



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

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

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
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- PLAT REINSTATEMENT REQUEST (\$100.00)

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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.
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3101 Springer Road, Rockwall TX 75032

SUBDIVISION Interstate Classic Cars Addition

LOT

1

BLOCK

A

GENERAL LOCATION East of the Intersection of Springer Road and Corporate Crossing

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-46 with SH-276 Overlay

CURRENT USE Vacant

PROPOSED ZONING

PROPOSED USE

Office/Car Showroom

ACREAGE 1.990

LOTS [CURRENT]

1

LOTS [PROPOSED]

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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, LLC.

APPLICANT db constructors, inc.

CONTACT PERSON Jeff Fleming

CONTACT PERSON Matthew Peterson

ADDRESS 2635 Observation Trail

ADDRESS 2400 Great Southwest Parkway

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP Fort Worth, TX 76106

PHONE (214) 505-9116

PHONE (972) 837-6244

E-MAIL jfleming@interstateclassiccars.com

E-MAIL matthew@dbconstructors.com

NOTARY VERIFICATION [REQUIRED]

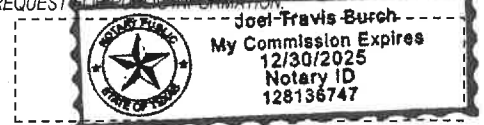
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF R. Fleming [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 340.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF October, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

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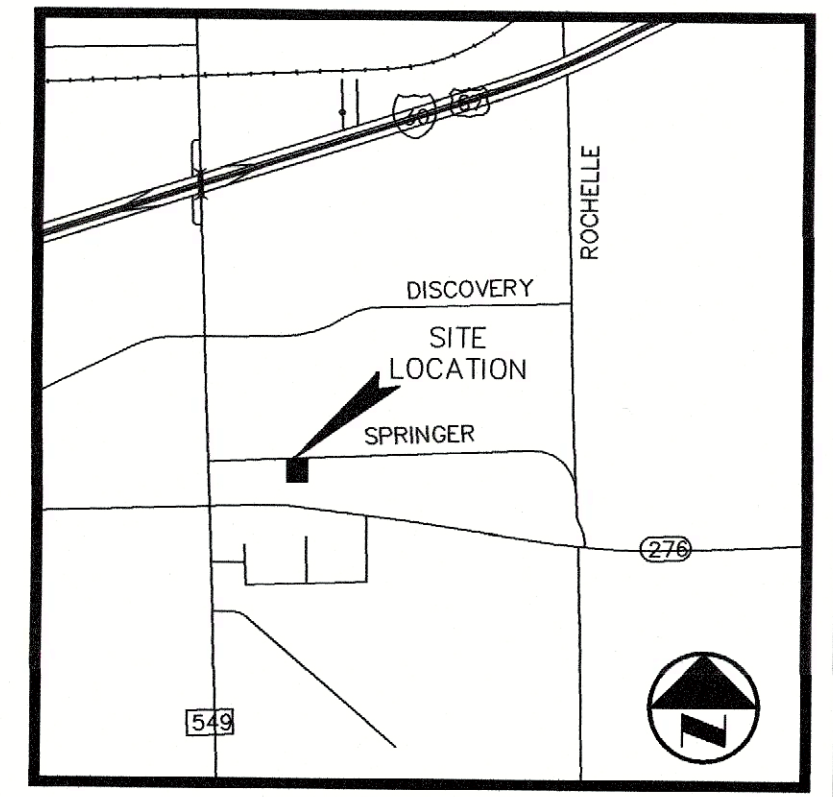
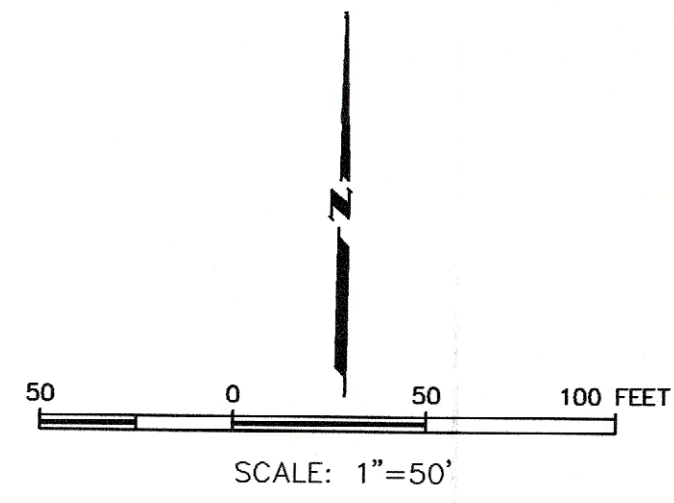
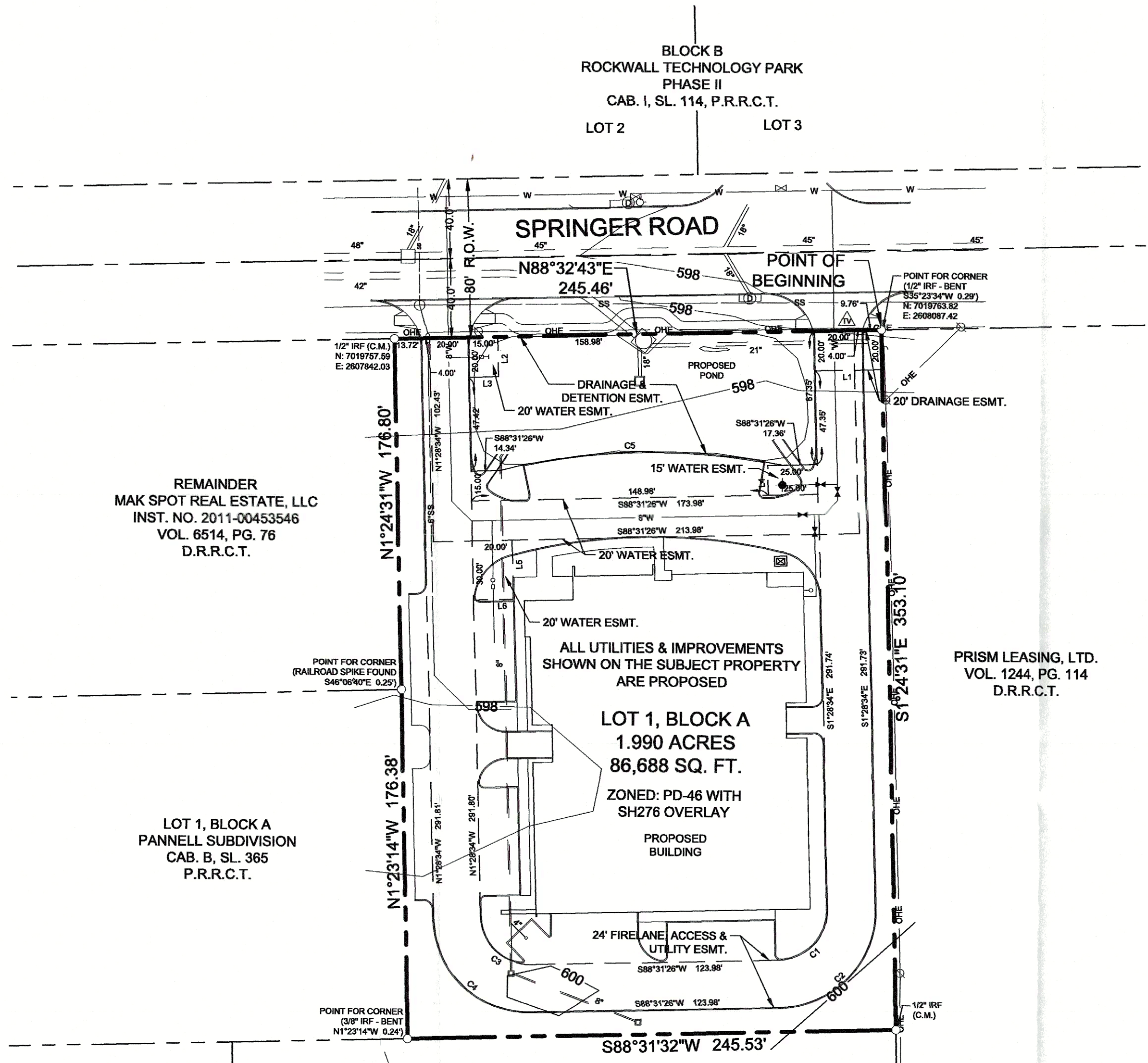
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

12/30/25



REMAINDER
MAK SPOT REAL ESTATE, LLC
INST. NO. 2011-00453546
VOL. 6514, PG. 76
D.R.R.C.T.

LOT 1, BLOCK A
PANNELL SUBDIVISION
CAB. B, SL. 365
P.R.R.C.T.

LOT 1, BLOCK A
SUBWAY/GATEWAY/HEALTH
FOOD STORE
CAB. G, SL. 105
P.R.R.C.T.

PRBS PROPERTIES LLC
INST. NO. 2019000010624
O.P.R.R.C.T.

PRISM LEASING, LTD.
VOL. 1244, PG. 114
D.R.R.C.T.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S88°32'43"W	33.74'
L2	N01°28'34"W	20.00'
L3	S88°32'43"W	15.00'
L4	S01°28'34"E	15.00'
L5	S01°24'31"E	30.00'
L6	S88°31'26"W	20.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
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C5	26°02'21"	315.77'	143.51'	S88°31'26"W	142.27'

NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
2. COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
3. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
4. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
5. ALL EASEMENTS SHOWN HEREON ARE BY THIS PLAT UNLESS OTHERWISE NOTED.
6. SUBJECT PROPERTY IS IN "ZONE X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 480547 0045L, REVISED DATE SEPTEMBER 26, 2008.

