



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. **22023-1051**

**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 **1775 AIRPORT ROAD ROCKWALL, TX 75087**

SUBDIVISION **DAVID HARR SURVEY, A-102** LOT BLOCK

GENERAL LOCATION **NEC AIRPORT RD ? ROCKWALL MUNICIPAL AIRPORT**

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

CURRENT ZONING **AG** CURRENT USE **AG**

PROPOSED ZONING **LIGHT INDUSTRIAL LI** PROPOSED USE **OFFICE/WHSE**

ACREAGE **6.6** LOTS [CURRENT] **2** LOTS [PROPOSED] **1**

- 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 **Conselman Equities**  APPLICANT **CARROLL ARCHITECTS, INC**

CONTACT PERSON **FRANK CONSELMAN**

CONTACT PERSON **JEFF CARROLL**

ADDRESS **3925 RUGER DR.**

ADDRESS **750 E. INTERSTATE 30  
Ste: 110**

CITY, STATE & ZIP **Roysse City, TX 75189**

CITY, STATE & ZIP **ROCKWALL, TX 75087**

PHONE **469.323.1937**

PHONE **214.632.1862**

E-MAIL **FRANK@TEXASPRODUCTS.COM**

E-MAIL **JC@CARROLLARCH.COM**

## NOTARY VERIFICATION [REQUIRED]

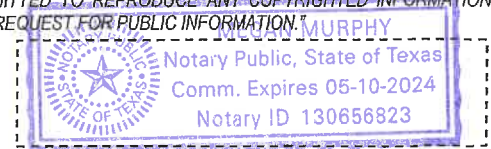
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [Signature] [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING.

"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 \$ 200.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20<sup>th</sup> DAY OF OCTOBER, 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 20<sup>th</sup> DAY OF October, 2023.

