



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	LOT	BLOCK
SUBDIVISION	A0128 J R JOHNSON		
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]

<input type="checkbox"/> OWNER	MILLER FAMILY INVESTMENT LP	<input checked="" type="checkbox"/> APPLICANT	Gardner Land Holdings LLC
CONTACT PERSON	Rod Miller	CONTACT PERSON	Bart Gardner
ADDRESS	[REDACTED]		
CITY, STATE & ZIP	[REDACTED]		
PHONE	[REDACTED]		
E-MAIL	[REDACTED]		

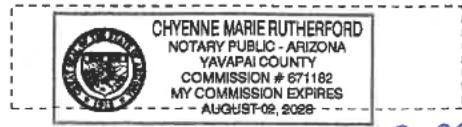
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Rodney G. Miller [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 \$20.25, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20th 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 20th DAY OF October, 2025

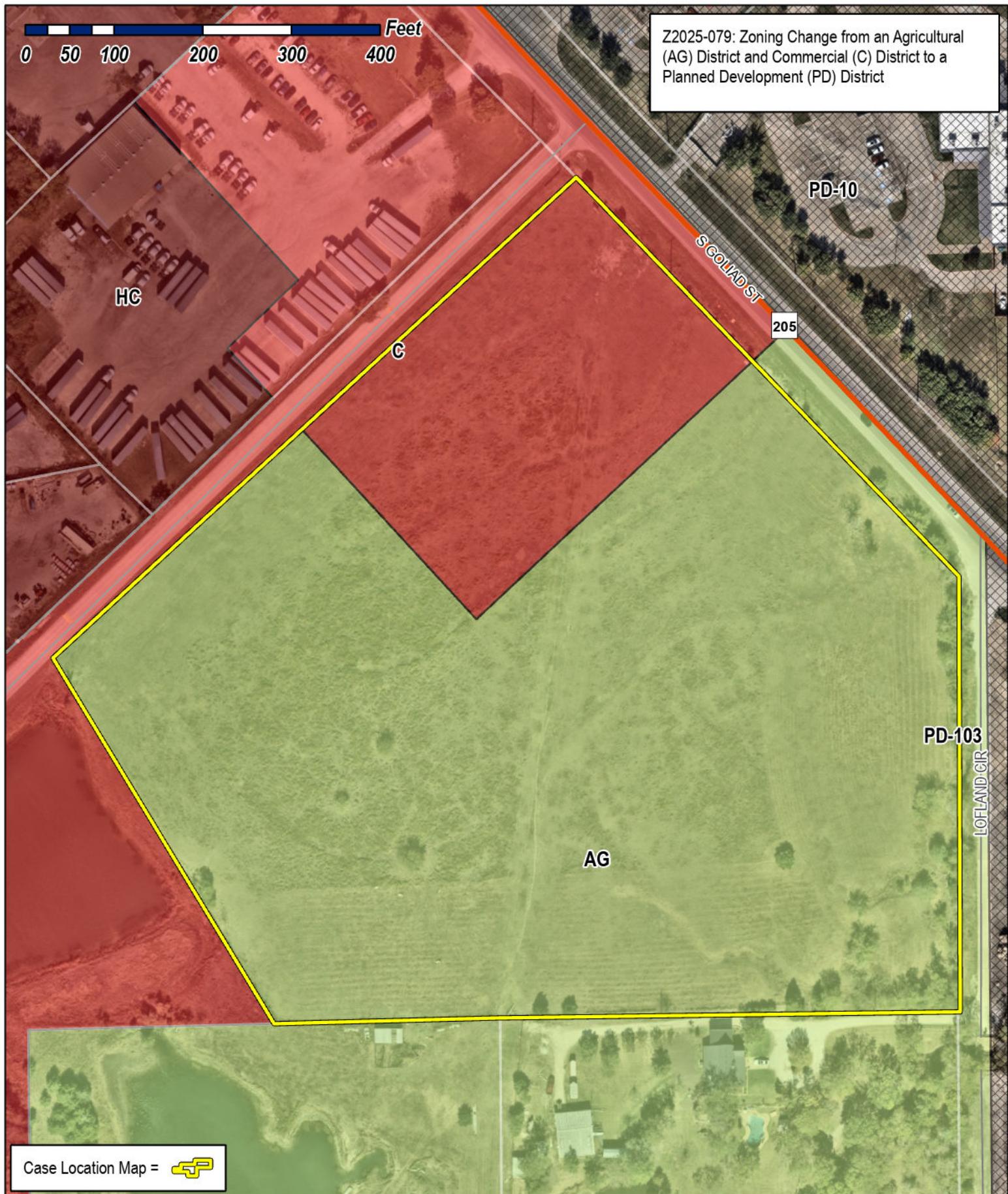
OWNER'S SIGNATURE



MY COMMISSION EXPIRES

Aug. 09 2028

NOTARY PUBLIC IN AND FOR THE STATE OF Arizona



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.

