



**CASE COVER SHEET**

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

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

**PLATTING APPLICATION**

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

**SITE PLAN APPLICATION**

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

**ZONING APPLICATION**

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

**OTHER APPLICATION**

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

**RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL**

**ARCHITECTURE REVIEW BOARD**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING ZONING CASE NO.

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</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 **1760 AIRPORT ROAD**

Subdivision **ABST. 0102, TRACT 2-01**

Lot

Block

General Location **AIRPORT ROAD, 1,100' EAST OF JOHN KING**

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

Current Zoning **NONE, AG**

Current Use **UNIMPROVED PASTURE**

Proposed Zoning **LIGHT INDUSTRIAL**

Proposed Use **OFFICE/ WAREHOUSE**

Acreage **6.17**

Lots [Current]

**NONE**

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 **REDEEMER (FORMERLY ROCKWALL PRES)**  Applicant **CHERRIE**

Contact Person **DUANE PIERCEY**

Contact Person

Address **306 E. RUSK ST**

Address

City, State & Zip **ROCKWALL, TX 75087**

City, State & Zip

Phone **214 293 3730**

Phone

E-Mail **DUANE.PIERCEY@GMAIL.COM**

E-Mail

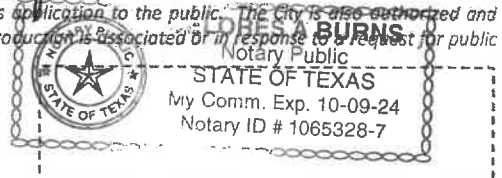
## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Duane Piercey [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 10 day of February, 2023. 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."

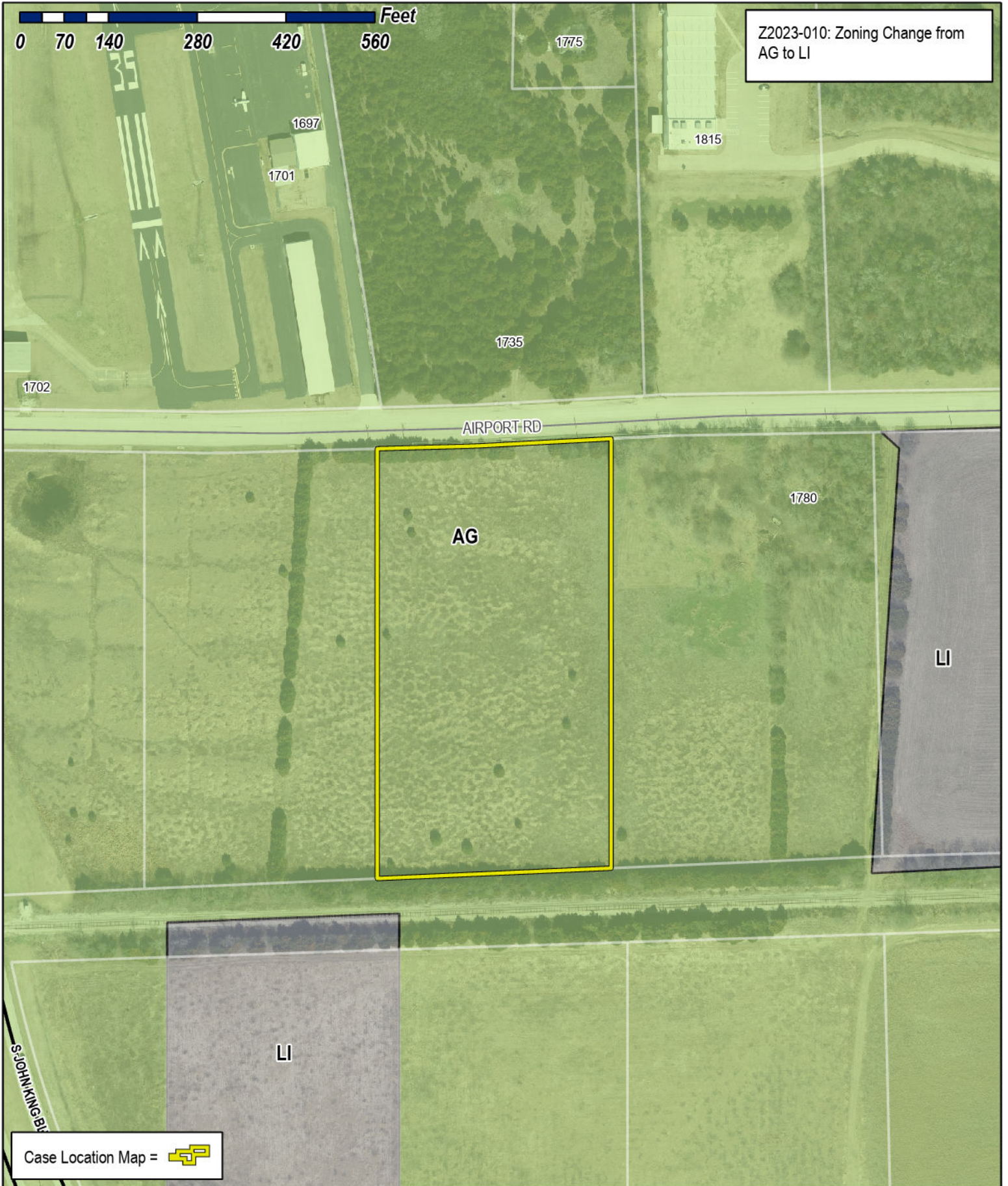
Given under my hand and seal of office on this the 10 day of February, 2023.

