



**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.

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CITY ENGINEER:

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

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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1760 AIRPORT RD, ROCKWALL, TX 75087

SUBDIVISION LOT BLOCK

GENERAL LOCATION

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

CURRENT ZONING LI CURRENT USE

PROPOSED ZONING LI PROPOSED USE

ACREAGE 6.17 LOTS [CURRENT] LOTS [PROPOSED]

**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 DEEPAK (ROY) BHAVI  APPLICANT

CONTACT PERSON DEEPAK (ROY) BHAVI CONTACT PERSON

ADDRESS 835 TILLMAN DR ADDRESS

CITY, STATE & ZIP ALLEN TX 75013 CITY, STATE & ZIP

PHONE 972-674-8933 PHONE

E-MAIL roy.bhavi@flexspacebusinessparks.com E-MAIL

## NOTARY VERIFICATION [REQUIRED]

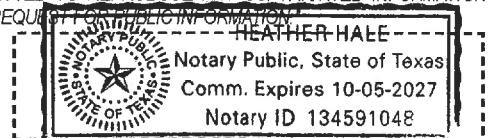
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I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 423.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14<sup>th</sup> DAY OF February 2025 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

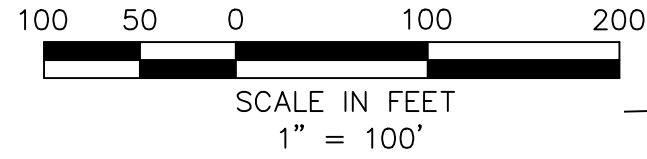
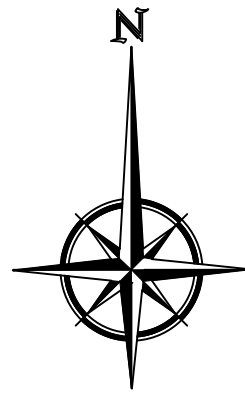
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OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 10/05/2027



LINE TABLE		
NO.	DIRECTION	DISTANCE
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L4	S 00°49'48" E	473.05'
L5	N 87°30'26" E	59.74'
L6	N 87°30'26" E	75.09'
L7	S 01°44'20" E	224.54'
L8	S 88°06'49" W	51.67'
L9	N 42°44'27" W	56.84'
L10	N 00°51'43" W	135.20'

SARO PARTNERS, LLC.  
CALLED: 5.07 ACRES  
INST. NO. 2018000004501  
O.P.R.R.C.T.

ADD REAL  
A TEXAS LIMITED PARTNERSHIP  
CALLED: 5.78 ACRES  
INST. NO. 20220000021408  
O.P.R.R.C.T.

**D. HARR SURVEY  
A-102**

**POINT OF BEGINNING**

DALLAS GARLAND & NORTHEASTERN RAILROAD  
(100' RIGHT-OF-WAY)

CURVE TABLE						
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C3	79°45'37"	5.61'	4.69'	7.81'	N 49°17'13" E	7.20'

**BENCHMARKS:**

CP 1

X-CUT IN CONCRETE INLET. +/- 20' SOUTH OF THE CENTERLINE OF AIRPORT ROAD.  
+/- 500' EAST FROM THE INTERSECTION OF AIRPORT ROAD AND JOHN KING BOULEVARD. +/- 300' WEST OF THE INTERSECTION OF AIRPORT ROAD AND AIRPORT TERMINAL OFFICE ROAD.  
NORTHING: 7025991.71  
EASTING: 2602124.66  
ELEV: 560.75

CP 2

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NORTHING: 7026005.28  
EASTING: 2602651.92  
ELEV: 571.25

**NOTES:**

Subject tract is located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to Federal Emergency Management Area Flood Insurance Rate Maps for Rockwall County, Texas and incorporated areas ~ Map Number 48397C0045L, Effective Date September 26, 2008, Floodplain lines plotted hereon are graphically shown according to this map and should be considered approximate.

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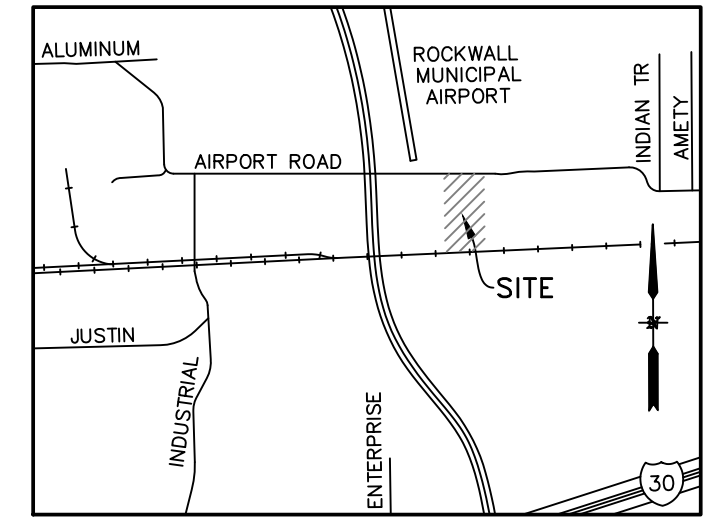
OWNER/DEVELOPER  
**FLEXSPACE BUSINESS  
PARKS, LLC.**  
835 TILLMAN DRIVE  
ALLEN, TEXAS 75013  
PHONE:

FINAL PLAT  
**FLEXSPACE CENTER ROCKWALL**  
BEING

**6.175 ACRES**  
SITUATED IN THE  
**D. HARR SURVEY, A-102**  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**PETITT - ECD**

CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION  
TBPELS FIRM REGISTRATION  
ENGINEERING FIRM #001145 - SURVEYING FIRM #10194792  
1600 N. COLLINS BLVD, SUITE 3300, RICHARDSON, TX 75080  
201 WINDCO CIRCLE, SUITE 100, WYLIE, TX 75098



VICINITY MAP  
N.T.S.

LEGEND	
CIRS	5/8" IRON ROD SET WITH CAP STAMPED "PETITT-ECD 6134"
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
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P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
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MEALS ON WHEELS SENIOR SERVICE OF ROCKWALL CALLED: 0.94 ACRES INST. NO. 2021000008327 O.P.R.R.C.T.

PLATFORM ROCKWALL, LP CALLED: 16.89 ACRES INST. NO. 20210000034703 O.P.R.R.C.T.

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**BLOCK 1  
LOT 1  
255,868 SF  
5.874 AC.**

FLEX SPACE BUSINESS PARKS, LLC  
CALLED: 6.18 ACRES  
INST. NO. 2023000009873  
O.P.R.R.C.T.

RIGHT-OF-WAY DEDICATION  
13,126 SF  
0.301 AC.