"ZONE X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

LEGEND	
	CABLE TV MARKER SIGN
	GUY ANCHOR
	UTILITY POLE
	STORM SEWER MANHOLE
	FIRE HYDRANT
	WATER VALVE
	OVERHEAD ELECTRIC LINE
	CONTROLLING MONUMENT
	IRON ROD WITH CAP FOUND
	IRON ROD FOUND
	RAILROAD SPIKE FOUND
	EASEMENT
	RIGHT-OF-WAY
	DEED RECORDS, ROCKWALL COUNTY, TEXAS
	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

FINAL PLAT
INTERSTATE CLASSIC CARS
ADDITION
LOT 1, BLOCK A
1.990 ACRES
SITUATED IN THE
JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 10, 2023
CASE NUMBER _____

OWNER
J R FLEMING INVESTMENTS, LLC
P.O. BOX 489
ROCKWALL, TEXAS 75087

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2023-042 SHEET 1 OF 2

OWNER'S CERTIFICATION

**STATE OF TEXAS
COUNTY OF ROCKWALL**

WHEREAS J R FLEMING INVESTMENTS, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the John A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas and being all of that tract of land conveyed to J R Fleming Investments, LLC by Warranty Deed recorded in Instrument No. 20220000019133, Official Public Records, Rockwall County, Texas; and being more particularly described as follows:

BEGINNING a point for corner in the south right-of-way line of Springer Road (an 80-foot wide right-of-way) at the northeast corner of said J R Fleming Investments, LLC tract and the northwest corner of a tract of land conveyed to Prism Leasing, Ltd. recorded in Volume 1244, Page 114, Deed Records, Rockwall County, Texas; from which a 1/2-inch iron rod found (bent) bears S 35°23'34" W, a distance of 0.29 feet;

THENCE S 01°24'31" E, departing said south right-of-way line of Springer Road and with the common line of said J R Fleming Investments, LLC tract and said Prism Leasing, Ltd., a distance of 353.10 feet to a 1/2-inch iron rod found at the southeast corner of said J R Fleming Investments, LLC tract and the northeast corner of a tract of land conveyed to PRBS Properties LLC by deed recorded in Instrument No. 20190000010624, Official Public Records, Rockwall County, Texas;

THENCE S 88°31'32" W, with the common line of said J R Fleming Investments, LLC tract and said PRBS Properties LLC tract, a distance of 245.53 feet to a point for the southeast corner of Lot 1, Block A, Pannell Subdivision, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 365, Plat Records, Rockwall County, Texas; from which a 3/8-inch iron rod found bears N 01°23'14" W, a distance of 0.24 feet;

THENCE N 01°23'14" W, with the common line of said J R Fleming Investments, LLC tract and said Lot 1, a distance of 176.38 feet to a point for the northeast corner of said Lot 1; from which a railroad spike found bears S 46°06'40" E, a distance of 0.25 feet;

THENCE N 01°24'31" W, continuing with the west line of said J R Fleming Investments, LLC tract, a distance of 176.80 feet to a 1/2-inch iron rod found in said south right-of-way line of Springer Road at the northwest corner of said J R Fleming Investments, LLC tract;

THENCE N 88°32'43" E, with said south right-of-way line of Springer Road, a distance of 245.46 feet to the **POINT OF BEGINNING** and containing 86,688 square feet or 1.990 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

**STATE OF TEXAS
COUNTY OF ROCKWALL**

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the INTERSTATE CLASSIC CARS ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the INTERSTATE CLASSIC CARS ADDITION have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

J R Fleming Investments, LLC,
a Texas limited liability company

Name, Title

**STATE OF TEXAS
COUNTY OF ROCKWALL**

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2023.

Notary Public, State of Texas

My Commission Expires

SURVEYOR'S STATEMENT

THAT I, Candy Hone, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY

RELEASED 10/10/2023 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

**STATE OF TEXAS
COUNTY OF DALLAS**

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Notary Public, State of Texas

My Commission Expires

STANDARD CITY SIGNATURE BLOCK

Planning & Zoning Commission, Chairman _____ *Date*

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2023.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2023.

Mayor, City of Rockwall

City Secretary

City Engineer

OWNER
J R FLEMING INVESTMENTS, LLC
P.O. BOX 489
ROCKWALL, TEXAS 75087

**FINAL PLAT
INTERSTATE CLASSIC CARS
ADDITION
LOT 1, BLOCK A
1.990 ACRES
SITUATED IN THE
JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 10, 2023
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VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2023-042 SHEET 2 OF 2



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
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STAFF USE ONLY

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LOTS [PROPOSED]

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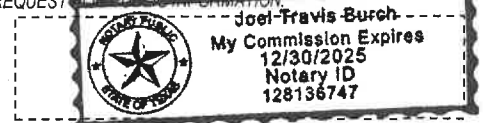
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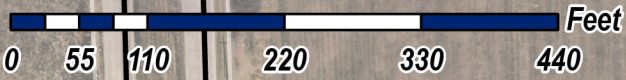
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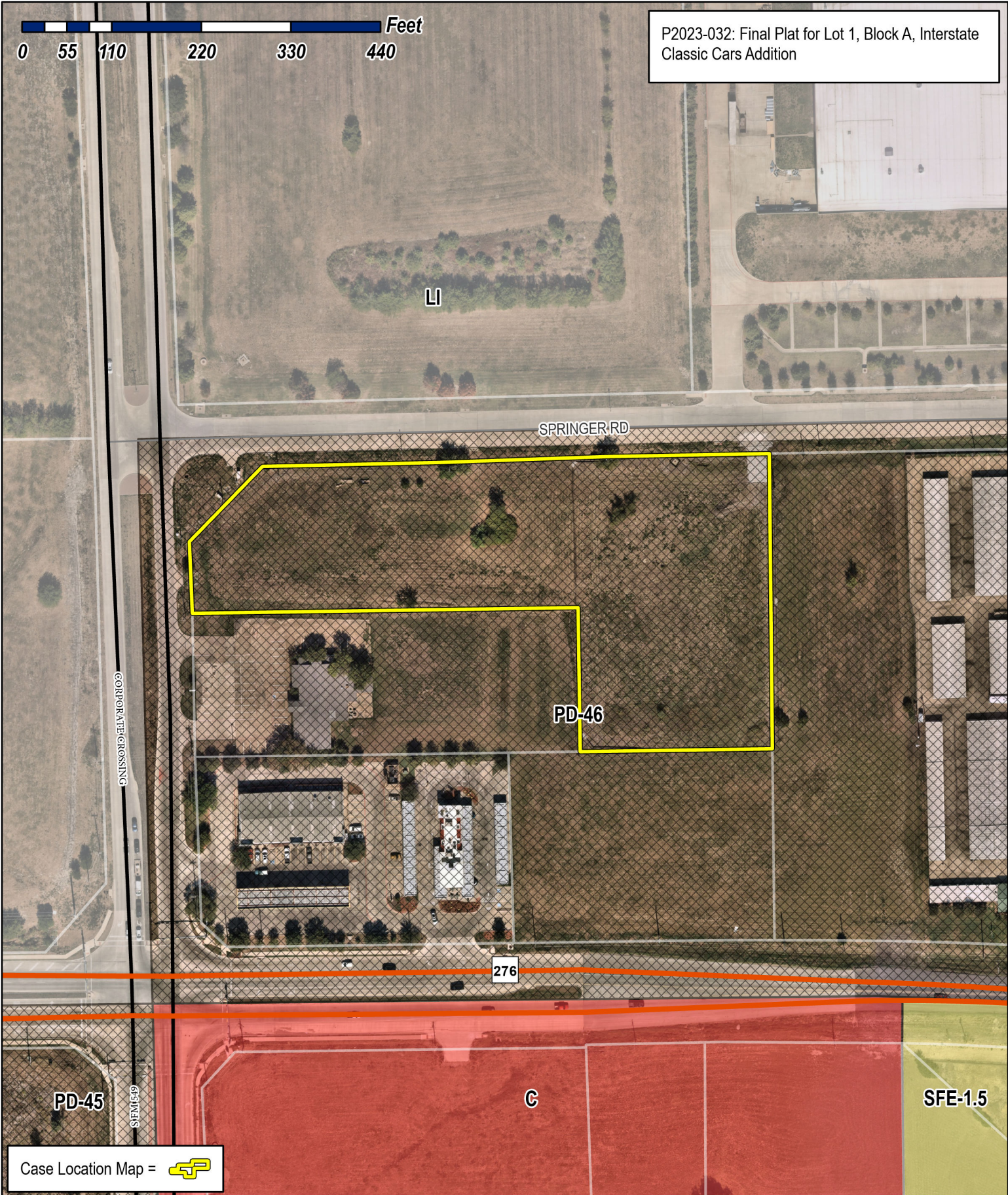


