



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # M152020-001 P&Z DATE 01/28/2020 CC DATE 02/18/2020 APPROVED/DENIED

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

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 type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECEIPT
<input 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 # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. MIS 2020-001

**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 2930 Ridge Road

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

HFRPI, LLC  
Russell Martin  
550 Bailey Ave  
Suite 330

Applicant

Contact Person

Contact Person

Address

Address

City, State & Zip

FORT WORTH, TX 76107

City, State & Zip

Phone

817-870-9147

Phone

E-Mail

JESSICA@ICPDEVCO.COM

E-Mail

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared John Russell Martin [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 8th day of January, 20 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."

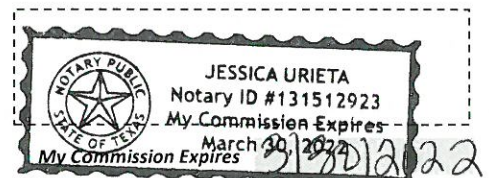
Given under my hand and seal of office on this the 8th day of January, 20 20.

Owner's Signature

[Signature]

Notary Public in and for the State of Texas

[Signature]





January 9, 2020

Ryan C. Miller, AICP  
Director of Planning and Zoning  
Planning and Zoning Department  
City of Rockwall, Texas

RE: 2930 Ridge Road, Rockwall, Texas

Dear Mr. Miller,

I am writing today to request an alternative tree mitigation solution for our project located at 2930 Ridge Road. We are required to mitigate 668 caliper inches of trees. Our plan provides for replacement trees equaling 322 caliper inches. This leaves us 346 caliper inches short, equating to 87 four-inch trees. We would like to provide the city with a park of approximately 5,000 square feet along the new Glen Hill Road that we are constructing as part of our development plan. We plan to landscape the park and provide park benches for pedestrians. Additionally, the park will provide a nice location to install signage and information for Glen Hill Cemetery. As we have discussed, we would like to spearhead a clean-up of the cemetery. The approximate value of the park is in excess of \$100,000, which exceeds the cost of the tree deficit of 346 caliper inches.

Thank you,

A handwritten signature in blue ink, appearing to read 'RM', with a stylized flourish at the end.

Russell Martin



**DEVELOPMENT REVIEW COMMITTEE (DRC)  
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: [Planning@Rockwall.com](mailto:Planning@Rockwall.com)

**Internal Review:** Amy Williams, Engineering  
John Shannon, Building Inspections  
Ariana Hargrove, Fire  
Andy Hesser, Parks

**From:** Planning & Zoning Department

**Date:** 1/13/2020

Please review the attached revised plans and have your comments input into CRW no later than this Friday. Planning staff will assemble all comments received in time for our regularly scheduled Planning and Zoning Commission Meeting to be held on 2/11/2020 at 6:00 p.m. in the City Council chambers. If you have any questions, please contact the Planning & Zoning Department at (972) 771-7745.

**Project Number:** MIS2020-001  
**Project Name:** 2930 Ridge Road **[REVISED PLANS]**  
**Project Type:** MISCELLANEOUS  
**Applicant Name:** [APPLICANT]  
**Owner Name:** Russell Martin  
**Project Description:**



# RECEIPT

Project Number: MIS2020-001

Job Address:  
ROCKWALL, TX 75032

Receipt Number: B87881

Printed: 1/13/2020 1:42 pm

Fee Description	Account Number	Fee Amount
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TREE REMOVAL APPLICATION		
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	01-4280	
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		\$ 75.00
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**Total Fees Paid:**

**\$ 75.00**

Date Paid: 1/13/2020 12:00:00AM

Paid By: Russell Martin

Pay Method: CHECK 1008

Received By: AG

**City of Rockwall**  
**Project Plan Review History**

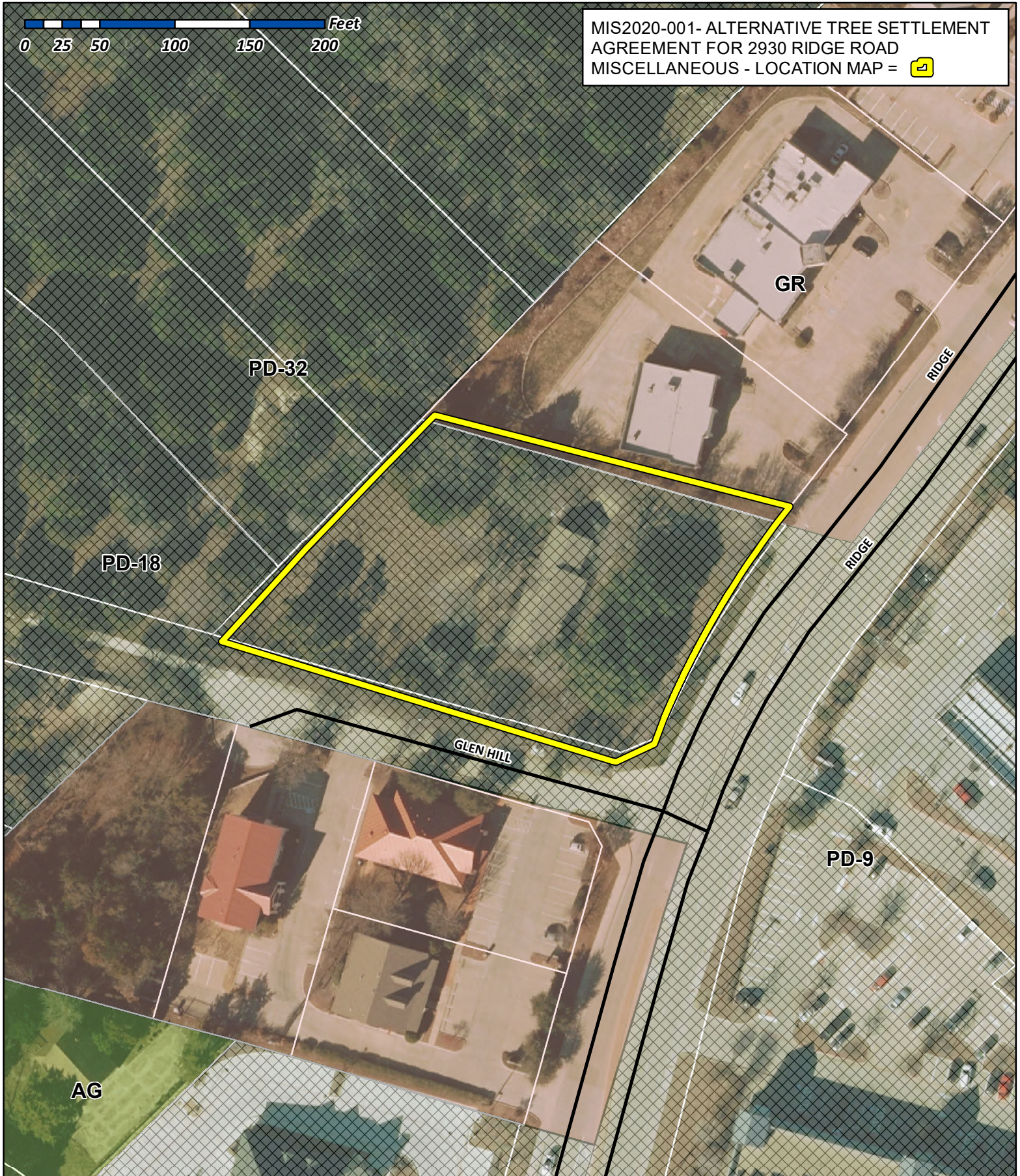


<b>Project Number</b>	MIS2020-001	<b>Owner</b>	Russell Martin			<b>Applied</b>	1/13/2020	AG
<b>Project Name</b>	2930 Ridge Road	<b>Applicant</b>				<b>Approved</b>		
<b>Type</b>	MISCELLANEOUS							
<b>Subtype</b>								
<b>Status</b>	Staff Review							
<b>Site Address</b>		<b>City, State Zip</b>						
		ROCKWALL, TX 75032			<b>Zoning</b>			
<b>Subdivision</b>		<b>Tract</b>	<b>Block</b>	<b>Lot No</b>	<b>Parcel No</b>	<b>General Plan</b>		
RAINBOW ACRES		18 & PT OF 19		18 & PT OF	4720-0000-0018-01-OR			

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
PLANNING (1/24/2020 3:14 PM DG) MIS2020-001; Alternative Tree Settlement Agreement for Lot 26, Lake Ridge Estates Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments)	David Gonzales	1/22/2020	1/29/2020	1/24/2020	2	COMMENTS	See comments
<p>I.1 This is a request for the approval of an alternative Tree Mitigation Settlement Agreement in conjunction with an approved site plan for a strip retail center on a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the Ridge Road Retail Subdistrict of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [FM-740].</p> <p>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.</p> <p>M.3 For reference, include the case number (MIS2020-001) in the lower right-hand corner of all pages of all revised plan submittals (i.e. Treescape and Landscape Plans).</p> <p>I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District No. 32 (PD-32), and the General Development Standards of Article V, that are applicable to the subject property.</p> <p>I.5 The Planning and Zoning Work Session will be held on January 28, 2020.</p> <p>I.6 The Planning and Zoning Meeting will be held on February 11, 2020.</p> <p>I.7 The City Council meeting for this case is scheduled to be held on February 17, 2020.</p> <p>I.8 Staff recommends that a representative be present for the meetings as scheduled above. The meetings will be held in the City’s Council Chambers and begin at 6:00 p.m.</p>							



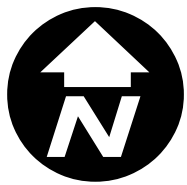
MIS2020-001- ALTERNATIVE TREE SETTLEMENT AGREEMENT FOR 2930 RIDGE ROAD  
MISCELLANEOUS - LOCATION MAP =



# 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.





January 9, 2020

Ryan C. Miller, AICP  
Director of Planning and Zoning  
Planning and Zoning Department  
City of Rockwall, Texas

RE: 2930 Ridge Road, Rockwall, Texas

Dear Mr. Miller,

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Thank you,

A handwritten signature in blue ink, appearing to read 'RM', with a stylized flourish at the end.

