



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

SUBDIVISION A0128 J R JOHNSON

LOT

BLOCK

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 15.001

LOTS [CURRENT] 1

LOTS [PROPOSED] 5-6

☒ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HR3167 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 MILLER FAMILY INVESTMENT LP

☒ APPLICANT Gardner Land Holdings LLC

CONTACT PERSON Rod Miller

CONTACT PERSON Bart Gardner

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 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 \$ 20.00 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

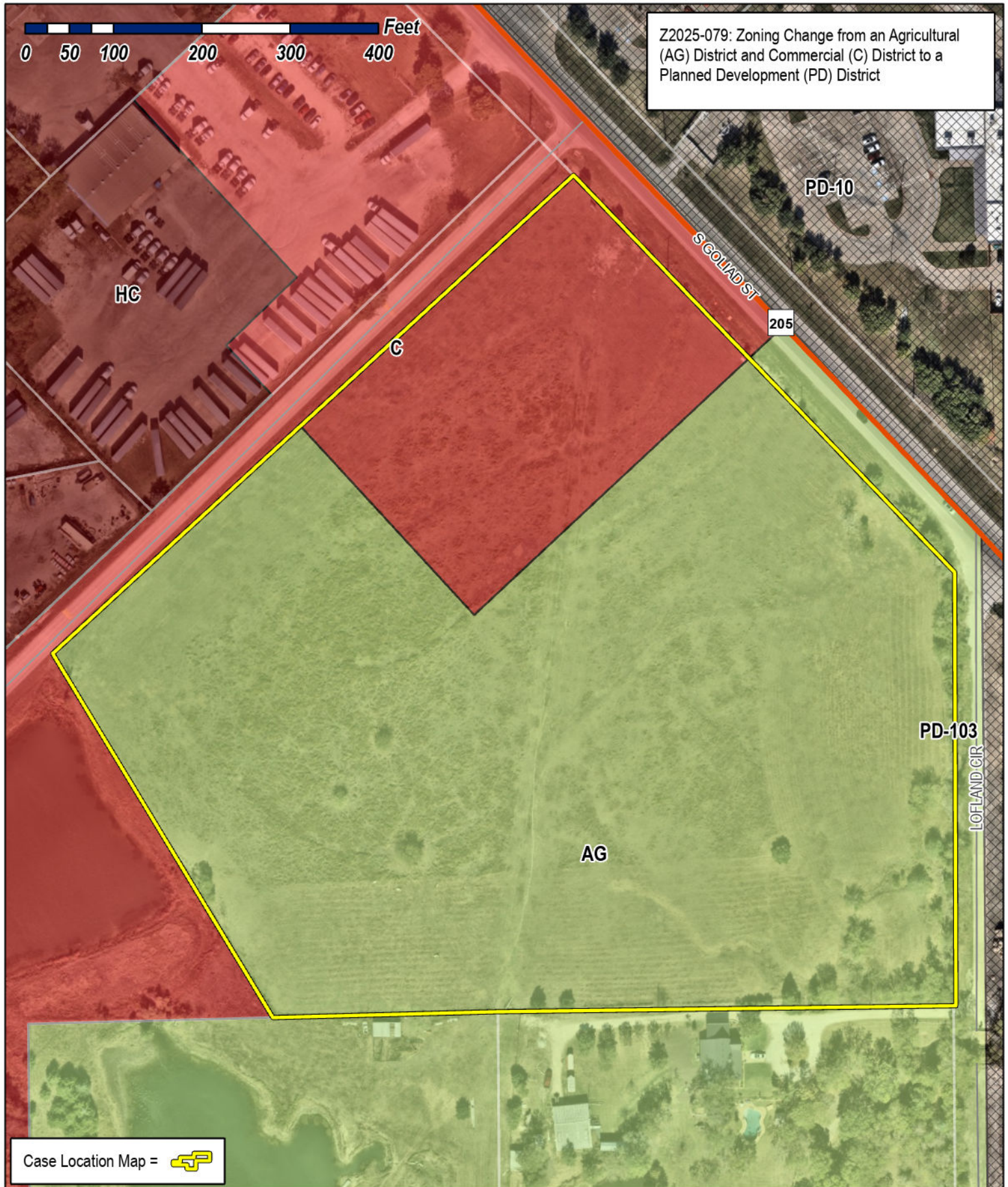
NOTARY PUBLIC IN AND FOR THE STATE OF Arizona



CHYENNE MARIE RUTHERFORD
NOTARY PUBLIC - ARIZONA
YAVAPAI COUNTY
COMMISSION # 671182
MY COMMISSION EXPIRES
AUGUST-02, 2028

MY COMMISSION EXPIRES

Aug-02-2028



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.

