



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2021-001 P&Z DATE 02/9/21 CC DATE 02/16/21 APPROVED/DENIED

ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

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
<input type="checkbox"/> MASTER PLAT
<input checked="" type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<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 # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-001

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)<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					
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	8.583	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:

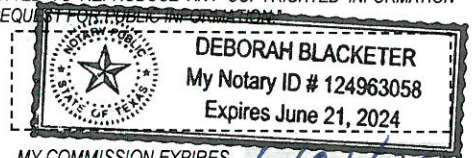
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.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



# DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

## PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

- PLAT TYPE.
  - MINOR/AMENDING PLAT.
  - MASTER PLAT.
  - PRELIMINARY PLAT.
  - FINAL PLAT.
  - REPLAT.
  - VACATION PLAT.

Staff requires two (2), 18" x 24" copies be submitted at the time the application is submitted. See *Folding Requirements* in this development packet.

- DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:
  - ONE (1) PDF COPY OF THE PLAT
  - ONE (1) SURVEY BOUNDARY CLOSURE REPORT.

\* AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE

- TREESCAPE PLAN [IF APPLICABLE].
- LANDSCAPE PLAN [IF APPLICABLE].
- APPLICATION AND APPLICATION FEE.

## SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

- PLAN SET. A plan set is composed of the following items (failure to submit all of the items required shall constitute an incomplete application):
  - SITE PLAN.
  - LANDSCAPE PLAN.
  - TREESCAPE PLAN.
  - PHOTOMETRIC PLAN.
  - BUILDING ELEVATIONS.

Staff requires the submittal of two (2) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

- PHYSICAL BUILDING MATERIAL SAMPLE BOARD (11" x 17"). See the *Material Sample Board Design Guidelines* in this development packet. Individual material samples or sample boards that are larger than 11" x 17" will not be accepted.
- VARIANCE REQUEST LETTER. The letter must indicate the variance being requested, the reason for the variance, and the two (2) required compensatory measures being offered to off-set the variance in accordance with the requirements of the UDC.
- APPLICATION AND APPLICATION FEE.

## ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

- LEGAL DESCRIPTION. A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.
- ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires two (2), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*
- LETTER OF EXPLANATION. A letter from the applicant or property owner explaining the purpose of the zoning application.
- APPLICATION AND APPLICATION FEE.

**IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. INCOMPLETE APPLICATION PACKAGES WILL NOT BE ACCEPTED BY STAFF AND WILL BE RETURNED TO APPLICANTS. DUE TO THE PASSAGE OF HB3167, APPLICATIONS AND APPLICATION PACKAGES WILL ONLY BE ACCEPTED ON THE SUBMITTAL DATE AND EARLY AND/OR LATE APPLICATIONS WILL BE RETURNED.**



# CHECKLIST FOR PLAT SUBMITTALS

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

**Case Type:**

- Minor/Amending Plat  
 Final Plat  
 Master Plat  
 Replat  
 Preliminary Plat  
 Vacation Plat

**Case Number**

**Reviewed By:**

**Review Date:**

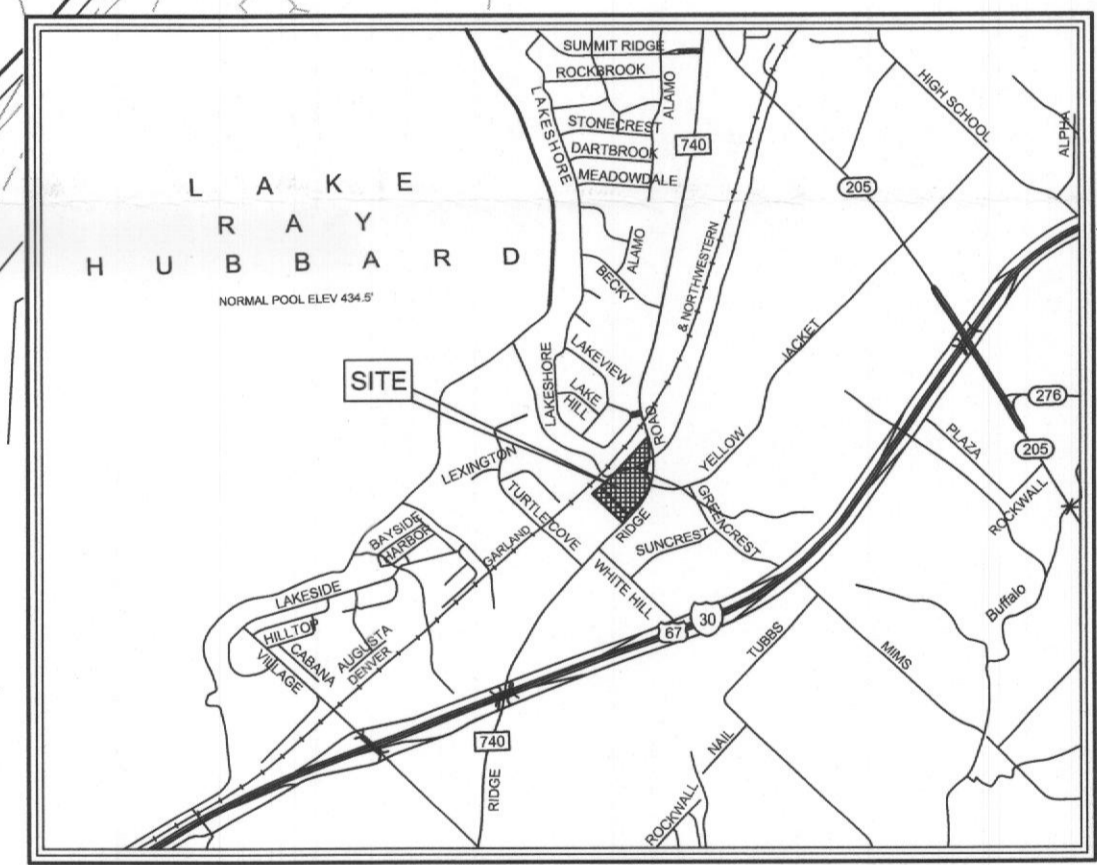
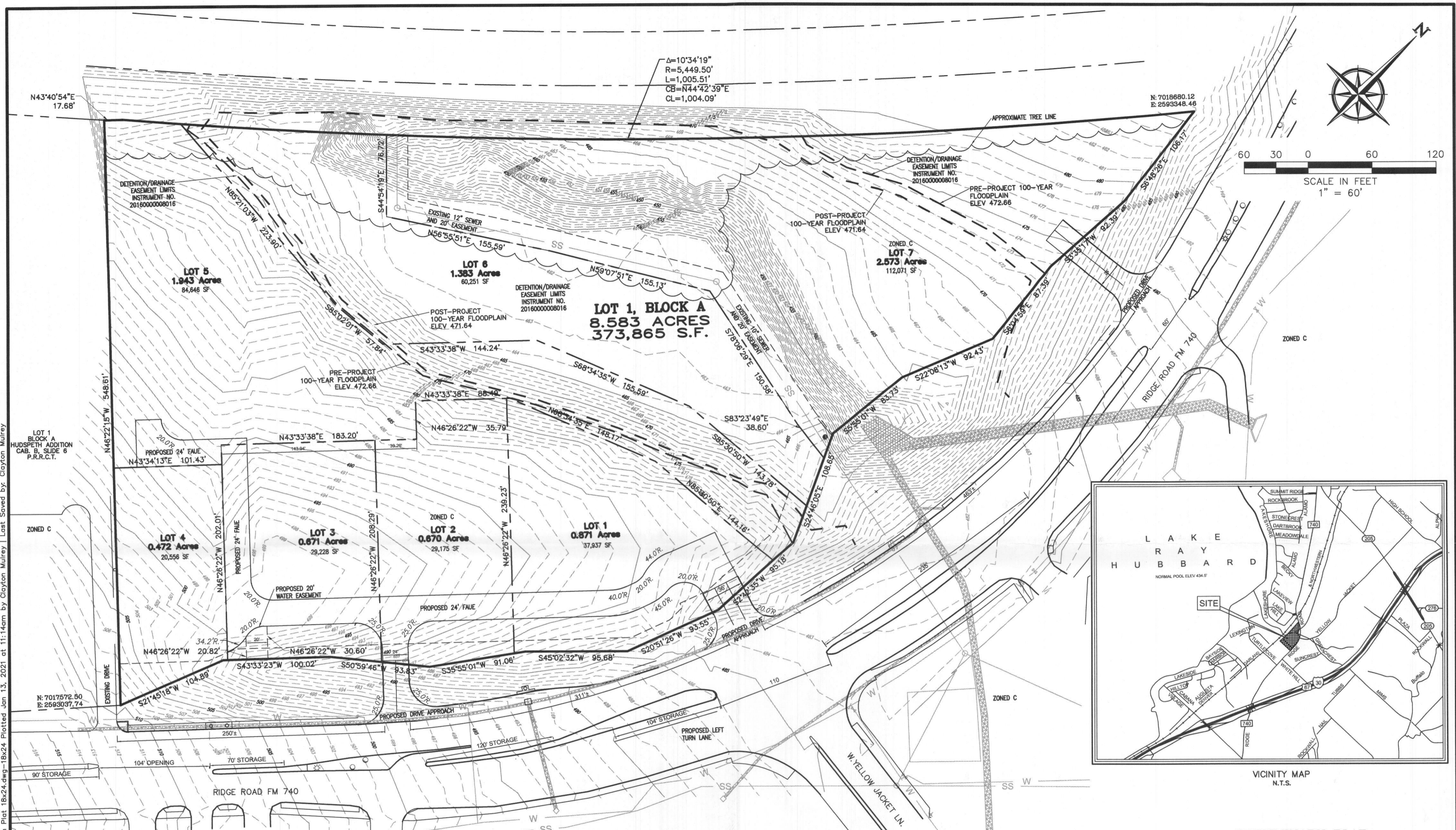
**NOTES:** The requirements listed below are based on the case type, which is indicated in the '[ ]' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements	✓= OK	N/A	Comments
<b>Case Number</b> [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
<b>Items Necessary for Plat Review:</b>			
✓ Plat	<input type="checkbox"/>	<input type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input type="checkbox"/>	Check w/ Planning Staff
<b>Submittal Requirements</b> [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (18" x 24") <b>folded</b> copies and one (1) PDF digital copy of each plat is required at the time of submittal.
<b>Engineering Information</b> [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. <b>ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.</b>
<b>Title Block:</b>			
Type of Plat [Master, Preliminary, Final or Replat]			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right-hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
<b>Owner, Developer, and/or Surveyor/Engineer</b> (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
<b>Survey Monuments/State Plane Coordinates</b> [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
<b>Vicinity Map</b> [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
<b>North Point</b> [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
<b>Numeric and Graphic Scale</b> [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
<b>Subdivision</b> (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
<b>Lot and Block</b> (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
<b>Dwelling Units/Population Density</b> [Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the proposed number of dwelling units and population densities.
<b>Building Setbacks</b> [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Label the building lines where adjacent to a street.
<b>Easements</b> [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Label all existing and proposed easements relative to the site and include the type, purpose and width.
<b>City Limits</b> [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
<b>Utilities (P)</b> <i>See Separate Utility Plan</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.

Property Lines <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way <i>[Final Plat &amp; Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips <i>[Final Plat &amp; Preliminary Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings <i>[Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours <i>[Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations <i>[Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas <i>[Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information <i>[Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space <i>[Preliminary Plat &amp; Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements <i>[Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources <i>[Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal <i>[Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties <i>[Final Plat &amp; Preliminary Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service <i>[Master Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.
Dedication Language <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a space for signatures attesting approval of the plat.

Compliance with Preliminary Plat <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies <i>[Final Plat, Preliminary Plat &amp; Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.

Z:\PROJECTS\03775A\05 CAD Files\06 Preliminary\3775A Prelim Plat 18x24.dwg-18x24 Plotted Jan 13, 2021 at 11:14am by Clayton Mulrey



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, WYLE TEXAS 75098  
 (972) 941-8400 FAX (972) 941-8401

# PROJECT COMMENTS



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

DATE: 1/22/2021

PROJECT NUMBER: P2021-001  
PROJECT NAME: Lots 1-7, Block A, Sky Ranch Addition  
SITE ADDRESS/LOCATIONS:  
CASE CAPTION:

CASE MANAGER: Angelica Gamez  
CASE MANAGER PHONE: 972-772-6438  
CASE MANAGER EMAIL: [agamez@rockwall.com](mailto:agamez@rockwall.com)

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DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	01/21/2021	Needs Review

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01/21/2021: P2021-001; Preliminary Plat 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 Preliminary Plat for Lots 1-7, Block A, Sky Ridge Addition being a 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](mailto:dgonzales@rockwall.com).

M.3 For reference, include the case number (P2021-001) in the lower right-hand corner of all pages of all revised plan submittals.

I.4 The preliminary plat shall conform to all standards and requirements of Chapter 38, of the Municipal Code of Ordinances, Scenic Overlay (SOV) District, the Unified Development Code (UDC), staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.

M.5 The Conceptual Landscape Plan submitted concurrently (i.e. MIS2021-001) must be approved by the Planning and Zoning Commission as a condition of approval of the Preliminary Plat. (§03.02, Art. 08, UDC)

I.6 Use a lighter gray scale for the label (i.e. Lot 1, Block A, 8.583 Acres, 373,865 SF) located on Lot 6.

I.7 Delineate and label the building setback lines adjacent to the Ridge Road.

I.8 Are all easements shown on the preliminary plat?

