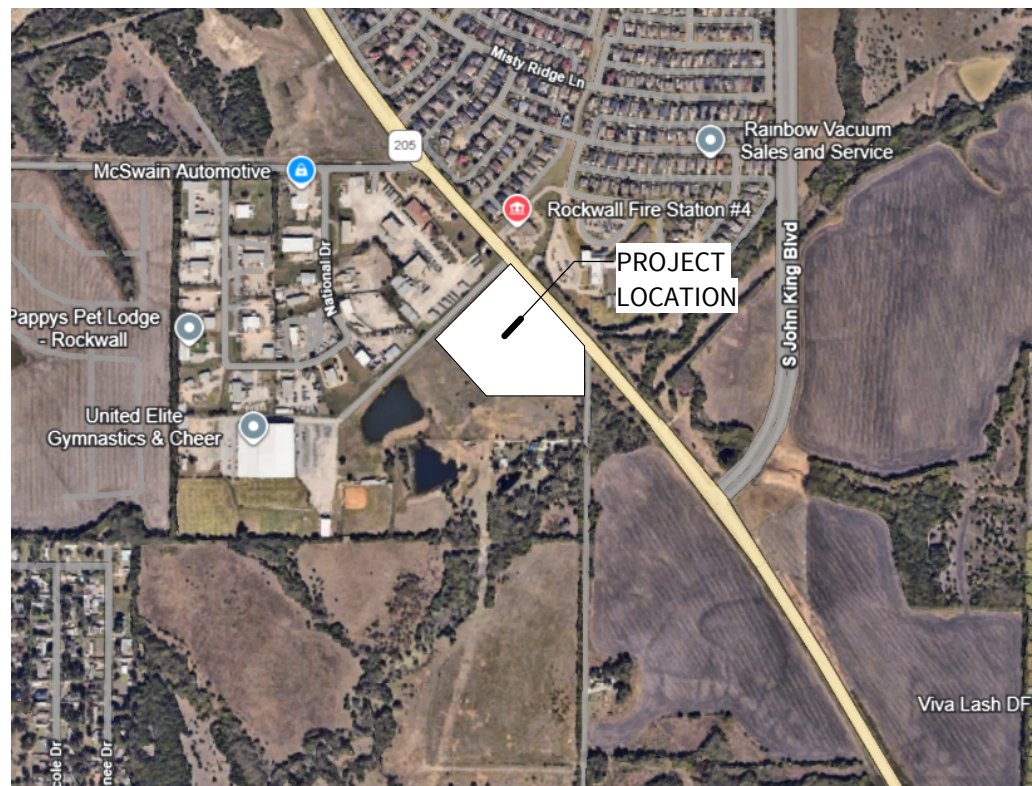
LOT 5 BUILDING'S A THRU D PARKING COUNT

SPACE TYPE	PARKING RATIO	SQUARE FOOTAGE	REQUIRED PARKING COUNT	PROVIDED PARKING
OFFICE/MEDICAL STD. - 9' x 20'	1:200	26486	133	143
OFFICE/MEDICAL ACCESSIBLE- 9' x 20'			4	3
OFFICE/MEDICAL ACCESSIBLE- 9' x 20' VAN			1	3
TOTAL				149

LOT 6 BUILDING'S A THRU D PARKING COUNT

SPACE TYPE	PARKING RATIO	SQUARE FOOTAGE	REQUIRED PARKING COUNT	PROVIDED PARKING
OFFICE/SHOWROOM A-D STD. - 9' x 20'	1:300	60959	204	190
OFFICE/SHOWROOM A-D ACCESSIBLE- 9' x 20'			6	7
OFFICE/SHOWROOM A-D ACCESSIBLE- 9' x 20' VAN			1	7
TOTAL				204

LOT 1 & 3 PAD SIGHTS ARE FOR FUTURE DEVELOPMENT; WHILE PARKING WAS PROVIDED WE HAVE NOT PROVIDED ANY HANDICAPPED PARKING ON THE PLANS DUE TO NOT KNOWING WHAT THE DESIGN OF THESE BUILDING WOULD ENTAIL. HC PARKING WILL BE ADDED BY DURING CONSTRUCTION AT THE LOCATION THAT IS BEST SUITED FOR THE STRUCTURE DESIGNED



PROJECT INFORMATION
THE EXCHANGE AT ROCKWALL
3600 S. GOLIAD STREET
ROCKWALL, TX 75032
CASE NUMBER:

OWNER INFORMATION
GARDNER LAND HOLDING LLC
15950 SH 205
TERRELL, TX 75160
214.675.4435

DEVELOPER INFORMATION
CONTEX DEVELOPMENT PARTNERS
15950 SH 205
TERRELL, TX 75160
214.675.4435

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of ____, 2025.

WITNESS OUR HANDS, this ____ day of ____, 2025.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

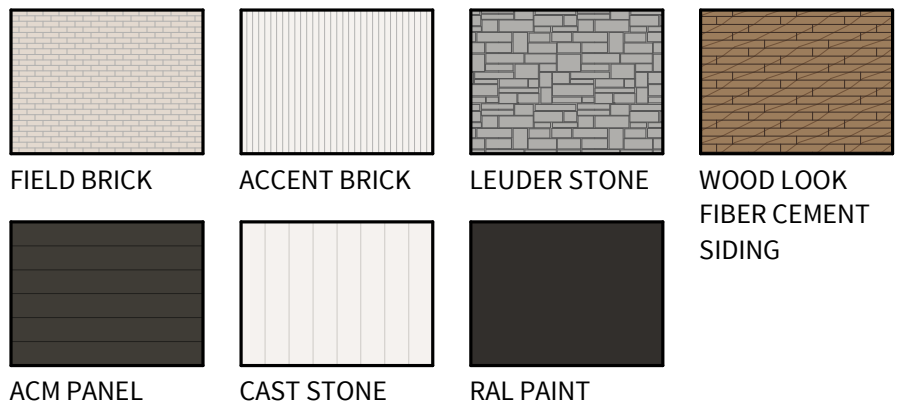
LEVEL
5

Level 5 Architecture
Mansfield, TX | Springdale, AR
level5architecture.com

THESE DOCUMENTS ARE
FOR REVIEW ONLY AND
ARE NOT INTENDED FOR
BIDDING, PERMITTING OR
CONSTRUCTION PURPOSES

ARCHITECT:
JUSTIN S. GILMORE
LEVEL 5 ARCHITECTURE

MATERIAL LEGEND

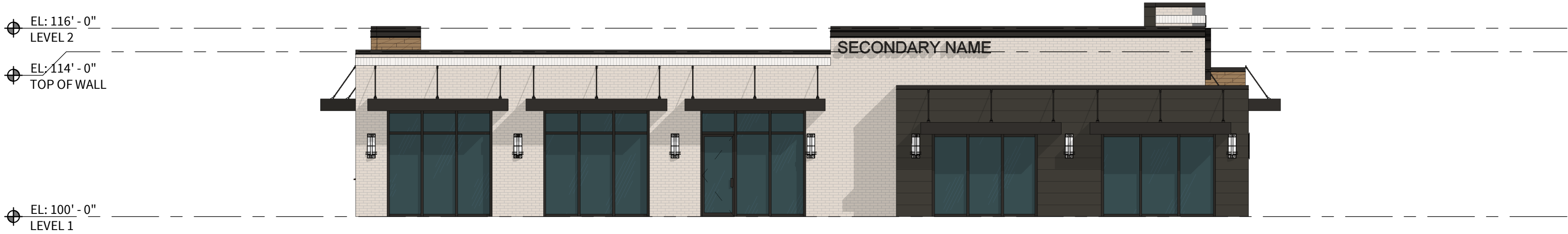


MATERIALS CALCULATIONS

ORIENTATION	MATERIAL	AREA	%
NORTHEAST (FRONT)			
NORTHEAST (FRONT)	BRICK	1109	40
NORTHEAST (FRONT)	GLAZING	1008	36
NORTHEAST (FRONT)	METAL PANEL	329	12
NORTHEAST (FRONT)	SIDING	337	12
		2783	
NORTHWEST (RIGHT)			
NORTHWEST (RIGHT)	BRICK	476	43
NORTHWEST (RIGHT)	GLAZING	375	34
NORTHWEST (RIGHT)	METAL PANEL	256	0%
NORTHWEST (RIGHT)	SIDING	0	23
		1107	
SOUTHEAST (LEFT)			
SOUTHEAST (LEFT)	BRICK	476	43
SOUTHEAST (LEFT)	GLAZING	375	34
SOUTHEAST (LEFT)	METAL PANEL	256	0
SOUTHEAST (LEFT)	SIDING	0	23
		1107	
SOUTHWEST (REAR)			
SOUTHWEST (REAR)	BRICK	1372	53
SOUTHWEST (REAR)	DOORS	147	6
SOUTHWEST (REAR)	METAL PANEL	79	3
SOUTHWEST (REAR)	SIDING	979	38
		2577	

4 NORTHWEST ELEVATION - LOT 2 BUILDING A

SCALE: 1/8" = 1'-0"



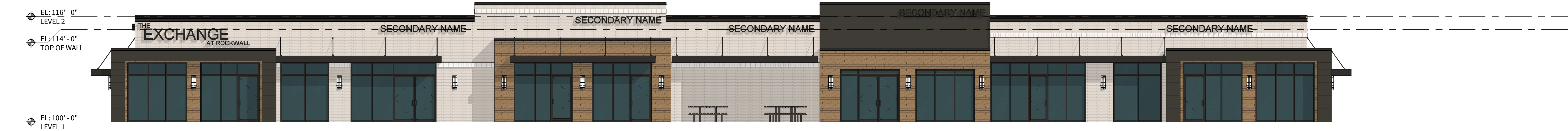
3 SOUTHEAST ELEVATION - LOT 2 BUILDING A

SCALE: 1/8" = 1'-0"



2 SOUTHWEST ELEVATION - LOT 2 BUILDING A

SCALE: 1/8" = 1'-0"



1 NORTHEAST ELEVATION - LOT 2 BUILDING A

SCALE: 1/8" = 1'-0"

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CASE NUMBER:

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TERRELL, TX 75160
214.675.4435

DEVELOPER INFORMATION
CONTEX DEVELOPMENT PARTNERS
15950 SH 205
TERRELL, TX 75160
214.675.4435

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of ____, 2025.

WITNESS OUR HANDS, this ____ day of ____, 2025.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

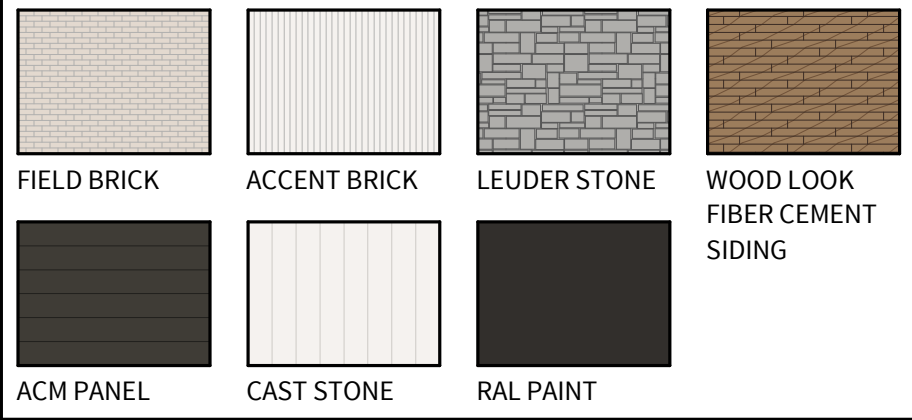
LEVEL
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ARCHITECT:
JUSTIN S. GILMORE
LEVEL 5 ARCHITECTURE

MATERIAL LEGEND

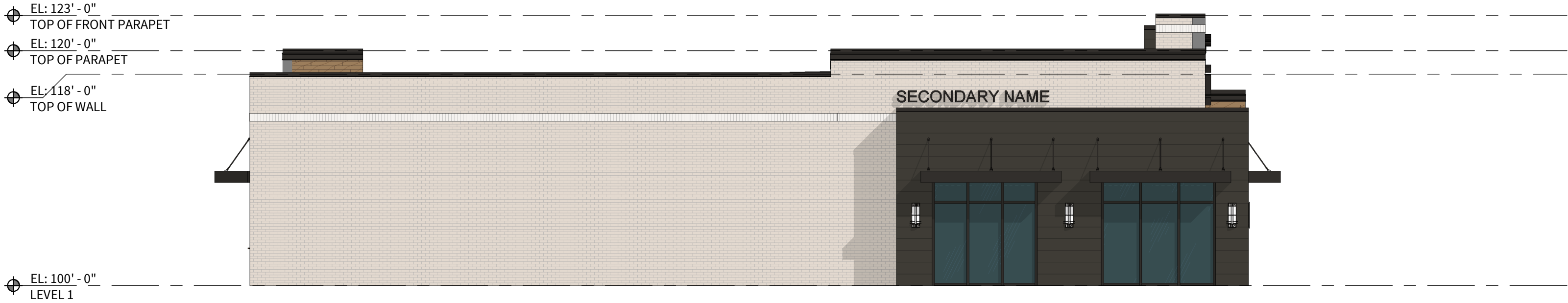


MATERIALS CALCULATIONS

ORIENTATION	MATERIAL	AREA	%
NORTHEAST (FRONT)			
NORTHEAST (FRONT)	BRICK	1776	44
NORTHEAST (FRONT)	GLAZING	1049	26
NORTHEAST (FRONT)	METAL PANEL	534	14
NORTHEAST (FRONT)	SIDING	636	16
		3995	
NORTHWEST (RIGHT)			
NORTHWEST (RIGHT)	BRICK	1123	73
NORTHWEST (RIGHT)	GLAZING	164	10
NORTHWEST (RIGHT)	METAL PANEL	256	17
		1543	
SOUTHEAST (LEFT)			
SOUTHEAST (LEFT)	BRICK	1123	73
SOUTHEAST (LEFT)	GLAZING	164	10
SOUTHEAST (LEFT)	METAL PANEL	256	17
		1543	
SOUTHWEST (REAR)			
SOUTHWEST (REAR)	BRICK	1347	37
SOUTHWEST (REAR)	DOORS	1495	42
SOUTHWEST (REAR)	SIDING	755	21
		3597	

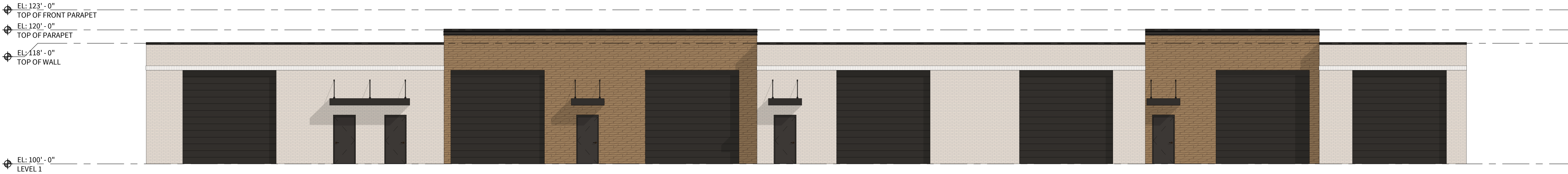
3 NORTHWEST ELEVATION - LOT 4 BUILDING A

SCALE: 1/8" = 1'-0"



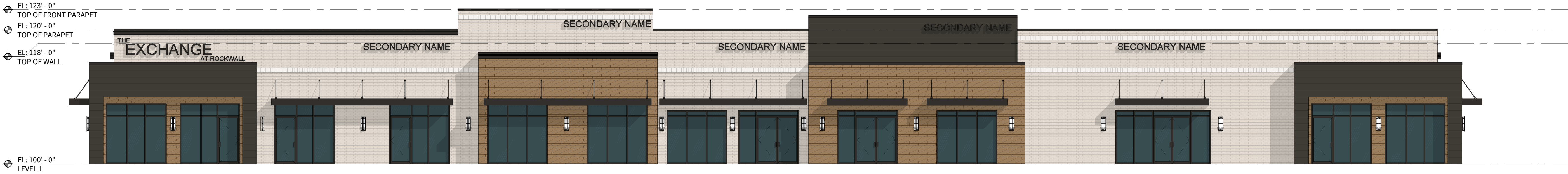
4 SOUTHEAST ELEVATION - LOT 4 BUILDING A

SCALE: 1/8" = 1'-0"



2 SOUTHWEST ELEVATION - LOT 4 BUILDING A

SCALE: 1/8" = 1'-0"



1 NORTHEAST ELEVATION - LOT 4 BUILDING A

SCALE: 1/8" = 1'-0"

PROJECT INFORMATION
THE EXCHANGE AT ROCKWALL
3600 S. GOLIAD STREET
ROCKWALL, TX 75032
CASE NUMBER:

OWNER INFORMATION
GARDNER LAND HOLDING LLC
15950 SH 205
TERRELL, TX 75160
214.675.4435

DEVELOPER INFORMATION
CONTEX DEVELOPMENT PARTNERS
15950 SH 205
TERRELL, TX 75160
214.675.4435

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WITNESS OUR HANDS, this ____ day of ____, 2025.

