



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. 22023-002
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 CORPORATE CROSSING

SUBDIVISION REMAINDER OF MAK SPOT REAL ESTATE LLC LOT BLOCK

GENERAL LOCATION LOT ON SPRINGER ROAD JUST EAST OF THE INTERSECTION AT CORPORATE CROSSING

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-46 CURRENT USE VACANT LOT

PROPOSED ZONING PROPOSED USE OFFICE + INDOOR VEHICLE SHOWROOM

ACREAGE 1.99 ACRES 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 APPLICANT DB CONSTRUCTORS, INC

CONTACT PERSON MATTHEW J PETERSON, AIA

ADDRESS 2400 GREAT SOUTHWEST PARKWAY

CITY, STATE & ZIP FORT WORTH, TX 76106

PHONE 972.837.6244

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:

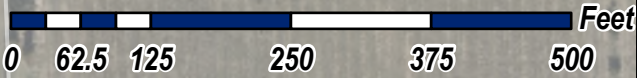
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 2300 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF JAN, 2023 BY SIGNING THIS APPLICATION, 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 17th DAY OF January, 2023

OWNER'S SIGNATURE [Signature]

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

MY COMMISSION EXPIRES 12/30/25



Z2023-002: SUP for a New and/or Used Indoor Motor Vehicle Dealership/Showroom

CORPORATE CROSSING

LI

SPRINGER RD

PD-46

276

C

SFE-1.5

PD-45

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.

