



**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.

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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
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- 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>
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- 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.  
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## 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 CONTACT PERSON **MATTHEW J PETERSON, AIA**

ADDRESS ADDRESS **2400 GREAT SOUTHWEST PARKWAY**

CITY, STATE & ZIP CITY, STATE & ZIP **FORT WORTH, TX 76106**

PHONE PHONE **972.837.6244**

E-MAIL E-MAIL **MATTHEW@DBCONSTRUCTORS.COM**

## NOTARY VERIFICATION [REQUIRED]

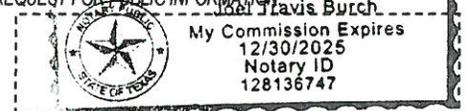
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF R FLEMING [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 17<sup>th</sup> 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 17<sup>th</sup> DAY OF January, 2023

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 12/30/25



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.
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- 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.

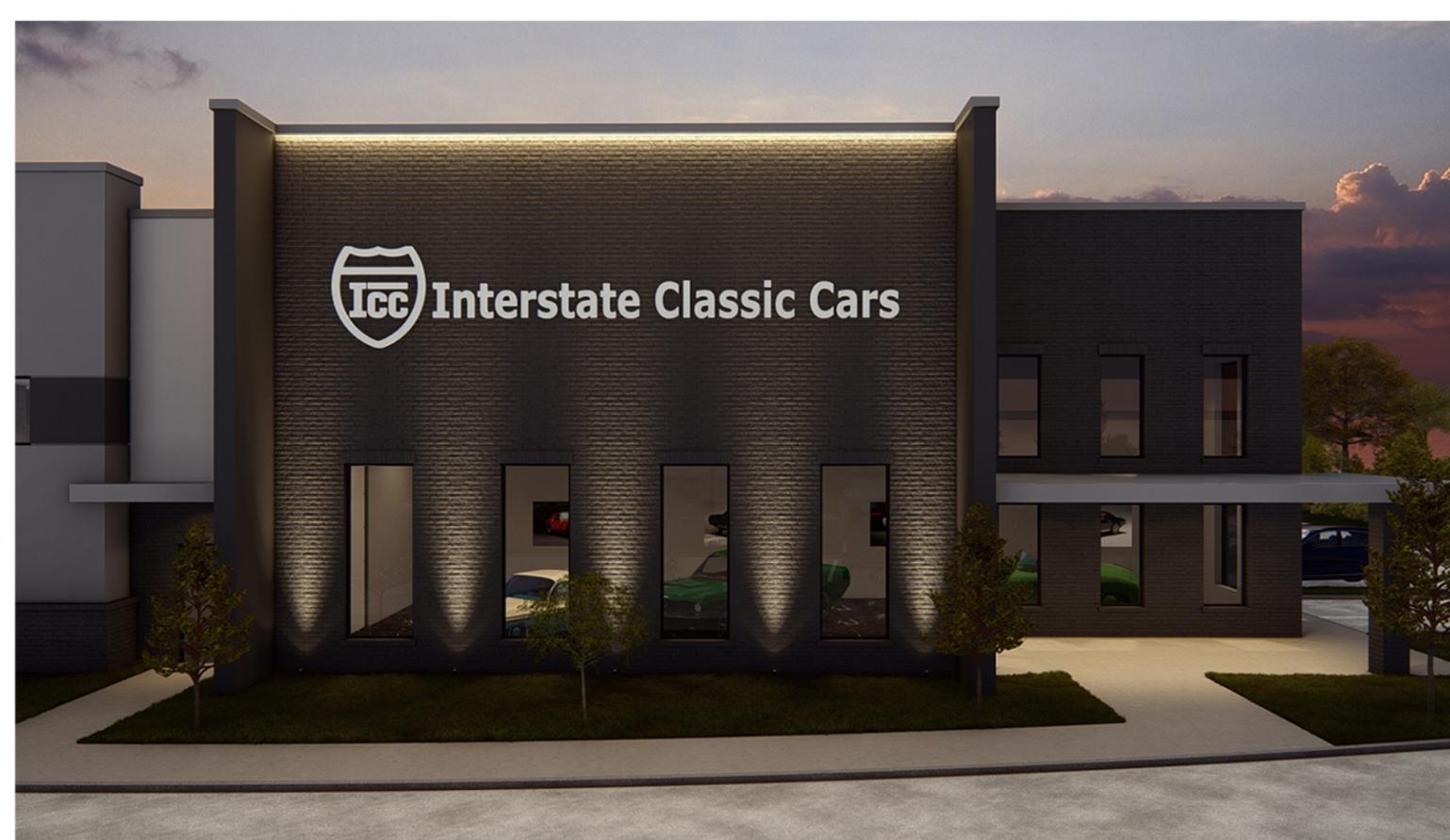
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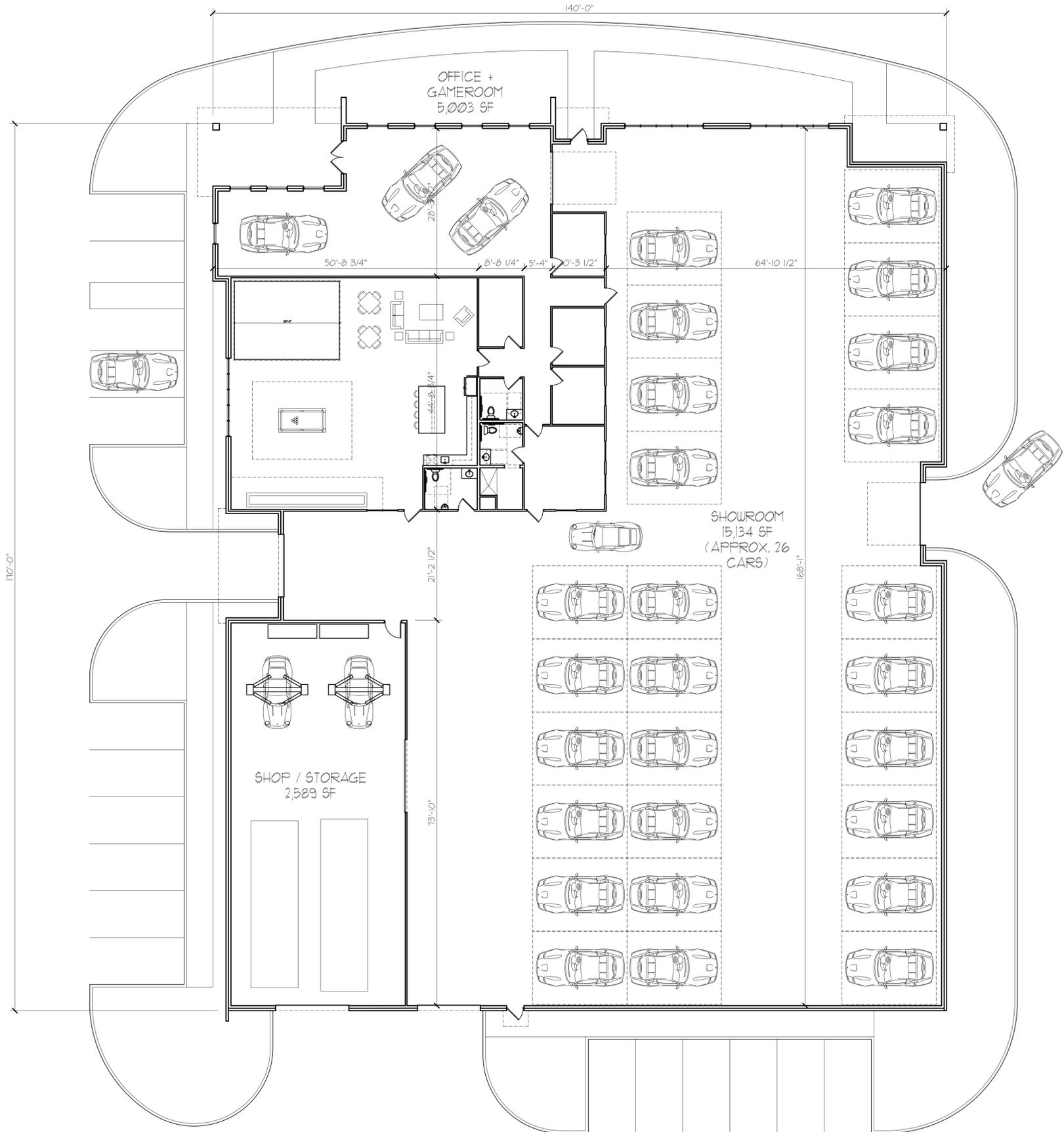
Matthew J Peterson, AIA  
Vice-President of Design and Development





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"



# DEVELOPMENT APPLICATION

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

STAFF USE: \_\_\_\_\_  
PLANNING & ZONING CASE NO. 22023-002  
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PHONE \_\_\_\_\_ PHONE 972.837.6244

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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.

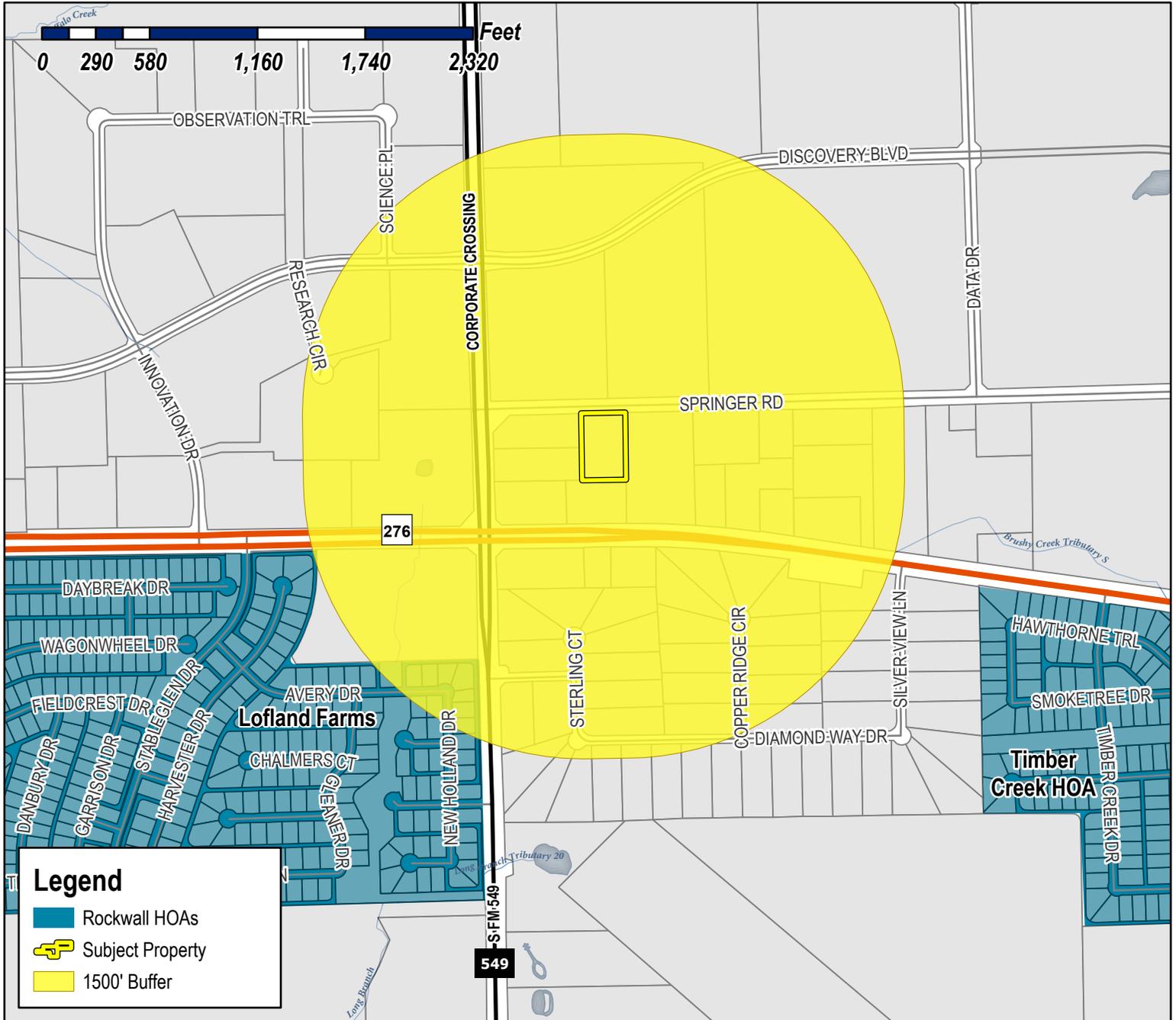




# City of Rockwall

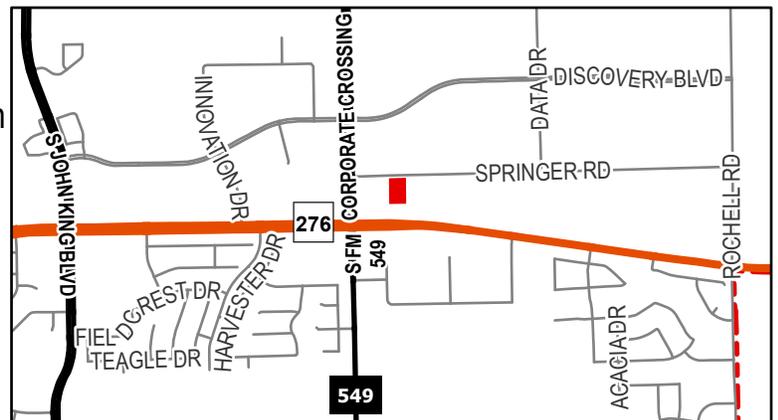
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**Case Number:** Z2023-002  
**Case Name:** SUP for a New and/or Used Indoor Motor Vehicle Dealership/Showroom  
**Case Type:** Zoning  
**Zoning:** Planned Development 46 (PD-46)  
**Case Address:** East of the Intersection of Springer Road and Corporate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

