



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. MS2009-00

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

DIRECTOR OF PLANNING: *[Signature]*

CITY ENGINEER: *[Signature]*

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
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

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, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address Whisper Rock

Subdivision Whisper Rock

Lot 5+6 Block A

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD 47

Current Use

Proposed Zoning

Proposed Use

Acreage

Lots [Current] 5+6

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 RRDC LTD RRDC-47

Applicant Scott Lewis - RRDC, LTD

Contact Person Scott Lewis

Contact Person Scott Lewis

Address 900 Heathland Crossing Dr

Address 900 Heathland Crossing Dr

City, State & Zip Heath TX 75082

City, State & Zip Heath

Phone 214-668-8321

Phone 214-668-8321

E-Mail ScottLewisHome@gmail.com

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NOTARY VERIFICATION [REQUIRED]

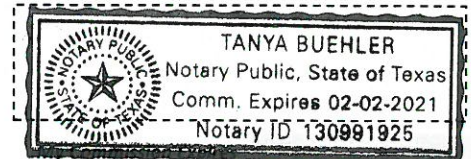
Before me, the undersigned authority, on this day personally appeared C. Scott Lewis [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 75.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 6th day of December, 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 6 day of Dec, 20 19.

Owner's Signature *[Signature]*

Notary Public in and for the State of Texas *[Signature]*





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: David Gonzales, *Planning and Zoning Manager*

DATE: December 30, 2019

SUBJECT: MIS2019-016; *Amended Treescape Plan for Lots 6 & 33, Block A, Whisper Rock Addition*

The applicant, Scott Lewis of RRDC, LTD is requesting approval of an amended treescape plan for the Whisper Rock Addition. On December 11, 2018, the Planning and Zoning Commission approved a treescape plan with the final plat [*i.e. Case No. P2018-043*] for the Whisper Rock Subdivision, which indicated a total of 471-caliper inches of trees would be removed from the site and a total of 472-inches of trees would be replanted with the development. In this case, the mitigation balance was to be satisfied by planting 118 trees within the development (*i.e. four [4], four [4] inch caliper trees on each residential lot and six [6] trees in the common areas*). According to the approved treescape plan, Lot 33 (*which was originally Lot 5*) & Lot 6 had approximately 34 Elm trees that were preserved, with the majority of these trees being located on Lot 6. As a note, Lots 1-5 were replanted in September 2019 for the purpose of establishing a franchise easement. This replat effectively changed the lot numbers from Lots 1-5 to Lots 29-33. On November 21, 2019, it was reported to staff that several of the preserved trees (*i.e. Primary Protected Trees*) had been removed without a permit or without the applicant seeking prior approval. Staff notified the applicant of the violation, and the applicant stated that the trees had been cleared for the purpose of developing the lot. It was the applicants' understanding that these trees had been accounted for in the original mitigation plan. In response to this misunderstanding, the applicant has submitted a revised treescape plan that accounts for the trees that were previously removed, and requests the removal of additional trees for the development of both residential lots. The applicant is requesting to remove a total of 274-caliper inches from both lots (*i.e. 240-inches from Lot 6 and 34-inches from Lot 33*). With this being said, the total mitigation balance due for the development would be adjusted to 745-inches [*i.e. 471-inches approved + 274-inches requested = 745-inches*]. To satisfy the mitigation balance, the applicant's treescape plan indicates a total of 186 trees to be planted within the development (*i.e. six [6], four [4] inch caliper trees on each residential lot and 21 trees within the common areas*).

According to Section 3.4, *Treescape Plan Review Process*, of Article IX, *Tree Preservation*, of the Unified Development Code (UDC), the Planning and Zoning Commission is responsible for reviewing and approving or disapproving *Treescape Plans*. The decision of the Planning and Zoning Commission may be appealed to the City Council. Attached to this memo is the applicant's revised treescape plan indicating the trees to be removed from Lots 5 & 33, and the approved treescape plan from the final plat approval [*i.e. Case No. P2018-043*]. Should the Planning and Zoning Commission have any questions staff will be available at the December 30, 2019 meeting.

