



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # M152021-801 P&Z DATE 01/26/21 CC DATE 2/16/21 APPROVED/DENIED

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

* MISCELLANEOUS

| ZONING APPLICATION |
|--|
| <input type="checkbox"/> SPECIFIC USE PERMIT |
| <input type="checkbox"/> ZONING CHANGE |
| <input type="checkbox"/> PD CONCEPT PLAN |
| <input type="checkbox"/> PD DEVELOPMENT PLAN |

| SITE PLAN APPLICATION |
|--|
| <input type="checkbox"/> SITE PLAN |
| <input type="checkbox"/> LANDSCAPE PLAN |
| <input type="checkbox"/> TREESCAPE PLAN |
| <input type="checkbox"/> PHOTOMETRIC PLAN |
| <input type="checkbox"/> BUILDING ELEVATIONS |
| <input type="checkbox"/> MATERIAL SAMPLES |
| <input type="checkbox"/> COLOR RENDERING |

| PLATTING APPLICATION |
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| <input type="checkbox"/> FINAL PLAT |
| <input type="checkbox"/> REPLAT |
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| <input type="checkbox"/> VACATION PLAT |
| <input type="checkbox"/> LANDSCAPE PLAN |
| <input type="checkbox"/> TREESCAPE PLAN |

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| <input checked="" type="checkbox"/> APPLICATIONS |
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| <input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE |
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| <input type="checkbox"/> STAFF REPORT |
| <input type="checkbox"/> CORRESPONDENCE |
| <input type="checkbox"/> COPY-ALL PLANS REQUIRED |
| <input type="checkbox"/> COPY-MARK-UPS |
| <input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE |
| <input type="checkbox"/> MINUTES-LASERFICHE |
| <input type="checkbox"/> PLAT FILED DATE _____ |
| <input type="checkbox"/> CABINET # _____ |
| <input type="checkbox"/> SLIDE # _____ |
| NOTES: _____ |
| _____ |
| _____ |
| _____ |
| _____ |
| ZONING MAP UPDATED _____ |



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. M152021-001

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
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- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

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- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

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- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

| | | | | | |
|------------------|----------------------------|-----|---|-------|---|
| ADDRESS | | | | | |
| SUBDIVISION | SKY RIDGE ADDITION | LOT | 1 | BLOCK | A |
| GENERAL LOCATION | RIDGE ROAD AT YELLOWJACKET | | | | |

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

| | | | | | |
|-----------------|------|----------------|------------|-----------------|---|
| CURRENT ZONING | C | CURRENT USE | VACANT | | |
| PROPOSED ZONING | C | PROPOSED USE | COMMERCIAL | | |
| ACREAGE | 8.62 | LOTS [CURRENT] | 1 | LOTS [PROPOSED] | 7 |

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]

| | | | |
|---|-----------------------------|---|-------------------------------------|
| <input checked="" type="checkbox"/> OWNER | 7.1 RIDGE, LLC | <input checked="" type="checkbox"/> APPLICANT | ENGINEERING CONCEPTS AND DESIGN, LP |
| CONTACT PERSON | JOSHUA SWIERCINSKY | CONTACT PERSON | BILL THOMAS |
| ADDRESS | 106 E. RUSK ST SUITE 200 | ADDRESS | 201 WINDCO CIRCLE |
| CITY, STATE & ZIP | ROCKWALL, TX 75087 | CITY, STATE & ZIP | WYLIE, TX 75098 |
| PHONE | 972-771-7577 | PHONE | 972-941-8403 |
| E-MAIL | JOSHUA@SKYREI.COM | E-MAIL | BILL@ECDLP.COM |

NOTARY VERIFICATION [REQUIRED]

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

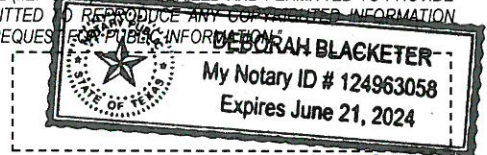
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 13 DAY OF January, 2021

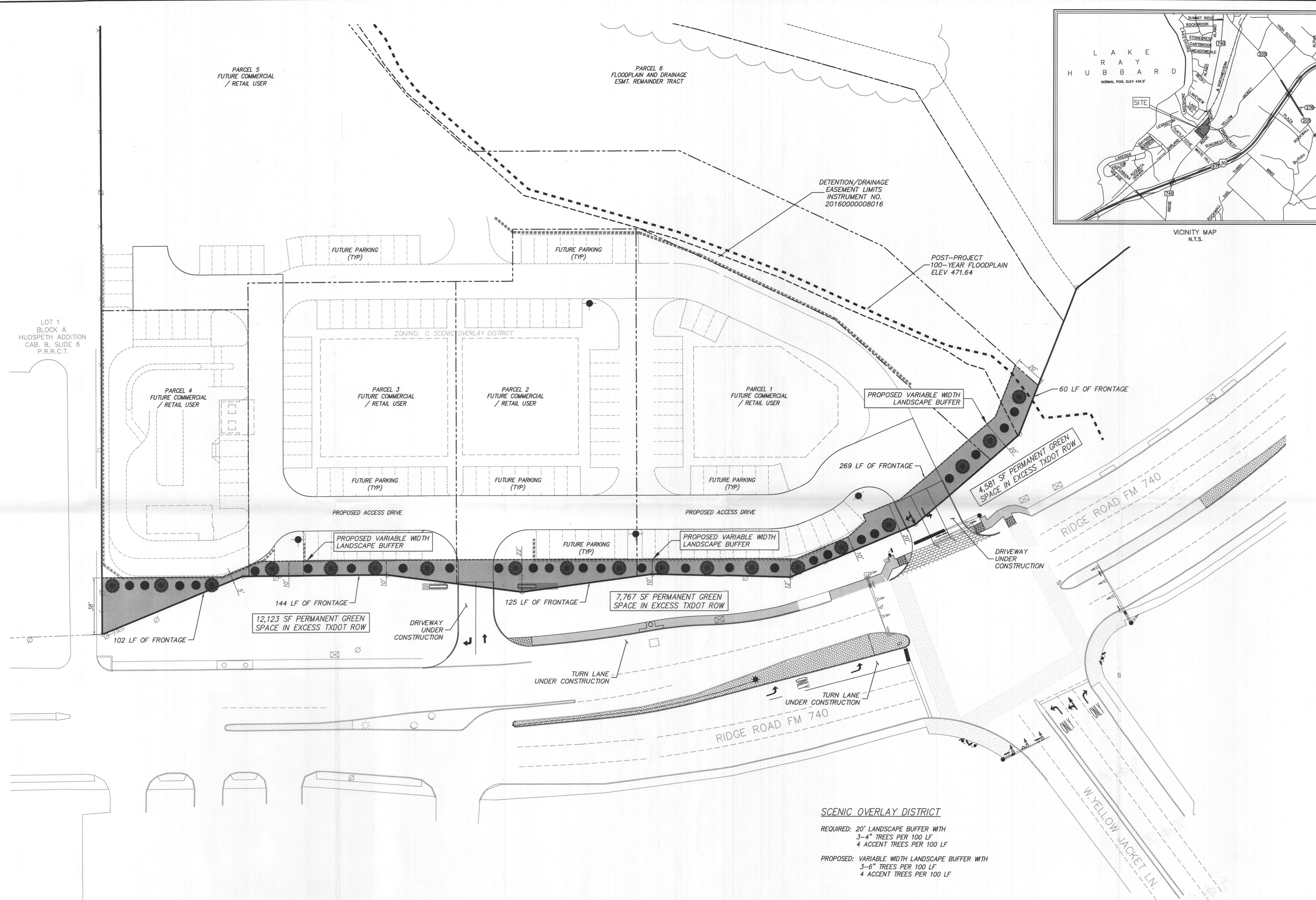
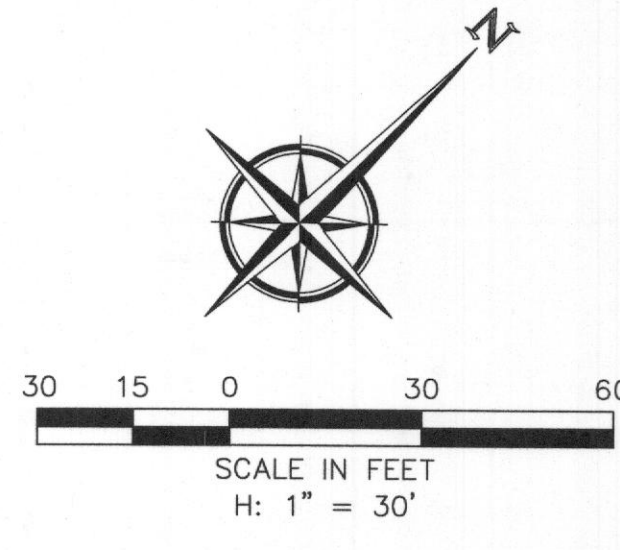
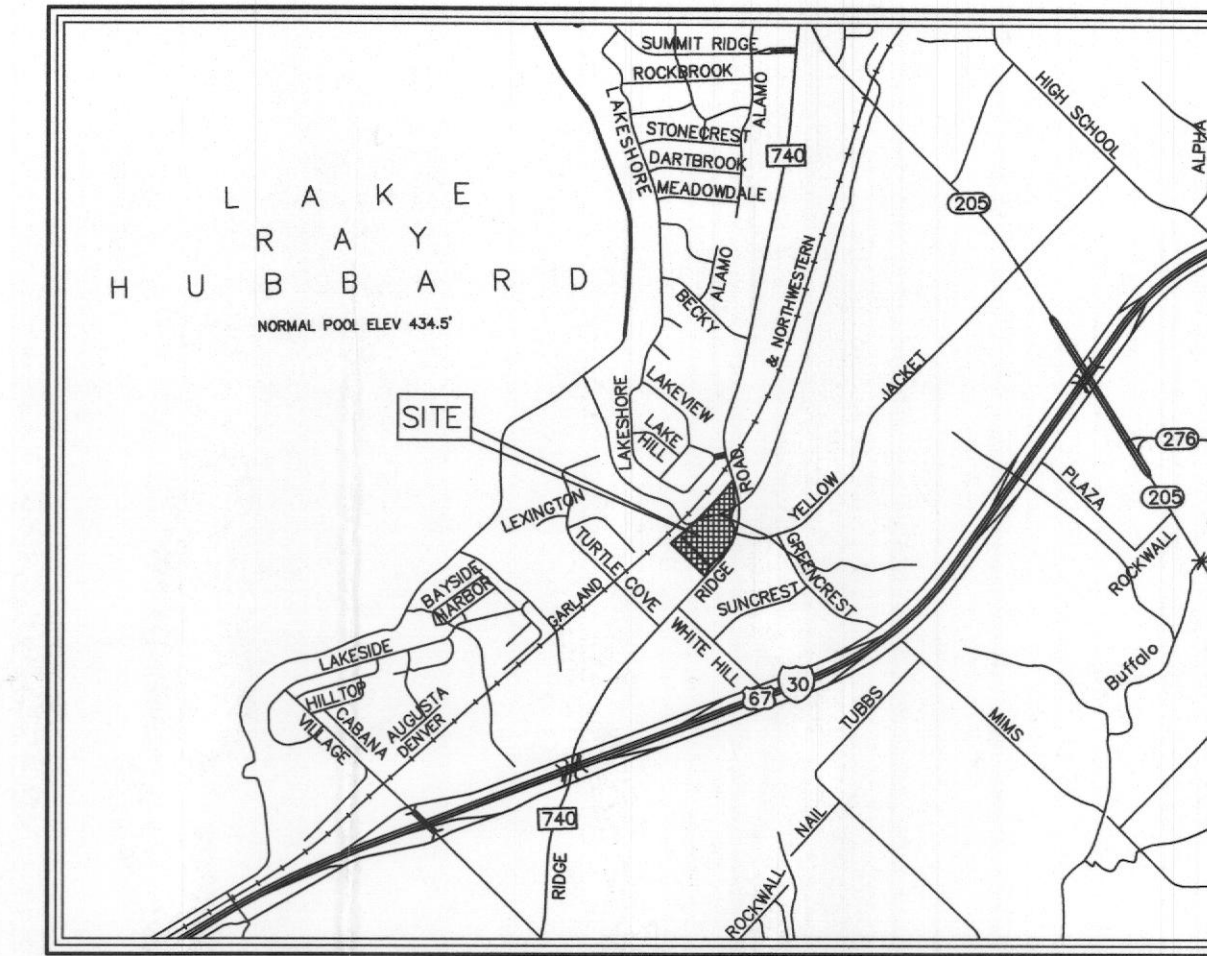
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Deborah Blacketer



