



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. _____

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
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- PLAT REINSTATEMENT REQUEST (\$100.00)

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OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 106 E Rusk St, Suite 200, Rockwall, TX 75087

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE _____

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER Michael Smerensky
 CONTACT PERSON Lexie Tanner
 ADDRESS _____
 CITY, STATE & ZIP _____
 PHONE _____
 E-MAIL _____

APPLICANT Lexie Tanner
 CONTACT PERSON Lexie Tanner
 ADDRESS _____
 CITY, STATE & ZIP _____
 PHONE _____
 E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

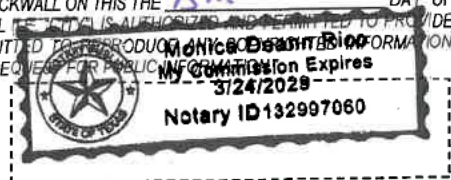
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Smerensky [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF APRIL 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE 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 15th DAY OF APRIL, 2026

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Michelle D. Davis



MY COMMISSION EXPIRES 03/24/2029

We would like to take the opportunity to repaint the building at 106 E Rusk in Rockwall, TX in order to refresh and improve the exterior appearance.

We respectfully request consideration of a minor waiver/approval for the following proposed exterior paint colors:

- **Building Body:** Sherwin Williams Alabaster
- **Trim:** Sherwin Williams Iron Ore
- **Upper Outer Window Trim (3) / Select Upper Architectural Details:** SW Natural Choice or
SW Oyster White or
SW Incredible White

These colors were selected carefully to maintain the architectural integrity and character of the building while providing an updated, clean appearance. Sherwin Williams Alabaster is a warm off-white rather than a stark bright white, and Sherwin Williams Iron Ore is a soft charcoal tone rather than a true black. Our intention is to create a tasteful, timeless exterior palette that remains complementary to the surrounding downtown aesthetic.

Given that the repainting is being completed in conjunction with necessary repair work, we believe this presents a great opportunity to improve the building's appearance and contribute positively to the overall character of the area.

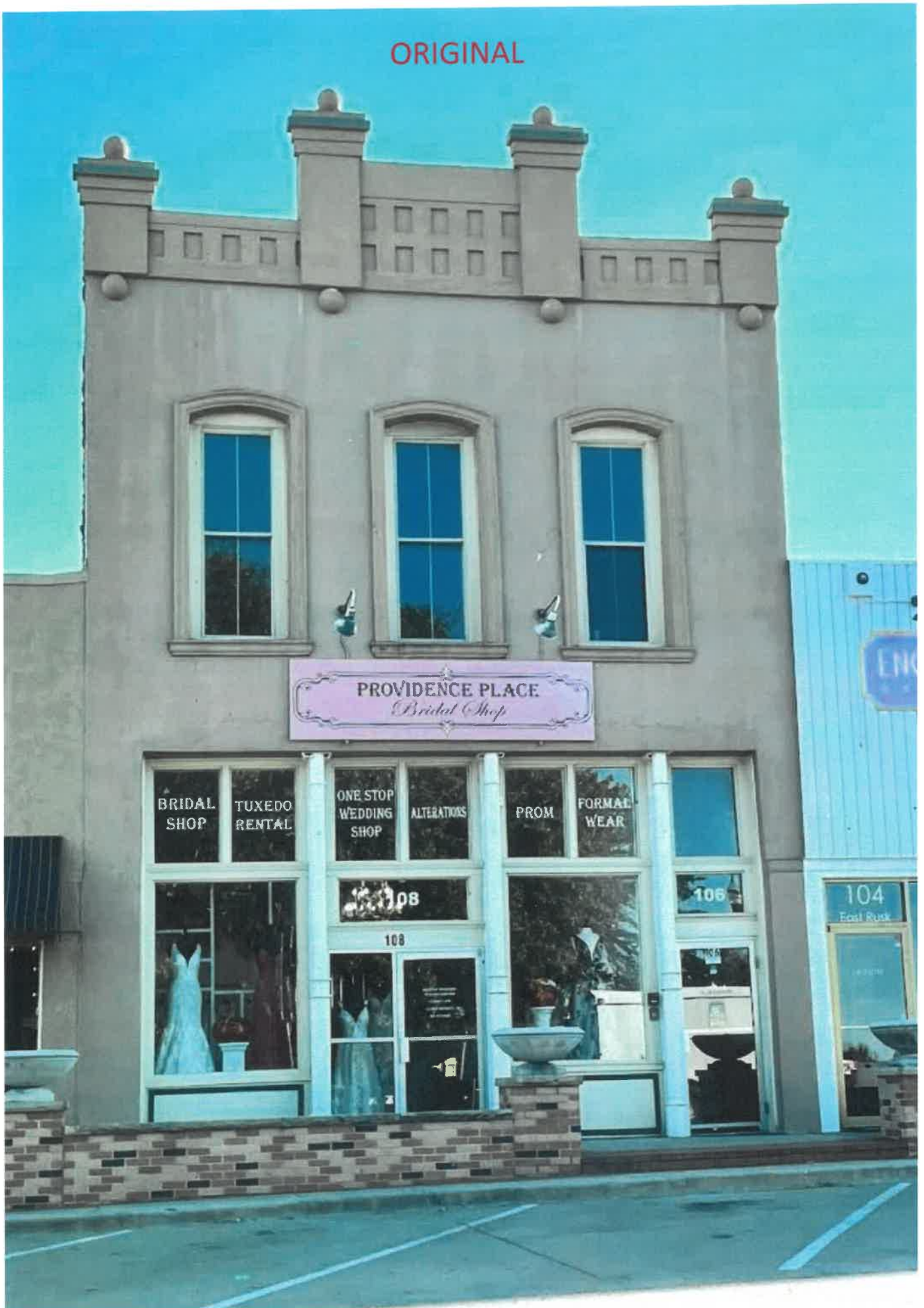
We appreciate your consideration of this request. Thank you for your time and assistance.