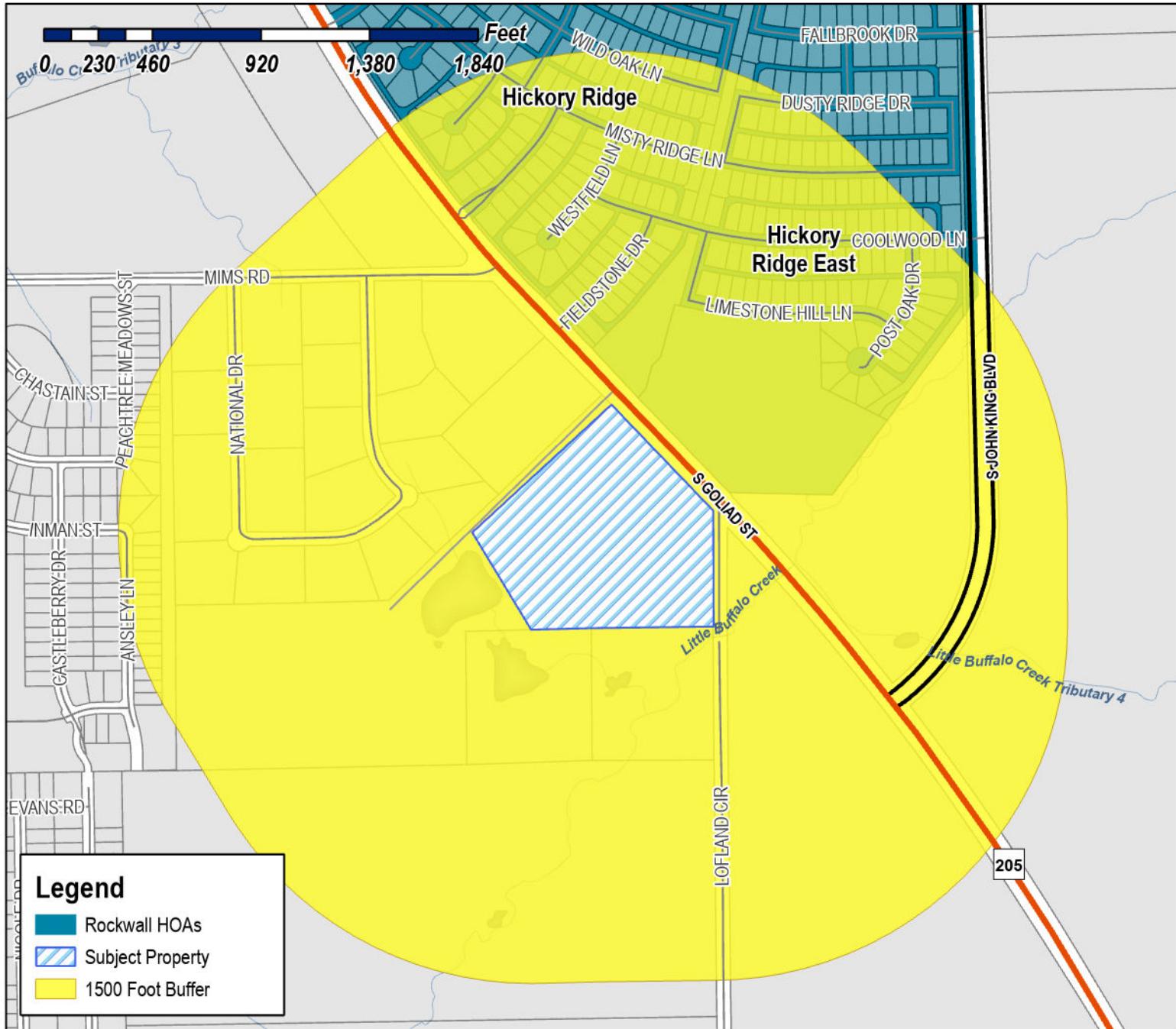




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Case Number: Z2025-079

Case Name: Zoning Change from AG and C to PD

Case Type: Zoning

Zoning: Agricultural (AG) District

Case Address: NE Corner of Lofland Cir and HWY 205

Date Saved: 12/15/2025

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

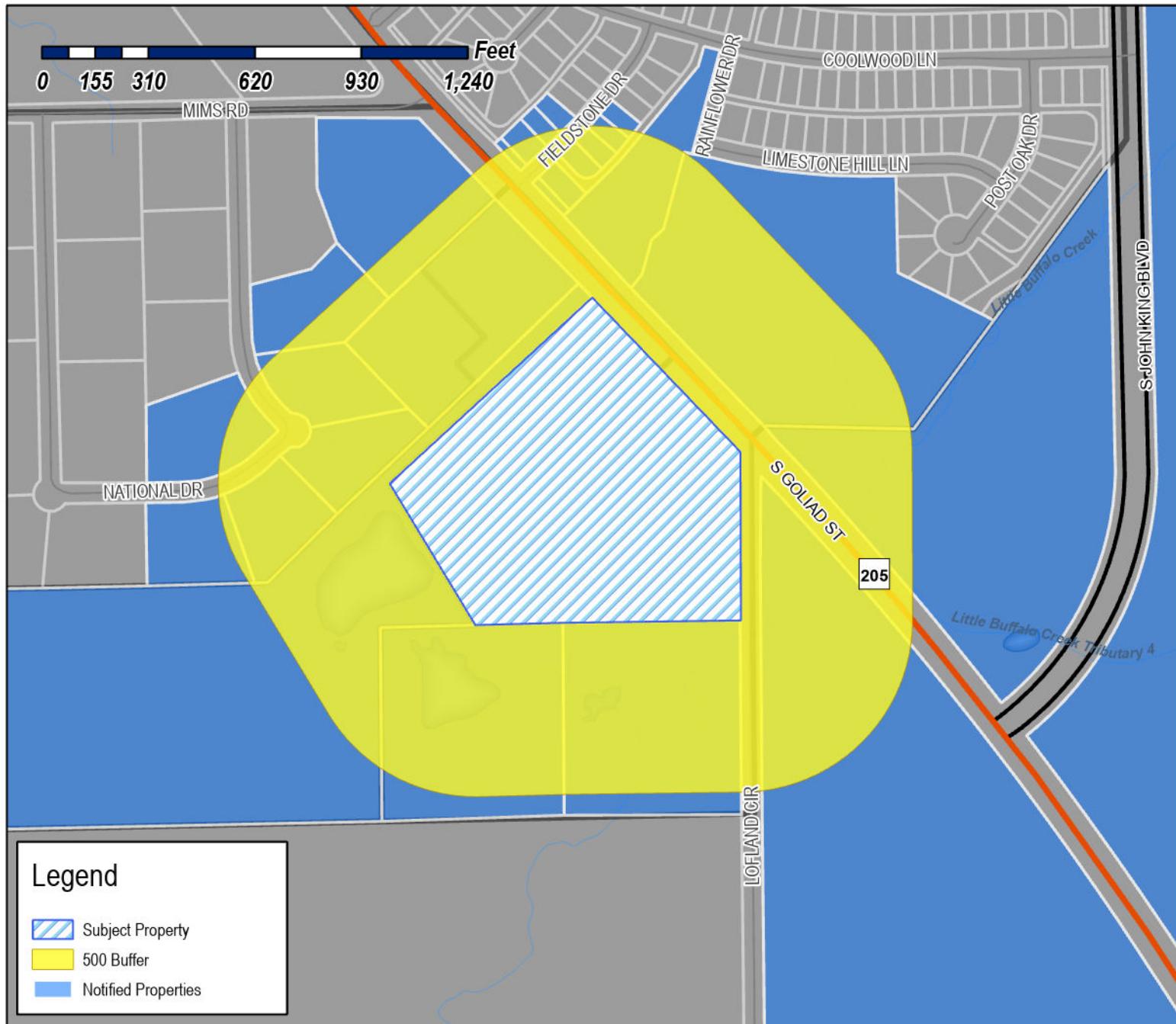




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JONES MICHAEL
125 Deverson Dr
Rockwall, TX 75087