Russell Martin





FILE NAME AND PATH: C:\Users\Steve\Dropbox (BLA, Inc)\BLA, Inc Team Folder\Carrillo Engineering\Carrillo Engineering\Cre-190801 Rockwall Retail\04-CD DD\Sheet Files\CD\Cre-190801 Rockwall Retail Planting.dwg  
 PLOT DATE AND TIME: 11/4/2019 9:26 PM  
 Printed by: Steve P. Inc. Date: 11/4/2019 9:26 PM  
 Drawing: C:\Users\Steve\Dropbox (BLA, Inc)\BLA, Inc Team Folder\Carrillo Engineering\Carrillo Engineering\Cre-190801 Rockwall Retail\04-CD DD\Sheet Files\CD\Cre-190801 Rockwall Retail Planting.dwg  
 Scale: 1/8" = 1'-0"

### LANDSCAPE REQUIREMENTS

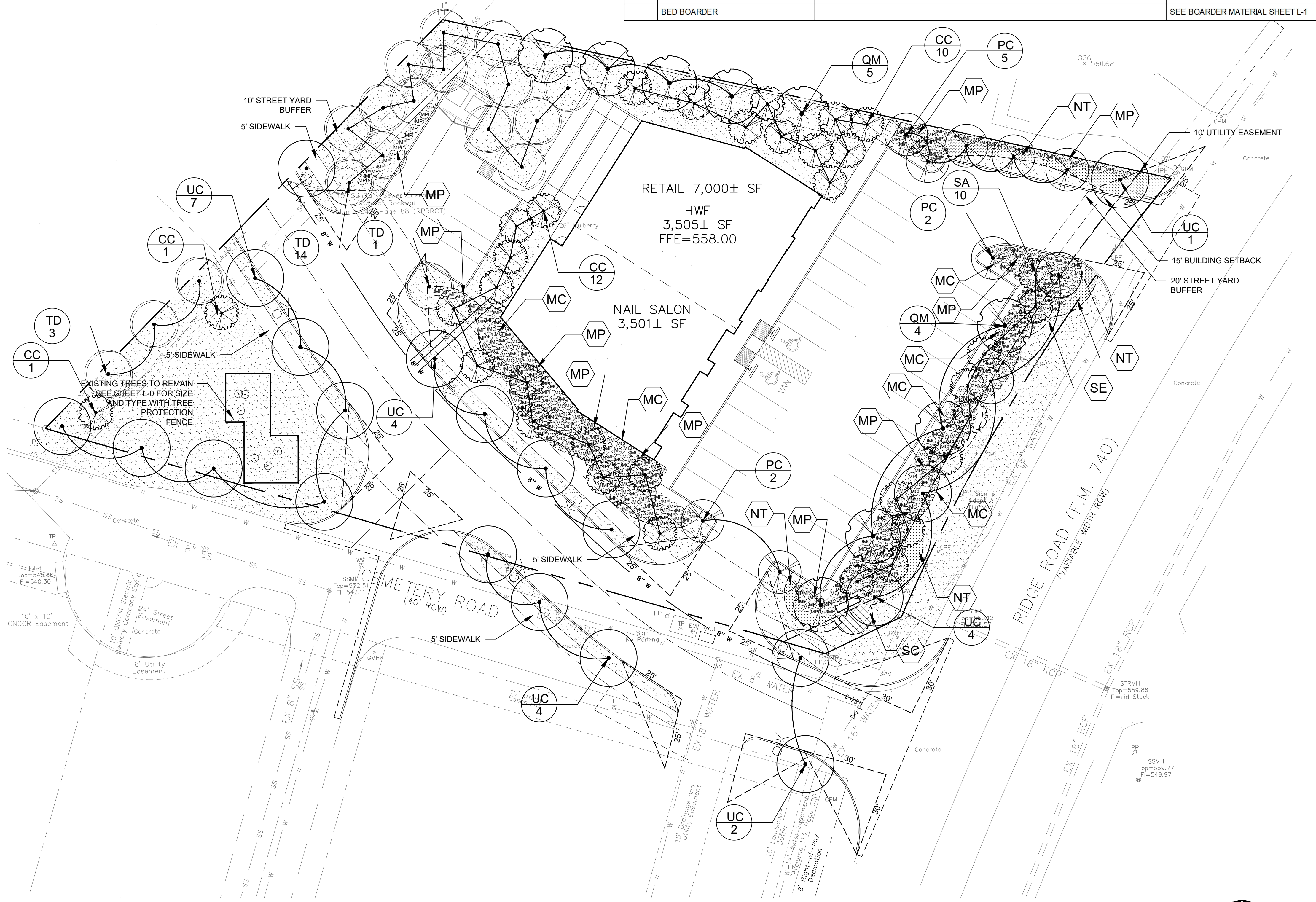
STREETScape 10 - LANDSCAPE BUFFER	REQUIRED TREES	PROPOSED TREES
CEMETERY ROAD STREET TRESS 1 PER 30 LF	11	11
RIDGE ROAD STREET TREES 1 PER 50 LF 165 LF CANOPY TREE	4	4
ORNAMENTAL TREE	8	10
PARKING LOT TREES 29 SPACES 1 TREE PER 8 SPACES	4	4

### PLANT LIST (IN SECTION 6)

SYM	BOTANICAL NAME	COMMON NAME	QTY	SIZE	HEIGHT	SPREAD	ROOT BALL	REMARKS
<b>LARGE SIZE TREE</b>								
QM	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	9	4" CAL	12' - 14'	6' - 8'	CONTAINER	SINGLE TRUNK AND FULL
TD	TAXODIUM DISTICUM	BALD CYPRESS	18	4" CAL	12' - 14'	6' - 8'	CONTAINER	SINGLE TRUNK AND FULL
UC	ULMUS CRASSIFOLIA	CEDAR ELM	22	4" CAL	10' - 12'	6' - 8'	CONTAINER	SINGLE TRUNK - BRANCHED TO GROUND
<b>MEDIUM SIZE TREE</b>								
CC	CERCIS CANADENSIS 'TEXENSIS'	TEXAS REDBUD	24	3" CAL	8' - 10'	4' - 6'	CONTAINER	MULTI-TRUNKED AND FULL
PC	PISTACHE CHINENSIS	CHINESE PISTACHE	8	3" CAL	8' - 10'	4' - 6'	CONTAINER	MULTI-TRUNKED AND FULL
SA	STYPHNOLOBIUM AFFINE	EVE'S NECLACE	10	3" CAL	8' - 10'	4' - 6'	CONTAINER	MULTI-TRUNKED AND FULL
<b>SHRUBS</b>								
MP	MYRICA PUSILLA	DWARF WAX MYRTLE	299	N/A	18"	18"	3 GALLON	PLACED AS SHOWN ON PLAN
<b>ORNAMENTAL GRASSES</b>								
MC	MJHLENBERGIA CAPILLARIS 'LENCA'	REGAL MIST® PINK MUHLY GRASS	224	N/A	12" - 18"	12" - 18"	3 GALLON	FULL MATCHED 36" O.C. TRIA. SPACED
NT	NASSELLA TNEULSSIMA	MEXICAN FEATHER GRASS	797	N/A	6" - 8"	6" - 8"	1 GALLON	FULL MATCHED 18" O.C. TRIA. SPACED
<b>ANNUALS</b>								
SC	PENTAS LANCEOLATA	MEXICAN PENTA - SOLID COLOR	304	N/A	6" - 8"	6" - 8"	4" POT	FULL MATCHED 8" O.C. TRIA. SPACED
<b>LAWN</b>								
LAWN	CYNODON DACTYTON	COMMON BERMUDA GRASS						SOLID SOD STAGGARED JOINTS
<b>MISCELLANEOUS</b>								
MULCH	SHREDDED HARDWOOD MULCH							3 INCH DEPTH PLACE OVER FILTER FABRIC
	BED BOARDER							SEE BOARDER MATERIAL SHEET L-1