MY COMMISSION EXPIRES 6/21/24



SCENIC OVERLAY DISTRICT
 REQUIRED: 20' LANDSCAPE BUFFER WITH
 3-4" TREES PER 100 LF
 4 ACCENT TREES PER 100 LF
 PROPOSED: VARIABLE WIDTH LANDSCAPE BUFFER WITH
 3-6" TREES PER 100 LF
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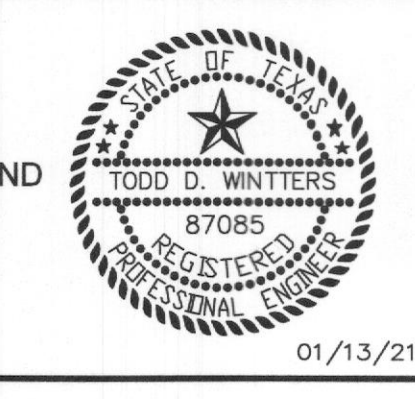
PROJECT: 03775A EXHIBIT 30 PRELIMINARY 03/7/2021 at 11:52am by Clayton Mulroy | Last Saved by Clayton Mulroy
 MON. R005-1 N: 7023593.75795; E: 2594175.58258; ELEVATION: 578.6314.
 MON. R007 N: 7013837.484; E: 2595453.327; ELEVATION: 566.223.
 BEING LOCATED ON THE EAST SIDE OF INTERSECTION I-30 SOUTH SERVICE ROAD & MIMS ROAD.

CAUTION!
 THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

ENGINEERINGCONCEPTS & DESIGN, L.P.
 ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145
 201 WINDCO CIR, STE 200, WYLIE, TX 75098
 972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

DRAWN: ECDLP DATE: January 13, 2021
 CHECKED: TW DATE: January 13, 2021
 PROJECT NO.: 03775A
 DWG FILE NAME: 03775A EXHIBIT.DWG

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND BIDDING ONLY.



ALTERNATE LANDSCAPE PLAN
 FOR LOTS 1-5
 SKY-RIDGE ADDITION
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

SHEET
1



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Planning and Zoning Department
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Rockwall, Texas 75087

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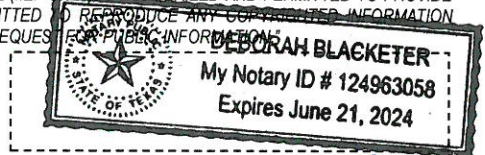
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

