



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22020-009 P&Z DATE 3/31/20 CC DATE 04/20/20 APPROVED/DENIED

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input checked="" type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input checked="" type="checkbox"/> HOA MAP
<input checked="" type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

2020-009

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
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address 2635 Observation Trail, Suite 110, Rockwall, Texas

Subdivision Rockwall Technology Park

Lot

9

Block

D

General Location Rockwall Technology Park

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Light Industrial

Current Use Manufacturing/Distribution

Proposed Zoning SUP

Proposed Use Manufacturing/Dist'n/Indoor Auto Showroom

Acreage 11.153

Lots [Current]

N/A

Lots [Proposed]

N/A

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 J R Fleming Investments

Applicant Brian Parsons

Contact Person Jeff Fleming

Contact Person

Address PO Box 489

Address 2635 Observation Trail

City, State & Zip Rockwall, Texas 75087

City, State & Zip Rockwall, Texas 75032

Phone 214.503.2581

Phone 940.452.0143

E-Mail FlemingJ@InterstateWire.com

E-Mail ParsonsB@InterstateWire.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared _____ [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 _____ day of _____, 20 _____. 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 _____ day of _____, 20 ____.

Owner's Signature

Notary Public In and for the State of Texas

My Commission Expires



2635 Observation Trail
Rockwall, Texas 75032
214.503.2581 phone
800.527.0010 sales
www.interstatewire.com

March 12, 2020

Mr. Ryan Miller
Director of Planning & Zoning
Planning and Zoning Division
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

Re: Specific Use Permit for Interstate Classic Cars, Suite 110

Mr. Miller,

Please accept this summary as an addendum to the Development Application, as prepared and submitted concurrently, in support of the proposed zoning revision for our applicable property located at 2635 Observation Trail, Rockwall. The existing facility is composed of three suites, with Suites 120 and 130 being appropriately categorized as Light Industrial, with only the third suite being included within the scope of this request for a Specific Use Permit. This suite, Suite 110, consumes approximately 10,000 sq. ft. of the estimated 250,000 sq. ft. structure.

Mr. Jeff Fleming (J R Fleming Investments) recently relocated his manufacturing and distribution businesses (Interstate Wire Company, Inc and Agave Wire LLC) to Rockwall, Texas, as a result of the promotional efforts conducted by the Rockwall Economic Development Corporation. Part of the relocation initiative included the relocation of Interstate Classic Cars (ICC), an Indoor Motor Vehicle Showroom, which includes a private collection of antique and/or special interest vehicles. ICC may acquire or dispose of five to ten vehicles per a year, with an inventory not exceeding twenty vehicles at any time within the past five years.

Please note that all planned activities at this location will comply with restrictions as defined within Subsection 2.03, Auto and Marine-Related Land Uses, New and/or Used Indoor Motor Vehicle Dealership/Showroom. All vehicles and related activities will be contained and enclosed within the building envelope, with no outside storage or display. Hours of operations will be limited to appointments only, with the showroom not being open to the general public.

If you have any questions or concerns regarding the application or this addendum, please contact me at your convenience at the number above, or email at parsonsb@interstatewire.com.

Best Regards,



W. Brian Parsons
President & CEO
Interstate Wire Company, Inc.

Cc Jeff Fleming



**DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745
Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 3/13/2020

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 03/26/2020. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 3/26/2020 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 3/31/2020 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: Z2020-009
Project Name: 2635 Observation Trail, Suite 110
Project Type: ZONING
Applicant Name: BRIAN PARSONS
Owner Name: J R FLEMING INVESTMENTS LLC
Project Description:



RECEIPT

Project Number: Z2020-009
Job Address: 2935 OBSERVATION
ROCKWALL, TX 75032

Receipt Number: B88693

Printed: 3/27/2020 2:55 pm

Fee Description	Account Number	Fee Amount
ZONING	01-4280	\$367.30

Total Fees Paid:

\$367.30

Date Paid: 3/27/2020 12:00:00AM

Paid By: BRIAN PARSONS

Pay Method: CHECK 1456

Received By: AG



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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CITY ENGINEER: _____

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Block

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Proposed Use Manufacturing/Dist'n/Indoor Auto Showroom

Acreage 11.153

Lots [Current]

N/A

Lots [Proposed]

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

Owner J R Fleming Investments

Applicant Brian Parsons

Contact Person Jeff Fleming

Contact Person

Address PO Box 489

Address 2635 Observation Trail

City, State & Zip Rockwall, Texas 75087

City, State & Zip Rockwall, Texas 75032

Phone 214.503.2581

Phone 940.452.0143

E-Mail FlemingJ@InterstateWire.com

E-Mail Parsons@InterstateWire.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared _____ [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 _____ day of _____, 20 _____. 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 _____ day of _____, 20 _____. _____

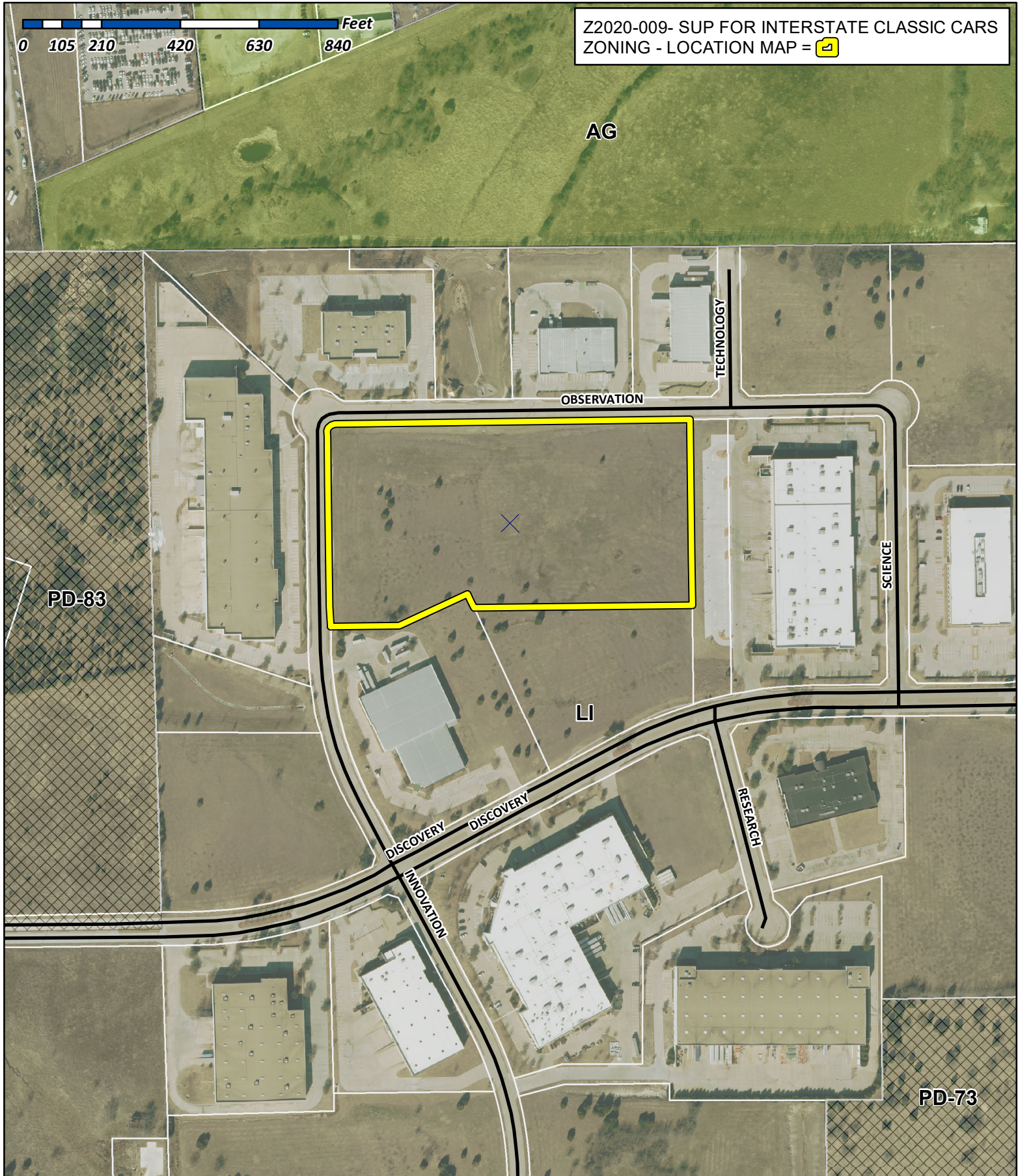
Owner's Signature _____

Notary Public In and for the State of Texas _____

My Commission Expires _____



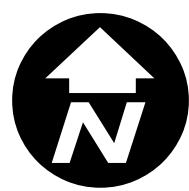
Z2020-009- SUP FOR INTERSTATE CLASSIC CARS
ZONING - LOCATION MAP =



City of Rockwall

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

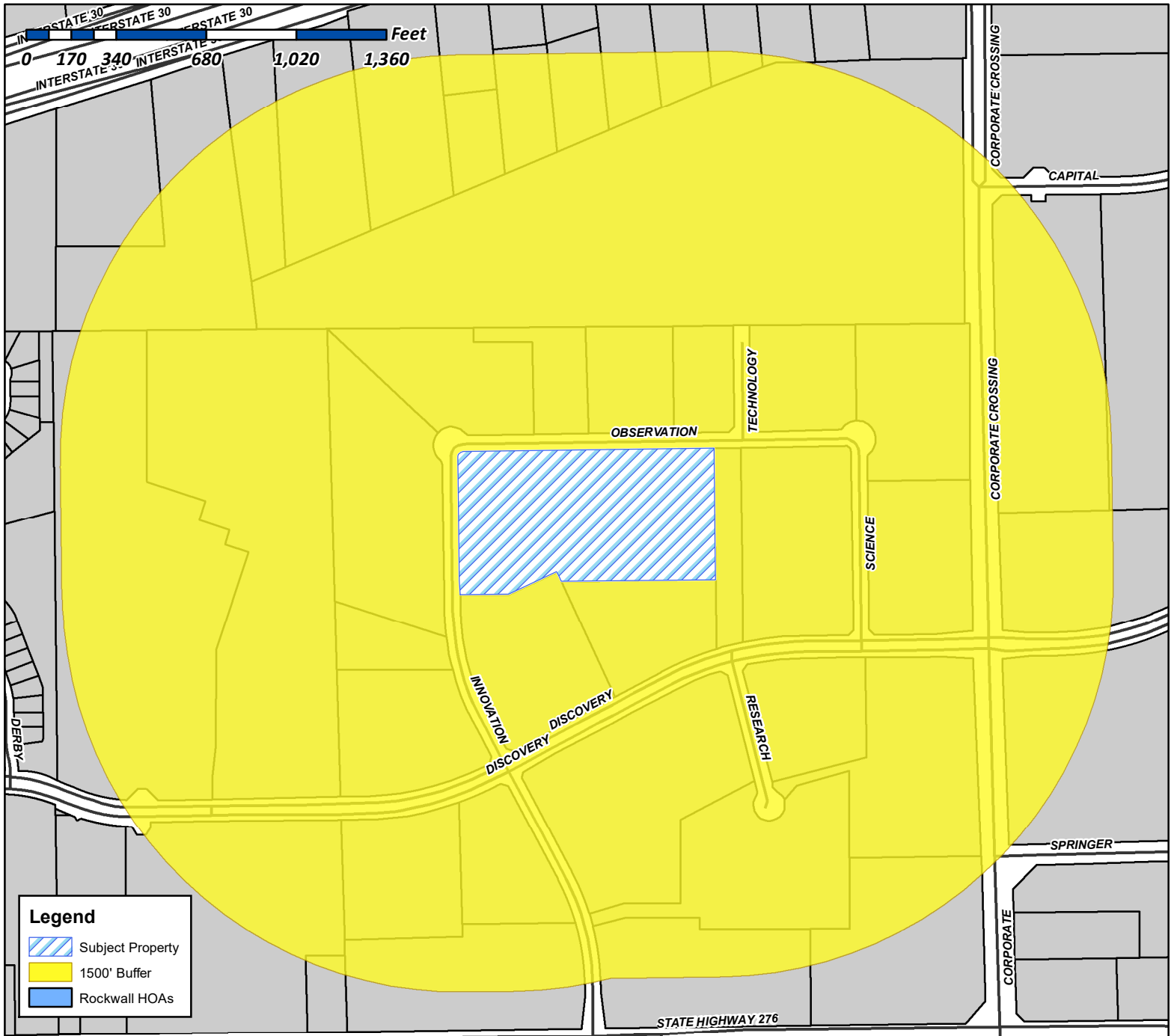







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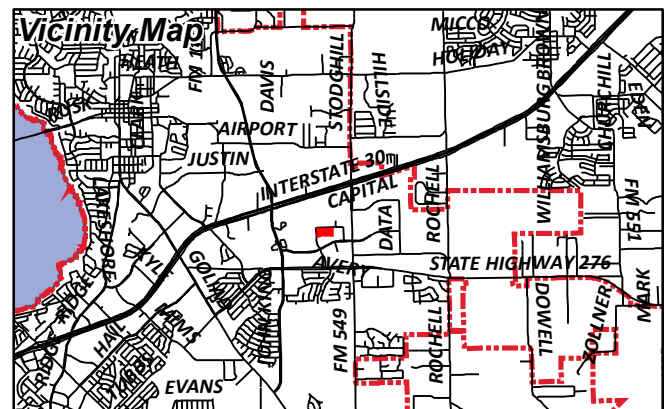


Legend

-  Subject Property
-  1500' Buffer
-  Rockwall HOAs

Case Number: Z2020-009
Case Name: SUP for Interstate Classic Cars
Case Type: Specific Use Permit
Zoning: Light Industrial (LI) District
Case Address: 2635 Observation Trail, Suite 110

Date Created: 3/24/2020
 For Questions on this Case Call (972) 771-7745



CURRENT RESIDENT
DISCOVERY BLVD
ROCKWALL, TX 75032

CURRENT RESIDENT
INNOVATION DR
ROCKWALL, TX 75032

CURRENT RESIDENT
OBSERVATION TRAIL
ROCKWALL, TX 75032

J R FLEMING INVESTMENTS LLC
10355 SANDEN DRIVE
DALLAS, TX 75238

CURRENT RESIDENT
1515 CORPORATE CROSSING
ROCKWALL, TX 75032

CURRENT RESIDENT
1635 INNOVATION DR
ROCKWALL, TX 75032

BELLE HAV/TEX LP
1690 WOODSIDE RD STE 120
REDWOOD CITY, CA 94061

CURRENT RESIDENT
1701 SCIENCE PLACE
ROCKWALL, TX 75032

Z06 PROPERTIES INC
2500 DISCOVERY BLVD
ROCKWALL, TX 75032

CURRENT RESIDENT
2610 OBSERVATION TRAIL
ROCKWALL, TX 75032

SPECIAL PRODUCTS REALTY LTD
2625 DISCOVERY BLVD
ROCKWALL, TX 75032

PRECISION SHEET METAL SHOP INC
2650 OBSERVATION TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
2670 OBSERVATION TRAIL
ROCKWALL, TX 75032

CURRENT RESIDENT
2700 OBSERVATION TRAIL
ROCKWALL, TX 75032

CURRENT RESIDENT
2800 DISCOVERY BLVD
ROCKWALL, TX 75032

JBC LAND & CATTLE COMPANY LLC
2905 DUBLIN RD
PARKER, TX 75002

CURRENT RESIDENT
2935 OBSERVATION TRAIL
ROCKWALL, TX 75032

TREADWELL FAMILY TRUST AND
JANIEKS FAMILY TRUST
5161 VISTA MIGUEL DR
LA CANADA, CA 91011

PNEUMA VENTURES LTD
714 SANCTUARY WAY
HEATH, TX 75032

HITT FAMILY LIMITED PARTNERSHIP
7836 YAMINI DR
DALLAS, TX 75230

AMBATIELOS EVANGELOS & VASILIKI
JAMES E ZAFERIS & JOANNA ZAFERIS
P. O. BOX 86404
LOS ANGELES, CA 90086

KRT ENTERPRISES INC
PO BOX 1103
ROCKWALL, TX 75087

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087



2635 Observation Trail
Rockwall, Texas 75032
214.503.2581 phone
800.527.0010 sales
www.interstatewire.com

March 12, 2020

Mr. Ryan Miller
Director of Planning & Zoning
Planning and Zoning Division
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

Re: Specific Use Permit for Interstate Classic Cars, Suite 110

Mr. Miller,

Please accept this summary as an addendum to the Development Application, as prepared and submitted concurrently, in support of the proposed zoning revision for our applicable property located at 2635 Observation Trail, Rockwall. The existing facility is composed of three suites, with Suites 120 and 130 being appropriately categorized as Light Industrial, with only the third suite being included within the scope of this request for a Specific Use Permit. This suite, Suite 110, consumes approximately 10,000 sq. ft. of the estimated 250,000 sq. ft. structure.

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Please note that all planned activities at this location will comply with restrictions as defined within Subsection 2.03, Auto and Marine-Related Land Uses, New and/or Used Indoor Motor Vehicle Dealership/Showroom. All vehicles and related activities will be contained and enclosed within the building envelope, with no outside storage or display. Hours of operations will be limited to appointments only, with the showroom not being open to the general public.

If you have any questions or concerns regarding the application or this addendum, please contact me at your convenience at the number above, or email at parsonsb@interstatewire.com.

Best Regards,



W. Brian Parsons
President & CEO
Interstate Wire Company, Inc.

Cc Jeff Fleming



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: April 28, 2020
APPLICANT: Brian Parsons
CASE NUMBER: Z2020-009; *SUP for an Indoor Motor Vehicle Dealership/Showroom at 2635 Observation Trail*

SUMMARY

Hold a public hearing to discuss and consider a request by Brian Parsons on behalf of J. R. Fleming Investments for the approval of a Specific Use Permit (SUP) for a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* on an 11.153-acre parcel of land identified as Lot 9, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2635 Observation Trail, Suite 110, and take any action necessary.

BACKGROUND

The subject property was annexed on December 3, 1985 [*Ordinance No. 85-69*] and is zoned Light Industrial (LI) District. On July 2, 2018, the City Council approved a replat [*Case No. P2018-020*] for the subject property establishing two (2) lots (*i.e. Lots 8 & 9, Block D, Rockwall Technology Park Addition*). On February 13, 2018, the Planning and Zoning Commission approved a site plan [*Case No. SP2018-002*] for the construction of a ~228,421 SF warehouse/manufacturing/office facility [*i.e. Interstate Wire Co., Inc.*] on the subject property, and forwarded a recommendation of approval for the associated variances to the City Council. On February 19, 2018, the City Council approved the variances as requested for the subject property. More recently, the building on the subject property was completed [*BLD2018-3207*], and the applicant requested three (3) Certificates of Occupancy (CO's) (*i.e. Interstate Wire Co. [CO2020-0016], Interstate Classic Cars [CO2020-0017], and Agave Wire, LTD [CO2020-018]*). The CO's for Interstate Wire and Agave Wire were issued; however, staff determined that a Specific Use Permit (SUP) would be required prior to the issuance of the CO for Interstate Classic Cars.

PURPOSE

The applicant, Brian Parsons on behalf of J. R. Fleming Investments, is requesting the approval of a Specific Use Permit (SUP) to allow a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 2635 Observation Trail, Suite 110, within the Rockwall Technology Park. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Observation Trail along with several industrial buildings that are within the Rockwall Technology Park and zoned Light Industrial (LI) District. Adjacent to the Rockwall Technology Park is a 44.127-acre vacant tract of land zoned Agricultural (AG) District, followed by several businesses zoned Light Industrial (LI) District and Agricultural (AG) District. Beyond this is IH-30, which is identified as a TXDOT6D (*i.e. Texas Department of Transportation roadway, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a continuation of Rockwall Technology Park with several industrial buildings zoned for Light Industrial (LI) District land uses and Discovery Boulevard, which is identified as an M4U (*i.e. major arterial, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan. Beyond this is SH-276, which is identified as a TXDOT6D (*i.e. Texas Department of Transportation roadway, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan.

East: Directly east of the subject property is a continuation of Rockwall Technology Park with two (2) industrial buildings zoned Light Industrial (LI) District and Science Place. Beyond this is FM-3549 (*i.e. Corporate Crossing*), which is identified as a TXDOT4D (*i.e. Texas Department of Transportation roadway, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is a continuation of Rockwall Technology Park with several industrial buildings zoned Light Industrial (LI) District.

West: Directly west of the subject property is Innovation Drive followed by Pegasus Foods, which is located on an 8.482-acre parcel of land zoned Light Industrial (LI) District. Beyond this is Planned Development District 83 (PD-83) for multi-family land uses.

CHARACTERISTICS OF THE REQUEST

On November 11, 2014, the City Council approved an ordinance that added the *New and/or Used Indoor Motor Vehicle Dealership/Showroom* land use to the *Permissible Use Charts* contained in the UDC. This new change requires a SUP within the Commercial (C), Heavy Commercial (HC), Light Industrial (LI), or Heavy Industrial (HI) District. This ordinance defined this land use as, "(t)he indoor storage of operable automobiles in a fully enclosed building for the purpose of holding such vehicles for sale, lease, distribution, or storage." The applicant's letter requesting the SUP indicates the indoor motor vehicle showroom includes a private collection of antique and/or special interest vehicles. The business model is generally internet based -- *not traditional auto sales* -- with on hand inventory that is limited to the interior of the buildings showroom floor. In addition, the applicant has indicated that only five (5) to ten (10) vehicles will be sold per year. Additionally, the applicant's letter submitted with the SUP request indicates the area to be ~10,000 S.F. within a ~250,000 S.F. building.

If approved, the SUP would be limited to the enclosed ~10,000 SF building area designated in the ordinance and addressed as 2610 Observation Trail, Suite 110. Per the Specific Use Permit (SUP) ordinance the proposed land use could not expand beyond Suite 110, within the ~228,000 SF building.

CONFORMANCE WITH THE CITY'S CODES

According to Section 01, *Land Use Schedule*, of Article 04, *Uses of Land and Buildings*, of the Unified Development Code (UDC) the *New and/or Used Indoor Motor Vehicle Dealership/Showroom* is permitted with a Specific Use Permit (SUP) in a Light Industrial (LI) District. Subsection 02.03.H.5, *Auto and Marine-Related Land Use Conditions*, of Article 04, *Permissible Uses*, of the Unified Development Code outlines the special conditions for this use. The following is a summary of the applicant's request and its compliance to these special conditions:

<i>Code Requirement</i>	<i>Proposed Plan</i>	<i>Compliance</i>
The sale/storage facility must be a completely enclosed building.	10,000 SF Indoor Facility	Yes
Outside display or storage of vehicles shall be prohibited. This includes storing vehicles under canopies/awnings or similar covered structures.	10,000 SF Indoor Facility. There will be no outside display of vehicles.	Yes
All activities shall remain inside the building (<i>i.e. no detailing, sales activities or other operation activities shall be performed outside the building</i>).	10,000 SF Indoor Facility	Yes
Accessory uses may be allowed in compliance with Land Use Schedule).	N/A	N/A
The indoor motor vehicle dealership shall be restricted to the sale of motor vehicles only (<i>i.e. cars and light trucks</i>).	Limited to Trucks, Cars and SUV's Primarily Used Vehicles	Yes

All operations of an *indoor motor vehicle dealership/showroom* requires all activities to be located within the interior of the building (*i.e. no outside display or storage of vehicles, no outdoor detailing or sales activities, etc.*). Additionally, the SUP restricts the indoor sales to motor vehicles only (*i.e. cars and light trucks*). It should be noted the applicant's letter indicates compliance with these requirements, with the addition that the sales operation is limited by appointment only and the showroom will not be open to the general public.