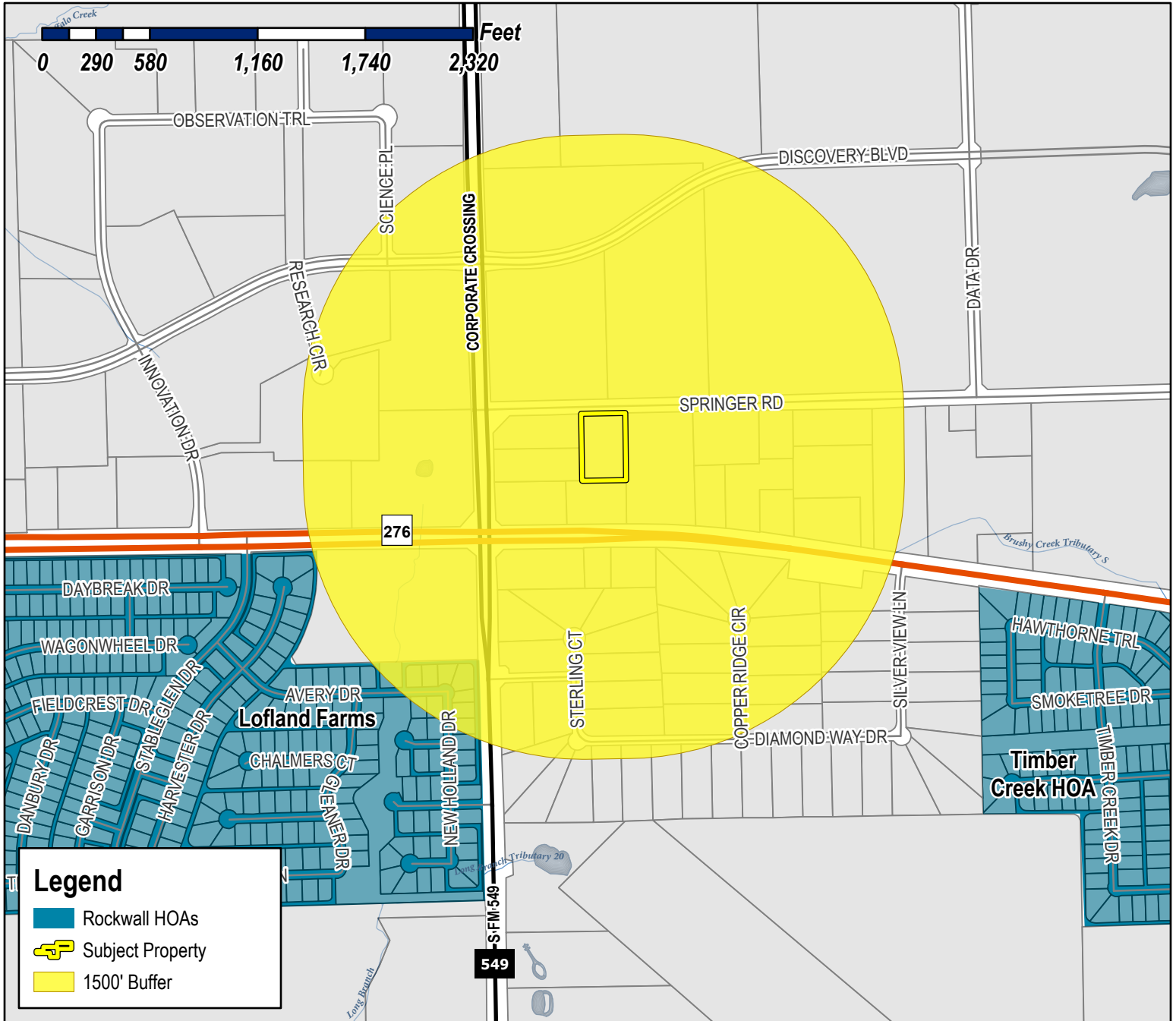




City of Rockwall

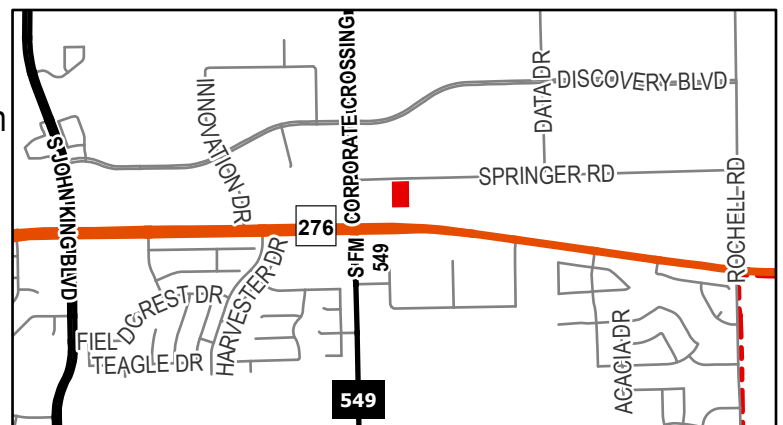
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Case Number: Z2023-002
Case Name: SUP for a New and/or Used Indoor Motor Vehicle Dealership/Showroom
Case Type: Zoning
Zoning: Planned Development 46 (PD-46)
Case Address: East of the Intersection of Springer Road and Corporate Crossing

