



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

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

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

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

**PLATTING APPLICATION FEES:**

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

**SITE PLAN APPLICATION FEES:**

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

**ZONING APPLICATION FEES:**

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

**OTHER APPLICATION FEES:**

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

**NOTES:**

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

**PROPERTY INFORMATION [PLEASE PRINT]**

ADDRESS 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

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

**NOTARY VERIFICATION [REQUIRED]**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED 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 AND COPY-RIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12<sup>th</sup> DAY OF February, 2026

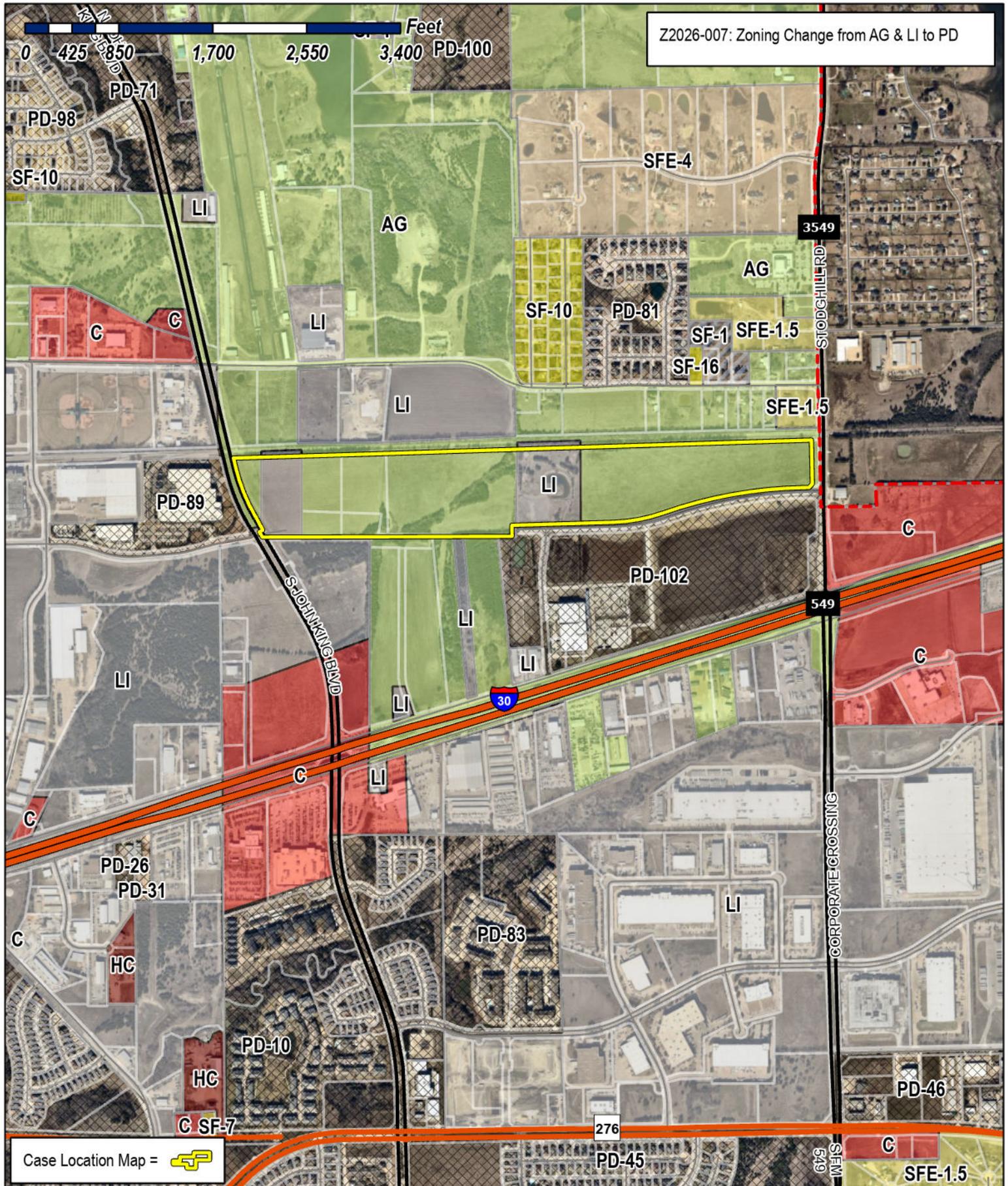
OWNER'S SIGNATURE

*Clay Collier*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Jennifer Anderson*