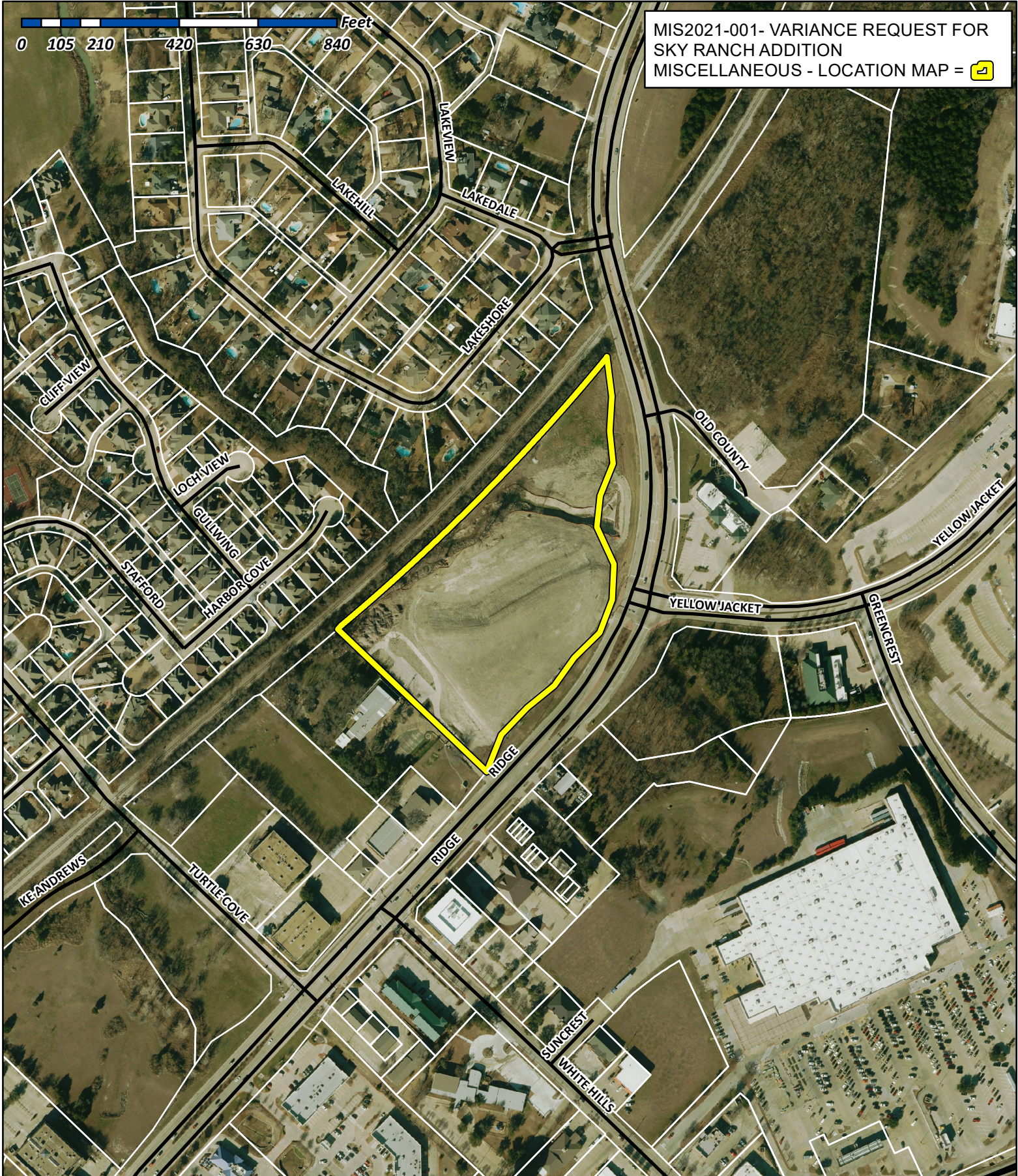
Deborah Blacketer



MY COMMISSION EXPIRES 6/21/24



MIS2021-001- VARIANCE REQUEST FOR SKY RANCH ADDITION
MISCELLANEOUS - LOCATION MAP =

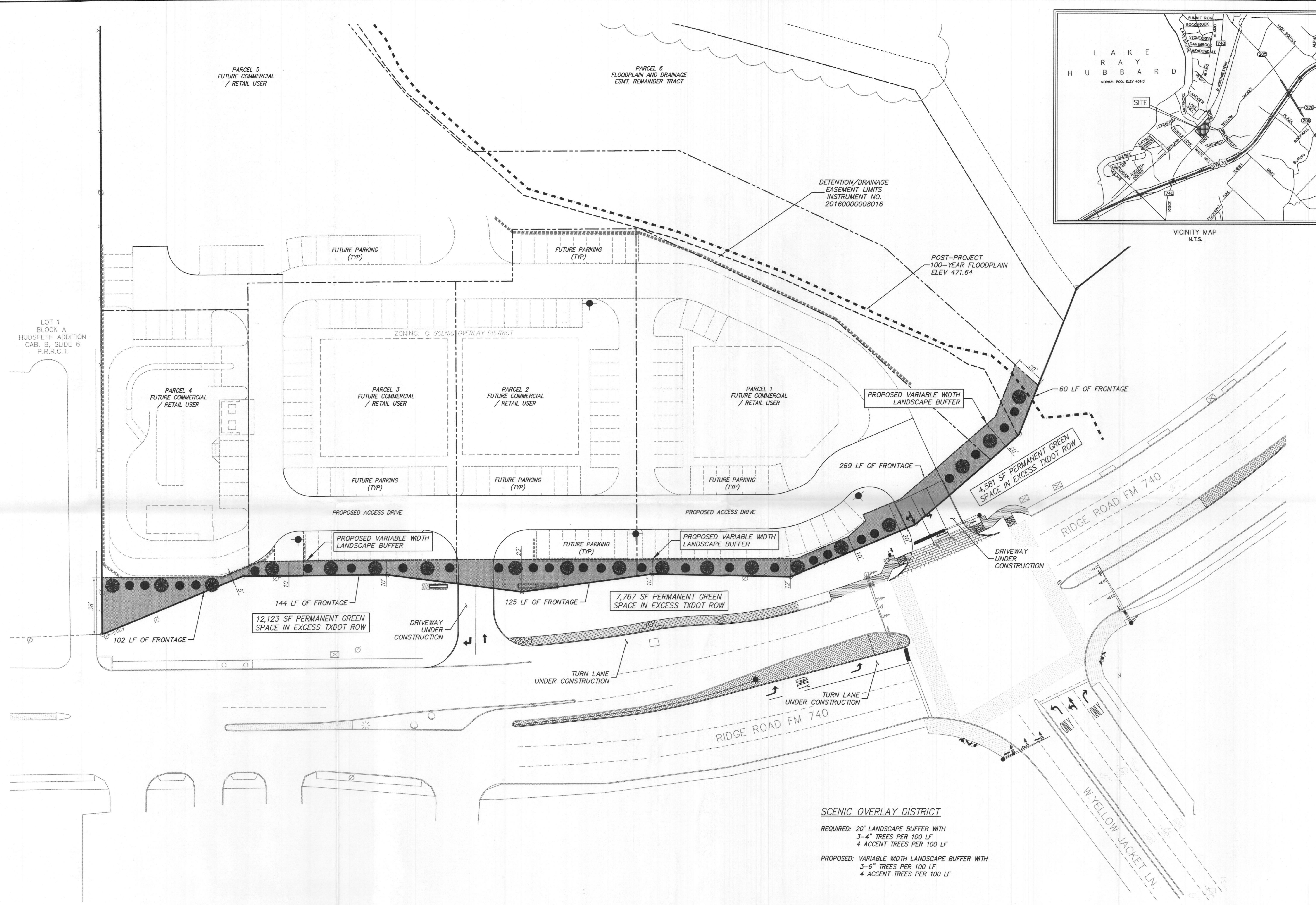
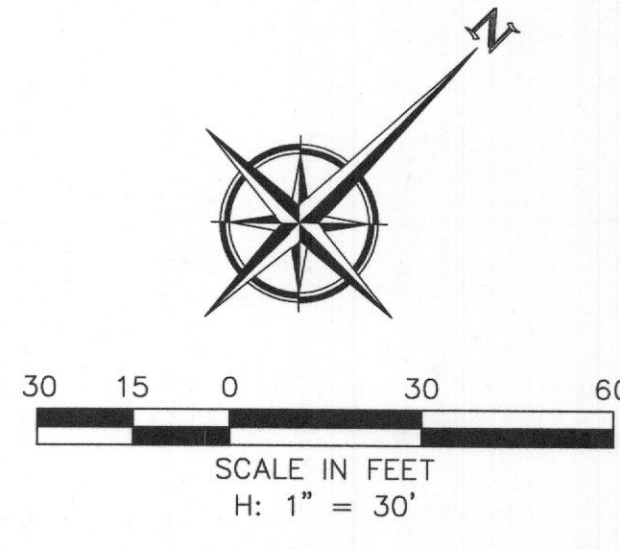
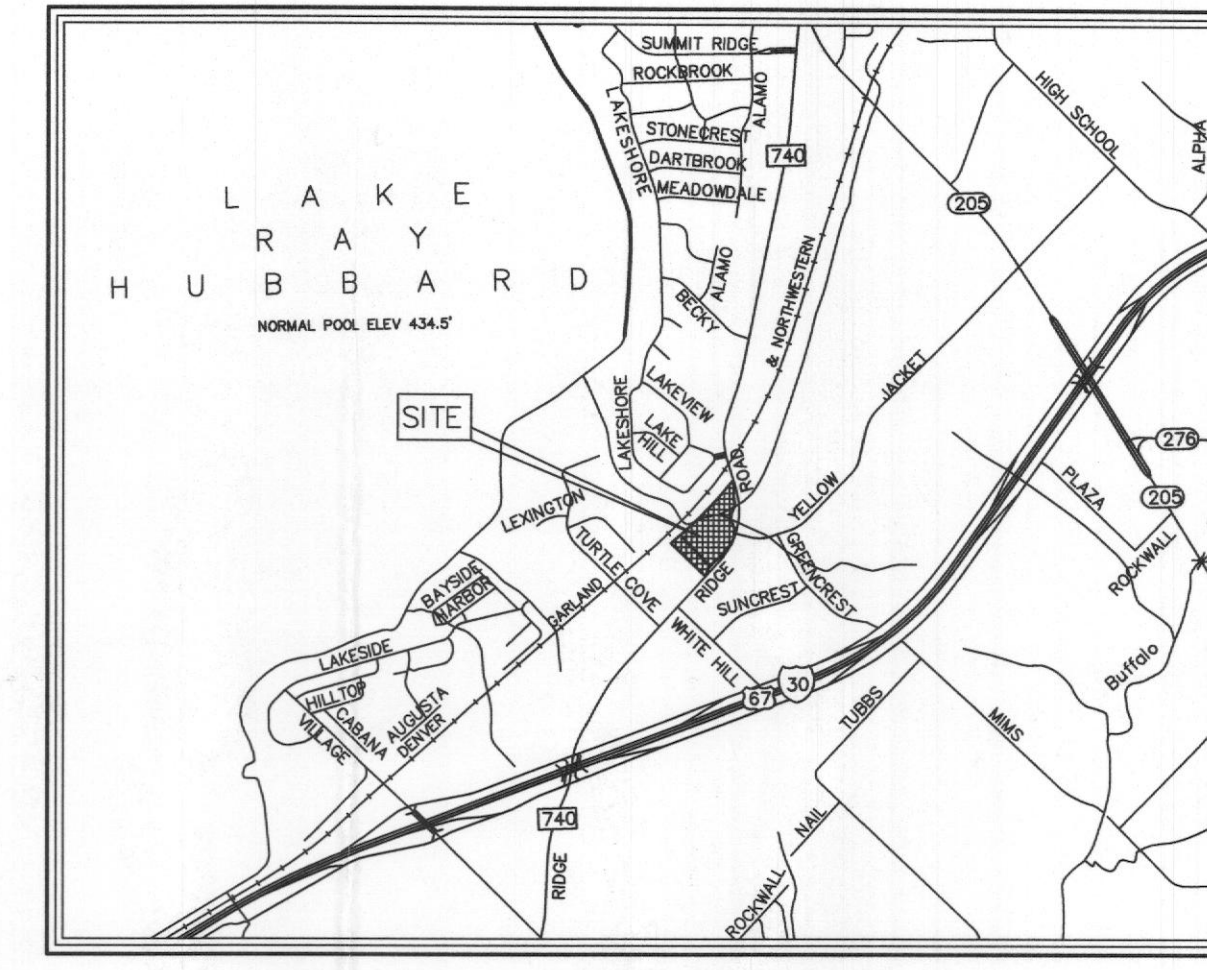


