



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 (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- Tree Removal (\$75.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address 41-336 SF ACRES NEAR S/E CORNER OF FM 552 & STATE HWY 205
 Subdivision STONE CREEK ESTATES Lot — Block —
 General Location SEE ABOVE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning ORD. NO. 07-13 AS AMENDED Current Use SF - RESIDENTIAL - PD
 Proposed Zoning NO CHANGE EXCEPT TO REDUCE # OF MARI EDGE PONDS REQUIRED FROM 4 TO 3 Proposed Use NO CHANGE
 Acreage 41-336 Lots [Current] 918 MAX Lots [Proposed] NO CHANGE

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

<input checked="" type="checkbox"/> Owner <u>STONE CREEK BLANKE, LTD</u>	<input checked="" type="checkbox"/> Applicant <u>SAME AS APPLICANT</u>
Contact Person <u>ADAM BUCZEK</u>	Contact Person _____
Address <u>8214 Westchester Dr., Suite 710</u>	Address _____
City, State & Zip <u>DALLAS TX 75225</u>	City, State & Zip _____
Phone <u>214-888-8843</u>	Phone _____
E-Mail <u>abuczeke@skorburgcompany.com</u>	E-Mail _____

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared ADAM J. BUCZEK [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

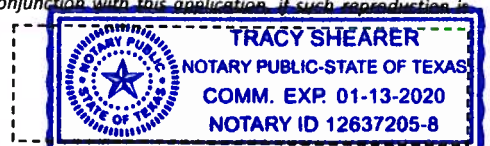
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 5,240, to cover the cost of this application, has been paid to the City of Rockwall on this the 12th day of September, 20 19. 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 12th day of September, 20 19.