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Director of Planning and Zoning

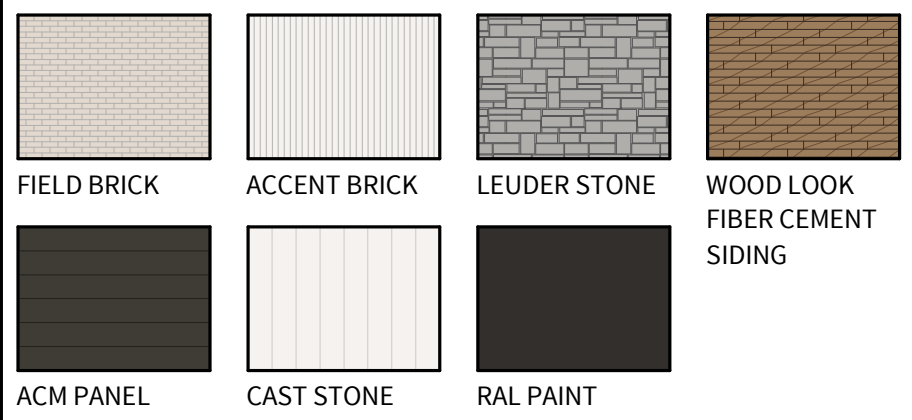
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MATERIAL LEGEND



MATERIALS CALCULATIONS

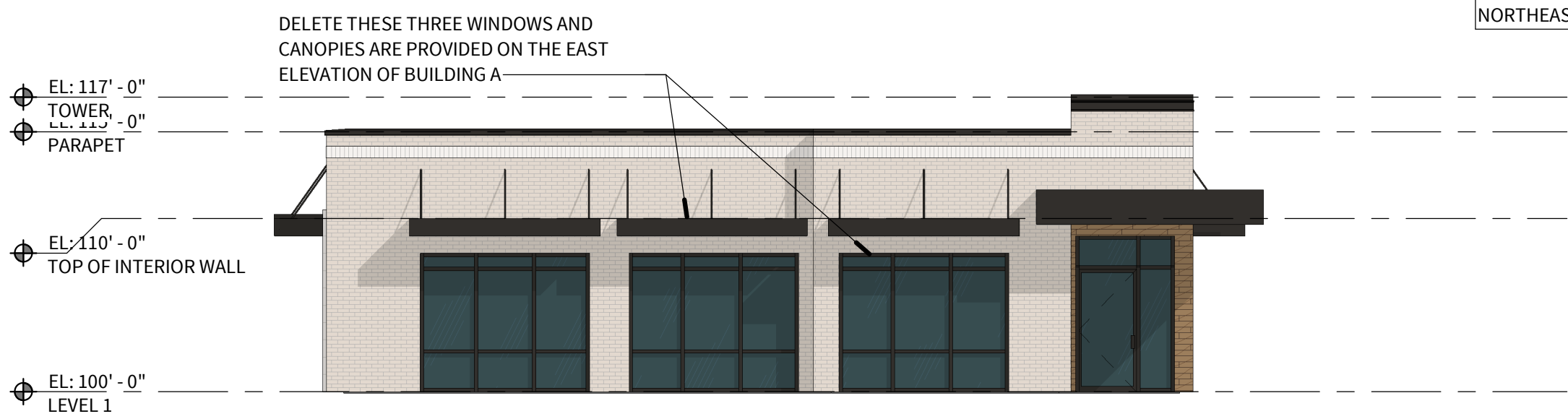
ORIENTATION	MATERIAL	AREA	%
NORTHEAST (LEFT)			
NORTHEAST (LEFT)	BRICK	461	60
NORTHEAST (LEFT)	GLAZING	286	38
NORTHEAST (LEFT)	SIDING	16	2
		763	
NORTHWEST (REAR)			
NORTHWEST (REAR)	BRICK	1626	83
NORTHWEST (REAR)	DOORS	72	2
NORTHWEST (REAR)	GLAZING	240	12
NORTHWEST (REAR)	STONE	56	3
		1994	
SOUTHEAST (FRONT)			
SOUTHEAST (FRONT)	BRICK	541	27
SOUTHEAST (FRONT)	GLAZING	601	31
SOUTHEAST (FRONT)	METAL PANEL	434	22
SOUTHEAST (FRONT)	SIDING	392	20
		1968	
SOUTHWEST (RIGHT)			
SOUTHWEST (RIGHT)	BRICK	696	91
SOUTHWEST (RIGHT)	GLAZING	52	7
SOUTHWEST (RIGHT)	SIDING	16	2
		764	

CALCULATION ARE SHOWN FOR BUILDING A. BUILDING B WOULD HAVE THE SAME CALCULATIONS WITH THE EXCEPTION OF THE GLAZING AND BRICK TOTALS BEING INTERCHANGAGBLE ON THE NORTHEAST AND SOUTHWEST ELEVATIONS.



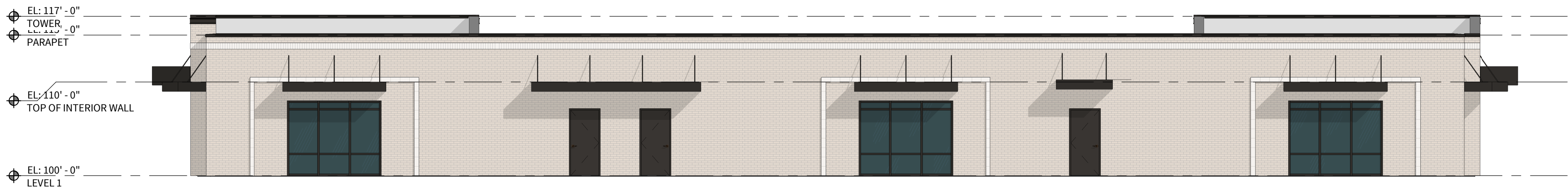
④ NORTHEAST ELEVATION - LOT 5 BUILDING A

SCALE: 1/8" = 1'-0"



③ SOUTHWEST ELEVATION - LOT 5 BUILDING A

SCALE: 1/8" = 1'-0"



② NORTHWEST ELEVATION - LOT 5 BUILDING A & B

SCALE: 1/8" = 1'-0"



① SOUTHEAST ELEVATION - LOT 5 BUILDING A & B

SCALE: 1/8" = 1'-0"

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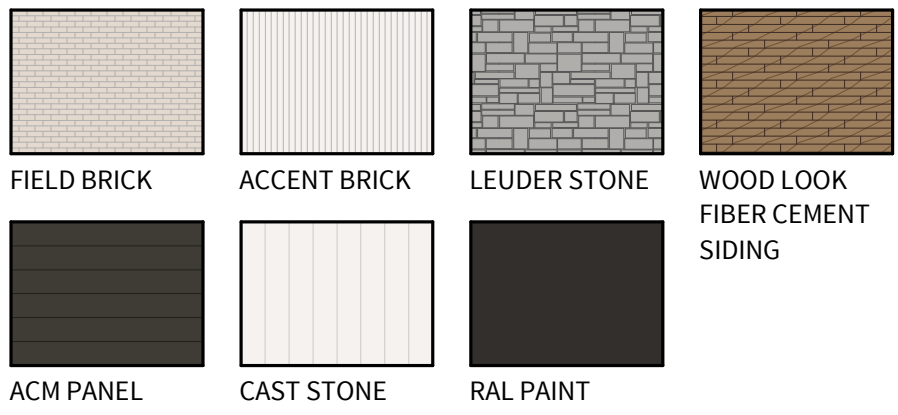
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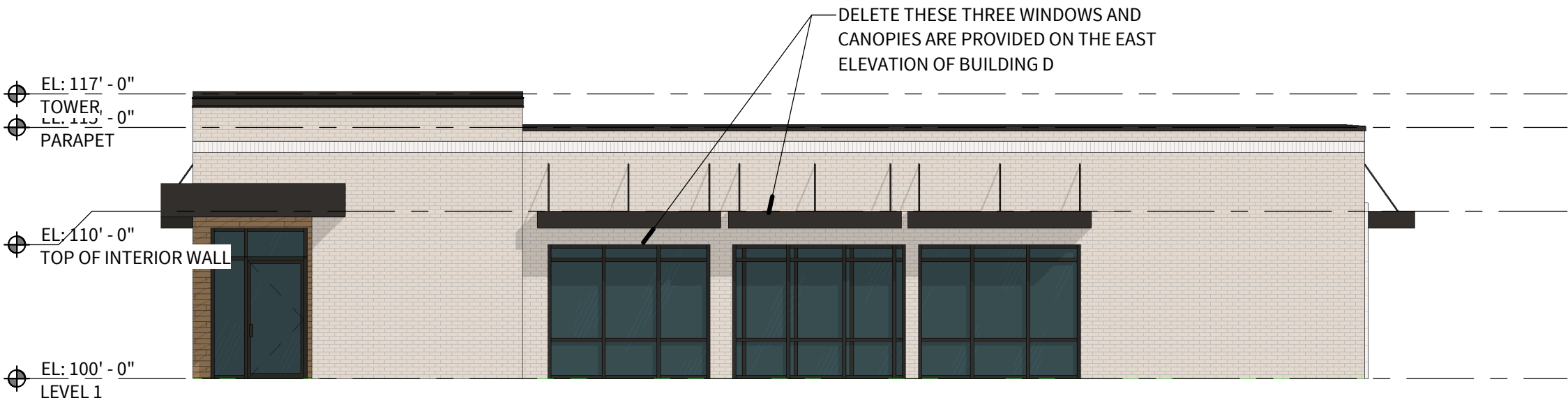
MATERIAL LEGEND



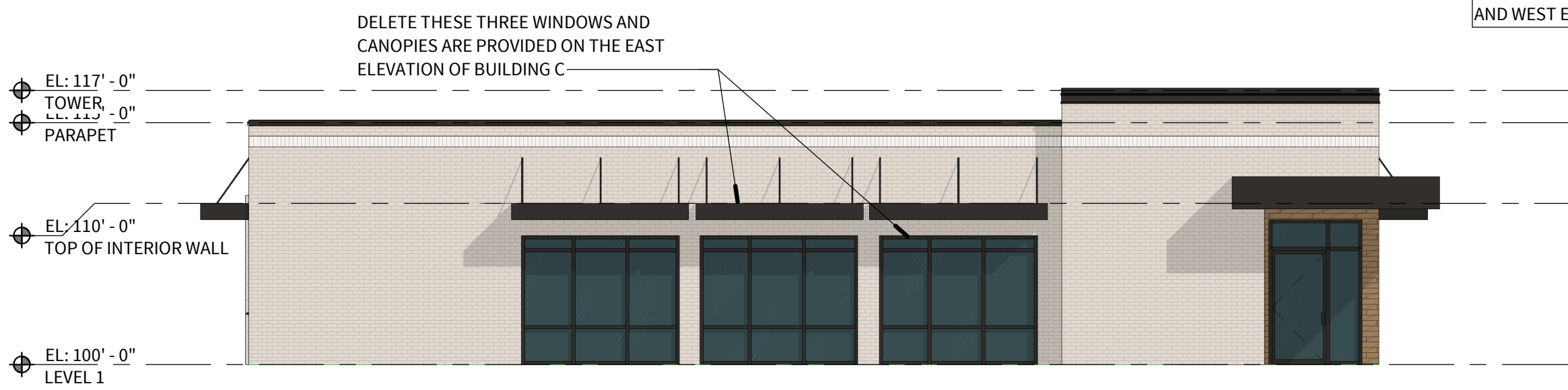
MATERIALS CALCULATIONS

ORIENTATION	MATERIAL	AREA	%
EAST (RIGHT)			
EAST (RIGHT)	BRICK	945	93
EAST (RIGHT)	GLAZING	52	5
EAST (RIGHT)	SIDING	16	2
1013			
NORTH (FRONT)			
NORTH (FRONT)	BRICK	285	19
NORTH (FRONT)	GLAZING	446	29
NORTH (FRONT)	METAL PANEL	416	27
NORTH (FRONT)	SIDING	392	25
1539			
SOUTH (REAR)			
SOUTH (REAR)	BRICK	1216	77
SOUTH (REAR)	DOORS	72	5
SOUTH (REAR)	GLAZING	240	15
SOUTH (REAR)	STONE	56	3
1584			
WEST (LEFT)			
WEST (LEFT)	BRICK	706	70
WEST (LEFT)	GLAZING	290	28
WEST (LEFT)	SIDING	16	2
1012			

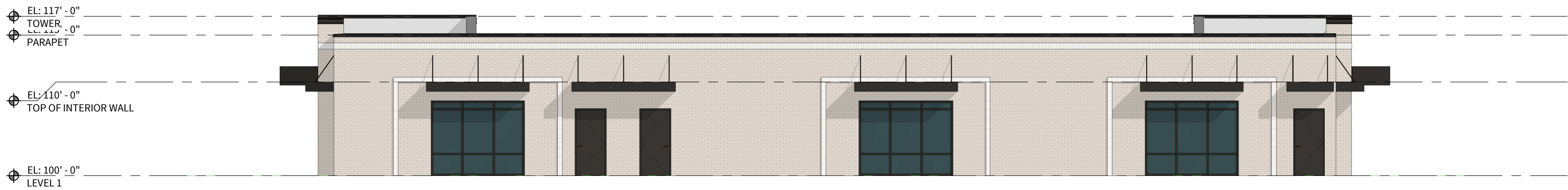
CALCULATION ARE SHOWN FOR BUILDING C. BUILDING D WOULD HAVE THE SAME CALCUATIONS WITH THE EXCEPTION OF THE GLAZING AND BRICK TOTALS BEING INTERCHANGAGBLE ON THE EAST AND WEST ELEVATIONS.



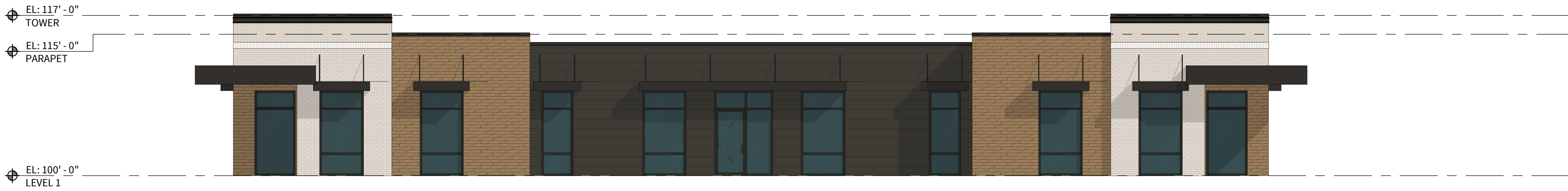
④ WEST ELEVATION - LOT 5 BUILDING C
SCALE: 1/8" = 1'-0"



③ EAST ELEVATION - LOT 5 BUILDING D
SCALE: 1/8" = 1'-0"



② SOUTH ELEVATION - LOT 5 BUILDING C & D
SCALE: 1/8" = 1'-0"



① NORTH ELEVATION - LOT 5 BUILDING C & D
SCALE: 1/8" = 1'-0"

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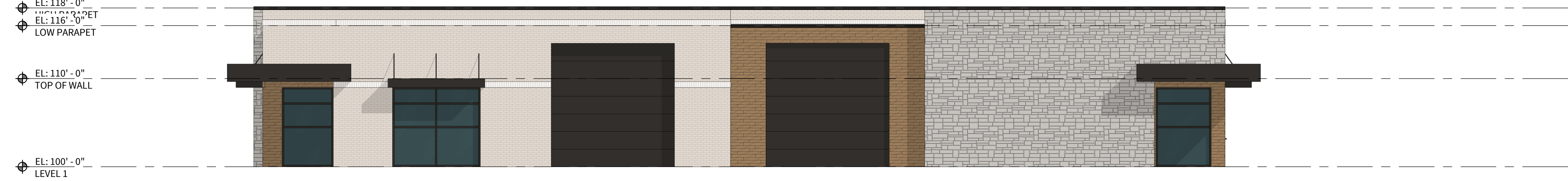
Director of Planning and Zoning

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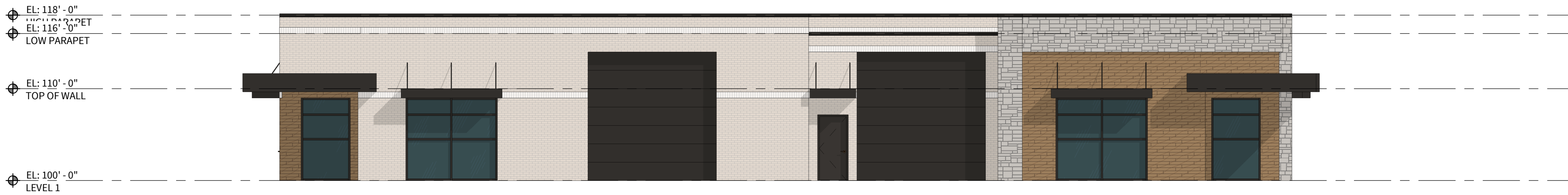
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JUSTIN S. GILMORE
LEVEL 5 ARCHITECTURE



4 **SOUTHEAST ELEVATION - LOT 6 BUILDING A**
SCALE: 1/8" = 1'-0"



3 **NORTHWEST ELEVATION - LOT 6 BUILDING A**
SCALE: 1/8" = 1'-0"



2 **SOUTHWEST ELEVATION - LOT 6 BUILDING A**
SCALE: 1/8" = 1'-0"



1 **NORTHEAST ELEVATION - LOT 6 BUILDING A**
SCALE: 1/8" = 1'-0"

