

1.22.2020

**The Honorable Jim Pruitt, Mayor of Rockwall
and Members of the Rockwall City Council**

Rockwall City Hall
385 S Goliad St.
Rockwall, Texas 75087

Re: SP2019-051

Texas Health Hospital Rockwall

Request for Partial Relief of Tree Mitigation Requirements

Dear Mayor Pruitt and Members of the City Council,

Texas Health Hospital Rockwall is planning a significant expansion of this community's hospital. The building has been approved by the Planning and Zoning Commission based on recommendation of the Architectural Review Board. We are seeking relief from City Council for of a portion of the Tree Mitigation requirements per the Unified Land Development Code. This letter explains our current Tree Mitigation Plan and our proposed Alternative Mitigation. We respectfully request your consideration of our request.

Proposed Tree Mitigation Plan

The proposed tree mitigation plan is designed in two parts:

Part A:

We are mitigating the trees that will be removed for the expanded hospital footprint, related parking, and drives. Mitigation for the removal of these trees is satisfied by the new trees located on the site.

Part B:

We are removing thirty-four [34] Bald Cypress trees along the north side of the Hospital and Medical Office Building No. 1 (MOB). These trees were originally planted above and beyond the Unified Development Code provisions at the time.

The original campus design located these trees at 15 feet on center. Bald Cypress trees are large caliper and long-lived trees (horticultural best practice is to plant them 30 feet on center). As planted, limit the visibility of the building and signage on

the site. This makes it difficult for visitors to the hospital to make their way to the appropriate entrance. The trees, also, discharge a lot of leaf litter on the sidewalks challenging pedestrians arriving from the parking lot.

Calculations

Total caliper inches of trees being removed: 818

Part A Mitigation = 426 caliper inches

Part B Mitigation = 392 caliper inches

New trees to be installed per treescape plan = 460 caliper inches
(115 trees x 4 caliper inches per tree)

Percentage of total caliper inches of mitigation installed on site: 56%

Mitigation Plan for Remaining Caliper Inches

Texas Health Hospital Rockwall proposes payment of tree preservation credits equal to 20% of the total project caliper inches (164 caliper inches).

City Council grants relief for the balance of the unmitigated 194 caliper inches.

The requested relief is approximately equivalent to the overplanting of the original design, about half of the caliper inches of Bald Cypress being removed.

We appreciate your time and thoughtful consideration of this request.

Sincerely,

Perkins and Will



Rachel Gruber
Architect

Attachment: Exhibit A: Tree Mitigation Plan Diagram, Dated 01/22/2020



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: January 28, 2020

SUBJECT: MIS2020-004; *Alternative Tree Mitigation Settlement Agreement*

The applicant, Rachel Gruber of Perkins and Will, is requesting approval of an alternative tree mitigation settlement agreement in conjunction with an approved site plan for the Presbyterian Hospital expansion. On January 14, 2020, the Planning and Zoning Commission approved a site plan for the subject property laying out an expansion for the hospital totaling ~84,002 SF [Case No. SP2019-051]. At the time of approval, a treescape plan for this case indicated a total of 712-caliper inches of trees to be removed for the development of the site. The landscape plan indicated a total of 280-caliper inches being added back to the site. This left an outstanding mitigation balance due of 432-inches. As part of this case, the applicant had requested the Planning and Zoning Commission consider a request for an alternative tree mitigation settlement agreement for the relief or total waiver of the 432-inch mitigation balance. When considering a request for an alternative tree mitigation settlement agreement, the Planning and Zoning Commission is tasked with determining if the applicant has demonstrated a hardship, and is unable to meet the requirements of the ordinance. After the applicant's presentation, the Planning and Commission made a motion to recommend denial of the applicant's request for the total waiver of the mitigation balance. This motion failed to be approved by a vote of 3-3. Since the motion failed to be approved, this results in a recommendation of denial with prejudice to be forwarded to the City Council. Based on this, the applicant informed staff that they did not want to pursue this request with the City Council, and have chosen to revise the request for the reconsideration of the Planning and Zoning Commission.

To address the outstanding balance the applicant has provided a letter, and revised treescape and landscape plans indicating the removal of 818-inches with 460-inches to be replanted on the site. This means the remaining mitigation balance is 358-inches. The applicant is requesting to purchase tree preservation credits equal to 20% of the overall mitigation balance due [*i.e.* 818-inches x 20% = 164-inches]. This would result in a payment of \$16,400 [*i.e.* 164-inches x \$100 per inch] that would be deposited into the City's *Tree Mitigation Fund*. This would leave a mitigation balance due of 194-inches.

According to Section 5.6 of Article IX, *Tree Preservation*, of the *Unified Development Code* (UDC), the mitigation balance may be satisfied by one (1) or a combination of the following:

- (1) The developer can provide trees on site to off-set the mitigation balance.
- (2) The developer may petition the Parks and Recreation Department to accept the required number of trees to off-set the mitigation balance.
- (3) Tree preservation credits may be purchased at a rate of \$200.00 per inch for up to 20 percent of the total replacement inches. Additionally, if the developer plants a tree on the property, the developer would be eligible for a reduction in the cost of tree preservation credits of up to 50 percent (*i.e.* \$100.00 per inch).

Based on these choices, the applicant has indicated their desire to purchase 20% tree preservation credits, and is requesting relief or a waiver for the remaining 80% of the mitigation balance (*i.e.* 194-inches). The applicant's letter cites that the waiver being requested would equate to approximately half of the Bald Cypress trees that were initially overplanted at the time of their original landscape design.

Section 5.7, *Alternative Tree Mitigation Settlement Agreements*, of Article IX, *Tree Preservation*, of the Unified Development Code (UDC), gives the City Council the ability to approve an alternative tree mitigation plans on a case-by-case basis pending a recommendation from the Planning and Zoning Commission. Should this request be approved, the applicant is proposing to satisfy 20% of the mitigation balance by providing a check in the amount of \$16,400. These funds will be deposited in the City's tree mitigation fund and will be used for planting trees in the city's parks, medians, and other similar areas. If the City Council does not approve an alternative tree mitigation settlement agreement, the applicant would be required to provide the full balance due to the Parks Department to be used in other areas of the City.

Should the Planning and Zoning Commission have any questions staff will be available at the January 28, 2020 meeting.


City of Rockwall
Project Plan Review History

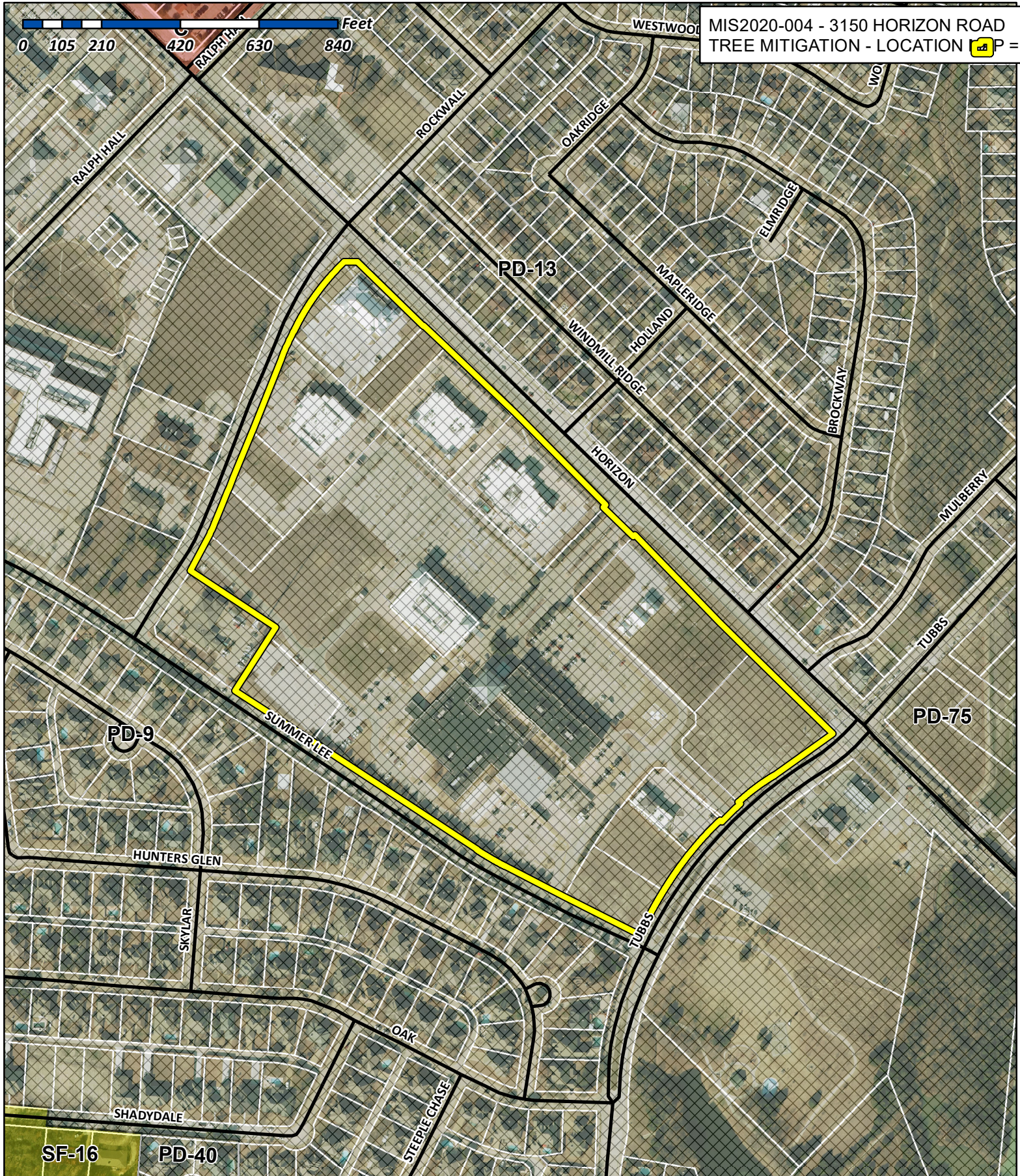


Project Number	MIS2020-004	Owner	JASON LINSCOTT			Applied	1/23/2020	AG
Project Name	3150 Horizon Rd	Applicant	RACHEL GRUBER			Approved		
Type	MISCELLANEOUS					Closed		
Subtype						Expired		
Status	Staff Review					Status		
Site Address		City, State Zip						
3076 HAYS RD		ROCKWALL, TX 75087					Zoning	
Subdivision		Tract	Block	Lot No	Parcel No	General Plan		
		1		1	0097-0000-0001-00-OR			