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

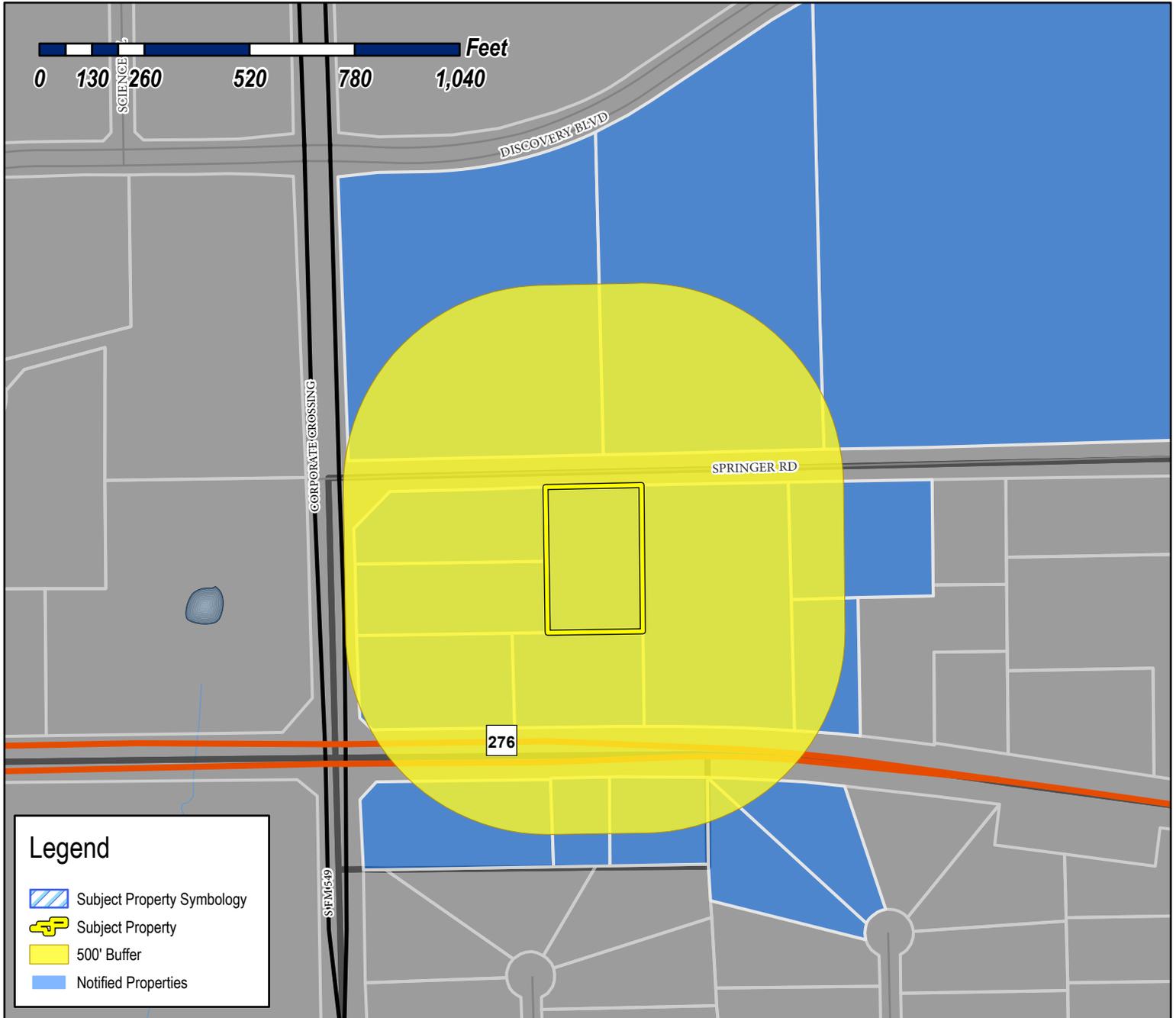




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**Date Saved:** 1/19/2023

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

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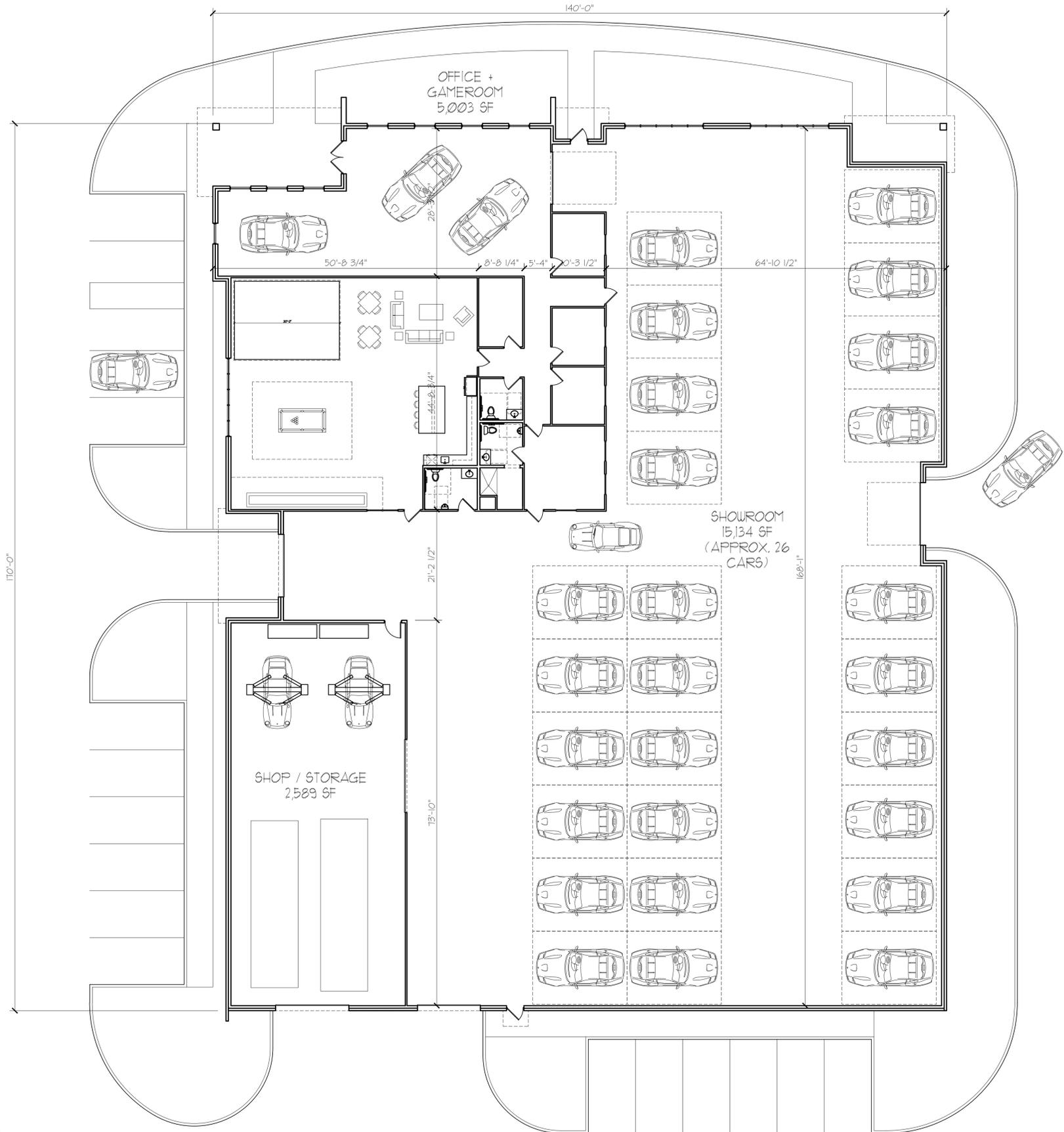
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STORM WATER  
MANAGEMENT

OVERALL BUILDING : 22,126 SF  
CANOPIES : 655 SF



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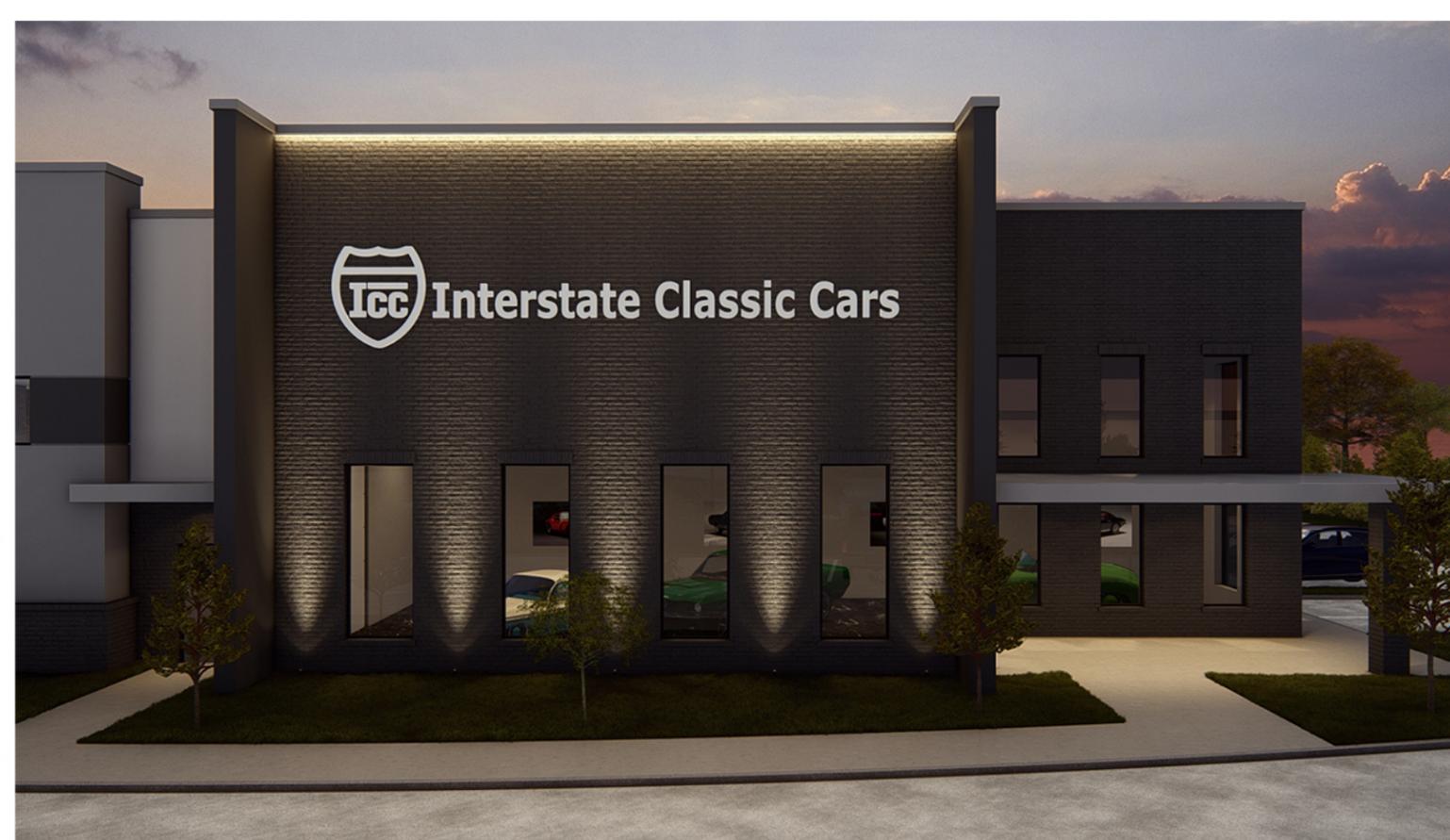
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db constructors, inc.

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# PROJECT COMMENTS



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

DATE: 1/27/2023

PROJECT NUMBER: Z2023-002  
 PROJECT NAME: SUP for INDOOR VEHICLE SHOWROOM  
 SITE ADDRESS/LOCATIONS:

CASE MANAGER: Bethany Ross  
 CASE MANAGER PHONE: (972) 772-6488  
 CASE MANAGER EMAIL: [bross@rockwall.com](mailto:bross@rockwall.com)

CASE CAPTION: Hold a public hearing to discuss and consider a request by Matthew J. Peterson of DB Constructors, Inc. on behalf of Jeff Fleming for the approval of a Specific Use Permit (SUP) to allow a New and/or Used Indoor Motor Vehicle Dealership/Showroom on a 1.99-acre portion of a larger 3.853-acre tract of land identified as Tract 2-09 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the southside of Springer Road east of the intersection of Springer Road and Corporate Crossing, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	01/27/2023	Approved w/ Comments

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	01/26/2023	Approved w/ Comments

- 01/26/2023: - Existing power pole must be relocated underground.  
 - No curb return in front of adjacent property without written permission from property owner.

The following items are informational for the engineering design process.

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees
- Minimum easement width is 20' for new easements. No structures or overhangs allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- Must plat the property. Remaining tract must be platted as well. dumpster must be turned from directly facing a public roadway.

Roadway Paving Items:

- Driveways have a minimum separation of 100'
- Parking to be 20'x9' facing the building or nose-to-nose.
- No dead-end parking allowed, must have a City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.
- Must build 5' wide sidewalk along Springer Road.
- Springer Road pro-rata \$11.47/lf of frontage.

Water and Wastewater Items:

- Show existing/proposed utility lines (Water, Sewer, etc.)
- Any water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Full panel replacement for water line taps. Water is on North side of Springer Road.
- One fire hydrant will be needed. Additional hydrants may be needed based on site layout. .

Fences and signs may not be within easements.

- Sewer connection will need to be at a manhole, a new manhole may be required.
- Sewer pro-rata \$981.51/acre
- Springer Sewer pro-rata \$21/lf of frontage.

Drainage Items:

- Detention is required. Runoff coefficient calculated based on zoning. Detention pond must be platted in a drainage easement.
- No vertical walls in detention area
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	01/25/2023	Needs Review

01/25/2023: ADA Parking will be required to be the parking space closest to the main entry. Plan indicates dumpster enclosure facing the street.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/23/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	01/23/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/23/2023	Approved

No Comments

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STORM WATER MANAGEMENT

OVERALL BUILDING : 22,126 SF  
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- No dead-end parking allowed, must have a City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.
- Must build 5' wide sidewalk along Springer Road.
- Springer Road pro-rata \$11.47/lf of frontage.

**Water and Wastewater Items:**

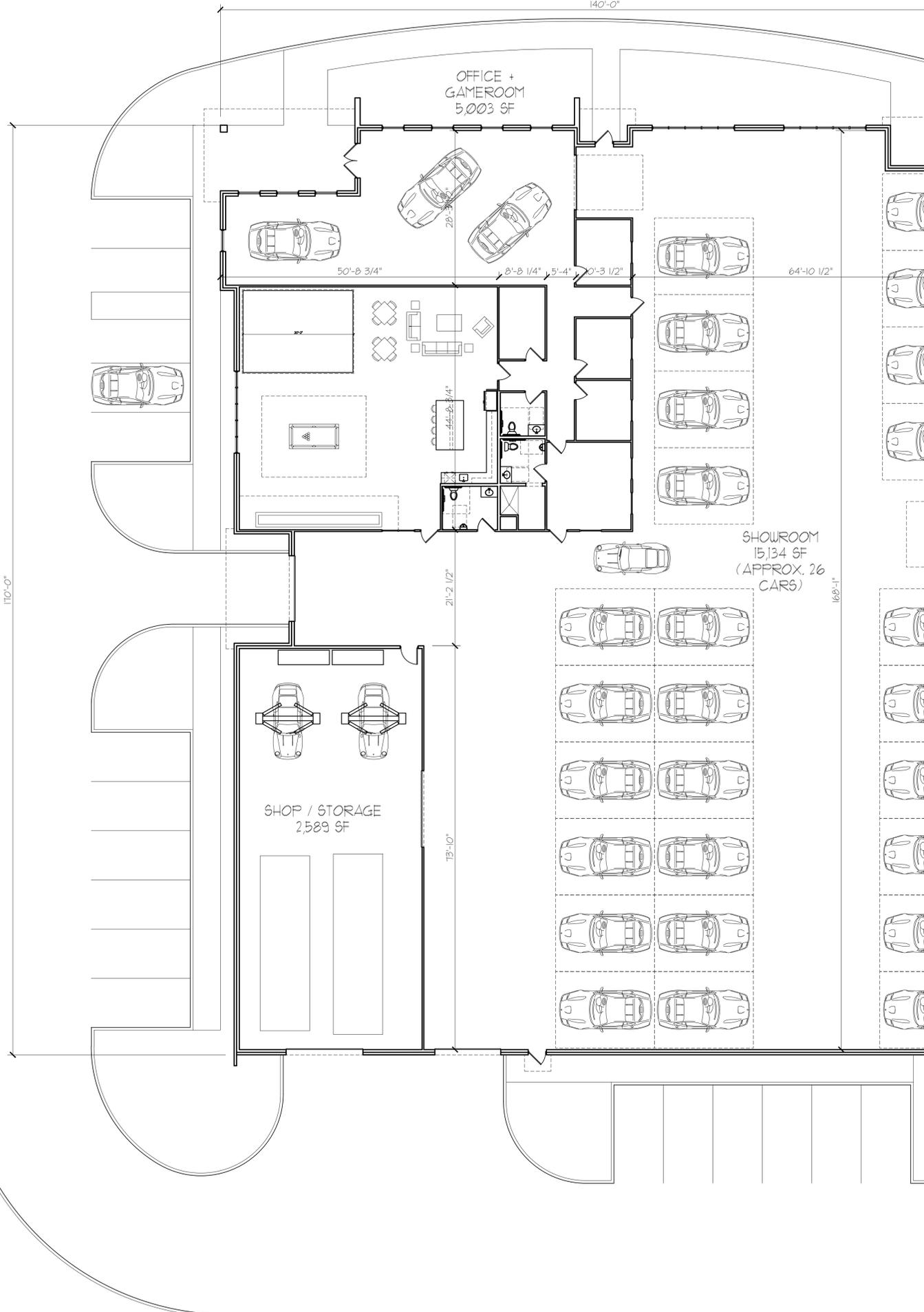
- Show existing/proposed utility lines (Water, Sewer, etc.)
- Any water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Full panel replacement for water line taps. Water is on North side of Springer Road.
- One fire hydrant will be needed. Additional hydrants may be needed based on site layout. Fences and signs may not be within easements.
- Sewer connection will need to be at a manhole, a new manhole may be required.
- Sewer pro-rata \$981.51/acre
- Springer Sewer pro-rata \$21/lf of frontage.

**Drainage Items:**

- Detention is required. Runoff coefficient calculated based on zoning. Detention pond must be platted in a drainage easement.
- No vertical walls in detention area
- Dumpster areas to drain to oil/water separator and then to the storm lines.

**Landscaping:**

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".



1 PROPOSED BUILDING + SITE PLAN

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



db constructors, inc.

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



# 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) <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 **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 CONTACT PERSON **MATTHEW J PETERSON, AIA**

ADDRESS ADDRESS **2400 GREAT SOUTHWEST PARKWAY**

CITY, STATE & ZIP CITY, STATE & ZIP **FORT WORTH, TX 76106**

PHONE PHONE **972.837.6244**

E-MAIL E-MAIL **MATTHEW@DBCONSTRUCTORS.COM**

## NOTARY VERIFICATION [REQUIRED]

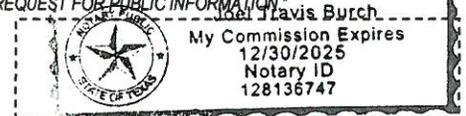
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF R FLEMING [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 17<sup>th</sup> 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 17<sup>th</sup> DAY OF January, 2023

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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.

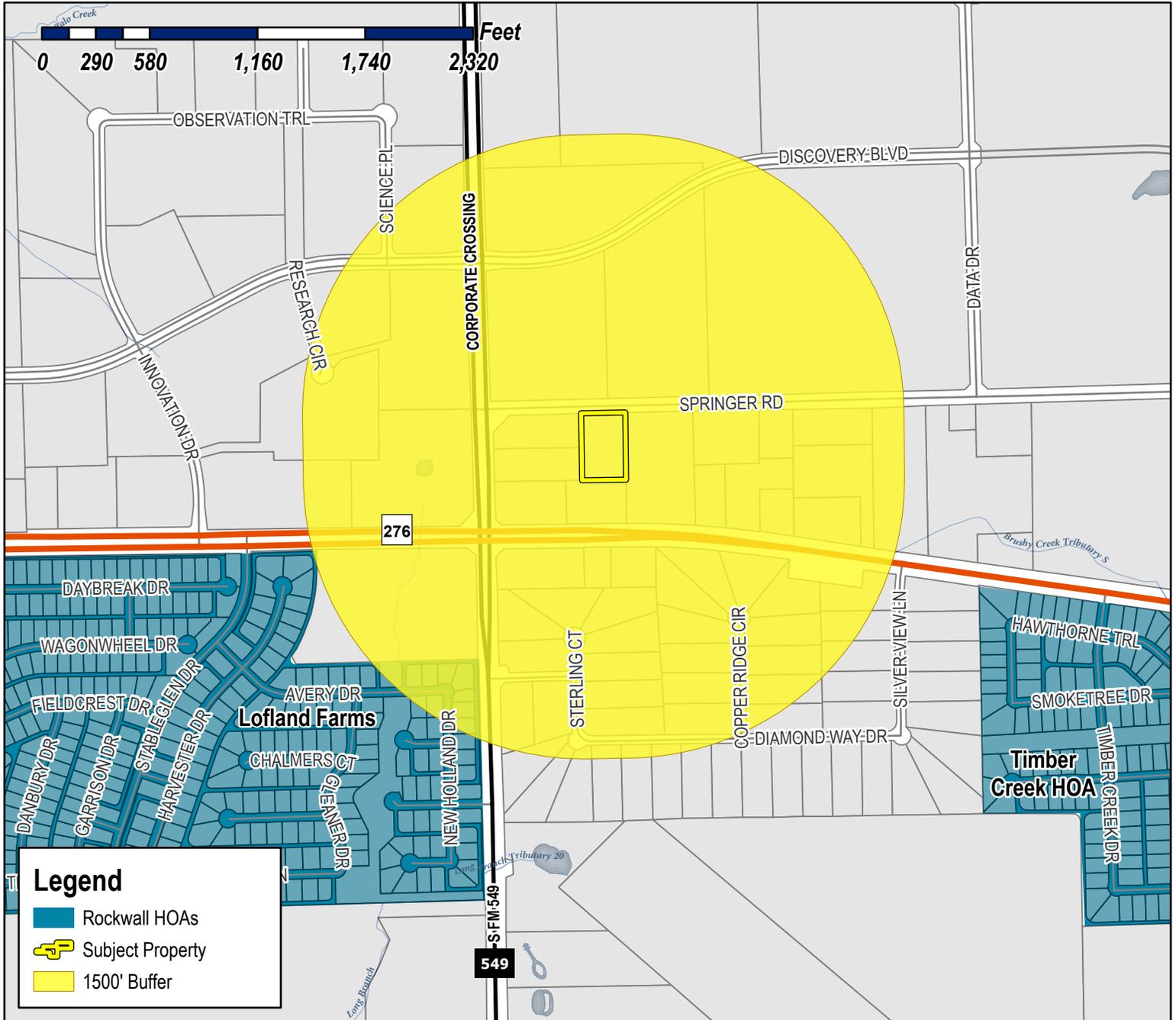




# City of Rockwall

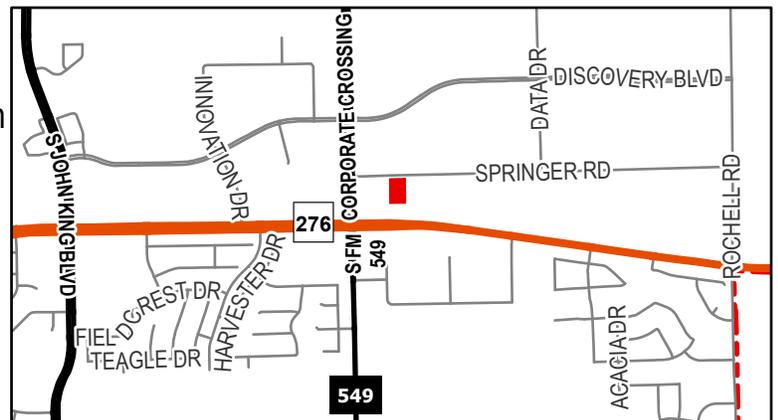
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**Case Number:** Z2023-002  
**Case Name:** SUP for a New and/or Used Indoor Motor Vehicle Dealership/Showroom  
**Case Type:** Zoning  
**Zoning:** Planned Development 46 (PD-46)  
**Case Address:** East of the Intersection of Springer Road and Corporate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

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



## Lee, Henry

---

**From:** Chapin, Sarah  
**Sent:** Thursday, January 26, 2023 12:24 PM  
**Cc:** Miller, Ryan; Ross, Bethany; Lee, Henry  
**Subject:** Neighborhood Notification Program [Z2023-002]  
**Attachments:** HOA Map (01.20.2023).pdf; Public Notice Z2023-002.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *January 27, 2023*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, February 14, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 21, 2023 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

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

Hold a public hearing to discuss and consider a request by Matthew J. Peterson of DB Constructors, Inc. on behalf of Jeff Fleming for the approval of a *Specific Use Permit (SUP)* to allow a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* on a 1.99-acre portion of a larger 3.853-acre tract of land identified as Tract 2-09 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the southside of Springer Road east of the intersection of Springer Road and Corporate Crossing, and take any action necessary.