MATERIALS CALCULATIONS			
ORIENTATION	MATERIAL	AREA	%
NORTHEAST (FRONT)			
NORTHEAST (FRONT)	BRICK	823	39
NORTHEAST (FRONT)	DOORS	48	2
NORTHEAST (FRONT)	GLAZING	467	22
NORTHEAST (FRONT)	SIDING	294	14
NORTHEAST (FRONT)	STONE	493	12
		2125	
NORTHWEST (LEFT)			
NORTHWEST (LEFT)	BRICK	768	41
NORTHWEST (LEFT)	DOORS	416	21
NORTHWEST (LEFT)	GLAZING	276	15
NORTHWEST (LEFT)	SIDING	256	14
NORTHWEST (LEFT)	STONE	176	9
		1892	
SOUTHEAST (RIGHT)			
SOUTHEAST (RIGHT)	BRICK	611	32
SOUTHEAST (RIGHT)	DOORS	392	21
SOUTHEAST (RIGHT)	GLAZING	198	10
SOUTHEAST (RIGHT)	SIDING	172	9
SOUTHEAST (RIGHT)	STONE	524	28
		1897	
SOUTHWEST (REAR)			
SOUTHWEST (REAR)	BRICK	821	39
SOUTHWEST (REAR)	DOORS	48	2
SOUTHWEST (REAR)	GLAZING	288	13
SOUTHWEST (REAR)	SIDING	422	20
SOUTHWEST (REAR)	STONE	542	26
		2121	

MATERIAL LEGEND			
FIELD BRICK	ACCENT BRICK	LEUDER STONE	WOOD LOOK FIBER CEMENT SIDING
ACM PANEL	CAST STONE	RAL PAINT	

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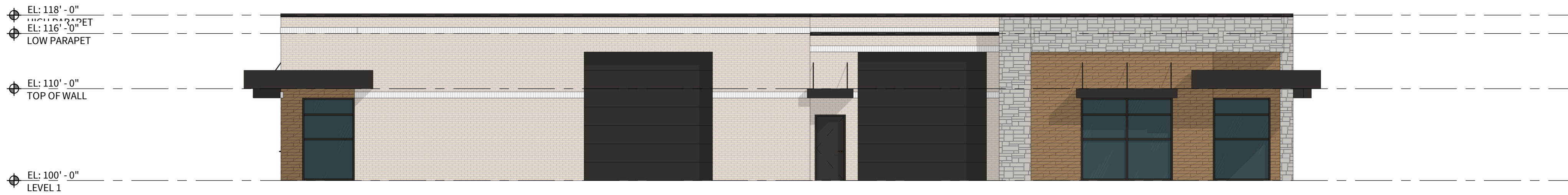
ARCHITECT:
JUSTIN S. GILMORE
LEVEL 5 ARCHITECTURE

10/17/2025 10:11:37 AM



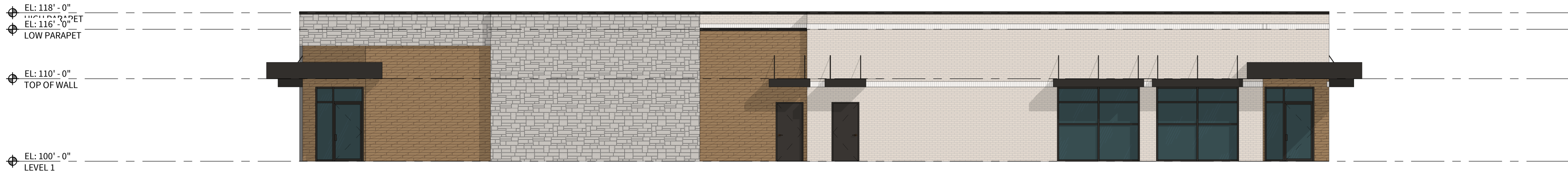
④ **SOUTHEAST ELEVATION - LOT 6 BUILDING B**

SCALE: 1/8" = 1'-0"



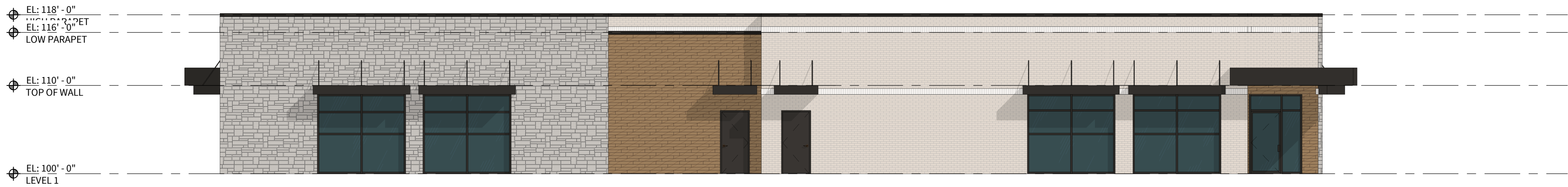
③ **NORTHWEST ELEVATION - LOT 6 BUILDING B**

SCALE: 1/8" = 1'-0"



② **SOUTHWEST ELEVATION - LOT 6 BUILDING B**

SCALE: 1/8" = 1'-0"



① **NORTHEAST ELEVATION - LOT 6 BUILDING B**

SCALE: 1/8" = 1'-0"

MATERIALS CALCULATIONS			
ORIENTATION	MATERIAL	AREA	%
NORTHEAST (FRONT)			
NORTHEAST (FRONT)	BRICK	820	38
NORTHEAST (FRONT)	DOORS	48	2
NORTHEAST (FRONT)	GLAZING	414	19
NORTHEAST (FRONT)	SIDING	272	13
NORTHEAST (FRONT)	STONE	589	27
		2143	
NORTHWEST (LEFT)			
NORTHWEST (LEFT)	BRICK	901	47
NORTHWEST (LEFT)	DOORS	416	22
NORTHWEST (LEFT)	GLAZING	197	10
NORTHWEST (LEFT)	SIDING	232	12
NORTHWEST (LEFT)	STONE	187	10
		1933	
SOUTHEAST (RIGHT)			
SOUTHEAST (RIGHT)	BRICK	582	30
SOUTHEAST (RIGHT)	DOORS	392	20
SOUTHEAST (RIGHT)	GLAZING	138	7
SOUTHEAST (RIGHT)	SIDING	183	10
SOUTHEAST (RIGHT)	STONE	621	32
		1916	
SOUTHWEST (REAR)			
SOUTHWEST (REAR)	BRICK	818	38
SOUTHWEST (REAR)	DOORS	48	2
SOUTHWEST (REAR)	GLAZING	286	13
SOUTHWEST (REAR)	SIDING	450	21
SOUTHWEST (REAR)	STONE	542	25
		2144	

MATERIAL LEGEND			
FIELD BRICK	ACCENT BRICK	LEUDER STONE	WOOD LOOK FIBER CEMENT SIDING
ACM PANEL	CAST STONE	RAL PAINT	

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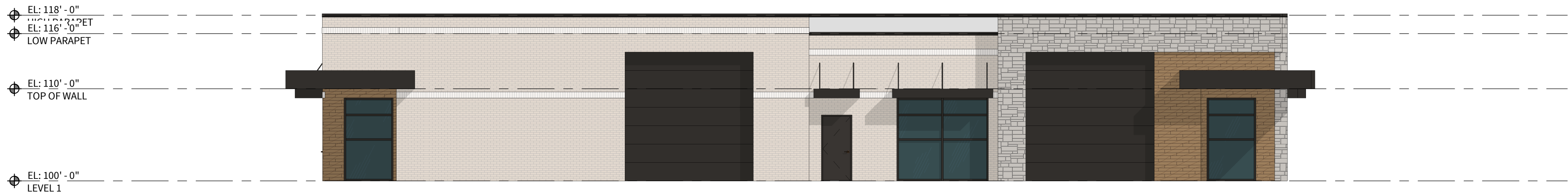
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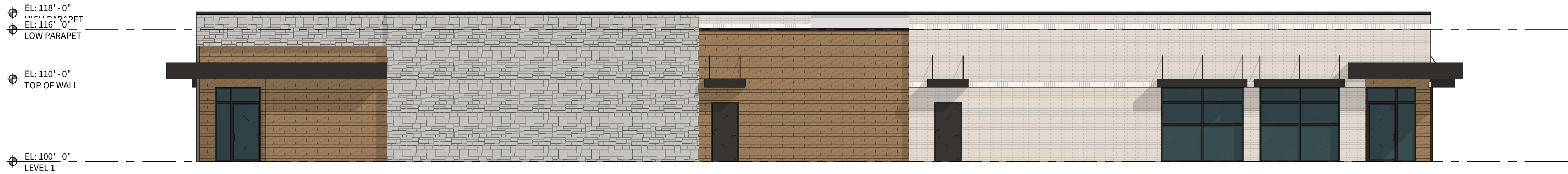
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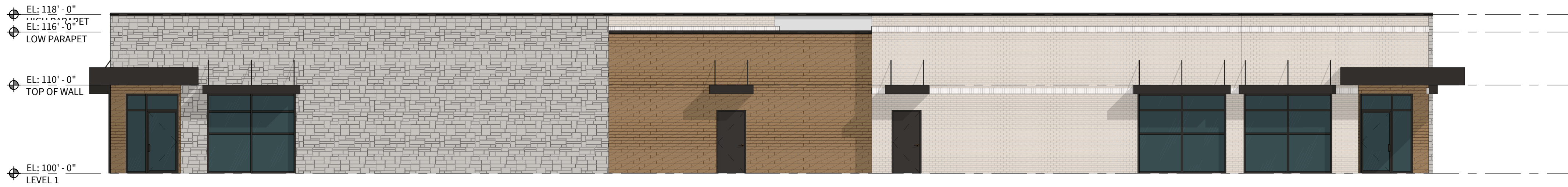
④ **SOUTHEAST ELEVATION - LOT 6 BUILDING C**
SCALE: 1/8" = 1'-0"



③ **NORTHWEST ELEVATION - LOT 6 BUILDING C**
SCALE: 1/8" = 1'-0"



② **SOUTHWEST ELEVATION - LOT 6 BUILDING C**
SCALE: 1/8" = 1'-0"



① **NORTHEAST ELEVATION - LOT 6 BUILDING C**
SCALE: 1/8" = 1'-0"

MATERIALS CALCULATIONS			
ORIENTATION	MATERIAL	AREA	%
NORTHEAST (FRONT)			
NORTHEAST (FRONT)	BRICK	840	33
NORTHEAST (FRONT)	DOORS	48	2
NORTHEAST (FRONT)	GLAZING	378	15
NORTHEAST (FRONT)	SIDING	495	19
NORTHEAST (FRONT)	STONE	814	32
		2575	
NORTHWEST (LEFT)			
NORTHWEST (LEFT)	BRICK	884	49
NORTHWEST (LEFT)	DOORS	416	23
NORTHWEST (LEFT)	GLAZING	185	10
NORTHWEST (LEFT)	SIDING	147	8
NORTHWEST (LEFT)	STONE	179	10
		1811	
SOUTHWEST (RIGHT)			
SOUTHWEST (RIGHT)	BRICK	540	30
SOUTHWEST (RIGHT)	DOORS	391	23
SOUTHWEST (RIGHT)	GLAZING	284	16
SOUTHWEST (RIGHT)	SIDING	137	8
SOUTHWEST (RIGHT)	STONE	423	24
		1775	
SOUTHWEST (REAR)			
SOUTHWEST (REAR)	BRICK	843	33
SOUTHWEST (REAR)	DOORS	48	2
SOUTHWEST (REAR)	GLAZING	280	11
SOUTHWEST (REAR)	SIDING	623	24
SOUTHWEST (REAR)	STONE	765	30%
		2559	

MATERIAL LEGEND			
FIELD BRICK	ACCENT BRICK	LEUDER STONE	WOOD LOOK FIBER CEMENT SIDING
ACM PANEL	CAST STONE	RAL PAINT	

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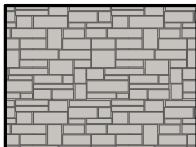
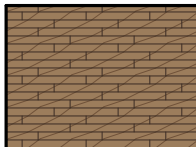
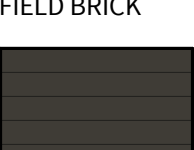
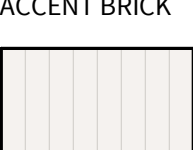
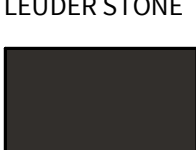
LEVEL
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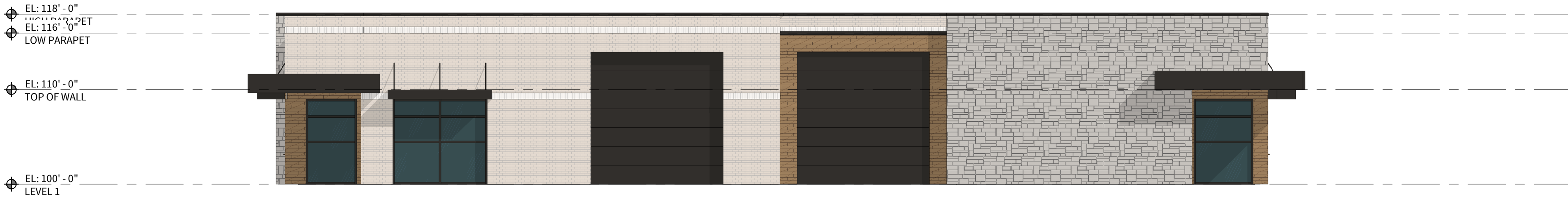
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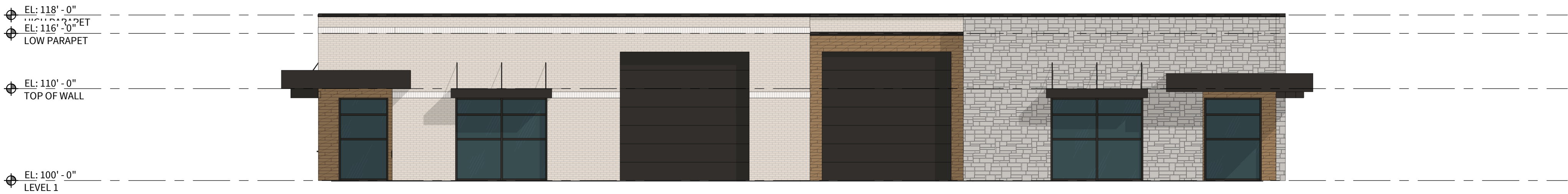
MATERIALS CALCULATIONS			
ORIENTATION	MATERIAL	AREA	%
NORTHEAST (FRONT)			
NORTHEAST (FRONT)	BRICK	1387	43
NORTHEAST (FRONT)	DOORS	292	9
NORTHEAST (FRONT)	GLAZING	602	19
NORTHEAST (FRONT)	SIDING	417	13
NORTHEAST (FRONT)	STONE	518	16
		3216	
NORTHWEST (LEFT)			
NORTHWEST (LEFT)	BRICK	582	32
NORTHWEST (LEFT)	DOORS	392	22
NORTHWEST (LEFT)	GLAZING	284	16
NORTHWEST (LEFT)	SIDING	120	7
NORTHWEST (LEFT)	STONE	420	23
		1798	
SOUTHEAST (RIGHT)			
SOUTHEAST (RIGHT)	BRICK	567	32
SOUTHEAST (RIGHT)	DOORS	392	22
SOUTHEAST (RIGHT)	GLAZING	195	11
SOUTHEAST (RIGHT)	SIDING	135	8
SOUTHEAST (RIGHT)	STONE	502	28
		1791	
SOUTHWEST (REAR)			
SOUTHWEST (REAR)	BRICK	850	27
SOUTHWEST (REAR)	DOORS	268	9
SOUTHWEST (REAR)	GLAZING	458	15
SOUTHWEST (REAR)	SIDING	698	22
SOUTHWEST (REAR)	STONE	878	28
		3152	

MATERIAL LEGEND			
			
FIELD BRICK	ACCENT BRICK	LEUDER STONE	WOOD LOOK FIBER CEMENT SIDING
			
ACM PANEL	CAST STONE	RAL PAINT	



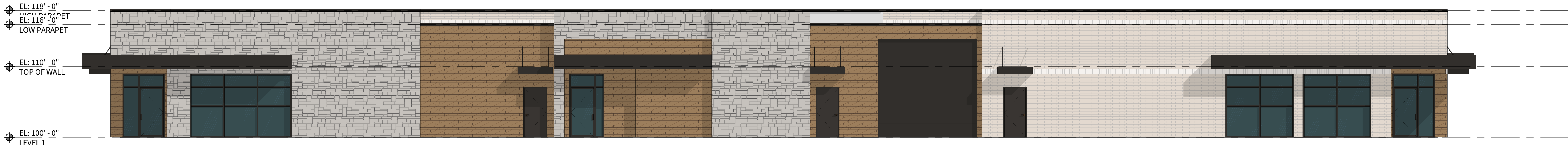
4 SOUTHEAST ELEVATION - LOT 6 BUILDING D

SCALE: 1/8" = 1'-0"



3 NORTHWEST ELEVATION - LOT 6 BUILDING D

SCALE: 1/8" = 1'-0"



2 SOUTHWEST ELEVATION - LOT 6 BUILDING D

SCALE: 1/8" = 1'-0"



1 NORTHEAST ELEVATION - LOT 6 BUILDING D

SCALE: 1/8" = 1'-0"

PROJECT INFORMATION
THE EXCHANGE AT ROCKWALL
3600 S. GOLIAD STREET
ROCKWALL, TX 75032
CASE NUMBER:

OWNER INFORMATION
GARDNER LAND HOLDING LLC
15950 SH 205
TERRELL, TX 75160
214.675.4435

DEVELOPER INFORMATION
CONTEX DEVELOPMENT PARTNERS
15950 SH 205
TERRELL, TX 75160
214.675.4435

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WITNESS OUR HANDS, this ____ day of ____, 2025.