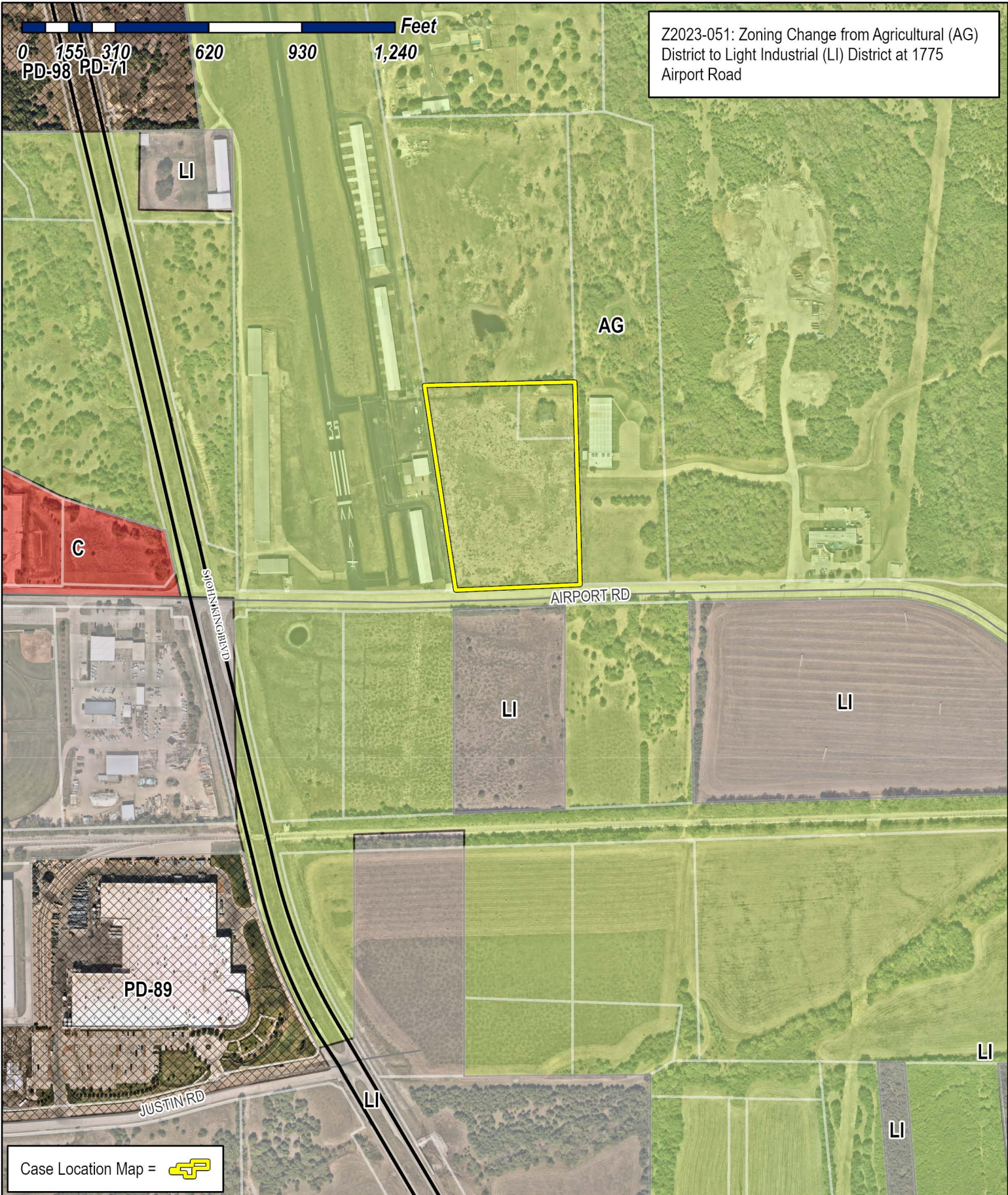
OWNER'S SIGNATURE **Frank Conselman**

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS




MY COMMISSION EXPIRES **5.10.24**





Z2023-051: Zoning Change from Agricultural (AG) District to Light Industrial (LI) District at 1775 Airport Road

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.