ZIYADEH MUNEER 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

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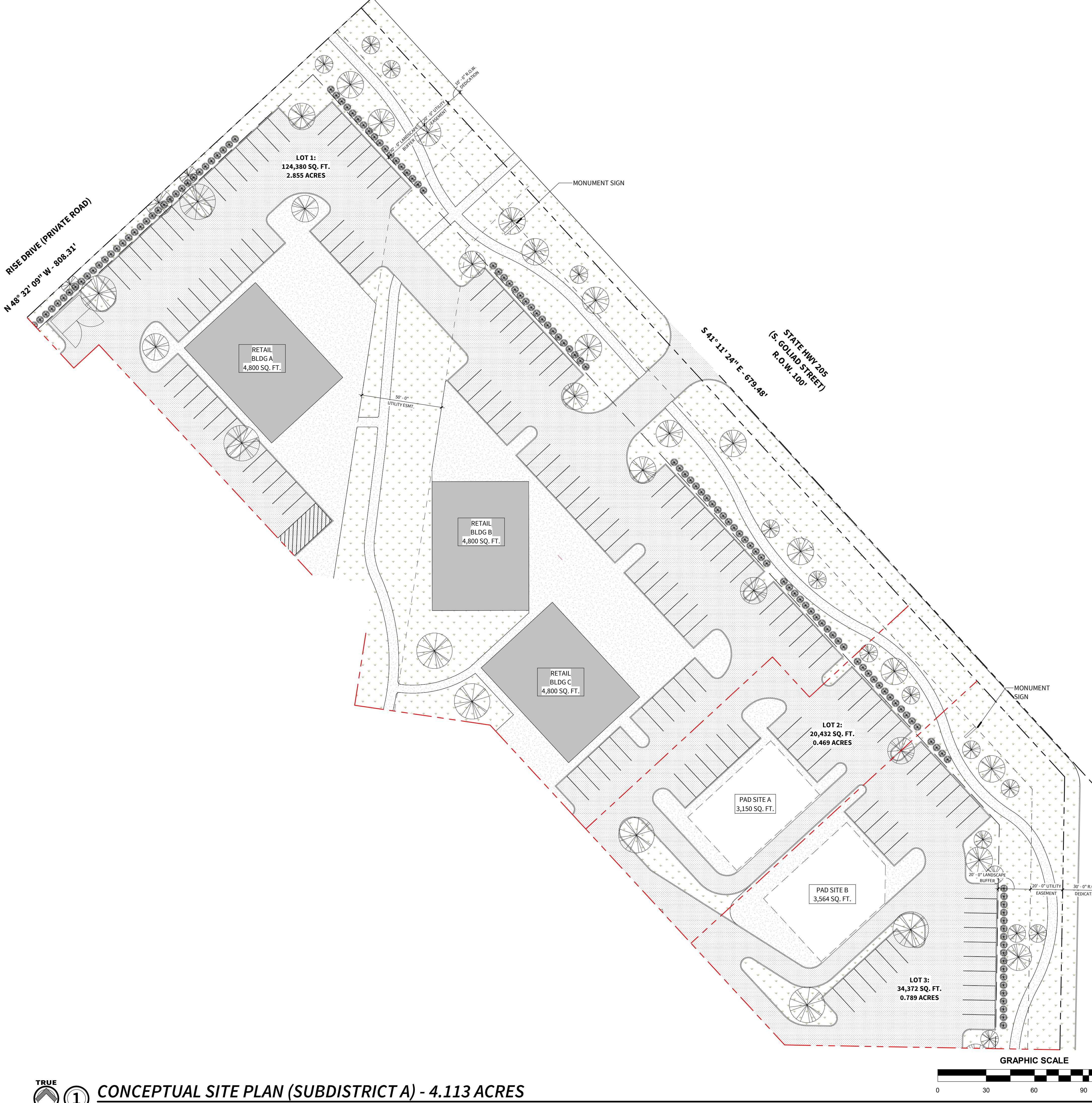
GADDIS ROY F FAMILY TRUST
ROY F GADDIS TRUSTEE
6 BRIGHT MEADOWS ROAD
HEATH, TX 75032

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 DWAINES POWERS & PATRICIA ANNETTE
POWERS - CO-TRUSTEES
PO BOX 850
ROCKWALL, TX 75087



