



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # M152021-008 P&Z DATE 08/10/21 CC DATE _____ 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 checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. M152021-008

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- 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 901 West Yellow Jacket Lane

SUBDIVISION Rockwall High School Addition

LOT 3 BLOCK 1

GENERAL LOCATION Rockwall High School

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial (C)

CURRENT USE High School

PROPOSED ZONING Commercial (C)

PROPOSED USE High School

ACREAGE 35.295

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

- 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 Rockwall I.S.D.

APPLICANT RLK Engineering, Inc.

CONTACT PERSON Will Salee

CONTACT PERSON Ronny Klingbeil

ADDRESS 1191 T.L. Townsend Dr.

ADDRESS 111 West main Street

CITY, STATE & ZIP Rockwall, TX. 75087

CITY, STATE & ZIP Allen, TX. 75013

PHONE 214 893-6132

PHONE 972 359-1733

E-MAIL will.salee@rockwallisd.org

E-MAIL ronny@rlkengineering.com

NOTARY VERIFICATION [REQUIRED]

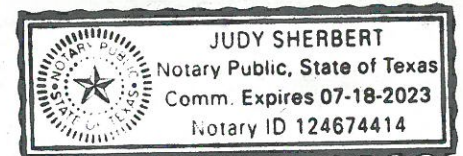
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILL SALEE [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION: ALL INFORMATION SUBMITTED \$ 75.00 TO COVER THE COST OF THIS APPLICATION, WILL BE PAID TO THE CITY OF Rockwall July, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCK INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND P SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





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Planning and Zoning Department
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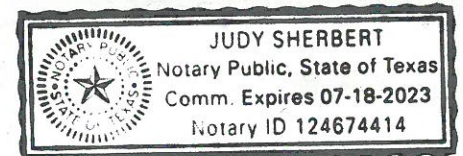
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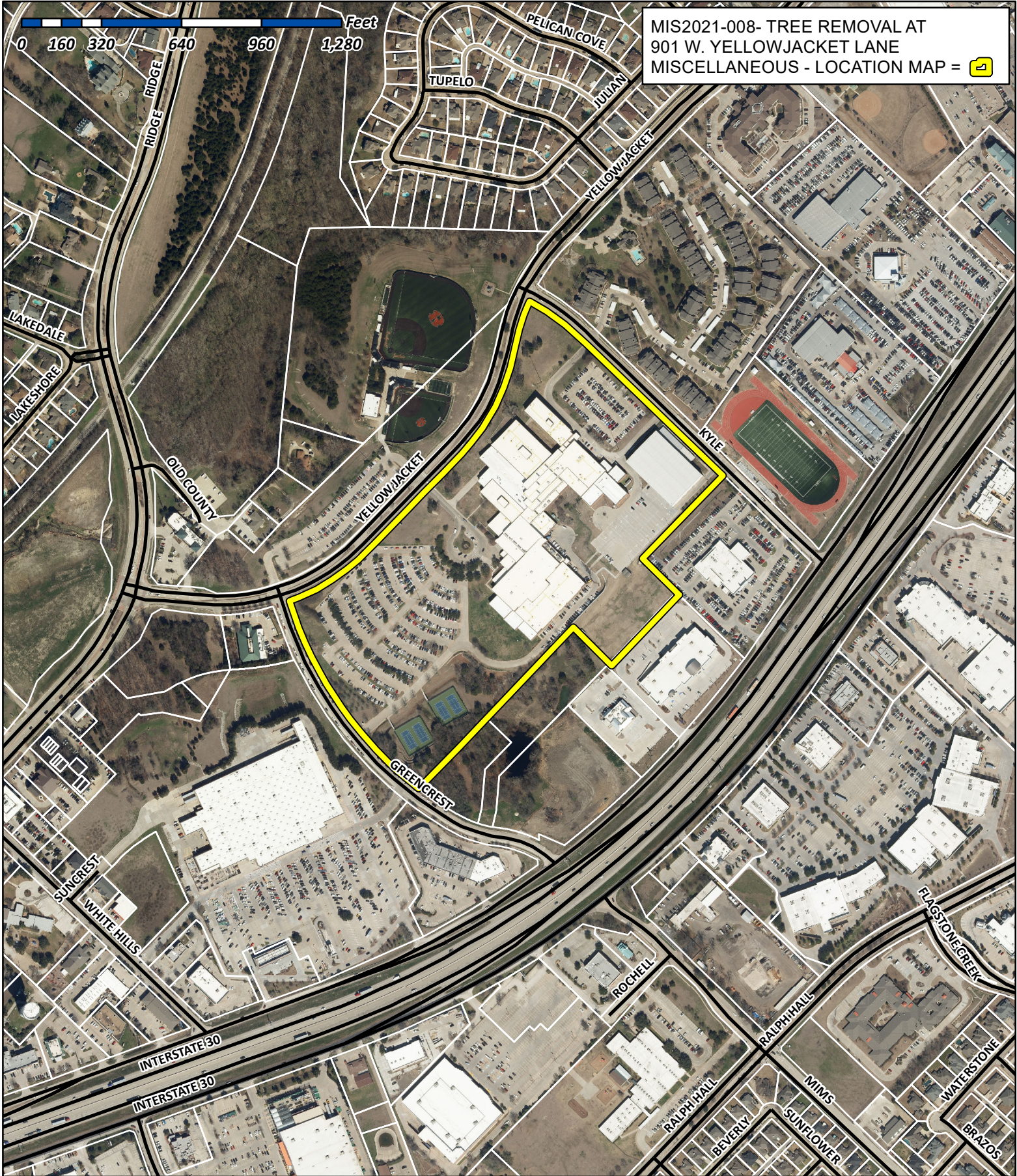
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City of Rockwall