City of Rockwall Project Plan Review History



Project Number MIS2019-016	Owner GEORGE, & JULIA ROLAND LIVING TRUST	Applied 12/4/2019 DG
Project Name Whisper Rock Tree Removal	Applicant SCOTT LEWIS RRDC, LTD	Approved
Type MISCELLANEOUS		Closed
Subtype		Expired
Status P&Z HEARING		Status 12/19/2019 DG

Site Address 3231 RIDGE RD	City, State Zip , TX	Zoning
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Subdivision BENTON COURT	Tract 104	Block	Lot No 104	Parcel No 0207-0000-0104-00-0R	General Plan
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Building Inspections Di	Russell McDowell	12/18/2019		12/18/2019	APPROVED	
PLANNING	David Gonzales	12/19/2019	12/26/2019	12/19/2019	COMMENTS	See comments

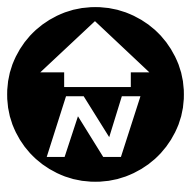
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(12/19/2019 10:30 AM DG)						
MIS2019-016; Amended Treescape Plan for Whisper Rock Subdivision						
Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
I.1 This is a request for the approval of a treescape plan for a 0.6303-acre tract of land identified as Lots 6 & 33, Block A, Whisper Rock Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1202 & 1206 Whisper Rock Drive.						
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 (MIS2019-016) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan and landscape plan).						
I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District No. 47 (PD-47), and the Tree Preservation Standards of Article IX, that are applicable to the subject property.						
M.5 Treescape Plan. Please make the following clarifications/corrections on the treescape plan to ensure staff can properly review this project and convey all of the required elements to the Planning and Zoning Commissions. (Section 3, of Article IX, UDC):						
1) Consolidate both lots onto one (1) plan and make the following changes:						
a. Trees to be Removed from Lot 6 = 240 inches						
b. Change lot number 5 to 'Lot 33', this was replatted earlier this year.						
c. Mitigation Calculation Table						
i. Primary Protected – 478"						
ii. Remove Secondary Protected – not applicable to this plan						
iii. Lot 33 Additional Trees Removed – 34"						
iv. Lot 6 Additional Trees Removed – 240"						
v. Trees = 745" To Be Mitigated						
vi. Development to Plant 186 – 4" Trees						
vii. 21 Trees in Common Area & 6 Trees Per Lot						
2) The Planning and Zoning Commission will review and approve or disapprove the Treescape Plan. The decision of the Planning and Zoning Commission may be appealed to the City Council. (Section 3.4, Article IX, UDC)						
I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on January 7, 2019; however, it is encouraged for applicants to submit revisions as soon as possible.						
** Please note that the Planning & Zoning Work Session meeting will be held on December 30, 2019.						
I.7 Staff recommends that a representative be present for the meeting as scheduled above. The Planning and Zoning meeting will be held in the City's Council Chambers and will begin at 6:00 p.m.						



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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Current Use

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Acreage

Lots [Current] 5+6

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City, State & Zip Heath TX 75082

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Phone 214-668-8321

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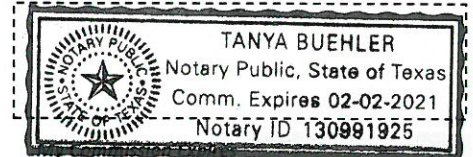
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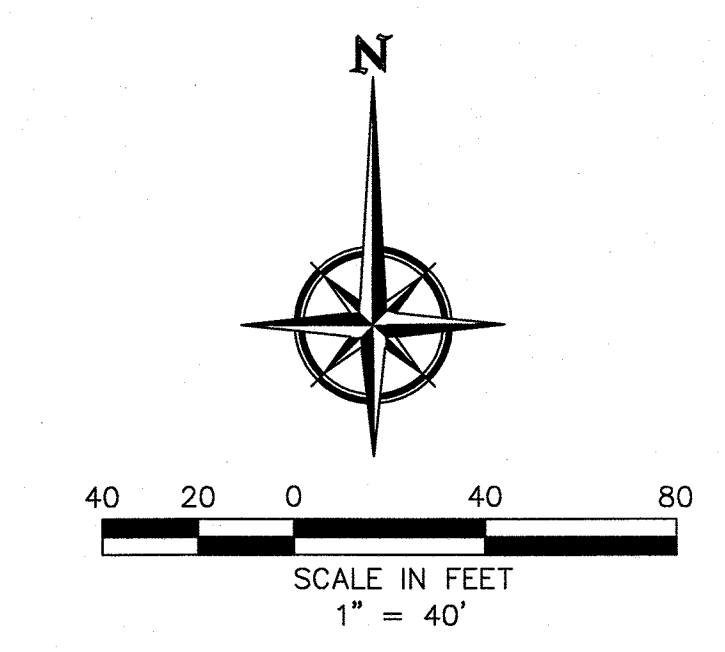
Notary Public in and for the State of Texas *[Signature]*





