



# 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 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]

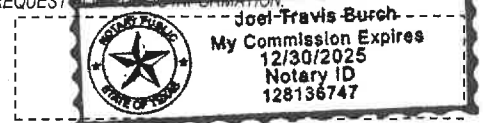
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF R. Fleming [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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

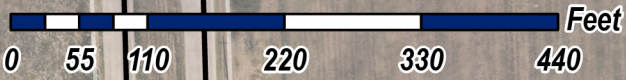
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

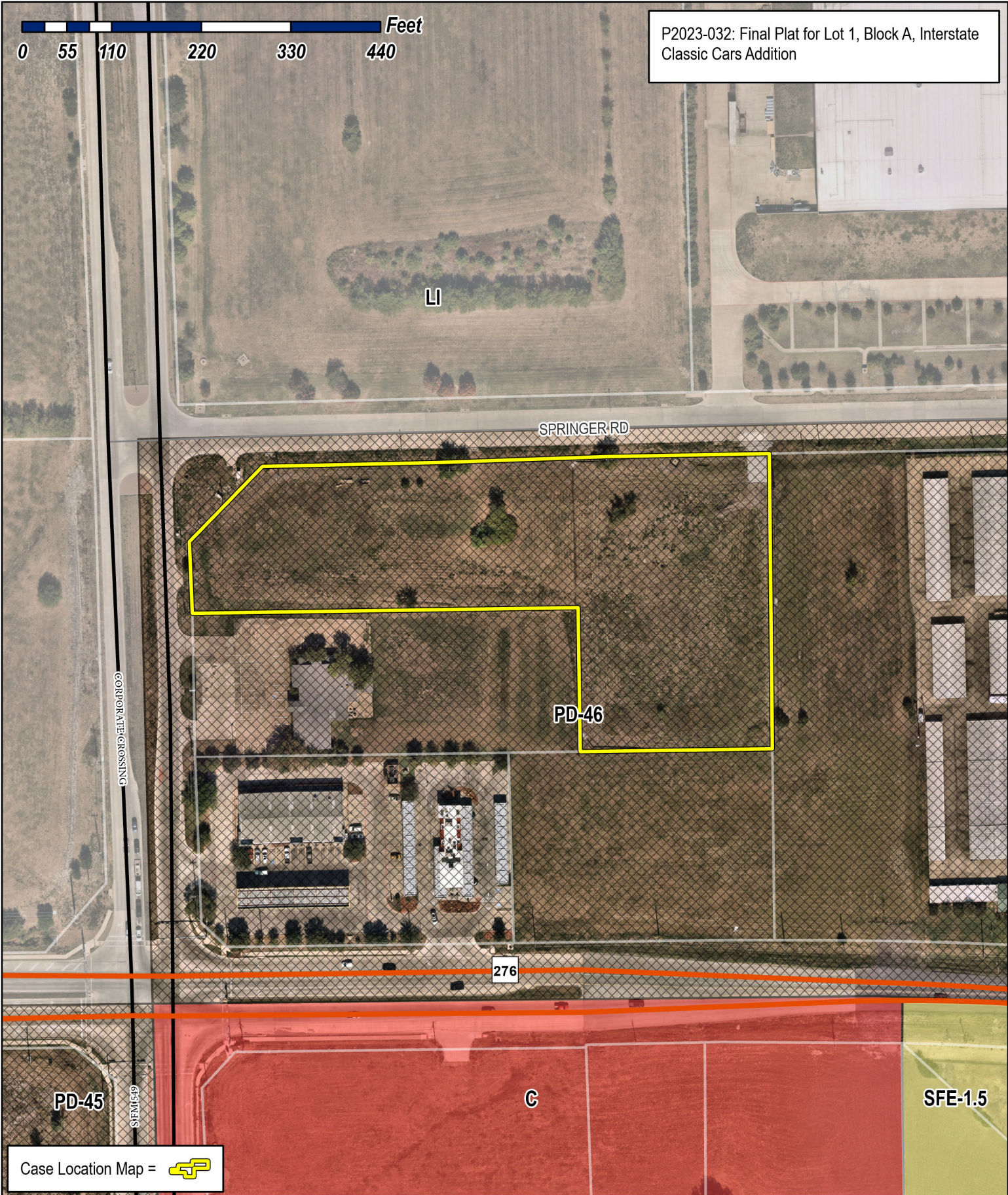


MY COMMISSION EXPIRES

12/30/25



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



Case Location Map =