Notary Public in and for the State of Texas




My Commission Expires October 9, 2024





Z2023-010: Zoning Change from AG to LI

Case Location Map = 



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (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.



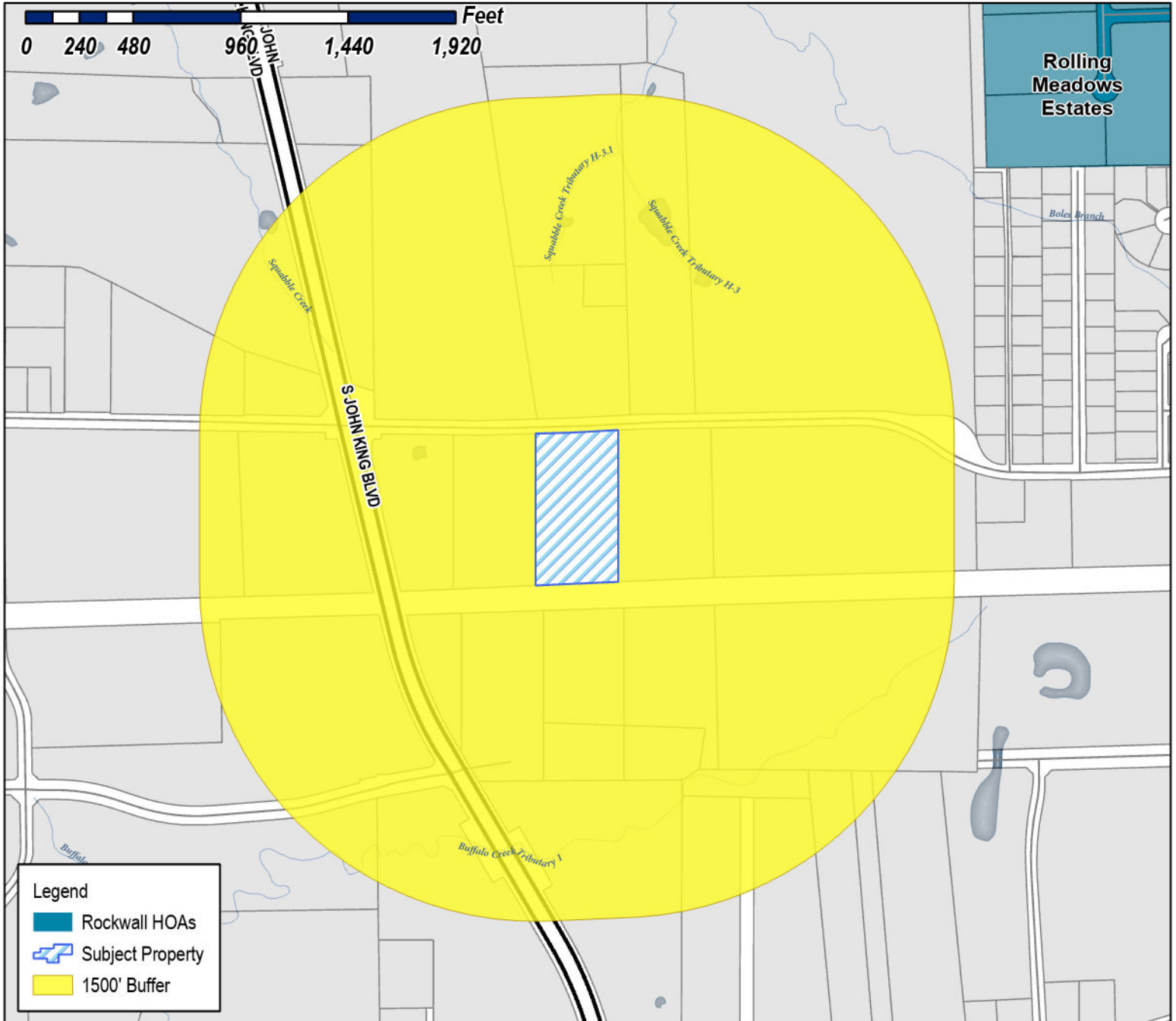




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**Case Number:** Z2023-010  
**Case Name:** Zoning Change from AG to LI  
**Case Type:** Zoning  
**Zoning:** Light Industrial (LI) District  
**Case Address:** 1760 Airport Road