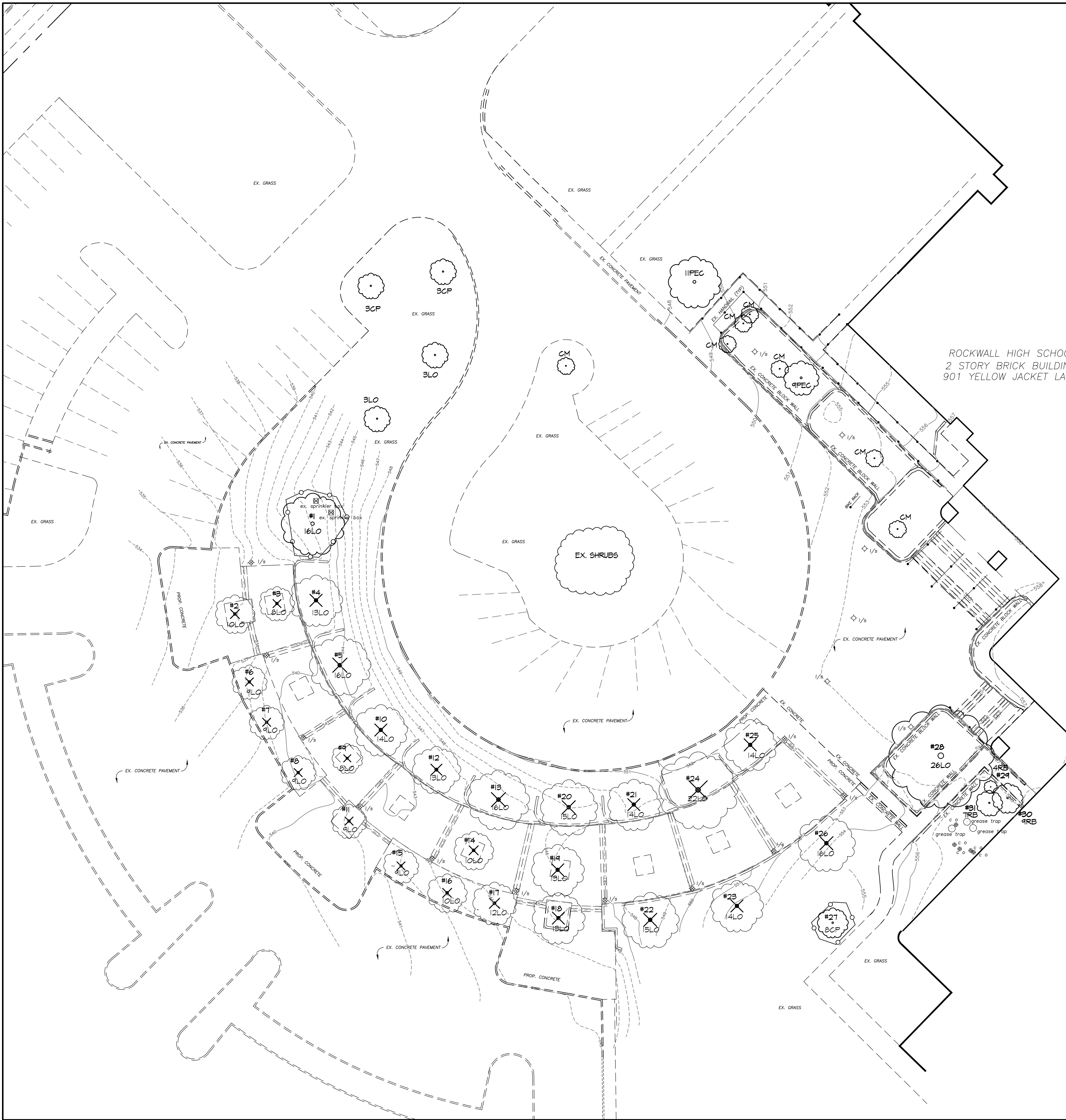
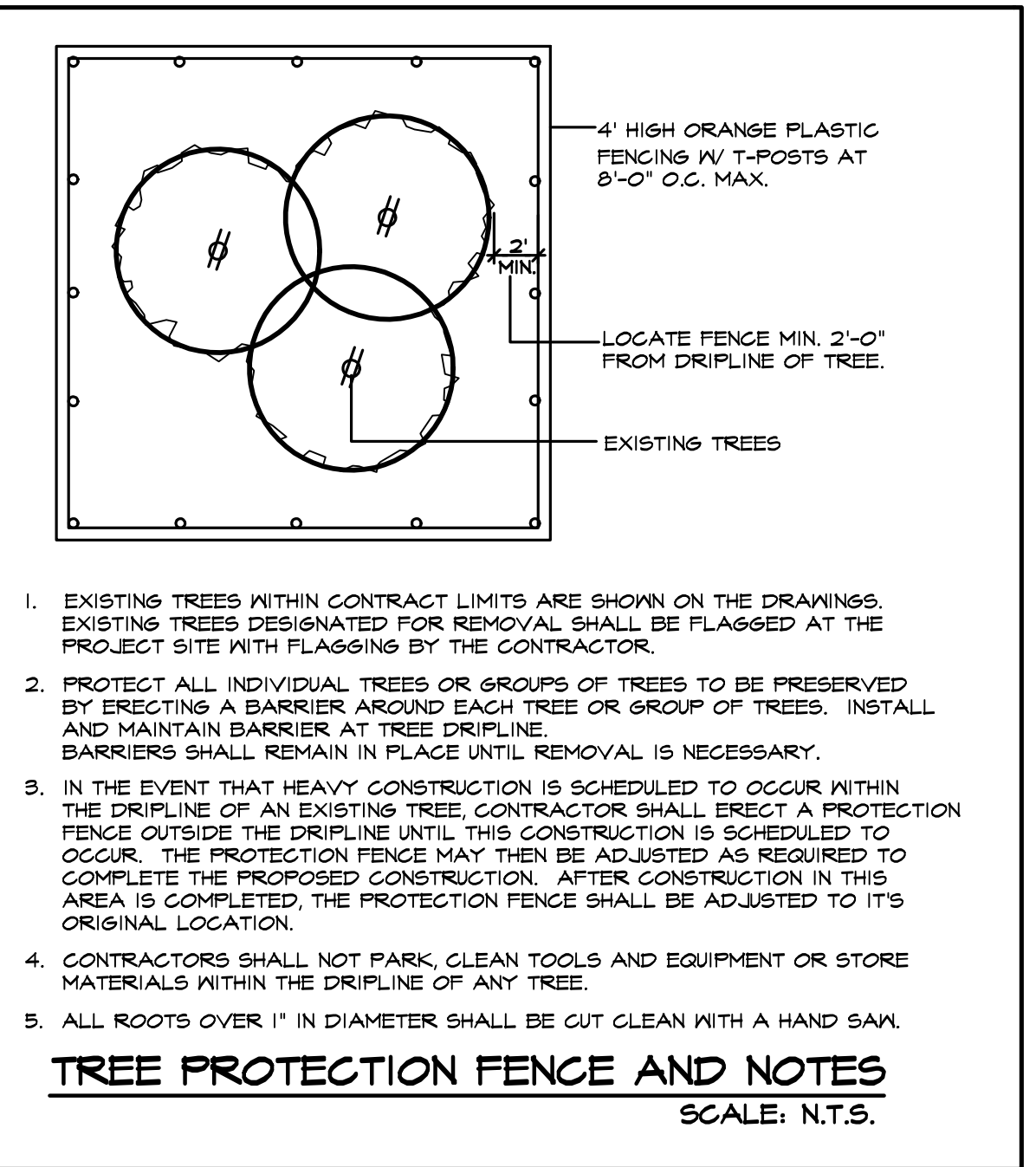
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.