City of Rockwall

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.





SCENIC OVERLAY DISTRICT
 REQUIRED: 20' LANDSCAPE BUFFER WITH
 3-4" TREES PER 100 LF
 4 ACCENT TREES PER 100 LF
 PROPOSED: VARIABLE WIDTH LANDSCAPE BUFFER WITH
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 4 ACCENT TREES PER 100 LF

PROJECT: 03775A EXHIBIT 30 PRELIMINARY 03/7/2021 at 11:52am by Clayton Mulroy | Last Saved by Clayton Mulroy

MON. R005-1 N: 7023593.75795; E: 2594175.58258;
 ELEVATION: 578.6314.
 RESET CONCRETE MONUMENT W/BRASS CAP LOCATED IN
 MEDIAN OF SUMMIT RIDGE DRIVE INTERSECTING F.M. HWY. No.
 740.
 MON. R007 N: 7013837.484; E: 2595453.327; ELEVATION:
 566.223.
 BEING LOCATED ON THE EAST SIDE OF INTERSECTION I-30
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 ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF
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 CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

ENGINEERINGCONCEPTS
 & DESIGN, L.P.
 ENGINEERING / PROJECT MANAGEMENT /
 CONSTRUCTION SERVICES - FIRM REG. #F-001145
 201 WINDCO CIR, STE 200, WYLIE, TX 75098
 972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

| | |
|-----------------------------------|------------------------|
| DRAWN: ECDLP | DATE: January 13, 2021 |
| CHECKED: TW | DATE: January 13, 2021 |
| PROJECT NO.: 03775A | |
| DWG FILE NAME: 03775A EXHIBIT.DWG | |

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 THE PURPOSE OF INTERIM REVIEW AND
 BIDDING ONLY.

01/13/21

ALTERNATE LANDSCAPE PLAN
 FOR LOTS 1-5
 SKY-RIDGE ADDITION
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission

FROM: David Gonzales, *Planning and Zoning Manager*

DATE: January 26, 2021

SUBJECT: MIS2021-001; *Variance to the General Overlay District Landscape Buffer Requirement*

The applicant, Bill Thomas of *Engineering Concepts and Design, LP*, is requesting approval of a variance to the landscape buffer requirements of Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC). Specifically, the applicant is requesting a variance to the minimum 20-foot landscape buffer that is required along Ridge Road [*Subsection 06.02(E)(1)(a); Art. 05; UDC*] to incorporate a variable width landscape buffer on the subject property (*i.e. Lot 1, Block A, Sky Ridge Addition*). The overall length of the subject property's frontage along Ridge Road is ~1,245 linear feet, and the applicant is proposing a landscape buffer that would vary between five (5) feet and 22-feet along this frontage. As it currently exists, Ridge Road is owned and maintained by the Texas Department of Transportation (TXDOT) and has a variable width right-of-way. The section of Ridge Road adjacent to the subject property is situated at a higher elevation than the finished floor elevation of the subject property (*see Figure 1 below*).



FIGURE 1: *The subject property is depicted on the right-hand side of the above picture with Ridge Road being pictured on the left-hand side of the above picture.*

According to the applicant, the variance is being request due to: [1] the irregular shape of both the right-of-way and the subject property, and [2] the excessive slope from the roadway to the subject property. The concept plan submitted by the applicant indicates the provision of 39, four (4) inch canopy trees and 58 accent trees within the variable width buffer. Staff should point out that on January 14, 2014, the Planning and Zoning Commission approved a *Treescape Plan* allowing the removal of the majority of the trees that were existing on the site at the time (*i.e. 1,891-caliper inches of trees*). At the time of approval, the Planning and Zoning Commission approved a condition requiring the applicant to provide a minimum of 38, four (4)-caliper inch trees and 50, four (4)-foot tall accent trees within the landscape buffer as a part of the future development plan. The number of trees being planted would be consistent with the requirements for the Scenic Overlay (SOV) District in at the time of approval (*i.e. 2014*). The applicants' concept plan exceeds this requirement by the addition of one (1) additional canopy tree (*i.e. 39, four (4)-inch canopy trees*) and eight (8) additional accent trees (*i.e. 58 accent trees*), which will be dispersed throughout the landscape buffer. Although the applicant is providing the necessary number of trees as was required and approved for in 2014, the applicant's letter indicates that the ~400 linear feet of floodplain is an undue hardship and as a result has not included this in the calculation for the required trees; however, this does not change the requirement. As a compensatory measure for the requested variance, the applicant is indicating the provision of 58, four (4)-inch canopy trees

and 51, four (4)-foot tall accent trees. Taking all of this into consideration, the approval of a variance to the *General Overlay District Standards* of the Unified Development Code (UDC) requires approval of a supermajority vote and is a discretionary decision for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions, staff and the applicant will be available at the January 26, 2021 meeting.

PROJECT COMMENTS



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

DATE: 1/22/2021

PROJECT NUMBER: MIS2021-001
PROJECT NAME: Variance Request for Landscape Buffer
SITE ADDRESS/LOCATIONS:
CASE CAPTION:

CASE MANAGER: Angelica Gamez
CASE MANAGER PHONE: 972-772-6438
CASE MANAGER EMAIL: agamez@rockwall.com

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|-------------|----------------|----------------|-------------------|
| ENGINEERING | Sarah Johnston | 01/21/2021 | Needs Review |

01/21/2021: M - Must show all existing water and sewer lines.
M - Trees must be 5' away from existing 8" water line.

The following items are for your information for the engineering design.

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:

- Detention is accounted for previously.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:

- Must loop 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Minimum public sewer is 8". Must connect to the sewer line on the northeast.
- Water and sewer must be 10' apart.
- Must extend 8" water to the north

Roadway Paving Items:

- Parking to be 20'x9' facing the building or nose-to-nose.
- No dead-end parking allowed without an City approved turnaround.

- Drive isles to be 24' wide.
- Drive thru to be 12' wide minimum for each lane.
- 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.
- TIA per TXDOT requirement for Ridge Road (FM 740) or revise the existing one to reflect drive through restaurant and resubmit to TXDOT and the City for approval.

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 | Rusty McDowell | 01/20/2021 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|----------------|----------------|-------------------|
| FIRE | Ariana Kistner | 01/20/2021 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|-----------------|----------------|-------------------|
| GIS | Lance Singleton | 01/19/2021 | N/A |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|----------------|----------------|-------------------|
| POLICE | David Gonzales | 01/21/2021 | N/A |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|--------------|----------------|-------------------|
| PARKS | Travis Sales | 01/19/2021 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|----------------|----------------|----------------------|
| PLANNING | David Gonzales | 01/21/2021 | Approved w/ Comments |

01/21/2021: MIS2021-001; Variance Request to the Landscape Buffer for the Sky Ridge Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Miscellaneous Case for a variance to the landscape buffer requirements stipulated by the General Overlay District Requirements contained in the Unified Development Code (UDC) 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located west of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (MIS2021-001) in the lower right-hand corner of all pages of all revised plan submittals.