**Date Saved:** 2/14/2023  
 For Questions on this Case Call (972) 771-7745

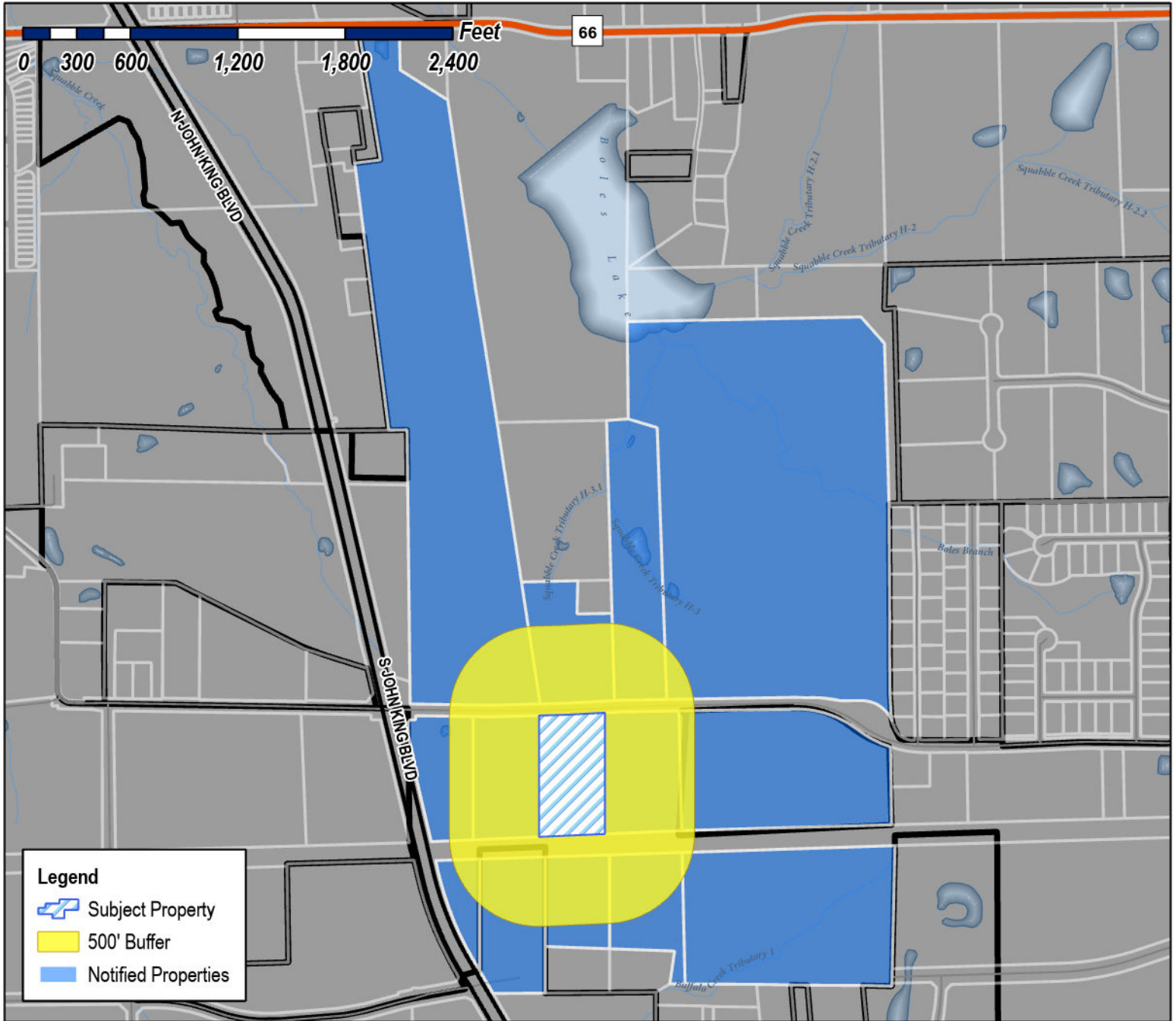




# City of Rockwall

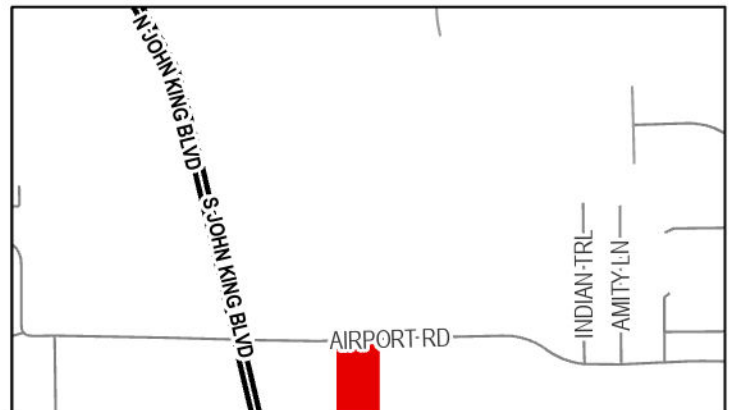
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BACKWARDS L LLC  
3333 MILLER PARK SOUTH  
GARLAND, TX 75042