### GENERAL PLANTING NOTES

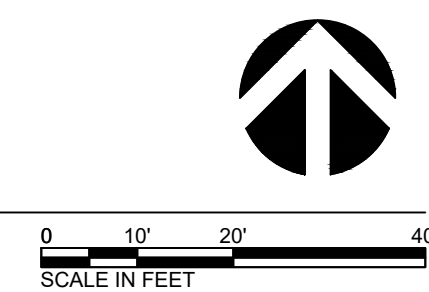
- CONTRACTOR SHALL ADHERE TO CITY CONSTRUCTION REQUIREMENTS INCLUDING BUT NOT LIMITED TO ANY PERMITS, INSPECTIONS, AND METHODS OF MATERIAL INSTALLATION.
- CONTRACTOR SHALL ADHERE TO ALL AGENCY REQUIREMENTS MEANS AND METHODS OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES ABOVE AND BELOW GRADE, AS WELL AS FINDING OUT EACH COMPANY'S RESTRICTIONS ON WORKING WITHIN THEIR EASEMENTS AND UTILITY LINES PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING IMPROVEMENTS AND TO NOT DISTURB THOSE THAT ARE OUTSIDE OF THE SCOPE OF WORK. ANY STRUCTURES THAT ARE TO REMAIN WITHIN THE SCOPE OF WORK AREA SHALL NOT BE DAMAGED. PHOTOGRAPHS AND NOTES SHOULD BE MADE FOR ANY EXISTING DAMAGED CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND DISTRIBUTED TO OWNERS REPRESENTATIVE.
- A LANDSCAPE IRRIGATION PLAN SHALL BE PREPARED PRIOR TO LANDSCAPE CONSTRUCTION AND WILL BE DESIGNED BY A TEXAS LICENSED IRRIGATION DESIGNER. ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE AND RAIN SENSOR. THE SYSTEM SHALL BE DESIGNED TO MEET THE CITY AND THE STATE OF TEXAS IRRIGATION REQUIREMENTS. THE IRRIGATION INSTALLER SHALL BE A STATE OF TEXAS LICENSED IRRIGATION DESIGNER.
- CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE IF THERE ARE ANY WATER RESTRICTIONS AND WHAT IF ANY IMPACT THIS MAY HAVE ON THE INSTALLATION OF PLANT MATERIAL.
- QUANTITIES SHOWN IN PLANT LIST FOR PLANT MATERIAL AREA PROVIDED AS A COURTESY FOR THE CONTRACTOR. CONTRACTOR SHALL VERIFY PRIOR TO BIDDING THAT THE QUANTITY WILL COVER THE SPECIFIED AREAS AT THE SPACING STATED IN THE PLANT LIST UNDER THE REMARKS COLUMN. IF THERE IS A DIFFERENCE, THE CONTRACTOR SHALL MAKE NOTE ON THEIR BID AND SHOW THE ADDED OR REDUCED COST.
- CONTRACTOR SHALL ESTABLISH SOURCES FOR ALL PLANT MATERIAL ON PLANT LIST WHEN BIDDING PROJECT. NO PLANTS SUBSTITUTIONS.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE DRAWINGS FOR THIS PROJECT PRIOR TO INSTALLATION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
- ALL NEW PLANTING BEDS SHALL HAVE A MINIMUM SIX (6") INCHES OF BED PREPARATION.
- LAWN AREA SHALL HAVE FERTILE AND CLEAN TOP SOIL TILLED 4" DEEP.
- GRADING IN PLANTING BEDS SHALL BE SMOOTH AND PROVIDE POSITIVE DRAINAGE.
- CONTRACTOR SHALL STAKE OUT LOCATION OF ALL TREES, AND SHRUBS FOR APPROVAL BY OWNERS REPRESENTATIVE PRIOR TO PLANTING.
- MULCHING OF SHRUB AND ANY GROUND COVER AREAS SHALL HAVE 3 INCHES OF SHREDDED HARDWOOD MULCH.
- LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING.
- THE PROPERTY OWNER, TENANT AND ANY AGENT THEREOF SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING MATERIALS IN GOOD CONDITION AT ALL TIMES SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE. ANY LANDSCAPING MATERIAL THAT DIES SHALL BE REPLACED WITH HEALTHY MATERIAL WITHIN A REASONABLE TIME. ALL LANDSCAPED AREAS SHALL BE CONTINUOUSLY MAINTAINED FREE OF WEEDS, DEBRIS AND LITTER. WEEDS AND NATURAL UNCULTIVATED GRASS SHALL NOT BE CONSIDERED LANDSCAPING.



### LANDSCAPE LEGEND

- PROPOSED TREES
- CHINKAPIN OAK
  - BALD CYPRESS
  - CEDAR ELM
  - REDBUD
  - CHINESE PISTACHE
  - EVES NECLACE
  - SHRUB MASSING
  - LAWN
  - SEASONAL COLOR
  - ORNAMENTAL GRASS
  - STEEL EDGING
  - MATERIAL CALL OUT
  - TREE CALL OUT
  - TYPE QUANTITY

**1 LANDSCAPE PLAN**  
 1"=20'-0"



**BERKENBILE**  
 LANDSCAPE ARCHITECTS  
 DALLAS OFFICE  
 2301 N. Lamar Suite 290 (214) 922-9946  
 Dallas, TX 75202  
 SOUTHLAKE OFFICE  
 2355 Johnson Rd (817) 379-9853  
 Southlake, TX 76092

**Carrillo Engineering, LLC**  
 301 Commerce Street, Ste 1410 - Fort Worth, Texas 76102  
 Phone 817-697-4996 - Firm Registration #1-15893

**PRELIMINARY**  
 THIS DRAWING IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF REGISTERED LANDSCAPE ARCHITECT STEPHEN C. BERKENBILE, LIC. #1763 ON 11-05-2019. IT IS NOT INTENDED FOR BIDDING, PERMITTING, OR CONSTRUCTION PURPOSE.

**ROCKWALL RETAIL**  
**2930 SOUTH RIDGE ROAD**  
**LAKE RIDGE ESTATES, LOT 26**  
**ROCKWALL, TEXAS**

Issue Dates:  
 11-05-2019

Date	Revisions

Scale:  
 Drawn By:  
 Checked By:

Sheet  
**L-1**



# 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

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**TO:** Planning and Zoning Commission  
**FROM:** David Gonzales, *Planning and Zoning Manager*  
**DATE:** February 11, 2020  
**SUBJECT:** MIS2020-001; *Alternative Tree Mitigation Settlement Agreement*

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The applicant, Russell Martin of HFRPI, LLC, is requesting approval of an *Alternative Tree Mitigation Settlement Agreement* in conjunction with an approved site plan for strip retail center to be located at 2930 Ridge Road. On November 12, 2019, the Planning and Zoning Commission approved a site plan [Case No. SP2019-037] for the purpose of allowing the development of a strip retail center that will be located within the *Ridge Road Retail Subdistrict* of Planned Development District 32 (PD-32), which is commonly referred to as the Harbor District. During the site plan process, the Planning and Zoning Commission approved a treescape plan establishing a total mitigation balance due of 491-inches that was to be due at the time of platting. On February 3, 2020, the City Council approved a replat, which replatted the site [i.e. P2020-004] creating two (2) lots [i.e. Lots 29 & 30, *Lake Ridge Estates Addition*] for the development of the strip retail facility on Lot 29 and establishing a 0.116 remainder lot identified as Lot 30. The replat also dedicated the right-of-way for Glen Hill Way creating an entrance into the Harbor District from Ridge Road. This dedication was in conformance with the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, and realigned and abandoned a portion of Cemetery Road. At the time of approval of the replat, a condition was established for the City Council to consider a request by the applicant for an *Alternative Tree Mitigation Settlement Agreement* (which was submitted in conjunction with the platting application) for the purpose of creating an open space/park area for Lot 30. The condition also stated that if the agreement was not approved, the applicant would be required to satisfy the outstanding tree mitigation balance prior to filing of the replat. The treescape plan, provided by the applicant as part of the *Alternative Tree Mitigation Settlement Agreement*, indicates a total of 557-inches being removed from the site and requiring mitigation. The landscape plan approved with the site plan indicates the provision of 322-inches towards the mitigation balance, leaving a total mitigation balance due of 212-inches (i.e. 53, four [4] inch trees). According to the applicant's letter, this request is intended to alleviate the total mitigation balance by providing the City with a small park on Lot 30 that is 5,052.96 SF, and will be adjacent to Glen Hill Way once constructed. The park will have trees, park benches for pedestrians, and an entry sign for the Harbor District. It should be noted that the entry sign will also provide a sign blade recognizing the Glen Hill Cemetery. Finally, the applicant has also indicated they will be spearheading a clean-up effort of the Glen Hill Cemetery, which will be done with the permission of the property owner. According to the applicant, the cost of the park will be in excess of \$100,000 at the time of dedication to the City, and will exceed the cost of associated with the mitigation balance due of 212-inches [i.e.  $212 \times \$100.00 = \$21,200$ ].

Section 05(G), *Alternative Tree Mitigation Settlement Agreements*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), gives the City Council the ability to approve an *Alternative Tree Mitigation Settlement Agreement* on a case-by-case basis pending a recommendation from the Planning and Zoning Commission. Should this request be approved, the applicant's overall mitigation balance due of 212-inches would be dissolved, and a park plan would be required for the construction of the pocket park on *Lot 30, Block A, Lake Ridge Estates Addition*. For this request, the Planning and Zoning Commission is tasked with the determining if the value added by the pocket park in this location outweighs the benefit associated with having 53, four (4) inch trees available for the Parks and Recreation Department. On February 4, 2020, the Parks and Recreation Department reviewed the request for the pocket park and approved a motion to recommend approval of the request to the Planning and Zoning Commission and City Council by a vote of 5-0. In addition, the Architectural Review Board (ARB) will provide a recommendation to the Planning and Zoning Commission concerning the proposed signage at their meeting on February 11, 2020. Should the Planning and Zoning Commission have any questions staff and the applicant will be available at meeting.



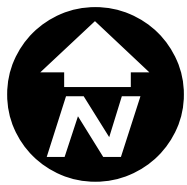
MIS2020-001- ALTERNATIVE TREE SETTLEMENT AGREEMENT FOR 2930 RIDGE ROAD MISCELLANEOUS - LOCATION MAP =



# City of Rockwall

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

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January 9, 2020

Ryan C. Miller, AICP  
Director of Planning and Zoning  
Planning and Zoning Department  
City of Rockwall, Texas

RE: 2930 Ridge Road, Rockwall, Texas

Dear Mr. Miller,

I am writing today to request an alternative tree mitigation solution for our project located at 2930 Ridge Road. We are required to mitigate 668 caliper inches of trees. Our plan provides for replacement trees equaling 322 caliper inches. This leaves us 346 caliper inches short, equating to 87 four-inch trees. We would like to provide the city with a park of approximately 5,000 square feet along the new Glen Hill Road that we are constructing as part of our development plan. We plan to landscape the park and provide park benches for pedestrians. Additionally, the park will provide a nice location to install signage and information for Glen Hill Cemetery. As we have discussed, we would like to spearhead a clean-up of the cemetery. The approximate value of the park is in excess of \$100,000, which exceeds the cost of the tree deficit of 346 caliper inches.