I.4 Please make the following changes to the Conceptual Landscape Plan:

a) Under the Scenic Overlay District heading, indicate the number of required canopy trees [i.e. 38, four (4)-inch trees] and number of required accent trees [50, four (4)-foot tall trees]. Additionally, indicate the number of proposed canopy trees [e.g. 38, six (6)-inch trees] and the number of required accent trees [50, six (6)-foot tall trees]

M.5 Provide a letter requesting the variance to the SOV minimum 20-foot landscape buffer, and the two (2) compensatory measures being proposed that would off-set the variance

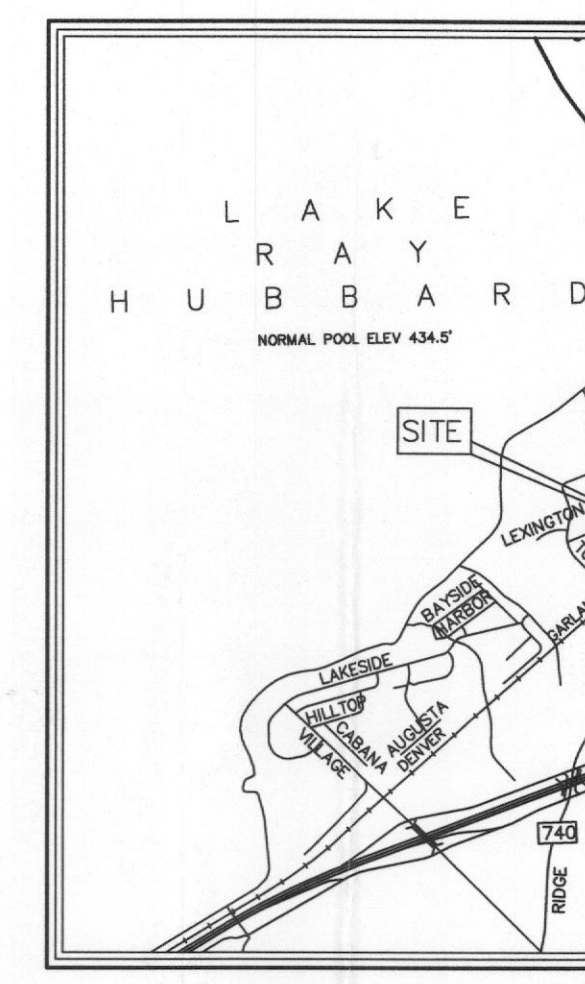
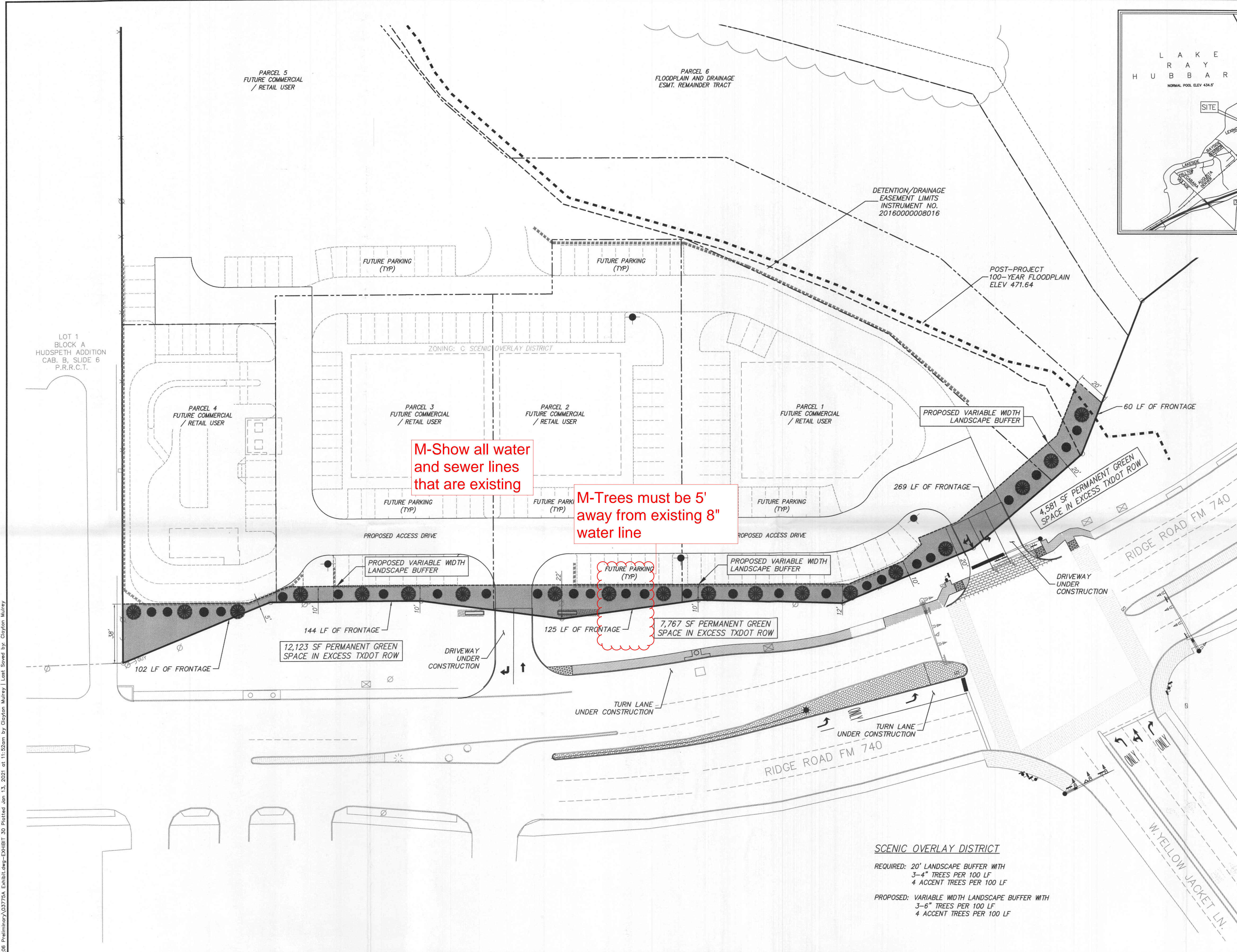
being requested.

I.6 Please provide two (2) large copies and one PDF version for review by staff.

I.7 Please note the scheduled meeting for this case:

1) Planning & Zoning Work Session meeting will be held on January 26, 2021.

I.8 Staff recommends that a representative be present for the meetings as scheduled above to answer any questions the Commission or Council may have regarding your request. All meetings will be held in person, in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.



M-Show all water and sewer lines that are existing

M-Trees must be 5' away from existing 8" water line

- General Items:**
- Must meet City Standards of Design and Construction
 - 4% Engineering Inspection Fees
 - Impact Fees (Water, Wastewater & Roadway)
 - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
 - Retaining walls 3' and over must be engineered.
 - All retaining walls must be rock or stone face. No smooth concrete walls.

- Drainage Items:**
- Detention is accounted for previously.
 - Dumpster areas to drain to oil/water separator and then to the storm lines.

- Water and Wastewater Items:**
- Must loop 8" water line on site.
 - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
 - Minimum public sewer is 8". Must connect to the sewer line on the northeast.
 - Water and sewer must be 10' apart.
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- Roadway Paving Items:**
- Parking to be 20'x9' facing the building or nose-to-nose.
 - No dead-end parking allowed without an City approved turnaround.
 - Drive isles to be 24' wide.
 - Drive thru to be 12' wide minimum for each lane.
 - 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.
 - TIA per TXDOT requirement for Ridge Road (FM 740) or revise the existing one to reflect drive through restaurant and resubmit to TXDOT and the City for approval.

- 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".

SCENIC OVERLAY DISTRICT

REQUIRED: 20' LANDSCAPE BUFFER WITH
3-4" TREES PER 100 LF
4 ACCENT TREES PER 100 LF

PROPOSED: VARIABLE WIDTH LANDSCAPE BUFFER WITH
3-6" TREES PER 100 LF
4 ACCENT TREES PER 100 LF

MON. R005-1 N: 7023593.75795; E: 2594175.58258;
ELEVATION: 578.6314.
RESET CONCRETE MONUMENT W/BRASS CAP LOCATED IN
MEDIAN OF SUMMIT RIDGE DRIVE INTERSECTING F.M. HWY. No.
740.

MON. R007 N: 7013837.484; E: 2595453.327; ELEVATION:
566.223.
BEING LOCATED ON THE EAST SIDE OF INTERSECTION I-30
SOUTH SERVICE ROAD & MIMS ROAD.

CAUTION!

THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS
SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND
LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER
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THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE
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CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

ENGINEERINGCONCEPTS
& DESIGN, L.P.

ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR. STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

| | |
|-----------------------------------|------------------------|
| DRAWN: ECDLP | DATE: January 13, 2021 |
| CHECKED: TW | DATE: January 13, 2021 |
| PROJECT NO.: 03775A | |
| DWG FILE NAME: 03775A EXHIBIT.DWG | |

THIS DOCUMENT IS RELEASED FOR
THE PURPOSE OF INTERIM REVIEW AND
BIDDING ONLY.