Date Saved: 1/19/2023
 For Questions on this Case Call (972) 771-7745

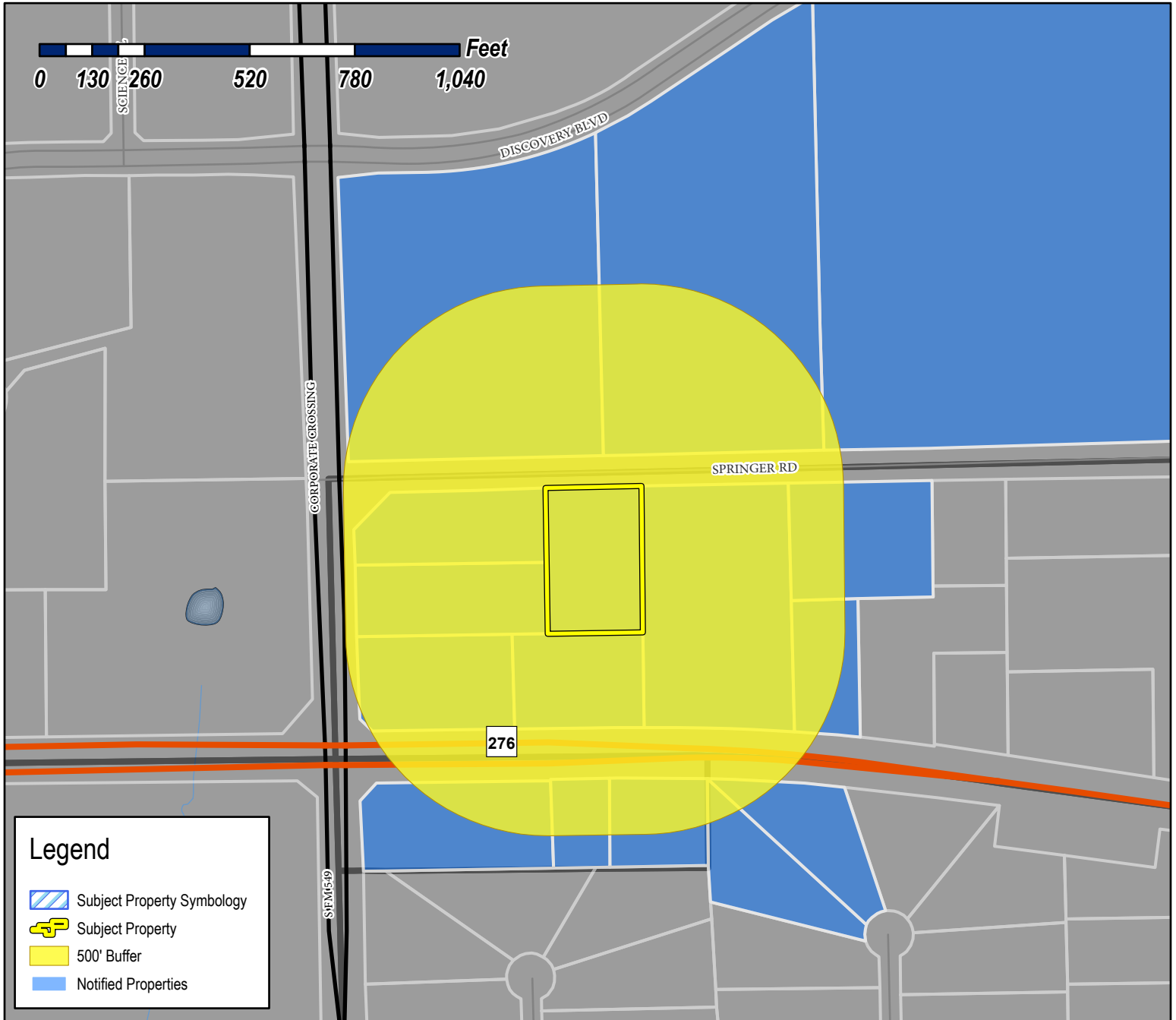




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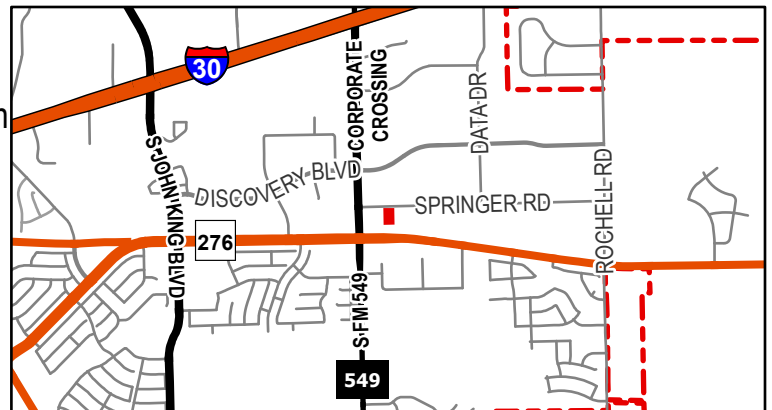
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For Questions on this Case Call: (972) 771-7746