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
PLANNING (1/24/2020 3:01 PM DG) MIS2020-004; Alternative Tree Settlement Agreement for 3050 Horizon Road - Presbyterian Hospital Please address the following comments (M= Mandatory Comments; I = Informational Comments)	David Gonzales	1/24/2020	1/31/2020	1/24/2020		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 hospital (Presbyterian Hospital) on a 18.871-acre parcel of land identified as Lot 23, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3150 Horizon Road.</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 (MIS2020-004) 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. 9 (PD-9), and the Article 09, Tree Preservation, of the Unified Development Code (UDC) 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 City Council meeting for this case is scheduled to be held on February 3, 2020.</p> <p>I.7 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>							



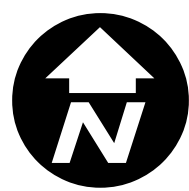
MIS2020-004 - 3150 HORIZON ROAD
TREE MITIGATION - LOCATION  P =



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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C TREE PRESERVATION NOTES

CONTRACTOR SHALL ADHERE TO THE FOLLOWING TREE PROTECTION MEASURES:

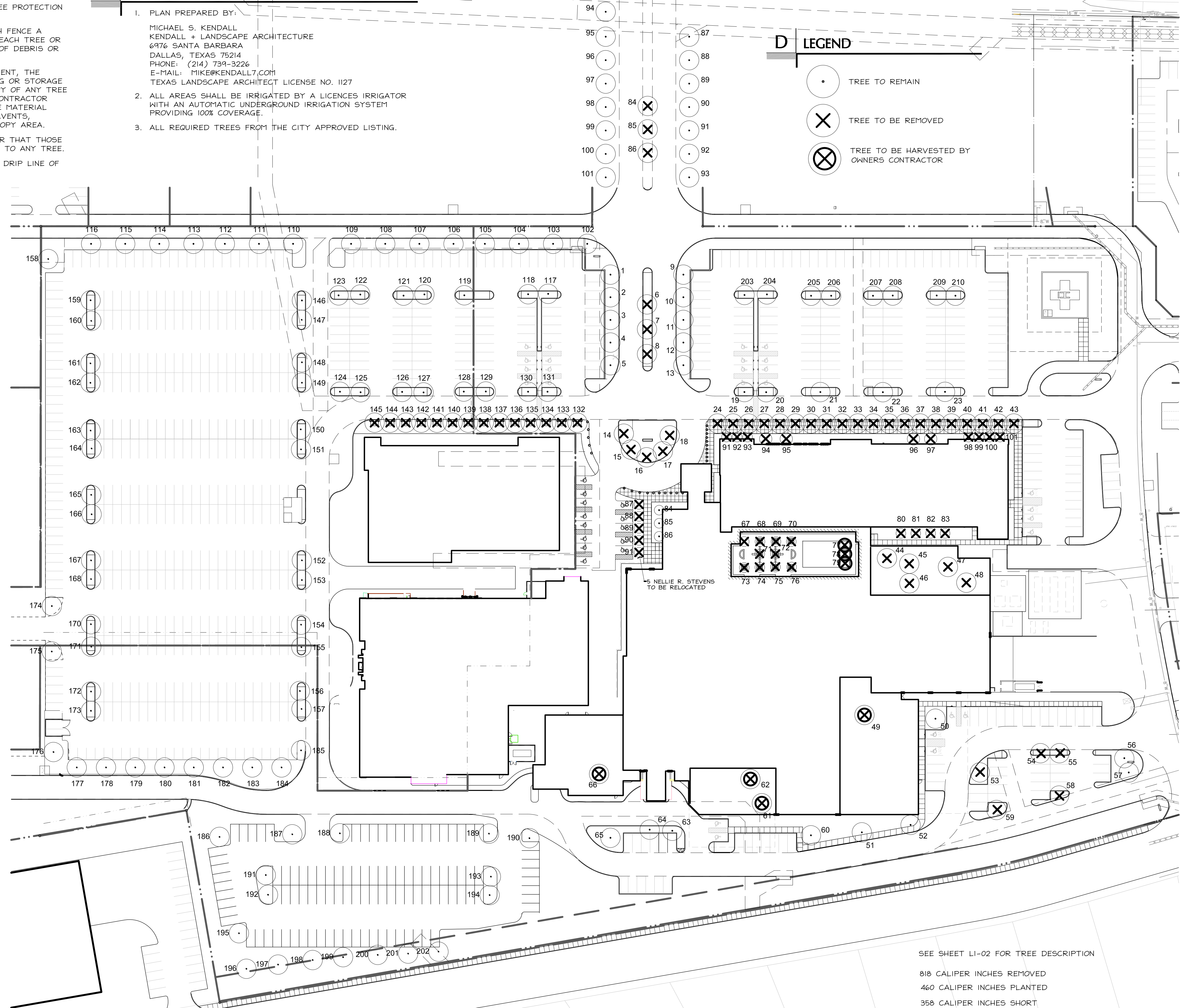
1. THE CONTRACTOR SHALL ERECT A PLASTIC MESH FENCE A MINIMUM OF FOUR (4) FEET IN HEIGHT AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF DEBRIS OR FILL WITHIN THE DRIP LINE.
2. DURING THE CONSTRUCTION PHASE OF DEVELOPMENT, THE CONTRACTOR SHALL PROHIBIT CLEANING, PARKING OR STORAGE OF EQUIPMENT OR MATERIALS UNDER THE CANOPY OF ANY TREE OR GROUP OF TREES BEING PRESERVED. THE CONTRACTOR SHALL NOT ALLOW THE DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC. IN THE CANOPY AREA.
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
4. NO FILL OR EXCAVATION MAY OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED.

B PREPARATION GENERAL NOTES

1. PLAN PREPARED BY:
MICHAEL S. KENDALL
KENDALL + LANDSCAPE ARCHITECTURE
6976 SANTA BARBARA
DALLAS, TEXAS 75214
PHONE: (214) 739-3226
E-MAIL: MIKE@KENDALL7.COM
TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127
2. ALL AREAS SHALL BE IRRIGATED BY A LICENCED IRRIGATOR WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE.
3. ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.

D LEGEND

- TREE TO REMAIN
- ✕ TREE TO BE REMOVED
- ⊗ TREE TO BE HARVESTED BY OWNERS CONTRACTOR



A EXISTING TREE REMOVAL AND MITIGATION PLAN

1" = 50'-0" 0 25' 50' 100'

SEE SHEET LI-02 FOR TREE DESCRIPTION

- 818 CALIPER INCHES REMOVED
- 460 CALIPER INCHES PLANTED
- 358 CALIPER INCHES SHORT

THIS SITE PLAN APPLICATION REQUESTS RELIEF FROM 358 CALIPER NOT BE INSTALLED.

SP 2019-051

PERKINS + WILL

2218 BRYAN STREET
DALLAS, TX 75201
www.perkinswill.com

CONSULTANTS

CIVIL
RAYMOND L. GOODSON JR., INC.
12001 N CENTRAL EXPY SUITE 300 DALLAS, TX 75243

LANDSCAPE ARCHITECTURE
KENDALL LANDSCAPE ARCHITECTURE
6976 SANTA BARBARA, DALLAS, TX 75214

STRUCTURAL
LA FUESS PARTNERS
3333 LEE PKWY #300, DALLAS, TX 75219

MEP
SW ASSOCIATES CONSULTING ENGINEERS
5429 LYNDON B. JOHNSON FWY #300 DALLAS, TX 75240

LOW VOLTAGE
SMITH SECKMAN REID, INC.
3100 MCKINNON STREET, SUITE 550 DALLAS, TX 75201

FOOD SERVICE
BOSMA DESIGN SOLUTIONS, INC.
2201 LONG PRAIRIE RD. FLOWER MOUND, TX 75022

MEDICAL EQUIPMENT
CALLISON RTKL, INC.
11717 PACIFIC AVE, DALLAS, TX 75201

OWNER
TEXAS HEALTH RESOURCES
9300 AMBERTON PKWY, SUITE 1000, DALLAS, TX 75243

CONTRACTOR
ROGERS-O'BRIEN CONSTRUCTION
1901 REGAL ROW, DALLAS, TX 75235

PROJECT



PRESBYTERIAN HOSPITAL ROCKWALL - EXPANSION & RENOVATION
3150 HORIZON RD.
ROCKWALL, TX 75032

ISSUE CHART

MARK	ISSUE	DATE
JOB NUMBER		147381.000
DRAWN		DRG
CHECKED		MSK
APPROVED		MSK
TITLE		

EXISTING TREE PROTECTION AND REMOVAL PLAN

SHEET NUMBER

L1-01

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ISSUED FOR REVIEW 01.16.2020