EXISTING TREE CHART						
TREE #	SIZE	TYPE	DEM/SAVE	MITIGATE	CREDIT	MITIGATE
1	16"	LIVE OAK	SAVE	0"	-	0"
2	10'	LIVE OAK	DEMO	-10"	-	
3	8"	LIVE OAK	DEMO	-8"	-	
4	13"	LIVE OAK	DEMO	-13"	-	
5	16"	LIVE OAK	DEMO	-16"	-	
6	9"	LIVE OAK	DEMO	-9"	-	
7	9"	LIVE OAK	DEMO	-9"	-	
8	9"	LIVE OAK	DEMO	-9"	-	
9	8"	LIVE OAK	DEMO	-8"	-	
10	14"	LIVE OAK	DEMO	-14"	-	
11	9"	LIVE OAK	DEMO	-9"	-	
12	13"	LIVE OAK	DEMO	-13"	-	
13	16"	LIVE OAK	DEMO	-16"	-	
14	10"	LIVE OAK	DEMO	-10"	-	
15	9"	LIVE OAK	DEMO	-9"	-	
16	10"	LIVE OAK	DEMO	-10"	-	
17	12"	LIVE OAK	DEMO	-12"	-	
18	13"	LIVE OAK	DEMO	-13"	-	
19	13"	LIVE OAK	DEMO	-13"	-	
20	15"	LIVE OAK	DEMO	-15"	-	
21	14"	LIVE OAK	DEMO	-14"	-	
22	15"	LIVE OAK	DEMO	-15"	-	
23	14"	LIVE OAK	DEMO	-14"	-	
24	22"	LIVE OAK	DEMO	-22"	-	
25	14"	LIVE OAK	DEMO	-14"	-	
26	16"	LIVE OAK	DEMO	-16"	-	
27	8"	PISTACHE	DEMO	-8"	-	
28	26"	LIVE OAK	SAVE	0"	+26"	0"
29	4"	RED BUD	SAVE	0"	-	0"
30	9"	RED BUD	SAVE	0"	-	0"
31	7"	RED BUD	SAVE	0"	-	0"
				MITIGATE	CREDIT	MITIGATE
				-31"	+26"	-245"
				PROPOSED TREES (10 X 4" =)		+40
				TOTAL MITIGATION		-250"