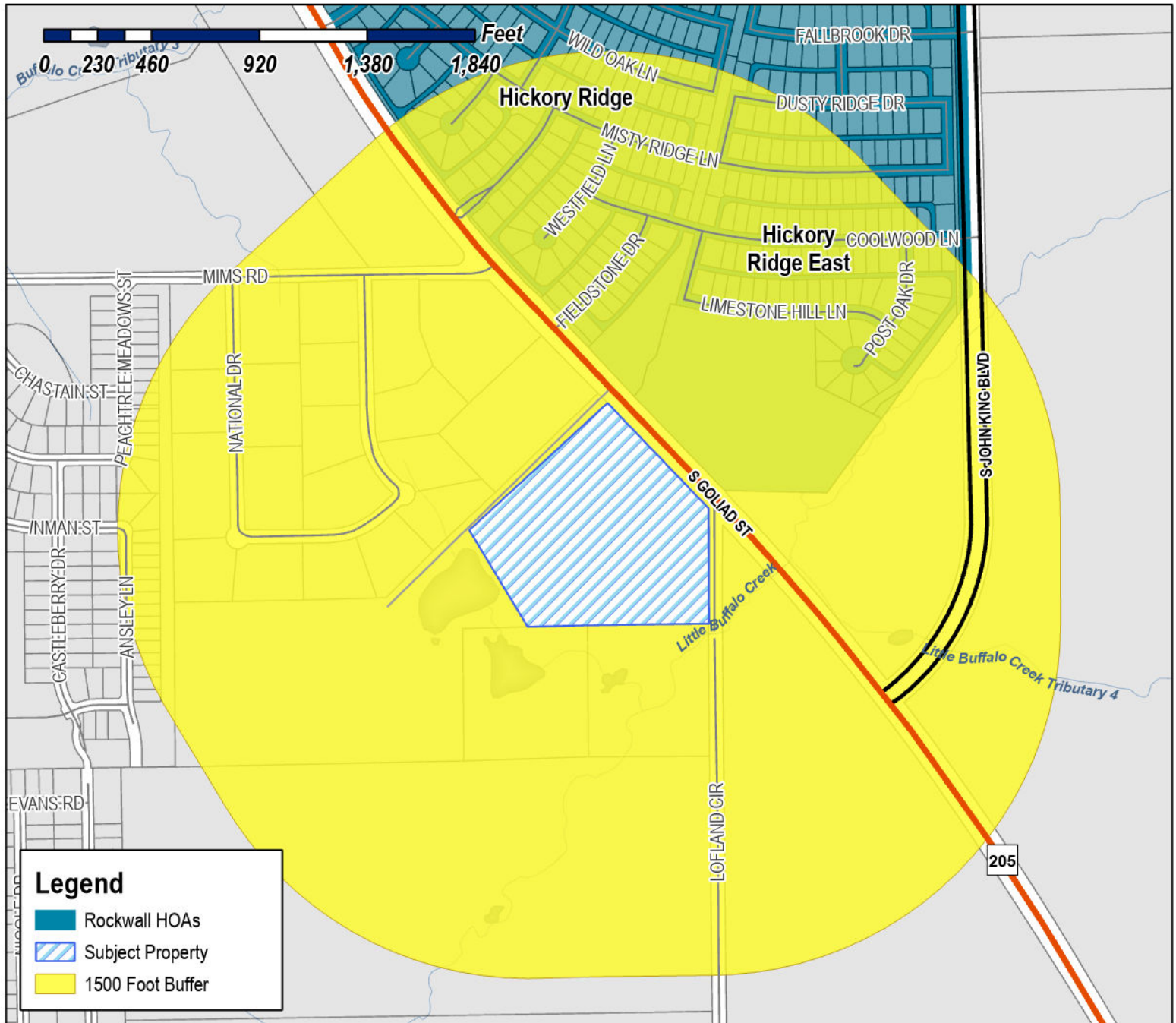




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Case Number: Z2025-079
Case Name: Zoning Change from AG and C to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: NE Corner of Lofland Cir and HWY 205

Date Saved: 12/15/2025

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

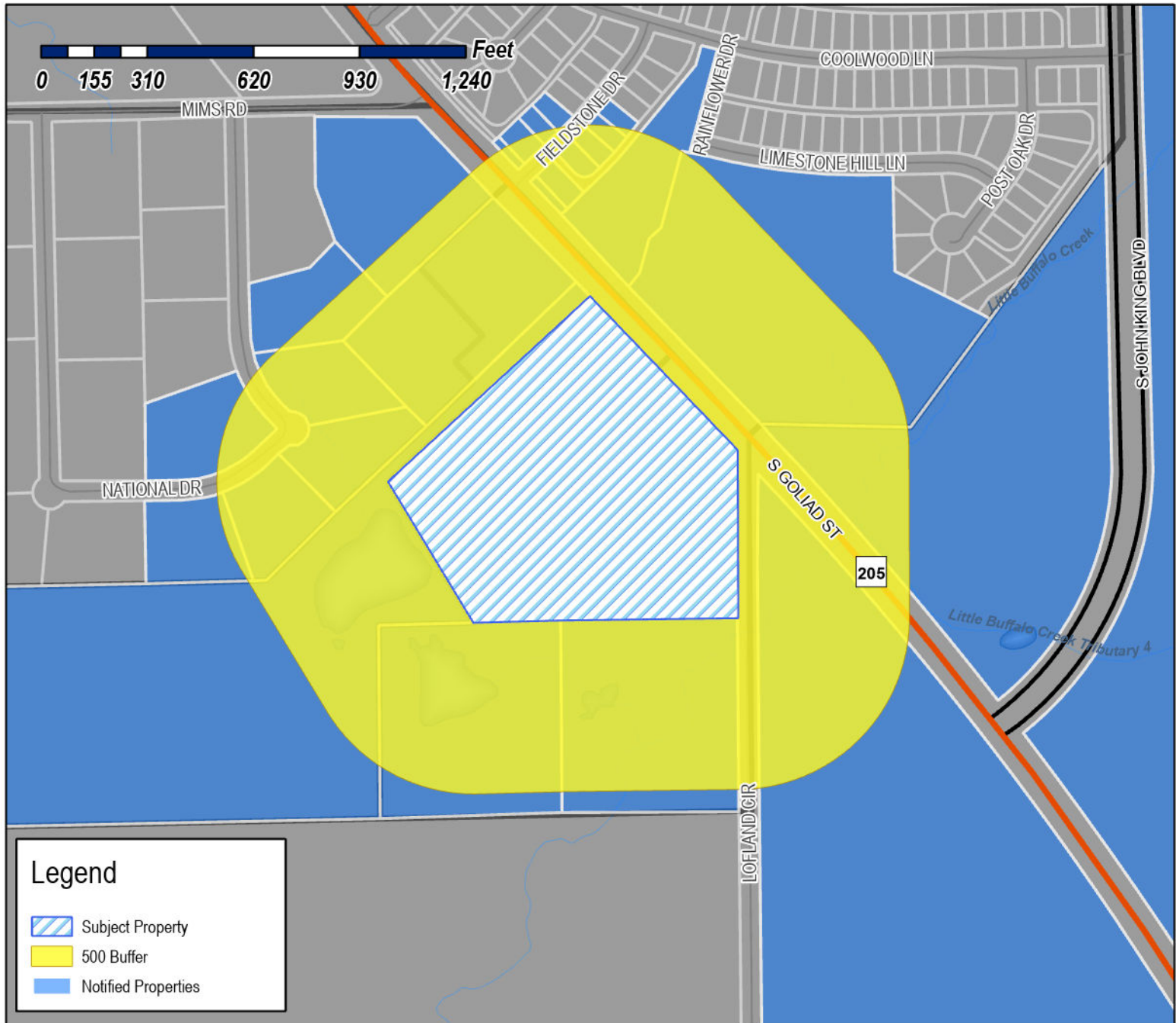




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JONES MICHAEL
125 Deverson Dr
Rockwall, TX 75087

ZIYADEH MUNEE 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
ROCKWALL, TX 75087