A EXISTING TREE REMOVAL AND PROTECTION LEGEND

1. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	100. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
2. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	101. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
3. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	102. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
4. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	103. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
5. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	104. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
6. PISTACHIO	10" CALIPER	TO REMAIN AND PROTECT	105. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
7. PISTACHIO	10" CALIPER	TO REMAIN AND PROTECT	106. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
8. PISTACHIO	10" CALIPER	TO REMAIN AND PROTECT	107. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
9. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	108. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
10. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	109. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
11. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	110. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
12. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	111. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
13. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	112. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
14. LIVE OAK	23" CALIPER	TO REMOVE	113. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
15. LIVE OAK	23" CALIPER	TO REMOVE	114. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
16. LIVE OAK	23" CALIPER	TO REMOVE	115. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
17. LIVE OAK	23" CALIPER	TO REMOVE	116. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT
18. LIVE OAK	23" CALIPER	TO REMOVE	117. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
19. RED OAK	14" CALIPER	TO REMAIN AND PROTECT	118. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
20. RED OAK	14" CALIPER	TO REMAIN AND PROTECT	119. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
21. RED OAK	14" CALIPER	TO REMAIN AND PROTECT	120. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
22. RED OAK	14" CALIPER	TO REMAIN AND PROTECT	121. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
23. RED OAK	14" CALIPER	TO REMAIN AND PROTECT	122. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
24. BALD CYPRESS	14" CALIPER	TO REMOVE	123. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
25. BALD CYPRESS	14" CALIPER	TO REMOVE	124. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
26. BALD CYPRESS	14" CALIPER	TO REMOVE	125. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
27. BALD CYPRESS	14" CALIPER	TO REMOVE	126. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
28. BALD CYPRESS	14" CALIPER	TO REMOVE	127. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
29. BALD CYPRESS	14" CALIPER	TO REMOVE	128. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
30. BALD CYPRESS	14" CALIPER	TO REMOVE	129. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
31. BALD CYPRESS	14" CALIPER	TO REMOVE	130. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
32. BALD CYPRESS	14" CALIPER	TO REMOVE	131. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
33. BALD CYPRESS	14" CALIPER	TO REMOVE	132. BALD CYPRESS7"	CALIPER	TO BE REMOVED
34. BALD CYPRESS	14" CALIPER	TO REMOVE	133. BALD CYPRESS7"	CALIPER	TO BE REMOVED
35. BALD CYPRESS	14" CALIPER	TO REMOVE	134. BALD CYPRESS7"	CALIPER	TO BE REMOVED
36. BALD CYPRESS	14" CALIPER	TO REMOVE	135. BALD CYPRESS7"	CALIPER	TO BE REMOVED
37. BALD CYPRESS	14" CALIPER	TO REMOVE	136. BALD CYPRESS7"	CALIPER	TO BE REMOVED
38. BALD CYPRESS	14" CALIPER	TO REMOVE	137. BALD CYPRESS7"	CALIPER	TO BE REMOVED
39. BALD CYPRESS	14" CALIPER	TO REMOVE	138. BALD CYPRESS7"	CALIPER	TO BE REMOVED
40. BALD CYPRESS	14" CALIPER	TO REMOVE	139. BALD CYPRESS7"	CALIPER	TO BE REMOVED
41. BALD CYPRESS	14" CALIPER	TO REMOVE	140. BALD CYPRESS7"	CALIPER	TO BE REMOVED
42. BALD CYPRESS	14" CALIPER	TO REMOVE	141. BALD CYPRESS7"	CALIPER	TO BE REMOVED
43. BALD CYPRESS	14" CALIPER	TO REMOVE	142. BALD CYPRESS7"	CALIPER	TO BE REMOVED
44. RED OAK	10" CALIPER	TO REMOVE	143. BALD CYPRESS7"	CALIPER	TO BE REMOVED
45. LIVE OAK	10" CALIPER	TO REMOVE	144. BALD CYPRESS7"	CALIPER	TO BE REMOVED
46. LIVE OAK	10" CALIPER	TO REMOVE	145. BALD CYPRESS7"	CALIPER	TO BE REMOVED
47. LIVE OAK	10" CALIPER	TO REMOVE	146. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
48. LIVE OAK	10" CALIPER	TO REMOVE	147. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
49. LIVE OAK	10" CALIPER	TO REMOVE	148. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
50. LIVE OAK	10" CALIPER	TO REMOVE	149. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
51. RED OAK	10" CALIPER	TO REMOVE	150. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
52. SAWTOOTH OAK	10" CALIPER	TO REMOVE	151. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
53. BUR OAK	8" CALIPER	TO REMAIN AND PROTECT	152. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
54. BUR OAK	8" CALIPER	TO REMAIN AND PROTECT	153. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
55. BUR OAK	8" CALIPER	TO REMAIN AND PROTECT	154. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
56. RED OAK	9" CALIPER	TO REMAIN AND PROTECT	155. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
57. LIVE OAK	9" CALIPER	TO REMAIN AND PROTECT	156. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
58. RED OAK	10" CALIPER	TO REMAIN AND PROTECT	157. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
59. SAWTOOTH OAK	8" CALIPER	TO REMAIN AND PROTECT	158. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
60. RED OAK	12" CALIPER	TO REMAIN AND PROTECT	159. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
61. RED OAK	12" CALIPER	TO REMOVE	160. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
62. RED OAK	12" CALIPER	TO BE REMOVED	161. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
63. RED OAK	10" CALIPER	TO REMAIN AND PROTECT	162. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
64. RED OAK	10" CALIPER	TO REMAIN AND PROTECT	163. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
65. RED OAK	12" CALIPER	TO REMAIN AND PROTECT	164. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
66. RED OAK	10" CALIPER	TO REMOVE	165. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
67. PISTACHIO	10" CALIPER	TO BE REMOVED	166. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
68. PISTACHIO	6" CALIPER	TO BE REMOVED	167. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
69. PISTACHIO	8" CALIPER	TO BE REMOVED	168. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
70. PISTACHIO	10" CALIPER	TO BE REMOVED	169. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
71. PISTACHIO	6" CALIPER	TO BE REMOVED	170. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
72. PISTACHIO	8" CALIPER	TO BE REMOVED	171. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
73. PISTACHIO	8" CALIPER	TO BE REMOVED	172. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
74. PISTACHIO	8" CALIPER	TO BE REMOVED	173. CEDAR ELM	4" CALIPER	TO REMAIN AND PROTECT
75. PISTACHIO	10" CALIPER	TO BE REMOVED	174. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
76. PISTACHIO	10" CALIPER	TO BE REMOVED	175. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
77. MAGNOLIA	7" CALIPER	TO BE REMOVED	176. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
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84. PISTACHIO	10" CALIPER	TO BE REMOVED	183. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
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86. PISTACHIO	8" CALIPER	TO BE REMOVED	185. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
87. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	186. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
88. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	187. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
89. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	188. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
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91. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	190. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
92. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	191. CEDAR ELM	6" CALIPER	TO REMAIN AND PROTECT
93. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	192. CEDAR ELM	6" CALIPER	TO REMAIN AND PROTECT
94. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	193. CEDAR ELM	6" CALIPER	TO REMAIN AND PROTECT
95. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	194. CEDAR ELM	6" CALIPER	TO REMAIN AND PROTECT
96. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	195. LIVE OAK	6" CALIPER	TO REMAIN AND PROTECT
97. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	196. RED OAK	6" CALIPER	TO REMAIN AND PROTECT
98. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	197. RED OAK	6" CALIPER	TO REMAIN AND PROTECT
99. LIVE OAK	12" CALIPER	TO REMAIN AND PROTECT	198. RED OAK	6" CALIPER	TO REMAIN AND PROTECT
			199. RED OAK	6" CALIPER	TO REMAIN AND PROTECT
			200. RED OAK	6" CALIPER	TO REMAIN AND PROTECT
			201. RED OAK	6" CALIPER	TO REMAIN AND PROTECT
			202. RED OAK	6" CALIPER	TO REMAIN AND PROTECT
			203. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
			204. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
			205. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
			206. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
			207. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
			208. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
			209. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT
			210. DRAKE ELM	8" CALIPER	TO REMAIN AND PROTECT

818 CALIPER INCHES REMOVED
460 CALIPER INCHES PLANTED

358 CALIPER INCHES SHORT

THIS SITE PLAN APPLICATION REQUESTS RELIEF FROM 358 CALIPER NOT BE INSTALLED.

**PERKINS
+ WILL**

2218 BRYAN STREET
DALLAS, TX 75201
www.perkinswill.com

CONSULTANTS

CIVIL
RAYMOND L. GOODSON JR., INC.
12001 N CENTRAL EXPY SUITE 300 DALLAS, TX 75243

LANDSCAPE ARCHITECTURE
KENDALL LANDSCAPE ARCHITECTURE
6976 SANTA BARBARA, DALLAS, TX 75214

STRUCTURAL
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3333 LEE PKWY #300, DALLAS, TX 75219

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5429 LYNDON B. JOHNSON FWY #300 DALLAS, TX 75240

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SMITH SECKMAN REID, INC.
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FOOD SERVICE
BOSMA DESIGN SOLUTIONS, INC.
2201 LONG PRAIRIE RD. FLOWER MOUND, TX 75022

MEDICAL EQUIPMENT
CALLISON RTKL, INC.
1171 PACIFIC AVE, DALLAS, TX 75201

OWNER
TEXAS HEALTH RESOURCES
9300 AMBERTON PKWY, SUITE 1000, DALLAS, TX 75243

CONTRACTOR
ROGERS-OBRIEN CONSTRUCTION
1901 REGAL ROW, DALLAS, TX 75225

PROJECT



**PRESBYTERIAN
HOSPITAL ROCKWALL
- EXPANSION &
RENOVATION**
3150 HORIZON RD.
ROCKWALL, TX 75032

ISSUE CHART

MARK	ISSUE	DATE
JOB NUMBER		147381.000
DRAWN		DRG
CHECKED		MSK
APPROVED		MSK

TITLE

EXISTING TREE LISTING

SHEET NUMBER

L1-02

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SP 2019-051

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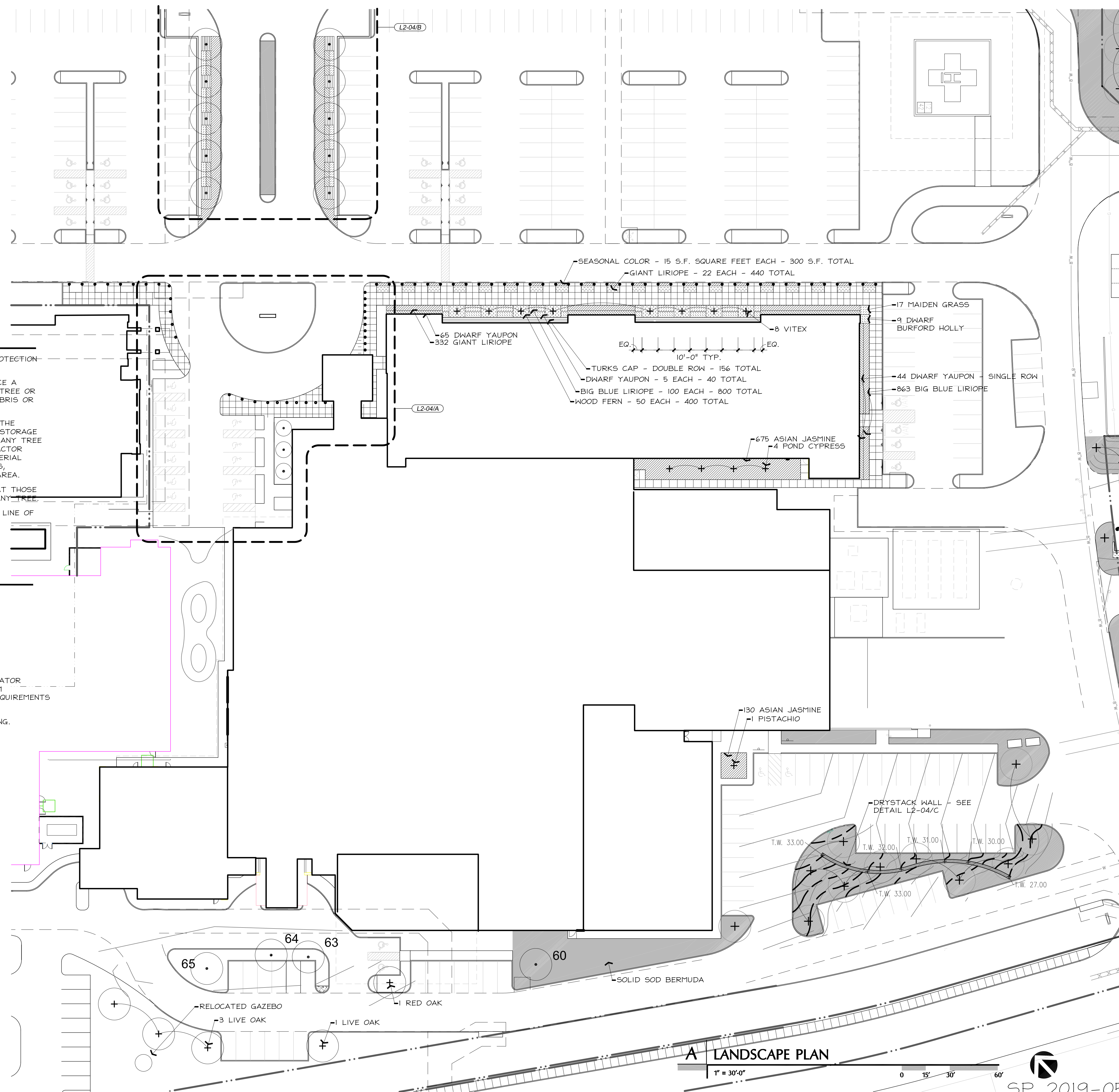
C TREE PRESERVATION NOTES