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff by February 2, 2021, and provide any additional information that is requested.



I.10 Please provide two (2) large copies and one PDF version for review by staff.

I.11 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on January 26, 2021
- 2) Planning & Zoning Regular meeting will be held on February 9, 2021
- 3) City Council meeting will be held on February 16, 2021

I.12 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.

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

01/21/2021: M - Must show existing and proposed utilities.

M - Fire lane radius is minimum 20', if any of the buildings are 30' or taller, the radius becomes 30' min.

M - Include a legend for the acronyms.

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.

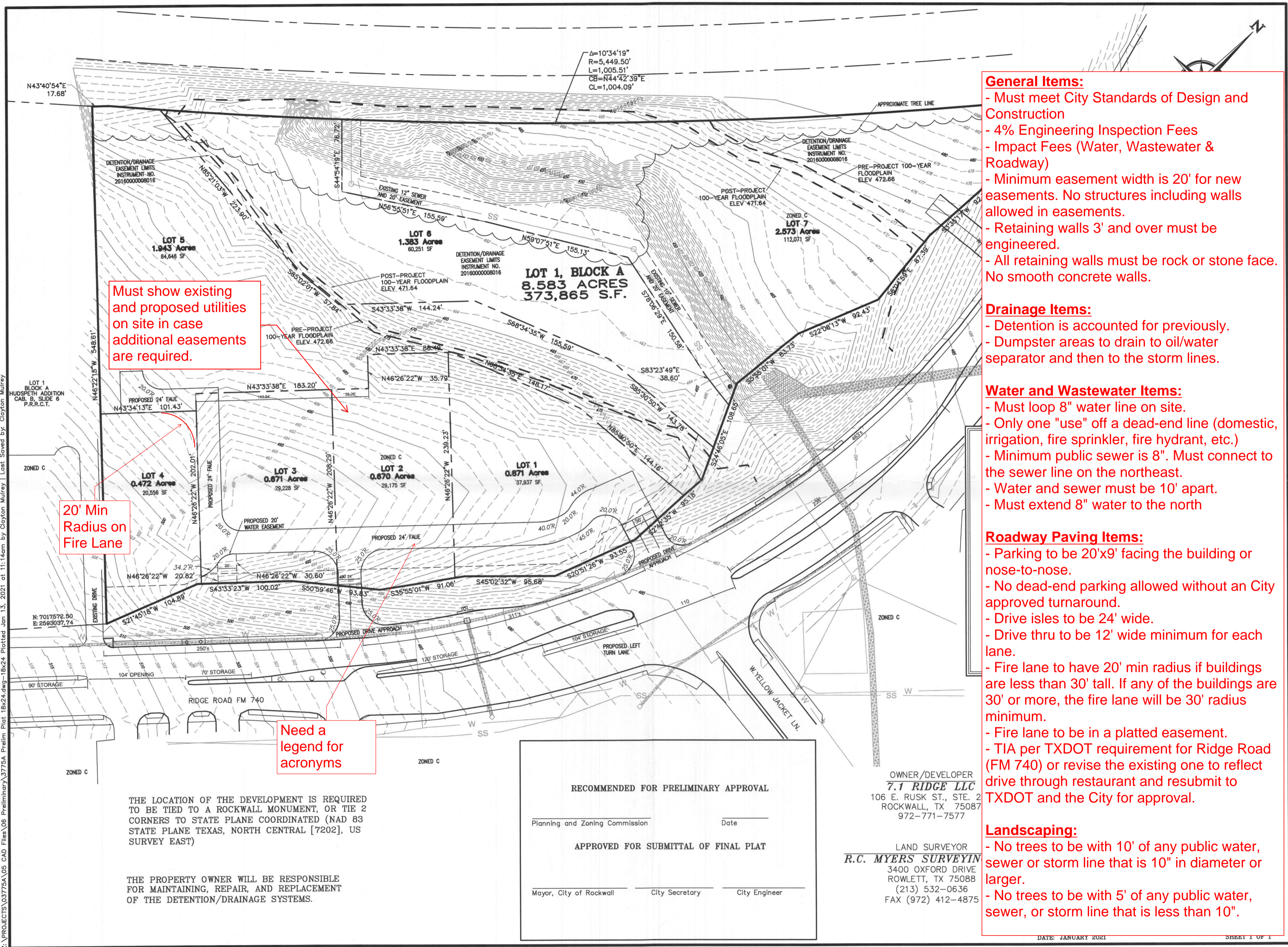
Landscaping:

- 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	Approved
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			

Z:\PROJECTS\03775A\05 CAD Files\06 Preliminary\3775A Prelim Plat 18x24.dwg-18x24 Plotted Jan 13, 2021 at 11:14am by Clayton Mulrey



A=10°34'19"  
R=5,449.50'  
L=1,005.51'  
CB=N44°42'39"E  
CL=1,004.09'

Must show existing and proposed utilities on site in case additional easements are required.

20' Min Radius on Fire Lane

Need a legend for acronyms

- 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.
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- 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".

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. 2  
ROCKWALL, TX 75087  
972-771-7577

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



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-001

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) <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					
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	8.583	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:

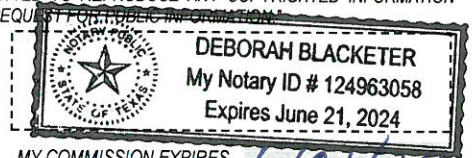
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.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

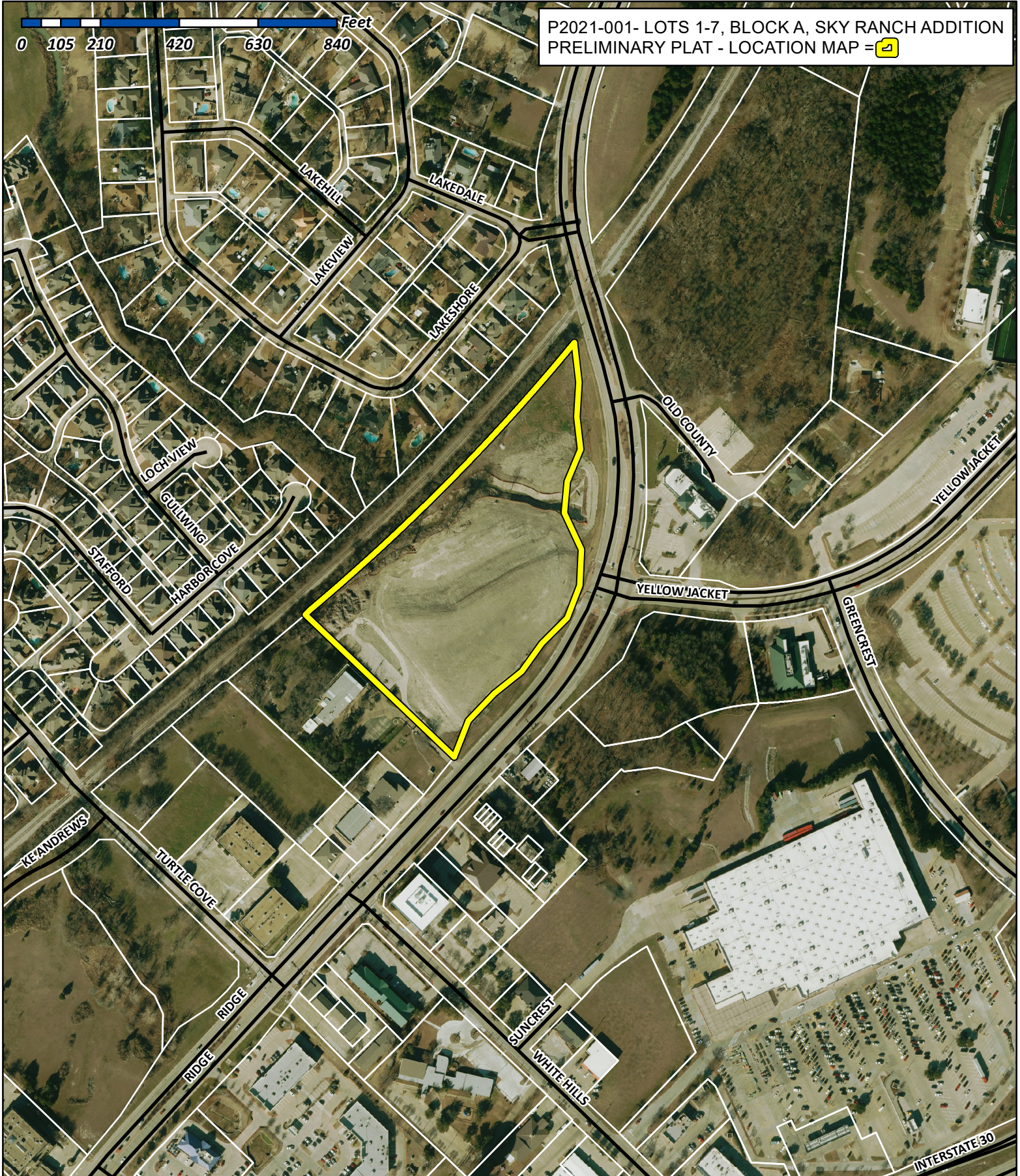
Deborah Blacketer



MY COMMISSION EXPIRES 6/21/24



P2021-001- LOTS 1-7, BLOCK A, SKY RANCH ADDITION  
PRELIMINARY PLAT - LOCATION MAP = 



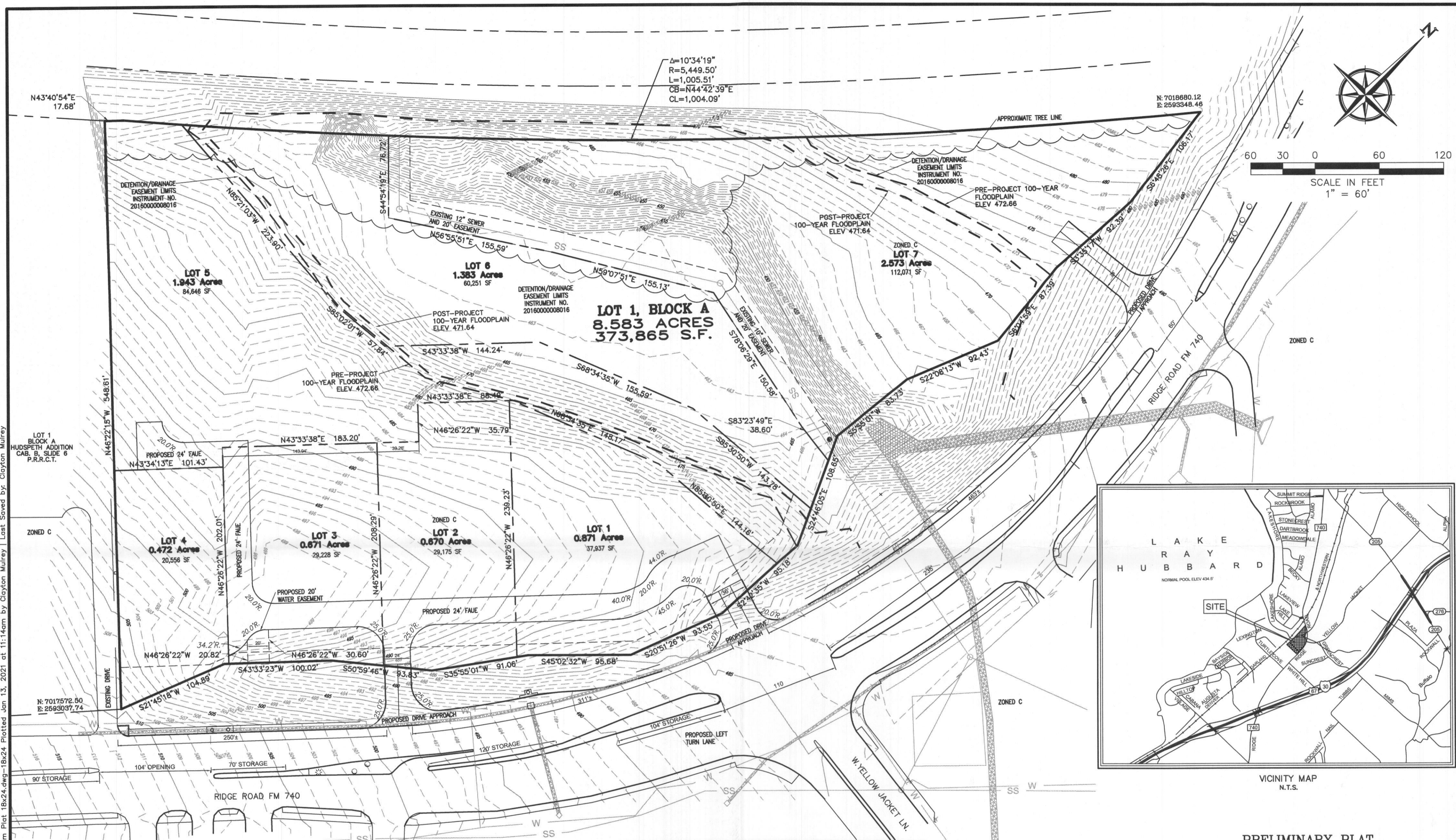
# City of Rockwall

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



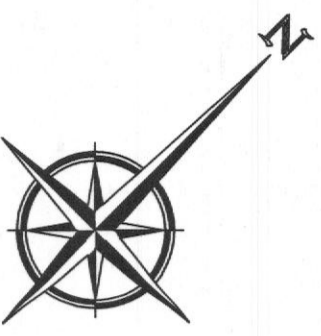
Z:\PROJECTS\03775A\05 CAD Files\06 Preliminary\3775A Prelim Plat 18x24.dwg-18x24 Plotted Jan 13, 2021 at 11:14am by Clayton Mulrey