01/13/21

ALTERNATE LANDSCAPE PLAN

FOR LOTS 1-5

SKY-RIDGE ADDITION
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. M152021-001

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

| | | | | | |
|------------------|----------------------------|-----|---|-------|---|
| ADDRESS | | | | | |
| SUBDIVISION | SKY RIDGE ADDITION | LOT | 1 | BLOCK | A |
| GENERAL LOCATION | RIDGE ROAD AT YELLOWJACKET | | | | |

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

| | | | | | |
|-----------------|------|----------------|------------|-----------------|---|
| CURRENT ZONING | C | CURRENT USE | VACANT | | |
| PROPOSED ZONING | C | PROPOSED USE | COMMERCIAL | | |
| ACREAGE | 8.62 | LOTS [CURRENT] | 1 | LOTS [PROPOSED] | 7 |

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]

| | | | |
|---|-----------------------------|---|-------------------------------------|
| <input checked="" type="checkbox"/> OWNER | 7.1 RIDGE, LLC | <input checked="" type="checkbox"/> APPLICANT | ENGINEERING CONCEPTS AND DESIGN, LP |
| CONTACT PERSON | JOSHUA SWIERCINSKY | CONTACT PERSON | BILL THOMAS |
| ADDRESS | 106 E. RUSK ST SUITE 200 | ADDRESS | 201 WINDCO CIRCLE |
| CITY, STATE & ZIP | ROCKWALL, TX 75087 | CITY, STATE & ZIP | WYLIE, TX 75098 |
| PHONE | 972-771-7577 | PHONE | 972-941-8403 |
| E-MAIL | JOSHUA@SKYREI.COM | E-MAIL | BILL@ECDLP.COM |

NOTARY VERIFICATION [REQUIRED]

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

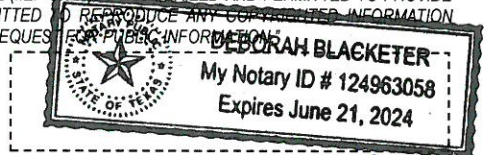
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 13 DAY OF January, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Deborah Blacketer



MY COMMISSION EXPIRES 6/21/24



MIS2021-001- VARIANCE REQUEST FOR
SKY RANCH ADDITION
MISCELLANEOUS - LOCATION MAP =

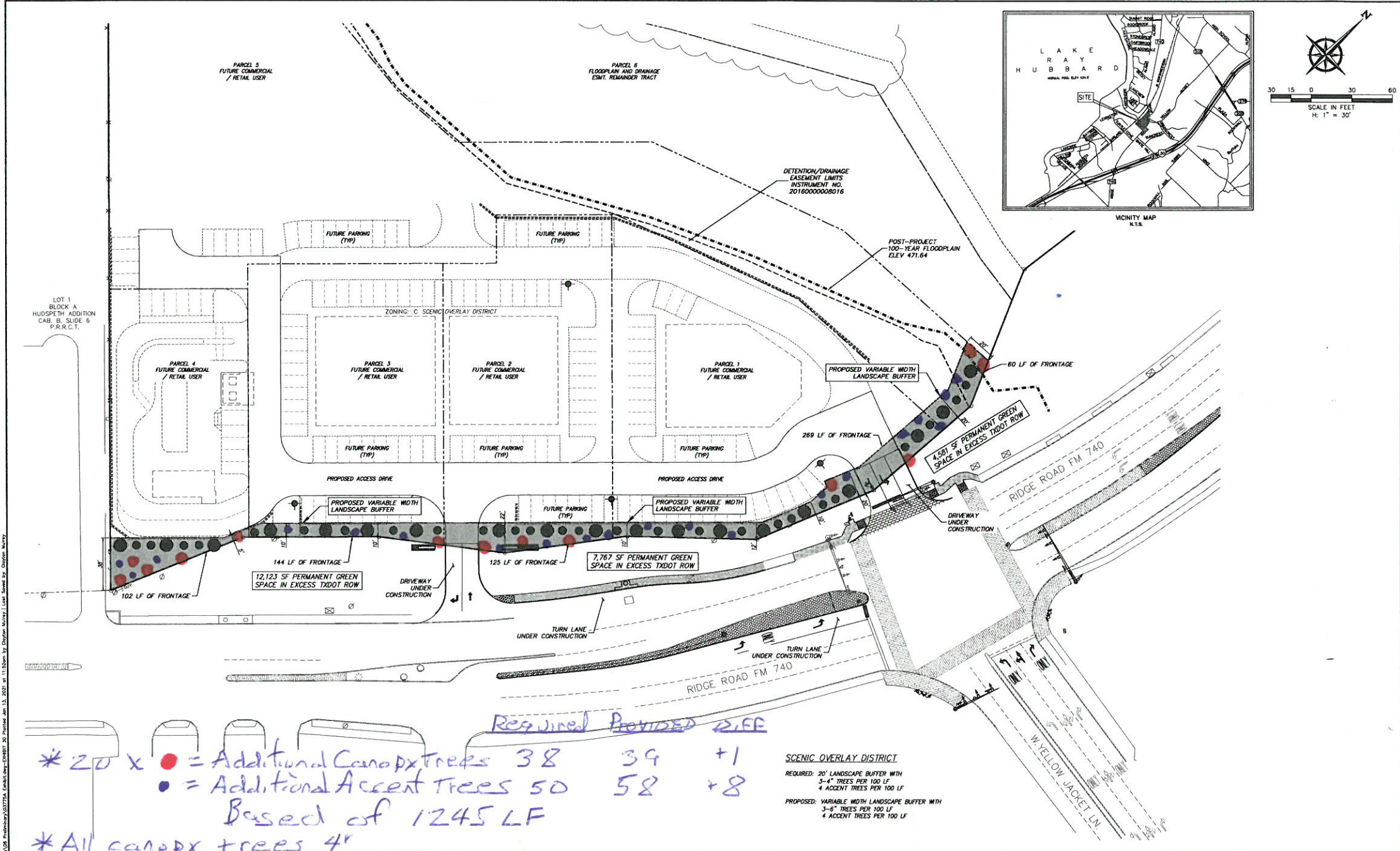


City of Rockwall

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.





MON. RO05-1 N: 7023593.75795; E: 2594175.58258;
ELEVATION: 578.6314.
RESET CONCRETE MONUMENT W/BRASS CAP LOCATED IN
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MON. RO07 N: 7013837.484; E: 2595453.327; ELEVATION:
568.223
BEING LOCATED ON THE EAST SIDE OF INTERSECTION I-30
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CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

ENGINEERINGCONCEPTS & DESIGN, L.P.

ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-00145
201 WINDCO CIR. STE 200, WYLLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

DRAWN: ECDLP DATE: January 13, 2021
CHECKED: TW DATE: January 13, 2021
PROJECT NO.: 03775A
DWG FILE NAME: 03775A_E300BIT.DWG

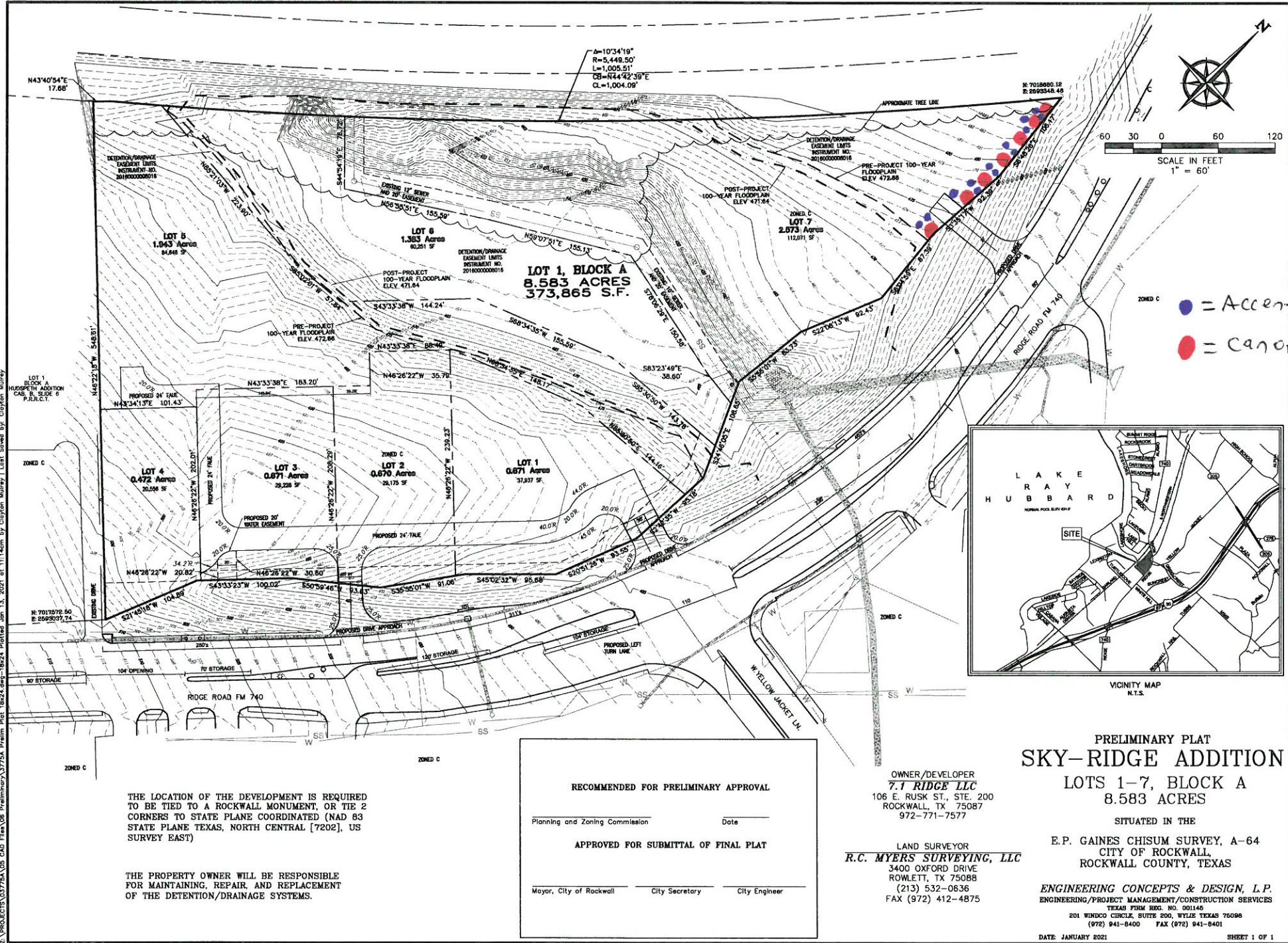
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6/13/21