CONTRACTOR SHALL ADHERE TO THE FOLLOWING TREE PROTECTION MEASURES:

1. THE CONTRACTOR SHALL ERECT A PLASTIC MESH FENCE A MINIMUM OF FOUR (4) FEET IN HEIGHT AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF DEBRIS OR FILL WITHIN THE DRIP LINE.
2. DURING THE CONSTRUCTION PHASE OF DEVELOPMENT, THE CONTRACTOR SHALL PROHIBIT CLEANING, PARKING OR STORAGE OF EQUIPMENT OR MATERIALS UNDER THE CANOPY OF ANY TREE OR GROUP OF TREES BEING PRESERVED. THE CONTRACTOR SHALL NOT ALLOW THE DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC. IN THE CANOPY AREA.
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
4. NO FILL OR EXCAVATION MAY OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED.

B PREPARATION GENERAL NOTES

1. PLAN PREPARED BY:
MICHAEL S. KENDALL
KENDALL + LANDSCAPE ARCHITECTURE
6976 SANTA BARBARA
DALLAS, TEXAS 75214
PHONE: (214) 739-3226
E-MAIL: MIKE@KENDALL7.COM
TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127
2. ALL AREAS SHALL BE IRRIGATED BY A LICENSED IRRIGATOR WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE. IRRIGATION SHALL MEET REQUIREMENTS OF THE UDC
3. ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.



A LANDSCAPE PLAN

1" = 30'-0"

0 15' 30' 60'



SP 2019-051

PERKINS + WILL

2218 BRYAN STREET
DALLAS, TX 75201
www.perkinswill.com

CONSULTANTS

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CONTRACTOR
ROGERS-O'BRIEN CONSTRUCTION
1901 REGAL ROW, DALLAS, TX 75225