N43°40'54"E  
17.68'

A=10°34'19"  
R=5,449.50'  
L=1,005.51'  
CB=N44°42'39"E  
CL=1,004.09'

60 30 0 60 120  
SCALE IN FEET  
1" = 60'



DETECTION/DRAINAGE  
EASEMENT LIMITS  
INSTRUMENT NO.  
2016000008016

**LOT 5**  
1.943 Acres  
84,646 SF

**LOT 6**  
1.383 Acres  
60,251 SF

**LOT 7**  
2.573 Acres  
112,071 SF

**LOT 1, BLOCK A**  
8.583 ACRES  
373,865 S.F.

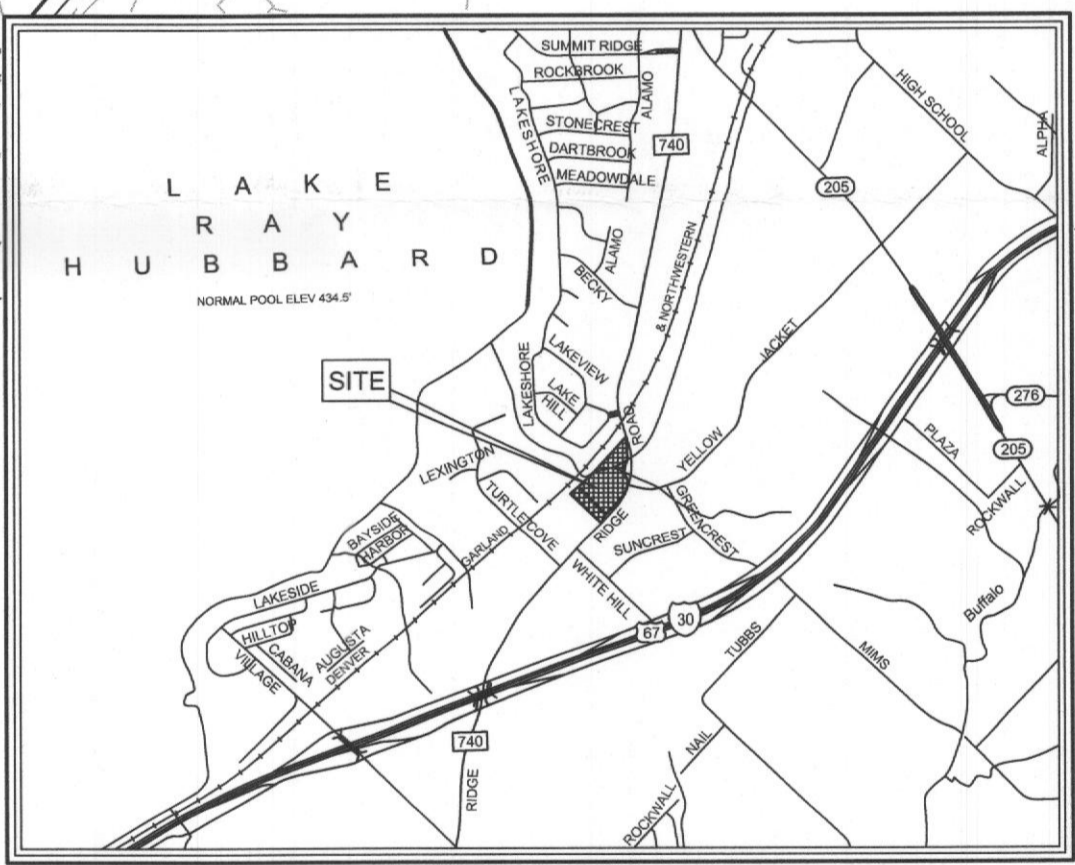
LOT 1  
BLOCK A  
HUDSPETH ADDITION  
CAB. B, SLIDE 6  
P.R.R.C.T.

**LOT 4**  
0.472 Acres  
20,556 SF

**LOT 3**  
0.671 Acres  
29,228 SF

**LOT 2**  
0.670 Acres  
29,175 SF

**LOT 1**  
0.671 Acres  
29,937 SF



VICINITY MAP  
N.T.S.

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

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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

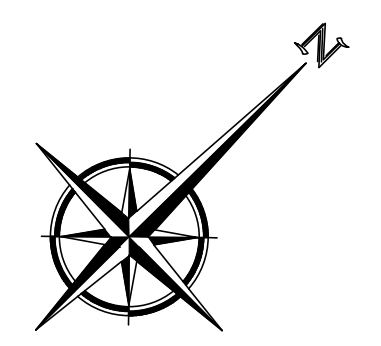
SITUATED IN THE

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

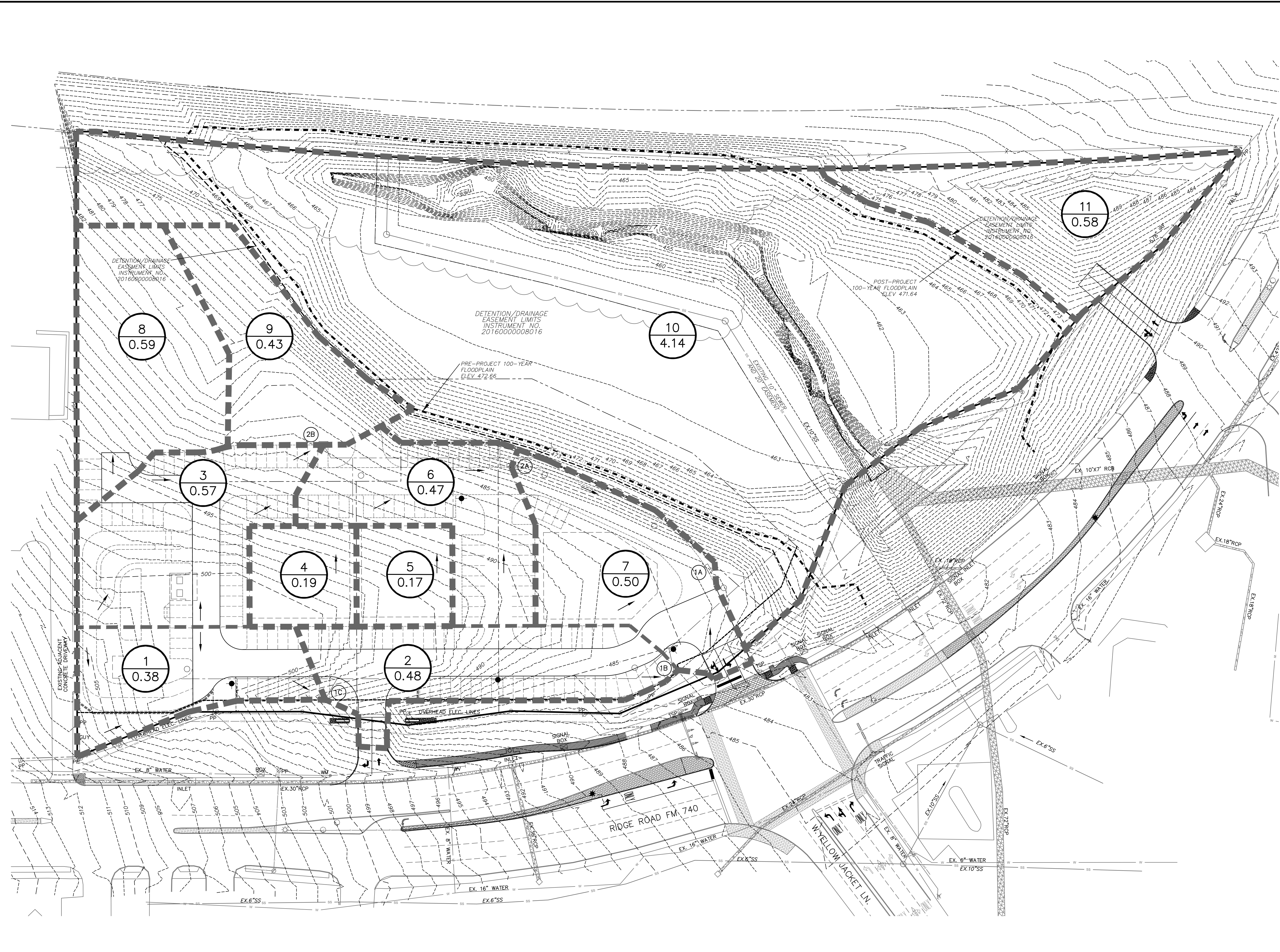
**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLE TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401

DATE: JANUARY 2021

SHEET 1 OF 1



SCALE IN FEET  
H: 1" = 40'



**LEGEND**

- 1  
0.36 DRAINAGE AREA NUMBER  
DRAINAGE AREA SIZE (AC)
- DRAINAGE DIVIDE
- FLOW DIRECTION
- 5.50 --- EXISTING CONTOURS
- ⊙ A1 INLET NAME

**PROPOSED DRAINAGE CALCULATIONS**

AREA #	AREA (acres)	C	Tc	Q(100) (m <sup>3</sup> /hr)	Q(100) (cfs)	COMMENTS
1	0.36	0.90	10	9.80	3.35	TO STORM INLET 1C
2	0.48	0.90	10	9.80	4.23	TO STORM INLET 1B
3	0.57	0.90	10	9.80	5.03	TO STORM INLET 2B
4	0.19	0.90	10	9.80	1.68	SHEET FLOW
5	0.17	0.90	10	9.80	1.50	SHEET FLOW
6	0.47	0.90	10	9.80	4.15	TO STORM INLET 2A
7	0.50	0.90	10	9.80	4.41	TO STORM INLET 1A
8	0.59	0.90	10	9.80	5.20	SHEET FLOW
9	0.43	0.90	10	9.80	3.79	SHEET FLOW
10	4.14	0.90	10	9.80	36.51	SHEET FLOW
11	0.58	0.90	10	9.80	5.12	SHEET FLOW

100 YEAR FLOOD ELEVATION PER THE STUDY BY DAVID MCLENDON, P.E. THE STUDY INCORPORATES DETENTION FOR THE DEVELOPABLE PORTION OF THIS PROPERTY AT FULLY DEVELOPED CONDITIONS.

Z:\PROJECTS\03775A\05 CAD Files\08 Preliminary\03775A DAM.dwg-DAM Plotted Jan 22, 2021 at 10:47:20m by Clayton Mulvey | Last Saved by: Clayton Mulvey

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 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.

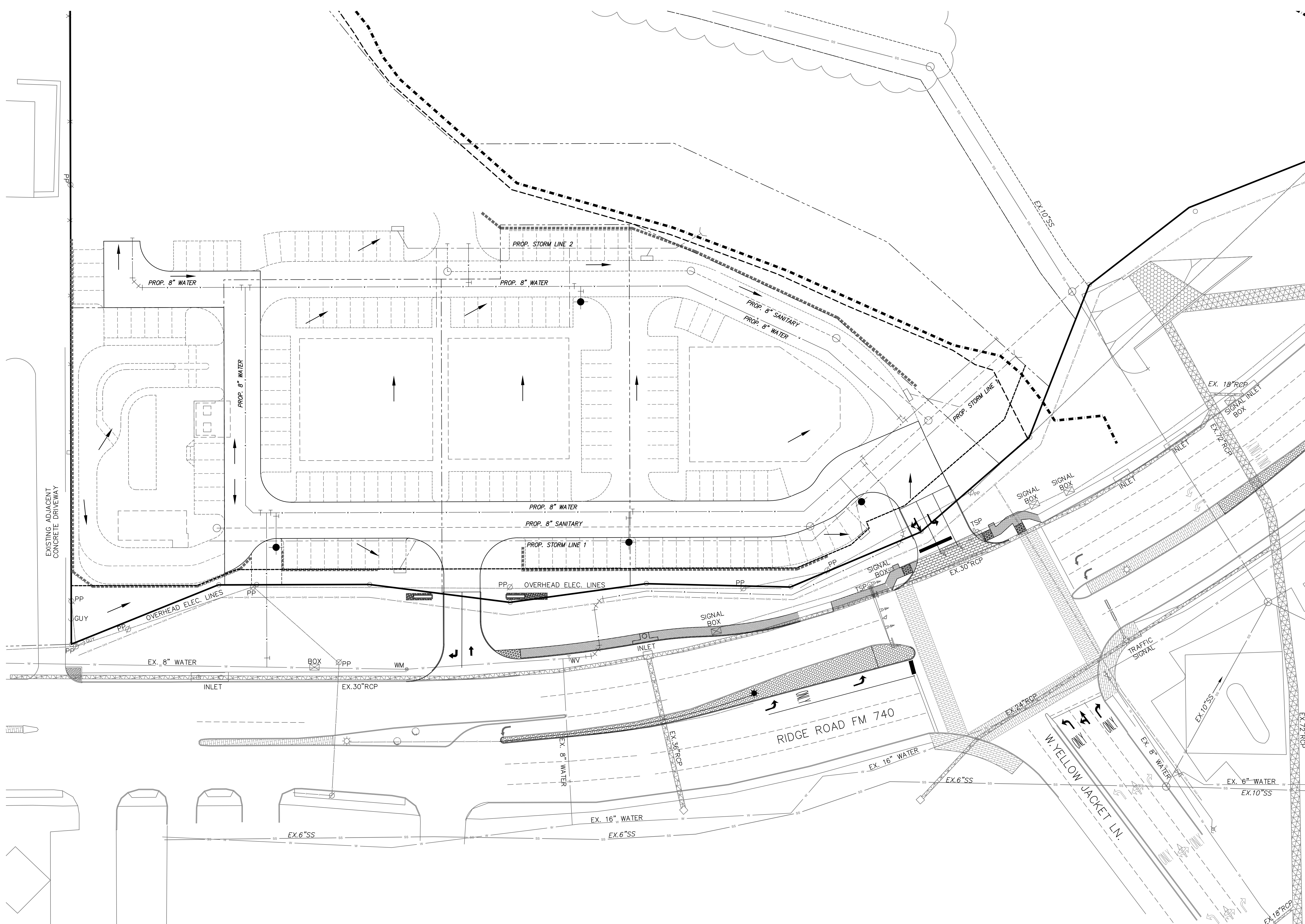
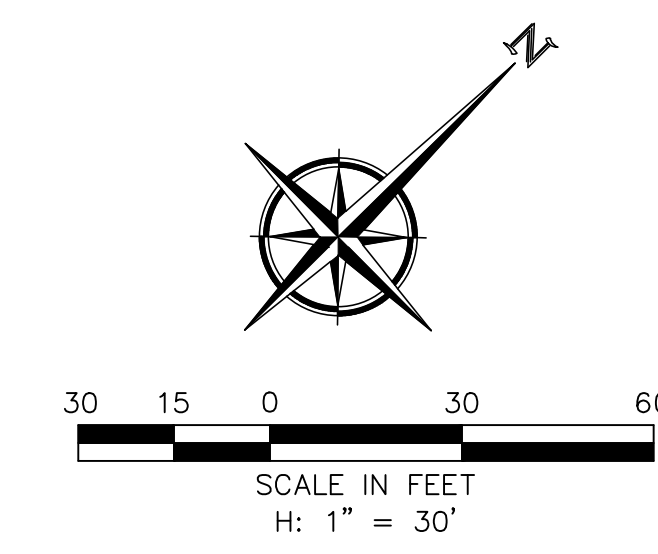
**ENGINEERINGCONCEPTS & DESIGN, L.P.**  
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145  
201 WINDCO CIR, STE 200, WYLIE, TX 75098  
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