Thank you,

A handwritten signature in blue ink, appearing to read 'RM', with a stylized flourish at the end.

Russell Martin

### LANDSCAPE REQUIREMENTS

STREETSCAPE	REQUIRED TREES	PROPOSED TREES
<b>GLEN HILLWAY</b> 10' LANDSCAPE BUFFER STREET TREES 1 PER 30 LF	11	11
<b>RIDGE ROAD</b> 20' LANDSCAPE STREET TREES 1 PER 50 LF CANOPY TREE ORNAMENTAL TREE	4	4
<b>PARKING LOT TREES</b> 29 SPACES 1 TREE PER 8 SPACES	4	4

### PLANT LIST

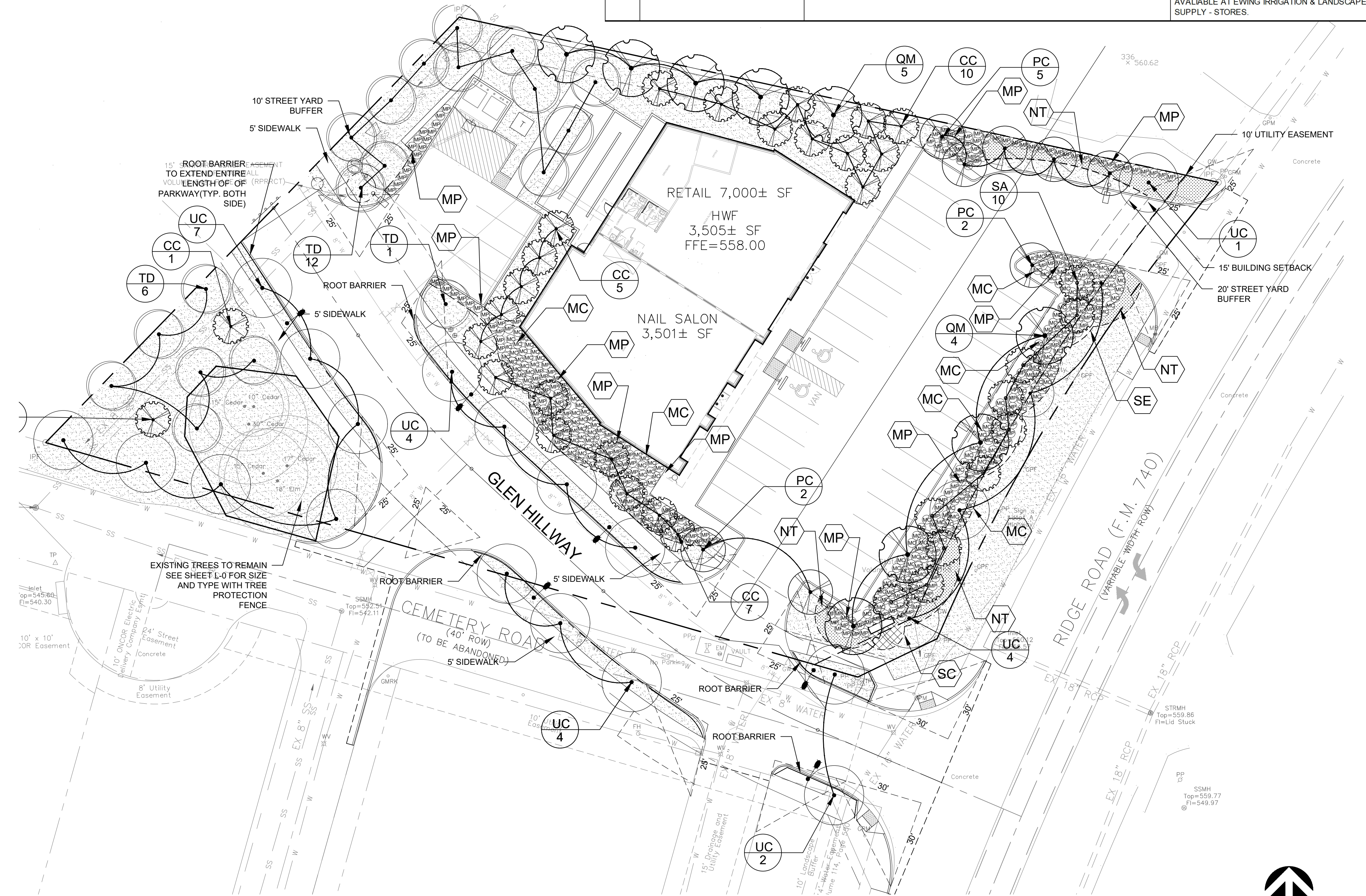
SYM	BOTANICAL NAME	COMMON NAME	QTY	SIZE	HEIGHT	SPREAD	ROOT BALL	REMARKS
<b>LARGE SIZE TREE</b>								
QM	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	9	4" CAL	12' - 14'	6' - 8'	CONTAINER	SINGLE TRUNK AND FULL
TD	TAXODIUM DISTICUM	BALD CYPRESS	21	4" CAL	12' - 14'	6' - 8'	CONTAINER	SINGLE TRUNK AND FULL
UC	ULMUS CRASSIFOLIA	CEDAR ELM	21	4" CAL	10' - 12'	6' - 8'	CONTAINER	SINGLE TRUNK - BRANCHED TO GROUND
<b>MEDIUM SIZE TREE</b>								
CC	CERCIS CANADENSIS 'TEXENSIS'	TEXAS REDBUD	24	3" CAL	8' - 10'	4' - 6'	CONTAINER	MULTI-TRUNKED AND FULL
PC	PISTACHE CHINENSIS	CHINESE PISTACHE	8	3" CAL	8' - 10'	4' - 6'	CONTAINER	MULTI-TRUNKED AND FULL
SA	STYPHNOLOBIUM AFFINE	EVE'S NECKLACE	10	3" CAL	8' - 10'	4' - 6'	CONTAINER	MULTI-TRUNKED AND FULL
<b>SHRUBS</b>								
MP	MYRICA PUSILLA	DWARF WAX MYRTLE	236	N/A	18"	18"	3 GALLON	PLACED AS SHOWN ON PLAN
<b>ORNAMENTAL GRASSES</b>								
MC	MUHLENBERGIA CAPILLARIS 'LENCA'	REGAL MIST® PINK MUHLY GRASS	242	N/A	12" - 18"	12" - 18"	3 GALLON	FULL MATCHED 36" O.C. TRIA. SPACED
NT	NASSELLA TNEULSSIMA	MEXICAN FEATHER GRASS	797	N/A	6" - 8"	6" - 8"	1 GALLON	FULL MATCHED 18" O.C. TRIA. SPACED
<b>ANNUALS</b>								
SC	PENTAS LANCEOLATA	MEXICAN PENTA - SOLID COLOR	304	N/A	6" - 8"	6" - 8"	4" POT	FULL MATCHED 8" O.C. TRIA. SPACED
<b>LAWN</b>								
LAWN	CYNODON DACTYTON	COMMON BERMUDA GRASS						SOLID SOD STAGGARED JOINTS
<b>MISCELLANEOUS</b>								
MULCH	SHREDDED HARDWOOD MULCH							3 INCH DEPTH PLACE OVER FILTER FABRIC
SE	STEEL EDGING							3/16" THICK NO MORE THAN 1/2" EXPOSED ABOVE LAWN AND BED SOIL
RB	ROOT BARRIER							WIDTH 48" WIDE X 24" LONG MFG. DEEPROOT AVAILABLE AT EWING IRRIGATION & LANDSCAPE SUPPLY - STORES.

### GENERAL PLANTING NOTES

- CONTRACTOR SHALL ADHERE TO CITY CONSTRUCTION REQUIREMENTS INCLUDING BUT NOT LIMITED TO ANY PERMITS, INSPECTIONS, AND METHODS OF MATERIAL INSTALLATION.
- CONTRACTOR SHALL ADHERE TO ALL AGENCY REQUIREMENTS MEANS AND METHODS OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES ABOVE AND BELOW GRADE, AS WELL AS FINDING OUT EACH COMPANY'S RESTRICTIONS ON WORKING WITHIN THEIR EASEMENTS AND UTILITY LINES PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING IMPROVEMENTS AND TO NOT DISTURB THOSE THAT ARE OUTSIDE OF THE SCOPE OF WORK. ANY STRUCTURES THAT ARE TO REMAIN WITHIN THE SCOPE OF WORK AREA SHALL NOT BE DAMAGED. PHOTOGRAPHS AND NOTES SHOULD BE MADE FOR ANY EXISTING DAMAGED CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND DISTRIBUTED TO OWNERS REPRESENTATIVE.
- A LANDSCAPE IRRIGATION PLAN SHALL BE PREPARED PRIOR TO LANDSCAPE CONSTRUCTION AND WILL BE DESIGNED BY A TEXAS LICENSED IRRIGATION DESIGNER. ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE AND RAIN SENSOR. THE SYSTEM SHALL BE DESIGNED TO MEET THE CITY AND THE STATE OF TEXAS IRRIGATION REQUIREMENTS. THE IRRIGATION INSTALLER SHALL BE A STATE OF TEXAS LICENSED IRRIGATION DESIGNER.
- CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE IF THERE ARE ANY WATER RESTRICTIONS AND WHAT IF ANY IMPACT THIS MAY HAVE ON THE INSTALLATION OF PLANT MATERIAL.
- QUANTITIES SHOWN IN PLANT LIST FOR PLANT MATERIAL AREA PROVIDED AS A COURTESY FOR THE CONTRACTOR. CONTRACTOR SHALL VERIFY PRIOR TO BIDDING THAT THE QUANTITY WILL COVER THE SPECIFIED AREAS AT THE SPACING STATED IN THE PLANT LIST UNDER THE REMARKS COLUMN. IF THERE IS A DIFFERENCE, THE CONTRACTOR SHALL MAKE NOTE ON THEIR BID AND SHOW THE ADDED OR REDUCED COST.
- CONTRACTOR SHALL ESTABLISH SOURCES FOR ALL PLANT MATERIAL ON PLANT LIST WHEN BIDDING PROJECT. NO PLANTS SUBSTITUTIONS.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE DRAWINGS FOR THIS PROJECT PRIOR TO INSTALLATION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
- ALL NEW PLANTING BEDS SHALL HAVE A MINIMUM SIX (6") INCHES OF BED PREPARATION.
- LAWN AREA SHALL HAVE FERTILE AND CLEAN TOP SOIL TILLED 4" DEEP.
- GRADING IN PLANTING BEDS SHALL BE SMOOTH AND PROVIDE POSITIVE DRAINAGE.
- CONTRACTOR SHALL STAKE OUT LOCATION OF ALL TREES, AND SHRUBS FOR APPROVAL BY OWNERS REPRESENTATIVE PRIOR TO PLANTING.
- MULCHING OF SHRUB AND ANY GROUND COVER AREAS SHALL HAVE 3 INCHES OF SHREDDED HARDWOOD MULCH.
- LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING.
- THE PROPERTY OWNER, TENANT AND ANY AGENT THEREOF SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING MATERIALS IN GOOD CONDITION AT ALL TIMES SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE. ANY LANDSCAPING MATERIAL THAT DIES SHALL BE REPLACED WITH HEALTHY MATERIAL WITHIN A REASONABLE TIME. ALL LANDSCAPED AREAS SHALL BE CONTINUOUSLY MAINTAINED FREE OF WEEDS, DEBRIS AND LITTER. WEEDS AND NATURAL UNCULTIVATED GRASS SHALL NOT BE CONSIDERED LANDSCAPING.
- ALL TREES ARE SHOWN A MINIMUM OF 5 FEET FROM UTILITY LINES ON PLANS. CONTRACTOR SHALL NOT INSTALL ANY TREES WITHIN FIVE FEET(5') OF UTILITY LINES.