TREE PRESERVATION CREDITS = 250" X \$200 = \$50,000

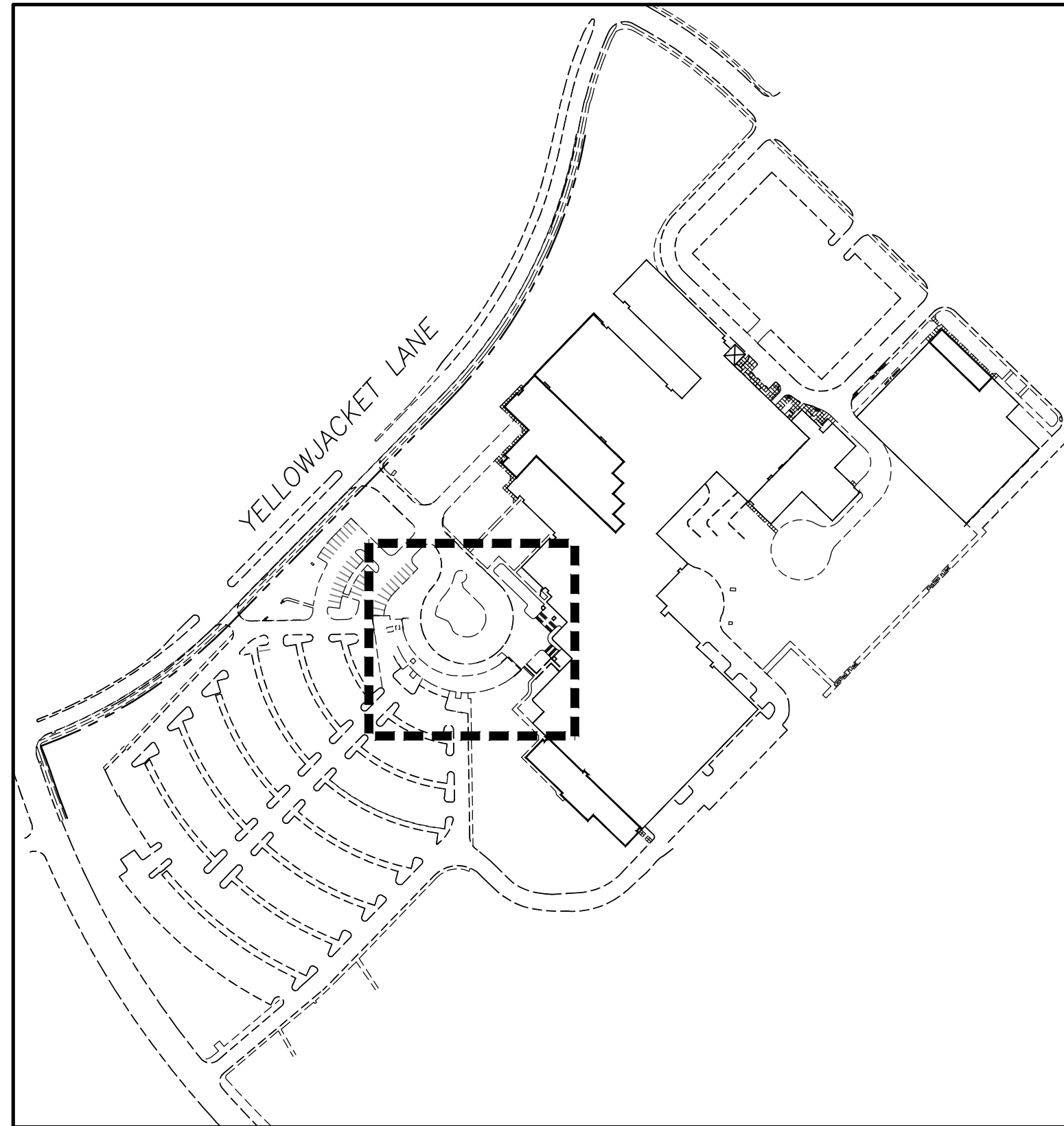


REVISION	DATE	DESCRIPTION
	7/14/2021	CITY PERMIT SET

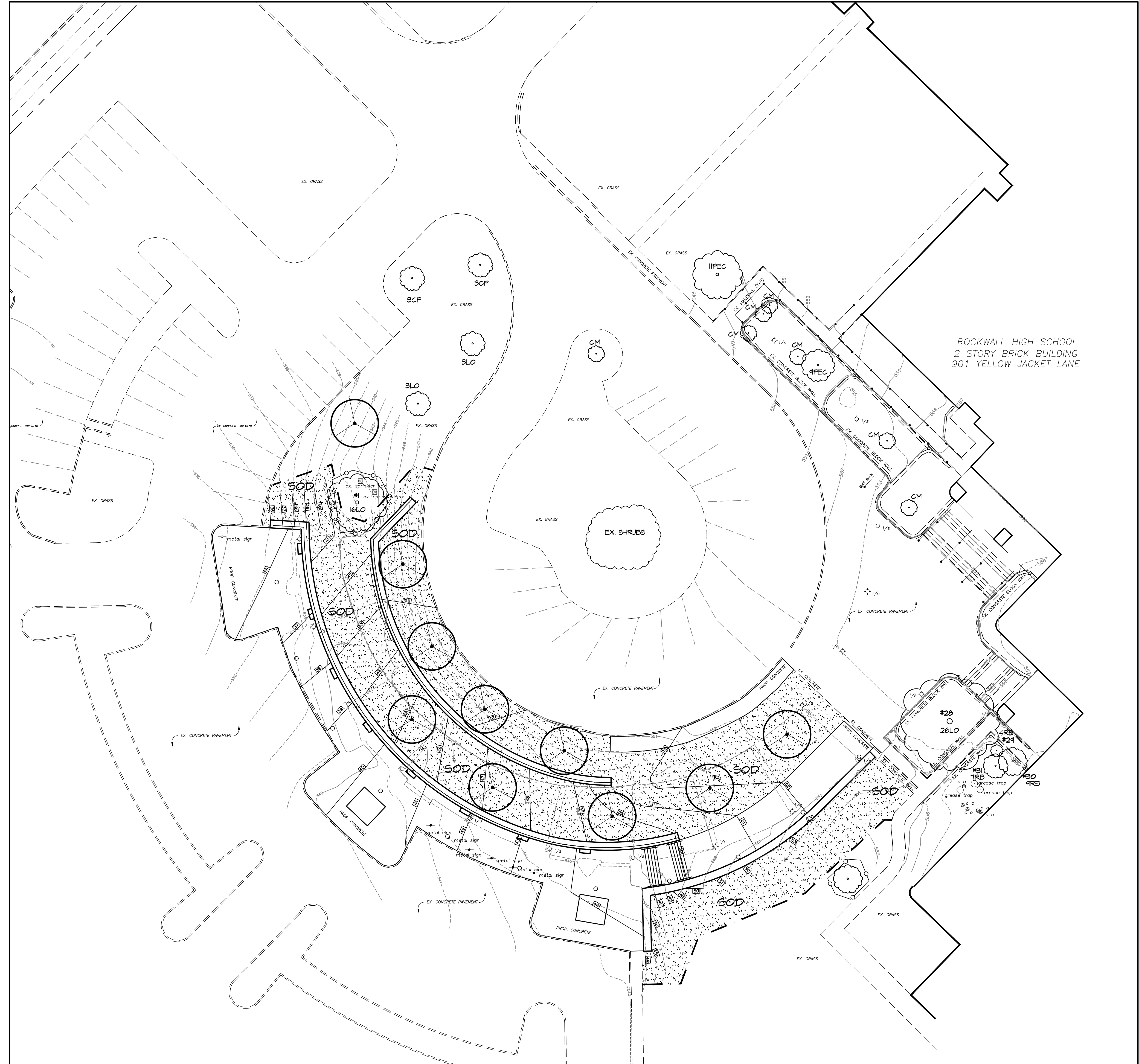
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889