Thank you,

*Sarah Chapin*

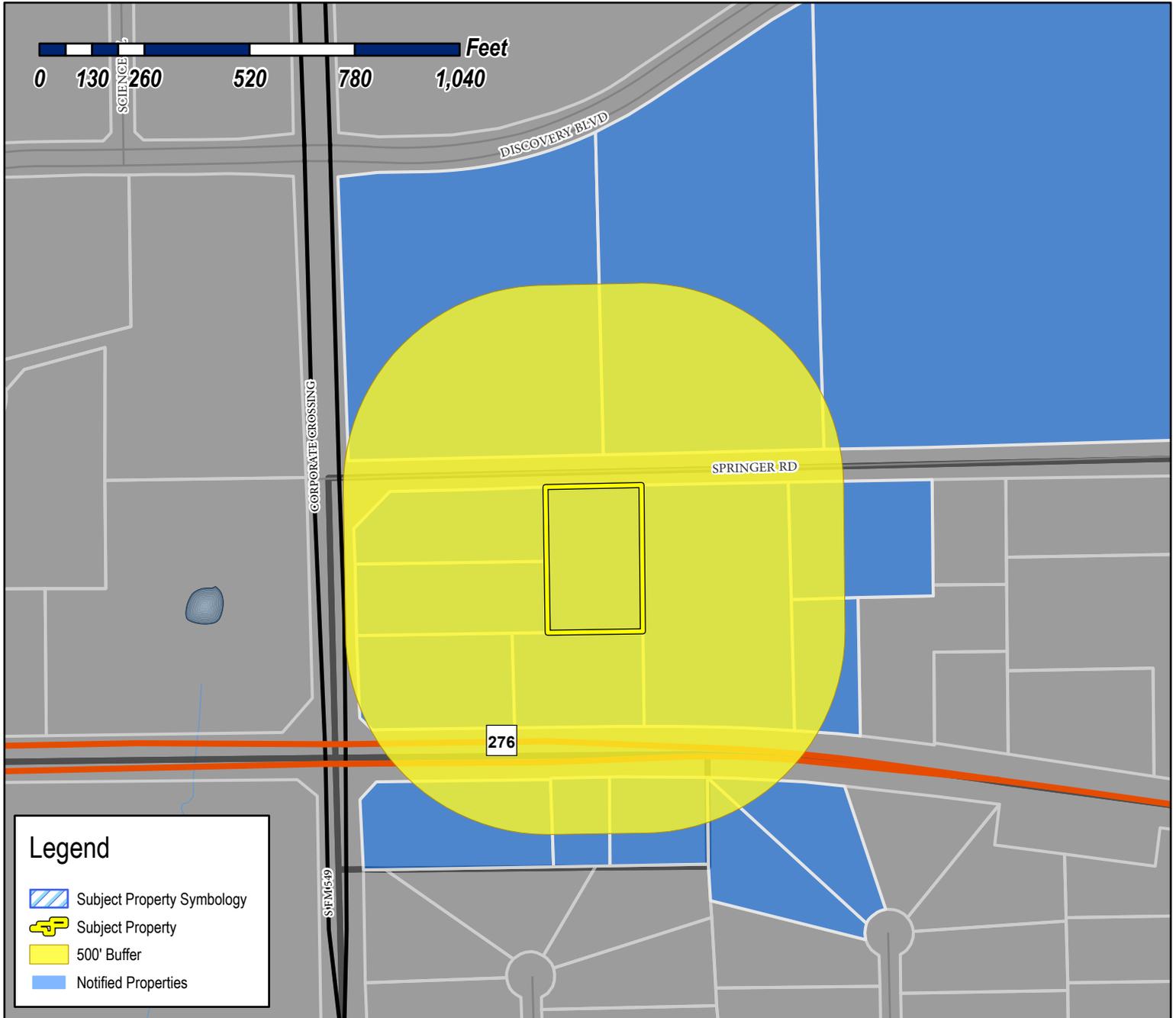
Planning Coordinator  
City of Rockwall Planning & Zoning  
385 S. Goliad Street  
Rockwall, TX 75087  
Office: 972-771-7745  
Direct: 972-772-6568



# City of Rockwall

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

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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) 771-7746



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 PTNRSH  
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

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

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

*Hold a public hearing to discuss and consider a request by Matthew J. Peterson of DB Constructors, Inc. on behalf of Jeff Fleming for the approval of a Specific Use Permit (SUP) to allow a New and/or Used Indoor Motor Vehicle Dealership/Showroom on a 1.99-acre portion of a larger 3.853-acre tract of land identified as Tract 2-09 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the southside of Springer Road east of the intersection of Springer Road and Corporate Crossing, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, February 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 21, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Henry Lee**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Tuesday, February 21, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

----- PLEASE RETURN THE BELOW FORM -----

**Case No. Z2023-002: SUP for a New and/or Used Motor Vehicle Dealership/Showroom**

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name:   
Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



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!

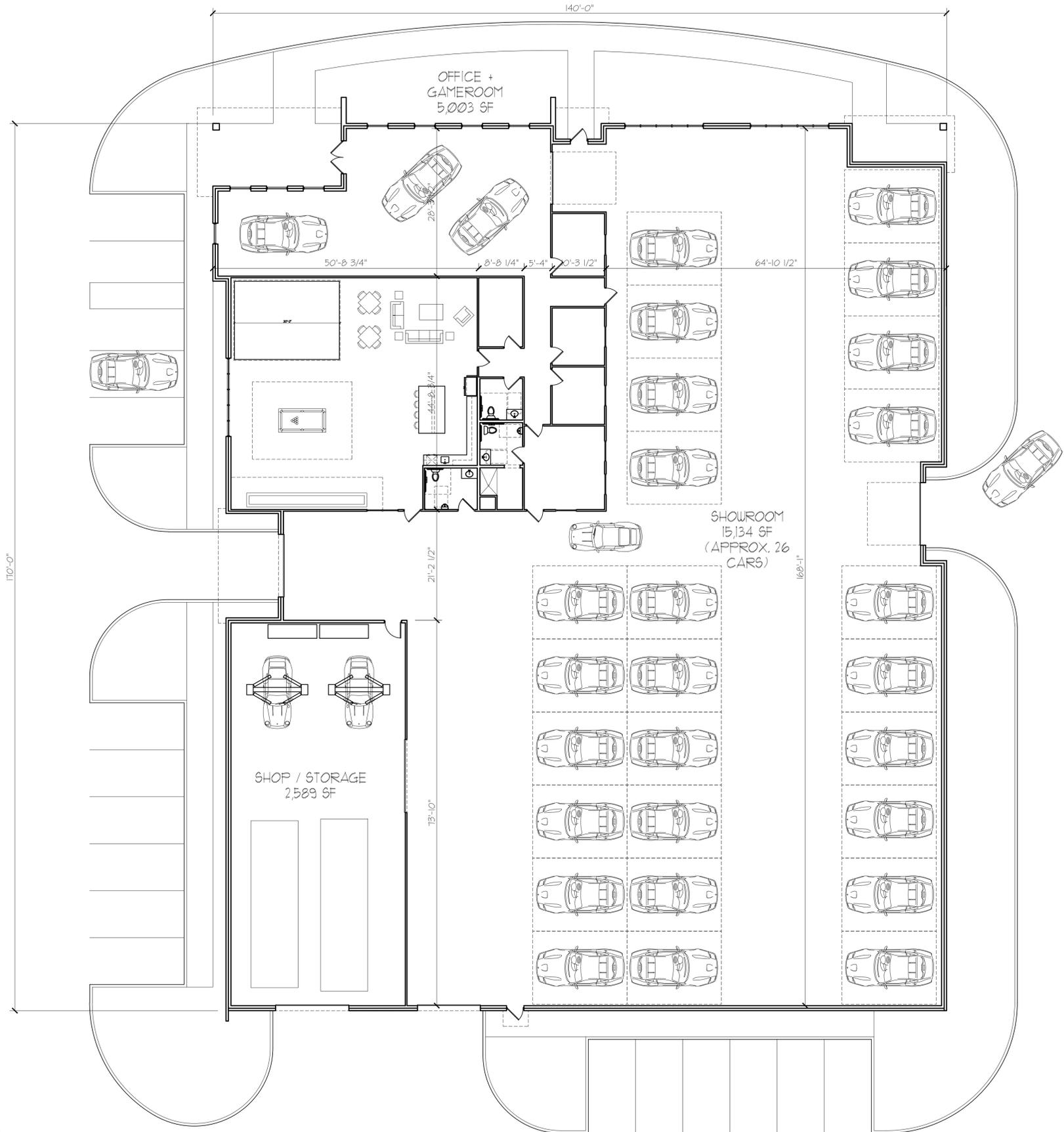
Sincerely,

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

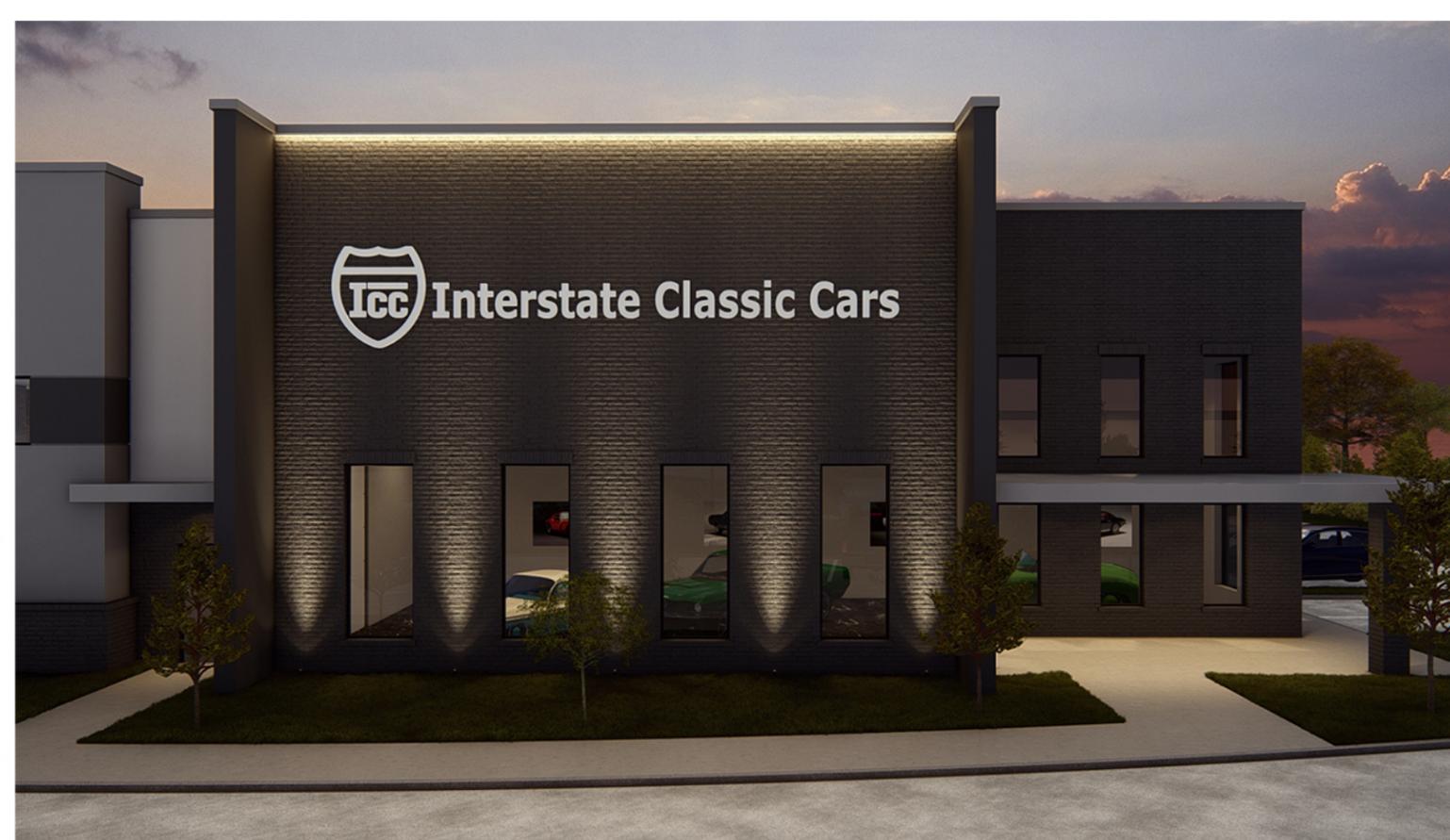
SCALE: 3/32" = 1'-0"



db constructors, inc.

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





CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [*ORDINANCE NO. 21-32*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM* ON A 1.99-ACRE PORTION OF A LARGER 3.853-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2-09 OF THE J. A. RAMSEY SURVEY, ABSTRACT NO 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a request has been made by Matthew J. Peterson of DB Constructors on behalf of Jeff Fleming for the approval of a *Specific Use Permit (SUP)* for a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* on a 1.99-acre portion of a larger 3.853-acre tract of land identified as Tract 2-09 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the southside of Springer Road east of the intersection of Springer Road and Corporate Crossing, and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 46 (PD-46) [*Ordinance No. 21-32*] and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**SECTION 1.** That Planned Development District 46 (PD-46) [*Ordinance No. 21-32*] and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

**SECTION 2.** That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth

in Planned Development District 46 (PD-46) [*Ordinance No. 21-32*] and Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.01, *General Commercial District Standards*; Subsection 04.05, *Commercial (C) District*, and Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The development and operation of a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 2) The sales/storage facility must be in a completely enclosed building; and,
- 3) Outside display and/or storage of vehicles shall be prohibited. This includes storing vehicles under canopies/awnings or similar covered structures; and,
- 4) All activities shall remain inside the building (*i.e. no detailing, washing, sales activities, etcetera shall be performed outside the building*); and,
- 5) Accessory uses may be allowed in compliance with the *Land Use Schedule* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC); and,
- 6) The *New and/or Used Indoor Motor Vehicle Dealership/Showroom* shall be restricted to the sale of motor vehicles only (*i.e. cars and/or light trucks*); and,
- 7) The subject property shall comply with all standard of the City of Rockwall Fire Department for such use.