MY COMMISSION EXPIRES

12/30/25



P2023-032: Final Plat for Lot 1, Block A, Interstate Classic Cars Addition



Case Location Map =

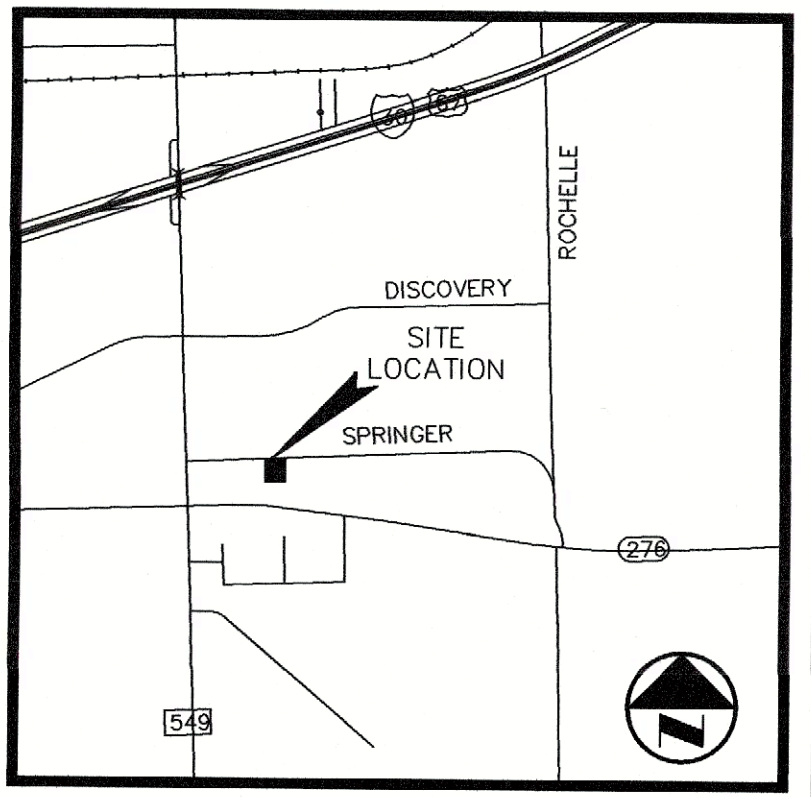
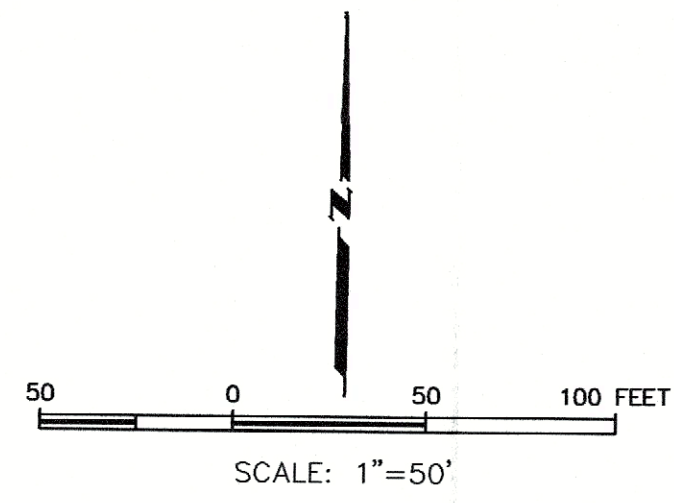
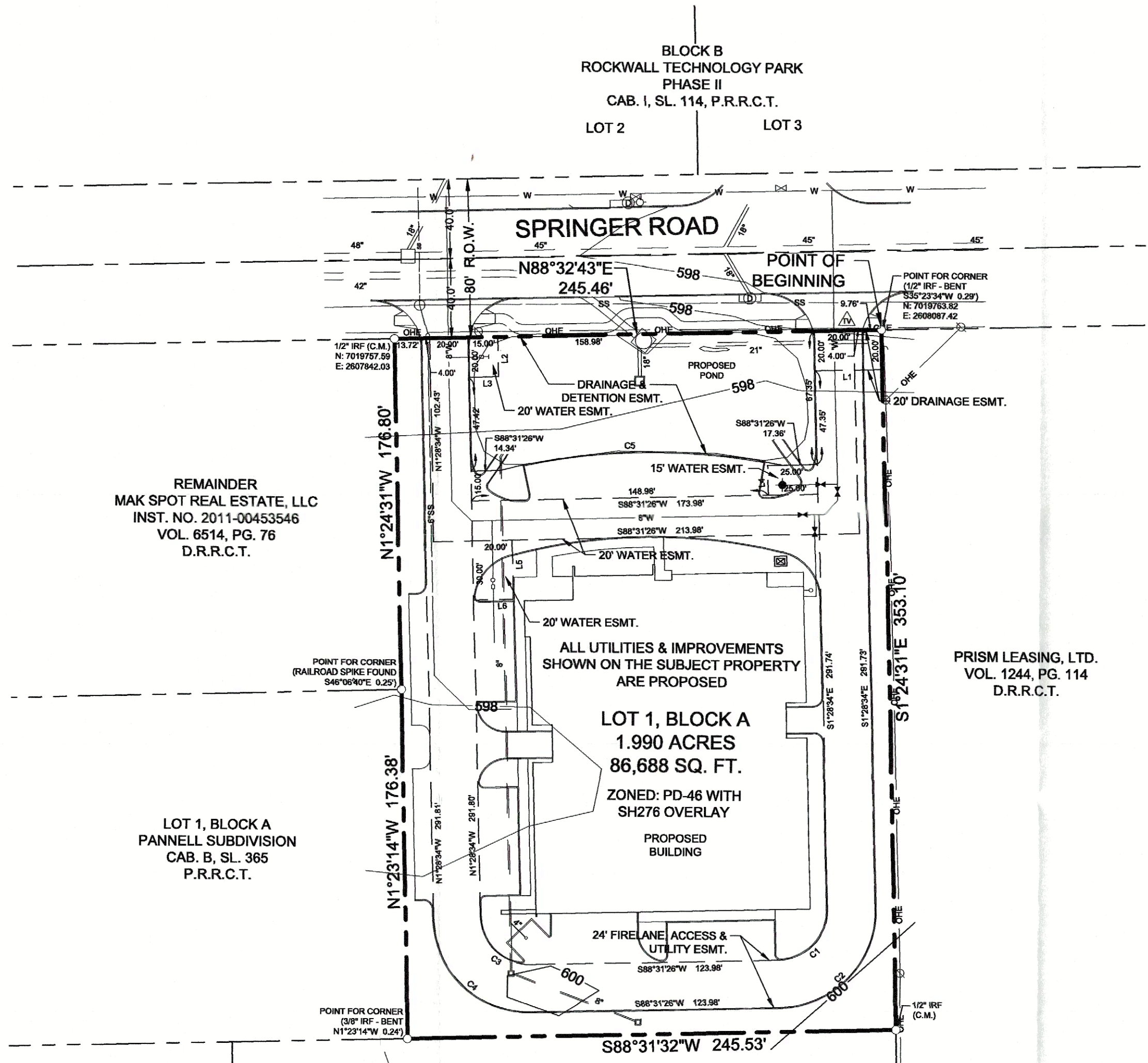


City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





LOCATION MAP
NOT TO SCALE

LINE TABLE		
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REMAINDER
MAK SPOT REAL ESTATE, LLC
INST. NO. 2011-00453546
VOL. 6514, PG. 76
D.R.R.C.T.

LOT 1, BLOCK A
PANNELL SUBDIVISION
CAB. B, SL. 365
P.R.R.C.T.

PRISM LEASING, LTD.
VOL. 1244, PG. 114
D.R.R.C.T.

PRBS PROPERTIES LLC
INST. NO. 2019000010624
O.P.R.R.C.T.

LOT 1, BLOCK A
SUBWAY/GATEWAY/HEALTH
FOOD STORE
CAB. G, SL. 105
P.R.R.C.T.

- NOTES:
1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
 2. COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 3. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
 4. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
 5. ALL EASEMENTS SHOWN HEREON ARE BY THIS PLAT UNLESS OTHERWISE NOTED.
 6. SUBJECT PROPERTY IS IN "ZONE X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 480547 0045L, REVISED DATE SEPTEMBER 26, 2008.
"ZONE X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

LEGEND

	CABLE TV MARKER SIGN
	GUY ANCHOR
	UTILITY POLE
	STORM SEWER MANHOLE
	FIRE HYDRANT
	WATER VALVE
	OVERHEAD ELECTRIC LINE
	CONTROLLING MONUMENT
	IRON ROD WITH CAP FOUND
	IRON ROD FOUND
	RAILROAD SPIKE FOUND
	EASEMENT
	RIGHT-OF-WAY
	DEED RECORDS, ROCKWALL COUNTY, TEXAS
	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

OWNER
J R FLEMING INVESTMENTS, LLC
P.O. BOX 489
ROCKWALL, TEXAS 75087

FINAL PLAT
INTERSTATE CLASSIC CARS
ADDITION
LOT 1, BLOCK A
1.990 ACRES
SITUATED IN THE
JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 10, 2023
CASE NUMBER _____

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2023-042 SHEET 1 OF 2

OWNER'S CERTIFICATION

**STATE OF TEXAS
COUNTY OF ROCKWALL**

WHEREAS J R FLEMING INVESTMENTS, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the John A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas and being all of that tract of land conveyed to J R Fleming Investments, LLC by Warranty Deed recorded in Instrument No. 2022000019133, Official Public Records, Rockwall County, Texas; and being more particularly described as follows:

BEGINNING a point for corner in the south right-of-way line of Springer Road (an 80-foot wide right-of-way) at the northeast corner of said J R Fleming Investments, LLC tract and the northwest corner of a tract of land conveyed to Prism Leasing, Ltd. recorded in Volume 1244, Page 114, Deed Records, Rockwall County, Texas; from which a 1/2-inch iron rod found (bent) bears S 35°23'34" W, a distance of 0.29 feet;

THENCE S 01°24'31" E, departing said south right-of-way line of Springer Road and with the common line of said J R Fleming Investments, LLC tract and said Prism Leasing, Ltd., a distance of 353.10 feet to a 1/2-inch iron rod found at the southeast corner of said J R Fleming Investments, LLC tract and the northeast corner of a tract of land conveyed to PRBS Properties LLC by deed recorded in Instrument No. 2019000010624, Official Public Records, Rockwall County, Texas;

THENCE S 88°31'32" W, with the common line of said J R Fleming Investments, LLC tract and said PRBS Properties LLC tract, a distance of 245.53 feet to a point for the southeast corner of Lot 1, Block A, Pannell Subdivision, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 365, Plat Records, Rockwall County, Texas; from which a 3/8-inch iron rod found bears N 01°23'14" W, a distance of 0.24 feet;

THENCE N 01°23'14" W, with the common line of said J R Fleming Investments, LLC tract and said Lot 1, a distance of 176.38 feet to a point for the northeast corner of said Lot 1; from which a railroad spike found bears S 46°06'40" E, a distance of 0.25 feet;

THENCE N 01°24'31" W, continuing with the west line of said J R Fleming Investments, LLC tract, a distance of 176.80 feet to a 1/2-inch iron rod found in said south right-of-way line of Springer Road at the northwest corner of said J R Fleming Investments, LLC tract;

THENCE N 88°32'43" E, with said south right-of-way line of Springer Road, a distance of 245.46 feet to the **POINT OF BEGINNING** and containing 86,688 square feet or 1.990 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

**STATE OF TEXAS
COUNTY OF ROCKWALL**

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the INTERSTATE CLASSIC CARS ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the INTERSTATE CLASSIC CARS ADDITION have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

J R Fleming Investments, LLC,
a Texas limited liability company

Name, Title

**STATE OF TEXAS
COUNTY OF ROCKWALL**

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2023.

Notary Public, State of Texas

My Commission Expires

SURVEYOR'S STATEMENT

THAT I, Candy Hone, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY

RELEASED 10/10/2023 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

**STATE OF TEXAS
COUNTY OF DALLAS**

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Notary Public, State of Texas

My Commission Expires

STANDARD CITY SIGNATURE BLOCK

Planning & Zoning Commission, Chairman Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2023.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2023.