AIRPORT ROAD  
(UNDEDICATED PUBLIC RIGHT-OF-WAY)  
(VARIABLE WIDTH RIGHT-OF-WAY)

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E=2,602,825.21

N=7,026,343.84  
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N 89°50'11" E 371.78'

N 00°51'38" W 729.47'

S 00°50'04" E 718.34'

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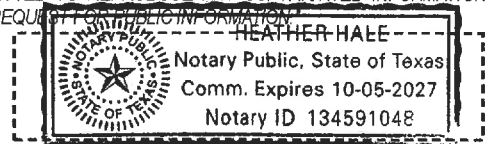
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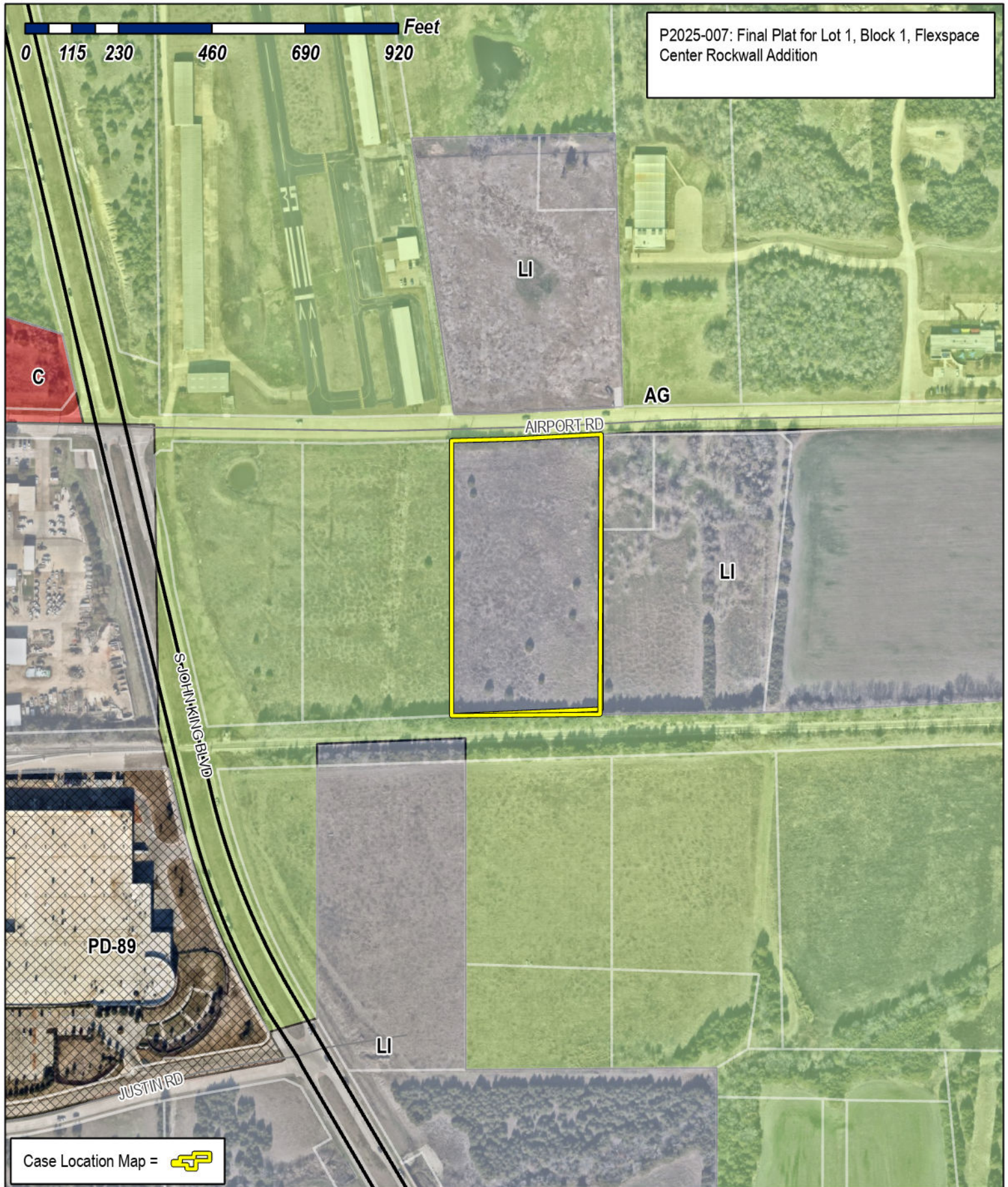
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OWNER'S SIGNATURE *[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS *[Signature]*



MY COMMISSION EXPIRES 10/05/2027



P2025-007: Final Plat for Lot 1, Block 1, Flexspace Center Rockwall Addition

0 115 230 460 690 920 Feet

G

LI

AG

AIRPORT RD


LI

S JOHNNING BEND

PD-89

LI

JUSTIN RD

Case Location Map = 

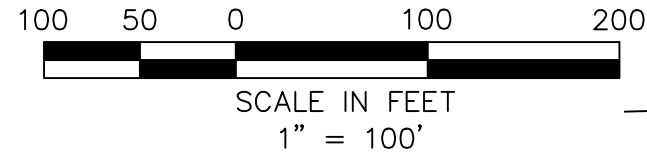
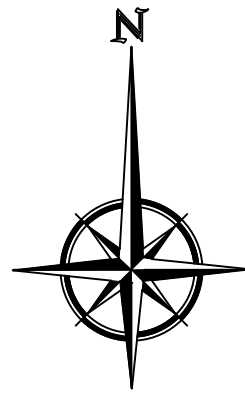


# City of Rockwall

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

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





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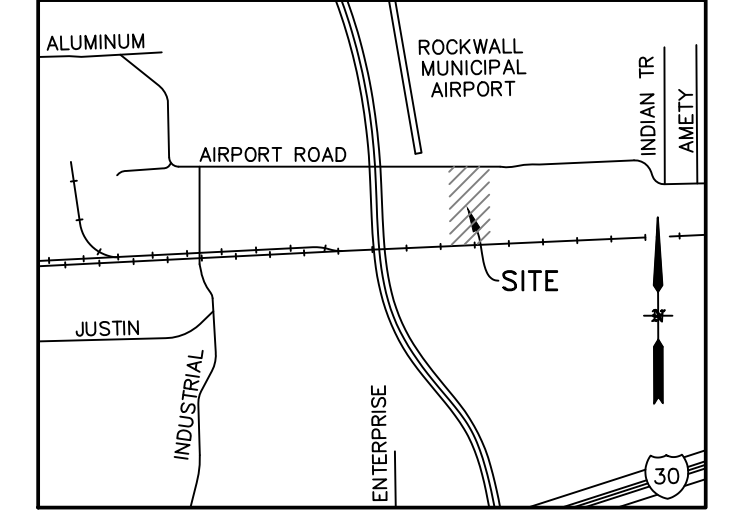
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N.T.S.

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OWNER/DEVELOPER  
**FLEXSPACE BUSINESS PARKS, LLC.**  
835 TILLMAN DRIVE  
ALLEN, TEXAS 75013  
PHONE:

FINAL PLAT  
**FLEXSPACE CENTER ROCKWALL**  
BEING  
**6.175 ACRES**  
SITUATED IN THE  
**D. HARR SURVEY, A-102**  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**PETITT - ECD**  
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201 WINDCO CIRCLE, SUITE 100, WYLIE, TX 75098



# 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:** February 25, 2025  
**APPLICANT:** Roy Bhavi  
**CASE NUMBER:** P2025-007; *Final Plat for Lot 1, Block 1, Flexspace Center Rockwall Addition*

---

### SUMMARY

Consider a request by Roy Bhavi for the approval of a Final Plat for Lot 1, Block 1, Flexspace Center Rockwall Addition, being a 5.874-acre tract of land identified as Tract 2-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP OV) District, addressed as 1760 Airport Road, and take any action necessary.

### PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Replat for a 5.874-acre tract of land (*i.e. Tract 2-01 of the D. Harr Survey, Abstract No. 102*) for the purpose of creating one (1) lot (*i.e. Lot 1, Block 1, Flexspace Center Rockwall Addition*) on the subject property, and dedicating the necessary easements for the construction of a *Multi-Tenant/Building Office/Warehouse Facility*.
- Background. The subject property was annexed by the City Council on March 16, 1998 by *Ordinance No. 98-10 [i.e. Case No. A1998-001]*. The subject property has been vacant since annexation. On April 3, 2023, the City Council approved a Zoning Change [*i.e. Case No. Z2023-010*] from an Agricultural (AG) District to a Light Industrial (LI) District for the subject property. On December 12, 2023, the Planning and Zoning Commission approved a Site Plan [*i.e. Case No. SP2023-044*] to allow the development of seven (7) *Office/Warehouse Buildings* 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.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Final Plat for Lot 1, Block 1, Flexspace Center Rockwall 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 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: 2/21/2025

PROJECT NUMBER: P2025-007  
PROJECT NAME: Final Plat for Flexspace Center Rockwall  
SITE ADDRESS/LOCATIONS: 1760 AIRPORT RD

CASE CAPTION: Consider a request by Roy Bhavi for the approval of a Final Plat for Lot 1, Block 1, Flexspace Center Rockwall Addition, being a 5.874-acre tract of land identified as Tract 2-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP OV) District, addressed as 1760 Airport Road, and take any action necessary.