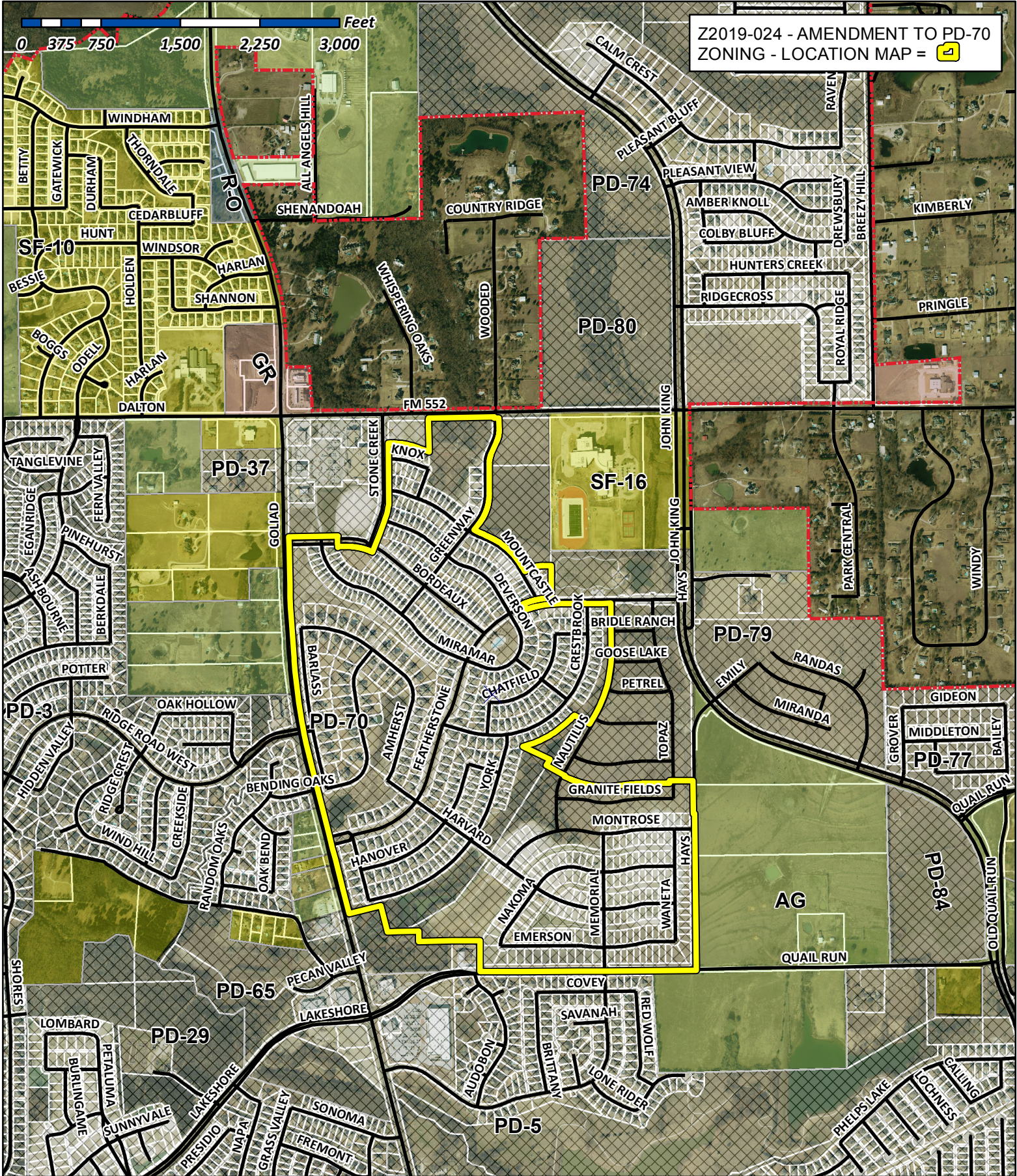
Owner's/Applicant's Signature

Adam J. Buczek
Tracy Shearer

Notary Public in and for the State of Texas



My Commission Expires 01-13-2020



City of Rockwall

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

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