STAFF ANALYSIS

When looking at the applicant's request, to allow the *New and/or Used Indoor Motor Vehicle Dealership/Showroom* in a Light Industrial (LI) District, the applicant appears to be conforming to the *Conditional Land Use Standards* and definitions contained in Subsection 02.03.H.5, *Auto and Marine-Related Land Use Conditions*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC). The Planning and Zoning Commission is charged with determining if the proposed request will negatively impact the subject property and the surrounding properties. Additionally, staff should note that the subject property is located within the Rockwall Technology Park; however, the operation and storage of the private collection/antique vehicles will be located indoors, is by appointment only, and will not be open to the general public. Staff should also note that the Rockwall Economic Development Corporation (REDC) has contacted staff to state that they were not opposed to the applicant's request. Based on this, the applicant's request does not appear to negatively impact the subject property or surrounding properties; however, approval of this request is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On April 8, 2020, staff mailed 23 notices to property owners and residents within 500-feet of the *subject property*. As a note, there are no Homeowner's Associations (HOA's) or Neighborhood Organizations located within 1,500-feet of the *subject property* participating in the notification program. At the time this case memo was drafted staff had not received any notices regarding the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to allow for a *New and/or Used Indoor Motor Vehicle Dealership/Showroom*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (1) The area designated for a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* shall be restricted to Suite 110 (*i.e.* ~10,000 SF) of 2635 Observation Trail as depicted in *Exhibit 'B'* of the draft ordinance; and,
 - (2) The sales/storage facility must be in a completely enclosed building; and,
 - (3) Outside display and/or storage of vehicles shall be prohibited. This includes storing vehicles under canopies/awnings or similar covered structures; and,
 - (4) All activities shall remain inside the building (*i.e.* no detailing, washing, sales activities, etcetera shall be performed outside the building); and,
 - (5) Accessory uses may be allowed in compliance with the *Land Use Schedule* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC); and,
 - (6) The *New and/or Used Indoor Motor Vehicle Dealership/Showroom* shall be restricted to the sale of motor vehicles only (*i.e.* cars and/or light trucks); and,
 - (7) The subject property shall comply with all standard of the City of Rockwall Fire Department for such use.
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall Project Plan Review History



Project Number Z2020-009	Owner J R FLEMING INVESTMENTS LLC	Applied 3/13/2020 AG
Project Name 2635 Observation Trail, Suite 110	Applicant BRIAN PARSONS	Approved
Type ZONING		Closed
Subtype SUP		Expired
Status Staff Review		Status

Site Address 2935 OBSERVATION	City, State Zip ROCKWALL, TX 75032	Zoning
---	--	---------------

Subdivision ROCKWALL TECHNOLOGY PARK	Tract 9	Block D	Lot No 9	Parcel No 4816-000D-0009-00-OR	General Plan
--	-------------------	-------------------	--------------------	--	---------------------

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/13/2020	3/20/2020				
ENGINEERING	Sarah Johnston	3/13/2020	3/20/2020	3/26/2020	13	APPROVED	
FIRE	Ariana Hargrove	3/13/2020	3/20/2020	3/25/2020	12	APPROVED	
PLANNING	David Gonzales	3/13/2020	3/20/2020	3/30/2020	17	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(3/30/2020 4:28 PM DG)						Z2020-009; SUP for Indoor Motor Vehicle Dealership– 2635 Observation Trail Please address the following comments (M= Mandatory Comments; I = Informational Comments)
I.1						This is a request for the approval of a Specific Use Permit (SUP) for a New and/or Used Indoor Motor Vehicle Dealership/Showroom on an 11.153-acre parcel of land identified as Lot 9, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2635 Observation Trail, Suite 110.
I.2						For questions or comments concerning this case please contact David Gonzales in the Planning Department at(972) 772-6488 or email dgonzales@rockwall.com.
M.3						For reference, include the case number (Z2020-009) in the lower right-hand corner of all pages of all revised plan submittals(if any).
I.4						This project is subject to all requirements stipulated by the Unified Development Code(UDC), and the Development Standards of Article 04 & Article 05 that are applicable to the subject property.
M.5						Please review the draft ordinance when received by staff and provide comments to staff by April 21, 2020. Staff will review any comments returned and prepare a final draft ordinance for the Planning and Zoning Commission to consider prior to the Planning and Zoning Meeting(i.e. Public Hearing) to be held on April 28, 2020.
M.6						Proposed Operational Conditions of the SUP. The following conditions pertain to the operation of a New and/or Used Indoor Motor Vehicle Dealership/Showroom on the Subject Property, and conformance to these operational conditions is required for continued operations
(a)						The sales/storage facility must be a completely enclosed building
(b)						Outside display or storage of vehicles shall be prohibited This includes storing vehicles under canopies/awnings or similar covered structures.
(c)						All activities shall remain inside the building (i.e. no detailing, sales activities, et cetera shall be performed outside the building).
(d)						Accessory uses may be allowed in compliance with Land Use Schedule.
I.7						Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections, and provide any additional information that is requested Revisions for this case will be due on April 21, 2020; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 28, 2020 Planning & Zoning Meeting (Public Hearing).
I.8						Please note the scheduled meetings for this case:
1)						Planning & Zoning Work Session meeting will be held on April 14, 2020.
2)						Planning & Zoning Public Hearing meeting will be held on April 28, 2020.
3)						City Council Public Hearing will be held on May 4, 2020. (1st Reading of Ordinance)
4)						City Council meeting will be held on May 18, 2020. (2nd Reading of Ordinance)
I.9						Due to the current COVID-19 situation and the City's disaster declaration, the Planning and Zoning Commission Work Session Meeting will require a representative to answer the Planning and Zoning Commission's questions over the phone (i.e. the meeting will be held as regularly scheduled, but will be closed to applicants and the public). Staff is currently unsure of how the April 28, 2020 Planning and Zoning Commission Public Hearing will be held (i.e. virtually through zoom, closed to the public, or as regularly scheduled) and will inform applicants and the public of the City's plans closer to that date.



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
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address 2635 Observation Trail, Suite 110, Rockwall, Texas

Subdivision Rockwall Technology Park

Lot

9

Block

D

General Location Rockwall Technology Park

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Light Industrial

Current Use Manufacturing/Distribution

Proposed Zoning SUP

Proposed Use Manufacturing/Dist'n/Indoor Auto Showroom

Acreage 11.153

Lots [Current]

N/A

Lots [Proposed]

N/A

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 J R Fleming Investments

Applicant Brian Parsons

Contact Person Jeff Fleming

Contact Person

Address PO Box 489

Address 2635 Observation Trail

City, State & Zip Rockwall, Texas 75087

City, State & Zip Rockwall, Texas 75032

Phone 214.503.2581

Phone 940.452.0143

E-Mail FlemingJ@InterstateWire.com

E-Mail Parsons@InterstateWire.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared _____ [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 _____ day of _____, 20 _____. 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 _____ day of _____, 20 ____.

Owner's Signature _____

Notary Public In and for the State of Texas _____

My Commission Expires _____



2635 Observation Trail
Rockwall, Texas 75032
214.503.2581 phone
800.527.0010 sales
www.interstatewire.com

March 12, 2020

Mr. Ryan Miller
Director of Planning & Zoning
Planning and Zoning Division
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

Re: Specific Use Permit for Interstate Classic Cars, Suite 110

Mr. Miller,

Please accept this summary as an addendum to the Development Application, as prepared and submitted concurrently, in support of the proposed zoning revision for our applicable property located at 2635 Observation Trail, Rockwall. The existing facility is composed of three suites, with Suites 120 and 130 being appropriately categorized as Light Industrial, with only the third suite being included within the scope of this request for a Specific Use Permit. This suite, Suite 110, consumes approximately 10,000 sq. ft. of the estimated 250,000 sq. ft. structure.

Mr. Jeff Fleming (J R Fleming Investments) recently relocated his manufacturing and distribution businesses (Interstate Wire Company, Inc and Agave Wire LLC) to Rockwall, Texas, as a result of the promotional efforts conducted by the Rockwall Economic Development Corporation. Part of the relocation initiative included the relocation of Interstate Classic Cars (ICC), an Indoor Motor Vehicle Showroom, which includes a private collection of antique and/or special interest vehicles. ICC may acquire or dispose of five to ten vehicles per a year, with an inventory not exceeding twenty vehicles at any time within the past five years.

Please note that all planned activities at this location will comply with restrictions as defined within Subsection 2.03, Auto and Marine-Related Land Uses, New and/or Used Indoor Motor Vehicle Dealership/Showroom. All vehicles and related activities will be contained and enclosed within the building envelope, with no outside storage or display. Hours of operations will be limited to appointments only, with the showroom not being open to the general public.

If you have any questions or concerns regarding the application or this addendum, please contact me at your convenience at the number above, or email at parsonsb@interstatewire.com.

Best Regards,

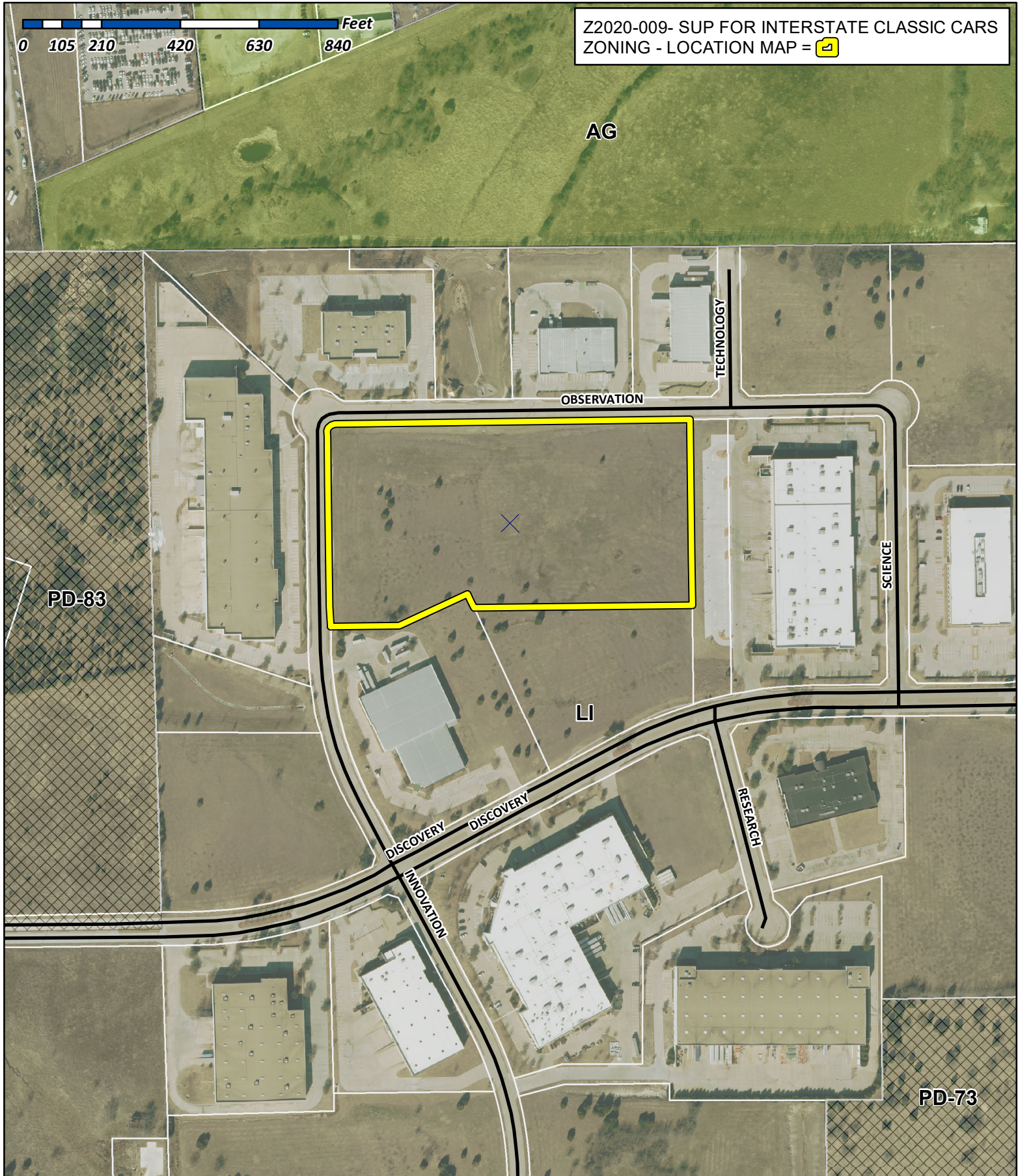


W. Brian Parsons
President & CEO
Interstate Wire Company, Inc.

Cc Jeff Fleming



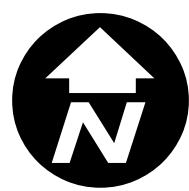
Z2020-009- SUP FOR INTERSTATE CLASSIC CARS
ZONING - LOCATION MAP =



City of Rockwall

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

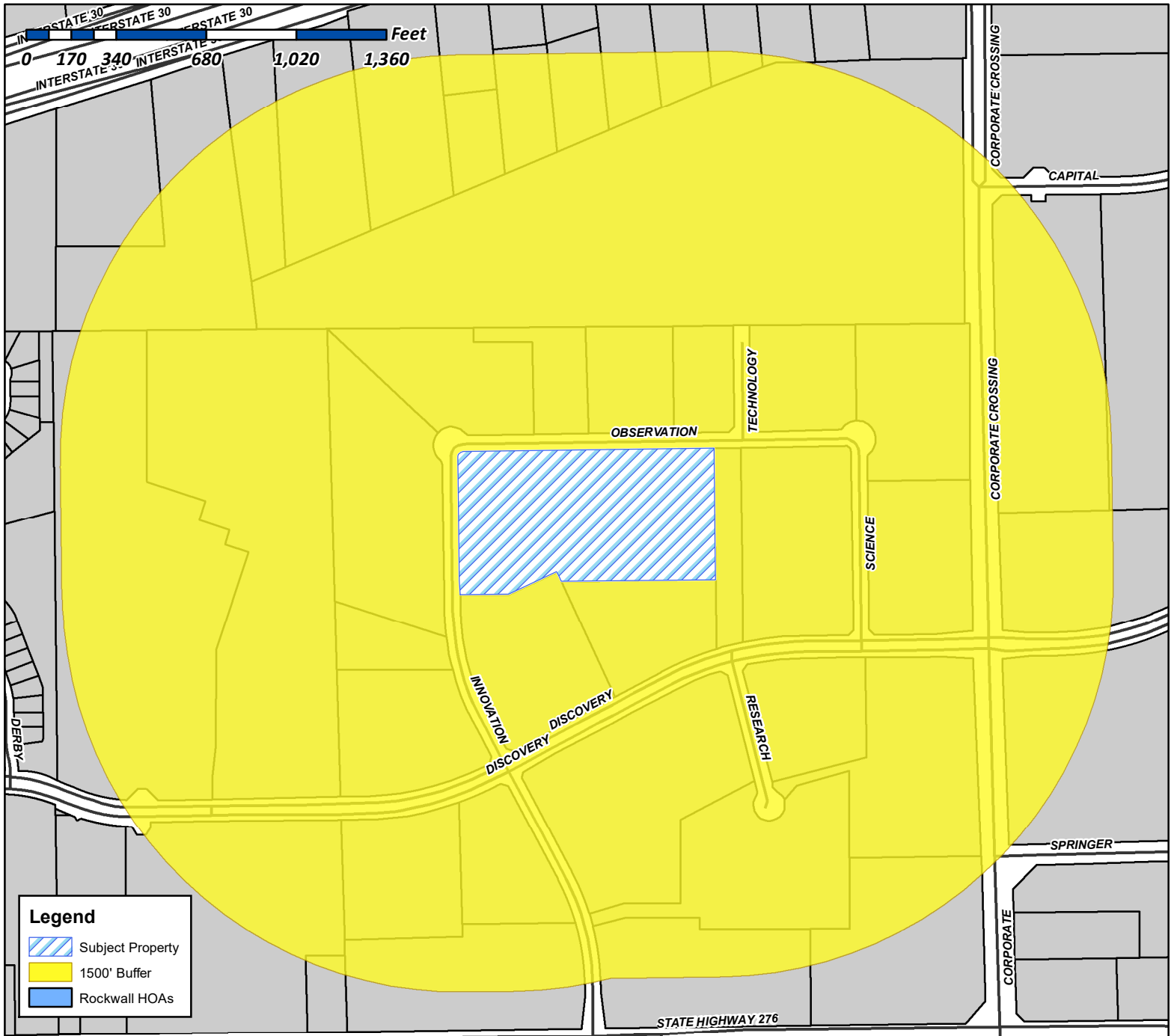







City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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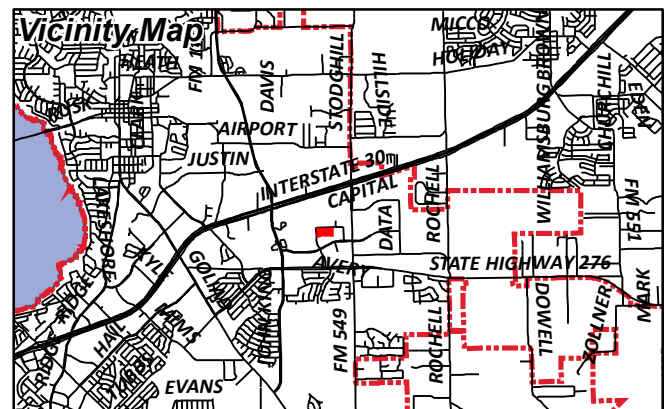


Legend

-  Subject Property
-  1500' Buffer
-  Rockwall HOAs

Case Number: Z2020-009
Case Name: SUP for Interstate Classic Cars
Case Type: Specific Use Permit
Zoning: Light Industrial (LI) District
Case Address: 2635 Observation Trail, Suite 110

Date Created: 3/24/2020
 For Questions on this Case Call (972) 771-7745

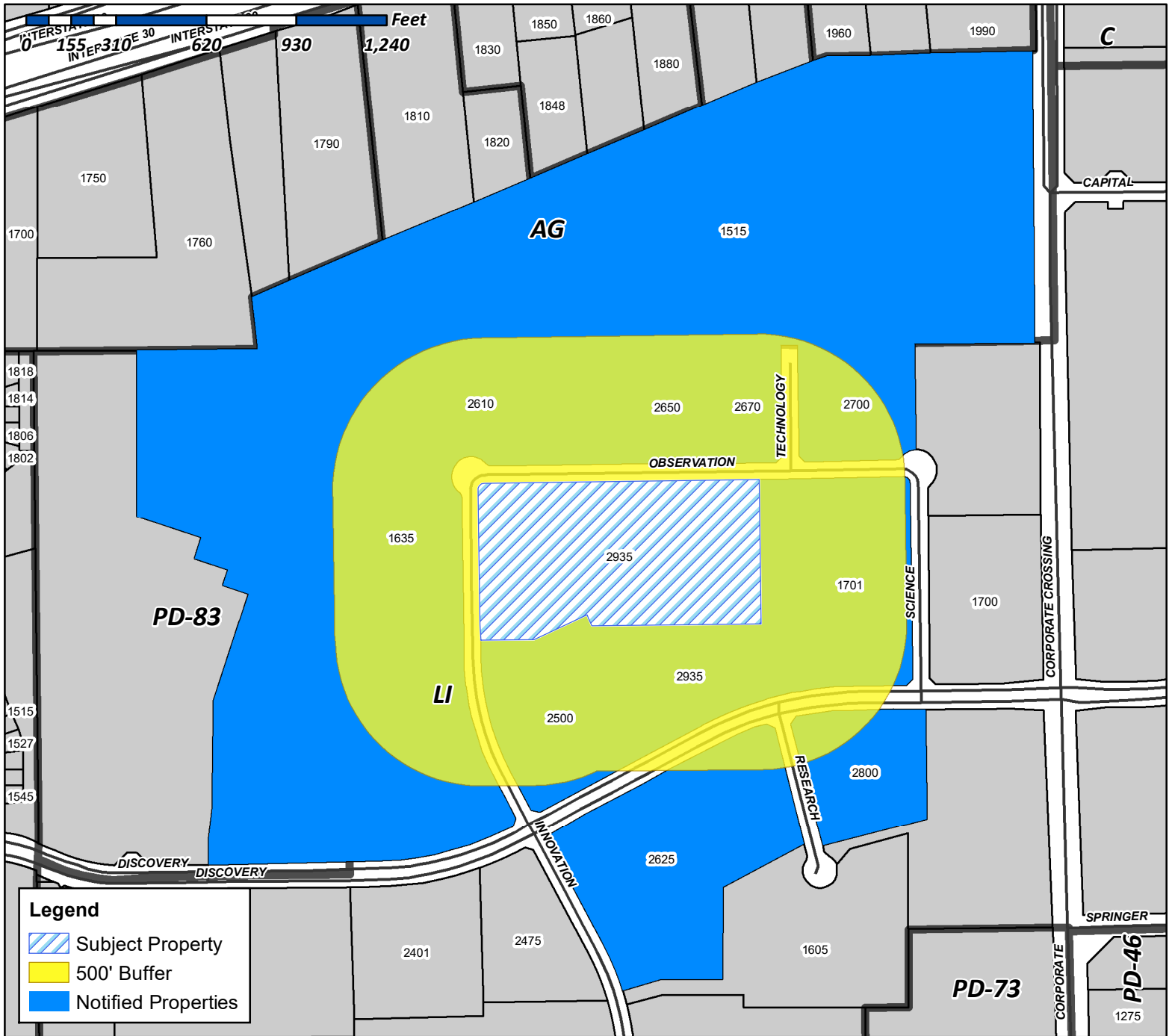




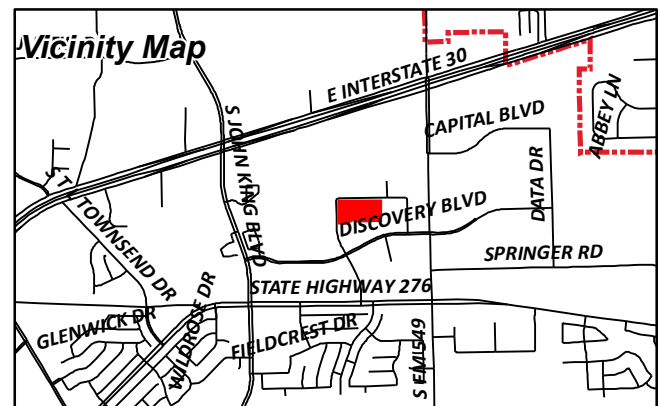
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2020-009
Case Name: SUP For Interstate Classic Cars
Case Type: Specific Use Permit
Zoning: Light Industrial (LI) District
Case Address: 2635 Observation Trail, Suite 110



