



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2023-005

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
 - SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
 - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
 - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A ~~\$1,000.00~~ FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	FM 740			
SUBDIVISION	SKY RIDGE ADDITION LOTS 2-7	LOT	3&4	BLOCK A
GENERAL LOCATION	NORTH SIDE OF FM 740			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	COMMERCIAL	CURRENT USE	COMMERCIAL/FAST FOOD		
PROPOSED ZONING	SAME	PROPOSED USE	SAME		
ACREAGE	PART OF 2.293 AC.	LOTS [CURRENT]	3	LOTS [PROPOSED]	3

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	SAME AS OWNER
CONTACT PERSON	Josh Swiercinsky	CONTACT PERSON	
ADDRESS	106 E. RUSK STREET, STE 200	ADDRESS	
CITY, STATE & ZIP	ROCKWALL, TX 75032	CITY, STATE & ZIP	
PHONE	972-771-7577	PHONE	
E-MAIL	joshua@skyrei.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

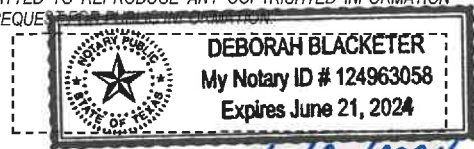
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Swiercinsky [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$345.86 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10 DAY OF March, 2023. 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 SUBMITTED TO A REQUESTOR."

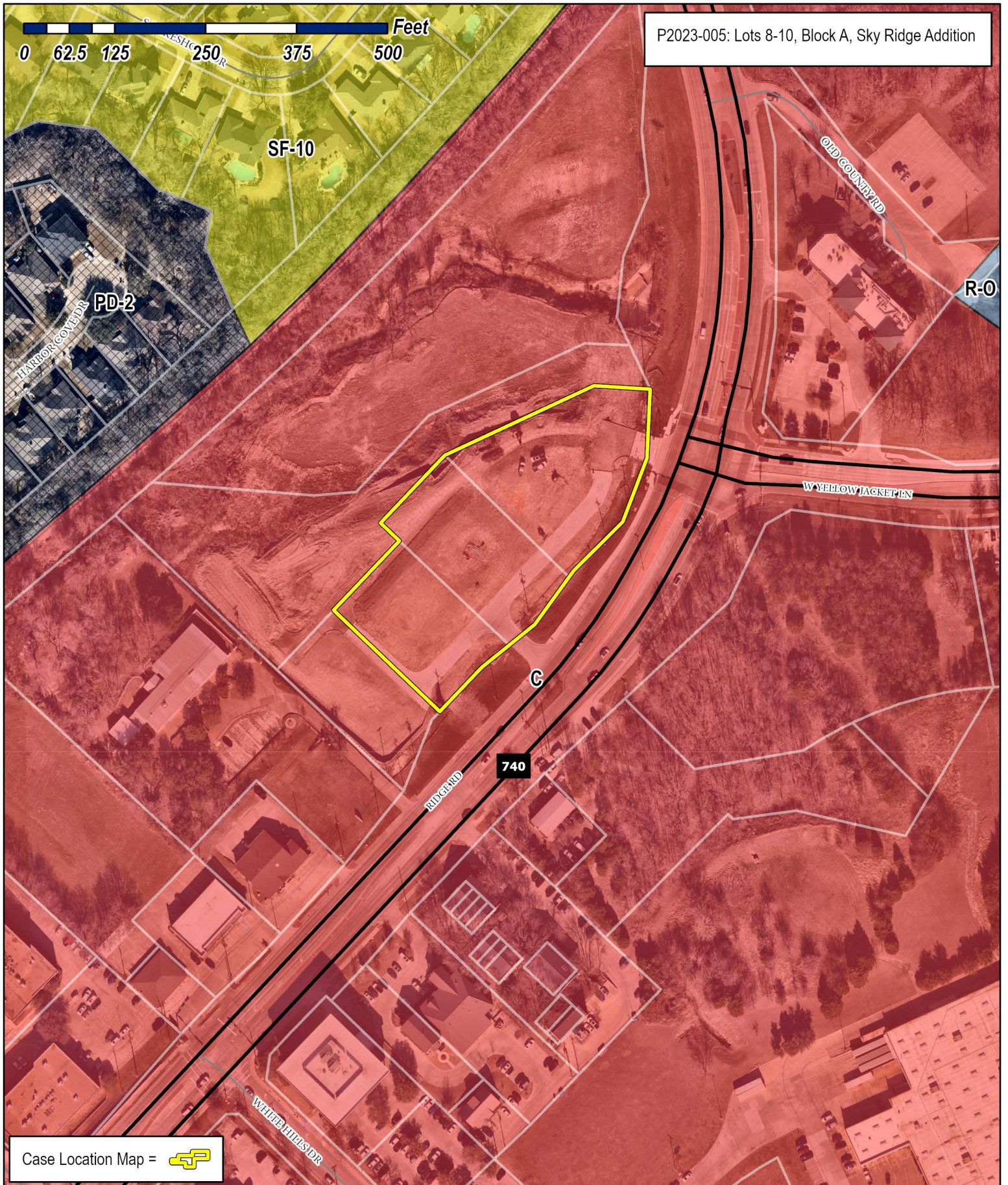
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF March, 2023.