PROJECT INFORMATION
THE EXCHANGE AT ROCKWALL
3600 S. GOLIAD STREET
ROCKWALL, TX 75032
PROJECT CASE NUMBER: Z2025-072

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

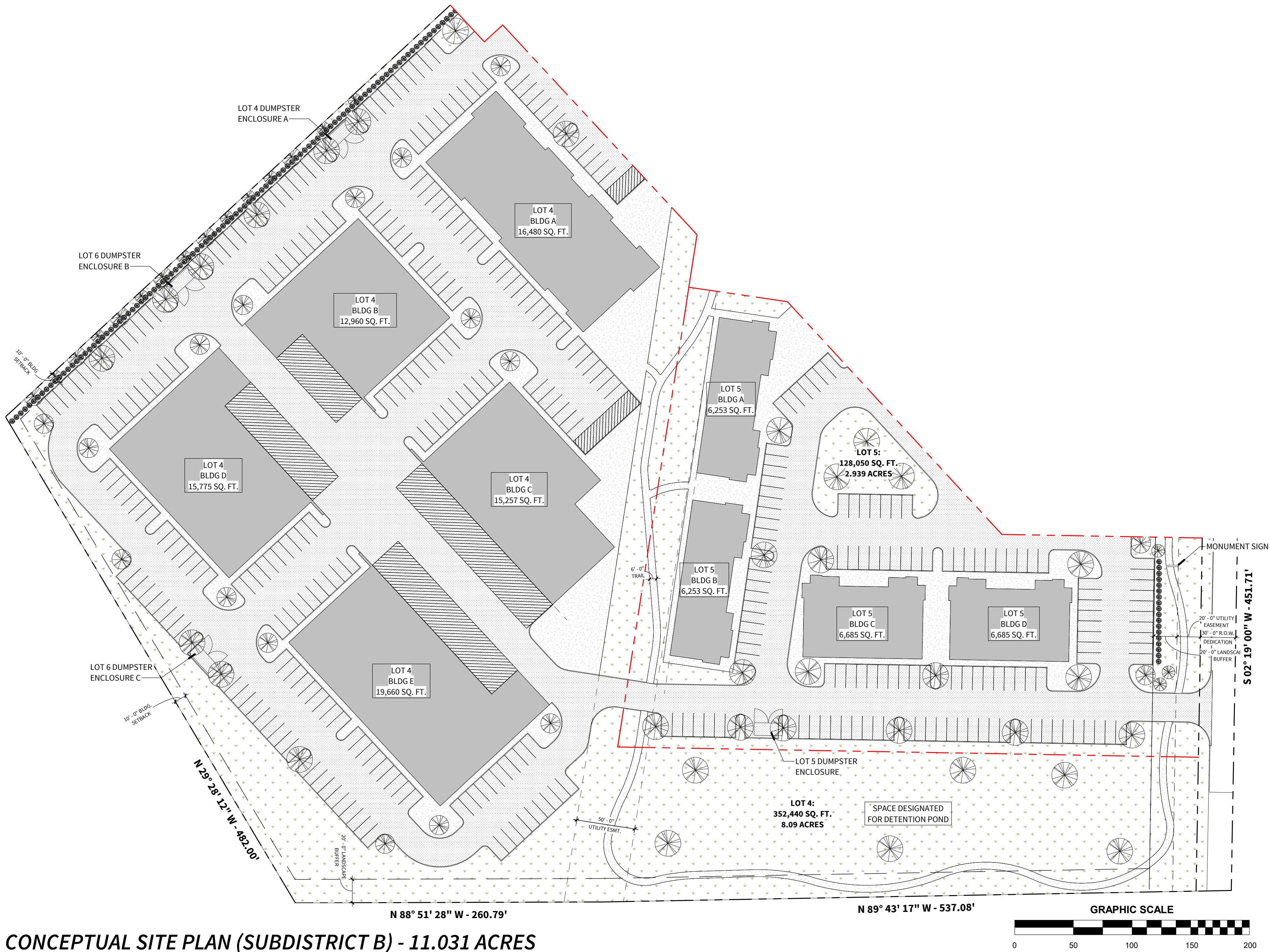
Director of Planning and Zoning

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5

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

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ARCHITECT:
JUSTIN S. GILMORE
LEVEL 5 ARCHITECTURE



A circular icon with the word "TRUE" in bold capital letters at the top and a large downward-pointing arrow in the center.

CO
SCALE:

CONCEPTUAL SITE PLAN (SUBDISTRICT B) - 11.031 ACRES

SCALE: 1" = 50'-0"

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PROJECT INFORMATION
THE EXCHANGE AT ROCKWALL
3600 S. GOLIAD STREET
ROCKWALL, TX 75032
PROJECT CASE NUMBER: 72025_072

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

DEVELOPER INFORMATION
INTEX DEVELOPMENT PARTNERS
950 SH 205
FREEL, TX 75160
(4675) 4435

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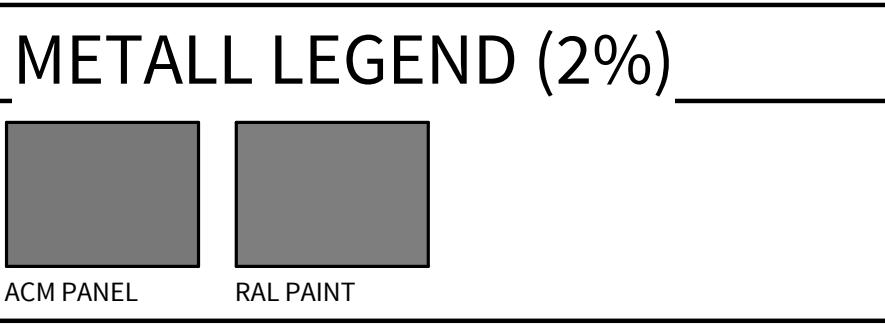
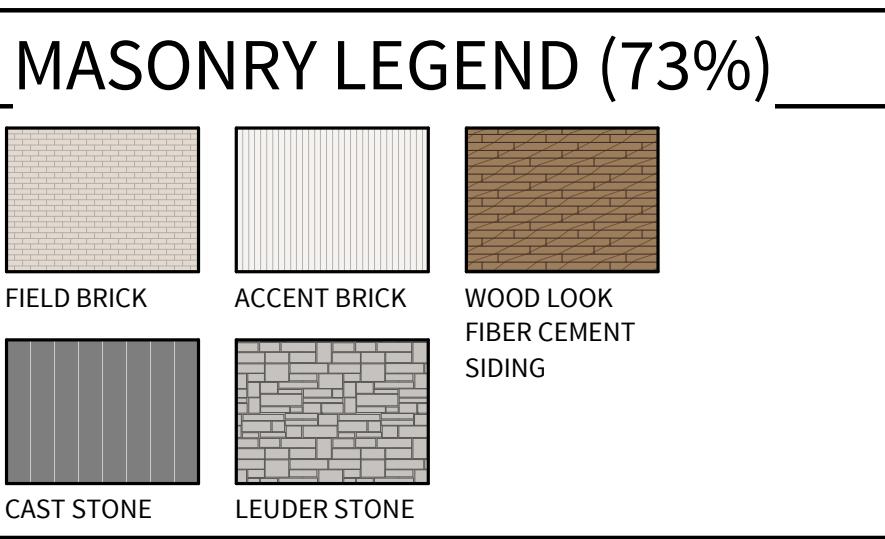
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Director of Planning and Zoning

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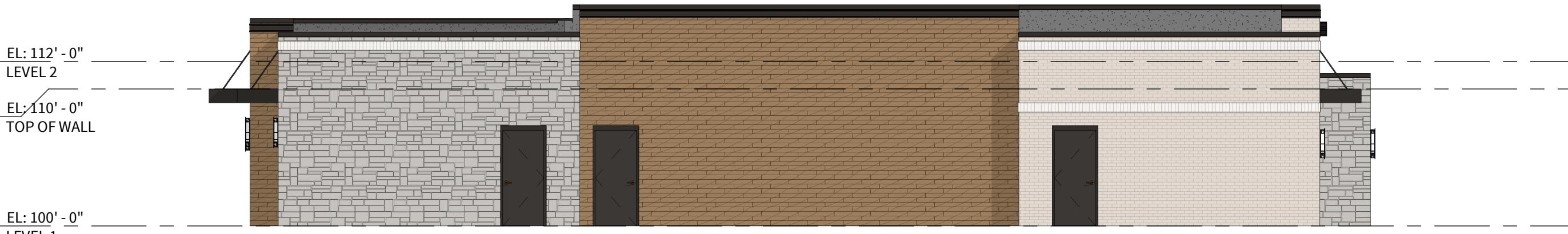
④ **WEST ELEVATION - RETAIL CONCEPT**

