



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 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]

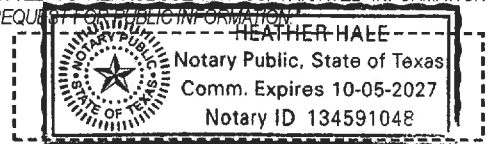
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Roy Bhavi [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 14th 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.

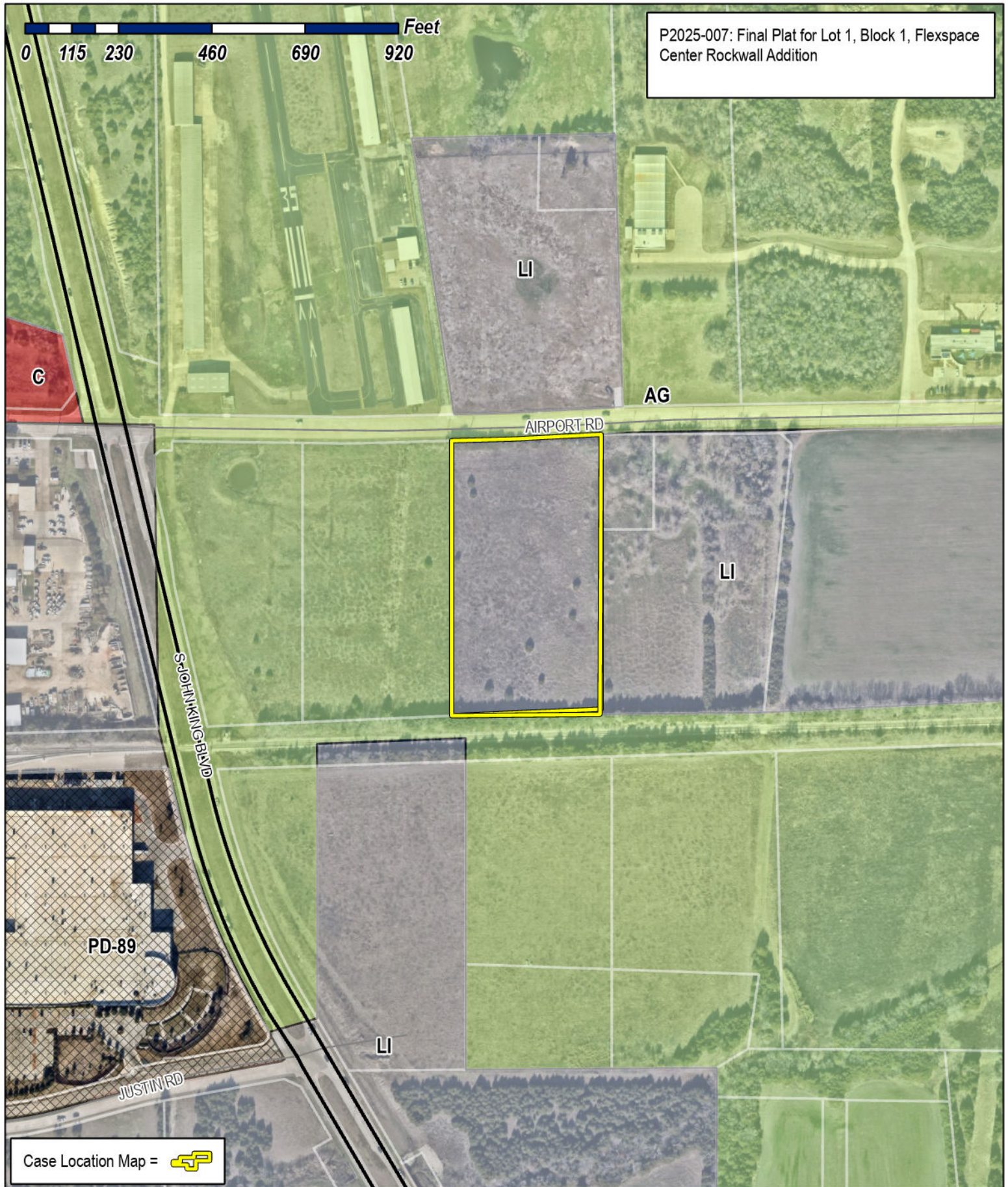
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF February, 2025

OWNER'S SIGNATURE *[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

LI

AG

AIRPORT RD


LI

S JOHNNING BEND

PD-89

JUSTIN RD

LI

Case Location Map = 

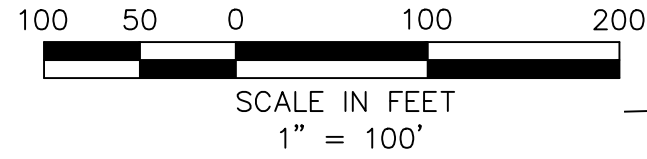
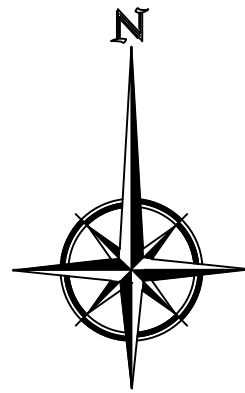


City of Rockwall

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.

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						
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 0.0.999853886.