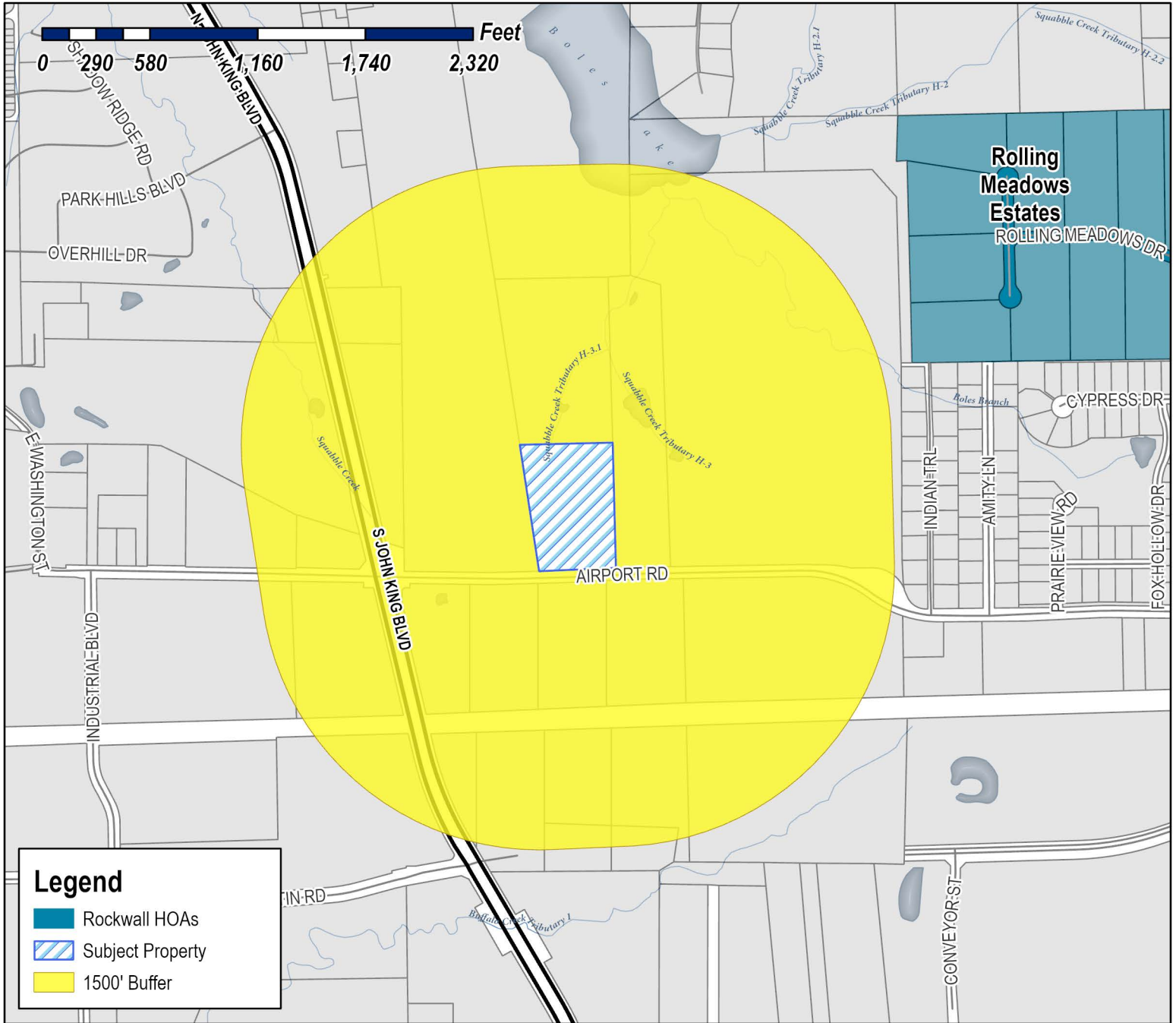




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**Case Number:** Z2023-051  
**Case Name:** Zoning Change from AG to LI  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 1775 Airport Road