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



③ **EAST ELEVATION - RETAIL CONCEPT**

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



② **SOUTH ELEVATION - RETAIL CONCEPT**

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



① **NORTH ELEVATION - RETAIL CONCEPT**

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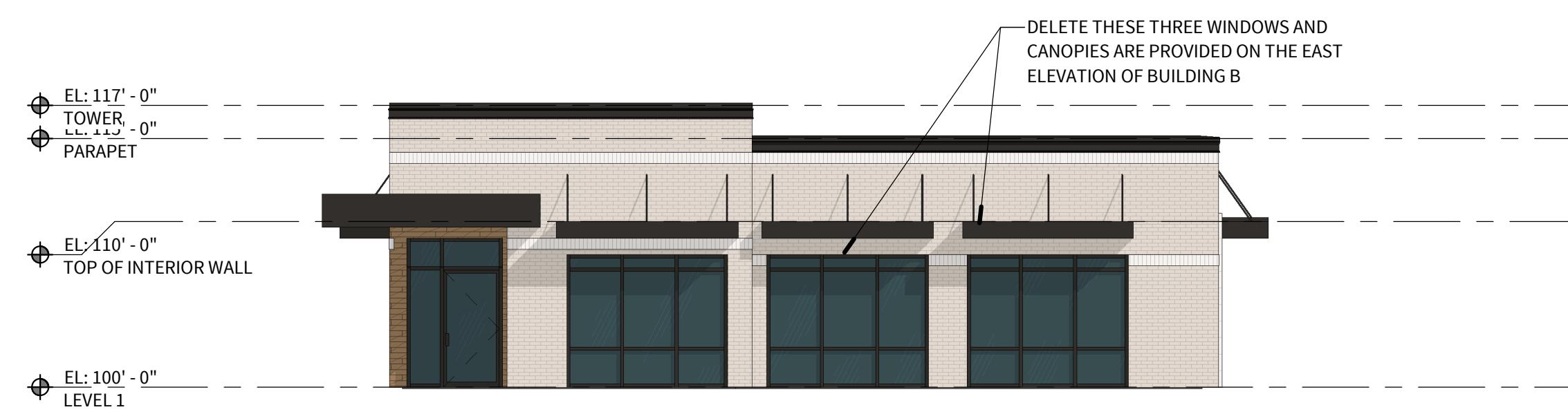
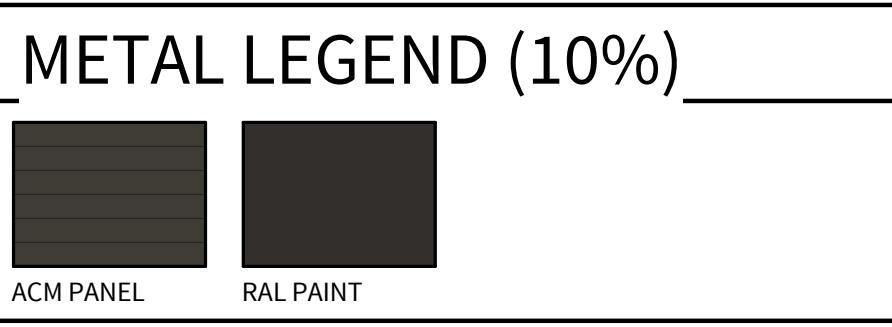
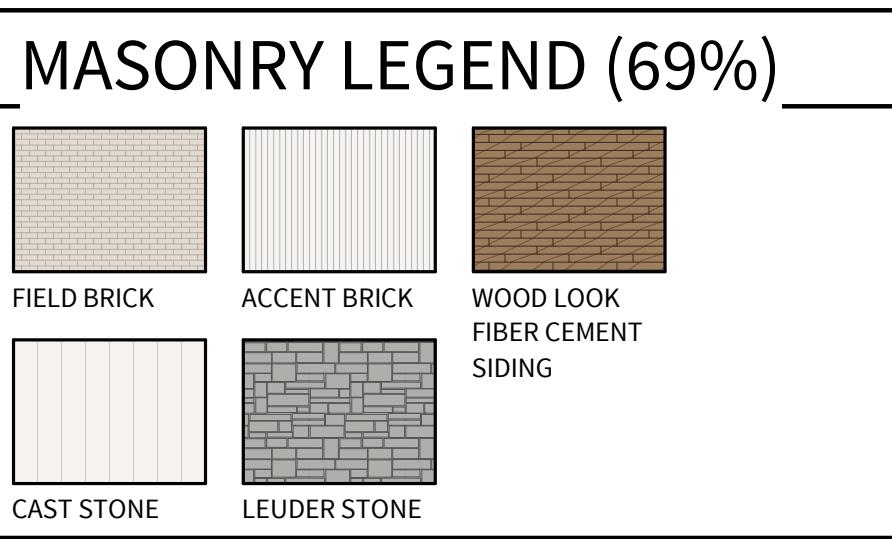
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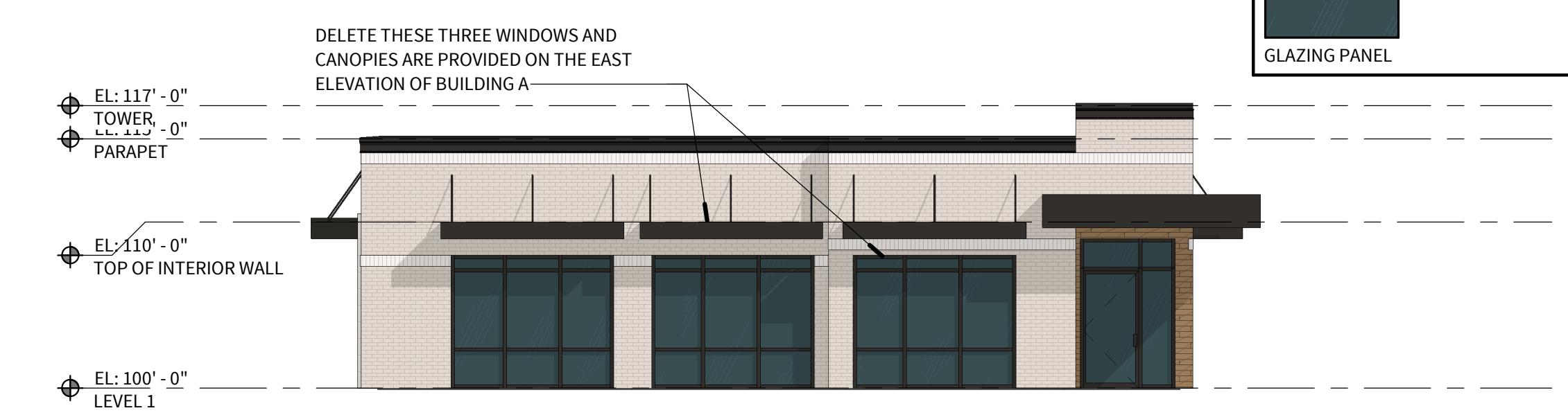
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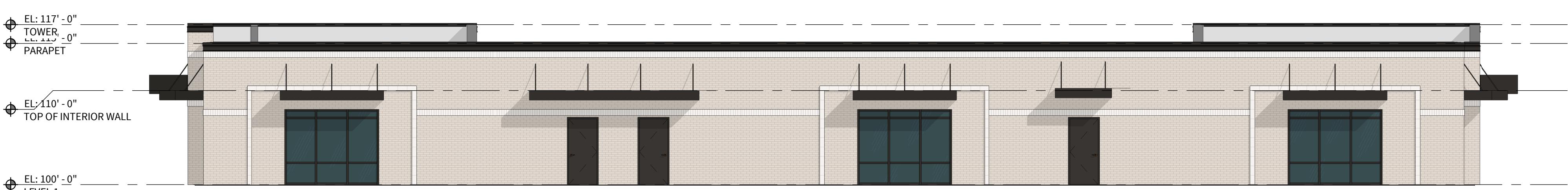
ARCHITECT:
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④ NORTHEAST ELEVATION - MEDICAL/PROFESSIONAL OFFICE CONCEPT
SCALE: 1/8" = 1'-0"



