



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

### Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

### 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.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 2635 Observation Trail, Suite 110, Rockwall, Texas

Subdivision Rockwall Technology Park

Lot

9

Block

D

General Location Rockwall Technology Park

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

Current Zoning Light Industrial

Current Use Manufacturing/Distribution

Proposed Zoning SUP

Proposed Use Manufacturing/Dist'n/Indoor Auto Showroom

Acreage 11.153

Lots [Current]

N/A

Lots [Proposed]

N/A

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner J R Fleming Investments

Applicant Brian Parsons

Contact Person Jeff Fleming

Contact Person

Address PO Box 489

Address 2635 Observation Trail

City, State & Zip Rockwall, Texas 75087

City, State & Zip Rockwall, Texas 75032

Phone 214.503.2581

Phone 940.452.0143

E-Mail FlemingJ@InterstateWire.com

E-Mail Parsons@InterstateWire.com

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ [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 \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_. 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 \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.  

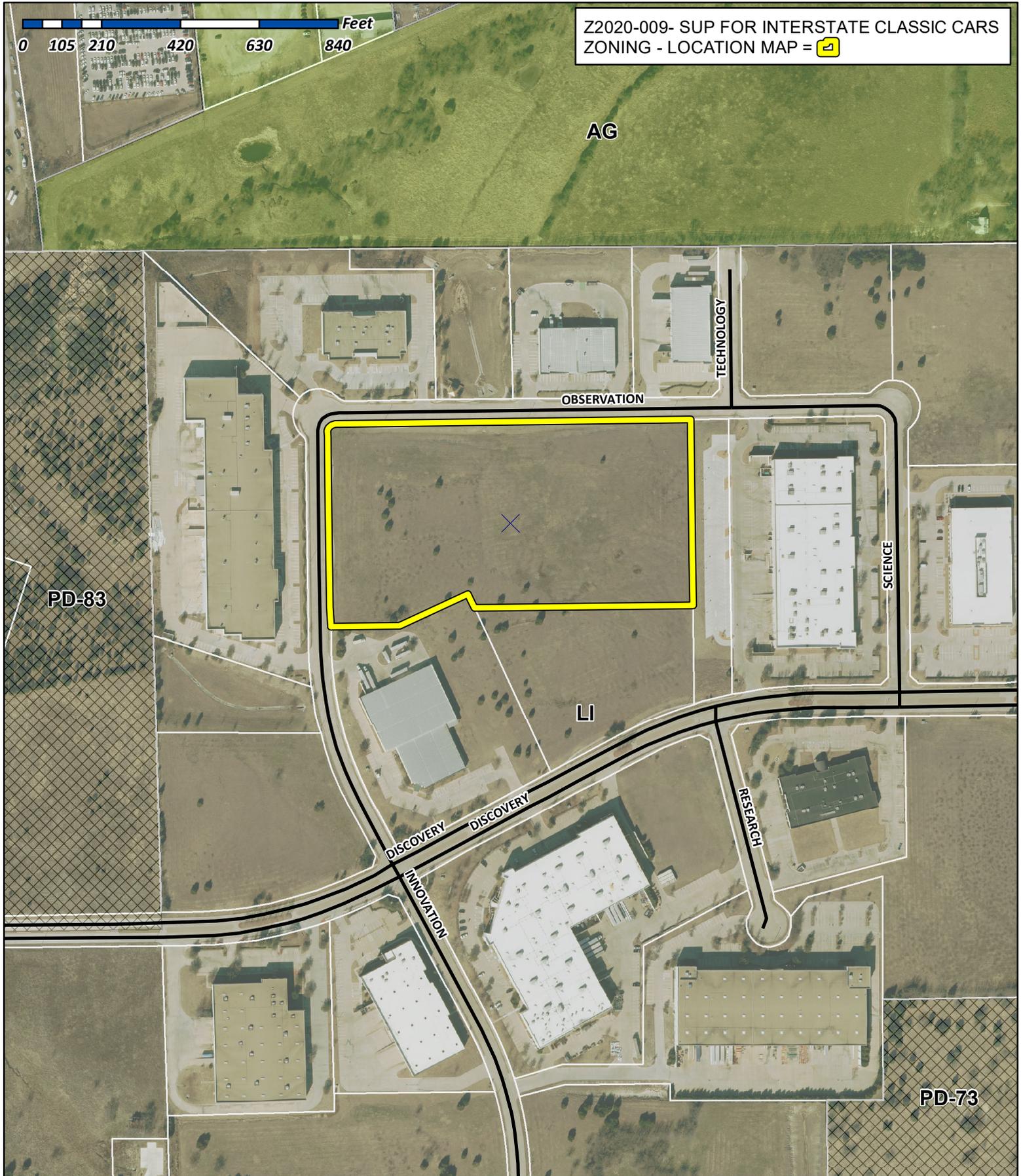

Owner's Signature \_\_\_\_\_

Notary Public In and for the State of Texas \_\_\_\_\_

My Commission Expires \_\_\_\_\_



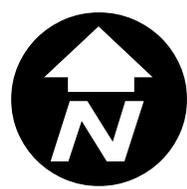
Z2020-009- SUP FOR INTERSTATE CLASSIC CARS  
ZONING - LOCATION MAP =



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): www.rockwall.com

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

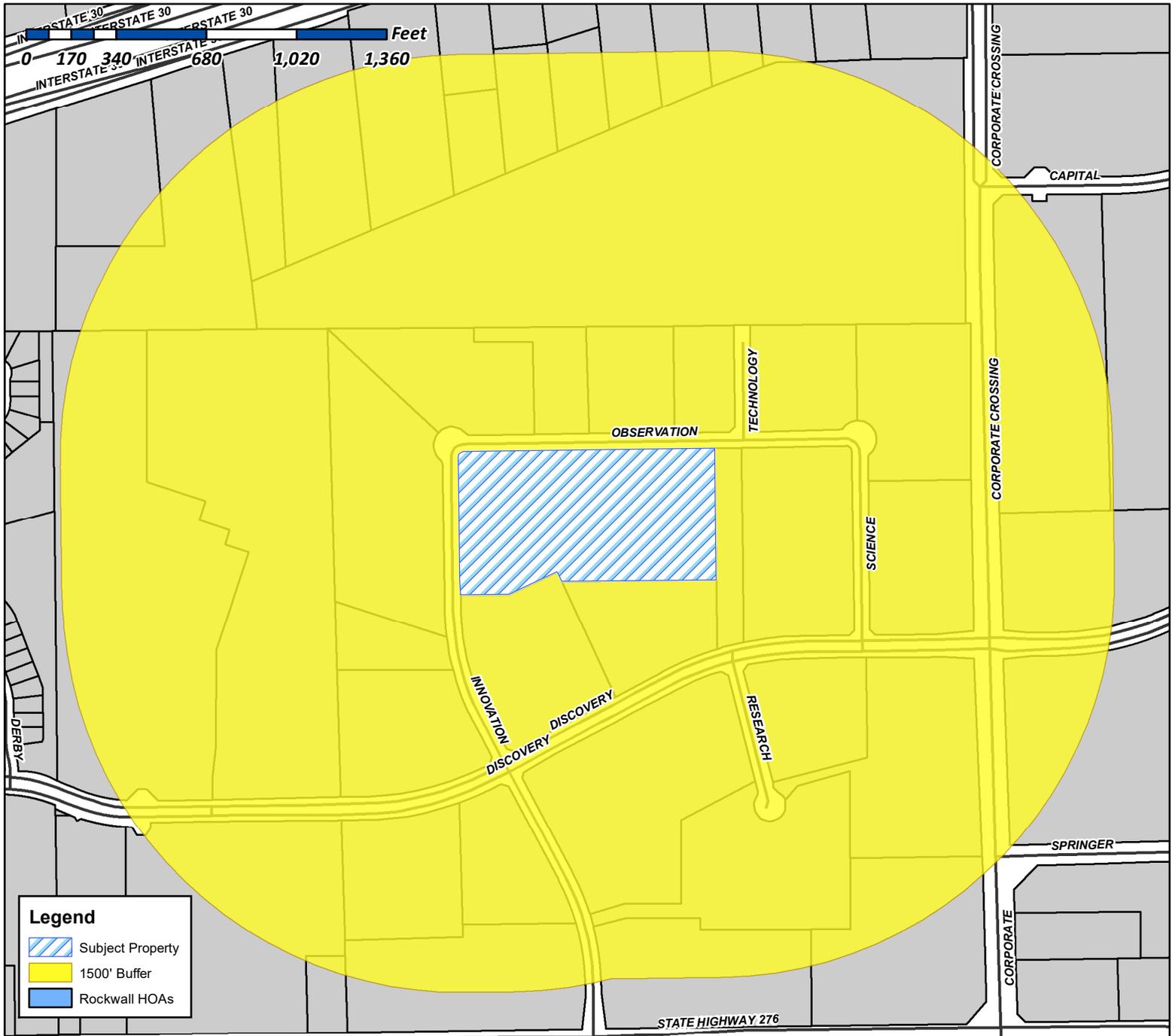




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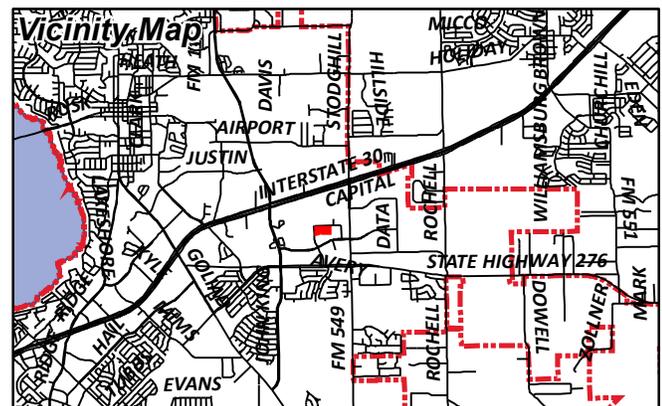