TREES TO BE PRESERVED

Point Table		Point Table	
Point #	Raw Description	Point #	Raw Description
4136	10 ELM	4148	12 ELM
4128	10 ELM	4149	12 ELM
4130	12 ELM	4150	12 ELM
4131	16 ELM	4151	16 ELM
4132	20 ELM	4152	8 ELM
4133	18 ELM	4153	12 ELM
4134	18 ELM	4154	14 ELM
4199	24 ELM	4155	18 ELM
4135	12 ELM	4156	8 ELM
4137	14 ELM	4157	14 ELM
4138	10 ELM	4158	16 ELM
4139	12 ELM	4159	14 ELM
4140	8 ELM	4161	12 ELM
4141	14 ELM	4188	18 ELM
4142	16 ELM		
4143	14 ELM		
4144	6 ELM		
4145	8 ELM		
4146	12 ELM		
4147	16 ELM		



TREES TO BE REMOVED

Point Table		Point Table	
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4200	14 ELM	4167	14 ELM
4008	8 ELM	4169	14 ELM
4005	12 ELM	4174	20 ELM
4102	10 ELM	4175	18 ELM
4006	14 ELM	4176	16 ELM
4007	24 ELM	4177	12 ELM
4202	20 HACK	4178	10 ELM
4010	8 ELM	4183	14 ELM
4107	14 ELM	4185	16 ELM
4203	12 HACK	4186	12 ELM
4011	8 ELM	4187	12 CEDAR
4164	14 ELM	4189	12 CEDAR
4100	16 ELM	4192	16 CEDAR
4172	12 ELM	4193	20 ELM
4108	16 ELM	4207	24 ELM
4182	12 ELM	4209	14 HACK
4118	14 ELM		
4184	14 ELM		
4120	14 ELM		
4127	14 ELM		

MITIGATION CALCULATION

PRIMARY PROTECTED 478"
 SECONDARY PROTECTED 86"
 MITIGATION = 478 + 0.5 x 86 = 471" TO BE MITIGATED
 DEVELOPMENT TO PLANT 118 - 4" TREES,
 6 TREES IN COMMON AREA & 4 TREES PER LOT.

FIRST CHRISTIAN CHURCH
 DISCIPLES OF CHRIST
 ROCKWALL, TEXAS ADDITION

CAUTION! EXISTING UTILITIES
 CONTRACTOR SHOULD CALL 1-800-896-8888 PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

BENCHMARKS
 BM = MONUMENT RESET #1
 32± LF WEST OF FM 740 & SUMMER LEE DRIVE INTERSECTION, SOUTH SIDE OF SUMMER LEE DRIVE.
 ELEV=567.704
 BM = MONUMENT R014
 375± LF WEST OF RIDGE ROAD & HENRY M CHANDLER DRIVE INTERSECTION, ON NORTH SIDE OF HENRY M. CHANDLER DRIVE
 ELEV=561.017