## 2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (after proper notice) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 6<sup>TH</sup> DAY OF MARCH, 2023.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: February 21, 2023

2<sup>nd</sup> Reading: March 6, 2023



**Exhibit 'B':  
Concept Plan**

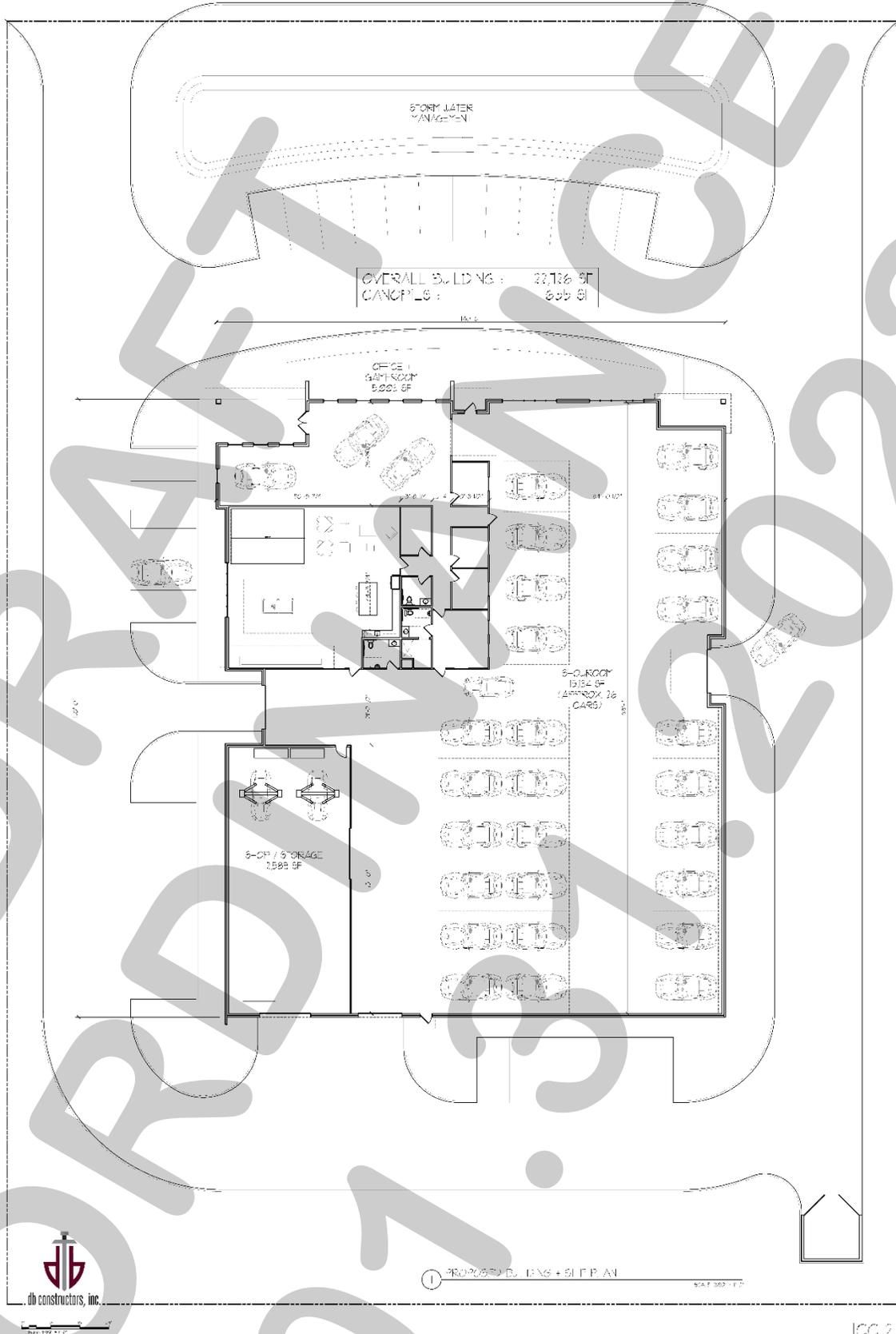


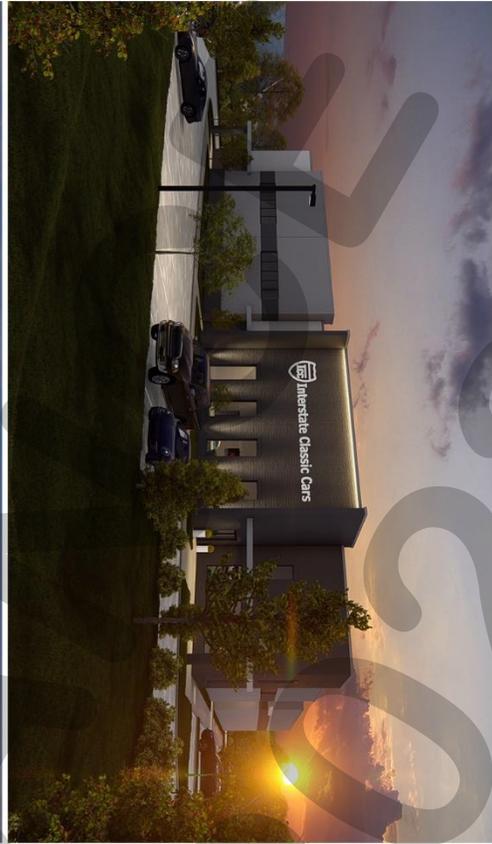
Exhibit 'C':  
Concept Building Elevations



Exhibit 'C':  
Concept Building Elevations

dh construction, inc. 

 ICC Interstate Classic Cars





# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### 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 14, 2023

**APPLICANT:** Matthew Peterson; *DB Constructors*

**CASE NUMBER:** Z2023-002; *Specific Use Permit for New and/or Used Indoor Motor Vehicle Dealership/Showroom*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Matthew J. Peterson of DB Constructors, Inc. on behalf of Jeff Fleming for the approval of a Specific Use Permit (SUP) to allow a New and/or Used Indoor Motor Vehicle Dealership/Showroom on a 1.99- acre portion of a larger 3.853-acre tract of land identified as Tract 2-09 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development 46 (PD-46) District for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the southside of Springer Road east of the intersection of Springer Road and Corporate Crossing, and take any action necessary.

### BACKGROUND

The subject property was originally annexed into the City of Rockwall on July 21, 1997 by *Ordinance No. 97-14*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On March 1, 1999, the City Council approved a zoning change [*Case No. PZ1998-087-01; Ordinance No. 99-05*] for the subject property changing the zoning from an Agricultural (AG) District to Planned Development District 46 (PD-46) for Commercial (C) District land uses. On August 2, 2021, the City Council amended Planned Development District 46 (PD-46) [*Case No. Z2020-024; Ordinance No. 21-32*]; however, the approved amendment did not affect the subject property. The subject property has remained vacant since the time of annexation.

### PURPOSE

The applicant -- *Matthew J. Peterson of DB Constructors* -- is requesting the approval of a Specific Use Permit (SUP) to allow the *New and/or Used Indoor Motor Vehicle Dealership/Showroom* in a Commercial (C) District for the purpose of constructing a 22,726 SF *Office and Indoor Motor Vehicle Dealership/Showroom* on the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is generally located at the southeast corner of Corporate Crossing and Springer Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Springer Road, which is classified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land, one (1) parcel is vacant (*i.e. Lot 1, Block B, Rockwall Technology Park Phase 2 Addition*), and the other parcel (*i.e. Lot 3, Block B, Rockwall Technology Park Phase 2 Addition*) is developed with an industrial building. Both properties are zoned Light Industrial (LI) District. Following this is Discovery Boulevard, which is classified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a vacant 1.836-acre tract of land (*i.e. Tract 2-11, Abstract 186 of the J. A. Ramsey Survey*) that is zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses.

Beyond this is SH-276, which is classified as a TXDOT6D (i.e. a Texas Department of Transportation, six [6] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this are two (2) vacant tracks of land (i.e. Tracts 2-12 & 2-14, Abstract 186 of the J. A. Ramsey Survey) that are zoned Commercial (C) District. Beyond this is the Sterling Farms Subdivision, which consists 48 single-family residential lots on 77.74-acres. This subdivision was established on April 28, 1997 and is zoned Single-Family Estates 1.5 (SFE-1.5) District.

**East:** Directly east of the subject property is a five (5) acre tract of land (i.e. Tract 2-6, Abstract 186 of the J. A. Ramsey Survey) developed with a *Mini-Warehouse Facility*. Beyond this is a 2.50-acre tract of land (i.e. Tract 2-3, Abstract 186 of the J. A. Ramsey Survey) developed with an *Office Building*. Following this is a 1.095-acre parcel of land (i.e. Lot 4, Block A, Sharp Addition) developed with two (2) *Office Buildings*. Following this is a vacant 1.914-acre parcel of land (i.e. Lot 5, Block A, Sharp Addition). All of these properties are zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses.

**West:** Directly west of the subject property is a two (2) acre parcel of land (i.e. Lot 1, Block A, Pannell Subdivision) that is zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses. Beyond this is Corporate Crossing, which is classified as a TXDOT4D (i.e. a Texas Department of Transportation, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a vacant 8.405-acre parcel of land (i.e. Lot 8, Block A, Rockwall Technology Park Addition) that is zoned Light Industrial (LI) District.

MAP 1: LOCATION MAP  
**YELLOW:** SUBJECT PROPERTY



### **CHARACTERISTICS OF THE REQUEST**

The applicant has submitted an application, letter, and a zoning exhibit requesting a Specific Use Permit (SUP) for a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* on the subject property. According to the applicant's letter, the

proposed 22,726 SF facility will be used as "...a car showroom, office pertaining to Mr. Fleming's [the owner] businesses, and a separate area for storage outside of the showroom." The applicant has included a floor plan showing how the business will be laid out, and staff has included this in the attached packet for the Planning and Zoning Commission and City Council's review.

**CONFORMANCE WITH THE CITY'S CODES**

Article 13, *Definitions*, of the Unified Development Code (UDC), defines a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* as "(t)he indoor storage of operable automobiles in a fully enclosed building for the purpose of holding such vehicles for sale, lease, distribution, or storage." In this case, the applicant's proposed use -- *which is to store a private car collection*-- falls under this classification. According to the *Permissible Use Charts* contained in Article 04, *Permitted Uses*, of the Unified Development Code (UDC), a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* requires a Specific Use Permit (SUP) in a Commercial (C) District. The purpose of this requirement is to acknowledge that not all car dealerships are appropriate within the City's commercial areas, and that the City Council should have discretionary oversight with regard to car dealerships and their impacts within these types of districts. In addition, Section 02, *Conditional Land Use Standards and Definitions*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) also requires the following *Conditional Land Use Standards* as part of the establishment of this land use [for reference staff has provided a summary of the applicant's proposal adjacent to the standards and its compliance to the requirements]:

**TABLE 1: CONDITIONAL LAND USE STANDARDS FOR THE NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM LAND USE**

CONDITIONAL LAND USED REQUIREMENTS	PROPOSED CONCEPT PLAN	COMPLIANCE TO THE REQUIREMENTS
THE SALES/STORAGE FACILITY MUST BE A COMPLETELY ENCLOSED BUILDING.	ALL OPERATIONS WILL BE COMPLETELY ENCLOSED WITHIN THE BUILDING.	IN CONFORMANCE
OUTSIDE DISPLAY OR STORAGE OF VEHICLES SHALL BE PROHIBITED. THIS INCLUDES STORING VEHICLES UNDER CANOPIES, AWNINGS OR SIMILAR COVERED STRUCTURES/	THERE SHALL BE NO OUTSIDE STORAGE OR DISPLAY.	IN CONFORMANCE
ALL ACTIVITIES SHALL REMAIN INSIDE THE BUILDING.	ALL OPERATIONS WILL BE COMPLETELY ENCLOSED WITHIN THE BUILDING.	IN CONFORMANCE

**STAFF ANALYSIS**

In this case, the proposed concept plan shows conformance with the *Conditional Land Use Standards*, density and dimensional requirements, and *General Overlay District Standards* for the *New and/or Used Indoor Motor Vehicle Dealership/Showroom* land use in Planned Development District 46 (PD-46) as stipulated by the Unified Development Code (UDC). According to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), the proposed building should be parked to accommodate the indicated *Office* and *Warehouse* land uses. Based on the provided concept plan the applicant is required to provide 34 parking spaces (5,003/300 + 17,723/1,000 = 34); however, the concept plan indicates 29 parking space will be provided. At the time of site plan staff will work with the applicant to ensure the proposed development is parked in conformance with the UDC. Based on the requested land use, concept plan, and conceptual building elevations the applicant's request does not appear to create a negative impact on any adjacent properties; however, approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

**OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject is situated within the *Technology District* and is designated for *Commercial/Retail* land uses. According to the *District Strategies* this land use designation should "... support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures." That being said, the subject property is between the Rockwall Technology Park to the north and several transitional light industrial properties -- that are designated for *Commercial/Retail* land uses -- to the south,

with no direct residential adjacency. Additionally, the *District Strategies* state that the properties near SH-276 are transitioning and should "...transition to neighborhood/convenience centers in the future." In this case, the proposed *New and/or Used Indoor Motor Vehicle Dealership/Showroom* provides a transition between the industrial land uses in the Rockwall Technology Park north of Springer Road and the transitional land uses along SH-276.

## **NOTIFICATIONS**

On January 27, 2023, staff mailed 27 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lofland Farms Homeowner's Association (HOA), which is the only HOA/Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). Staff has received no notices in favor or opposed to the applicant's request.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* within a Commercial (C) District, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:
  - (a) The development and operation of a New and/or Used Indoor Motor Vehicle Dealership/Showroom shall generally conform to the Concept Plan depicted in Exhibit 'B' and Concept Building Elevations depicted in Exhibit 'C' of this ordinance.
  - (b) The sales/storage facility must be in a completely enclosed building; and,
  - (c) Outside display and/or storage of vehicles shall be prohibited. This includes storing vehicles under canopies/awnings or similar covered structures; and,
  - (d) All activities shall remain inside the building (i.e. no detailing, washing, sales activities, etcetera shall be performed outside the building); and,
  - (e) Accessory uses may be allowed in compliance with the Land Use Schedule contained in Article 04, Permissible Uses, of the Unified Development Code (UDC); and,
  - (f) The New and/or Used Indoor Motor Vehicle Dealership/Showroom shall be restricted to the sale of motor vehicles only (i.e. cars and/or light trucks); and,
  - (g) The subject property shall comply with all standard of the City of Rockwall Fire Department for such use.
- (2) Any construction resulting from the approval of this zoning change 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.



# 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) <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 **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 CONTACT PERSON **MATTHEW J PETERSON, AIA**

ADDRESS ADDRESS **2400 GREAT SOUTHWEST PARKWAY**

CITY, STATE & ZIP CITY, STATE & ZIP **FORT WORTH, TX 76106**

PHONE PHONE **972.837.6244**

E-MAIL E-MAIL **MATTHEW@DBCONSTRUCTORS.COM**

## NOTARY VERIFICATION [REQUIRED]

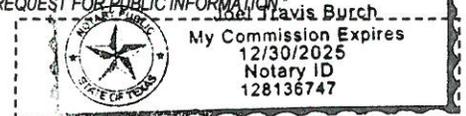
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF R FLEMING [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 17<sup>th</sup> 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 17<sup>th</sup> DAY OF January, 2023

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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.

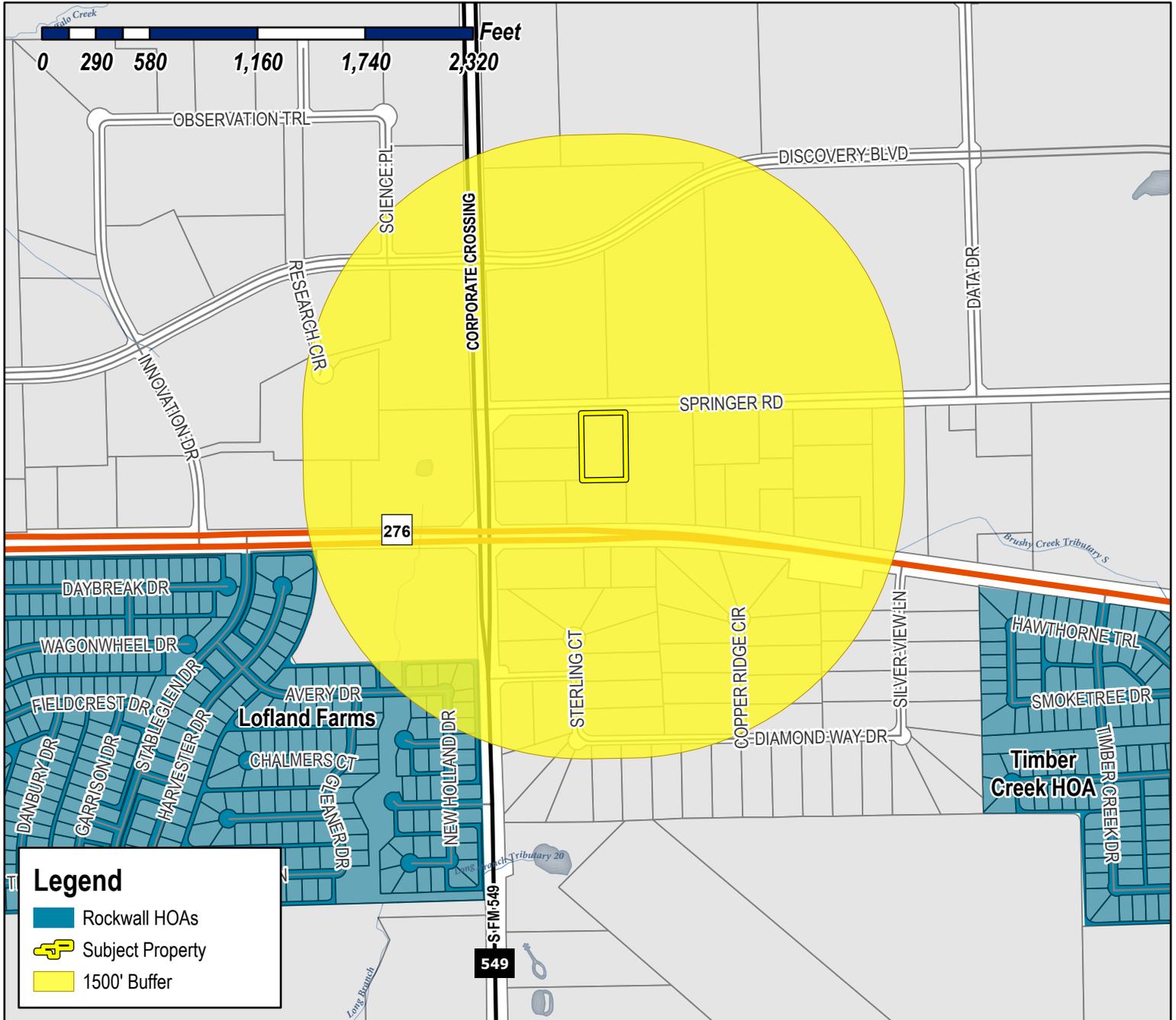




# City of Rockwall

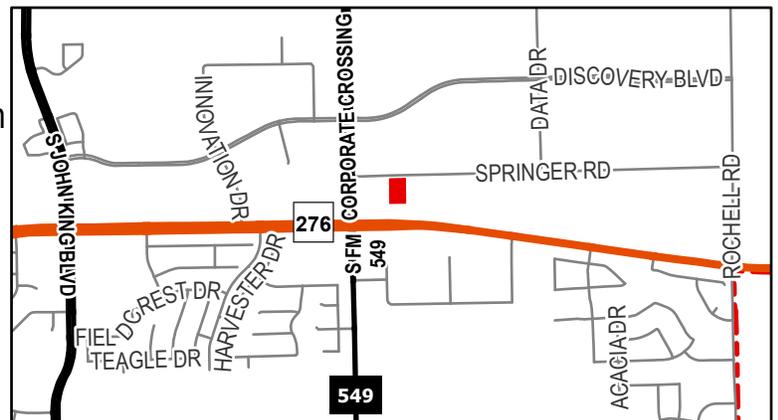
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**Case Number:** Z2023-002  
**Case Name:** SUP for a New and/or Used Indoor Motor Vehicle Dealership/Showroom  
**Case Type:** Zoning  
**Zoning:** Planned Development 46 (PD-46)  
**Case Address:** East of the Intersection of Springer Road and Corporate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

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



## Lee, Henry

---

**From:** Chapin, Sarah  
**Sent:** Thursday, January 26, 2023 12:24 PM  
**Cc:** Miller, Ryan; Ross, Bethany; Lee, Henry  
**Subject:** Neighborhood Notification Program [Z2023-002]  
**Attachments:** HOA Map (01.20.2023).pdf; Public Notice Z2023-002.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *January 27, 2023*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, February 14, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 21, 2023 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

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

Hold a public hearing to discuss and consider a request by Matthew J. Peterson of DB Constructors, Inc. on behalf of Jeff Fleming for the approval of a *Specific Use Permit (SUP)* to allow a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* on a 1.99-acre portion of a larger 3.853-acre tract of land identified as Tract 2-09 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the southside of Springer Road east of the intersection of Springer Road and Corporate Crossing, and take any action necessary.