OCCUPANT
2210 STATE HWY 276
ROCKWALL, TX 75032

DFW DISTRIBUTOR,
PETROLEUM INC.
1111 N BELTLINE RD STE #100
GARLAND, TX 75040

ARCHER RANDY G & YOWAREE
1900 COPPER RIDGE CIR
ROCKWALL, TX 75032

JOHNSON DAVID A AND PHYLLIS D
1890 COPPER RIDGE CIR
ROCKWALL, TX 75032

OCCUPANT
HWY276
ROCKWALL, TX 75032

XCELON DEVELOPEMENT LLC
3225 MCLEOD DR SUITE 100
LAS VEGAS, NV 89121

OCCUPANT
HWY276
ROCKWALL, TX 75032

DFW DISTRIBUTOR PETROLEUM INC
1111 N BELTLINE RD STE #100
GARLAND, TX 75040

OCCUPANT
2205 HWY 276
ROCKWALL, TX 75032

ALMO INVESTMENT II LTD
PO BOX 2599
WAXAHACHIE, TX 75168

OCCUPANT
1275 CORPORATE CROSSING
ROCKWALL, TX 75032

KELLER JACQUELYN
8522 GARLAND RD
DALLAS, TX 75218

OCCUPANT
2301 HWY276
ROCKWALL, TX 75032

PRISM LEASING LTD
A TEXAS LIMITED PTNRSHIP
625 SUNSET HILL DR
ROCKWALL, TX 75087

CONNOLLY SQUARED LLC
2305 HWY276
ROCKWALL, TX 75032

OCCUPANT
3225 SPRINGER LN
ROCKWALL, TX 75032

NBN COMMERCIAL GROUP LLC
2040 N BELT LINE RD STE 400
MESQUITE, TX 75150

OCCUPANT
CORPORATE CROSSING
ROCKWALL, TX 75032

MAK SPOT REAL ESTATE LLC
PO BOX 496585
GARLAND, TX 75049

OCCUPANT
2245 HWY276
ROCKWALL, TX 75032

PRBS PROPERTIES LLC
3216 HUNTER LANE
PLANO, TX 75093

OCCUPANT
3055 DISCOVERY BLVD
ROCKWALL, TX 75032

ALLEN FOODS INC
C/O RYAN LLC
AGENT FOR BIMBO BAKERIES USA 13155 NOEL
RD #100 LB73
DALLAS, TX 75240

OCCUPANT
DISCOVERY BLVD
ROCKWALL, TX 75032

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087

OCCUPANT
2975 DISCOVERY BLVD
ROCKWALL, TX 75032

EXETER 2975 DISCOVERY, LP
101 WEST ELM STREET SUITE 600
CONSHOHOCKEN, PA 19428



Bethany Ross
Planner
City of Rockwall

15 Jan 2023

RE : Interstate Classic Cars, Springer Road, Rockwall, TX | SUP

Ms. Ross,

Pursuant to our communication concerning the property on Springer Road (referred to as J. A. Ramsey Survey Lot : 1.99 acres of Tract 2-09 Block : Abstract No. 186), we are requesting an SUP on behalf of Jeff Fleming with JR Fleming Investments, LLC for a ground up new construction building on that vacant parcel.

The uses of the building are essentially a car showroom, offices pertaining to Mr. Fleming's businesses, and a separate area for storage outside of the showroom. We have included a floor plan illustrating size and allocation of spaces.

We understand that Conditional Land use standards for New and/or Used Indoor Motor Vehicle Dealership/Showroom is the closest "use" to this request and as such we will complete with the those standards. As we have discussed, those standards are :

- a. The sales/storage facility must be a completely enclosed building.
- b. Outside display or storage of vehicles shall be prohibited. This includes storing vehicles under canopies / awnings or similar covered structures.
- c. All activities shall remain inside the building (i.e. no detailing, sales activities, etcetera shall be performed outside the building).
- d. Accessory used may be allowed in compliance with Land Use Schedule.

We have worked with Mr. Fleming and our design team to put together a building that we feel meets the needs of our Client and will be a good addition to the City of Rockwall. We look forward to the hearings and we are here to answer any and all questions you all have for us.

Thank you for all the time you have taken to help us with this submittal and we thank you in advance for next steps. We look forward to another successful project in Rockwall!