Planning & Zoning Commission, Chairman

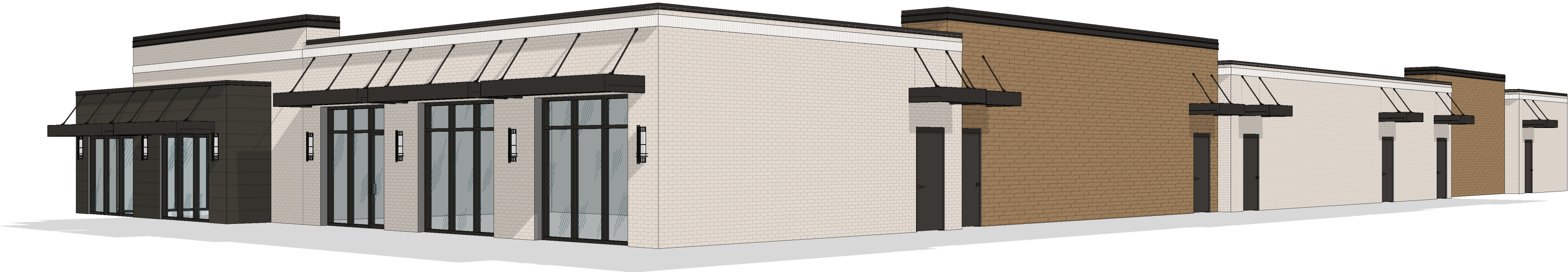
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ARCHITECT:
JUSTIN S. GILMORE
LEVEL 5 ARCHITECTURE



②

PERSPETIVE VIEW - LOT 2 BUILDING A

SCALE:



①

PERSPETIVE VIEW - LOT 2 BUILDING A

SCALE:

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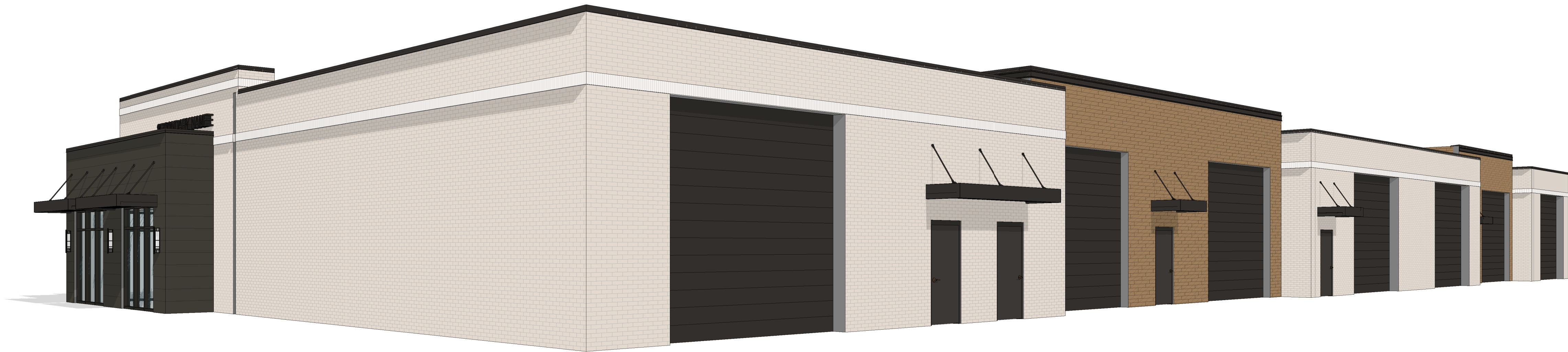
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② **PERSPECTIVE - LOT 4 BUILDING A**
SCALE:



① **PERSPECTIVE - LOT 4 BUILDING A**
SCALE:

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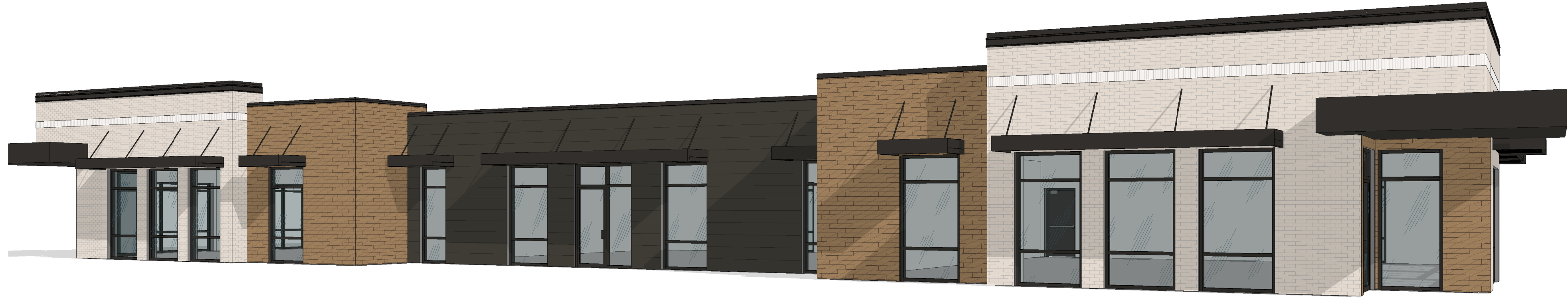
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④ **PERSPECTIVE - LOT 5 BUILDING A & B**
SCALE:



③ **PERSPECTIVE - LOT 5 BUILDING A & B**
SCALE:



② **PERSPECTIVE - LOT 5 BUILDING A & B**
SCALE:



① **PERSPECTIVE - LOT 5 BUILDING A & B**
SCALE:

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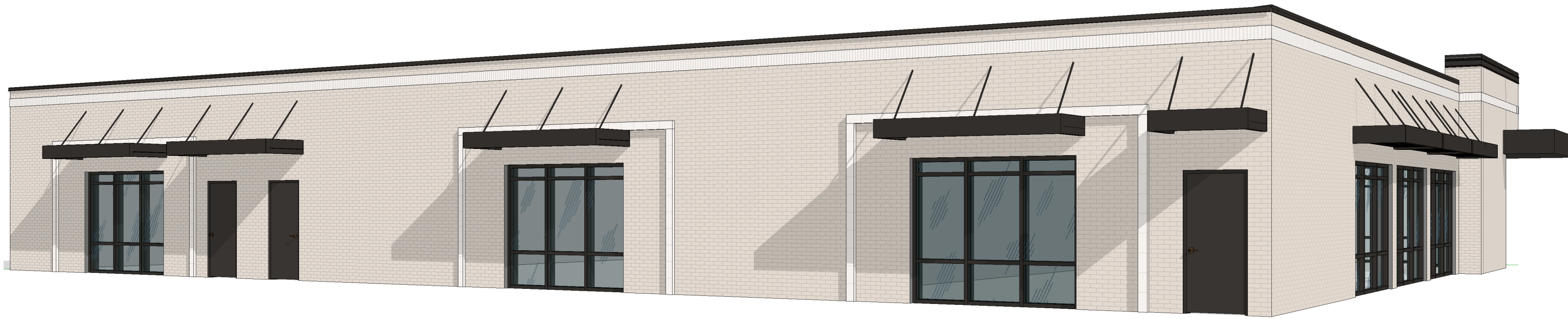
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④ **PERSPECTIVE - LOT 5 BUILDING C & D**
SCALE:



③ **PERSPECTIVE - LOT 5 BUILDING C & D**
SCALE:



② **PERSPECTIVE - LOT 5 BUILDING C & D**
SCALE:



① **PERSPECTIVE - LOT 5 BUILDING C & D**
SCALE:

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③ **PERSPECTIVE - LOT 6 BUILDING A**
SCALE:



② **PERSPECTIVE - LOT 6 BUILDING A**
SCALE:



① **PERSPECTIVE - LOT 6 BUILDING A**
SCALE:

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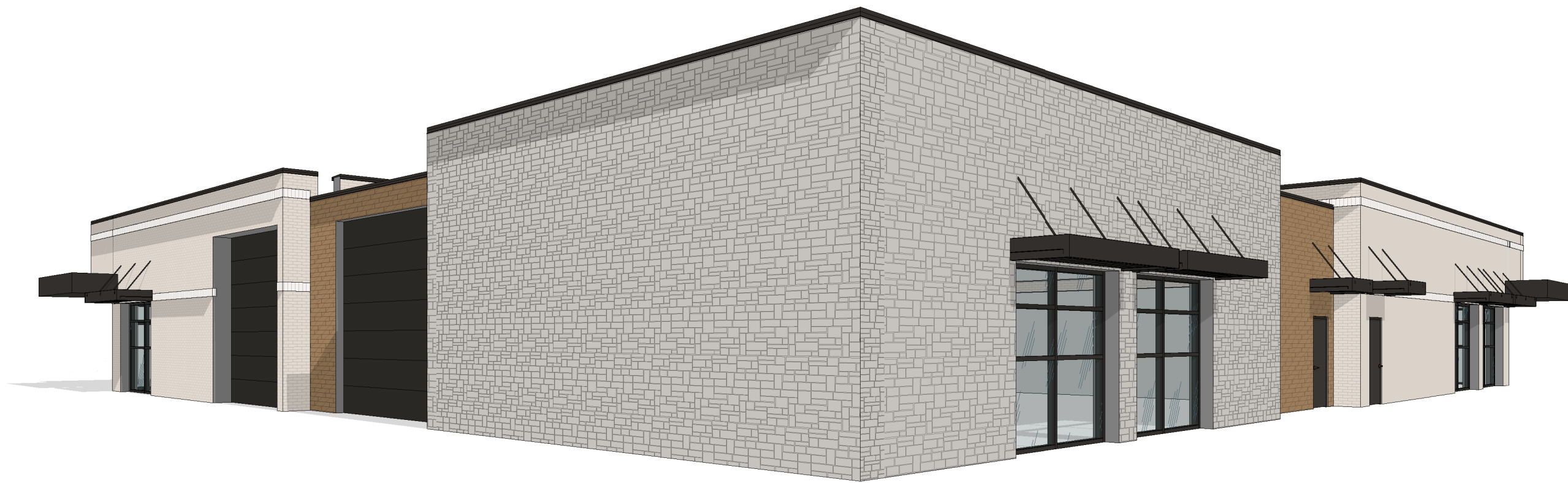
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② **PERSPECTIVE - LOT 6 BUILDING B**
SCALE:



③ **PERSPECTIVE - LOT 6 BUILDING B**
SCALE:



① **PERSPECTIVE - LOT 6 BUILDING B**
SCALE:

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ARCHITECT:
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LEVEL 5 ARCHITECTURE



② **PERSPECTIVE - LOT 6 BUILDING C**
SCALE:



③ **PERSPECTIVE - LOT 6 BUILDING C**
SCALE:



① **PERSPECTIVE - LOT 6 BUILDING C**
SCALE:

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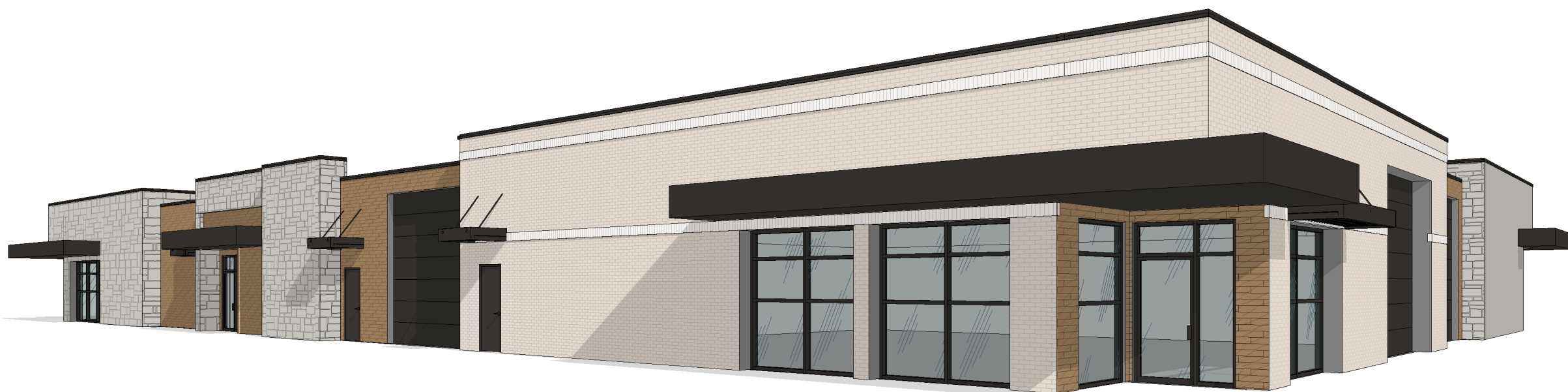
② **PERSPECTIVE - LOT 6 BUILDING D**

SCALE:



③ **PERSPECTIVE - LOT 6 BUILDING D**

SCALE:



① **PERSPECTIVE - LOT 6 BUILDING D**

SCALE:

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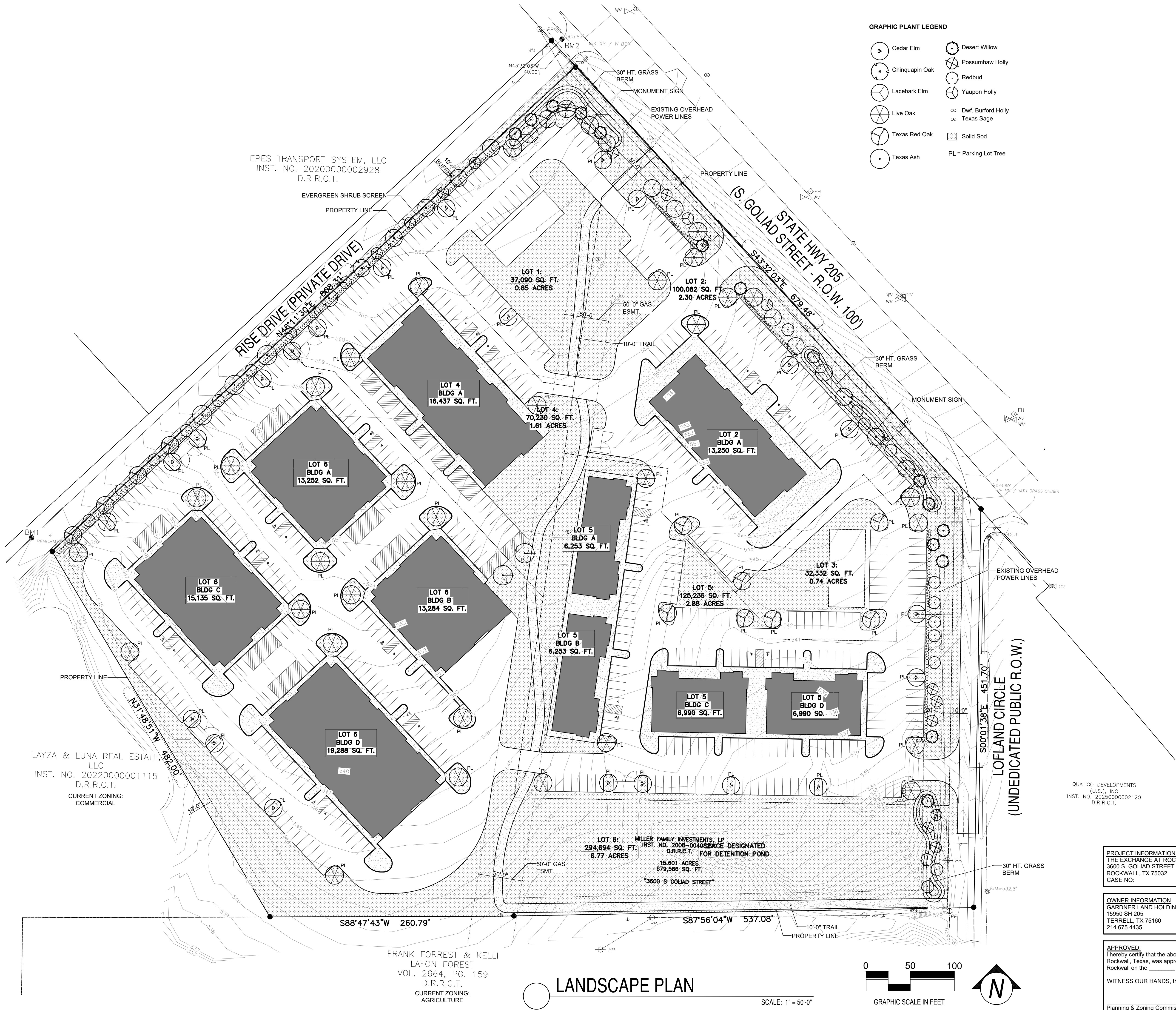
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GRAPHIC PLANT LEGEND

- Cedar Elm
- Chinquapin Oak
- Lacebark Elm
- Live Oak
- Texas Red Oak
- Texas Ash
- Desert Willow
- Possumhaw Holly
- Redbud
- Yaupon Holly
- Dwf. Burford Holly
- Texas Sage
- Solid Sod
- PL = Parking Lot Tree

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mdg
landscape
architects
MEERS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
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	PLANT LEGEND				
	SYM	BOTANICAL NAME	COMMON NAME	QUAN	SIZE
	REMARKS				
	SHADE TREES				
	CE	Ulmus crassifolia	Cedar Elm	21	4" Cal.
	CO	Quercus muehlenbergii	Chinquapin Oak	7	4" Cal.
	LE	Ulmus Parvifolia	Lacebark Elm	9	4" Cal.
	LO	Quercus virginiana	Live Oak	32	4" Cal.
	RO	Quercus buckleyi	Texas Red Oak	14	4" Cal.
	TA	Fraxenis texensis	Texas Ash	5	4" Cal.
	ACCENT TREES				
	DW	Chilopsis linearis	Desert Willow	14	6' to 8' Ht.
	PH	Ilex decidua	Possumhaw Holly	12	6' to 8' Ht.
	RB	Cercis canadensis	Eastern Redbud	19	6' to 8' Ht.
	YH	Ilex vomitoria	Yaupon Holly	5	6' to 8' Ht.
	LARGE SHRUBS				
	DB	Ilex comuta 'Burfordii'	Dwarf Burford Holly	321	3 Gal.
	TS	Leucophyllum frutescens	Texas Sage	60	3 Gal.
	GROUNDCOVERS				
	SS	Cynodon spp.	Common Bermuda	216,915 S.F.	Solid sod and/or hydromulch

GENERAL MAINTENANCE:

REQUIRED PLANTS MUST BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING OF GRASS, IRRIGATING, FERTILIZING, PRUNING, AND OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED. ANY PLANT THAT DIES MUST BE REPLACED WITH ANOTHER LIVING PLANT THAT IS COMPATIBLE WITH THE APPROVED LANDSCAPE PLAN WITHIN (90) NINETY DAYS AFTER NOTIFICATION FROM THE CITY. THE BUILDING OFFICIAL MAY EXTEND THE TIME PERIOD UP TO AN ADDITIONAL (90) DAYS DUE TO WEATHER CONSIDERATIONS. IF THE PLANTS HAVE NOT BEEN REPLACED AFTER APPROPRIATE NOTIFICATION AND/OR EXTENSION, THE PROPERTY OWNER SHALL BE IN VIOLATION OF THIS ORDINANCE.