Thank you,

*Sarah Chapin*

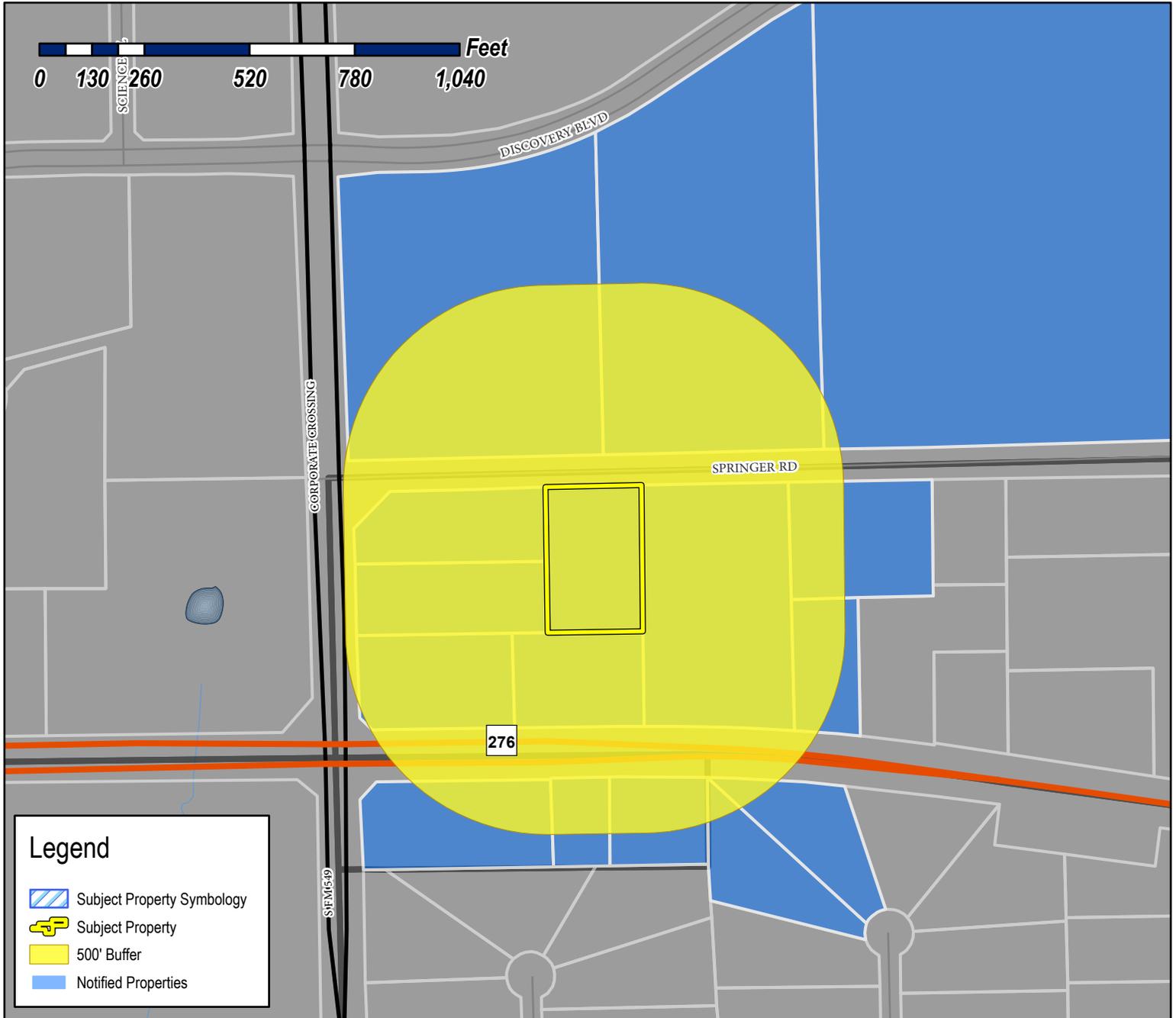
Planning Coordinator  
City of Rockwall Planning & Zoning  
385 S. Goliad Street  
Rockwall, TX 75087  
Office: 972-771-7745  
Direct: 972-772-6568



# City of Rockwall

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

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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) 771-7746



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

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

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

*Hold a public hearing to discuss and consider a request by Matthew J. Peterson of DB Constructors, Inc. on behalf of Jeff Fleming for the approval of a Specific Use Permit (SUP) to allow a New and/or Used Indoor Motor Vehicle Dealership/Showroom on a 1.99-acre portion of a larger 3.853-acre tract of land identified as Tract 2-09 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the southside of Springer Road east of the intersection of Springer Road and Corporate Crossing, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, February 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 21, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Henry Lee**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Tuesday, February 21, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

**Case No. Z2023-002: SUP for a New and/or Used Motor Vehicle Dealership/Showroom**

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



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!

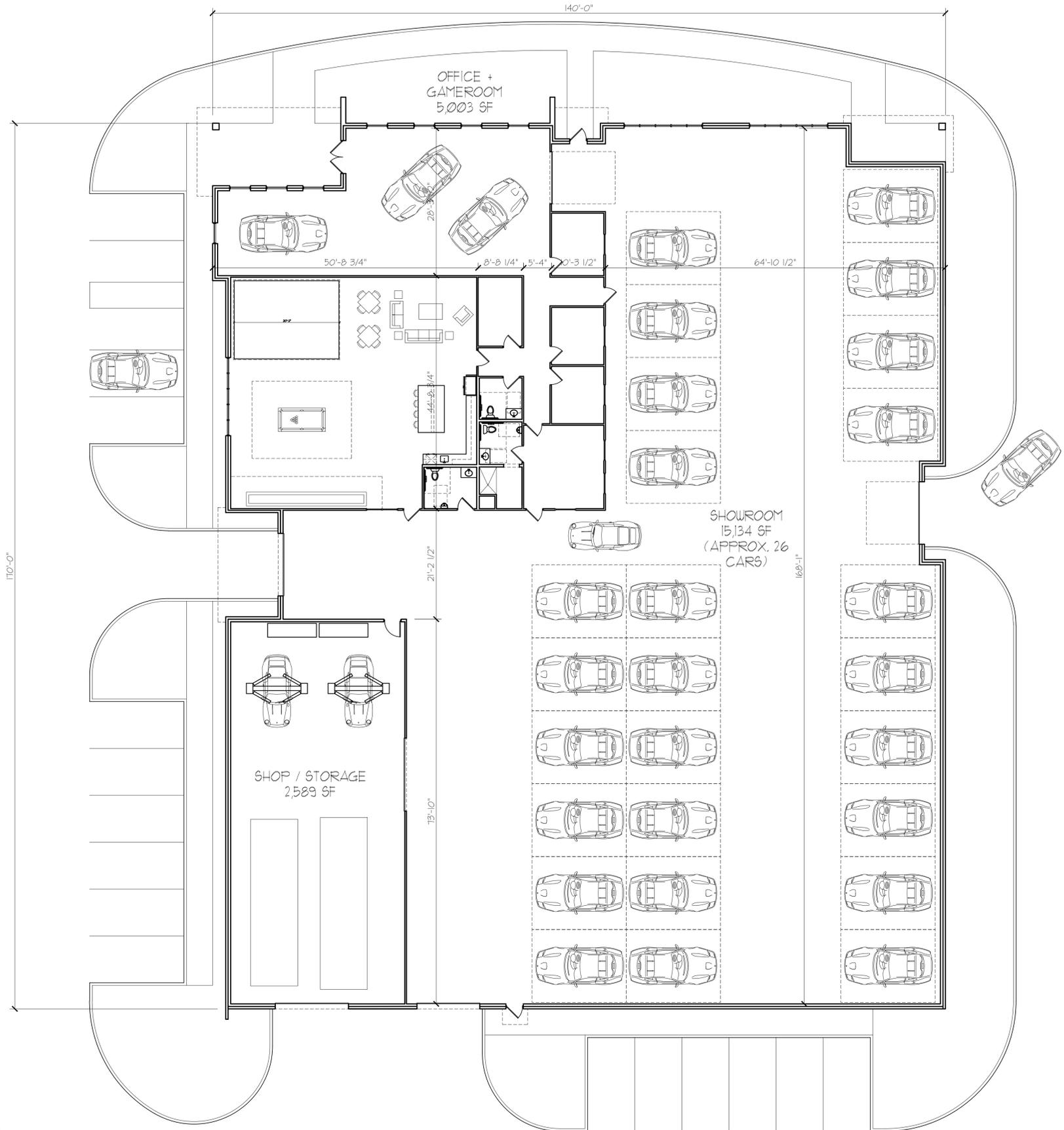
Sincerely,

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

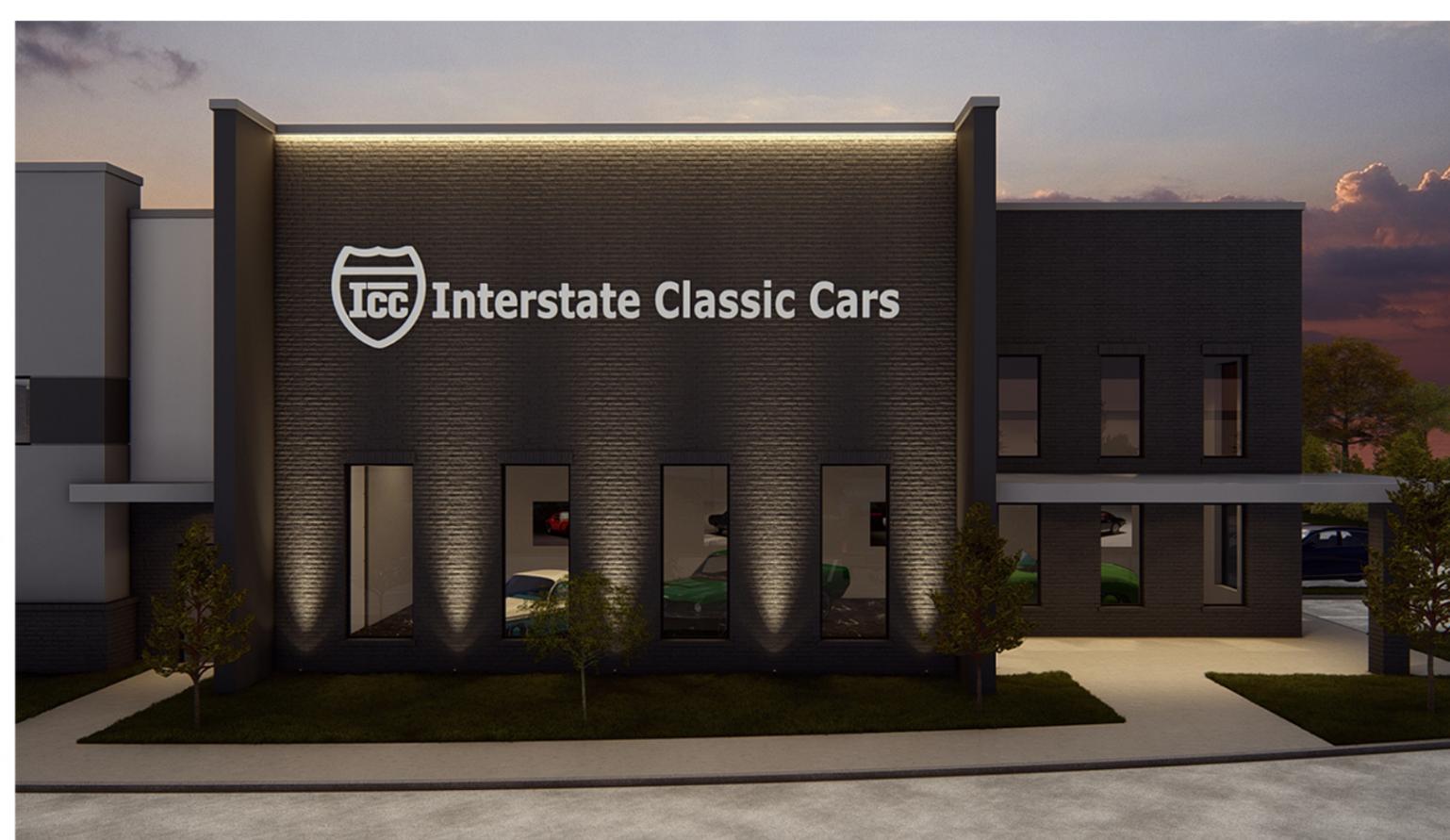
SCALE: 3/32" = 1'-0"



db constructors, inc.

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





CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [*ORDINANCE NO. 21-32*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM* ON A 1.99-ACRE PORTION OF A LARGER 3.853-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2-09 OF THE J. A. RAMSEY SURVEY, ABSTRACT NO 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a request has been made by Matthew J. Peterson of DB Constructors on behalf of Jeff Fleming for the approval of a *Specific Use Permit (SUP)* for a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* on a 1.99-acre portion of a larger 3.853-acre tract of land identified as Tract 2-09 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the southside of Springer Road east of the intersection of Springer Road and Corporate Crossing, and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 46 (PD-46) [*Ordinance No. 21-32*] and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**SECTION 1.** That Planned Development District 46 (PD-46) [*Ordinance No. 21-32*] and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

**SECTION 2.** That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth

in Planned Development District 46 (PD-46) [*Ordinance No. 21-32*] and Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.01, *General Commercial District Standards*; Subsection 04.05, *Commercial (C) District*, and Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The development and operation of a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 2) The sales/storage facility must be in a completely enclosed building; and,
- 3) Outside display and/or storage of vehicles shall be prohibited. This includes storing vehicles under canopies/awnings or similar covered structures; and,
- 4) All activities shall remain inside the building (*i.e. no detailing, washing, sales activities, etcetera shall be performed outside the building*); and,
- 5) Accessory uses may be allowed in compliance with the *Land Use Schedule* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC); and,
- 6) The *New and/or Used Indoor Motor Vehicle Dealership/Showroom* shall be restricted to the sale of motor vehicles only (*i.e. cars and/or light trucks*); and,
- 7) The subject property shall comply with all standard of the City of Rockwall Fire Department for such use.

## 2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (after proper notice) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 6<sup>TH</sup> DAY OF MARCH, 2023.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

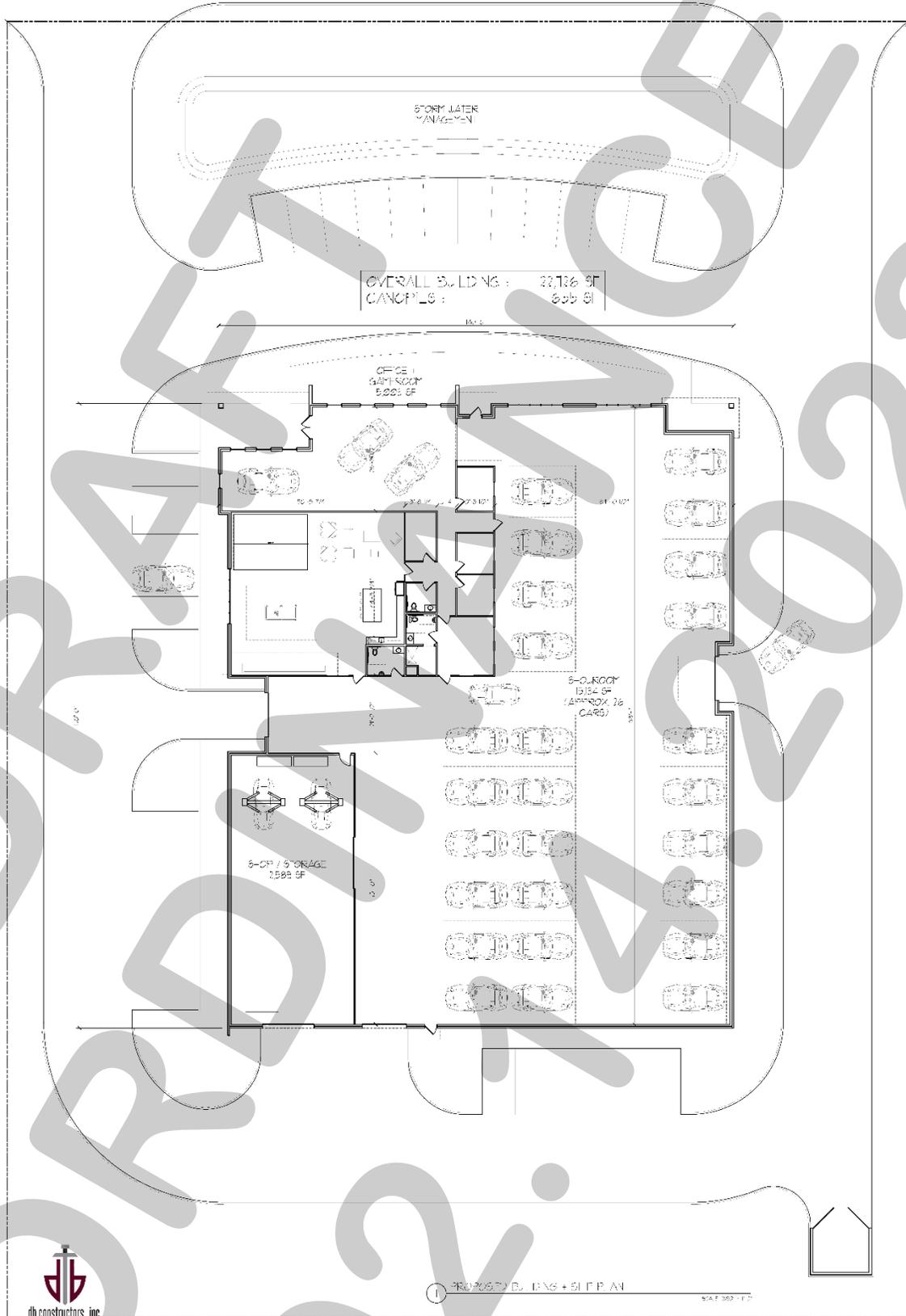
\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: February 21, 2023