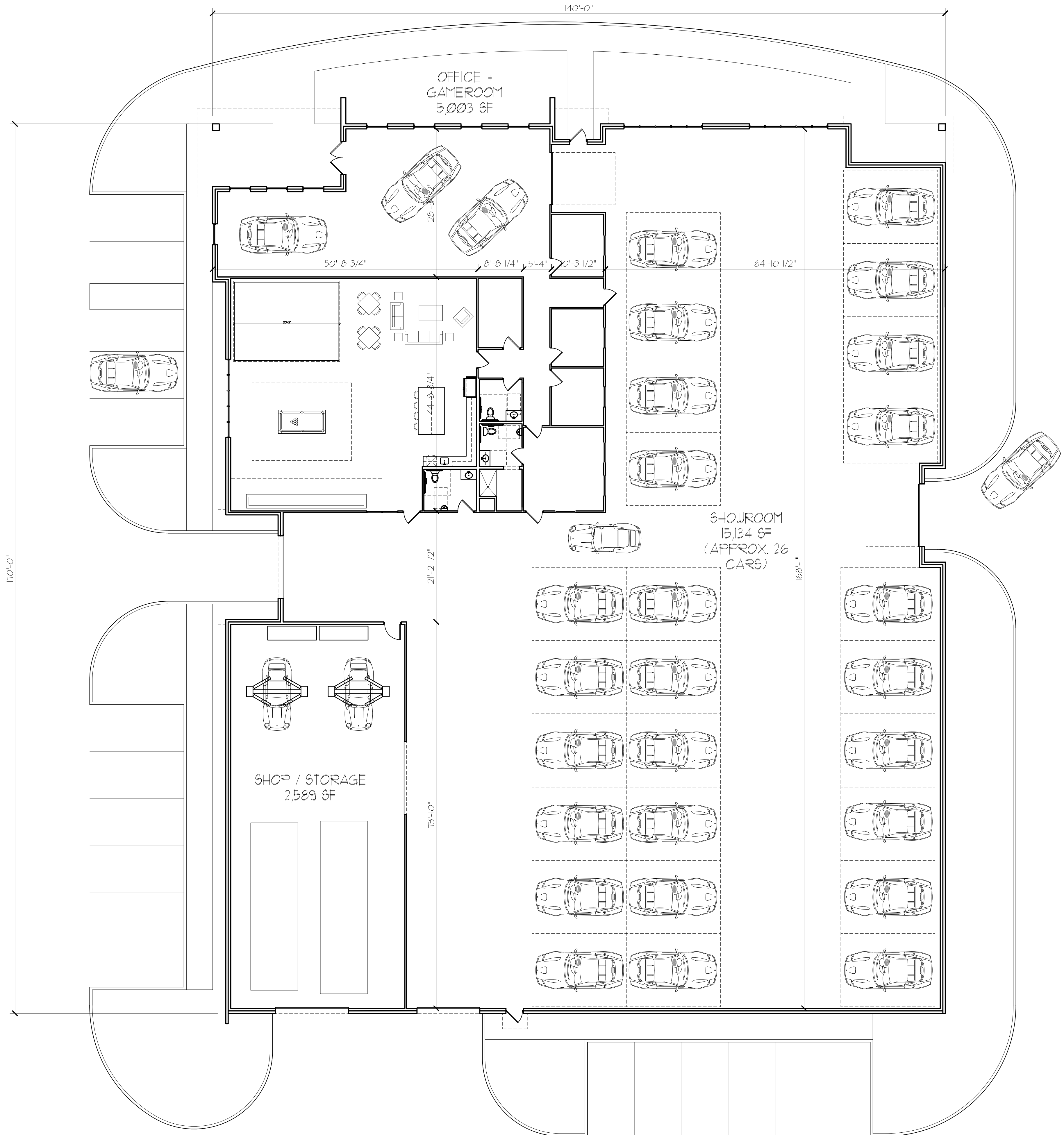
Sincerely,

A handwritten signature in blue ink, appearing to read 'Matthew J Peterson', with a long horizontal flourish extending to the right.

Matthew J Peterson, AIA
Vice-President of Design and Development

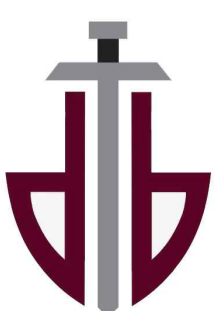
STORM WATER
MANAGEMENT

OVERALL BUILDING : 22,126 SF
CANOPIES : 655 SF



1 PROPOSED BUILDING + SITE PLAN

SCALE: 3/32" = 1'-0"



db constructors, inc.

0 8' 16' 24'
Scale: 3/32" = 1'-0"