**Legend**

-  Subject Property
-  1500' Buffer
-  Rockwall HOAs

**Case Number:** Z2020-009  
**Case Name:** SUP for Interstate Classic Cars  
**Case Type:** Specific Use Permit  
**Zoning:** Light Industrial (LI) District  
**Case Address:** 2635 Observation Trail, Suite 110

**Date Created:** 3/24/2020  
 For Questions on this Case Call (972) 771-7745





CURRENT RESIDENT  
DISCOVERY BLVD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
INNOVATION DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
OBSERVATION TRAIL  
ROCKWALL, TX 75032

J R FLEMING INVESTMENTS LLC  
10355 SANDEN DRIVE  
DALLAS, TX 75238

CURRENT RESIDENT  
1515 CORPORATE CROSSING  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1635 INNOVATION DR  
ROCKWALL, TX 75032

BELLE HAV/TEX LP  
1690 WOODSIDE RD STE 120  
REDWOOD CITY, CA 94061

CURRENT RESIDENT  
1701 SCIENCE PLACE  
ROCKWALL, TX 75032

Z06 PROPERTIES INC  
2500 DISCOVERY BLVD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2610 OBSERVATION TRAIL  
ROCKWALL, TX 75032

SPECIAL PRODUCTS REALTY LTD  
2625 DISCOVERY BLVD  
ROCKWALL, TX 75032

PRECISION SHEET METAL SHOP INC  
2650 OBSERVATION TRL  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2670 OBSERVATION TRAIL  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2700 OBSERVATION TRAIL  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2800 DISCOVERY BLVD  
ROCKWALL, TX 75032

JBC LAND & CATTLE COMPANY LLC  
2905 DUBLIN RD  
PARKER, TX 75002

CURRENT RESIDENT  
2935 OBSERVATION TRAIL  
ROCKWALL, TX 75032

TREADWELL FAMILY TRUST AND  
JANIEKS FAMILY TRUST  
5161 VISTA MIGUEL DR  
LA CANADA, CA 91011

PNEUMA VENTURES LTD  
714 SANCTUARY WAY  
HEATH, TX 75032

HITT FAMILY LIMITED PARTNERSHIP  
7836 YAMINI DR  
DALLAS, TX 75230

AMBATIELOS EVANGELOS & VASILIKI  
JAMES E ZAFERIS & JOANNA ZAFERIS  
P. O. BOX 86404  
LOS ANGELES, CA 90086

KRT ENTERPRISES INC  
PO BOX 1103  
ROCKWALL, TX 75087

ROCKWALL ECONOMIC DEVELOPMENT  
PO BOX 968  
ROCKWALL, TX 75087



2635 Observation Trail  
Rockwall, Texas 75032  
214.503.2581 phone  
800.527.0010 sales  
[www.interstatewire.com](http://www.interstatewire.com)

March 12, 2020

Mr. Ryan Miller  
Director of Planning & Zoning  
Planning and Zoning Division  
City of Rockwall  
385 S. Goliad Street  
Rockwall, TX 75087

Re: Specific Use Permit for Interstate Classic Cars, Suite 110

Mr. Miller,

Please accept this summary as an addendum to the Development Application, as prepared and submitted concurrently, in support of the proposed zoning revision for our applicable property located at 2635 Observation Trail, Rockwall. The existing facility is composed of three suites, with Suites 120 and 130 being appropriately categorized as Light Industrial, with only the third suite being included within the scope of this request for a Specific Use Permit. This suite, Suite 110, consumes approximately 10,000 sq. ft. of the estimated 250,000 sq. ft. structure.

Mr. Jeff Fleming (J R Fleming Investments) recently relocated his manufacturing and distribution businesses (Interstate Wire Company, Inc and Agave Wire LLC) to Rockwall, Texas, as a result of the promotional efforts conducted by the Rockwall Economic Development Corporation. Part of the relocation initiative included the relocation of Interstate Classic Cars (ICC), an Indoor Motor Vehicle Showroom, which includes a private collection of antique and/or special interest vehicles. ICC may acquire or dispose of five to ten vehicles per a year, with an inventory not exceeding twenty vehicles at any time within the past five years.

Please note that all planned activities at this location will comply with restrictions as defined within Subsection 2.03, Auto and Marine-Related Land Uses, New and/or Used Indoor Motor Vehicle Dealership/Showroom. All vehicles and related activities will be contained and enclosed within the building envelope, with no outside storage or display. Hours of operations will be limited to appointments only, with the showroom not being open to the general public.

If you have any questions or concerns regarding the application or this addendum, please contact me at your convenience at the number above, or email at [parsonsb@interstatewire.com](mailto:parsonsb@interstatewire.com).

Best Regards,



W. Brian Parsons  
President & CEO  
Interstate Wire Company, Inc.

Cc Jeff Fleming