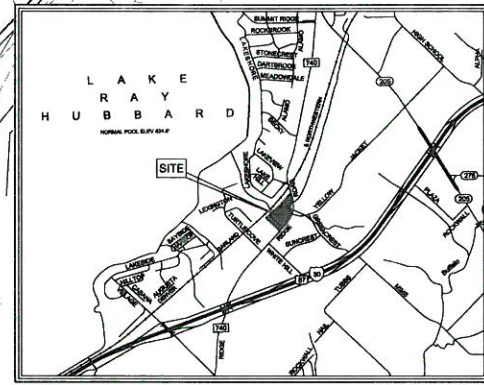
ALTERNATE LANDSCAPE PLAN
FOR LOTS 1-5
SKY-RIDGE ADDITION
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET
1

1 of 2



ZONED C
 ● = Accent Tree
 ● = Canopy Tree



Z:\PROJECTS\33775A\05 CAD Files\08 Preliminary\33775A Prelim Plat 18x24.dwg--18x24 Plotted Jan 13, 2021 at 11:14am by Clayton Mulroney

THE LOCATION OF THE DEVELOPMENT IS REQUIRED TO BE TIED TO A ROCKWALL MONUMENT, OR TIE 2 CORNERS TO STATE PLANE COORDINATED (NAD 83 STATE PLANE TEXAS, NORTH CENTRAL [7202], US SURVEY EAST)

THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIR AND REPLACEMENT OF THE DETENTION/DRAINAGE SYSTEMS.

RECOMMENDED FOR PRELIMINARY APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED FOR SUBMITTAL OF FINAL PLAT

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

OWNER/DEVELOPER
7.1 RIDGE LLC
 106 E. RUSK ST., STE. 200
 ROCKWALL, TX 75087
 972-771-7577

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
 3400 OXFORD DRIVE
 ROWLETT, TX 75088
 (213) 532-0636
 FAX (972) 412-4875

PRELIMINARY PLAT
SKY-RIDGE ADDITION
 LOTS 1-7, BLOCK A
 8.583 ACRES

SITUATED IN THE
 E.P. GAINES CHISUM SURVEY, A-64
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
 ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
 TEXAS FIRM REG. NO. 001145
 201 WINDCO CIRCLE, SUITE 200, WYLIE, TEXAS 75086
 (972) 941-8400 FAX (972) 941-8401

2 of 2

Jan. 22, 2021

David Gonzales
385 S. Goliad
Rockwall, TX
75087

David,

I am submitting a landscape plan requesting a variance on the property located on the West side of Ridge Road at Yellow Jacket Ln. My sincere apology for the rather informal submission. Our engineer, Engineering Concepts, has become unreliable, unresponsive and quite unprofessional. It's not my intent to degrade our team but I think an explanation is due to the commission.

Allow me to make certain points that may of may not be applicable to this request:

This has been a very challenging project as the City may know.

We've accomplished the approval from FEMA to develop part of this site, at a great expense.

We've accomplished TXDOT approval and are currently constructing the intersection of Ridge Rd. @ Yellow Jacket.

Of the (approximately) 1246 linear feet of frontage along Ridge Rd, 400' or 1/3rd of the property is within the flood plain. Placing any type of landscaping is not possible. I consider this an undue hardship. I hope this can be taken into account when considering our variance request. If the commission will take this into consideration the required trees would be as follows:

| | Required | Proposed | Diff |
|--------|----------|----------|------|
| Accent | 33 | 51 | 18 |
| Canopy | 25 | 58 | 33 |

In March 2017 I paid to the City over \$111,292 for tree mitigation. Although by right I am not certain if I am entitled to a credit to offset the trees as a substitute to past removal of trees, I'm not seeking same.

Due to the shallow depth of the property, a full 20' setback will deem a good portion of the property unusable.

Well, given the above, I hope the commission will understand that we have been willing and have attempted to meet the requirements in full, but unable to do so.

Again, I appreciate your time and kind consideration in this matter,

Respectfully submitted,


Michael Swiercinsky

SKY Interests
106 E Rusk
Rockwall, TX



January 27, 2021

TO: Bill Thomas
Engineering Concepts and Design, LP
201 Windco Circle
Wylie, Texas 75098

COPY: Joshua Swiercinsky
7.1 Ridge, LLC
106 E. Rusk Street, Suite 200
Rockwall, Texas 75087

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

SUBJECT: MIS2021-001; *Variance to the General Overlay District Landscape Buffer Requirement*

Mr. Thomas:

This letter serves to notify you that the above referenced case that you submitted for consideration by the City of Rockwall, was approved by the Planning and Zoning Commission on January 26, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Planning and Zoning Commission

On January 26, 2021, the Planning and Zoning Commission approved a motion to approve the variance request with the conditions of approval by a vote of 7-0.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,


David Gonzales, AICP
Planning and Zoning Manager

Gonzales, David

From: Gonzales, David
Sent: Friday, January 22, 2021 4:33 PM
To: Bill Thomas (bill@ecdip.com)
Cc: 'Josh Swiercinsky'
Subject: P&Z Meeting Next Week
Attachments: Packet [P&Z] (01.26.2021).pdf; Packet [WS] (01.26.2021).pdf

Bill,

Please find attached staff's comments for the plat and staff's report for the variance you've requested. The Planning Commission will be conducting a work session next week on Tuesday, January 26, 2021. As the applicant, you will be presenting your preliminary plat case before the commission to discuss your project and receive feedback. Additionally, the Planning and Zoning Commission will take action on the variance request as well. The meeting is scheduled for 6:00 p.m. in the City's Council Chambers. Please be sure that you and/or your representative(s) are present to answer any questions the Commission may have regarding your requests.

Please see dates for all meetings in staff comments.

Do not hesitate to contact me should you have any questions.

Thank you,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6488 OFFICE

DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

Gonzales, David

From: Mike Swiercinsky <mike@skyrei.com>
Sent: Tuesday, January 26, 2021 12:52 PM
To: bill@ecdip.com; Gonzales, David
Cc: Josh Swiercinsky; 'Todd Wintters'
Subject: Re: Landscape Variance & Preliminary Plat

David,

Per Bill's email, I'd like the 6" be something, that, if required from P & Z, it will be addressed and be a condition of approval (hopefully). Although the cost may not be a concern to P & Z, and I certainly understand, revising the landscape plan from 4" to 6" will effectively be another cost to the project, even though at the expense of any prospective buyer.

David, this being said, can the case be presented to the committee at 4" trees but if need be the committee will place the condition of 6" trees? I certainly hope that this specific matter won't be a reason to table our request and the committee understands that this is an option.

Please feel free to call me and again, thanks for your help,

Michael Swiercinsky
SKY Interests Real Estate
106 E. Rusk, Suite 200
Rockwall, TX 75087
Mike@SkyREI.com
Ph: [972-771-7577](tel:972-771-7577)
Dir: [972-544-7500](tel:972-544-7500)
Cell: [214-789-3979](tel:214-789-3979)
Skyrei.com

From: Bill Thomas
Sent: Tuesday, January 26, 2021 9:02:38 AM
To: Mike Swiercinsky ; 'Gonzales, David'
Cc: Josh Swiercinsky ; 'Todd Wintters'
Subject: RE: Landscape Variance & Preliminary Plat

Good morning guys.