Thank you,

Lexie Tanner

Sky Interests

ORIGINAL



RENDERING





DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. _____

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SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE _____

LOTS [CURRENT] _____

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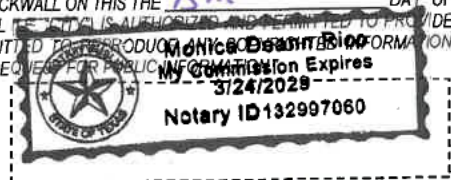
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____



MY COMMISSION EXPIRES 03/24/2029



MIS2026-005: Minor Waiver to the Downtown District Requirements for 106 E. Rusk Street



Case Location Map =



City of Rockwall

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

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



We would like to take the opportunity to repaint the building at 106 E Rusk in Rockwall, TX in order to refresh and improve the exterior appearance.

We respectfully request consideration of a minor waiver/approval for the following proposed exterior paint colors:

- **Building Body:** Sherwin Williams Alabaster
- **Trim:** Sherwin Williams Iron Ore
- **Upper Outer Window Trim (3) / Select Upper Architectural Details:** SW Natural Choice or
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Given that the repainting is being completed in conjunction with necessary repair work, we believe this presents a great opportunity to improve the building's appearance and contribute positively to the overall character of the area.

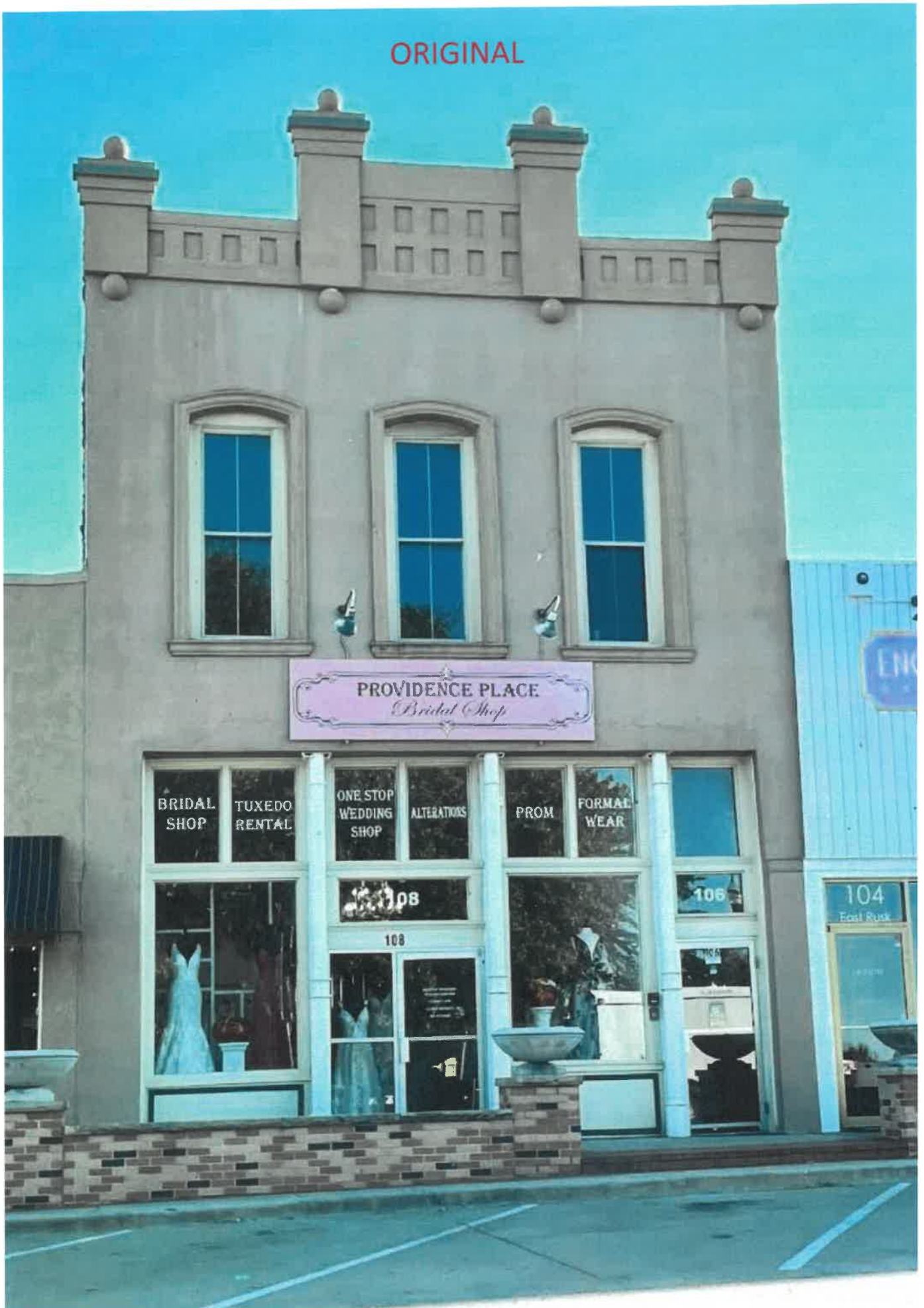
We appreciate your consideration of this request. Thank you for your time and assistance.

Thank you,

Lexie Tanner

Sky Interests

ORIGINAL



RENDERING





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: Bethany Ross, *Senior Planner*
DATE: April 28, 2026
SUBJECT: MIS2026-005; *Minor Waiver for 106 E. Rusk Street*