---

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	02/20/2025	Approved w/ Comments

---

02/20/2025: P2025-007: Final Plat for Lot 1, Block 1, Flexspace Center Rockwall Addition  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lot 1, Block 1, Flexspace Center Rockwall Addition, being a 5.874-acre tract of land identified as Tract 2-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP OV) District, addressed as 1760 Airport Road.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email [aguevara@rockwall.com](mailto:aguevara@rockwall.com).

M.3 For reference, include the case number (P2025-007) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following:

FINAL PLAT  
LOT 1, BLOCK 1  
FLEXSPACE CENTER ROCKWALL ADDITION  
BEING  
ONE (1) LOT  
5.874-ACRES OR 255,868 SF  
SITUATED IN THE  
D. HARR SURVEY, ABSTRACT NO. 102  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 Please label all existing and proposed easements relative to the site and include the type, width, and purpose. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please label the right-of-way width and street centerline for each street adjacent to the development. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please update the Owner's Certificate and Standard Plat Wording to be in conformance with the subdivision ordinance (i.e. Section 38-7(1)(A)(1)). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances).

M.8 Please remove Item #7 from the Owners Certificate (Reference above to ensure correct format). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Provide the correct format for 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.

M.10 Provide the purpose of the Final Plat underneath the General Notes section. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.11 Please provide the following Surveyor's/Registered Engineer Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, [SURVEYOR'S NAME], 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.

SURVEYOR SIGNATURE [OR] REGISTERED ENGINEER      REGISTERED PUBLIC SURVEYOR NO. [OR]  
PROFESSIONAL ENGINEER NO.

M.12 Please remove the secondary Notary Stamp underneath the Surveyor's Signature.

M.13 Please provide the following Signature Block. (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.14 Please remove all Landscape easements that are called out on the Final Plat.

M.15 Please remove the Clear Zone Easement from the Final Plat.

M.16 Please ensure that the placement and dedication of easements do not conflict with the approved Landscape Plans provided during the Site Plan process. Keep in mind that landscaping is not allowed within any easements.

I.17 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.18 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning Meeting: February 25, 2025

City Council Meeting: March 3, 2025

I.19 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. 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	02/21/2025	Approved w/ Comments

- 02/21/2025: 1. Tables are incomplete. Many lines and curves are missing.  
2. Add the standard plat language and these general notes that are applicable.  
3. Signature page and property description missing.  
4. Complete these numbers.  
5. Width  
6. Private  
7. Complete these numbers. Call out width.  
8. Is dedicated.  
9. This was previously dedicated. Call out instrument that dedicated.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Angelica Guevara	02/20/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/18/2025	Approved

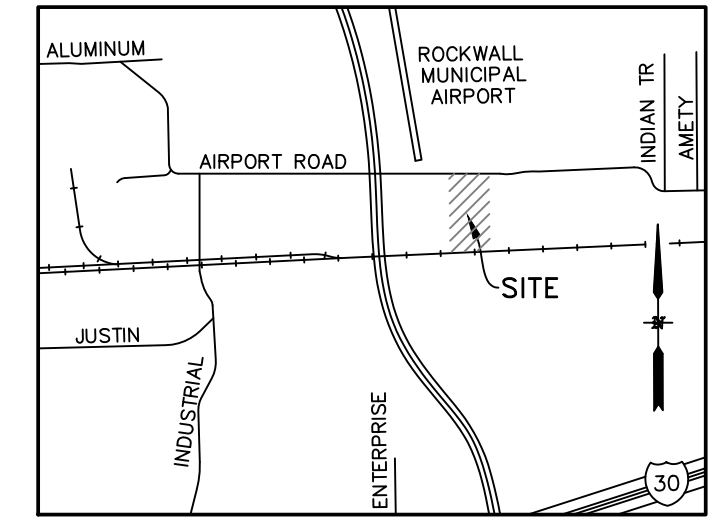
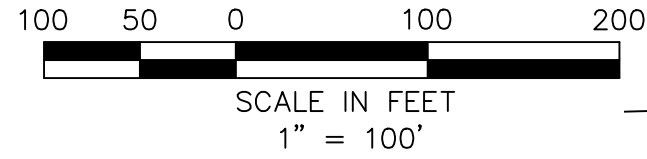
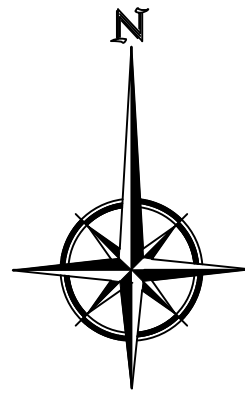
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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POLICE	Chris Cleveland	02/19/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/18/2025	Approved
No Comments			

---



VICINITY MAP  
N.T.S.

LEGEND	
CIRS	5/8" IRON ROD SET WITH CAP STAMPED "PETITT-ECD 6134"
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
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

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 87°30'26" W	40.07'
L2	S 00°50'04" E	198.37'
L3	S 89°10'12" W	68.93'
L4	S 00°49'48" E	473.05'
L5	N 87°30'26" E	59.74'
L6	N 87°30'26" E	75.09'
L7	S 01°44'20" E	224.54'
L8	S 88°06'49" W	51.67'
L9	N 42°44'27" W	56.84'
L10	N 00°51'43" W	135.20'

Complete these numbers.  
Call out width.

SARO PARTNERS, LLC.  
CALLED: 5.07 ACRES  
INST. NO. 2018000004501  
O.P.R.R.C.T.

Tables are incomplete. Many lines and curves are missing.

D. HARR SURVEY  
A-102

ADD REAL  
A TEXAS LIMITED PARTNERSHIP  
CALLED: 5.78 ACRES  
INST. NO. 20220000021408  
O.P.R.R.C.T.

BLOCK 1  
LOT 1  
255,868 SF  
5.874 AC.

FLEX SPACE BUSINESS  
PARKS, LLC  
CALLED: 6.18 ACRES  
INST. NO. 20230000009873  
O.P.R.R.C.T.

Private

Complete these numbers.

Width

Signature page and property description missing.

Add the standard plat language and these general notes that are applicable.

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	39°58'03"	55.95'	20.35'	39.03'	N 17°41'24" E	38.24'
C2	28°19'24"	29.99'	7.57'	14.83'	S 16°54'03" W	14.68'
C3	79°45'37"	5.61'	4.69'	7.81'	N 49°17'13" E	7.20'

**GENERAL NOTES [Please add this to any other notes included on the plat.]**

- 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.
- 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.
- 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.
- 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.
- 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).