ANY DAMAGE TO UTILITY LINES RESULTING FROM THE NEGLIGENCE OF THE PROPERTY OWNER OR HIS AGENTS OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF REQUIRED LANDSCAPING IN A UTILITY EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER. IF A PUBLIC UTILITY DISTURBS PLANTS WITHIN AN EASEMENT, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE PLANTS AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF NONETHELESS, SOME PLANTS DIE, IT IS THE OBLIGATION OF THE PROPERTY OWNER TO REPLACE THEM.

- LANDSCAPE PLAN NOTES:
- All turf areas are to be hydromulched with common bermuda grass or solid sod. Hydromulch may not be applied during Stage 3 drought conditions.
 - Annual color plantings are to be determined at the time of planting.
 - All lawn and landscape areas are to be seperated by Ryerson Steel Edging or a trench edge.
 - All trees and planting beds are to be laid out in the field by the landscape contractor for review by the owner's representative prior to excavation or preparation of planting areas. Contractor assumes full responsibility for failure to obtain owner's review of the layout including modifications required.
 - Landscape contractor is responsible for location all underground utilities and structures wether or not shown on the plans. And shall be responsible for damage to said utilities or structures caused by his forces. Ref. Civil plans for proposed utility line locations.
 - Planting area preparation to include minimum 1.5" to 3" approved organic matter (Back to earth or living earth) tilled into the top 8" of planting area soil unless otherwise specified. Remove all rocks, clods and debris. Leave planting areas smooth and assure positive drainage away from building as shown.

PLANTING NOTES

- ALL PLANT MATERIAL LOCATIONS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE SEEDED/ SODDED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITES AND INSURE POSITIVE DRAINAGE IN ALL AREAS SEEDED/SODDED.
- THE CONTRACTOR SHALL VERIFY ALL BUILDING SETBACK LINES, EASEMENT LINES, AND VISIBILITY LINES IN THE FIELD PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES, SHOWN ON THIS PLAN AND NOT SHOWN ON THESE PLANS, IN THE FIELD PRIOR TO COMMENCEMENT OF WORK.
- PROVIDE POSITIVE DRAINAGE AWAY FROM ALL SITE FEATURES.
- STEEL EDGING OR A NATURAL BEVELLED EDGE SHALL BE INSTALLED AT ALL LOCATIONS WHERE PLANT MATERIALS MEET TURF AREAS.

NOTE:

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

NOTE:

ALL PLANT MATERIAL SHALL BE COVERED UNDER A ONE YEAR WARRANTY. WARRANTY PERIOD BEGINS ON DATE OF FINAL ACCEPTANCE.

CITY LANDSCAPE REQUIREMENTS

TOTAL SITE AREA

659,111 S.F. (15.13 ACRES)

TOTAL SITE LANDSCAPE

REQUIRED: 20% OF TOTAL SITE = 131,822 S.F.

PROVIDED: 31% (208,600 S.F.)

LANDSCAPE BUFFERS

RISE DRIVE:

REQUIRED: MINIMUM 10 FOOT WIDE LANDSCAPE BUFFER.
PARKING LOT SCREENING - MINIMUM 30" HEIGHT BERM OR SHRUBS OR COMBINATION OF BOTH.
(1) CANOPY TREE & (1) ACCENT TREE PER 50 L.F. OF FRONTAGE.
800 L.F. / 50 = (16) CANOPY TREES AND (16) ACCENT TREES

PROVIDED: 10 FOOT WIDE LANDSCAPE BUFFER
EVERGREEN SHRUB SCREEN - MINIMUM 30" HT.
(16) CANOPY TREES & (16) ACCENT TREES

S. GOLIAD STREET:

REQUIRED: MINIMUM 10 FOOT WIDE LANDSCAPE BUFFER.
PARKING LOT SCREENING - MINIMUM 30" HEIGHT BERM OR SHRUBS OR COMBINATION OF BOTH.
(1) CANOPY TREE & (1) ACCENT TREE PER 50 L.F. OF FRONTAGE.
582 L.F. / 50 = (12) CANOPY TREES & (12) ACCENT TREES

PROVIDED: 30 FOOT WIDE LANDSCAPE BUFFER
EVERGREEN SHRUB SCREEN AND BUILT-UP BERM
- MINIMUM 30" HT.
(12) CANOPY TREES & (12) ACCENT TREES

LOFLAND CIRCLE:

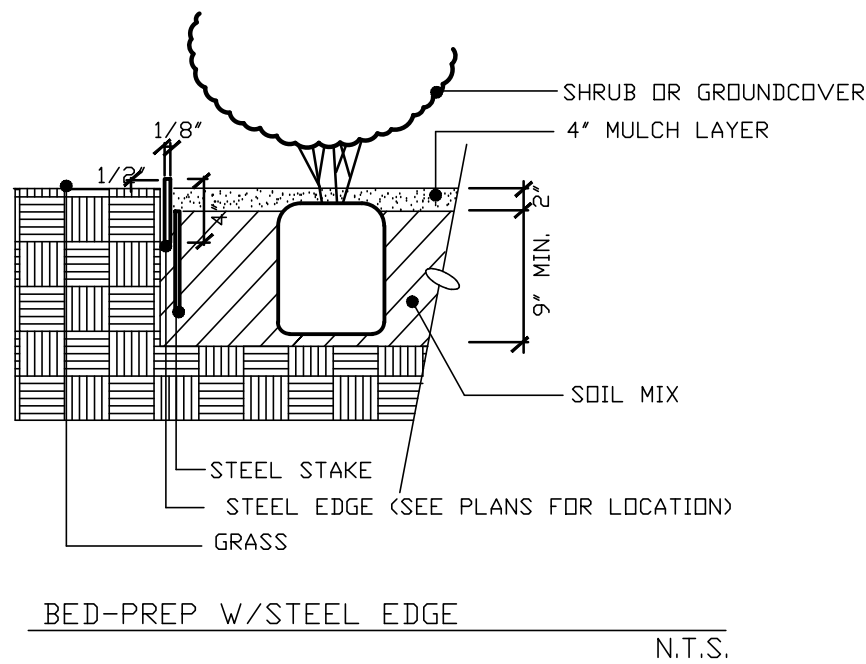
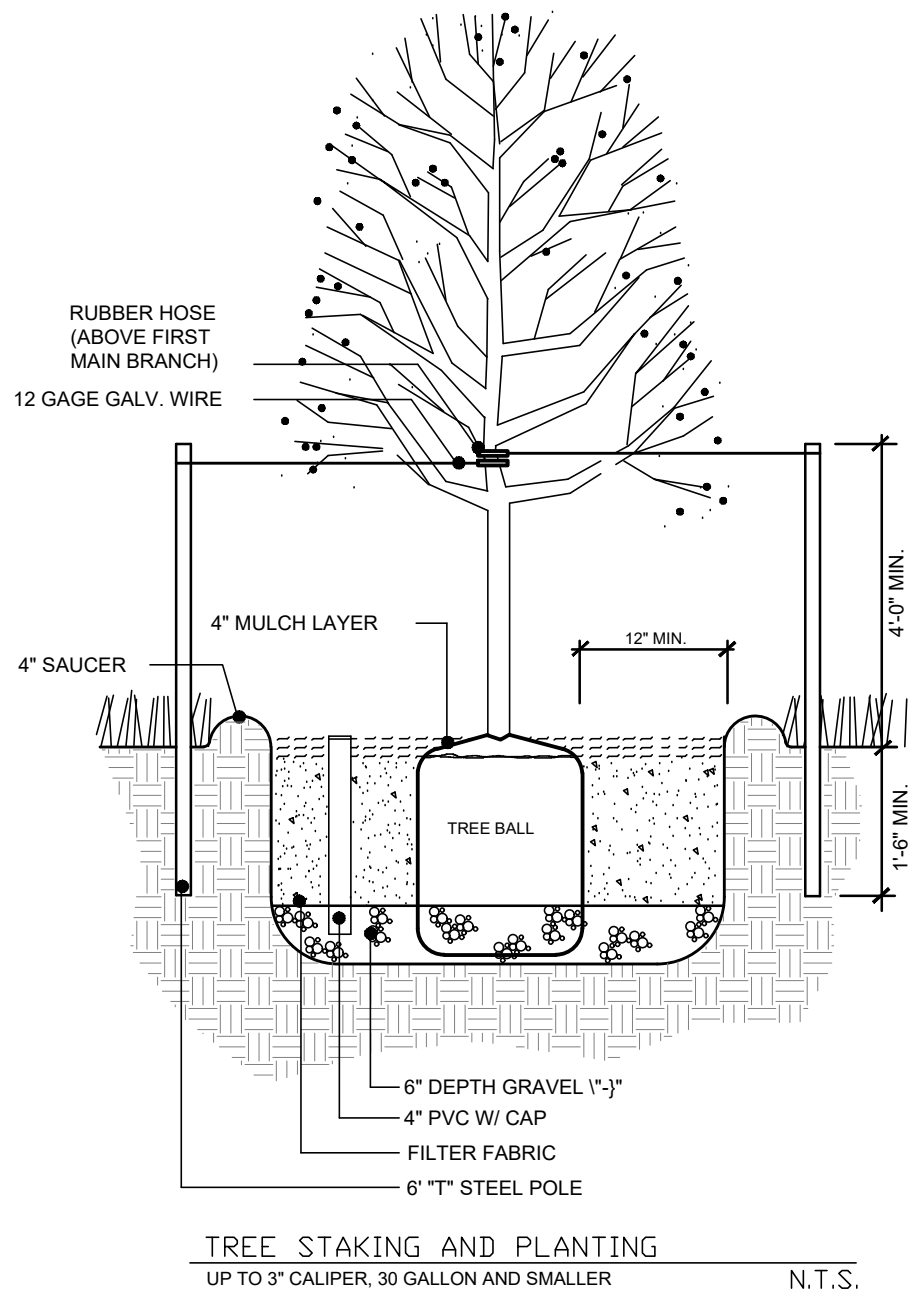
REQUIRED: MINIMUM 10 FOOT WIDE LANDSCAPE BUFFER.
PARKING LOT SCREENING - MINIMUM 30" HEIGHT BERM OR SHRUBS OR COMBINATION OF BOTH.
(1) CANOPY TREE & (1) ACCENT TREE PER 50 L.F. OF FRONTAGE.
436 L.F. / 50 = (9) CANOPY TREES & (9) ACCENT TREES

PROVIDED: 30 FOOT WIDE LANDSCAPE BUFFER
EVERGREEN SHRUB SCREEN - MINIMUM 30" HT.
(19) ACCENT TREES (DUE TO PRESENCE OF OVERHEAD POWER LINES)

PARKING LOT TREES

REQUIRED: 1 CANOPY TREE PER 10 PARKING SPACES.
NO PARKING SPACE MAY BE LOCATED MORE THAN 80 FEET FROM TRUNK OF A CANOPY TREE
579 PARKING SPACES / 10 = 58 TREES

PROVIDED: 60 CANOPY TREES
ALL PARKING SPACES WITHIN 80 FEET OF A PARKING LOT TREE



LANDSCAPE NOTES & CALCULATIONS

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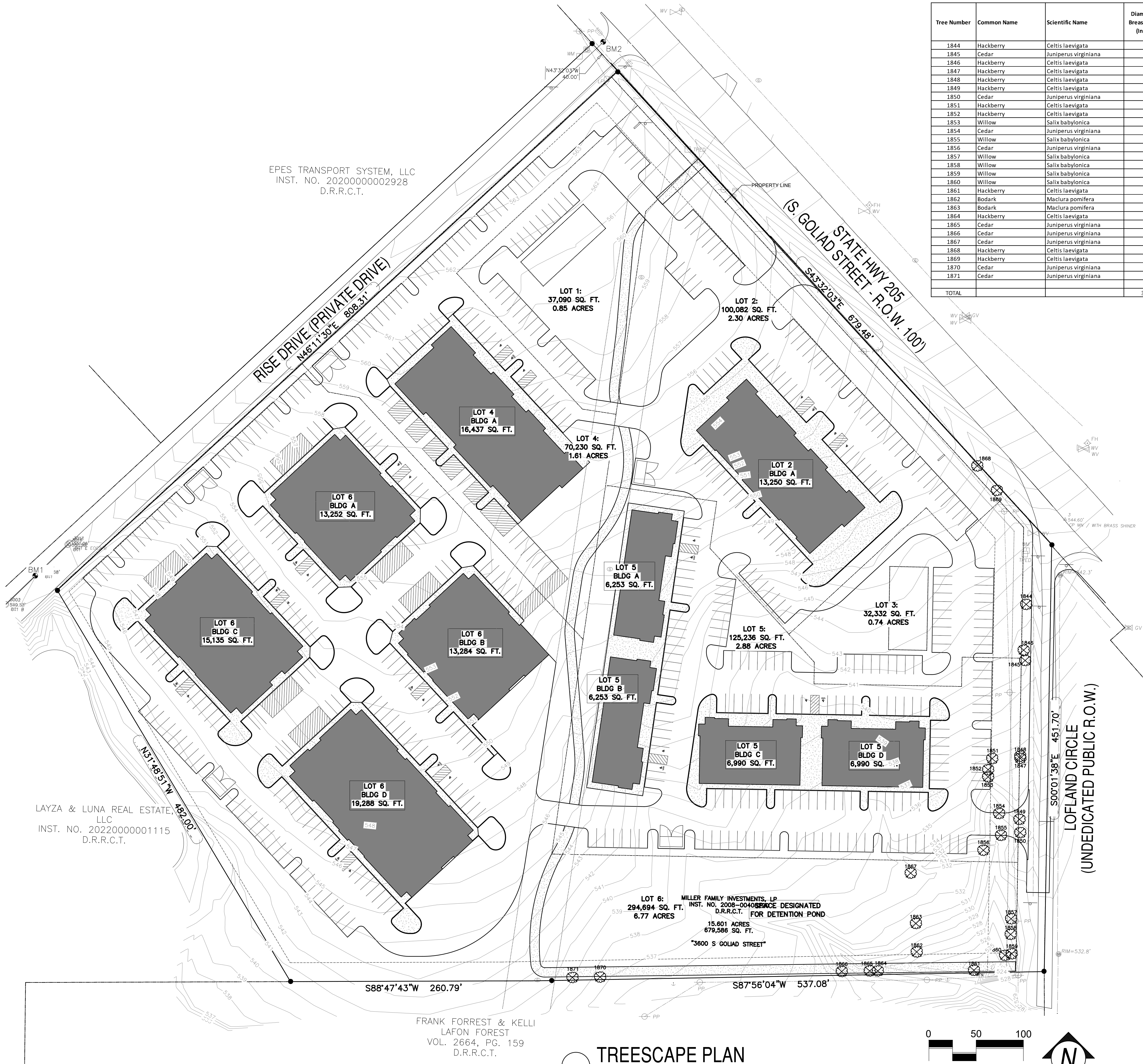