On April 17, 2026, the applicant -- *Lexie Tanner of Sky Interests* -- submitted an application requesting approval of a *Minor Waiver* to the requirements of the Downtown (DT) District for the purpose of repainting an existing *General Retail Store* (i.e. *Providence Place*). According to Subsection 04.07(D)(2)(d), *Downtown (DT) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he dominant color of all buildings (including above grade parking structures) shall be muted shades of warm gray, red, green, beige and/or brown. Black, gold and stark white shall not be used except as an accent color. There are no restrictions on accent colors which comprise less than one (1) percent of the building face, except that florescent colors are prohibited." Based on the applicant's letter and submitted exhibits, the proposed repainting includes a primary façade color of Sherwin-Williams "Alabaster" (white), with Sherwin-Williams "Natural Choice" (off-white) applied to upper window trim and select architectural details, and Sherwin-Williams "Iron Ore" (black) is proposed for building trim. In this case, the proposed dominate color is not a "...muted shade of warm gray, red, green, beige and/or brown ..." and the use of black would exceed the one (1) percent limitation for accent colors established by the Unified Development Code (UDC). This requires a minor waiver to the color requirements of the Downtown (DT) District standards. Staff should note that other properties within the Downtown (DT) District have been painted in black and/or stark white; however, many of these improvements were completed without seeking approval from the Planning and Zoning Commission. With all that being said, a minor waiver is a discretionary decision for the Planning and Zoning Commission. Should the Commission have any questions, staff will be available at the April 28, 2026 meeting.