2<sup>nd</sup> Reading: March 6, 2023



**Exhibit 'B':  
Concept Plan**

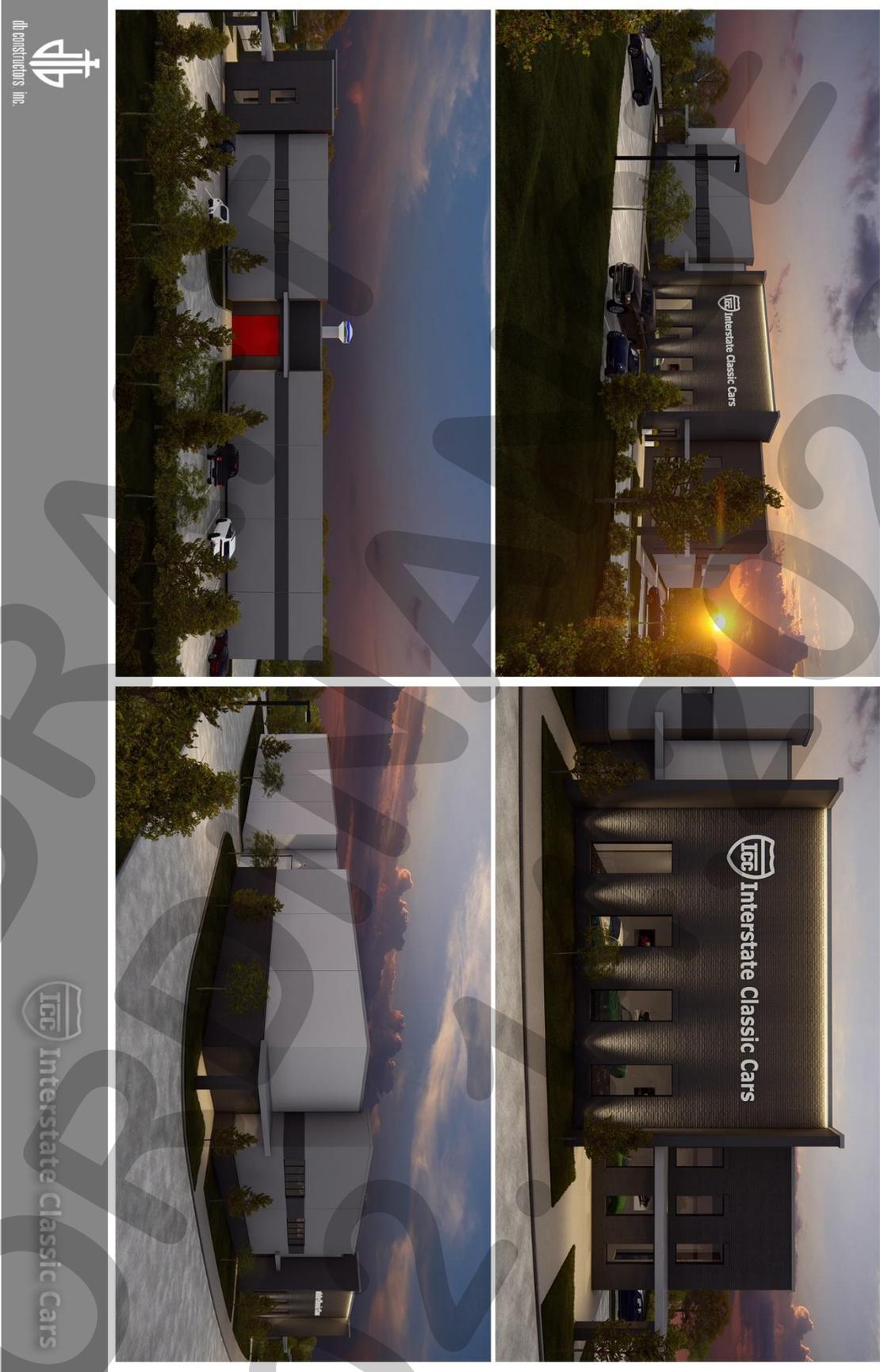


ICC 2

Exhibit 'C':  
Concept Building Elevations



**Exhibit 'C':**  
*Concept Building Elevations*





**CITY OF ROCKWALL**  
CITY COUNCIL COMMISSION CASE MEMO

**PLANNING AND ZONING DEPARTMENT**  
385 S. GOLIAD STREET • ROCKWALL, TX 75087  
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

---

**TO:** Mayor and City Council  
**DATE:** February 21, 2023  
**APPLICANT:** Matthew Peterson; *DB Constructors*  
**CASE NUMBER:** Z2023-002; *Specific Use Permit for New and/or Used Indoor Motor Vehicle Dealership/Showroom*

---

**SUMMARY**

Hold a public hearing to discuss and consider a request by Matthew J. Peterson of DB Constructors, Inc. on behalf of Jeff Fleming for the approval of a Specific Use Permit (SUP) to allow a New and/or Used Indoor Motor Vehicle Dealership/Showroom on a 1.99- acre portion of a larger 3.853-acre tract of land identified as Tract 2-09 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development 46 (PD-46) District for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the southside of Springer Road east of the intersection of Springer Road and Corporate Crossing, and take any action necessary.

**BACKGROUND**

The subject property was originally annexed into the City of Rockwall on July 21, 1997 by *Ordinance No. 97-14*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On March 1, 1999, the City Council approved a zoning change [*Case No. PZ1998-087-01; Ordinance No. 99-05*] for the subject property changing the zoning from an Agricultural (AG) District to Planned Development District 46 (PD-46) for Commercial (C) District land uses. On August 2, 2021, the City Council amended Planned Development District 46 (PD-46) [*Case No. Z2020-024; Ordinance No. 21-32*]; however, the approved amendment did not affect the subject property. The subject property has remained vacant since the time of annexation.

**PURPOSE**

The applicant -- *Matthew J. Peterson of DB Constructors* -- is requesting the approval of a Specific Use Permit (SUP) to allow the *New and/or Used Indoor Motor Vehicle Dealership/Showroom* in a Commercial (C) District for the purpose of constructing a 22,726 SF *Office and Indoor Motor Vehicle Dealership/Showroom* on the subject property.

**ADJACENT LAND USES AND ACCESS**

The subject property is generally located at the southeast corner of Corporate Crossing and Springer Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Springer Road, which is classified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land, one (1) parcel is vacant (*i.e. Lot 1, Block B, Rockwall Technology Park Phase 2 Addition*), and the other parcel (*i.e. Lot 3, Block B, Rockwall Technology Park Phase 2 Addition*) is developed with an industrial building. Both properties are zoned Light Industrial (LI) District. Following this is Discovery Boulevard, which is classified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a vacant 1.836-acre tract of land (*i.e. Tract 2-11, Abstract 186 of the J. A. Ramsey Survey*) that is zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses.

Beyond this is SH-276, which is classified as a TXDOT6D (i.e. a Texas Department of Transportation, six [6] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this are two (2) vacant tracks of land (i.e. Tracts 2-12 & 2-14, Abstract 186 of the J. A. Ramsey Survey) that are zoned Commercial (C) District. Beyond this is the Sterling Farms Subdivision, which consists 48 single-family residential lots on 77.74-acres. This subdivision was established on April 28, 1997 and is zoned Single-Family Estates 1.5 (SFE-1.5) District.

**East:** Directly east of the subject property is a five (5) acre tract of land (i.e. Tract 2-6, Abstract 186 of the J. A. Ramsey Survey) developed with a *Mini-Warehouse Facility*. Beyond this is a 2.50-acre tract of land (i.e. Tract 2-3, Abstract 186 of the J. A. Ramsey Survey) developed with an *Office Building*. Following this is a 1.095-acre parcel of land (i.e. Lot 4, Block A, Sharp Addition) developed with two (2) *Office Buildings*. Following this is a vacant 1.914-acre parcel of land (i.e. Lot 5, Block A, Sharp Addition). All of these properties are zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses.

**West:** Directly west of the subject property is a two (2) acre parcel of land (i.e. Lot 1, Block A, Pannell Subdivision) that is zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses. Beyond this is Corporate Crossing, which is classified as a TXDOT4D (i.e. a Texas Department of Transportation, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a vacant 8.405-acre parcel of land (i.e. Lot 8, Block A, Rockwall Technology Park Addition) that is zoned Light Industrial (LI) District.

MAP 1: LOCATION MAP  
**YELLOW:** SUBJECT PROPERTY



### **CHARACTERISTICS OF THE REQUEST**

The applicant has submitted an application, letter, and a zoning exhibit requesting a Specific Use Permit (SUP) for a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* on the subject property. According to the applicant's letter, the

proposed 22,726 SF facility will be used as "...a car showroom, office pertaining to Mr. Fleming's [the owner] businesses, and a separate area for storage outside of the showroom." The applicant has included a floor plan showing how the business will be laid out, and staff has included this in the attached packet for the Planning and Zoning Commission and City Council's review.

**CONFORMANCE WITH THE CITY'S CODES**

Article 13, *Definitions*, of the Unified Development Code (UDC), defines a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* as "(t)he indoor storage of operable automobiles in a fully enclosed building for the purpose of holding such vehicles for sale, lease, distribution, or storage." In this case, the applicant's proposed use -- *which is to store a private car collection*-- falls under this classification. According to the *Permissible Use Charts* contained in Article 04, *Permitted Uses*, of the Unified Development Code (UDC), a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* requires a Specific Use Permit (SUP) in a Commercial (C) District. The purpose of this requirement is to acknowledge that not all car dealerships are appropriate within the City's commercial areas, and that the City Council should have discretionary oversight with regard to car dealerships and their impacts within these types of districts. In addition, Section 02, *Conditional Land Use Standards and Definitions*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) also requires the following *Conditional Land Use Standards* as part of the establishment of this land use [for reference staff has provided a summary of the applicant's proposal adjacent to the standards and its compliance to the requirements]:

**TABLE 1: CONDITIONAL LAND USE STANDARDS FOR THE NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM LAND USE**

CONDITIONAL LAND USED REQUIREMENTS	PROPOSED CONCEPT PLAN	COMPLIANCE TO THE REQUIREMENTS
THE SALES/STORAGE FACILITY MUST BE A COMPLETELY ENCLOSED BUILDING.	ALL OPERATIONS WILL BE COMPLETELY ENCLOSED WITHIN THE BUILDING.	IN CONFORMANCE
OUTSIDE DISPLAY OR STORAGE OF VEHICLES SHALL BE PROHIBITED. THIS INCLUDES STORING VEHICLES UNDER CANOPIES, AWNINGS OR SIMILAR COVERED STRUCTURES/	THERE SHALL BE NO OUTSIDE STORAGE OR DISPLAY.	IN CONFORMANCE
ALL ACTIVITIES SHALL REMAIN INSIDE THE BUILDING.	ALL OPERATIONS WILL BE COMPLETELY ENCLOSED WITHIN THE BUILDING.	IN CONFORMANCE

**STAFF ANALYSIS**

In this case, the proposed concept plan shows conformance with the *Conditional Land Use Standards*, density and dimensional requirements, and *General Overlay District Standards* for the *New and/or Used Indoor Motor Vehicle Dealership/Showroom* land use in Planned Development District 46 (PD-46) as stipulated by the Unified Development Code (UDC). According to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), the proposed building should be parked to accommodate the indicated *Office* and *Warehouse* land uses. Based on the provided concept plan the applicant is required to provide 34 parking spaces (5,003/300 + 17,723/1,000 = 34); however, the concept plan indicates 29 parking space will be provided. At the time of site plan staff will work with the applicant to ensure the proposed development is parked in conformance with the UDC. Based on the requested land use, concept plan, and conceptual building elevations the applicant's request does not appear to create a negative impact on any adjacent properties; however, approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

**OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject is situated within the *Technology District* and is designated for *Commercial/Retail* land uses. According to the *District Strategies* this land use designation should "... support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures." That being said, the subject property is between the Rockwall Technology Park to the north and several transitional light industrial properties -- that are designated for *Commercial/Retail* land uses -- to the south,

with no direct residential adjacency. Additionally, the *District Strategies* state that the properties near SH-276 are transitioning and should "...transition to neighborhood/convenience centers in the future." In this case, the proposed *New and/or Used Indoor Motor Vehicle Dealership/Showroom* provides a transition between the industrial land uses in the Rockwall Technology Park north of Springer Road and the transitional land uses along SH-276.

## **NOTIFICATIONS**

On January 27, 2023, staff mailed 27 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lofland Farms Homeowner's Association (HOA), which is the only HOA/Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). Staff has received no notices in favor or opposed to the applicant's request.

## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) for a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* within a Commercial (C) District, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:
  - (a) The development and operation of a New and/or Used Indoor Motor Vehicle Dealership/Showroom shall generally conform to the Concept Plan depicted in Exhibit 'B' and Concept Building Elevations depicted in Exhibit 'C' of this ordinance.
  - (b) The sales/storage facility must be in a completely enclosed building; and,
  - (c) Outside display and/or storage of vehicles shall be prohibited. This includes storing vehicles under canopies/awnings or similar covered structures; and,
  - (d) All activities shall remain inside the building (i.e. no detailing, washing, sales activities, etcetera shall be performed outside the building); and,
  - (e) Accessory uses may be allowed in compliance with the Land Use Schedule contained in Article 04, Permissible Uses, of the Unified Development Code (UDC); and,
  - (f) The New and/or Used Indoor Motor Vehicle Dealership/Showroom shall be restricted to the sale of motor vehicles only (i.e. cars and/or light trucks); and,
  - (g) The subject property shall comply with all standard of the City of Rockwall Fire Department for such use.
- (2) Any construction resulting from the approval of this zoning change 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 14, 2023, the Planning and Zoning Commission approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.



# 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) <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 **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 CONTACT PERSON **MATTHEW J PETERSON, AIA**

ADDRESS ADDRESS **2400 GREAT SOUTHWEST PARKWAY**

CITY, STATE & ZIP CITY, STATE & ZIP **FORT WORTH, TX 76106**

PHONE PHONE **972.837.6244**

E-MAIL E-MAIL **MATTHEW@DBCONSTRUCTORS.COM**

## NOTARY VERIFICATION [REQUIRED]

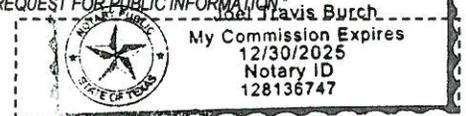
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF R FLEMING [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 17<sup>th</sup> 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 17<sup>th</sup> DAY OF January, 2023

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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.

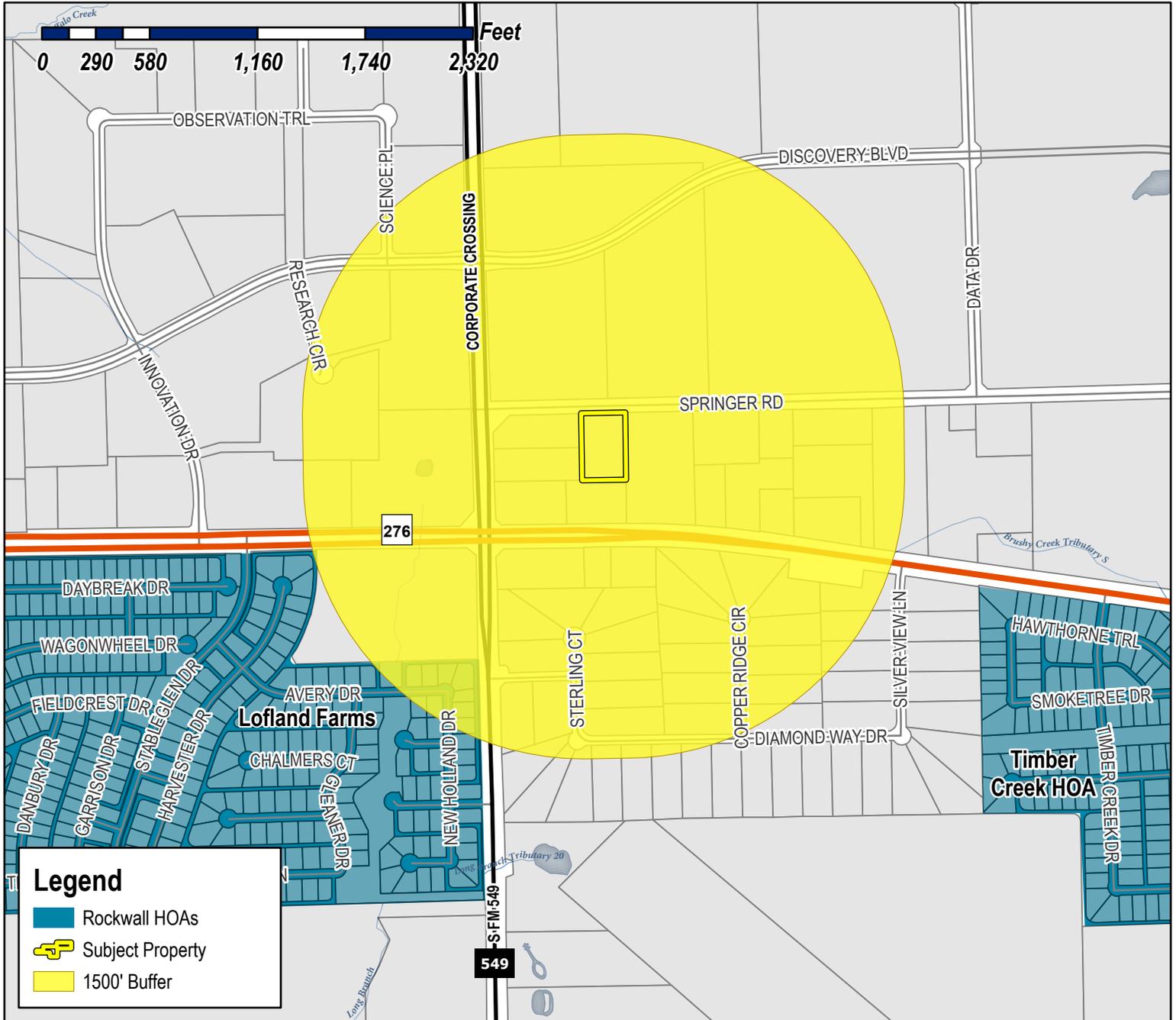




# City of Rockwall

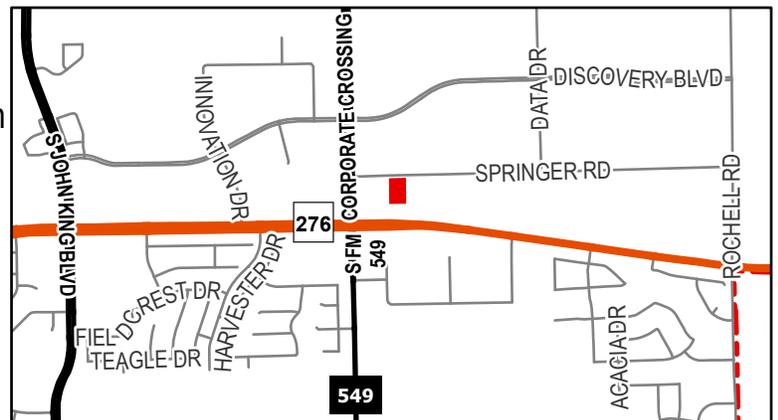
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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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



## Lee, Henry

---

**From:** Chapin, Sarah  
**Sent:** Thursday, January 26, 2023 12:24 PM  
**Cc:** Miller, Ryan; Ross, Bethany; Lee, Henry  
**Subject:** Neighborhood Notification Program [Z2023-002]  
**Attachments:** HOA Map (01.20.2023).pdf; Public Notice Z2023-002.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *January 27, 2023*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, February 14, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 21, 2023 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

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

Hold a public hearing to discuss and consider a request by Matthew J. Peterson of DB Constructors, Inc. on behalf of Jeff Fleming for the approval of a *Specific Use Permit (SUP)* to allow a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* on a 1.99-acre portion of a larger 3.853-acre tract of land identified as Tract 2-09 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the southside of Springer Road east of the intersection of Springer Road and Corporate Crossing, and take any action necessary.