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Tree Number	Common Name	Scientific Name	Diameter at Breast Height (Inches)	Preserve or Remove	General Condition	Protected (Tree Grade)	Mitigation Required (Inches)
1844	Hackberry	Celtis laevigata	12	Remove	Healthy	Non-Protected	0
1845	Cedar	Juniperus virginiana	10	Remove	Healthy	Secondary Protected	4
1846	Hackberry	Celtis laevigata	7	Remove	Healthy	Non-Protected	0
1847	Hackberry	Celtis laevigata	8	Remove	Healthy	Non-Protected	0
1848	Hackberry	Celtis laevigata	7	Remove	Healthy	Non-Protected	0
1849	Hackberry	Celtis laevigata	12	Remove	Healthy	Non-Protected	0
1850	Cedar	Juniperus virginiana	11	Remove	Healthy	Secondary Protected	4
1851	Hackberry	Celtis laevigata	12	Remove	Healthy	Non-Protected	0
1852	Hackberry	Celtis laevigata	10	Remove	Healthy	Non-Protected	0
1853	Willow	Salix babylonica	12	Remove	Healthy	Non-Protected	0
1854	Cedar	Juniperus virginiana	12	Remove	Healthy	Secondary Protected	4
1855	Willow	Salix babylonica	14	Remove	Healthy	Non-Protected	0
1856	Cedar	Juniperus virginiana	16	Remove	Healthy	Secondary Protected	4
1857	Willow	Salix babylonica	11	Remove	Healthy	Non-Protected	0
1858	Willow	Salix babylonica	7	Remove	Healthy	Non-Protected	0
1859	Willow	Salix babylonica	7	Remove	Healthy	Non-Protected	0
1860	Willow	Salix babylonica	15	Remove	Healthy	Non-Protected	0
1861	Hackberry	Celtis laevigata	15	Remove	Healthy	Non-Protected	0
1862	Bodark	Maclura pomifera	19	Remove	Healthy	Non-Protected	0
1863	Bodark	Maclura pomifera	24	Remove	Healthy	Non-Protected	0
1864	Hackberry	Celtis laevigata	13	Remove	Healthy	Non-Protected	0
1865	Cedar	Juniperus virginiana	10	Remove	Healthy	Secondary Protected	4
1866	Cedar	Juniperus virginiana	10	Remove	Healthy	Secondary Protected	4
1867	Cedar	Juniperus virginiana	11	Remove	Healthy	Secondary Protected	4
1868	Hackberry	Celtis laevigata	18	Remove	Healthy	Non-Protected	0
1869	Hackberry	Celtis laevigata	22	Remove	Healthy	Non-Protected	0
1870	Cedar	Juniperus virginiana	7	Remove	Healthy	Secondary Protected	4
1871	Cedar	Juniperus virginiana	9	Remove	Healthy	Secondary Protected	4
TOTAL			341				36

TREE PRESERVATION SYMBOLS

1870

EXISTING TREE
TO BE PRESERVED

1870

X

EXISTING TREE
TO BE REMOVED

PROJECT INFORMATION
THE EXCHANGE AT ROCKWALL
3600 S. GOLIAD STREET
ROCKWALL, TX 75032
CASE NO:

OWNER INFORMATION
GARDNER LAND HOLDING LLC
15950 SH 205
TERRELL, TX 75160
214.675.4435

DEVELOPER INFORMATION
CONTEX DEVELOPMENT PARTNERS
15950 SH 205
TERRELL, TX 75160
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WITNESS OUR HANDS, this ____ day of ____, 2025.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

mbg
landscape
architects

MECKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878



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ARCHITECT:
JUSTIN S. GILMORE
LEVEL 5 ARCHITECTURE



Luminaire Schedule								
Symbol	Type	Qty	Manufacturer / Catalog Number		Total Lumen Output	Total Input Watts	Light Loss Factor	User Defined Factor
SA	S42	1	LITHONIA RSK1 LED P4 40K R3 MVOLT (MOUNT) (FINISH) DM2BAS @ 20' MH		3356	266.28	0.850	1.000
SW	SA	21	LITHONIA RSK1 LED P4 40K R3 MVOLT (MOUNT) (FINISH) DM19AS @ 20' MH		16359	133.14	0.850	1.000
SW	SW	69	LITHONIA WEDGE2 LED P4 40K 80CRI T4M MVOLT SRM (FINISH)		4177	46.659	0.850	1.000

Calculation Summary							
Calculation Grid Location		Calc. Height (ft.)	Units	Avg	Max	Min	Avg/Min
GRADE Planar		0	Fc	0.65	6.4	0.0	N.A.
PARKING AND DRIVEWAY			Fc	1.29	6.4	0.0	N.A.

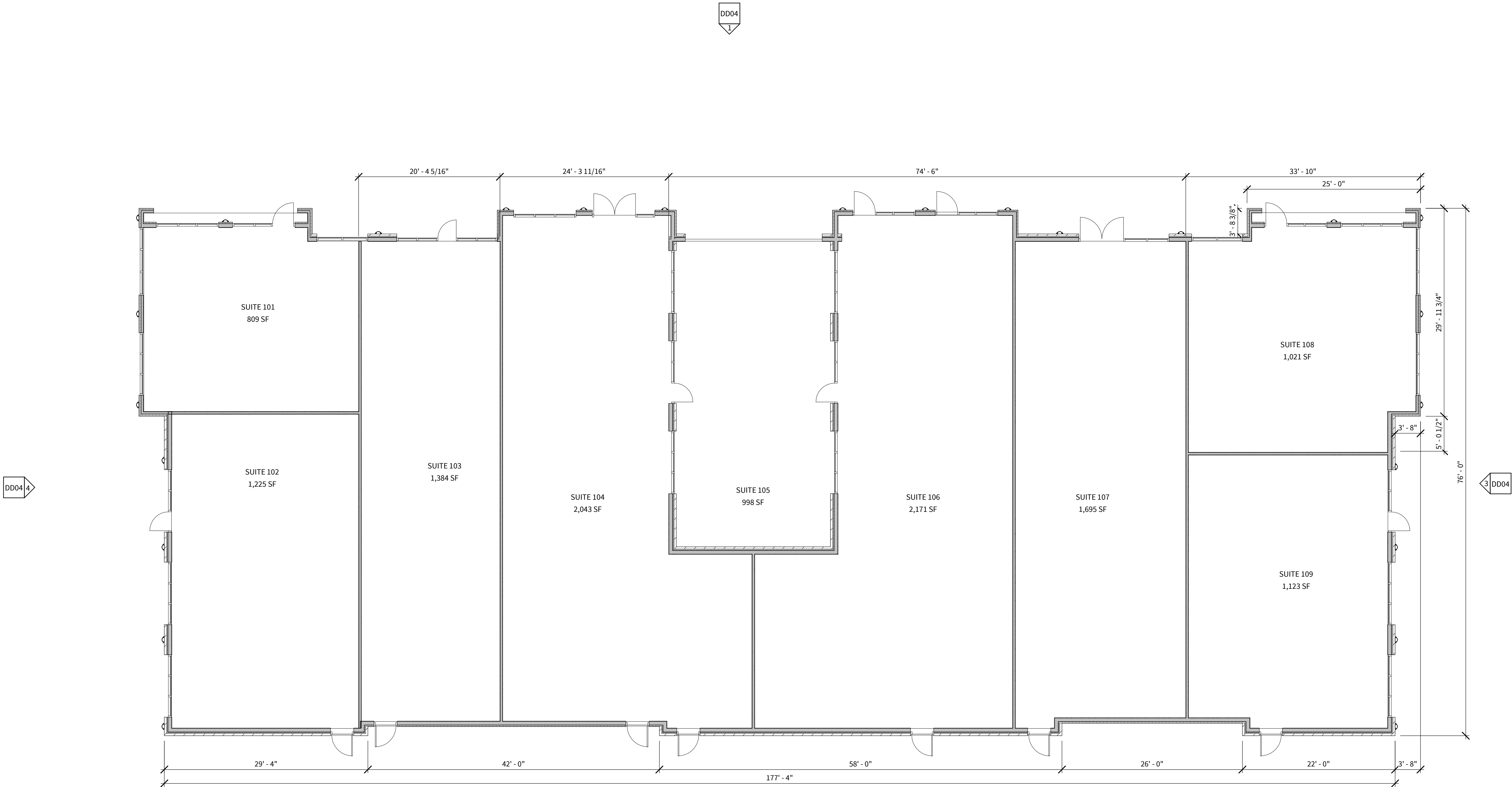
Notes:
1. Surface reflectances: Vertical/Horizontal - .50/20.
2. Calculation values are at height indicated in summary table.
3. Mounting heights are designated on drawing with "MH".
4. Luminaire description does not necessarily reflect specification model number. Contact salesperson for verification.
5. System lamp data used unless otherwise noted. LED luminaires use integrated photometric lamp data provided by manufacturer.
6. Lighting power density is calculated based on estimated ballast/driver energy consumption. Engineer to verify.
7. For lumen output of scaled luminaires, multiply Total Lumen Output by User Defined Factor.

PROJECT: ROCKWALL MIXED USE DEVELOPMENT
SALESPERSON: COLE COWINGTON
SCALE: 1" = 40'
CALC BY: VD
FILE: 251017_ROCKWALL MIXED USE DEVELOPMENT-SITE_V1

2025-10-17

Architectural Lighting Alliance
101 Turtle Creek Blvd Dallas TX 75207
© 214-658-9000 | F 214-658-9002
www.alla.com





1

FLOOR PLAN - LOT 2 BUILDING A

SCALE: 1/8" = 1'-0"



PROJECT INFORMATION
THE EXCHANGE AT ROCKWALL
3600 S. GOLIAD STREET
ROCKWALL, TX 75032
CASE NUMBER:

OWNER INFORMATION GARDNER LAND HOLDING LLC 15950 SH 205 TERRELL, TX 75160 214.675.4435	DEVELOPER INFORMATION CONTEX DEVELOPMENT PARTNERS 15950 SH 205 TERRELL, TX 75160 214.675.4435
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WITNESS OUR HANDS, this ____ day of ____, 2025.

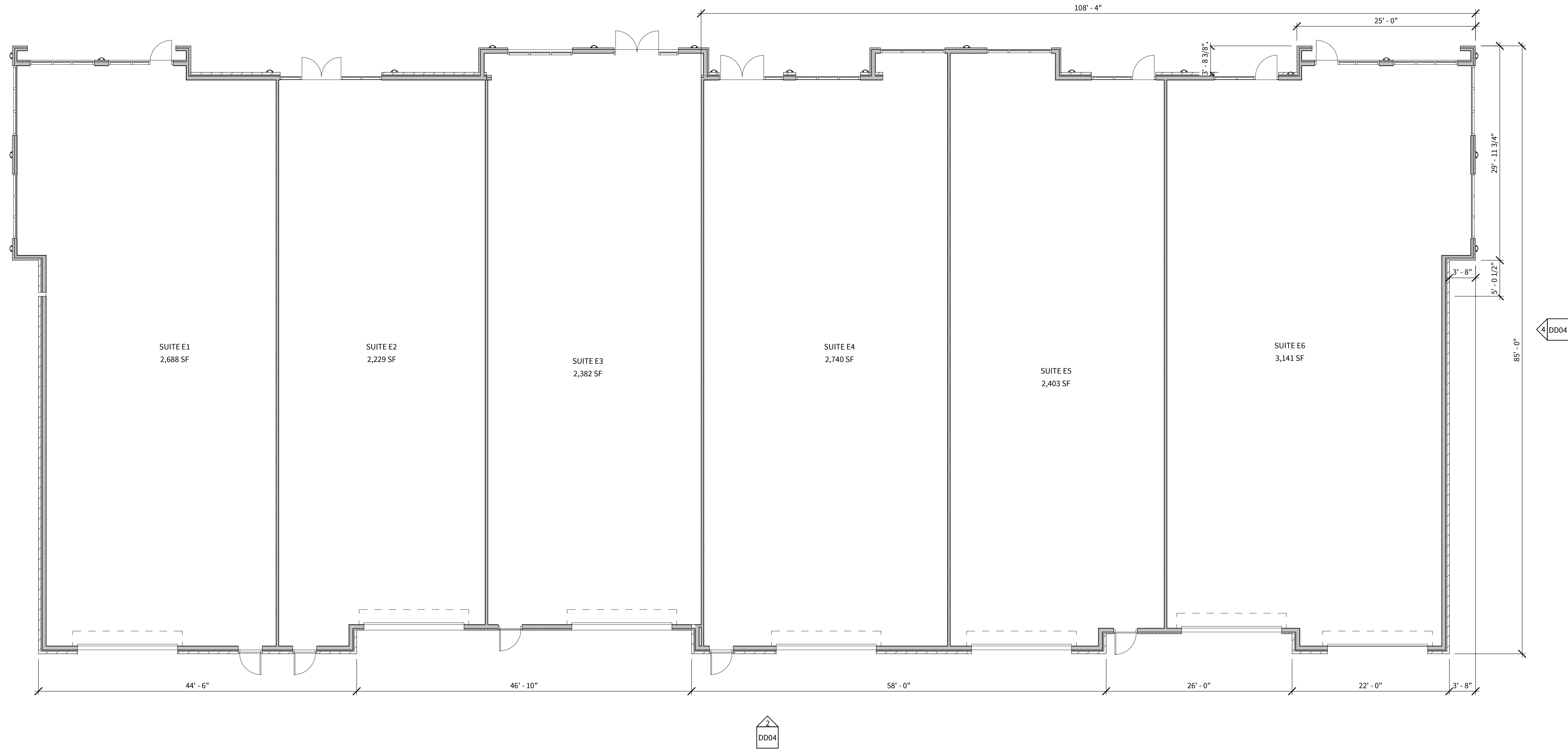
_____ Planning & Zoning Commission, Chairman	_____ Director of Planning and Zoning
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ARCHITECT:
JUSTIN S. GILMORE
LEVEL 5 ARCHITECTURE



1

FLOOR PLAN - LOT 4 BUILDING A

SCALE: 1/8" = 1'-0"

PROJECT INFORMATION
THE EXCHANGE AT ROCKWALL
3600 S. GOLIAD STREET
ROCKWALL, TX 75032
CASE NUMBER:

OWNER INFORMATION
GARDNER LAND HOLDING LLC
15950 SH 205
TERRELL, TX 75160
214.675.4435

DEVELOPER INFORMATION
CONTEX DEVELOPMENT PARTNERS
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TERRELL, TX 75160
214.675.4435

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Planning & Zoning Commission, Chairman Director of Planning and Zoning

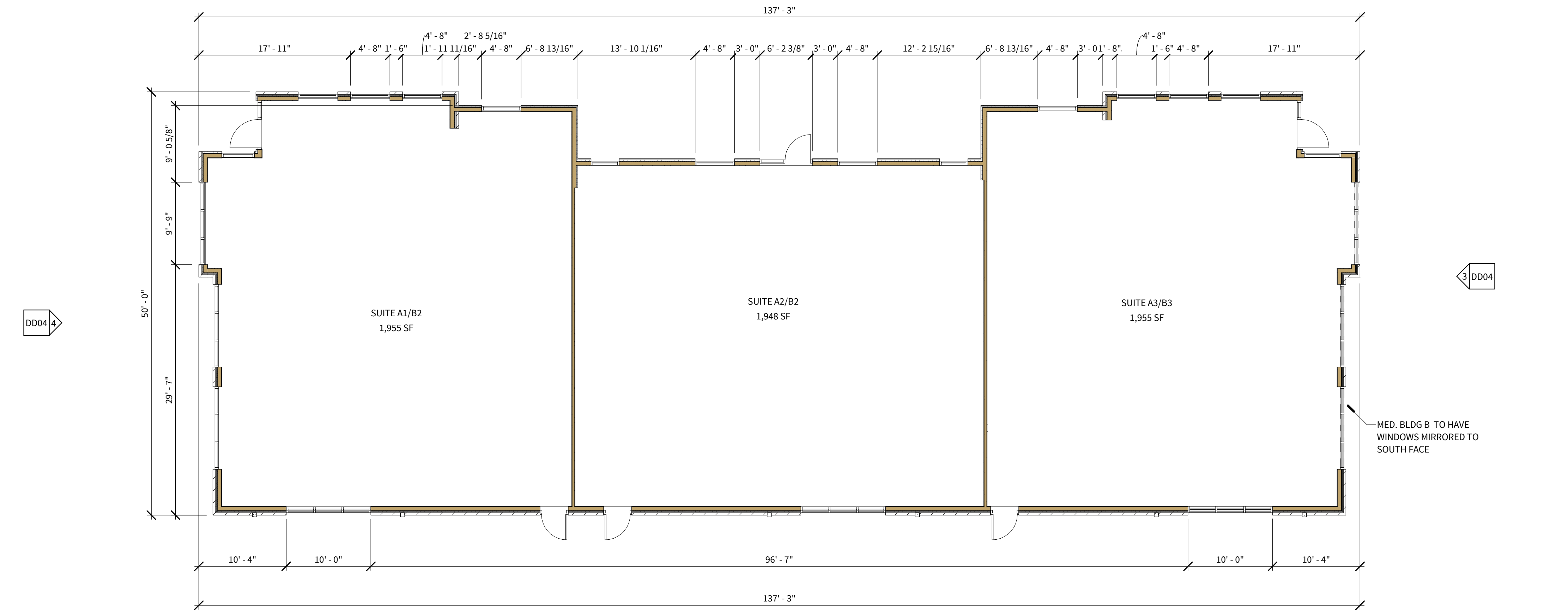


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ARCHITECT:
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LEVEL 5 ARCHITECTURE

10/17/2025 10:27:36 AM



TRUE
1 **FLOOR PLAN - LOT 5 A & B**
SCALE: 1/8" = 1'-0"