PROJECT COMMENTS



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

DATE: 4/23/2026

PROJECT NUMBER: MIS2026-005
PROJECT NAME: Minor Waiver to the Downtown District Requirements
SITE ADDRESS/LOCATIONS: 106 E. Rusk

CASE CAPTION: Discuss and consider a request by Lexie Tanner on behalf of Michael Swiercinsky for the approval of a Miscellaneous Case for a Minor Waiver to the Downtown (DT) District requirements on a 0.057-acre parcel of land identified as a portion of Lot 3, Block M, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 106 E. Rusk Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/23/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/23/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/20/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/20/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/20/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	04/23/2026	Approved w/ Comments

04/23/2026: MIS2026-005; Minor Waiver for 106 E. Rusk Street

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 Minor Waiver to the color requirements of the Downtown (DT) District requirements on a 0.057-acre parcel of land identified as a portion of Lot 3, Block M, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, and addressed as 106 E. Rusk Street.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488, or email bross@rockwall.com.

I.3 According to Subsection 04.07(C)(2), Downtown District, of Article 05, District Development Standards, of the Unified Development Code (UDC), "(i)n order to provide flexibility and create high quality projects, standards in the Downtown District may receive a waiver from City staff, the Planning and Zoning Commission, and/or the City Council." In this case, the applicant is requesting approval of a Minor Waiver to the Exterior Building Color.

I.4 Color. "The dominant color of all buildings (including above grade parking structures) shall be muted shades of warm gray, red, green, beige and/or brown. Black, gold and stark white shall not be used except as an accent color. There are no restrictions on accent colors which comprise less than one (1) percent of the building face, except that florescent colors are prohibited." In this case, the applicant is requesting to paint the building body façade Sherman Williams Alabaster, Upper Outer Window Trim and select upper architectural details Sherman Williams Natural Choice, and the trim of the building Sherman Williams Iron Ore. This is depicted in the applicant's letter and exhibit.

I.5 Please note the scheduled meeting for this case:

1) Planning & Zoning meeting will be held on April 28, 2026 at 6:00 PM in the council chambers at City Hall.

I.6 All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. Please note that the applicant or a representative will need to be present for the case to be considered by the planning and zoning commission or city council.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 106 E Rusk St, Suite 200, Rockwall, TX 75087

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE _____

LOTS [CURRENT] _____

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OWNER Michael Swerzinsky

APPLICANT Lexie Tanner

CONTACT PERSON Lexie Tanner

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ADDRESS _____

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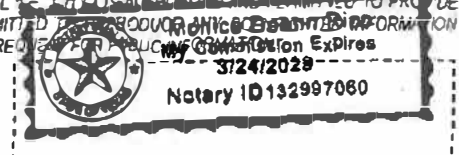
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OWNER'S SIGNATURE _____



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Yvonne D. [Signature]

MY COMMISSION EXPIRES 03/24/2027



MIS2026-005: Minor Waiver to the Downtown District Requirements for 106 E. Rusk Street



Case Location Map =



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We appreciate your consideration of this request. Thank you for your time and assistance.

Thank you,

Lexie Tanner

Sky Interests

ORIGINAL



RENDERING 1





DATE: April 29, 2026

TO: Lexie Tanner
106 E. Rusk Street
Suite 200
Rockwall, Texas 75087

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: MIS2026-005; *Minor Waiver to the Downtown (DT) District Standards*

Lexie:

This letter serves to notify you that the above referenced case (*i.e. Miscellaneous Case*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on April 28, 2026. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) Any construction resulting from the approval of this Miscellaneous Case 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 April 28, 2026, the Planning and Zoning Commission approved a motion to approve the minor waiver by a vote of 7-0.

Should you have any questions or concerns regarding your case, please feel free to contact me a (972) 772-6488.

Sincerely,

A handwritten signature in black ink that reads "Bethany Ross".

Bethany Ross, *Senior Planner*
City of Rockwall Planning and Zoning Department