**BENCHMARKS:**

CP 1  
X-CUT IN CONCRETE INLET. +/- 20' SOUTH OF THE CENTERLINE OF AIRPORT ROAD.  
+/- 500' EAST FROM THE INTERSECTION OF AIRPORT ROAD AND JOHN KING BOULEVARD. +/- 300' WEST OF THE INTERSECTION OF AIRPORT ROAD AND AIRPORT TERMINAL OFFICE ROAD.  
NORTHING: 7025991.71  
EASTING: 2602124.66  
ELEV: 560.75

CP 2  
X-CUT IN CONCRETE INLET. +/- 20' SOUTH OF THE CENTERLINE OF AIRPORT ROAD.  
+/- 1050' EAST FROM THE INTERSECTION OF AIRPORT ROAD AND JOHN KING BOULEVARD.  
+/- 200' EAST OF THE INTERSECTION OF AIRPORT ROAD AND AIRPORT TERMINAL OFFICE ROAD.  
NORTHING: 7026005.28  
EASTING: 2602651.92  
ELEV: 571.25

OWNER/DEVELOPER  
**FLEX SPACE BUSINESS PARKS, LLC.**  
5 TILLMAN DRIVE  
DEN, TEXAS 75013  
PHONE:

FINAL PLAT  
**FLEXSPACE CENTER ROCKWALL**  
BEING  
**6.175 ACRES**  
SITUATED IN THE  
**D. HARR SURVEY, A-102**  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**PETITT - ECD**  
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION  
TBPELS FIRM REGISTRATION  
ENGINEERING FIRM #001145 - SURVEYING FIRM #10194792

1600 N. COLLINS BLVD, SUITE 3300, RICHARDSON, TX 75080  
201 WINDCO CIRCLE, SUITE 100, WYLIE, TX 75098



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1760 AIRPORT RD, ROCKWALL, TX 75087

SUBDIVISION LOT BLOCK

GENERAL LOCATION

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

CURRENT ZONING LI CURRENT USE

PROPOSED ZONING LI PROPOSED USE

ACREAGE 6.17 LOTS [CURRENT] LOTS [PROPOSED]

**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 DEEPAK (ROY) BHAVI  APPLICANT

CONTACT PERSON DEEPAK (ROY) BHAVI CONTACT PERSON

ADDRESS 835 TILLMAN DR ADDRESS

CITY, STATE & ZIP ALLEN TX 75013 CITY, STATE & ZIP

PHONE 972-674-8933 PHONE

E-MAIL roy.bhavi@flexspacebusinessparks.com E-MAIL

## NOTARY VERIFICATION [REQUIRED]

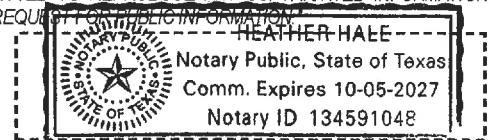
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Roy Bhavi [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 423.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14<sup>th</sup> DAY OF February 2025 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

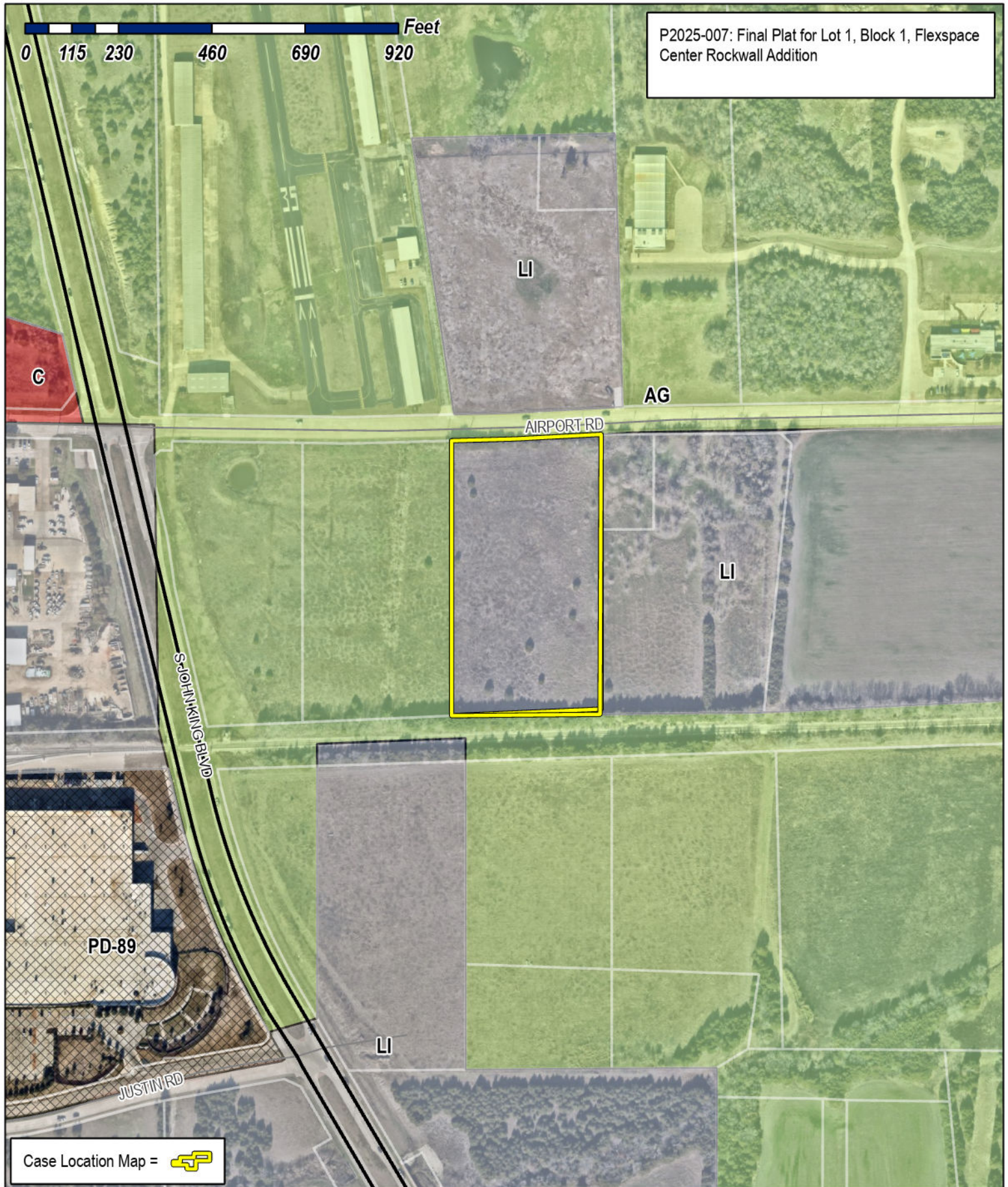
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF February, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 10/05/2027



P2025-007: Final Plat for Lot 1, Block 1, Flexspace Center Rockwall Addition

0 115 230 460 690 920 Feet

G

LI

AG

AIRPORT RD


LI

S JOHNNING BEND

PD-89

JUSTIN RD

LI

Case Location Map = 

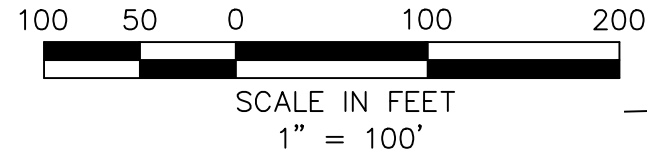
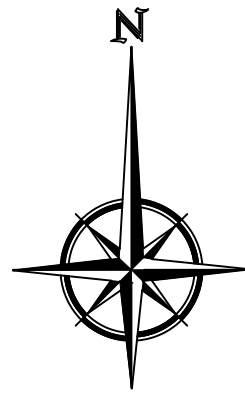


# City of Rockwall

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.





LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 87°30'26" W	40.07'
L2	S 00°50'04" E	198.37'
L3	S 89°10'12" W	68.93'
L4	S 00°49'48" E	473.05'
L5	N 87°30'26" E	59.74'
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L8	S 88°06'49" W	51.67'
L9	N 42°44'27" W	56.84'
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SARO PARTNERS, LLC.  
CALLED: 5.07 ACRES  
INST. NO. 2018000004501  
O.P.R.R.C.T.