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

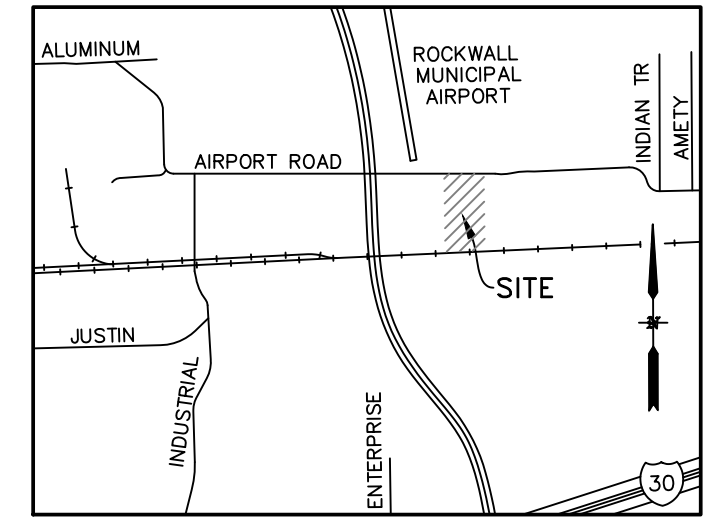
OWNER/DEVELOPER
**FLEXSPACE BUSINESS
PARKS, LLC.**
835 TILLMAN DRIVE
ALLEN, TEXAS 75013
PHONE:

FINAL PLAT
FLEXSPACE CENTER ROCKWALL
BEING

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

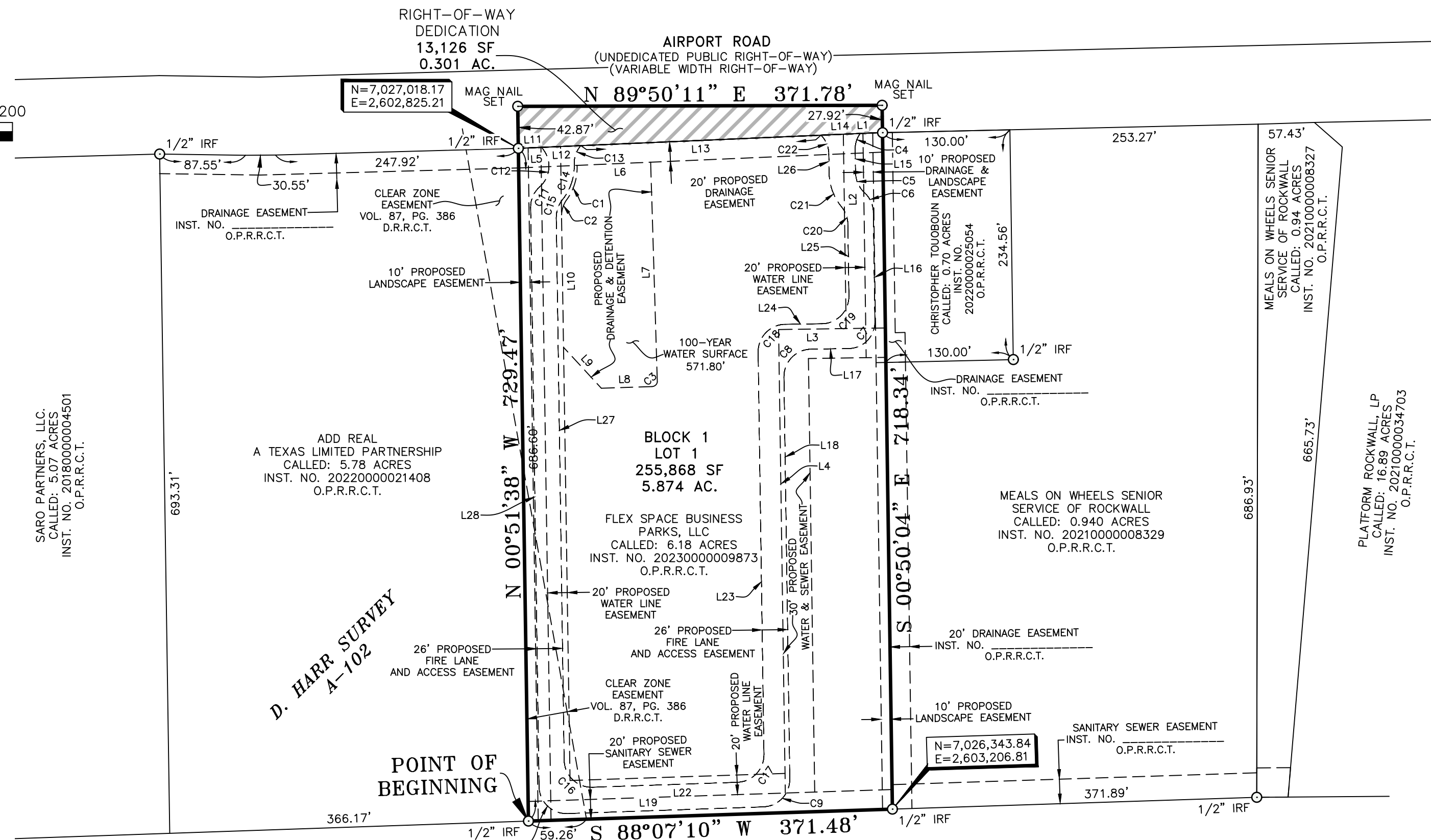
PETITT - ECD

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



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



MEALS ON WHEELS SENIOR SERVICE OF ROCKWALL CALLED: 0.94 ACRES INST. NO. 2021000008327 O.P.R.R.C.T.

MEALS ON WHEELS SENIOR SERVICE OF ROCKWALL CALLED: 0.940 ACRES INST. NO. 2021000008329 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