Date Created: 3/24/2020
 For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
DISCOVERY BLVD
ROCKWALL, TX 75032

CURRENT RESIDENT
INNOVATION DR
ROCKWALL, TX 75032

CURRENT RESIDENT
OBSERVATION TRAIL
ROCKWALL, TX 75032

J R FLEMING INVESTMENTS LLC
10355 SANDEN DRIVE
DALLAS, TX 75238

CURRENT RESIDENT
1515 CORPORATE CROSSING
ROCKWALL, TX 75032

CURRENT RESIDENT
1635 INNOVATION DR
ROCKWALL, TX 75032

BELLE HAV/TEX LP
1690 WOODSIDE RD STE 120
REDWOOD CITY, CA 94061

CURRENT RESIDENT
1701 SCIENCE PLACE
ROCKWALL, TX 75032

Z06 PROPERTIES INC
2500 DISCOVERY BLVD
ROCKWALL, TX 75032

CURRENT RESIDENT
2610 OBSERVATION TRAIL
ROCKWALL, TX 75032

SPECIAL PRODUCTS REALTY LTD
2625 DISCOVERY BLVD
ROCKWALL, TX 75032

PRECISION SHEET METAL SHOP INC
2650 OBSERVATION TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
2670 OBSERVATION TRAIL
ROCKWALL, TX 75032

CURRENT RESIDENT
2700 OBSERVATION TRAIL
ROCKWALL, TX 75032

CURRENT RESIDENT
2800 DISCOVERY BLVD
ROCKWALL, TX 75032

JBC LAND & CATTLE COMPANY LLC
2905 DUBLIN RD
PARKER, TX 75002

CURRENT RESIDENT
2935 OBSERVATION TRAIL
ROCKWALL, TX 75032

TREADWELL FAMILY TRUST AND
JANIEKS FAMILY TRUST
5161 VISTA MIGUEL DR
LA CANADA, CA 91011

PNEUMA VENTURES LTD
714 SANCTUARY WAY
HEATH, TX 75032

HITT FAMILY LIMITED PARTNERSHIP
7836 YAMINI DR
DALLAS, TX 75230

AMBATIELOS EVANGELOS & VASILIKI
JAMES E ZAFERIS & JOANNA ZAFERIS
P. O. BOX 86404
LOS ANGELES, CA 90086

KRT ENTERPRISES INC
PO BOX 1103
ROCKWALL, TX 75087

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087



NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2020-009: SUP for a New and/or Used Motor Vehicle Dealership/Showroom at 2635 Observation Trail

Hold a public hearing to discuss and consider a request by Brian Parsons on behalf of J. R. Fleming Investments for the approval of a Specific Use Permit (SUP) for a New and/or Used Indoor Motor Vehicle Dealership/Showroom on an 11.153-acre parcel of land identified as Lot 9, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2635 Observation Trail, Suite 110, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, April 28, 2020 at 6:00 PM**, and the City Council will hold a public hearing on **Monday, May 4, 2020 at 6:00 PM**. Both hearings will take place virtually and be available for viewing online via "Zoom".

In compliance with CDC recommendations regarding social distancing and in accordance with state and local proclamations limiting the size of public gatherings, these meetings will be held virtually and not in person. As an interested property owner, you are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. Alternatively, you may fill out and return this form and return it to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

All comments received by staff will be read into the record during each of the public hearings. Alternatively, interested parties may participate in the meeting virtually through "Zoom". For instructions on how to participate please email Planning@rockwall.com. For all questions concerning these cases or the City's new virtual meeting format, please contact the City of Rockwall Planning and Zoning Department staff at (972) 771-7745.

Your comments must be received by **Monday, May 4, 2020 by 4:00 PM** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning
City of Rockwall, Texas



MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases)

----- PLEASE RETURN THE BELOW FORM -----

Case No. Z2020-009: SUP for a New and/or Used Motor Vehicle Dealership/Showroom at 2635 Observation Trail

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name: _____

Address: _____

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



2635 Observation Trail
Rockwall, Texas 75032
214.503.2581 phone
800.527.0010 sales
www.interstatewire.com

March 12, 2020

Mr. Ryan Miller
Director of Planning & Zoning
Planning and Zoning Division
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

Re: Specific Use Permit for Interstate Classic Cars, Suite 110

Mr. Miller,

Please accept this summary as an addendum to the Development Application, as prepared and submitted concurrently, in support of the proposed zoning revision for our applicable property located at 2635 Observation Trail, Rockwall. The existing facility is composed of three suites, with Suites 120 and 130 being appropriately categorized as Light Industrial, with only the third suite being included within the scope of this request for a Specific Use Permit. This suite, Suite 110, consumes approximately 10,000 sq. ft. of the estimated 250,000 sq. ft. structure.

Mr. Jeff Fleming (J R Fleming Investments) recently relocated his manufacturing and distribution businesses (Interstate Wire Company, Inc and Agave Wire LLC) to Rockwall, Texas, as a result of the promotional efforts conducted by the Rockwall Economic Development Corporation. Part of the relocation initiative included the relocation of Interstate Classic Cars (ICC), an Indoor Motor Vehicle Showroom, which includes a private collection of antique and/or special interest vehicles. ICC may acquire or dispose of five to ten vehicles per a year, with an inventory not exceeding twenty vehicles at any time within the past five years.

Please note that all planned activities at this location will comply with restrictions as defined within Subsection 2.03, Auto and Marine-Related Land Uses, New and/or Used Indoor Motor Vehicle Dealership/Showroom. All vehicles and related activities will be contained and enclosed within the building envelope, with no outside storage or display. Hours of operations will be limited to appointments only, with the showroom not being open to the general public.

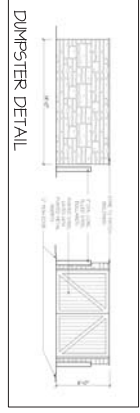
If you have any questions or concerns regarding the application or this addendum, please contact me at your convenience at the number above, or email at parsonsb@interstatewire.com.

Best Regards,



W. Brian Parsons
President & CEO
Interstate Wire Company, Inc.

Cc Jeff Fleming



ARCHITECTURAL SITE PLAN

SCALE: 1" = 40'

OWNER:
JEFF FLEHING INVESTMENTS, LLC
10355 SANDER DRIVE
DALLAS, TX 75239
214-593-1311

PROJECT:
NEW FACILITY
INTERSTATE
WIRE CO., INC.
AGAVE WIRE, LTD
LOT 7, BLOCK D &
PARTIAL LOT 6, BLOCK D
ROCKWALL, TX

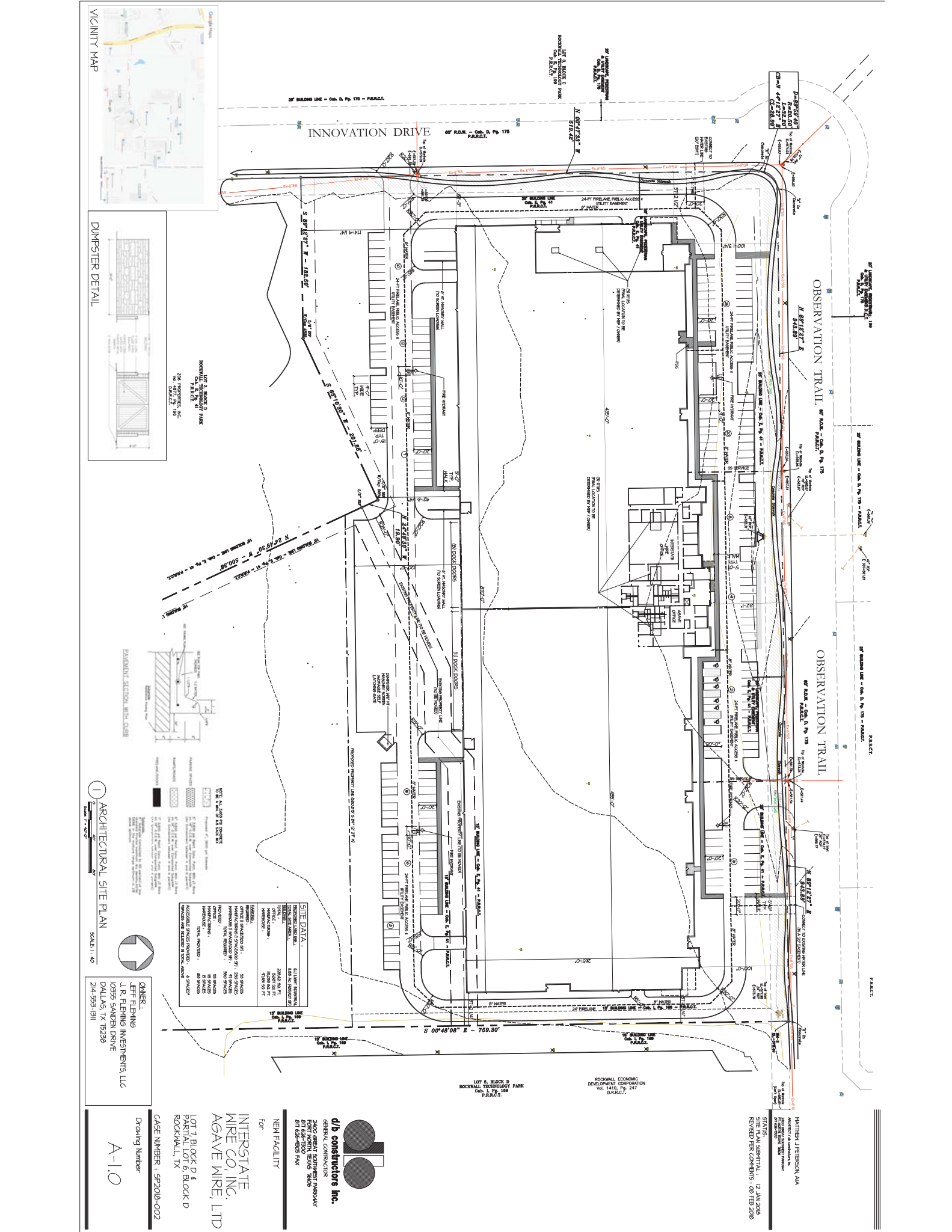
PROJECT NUMBER: SP2018-002
Drawing Number:
A-110

SITE DATA:	
ALLIANT ENERGY	22000 SQ. FT.
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION	10000 SQ. FT.
LOT 7, BLOCK D	10000 SQ. FT.
PARTIAL LOT 6, BLOCK D	10000 SQ. FT.
ROCKWALL, TX	10000 SQ. FT.
OWNER:	JEFF FLEHING INVESTMENTS, LLC
ARCHITECT:	ANTHONY J. PETERSON, AIA
DATE:	12 JAN 2018
REVISIONS:	REVISED PER COMMENTS, 10 FEB 2018

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. REFER TO ALL OTHER DRAWINGS FOR DETAILS AND SPECIFICATIONS.
3. REFER TO ALL OTHER DRAWINGS FOR DIMENSIONS AND SPECIFICATIONS.
4. REFER TO ALL OTHER DRAWINGS FOR DIMENSIONS AND SPECIFICATIONS.
5. REFER TO ALL OTHER DRAWINGS FOR DIMENSIONS AND SPECIFICATIONS.

GENERAL CONTRACTOR:
dbb constructors inc.
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TEXAS 76106
817 626-4000 FAX

ARCHITECT:
ANTHONY J. PETERSON, AIA
10355 SANDER DRIVE
DALLAS, TX 75239
214-593-1311



OWNER:
JEFF FLEHING INVESTMENTS, LLC
10355 SANDER DRIVE
DALLAS, TX 75239
214-593-1311

PROJECT:
NEW FACILITY
INTERSTATE
WIRE CO., INC.
AGAVE WIRE, LTD
LOT 7, BLOCK D &
PARTIAL LOT 6, BLOCK D
ROCKWALL, TX

PROJECT NUMBER: SP2018-002
Drawing Number:
A-110

GENERAL CONTRACTOR:
dbb constructors inc.
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TEXAS 76106
817 626-4000 FAX

ARCHITECT:
ANTHONY J. PETERSON, AIA
10355 SANDER DRIVE
DALLAS, TX 75239
214-593-1311





FIRE LANE NO PARKING



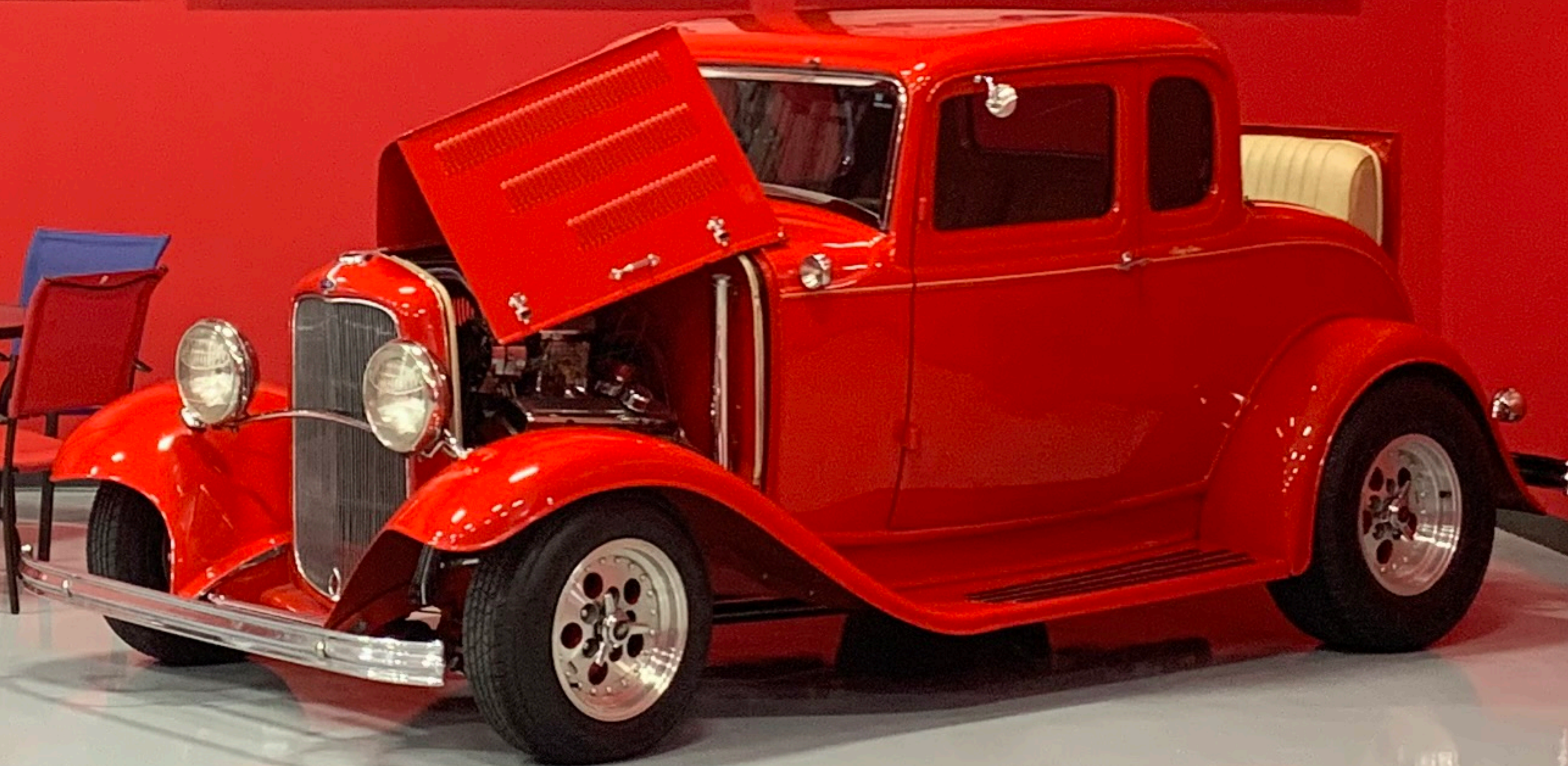
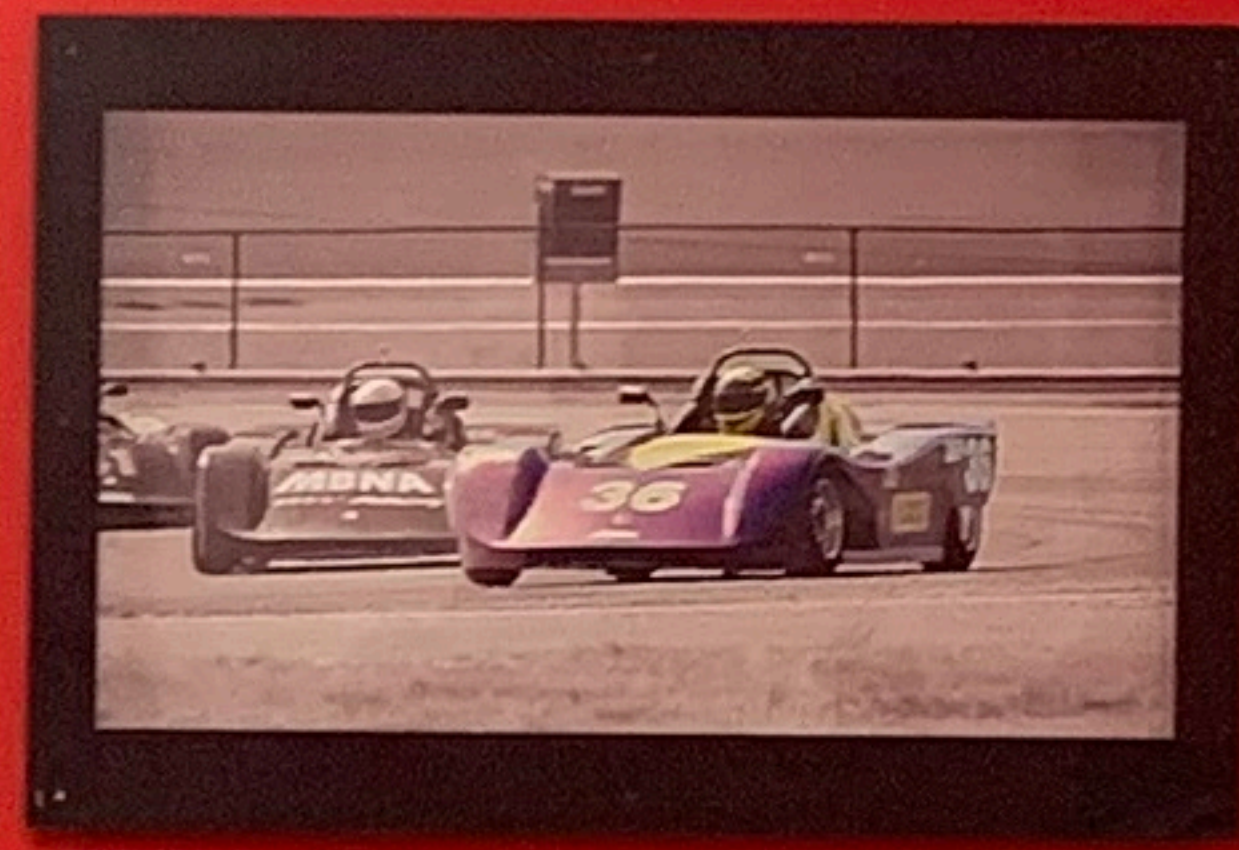
Interstate Classic Cars

FIRE LANE NO PARKING





EXIT



 Interstate Classic Cars





CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) WITHIN A LIGHT INDUSTRIAL (LI) DISTRICT ALLOWING FOR A NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM ON A 11.153-ACRE PARCEL OF LAND IDENTIFIED AS LOT 9, BLOCK D, ROCKWALL TECHNOLOGY PARK ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Brian Parsons on behalf of Jeff Fleming of J. R. Fleming Investments for the approval of a Specific Use Permit (SUP) to allow for a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* to be located on an 11.153 acre parcel of land identified as Lot 9, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2635 Observation Trail, Suite 110, and more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for an *Indoor Motor Vehicle Dealership/Showroom* within a Light Industrial (LI) District, as stipulated by Subsection 02.03.H.5, *Auto and Marine-Related Land Uses*, of Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] for the *Subject Property*, and,

SECTION 2. That the Specific Use Permit shall be subject to the conditions set forth in Subsection 02.03.H.5, *Auto and Marine-Related Land Uses*, of Article 04, *Permissible Uses*, and Subsection 05.01, *General Industrial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] as heretofore amended, as

amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the following additional conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* on the *Subject Property*, and conformance to these operational conditions is required for continued operations:

- (1) The area designated for a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* shall be restricted to Suite 110 (*i.e. ~10,000 SF*) of 2635 Observation Trail as depicted in Exhibit 'B' of this ordinance; and,
- (2) The sales/storage facility must be in a completely enclosed building; and,
- (3) Outside display and/or storage of vehicles shall be prohibited. This includes storing vehicles under canopies/awnings or similar covered structures; and,
- (4) All activities shall remain inside the building (*i.e. no detailing, washing, sales activities, etcetera shall be performed outside the building*); and,
- (5) Accessory uses may be allowed in compliance with the *Land Use Schedule* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC); and,
- (6) The *New and/or Used Indoor Motor Vehicle Dealership/Showroom* shall be restricted to the sale of motor vehicles only (*i.e. cars and/or light trucks*); and,
- (7) The subject property shall comply with all standard of the City of Rockwall Fire Department for such use.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] will require compliance to the following:

- 1) Upon obtaining or maintaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and

each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 18TH DAY OF MAY, 2020.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 4, 2020