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

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

OCCUPANT  
1820 JUSTIN RD  
ROCKWALL, TX 75087

JCP JUSTIN LLC  
3333 MILLER PARK SOUTH  
GARLAND, TX 75042

SARO PARTNERS LLC  
1450 T L TOWNSEND  
ROCKWALL, TX 75032

OCCUPANT  
1815 AIRPORT RD  
ROCKWALL, TX 75087

CITY OF ROCKWALL  
205 W RUSK ST  
ROCKWALL, TX 75087

OCCUPANT  
1765 AIRPORT RD  
ROCKWALL, TX 75087

CITY OF ROCKWALL  
385 S GOLIAD ST  
ROCKWALL, TX 75087

CITY OF ROCKWALL  
1701 AIRPORT RD  
ROCKWALL, TX 75087

OCCUPANT  
1780 AIRPORT RD  
ROCKWALL, TX 75087

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

ROCKWALL PRESBYTERIAN CHURCH  
306 EAST RUSK ST  
ROCKWALL, TX 75087

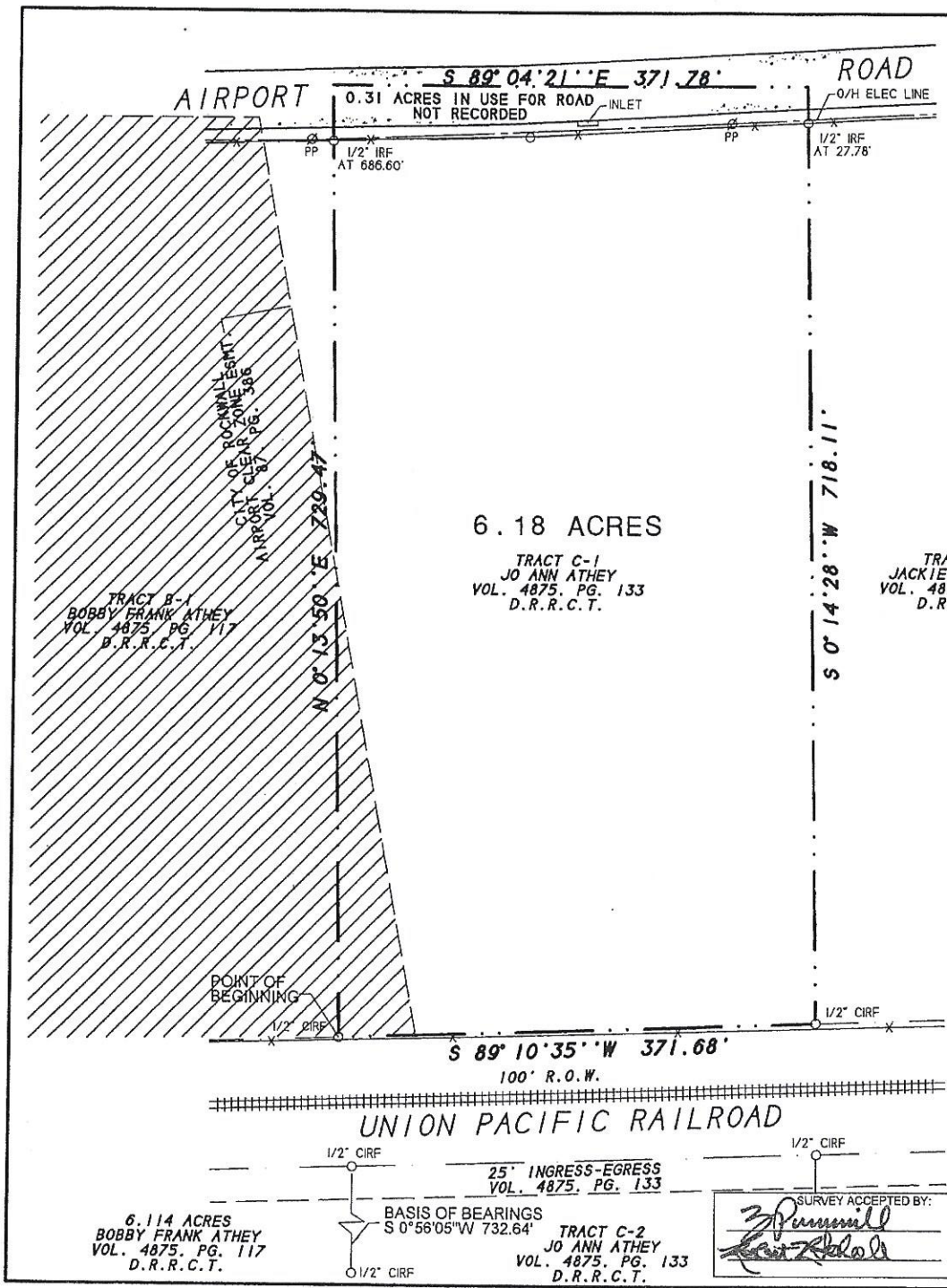
ATHEY JACKIE R  
212 JOE WHITE  
ROCKWALL, TX 75087

OCCUPANT  
1824 AIRPORT RD  
ROCKWALL, TX 75087

PLATFORM ROCKWALL LP ATTN JUSTIN T DAY  
4131 SPICEWOOD SPRINGS RD SUITE E4  
AUSTIN, TX 78759

ADD REAL ESTATE LTD  
PO BOX 679  
KELLER, TX 76248





DESCRIPTION

All that certain lot, tract or parcel of land situated in the DAVID HARR SURVEY, City of Rockwall, Rockwall County, Texas, and being all of Tract C-1 as described in a deed from The Estate of Ruby Lee Athey to Jo Ann Athey, dated December 22, 1987, in Volume 4875, Page 133 of the Official Public Records of Rockwall County, Texas, and particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the north right-of-way line of the 100 foot right-of-way, at the southwest corner of Tract C-1 and at the southeast corner of Tract C-1 and at the southeast corner of Tract C-1 and at the southeast corner of Tract C-1 as described in a Special Warranty deed to Bobby Frank Athey, as recorded in Volume 4875, Page 117 of the Official Public Records of Rockwall County, Texas;