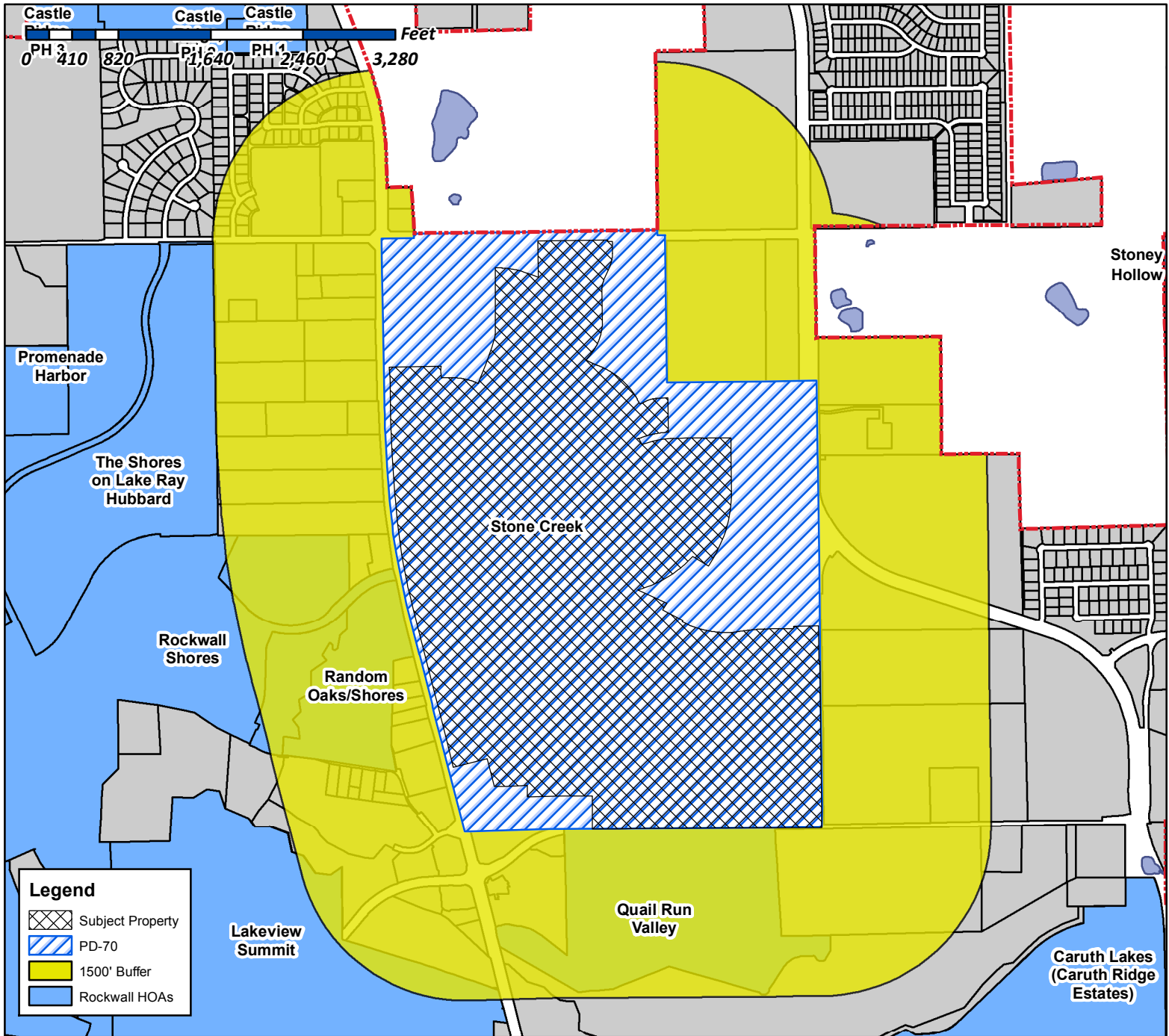




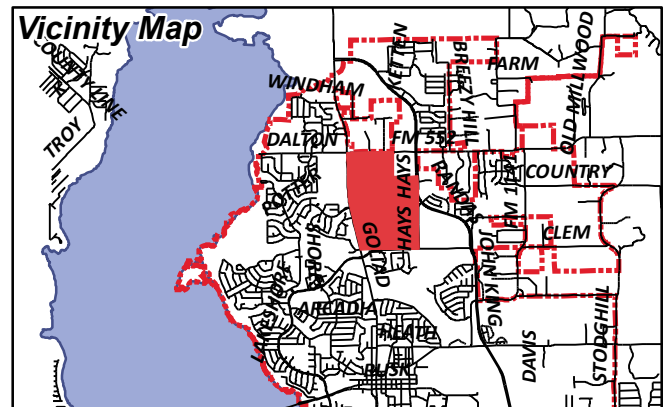
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Case Number: Z2019-024
Case Name: Amendment to PD-70
Case Type: Zoning
Zoning: Amendment to PD-70
Case Address: S/E Corner of FM 552 & SH 205