DRAWN: ECDLP	DATE: January 22, 2021
CHECKED: TW	DATE: January 22, 2021
PROJECT NO.: 03775A	
DWG FILE NAME: 03775A DAM.DWG	

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

01/13/21

**PRELIMINARY DRAINAGE AREA MAP**  
SKY-RIDGE ADDITION  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS



Z:\PROJECTS\03775A\05 CAD Files\08 Preliminary\03775A PRELIM UTL.dwg - PRELIM UTL Plotted Jan 22, 2021 at 10:16am by Clayton Mulrey | Last Saved by Clayton Mulrey

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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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 22, 2021
CHECKED: TW	DATE: January 22, 2021
PROJECT NO.: 03775A	
DWG FILE NAME: 03775A PRELIM UTL.DWG	

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

01/13/21

**PRELIMINARY UTILITY PLAN**  
SKY-RIDGE ADDITION  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

**3**  
SHEET





# 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 9, 2021  
**APPLICANT:** Bill Thomas; *Engineering Concepts and Design, LP*  
**CASE NUMBER:** P2021-001; *Preliminary Plat for Lots 1-7, Block A, Sky Ridge Addition*

---

### SUMMARY

Discuss and consider a request by Bill Thomas of Engineering Concepts and Design, LP on behalf of Joshua Swiercinsky of 7.1 Ridge, LLC for the approval of a Preliminary Plat for Lots 1-7, Block A, Sky Ridge Addition being a 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, and take any action necessary.

### PLAT INFORMATION

- The purpose of the applicant's request is to preliminary plat an 8.583-acre parcel of land [*i.e. Lot 1, Block A, Sky Ridge Addition*] into seven (7) lots [*i.e. Lots 1-7, Block A, Sky Ridge Addition*] for the purpose of laying out the proposed subdivision of land and the necessary easements (*i.e. firelane, public access, utility, and drainage*) for the future development of the site. In addition to the preliminary plat, the applicant has also submitted preliminary drainage and utility plans showing how the development can be adequately served. The site is located at the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and is zoned Commercial (C) District. It should be noted that the subject property had previously received approval of a preliminary plat [*i.e. Case No. P2017-003*] by the City Council on January 5, 2015; however, this preliminary plat expired after one (1) year of inactivity in 2016.
- On January 26, 2021, the Planning and Zoning Commission approved a variance to the minimum 20-foot landscape buffer requirement [*i.e. Case No. MIS2021-001*] stipulated by Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) to allow a variable width landscape buffer ranging between five (5) feet and 22-feet along the front of the subject property adjacent to Ridge Road. As a compensatory measure, the approval included the provision of 58, four (4) inch caliper canopy trees and 51, four (4) foot tall accent, which are to be planted within the landscape buffer.
- On January 20, 2015, the City Council approved an *Alternative Treescape Plan* [*i.e. Case No. MIS2014-018*], allowing the removal of 1,532-caliper inches of tree in exchange for a lump sum payment into the City's *Tree Fund* in the amount of \$111, 262.00. On February 20, 2017, the City Council approved a preliminary plat for the subject property; however, the preliminary plat expired after one (1) year of inactivity.
- The purpose of the preliminary plat is to provide sufficient information to evaluate and review the general design of the development ensuring compliance with the Commercial (C) District, the OURHometown Vision 2040 Comprehensive Plan, the Unified Development Code (UDC), the Master Thoroughfare Plan, and the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. The proposed preliminary plat appears to meet the intent of these requirements.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of a preliminary plat for *Lots 1-7, Block A, Sky Ridge Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,
- (2) Any construction resulting from the approval of this plat 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.

# PROJECT COMMENTS



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

DATE: 2/4/2021

PROJECT NUMBER: P2021-001  
PROJECT NAME: Lots 1-7, Block A, Sky Ranch Addition  
SITE ADDRESS/LOCATIONS:

CASE MANAGER: David Gonzales  
CASE MANAGER PHONE: (972) 772-6488  
CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: Discuss and consider a request by Bill Thomas of Engineering Concepts and Design, LP on behalf of Joshua Swiercinsky of 7.1 Ridge, LLC for the approval of a Preliminary Plat for Lots 1-7, Block A, Sky Ridge Addition being a 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, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	02/04/2021	Approved w/Condition

02/04/2021: P2021-001; Revision 1 - Preliminary Plat 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 Preliminary Plat for Lots 1-7, Block A, Sky Ridge Addition being a 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 (P2021-001) in the lower right-hand corner of all pages of all revised plan submittals.
- I.4 The preliminary plat shall conform to all standards and requirements of Chapter 38, of the Municipal Code of Ordinances, Scenic Overlay (SOV) District, the Unified Development Code (UDC), staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.
- I.5 Use a lighter gray scale for the label (i.e. Lot 1, Block A, 8.583 Acres, 373,865 SF) located on Lot 6.
- I.6 Delineate and label the building setback lines adjacent to the Ridge Road.
- I.7 Are all easements shown on the preliminary plat?
- I.8 Please provide two (2) large copies and one PDF version for review by staff.
- I.9 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Regular meeting will be held on February 9, 2021 – Consent agenda
- 2) City Council meeting will be held on February 16, 2021 – Consent agenda

I.10 Although the plat will be on the consent agenda, 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	David Gonzales	02/04/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/03/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	02/04/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	David Gonzales	02/04/2021	N/A

No Comments



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-001

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) <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)

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- 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					
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	8.583	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:

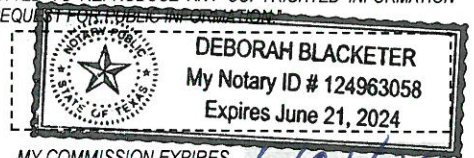
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.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