TREESCAPE PLAN
Rockwall ISD-High School Wall Replacement
901 W Yellow Jacket Lane
Rockwall, TX

DESIGNED BY: RLA
DRAWN BY: RLA
DRAWING SCALE: 1" = 20'
DRAWING DATE: 07/14/2021
SHEET: L2 OF



LIMIT OF WORK SITE MAP



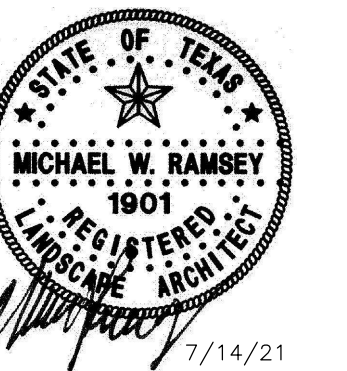
ROCKWALL HIGH SCHOOL
2 STORY BRICK BUILDING
901 YELLOW JACKET LANE

LANDSCAPE NOTES

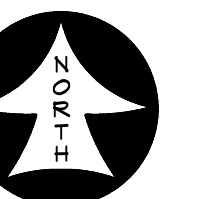
LANDSCAPE CONTRACTOR SHALL REPLACE ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD PER THE SPECIFICATIONS UNLESS NOTED OTHERWISE ON THE PLANS.

LANDSCAPE CONTRACTOR SHOULD VISIT SITE AND REFERENCE CIVIL ENGINEER'S GRADING PLAN PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION TO VERIFY AREAS TO BE DISTURBED BY CONSTRUCTION ACTIVITIES.

REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.



7/14/21



0 20 40
SCALE: 1" = 20'-0"

REVISION	DATE	DESCRIPTION
	7/14/2021	CITY PERMIT SET

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889

LANDSCAPE PLAN
Rockwall ISD—High School Wall Replacement
901 W Yellow Jacket Lane
Rockwall, TX

DESIGNED BY: RLA
DRAWN BY: RLA
DRAWING SCALE: 1" = 20'
DRAWING DATE: 07/14/2021
SHEET: L1 OF 40



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: Henry Lee, *Planner*

DATE: July 27, 2021

SUBJECT: MIS2021-008; *Treescape Plan and Alternative Tree Mitigation Settlement Agreement for 901 W. Yellowjacket Lane*

The applicant, Ronny Klingbeil of RLK Engineering Inc., is requesting the approval of a Treescape Plan and Alternative Tree Mitigation Settlement Agreement. The subject property is located on a 35.295-acre parcel of land (*Lot 1, Block A, Rockwall High School Addition*) located within the IH-30 Overlay (IH-30 OV) District. The proposed treescape plan and landscape plan indicate that: [1] 26 trees will be removed from the site, [2] 10 trees will be planted to offset 40-inches of the mitigation balance, and [3] the remaining mitigation balance shall be paid at \$200.00 per caliper inch per the Unified Development Code (UDC) (Subsection 05, *Tree Mitigation Requirements*, of Article 09, *Tree Preservation*).

The proposed treescape plan submitted by the applicant indicates that 26 Live Oak trees shall be removed from the site creating a tree mitigation balance of 319-inches. Within the project area there is a 26-inch Live Oak that will be saved, which reduces the tree mitigation balance to 293-inches. The proposed landscape plan indicates ten (10), four (4) inch caliper canopy trees will be planted, further reducing the tree mitigation balance to 253-inches. The applicant has indicated the remaining balance will be paid in full for \$50,600 (*i.e.* $\$200.00 \times 253\text{-inches} = \$50,600$). According to Subsection 05(F)(3), of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), "(t)ree preservation credits may be purchased at a rate of \$200.00 per inch for up to 20% of the total replacement inches." In this case the applicant is requesting an Alternative Tree Mitigation Settlement Agreement, to purchase 79.3% of their preservation credits. According to Subsection 05(G), of Article 09, *Tree Preservation*, of the Unified Development Code (UDC) "... the City Council -- upon recommendation from the Planning and Zoning Commission -- may consider an alternative tree mitigation settlement agreement..." This is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicants request, staff will be available at the meeting on July 27, 2021.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 7/23/2021

PROJECT NUMBER: MIS2021-008
PROJECT NAME: Tree Removal for 901 W. Yellowjacket Lane
SITE ADDRESS/LOCATIONS: 901 W YELLOW JACKET LN, ROCKWALL, 75087

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Ronny Klingbeil of RLK Engineering, Inc. on behalf of Will Salee of Rockwall ISD for the approval of a Treescape Plan on a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	07/22/2021	Needs Review
07/22/2021: - Show the existing utilities in the area. -Trees must be 5' away from the utility lines. - Construct design walls so it is not within or cross utility easement. Make sure that all trees or shrubs are planted a minimum of 4' from the back of curb adjacent to parking spaces			
BUILDING	Henry Lee	07/23/2021	N/A
No Comments			
FIRE	Ariana Kistner	07/21/2021	Approved
No Comments			
GIS	Lance Singleton	07/19/2021	Approved
No Comments			
POLICE	Henry Lee	07/23/2021	N/A
No Comments			
PARKS	Travis Sales	07/21/2021	Approved w/ Comments
07/21/2021: Engineering plans were reviewed last week and I believed approved.			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	07/23/2021	Approved w/ Comments

07/23/2021: MIS2021-008; Tree Removal at 901 W. Yellowjacket Lane

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Treescape Plan on a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 Treescape Plan:

1. Update the Existing Tree Legend in the top right corner, as the information is incorrect.
2. Is tree #27 being removed or staying the Table and the Plan contradict each other.
3. The fee for mitigation will be for 253-inches or \$50,600.00.
4. More than 20% of the mitigation is being paid for, which will require approval by City Council (Subsection 05. F.3, and Subsection 05. G, of Article 09). This would be considered an Alternate Tree Mitigation Settlement Agreement. If this is the route your client wants to take, please provide staff with a letter requesting an Alternate Tree Mitigation Settlement Agreement and include why it is being requested.