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

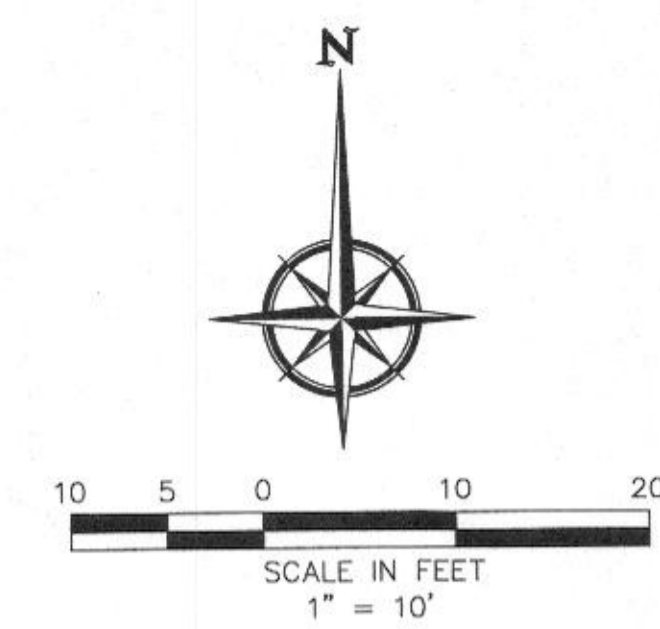
REVISIONS:

DRAWN: JD	DATE:
CHECKED: M.A.	DATE: DECEMBER 2018
PROJECT NO: 02114	
DWG FILE NAME: TREE PLAN.DWG	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CONSTRUCTION. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATT ATKINS, P.E. 93968



TREESCAPE PLAN
 WHISPER ROCK
 CITY OF ROCKWALL
 ROCKWALL COUNTY



TREES TO BE PRESERVED

#4132	20" ELM
#4134	18" ELM
#4141	14" ELM
#4199	24" ELM
TOTAL	76"

TREES TO BE REMOVED

#4131	16" ELM
#4133	18" ELM
TOTAL	34"

MITIGATION CALCULATION

PRIMARY PROTECTED	428"
SECONDARY PROTECTED	86"
LOT 5 ADDITIONAL TREES REMOVED	34"
LOT 6 ADDITIONAL TREES REMOVED	250"
MITIGATION = 428" + 0.5 x 86" + 284" ADDITIONAL	
TREES = 755" TO BE MITIGATED	
DEVELOPMENT TO PLANT 189 - 4" TREES,	
21 TREES IN COMMON AREA & 6 TREES PER LOT.	

ENGINEERINGCONCEPTS
& DESIGN, L.P.

ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR. SUITE 200, WYLIE, TX 75098
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REVISIONS:	
DRAWN: -	DATE: -
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DWG FILE NAME: LOT 5 TREE PLAN.DWG	

LOT 5
TREESCAPE PLAN
WHISPER ROCK
CITY OF ROCKWALL
ROCKWALL COUNTY

SHEET
01
OF
01

5

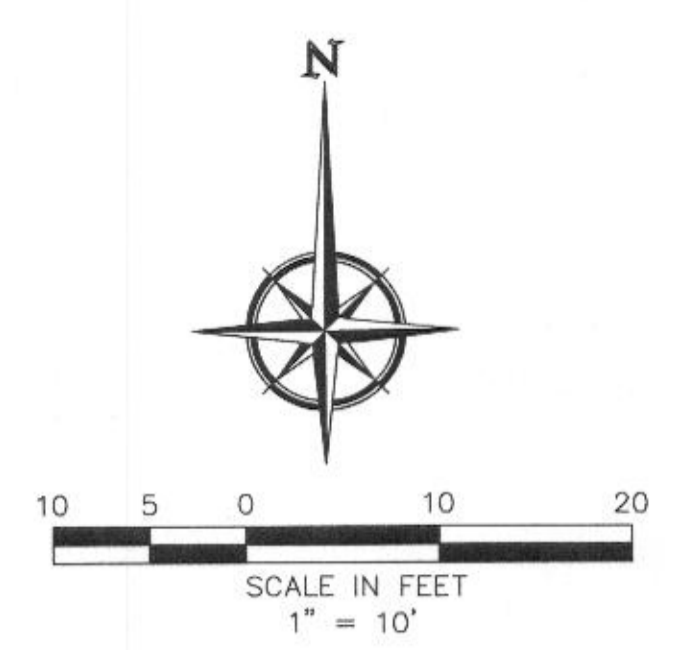
6

7



TREES TO BE PRESERVED

#4135	12" ELM
#4136	10" ELM
#4137	14" ELM
#4138	10" ELM
#4139	12" ELM
#4140	8" ELM
TOTAL	66"