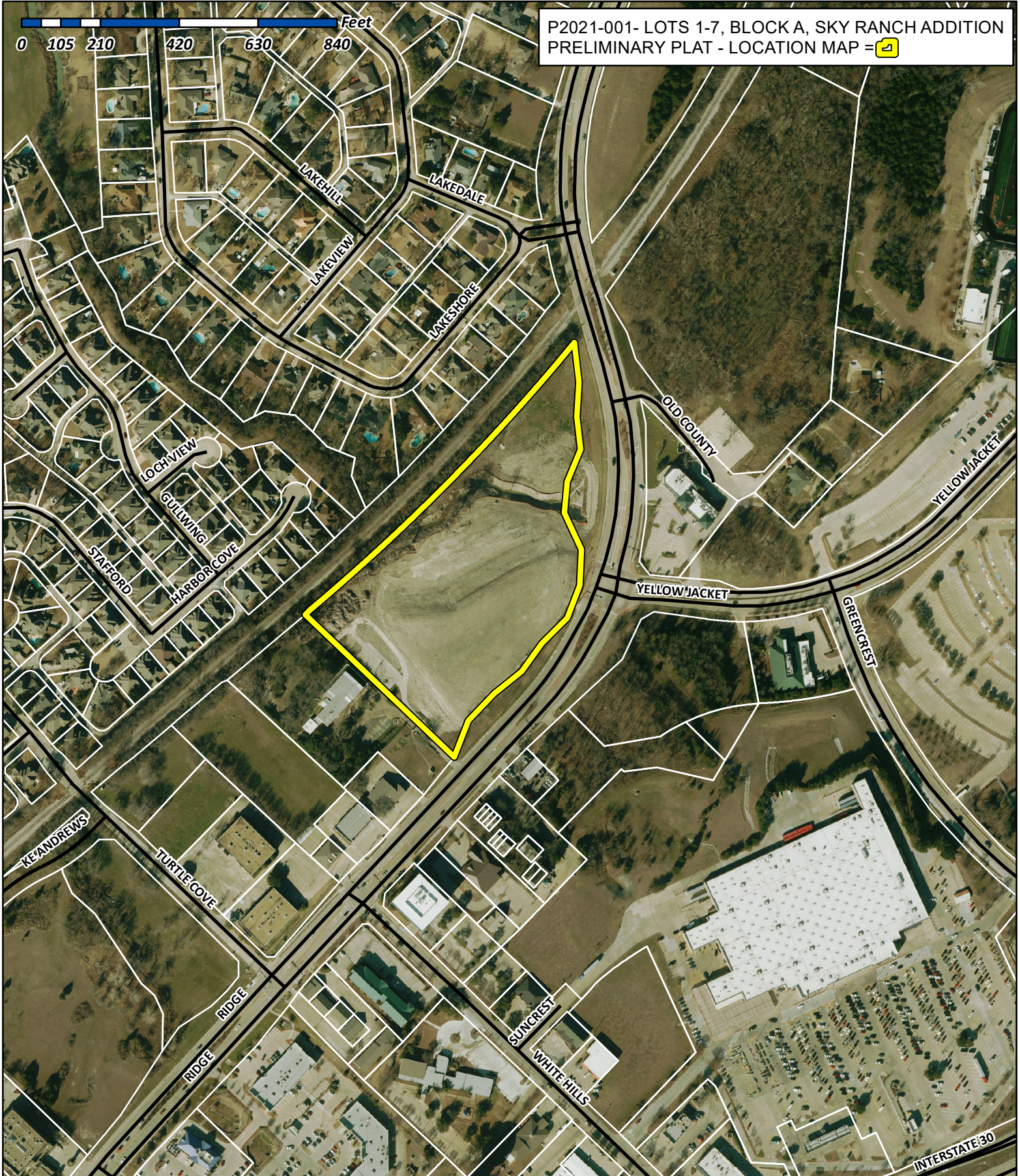
Deborah Blacketer



MY COMMISSION EXPIRES 6/21/24



P2021-001- LOTS 1-7, BLOCK A, SKY RANCH ADDITION  
PRELIMINARY PLAT - LOCATION MAP = 



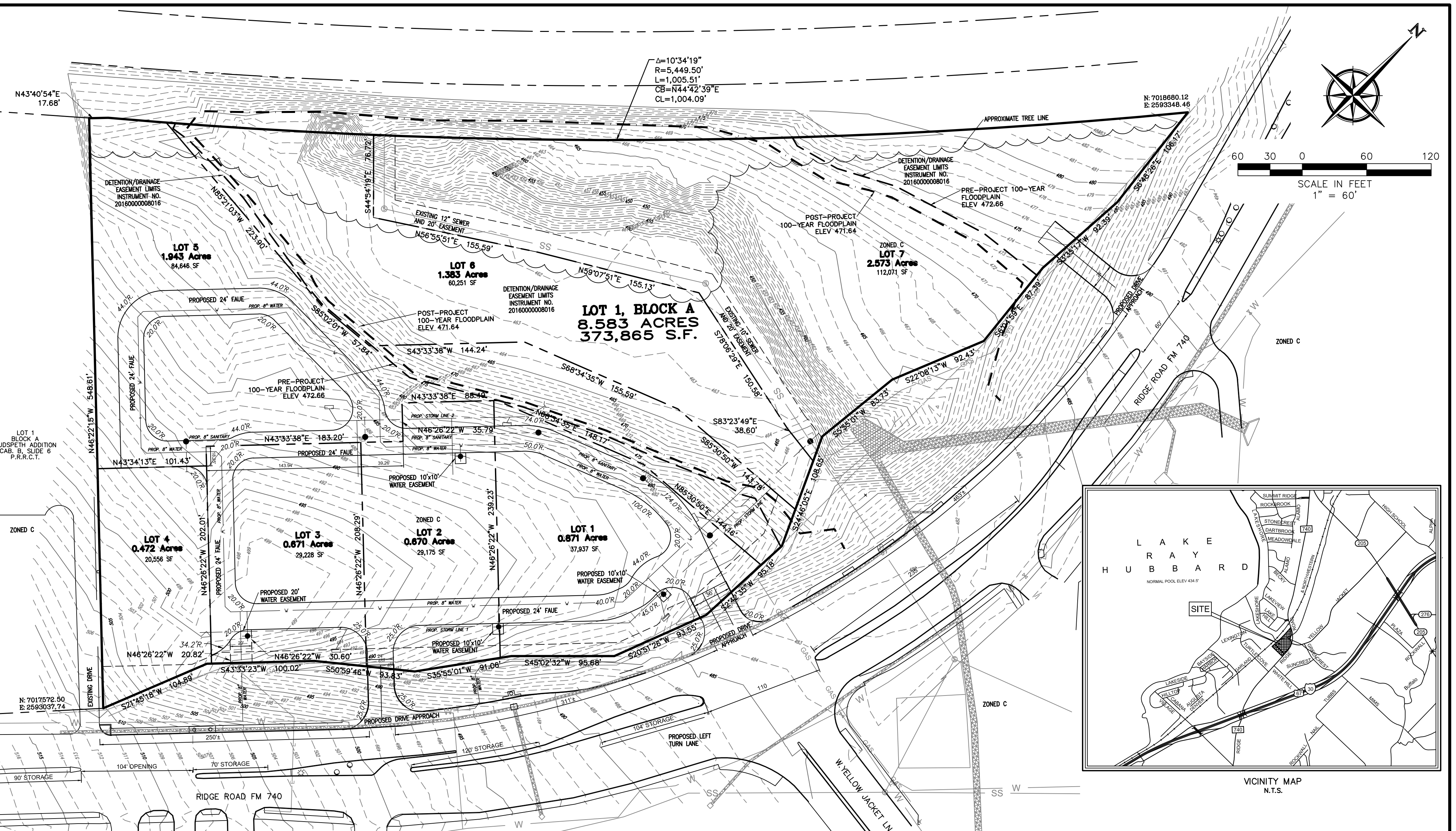
# City of Rockwall

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

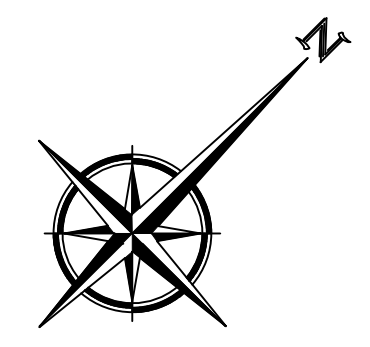
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



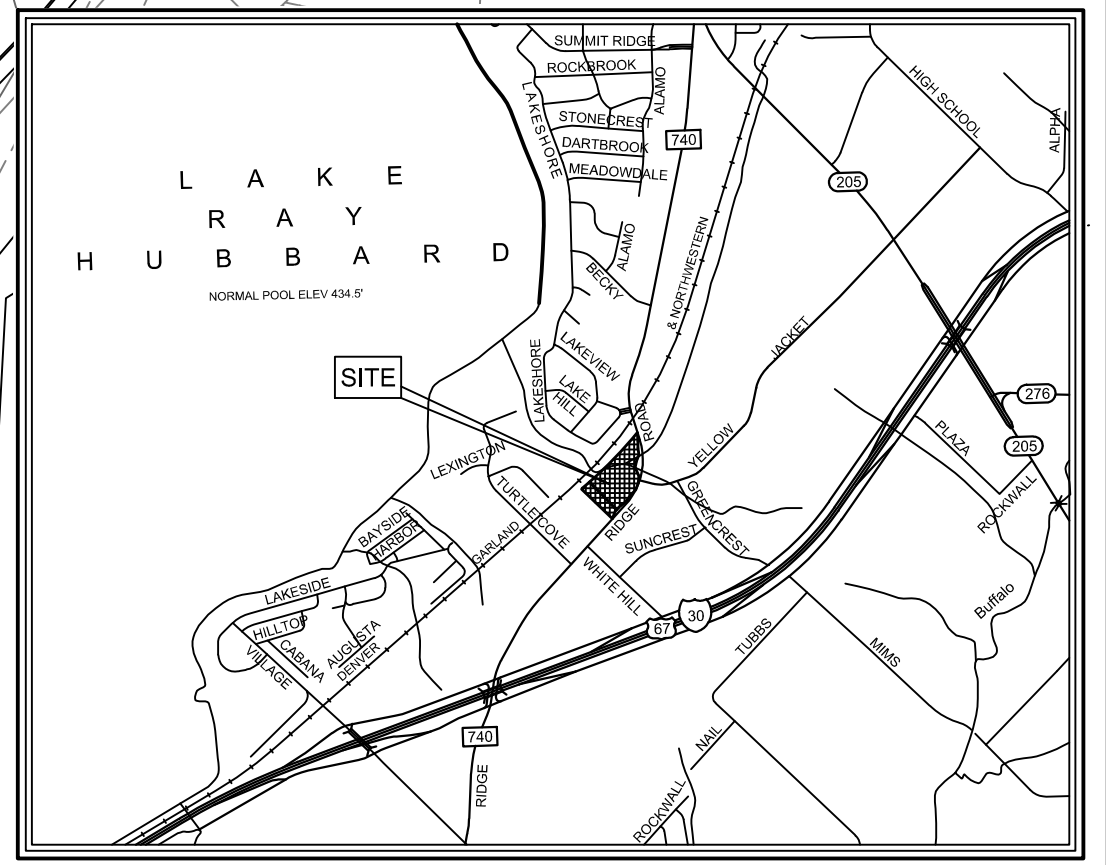
Z:\PROJECTS\03775A\05 CAD Files\06 Preliminary\3775A Prelim Plat 18x24.dwg-18x24 Plotted Feb 02, 2021 at 11:49am by Clayton Mulrey | Last Saved by: Clayton Mulrey



$\Delta=10'34'19''$   
 $R=5,449.50'$   
 $L=1,005.51'$   
 $CB=N44'42'39''E$   
 $CL=1,004.09'$



60 30 0 60 120  
SCALE IN FEET  
1" = 60'



VICINITY MAP  
N.T.S.

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.

LEGEND	
FAUE	FIRELANE, ACCESS & UTILITY EASEMENT
	EX FIRE HYDRANT ASSY
	EX SANITARY SEWER MH
	EX WATER VALVE
	PROP. MANHOLE
	PROP. FIRE HYDRANT

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

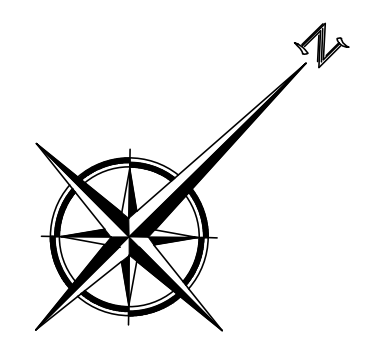
LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
3400 OXFORD DRIVE  
ROWLETT, TX 75088  
(213) 532-0636  
FAX (972) 412-4875

# PRELIMINARY PLAT SKY-RIDGE ADDITION

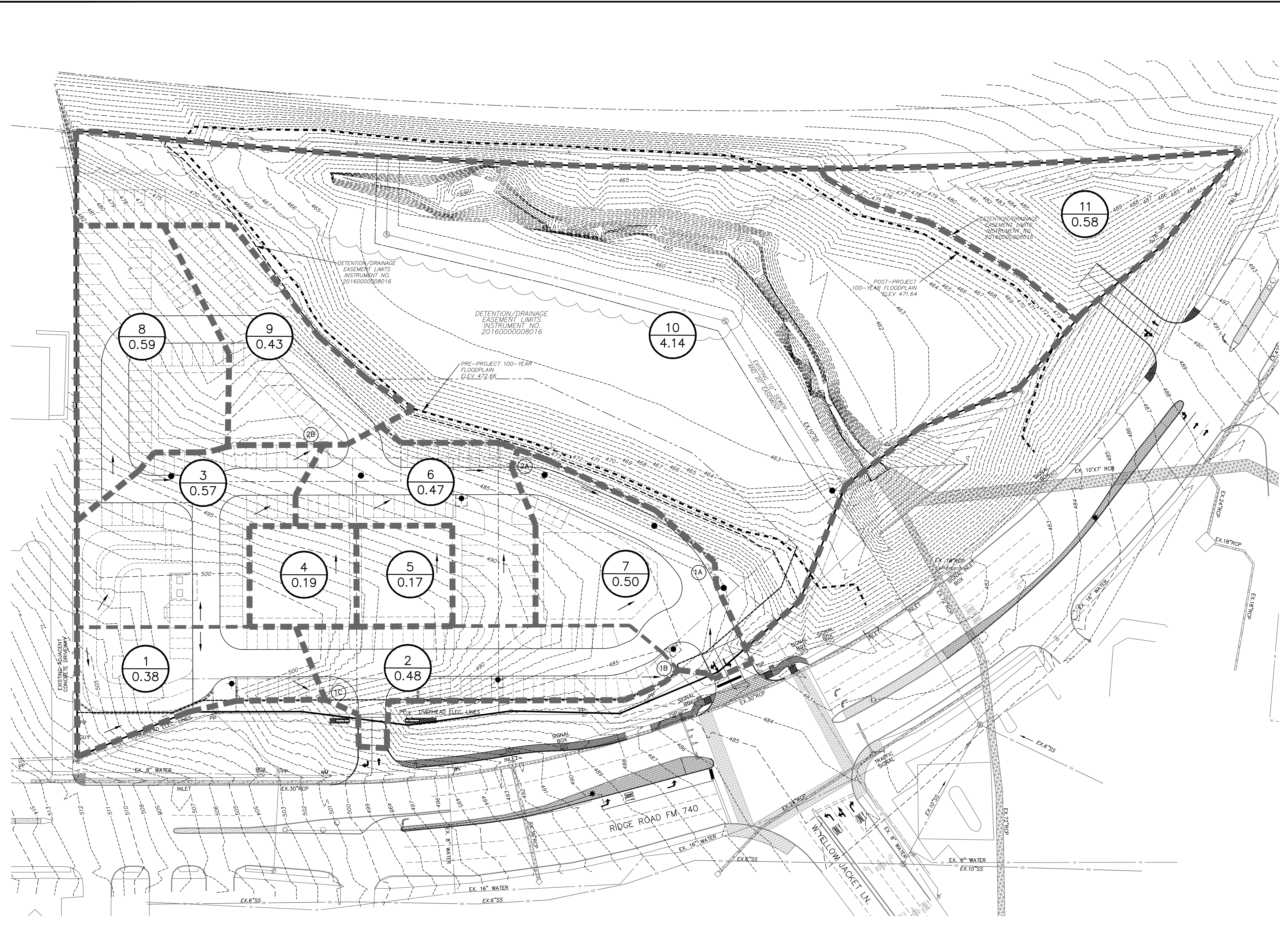
LOTS 1-7, BLOCK A  
8.583 ACRES

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 75098  
(972) 941-8400 FAX (972) 941-8401



SCALE IN FEET  
H: 1" = 40'



**LEGEND**

- 1  
0.36 — DRAINAGE AREA NUMBER  
DRAINAGE AREA SIZE (AC)
- DRAINAGE DIVIDE
- FLOW DIRECTION
- 5.50 --- EXISTING CONTOURS
- (A1) INLET NAME

**PROPOSED DRAINAGE CALCULATIONS**

AREA #	AREA (acres)	C	Tc	Q(100) (m <sup>3</sup> /hr)	Q(100) (cfs)	COMMENTS
1	0.36	0.90	10	9.80	3.35	TO STORM INLET 1C
2	0.48	0.90	10	9.80	4.23	TO STORM INLET 1B
3	0.57	0.90	10	9.80	5.03	TO STORM INLET 2B
4	0.19	0.90	10	9.80	1.68	SHEET FLOW
5	0.17	0.90	10	9.80	1.50	SHEET FLOW
6	0.47	0.90	10	9.80	4.15	TO STORM INLET 2A
7	0.50	0.90	10	9.80	4.41	TO STORM INLET 1A
8	0.59	0.90	10	9.80	5.20	SHEET FLOW
9	0.43	0.90	10	9.80	3.79	SHEET FLOW
10	4.14	0.90	10	9.80	36.51	SHEET FLOW
11	0.58	0.90	10	9.80	5.12	SHEET FLOW

100 YEAR FLOOD ELEVATION PER THE STUDY BY DAVID MCLENDON, P.E. THE STUDY INCORPORATES DETENTION FOR THE DEVELOPABLE PORTION OF THIS PROPERTY AT FULLY DEVELOPED CONDITIONS.

Z:\PROJECTS\03775A\05 CAD Files\08 Preliminary\03775A DAM.dwg-DAM Plotted Feb 02, 2021 at 11:45am by Clayton Mulvey | Last Saved by: Clayton Mulvey

**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.**  
CONSTRUCTION / 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

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.