M.4 Landscape Plan:

Include a Landscape Table that includes species, quantities, size, etc. (view the site plan checklist in the development packet for the landscape plan requirements).

I.5 Please note the scheduled meeting for this case, which will go to action at the Planning and Zoning Work Session and City Council:

- 1) Planning & Zoning Work Session meeting will be held on July 27, 2021 at 6pm in the council chambers at City Hall.
- 2) City Council meeting will be held on August 2, 2021 at 6pm in the council chambers at City Hall

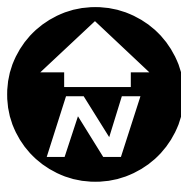
I.6 Staff recommends that a representative be present for the meetings as scheduled above to answer any questions the Commission or Council may have regarding your request. All meetings will be held in person, in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.

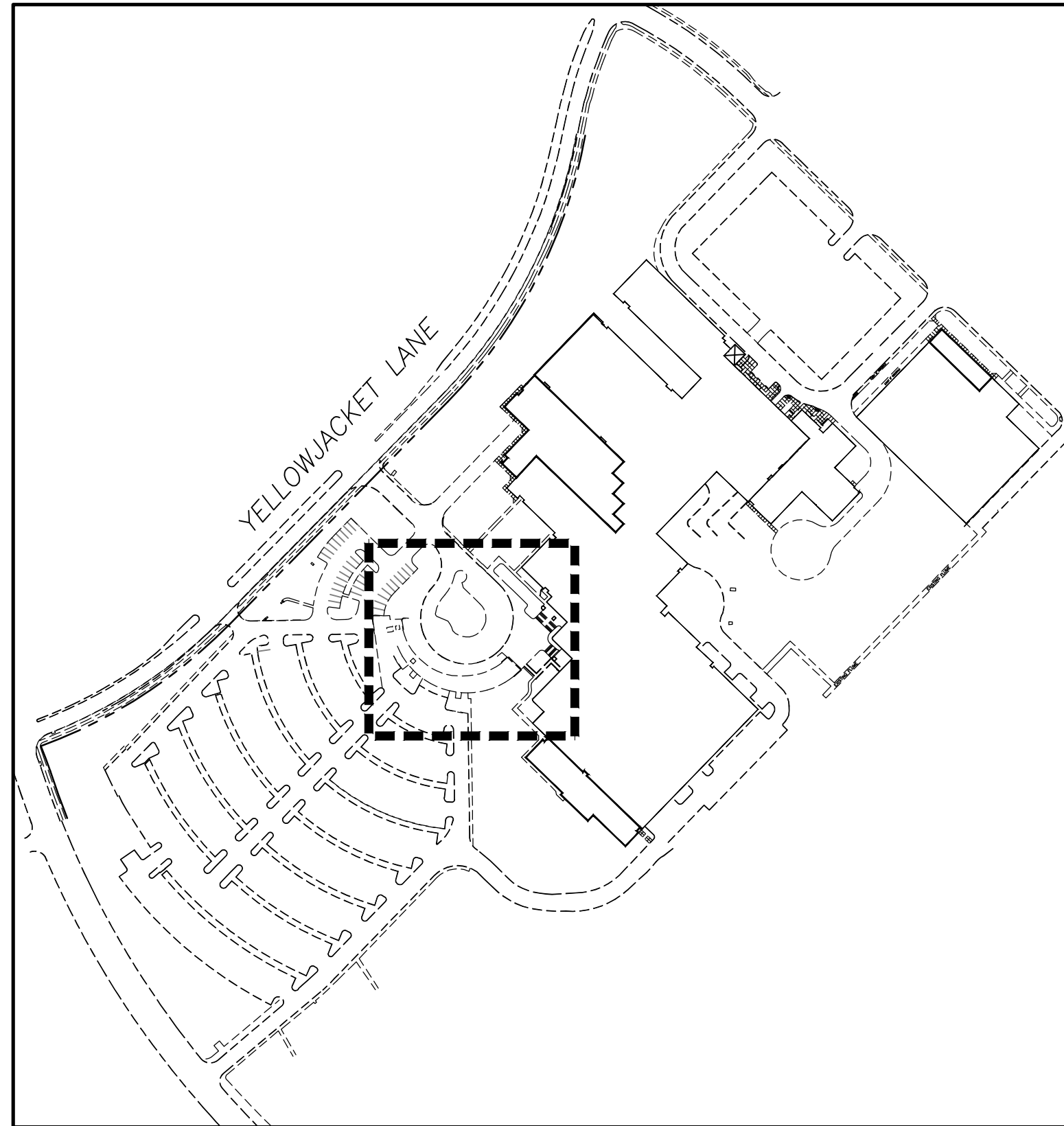


City of Rockwall

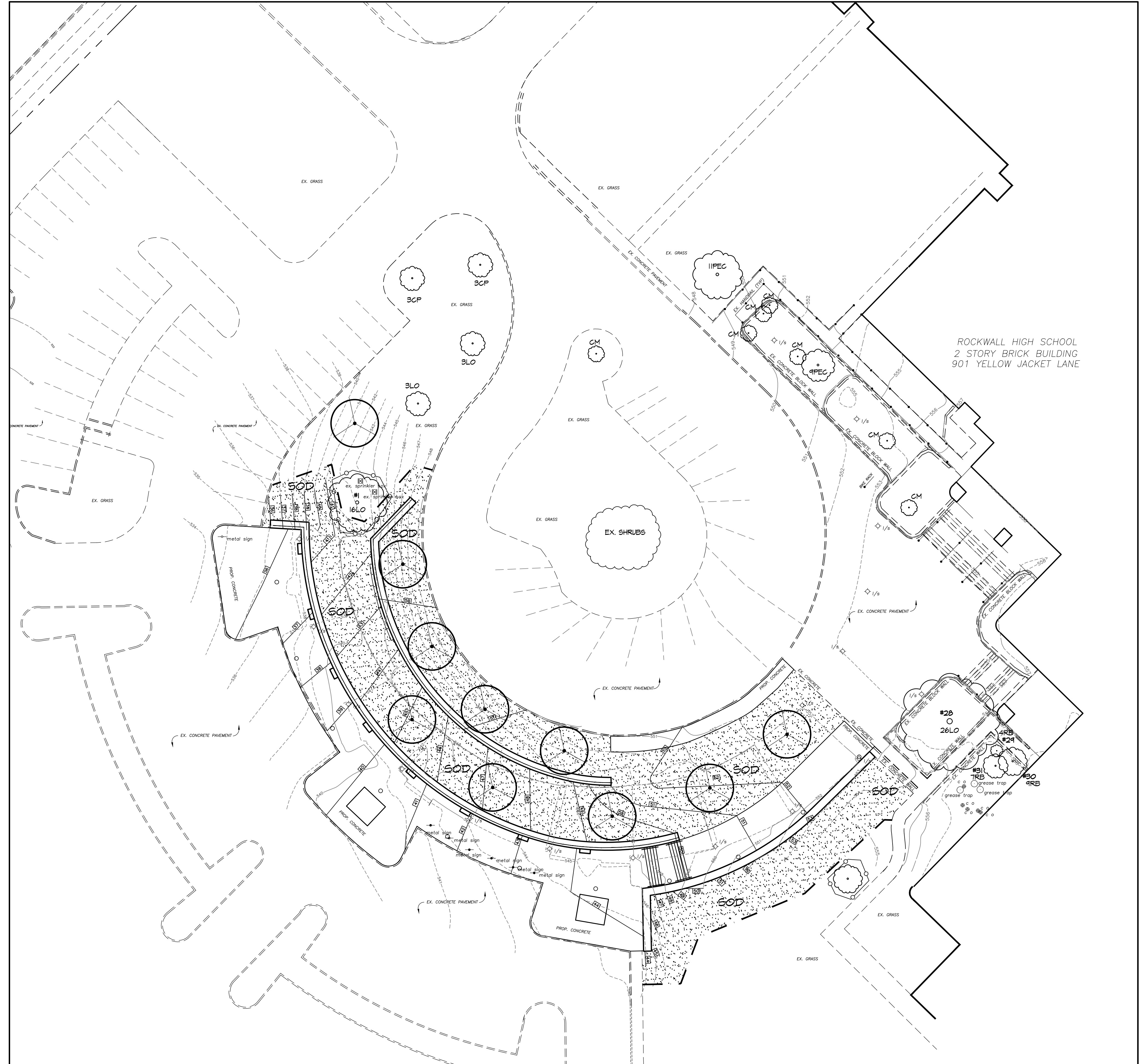
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LIMIT OF WORK SITE MAP