2nd Reading: May 18, 2020

**Exhibit 'A':
Zoning Exhibit**

Location: 2635 Observation Trail

Legal Description: Lot 9, Block D, Technology Park Addition

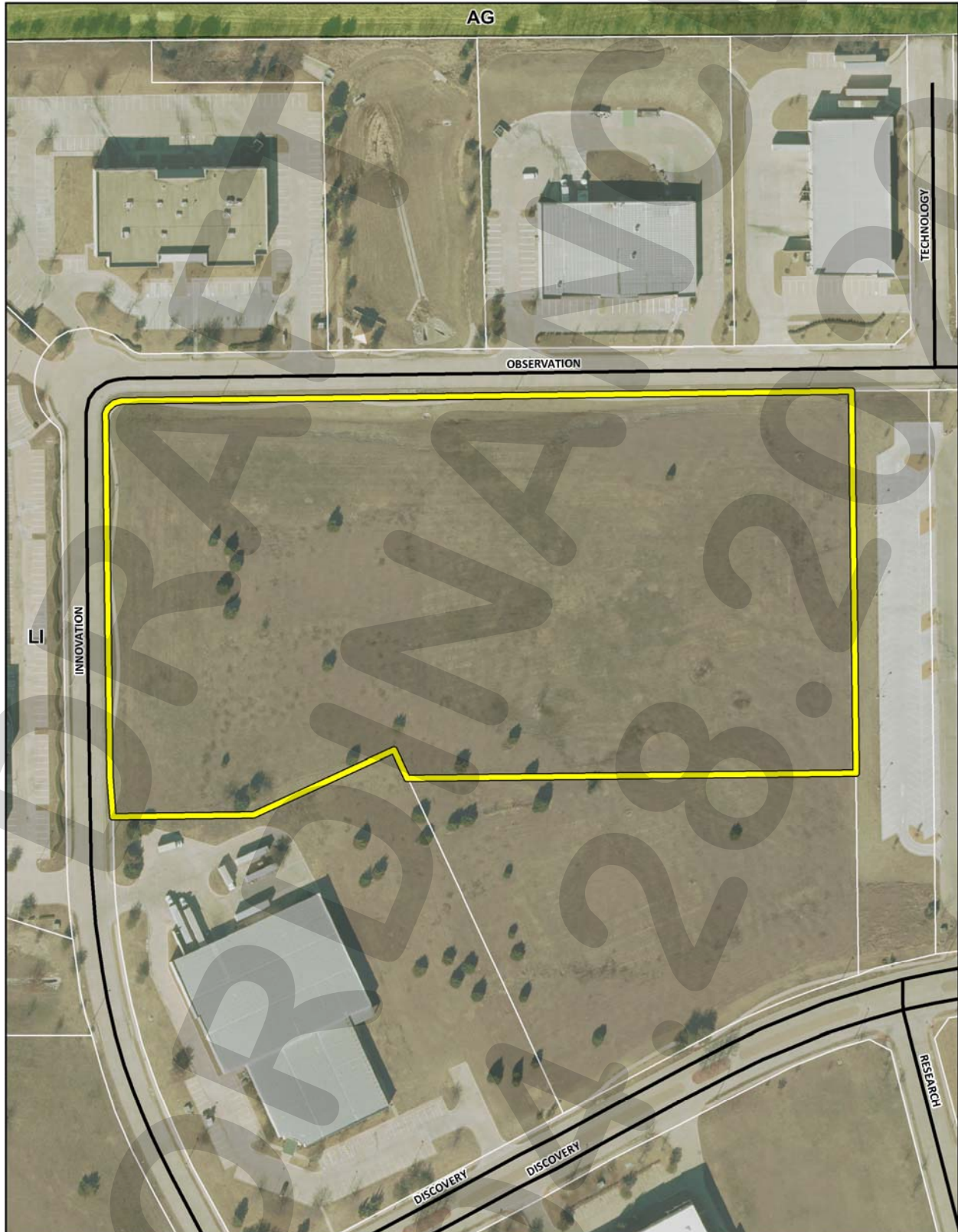
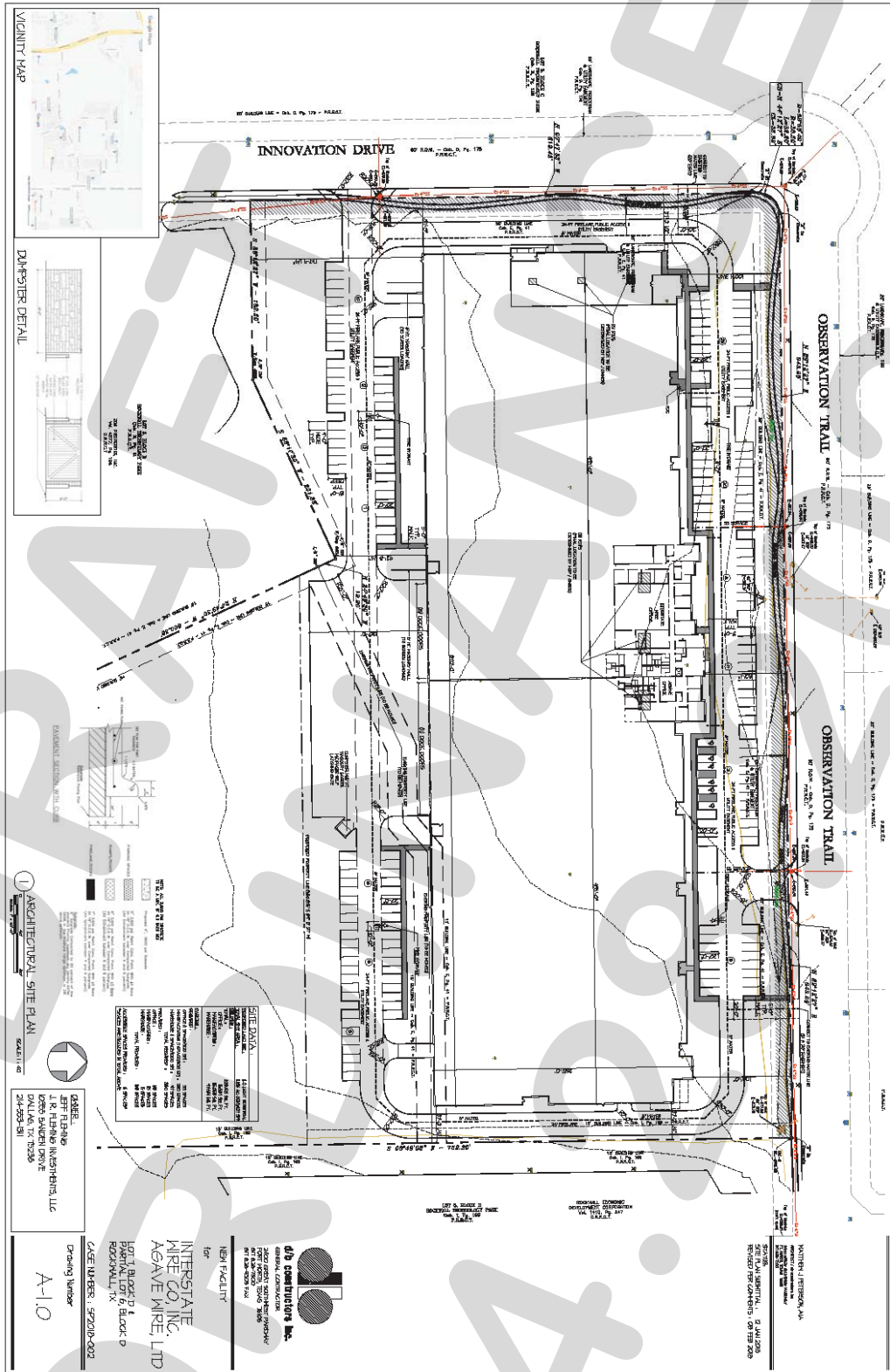


Exhibit 'B':
Site Plan





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: April 28, 2020
APPLICANT: Brian Parsons
CASE NUMBER: Z2020-009; *SUP for an Indoor Motor Vehicle Dealership/Showroom at 2635 Observation Trail*

SUMMARY

Hold a public hearing to discuss and consider a request by Brian Parsons on behalf of J. R. Fleming Investments for the approval of a Specific Use Permit (SUP) for a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* on an 11.153-acre parcel of land identified as Lot 9, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2635 Observation Trail, Suite 110, and take any action necessary.

BACKGROUND

The subject property was annexed on December 3, 1985 [*Ordinance No. 85-69*] and is zoned Light Industrial (LI) District. On July 2, 2018, the City Council approved a replat [*Case No. P2018-020*] for the subject property establishing two (2) lots (*i.e. Lots 8 & 9, Block D, Rockwall Technology Park Addition*). On February 13, 2018, the Planning and Zoning Commission approved a site plan [*Case No. SP2018-002*] for the construction of a ~228,421 SF warehouse/manufacturing/office facility [*i.e. Interstate Wire Co., Inc.*] on the subject property, and forwarded a recommendation of approval for the associated variances to the City Council. On February 19, 2018, the City Council approved the variances as requested for the subject property. More recently, the building on the subject property was completed [*BLD2018-3207*], and the applicant requested three (3) Certificates of Occupancy (CO's) (*i.e. Interstate Wire Co. [CO2020-0016], Interstate Classic Cars [CO2020-0017], and Agave Wire, LTD [CO2020-018]*). The CO's for Interstate Wire and Agave Wire were issued; however, staff determined that a Specific Use Permit (SUP) would be required prior to the issuance of the CO for Interstate Classic Cars.

PURPOSE

The applicant, Brian Parsons on behalf of J. R. Fleming Investments, is requesting the approval of a Specific Use Permit (SUP) to allow a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 2635 Observation Trail, Suite 110, within the Rockwall Technology Park. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Observation Trail along with several industrial buildings that are within the Rockwall Technology Park and zoned Light Industrial (LI) District. Adjacent to the Rockwall Technology Park is a 44.127-acre vacant tract of land zoned Agricultural (AG) District, followed by several businesses zoned Light Industrial (LI) District and Agricultural (AG) District. Beyond this is IH-30, which is identified as a TXDOT6D (*i.e. Texas Department of Transportation roadway, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a continuation of Rockwall Technology Park with several industrial buildings zoned for Light Industrial (LI) District land uses and Discovery Boulevard, which is identified as an M4U (*i.e. major arterial, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan. Beyond this is SH-276, which is identified as a TXDOT6D (*i.e. Texas Department of Transportation roadway, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan.

East: Directly east of the subject property is a continuation of Rockwall Technology Park with two (2) industrial buildings zoned Light Industrial (LI) District and Science Place. Beyond this is FM-3549 (*i.e. Corporate Crossing*), which is identified as a TXDOT4D (*i.e. Texas Department of Transportation roadway, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is a continuation of Rockwall Technology Park with several industrial buildings zoned Light Industrial (LI) District.

West: Directly west of the subject property is Innovation Drive followed by Pegasus Foods, which is located on an 8.482-acre parcel of land zoned Light Industrial (LI) District. Beyond this is Planned Development District 83 (PD-83) for multi-family land uses.

CHARACTERISTICS OF THE REQUEST

On November 11, 2014, the City Council approved an ordinance that added the *New and/or Used Indoor Motor Vehicle Dealership/Showroom* land use to the *Permissible Use Charts* contained in the UDC. This new change requires a SUP within the Commercial (C), Heavy Commercial (HC), Light Industrial (LI), or Heavy Industrial (HI) District. This ordinance defined this land use as, “(t)he indoor storage of operable automobiles in a fully enclosed building for the purpose of holding such vehicles for sale, lease, distribution, or storage.” The applicant’s letter requesting the SUP indicates the indoor motor vehicle showroom includes a private collection of antique and/or special interest vehicles. The business model is generally internet based -- *not traditional auto sales* -- with on hand inventory that is limited to the interior of the buildings showroom floor. In addition, the applicant has indicated that only five (5) to ten (10) vehicles will be sold per year. Additionally, the applicant's letter submitted with the SUP request indicates the area to be ~10,000 S.F. within a ~250,000 S.F. building.

If approved, the SUP would be limited to the enclosed ~10,000 SF building area designated in the ordinance and addressed as 2610 Observation Trail, Suite 110. Per the Specific Use Permit (SUP) ordinance the proposed land use could not expand beyond Suite 110, within the ~228,000 SF building.

CONFORMANCE WITH THE CITY’S CODES

According to Section 01, *Land Use Schedule*, of Article 04, *Uses of Land and Buildings*, of the Unified Development Code (UDC) the *New and/or Used Indoor Motor Vehicle Dealership/Showroom* is permitted with a Specific Use Permit (SUP) in a Light Industrial (LI) District. Subsection 02.03.H.5, *Auto and Marine-Related Land Use Conditions*, of Article 04, *Permissible Uses*, of the Unified Development Code outlines the special conditions for this use. The following is a summary of the applicant's request and its compliance to these special conditions:

<i>Code Requirement</i>	<i>Proposed Plan</i>	<i>Compliance</i>
The sale/storage facility must be a completely enclosed building.	10,000 SF Indoor Facility	Yes
Outside display or storage of vehicles shall be prohibited. This includes storing vehicles under canopies/awnings or similar covered structures.	10,000 SF Indoor Facility. There will be no outside display of vehicles.	Yes
All activities shall remain inside the building (<i>i.e. no detailing, sales activities or other operation activities shall be performed outside the building</i>).	10,000 SF Indoor Facility	Yes
Accessory uses may be allowed in compliance with Land Use Schedule).	N/A	N/A
The indoor motor vehicle dealership shall be restricted to the sale of motor vehicles only (<i>i.e. cars and light trucks</i>).	Limited to Trucks, Cars and SUV's Primarily Used Vehicles	Yes

All operations of an *indoor motor vehicle dealership/showroom* requires all activities to be located within the interior of the building (*i.e. no outside display or storage of vehicles, no outdoor detailing or sales activities, etc.*). Additionally, the SUP restricts the indoor sales to motor vehicles only (*i.e. cars and light trucks*). It should be noted the applicant's letter indicates compliance with these requirements, with the addition that the sales operation is limited by appointment only and the showroom will not be open to the general public.

STAFF ANALYSIS

When looking at the applicant's request, to allow the *New and/or Used Indoor Motor Vehicle Dealership/Showroom* in a Light Industrial (LI) District, the applicant appears to be conforming to the *Conditional Land Use Standards* and definitions contained in Subsection 02.03.H.5, *Auto and Marine-Related Land Use Conditions*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC). The Planning and Zoning Commission is charged with determining if the proposed request will negatively impact the subject property and the surrounding properties. Additionally, staff should note that the subject property is located within the Rockwall Technology Park; however, the operation and storage of the private collection/antique vehicles will be located indoors, is by appointment only, and will not be open to the general public. Staff should also note that the Rockwall Economic Development Corporation (REDC) has contacted staff to state that they were not opposed to the applicant's request. Based on this, the applicant's request does not appear to negatively impact the subject property or surrounding properties; however, approval of this request is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On April 8, 2020, staff mailed 23 notices to property owners and residents within 500-feet of the *subject property*. As a note, there are no Homeowner's Associations (HOA's) or Neighborhood Organizations located within 1,500-feet of the *subject property* participating in the notification program. At the time this case memo was drafted staff had not received any notices regarding the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to allow for a *New and/or Used Indoor Motor Vehicle Dealership/Showroom*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (1) The area designated for a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* shall be restricted to Suite 110 (*i.e.* ~10,000 SF) of 2635 Observation Trail as depicted in *Exhibit 'B'* of the draft ordinance; and,
 - (2) The sales/storage facility must be in a completely enclosed building; and,
 - (3) Outside display and/or storage of vehicles shall be prohibited. This includes storing vehicles under canopies/awnings or similar covered structures; and,
 - (4) All activities shall remain inside the building (*i.e.* no detailing, washing, sales activities, etcetera shall be performed outside the building); and,
 - (5) Accessory uses may be allowed in compliance with the *Land Use Schedule* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC); and,
 - (6) The *New and/or Used Indoor Motor Vehicle Dealership/Showroom* shall be restricted to the sale of motor vehicles only (*i.e.* cars and/or light trucks); and,
 - (7) The subject property shall comply with all standard of the City of Rockwall Fire Department for such use.
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall Project Plan Review History



Project Number Z2020-009	Owner J R FLEMING INVESTMENTS LLC	Applied 3/13/2020	AG
Project Name 2635 Observation Trail, Suite 110	Applicant BRIAN PARSONS	Approved	
Type ZONING		Closed	
Subtype SUP		Expired	
Status Staff Review		Status	
Site Address 2935 OBSERVATION		City, State Zip ROCKWALL, TX 75032	
Subdivision ROCKWALL TECHNOLOGY PARK		Tract 9	Block D
		Lot No 9	Parcel No 4816-000D-0009-00-OR
			General Plan
			Zoning

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/13/2020	3/20/2020				
ENGINEERING	Sarah Johnston	3/13/2020	3/20/2020	3/26/2020	13	APPROVED	
FIRE	Ariana Hargrove	3/13/2020	3/20/2020	3/25/2020	12	APPROVED	
PLANNING	David Gonzales	3/13/2020	3/20/2020	3/30/2020	17	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(3/30/2020 4:28 PM DG)						Z2020-009; SUP for Indoor Motor Vehicle Dealership– 2635 Observation Trail Please address the following comments (M= Mandatory Comments; I = Informational Comments)
I.1						This is a request for the approval of a Specific Use Permit (SUP) for a New and/or Used Indoor Motor Vehicle Dealership/Showroom on an 11.153-acre parcel of land identified as Lot 9, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2635 Observation Trail, Suite 110.
I.2						For questions or comments concerning this case please contact David Gonzales in the Planning Department at(972) 772-6488 or email dgonzales@rockwall.com.
M.3						For reference, include the case number (Z2020-009) in the lower right-hand corner of all pages of all revised plan submittals(if any).
I.4						This project is subject to all requirements stipulated by the Unified Development Code(UDC), and the Development Standards of Article 04 & Article 05 that are applicable to the subject property.
M.5						Please review the draft ordinance when received by staff and provide comments to staff by April 21, 2020. Staff will review any comments returned and prepare a final draft ordinance for the Planning and Zoning Commission to consider prior to the Planning and Zoning Meeting(i.e. Public Hearing) to be held on April 28, 2020.
M.6						Proposed Operational Conditions of the SUP. The following conditions pertain to the operation of a New and/or Used Indoor Motor Vehicle Dealership/Showroom on the Subject Property, and conformance to these operational conditions is required for continued operations
(a)						The sales/storage facility must be a completely enclosed building
(b)						Outside display or storage of vehicles shall be prohibited This includes storing vehicles under canopies/awnings or similar covered structures.
(c)						All activities shall remain inside the building (i.e. no detailing, sales activities, et cetera shall be performed outside the building).
(d)						Accessory uses may be allowed in compliance with Land Use Schedule.
I.7						Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections, and provide any additional information that is requested Revisions for this case will be due on April 21, 2020; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 28, 2020 Planning & Zoning Meeting (Public Hearing).
I.8						Please note the scheduled meetings for this case:
1)						Planning & Zoning Work Session meeting will be held on April 14, 2020.
2)						Planning & Zoning Public Hearing meeting will be held on April 28, 2020.
3)						City Council Public Hearing will be held on May 4, 2020. (1st Reading of Ordinance)
4)						City Council meeting will be held on May 18, 2020. (2nd Reading of Ordinance)
I.9						Due to the current COVID-19 situation and the City's disaster declaration, the Planning and Zoning Commission Work Session Meeting will require a representative to answer the Planning and Zoning Commission's questions over the phone (i.e. the meeting will be held as regularly scheduled, but will be closed to applicants and the public). Staff is currently unsure of how the April 28, 2020 Planning and Zoning Commission Public Hearing will be held (i.e. virtually through zoom, closed to the public, or as regularly scheduled) and will inform applicants and the public of the City's plans closer to that date.



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
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address 2635 Observation Trail, Suite 110, Rockwall, Texas

Subdivision Rockwall Technology Park

Lot

g

Block

D

General Location Rockwall Technology Park

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Light Industrial

Current Use Manufacturing/Distribution

Proposed Zoning SUP

Proposed Use Manufacturing/Dist'n/Indoor Auto Showroom

Acreage 11.153

Lots [Current]

N/A

Lots [Proposed]

N/A

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 J R Fleming Investments

Applicant Brian Parsons

Contact Person Jeff Fleming

Contact Person

Address PO Box 489

Address 2635 Observation Trail

City, State & Zip Rockwall, Texas 75087

City, State & Zip Rockwall, Texas 75032

Phone 214.503.2581

Phone 940.452.0143

E-Mail FlemingJ@InterstateWire.com

E-Mail ParsonsB@InterstateWire.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared _____ [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 _____ day of _____, 20 _____. 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 _____ day of _____, 20 ____.

Owner's Signature _____

Notary Public In and for the State of Texas _____

My Commission Expires _____



2635 Observation Trail
Rockwall, Texas 75032
214.503.2581 phone
800.527.0010 sales
www.interstatewire.com

March 12, 2020

Mr. Ryan Miller
Director of Planning & Zoning
Planning and Zoning Division
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

Re: Specific Use Permit for Interstate Classic Cars, Suite 110

Mr. Miller,

Please accept this summary as an addendum to the Development Application, as prepared and submitted concurrently, in support of the proposed zoning revision for our applicable property located at 2635 Observation Trail, Rockwall. The existing facility is composed of three suites, with Suites 120 and 130 being appropriately categorized as Light Industrial, with only the third suite being included within the scope of this request for a Specific Use Permit. This suite, Suite 110, consumes approximately 10,000 sq. ft. of the estimated 250,000 sq. ft. structure.

Mr. Jeff Fleming (J R Fleming Investments) recently relocated his manufacturing and distribution businesses (Interstate Wire Company, Inc and Agave Wire LLC) to Rockwall, Texas, as a result of the promotional efforts conducted by the Rockwall Economic Development Corporation. Part of the relocation initiative included the relocation of Interstate Classic Cars (ICC), an Indoor Motor Vehicle Showroom, which includes a private collection of antique and/or special interest vehicles. ICC may acquire or dispose of five to ten vehicles per a year, with an inventory not exceeding twenty vehicles at any time within the past five years.

Please note that all planned activities at this location will comply with restrictions as defined within Subsection 2.03, Auto and Marine-Related Land Uses, New and/or Used Indoor Motor Vehicle Dealership/Showroom. All vehicles and related activities will be contained and enclosed within the building envelope, with no outside storage or display. Hours of operations will be limited to appointments only, with the showroom not being open to the general public.

If you have any questions or concerns regarding the application or this addendum, please contact me at your convenience at the number above, or email at parsonsb@interstatewire.com.