ADD REAL  
A TEXAS LIMITED PARTNERSHIP  
CALLED: 5.78 ACRES  
INST. NO. 20220000021408  
O.P.R.R.C.T.

**BLOCK 1  
LOT 1**  
255,868 SF  
5.874 AC.

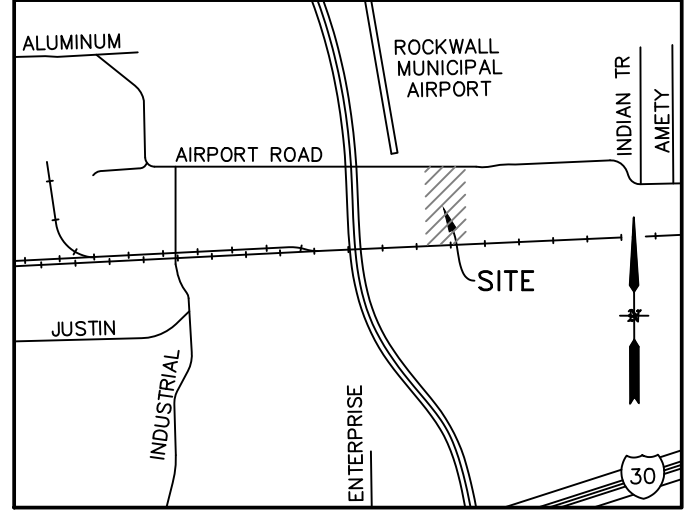
FLEX SPACE BUSINESS  
PARKS, LLC  
CALLED: 6.18 ACRES  
INST. NO. 20230000009873  
O.P.R.R.C.T.

MEALS ON WHEELS SENIOR  
SERVICE OF ROCKWALL  
CALLED: 0.94 ACRES  
INST. NO. 20210000008329  
O.P.R.R.C.T.

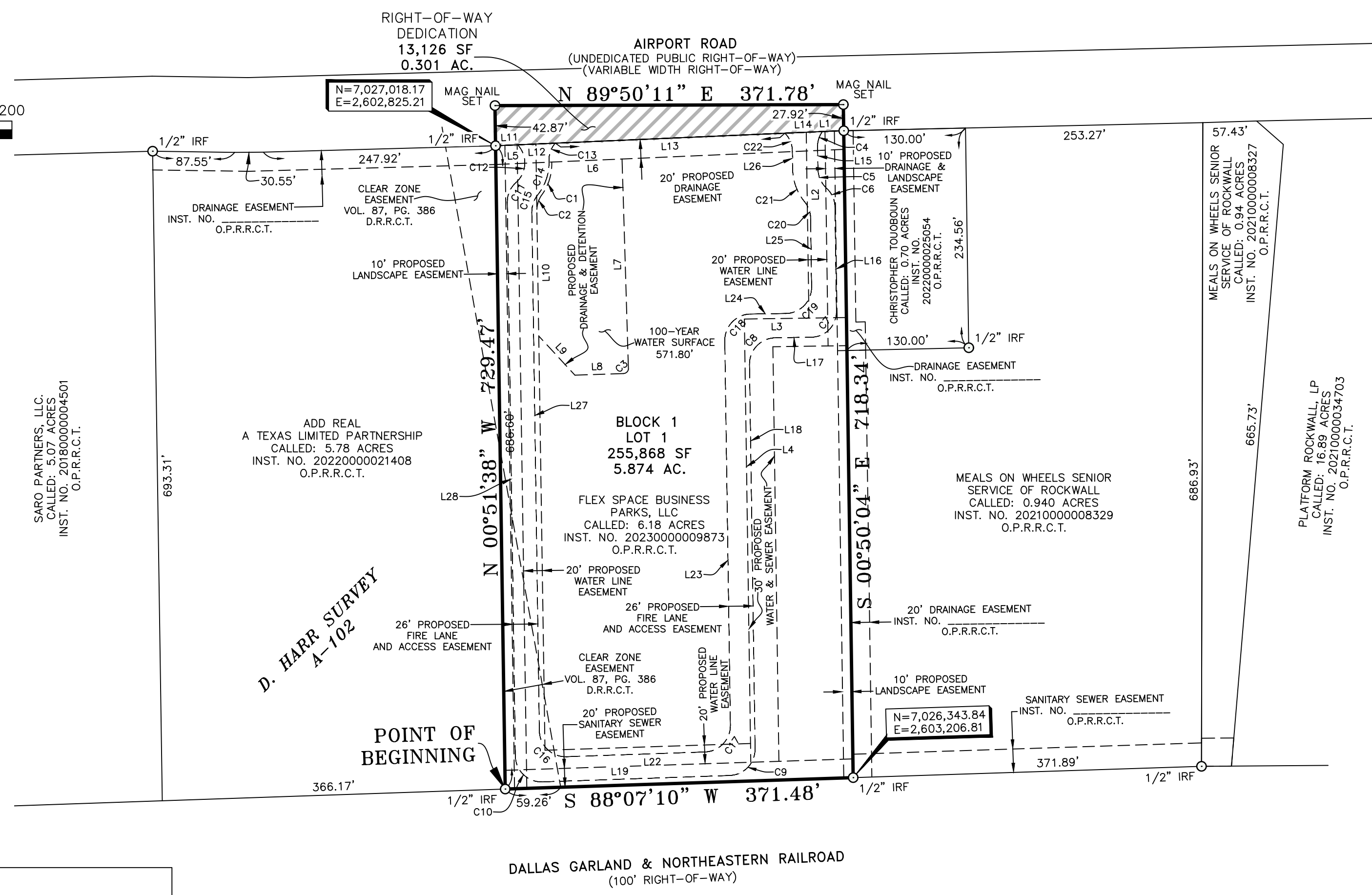
MEALS ON WHEELS SENIOR  
SERVICE OF ROCKWALL  
CALLED: 0.94 ACRES  
INST. NO. 20210000008327  
O.P.R.R.C.T.

PLATFORM ROCKWALL, LP  
CALLED: 16.89 ACRES  
INST. NO. 20210000034703  
O.P.R.R.C.T.

LEGEND	
CIRS	5/8" IRON ROD SET WITH CAP STAMPED "PETITT-ECD 6134"
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
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



VICINITY MAP  
N.T.S.



CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	39°58'03"	55.95'	20.35'	39.03'	N 17°41'24" E	38.24'
C2	28°19'24"	29.99'	7.57'	14.83'	S 16°54'03" W	14.68'
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**BENCHMARKS:**

CP 1  
X-CUT IN CONCRETE INLET. +/- 20' SOUTH OF THE CENTERLINE OF AIRPORT ROAD.  
+/- 500' EAST FROM THE INTERSECTION OF AIRPORT ROAD AND JOHN KING BOULEVARD. +/- 300' WEST OF THE INTERSECTION OF AIRPORT ROAD AND AIRPORT TERMINAL OFFICE ROAD.  
NORTHING: 7025991.71  
EASTING: 2602124.66  
ELEV: 560.75

CP 2  
X-CUT IN CONCRETE INLET. +/- 20' SOUTH OF THE CENTERLINE OF AIRPORT ROAD.  
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+/- 200' EAST OF THE INTERSECTION OF AIRPORT ROAD AND AIRPORT TERMINAL OFFICE ROAD.  
NORTHING: 7026005.28  
EASTING: 2602651.92  
ELEV: 571.25

**NOTES:**

Subject tract is located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to Federal Emergency Management Area Flood Insurance Rate Maps for Rockwall County, Texas and incorporated areas ~ Map Number 48397C0045L, Effective Date September 26, 2008, Floodplain lines plotted hereon are graphically shown according to this map and should be considered approximate.