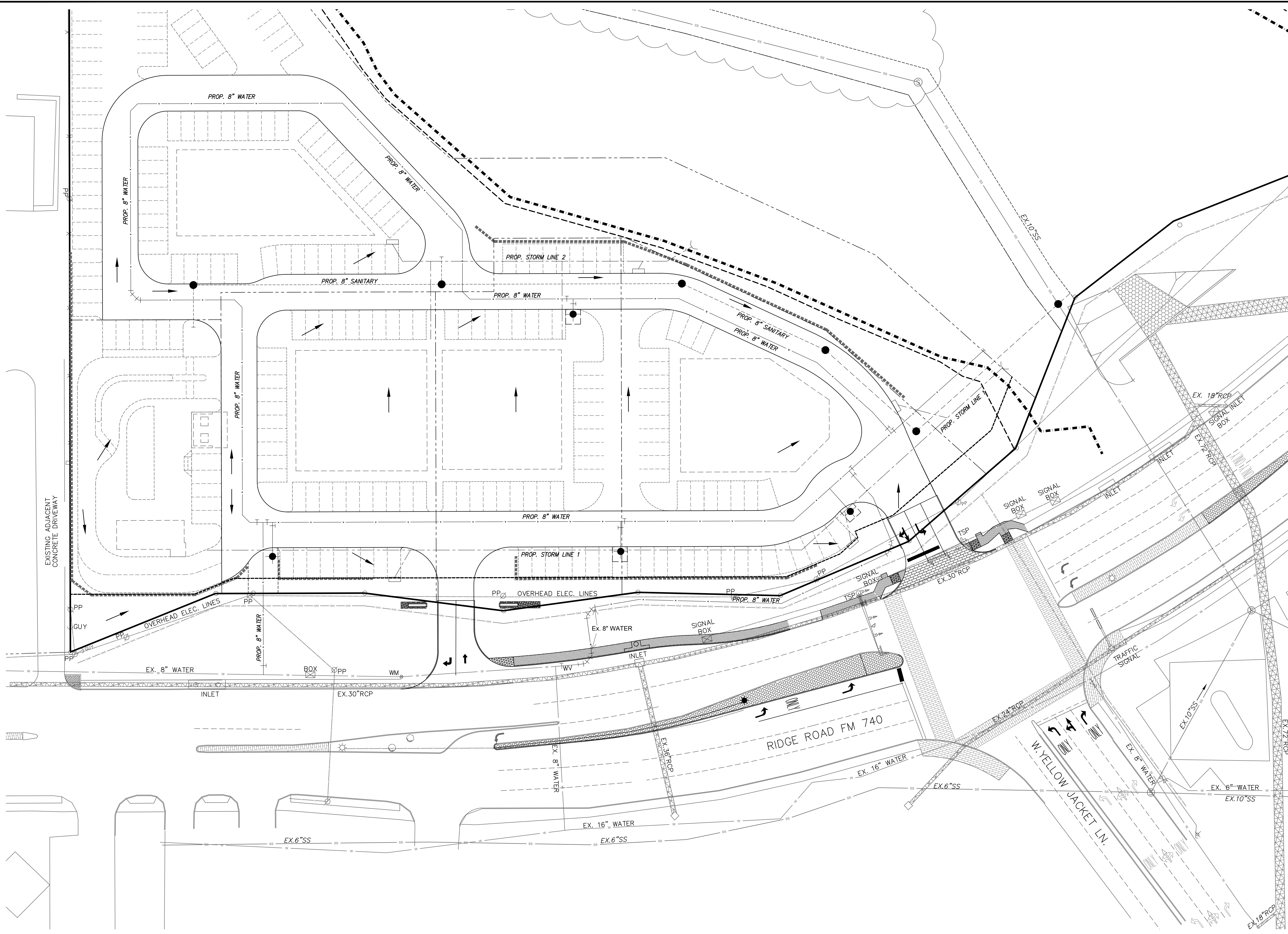
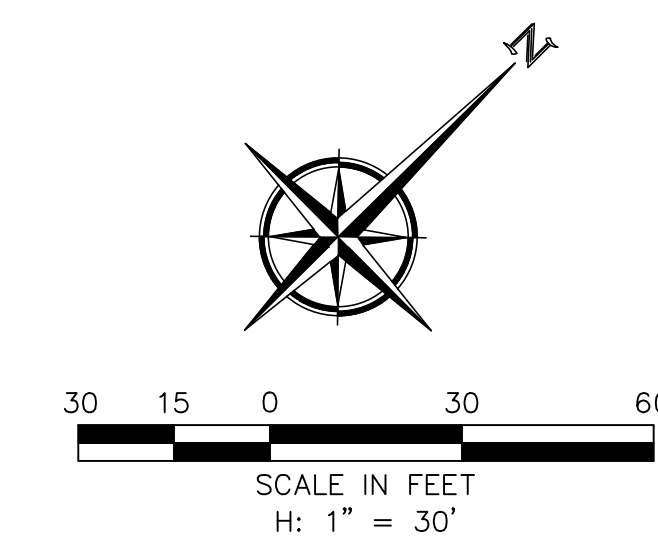
DRAWN: ECDLP DATE: February 2, 2021  
CHECKED: TW DATE: February 2, 2021  
PROJECT NO.: 03775A  
DWG FILE NAME: 03775A DAM.DWG

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



**PRELIMINARY DRAINAGE AREA MAP**  
SKY-RIDGE ADDITION  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS





Z:\PROJECTS\03775A\05 CAD Files\08 Prelim\03775A PRELIM UTIL.dwg - PRELIM UTIL, Plotted Feb. 02, 2021, at 11:41am by Clayton Mulrey

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.  
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 CONTRACTOR SHALL CONTACT UTILITY COMPANIES 48 HOURS IN  
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**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: February 2, 2021
CHECKED: TW	DATE: February 2, 2021
PROJECT NO.: 03775A	
DWG FILE NAME: 03775A PRELIM UTIL.DWG	

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

01/13/21

**PRELIMINARY UTILITY PLAN**  
 SKY-RIDGE ADDITION  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

**3**  
 SHEET



# CITY OF ROCKWALL

## CITY COUNCIL 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:** March 1, 2021  
**APPLICANT:** Bill Thomas; *Engineering Concepts and Design, LP*  
**CASE NUMBER:** P2021-001; *Preliminary Plat for Lots 1-7, Block A, Sky Ridge Addition*

---

### SUMMARY

Discuss and consider a request by Bill Thomas of Engineering Concepts and Design, LP on behalf of Joshua Swiercinsky of 7.1 Ridge, LLC for the approval of a Preliminary Plat for Lots 1-7, Block A, Sky Ridge Addition being a 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, and take any action necessary.

### PLAT INFORMATION

- ☑ The purpose of the applicant's request is to preliminary plat an 8.583-acre parcel of land [*i.e. Lot 1, Block A, Sky Ridge Addition*] into seven (7) lots [*i.e. Lots 1-7, Block A, Sky Ridge Addition*] for the purpose of laying out the proposed subdivision of land and the necessary easements (*i.e. firelane, public access, utility, and drainage*) for the future development of the site. In addition to the preliminary plat, the applicant has also submitted preliminary drainage and utility plans showing how the development can be adequately served. The site is located at the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and is zoned Commercial (C) District. It should be noted that the subject property had previously received approval of a preliminary plat [*i.e. Case No. P2017-003*] by the City Council on January 5, 2015; however, this preliminary plat expired after one (1) year of inactivity in 2016.
- ☑ On January 26, 2021, the Planning and Zoning Commission approved a variance to the minimum 20-foot landscape buffer requirement [*i.e. Case No. MIS2021-001*] stipulated by Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) to allow a variable width landscape buffer ranging between five (5) feet and 22-feet along the front of the subject property adjacent to Ridge Road. As a compensatory measure, the approval included the provision of 58, four (4) inch caliper canopy trees and 51, four (4) foot tall accent, which are to be planted within the landscape buffer.
- ☑ On January 20, 2015, the City Council approved an *Alternative Treescape Plan* [*i.e. Case No. MIS2014-018*], allowing the removal of 1,532-caliper inches of tree in exchange for a lump sum payment into the City's *Tree Fund* in the amount of \$111, 262.00. On February 20, 2017, the City Council approved a preliminary plat for the subject property; however, the preliminary plat expired after one (1) year of inactivity.
- ☑ The purpose of the preliminary plat is to provide sufficient information to evaluate and review the general design of the development ensuring compliance with the Commercial (C) District, the OURHometown Vision 2040 Comprehensive Plan, the Unified Development Code (UDC), the Master Thoroughfare Plan, and the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. The proposed preliminary plat appears to meet the intent of these requirements.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

### **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the preliminary plat for *Lots 1-7, Block A, Sky Ridge Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,
- (2) Any construction resulting from the approval of this plat 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 9, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the preliminary plat with the conditions of approval by a vote of 5-0, with Commissioners Moeller and Welch absent.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-001

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:

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- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
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### OTHER APPLICATION FEES:

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

### NOTES:

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## 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	8.583	LOTS [CURRENT]	1	LOTS [PROPOSED]	7

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<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:

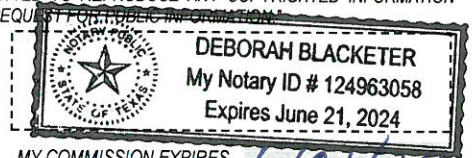
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.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

