



# PLANNING AND ZONING CASE CHECKLIST

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

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

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

\* MISCELLANEOUS

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

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

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input 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 # _____
NOTES: _____
_____
_____
_____
_____
ZONING MAP UPDATED _____



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

PLANNING & ZONING CASE NO. MIS2021-001

**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	8.62	LOTS [CURRENT]	1	LOTS [PROPOSED]	7

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

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

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

**NOTARY VERIFICATION [REQUIRED]**

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

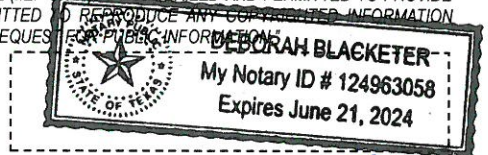
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF January, 2021

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

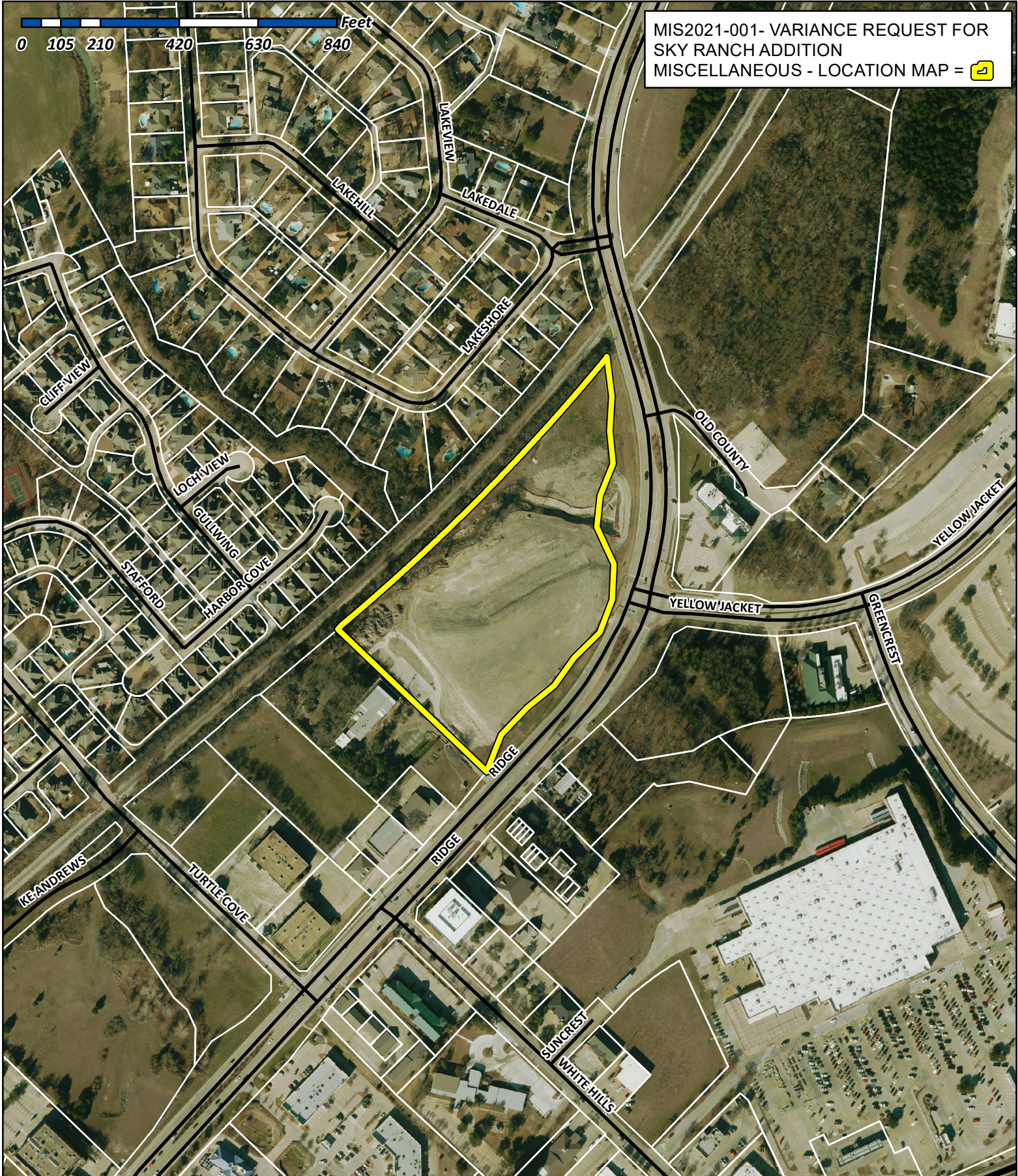
Deborah Blacketer



MY COMMISSION EXPIRES 6/21/24



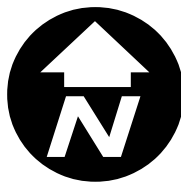
MIS2021-001- VARIANCE REQUEST FOR  
SKY RANCH ADDITION  
MISCELLANEOUS - LOCATION MAP =