The bearings and coordinates shown and recited hereon are referenced to the Texas Coordinate System of 1983 - North Central Zone No. 4202 - NAD83. Coordinates shown hereon are grid coordinates. All distances are surface distances with a surface to grid scale factor of 0.0999853886.

All perimeter property corners are 5/8-inch iron rods with cap marked "PETITT-ECD 6134", unless otherwise noted.

OWNER/DEVELOPER  
**FLEXSPACE BUSINESS  
PARKS, LLC.**  
835 TILLMAN DRIVE  
ALLEN, TEXAS 75013  
PHONE:

FINAL PLAT  
**FLEXSPACE CENTER ROCKWALL**  
BEING  
**6.175 ACRES**  
SITUATED IN THE  
**D. HARR SURVEY, A-102**  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**PETITT - ECD**  
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION  
TBPELS FIRM REGISTRATION  
ENGINEERING FIRM #001145 - SURVEYING FIRM #10194792  
1600 N. COLLINS BLVD, SUITE 3300, RICHARDSON, TX 75080  
201 WINDCO CIRCLE, SUITE 100, WYLIE, TX 75098



STATE OF TEXAS  
COUNTY OF ROCKWALL

**OWNER'S CERTIFICATE AND DEDICATION**

WHEREAS, Flex Space Business Parks, LLC. being the sole owner of a 6.175-acre tract of land situated in the D. Harr Survey, Abstract Number 102, City of Rockwall, Rockwall County, Texas, and being all of a called 6.18-acre tract of land described in deed to Flex Space Business Parks, LLC. recorded in Instrument Number 2023000009873, Official Public Records, Rockwall County, Texas, (O.P.R.R.C.T.) and being particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the southwest corner of said Flex Space tract and the southeast corner of a called 5.78-acre tract of land described in deed to Add Real, recorded in Instrument Number 20220000021408, (O.P.R.R.C.T.), and being in the north line of Dallas Garland & Northeastern Railroad (a 100-foot-wide right-of-way);

THENCE North 00 degrees 51 minutes 38 seconds West, with the common line said called Add Real tract and Flex Space tract, passing at a distance of 686.60 feet a 1/2-inch iron rod found for the northeast corner of said Add Real tract, continuing a total distance of 729.47 feet to a Mag nail set for the northwest corner of said Flex Space tract and being in the approximate centerline of Airport Road (an undedicated public roadway);

THENCE North 89 degrees 50 minutes 11 seconds East, with the north line of said Flex Space tract and the approximate centerline of said Airport Road, a distance of 371.78 feet to a Mag nail set for the northeast corner of said Flex Space tract;

THENCE South 00 degrees 50 minutes 04 seconds East, with the east line of said Flex Space tract, passing at a distance of 27.92 feet a 1/2-inch iron rod found for the northwest corner of a called 0.70 acre tract of land described in deed to Christopher Touoboun recorded in Instrument Number 20220000025054, (O.P.R.R.C.T.), continuing with the common line of said Flex Space tract, said Touoboun tract and a called 0.940 acre tract of land described in deed to Meals on Wheels Senior Service of Rockwall recorded in Instrument Number 20210000008327, (O.P.R.R.C.T.) a total distance of 718.34 feet to a 1/2-inch iron rod found for the southeast corner of said Add Real tract, the southwest corner of Meals on Wheels Senior Service of Rockwall tract and being in the north line of said Dallas Garland & Northern Railroad'

THENCE South 88 degrees 07 minutes 10 seconds West, with the south line of said Dallas Garland & Northern Railroad, a distance of 371.48 feet to the POINT OF BEGINNING and containing 6.175 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (we) the undersigned owner of the land shown on this plat, and designated herein as the ROCKWALL FLEXSPACE CENTER, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates 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 FLEXSPACE CENTER 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 structures 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.

7. Property Owner shall be responsible for maintaining, repairing and replacing all systems within the drainage and detention easements.

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.

BY: Flex Space Business Parks, LLC.

BY: \_\_\_\_\_  
Deepak Bhavi, Founder and Principal

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Deepak Bhavi, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires:

**SURVEYOR'S CERTIFICATE**

THIS is to certify that I, James Mark Whitkanack, a Registered Public Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Released for review only.

James Mark Whitkanack  
Registered Professional Land Surveyor  
State Of Texas No. 6134

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared James Mark Whitkanack, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

**APPROVAL CERTIFICATE**

\_\_\_\_\_  
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 \_\_\_\_\_, 20\_\_\_\_.

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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Mayor, City of Rockwall      City Secretary      City Engineer

FINAL PLAT

**FLEXSPACE CENTER ROCKWALL**

*BEING*

*6.175 ACRES*

*SITUATED IN THE*

*D. HARR SURVEY, A-102*

*CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS*

**PETTIT - ECD**

CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION  
TBPELS FIRM REGISTRATION  
ENGINEERING FIRM #001145 - SURVEYING FIRM #10194792

1600 N. COLLINS BLVD,      201 WINDCO CIRCLE  
SUITE 3300,      SUITE 100  
RICHARDSON, TX 75080      WYLIE, TX 75098

DATE: 11/20/2024

CASE NO. 0000-00

SHEET 2 OF 2



**CITY OF ROCKWALL**  
CITY COUNCIL MEMORANDUM

**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:** March 3, 2025  
**APPLICANT:** Roy Bhavi  
**CASE NUMBER:** P2025-007; *Final Plat for Lot 1, Block 1, Flexspace Center Rockwall Addition*

---

**SUMMARY**

Consider a request by Roy Bhavi for the approval of a Final Plat for Lot 1, Block 1, Flexspace Center Rockwall Addition, being a 5.874-acre tract of land identified as Tract 2-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP OV) District, addressed as 1760 Airport Road, and take any action necessary.

**PLAT INFORMATION**

- Purpose. The applicant is requesting the approval of a Replat for a 5.874-acre tract of land (*i.e. Tract 2-01 of the D. Harr Survey, Abstract No. 102*) for the purpose of creating one (1) lot (*i.e. Lot 1, Block 1, Flexspace Center Rockwall Addition*) on the subject property, and dedicating the necessary easements for the construction of a *Multi-Tenant/Building Office/Warehouse Facility*.
- Background. The subject property was annexed by the City Council on March 16, 1998 by *Ordinance No. 98-10 [i.e. Case No. A1998-001]*. The subject property has been vacant since annexation. On April 3, 2023, the City Council approved a Zoning Change [*i.e. Case No. Z2023-010*] from an Agricultural (AG) District to a Light Industrial (LI) District for the subject property. On December 12, 2023, the Planning and Zoning Commission approved a Site Plan [*i.e. Case No. SP2023-044*] to allow the development of seven (7) *Office/Warehouse Buildings* 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.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

**CONDITIONS OF APPROVAL**

If City Council chooses to approve of the Final Plat for Lot 1, Block 1, Flexspace Center Rockwall 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 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 February 25, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Final Plat* by a vote of 5-0, with Commissioners Thompson and Deckard 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]:

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1760 AIRPORT RD, ROCKWALL, TX 75087

SUBDIVISION LOT BLOCK

GENERAL LOCATION

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

CURRENT ZONING LI CURRENT USE

PROPOSED ZONING LI PROPOSED USE

ACREAGE 6.17 LOTS [CURRENT] LOTS [PROPOSED]

**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 DEEPAK (ROY) BHAVI  APPLICANT

CONTACT PERSON DEEPAK (ROY) BHAVI CONTACT PERSON

ADDRESS 835 TILLMAN DR ADDRESS

CITY, STATE & ZIP ALLEN TX 75013 CITY, STATE & ZIP

PHONE 972-674-8933 PHONE

E-MAIL roy.bhavi@flexspacebusinessparks.com E-MAIL

## NOTARY VERIFICATION [REQUIRED]

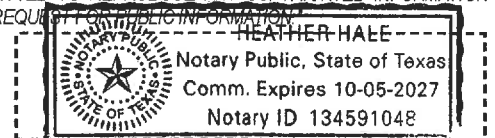
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Roy Bhavi [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 423.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14<sup>th</sup> DAY OF February 2025 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