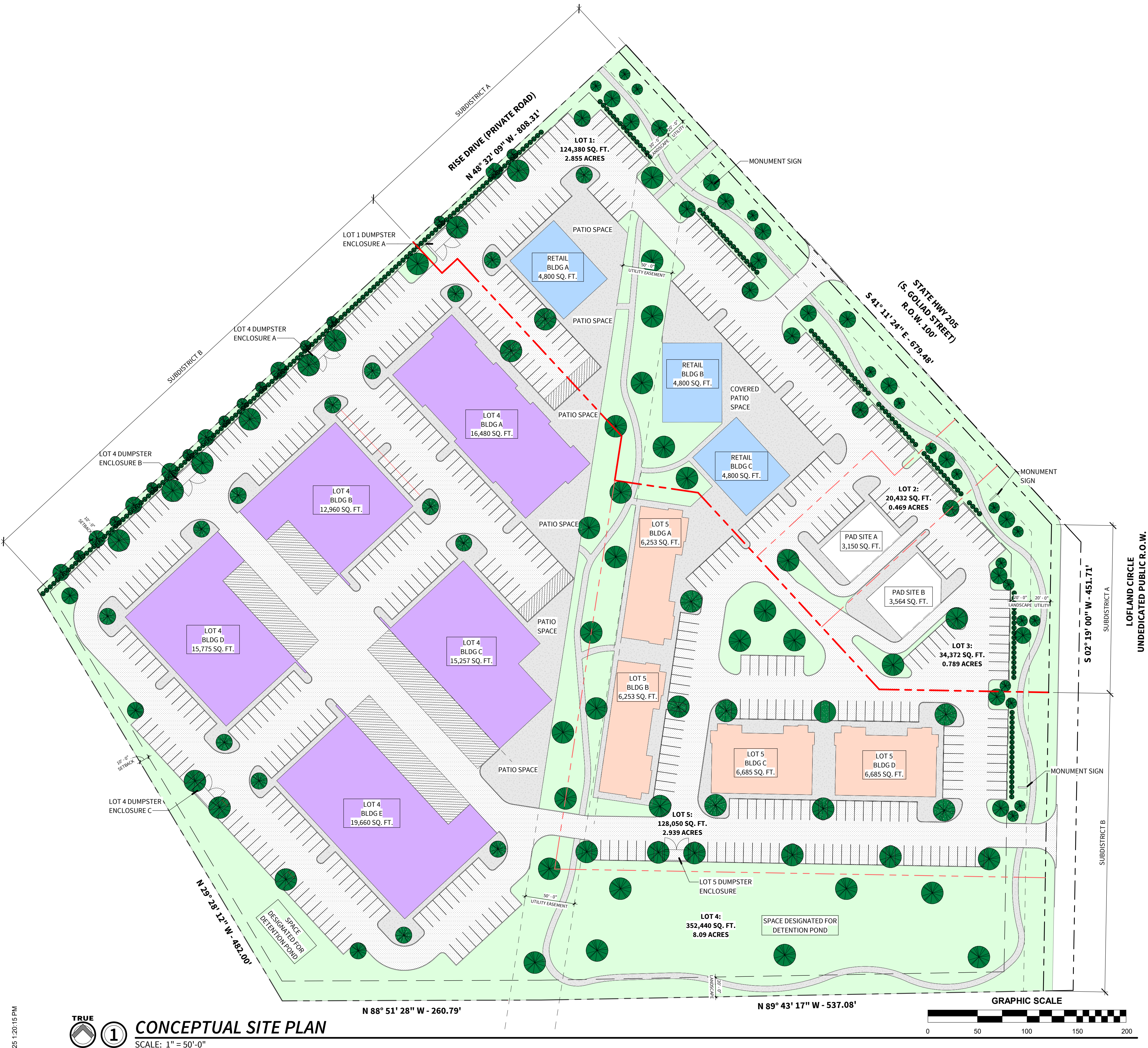
GADDIS ROY F FAMILY TRUST
ROY F GADDIS TRUSTEE
6 BRIGHT MEADOWS ROAD
HEATH, TX 75032

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



CONCEPTUAL SITE PLAN
SCALE: 1" = 50'-0"

MATERIAL LEGEND			
	PROPOSED PAVING: DRIVES AND PARKING		PROPOSED PAVING: SIDEWALKS
	PROPOSED PAVING: FIRE LANES		PROPOSED LANDSCAPED AREA
	PROPOSED NEW RETAIL STRUCTURE		PROPOSED NEW OFFICE/ WAREHOUSE STRUCTURE
	PROPOSED NEW PROFESSIONAL/ MEDICAL OFFICE STRUCTURE		
PROPOSED LOT LINES ARE SHOWN IN RED			

SITE INFORMATION	
LAND AREA:	15.601 ACRES (679,580 SQ. FT.)
CURRENT ZONING:	AGRICULTURE
EXISTING USE:	AGRICULTURE USES ON UNPLANNED LAND
PROPOSED ZONING:	PLANNED DEVELOPMENT (GENERAL)
PROPOSED USE:	RETAIL / COMMERCIAL
BUILDING AREA:	MIXED USE DEVELOPMENT
	RETAIL - 14,400 SQ. FT.
	OFFICE/SHOWROOM - 80,132 SQ. FT.
	OFFICE/MEDICAL - 25,875 SQ. FT.
BUILDING TO LOT COVERAGE:	120,407 / 679,580 = 17.72%
BUILDING HEIGHT:	VARIABLE (17' - 0" TO 23' - 0")
IMPERVIOUS AREA:	342,921 SQ. FT.
LANDSCAPED AREA REQUIRED:	20% OF TOTAL SITE
LANDSCAPED AREA PROVIDED:	199,862 / 679,580 = 29.41%

LEGAL DESCRIPTION

BEING a 15.601 acre tract of land situated in the J.R. Johnson Survey, Abstract Number 128, the City of Rockwall, Rockwall County, Texas, being all of Miller Family Investments, LP, record in Instrument Number 2008-00408220, Deed Records Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the most northerly corner of said Miller tract, same an interior corner of Layza and Luna Real Estate, LLC, recorded in Instrument Number 2022000001115, Deed Records Rockwall County, Texas, also being a point in the most westerly Right-of-Way line of Goliad Street (variable width Right-of-Way), from which a 1/2 inch iron rod found bears, North 43 degrees 32 minutes 03 seconds West, 40.00 feet;

THENCE South 43 degrees 32 minutes 03 seconds East, along the most northeasterly line of said Miller tract, a distance of 679.48 feet to a "60D" Nail found for corner in the most northeasterly corner of said Miller tract, same being the most northerly corner of Qualico Developments (U.S.), Inc., recorded in Instrument Number 2025000002120, Deed Records Rockwall County, Texas;

THENCE South 00 degrees 01 minutes 38 seconds East, departing from said Goliad Street in a southerly direction, a distance of 451.70 feet to a "Mag" Nail found for corner in the most southeasterly corner of said Miller tract, same being a point in the most westerly line of said Qualico tract, also being the most northeasterly corner of Frank Forrest and Kelli Lafon Forest, recorded in Volume 2664, Page 159, Deed Records Rockwall County, Texas;