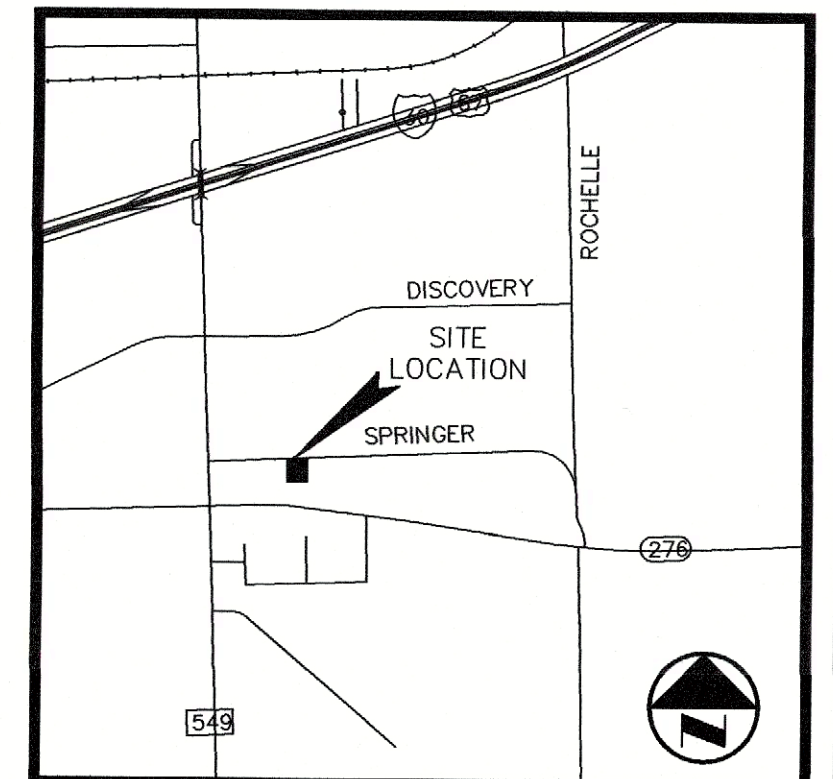
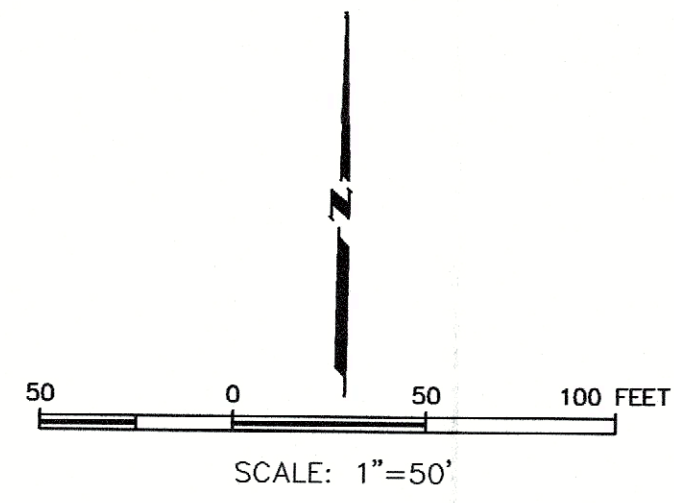
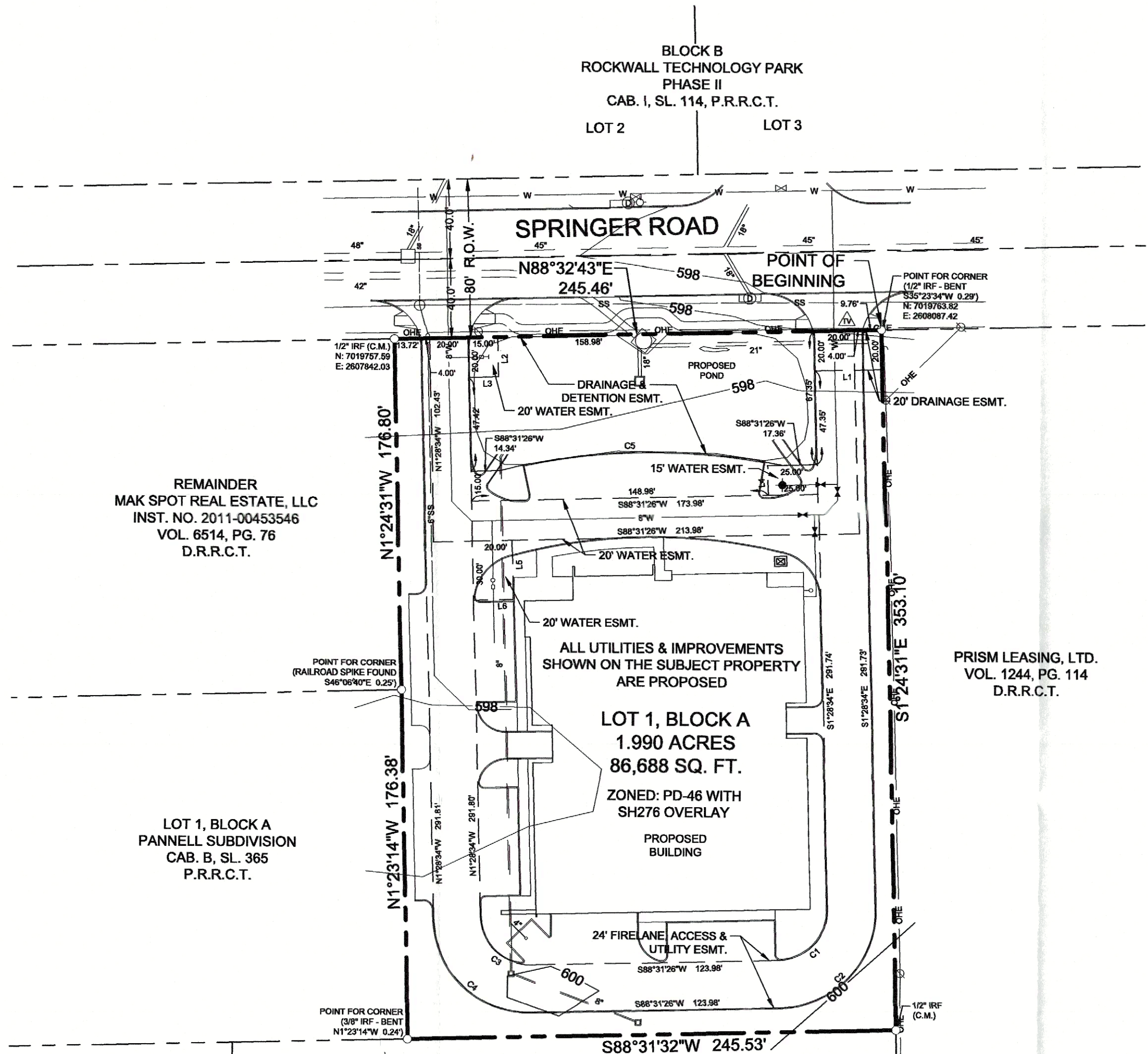


# City of Rockwall

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.





**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

**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