Mayor, City of Rockwall

City Secretary

City Engineer

OWNER
J R FLEMING INVESTMENTS, LLC
P.O. BOX 489
ROCKWALL, TEXAS 75087

**FINAL PLAT
INTERSTATE CLASSIC CARS
ADDITION
LOT 1, BLOCK A
1.990 ACRES
SITUATED IN THE
JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 10, 2023
CASE NUMBER _____**

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2023-042 SHEET 2 OF 2



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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: November 1, 2023
APPLICANT: Matthew Peterson; *DB Constructors*
CASE NUMBER: P2023-032; *Final Plat for Lots 1 & 2, Block A, Interstate Classic Cars Addition*

SUMMARY

Consider a request by Matthew Peterson of DB Constructors, Inc. on behalf of Jeff Fleming of Jeff Fleming Investments, LLC for the approval of a Final Plat for Lots 1 & 2, Block A, Interstate Classic Cars Addition being a 3.853-acre tract of land identified as Tract 2-09 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development 46 (PD-46) District for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the southside of Springer Road east of the intersection of Springer Road and Corporate Crossing, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for a 3.853-acre parcel of land (*i.e. Tract 1-2 of the W.H. Baird Survey, Abstract No. 25*) for the purpose of creating two (2) lots (*i.e. Lots 1 & 2, Block A, Interstate Classic Cars Addition*) and establishing the access, fire lane, and utility easements necessary to construct a 22,748 SF *New and/or Used Indoor Motor Vehicle Dealership/Showroom* on the subject property.
- Background. The subject property was originally annexed into the City of Rockwall on July 21, 1997 by *Ordinance No. 97-14*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On March 1, 1999, the City Council approved a zoning change [*Case No. PZ1998-087-01; Ordinance No. 99-05*] for the subject property, changing the zoning from an Agricultural (AG) District to Planned Development District 46 (PD-46) for Commercial (C) District land uses. On August 2, 2021, the City Council amended Planned Development District 46 (PD-46) [*Case No. Z2020-024; Ordinance No. 21-32*]; however, the approved amendment did not affect the subject property. On March 6, 2023, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2023-002; Ordinance No. 23-10; S-295*] to allow a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* on the subject property. The subject property has remained vacant since the time of annexation. On July 11, 2023, the Planning and Zoning Commission approved a site plan [*Case No. SP2023-021*] for the construction of a 22,748 SF *New and/or Used Indoor Motor Vehicle Dealership/Showroom* on the subject property.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Final Plat for *Lots 1 & 2, Block A, Interstate Classic Cars Addition* staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Final Plat; and,

- (2) Any construction resulting from the approval of this Final Plat 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.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 10/26/2023

PROJECT NUMBER: P2023-032
PROJECT NAME: Final Plat for Lots 1 & 2, Block A, Interstate Classic Cars Addition
SITE ADDRESS/LOCATIONS: 3101 SPRINGER RD

CASE CAPTION: Consider a request by Matthew Peterson of DB Constructors, Inc. on behalf of Jeff Fleming of Jeff Fleming Investments, LLC for the approval of a Final Plat for Lots 1 & 2, Block A, Interstate Classic Cars Addition being a 3.853-acre tract of land identified as Tract 2-09 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development 46 (PD-46) District for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the southside of Springer Road east of the intersection of Springer Road and Corporate Crossing, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	10/26/2023	Approved w/ Comments

10/26/2023: P2023-032: Final Plat for Lot 1, Block A, Interstate Classic Cars Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Matthew Peterson of DB Constructors, Inc. on behalf of Jeff Fleming of Jeff Fleming Investments, LLC for the approval of a Final Plat for Lots 1 & 2, Block A, Interstate Classic Cars Addition being 3.853-acre tract of land identified as Tract 2-09 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development 46 (PD-46) District for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the southside of Springer Road east of the intersection of Springer Road and Corporate Crossing.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (P2023-032) in the lower right-hand corner of all pages on future submittals.

M.4 Plat needs to include the remainder lot which will change this plat to lots 1 & 2. Please revise. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.5 Please correct the Title Block to the following:

Final Plat
Lots 1 & 2, Block A
Interstate Classic Cars Addition
Being two (2) lots
3.853-Acres Or 167,836.68 SF
Situated within the
John A. Ramsey Survey, Abstract No. 186
City of Rockwall, Rockwall County, Texas

M.6 Indicate any existing or proposed corner clips. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please provide the following Signature Block on the second page. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

APPROVED: I hereby certify that the above and forgoing subdivision plat -- *being an addition to the City of Rockwall, Texas* -- was approved by the City Council of the City of Rockwall, Texas on the **[DAY]** day of **[MONTH], [YEAR]**.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

M.8 Provide the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

- (1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- (2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- (3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- (4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
- (5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

M.9 Provide the new Owner's Certificate of Dedication. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.11 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: November 1, 2023
City Council: November 6, 2023

I.12 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	10/24/2023	Approved w/ Comments

- 10/24/2023: 1. Show the 15ft building setback.
2. Show 10' utility easement along ROW.
3. Call out 100yr WSEL of the detention pond.
4. Drainage easement connects to detention drainage easement.
5. Remove proposed and existing utilities from Plat.
6. Remove paving from plat.
7. Remove contours from Plat.
8. Remove site improvements, utility lines, paving, builds, contours, etc.
9. Update legend.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	10/26/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/23/2023	Approved

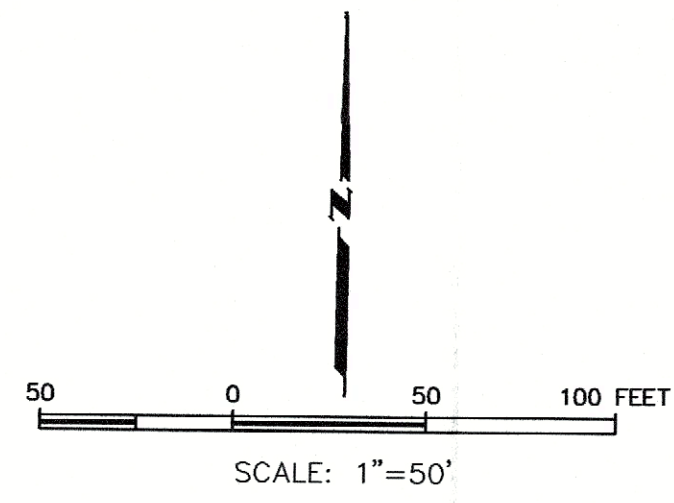
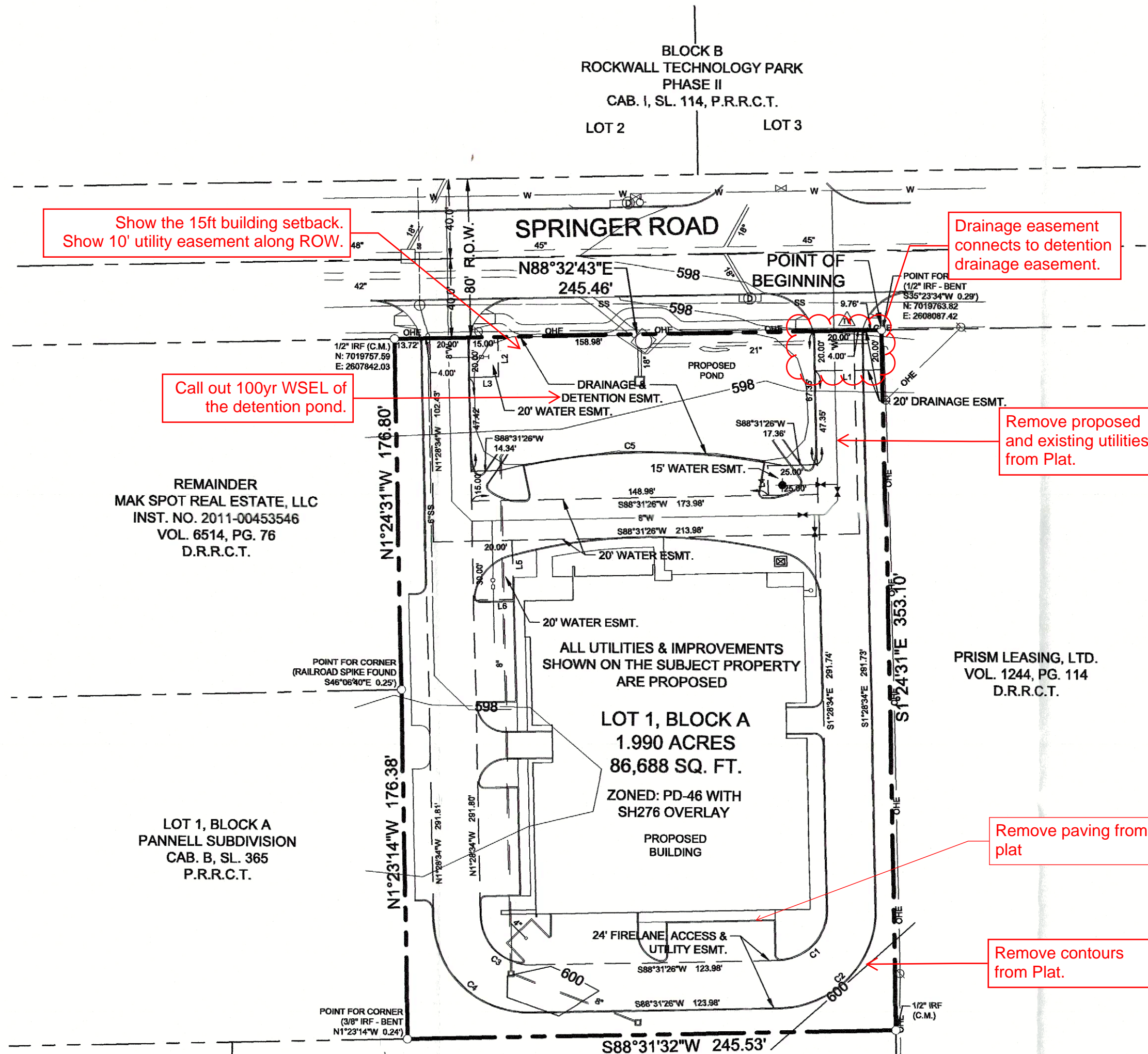
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/24/2023	Approved

No Comments



Show the 15ft building setback.
Show 10' utility easement along ROW.

Drainage easement connects to detention drainage easement.

Call out 100yr WSEL of the detention pond.

Remove proposed and existing utilities from Plat.

Remove site improvements, utility lines, paving, builds, contours, etc.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S88°32'43"W	33.74'
L2	N01°28'34"W	20.00'
L3	S88°32'43"W	15.00'
L4	S01°28'34"E	15.00'
L5	S01°24'31"E	30.00'
L6	S88°31'26"W	20.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	25.00'	39.27'	S43°31'26"W	35.36'
C2	90°00'00"	49.00'	76.97'	S43°31'26"W	69.30'
C3	90°00'00"	25.00'	39.27'	N46°28'34"W	35.36'
C4	90°00'00"	49.00'	76.97'	N46°28'34"W	69.30'
C5	26°02'21"	315.77'	143.51'	S88°31'26"W	142.27'

Remove paving from plat

Remove contours from Plat.

REMAINDER
MAK SPOT REAL ESTATE, LLC
INST. NO. 2011-00453546
VOL. 6514, PG. 76
D.R.R.C.T.

LOT 1, BLOCK A
PANSELL SUBDIVISION
CAB. B, SL. 365
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PRISM LEASING, LTD.
VOL. 1244, PG. 114
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PRBS PROPERTIES LLC
INST. NO. 20190000010624
O.P.R.R.C.T.