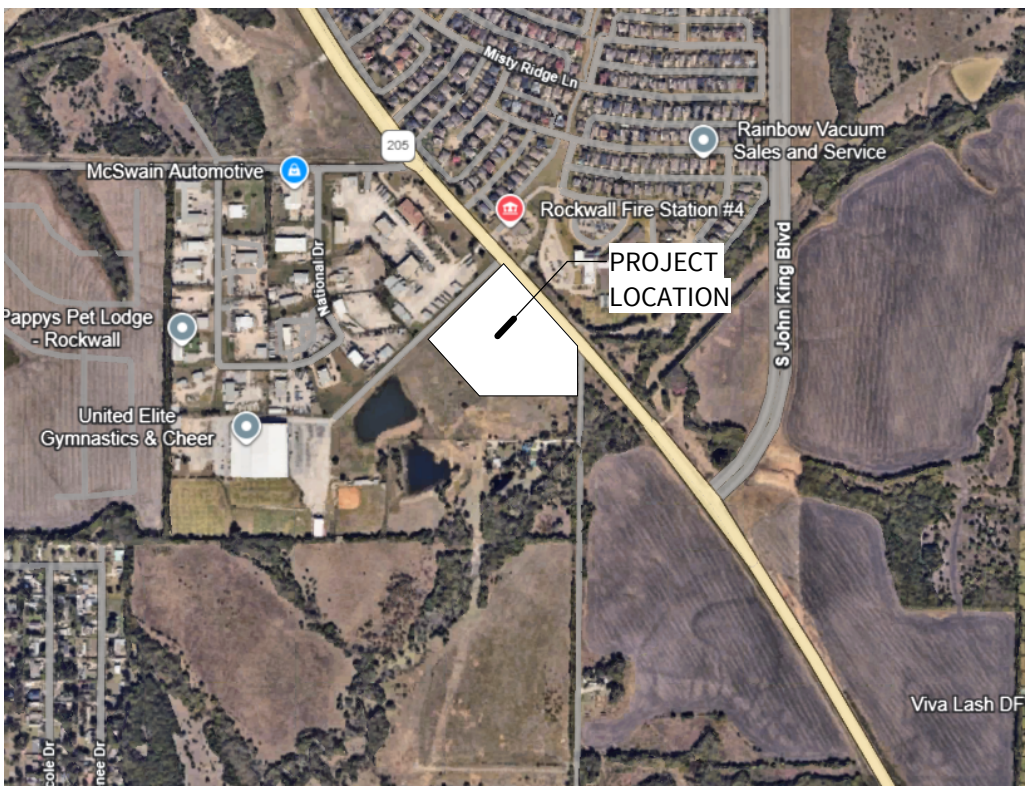
THENCE over, across, and upon said Miller tract the following three (3) courses and distances:

South 87 degrees 56 minutes 04 seconds West, a distance of 537.08 feet to a capped 1/2 inch iron rod stamped "RPLS 5034" found for corner;

South 88 degrees 47 minutes 43 seconds West, a distance of 260.79 feet to a 1/2 inch iron rod found for corner;

North 31 degrees 48 minutes 51 seconds West, a distance of 482.00 feet to a 1/2 inch iron rod found for corner in the most westerly corner of said Miller tract, also being an interior corner of said Layza and Luna tract;

THENCE North 46 degrees 11 minutes 30 seconds East, along the most northwesterly line of said Miller tract, a distance of 808.31 feet to the POINT OF BEGINNING and containing 15.601 acres (679,586 sq. ft.) of land, more or less.



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
--	---------------------------------