OWNER'S SIGNATURE [Signature]

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



MY COMMISSION EXPIRES 6/21/2024



P2023-005: Lots 8-10, Block A, Sky Ridge Addition

Case Location Map = 

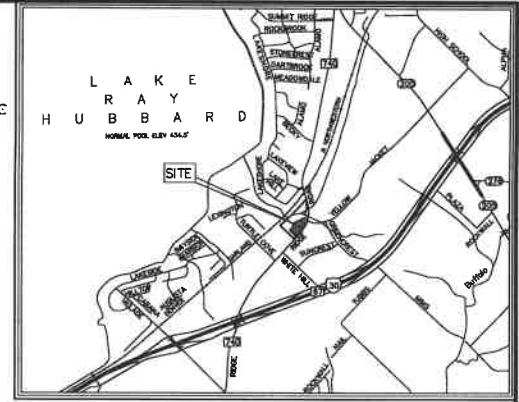


City of Rockwall

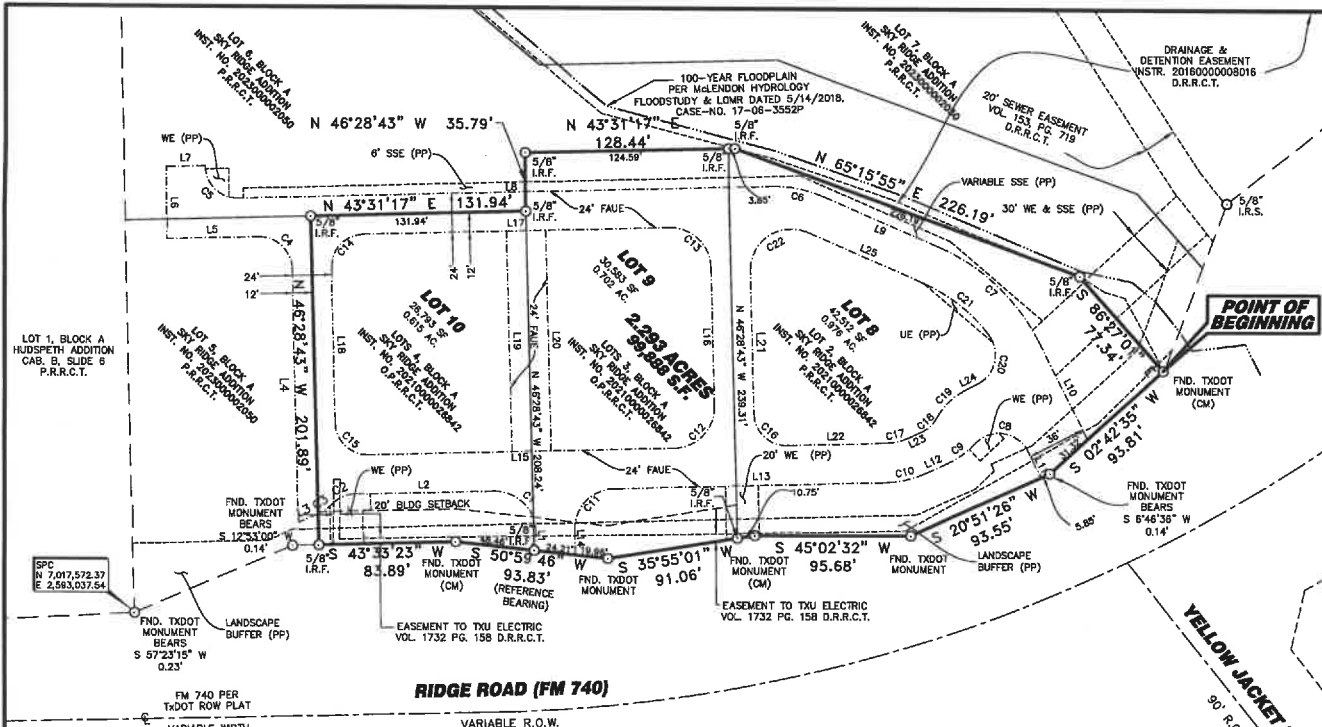
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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.