### LANDSCAPE LEGEND

- PROPOSED TREES
- CHINKAPIN OAK
  - BALD CYPRESS
  - CEDAR ELM
  - REDBUD
  - CHINESE PISTACHE
  - EVE'S NECKLACE
  - SHRUB MASSING
  - LAWN
  - SEASONAL COLOR
  - ORNAMENTAL GRASS
  - STEEL EDGING
  - MATERIAL CALL OUT
  - TREE CALL OUT
  - TYPE QUANTITY
  - TREE ROOT BARRIER



**1 LANDSCAPE PLAN**  
1"=20'-0"

**Rockwall Retail**  
**2930 South Ridge Road**  
**Lakeridge Estates, Lot 26**  
**Rockwall, Texas**

Issue Dates:  
02-06-2020

Date	Revisions

Scale: AS NOTED  
 Drawn By: DLB  
 Checked By: SCB

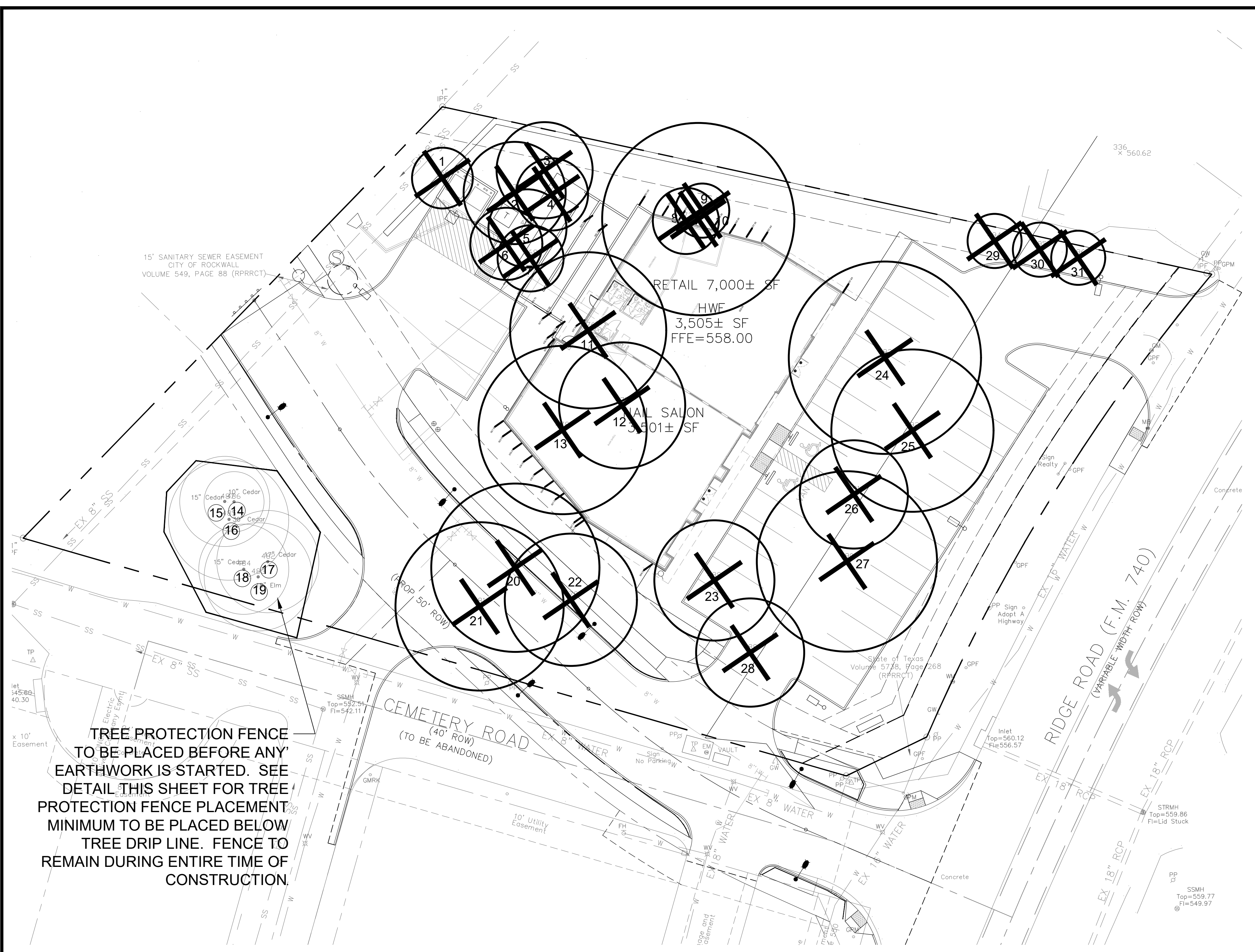
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**SP2019-037**

**BERKENBILE**  
 LANDSCAPE ARCHITECTS  
 DALLAS OFFICE  
 2301 N. Lamar Suite 290  
 Dallas, TX 75202  
 (214) 922-9946

**SOUTH LAKE OFFICE**  
 2355 Johnson Rd  
 Southlake, TX 76092  
 (817) 379-9853

**Carrillo Engineering, LLC**  
 301 Commerce Street, Ste 1410 - Fort Worth, Texas 76102  
 Phone 817-697-4996 - Firm Registration #11-15893





**TREE PROTECTION FENCE TO BE PLACED BEFORE ANY EARTHWORK IS STARTED. SEE DETAIL THIS SHEET FOR TREE PROTECTION FENCE PLACEMENT MINIMUM TO BE PLACED BELOW TREE DRIP LINE. FENCE TO REMAIN DURING ENTIRE TIME OF CONSTRUCTION.**