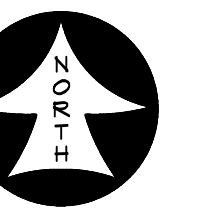
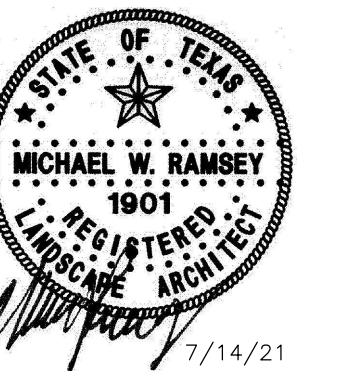
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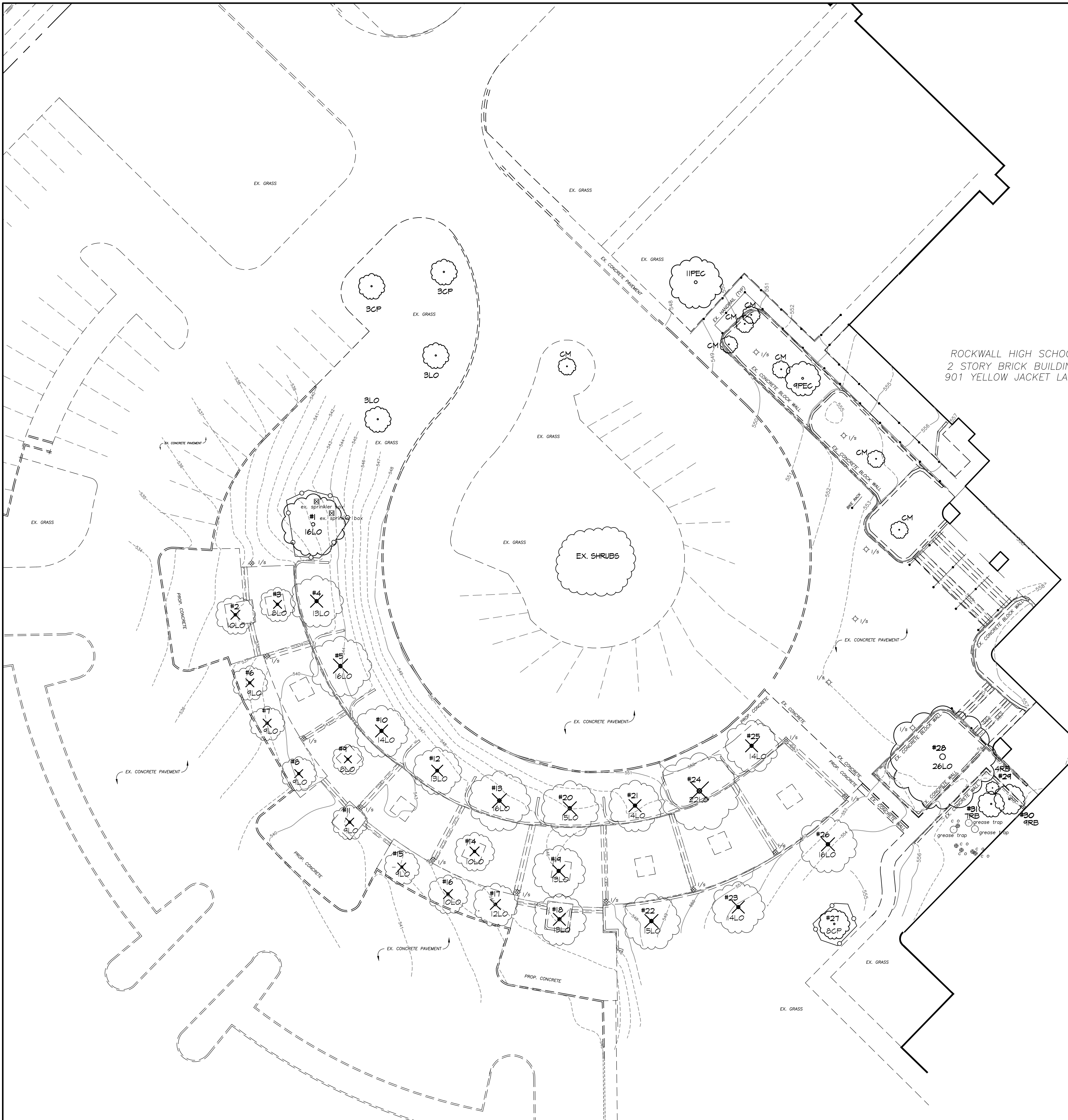