THENCE N. 00 deg. 13 min. 50 sec. E. along the common line between said tract and Tract C-1 and in the north right-of-way line of the 100 foot right-of-way, at the southwest corner of Tract C-1 and at the southeast corner of Tract C-1 and at the southeast corner of Tract C-1 as described in a Special Warranty deed to Bobby Frank Athey, as recorded in Volume 4875, Page 117 of the Official Public Records of Rockwall County, Texas;

THENCE S. 89 deg. 04 min. 21 sec. E. along the north line of Tract C-1 and in the north right-of-way line of the 100 foot right-of-way, at the southwest corner of Tract C-1 and at the southeast corner of Tract C-1 and at the southeast corner of Tract C-1 as described in a Special Warranty deed to Jackie Ray Athey, as recorded in Volume 4875, Page 140 of the Official Public Records of Rockwall County, Texas;

THENCE S. 00 deg. 14 min. 28 sec. W. along the common line between said tract and Tract C-1 and in the north right-of-way line of the 100 foot right-of-way, at the southwest corner of Tract C-1 and at the southeast corner of Tract C-1 and at the southeast corner of Tract C-1 as described in a Special Warranty deed to Bobby Frank Athey, as recorded in Volume 4875, Page 117 of the Official Public Records of Rockwall County, Texas;

THENCE S. 89 deg. 10 min. 35 sec. W. along said railroad right-of-way, a distance of 371.68 feet to a 1/2" iron rod found for witness and continuing for a total distance of 718.11 feet to the POINT OF BEGINNING and containing 6.18 acres of land.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 483, Sept. 26, 2008, this property lies in Zone X. This property does not appear to be in a flood plain.
- 2) BEARING SOURCE: RECORDED DEED IN VOL. 930, PG. 188, D.R.R.C.T.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
- 4) THE FOLLOWING EASEMENTS DO NOT APPEAR TO AFFECT THIS LOT:  
(i) V. 254, P. 916 (ii) V. 4875, P. 133

SURVEYOR'S CERTIFICATE

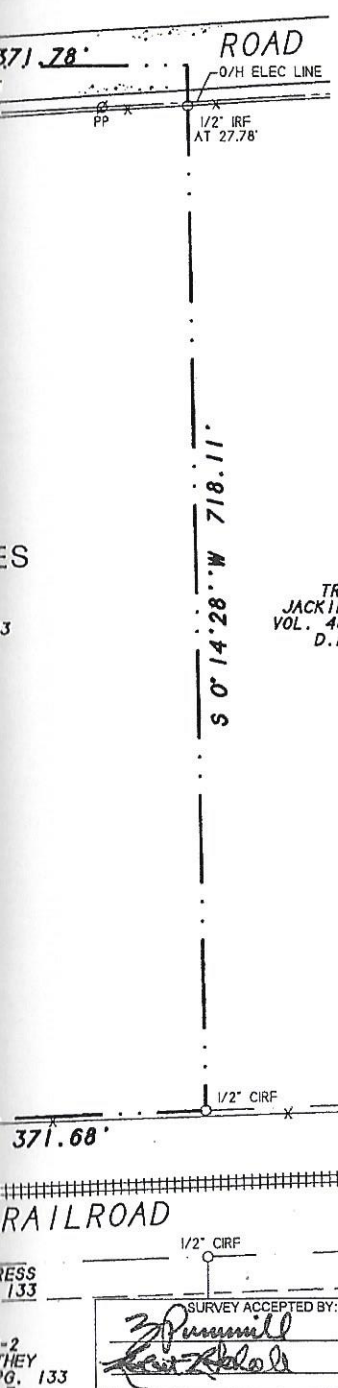
I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that this is a true and correct plat of the property surveyed for Ranger Title Company, Chicago Title Insurance Company, Presbyterian Church at Airport Road, Rockwall, Rockwall County, Texas, is the best evidence available to me and my opinion is based on the facts as shown on this plat. This survey meets the requirements of the Minimum Standards of Practice as set forth in the Texas Board of Professional Land Surveying, effective September 1, 1992, and the same was surveyed under my supervision on the ground this the 11th day of December, 2019.