③ SOUTHWEST ELEVATION - MEDICAL/PROFESSIONAL OFFICE CONCEPT
SCALE: 1/8" = 1'-0"



② NORTHWEST ELEVATION - MEDICAL/PROFESSIONAL OFFICE CONCEPT
SCALE: 1/8" = 1'-0"



① SOUTHEAST ELEVATION - MEDICAL/PROFESSIONAL OFFICE CONCEPT
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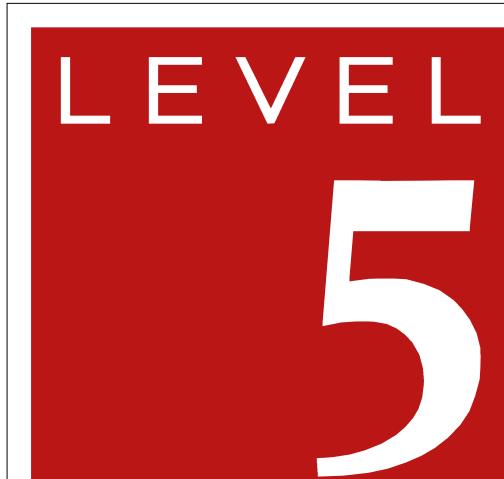
OWNER INFORMATION
GARDNER LAND HOLDING LLC
15950 SH 205
TERRELL, TX 75160
214.675.4435

DEVELOPER INFORMATION
CONTEX DEVELOPMENT PARTNERS
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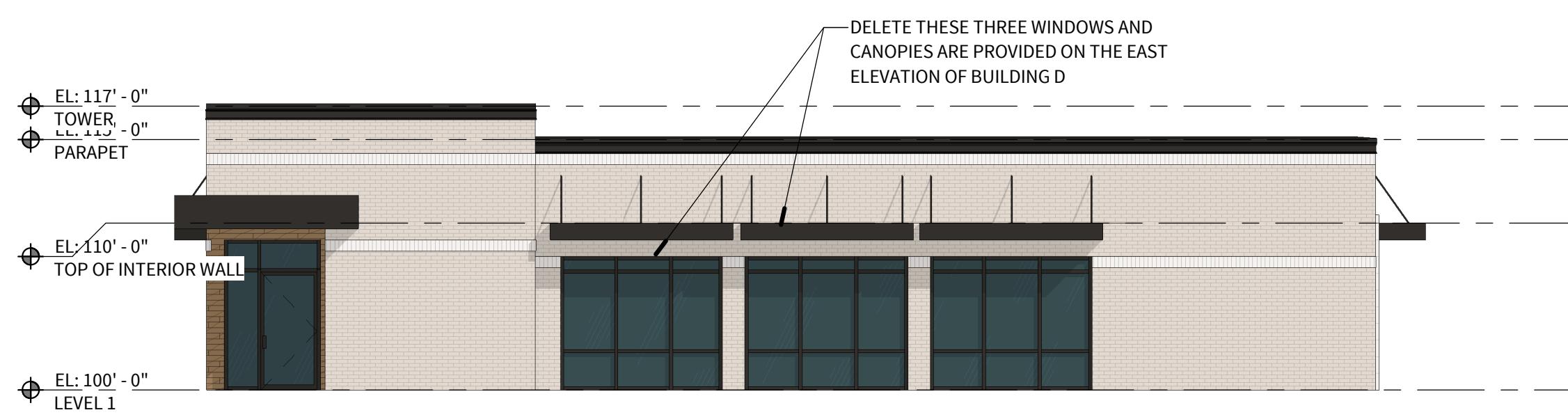
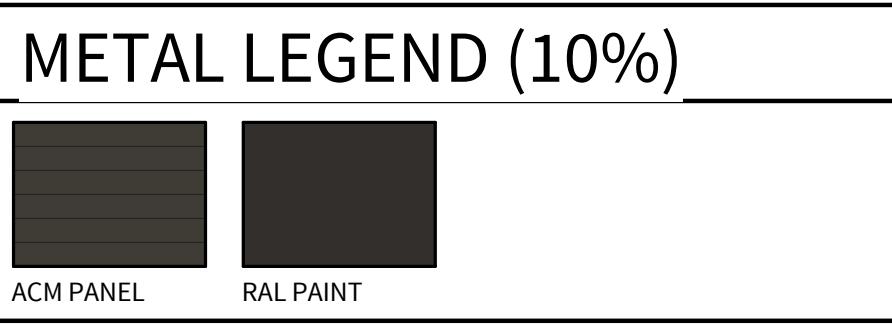
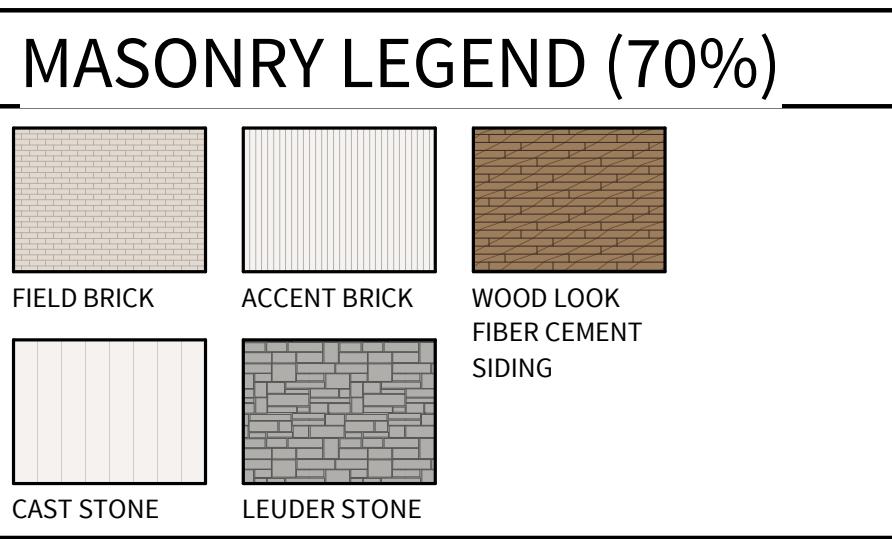
Planning & Zoning Commission, Chairman Director of Planning and Zoning