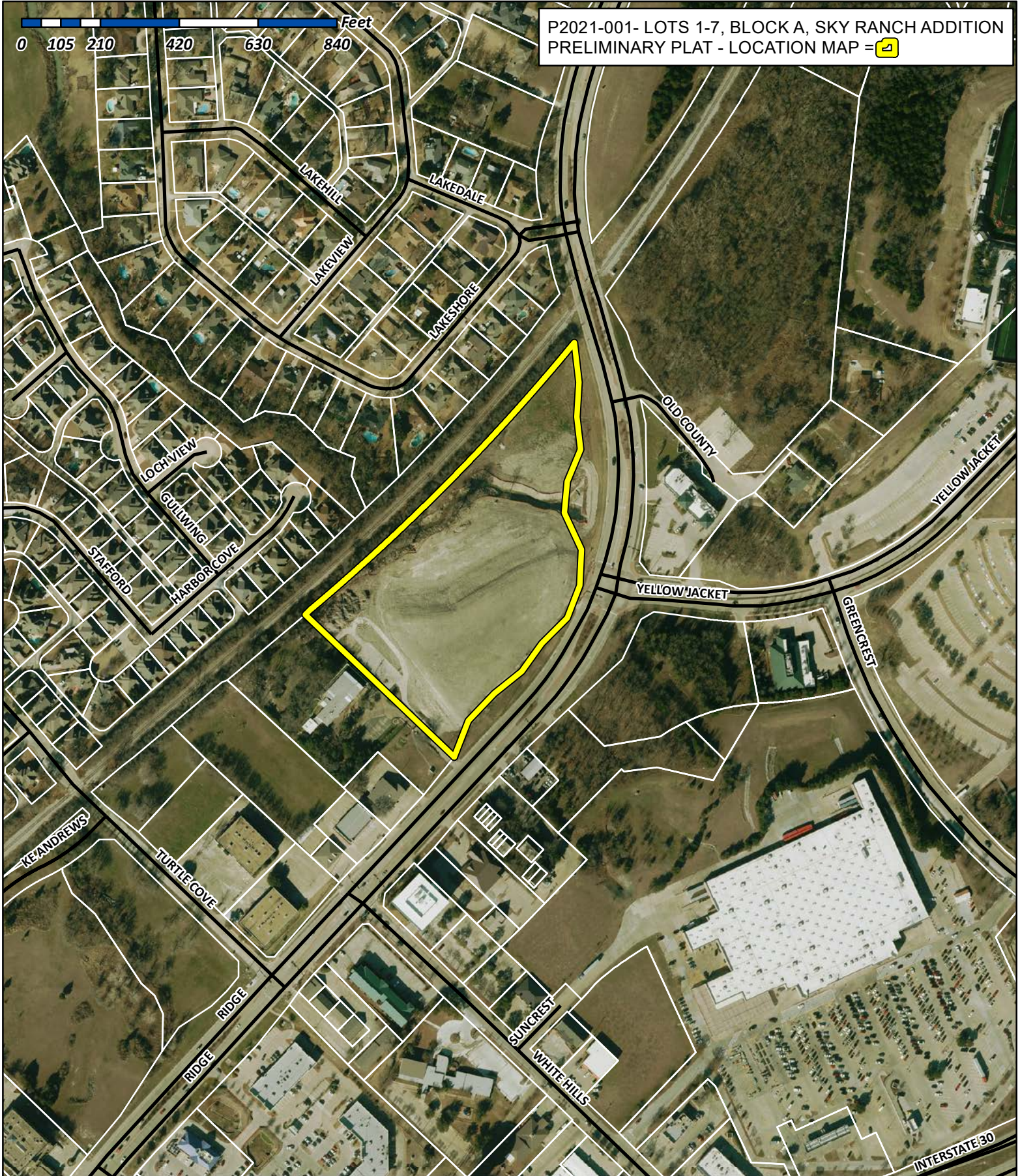
Deborah Blacketer



MY COMMISSION EXPIRES 6/21/24



P2021-001- LOTS 1-7, BLOCK A, SKY RANCH ADDITION  
PRELIMINARY PLAT - LOCATION MAP =



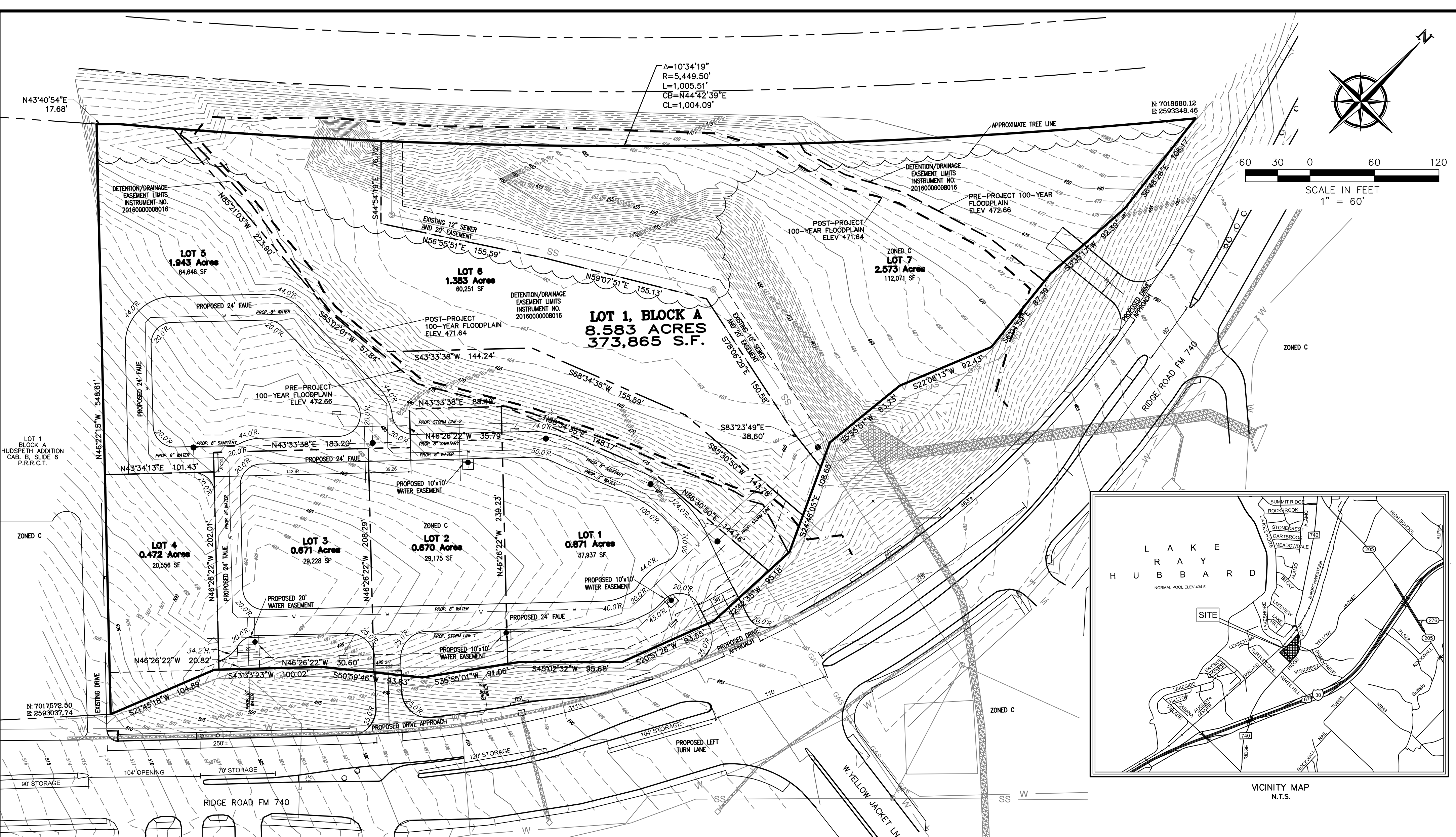
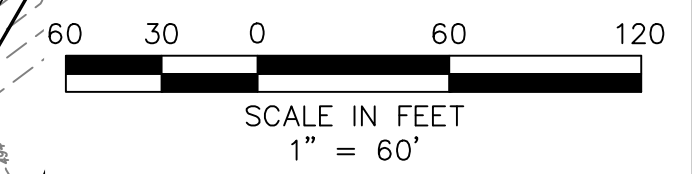
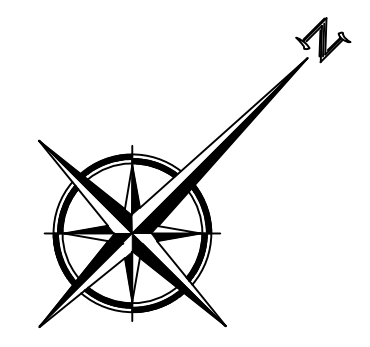
# City of Rockwall

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

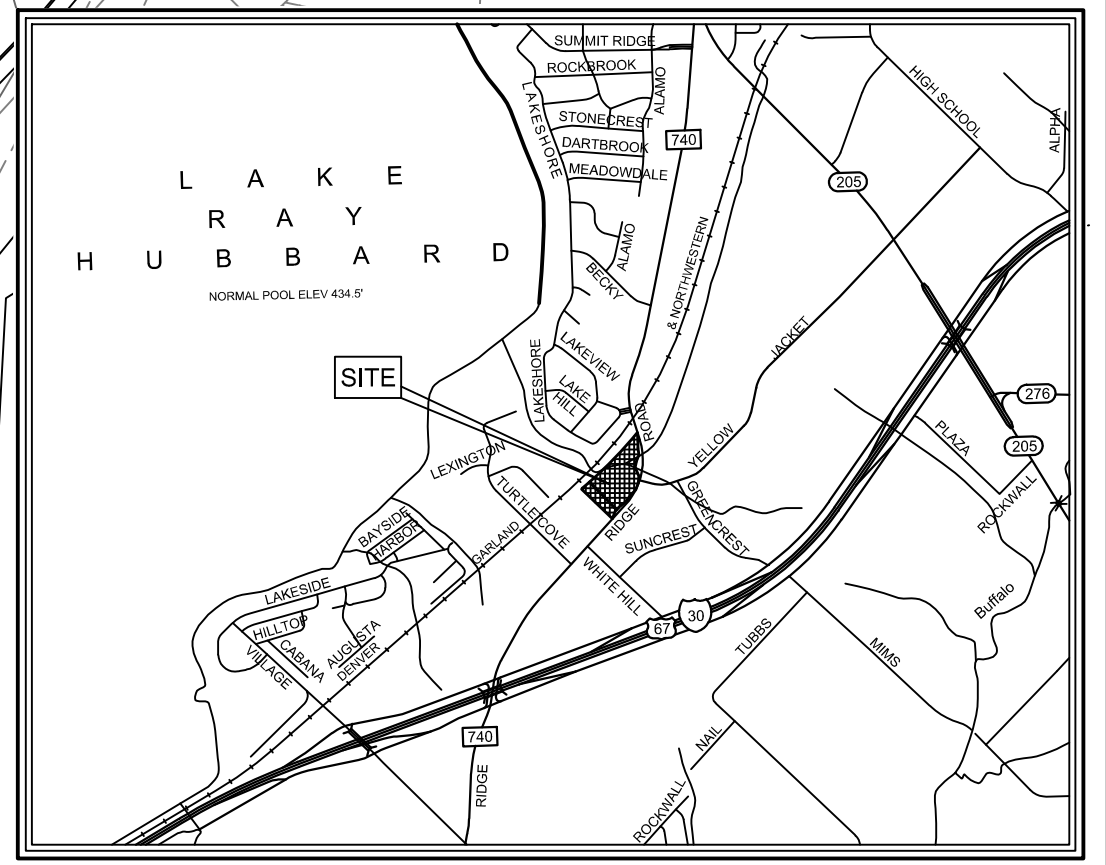
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Z:\PROJECTS\03775A\05 CAD Files\06 Preliminary\3775A Prelim Plat 18x24.dwg - 18x24 Plotted Feb 02, 2021 at 11:49am by Clayton Mulrey | Last Saved by: Clayton Mulrey



$\Delta=10'34'19''$   
 $R=5,449.50'$   
 $L=1,005.51'$   
 $CB=N44'42'39''E$   
 $CL=1,004.09'$



VICINITY MAP  
N.T.S.

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.

LEGEND	
	FIRELANE, ACCESS & UTILITY EASEMENT
	EX FIRE HYDRANT ASSY
	EX SANITARY SEWER MH
	EX WATER VALVE
	PROP. MANHOLE
	PROP. FIRE HYDRANT

**RECOMMENDED FOR PRELIMINARY APPROVAL**

Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

**APPROVED FOR SUBMITTAL OF FINAL PLAT**

Mayor, City of Rockwall \_\_\_\_\_ City Secretary \_\_\_\_\_ City Engineer \_\_\_\_\_

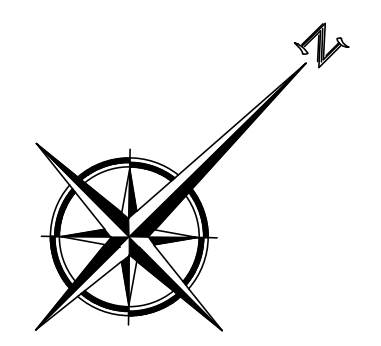
OWNER/DEVELOPER  
**7.1 RIDGE LLC**  
 106 E. RUSK ST., STE. 200  
 ROCKWALL, TX 75087  
 972-771-7577

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

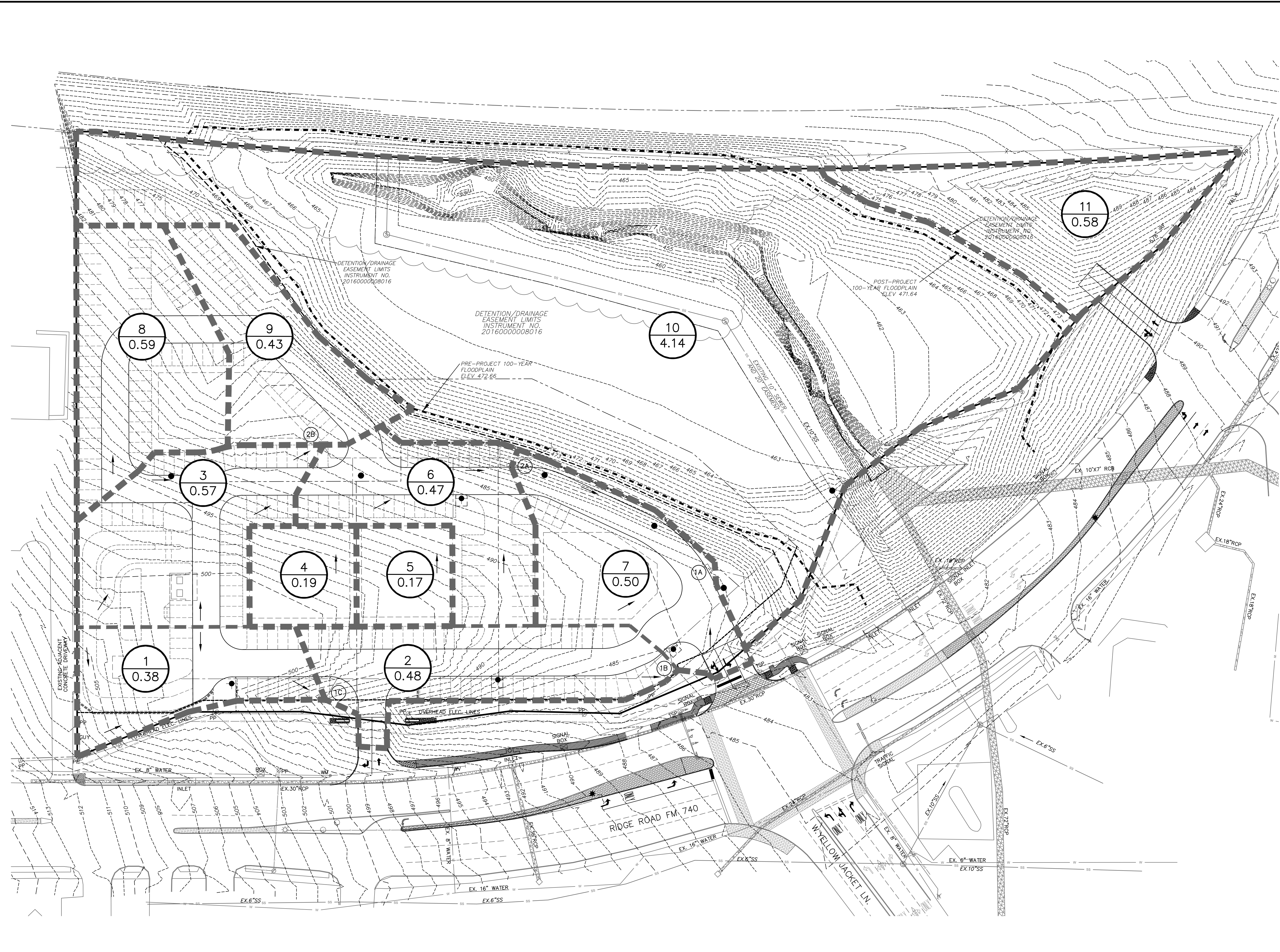
**PRELIMINARY PLAT**  
**SKY-RIDGE ADDITION**  
 LOTS 1-7, BLOCK A  
 8.583 ACRES

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 75098  
 (972) 941-8400 FAX (972) 941-8401



SCALE IN FEET  
H: 1" = 40'



**LEGEND**

- 1  
0.36 — DRAINAGE AREA NUMBER  
DRAINAGE AREA SIZE (AC)
- DRAINAGE DIVIDE
- FLOW DIRECTION
- 5.50 --- EXISTING CONTOURS
- (A1) INLET NAME

**PROPOSED DRAINAGE CALCULATIONS**

AREA #	AREA (acres)	C	Tc	Q(100) (m <sup>3</sup> /hr)	Q(100) (cfs)	COMMENTS
1	0.38	0.90	10	9.80	3.35	TO STORM INLET 1C
2	0.48	0.90	10	9.80	4.23	TO STORM INLET 1B
3	0.57	0.90	10	9.80	5.03	TO STORM INLET 2B
4	0.19	0.90	10	9.80	1.68	SHEET FLOW
5	0.17	0.90	10	9.80	1.50	SHEET FLOW
6	0.47	0.90	10	9.80	4.15	TO STORM INLET 2A
7	0.50	0.90	10	9.80	4.41	TO STORM INLET 1A
8	0.59	0.90	10	9.80	5.20	SHEET FLOW
9	0.43	0.90	10	9.80	3.79	SHEET FLOW
10	4.14	0.90	10	9.80	36.51	SHEET FLOW
11	0.58	0.90	10	9.80	5.12	SHEET FLOW

100 YEAR FLOOD ELEVATION PER THE STUDY BY DAVID MCLENDON, P.E. THE STUDY INCORPORATES DETENTION FOR THE DEVELOPABLE PORTION OF THIS PROPERTY AT FULLY DEVELOPED CONDITIONS.