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

0 425 850 1,700 2,550 3,400 PD-100  
Feet

Case Location Map = 



# City of Rockwall

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

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

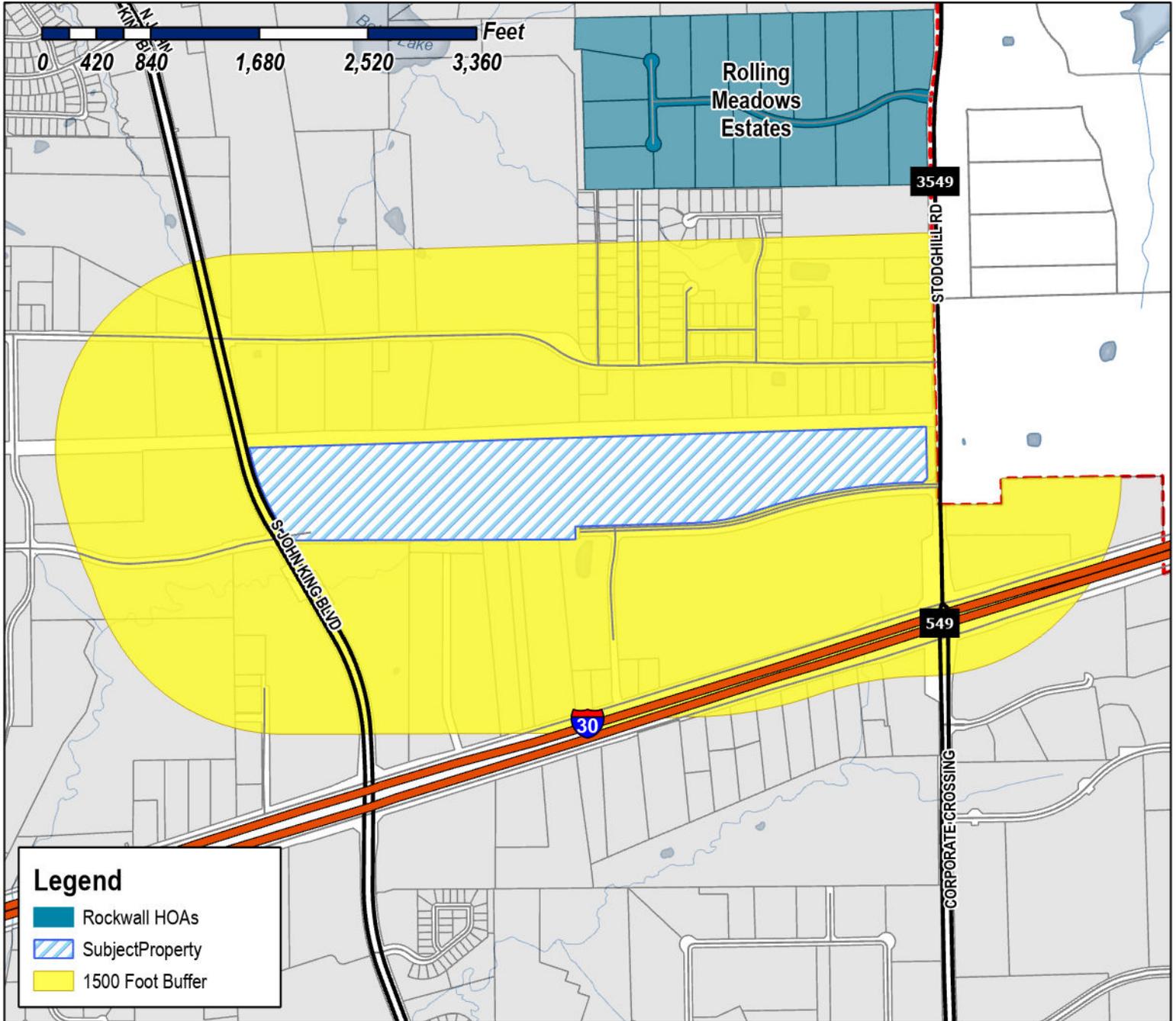




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**Case Number:** Z2026-007  
**Case Name:** Zoning Change from AG & LI to PD  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) & Light Industrial (LI) District  
**Case Address:** 300 N. Stodghill