LEVEL

5

Level 5 Architecture

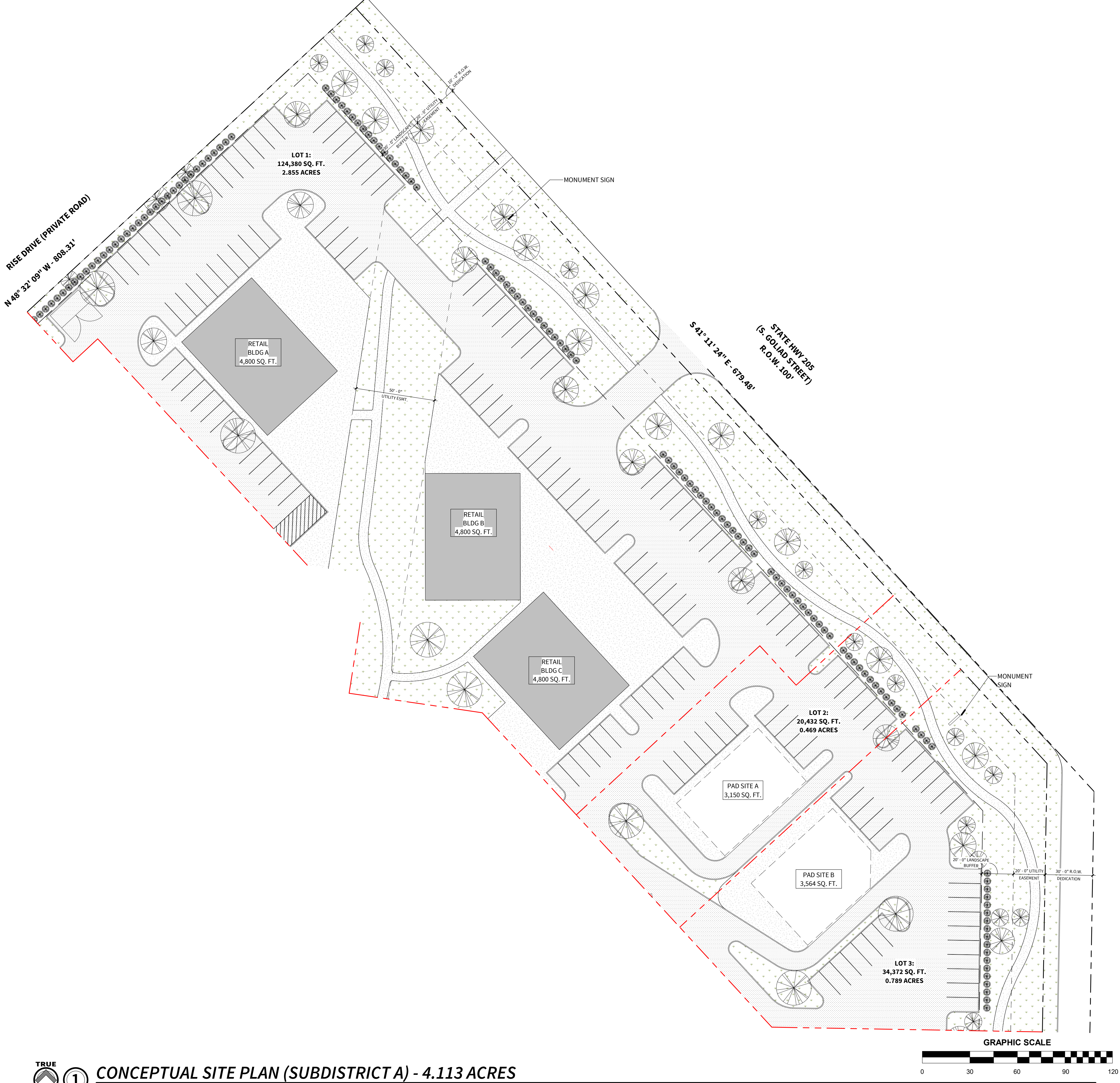
Mansfield, TX | Springdale, AR

level5architecture.com

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ARCHITECT:
JUSTIN S. GILMORE
LEVEL 5 ARCHITECTURE

12/11/2025 12:44:34 PM



1

CONCEPTUAL SITE PLAN (SUBDISTRICT A) - 4.113 ACRES

SCALE: 1" = 30'-0"

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PROJECT INFORMATION
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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

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Planning & Zoning Commission, Chairman

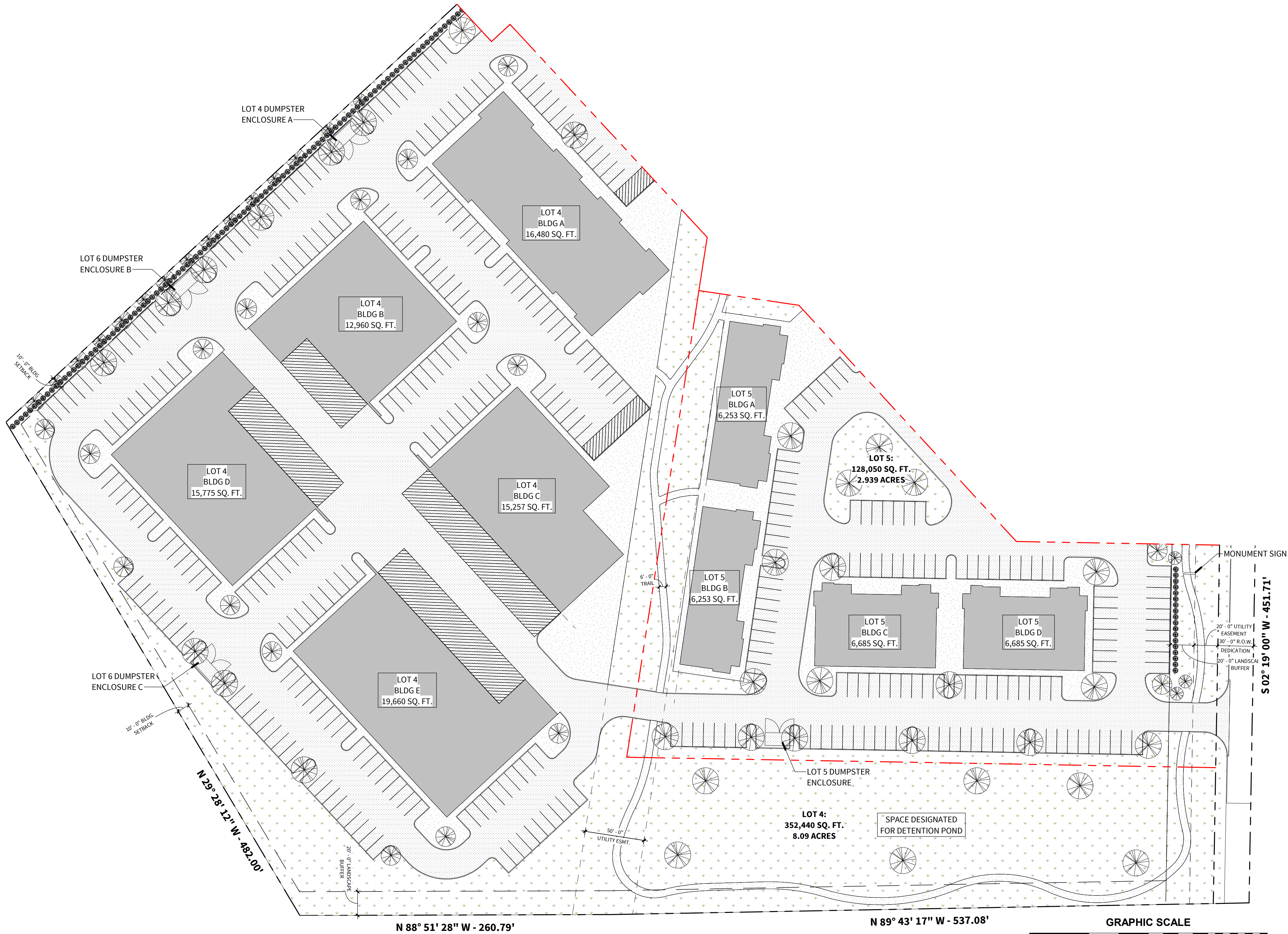
Director of Planning and Zoning



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ARCHITECT:
JUSTIN S. GILMORE
LEVEL 5 ARCHITECTURE



1

CONCEPTUAL SITE PLAN (SUBDISTRICT B) - 11.031 ACRES

SCALE: 1" = 50'-0"

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JUSTIN S. GILMORE
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①

NORTH ELEVATION - RETAIL CONCEPT
SCALE: 1/8" = 1'-0"



③

EAST ELEVATION - RETAIL CONCEPT
SCALE: 1/8" = 1'-0"



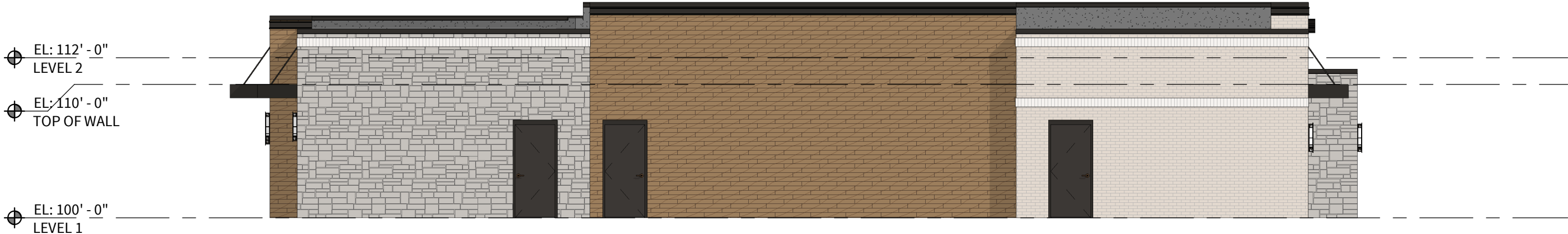
④

WEST ELEVATION - RETAIL CONCEPT
SCALE: 1/8" = 1'-0"