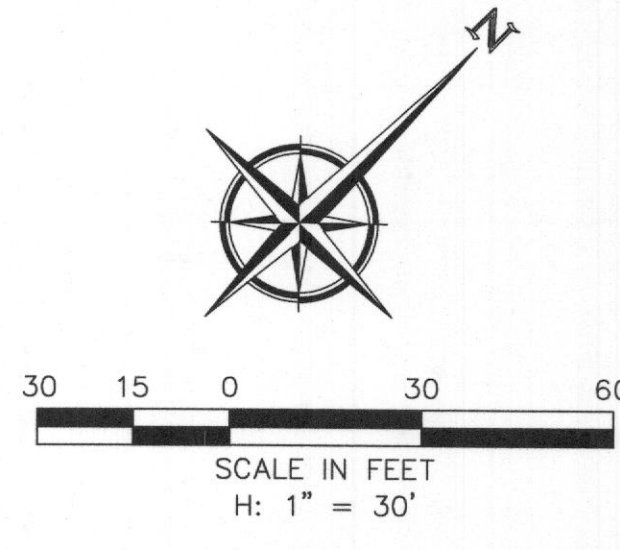
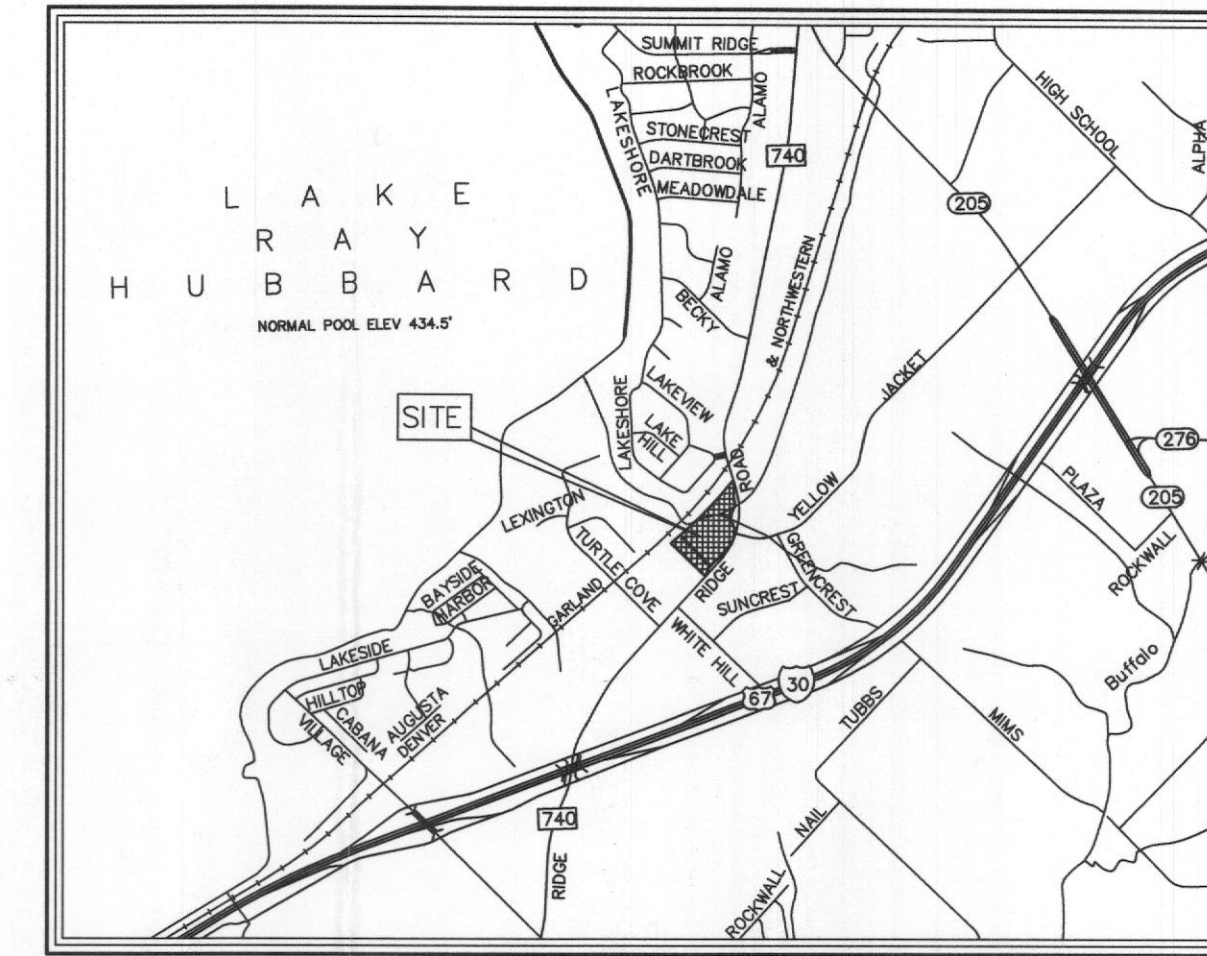