LOT 1, BLOCK A
SUBWAY/GATEWAY/HEALTH
FOOD STORE
CAB. G, SL. 105
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- NOTES:
1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
 2. COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
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 4. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
 5. ALL EASEMENTS SHOWN HEREON ARE BY THIS PLAT UNLESS OTHERWISE NOTED.
 6. SUBJECT PROPERTY IS IN "ZONE X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 480547 0045L, REVISED DATE SEPTEMBER 26, 2008.
"ZONE X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

- LEGEND** ← Update.
- ▲ CABLE TV MARKER SIGN
 - ⊥ GUY ANCHOR
 - UTILITY POLE
 - ⊙ STORM SEWER MANHOLE
 - ⊙ FIRE HYDRANT
 - ⊙ WATER VALVE
 - OHE OVERHEAD ELECTRIC LINE
 - C.M. CONTROLLING MONUMENT
 - IRFC IRON ROD WITH CAP FOUND
 - IRF IRON ROD FOUND
 - RRF RAILROAD SPIKE FOUND
 - EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
 - P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
 - O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

FINAL PLAT
INTERSTATE CLASSIC CARS
ADDITION
LOT 1, BLOCK A
 1.990 ACRES
 SITUATED IN THE
 JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186
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 OCTOBER 10, 2023
 CASE NUMBER _____

OWNER
J R FLEMING INVESTMENTS, LLC
P.O. BOX 489
ROCKWALL, TEXAS 75087

VOTEX SURVEYING COMPANY – TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2023-042 SHEET 1 OF 2



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3101 Springer Road, Rockwall TX 75032

SUBDIVISION Interstate Classic Cars Addition

LOT

1

BLOCK

A

GENERAL LOCATION East of the Intersection of Springer Road and Corporate Crossing

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-46 with SH-276 Overlay

CURRENT USE Vacant

PROPOSED ZONING

PROPOSED USE

Office/Car Showroom

ACREAGE 1.990

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER J R Fleming Investments, LLC.

APPLICANT db constructors, inc.

CONTACT PERSON Jeff Fleming

CONTACT PERSON Matthew Peterson

ADDRESS 2635 Observation Trail

ADDRESS 2400 Great Southwest Parkway

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP Fort Worth, TX 76106

PHONE (214) 505-9116

PHONE (972) 837-6244

E-MAIL jfleming@interstateclassiccars.com

E-MAIL matthew@dbconstructors.com

NOTARY VERIFICATION [REQUIRED]

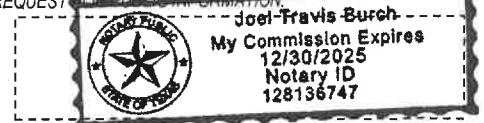
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF R. Fleming [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 340.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF October, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th DAY OF October, 2023

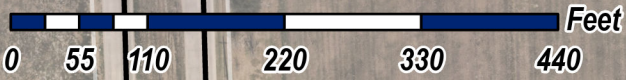
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

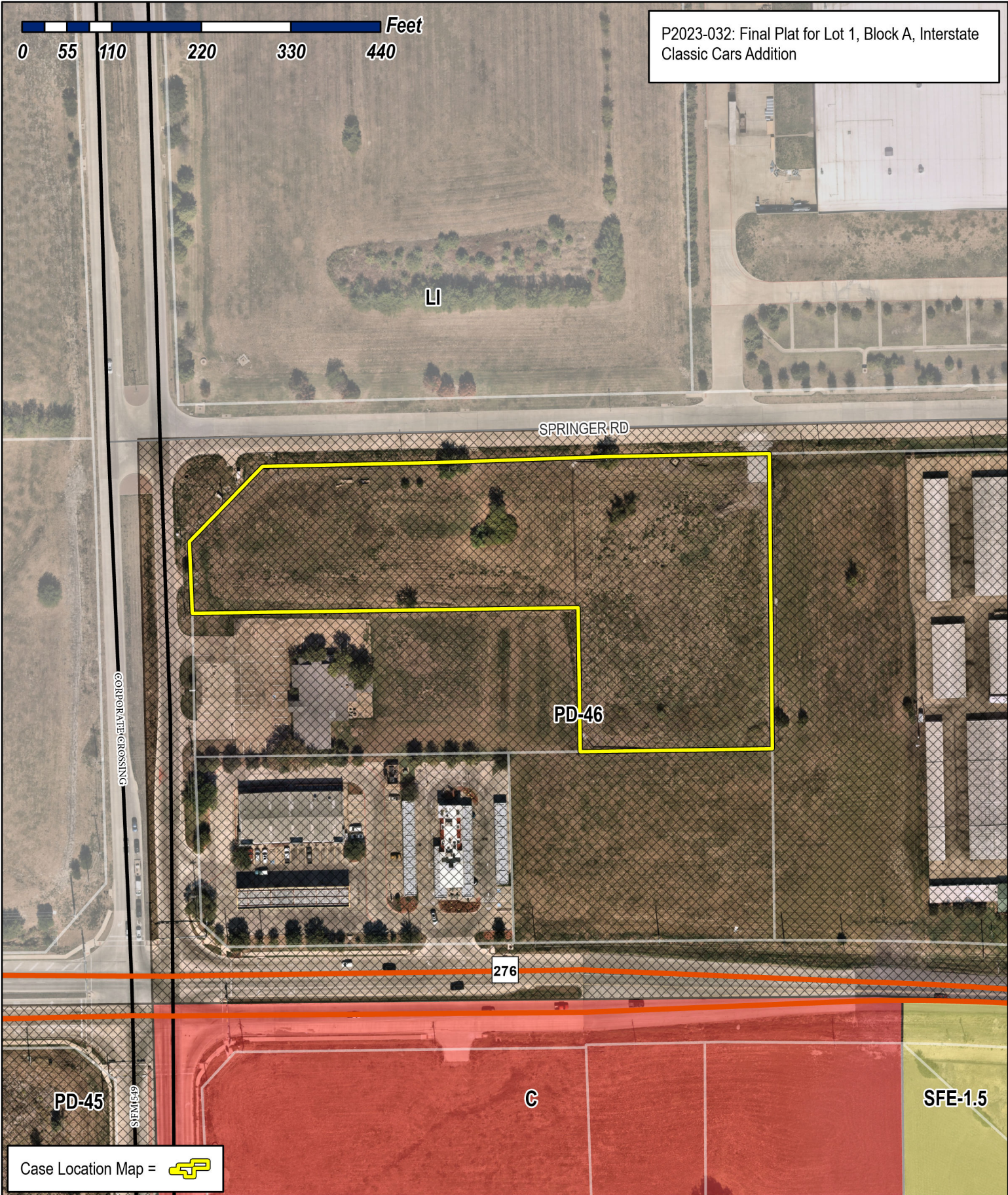


MY COMMISSION EXPIRES

12/30/25



P2023-032: Final Plat for Lot 1, Block A, Interstate Classic Cars Addition



Case Location Map =

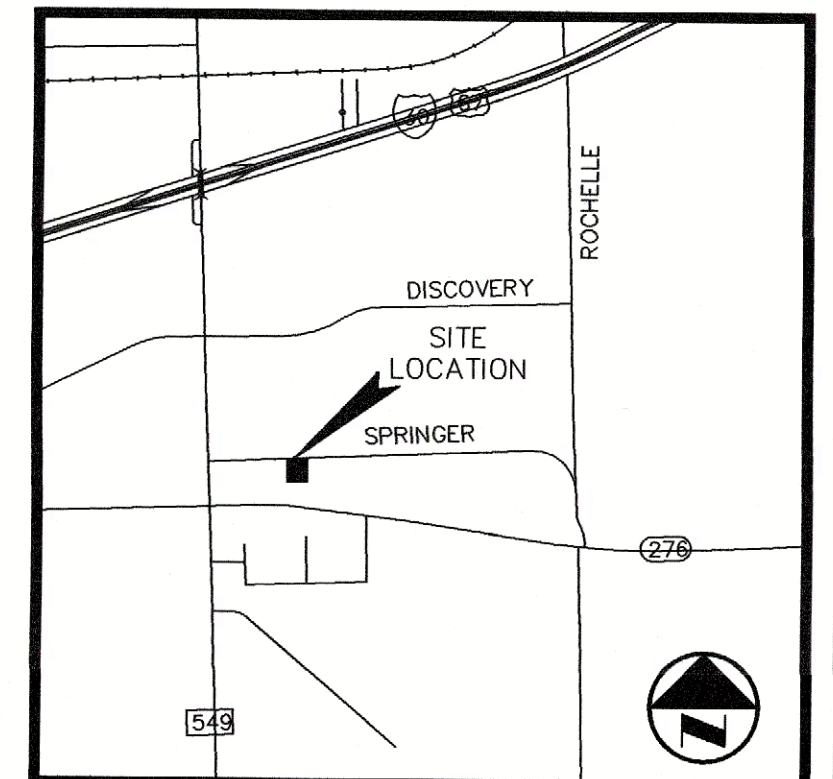
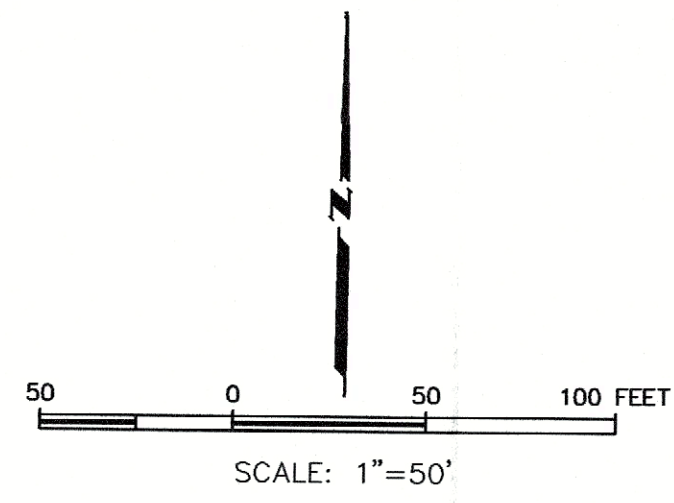
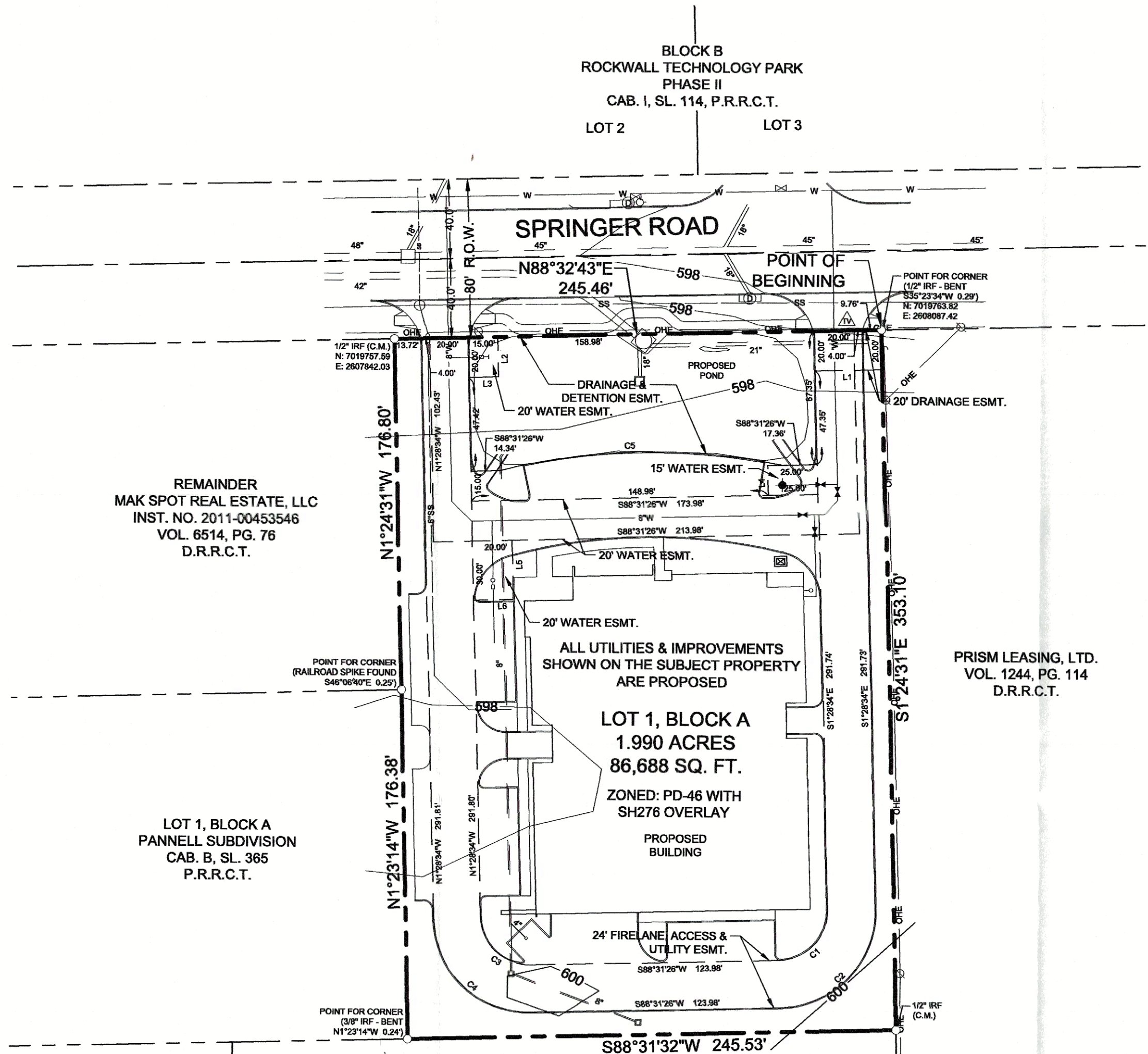