David, I would also note that the staff report indicates that we are providing 4" canopy trees (minimum requirement) and our plan indicates that we offered to provide these trees as 6" trees which is not mentioned in the report. Second, to help answer your question Mike, those comments regarding the 5' and 10' issue are informational. This is a variance request. It is not a final landscape/planting plan. MY understanding is that as each parcel is brought forward with a Site Plan, that parcel will be required to conform to this Alternate landscape plan, but will submit a landscape plan and provide and plant the buffer according to this variance.

I can discuss these items at the meeting tonight. Our main goal was for approval of reduction of the required width where the TxDOT ROW is the widest, delineated on this plan, and the trade-off was to plant larger than required trees, I will also mention that actual site improvements will be set back at greater than usual distance from the actual roadway, with permanent green space within the TxDOT ROW.

Bill

From: Mike Swiercinsky

Sent: Monday, January 25, 2021 2:12 PM

To: Gonzales, David

Cc: Bill Thomas ; Josh Swiercinsky ; Todd Wintters (todd@ecdip.com) ; Mike Swiercinsky

Subject: Landscape Variance & Preliminary Plat

Hi David,

Josh and I attempted to call you a moment ago but this will help me further abstract my questions to you:

Is the preliminary plat approval and landscape variance approval two separate and distinct matters? (Other than condition M.5. requiring the landscape variance be approved before the preliminary plat).

This being said, is there any additional information we need to provide before the preliminary plat is addressed before the commission tomorrow? That is, items I.6-I.10; is this a requirement to provide before tomorrow's meeting or can we gain approval (hopefully) with conditions?

More importantly, I have questions concerning the landscape variance that parallels my aforementioned questions.

Under Landscaping (No trees...10' (5')...within lines.....): Is this a request to revise the current landscape plan we submitted last week (albeit informal)? If so, is this something we need to provide by tomorrow? And, I.6. requests 2 large copies....is this something required before tomorrow's P&Z meeting?

Or, again and concerning the landscape variance, will there be approval (hopefully) with certain conditions?

I think you know we're still stumbling through the process and your time and consideration is appreciated.

Respectfully,

Michael Swiercinsky

SKY Interests Real Estate

106 E. Rusk, Suite 200

Rockwall, TX 75087

Mike@SkyREI.com

Ph: [972-771-7577](tel:972-771-7577)

Dir: [972-544-7500](tel:972-544-7500)

Cell: [214-789-3979](tel:214-789-3979)

Skyrei.com

From: Josh Swiercinsky <joshua@skyrei.com>

Sent: Monday, January 25, 2021 12:56 PM

To: Mike Swiercinsky

Subject: Fw: P&Z Meeting Next Week



Joshua Swiercinsky

106 E. Rusk, Suite 200

Rockwall, TX 75087

Joshua@SkyREI.com

Ph: 972-771-7577

Cell: 214-542-2373

Fax: 972-924-0107

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Friday, January 22, 2021 4:32 PM
To: Bill Thomas (bill@ecdip.com) <bill@ecdip.com>
Cc: Josh Swiercinsky <joshua@skyrei.com>
Subject: P&Z Meeting Next Week

Bill,
Please find attached staff's comments for the plat and staff's report for the variance you've requested. The Planning Commission will be conducting a work session next week on Tuesday, *January 26, 2021*. As the applicant, you will be presenting your preliminary plat case before the commission to discuss your project and receive feedback. Additionally, the Planning and Zoning Commission will take action on the variance request as well. The meeting is scheduled for 6:00 p.m. in the City's Council Chambers. Please be sure that you and/or your representative(s) are present to answer any questions the Commission may have regarding your requests. Please see dates for all meetings in staff comments. Do not hesitate to contact me should you have any questions. Thank you,



DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
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972.772.6488 OFFICE
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Gonzales, David

From: Gonzales, David
Sent: Thursday, January 21, 2021 5:43 PM
To: 'Josh Swiercinsky'
Cc: Mike Swiercinsky; bill@ecdip.com
Subject: RE: Alternate Landscape Plan for Sky Ridge

Josh,

If you can forward a PDF version, that will work just fine. Please try to have this to me no later than 10:30 a.m.

Thank you,



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From: Josh Swiercinsky [mailto:joshua@skyrei.com]
Sent: Thursday, January 21, 2021 3:07 PM
To: Gonzales, David
Cc: Mike Swiercinsky ; bill@ecdip.com
Subject: Re: Alternate Landscape Plan for Sky Ridge

Hi David,

I appreciate your time a moment ago. Per our visit, Mike and I are will discuss compensatory options to present to you. Will it be ok to visit with you tomorrow at your office so that you can have it submitted before noon? If so, please let us know when is a good time for you.

Thanks,

Joshua Swiercinsky
Sky Investment Property, Inc.
C: 214-542-2373
Joshua@skyrei.com

From: Josh Swiercinsky <joshua@skyrei.com>
Sent: Thursday, January 21, 2021 1:24:55 PM
To: bill@ecdip.com <bill@ecdip.com>

Cc: Mike Swiercinsky <mike@skyrei.com>
Subject: Re: Alternate Landscape Plan for Sky Ridge

Bill,

Mike and I tried to call you a moment ago. Mike and I are going to run up to the City now but wanted to discuss a couple things before visiting with David. Give me a call please.



Joshua Swiercinsky

106 E. Rusk, Suite 200
Rockwall, TX 75087
Joshua@SkyREI.com
Ph: 972-771-7577
Cell: 214-542-2373
Fax: 972-924-0107

From: Bill Thomas <bill@ecdip.com>
Sent: Thursday, January 21, 2021 9:37 AM
To: Josh Swiercinsky <joshua@skyrei.com>
Cc: Mike Swiercinsky <mike@skyrei.com>
Subject: RE: Alternate Landscape Plan for Sky Ridge

I understand your frustration, if we want this variance from the 20' landscape buffer requirement, we need to figure out something off of that list as compensation for the variance.
I am just in the middle here, but I agree with your position.

Bill

From: Josh Swiercinsky <joshua@skyrei.com>
Sent: Thursday, January 21, 2021 9:33 AM
To: bill@ecdip.com
Cc: Mike Swiercinsky <mike@skyrei.com>
Subject: Re: Alternate Landscape Plan for Sky Ridge

Bill,

Please see the attached email Mike sent Ryan the other day. We wrote the City a check for \$111,262 when we did the tree mitigation years ago which is outrageous. We have overpaid the City for this considering the we are adding back to the site.. I think David needs to know this.

I don't think we should offer to change the masonry requirements. We are getting to the point that the expenses on this property are more than what we can get for the land and is not feasible for other developers..

Do we all need to get on the phone to discuss this with David (including Mike)?



Joshua Swiercinsky

106 E. Rusk, Suite 200
Rockwall, TX 75087
Joshua@SkyREI.com
Ph: 972-771-7577
Cell: 214-542-2373
Fax: 972-924-0107

From: Bill Thomas <bill@ecdip.com>
Sent: Thursday, January 21, 2021 8:41 AM
To: Josh Swiercinsky <joshua@skyrei.com>
Subject: FW: Alternate Landscape Plan for Sky Ridge

Josh, I am going to call David and discuss this with him, but I actually have COVID now, so I can't go in and talk to them. One of the items I would recommend (besides upsizing the trees) is possibly the F and G, the stone/masonry requirements. you may have to discuss these with Dutch.
Bill

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Wednesday, January 20, 2021 4:05 PM
To: Bill Thomas (bill@ecdip.com) <bill@ecdip.com>
Subject: Alternate Landscape Plan for Sky Ridge

Bill,

I tried to call, but was not able to leave a message. Please call me to discuss the landscape plan for Sky Ridge. As you may recall, the landscape buffer requires a minimum of 38, 4-inch tree and 50 accent trees. Additionally, the variance being requested requires a letter indicating what your plan is for providing two compensatory measures that would offset the variance being requested. Please call me to discuss ASAP. See the attached PDF for what can be considered as compensatory measures, and how you would like to proceed.

Thank you,



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Gonzales, David

From: Gonzales, David
Sent: Wednesday, January 27, 2021 9:05 AM
To: 'Mike Swiercinsky'
Cc: Josh Swiercinsky
Subject: RE: Landscape Variance Approval.

No worries, glad I could help. Let me know if you have any additional questions.

Have a great day,



DAVID GONZALES, AICP

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From: Mike Swiercinsky [mailto:mike@skyrei.com]
Sent: Wednesday, January 27, 2021 8:33 AM
To: Gonzales, David
Cc: Josh Swiercinsky
Subject: Landscape Variance Approval.

Good Morning David,

Josh and I just really want to thank you for taking the time to guide us through the landscape variance and preliminary plat process.

Sincerely,

Michael Swiercinsky
SKY Interests Real Estate
106 E. Rusk, Suite 200
Rockwall, TX 75087
Mike@SkyREI.com
Ph: [972-771-7577](tel:972-771-7577)
Dir: [972-544-7500](tel:972-544-7500)
Cell: [214-789-3979](tel:214-789-3979)
Skyrei.com

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