VICINITY MAP
N.T.S.



LEGEND

5/8" I.R.S. 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3983"

I.R.F. IRON ROD FOUND

FAUE FIRE LANE, ACCESS & UTILITY EASEMENT

SSE SANITARY SEWER EASEMENT

WE WATER LINE EASEMENT

CM CONTROL MONUMENT

SPC STATE PLANE COORDINATES

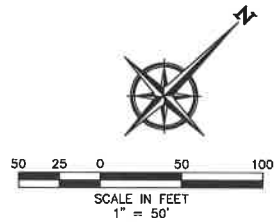
WS WATER SURFACE ELEVATION

UE UTILITY EASEMENT

P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS

D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY, TEXAS

O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00	39.27	35.36	N 88°31'17" E	90°00'00"
C2	20.00	15.13	14.77	N 21°51'18" E	43°19'57"
C3	34.00	12.83	12.59	N 10°49'50" E	21°17'02"
C4	20.00	31.42	28.30	N 88°31'10" E	90°00'14"
C5	20.00	31.45	28.31	S 88°34'23" W	90°08'40"
C6	74.00	32.31	32.06	N 58°01'38" E	25°01'10"
C7	124.00	86.03	84.92	N 88°24'49" E	38°45'12"
C8	20.00	38.30	32.71	N 53°29'04" E	108°42'40"
C9	58.00	21.83	21.70	N 08°24'43" E	21°33'57"
C10	64.00	26.06	25.95	N 31°51'29" E	23°19'36"
C11	25.00	39.27	35.36	N 01°28'43" W	90°00'00"
C12	25.00	39.27	35.36	S 01°28'43" E	90°00'00"
C13	25.00	39.27	35.36	N 88°31'10" E	90°00'14"
C14	20.00	31.42	28.28	N 01°26'32" W	89°55'11"
C15	20.00	31.44	28.30	S 88°34'25" W	90°04'35"
C16	20.00	31.42	28.28	N 88°31'22" E	90°00'10"
C17	40.00	18.28	18.17	S 31°51'29" W	23°19'36"
C18	20.00	12.81	12.69	N 01°41'58" E	36°58'33"
C19	41.75	25.57	25.17	S 00°44'42" W	35°05'17"
C20	20.00	34.81	33.66	S 31°44'48" E	100°04'22"
C21	100.00	51.80	51.23	N 83°22'38" E	29°40'50"
C22	25.00	50.19	42.17	N 11°01'45" E	115°00'56"