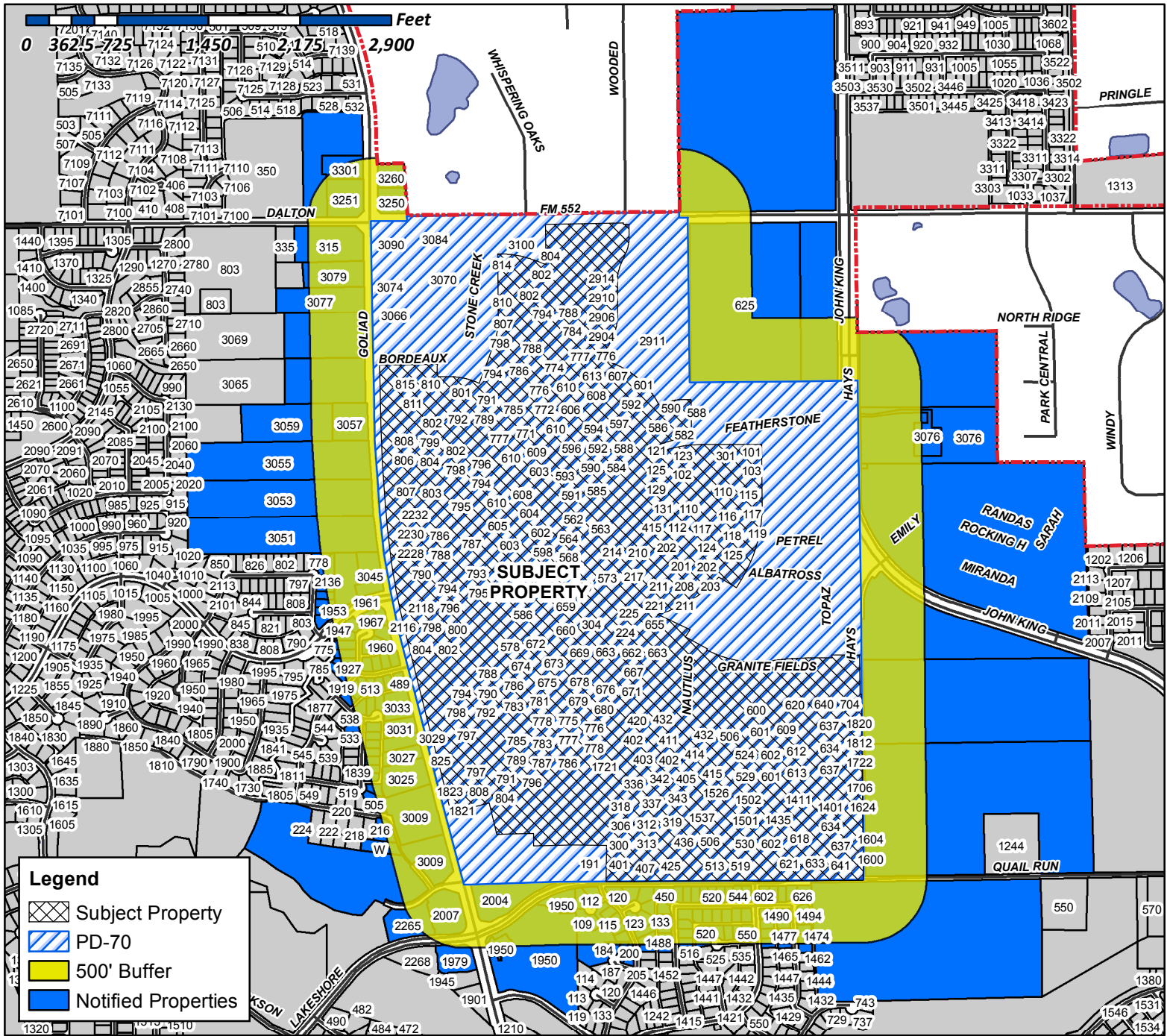
Date Created: 9/16/2019
 For Questions on this Case Call (972) 771-7745



City of Rockwall

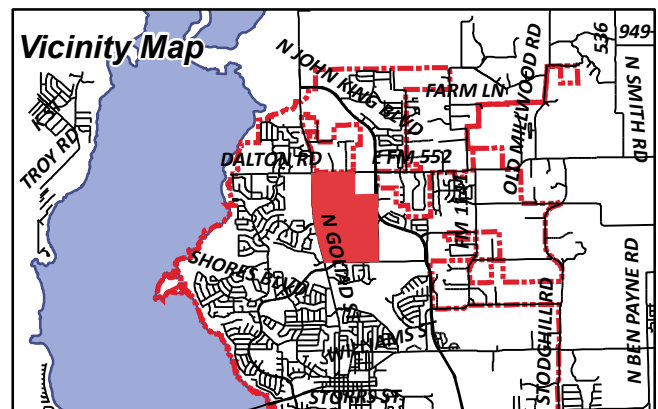
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8214 Westchester Drive, Suite 710
Dallas, Texas 75225

Mr. Ryan Miller
Director of Planning & Zoning
385 S. Goliad Street
Rockwall, Texas 75087

September 12, 2019

Dear Mr. Miller:

Please accept this request for a zoning change to reduce the required number of hard edge retention ponds from four (4) to three (3) as described in Exhibit "C" (Planned Development District No. 70) to PD Ordinance No. 07-13 (as amended by Ordinance No. 09-44), more specifically contained in the last paragraph of Section C ("Standards for District Design and Connectivity"), Paragraph 6(d) (under "Parks and Open Space"). No other changes to the PD are being requested.