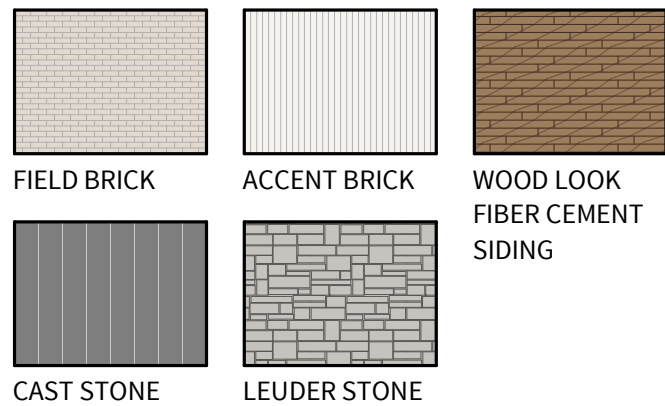


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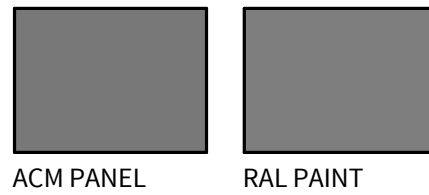
SOUTH ELEVATION - RETAIL CONCEPT
SCALE: 1/8" = 1'-0"



MASONRY LEGEND (73%)



METALL LEGEND (2%)



GLAZING LEGEND (25%)



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level5architecture.com

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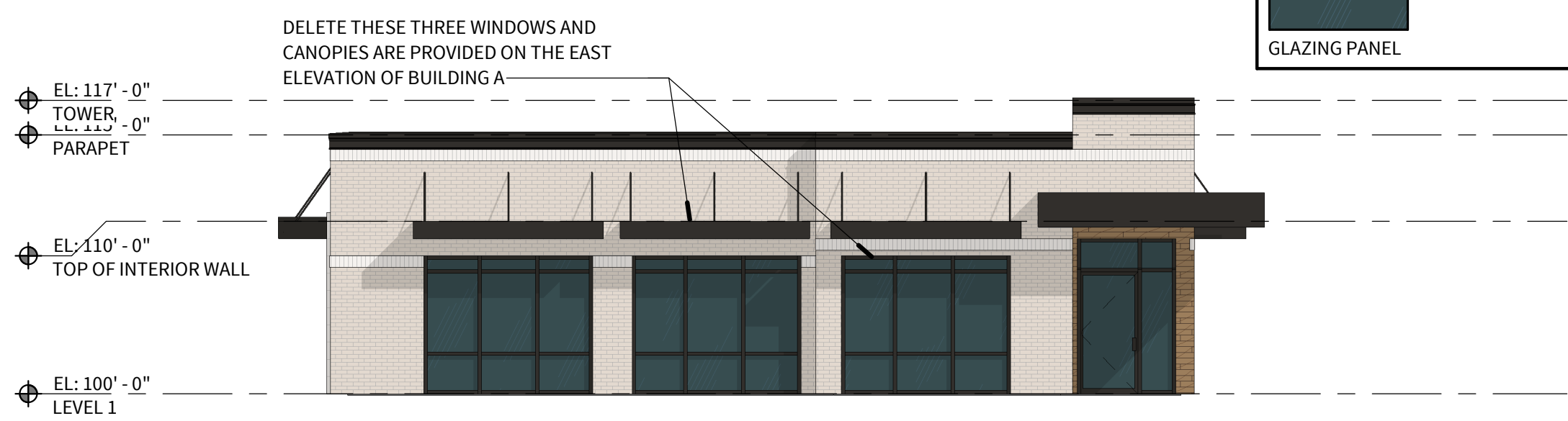
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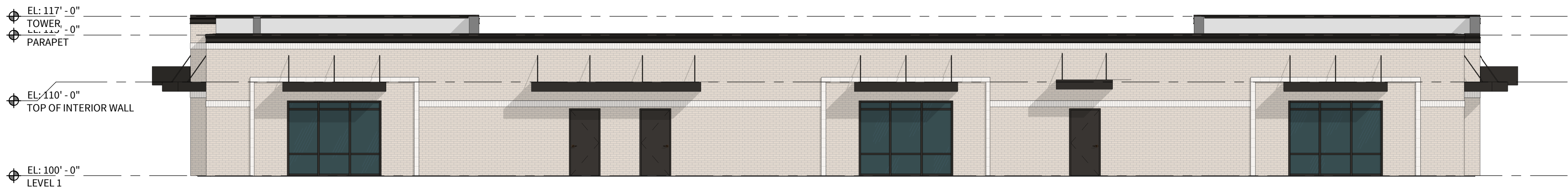
Director of Planning and Zoning



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

MASONRY LEGEND (69%)		
FIELD BRICK	ACCENT BRICK	WOOD LOOK FIBER CEMENT SIDING
CAST STONE	LEUDER STONE	

METAL LEGEND (10%)	
ACM PANEL	RAL PAINT

GLAZING LEGEND (21%)
GLAZING PANEL

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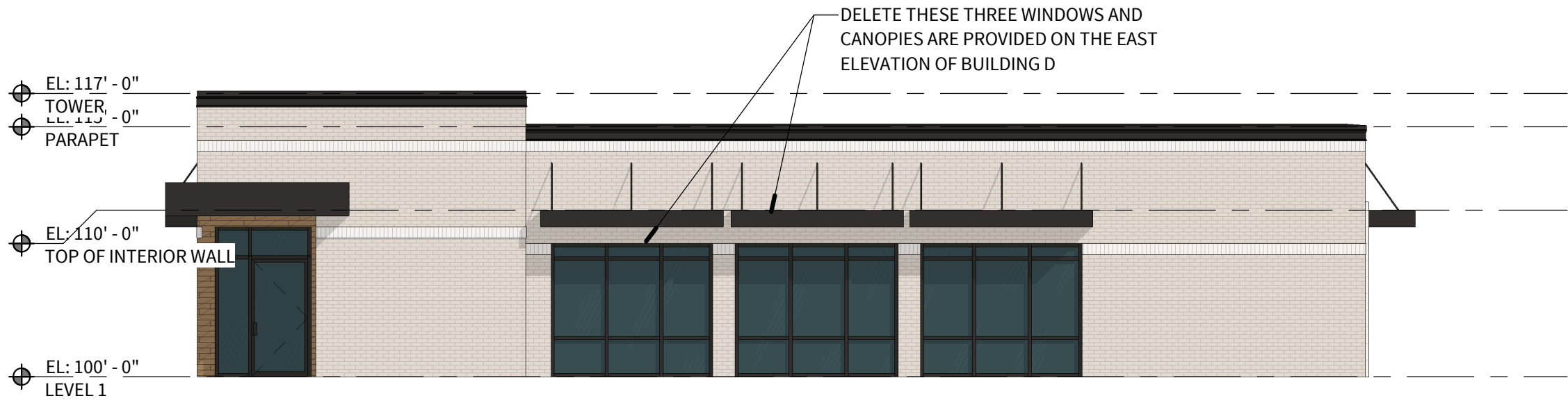
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LEVEL
5