**Date Saved:** 10/20/2023  
 For Questions on this Case Call (972) 771-7745

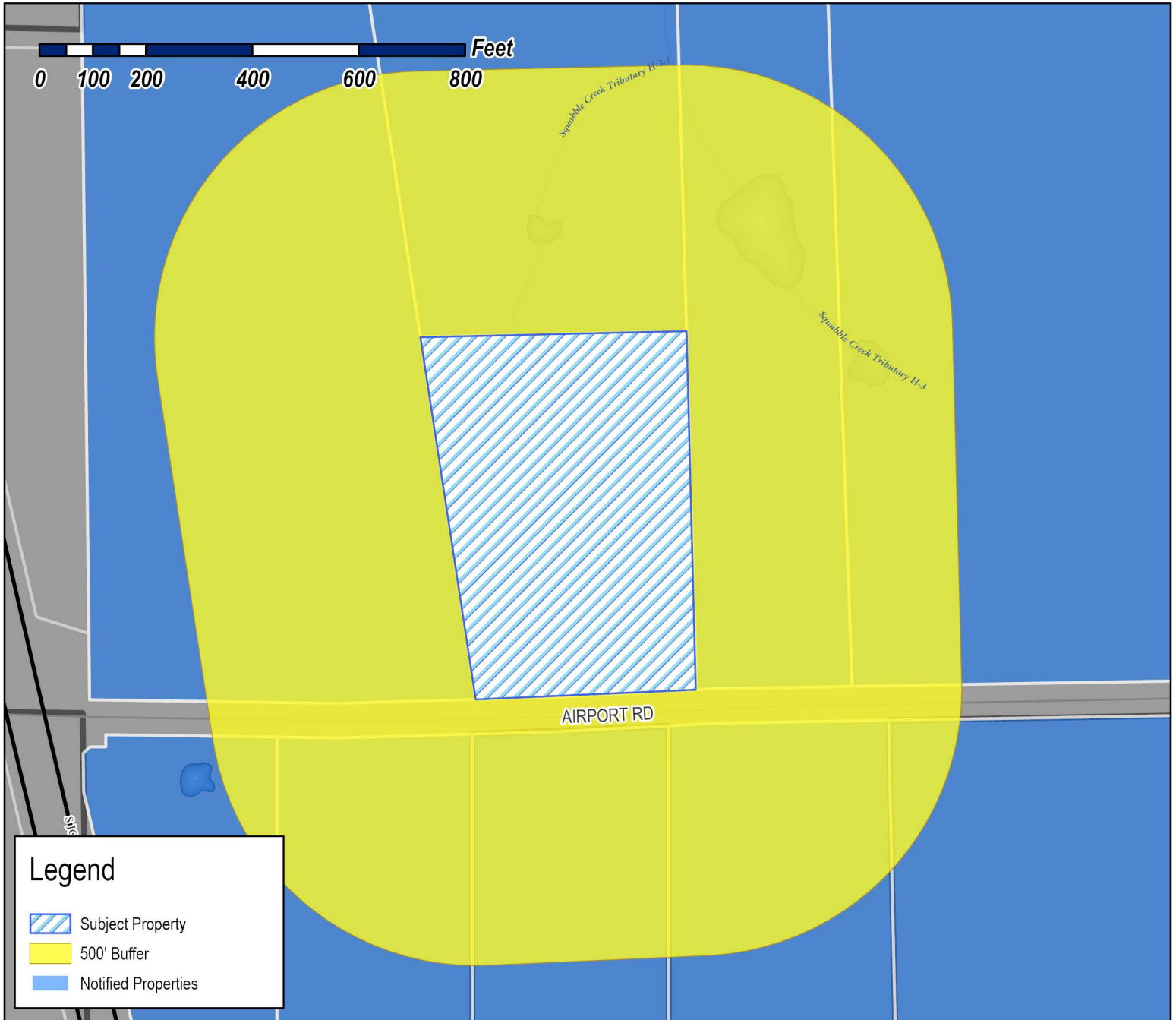




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SARO PARTNERS LLC  
1450 T L TOWNSEND  
ROCKWALL, TX 75032

PEOPLES MICHAEL L JR AND  
SHERYL NEWMAN PEOPLES  
1700 STATE HIGHWAY 66  
ROCKWALL, TX 75087

RESIDENT  
1701 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
1765 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
1775 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
1780 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
1815 AIRPORT RD  
ROCKWALL, TX 75087

RESIDENT  
1824 AIRPORT RD  
ROCKWALL, TX 75087

CITY OF ROCKWALL  
205 W RUSK ST  
ROCKWALL, TX 75087

CITY OF ROCKWALL  
385 S GOLIAD ST  
ROCKWALL, TX 75087

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

FLEXSPACE BUSINESS PARKS LLC  
835 TILLMAN DR  
ALLEN, TX 75013

ADD REAL ESTATE LTD  
PO BOX 679  
KELLER, TX 76248

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



750 Interstate 30  
Suite 110  
Rockwall, TX 75087  
t: 972-732-6085  
f: 972-732-8058

October 20, 2023

Ryan Miller  
Director of Planning  
City of Rockwall, Texas  
385 S. Goliad  
Rockwall, Texas 75087

Re: Narrative for Rezoning 6.6 Ac Lot  
1775 Airport Rd  
Rockwall, TX

Ryan,

We are proposing to rezone this property from Agriculture to Light Industrial. This follows the Comprehensive Zoning Plan for the City of Rockwall. This new development is for a corporate headquarters needing typical industrial, manufacturing, warehouse with offices and truck shipping and receiving. We are anticipating two drive approach access points along the main road.

Thank you for your consideration and reviewing our request and ask for your approval.

Sincerely,

A handwritten signature in black ink that reads 'Jeff Carroll'. The signature is written in a cursive, flowing style.

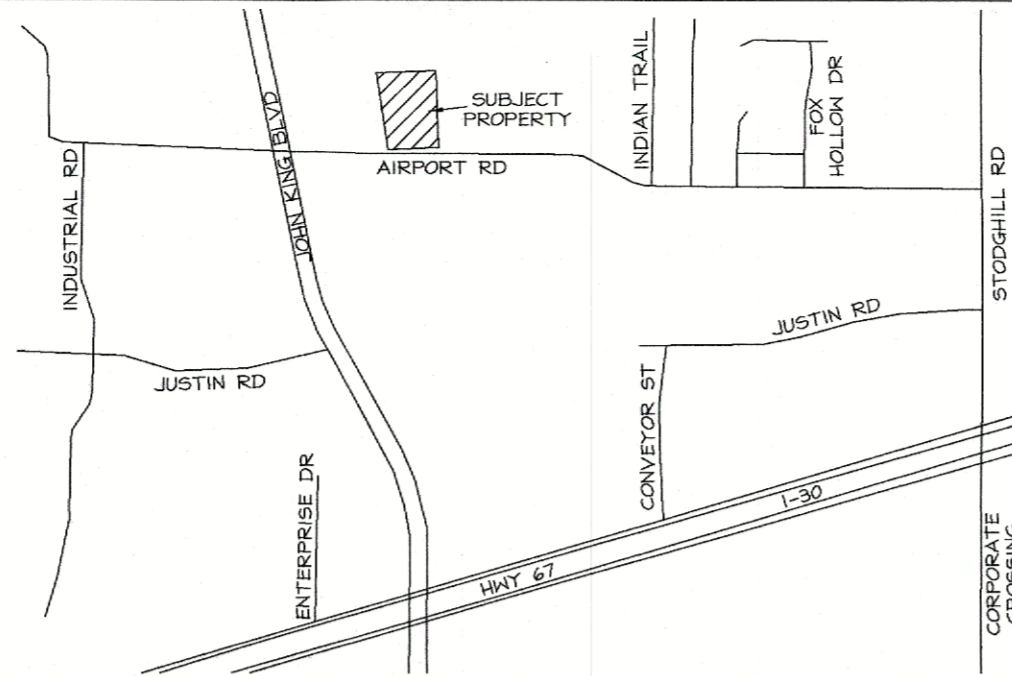
Jeff Carroll, Architect  
Carroll Architects, Inc.