City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





LOCATION MAP
NOT TO SCALE

LINE TABLE		
NO.	BEARING	LENGTH
L1	S88°32'43"W	33.74'
L2	N01°28'34"W	20.00'
L3	S88°32'43"W	15.00'
L4	S01°28'34"E	15.00'
L5	S01°24'31"E	30.00'
L6	S88°31'26"W	20.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	25.00'	39.27'	S43°31'26"W	35.36'
C2	90°00'00"	49.00'	76.97'	S43°31'26"W	69.30'
C3	90°00'00"	25.00'	39.27'	N46°28'34"W	35.36'
C4	90°00'00"	49.00'	76.97'	N46°28'34"W	69.30'
C5	26°02'21"	315.77'	143.51'	S88°31'26"W	142.27'

REMAINDER
MAK SPOT REAL ESTATE, LLC
INST. NO. 2011-00453546
VOL. 6514, PG. 76
D.R.R.C.T.

LOT 1, BLOCK A
PANNELL SUBDIVISION
CAB. B, SL. 365
P.R.R.C.T.

PRISM LEASING, LTD.
VOL. 1244, PG. 114
D.R.R.C.T.

PRBS PROPERTIES LLC
INST. NO. 2019000010624
O.P.R.R.C.T.

LOT 1, BLOCK A
SUBWAY/GATEWAY/HEALTH
FOOD STORE
CAB. G, SL. 105
P.R.R.C.T.

NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
2. COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
3. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
4. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
5. ALL EASEMENTS SHOWN HEREON ARE BY THIS PLAT UNLESS OTHERWISE NOTED.
6. SUBJECT PROPERTY IS IN "ZONE X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 480547 0045L, REVISED DATE SEPTEMBER 26, 2008.

"ZONE X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

LEGEND	
	CABLE TV MARKER SIGN
	GUY ANCHOR
	UTILITY POLE
	STORM SEWER MANHOLE
	FIRE HYDRANT
	WATER VALVE
	OVERHEAD ELECTRIC LINE
	CONTROLLING MONUMENT
	IRON ROD WITH CAP FOUND
	IRON ROD FOUND
	RAILROAD SPIKE FOUND
	EASEMENT
	RIGHT-OF-WAY
	DEED RECORDS, ROCKWALL COUNTY, TEXAS
	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

OWNER
J R FLEMING INVESTMENTS, LLC
P.O. BOX 489
ROCKWALL, TEXAS 75087

FINAL PLAT
INTERSTATE CLASSIC CARS
ADDITION
LOT 1, BLOCK A
1.990 ACRES
SITUATED IN THE
JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 10, 2023
CASE NUMBER _____

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2023-042 SHEET 1 OF 2

OWNER'S CERTIFICATION

**STATE OF TEXAS
COUNTY OF ROCKWALL**

WHEREAS J R FLEMING INVESTMENTS, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the John A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas and being all of that tract of land conveyed to J R Fleming Investments, LLC by Warranty Deed recorded in Instrument No. 20220000019133, Official Public Records, Rockwall County, Texas; and being more particularly described as follows:

BEGINNING a point for corner in the south right-of-way line of Springer Road (an 80-foot wide right-of-way) at the northeast corner of said J R Fleming Investments, LLC tract and the northwest corner of a tract of land conveyed to Prism Leasing, Ltd. recorded in Volume 1244, Page 114, Deed Records, Rockwall County, Texas; from which a 1/2-inch iron rod found (bent) bears S 35°23'34" W, a distance of 0.29 feet;

THENCE S 01°24'31" E, departing said south right-of-way line of Springer Road and with the common line of said J R Fleming Investments, LLC tract and said Prism Leasing, Ltd., a distance of 353.10 feet to a 1/2-inch iron rod found at the southeast corner of said J R Fleming Investments, LLC tract and the northeast corner of a tract of land conveyed to PRBS Properties LLC by deed recorded in Instrument No. 20190000010624, Official Public Records, Rockwall County, Texas;

THENCE S 88°31'32" W, with the common line of said J R Fleming Investments, LLC tract and said PRBS Properties LLC tract, a distance of 245.53 feet to a point for the southeast corner of Lot 1, Block A, Pannell Subdivision, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 365, Plat Records, Rockwall County, Texas; from which a 3/8-inch iron rod found bears N 01°23'14" W, a distance of 0.24 feet;

THENCE N 01°23'14" W, with the common line of said J R Fleming Investments, LLC tract and said Lot 1, a distance of 176.38 feet to a point for the northeast corner of said Lot 1; from which a railroad spike found bears S 46°06'40" E, a distance of 0.25 feet;

THENCE N 01°24'31" W, continuing with the west line of said J R Fleming Investments, LLC tract, a distance of 176.80 feet to a 1/2-inch iron rod found in said south right-of-way line of Springer Road at the northwest corner of said J R Fleming Investments, LLC tract;

THENCE N 88°32'43" E, with said south right-of-way line of Springer Road, a distance of 245.46 feet to the **POINT OF BEGINNING** and containing 86,688 square feet or 1.990 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

**STATE OF TEXAS
COUNTY OF ROCKWALL**

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the INTERSTATE CLASSIC CARS ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the INTERSTATE CLASSIC CARS ADDITION have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

J R Fleming Investments, LLC,
a Texas limited liability company

Name, Title

**STATE OF TEXAS
COUNTY OF ROCKWALL**

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2023.

Notary Public, State of Texas

My Commission Expires

SURVEYOR'S STATEMENT

THAT I, Candy Hone, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY

RELEASED 10/10/2023 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

**STATE OF TEXAS
COUNTY OF DALLAS**

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Notary Public, State of Texas

My Commission Expires

STANDARD CITY SIGNATURE BLOCK

Planning & Zoning Commission, Chairman Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2023.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____, 2023.

Mayor, City of Rockwall

City Secretary

City Engineer

OWNER
J R FLEMING INVESTMENTS, LLC
P.O. BOX 489
ROCKWALL, TEXAS 75087

**FINAL PLAT
INTERSTATE CLASSIC CARS
ADDITION
LOT 1, BLOCK A
1.990 ACRES
SITUATED IN THE
JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 10, 2023
CASE NUMBER _____**

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2023-042 SHEET 2 OF 2



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: November 6, 2023
APPLICANT: Matthew Peterson; *DB Constructors*
CASE NUMBER: P2023-032; *Final Plat for Lots 1 & 2, Block A, Interstate Classic Cars Addition*

SUMMARY

Consider a request by Matthew Peterson of DB Constructors, Inc. on behalf of Jeff Fleming of Jeff Fleming Investments, LLC for the approval of a Final Plat for Lots 1 & 2, Block A, Interstate Classic Cars Addition being a 3.853-acre tract of land identified as Tract 2-09 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development 46 (PD-46) District for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the southside of Springer Road east of the intersection of Springer Road and Corporate Crossing, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for a 3.853-acre parcel of land (*i.e. Tract 1-2 of the W.H. Baird Survey, Abstract No. 25*) for the purpose of creating two (2) lots (*i.e. Lots 1 & 2, Block A, Interstate Classic Cars Addition*) and establishing the access, fire lane, and utility easements necessary to construct a 22,748 SF *New and/or Used Indoor Motor Vehicle Dealership/Showroom* on the subject property.
- Background. The subject property was originally annexed into the City of Rockwall on July 21, 1997 by *Ordinance No. 97-14*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On March 1, 1999, the City Council approved a zoning change [*Case No. PZ1998-087-01; Ordinance No. 99-05*] for the subject property, changing the zoning from an Agricultural (AG) District to Planned Development District 46 (PD-46) for Commercial (C) District land uses. On August 2, 2021, the City Council amended Planned Development District 46 (PD-46) [*Case No. Z2020-024; Ordinance No. 21-32*]; however, the approved amendment did not affect the subject property. On March 6, 2023, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2023-002; Ordinance No. 23-10; S-295*] to allow a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* on the subject property. The subject property has remained vacant since the time of annexation. On July 11, 2023, the Planning and Zoning Commission approved a site plan [*Case No. SP2023-021*] for the construction of a 22,748 SF *New and/or Used Indoor Motor Vehicle Dealership/Showroom* on the subject property.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Final Plat for *Lots 1 & 2, Block A, Interstate Classic Cars Addition* staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Final Plat; and,

- (2) Any construction resulting from the approval of this Final Plat 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 November 1, 2023, the Planning and Zoning Commission approved a recommendation to approve the Final Plat by a vote of 4-0, with Commissioners Deckard, Conway, and Llewellyn absent.