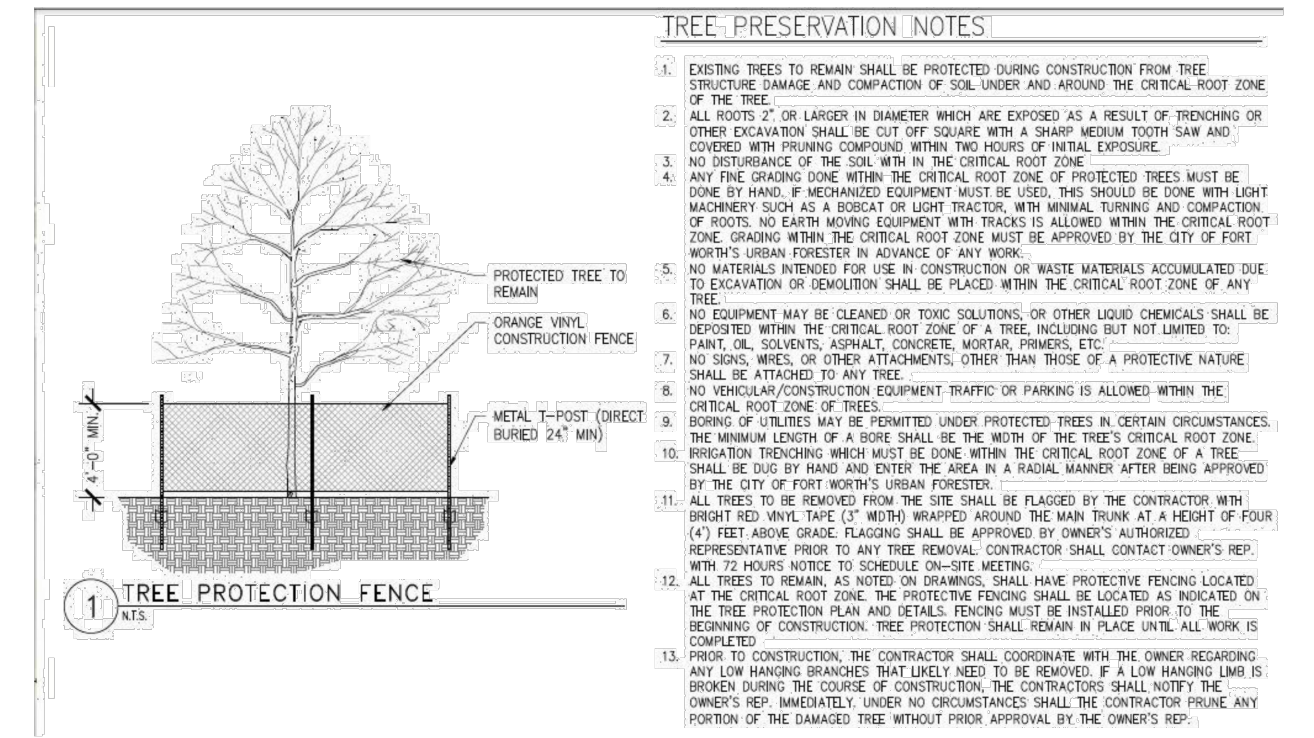
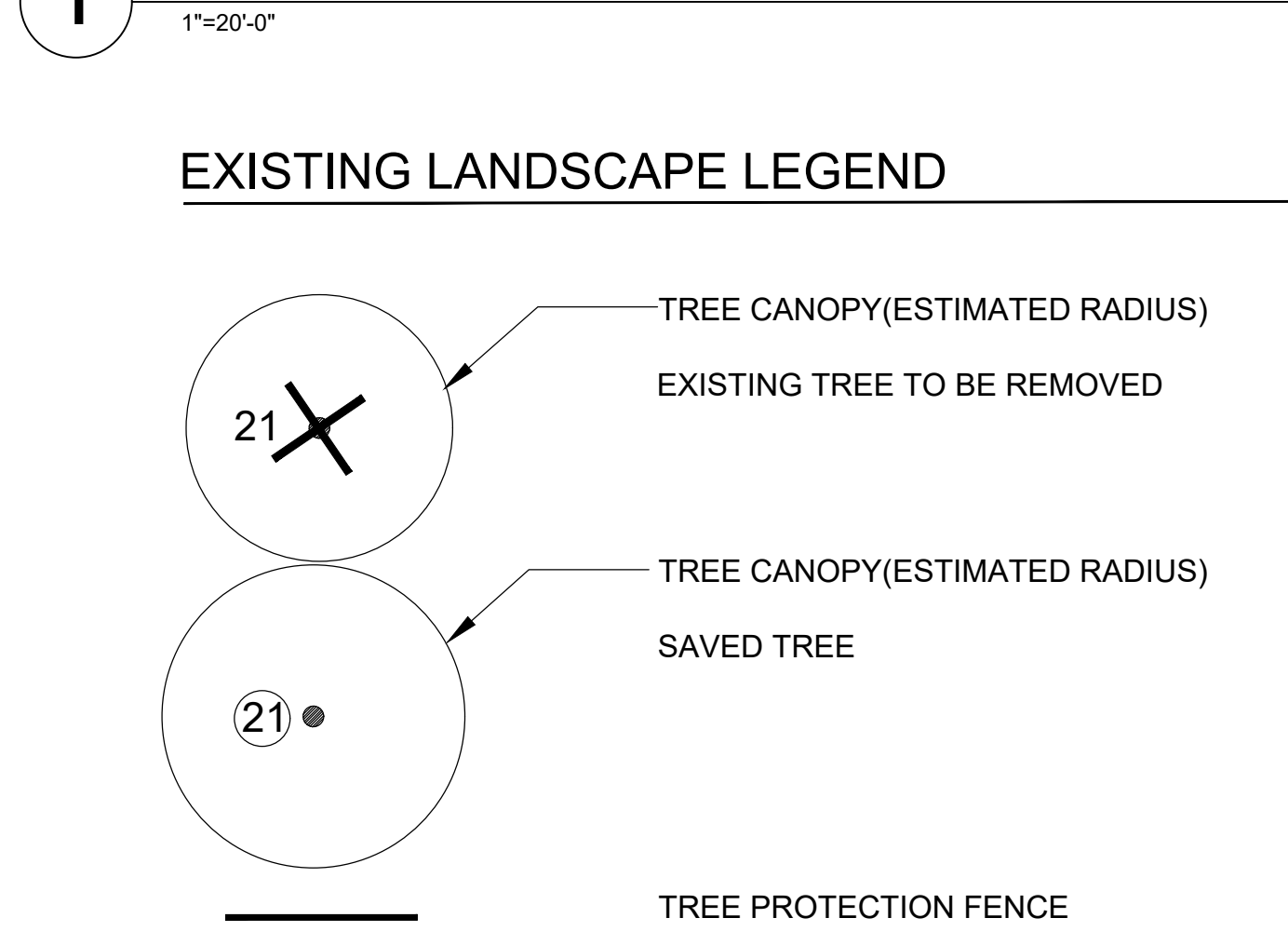
**EXISTING TREE CHART**

TREE NO.	TREE NAME	TREE LOCATION	CALIPER INCHES	PROTECTED TREES PRESERVED	PROTECTED TREES REMOVED NOT REQUIRING MITIGATION	PROTECTED TREES TO BE REPLACED INCH PER INCH	SECONDARY PROTECTED TREE 11-25" 1/2 CAL REPLACE	TREE GREATER 25" CAL 1:2 REPLACE
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4	ASH	RAMP	12				12.0	
5	CEDAR	RAMP	13				6.5	
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19	ELM	LANDS AREA	18	18				
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<b>TOTALS</b>			<b>557</b>	<b>105</b>		<b>94</b>	<b>40</b>	<b>400</b>
<b>TOTAL REQUIRED TREE MITIGATION CALIPER INCHES</b>								<b>534</b>
<b>MITIGATION PROVIDED</b>								
PROVIDED REPLACEMENT 42 TREES AT 3" CALIPER								126
PROVIDED REPLACEMENT 49 TREES AT 4" CALIPER								196
								322
<b>CALIPER INCHES NOT MITIGATED ON SITE</b>								
REMAINING CALIPER INCHES NOT MITIGATED ON SITE								212
REPLACEMENT CALIPER INCH WOULD EQUAL 71 TREES AT 3" CALIPER PER TREE								

**NOTES:**

- TREES 20, 21 & 22 ARE NOT REQUIRED TO BE MITIGATED SINCE THEY ARE WITHIN THE PROPOSED ROAD R.O.W.
- PRIMARY PROTECTED TREES - 4 INCHES - 25 INCHES - REPLACED WITH INCH FOR INCH REMOVED
- SECONDARY PROTECTED TREES - HACKBERRY & CEDAR TREES MEASURE 11 INCHES - 25 INCHES DBH - REPLACED WITH 1/2 INCH FOR EVERY INCH REMOVED.
- FEATURED TREES - ALL TREES GREAT THAN 25 INCHES SHALL BE REPLACED WITH TWICE THE NUMBER OF INCHES BEING REMOVED.

**1 TREESCAPE PLAN**



**2 TREE PROTECTION DETAIL**

NOT TO SCALE

**BERKENBILE**  
 LANDSCAPE ARCHITECTS  
 DALLAS OFFICE  
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**PRELIMINARY**  
 THIS DRAWING IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF REGISTERED LANDSCAPE ARCHITECT STEPHEN C. BERKENBILE, LIC #1793 ON 11-05-2019. IT IS NOT INTENDED FOR BIDDING, PERMITTING, OR CONSTRUCTION PURPOSE.

**ROCKWALL RETAIL**  
**2930 SOUTH RIDGE ROAD**  
**LAKE RIDGE ESTATES, LOT 26**  
**ROCKWALL, TEXAS**

Issue Dates:  
 02-06-2020

Scale: AS NOTED  
 Drawn By: DLB  
 Checked By: SCB

Sheet  
**L-0**  
**CASE NUMBER**  
 SP2019-037





**CITY OF ROCKWALL**  
CITY COUNCIL 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

**CC:** Rick Crowley, *City Manager*  
Mary Smith, *Assistant City Manager*  
Joey Boyd, *Assistant City Manager*  
Ryan Miller, *Director of Planning and Zoning*

**FROM:** David Gonzales, *Planning Manager*

**DATE:** February 18, 2020

**SUBJECT:** MIS2020-001; *Alternative Tree Mitigation Settlement Agreement*

---

The applicant, Russell Martin of HFRPI, LLC, is requesting approval of an *Alternative Tree Mitigation Settlement Agreement* in conjunction with an approved site plan for the development of a strip retail center. The subject property is to be located within the *Ridge Road Retail Subdistrict* of Planned Development District 32 (PD-32) -- *which is commonly referred to as the Harbor District* -- and is addressed as 2930 Ridge Road. On November 12, 2019, the Planning and Zoning Commission approved a site plan [*Case No. SP2019-037*], which also included the approval a treescape plan establishing a total mitigation balance due of 491-inches that was to be due at the time of plat. On February 3, 2020, the City Council approved a plat, which replatted the site [*i.e. P2020-004*] creating two (2) lots [*i.e. Lots 29 & 30, Lake Ridge Estates Addition*] for the development of the strip retail facility on Lot 29 and establishing a 0.116 remainder lot identified as Lot 30. The replat also dedicated the right-of-way for Glen Hill Way creating an entrance into the Harbor District from Ridge Road. This dedication was in conformance with the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, and realigned and abandoned a portion of Cemetery Road. At the time of approval of the replat, a condition was established for the City Council to consider a request by the applicant for an *Alternative Tree Mitigation Settlement Agreement* (which was submitted in conjunction with the platting application) for the purpose of creating an open space/park area for Lot 30. The condition also stated that if the agreement was not approved, the applicant would be required to satisfy the outstanding tree mitigation balance prior to filing of the replat. The treescape plan, provided by the applicant as part of the *Alternative Tree Mitigation Settlement Agreement*, indicates a total of 557-inches being removed from the site and requiring mitigation. The landscape plan approved with the site plan indicates the provision of 322-inches towards the mitigation balance, leaving a total mitigation balance due of 212-inches (*i.e. 53, four [4] inch trees*). According to the applicant's letter, this request is intended to alleviate the total mitigation balance by providing the City with a small park on Lot 30 that is 5,052.96 SF, and will be adjacent to Glen Hill Way once constructed. The park will have trees and an entry sign for the Harbor District. It should be noted that the entry sign will also provide a sign blade recognizing the Glen Hill Cemetery, which is designated a Historic Texas Cemetery by the Texas Historical Commission (THC). Finally, the applicant has also indicated they will be spearheading a clean-up effort of the Glen Hill Cemetery, which will be done with the permission of the property owner. According to the applicant, the cost of the park will be in excess of \$100,000 at the time of dedication to the City, and will exceed the cost associated with the mitigation balance due of 212-inches [*i.e. 212 x \$100.00 = \$21,200*].