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

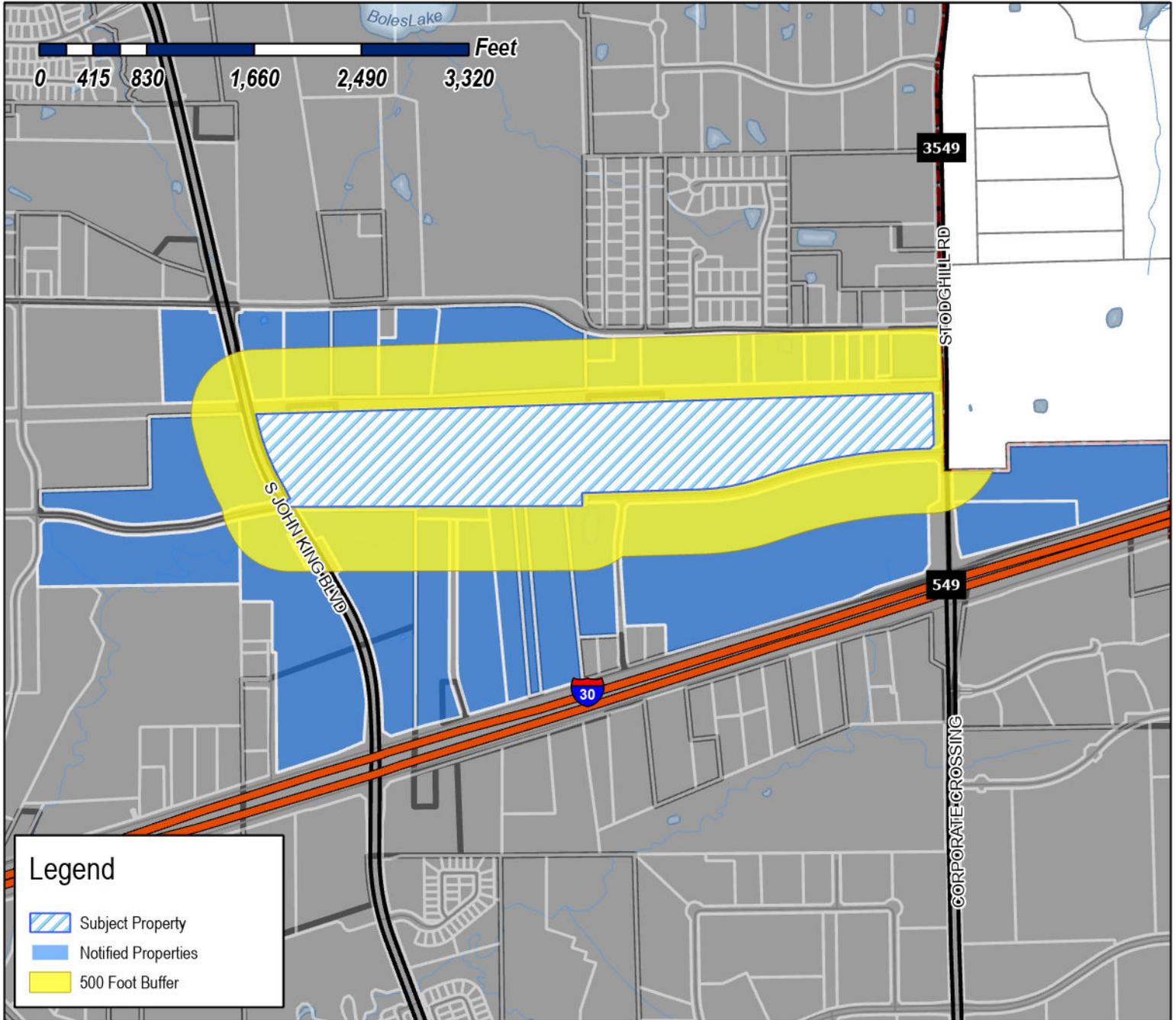




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COLUMBIA NORTH TEXAS HEALTHCARE SYSTEM  
LP  
1100 DR MARTIN L KING JR BLVD STE 500  
NASHVILLE, TN 37203

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 549/130 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