Harold D. Fetty III, R.P.L.S. No. 5034



SURVEY ACCEPTED BY:  
*[Signature]* DATE 10/23/19  
*[Signature]* DATE 11/23/19

**H.D. Fetty Land Surveyor, LLC**  
 Firm Registration no. 101509-00  
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PH



DESCRIPTION

All that certain lot, tract or parcel of land situated in the DAVID HARR SURVEY, ABSTRACT NO. 102, City of Rockwall, Rockwall County, Texas, and being all of Tract C-1 as described in a Special Warranty deed from The Estate of Ruby Lee Athey to Jo Ann Athey, dated December 22, 2006 and being recorded in Volume 4875, Page 133 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the north right-of-way line of the Union Pacific Railroad, a 100 foot right-of-way, at the southwest corner of Tract C-1 and at the southeast corner of Tract B-1 as described in a Special Warranty deed to Bobby Frank Athey, as recorded in Volume 4875, Page 117 of the Official Public Records of Rockwall County, Texas;

THENCE N. 00 deg. 13 min. 50 sec. E. along the common line between said tracts, at 686.60 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 729.47 feet to a point in Airport Road;

THENCE S. 89 deg. 04 min. 21 sec. E. along the north line of Tract C-1 and in Airport road, a distance of 371.78 feet to a point for corner at the northeast corner of Tract C-1 and at the northwest corner of Tract D-1 as described in a Special Warranty deed to Jackie Ray Athey, as recorded in Volume 4875, Page 140 of the Official Public Records of Rockwall County, Texas;

THENCE S. 00 deg. 14 min. 28 sec. W. along the common line between said tracts, at 27.78 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 718.11 feet to a 1/2" iron rod found for corner at the southeast corner of said Tract C-1 and in the north right-of-way line of Union Pacific Railroad;

THENCE S. 89 deg. 10 min. 35 sec. W. along said railroad right-of-way, a distance of 371.68 feet to the POINT OF BEGINNING and containing 6.18 acres of land.

TRACT D-1  
JACKIE RAY ATHEY  
VOL. 4875, PG. 140  
D.R.R.C.T.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0045 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED DEED IN VOL. 930, PG. 188, D.R.R.C.T.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
- 4) THE FOLLOWING EASEMENTS DO NOT APPEAR TO AFFECT THIS LOT: (i) V. 254, P. 919 (ii) V. 254, P. 916 (iii) V. 4875, P. 133

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Ranger Title Company, Chicago Title Insurance Company and Rockwall Presbyterian Church at Airport Road, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 11th day of February, 2019.

*[Signature]*  
Harold D. Fetty III, R.P.L.S. No. 5034



SYMBOL LEGEND					
⊙ TELEPHONE CABLE MARKER	⊙ GAS METER	⊙ TEL. PHONE MARKER	⊙ FRI. HYDRO. POWER POLE	⊙ 1/2" IRON ROD FOUND (CORNER)	⊙ AIR COND. UNIT
⊙ ELEC. METER	⊙ ELEC. BOX	⊙ SUBSURFACE JUNCTION BOX	⊙ WATER METER	⊙ LIGHT POLE	⊙ FURNACE TANK
⊙ FENCE	⊙ EASEMENT LINE	⊙ PROPERTY LINE			

SURVEY DATE FEBRUARY 11, 2019  
SCALE 1" = 100' FILE # 20190039  
CLIENT RPC GF# R181579R

SURVEY ACCEPTED BY:  
*[Signature]* DATE 10/23/19  
*[Signature]* DATE 10/23/19

H.D. Fetty Land Surveyor, LLC  
Firm Registration no. 101509-00  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com