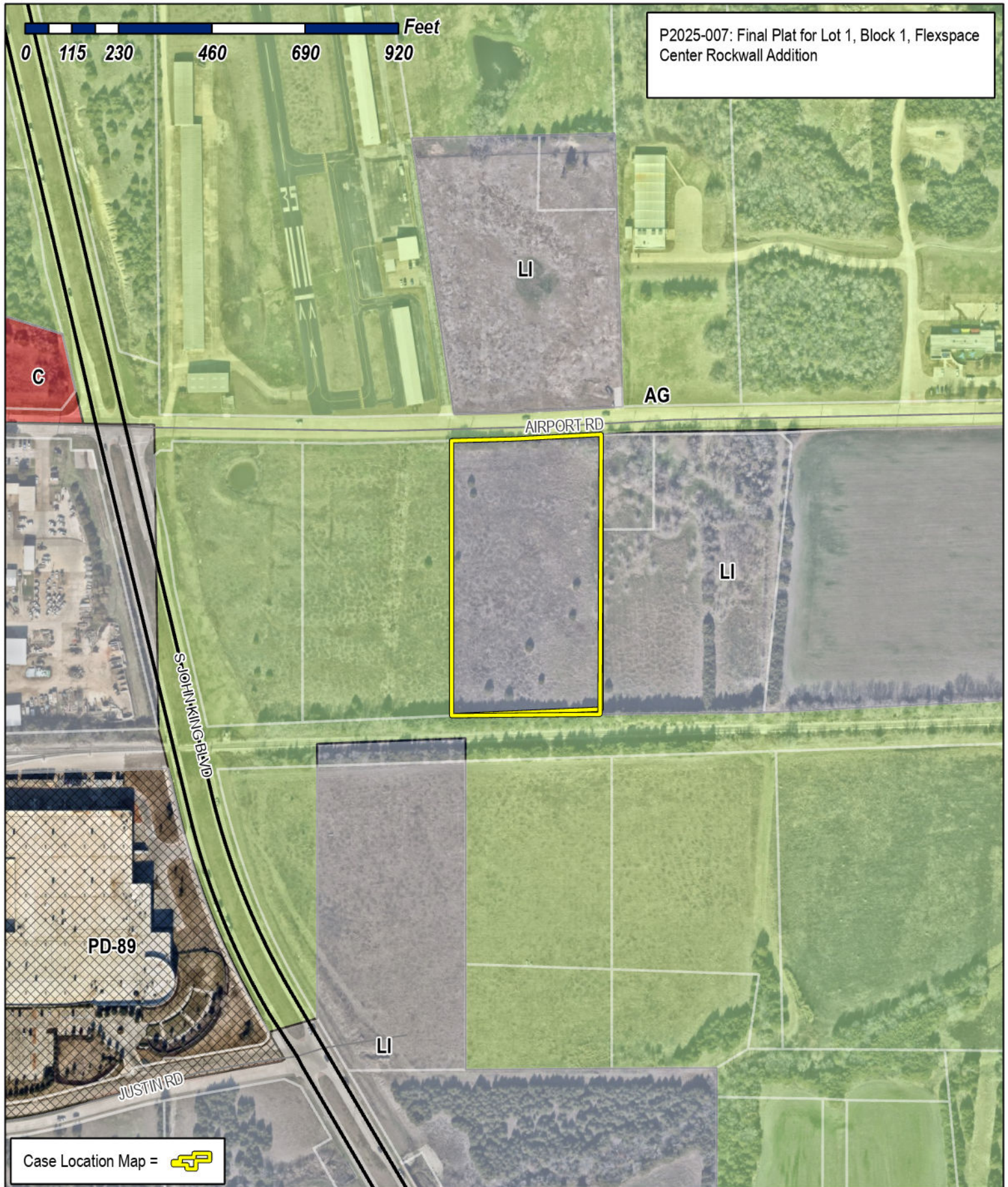
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF February, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 10/05/2027



P2025-007: Final Plat for Lot 1, Block 1, Flexspace Center Rockwall Addition

0 115 230 460 690 920 Feet

G

LI

AG

AIRPORT RD


LI

S JOHNNING BEND

PD-89

JUSTIN RD

LI

Case Location Map = 

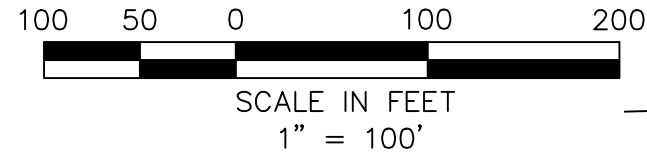
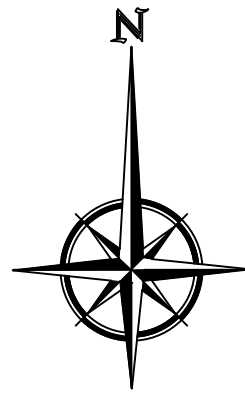


# City of Rockwall

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.





LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 87°30'26" W	40.07'
L2	S 00°50'04" E	198.37'
L3	S 89°10'12" W	68.93'
L4	S 00°49'48" E	473.05'
L5	N 87°30'26" E	59.74'
L6	N 87°30'26" E	75.09'
L7	S 01°44'20" E	224.54'
L8	S 88°06'49" W	51.67'
L9	N 42°44'27" W	56.84'
L10	N 00°51'43" W	135.20'

SARO PARTNERS, LLC.  
CALLED: 5.07 ACRES  
INST. NO. 2018000004501  
O.P.R.R.C.T.

**D. HARR SURVEY  
A-102**

ADD REAL  
A TEXAS LIMITED PARTNERSHIP  
CALLED: 5.78 ACRES  
INST. NO. 20220000021408  
O.P.R.R.C.T.

**BLOCK 1  
LOT 1  
255,868 SF  
5.874 AC.**

FLEX SPACE BUSINESS  
PARKS, LLC  
CALLED: 6.18 ACRES  
INST. NO. 20230000009873  
O.P.R.R.C.T.

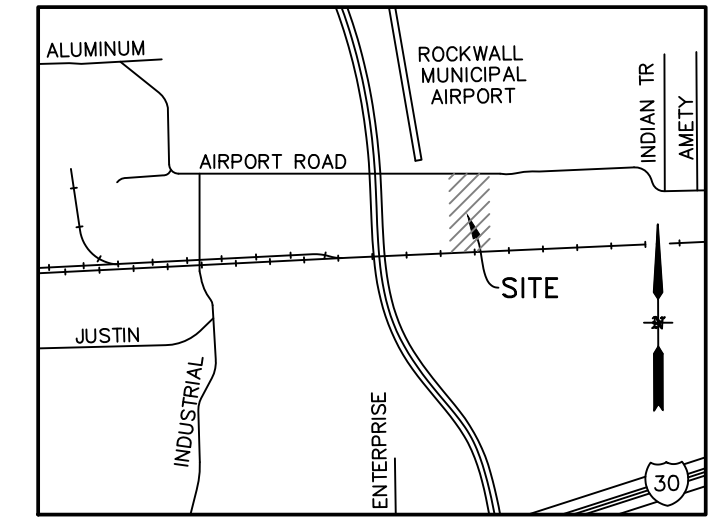
MEALS ON WHEELS SENIOR  
SERVICE OF ROCKWALL  
CALLED: 0.94 ACRES  
INST. NO. 20210000008329  
O.P.R.R.C.T.