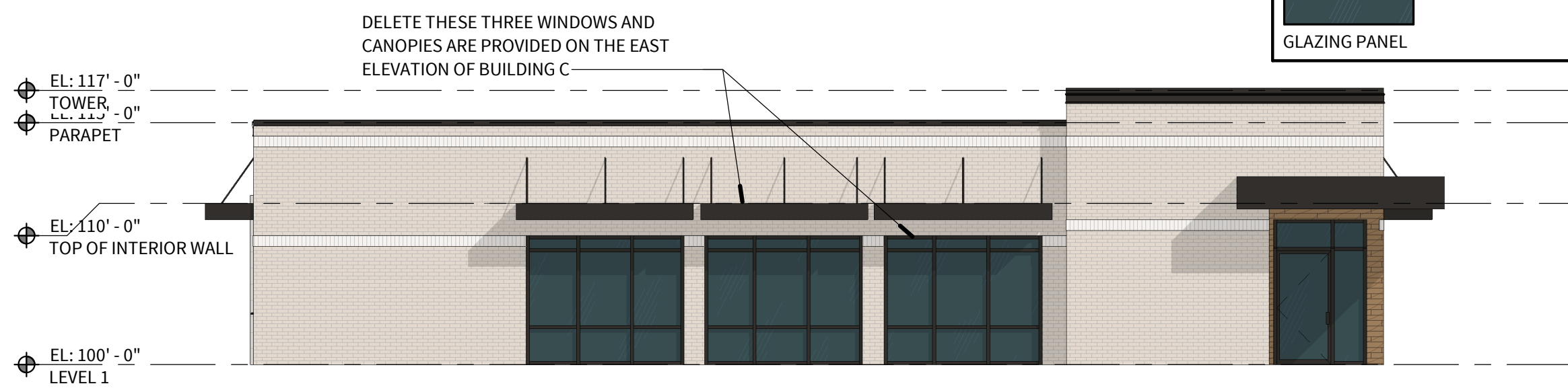
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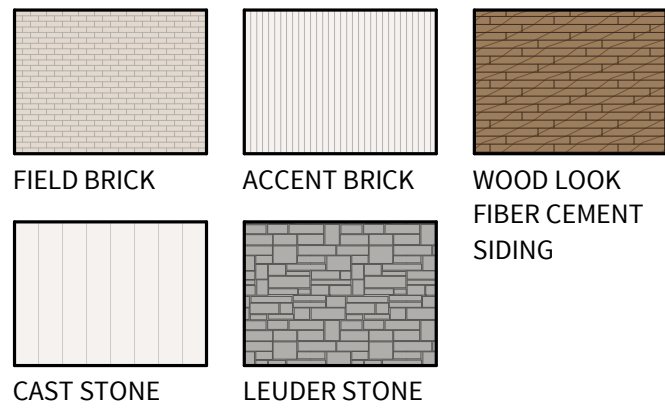


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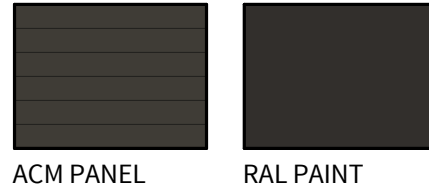


③ EAST ELEVATION - MEDICAL/PROFESSIONAL OFFICE CONCEPT
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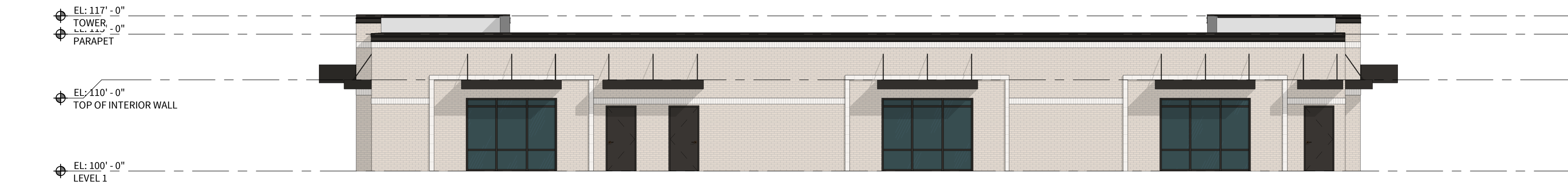
MASONRY LEGEND (70%)



METAL LEGEND (10%)



GLAZING LEGEND (20%)



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



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

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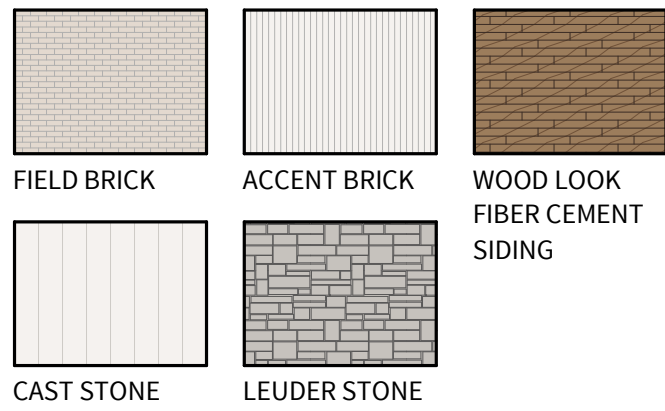
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LEVEL 5 ARCHITECTURE

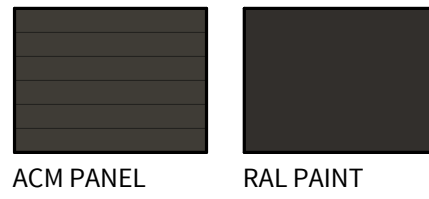
④ **SOUTHEAST ELEVATION - OFFICE/WAREHOUSE CONCEPT**
SCALE: 1/8" = 1'-0"



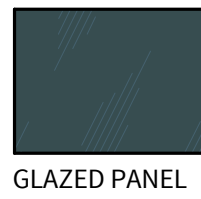
MASONRY LEGEND (69%)



METAL LEGEND (17%)