Best Regards,

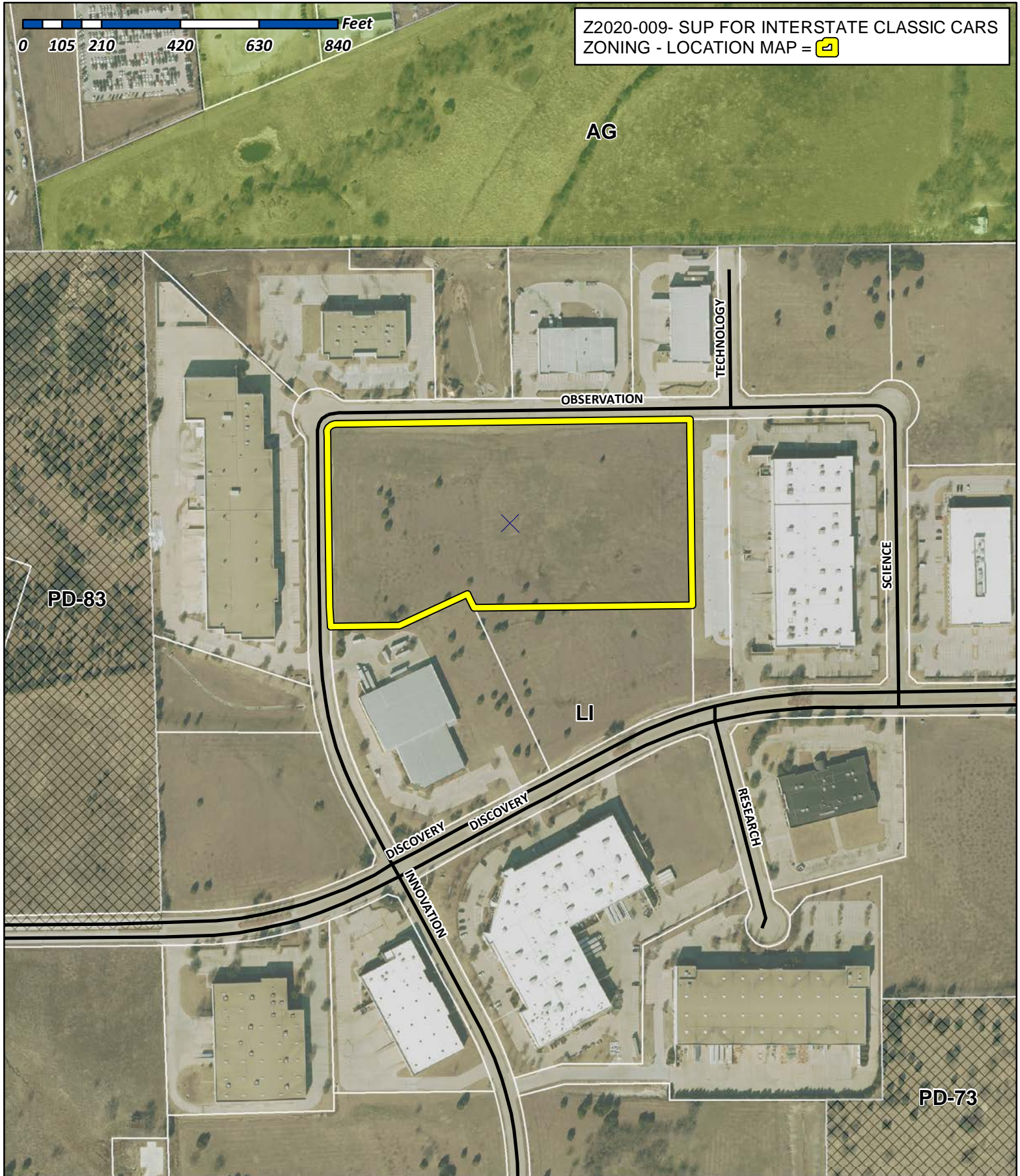


W. Brian Parsons
President & CEO
Interstate Wire Company, Inc.

Cc Jeff Fleming



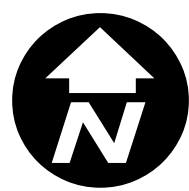
Z2020-009- SUP FOR INTERSTATE CLASSIC CARS
ZONING - LOCATION MAP =



City of Rockwall

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

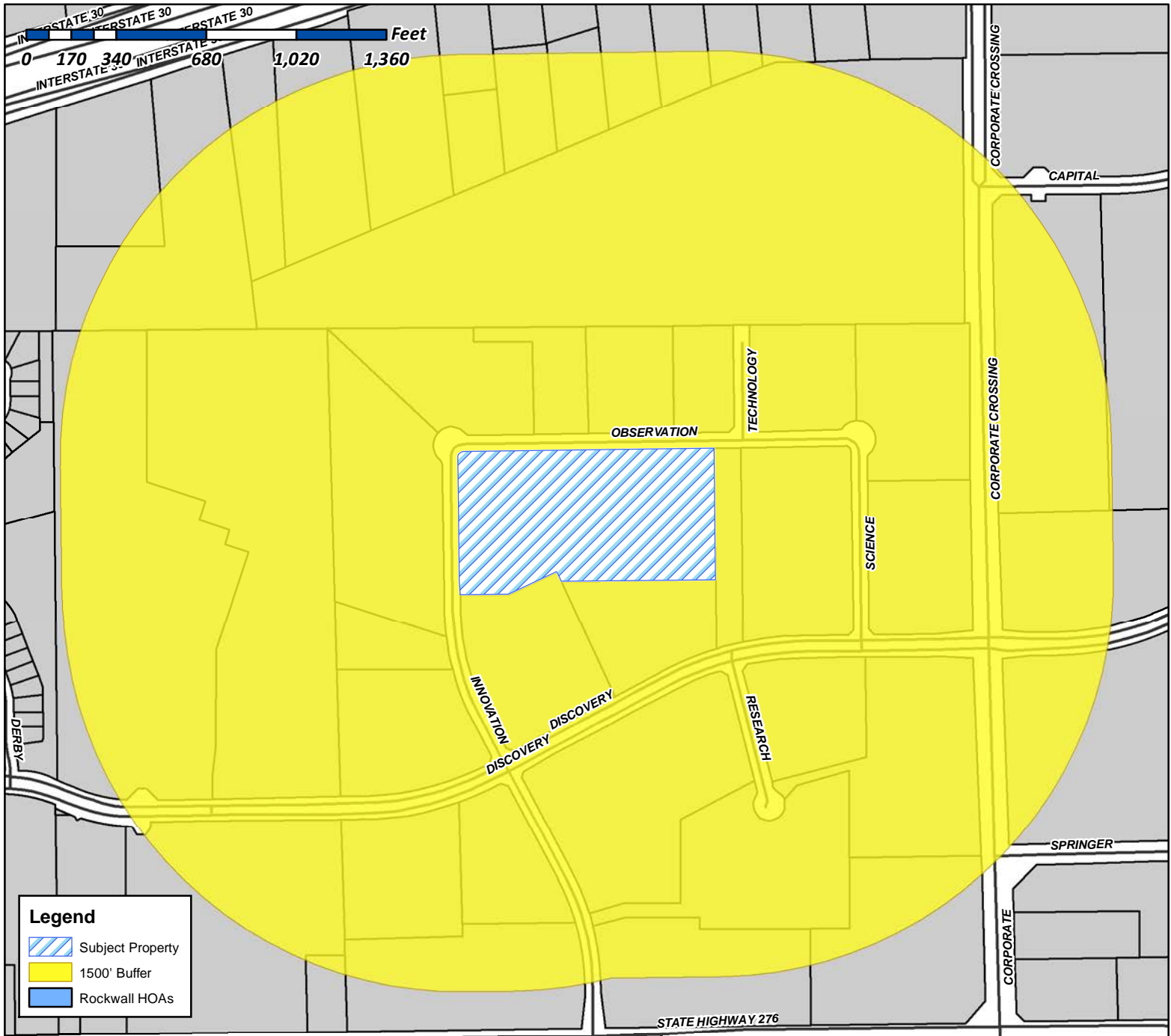




City of Rockwall

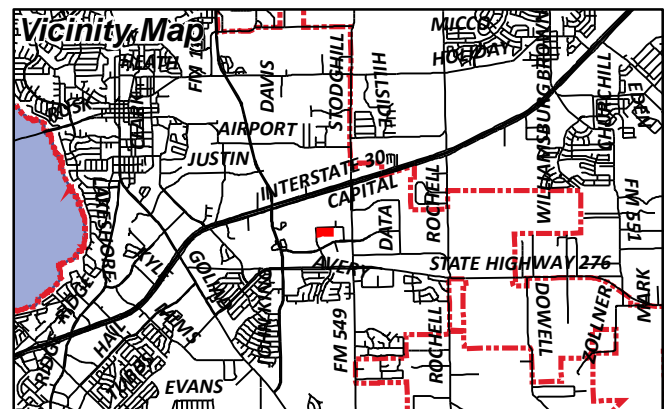
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Case Number: Z2020-009
Case Name: SUP for Interstate Classic Cars
Case Type: Specific Use Permit
Zoning: Light Industrial (LI) District
Case Address: 2635 Observation Trail, Suite 110

Date Created: 3/24/2020
For Questions on this Case Call (972) 771-7745

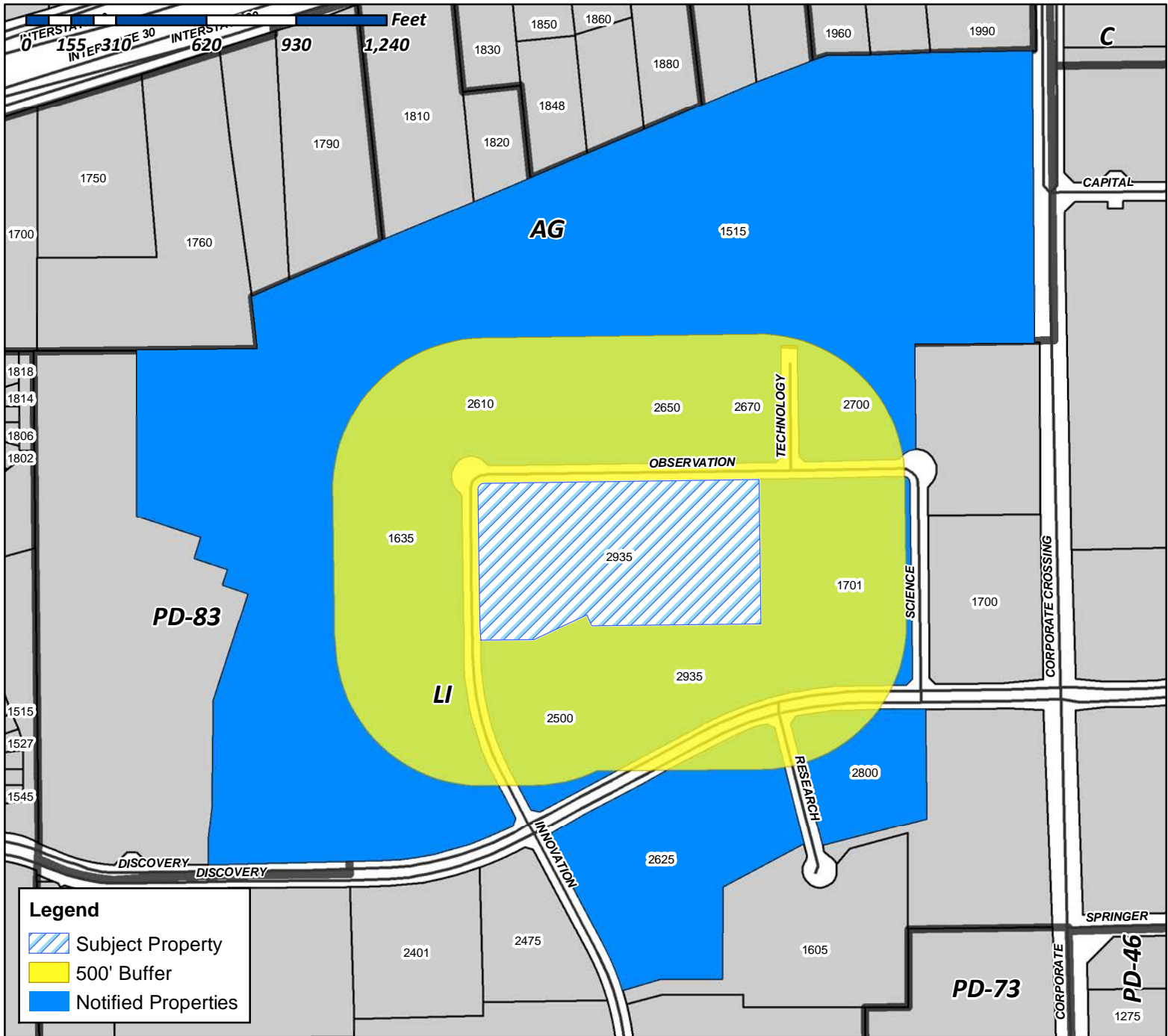




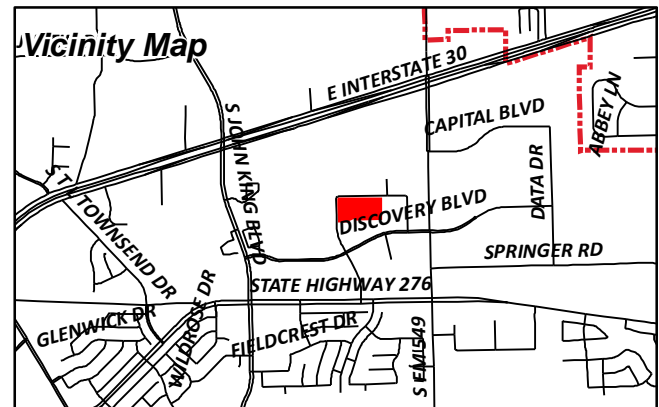
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Case Address: 2635 Observation Trail, Suite 110



Date Created: 3/24/2020
 For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
DISCOVERY BLVD
ROCKWALL, TX 75032

CURRENT RESIDENT
INNOVATION DR
ROCKWALL, TX 75032

CURRENT RESIDENT
OBSERVATION TRAIL
ROCKWALL, TX 75032

J R FLEMING INVESTMENTS LLC
10355 SANDEN DRIVE
DALLAS, TX 75238

CURRENT RESIDENT
1515 CORPORATE CROSSING
ROCKWALL, TX 75032

CURRENT RESIDENT
1635 INNOVATION DR
ROCKWALL, TX 75032

BELLE HAV/TEX LP
1690 WOODSIDE RD STE 120
REDWOOD CITY, CA 94061

CURRENT RESIDENT
1701 SCIENCE PLACE
ROCKWALL, TX 75032

Z06 PROPERTIES INC
2500 DISCOVERY BLVD
ROCKWALL, TX 75032

CURRENT RESIDENT
2610 OBSERVATION TRAIL
ROCKWALL, TX 75032

SPECIAL PRODUCTS REALTY LTD
2625 DISCOVERY BLVD
ROCKWALL, TX 75032

PRECISION SHEET METAL SHOP INC
2650 OBSERVATION TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
2670 OBSERVATION TRAIL
ROCKWALL, TX 75032

CURRENT RESIDENT
2700 OBSERVATION TRAIL
ROCKWALL, TX 75032

CURRENT RESIDENT
2800 DISCOVERY BLVD
ROCKWALL, TX 75032

JBC LAND & CATTLE COMPANY LLC
2905 DUBLIN RD
PARKER, TX 75002

CURRENT RESIDENT
2935 OBSERVATION TRAIL
ROCKWALL, TX 75032

TREADWELL FAMILY TRUST AND
JANIEKS FAMILY TRUST
5161 VISTA MIGUEL DR
LA CANADA, CA 91011

PNEUMA VENTURES LTD
714 SANCTUARY WAY
HEATH, TX 75032

HITT FAMILY LIMITED PARTNERSHIP
7836 YAMINI DR
DALLAS, TX 75230

AMBATIELOS EVANGELOS & VASILIKI
JAMES E ZAFERIS & JOANNA ZAFERIS
P. O. BOX 86404
LOS ANGELES, CA 90086

KRT ENTERPRISES INC
PO BOX 1103
ROCKWALL, TX 75087

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087



NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2020-009: SUP for a New and/or Used Motor Vehicle Dealership/Showroom at 2635 Observation Trail

Hold a public hearing to discuss and consider a request by Brian Parsons on behalf of J. R. Fleming Investments for the approval of a Specific Use Permit (SUP) for a New and/or Used Indoor Motor Vehicle Dealership/Showroom on an 11.153-acre parcel of land identified as Lot 9, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2635 Observation Trail, Suite 110, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, April 28, 2020 at 6:00 PM**, and the City Council will hold a public hearing on **Monday, May 4, 2020 at 6:00 PM**. Both hearings will take place virtually and be available for viewing online via "Zoom".

In compliance with CDC recommendations regarding social distancing and in accordance with state and local proclamations limiting the size of public gatherings, these meetings will be held virtually and not in person. As an interested property owner, you are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. Alternatively, you may fill out and return this form and return it to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

All comments received by staff will be read into the record during each of the public hearings. Alternatively, interested parties may participate in the meeting virtually through "Zoom". For instructions on how to participate please email Planning@rockwall.com. For all questions concerning these cases or the City's new virtual meeting format, please contact the City of Rockwall Planning and Zoning Department staff at (972) 771-7745.

Your comments must be received by **Monday, May 4, 2020 by 4:00 PM** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning
City of Rockwall, Texas



MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases)

PLEASE RETURN THE BELOW FORM

Case No. Z2020-009: SUP for a New and/or Used Motor Vehicle Dealership/Showroom at 2635 Observation Trail

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



2635 Observation Trail
Rockwall, Texas 75032
214.503.2581 phone
800.527.0010 sales
www.interstatewire.com

March 12, 2020

Mr. Ryan Miller
Director of Planning & Zoning
Planning and Zoning Division
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

Re: Specific Use Permit for Interstate Classic Cars, Suite 110

Mr. Miller,

Please accept this summary as an addendum to the Development Application, as prepared and submitted concurrently, in support of the proposed zoning revision for our applicable property located at 2635 Observation Trail, Rockwall. The existing facility is composed of three suites, with Suites 120 and 130 being appropriately categorized as Light Industrial, with only the third suite being included within the scope of this request for a Specific Use Permit. This suite, Suite 110, consumes approximately 10,000 sq. ft. of the estimated 250,000 sq. ft. structure.

Mr. Jeff Fleming (J R Fleming Investments) recently relocated his manufacturing and distribution businesses (Interstate Wire Company, Inc and Agave Wire LLC) to Rockwall, Texas, as a result of the promotional efforts conducted by the Rockwall Economic Development Corporation. Part of the relocation initiative included the relocation of Interstate Classic Cars (ICC), an Indoor Motor Vehicle Showroom, which includes a private collection of antique and/or special interest vehicles. ICC may acquire or dispose of five to ten vehicles per a year, with an inventory not exceeding twenty vehicles at any time within the past five years.

Please note that all planned activities at this location will comply with restrictions as defined within Subsection 2.03, Auto and Marine-Related Land Uses, New and/or Used Indoor Motor Vehicle Dealership/Showroom. All vehicles and related activities will be contained and enclosed within the building envelope, with no outside storage or display. Hours of operations will be limited to appointments only, with the showroom not being open to the general public.

If you have any questions or concerns regarding the application or this addendum, please contact me at your convenience at the number above, or email at parsonsb@interstatewire.com.

Best Regards,



W. Brian Parsons
President & CEO
Interstate Wire Company, Inc.

Cc Jeff Fleming





FIRE LANE NO PARKING



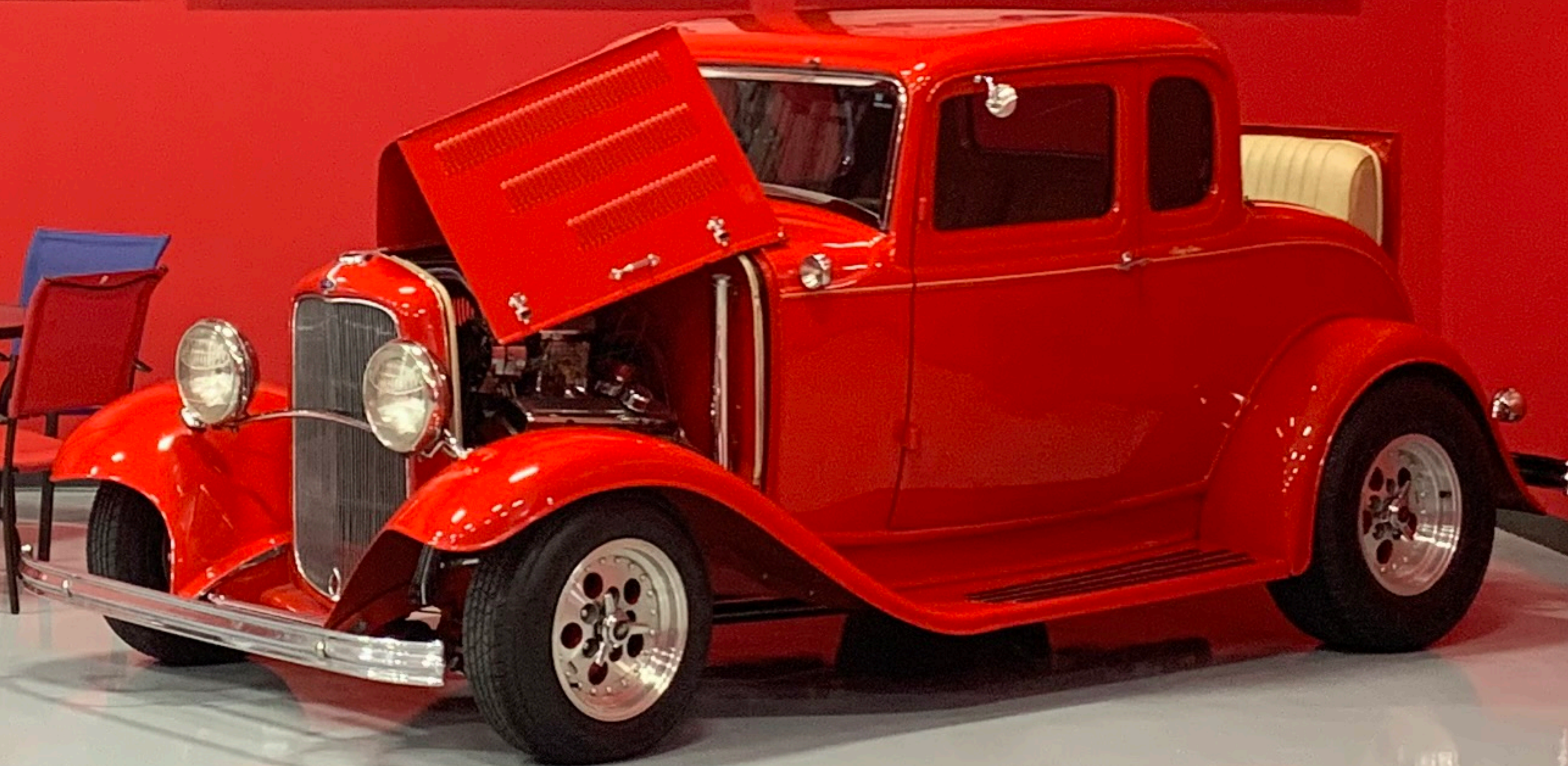
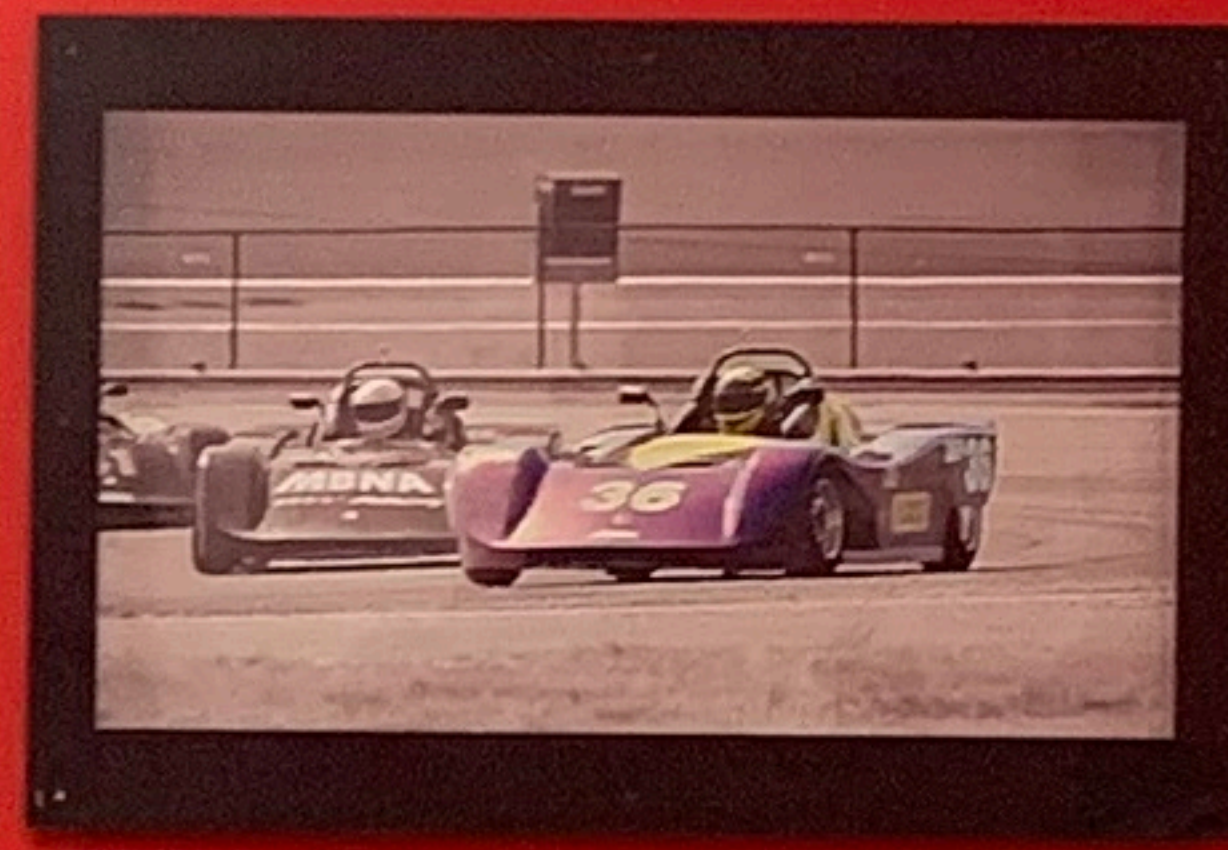
Innstate Classic Cars