LINE	BEARING	DISTANCE
L1	S 46°28'43" E	12.00
L2	N 43°31'17" E	68.12
L3	N 21°28'21" E	11.56
L4	S 46°28'43" E	156.97
L5	N 43°31'03" E	55.81
L6	N 46°22'12" W	44.02
L7	S 43°27'59" W	23.86
L8	S 43°31'17" W	325.98
L9	S 48°28'43" E	78.20
L10	S 71°42'35" E	67.01
L11	S 71°39'36" E	18.26
L12	N 20°11'42" W	13.50
L13	N 43°31'17" E	185.93
L14	N 46°28'43" W	15.15
L15	S 43°31'17" W	187.54
L16	S 48°28'43" E	85.41
L17	N 43°31'03" E	187.41
L18	N 46°24'08" W	95.40
L19	S 48°28'43" E	135.41
L20	S 46°28'43" E	135.43
L21	S 46°28'43" E	88.07
L22	S 43°31'17" W	59.54
L23	S 20°11'42" W	7.73
L24	S 18°17'25" W	7.73
L25	N 88°32'13" E	77.59

- GENERAL NOTES:**
- Basis of bearing being S 50°59'48" W for a south line of deed recorded in Instr. 20160000018015, D.R.R.C.T.
 - Surveyor has made no investigation or independent search for assessments of record, restrictive covenants, ownership, title evidence or any other facts that an abstract of title would disclose.
 - It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
 - Property owners shall be responsible for all maintenance, repair, and reconstruction of all systems within drainages and detention easements on site.
 - (PP) Indicates building lines, easements, right-of-ways, dimensions, etc. are per a previous plat recorded as Instrument Number 2021000028842.

OWNER/DEVELOPER
BEAUTY LEGACY, LLC
3508 RIM FIRE DRIVE
GARLAND, TX 75044

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

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmysurveying@gmail.com
FIRM NO. 10192300 JOB NO. 377

FINAL PLAT
SKY RIDGE ADDITION
LOTS 8-10, BLOCK A

BEING A REPLAT OF
LOT 2-4, BLOCK A, SKY RIDGE ADDITION
INSTRUMENT NUMBER
2021000028842 O.P.R.R.C.T.
BEING
3 LOTS AND CONTAINING

2.293 ACRES (99,888 S.F.)
AND SITUATED IN THE

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

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS 7.1 RIDGE, LLC and BEAUTY LEGACY, LLC BEING THE OWNERS of a 2.293 acre tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being all of Lots 2, 3, and 4, Block A, of Sky Ridge Addition, an addition to the city of Rockwall, Rockwall County Texas, recorded in instrument 2021000026842, Official Public Records, Rockwall County, Texas, and this tract being more particularly described by metes and bounds as follows:

BEGINNING at a TXDOT Monument with an Aluminum Disk found for corner at the southeast corner of Lot 7 of said Sky Ridge Addition, common to the most eastern corner of said Lot 2, said point being in the northwest right-of-way line of Farm to Market Road 740 (Ridge Road), a variable width right-of-way;

THENCE Southwesterly, along the northwest right-of-way line of said FM 740 and the southeast lines of said Lots 2, 3, and 4, the following courses:

S 02 degrees 42 minutes 35 seconds W, a distance of 93.81 feet to a point for corner from which a TXDOT Monument with an Aluminum Disk found for reference bears S 06 degrees 46 minutes 36 seconds W, a distance of 0.14 feet;

S 20 degrees 51 minutes 26 seconds W, a distance of 93.55 feet to a TXDOT Monument with an Aluminum Disk found for corner;

S 45 degrees 02 minutes 32 seconds W, a distance of 95.68 feet to a TXDOT Monument with an Aluminum Disk found for corner;