PROJECT



PRESBYTERIAN
HOSPITAL ROCKWALL
- EXPANSION &
RENOVATION
3150 HORIZON RD.
ROCKWALL, TX 75032

ISSUE CHART

ISSUED FOR REVIEW 01.16.2020

MARK	ISSUE	DATE
JOB NUMBER		147381.000
DRAWN		DRG
CHECKED		MSK
APPROVED		MSK

OVERALL LANDSCAPE PLAN

SHEET NUMBER

L2-03

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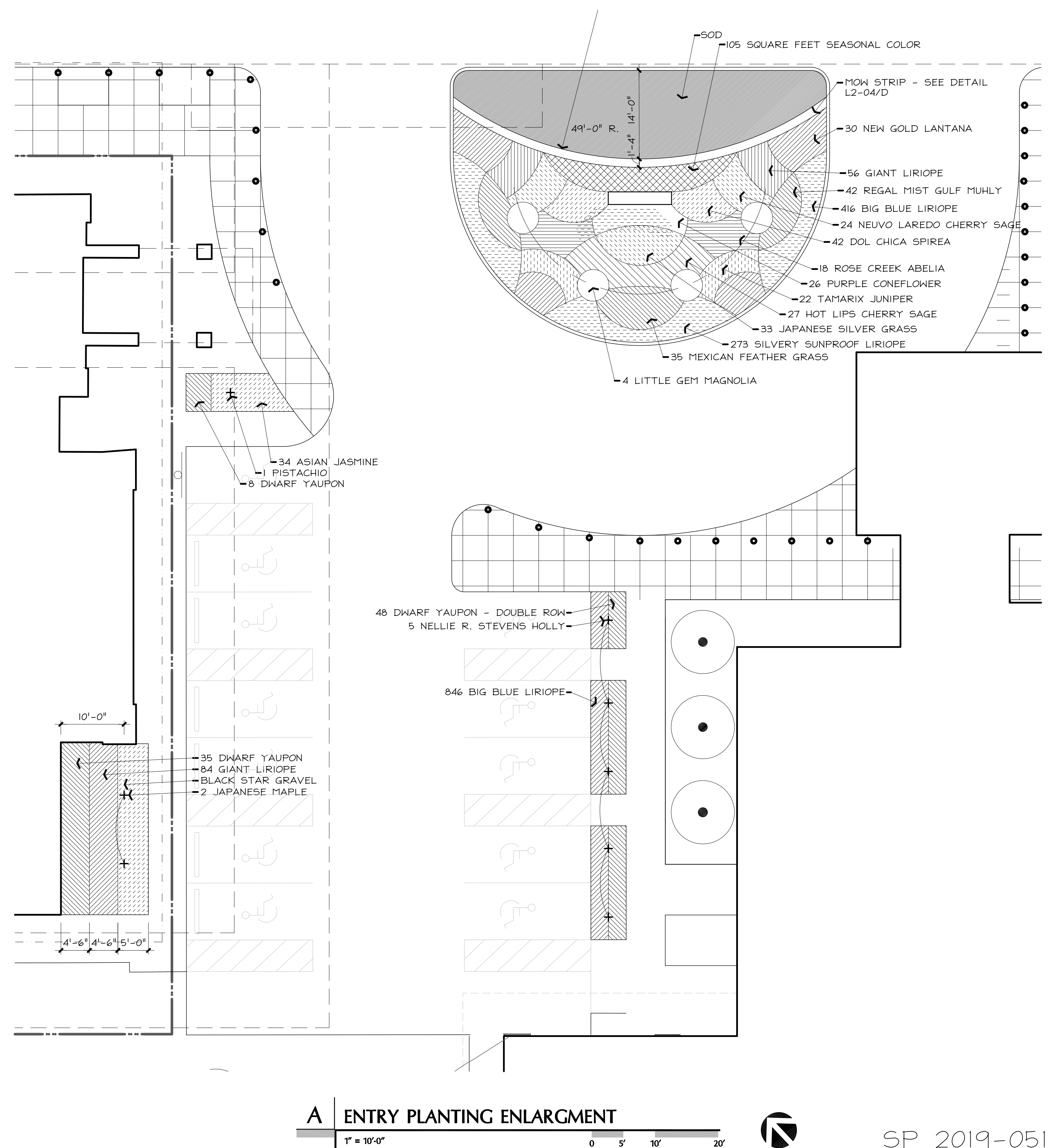
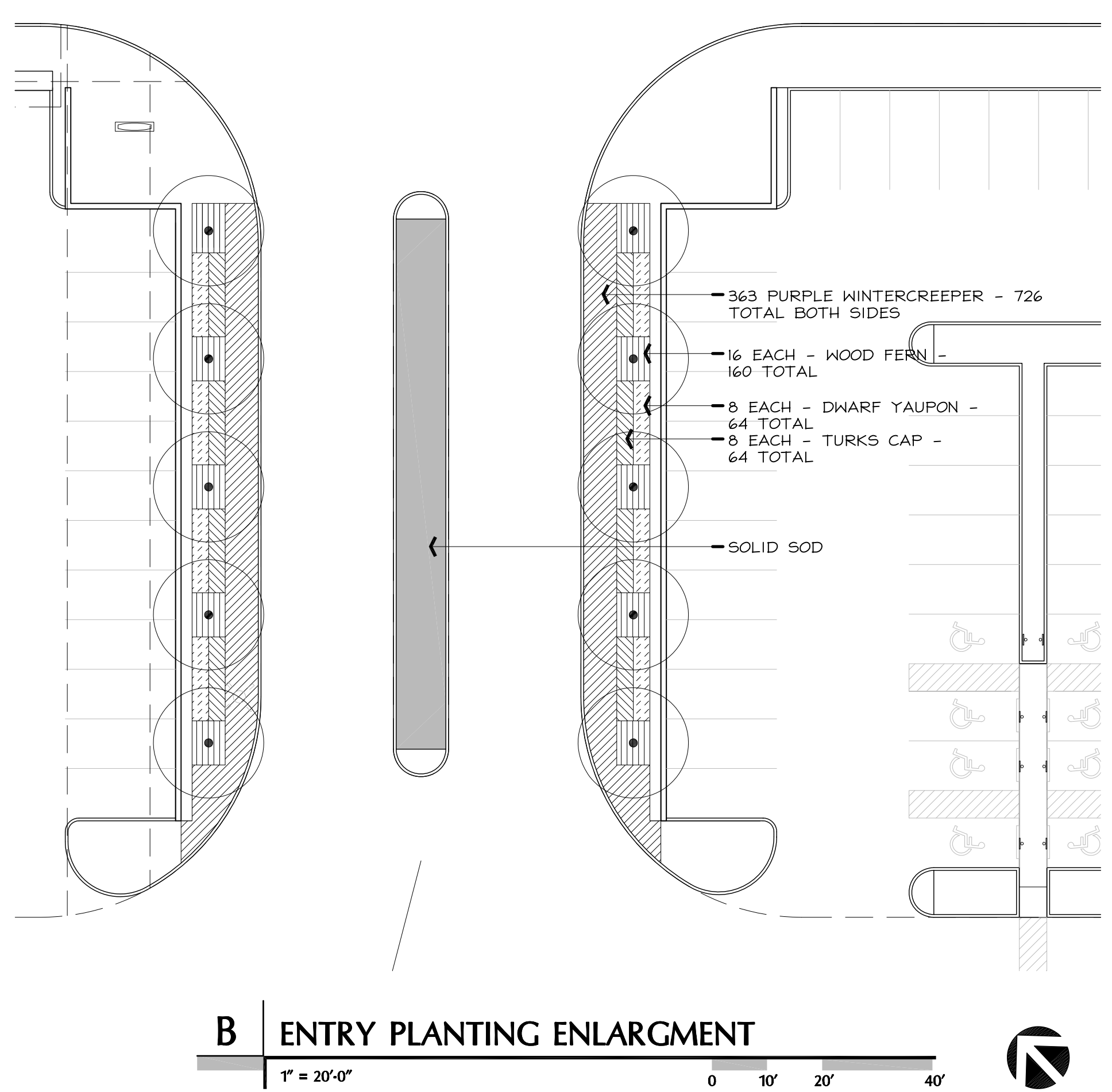
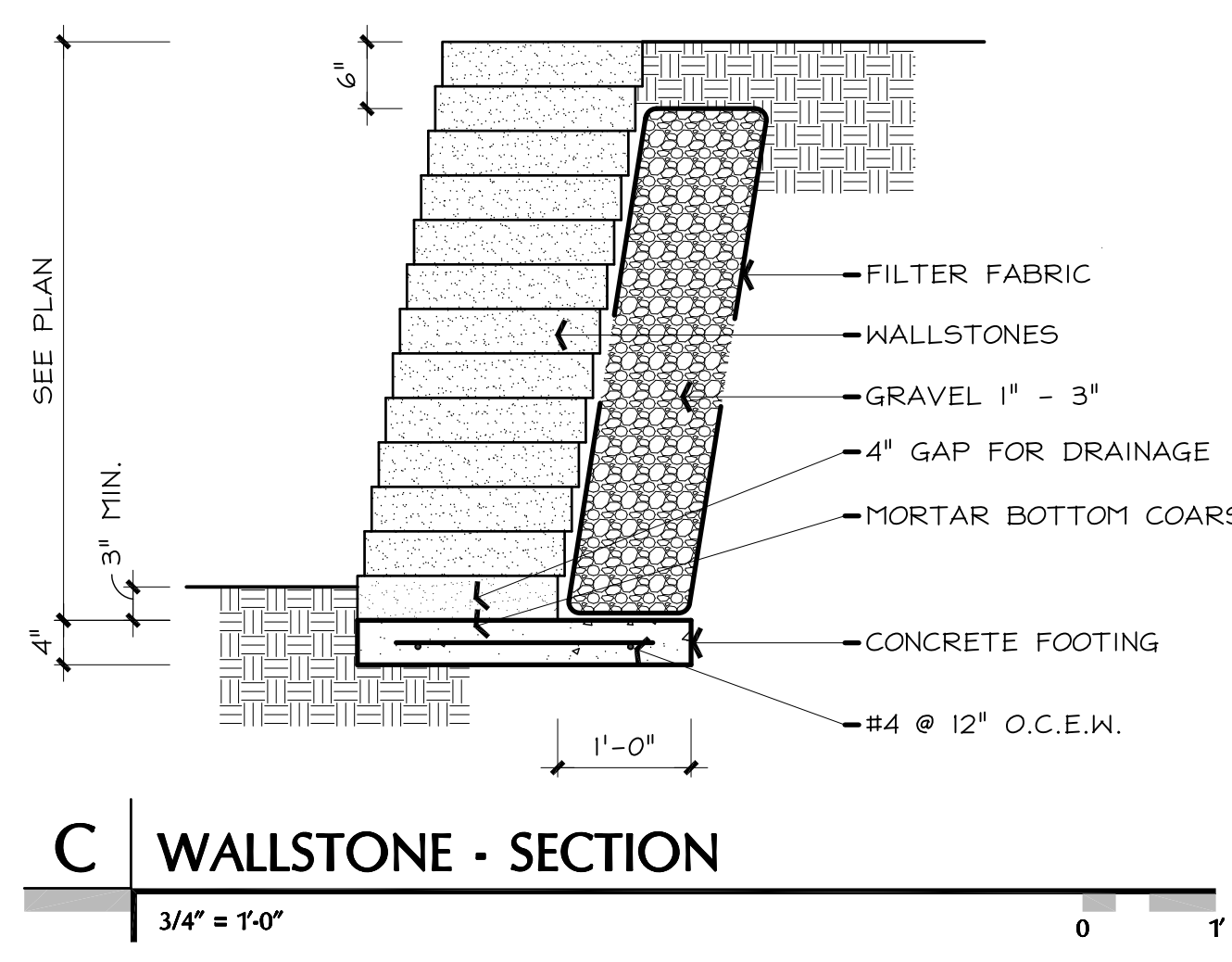
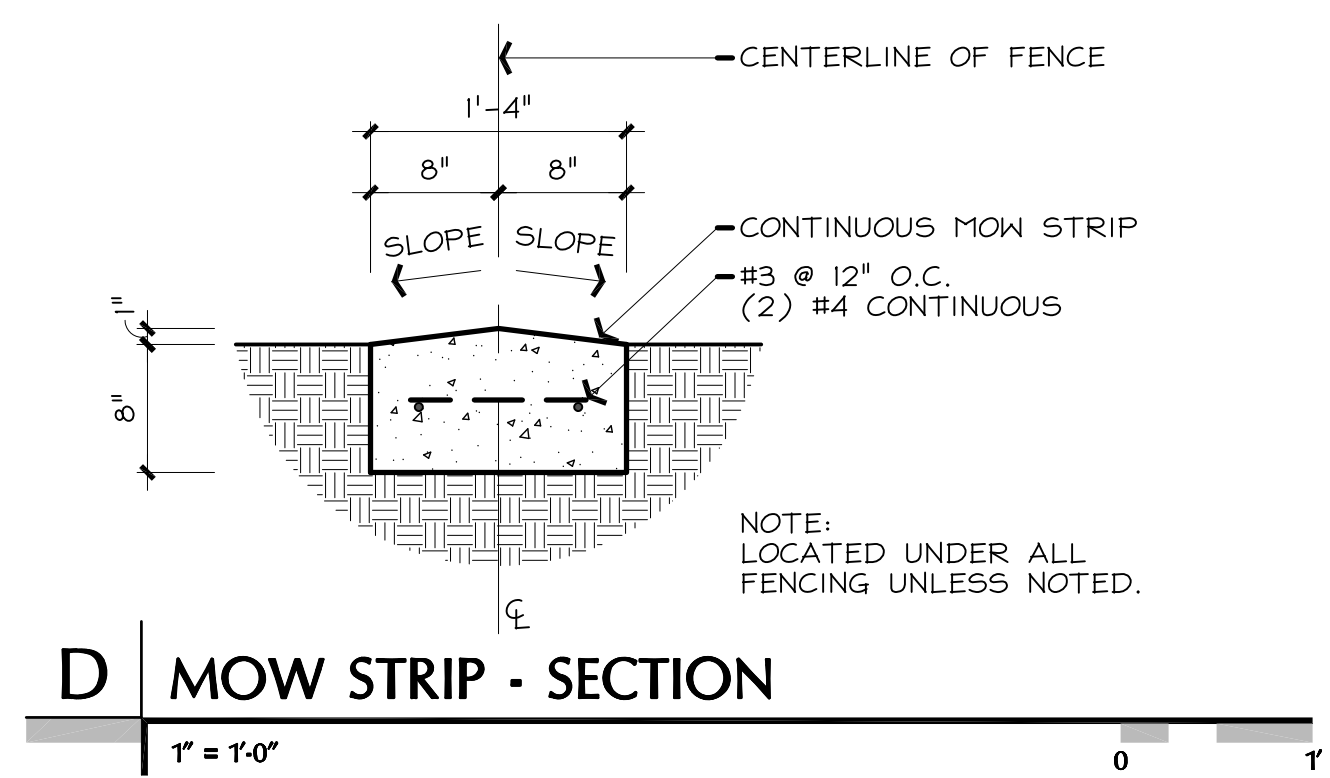
MARK	ISSUE	DATE
JOB NUMBER	147381.000	
DRAWN	DRG	
CHECKED	MSK	
APPROVED	MSK	
TITLE		

**ENLARGED SITE PLAN,
DETAILS AND PLANT LIST**

SHEET NUMBER

L2-04

ISSUED FOR REVIEW 01.16.2020



MARK	ISSUE	DATE
JOB NUMBER	147381.000	
DRAWN	DRG	
CHECKED	MSK	
APPROVED	MSK	

D PARKING LOT PLANT LIST

ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED. IF QUANTITIES ARE SHOWN, CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES. PLAN REFERENCES GOVERN.

BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION	QUANTITY
LARGE TREES				
TAXODIUM ASCENDUMS	POND CYPRESS	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.	5
TAXODIUM DISTICHUM	BALD CYPRESS	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.	3
QUERCUS VIRGINIANA	LIVE OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.	6
QUERCUS MACROPHYLLUM	BUR OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.	3
ULMUS CRASSIFOLIA	CEDAR ELM	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.	33
ORNAMENTAL TREES				
VITEX AGNUS-CASTUS	VITEX	65 GALLON CONTAINER, 4"-4 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM	1
JUNIPER VIRGINIANA	EASTERN RED CEDAR	65 GALLON CONTAINER, 4"-4 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM	10
ILEX VOMITORIA	TREE YAUPON	65 GALLON CONTAINER, 4"-4 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM	10
MAGNOLIA GRANDIFLORA	LITTLE GEM MAGNOLIA	65 GALLON CONTAINER, 4"-4 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM	2
SHRUBS				
ILEX VOMITORIA NANA	DWARF YAUPON HOLLY	3 GALLON	24" ON CENTER	54
ILEX CRENATA BURFORDII NANA	DWARF BURFORD HOLLY	3 GALLON	24" ON CENTER	151
GROUND COVER				
EUONYMUS FORTUNEI 'COLORATA'	PURPLE WINTERCREEPER	1 GALLON	18" ON CENTER	213
LIRIOPE MUSCARI 'GIANT'	GIANT LIRIOPE	1 GALLON	15" ON CENTER	273
LAWN				
CYNDOA	SOLID SOD BERMUDA			

E LANDSCAPE ORDINANCE - ROCKWALL, TEXAS - SOUTH PARKING

- 10' LANDSCAPE BUFFER PROVIDED AT ROCKWALL PARKWAY
- SCREENING OF OFF-STREET LOADING AREAS NOT APPLICABLE
- RESIDENTIAL ADJACENCY MATCHING EXISTING SCREENING ALONG THE BALANCE OF THE PROJECT.
- BUFFER LANDSCAPING 1 TREE PER 50 LINEAR FEET