**LEGEND**

- CM CONTROLLING MONUMENT
- 1/2" IRON ROD FOUND (HOLDER)
- ⊗ "X" FOUND IN CONCRETE
- ⊙ WATER VALVE
- ⊕ ELECTRIC METER
- ⊞ TELE. PEDESTAL
- POWER POLE
- ⊖ WATER METER
- ⊙ TELE. MANHOLE
- ↑ SIGN
- ⊕ STORM DRAIN
- ⊙ SANITARY SEWER
- ⊕ FH FIRE HYDRANT
- X — BARBED WIRE FENCE
- / / — ASPHALT
- OHP — OVERHEAD ELECTRIC
- ▭ COVERED PORCH, OVERHANG
- ▭ CONCRETE
- ▭ BUILDING
- ▭ WOOD DECK

VICINITY MAP  
NO SCALE



**LEGAL DESCRIPTION**

Being a 6.68 acre tract or parcel of land situated in the David Harr Survey, Abstract No. 102, Rockwall County, Texas, and being all of that certain called 6.686 acre tract of land conveyed from Jo Ann Athey, Guardian, to ADD Real Estate, Ltd, by Warranty Deed, as recorded in File No. 2021000020616, Official Public Records, Rockwall County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found capped (Owens) at the Northeast corner of said 6.686 acre tract, at the Southeast corner of a called 12,000 acre tract of land conveyed to Michael L. Peoples Jr., et al, by deed as recorded in File No. 2019000013271, Official Public Records, Rockwall County, Texas, and in the West line of a called 10.14 acre tract of land conveyed to the City of Rockwall, by deed as recorded in Volume 4358, Page 101, Official Public Records, Rockwall County, Texas, from which a 3/4" iron rod found at the Northeast corner of said 12,000 acre tract and at the Northwest corner of said 10.14 acre tract bears North 01 degrees 43 minutes 03 seconds West, a distance of 939.45 feet;

THENCE South 01 degrees 43 minutes 03 seconds East, with the East line of said 6.686 acre tract and with the West line of said 10.14 acre tract, a distance of 631.01 feet to a 1/2" iron rod found capped (Holder) at the Southeast corner of said 6.686 acre tract and in the North margin of Airport Road;

THENCE with the South line of said 6.686 acre tract and along the North margin of Airport Road, the following courses and distances: South 87 degrees 52 minutes 18 seconds West, a distance of 52.08 feet to a 1/2" iron rod found capped (Holder); South 86 degrees 51 minutes 14 seconds West, a distance of 222.44 feet to a 1/2" iron rod found capped (Holder); South 88 degrees 26 minutes 29 seconds West, a distance of 146.12 feet to an "X" found in concrete at the Southwest corner of said 6.686 acre tract;

THENCE North 08 degrees 34 minutes 50 seconds West, with the West line of said 6.686 acre tract and with the East line of Lot 1, Rockwall Municipal Airport Addition, according to the plat thereof as recorded in Cabinet B, Slide 47, Plat Records, Rockwall County, Texas, a distance of 640.68 feet to a 1/2" iron rod found capped (Holder) at the Northwest corner of said 6.686 acre tract and at the Southwest corner of said 12,000 acre tract;

THENCE North 88 degrees 13 minutes 57 seconds East, with the North line of said 6.686 acre tract and with the South line of said 12,000 acre tract, a distance of 497.12 feet to the POINT OF BEGINNING and CONTAINING 6.68 acres of land.