S 35 degrees 55 minutes 01 seconds W, at 10.75 feet, passing the common corner of said Lots 2 and 3, and continuing for a total distance of 91.06 feet to a TXDOT Monument with an Aluminum Disk found for corner;

S 50 degrees 59 minutes 46 seconds W, at 45.37 feet passing the common corner of said Lots 3 and 4, and continuing for a total distance of 93.83 feet to a TXDOT Monument with an Aluminum Disk found for corner;

S 43 degrees 33 minutes 23 seconds W, a distance of 83.89 feet to a 5/8" Iron rod with a yellow cap stamped "RPLS 3963" found for corner at the most southern corner of said Lot 4, common the most eastern corner of said Lot 5;

THENCE N 46 degrees 28 minutes 43 seconds W, along the common line of Lots 4 and 5 of said Sky Ridge Addition, a distance of 201.89 feet, to a 5/8" Iron rod with a yellow cap stamped "RPLS 3963" found for corner at the common northerly corner thereof and also being in a southeast line of Lot 6;

Thence along the southeasterly lines of said Lot 6 and Lot 7 of said Addition, and the northwesterly lines of said Lots 4, 3, and 2, respectively, the following courses:

N 43 degrees 31 minutes 17 seconds E, a distance of 131.94 feet, to a 5/8" Iron rod with a yellow cap stamped "RPLS 3963" found for corner at the most northern corner of said Lot 4;

N 46 degrees 28 minutes 43 seconds W, a distance of 35.79 feet, to a 5/8" Iron rod with a yellow cap stamped "RPLS 3963" found for corner at the most western corner of said Lot 3;

N 43 degrees 31 minutes 17 seconds E, at 124.59, feet passing the common northerly corner of said Lots 3 and 2, respectively, and continuing for a total distance of 128.44 feet, to a 5/8" Iron rod with a yellow cap stamped "RPLS 3963" found for corner;

N 65 degrees 15 minutes 55 seconds E, a distance of 226.19 feet, to a 5/8" Iron rod with a yellow cap stamped "RPLS 3963" found for corner;

S 86 degrees 27 minutes 01 seconds E, a distance of 77.34 feet, to the POINT OF BEGINNING and containing 99,888 square feet or 2.293 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this replat, and designated herein as the SKY RIDGE ADDITION, LOTS 2-4, an Addition to the City of Rockwall, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in SKY RIDGE ADDITION, LOTS 2-4, subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owners, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposits may be used by the owners and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owners files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, my successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

FOR: 7.1 RIDGE, LLC

FOR: BEAUTY LEGACY, LLC

BY:

BY:

Name:

Name:

Title:

Title:

Michael Swierczynski
President

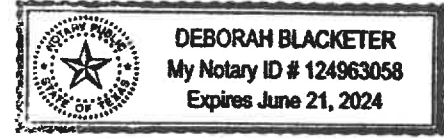
STATE OF TEXAS
COUNTY OF

Rockwall

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this 16 day of March, 2023.

Deborah Blacketer
Notary Public in and for the State of Texas
My Commission Expires: 6/21/2024



STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this ___ day of _____, 2023.

Notary Public in and for the State of Texas
My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY SEAL OF OFFICE THIS THE ___ DAY OF _____, 2023.

PRELIMINARY - FOR REVIEW ONLY
NOT TO BE RECORDED FOR ANY PURPOSE
RELEASED 03/13/2023

ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY SEAL OF OFFICE THIS THE ___ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission, Chairman Date _____

APPROVED

I hereby certify that the above and foregoing replat of RAINBO ACRES, LOT 24, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of _____, 20__.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ___ day of _____, 20__.

Mayor, City of Rockwall City Secretary City Engineer

OWNER/DEVELOPER
BEAUTY LEGACY, LLC
3509 RIM FIRE DRIVE
GARLAND, TX 75044

OWNER/DEVELOPER
7.1 RIDGE, LLC
106 E. RUSK STREET, STE 200
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