PROJECT INFORMATION THE EXCHANGE AT ROCKWALL 3600 S. GOLIAD STREET ROCKWALL, TX 75032 CASE NUMBER:	
OWNER INFORMATION GARDNER LAND HOLDING LLC 15950 SH 205 TERRELL, TX 75160 214.675.4435	DEVELOPER INFORMATION CONTEX DEVELOPMENT PARTNERS 15950 SH 205 TERRELL, TX 75160 214.675.4435
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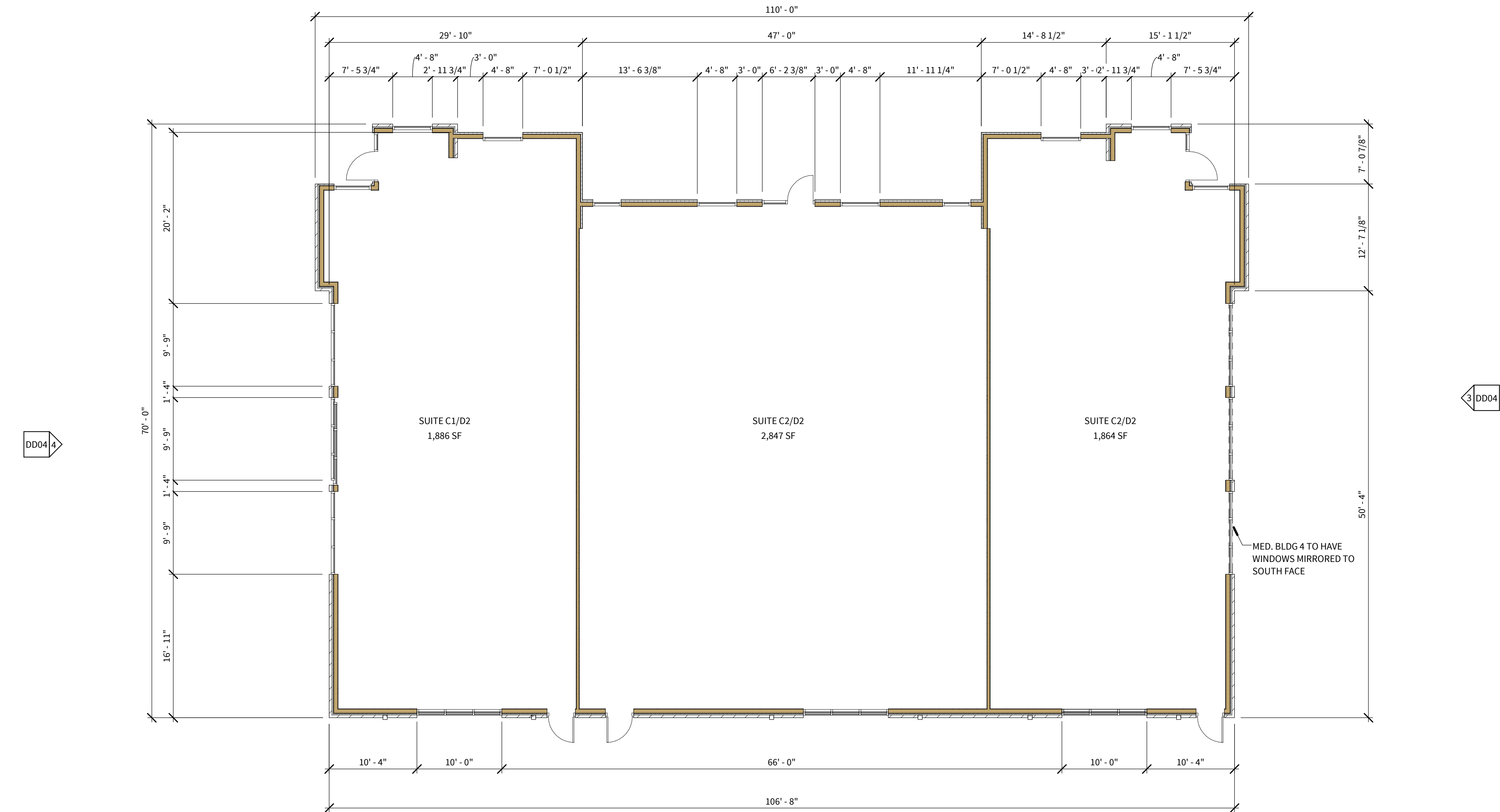
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ARCHITECT:
JUSTIN S. GILMORE
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10/17/2025 10:31:38 AM



FLOOR PLAN - LOT 5 BUILDING C & D

SCALE: 1/8" = 1'-0"

PROJECT INFORMATION
THE EXCHANGE AT ROCKWALL
3600 S. GOLIAD STREET
ROCKWALL, TX 75032
CASE NUMBER:

OWNER INFORMATION
GARDNER LAND HOLDING LLC
15950 SH 205
TERRELL, TX 75160
214.675.4435

DEVELOPER INFORMATION
CONTEX DEVELOPMENT PARTNERS
15950 SH 205
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Planning & Zoning Commission, Chairman

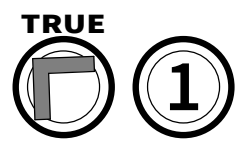
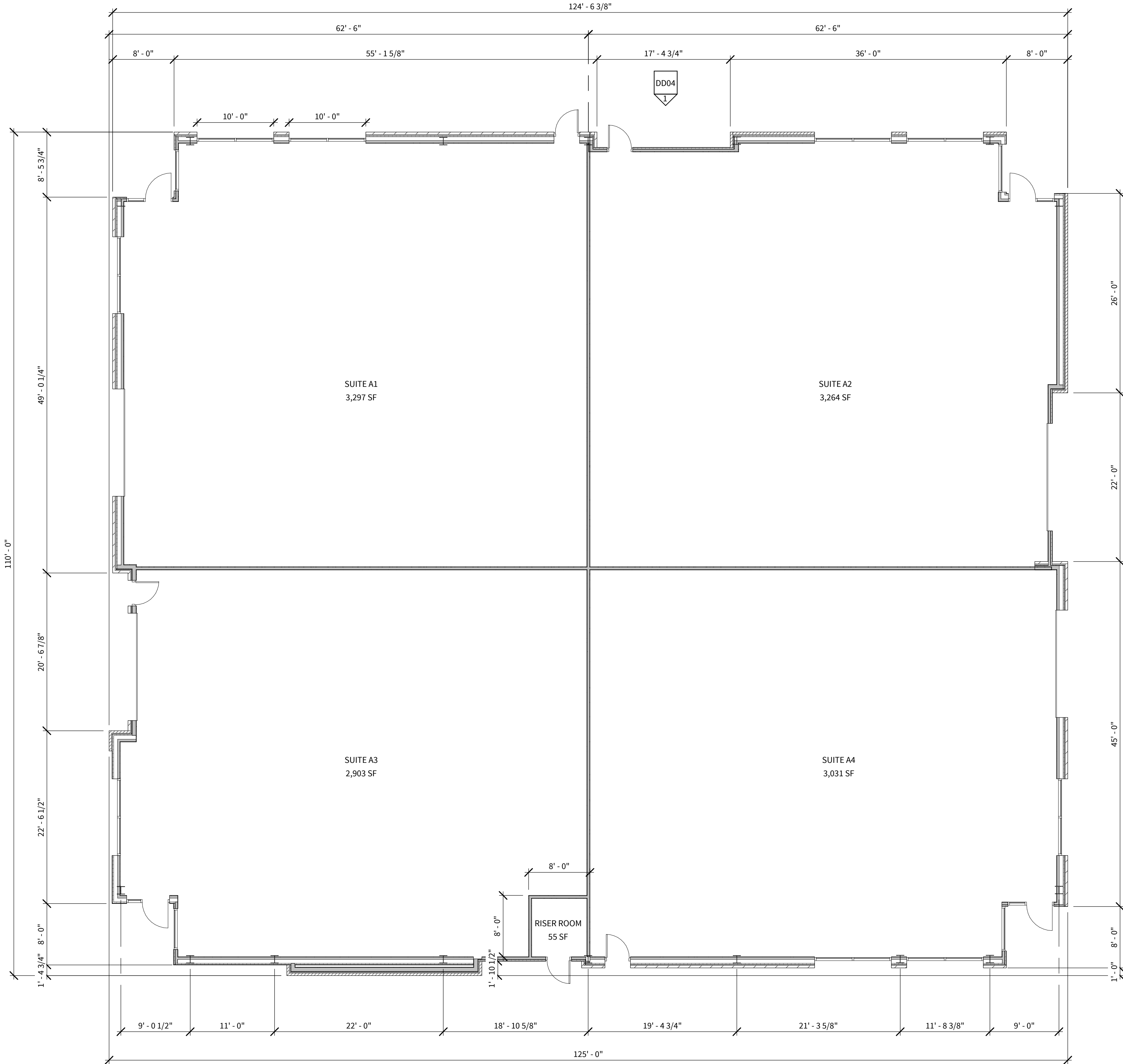
Director of Planning and Zoning



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ARCHITECT:
JUSTIN S. GILMORE
LEVEL 5 ARCHITECTURE



FLOOR PLAN - LOT 6 BUILDING A

SCALE: 1/8" = 1'-0"

PROJECT INFORMATION
THE EXCHANGE AT ROCKWALL
3600 S. GOLIAD STREET
ROCKWALL, TX 75032
CASE NUMBER:

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GARDNER LAND HOLDING LLC
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TERRELL, TX 75160
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DEVELOPER INFORMATION
CONTEX DEVELOPMENT PARTNERS
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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

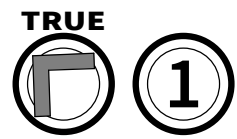
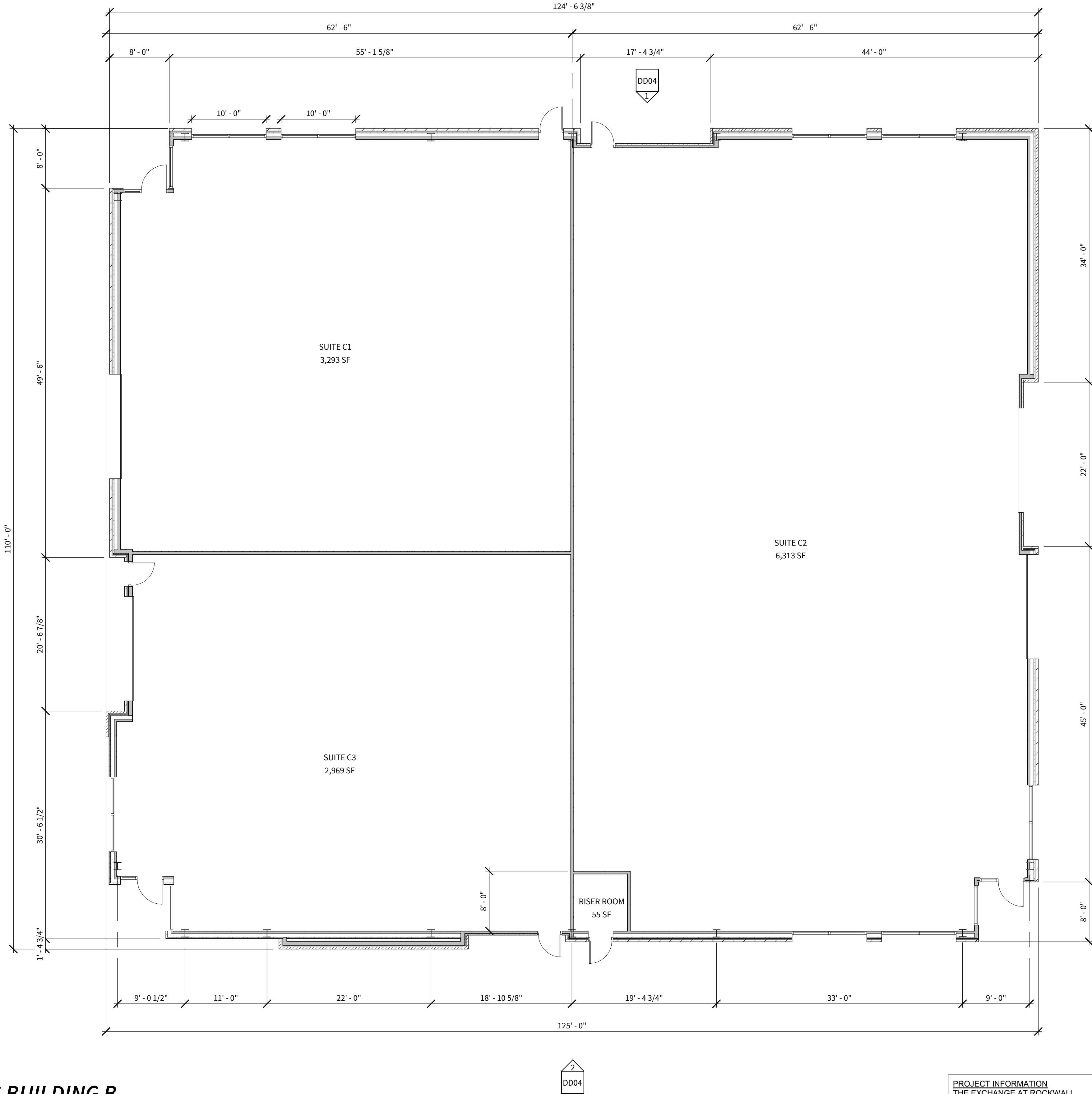


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ARCHITECT:
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10/17/2025 10:11:32 AM



FLOOR PLAN - LOT 6 BUILDING B

SCALE: 1/8" = 1'-0"

PROJECT INFORMATION
THE EXCHANGE AT ROCKWALL
3600 S. GOLIAD STREET
ROCKWALL, TX 75032
CASE NUMBER:

OWNER INFORMATION
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Planning & Zoning Commission, Chairman

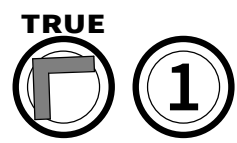
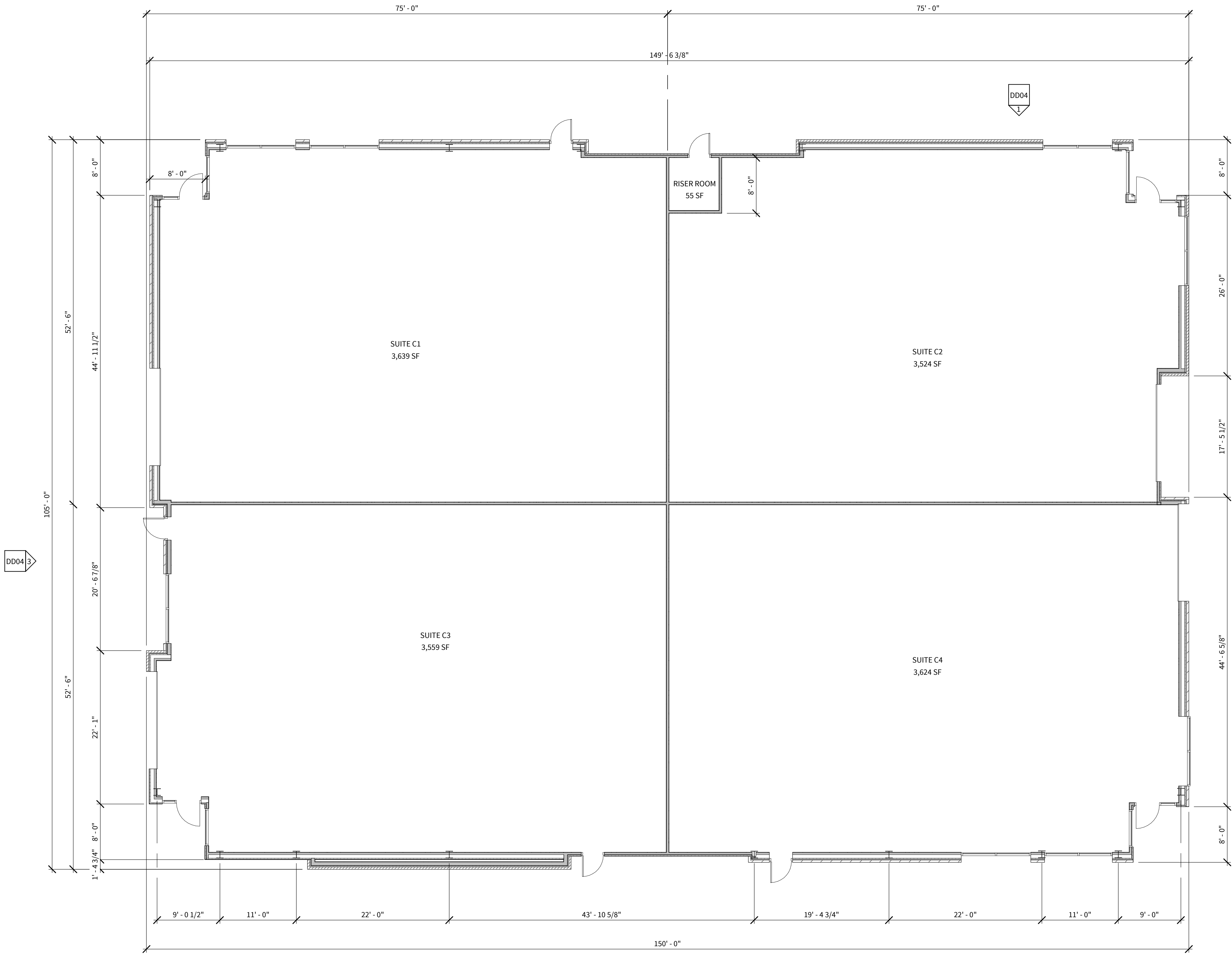
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JUSTIN S. GILMORE
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FLOOR PLAN - LOT 6 BUILDING C

SCALE: 1/8" = 1'-0"