FIRE LANE NO PARKING





EXIT



 Interstate Classic Cars





CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) WITHIN A LIGHT INDUSTRIAL (LI) DISTRICT ALLOWING FOR A NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM ON A 11.153-ACRE PARCEL OF LAND IDENTIFIED AS LOT 9, BLOCK D, ROCKWALL TECHNOLOGY PARK ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Brian Parsons on behalf of Jeff Fleming of J. R. Fleming Investments for the approval of a Specific Use Permit (SUP) to allow for a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* to be located on an 11.153 acre parcel of land identified as Lot 9, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2635 Observation Trail, Suite 110, and more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for an *Indoor Motor Vehicle Dealership/Showroom* within a Light Industrial (LI) District, as stipulated by Subsection 02.03.H.5, *Auto and Marine-Related Land Uses*, of Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] for the *Subject Property*, and,

SECTION 2. That the Specific Use Permit shall be subject to the conditions set forth in Subsection 02.03.H.5, *Auto and Marine-Related Land Uses*, of Article 04, *Permissible Uses*, and Subsection 05.01, *General Industrial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] as heretofore amended, as

amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the following additional conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* on the *Subject Property*, and conformance to these operational conditions is required for continued operations:

- (1) The area designated for a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* shall be restricted to Suite 110 (*i.e. ~10,000 SF*) of 2635 Observation Trail as depicted in Exhibit 'B' of this ordinance; and,
- (2) The sales/storage facility must be in a completely enclosed building; and,
- (3) Outside display and/or storage of vehicles shall be prohibited. This includes storing vehicles under canopies/awnings or similar covered structures; and,
- (4) All activities shall remain inside the building (*i.e. no detailing, washing, sales activities, etcetera shall be performed outside the building*); and,
- (5) Accessory uses may be allowed in compliance with the *Land Use Schedule* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC); and,
- (6) The *New and/or Used Indoor Motor Vehicle Dealership/Showroom* shall be restricted to the sale of motor vehicles only (*i.e. cars and/or light trucks*); and,
- (7) The subject property shall comply with all standard of the City of Rockwall Fire Department for such use.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] will require compliance to the following:

- 1) Upon obtaining or maintaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and

each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 18TH DAY OF MAY, 2020.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

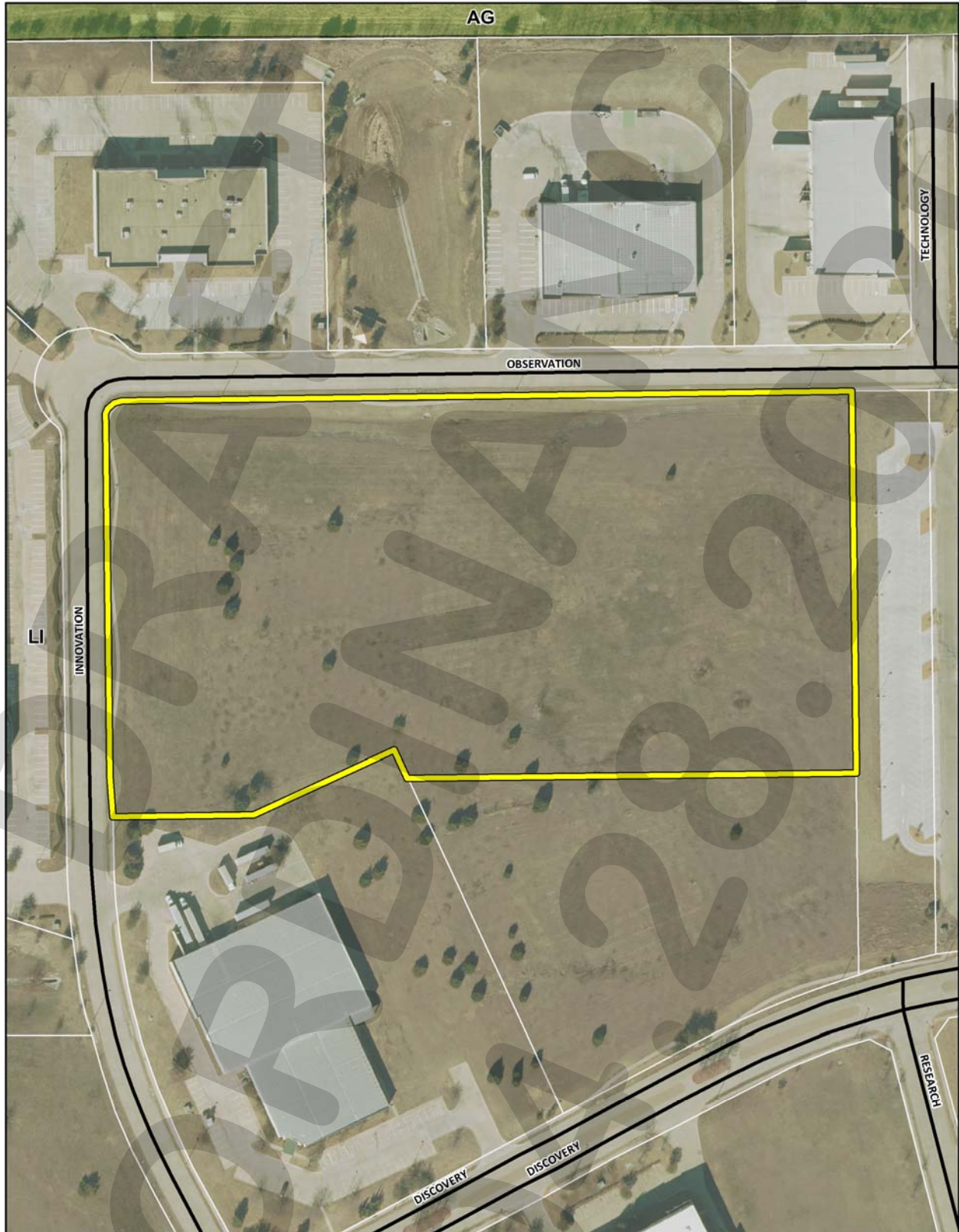
1st Reading: May 4, 2020

2nd Reading: May 18, 2020

**Exhibit 'A':
Zoning Exhibit**

Location: 2635 Observation Trail

Legal Description: Lot 9, Block D, Technology Park Addition





CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: May 4, 2020
APPLICANT: Brian Parsons; *Interstate Wire*
CASE NUMBER: Z2020-009; *SUP for an Indoor Motor Vehicle Dealership/Showroom at 2635 Observation Trail*

SUMMARY

Hold a public hearing to discuss and consider a request by Brian Parsons on behalf of J. R. Fleming Investments for the approval of a Specific Use Permit (SUP) for a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* on an 11.153-acre parcel of land identified as Lot 9, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2635 Observation Trail, Suite 110, and take any action necessary.

BACKGROUND

The subject property was annexed on December 3, 1985 [*Ordinance No. 85-69*] and is zoned Light Industrial (LI) District. On July 2, 2018, the City Council approved a replat [*Case No. P2018-020*] for the subject property establishing two (2) lots (*i.e. Lots 8 & 9, Block D, Rockwall Technology Park Addition*). On February 13, 2018, the Planning and Zoning Commission approved a site plan [*Case No. SP2018-002*] for the construction of a ~228,421 SF warehouse/manufacturing/office facility [*i.e. Interstate Wire Co., Inc.*] on the subject property, and forwarded a recommendation of approval for the associated variances to the City Council. On February 19, 2018, the City Council approved the variances as requested for the subject property. More recently, the building on the subject property was completed [*BLD2018-3207*], and the applicant requested three (3) Certificates of Occupancy (CO's) (*i.e. Interstate Wire Co. [CO2020-0016], Interstate Classic Cars [CO2020-0017], and Agave Wire, LTD [CO2020-018]*). The CO's for Interstate Wire and Agave Wire were issued; however, staff determined that a Specific Use Permit (SUP) would be required prior to the issuance of the CO for Interstate Classic Cars.

PURPOSE

The applicant, Brian Parsons on behalf of J. R. Fleming Investments, is requesting the approval of a Specific Use Permit (SUP) to allow a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 2635 Observation Trail, Suite 110, within the Rockwall Technology Park. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Observation Trail along with several industrial buildings that are within the Rockwall Technology Park and zoned Light Industrial (LI) District. Adjacent to the Rockwall Technology Park is a 44.127-acre vacant tract of land zoned Agricultural (AG) District, followed by several businesses zoned Light Industrial (LI) District and Agricultural (AG) District. Beyond this is IH-30, which is identified as a TXDOT6D (*i.e. Texas Department of Transportation roadway, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a continuation of Rockwall Technology Park with several industrial buildings zoned for Light Industrial (LI) District land uses and Discovery Boulevard, which is identified as an M4U (*i.e. major arterial, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan. Beyond this is SH-276, which is identified as a TXDOT6D (*i.e. Texas Department of Transportation roadway, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan.

East: Directly east of the subject property is a continuation of Rockwall Technology Park with two (2) industrial buildings zoned Light Industrial (LI) District and Science Place. Beyond this is FM-3549 (*i.e. Corporate Crossing*), which is identified as a TXDOT4D (*i.e. Texas Department of Transportation roadway, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is a continuation of Rockwall Technology Park with several industrial buildings zoned Light Industrial (LI) District.

West: Directly west of the subject property is Innovation Drive followed by Pegasus Foods, which is located on an 8.482-acre parcel of land zoned Light Industrial (LI) District. Beyond this is Planned Development District 83 (PD-83) for multi-family land uses.

CHARACTERISTICS OF THE REQUEST

On November 11, 2014, the City Council approved an ordinance that added the *New and/or Used Indoor Motor Vehicle Dealership/Showroom* land use to the *Permissible Use Charts* contained in the UDC. This new change requires a SUP within the Commercial (C), Heavy Commercial (HC), Light Industrial (LI), or Heavy Industrial (HI) District. This ordinance defined this land use as, "(t)he indoor storage of operable automobiles in a fully enclosed building for the purpose of holding such vehicles for sale, lease, distribution, or storage." The applicant's letter requesting the SUP indicates the indoor motor vehicle showroom includes a private collection of antique and/or special interest vehicles. The business model is generally internet based -- *not traditional auto sales* -- with on hand inventory that is limited to the interior of the buildings showroom floor. In addition, the applicant has indicated that only five (5) to ten (10) vehicles will be sold per year. Additionally, the applicant's letter submitted with the SUP request indicates the area to be ~10,000 S.F. within a ~250,000 S.F. building.

If approved, the SUP would be limited to the enclosed ~10,000 SF building area designated in the ordinance and addressed as 2610 Observation Trail, Suite 110. Per the Specific Use Permit (SUP) ordinance the proposed land use could not expand beyond Suite 110, within the ~228,000 SF building.

CONFORMANCE WITH THE CITY'S CODES

According to Section 01, *Land Use Schedule*, of Article 04, *Uses of Land and Buildings*, of the Unified Development Code (UDC) the *New and/or Used Indoor Motor Vehicle Dealership/Showroom* is permitted with a Specific Use Permit (SUP) in a Light Industrial (LI) District. Subsection 02.03.H.5, *Auto and Marine-Related Land Use Conditions*, of Article 04, *Permissible Uses*, of the Unified Development Code outlines the special conditions for this use. The following is a summary of the applicant's request and its compliance to these special conditions:

<i>Code Requirement</i>	<i>Proposed Plan</i>	<i>Compliance</i>
The sale/storage facility must be a completely enclosed building.	10,000 SF Indoor Facility	Yes
Outside display or storage of vehicles shall be prohibited. This includes storing vehicles under canopies/awnings or similar covered structures.	10,000 SF Indoor Facility. There will be no outside display of vehicles.	Yes
All activities shall remain inside the building (<i>i.e. no detailing, sales activities or other operation activities shall be performed outside the building</i>).	10,000 SF Indoor Facility	Yes
Accessory uses may be allowed in compliance with Land Use Schedule).	N/A	N/A
The indoor motor vehicle dealership shall be restricted to the sale of motor vehicles only (<i>i.e. cars and light trucks</i>).	Limited to Trucks, Cars and SUV's Primarily Used Vehicles	Yes

All operations of an *indoor motor vehicle dealership/showroom* require all activities to be located within the interior of the building (*i.e. no outside display or storage of vehicles, no outdoor detailing or sales activities, etc.*). Additionally, the SUP restricts the indoor sales to motor vehicles only (*i.e. cars and light trucks*). It should be noted the applicant's letter indicates compliance with these requirements, with the addition that the sales operation is limited by appointment only and the showroom will not be open to the general public.

STAFF ANALYSIS

When looking at the applicant's request, to allow the *New and/or Used Indoor Motor Vehicle Dealership/Showroom* in a Light Industrial (LI) District, the applicant appears to be conforming to the *Conditional Land Use Standards* and definitions contained in Subsection 02.03.H.5, *Auto and Marine-Related Land Use Conditions*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC). The Planning and Zoning Commission is charged with determining if the proposed request will negatively impact the subject property and the surrounding properties. Additionally, staff should note that the subject property is located within the Rockwall Technology Park; however, the operation and storage of the private collection/antique vehicles will be located indoors, is by appointment only, and will not be open to the general public. Staff should also note that the Rockwall Economic Development Corporation (REDC) has contacted staff to state that they were not opposed to the applicant's request. Based on this, the applicant's request does not appear to negatively impact the subject property or surrounding properties; however, approval of this request is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On April 8, 2020, staff mailed 23 notices to property owners and residents within 500-feet of the *subject property*. As a note, there are no Homeowner's Associations (HOA's) or Neighborhood Organizations located within 1,500-feet of the *subject property* participating in the notification program. At the time this case memo was drafted staff had not received any notices regarding the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to allow for a *New and/or Used Indoor Motor Vehicle Dealership/Showroom*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The area designated for a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* shall be restricted to Suite 110 (*i.e.* ~10,000 SF) of 2635 Observation Trail as depicted in *Exhibit 'B'* of the draft ordinance; and,
 - (b) The sales/storage facility must be in a completely enclosed building; and,
 - (c) Outside display and/or storage of vehicles shall be prohibited. This includes storing vehicles under canopies/awnings or similar covered structures; and,
 - (d) All activities shall remain inside the building (*i.e.* no detailing, washing, sales activities, etcetera shall be performed outside the building); and,
 - (e) Accessory uses may be allowed in compliance with the *Land Use Schedule* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC); and,
 - (f) The *New and/or Used Indoor Motor Vehicle Dealership/Showroom* shall be restricted to the sale of motor vehicles only (*i.e.* cars and/or light trucks); and,
 - (g) The subject property shall comply with all standard of the City of Rockwall Fire Department for such use.
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On April 28, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 7-0.

City of Rockwall Project Plan Review History



Project Number Z2020-009	Owner J R FLEMING INVESTMENTS LLC	Applied 3/13/2020 AG
Project Name 2635 Observation Trail, Suite 110	Applicant BRIAN PARSONS	Approved
Type ZONING		Closed
Subtype SUP		Expired
Status Staff Review		Status
 Site Address 2935 OBSERVATION		Zoning
City, State Zip ROCKWALL, TX 75032		
Subdivision ROCKWALL TECHNOLOGY PARK	Tract 9	Block D
		Lot No 9
		Parcel No 4816-000D-0009-00-OR
		General Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/13/2020	3/20/2020				
ENGINEERING	Sarah Johnston	3/13/2020	3/20/2020	3/26/2020	13	APPROVED	
FIRE	Ariana Hargrove	3/13/2020	3/20/2020	3/25/2020	12	APPROVED	
PLANNING	David Gonzales	3/13/2020	3/20/2020	3/30/2020	17	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(3/30/2020 4:28 PM DG)						Z2020-009; SUP for Indoor Motor Vehicle Dealership– 2635 Observation Trail Please address the following comments (M= Mandatory Comments; I = Informational Comments)
I.1						This is a request for the approval of a Specific Use Permit (SUP) for a New and/or Used Indoor Motor Vehicle Dealership/Showroom on an 11.153-acre parcel of land identified as Lot 9, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2635 Observation Trail, Suite 110.
I.2						For questions or comments concerning this case please contact David Gonzales in the Planning Department at(972) 772-6488 or email dgonzales@rockwall.com.
M.3						For reference, include the case number (Z2020-009) in the lower right-hand corner of all pages of all revised plan submittals(if any).
I.4						This project is subject to all requirements stipulated by the Unified Development Code(UDC), and the Development Standards of Article 04 & Article 05 that are applicable to the subject property.
M.5						Please review the draft ordinance when received by staff and provide comments to staff by April 21, 2020. Staff will review any comments returned and prepare a final draft ordinance for the Planning and Zoning Commission to consider prior to the Planning and Zoning Meeting(i.e. Public Hearing) to be held on April 28, 2020.
M.6						Proposed Operational Conditions of the SUP. The following conditions pertain to the operation of a New and/or Used Indoor Motor Vehicle Dealership/Showroom on the Subject Property, and conformance to these operational conditions is required for continued operations
(a)						The sales/storage facility must be a completely enclosed building
(b)						Outside display or storage of vehicles shall be prohibited This includes storing vehicles under canopies/awnings or similar covered structures.
(c)						All activities shall remain inside the building (i.e. no detailing, sales activities, et cetera shall be performed outside the building).
(d)						Accessory uses may be allowed in compliance with Land Use Schedule.
I.7						Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections, and provide any additional information that is requested Revisions for this case will be due on April 21, 2020; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 28, 2020 Planning & Zoning Meeting (Public Hearing).
I.8						Please note the scheduled meetings for this case:
1)						Planning & Zoning Work Session meeting will be held on April 14, 2020.
2)						Planning & Zoning Public Hearing meeting will be held on April 28, 2020.
3)						City Council Public Hearing will be held on May 4, 2020. (1st Reading of Ordinance)
4)						City Council meeting will be held on May 18, 2020. (2nd Reading of Ordinance)
I.9						Due to the current COVID-19 situation and the City's disaster declaration, the Planning and Zoning Commission Work Session Meeting will require a representative to answer the Planning and Zoning Commission's questions over the phone (i.e. the meeting will be held as regularly scheduled, but will be closed to applicants and the public). Staff is currently unsure of how the April 28, 2020 Planning and Zoning Commission Public Hearing will be held (i.e. virtually through zoom, closed to the public, or as regularly scheduled) and will inform applicants and the public of the City's plans closer to that date.



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
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address 2635 Observation Trail, Suite 110, Rockwall, Texas

Subdivision Rockwall Technology Park

Lot

g

Block

D

General Location Rockwall Technology Park

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Light Industrial

Current Use Manufacturing/Distribution

Proposed Zoning SUP

Proposed Use Manufacturing/Dist'n/Indoor Auto Showroom

Acreage 11.153

Lots [Current]

N/A

Lots [Proposed]

N/A

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 J R Fleming Investments

Applicant Brian Parsons

Contact Person Jeff Fleming

Contact Person

Address PO Box 489

Address 2635 Observation Trail

City, State & Zip Rockwall, Texas 75087

City, State & Zip Rockwall, Texas 75032

Phone 214.503.2581

Phone 940.452.0143

E-Mail FlemingJ@InterstateWire.com

E-Mail ParsonsB@InterstateWire.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared _____ [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 _____ day of _____, 20 _____. 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 _____ day of _____, 20 _____. _____

Owner's Signature _____

Notary Public In and for the State of Texas _____

My Commission Expires _____



2635 Observation Trail
Rockwall, Texas 75032
214.503.2581 phone
800.527.0010 sales
www.interstatewire.com

March 12, 2020

Mr. Ryan Miller
Director of Planning & Zoning
Planning and Zoning Division
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

Re: Specific Use Permit for Interstate Classic Cars, Suite 110

Mr. Miller,

Please accept this summary as an addendum to the Development Application, as prepared and submitted concurrently, in support of the proposed zoning revision for our applicable property located at 2635 Observation Trail, Rockwall. The existing facility is composed of three suites, with Suites 120 and 130 being appropriately categorized as Light Industrial, with only the third suite being included within the scope of this request for a Specific Use Permit. This suite, Suite 110, consumes approximately 10,000 sq. ft. of the estimated 250,000 sq. ft. structure.