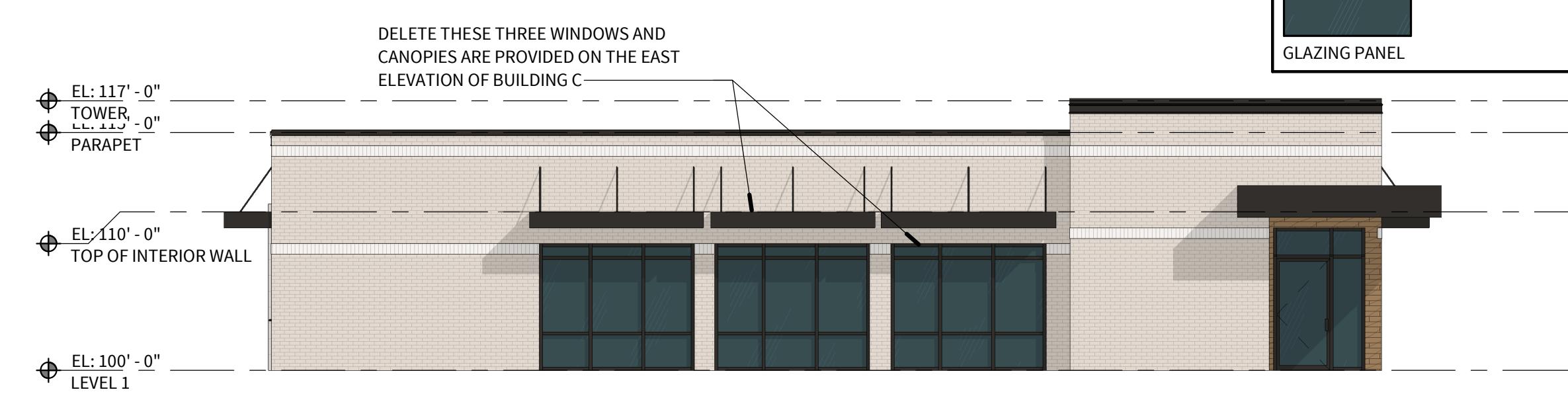
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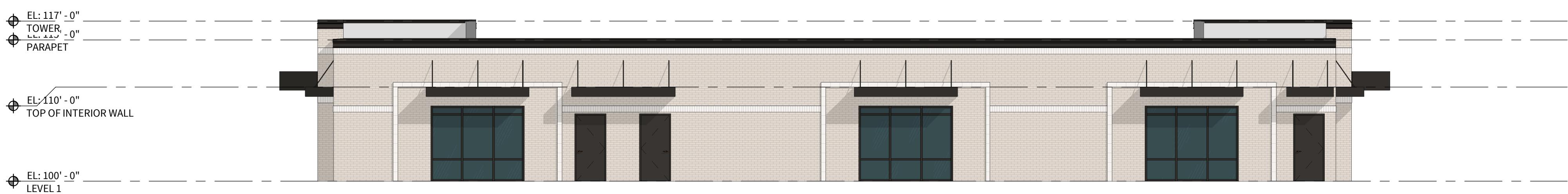
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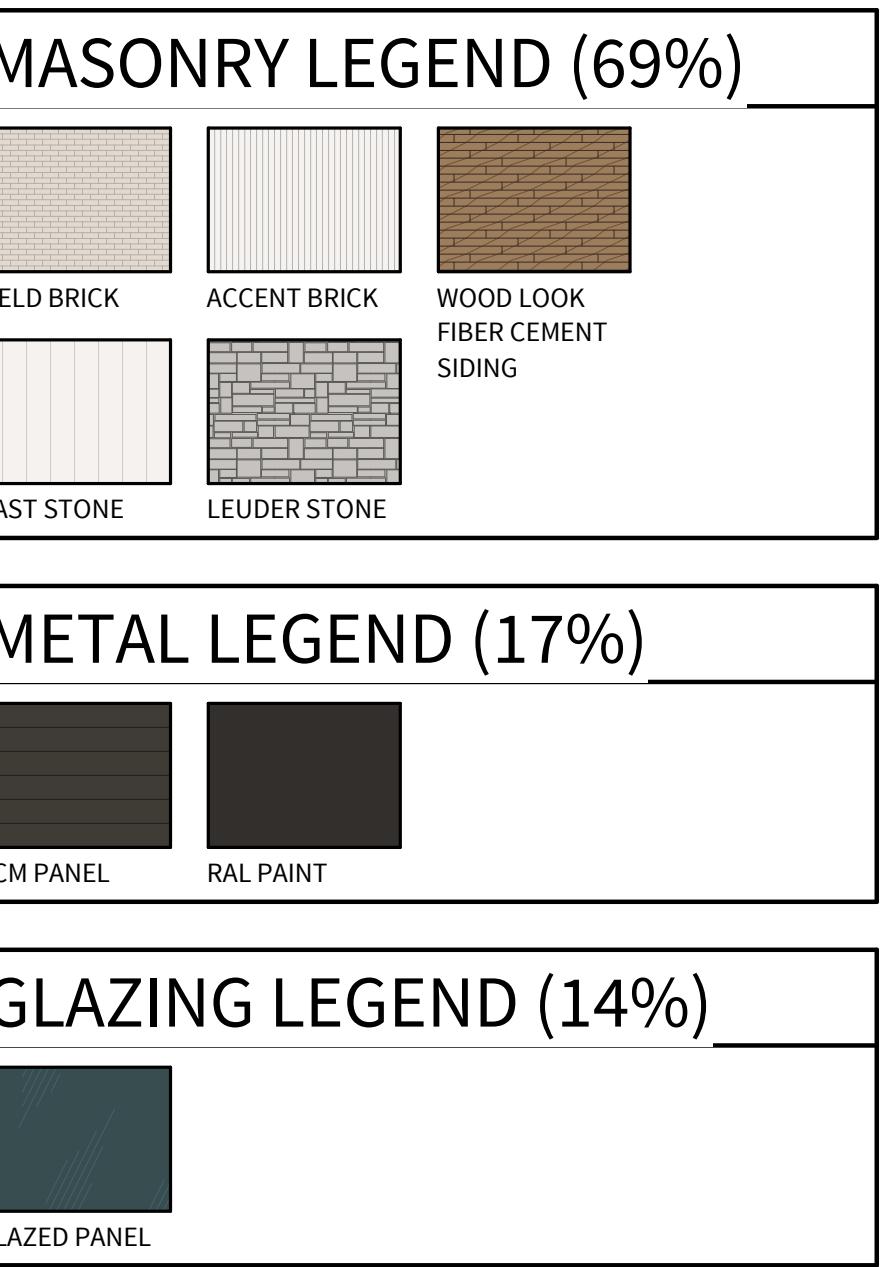
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④ SOUTHEAST ELEVATION - OFFICE/WAREHOUSE CONCEPT