TREES TO BE REMOVED

#4142	16" ELM
#4143	14" ELM
#4144	6" ELM
#4145	8" ELM
#4146	12" ELM
#4147	16" ELM
#4148	12" ELM
#4149	12" ELM
#4150	12" ELM
#4151	16" ELM
#4152	8" ELM
#4153	12" ELM
#4154	14" ELM
#4155	18" ELM
#4156	8" ELM
#4157	14" ELM
#4158	16" ELM
#4159	14" ELM
#4161	12" ELM
TOTAL	250"

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WHISPER ROCK DRIVE

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DWG FILE NAME: LOT 5 TREE PLAN.DWG	

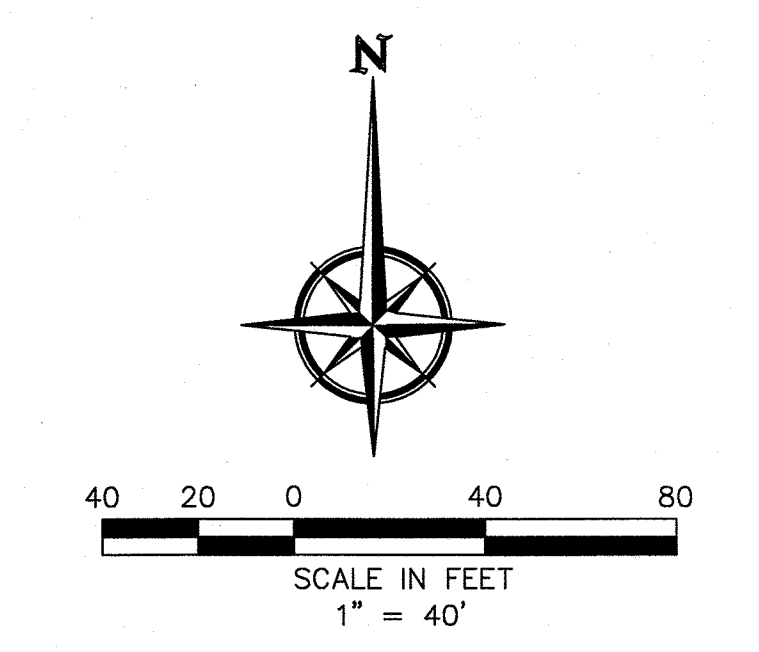
LOT 6
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DWG FILE NAME: TREE PLAN.DWG

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MATT ATKINS
REGISTERED PROFESSIONAL ENGINEER
NO. 93968
STATE OF TEXAS
12/04/2018

TREESCAPE PLAN
WHISPER ROCK
CITY OF ROCKWALL
ROCKWALL COUNTY

SHEET
01
OF
01



February 24, 2020

ATTN: SCOTT LEWIS
SCOTT LEWIS RRDC, LTD
900 HEATHLAND CROSSING DRIVE,
HEATH, TX

RE: MISCELLANEOUS (MIS2019-016), Whisper Rock Tree Removal

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by the Planning and Zoning Commission on 12/30/2019. The following is a record of all recommendations, voting records and conditions of approval:

PLANNING AND ZONING COMMISSION:

On December 30, 2019, the Planning and Zoning Commission approved a motion to approve the amended treescape plan as requested. The motion was approved by a vote of 4-0, with Commissioners Moller, Fishman, and Womble absent.

Please contact the City of Rockwall Planning Staff at (972) 771-7745 with any questions regarding this matter.

Sincerely,

David Gonzales, AICP
Planning and Zoning Manager
Planning & Zoning Department
City of Rockwall, TX