Z:\PROJECTS\03775A\05 CAD Files\08 Preliminary\03775A DAM.dwg-DAM Plotted Feb 02, 2021 at 11:45am by Clayton Mulvey | Last Saved by: Clayton Mulvey

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  
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.

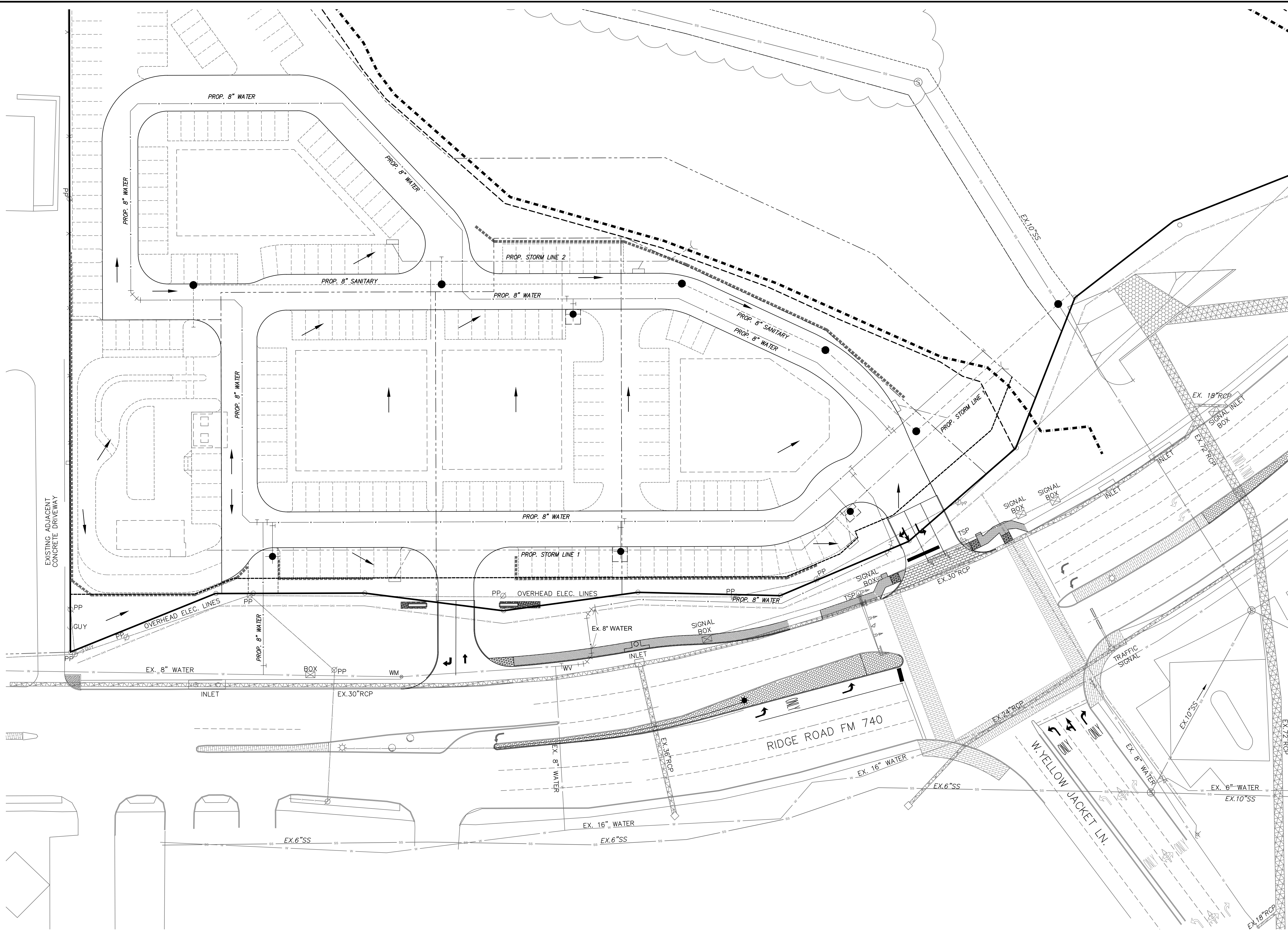
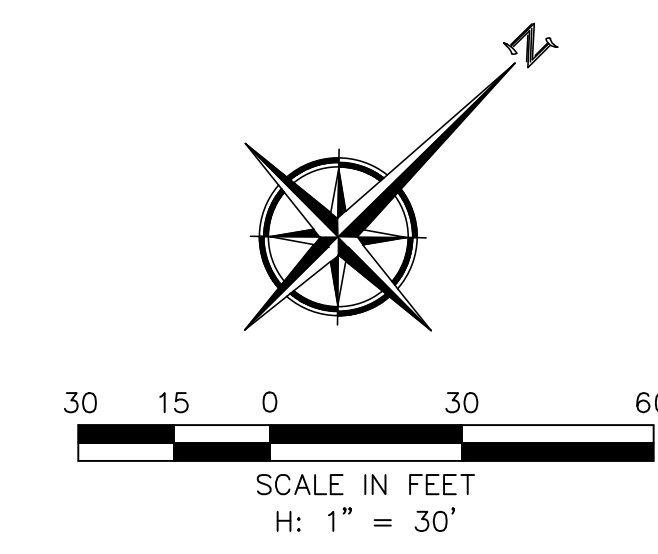
**ENGINEERINGCONCEPTS & DESIGN, L.P.**  
ENGINEERING / PROJECT MANAGEMENT /  
CONSTRUCTION SERVICES - FIRM REG. #F-001145  
201 WINDCO CIR, STE 200, WYLIE, TX 75098  
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

DRAWN: ECDLP	DATE: February 2, 2021
CHECKED: TW	DATE: February 2, 2021
PROJECT NO.: 03775A	
DWG FILE NAME: 03775A DAM.DWG	

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



**PRELIMINARY DRAINAGE AREA MAP**  
SKY-RIDGE ADDITION  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS



Z:\PROJECTS\03775A\05 CAD Files\08 Prelim\03775A PRELIM UTL.dwg - PRELIM UTL, Plotted Feb. 02, 2021, at 11:41am by Clayton Mulrey

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  
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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: February 2, 2021
CHECKED: TW	DATE: February 2, 2021
PROJECT NO.: 03775A	
DWG FILE NAME: 03775A PRELIM UTL.DWG	

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 THE PURPOSE OF INTERIM REVIEW AND  
 BIDDING ONLY.

01/13/21

**PRELIMINARY UTILITY PLAN**  
 SKY-RIDGE ADDITION  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

3

SHEET





March 15, 2021

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

COPY: Joshua Swiercinsky  
7.1 Ridge, LLC  
106 E. Rusk Street  
Rockwall, TX 75087

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

SUBJECT: P2021-001; *Preliminary Plat for Lots 1-7, Block A, Sky Ridge Addition*

Mr. Thomas:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on March 1, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Planning Staff Comments

- M - For reference, include the case number (P2021-001) in the lower right-hand corner of all pages of all revised plan submittals.
- I - The preliminary plat shall conform to all standards and requirements of Chapter 38, of the Municipal Code of Ordinances, Scenic Overlay (SOV) District, the Unified Development Code (UDC), staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.
- I - Use a lighter gray scale for the label (*i.e. Lot 1, Block A, 8.583 Acres, 373,865 SF*) located on Lot 6.
- I - Delineate and label the building setback lines adjacent to the Ridge Road.
- I - Are all easements shown on the preliminary plat?

Engineering Staff Comments

- M - Must label all fire lane/drive isle radii.
- M - Must show easements for public lines. Minimum easement width is 20' and all lines must have 10' of spacing from other parallel lines.
- M - Fire hydrant cannot be directly over the storm lines.
- I - Drainage plan and calculations were not reviewed.

Staff Recommendations

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) and Rockwall County shall be addressed prior to submittal of civil engineering plans; and,

- (2) Any construction resulting from the approval of this plat 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

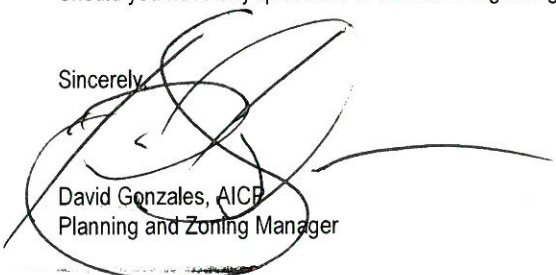
On February 9, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the preliminary plat with the conditions of approval by a vote of 5-0, with Commissioners Moeller and Welch absent.

City Council

On March 1, 2021, the City Council approved a motion to approve the preliminary plat with the conditions of approval by a vote of 7-0.

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

Sincerely,



David Gonzales, AICP  
Planning and Zoning Manager

## Gonzales, David

---

**From:** Mike Swiercinsky <mike@skyrei.com>  
**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  
**Attachments:** Packet [P&Z] (01.26.2021).pdf; Packet [WS] (01.26.2021).pdf

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](mailto: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](http://Skyrei.com)

---

**From:** Josh Swiercinsky  
**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](mailto:Joshua@SkyREI.com)  
Ph: 972-771-7577  
Cell: 214-542-2373  
Fax: 972-924-0107

**From:** Gonzales, David  
**Sent:** Friday, January 22, 2021 4:32 PM  
**To:** Bill Thomas (bill@ecdip.com)  
**Cc:** Josh Swiercinsky  
**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  
PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6488 OFFICE  
[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

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## Gonzales, David

---

**From:** Gonzales, David  
**Sent:** Friday, February 5, 2021 5:06 PM  
**To:** Bill Thomas (bill@ecdip.com)  
**Cc:** 'Josh Swiercinsky'  
**Subject:** P&Z Meeting Next Week  
**Attachments:** Packet [P&Z] (02.09.2021).pdf

Bill,

Please find attached staff's report regarding your request. The Planning Commission will be meeting next week on Tuesday, February 9, 2021. The meeting is scheduled to begin at 6:00 p.m. in the City's Council Chambers. Although the request will be on the Consent Agenda, please be sure that you and/or your representative(s) attend the meeting to answer any questions the Commission may have regarding your request; however, this is not a requirement.

As a note, the plat will be on the Consent Agenda for City Council on February 16, 2021.

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](mailto:DGONZALES@ROCKWALL.COM)

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

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## 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](mailto:DGONZALES@ROCKWALL.COM)

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

---

## Gonzales, David

---

**From:** Bill Thomas <bill@ecdip.com>  
**Sent:** Friday, January 22, 2021 11:50 AM  
**To:** Gonzales, David  
**Subject:** RE: Sky Ridge Addition  
**Attachments:** 2 PRELIMINARY DRAINAGE AREA MAP.pdf; 3 PRELIMINARY UTILITY PLAN.pdf

David,

My apologies, I have been sidelined with COVID and COVID related issues since before Christmas, working from home, trying to keep up. My staff has been limited and my internet has sucked...

But I am clear of the virus now and trying to catch up and keep up.

I am waiting on a response from the Swiercinskys on the landscape issue to send back the updated drawing for that. Here are the drainage and utility plans.

Bill

---

**From:** Gonzales, David  
**Sent:** Wednesday, January 20, 2021 6:14 PM  
**To:** Bill Thomas (bill@ecdip.com)  
**Subject:** Sky Ridge Addition

Bill,

Please forward a PDF version of the Preliminary Drainage and Utility Plan(s).

Thank you,



**DAVID GONZALES, AICP**

PLANNING & ZONING MANAGER  
PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6488 OFFICE  
[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

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## Gonzales, David

---

**From:** Bill Thomas <bill@ecdip.com>  
**Sent:** Tuesday, February 2, 2021 12:18 PM  
**To:** Gonzales, David  
**Cc:** 'Josh Swiercinsky'  
**Subject:** Sky Ridge Preliminary Plat  
**Attachments:** 2 PRELIMINARY DRAINAGE AREA MAP.pdf; 3775A Prelim Plat 18x24.pdf; 3 PRELIMINARY UTILITY PLAN.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

David, Corrected drawings per comments.

Thanks,

*Bill Thomas*

**Director of Commercial Development  
Engineering Concepts and Design, L.P.**  
201 Windco Circle, Ste. 200  
Wylie, Texas 75098

972-941-8403 Direct  
972-941-8401 fax  
214-282-8080 Mobile  
[bill@ecdip.com](mailto:bill@ecdip.com)

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