TUBBS	165	/50	3	TREES REQUIRED
			8	TREES PROVIDED
SUMMER LEE DRIVE	240	/50	5	TREES REQUIRED
			13	TREES PROVIDED
- PARKING LOT LANDSCAPING

	33,600	+05	1,680	REQUIRED SQUARE FEET
			7,700	PROVIDED SQUARE FEET
- OPEN SPACE OFFICE ZONING REQUIRES 20%

	47,500	+20	9,500	REQUIRED SQUARE FEET
			11,500	PROVIDED SQUARE FEET

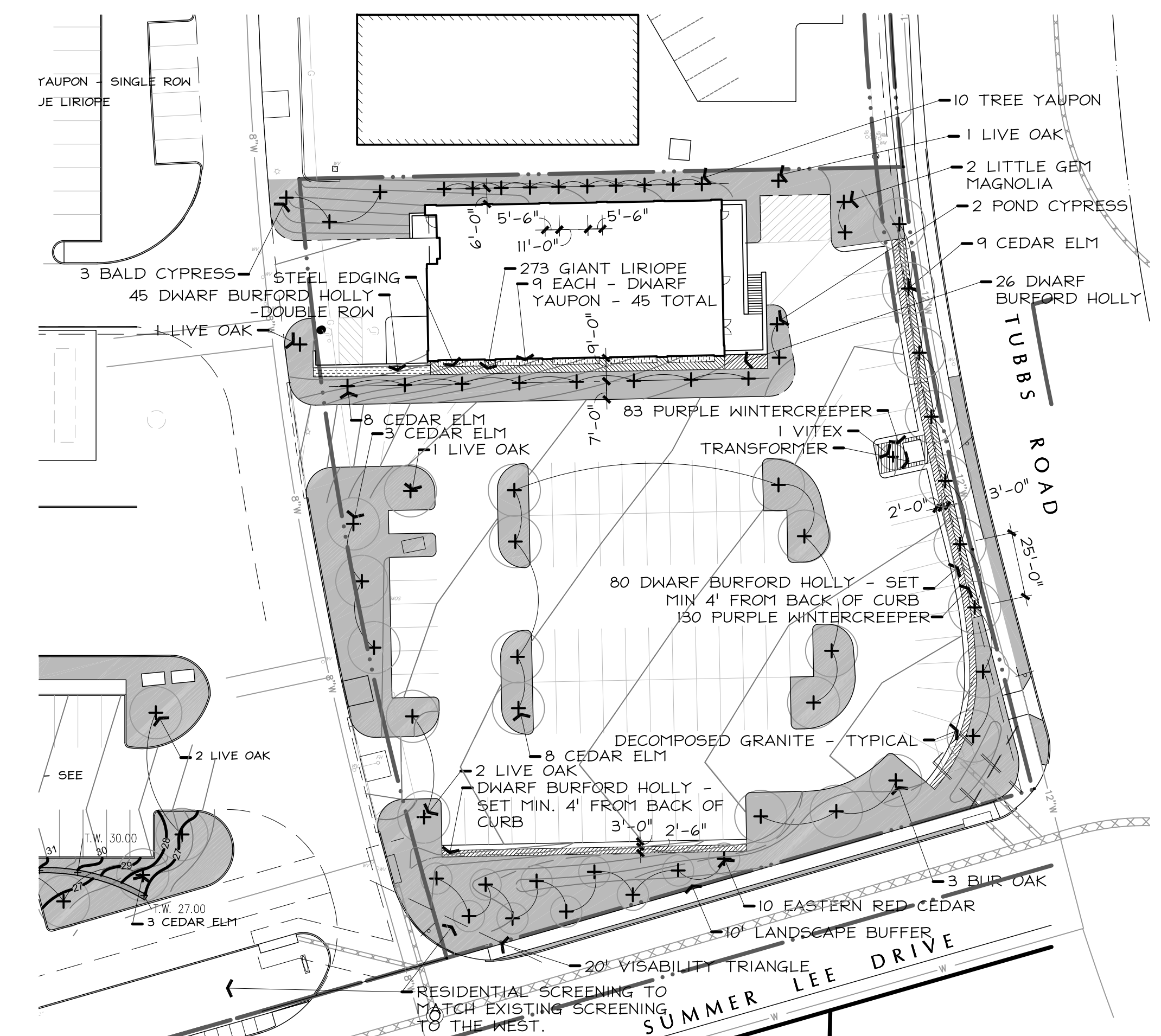
B PREPARATION GENERAL NOTES

- PLAN PREPARED BY:
MICHAEL S. KENDALL
KENDALL + LANDSCAPE ARCHITECTURE
6976 SANTA BARBARA
DALLAS, TEXAS 75214
PHONE: (214) 791-3226
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A PARKING LOT LANDSCAPE PLAN

1" = 40'-0"

0 20' 40' 80'



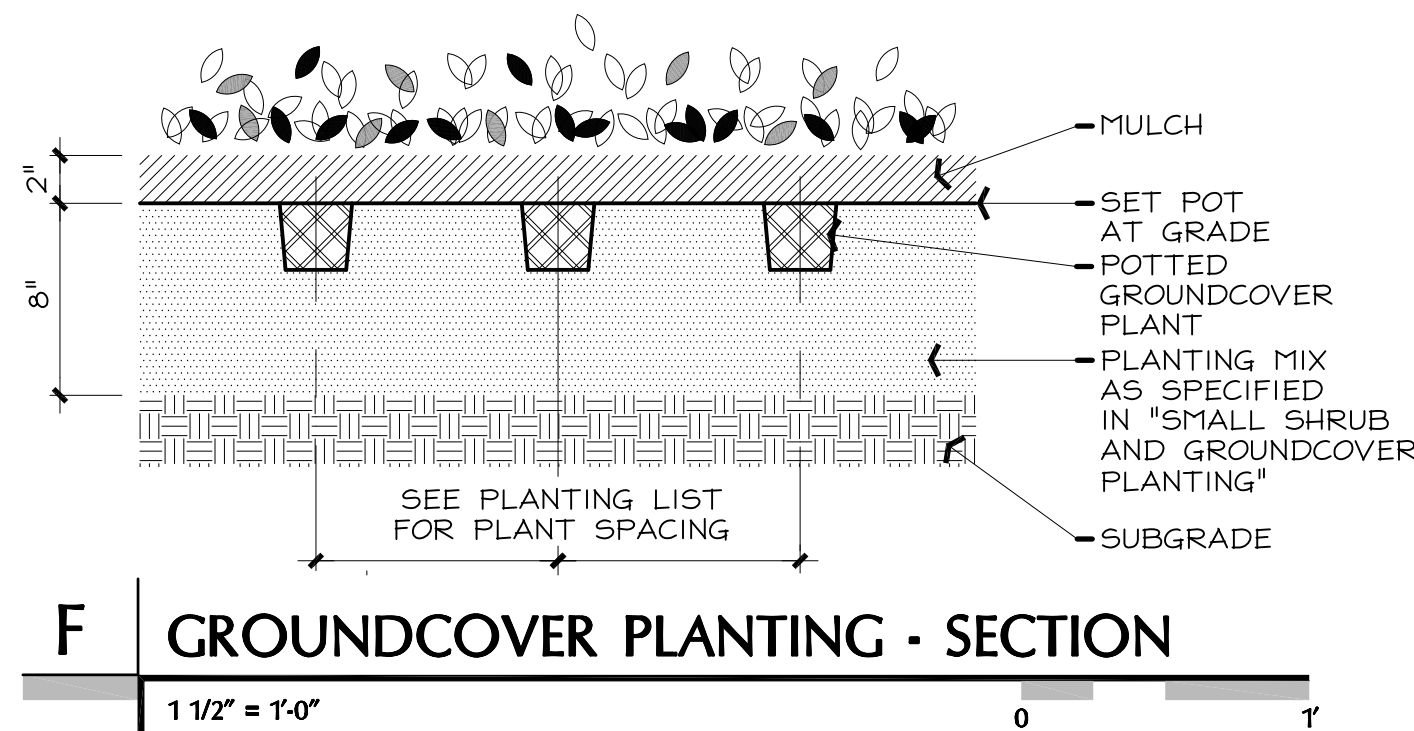
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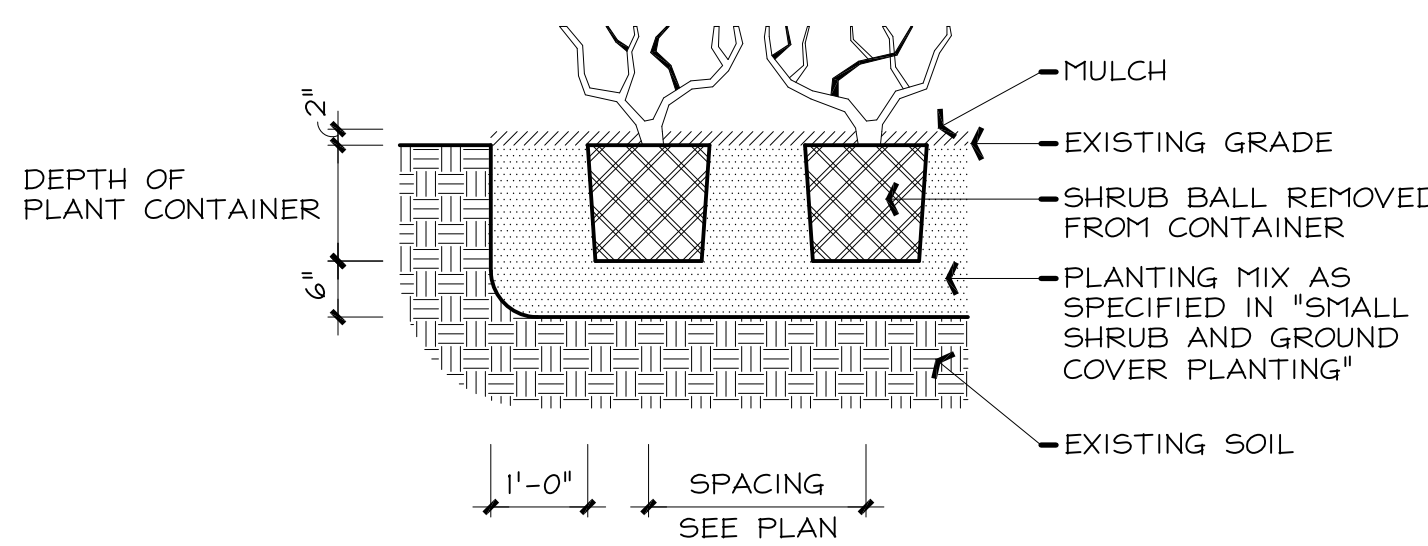
A PLANT LISTING

ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED.