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ROCKWALL, TX 75032
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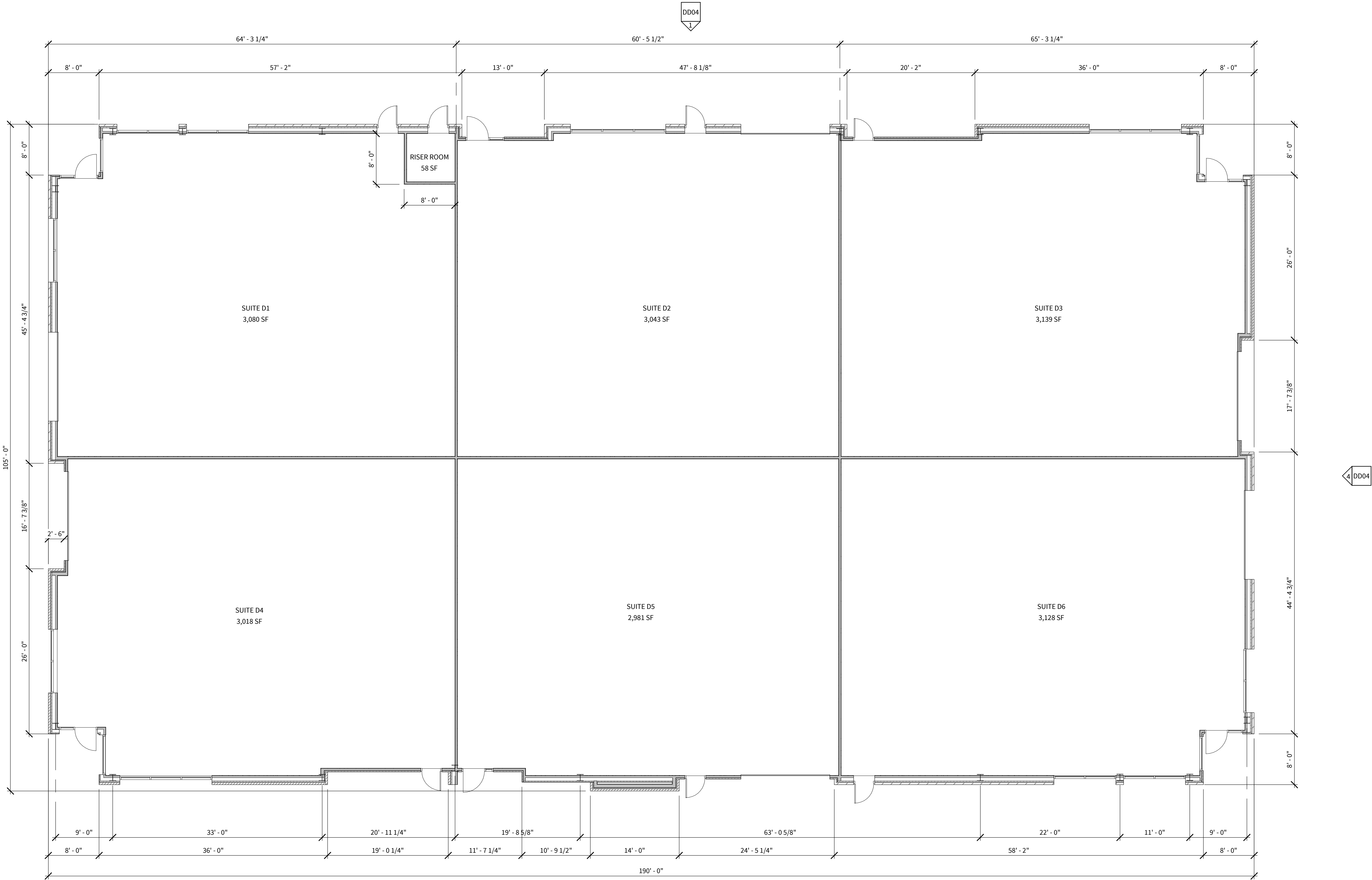
Planning & Zoning Commission, Chairman	Director of Planning and Zoning
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1

FLOOR PLAN - LOT 6 BUILDING D

SCALE: 1/8" = 1'-0"

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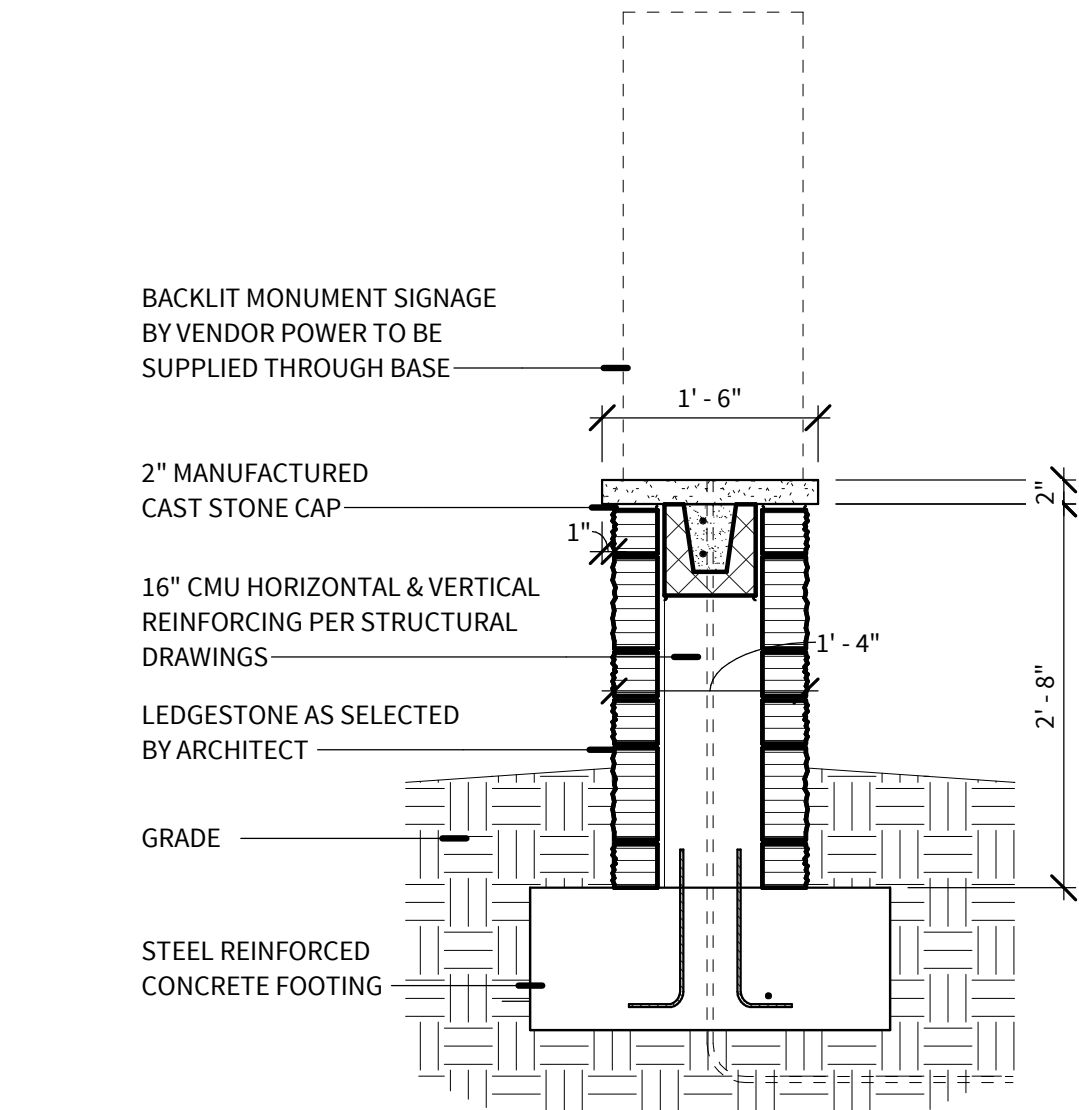
Planning & Zoning Commission, Chairman Director of Planning and Zoning



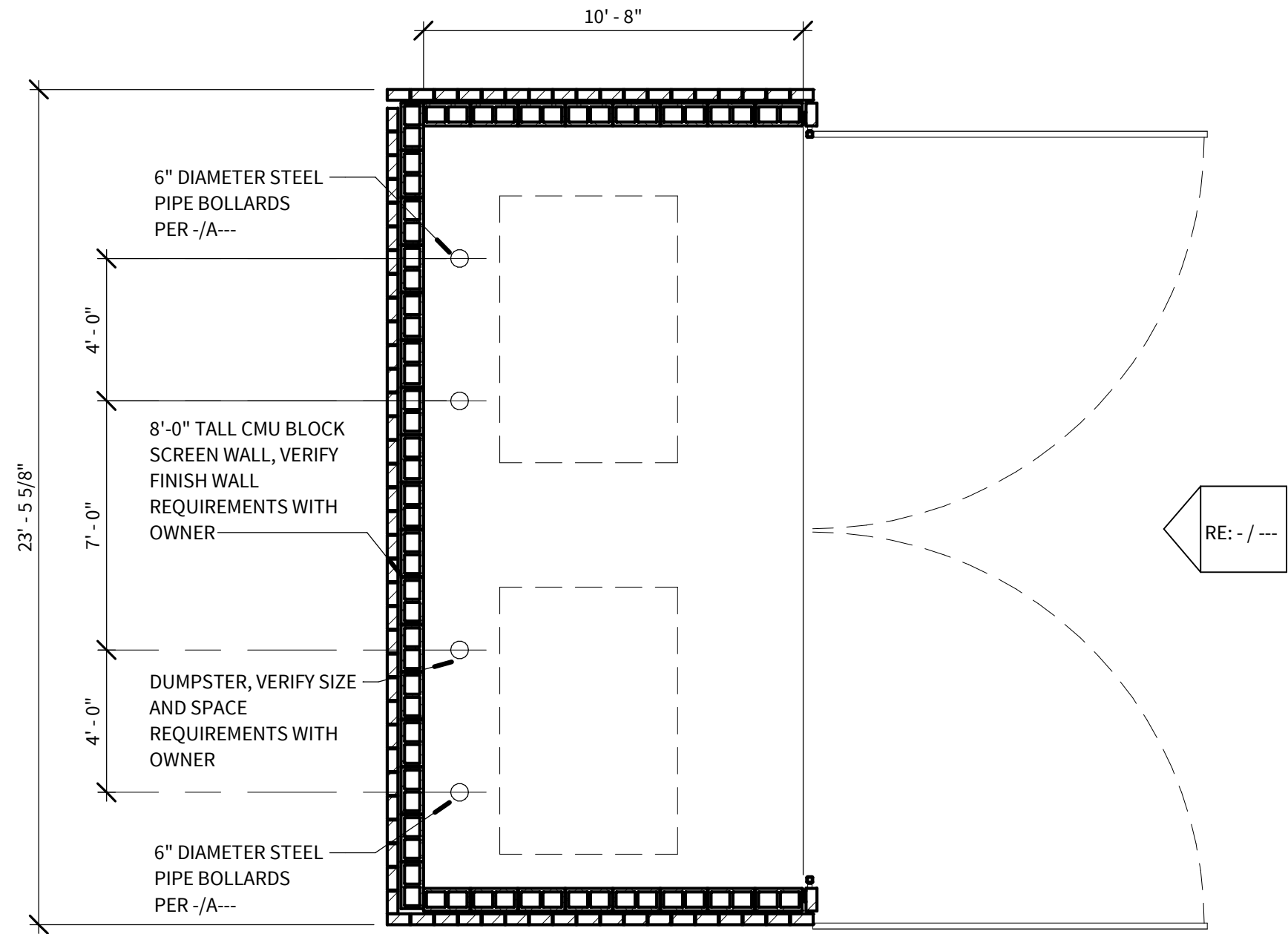
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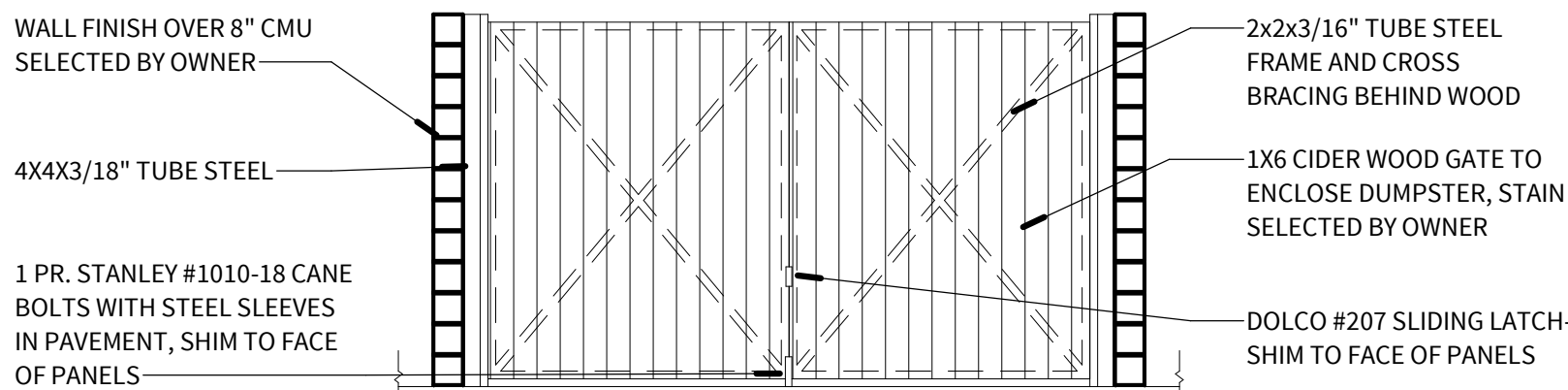
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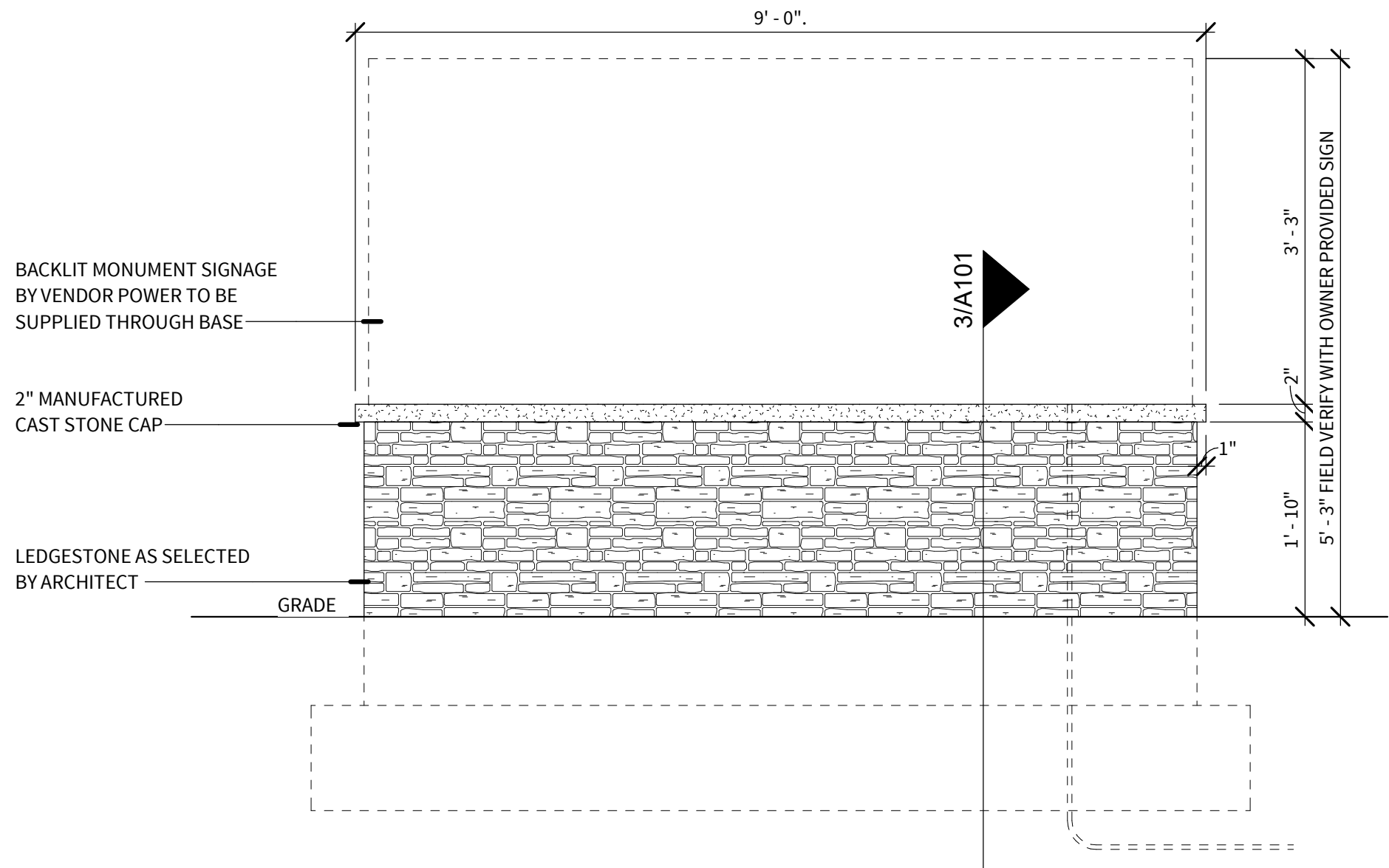
④ MONUMENT SIGNAGE SECTION
SCALE: 3/4" = 1'-0"



③ DUMPSTER ENCLOSURE ENLARGED PLAN
SCALE: 1/4" = 1'-0"



② DUMPSTER ENCLOSURE GATE ELEVATION
SCALE: 1/4" = 1'-0"



① MONUMENT SIGNAGE ELEVATION
SCALE: 3/4" = 1'-0"

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