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]:

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- PLAT REINSTATEMENT REQUEST (\$100.00)

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- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3101 Springer Road, Rockwall TX 75032

SUBDIVISION Interstate Classic Cars Addition

LOT

1

BLOCK

A

GENERAL LOCATION East of the Intersection of Springer Road and Corporate Crossing

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-46 with SH-276 Overlay

CURRENT USE Vacant

PROPOSED ZONING

PROPOSED USE

Office/Car Showroom

ACREAGE 1.990

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER J R Fleming Investments, LLC.

APPLICANT db constructors, inc.

CONTACT PERSON Jeff Fleming

CONTACT PERSON Matthew Peterson

ADDRESS 2635 Observation Trail

ADDRESS 2400 Great Southwest Parkway

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP Fort Worth, TX 76106

PHONE (214) 505-9116

PHONE (972) 837-6244

E-MAIL jfleming@interstateclassiccars.com

E-MAIL matthew@dbconstructors.com

NOTARY VERIFICATION [REQUIRED]

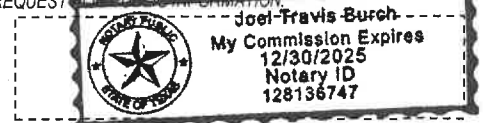
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF R. Fleming [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 340.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF October, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th DAY OF October, 2023

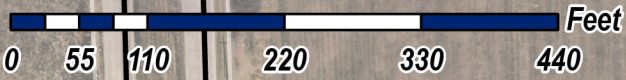
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

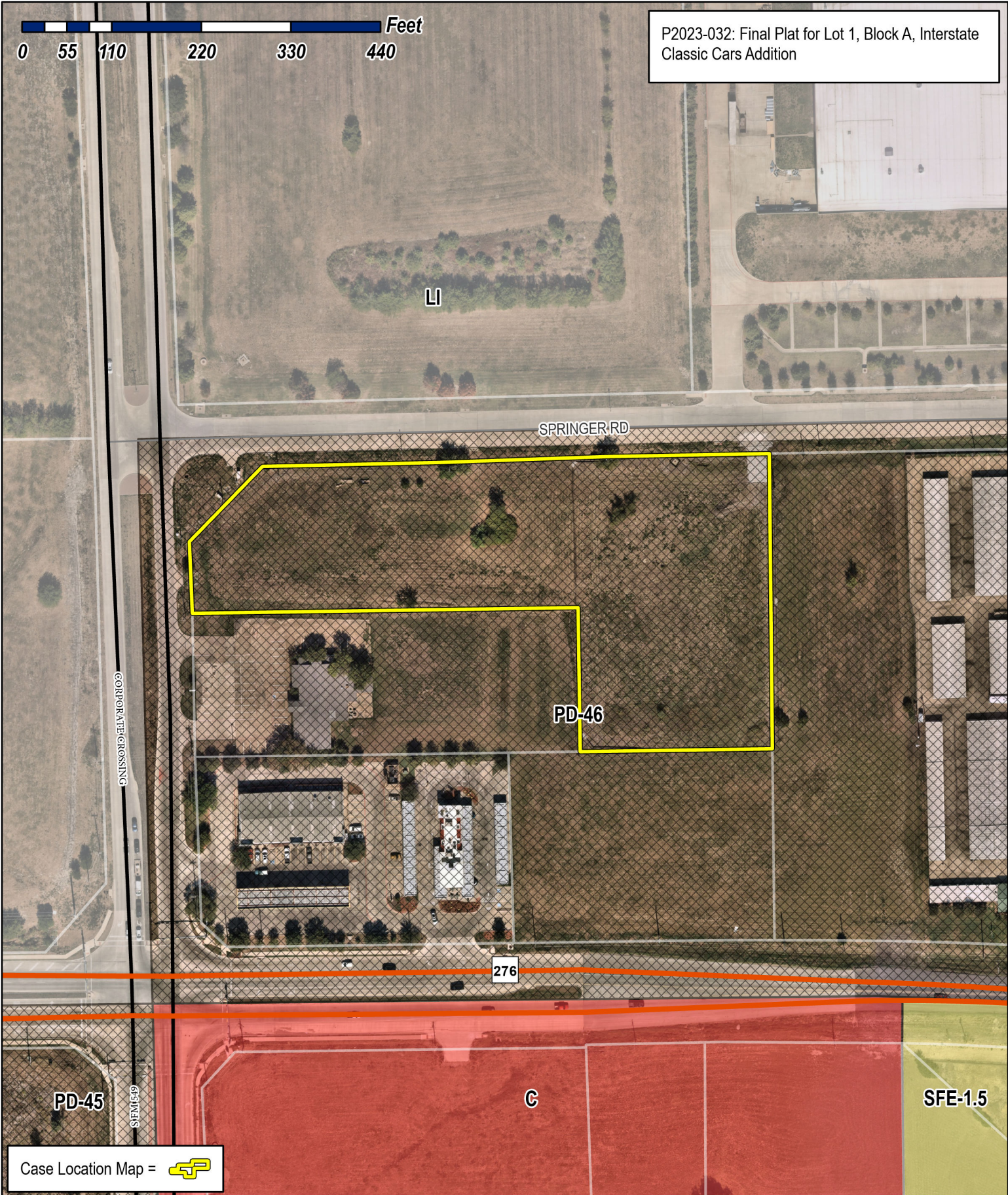



MY COMMISSION EXPIRES

12/30/25



P2023-032: Final Plat for Lot 1, Block A, Interstate Classic Cars Addition



Case Location Map = 

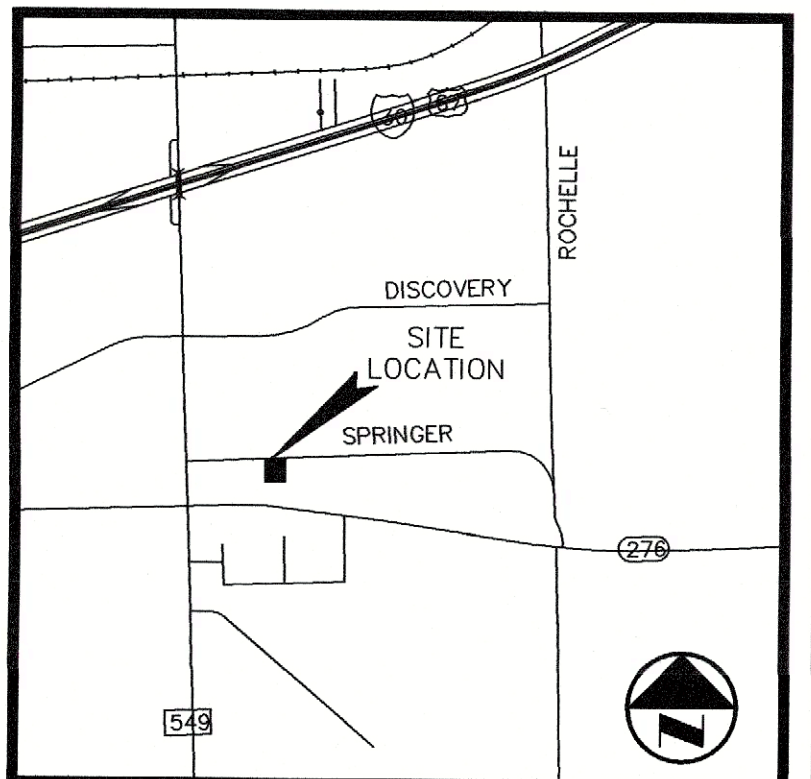
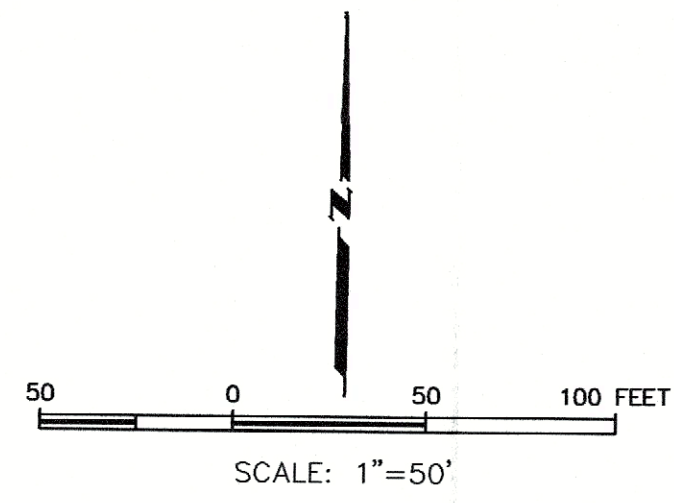
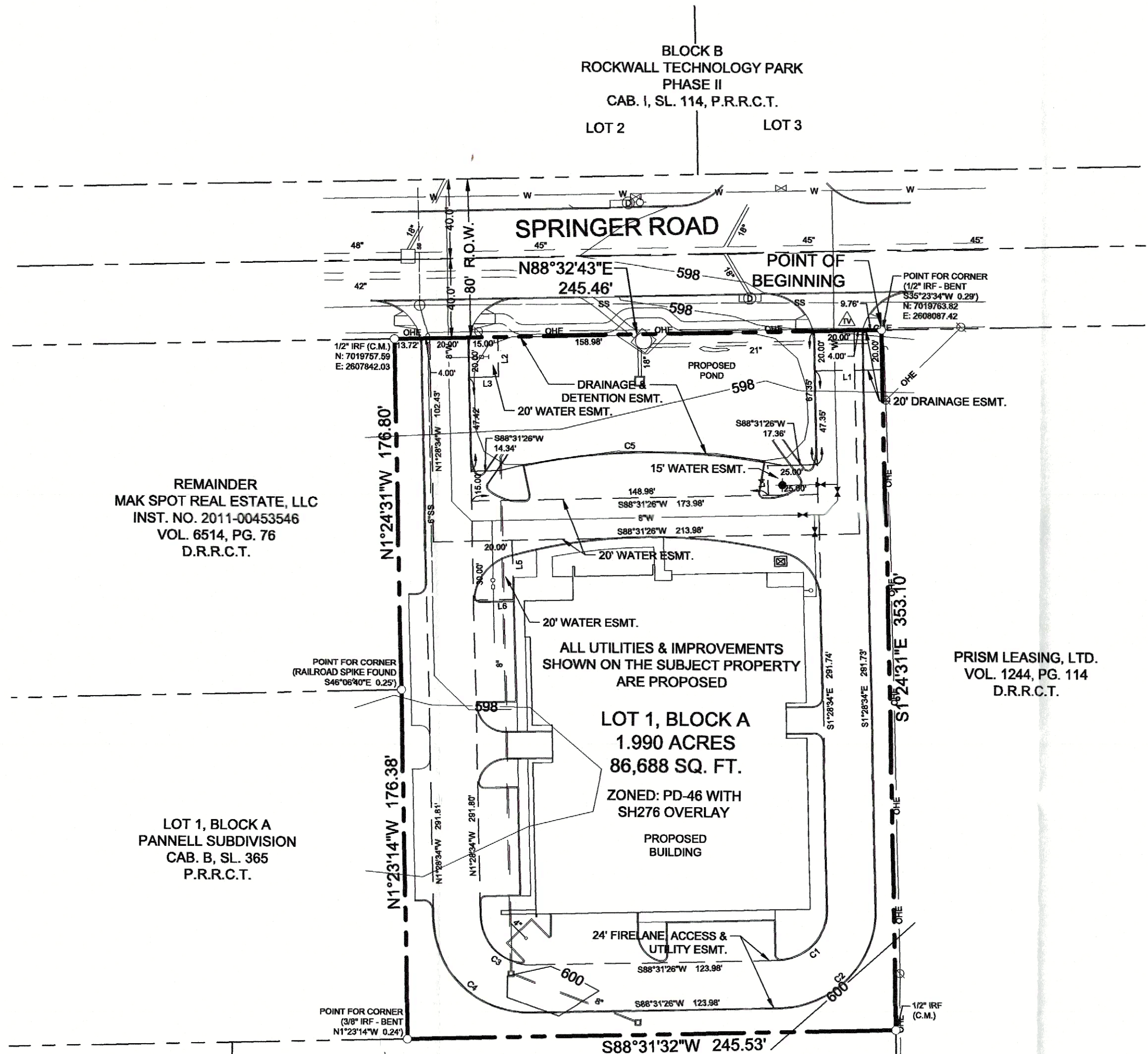