# City of Rockwall

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





PARCEL 5  
FUTURE COMMERCIAL  
/ RETAIL USER

PARCEL 6  
FLOODPLAIN AND DRAINAGE  
ESMT. REMAINDER TRACT

DETENTION/DRAINAGE  
EASEMENT LIMITS  
INSTRUMENT NO.  
2016000008016

POST-PROJECT  
100-YEAR FLOODPLAIN  
ELEV 471.64

VICINITY MAP  
N.T.S.

FUTURE PARKING  
(TYP)

FUTURE PARKING  
(TYP)

PROPOSED VARIABLE WIDTH  
LANDSCAPE BUFFER

60 LF OF FRONTAGE

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

PARCEL 4  
FUTURE COMMERCIAL  
/ RETAIL USER

PARCEL 3  
FUTURE COMMERCIAL  
/ RETAIL USER

PARCEL 2  
FUTURE COMMERCIAL  
/ RETAIL USER

PARCEL 1  
FUTURE COMMERCIAL  
/ RETAIL USER

PROPOSED VARIABLE WIDTH  
LANDSCAPE BUFFER

269 LF OF FRONTAGE

4,581 SF PERMANENT GREEN  
SPACE IN EXCESS TXDOT ROW

PROPOSED VARIABLE WIDTH  
LANDSCAPE BUFFER

PROPOSED VARIABLE WIDTH  
LANDSCAPE BUFFER

FUTURE PARKING  
(TYP)

FUTURE PARKING  
(TYP)

PROPOSED ACCESS DRIVE

PROPOSED ACCESS DRIVE

12,123 SF PERMANENT GREEN  
SPACE IN EXCESS TXDOT ROW

144 LF OF FRONTAGE

125 LF OF FRONTAGE

7,767 SF PERMANENT GREEN  
SPACE IN EXCESS TXDOT ROW

DRIVEWAY  
UNDER  
CONSTRUCTION

DRIVEWAY  
UNDER  
CONSTRUCTION

TURN LANE  
UNDER CONSTRUCTION

TURN LANE  
UNDER CONSTRUCTION

RIDGE ROAD FM 740

RIDGE ROAD FM 740

W. YELLOW JACKET LN.

**SCENIC OVERLAY DISTRICT**

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

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

**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.



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

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

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



**ALTERNATE LANDSCAPE PLAN**

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

PROJECT: 03775A-05-CAD Firm: 06 Preliminary: 03775A Exhibit: emp-Eval01B1\_30 Plotted: Jan 13, 2021 at 11:52am by Clayton Mulroy | Last Saved by: Clayton Mulroy

MON. R005-1 N: 7023593.75795; E: 2594175.58258;  
ELEVATION: 578.6314.  
RESET CONCRETE MONUMENT W/BRASS CAP LOCATED IN  
MEDIAN OF SUMMIT RIDGE DRIVE INTERSECTING F.M. HWY. No.  
740.  
MON. R007 N: 7013837.484; E: 2595453.327; ELEVATION:  
566.223.  
BEING LOCATED ON THE EAST SIDE OF INTERSECTION I-30  
SOUTH SERVICE ROAD & MIMS ROAD.

01/13/21