MEALS ON WHEELS SENIOR  
SERVICE OF ROCKWALL  
CALLED: 0.94 ACRES  
INST. NO. 20210000008327  
O.P.R.R.C.T.

PLATFORM ROCKWALL, LP  
CALLED: 16.89 ACRES  
INST. NO. 20210000034703  
O.P.R.R.C.T.

N=7,026,343.84  
E=2,603,206.81

DALLAS GARLAND & NORTHEASTERN RAILROAD  
(100' RIGHT-OF-WAY)



VICINITY MAP  
N.T.S.

LEGEND	
CIRS	5/8" IRON ROD SET WITH CAP STAMPED "PETITT-ECD 6134"
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
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

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	39°58'03"	55.95'	20.35'	39.03'	N 17°41'24" E	38.24'
C2	28°19'24"	29.99'	7.57'	14.83'	S 16°54'03" W	14.68'
C3	79°45'37"	5.61'	4.69'	7.81'	N 49°17'13" E	7.20'

**BENCHMARKS:**

CP 1

X-CUT IN CONCRETE INLET. +/- 20' SOUTH OF THE CENTERLINE OF AIRPORT ROAD.  
+/- 500' EAST FROM THE INTERSECTION OF AIRPORT ROAD AND JOHN KING BOULEVARD. +/- 300' WEST OF THE INTERSECTION OF AIRPORT ROAD AND AIRPORT TERMINAL OFFICE ROAD.  
NORTHING: 7025991.71  
EASTING: 2602124.66  
ELEV: 560.75

CP 2

X-CUT IN CONCRETE INLET. +/- 20' SOUTH OF THE CENTERLINE OF AIRPORT ROAD.  
+/- 1050' EAST FROM THE INTERSECTION OF AIRPORT ROAD AND JOHN KING BOULEVARD.  
+/- 200' EAST OF THE INTERSECTION OF AIRPORT ROAD AND AIRPORT TERMINAL OFFICE ROAD.  
NORTHING: 7026005.28  
EASTING: 2602651.92  
ELEV: 571.25

**NOTES:**

Subject tract is located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to Federal Emergency Management Area Flood Insurance Rate Maps for Rockwall County, Texas and incorporated areas ~ Map Number 48397C0045L, Effective Date September 26, 2008, Floodplain lines plotted hereon are graphically shown according to this map and should be considered approximate.

The bearings and coordinates shown and recited hereon are referenced to the Texas Coordinate System of 1983 - North Central Zone No. 4202 - NAD83. Coordinates shown hereon are grid coordinates. All distances are surface distances with a surface to grid scale factor of 0.0999853886.

All perimeter property corners are 5/8-inch iron rods with cap marked "PETITT-ECD 6134", unless otherwise noted.

OWNER/DEVELOPER  
**FLEXSPACE BUSINESS  
PARKS, LLC.**  
835 TILLMAN DRIVE  
ALLEN, TEXAS 75013  
PHONE:

FINAL PLAT  
**FLEXSPACE CENTER ROCKWALL**  
BEING

**6.175 ACRES**  
SITUATED IN THE  
**D. HARR SURVEY, A-102**  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**PETITT - ECD**  
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION  
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ENGINEERING FIRM #001145 - SURVEYING FIRM #10194792  
1600 N. COLLINS BLVD, SUITE 3300, RICHARDSON, TX 75080  
201 WINDCO CIRCLE, SUITE 100, WYLIE, TX 75098

STATE OF TEXAS  
COUNTY OF ROCKWALL

**OWNER'S CERTIFICATE AND DEDICATION**

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THENCE North 00 degrees 51 minutes 38 seconds West, with the common line said called Add Real tract and Flex Space tract, passing at a distance of 686.60 feet a 1/2-inch iron rod found for the northeast corner of said Add Real tract, continuing a total distance of 729.47 feet to a Mag nail set for the northwest corner of said Flex Space tract and being in the approximate centerline of Airport Road (an undedicated public roadway);

THENCE North 89 degrees 50 minutes 11 seconds East, with the north line of said Flex Space tract and the approximate centerline of said Airport Road, a distance of 371.78 feet to a Mag nail set for the northeast corner of said Flex Space tract;

THENCE South 00 degrees 50 minutes 04 seconds East, with the east line of said Flex Space tract, passing at a distance of 27.92 feet a 1/2-inch iron rod found for the northwest corner of a called 0.70 acre tract of land described in deed to Christopher Touoboun recorded in Instrument Number 20220000025054, (O.P.R.R.C.T.), continuing with the common line of said Flex Space tract, said Touoboun tract and a called 0.940 acre tract of land described in deed to Meals on Wheels Senior Service of Rockwall recorded in Instrument Number 20210000008327, (O.P.R.R.C.T.) a total distance of 718.34 feet to a 1/2-inch iron rod found for the southeast corner of said Add Real tract, the southwest corner of Meals on Wheels Senior Service of Rockwall tract and being in the north line of said Dallas Garland & Northern Railroad'

THENCE South 88 degrees 07 minutes 10 seconds West, with the south line of said Dallas Garland & Northern Railroad, a distance of 371.48 feet to the POINT OF BEGINNING and containing 6.175 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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- 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.
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- 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.
- 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.

- Property Owner shall be responsible for maintaining, repairing and replacing all systems within the drainage and detention easements.

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.

BY: Flex Space Business Parks, LLC.

BY: \_\_\_\_\_  
Deepak Bhavi, Founder and Principal

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Deepak Bhavi, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires:

**SURVEYOR'S CERTIFICATE**

THIS is to certify that I, James Mark Whitkanack, a Registered Public Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Released for review only.

James Mark Whitkanack  
Registered Professional Land Surveyor  
State Of Texas No. 6134

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared James Mark Whitkanack, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

**APPROVAL CERTIFICATE**

\_\_\_\_\_  
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 \_\_\_\_\_, 20\_\_\_\_.

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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Mayor, City of Rockwall      City Secretary      City Engineer

FINAL PLAT

**FLEXSPACE CENTER ROCKWALL**

*BEING*

*6.175 ACRES*

*SITUATED IN THE*

*D. HARR SURVEY, A-102*

*CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS*

**PETTIT - ECD**

CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION  
TBPELS FIRM REGISTRATION  
ENGINEERING FIRM #001145 - SURVEYING FIRM #10194792

1600 N. COLLINS BLVD,      201 WINDCO CIRCLE  
SUITE 3300,      SUITE 100  
RICHARDSON, TX 75080      WYLIE, TX 75098

DATE: 11/20/2024

CASE NO. 0000-00

SHEET 2 OF 2



March 4, 2025

TO: Deepak (Roy) Bhavi  
835 Tillman Drive  
Allen, TX 75013

FROM: Angelica Guevara, *Planning Technician*  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: P2025-007; Final Plat for Lot 1, Block 1, Flexspace Center Rockwall Addition

Mr. Bhavi:

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 March 3, 2025. 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 Replat 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 February 25, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 5-0, with Commissioners Thompson and Deckard absent.

City Council

On March 3, 2025, the City Council approved a motion to approve the Replat 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:** \$49.00 per page for the 1<sup>st</sup> set only (*No charge for additional sets*).

**Tax Certificates:** \$29.00 for the 1<sup>st</sup> certificate and \$4.00 for each additional certificate.


Please note that the filing 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 1<sup>st</sup> and December 31<sup>st</sup>, 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 within a 180-days of 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) 771-7745.

*Please note that after plats have been filed, the applicant/owner has 30 days to pick up any requested certified copies at City Hall. After 30 days, the requested copies will be discarded by staff.*

Sincerely,



Angelica Guevara  
Planning Technician