



# 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> \$ 230.00
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

## OTHER APPLICATION FEES:

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

## 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.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION

LOT

BLOCK

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

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

CURRENT ZONING AGRICULTURAL

CURRENT USE RAW LAND

PROPOSED ZONING COMMERCIAL

PROPOSED USE CONVENIENCE STORE, RESTAURANT, CARWASH

ACREAGE 1.650

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

☒ OWNER BTJ Holdings

☒ APPLICANT TRINITY RIVER DEVELOPMENT LLC

CONTACT PERSON Aaron Albright

CONTACT PERSON JOSEPH BICKHAM

ADDRESS 100 N Central Exp way  
suite 400

ADDRESS 801 S. RIVERFRONT BLVD

CITY, STATE & ZIP Richardson TX 75080

CITY, STATE & ZIP DALLAS, TX 75207

PHONE 214 449 4632

PHONE 469-203-0159

E-MAIL aaron@albrightland.com

E-MAIL JBICKHAM@FUELITY.COM

## NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE AGENT FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 230.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 17 DAY OF APRIL, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

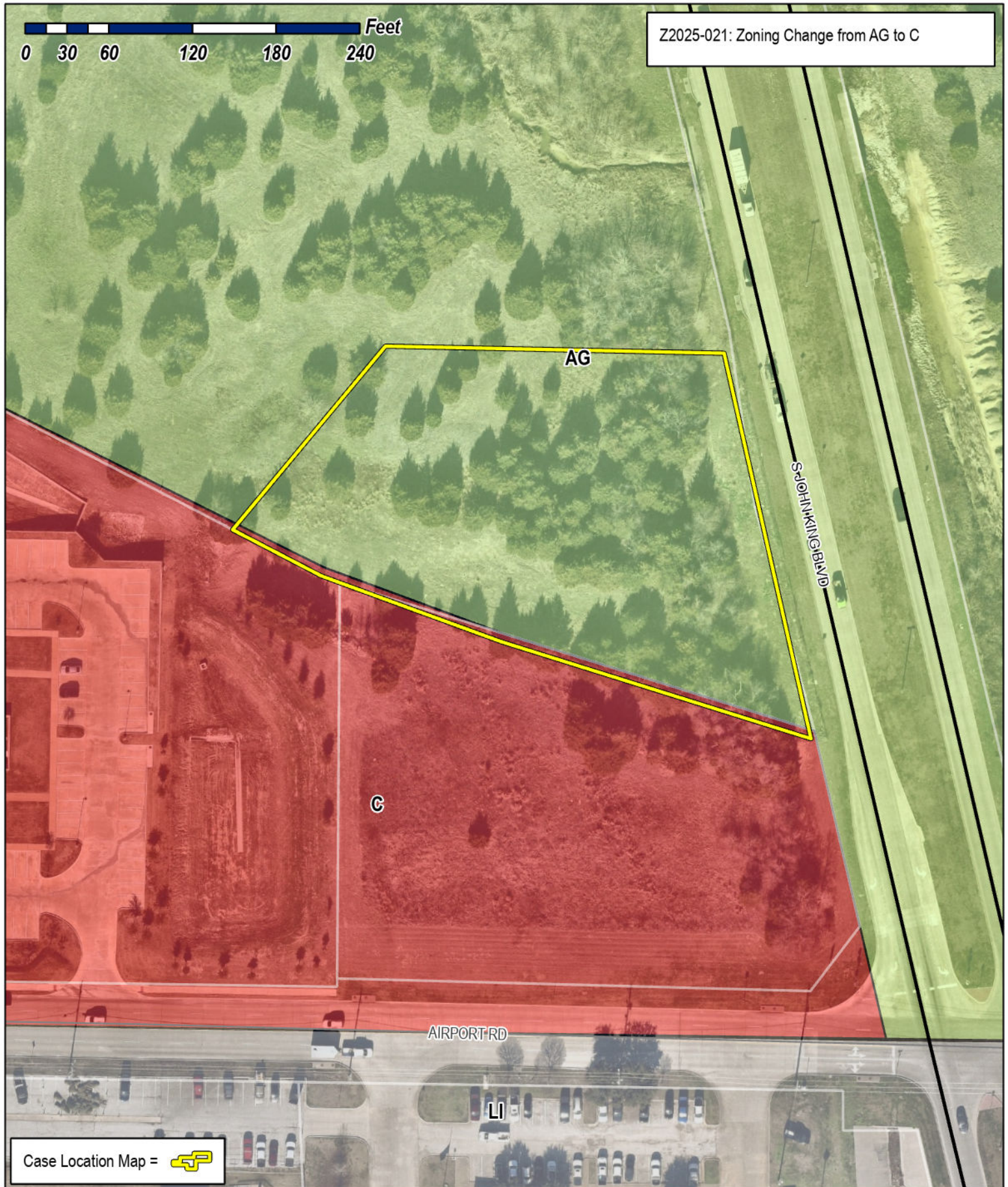
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF APRIL, 2025


OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







Case Location Map = 



# City of Rockwall

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

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



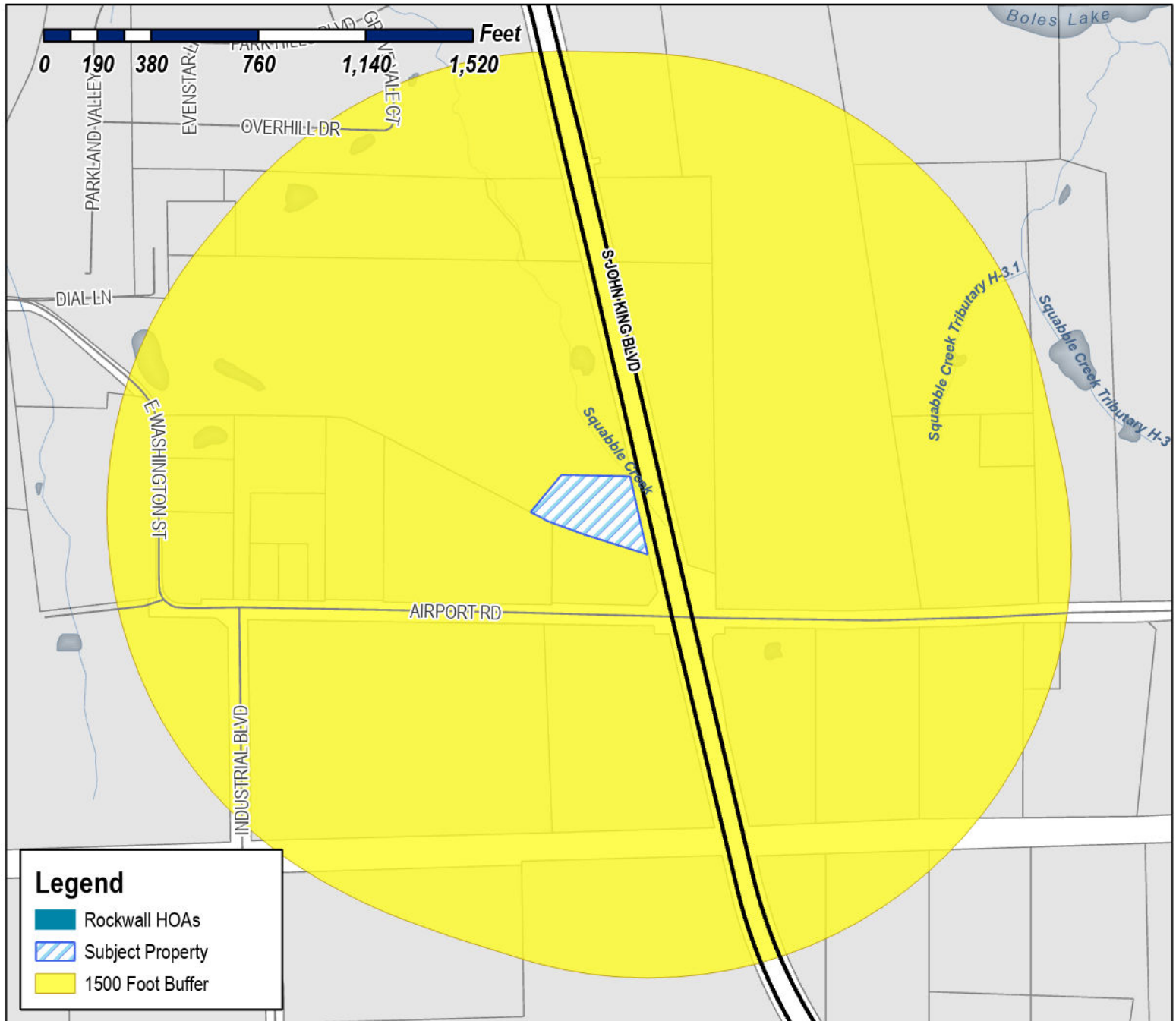




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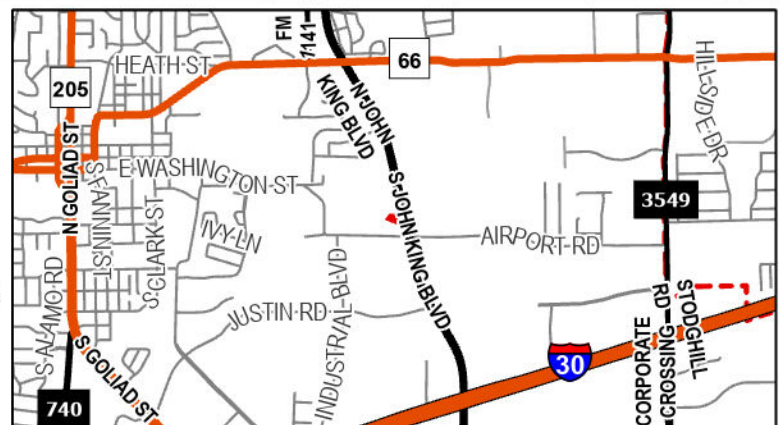
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**Case Number:** Z2025-021  
**Case Name:** Zoning Change from Agricultural (AG) District to Commercial (C) District  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** NW Corner of John King and Airport Road

**Date Saved:** 4/21/2025

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





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

SARO PARTNERS LLC  
1450 T L TOWNSEND  
ROCKWALL, TX 75032

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

CITY OF ROCKWALL  
1600 AIRPORT RD  
ROCKWALL, TX 75087

CITY OF ROCKWALL  
1600 AIRPORT RD  
ROCKWALL, TX 75087

CITY OF ROCKWALL  
1701 AIRPORT RD  
ROCKWALL, TX 75087

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

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



# LEGEND

# TSPS STANDARD LAND SURVEY

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

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

1/2" CIRF "CBG SURVEYING"

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

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

**1.650 ACRES  
71,866 SQUARE FEET**

N. BUTLER SURVEY  
ABSTRACT NO. 20

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

## FLOOD NOTE:

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

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

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

## NOTE:

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

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



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

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

SCALE: 1" = 100'

0 100 200

## CROWLEY SURVEYING

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



**CROWLEY  
SURVEYING**

# TSPS STANDARD LAND SURVEY

## LEGAL DESCRIPTION OF 1.650 ACRES

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

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

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

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

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

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

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

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

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

STATE OF TEXAS  
COUNTY OF ROCKWALL

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

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

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



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

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

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

## CROWLEY SURVEYING

FRN:10046500  
117 West Archer Street  
Jacksboro, TX 76458  
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acrowley@crowleysurveying.com



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SURVEYING**