Mr. Jeff Fleming (J R Fleming Investments) recently relocated his manufacturing and distribution businesses (Interstate Wire Company, Inc and Agave Wire LLC) to Rockwall, Texas, as a result of the promotional efforts conducted by the Rockwall Economic Development Corporation. Part of the relocation initiative included the relocation of Interstate Classic Cars (ICC), an Indoor Motor Vehicle Showroom, which includes a private collection of antique and/or special interest vehicles. ICC may acquire or dispose of five to ten vehicles per a year, with an inventory not exceeding twenty vehicles at any time within the past five years.

Please note that all planned activities at this location will comply with restrictions as defined within Subsection 2.03, Auto and Marine-Related Land Uses, New and/or Used Indoor Motor Vehicle Dealership/Showroom. All vehicles and related activities will be contained and enclosed within the building envelope, with no outside storage or display. Hours of operations will be limited to appointments only, with the showroom not being open to the general public.

If you have any questions or concerns regarding the application or this addendum, please contact me at your convenience at the number above, or email at parsonsb@interstatewire.com.

Best Regards,

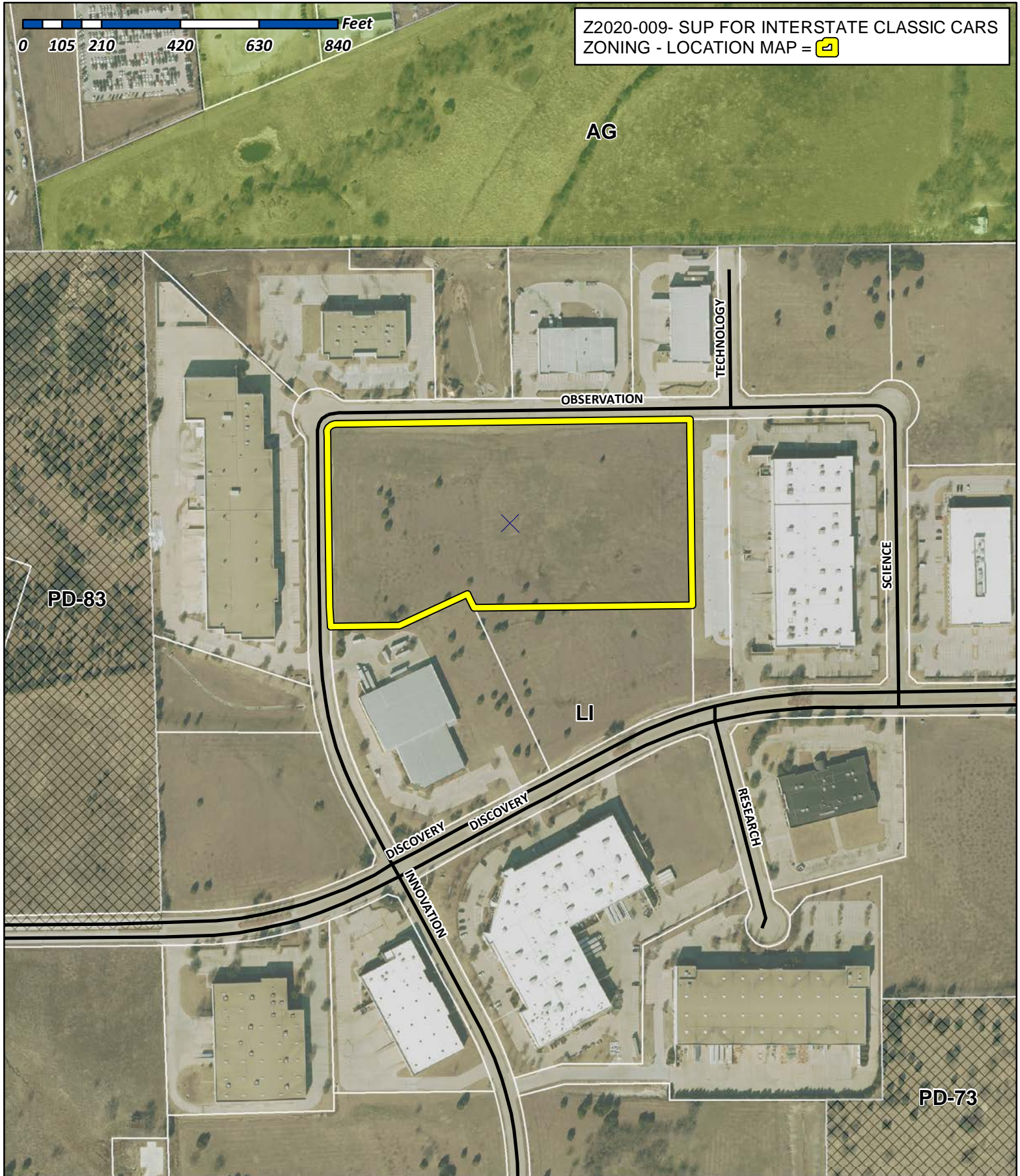


W. Brian Parsons
President & CEO
Interstate Wire Company, Inc.

Cc Jeff Fleming



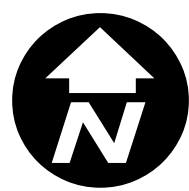
Z2020-009- SUP FOR INTERSTATE CLASSIC CARS
ZONING - LOCATION MAP =



City of Rockwall

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

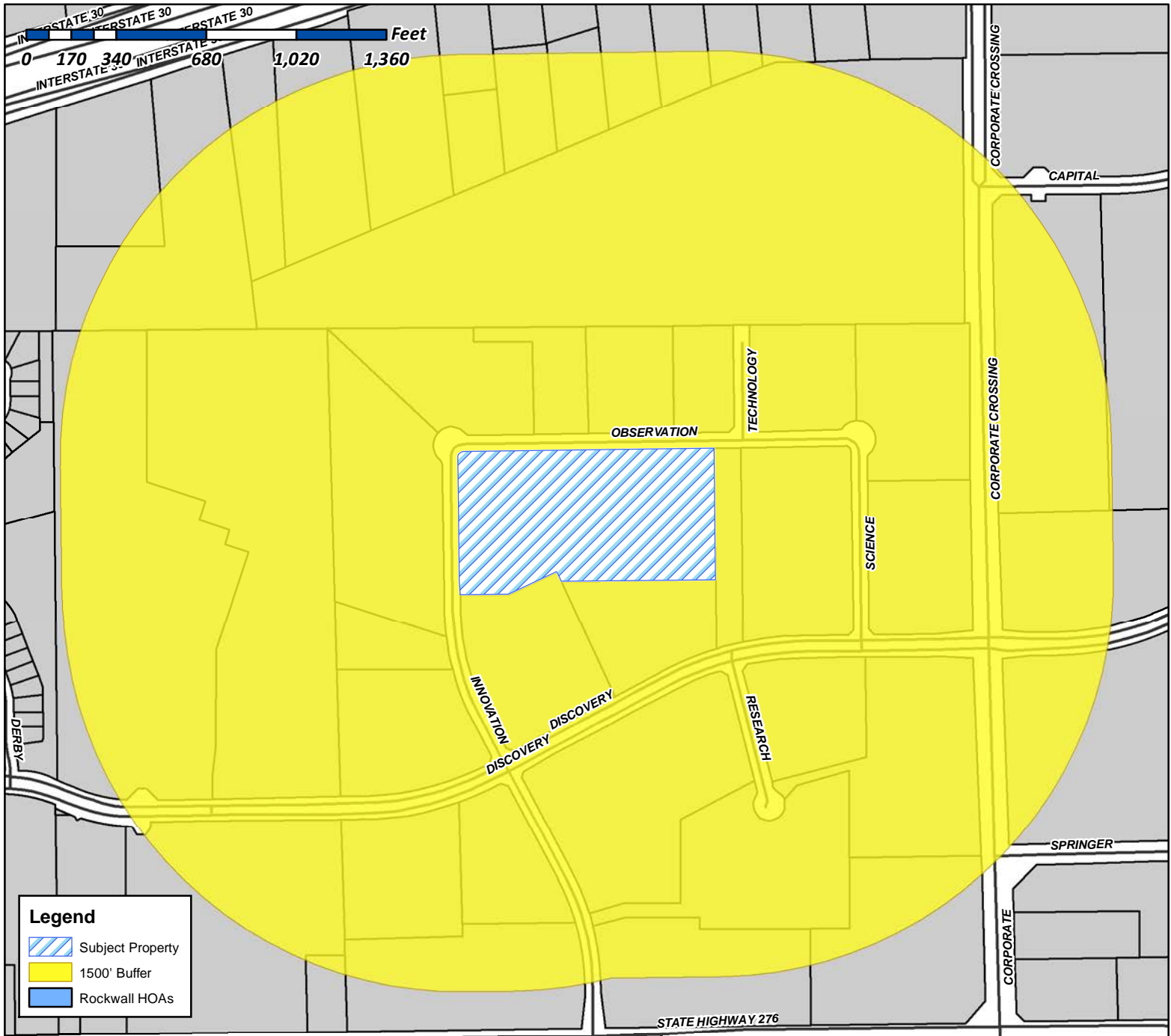




City of Rockwall

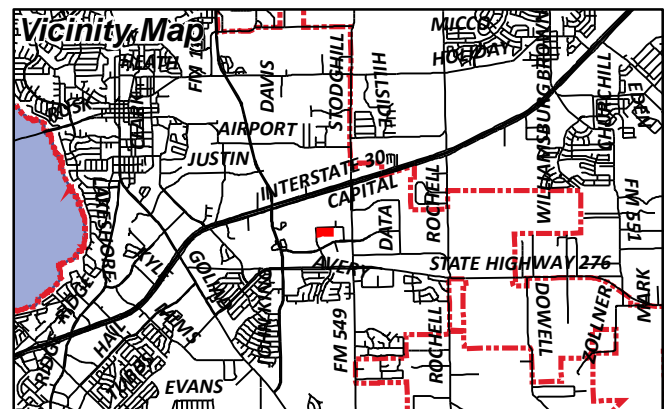
Planning & Zoning Department
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Case Number: Z2020-009
Case Name: SUP for Interstate Classic Cars
Case Type: Specific Use Permit
Zoning: Light Industrial (LI) District
Case Address: 2635 Observation Trail, Suite 110

Date Created: 3/24/2020
For Questions on this Case Call (972) 771-7745

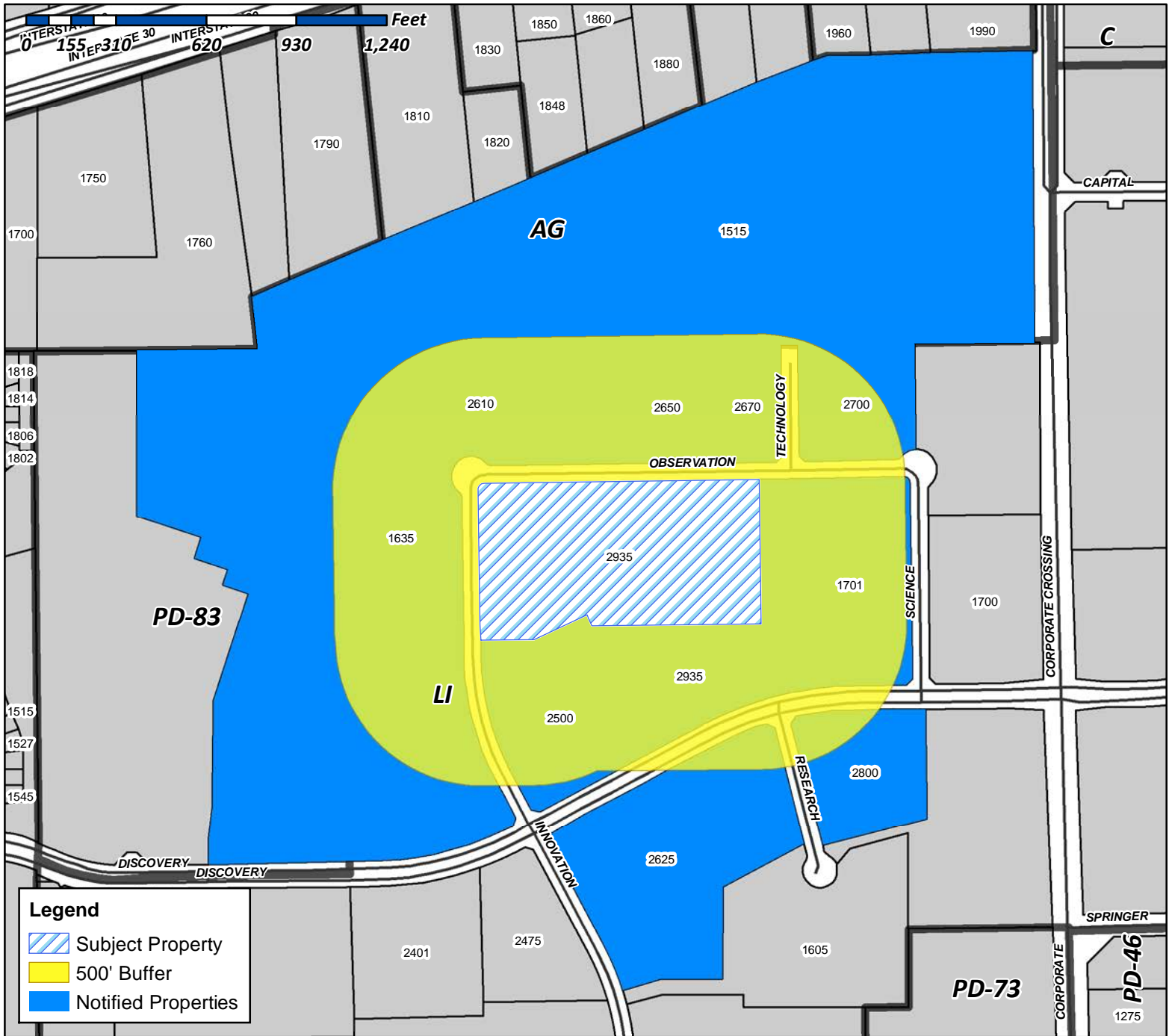




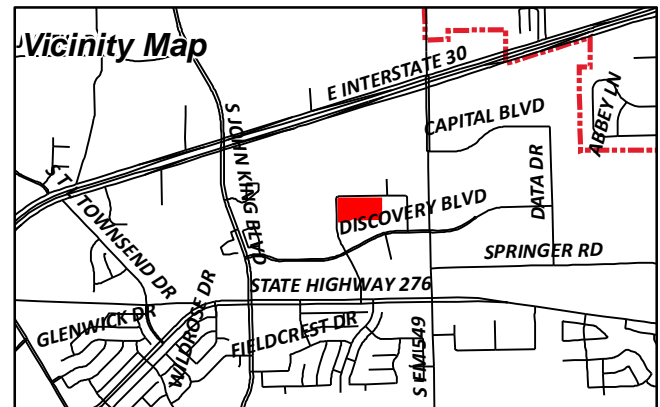
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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Date Created: 3/24/2020
 For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
DISCOVERY BLVD
ROCKWALL, TX 75032

CURRENT RESIDENT
INNOVATION DR
ROCKWALL, TX 75032

CURRENT RESIDENT
OBSERVATION TRAIL
ROCKWALL, TX 75032

J R FLEMING INVESTMENTS LLC
10355 SANDEN DRIVE
DALLAS, TX 75238

CURRENT RESIDENT
1515 CORPORATE CROSSING
ROCKWALL, TX 75032

CURRENT RESIDENT
1635 INNOVATION DR
ROCKWALL, TX 75032

BELLE HAV/TEX LP
1690 WOODSIDE RD STE 120
REDWOOD CITY, CA 94061

CURRENT RESIDENT
1701 SCIENCE PLACE
ROCKWALL, TX 75032

Z06 PROPERTIES INC
2500 DISCOVERY BLVD
ROCKWALL, TX 75032

CURRENT RESIDENT
2610 OBSERVATION TRAIL
ROCKWALL, TX 75032

SPECIAL PRODUCTS REALTY LTD
2625 DISCOVERY BLVD
ROCKWALL, TX 75032

PRECISION SHEET METAL SHOP INC
2650 OBSERVATION TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
2670 OBSERVATION TRAIL
ROCKWALL, TX 75032

CURRENT RESIDENT
2700 OBSERVATION TRAIL
ROCKWALL, TX 75032

CURRENT RESIDENT
2800 DISCOVERY BLVD
ROCKWALL, TX 75032

JBC LAND & CATTLE COMPANY LLC
2905 DUBLIN RD
PARKER, TX 75002

CURRENT RESIDENT
2935 OBSERVATION TRAIL
ROCKWALL, TX 75032

TREADWELL FAMILY TRUST AND
JANIEKS FAMILY TRUST
5161 VISTA MIGUEL DR
LA CANADA, CA 91011

PNEUMA VENTURES LTD
714 SANCTUARY WAY
HEATH, TX 75032

HITT FAMILY LIMITED PARTNERSHIP
7836 YAMINI DR
DALLAS, TX 75230

AMBATIELOS EVANGELOS & VASILIKI
JAMES E ZAFERIS & JOANNA ZAFERIS
P. O. BOX 86404
LOS ANGELES, CA 90086

KRT ENTERPRISES INC
PO BOX 1103
ROCKWALL, TX 75087

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087



NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2020-009: SUP for a New and/or Used Motor Vehicle Dealership/Showroom at 2635 Observation Trail

Hold a public hearing to discuss and consider a request by Brian Parsons on behalf of J. R. Fleming Investments for the approval of a Specific Use Permit (SUP) for a New and/or Used Indoor Motor Vehicle Dealership/Showroom on an 11.153-acre parcel of land identified as Lot 9, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2635 Observation Trail, Suite 110, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, April 28, 2020 at 6:00 PM**, and the City Council will hold a public hearing on **Monday, May 4, 2020 at 6:00 PM**. Both hearings will take place virtually and be available for viewing online via "Zoom".

In compliance with CDC recommendations regarding social distancing and in accordance with state and local proclamations limiting the size of public gatherings, these meetings will be held virtually and not in person. As an interested property owner, you are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. Alternatively, you may fill out and return this form and return it to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

All comments received by staff will be read into the record during each of the public hearings. Alternatively, interested parties may participate in the meeting virtually through "Zoom". For instructions on how to participate please email Planning@rockwall.com. For all questions concerning these cases or the City's new virtual meeting format, please contact the City of Rockwall Planning and Zoning Department staff at (972) 771-7745.

Your comments must be received by **Monday, May 4, 2020 by 4:00 PM** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning
City of Rockwall, Texas



MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases)

----- PLEASE RETURN THE BELOW FORM -----

Case No. Z2020-009: SUP for a New and/or Used Motor Vehicle Dealership/Showroom at 2635 Observation Trail

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name:

Grey bar for Name

Address:

Grey bar for Address

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



2635 Observation Trail
Rockwall, Texas 75032
214.503.2581 phone
800.527.0010 sales
www.interstatewire.com

March 12, 2020

Mr. Ryan Miller
Director of Planning & Zoning
Planning and Zoning Division
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

Re: Specific Use Permit for Interstate Classic Cars, Suite 110

Mr. Miller,

Please accept this summary as an addendum to the Development Application, as prepared and submitted concurrently, in support of the proposed zoning revision for our applicable property located at 2635 Observation Trail, Rockwall. The existing facility is composed of three suites, with Suites 120 and 130 being appropriately categorized as Light Industrial, with only the third suite being included within the scope of this request for a Specific Use Permit. This suite, Suite 110, consumes approximately 10,000 sq. ft. of the estimated 250,000 sq. ft. structure.

Mr. Jeff Fleming (J R Fleming Investments) recently relocated his manufacturing and distribution businesses (Interstate Wire Company, Inc and Agave Wire LLC) to Rockwall, Texas, as a result of the promotional efforts conducted by the Rockwall Economic Development Corporation. Part of the relocation initiative included the relocation of Interstate Classic Cars (ICC), an Indoor Motor Vehicle Showroom, which includes a private collection of antique and/or special interest vehicles. ICC may acquire or dispose of five to ten vehicles per a year, with an inventory not exceeding twenty vehicles at any time within the past five years.

Please note that all planned activities at this location will comply with restrictions as defined within Subsection 2.03, Auto and Marine-Related Land Uses, New and/or Used Indoor Motor Vehicle Dealership/Showroom. All vehicles and related activities will be contained and enclosed within the building envelope, with no outside storage or display. Hours of operations will be limited to appointments only, with the showroom not being open to the general public.

If you have any questions or concerns regarding the application or this addendum, please contact me at your convenience at the number above, or email at parsonsb@interstatewire.com.