City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





LOCATION MAP
NOT TO SCALE

LINE TABLE		
NO.	BEARING	LENGTH
L1	S88°32'43"W	33.74'
L2	N01°28'34"W	20.00'
L3	S88°32'43"W	15.00'
L4	S01°28'34"E	15.00'
L5	S01°24'31"E	30.00'
L6	S88°31'26"W	20.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	25.00'	39.27'	S43°31'26"W	35.36'
C2	90°00'00"	49.00'	76.97'	S43°31'26"W	69.30'
C3	90°00'00"	25.00'	39.27'	N46°28'34"W	35.36'
C4	90°00'00"	49.00'	76.97'	N46°28'34"W	69.30'
C5	26°02'21"	315.77'	143.51'	S88°31'26"W	142.27'

REMAINDER
MAK SPOT REAL ESTATE, LLC
INST. NO. 2011-00453546
VOL. 6514, PG. 76
D.R.R.C.T.

LOT 1, BLOCK A
PANNELL SUBDIVISION
CAB. B, SL. 365
P.R.R.C.T.

PRISM LEASING, LTD.
VOL. 1244, PG. 114
D.R.R.C.T.

PRBS PROPERTIES LLC
INST. NO. 2019000010624
O.P.R.R.C.T.

LOT 1, BLOCK A
SUBWAY/GATEWAY/HEALTH
FOOD STORE
CAB. G, SL. 105
P.R.R.C.T.

NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
2. COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
3. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
4. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
5. ALL EASEMENTS SHOWN HEREON ARE BY THIS PLAT UNLESS OTHERWISE NOTED.
6. SUBJECT PROPERTY IS IN "ZONE X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 480547 0045L, REVISED DATE SEPTEMBER 26, 2008.

"ZONE X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

LEGEND	
	CABLE TV MARKER SIGN
	GUY ANCHOR
	UTILITY POLE
	STORM SEWER MANHOLE
	FIRE HYDRANT
	WATER VALVE
	OVERHEAD ELECTRIC LINE
	CONTROLLING MONUMENT
	IRON ROD WITH CAP FOUND
	IRON ROD FOUND
	RAILROAD SPIKE FOUND
	EASEMENT
	RIGHT-OF-WAY
	DEED RECORDS, ROCKWALL COUNTY, TEXAS
	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

OWNER
J R FLEMING INVESTMENTS, LLC
P.O. BOX 489
ROCKWALL, TEXAS 75087

FINAL PLAT
INTERSTATE CLASSIC CARS
ADDITION
LOT 1, BLOCK A
1.990 ACRES
SITUATED IN THE
JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 10, 2023
CASE NUMBER _____

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2023-042 SHEET 1 OF 2

OWNER'S CERTIFICATION

**STATE OF TEXAS
COUNTY OF ROCKWALL**

WHEREAS J R FLEMING INVESTMENTS, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the John A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas and being all of that tract of land conveyed to J R Fleming Investments, LLC by Warranty Deed recorded in Instrument No. 2022000019133, Official Public Records, Rockwall County, Texas; and being more particularly described as follows:

BEGINNING a point for corner in the south right-of-way line of Springer Road (an 80-foot wide right-of-way) at the northeast corner of said J R Fleming Investments, LLC tract and the northwest corner of a tract of land conveyed to Prism Leasing, Ltd. recorded in Volume 1244, Page 114, Deed Records, Rockwall County, Texas; from which a 1/2-inch iron rod found (bent) bears S 35°23'34" W, a distance of 0.29 feet;

THENCE S 01°24'31" E, departing said south right-of-way line of Springer Road and with the common line of said J R Fleming Investments, LLC tract and said Prism Leasing, Ltd., a distance of 353.10 feet to a 1/2-inch iron rod found at the southeast corner of said J R Fleming Investments, LLC tract and the northeast corner of a tract of land conveyed to PRBS Properties LLC by deed recorded in Instrument No. 2019000010624, Official Public Records, Rockwall County, Texas;

THENCE S 88°31'32" W, with the common line of said J R Fleming Investments, LLC tract and said PRBS Properties LLC tract, a distance of 245.53 feet to a point for the southeast corner of Lot 1, Block A, Pannell Subdivision, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 365, Plat Records, Rockwall County, Texas; from which a 3/8-inch iron rod found bears N 01°23'14" W, a distance of 0.24 feet;

THENCE N 01°23'14" W, with the common line of said J R Fleming Investments, LLC tract and said Lot 1, a distance of 176.38 feet to a point for the northeast corner of said Lot 1; from which a railroad spike found bears S 46°06'40" E, a distance of 0.25 feet;

THENCE N 01°24'31" W, continuing with the west line of said J R Fleming Investments, LLC tract, a distance of 176.80 feet to a 1/2-inch iron rod found in said south right-of-way line of Springer Road at the northwest corner of said J R Fleming Investments, LLC tract;

THENCE N 88°32'43" E, with said south right-of-way line of Springer Road, a distance of 245.46 feet to the **POINT OF BEGINNING** and containing 86,688 square feet or 1.990 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

**STATE OF TEXAS
COUNTY OF ROCKWALL**

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the INTERSTATE CLASSIC CARS ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the INTERSTATE CLASSIC CARS ADDITION have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- 3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- 4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- 6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

J R Fleming Investments, LLC,
a Texas limited liability company

Name, Title

**STATE OF TEXAS
COUNTY OF ROCKWALL**

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2023.

Notary Public, State of Texas

My Commission Expires

SURVEYOR'S STATEMENT

THAT I, Candy Hone, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY

RELEASED 10/10/2023 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

**STATE OF TEXAS
COUNTY OF DALLAS**

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Notary Public, State of Texas

My Commission Expires

STANDARD CITY SIGNATURE BLOCK

Planning & Zoning Commission, Chairman Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2023.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2023.

Mayor, City of Rockwall

City Secretary

City Engineer

OWNER
J R FLEMING INVESTMENTS, LLC
P.O. BOX 489
ROCKWALL, TEXAS 75087

**FINAL PLAT
INTERSTATE CLASSIC CARS
ADDITION
LOT 1, BLOCK A
1.990 ACRES
SITUATED IN THE
JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 10, 2023
CASE NUMBER _____**

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2023-042 SHEET 2 OF 2



DATE: November 7, 2023

TO: Matthew Peterson
2400 Great Southwest Parkway
Fort Worth, Texas 76106

CC: Jeff Fleming
2635 Observation Trail
Rockwall, Texas 75032

FROM: Bethany Ross, *Planner*
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2023-032; *Final Plat for Lots 1 & 2, Block A, Interstate Classic Cars Addition*

Matthew:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on November 6, 2023. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this *Final Plat* 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 November 1, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the *Final Plat* by a vote of 4-0, with Commissioners Deckard, Conway, and Llewellyn absent.

City Council

On November 6, 2023, the City Council approved a motion to approve the *Final Plat* by a vote of 7-0.

Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- *at a minimum* -- the following:

- (1) One (1) set(s) of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for the filing fees (See below) made out to the *Rockwall County Clerk's Office*.

FILING FEES:

Mylars: \$50.00 per page for the 1st set only (*No charge for additional sets*).

Tax Certificates: \$30.00 for the 1st certificate and \$4.00 for each additional certificate.

Please note that the filling fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between September 1st and December 31st, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a statement/letter from the *Rockwall Central Appraisal District (RCAD)* and an additional \$4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to adhere to this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 772-6488.

Sincerely,



Bethany Ross, *Planner*

City of Rockwall Planning and Zoning Department