Section 05(G), *Alternative Tree Mitigation Settlement Agreements*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), gives the City Council the ability to approve an *Alternative Tree Mitigation Settlement Agreement* on a case-by-case basis pending a recommendation from the Planning and Zoning Commission. Should this request be approved, the applicant's overall mitigation balance due of 212-inches would be dissolved, and a park would be established on *Lot 30, Block A, Lake Ridge Estates Addition*. On February 4, 2020, the Parks and Recreation Board reviewed the request for the pocket park and approved a motion to recommend approval of the request to the Planning and Zoning Commission and City Council by a vote of 5-0. On February 11, 2020, the Architectural Review Board (ARB) forwarded a recommendation of approval to the Planning and Zoning Commission regarding the proposed signage. Additionally, the Planning and Zoning Commission determined that the benefit of establishing a pocket park with an entry feature (*i.e. proposed signage*) for the Harbor District would outweigh the benefit of having 53, four (4) inch trees delivered to the Parks and Recreation Department. Based on this the Planning and Zoning Commission approved a motion to recommend approval of the request by a vote of 7-0. Should the City Council have any questions regarding this request, staff and the applicant will be available at meeting.



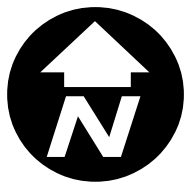
MIS2020-001- ALTERNATIVE TREE SETTLEMENT AGREEMENT FOR 2930 RIDGE ROAD  
MISCELLANEOUS - LOCATION MAP =



# City of Rockwall

Planning & Zoning Department  
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January 9, 2020

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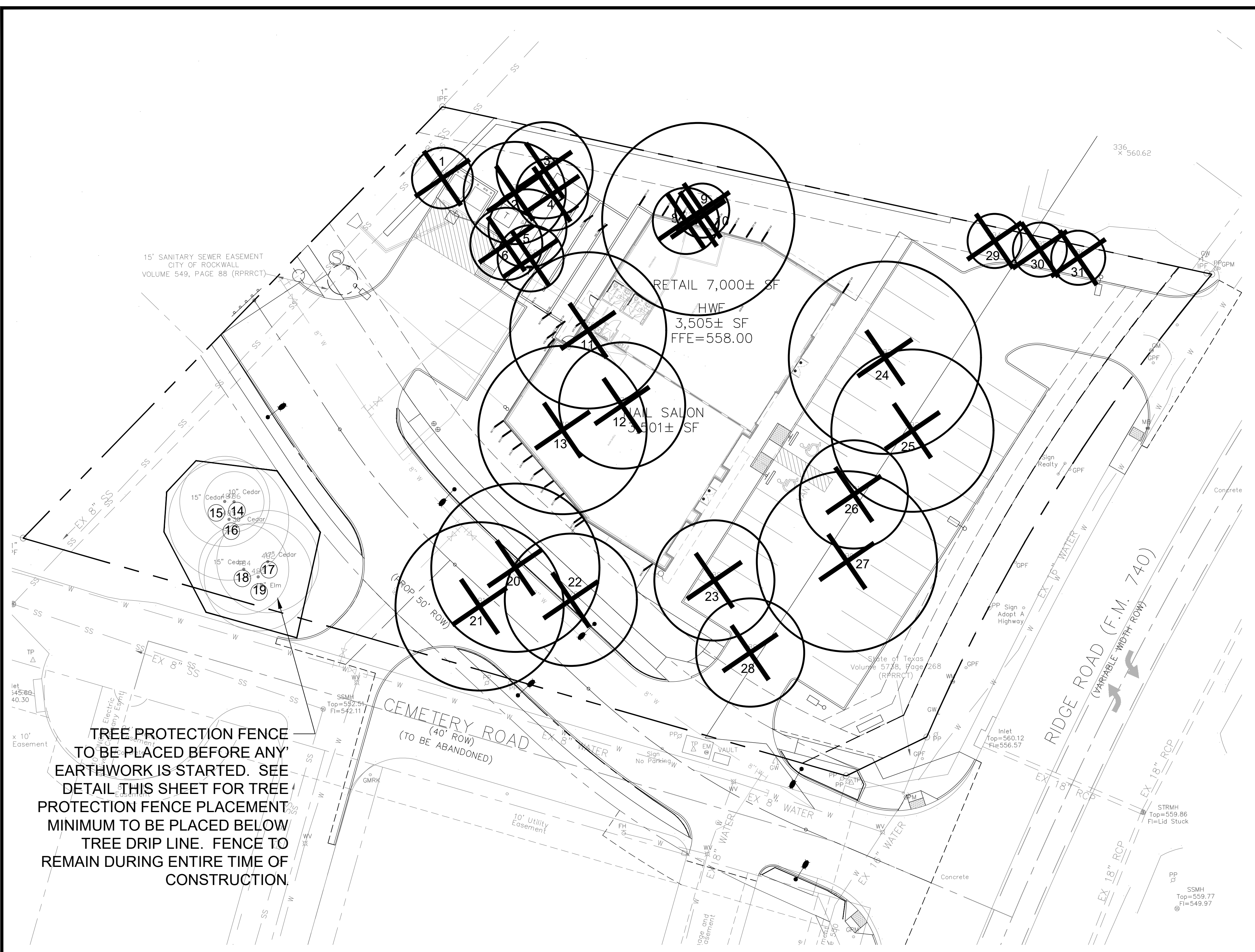
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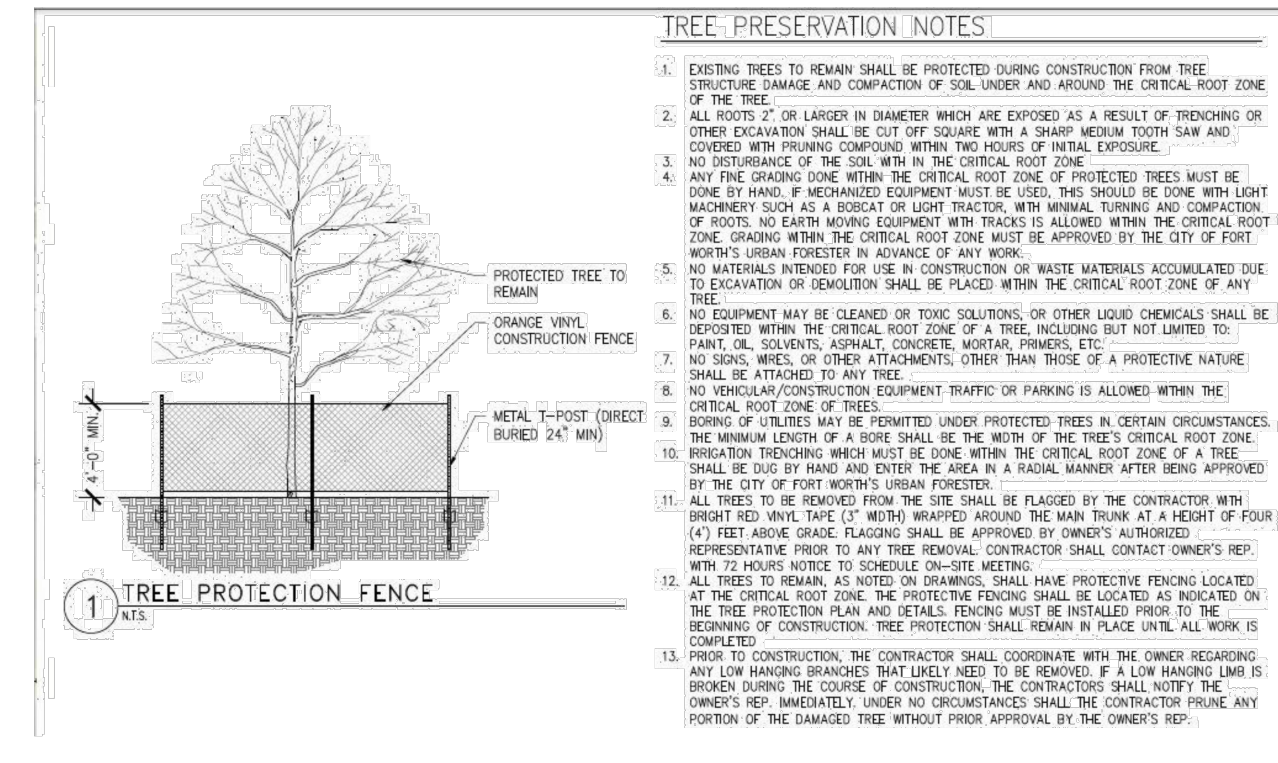
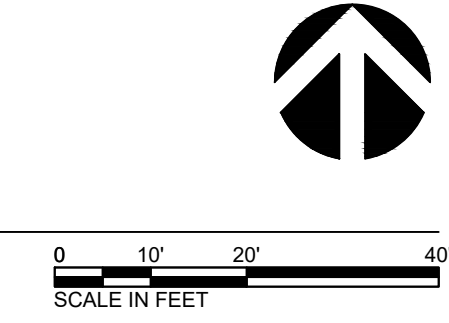
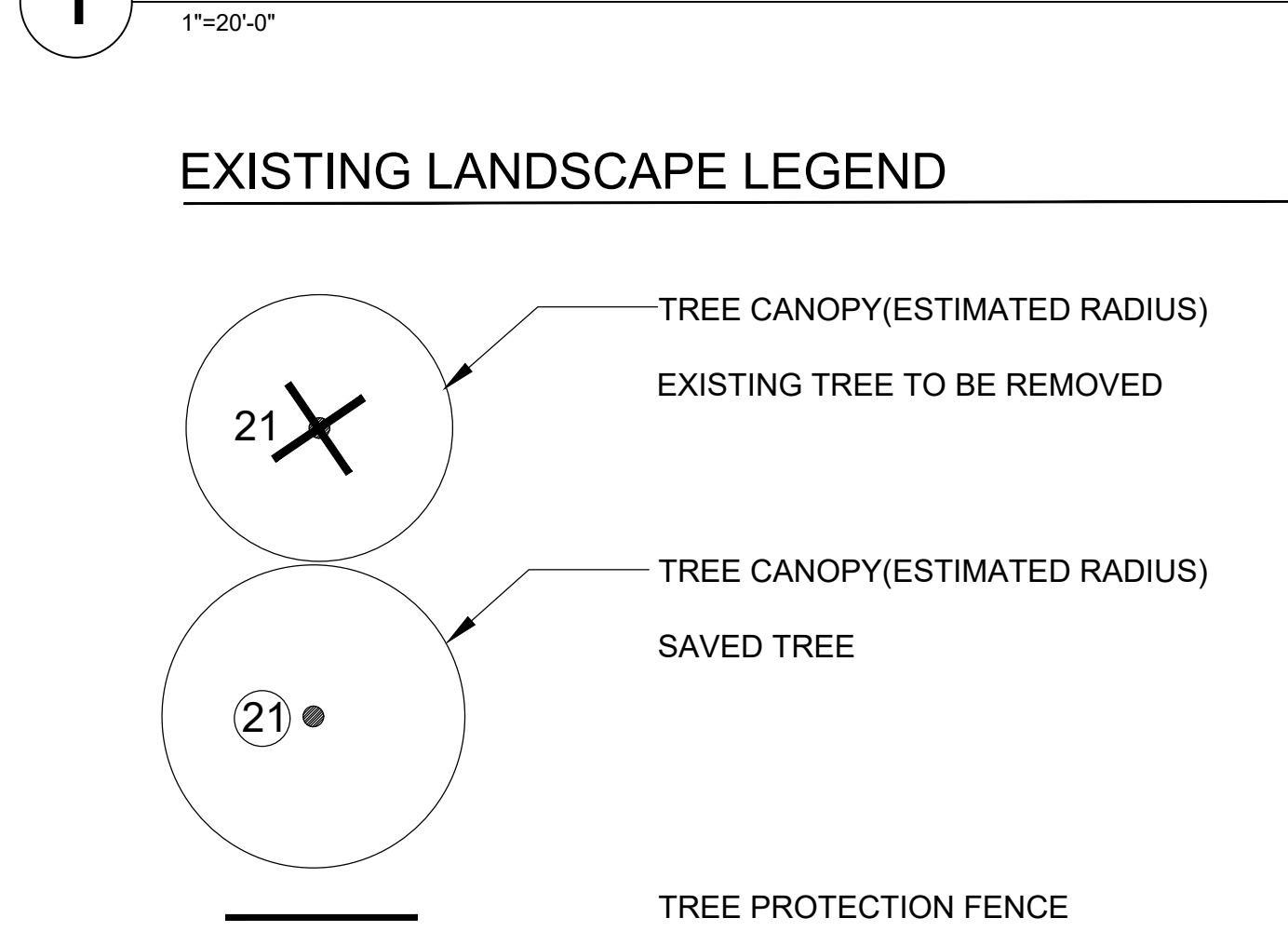
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**1 TREESCAPE PLAN**