**SURVEYOR'S NOTES**

- 1) Bearings are based on NAD83 (2011), Texas North Central Zone No. 4202, as observed by GPS. Area and distances shown hereon are at grid.
- 2) The property described and depicted hereon is the same property as described in Fidelity National Title Insurance Company Commitment No. FT-44122-9001222301867-LE, with an Effective date of August 30, 2023, and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- 3) The legal description, shown hereon, creates a mathematically closed figure.
- 4) There is no observed evidence of current earth moving work, building construction or building additions and is listed as follows and shown hereon, at the conclusion of field work.
- 5) There are no observed evidence of changes to the street right of way, to this surveyor's knowledge.
- 6) There is no observed evidence of recent street or sidewalk construction or repairs, at the conclusion of field work.
- 7) There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill except as noted below and shown hereon, at the conclusion of field work.
- 8) There is no observed evidence of the property being, or having been, used for cemetery, burial ground or grave site purposes, at the conclusion of field work.
- 9) All above ground evidence of utilities, drainage structures, structural support and ingress and egress for or from adjoining properties is shown hereon.
- 10) There are no designated parking spaces.

**SCHEDULE B ITEMS**

1. There are no restrictive covenants listed in title commitment.
10. e. Easement(s) and rights incidental thereto, as granted in a document: Granted to: Dr. Harold B. Younger and Robert H. Burks; Purpose: As provided in said document; Recording Date: October 13, 1964; Recording No: in Volume 70, Page 627, Deed Records, Rockwall County, Texas. -TOO VAGUE TO LOCATE-
10. f. Easement(s) and rights incidental thereto, as granted in a document: Granted to: City of Rockwall; Purpose: As provided in said document; Recording Date: November 16, 1964; Recording No: in Volume 71, Page 140, Deed Records, Rockwall County, Texas -TOO VAGUE TO LOCATE-
10. g. Easement(s) and rights incidental thereto, as granted in a document: Granted to: Blackland Water Supply Corporation; Purpose: As provided in said document; Recording Date: May 20, 1966; Recording No: in Volume 75, Page 592, Deed Records, Rockwall County, Texas -PROPERTY SUBJECT TO, BLANKET EASEMENT-
10. h. Easement(s) and rights incidental thereto, as granted in a document: Granted to: Southwestern Bell Telephone Company; Purpose: As provided in said document; Recording Date: November 23, 1966; Recording No: in Volume 77, Page 474, Deed Records, Rockwall County, Texas -PROPERTY NOT SUBJECT TO-
10. i. Easement(s) and rights incidental thereto, as granted in a document: Granted to: Southwestern Bell Telephone Company; Purpose: As provided in said document; Recording Date: November 21, 1973; Recording No: in Volume III, Page 476, Deed Records, Rockwall County, Texas -AFFECTS AS SHOWN HEREON-
10. j. Easement(s) and rights incidental thereto, as granted in a document: Granted to: Southwestern Bell Telephone Company; Purpose: As provided in said document; Recording Date: April 11, 1973; Recording No: in Volume 107, Page 820, Deed Records, Rockwall County, Texas -AFFECTS AS SHOWN HEREON-

**SURVEYOR'S CERTIFICATE**

To ADD Real Estate, Ltd., a Texas limited partnership, Sellers, Conselman Equities, LLC, buyers and Fidelity National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 8, 13, 16, 17, and 18 of Table A thereof. The field work was completed on September 27, 2023.

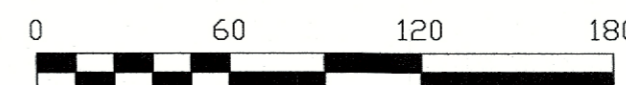
Date of Plat or Map: October 2, 2023

BY: *Tina Ballard*  
TINA BALLARD  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 6746



**FLOOD STATEMENT**

The property is shown as being located in Zone X and Zone A, by Flood Insurance Rate Map No. 48397C0045L, dated 9/26/2008. It is shown as being located in a special flood hazard area inundated by 100-Year flood.



**ALTA/NSPS LAND TITLE SURVEY**

**6.68 ACRES**  
**DAVID HARR SURVEY, A-102**  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

1775 AIRPORT ROAD  
ROCKWALL, TEXAS

DATE: 10/02/2023  
SCALE: 1" = 60'  
JOB NO.: 2023-1370  
CLIENT: FIDELITY NATIONAL TITLE  
TECHNICIAN: AMN

**BY-LINE SURVEYING LLC**  
P.O. Box 834  
Emory, Tx 75440  
Ph: (903) 473-5150  
Firm No: 10194233  
www.bylinesurveying.com

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