The original Stone Creek PD was approved in 2007 that included a requirement to have four (4) hard edge ponds built throughout Stone Creek Estates. The exact location and configuration of the ponds was to be determined at the time of development.

To date, three (3) ponds have been fulfilled: two (2) hard edge retention ponds were constructed with Phase I, and the third pond is located within the 11.3 acre City park that was dedicated to the City of Rockwall in January 2014. An exhibit showing the location of these three (3) existing ponds is included on the attached Exhibit "A". While the pond located in the City park does not have a hard edge, it has been counted towards the PD requirement as it was the City's decision to not install a hard edge to be eligible for a State matching grant for the park. Hence, three (3) of the four (4) hard edge ponds as required by the existing PD have been satisfied.

For additional background on this request, Phase I was constructed in 2007-08, which included two (2) hard edge retention ponds. In 2012, we received notice from the Texas Commission on Environmental Quality ("TCEQ") about changes in surface water regulations that required us to obtain a retroactive permit and make a payment to the TCEQ to avoid being fined in connection with the Phase I ponds.

It is our understanding that the City of Rockwall had to work through similar issues with the TCEQ for other ponds located within the City limits, and since that time, the City and we have agreed that it is in the best interests of both the City and Stone Creek Estates to not construct any additional hard edge ponds to avoid the potential of having future conflicts with the TCEQ.

To avoid potential future issues with the TCEQ, we respectfully request the PD language to be modified per the attached Exhibit "B" to reduce the number of hard edge ponds from four (4) to three (3).

In lieu of installing a hard edge around the City park pond and a fourth hard edge pond somewhere that could pose potential future TCEQ issues in the future, we redirected value to Stone Creek residents and the City by enlarging the park dedication area (resulting in fewer lots), and will be finishing the build out of Stone Creek Estates with 32 fewer lots than allowed under the PD (the PD allows a maximum of 918 total SF lots, but the final phase of Stone Creek will result in the build out being only 886 SF lots based on the City approved preliminary plat for the final phase).

We look forward to visiting with the Planning and Zoning Commission and City Council on this proposed amendment to our master planned community.

Sincerely,

A handwritten signature in blue ink, appearing to read "Adam J. Buczek", written over a white background.

Adam J. Buczek
Skorburg Company, Development Partner
On behalf of Stone Creek Balance, Ltd, a Texas limited partnership (Owner and Applicant)

EXHIBIT "A"

Three (3) Existing Pond Locations

The single-family zoned land of Stone Creek Estates is outlined in yellow below.

The two (2) existing hard edge retention ponds are outlined in **BLUE**.

The one (1) existing City park pond (no hard edge, but counted toward PD hard edge pond requirement) is outlined in **ORANGE**.



EXHIBIT "B"

Requested Stone Creek PD Language Modification

With respect to Exhibit "C" (Planned Development District No. 70) to PD Ordinance No. 07-13 (as amended by Ordinance No. 09-44), this zoning application requests that the last paragraph of Section C ("Standards for District Design and Connectivity"), Paragraph 6(d) (under "Parks and Open Space") be modified to read as follows:

"Developer shall provide a minimum of three (3) retention ponds in the District with hard edges as generally shown on the Concept Plan. The exact configuration and location of the ponds will be determined at development. All retention pond hard edges shall be similar to the hard edge shown on Appendix C."

NEED PICTURE PROOF IF THERE IS A HARD EDGE AROUND THIS ENTIRE POND AREA.

Adam Buczek

From: Brandon Davidson <Bdavidson@corwinengineering.com>
Sent: Friday, September 06, 2019 2:01 PM
To: Adam Buczek
Subject: Stone Creek Phase 10
Attachments: Thumbs55.PDF

NEED 360° PICTURES
SO WE SEE ALL
EDGES.

Aerial of Phase 1 pond with hard edge. As-built is attached.



Brandon Davidson, P.E.