Best Regards,



W. Brian Parsons
President & CEO
Interstate Wire Company, Inc.

Cc Jeff Fleming





FIRE LANE NO PARKING



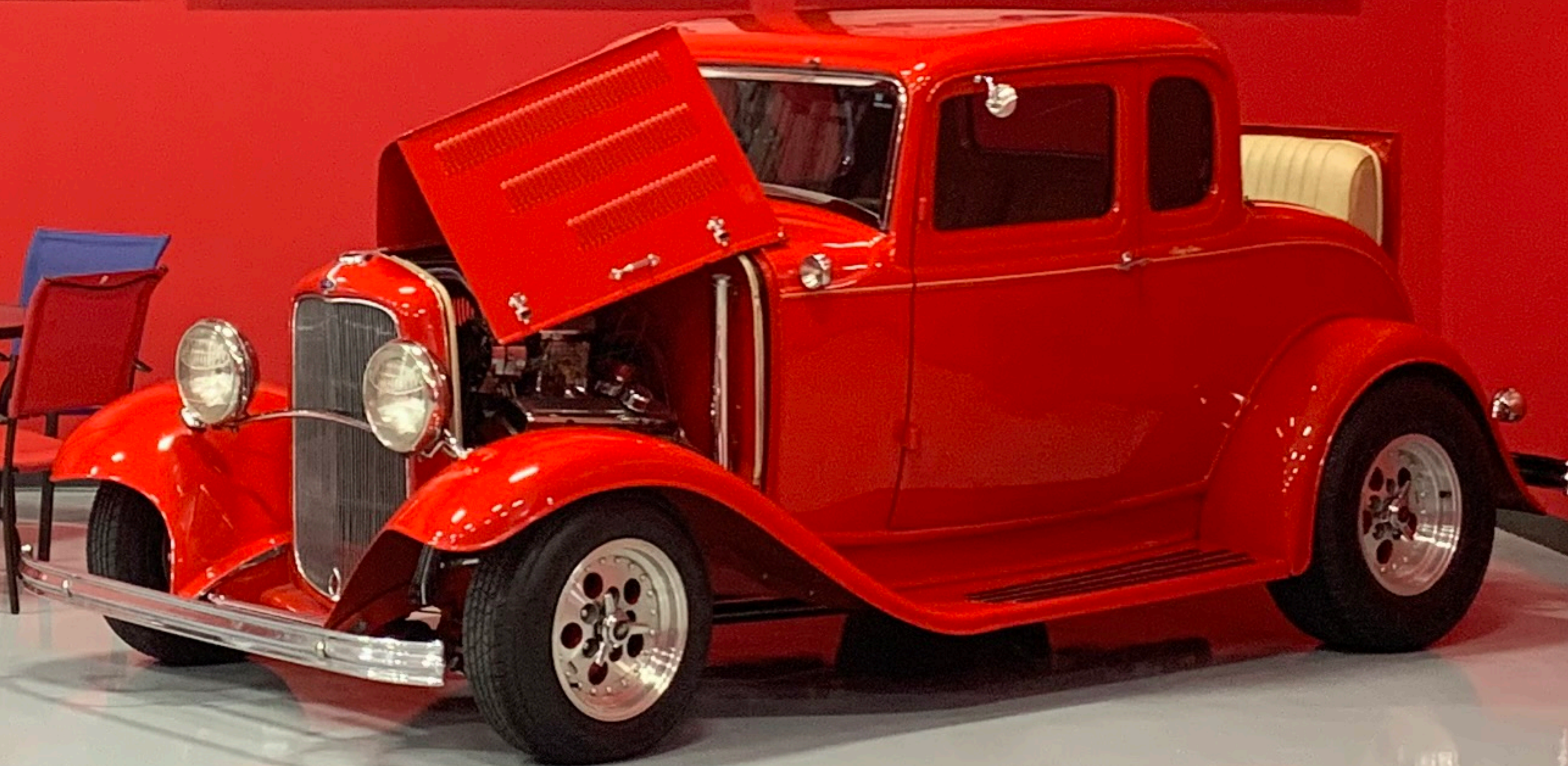
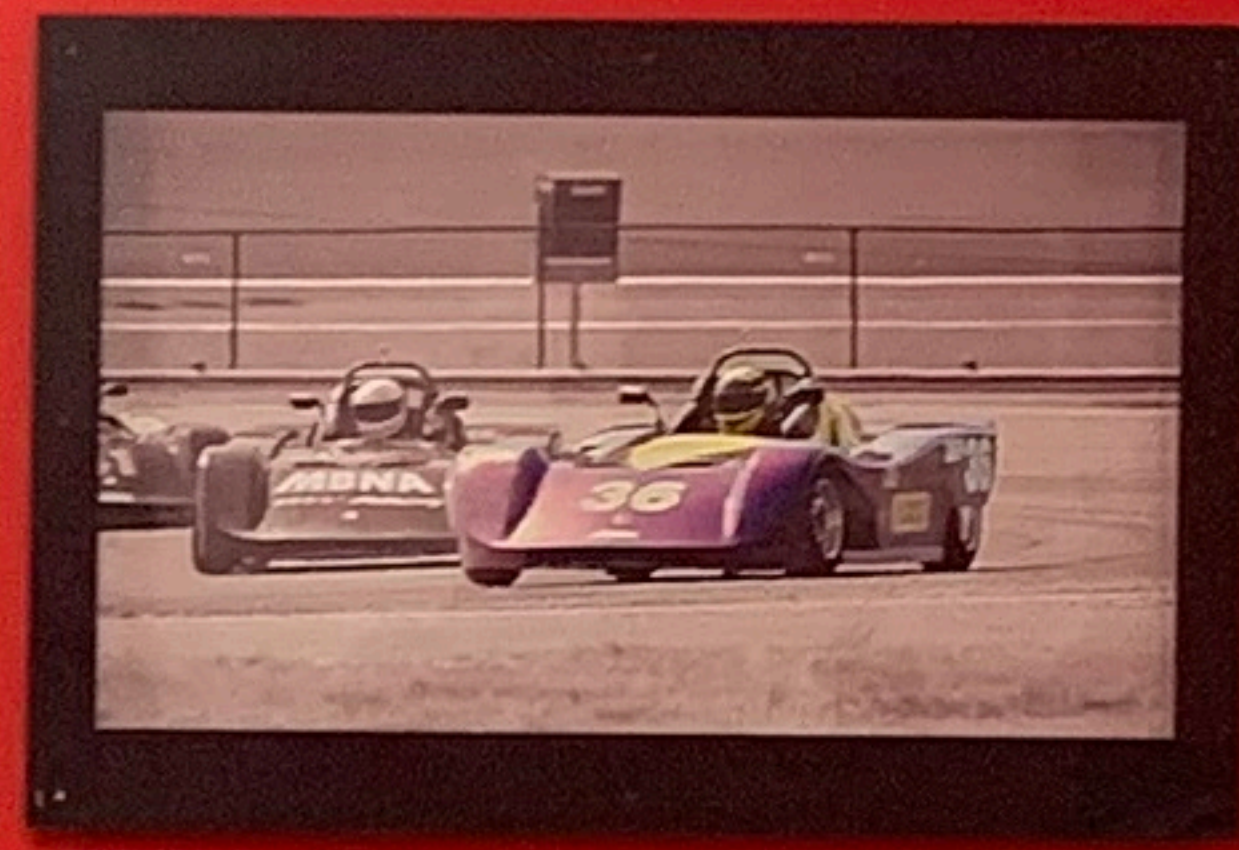
Interstate Classic Cars

FIRE LANE NO PARKING





EXIT



 Interstate Classic Cars





'67
Corvette
Hendrick
1967 Chevrolet Corvette Convertible
Beautiful 427 Corvette Roadster in Pristine Condition

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) WITHIN A LIGHT INDUSTRIAL (LI) DISTRICT ALLOWING FOR A NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM ON A 11.153-ACRE PARCEL OF LAND IDENTIFIED AS LOT 9, BLOCK D, ROCKWALL TECHNOLOGY PARK ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Brian Parsons on behalf of Jeff Fleming of J. R. Fleming Investments for the approval of a Specific Use Permit (SUP) to allow for a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* to be located on an 11.153 acre parcel of land identified as Lot 9, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2635 Observation Trail, Suite 110, and more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for an *Indoor Motor Vehicle Dealership/Showroom* within a Light Industrial (LI) District, as stipulated by Subsection 02.03.H.5, *Auto and Marine-Related Land Uses*, of Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] for the *Subject Property*, and,

SECTION 2. That the Specific Use Permit shall be subject to the conditions set forth in Subsection 02.03.H.5, *Auto and Marine-Related Land Uses*, of Article 04, *Permissible Uses*, and Subsection 05.01, *General Industrial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] as heretofore amended, as

amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the following additional conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* on the *Subject Property*, and conformance to these operational conditions is required for continued operations:

- (1) The area designated for a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* shall be restricted to Suite 110 (*i.e. ~10,000 SF*) of 2635 Observation Trail as depicted in Exhibit 'B' of this ordinance; and,
- (2) The sales/storage facility must be in a completely enclosed building; and,
- (3) Outside display and/or storage of vehicles shall be prohibited. This includes storing vehicles under canopies/awnings or similar covered structures; and,
- (4) All activities shall remain inside the building (*i.e. no detailing, washing, sales activities, etcetera shall be performed outside the building*); and,
- (5) Accessory uses may be allowed in compliance with the *Land Use Schedule* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC); and,
- (6) The *New and/or Used Indoor Motor Vehicle Dealership/Showroom* shall be restricted to the sale of motor vehicles only (*i.e. cars and/or light trucks*); and,
- (7) The subject property shall comply with all standard of the City of Rockwall Fire Department for such use.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] will require compliance to the following:

- 1) Upon obtaining or maintaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and

each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 18TH DAY OF MAY, 2020.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 4, 2020

2nd Reading: May 18, 2020

**Exhibit 'A':
Zoning Exhibit**

Location: 2635 Observation Trail

Legal Description: Lot 9, Block D, Technology Park Addition





May 22, 2020

TO: Interstate Wire
Brian Parsons
2635 Observation Trail
Rockwall, TX 75032

CC: J R Fleming Investments
Jeff Fleming
P O BOX 489
Rockwall, TX 75087

FROM: David Gonzales, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: Z2020-009; SUP for an Indoor Motor Vehicle Dealership/Showroom at 2635 Observation Trail

Brian Parsons:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on May 18, 2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to allow for a *New and/or Used Indoor Motor Vehicle Dealership/Showroom*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The area designated for a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* shall be restricted to Suite 110 (*i.e.* ~10,000 SF) of 2635 Observation Trail as depicted in *Exhibit 'B'* of the draft ordinance; and,
 - (b) The sales/storage facility must be in a completely enclosed building; and,
 - (c) Outside display and/or storage of vehicles shall be prohibited. This includes storing vehicles under canopies/awnings or similar covered structures; and,
 - (d) All activities shall remain inside the building (*i.e. no detailing, washing, sales activities, etcetera shall be performed outside the building*); and,
 - (e) Accessory uses may be allowed in compliance with the *Land Use Schedule* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC); and,
 - (f) The *New and/or Used Indoor Motor Vehicle Dealership/Showroom* shall be restricted to the sale of motor vehicles only (*i.e. cars and/or light trucks*); and,
 - (g) The subject property shall comply with all standard of the City of Rockwall Fire Department for such use.
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted

engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On April 28, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 7-0.

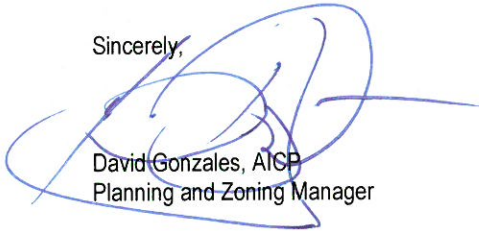
City Council

On May 4, 2020, the City Council made a motion to approve the Specific Use Permit (SUP) with staff conditions. The motion was approved by a vote of 6-0, with one seat (1) vacant [1st Reading].

On May 18, 2020, the City Council approved a motion to approve the applicant's request by a vote of 6-0, with one (1) seat vacant [2nd Reading].

Included with this letter is a copy of Ordinance No. 20-15, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in blue ink, appearing to read 'David Gonzales', is written over the typed name and title.

David Gonzales, AICP
Planning and Zoning Manager

CITY OF ROCKWALL

ORDINANCE NO. 20-15

SPECIFIC USE PERMIT NO. S-218

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) WITHIN A LIGHT INDUSTRIAL (LI) DISTRICT ALLOWING FOR A *NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM* ON A 11.153-ACRE PARCEL OF LAND IDENTIFIED AS LOT 9, BLOCK D, ROCKWALL TECHNOLOGY PARK ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Brian Parsons on behalf of Jeff Fleming of J. R. Fleming Investments for the approval of a Specific Use Permit (SUP) to allow for a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* to be located on an 11.153 acre parcel of land identified as Lot 9, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2635 Observation Trail, Suite 110, and more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for an *Indoor Motor Vehicle Dealership/Showroom* within a Light Industrial (LI) District, as stipulated by Subsection 02.03.H.5, *Auto and Marine-Related Land Uses*, of Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] for the *Subject Property*; and,

SECTION 2. That the Specific Use Permit shall be subject to the conditions set forth in Subsection 02.03.H.5, *Auto and Marine-Related Land Uses*, of Article 04, *Permissible Uses*, and Subsection 05.01, *General Industrial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] as heretofore amended, as

amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the following additional conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* on the *Subject Property*, and conformance to these operational conditions is required for continued operations:

- (1) The area designated for a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* shall be restricted to Suite 110 (*i.e. ~10,000 SF*) of 2635 Observation Trail as depicted in Exhibit 'B' of this ordinance; and,
- (2) The sales/storage facility must be in a completely enclosed building; and,
- (3) Outside display and/or storage of vehicles shall be prohibited. This includes storing vehicles under canopies/awnings or similar covered structures; and,
- (4) All activities shall remain inside the building (*i.e. no detailing, washing, sales activities, etcetera shall be performed outside the building*); and,
- (5) Accessory uses may be allowed in compliance with the *Land Use Schedule* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC); and,
- (6) The *New and/or Used Indoor Motor Vehicle Dealership/Showroom* shall be restricted to the sale of motor vehicles only (*i.e. cars and/or light trucks*); and,
- (7) The subject property shall comply with all standard of the City of Rockwall Fire Department for such use.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] will require compliance to the following:

- 1) Upon obtaining or maintaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

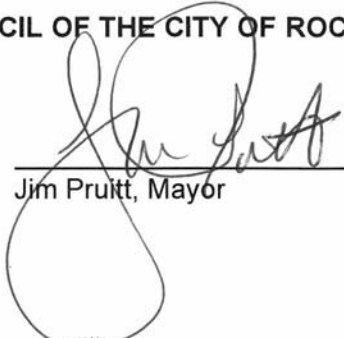
SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and

each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 18TH DAY OF MAY, 2020.**



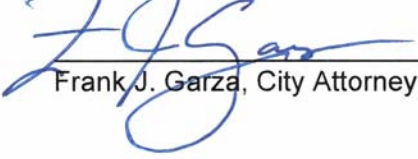
Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



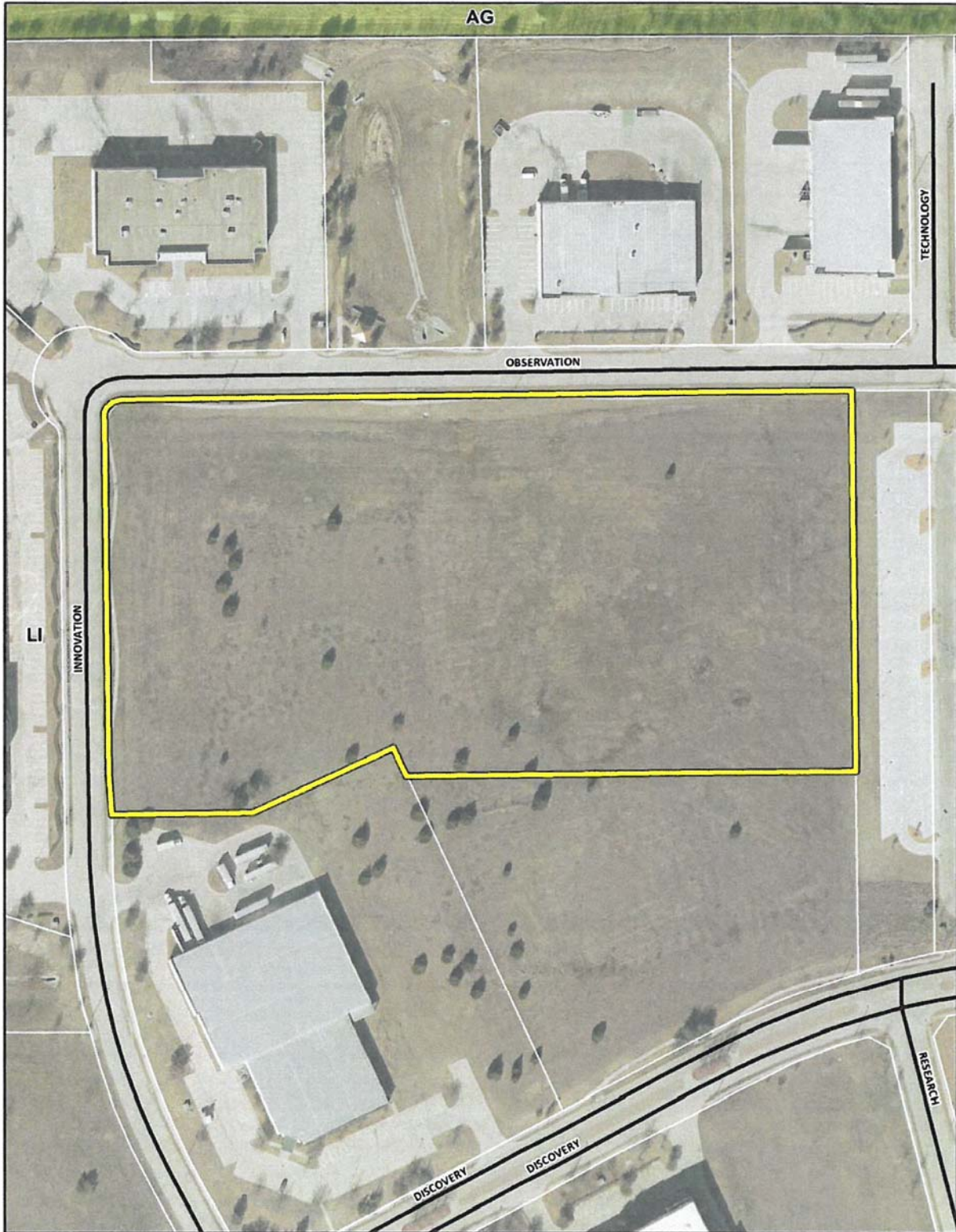
1st Reading: May 4, 2020

2nd Reading: May 18, 2020

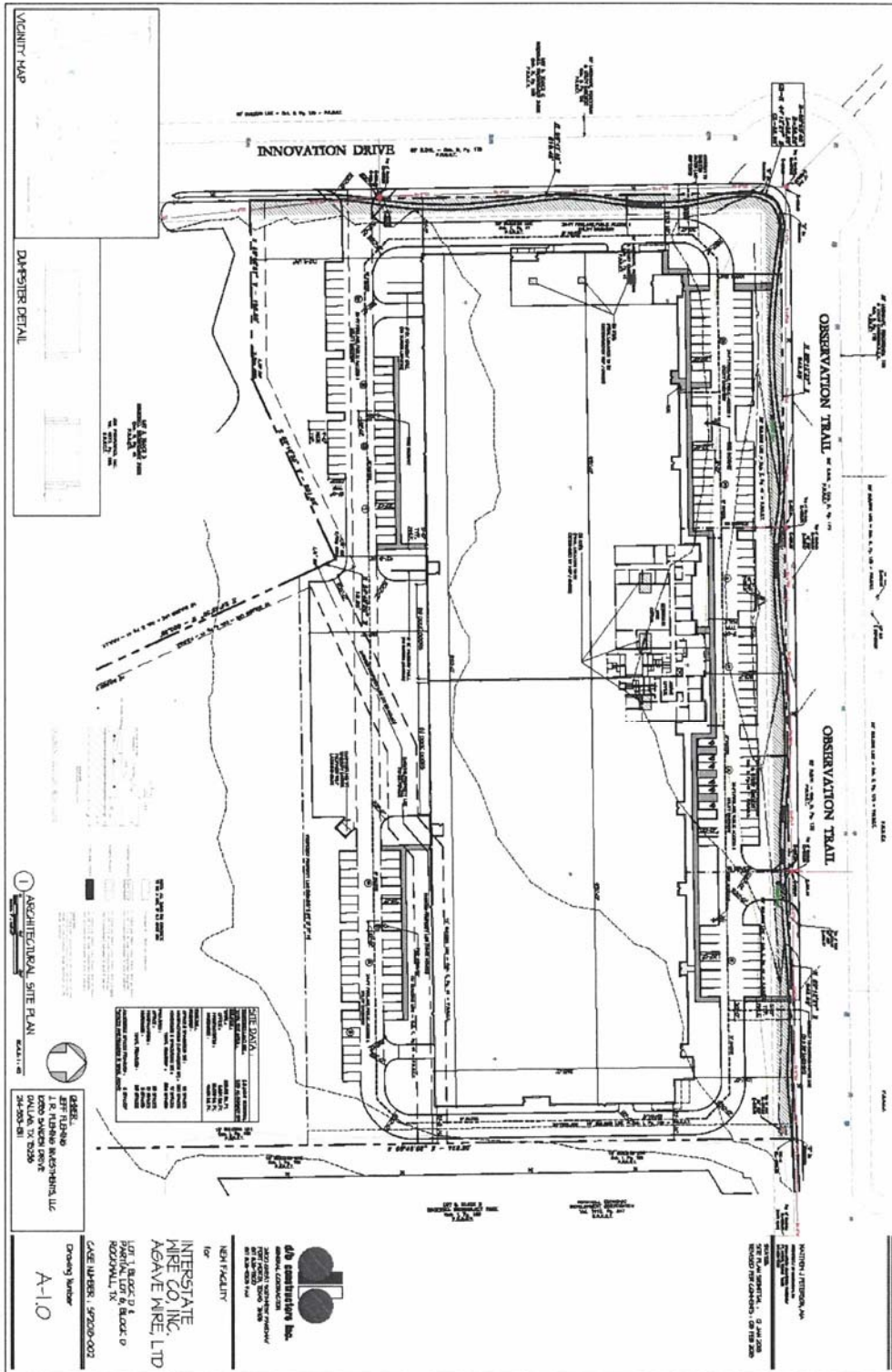
Exhibit 'A':
Zoning Exhibit

Location: 2635 Observation Trail

Legal Description: Lot 9, Block D, Technology Park Addition



**Exhibit 'B':
Site Plan**





May 22, 2020

TO: Interstate Wire
Brian Parsons
2635 Observation Trail
Rockwall, TX 75032

CC: J R Fleming Investments
Jeff Fleming
P O BOX 489
Rockwall, TX 75087

FROM: David Gonzales, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: Z2020-009; SUP for an Indoor Motor Vehicle Dealership/Showroom at 2635 Observation Trail

Brian Parsons:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on May 18, 2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to allow for a *New and/or Used Indoor Motor Vehicle Dealership/Showroom*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The area designated for a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* shall be restricted to Suite 110 (*i.e.* ~10,000 SF) of 2635 Observation Trail as depicted in *Exhibit 'B'* of the draft ordinance; and,
 - (b) The sales/storage facility must be in a completely enclosed building; and,
 - (c) Outside display and/or storage of vehicles shall be prohibited. This includes storing vehicles under canopies/awnings or similar covered structures; and,
 - (d) All activities shall remain inside the building (*i.e.* *no detailing, washing, sales activities, etcetera shall be performed outside the building*); and,
 - (e) Accessory uses may be allowed in compliance with the *Land Use Schedule* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC); and,
 - (f) The *New and/or Used Indoor Motor Vehicle Dealership/Showroom* shall be restricted to the sale of motor vehicles only (*i.e.* *cars and/or light trucks*); and,
 - (g) The subject property shall comply with all standard of the City of Rockwall Fire Department for such use.
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted

engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On April 28, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 7-0.

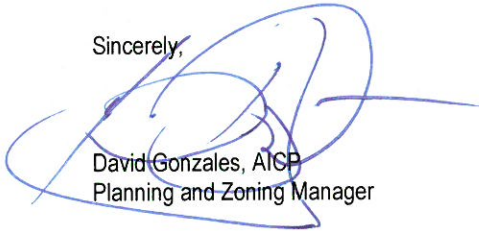
City Council

On May 4, 2020, the City Council made a motion to approve the Specific Use Permit (SUP) with staff conditions. The motion was approved by a vote of 6-0, with one seat (1) vacant [1st Reading].

On May 18, 2020, the City Council approved a motion to approve the applicant's request by a vote of 6-0, with one (1) seat vacant [2nd Reading].

Included with this letter is a copy of Ordinance No. 20-15, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in blue ink, appearing to read 'David Gonzales', is written over the typed name and title.

David Gonzales, AICP
Planning and Zoning Manager