GLAZING LEGEND (14%)



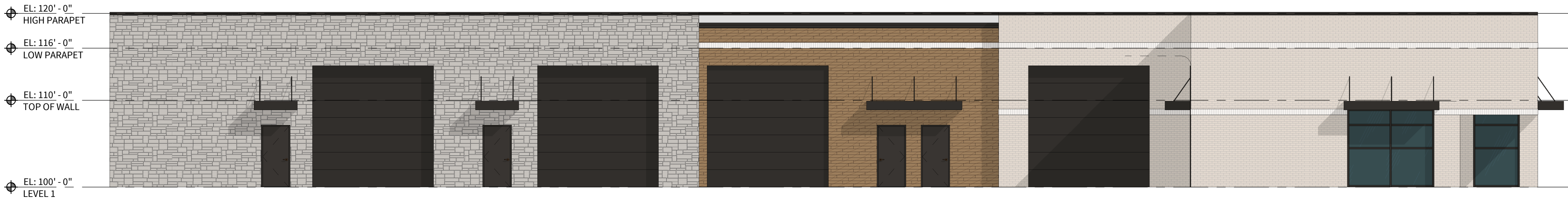
③ **NORTHWEST ELEVATION - OFFICE/WAREHOUSE CONCEPT**
SCALE: 1/8" = 1'-0"



② **SOUTHWEST ELEVATION - OFFICE/WAREHOUSE CONCEPT**
SCALE: 1/8" = 1'-0"



① **NORTHEAST ELEVATION - OFFICE/WAREHOUSE CONCEPT**
SCALE: 1/8" = 1'-0"



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
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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CONSTRUCTION PURPOSES

ARCHITECT:
JUSTIN S. GILMORE
LEVEL 5 ARCHITECTURE



① **PERSPECTIVE - RETAIL CONCEPT**
SCALE:



② **PERSPECTIVE - RETAIL CONCEPT**
SCALE:

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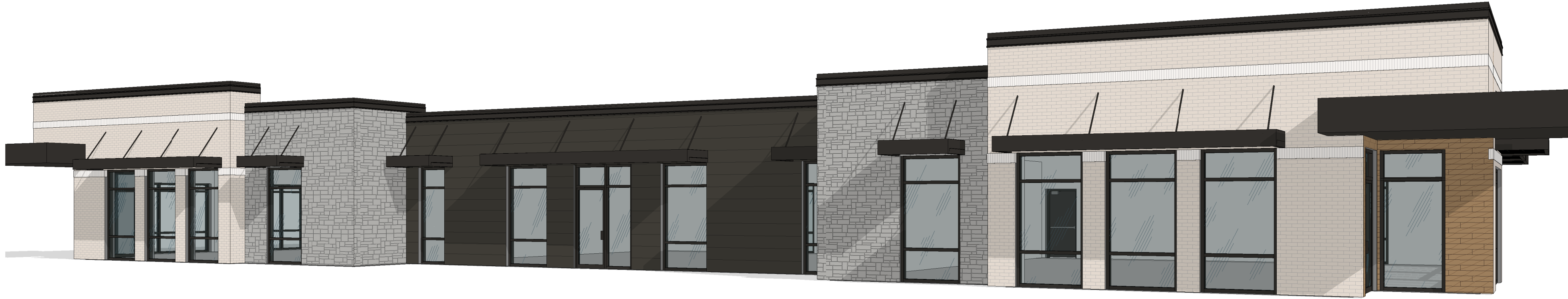
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④ **PERSPECTIVE - MEDICAL/PROFESSIONAL OFFICE CONCEPT**
SCALE:



③ **PERSPECTIVE - MEDICAL/PROFESSIONAL OFFICE CONCEPT**
SCALE:



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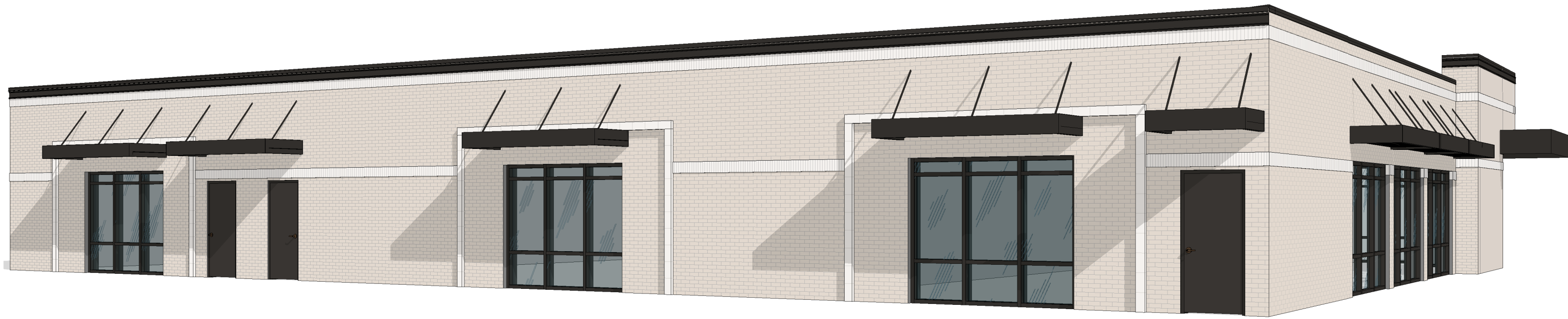
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Planning & Zoning Commission, Chairman

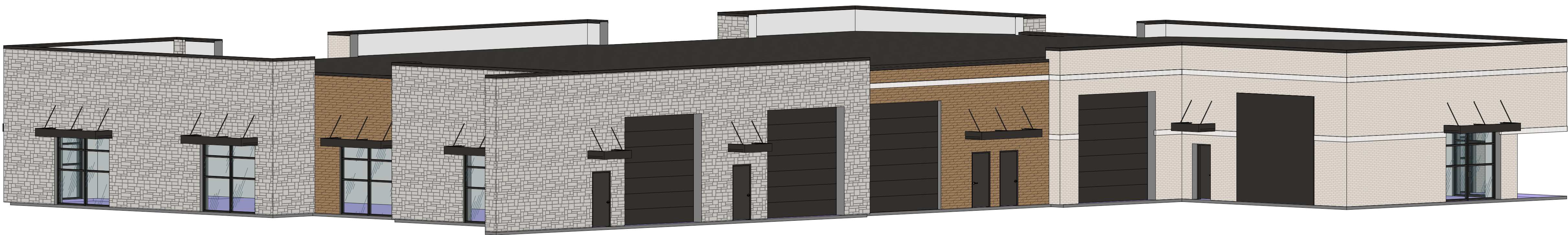
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