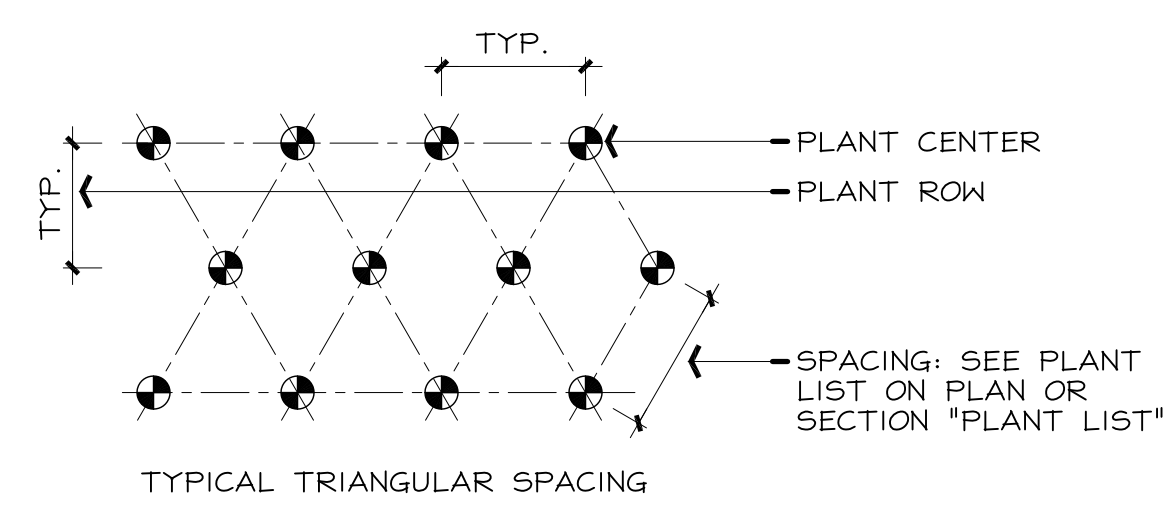
BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION	QUANTITY
LARGE TREES				
PISTACHIO CHINENSIS	PISTACHIO	65 GALLON CONTAINER, 4"-4 1/2" CALIPER, 8' - 9' HEIGHT, 4'-5' SPREAD	SINGLE STRAIGHT LEADER	2
QUERCUS SHUMARDII	SHUMARD RED OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.	4
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.	7
ULMUS CRASSIFOLIA	CEDAR ELM	4" - 4 1/2" CALIPER, 8' - 10' HEIGHT, 4'-5' SPREAD	BALLED AND BURLAPPED, SINGLE STRAIGHT LEADER.	5
ORNAMENTAL TREES				
ILEX CORNUTA 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	65 GALLON CONTAINER, 4"-4 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM	5
ACER JAPONICA	JAPANESE MAPLE	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM	2
MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM	4
VITEX ANGUS-CASTUS	VITEX	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM	8
TAXODIUM ASCENDUM	POND CYPRESS	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM	4
SHRUBS				
ABELIA GRANDIFLORA 'ROSE CREEK'	ROSE CREEK ABELIA	3 GALLON	30" ON CENTER	18
ILEX BURFORDII 'NANA'	DWARF BURFORD HOLLY	3 GALLON	24" ON CENTER	17
ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	3 GALLON	24" ON CENTER	296
SALVIA GREGGI 'HOTLIPS'	HOTLIPS CHERRY SAGE	1 GALLON	24" ON CENTER	27
SALVIA GREGGI 'NEUVO LAREDO'	NEUVO LAREDO CHERRY SAGE	1 GALLON	24" ON CENTER	24
JUNIPERUS TAMARIFOLIA	TAMARIX JUNIPER	3 GALLON	24" ON CENTER	22
SPIREA 'DOL CHICA'	DOL CHICA SPIREA	1 GALLON	18" ON CENTER	42
GROUNDCOVER				
EUONYMUS FORTUNEI 'COLORATUS'	PURPLE WINTERCREEPER	1 GALLON	18" ON CENTER	726
LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	4" POT	8" ON CENTER	2,925
LIRIOPE MUSCARI 'GIANT'	GIANT LIRIOPE	1 GALLON	15" ON CENTER	912
LIRIOPE MUSCARI 'SILVERY SUNPROOF'	SILVERY SUNPROOF LIRIOPE	4" POT	8" ON CENTER	273
TRACHELSPERMUM ASIATICUM	ASIAN JASMINE	1 GALLON	15" ON CENTER	834
PERENNIALS				
LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GALLON	24" ON CENTER	30
MISCANTHUS SINENSIS SILVER MIST'	JAPANESE SILVER GRASS	1 GALLON	18" ON CENTER	33
DRYOPTERIS SPP	WOOD FERN	1 GALLON	15" ON CENTER	560
X	TURKS CAP	1 GALLON	18" ON CENTER	220
NASELLA TENUISSIMA	MEXICAN FEATHER GRASS	1 GALLON	15" ON CENTER	35
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST GULF MUHLY	1 GALLON	18" ON CENTER	42
ECHINACEA	PURPLE CONEFLOWER	1 GALLON	18" ON CENTER	26
MISCANTHUS GRACILMUS	MAIDEN GRASS	1 GALLON	18" ON CENTER	17
ANNUALS				
SPRING - PANSIES 'BEACON FIELD' OR 'MAXIM BLUE' OR 'IMPERIAL SILVER PRINCESS' - 4" POT, 8" ON CENTER.			405 SQUARE FEET	
SUMMER - NEW GOLD LANTANA - 1 GALLON, 18" ON CENTER				
FALL - CHRYSANTHEMUM 'SEMINOLE' - 4" POT, 8" ON CENTER.				
LAWN				
CYNODON SPP.			BERMUDA GRASS - SOLID SOD AND SEEDING - SEE LEGEND	