Thank you,

*Sarah Chapin*

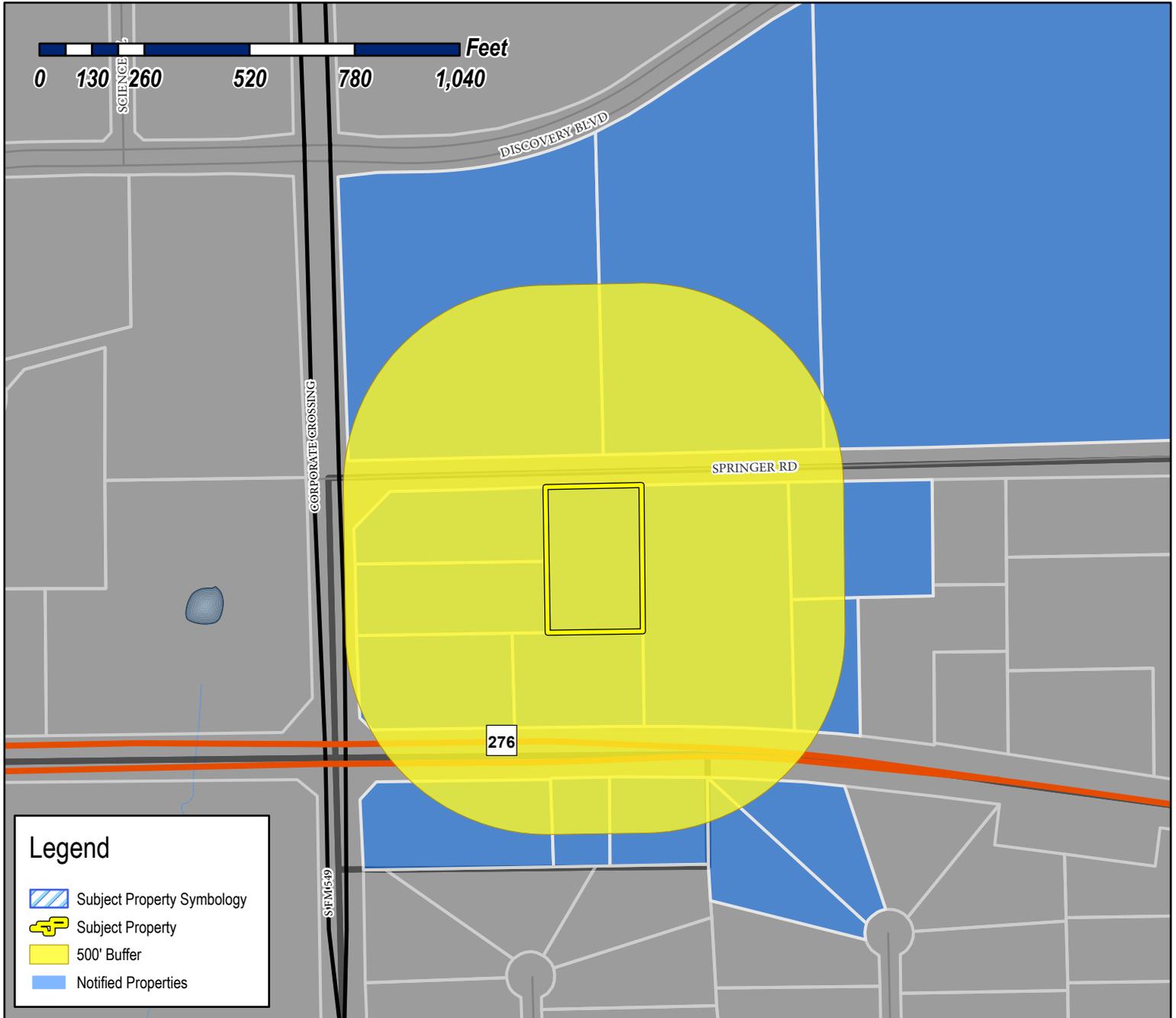
Planning Coordinator  
City of Rockwall Planning & Zoning  
385 S. Goliad Street  
Rockwall, TX 75087  
Office: 972-771-7745  
Direct: 972-772-6568



# 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.



**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) 771-7746



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 PTNRSH  
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

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

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

*Hold a public hearing to discuss and consider a request by Matthew J. Peterson of DB Constructors, Inc. on behalf of Jeff Fleming for the approval of a Specific Use Permit (SUP) to allow a New and/or Used Indoor Motor Vehicle Dealership/Showroom on a 1.99-acre portion of a larger 3.853-acre tract of land identified as Tract 2-09 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the southside of Springer Road east of the intersection of Springer Road and Corporate Crossing, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, February 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 21, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Henry Lee**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Tuesday, February 21, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

**Case No. Z2023-002: SUP for a New and/or Used Motor Vehicle Dealership/Showroom**

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

[PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE](#)



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!

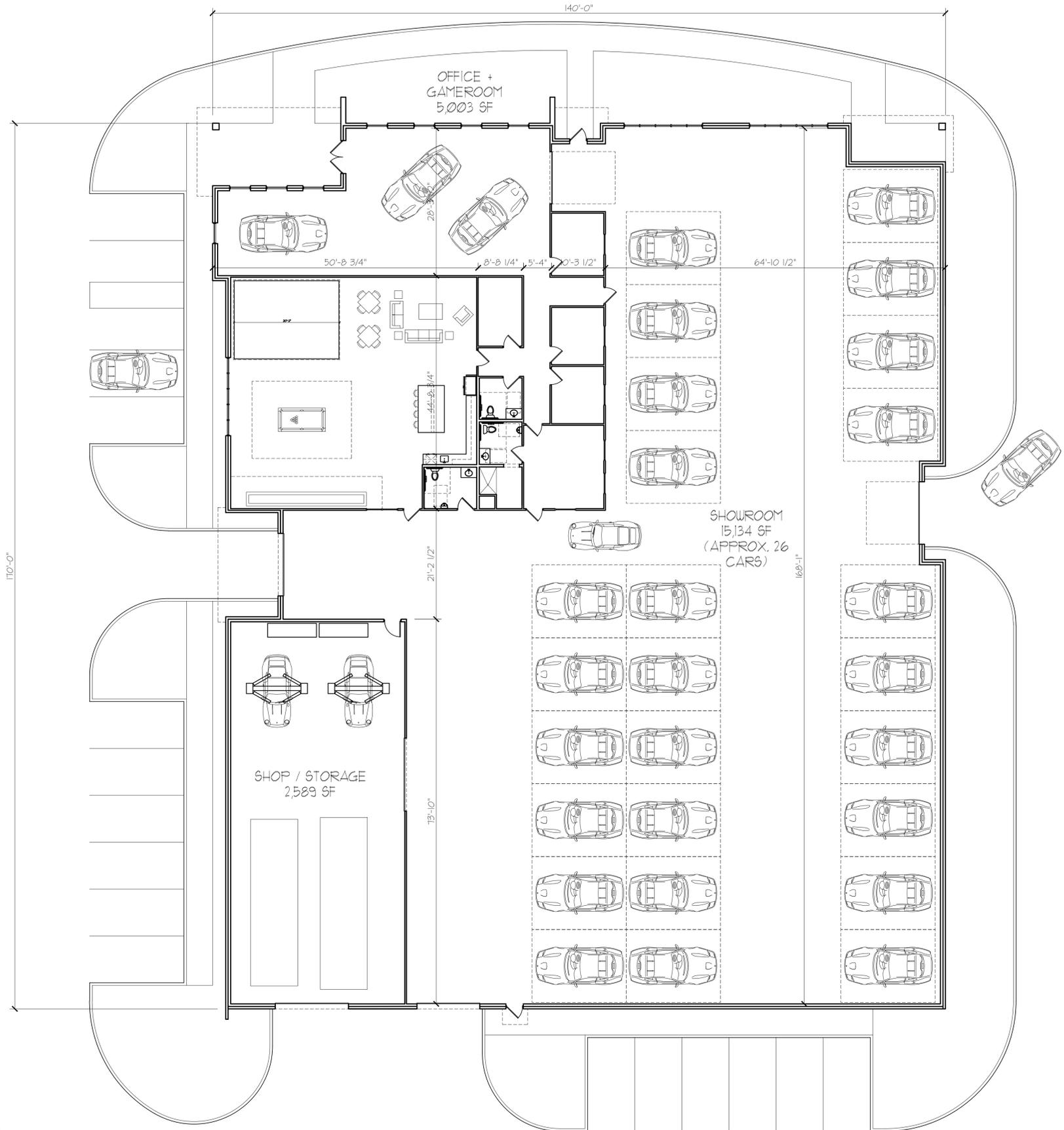
Sincerely,

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

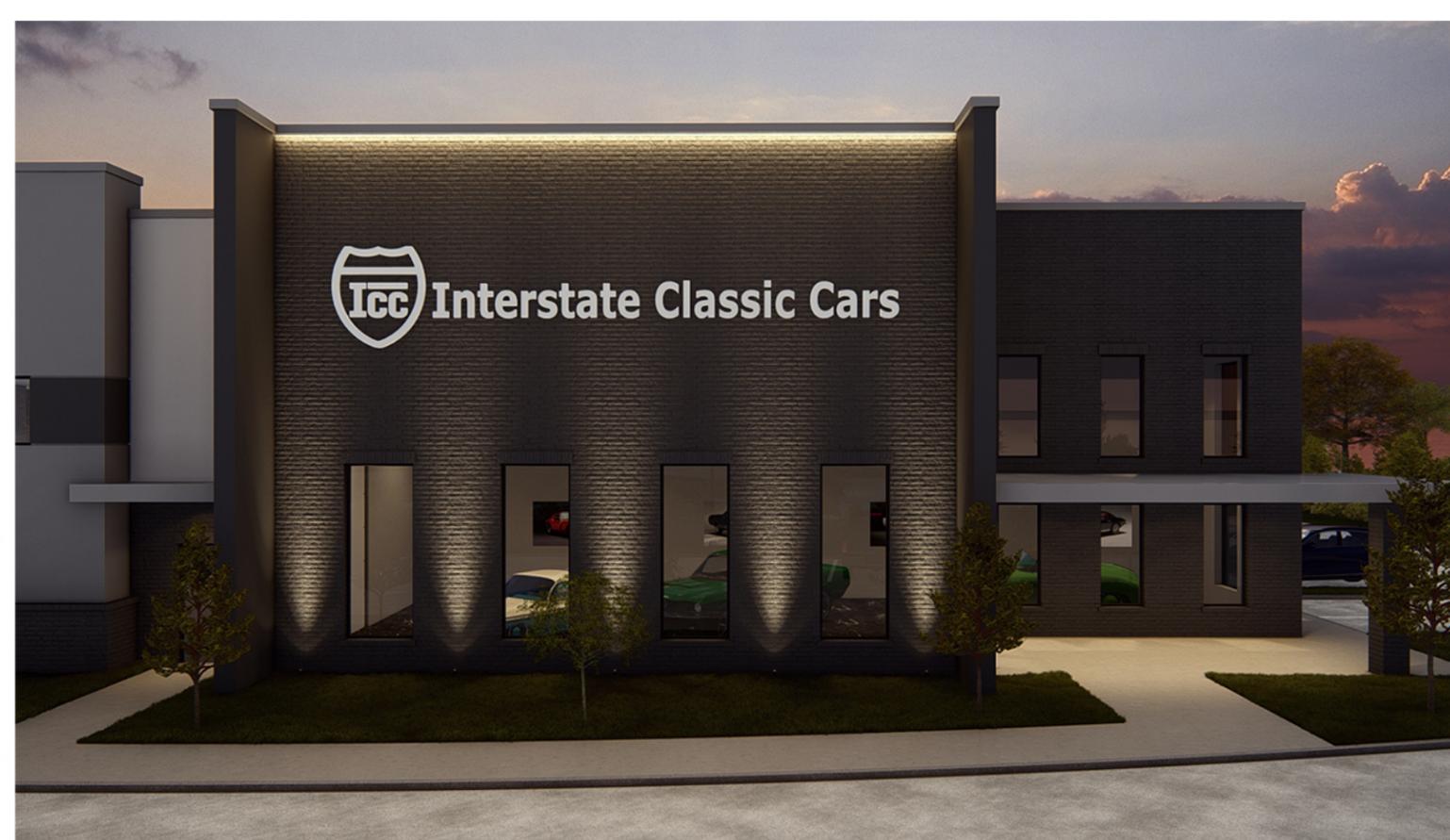
SCALE: 3/32" = 1'-0"



db constructors, inc.

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





CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [*ORDINANCE NO. 21-32*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM* ON A 1.99-ACRE PORTION OF A LARGER 3.853-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2-09 OF THE J. A. RAMSEY SURVEY, ABSTRACT NO 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a request has been made by Matthew J. Peterson of DB Constructors on behalf of Jeff Fleming for the approval of a *Specific Use Permit (SUP)* for a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* on a 1.99-acre portion of a larger 3.853-acre tract of land identified as Tract 2-09 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the southside of Springer Road east of the intersection of Springer Road and Corporate Crossing, and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 46 (PD-46) [*Ordinance No. 21-32*] and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**SECTION 1.** That Planned Development District 46 (PD-46) [*Ordinance No. 21-32*] and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

**SECTION 2.** That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth

in Planned Development District 46 (PD-46) [*Ordinance No. 21-32*] and Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.01, *General Commercial District Standards*; Subsection 04.05, *Commercial (C) District*, and Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The development and operation of a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 2) The sales/storage facility must be in a completely enclosed building; and,
- 3) Outside display and/or storage of vehicles shall be prohibited. This includes storing vehicles under canopies/awnings or similar covered structures; and,
- 4) All activities shall remain inside the building (*i.e. no detailing, washing, sales activities, etcetera shall be performed outside the building*); and,
- 5) Accessory uses may be allowed in compliance with the *Land Use Schedule* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC); and,
- 6) The *New and/or Used Indoor Motor Vehicle Dealership/Showroom* shall be restricted to the sale of motor vehicles only (*i.e. cars and/or light trucks*); and,
- 7) The subject property shall comply with all standard of the City of Rockwall Fire Department for such use.