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JUSTIN S. GILMORE
LEVEL 5 ARCHITECTURE



① PERSPECTIVE - RETAIL CONCEPT
SCALE:



② PERSPECTIVE - RETAIL CONCEPT
SCALE:

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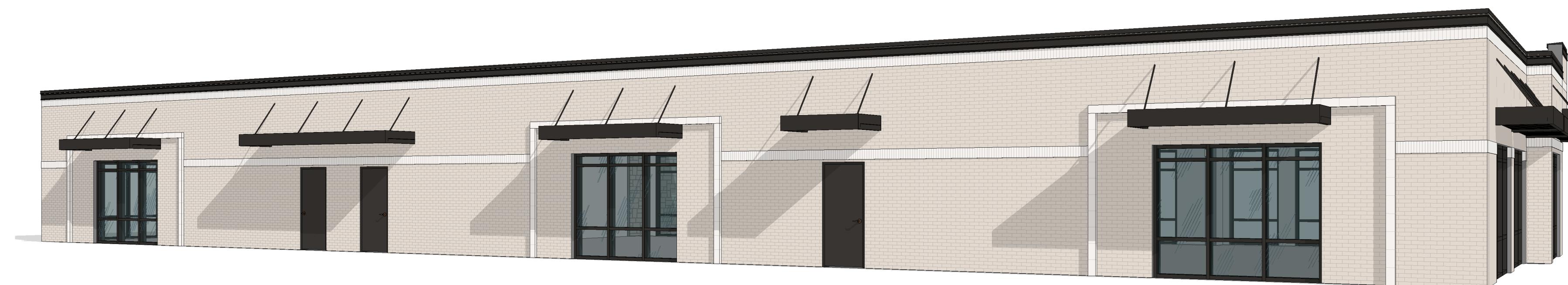
Planning & Zoning Commission, Chairman Director of Planning and Zoning

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LEVEL 5 ARCHITECTURE



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SCALE:



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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.

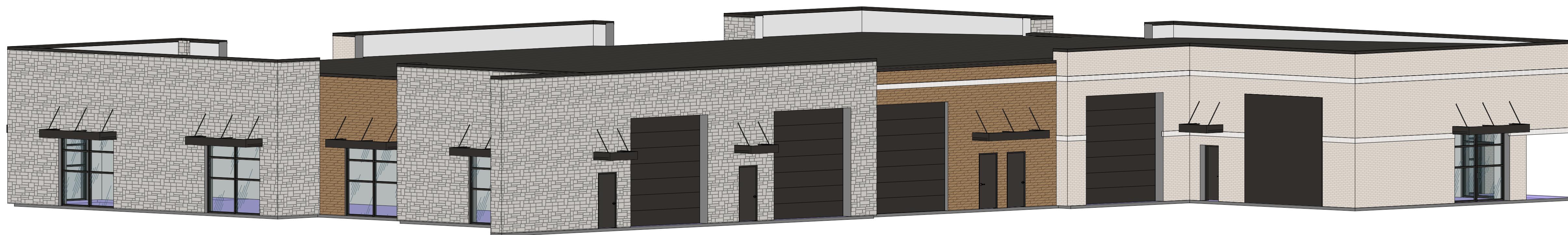
Planning & Zoning Commission, Chairman Director of Planning and Zoning

LEVEL
5

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

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CONSTRUCTION PURPOSES

ARCHITECT:
JUSTIN S. GILMORE
LEVEL 5 ARCHITECTURE



① **PERSPECTIVE - OFFICE/WAREHOUSE CONCEPT**
SCALE:



② **PERSPECTIVE - OFFICE/WAREHOUSE CONCEPT**
SCALE:



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

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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