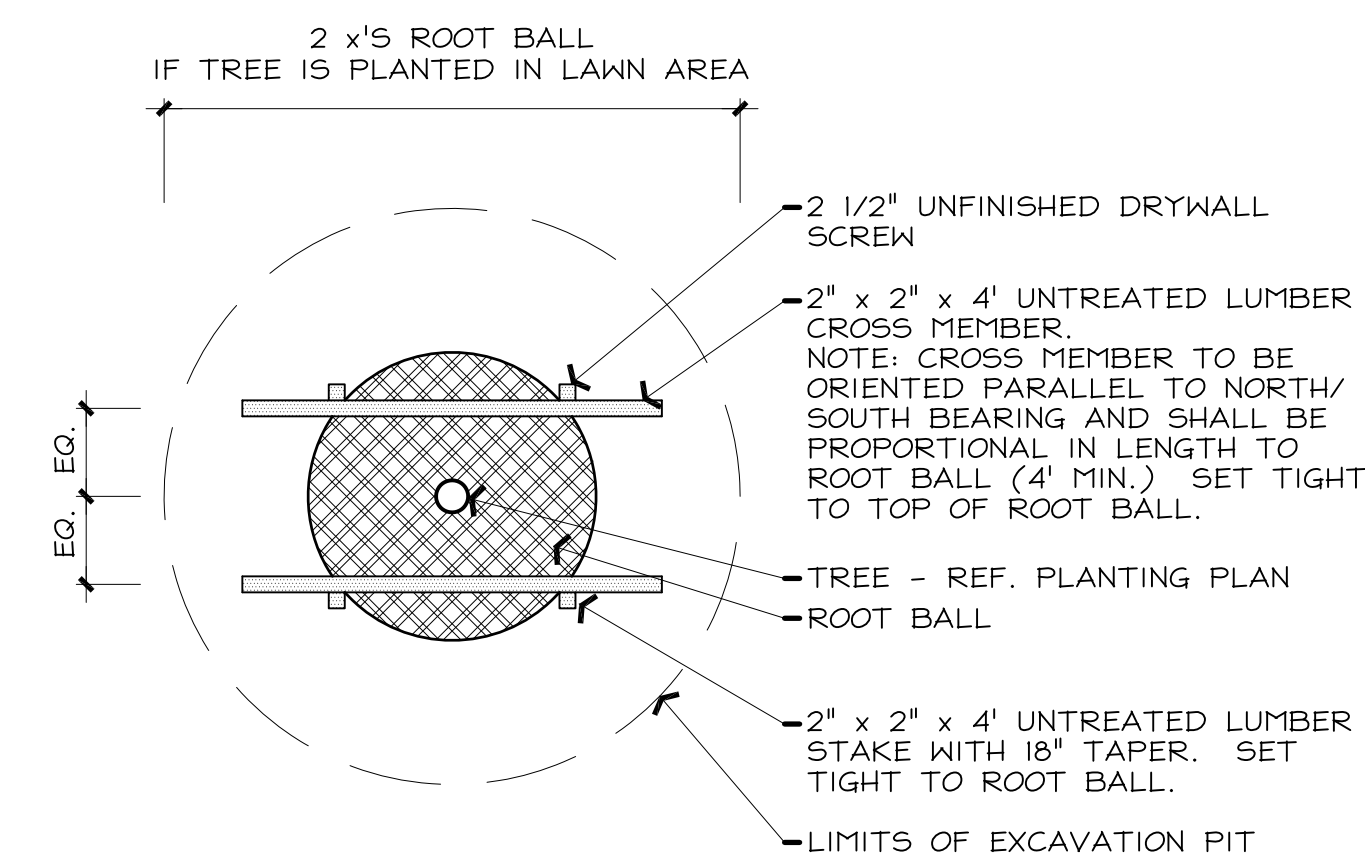
F GROUNDCOVER PLANTING - SECTION



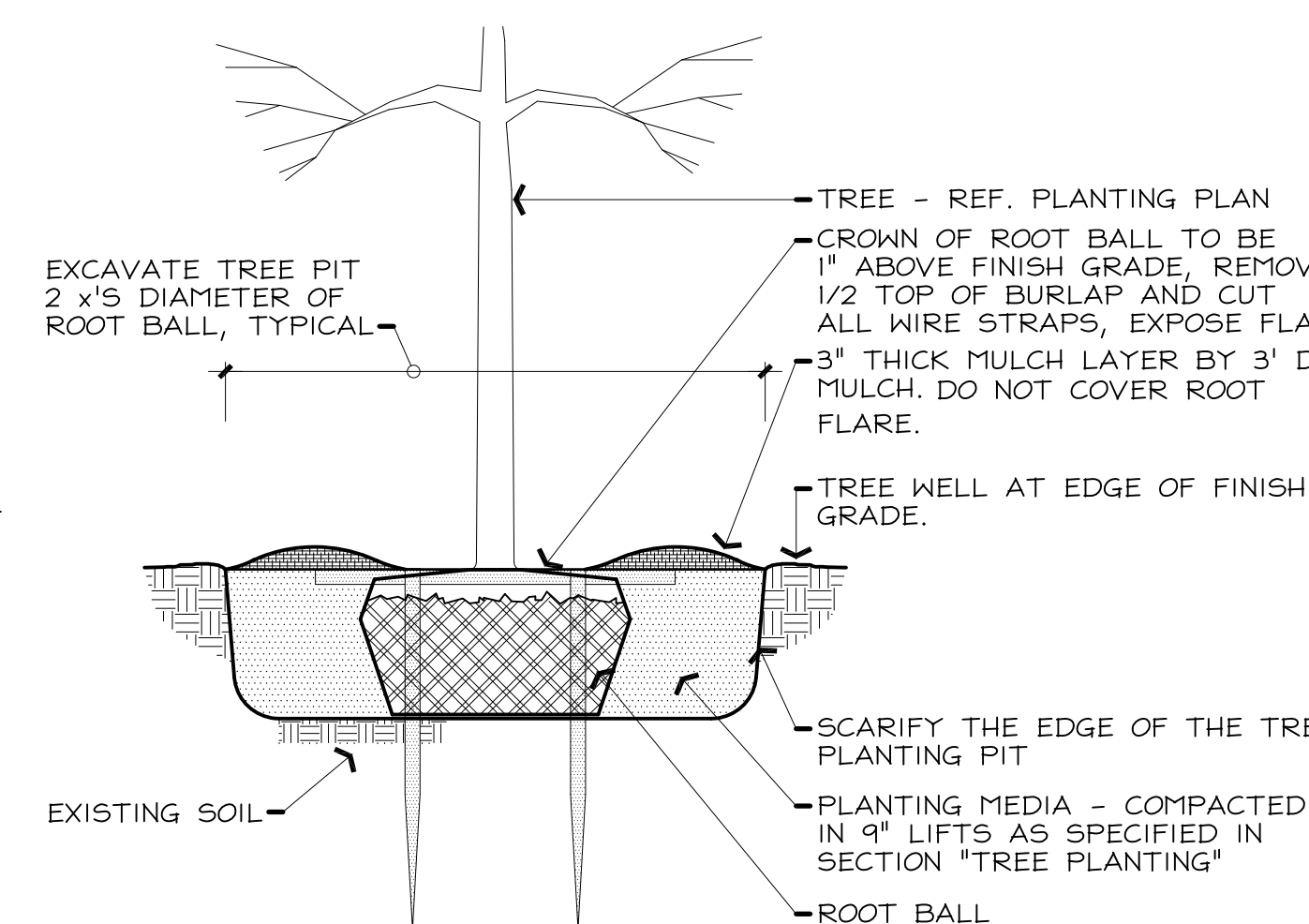
E SHRUB PLANTING - SECTION



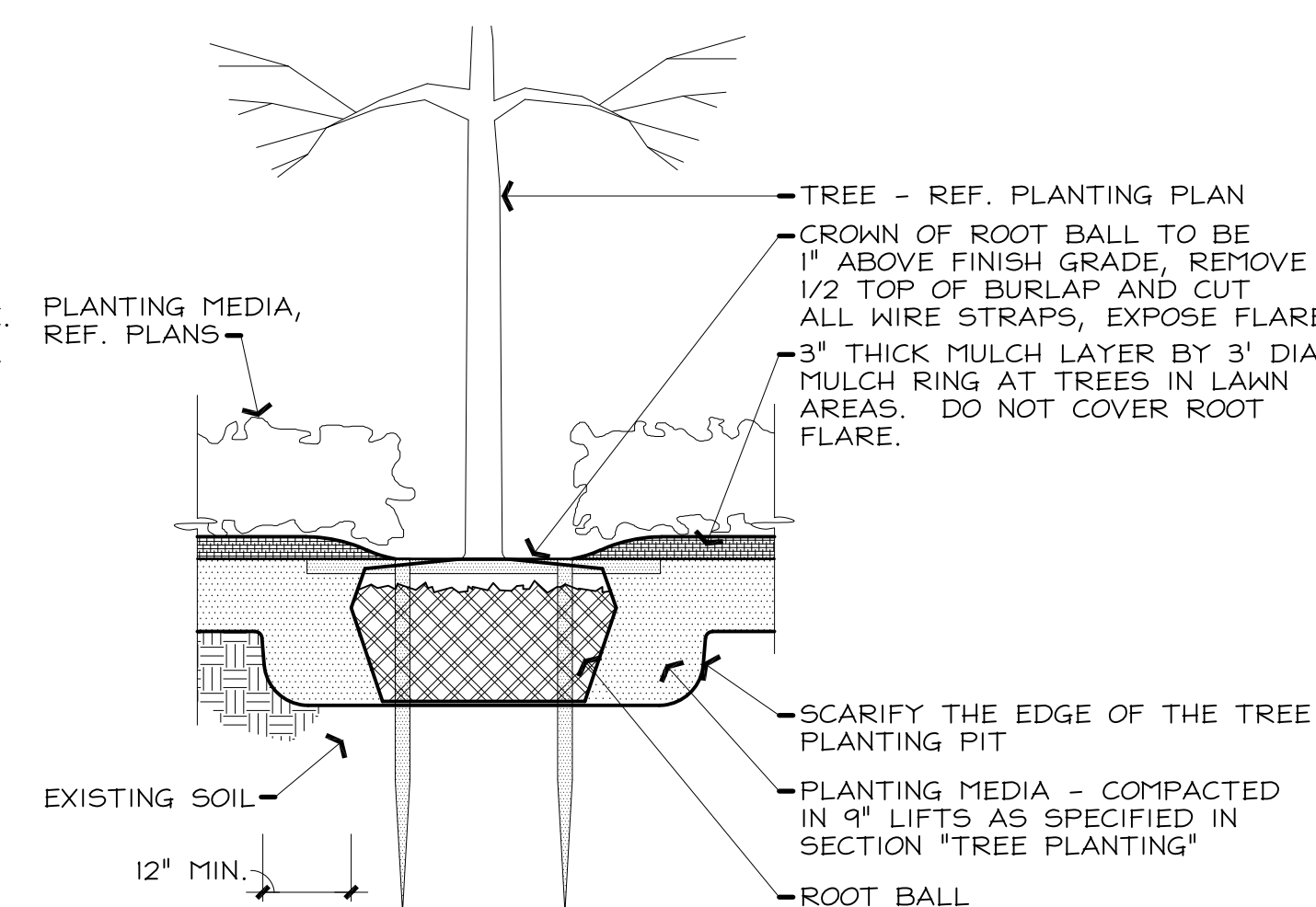
G PLANT SPACING - PLAN



B TYPICAL TREE STAKING - PLAN



G TREE PLANTING IN LAWN - SECTION



D TREE PLANTING IN PLANTER - SECTION

PERKINS + WILL

2218 BRYAN STREET
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9300 AMBERTON PKWY, SUITE 1000, DALLAS, TX 75243

CONTRACTOR
ROGERS-O'BRIEN CONSTRUCTION
1901 REGAL ROW, DALLAS, TX 75235

PROJECT

Texas Health Resources

PRESBYTERIAN HOSPITAL ROCKWALL - EXPANSION & RENOVATION
3150 HORIZON RD.
ROCKWALL, TX 75082

ISSUE CHART

MARK	ISSUE	DATE
JOB NUMBER		147381.000
DRAWN		DRG
CHECKED		MSK
APPROVED		MSK
TITLE		

PLANT LIST

SHEET NUMBER

L2-05

SP 2019-051

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ISSUED FOR REVIEW 01.16.2020



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: Mayor and City Council

CC: Rick Crowley, *City Manager*
Mary Smith, *Assistant City Manager*
Joey Boyd, *Assistant City Manager*

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: February 3, 2020

SUBJECT: MIS2020-004; *Alternative Tree Mitigation Settlement Agreement*

The applicant, Rachel Gruber of Perkins and Will, is requesting approval of an Alternative Tree Mitigation Settlement Agreement in conjunction with an approved site plan for the expansion of the Presbyterian Hospital [SP2019-051]. This site plan was approved by the Planning and Zoning Commission on January 14, 2020 by a vote of 6-0, with Commissioner Logan absent. A subsequent motion requesting to waive a total of 432-inches of tree mitigation failed by a vote of 3-3. Based on this the applicant choose to withdraw the request and resubmit an updated Alternative Tree Mitigation Settlement Agreement.

The updated plan submitted by the applicant proposes to satisfy the total mitigation balance of 818-inches by [1] planting 460-inches on-site and [2] paying for tree credits equal to 20% of the inches or \$16,400.00 for 164-inches. This would leave a remaining balance of 194-inches of mitigation, which the applicant is requesting be waived by the City Council. Staff should note, that this was originally misstated as 80% in the case memo provided to the Planning and Zoning Commission; however, the applicant corrected this during the Planning and Zoning Commission meeting on January 28, 2020 indicating that this represented a waiver of 24% of the total mitigation cost. The applicant also stated that the purpose of the waiver was due to the hospital originally planting trees above and beyond the requirements of the Unified Development Code (UDC). Staff did review this claim and found that the additional trees were planted in 2006 in order to satisfy a previous mitigation balance tied to the original removal of trees resulting from the development of the hospital. This mitigation plan was approved by the then City Council on June 19, 2006.

According to Section 5.7, *Alternative Tree Mitigation Settlement Agreement*, of Article IX, *Tree Preservation*, of the UDC the City Council has the authority to grant an Alternative Tree Mitigation Settlement Agreement on a case-by-case basis pending a recommendation from the Planning and Zoning Commission. As stated above, the Planning and Zoning Commission reviewed this request on January 28, 2020 and motioned to recommend denial of the Alternative Tree Mitigation Settlement Agreement due to the requested waiver of 194-inches of tree mitigation. This motion was approved by a vote of 4-1, with Commissioner Welch dissenting and Commissioners Moeller and Fishman absent. If the City Council chooses to approve the applicant's request for a waiver of the balance due of 194-inches of tree mitigation, a check for \$16,400.00 would be deposited into the City's tree fund. If the request is denied the applicant will be required to work with the Parks and Recreation Department to provide the 194-inches of mitigation (*i.e. 49, four [4] inch caliper trees*). Staff should note that since this is a settlement agreement the City Council has broad authority to allow the waiver of all or none of the mitigation or accept cash-in-lieu of mitigation at an amount specified by the City Council. Should the City Council have any questions staff will be available at the meeting on February 3, 2020.