## 2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (after proper notice) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 6<sup>TH</sup> DAY OF MARCH, 2023.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

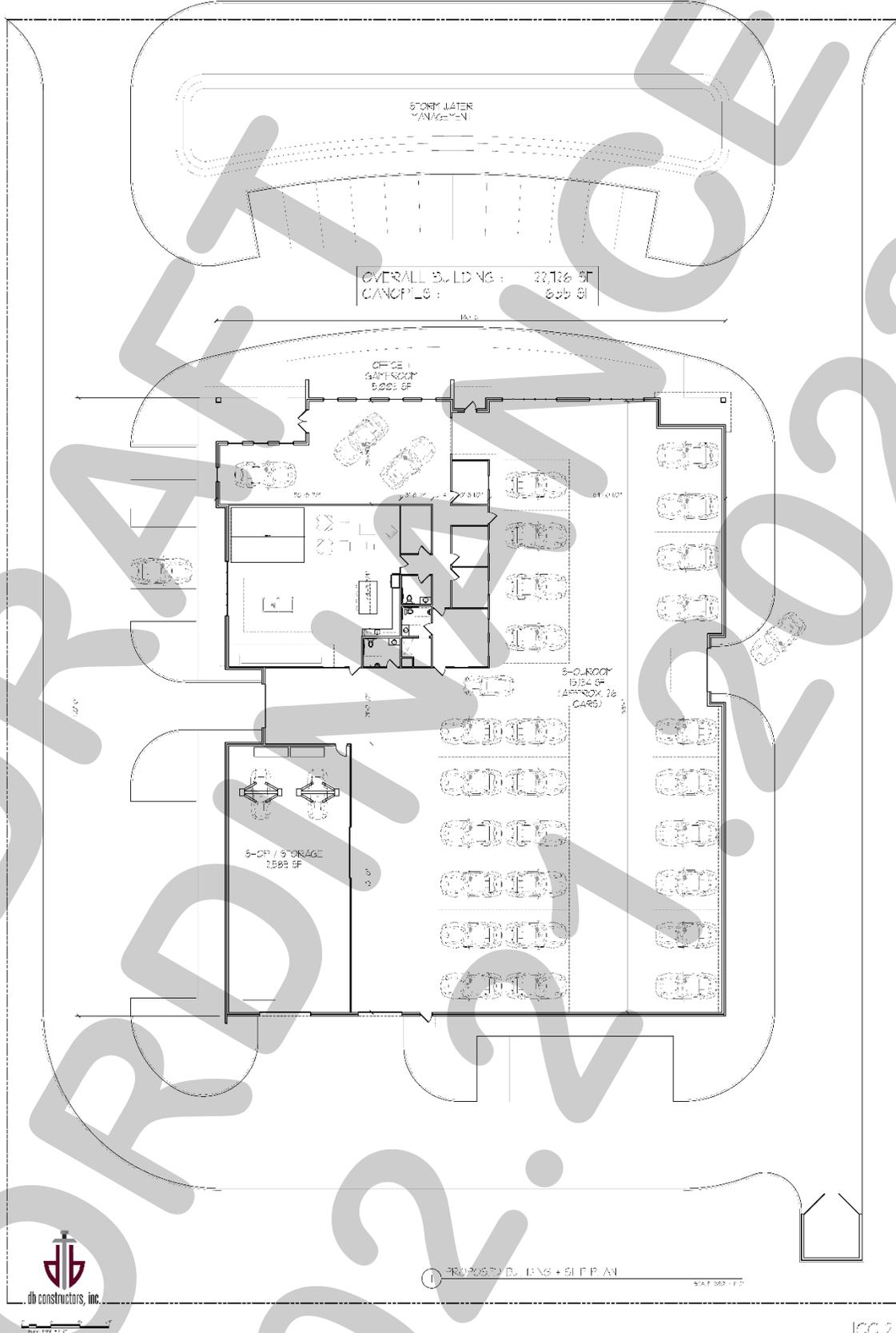
\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: February 21, 2023

2<sup>nd</sup> Reading: March 6, 2023



**Exhibit 'B':  
Concept Plan**



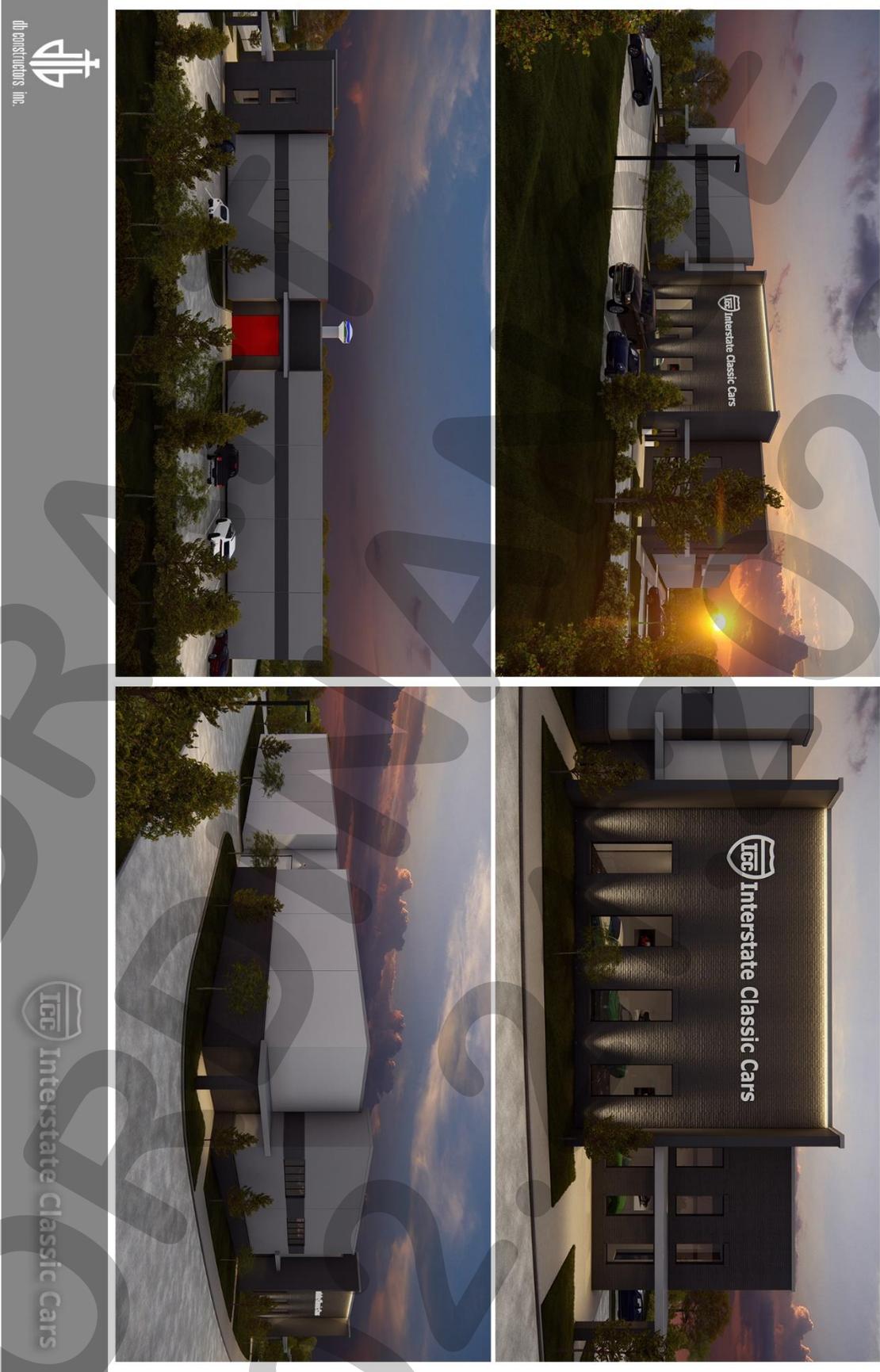
**Exhibit 'C':**  
*Concept Building Elevations*



dh construction, inc. 

 Interstate Classic Cars

**Exhibit 'C':**  
*Concept Building Elevations*





DATE: March 16, 2023

TO: Matthew J. Peterson, AIA  
2400 Great Southwest Parkway  
Fort Worth, TX 76106

FROM: Henry Lee, AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: Z2023-002; *Specific Use Permit (SUP) for an Indoor Motor Vehicle Dealership Showroom*

Matthew Peterson:

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

*Staff Recommendations*

- (1) The applicant shall be responsible for maintaining compliance with the *Operational Conditions* contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - a) The development and operation of a New and/or Used Indoor Motor Vehicle Dealership/Showroom shall generally conform to the Concept Plan depicted in Exhibit 'B' and Concept Building Elevations depicted in Exhibit 'C' of this ordinance.
  - b) The sales/storage facility must be in a completely enclosed building; and,
  - c) Outside display and/or storage of vehicles shall be prohibited. This includes storing vehicles under canopies/awnings or similar covered structures; and,
  - d) All activities shall remain inside the building (i.e. no detailing, washing, sales activities, etcetera shall be performed outside the building); and,
  - e) Accessory uses may be allowed in compliance with the Land Use Schedule contained in Article 04, Permissible Uses, of the Unified Development Code (UDC); and,
  - f) The New and/or Used Indoor Motor Vehicle Dealership/Showroom shall be restricted to the sale of motor vehicles only (i.e. cars and/or light trucks); and,
  - g) The subject property shall comply with all standard of the City of Rockwall Fire Department for such use.
  
- (2) Any construction resulting from the approval of this *Specific Use Permit (SUP)* 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 14, 2023, the Planning and Zoning Commission approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

*City Council*

On March 6, 2023, the City Council approved the Specific Use Permit (SUP) by a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 23-10, S-295*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', written over a horizontal line.

Henry Lee, AICP, *Planner*  
Planning and Zoning Department

CITY OF ROCKWALL

ORDINANCE NO. 23-10

SPECIFIC USE PERMIT NO. S-295

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [ORDINANCE NO. 21-32] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM* ON A 1.99-ACRE PORTION OF A LARGER 3.853-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2-09 OF THE J. A. RAMSEY SURVEY, ABSTRACT NO 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a request has been made by Matthew J. Peterson of DB Constructors on behalf of Jeff Fleming for the approval of a *Specific Use Permit (SUP)* for a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* on a 1.99-acre portion of a larger 3.853-acre tract of land identified as Tract 2-09 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the southside of Springer Road east of the intersection of Springer Road and Corporate Crossing, and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 46 (PD-46) [Ordinance No. 21-32] and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**SECTION 1.** That Planned Development District 46 (PD-46) [Ordinance No. 21-32] and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [Ordinance No. 20-02] on the *Subject Property*; and

**SECTION 2.** That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth

in Planned Development District 46 (PD-46) [Ordinance No. 21-32] and Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.01, *General Commercial District Standards*; Subsection 04.05, *Commercial (C) District*, and Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The development and operation of a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 2) The sales/storage facility must be in a completely enclosed building; and,
- 3) Outside display and/or storage of vehicles shall be prohibited. This includes storing vehicles under canopies/awnings or similar covered structures; and,
- 4) All activities shall remain inside the building (*i.e. no detailing, washing, sales activities, etcetera shall be performed outside the building*); and,
- 5) Accessory uses may be allowed in compliance with the *Land Use Schedule* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC); and,
- 6) The *New and/or Used Indoor Motor Vehicle Dealership/Showroom* shall be restricted to the sale of motor vehicles only (*i.e. cars and/or light trucks*); and,
- 7) The subject property shall comply with all standard of the City of Rockwall Fire Department for such use.

## 2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (after proper notice) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

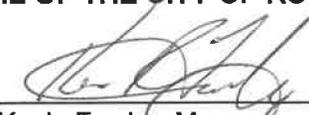
**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

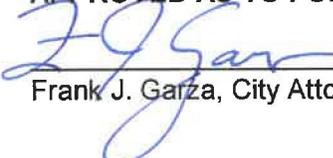
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 6<sup>TH</sup> DAY OF MARCH, 2023.**

  
\_\_\_\_\_  
Kevin Fowler, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Frank J. Garza, City Attorney

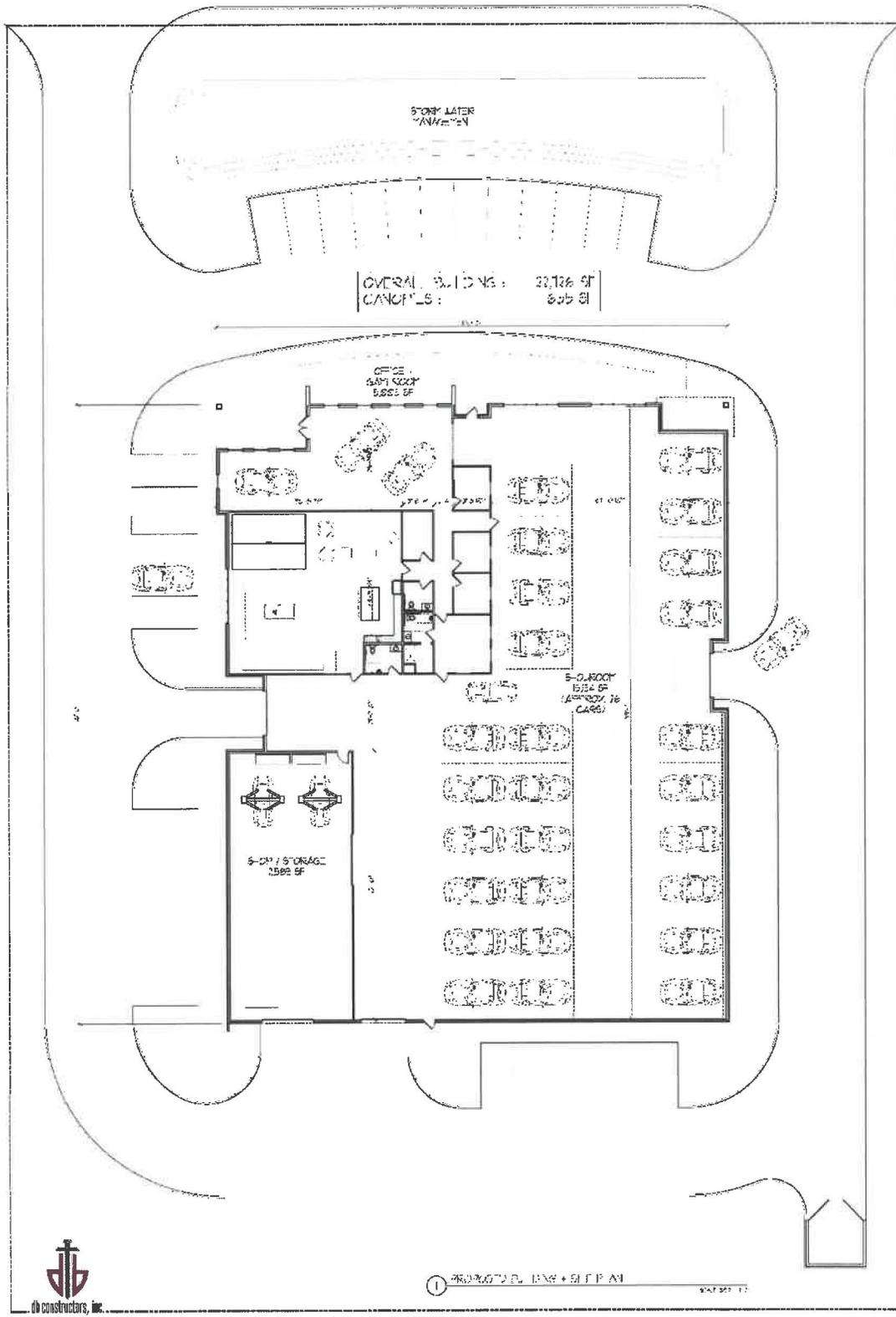


1<sup>st</sup> Reading: February 21, 2023

2<sup>nd</sup> Reading: March 6, 2023



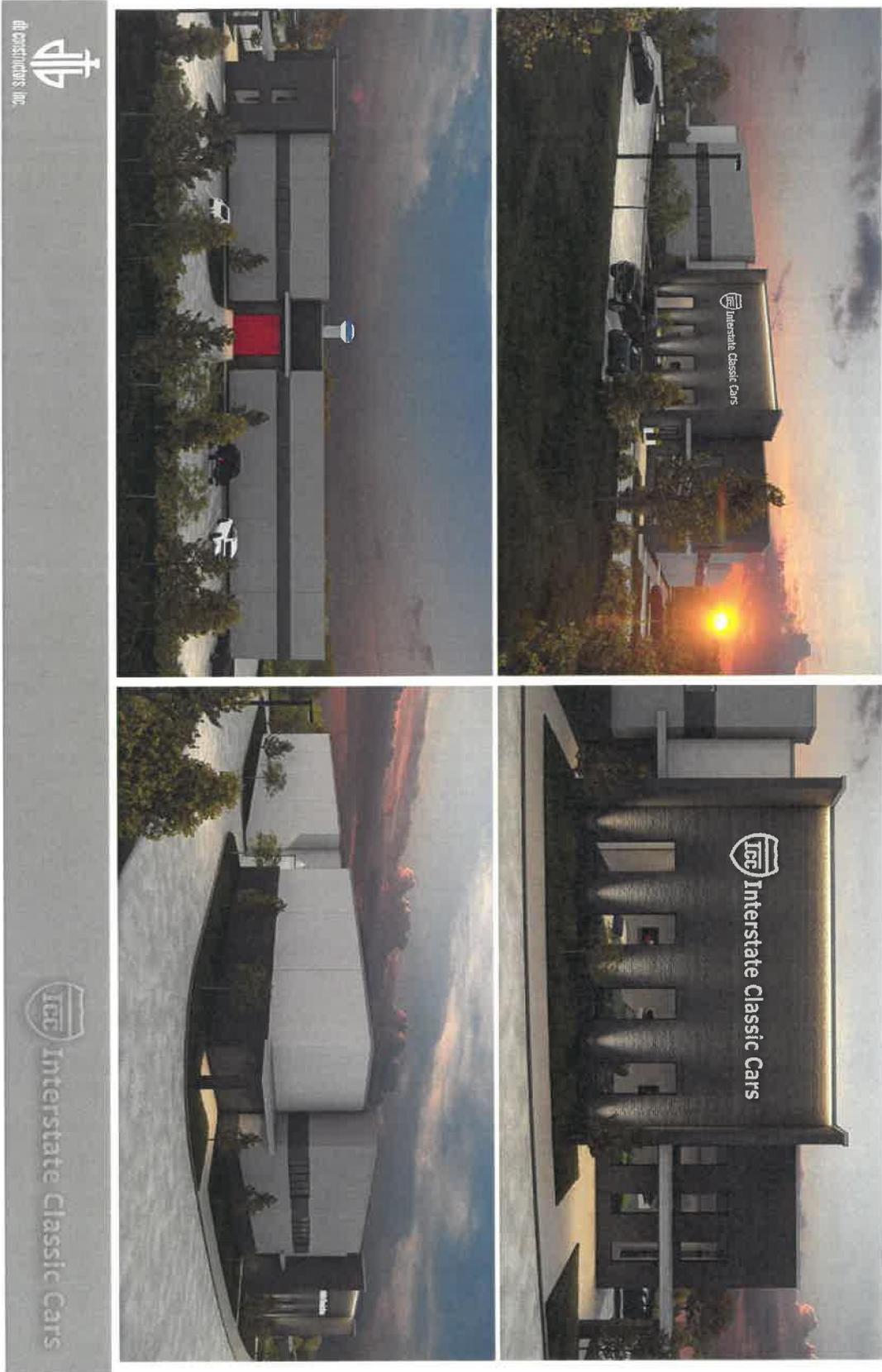
**Exhibit 'B':  
Concept Plan**



**Exhibit 'C':**  
*Concept Building Elevations*



**Exhibit 'C':**  
**Concept Building Elevations**



## Lee, Henry

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**From:** Lee, Henry  
**Sent:** Friday, January 27, 2023 12:12 PM  
**To:** [REDACTED]  
**Subject:** Project Comments Z2023-002  
**Attachments:** Project Comments (01.27.2023).pdf; Draft Ordinance (01.21.2023).pdf; Engineering Mark-Ups (01.27.2023).pdf

Good Afternoon,

Attached are the project comments and draft ordinance for your case. The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session: January 31, 2023  
Planning and Zoning Commission Public Hearing: February 14, 2023  
City Council: February 21, 2023 [1<sup>st</sup> reading], March 6, 2023 [2<sup>nd</sup> reading]

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is required to be at all meetings. Should you have any questions please let me know.

Thank you,



Henry Lee, AICP  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087