**2 TREE PROTECTION DETAIL**  
NOT TO SCALE

- TREE PRESERVATION NOTES:**
- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND THE CRITICAL ROOT ZONE OF THE TREE.
  - ALL TREES 2" OR LARGER IN DIAMETER WHICH ARE EXPOSED AS A RESULT OF BENCHING OR OTHER EXCAVATION SHALL BE CUT OFF WITHIN 24 HOURS OF EXPOSURE WITHIN 100% SAW AND COVERED WITH PROTECTIVE COVERINGS WITHIN TWO HOURS OF INITIAL EXPOSURE.
  - NO OPERATIONS OF THE CRANE WITHIN THE CRITICAL ROOT ZONE.
  - ANY TIME GRADING IS DONE WITHIN THE CRITICAL ROOT ZONE OF PROTECTED TREES MUST BE DONE BY HAND. IF MECHANIZED EQUIPMENT MUST BE USED, THE PROCESSOR SHALL BE DONE WITH LIGHT MACHINERY SUCH AS A BROOM OR LIGHT TRACTOR WITH MINIMAL TURNING AND COMPACTION OF SOIL. NO HEAVY MACHINERY EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE. GRADING WITHIN THE CRITICAL ROOT ZONE MUST BE APPROVED BY THE CITY OF FORT WORTH'S GRASS FORCES IN ADVANCE OF ANY WORK.
  - NO WATERING OR FERTILIZING SHALL BE DONE IN CONSTRUCTION OF WATER WAREHOUSE ACCORDING TO THE EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
  - NO EQUIPMENT MAY BE CLEANED OR FUEL OIL TANKS OR OTHER LIQUID CHEMICALS SHALL BE SERVICED WITHIN THE CRITICAL ROOT ZONE OF A TREE. INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ACETONE, BURNING PRODUCTS, ETC.
  - NO LOADS, WHEELS, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE EXTENDED TO OR OVER THE CRITICAL ROOT ZONE OF A TREE.
  - NO VEHICULAR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF TREES.
  - BURNING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM DIAMETER OF A PIPE SHALL BE THE MINIMUM OF THE TREE'S CRITICAL ROOT ZONE. SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER AFTER BEING APPROVED BY THE CITY OF FORT WORTH'S GRASS FORCES.
  - ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED AND ORANGE FLAGGING AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S REP WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
  - ALL TREES TO REMAIN AS NOTED ON DRAWINGS SHALL HAVE PROTECTIVE FENCING LOCATED BY THE CRITICAL ROOT ZONE. THE PROTECTIVE FENCING SHALL BE LOCATED AS NOTED ON THE TREE PROTECTION PLAN AND DETAILS. FENCING MUST BE INSTALLED PRIOR TO THE BEGINNING OF CONSTRUCTION. TREE PROTECTION SHALL REMAIN IN PLACE UNTIL ALL WORK IS COMPLETE.
  - ANY LINE MARKING BURNING SHALL BE APPROVED BY THE OWNER'S GRASS FORCES. ANY LINE MARKING BURNING SHALL BE APPROVED BY THE OWNER'S GRASS FORCES. ANY LINE MARKING BURNING SHALL BE APPROVED BY THE OWNER'S GRASS FORCES. ANY LINE MARKING BURNING SHALL BE APPROVED BY THE OWNER'S GRASS FORCES.

**BERKENBILE**  
LANDSCAPE ARCHITECTS  
DALLAS OFFICE  
2001 N. Lamar Suite 290 (214) 922-9946  
Dallas, TX 75202  
SOUTHLAKE OFFICE  
2355 Johnson Rd (817) 379-9853  
Southlake, TX 76092

**Carrillo Engineering, LLC**  
301 Commerce Street, Ste 1410 - Fort Worth, Texas 76102  
Phone 817-697-4996 - Firm Registration #11-15893

**PRELIMINARY**  
THIS DRAWING IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF REGISTERED LANDSCAPE ARCHITECT STEPHEN C. BERKENBILE, LIC #1793 ON 11-05-2019. IT IS NOT INTENDED FOR BIDDING, PERMITTING, OR CONSTRUCTION PURPOSE.

**ROCKWALL RETAIL**  
**2930 SOUTH RIDGE ROAD**  
**LAKE RIDGE ESTATES, LOT 26**  
**ROCKWALL, TEXAS**

Issue Dates:  
02-06-2020

Scale: AS NOTED  
Drawn By: DLB  
Checked By: SCB

Sheet  
**L-0**  
**CASE NUMBER**  
SP2019-037



**EXHIBIT 'B-1':**  
PD Concept Plan



LAKE RAY  
HUBBARD

PROJECT  
SITE

GLEN HILL  
CEMETERY  
SIGN

HARBOR  
DISTRICT  
SIGN

City of Rockwall, Texas







February 21, 2020

**ATTN:**

Russell Martin  
550 Bailey Ave, Suite 330  
FORT WORTH, TX 76107

**RE: MISCELLANEOUS (MIS2020-001), 2930 Ridge Road**

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 City Council on 02/18/2020. The following is a record of all recommendations, voting records and conditions of approval:

*PLANNING AND ZONING COMMISSION*

*On February 11, 2020, the Planning and Zoning Commission made a motion to recommend approval of the alternative tree mitigation settlement agreement as requested with staff conditions and Architectural Review Board (ARB) recommendations. The ARB recommended the seat wall portion of the sign be removed (i.e. 18" portion). The motion passed by a vote of 7-0.*

*CITY COUNCIL*

*On February 18, 2020, the City Council made a motion to approve the alternative tree mitigation settlement agreement as requested with staff conditions. The motion included the approval of the sign as presented with the seat wall included, and the lighting of the signs. The motion passed by a vote of 7-0.*

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