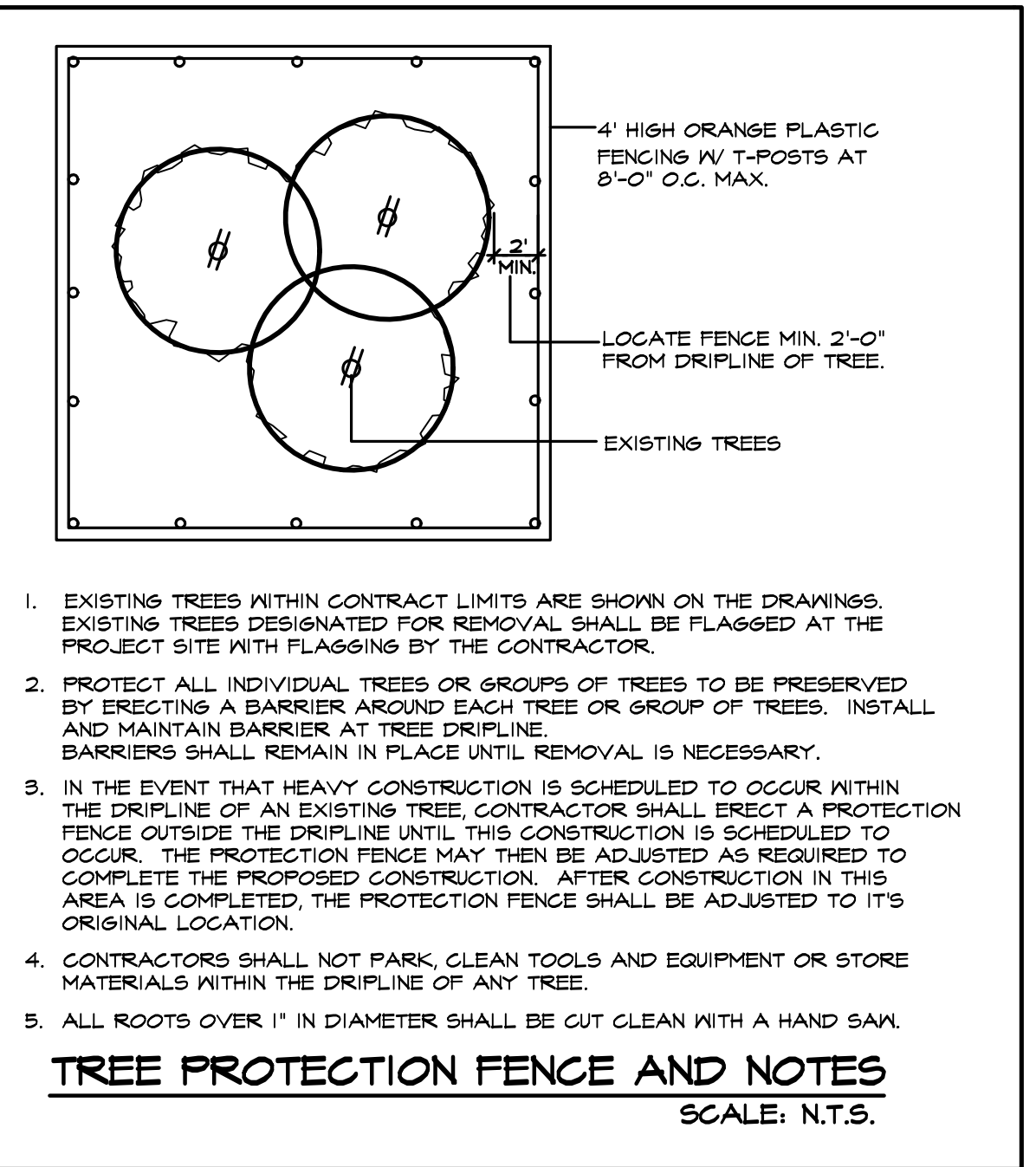
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Rockwall, TX

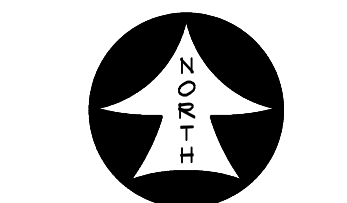
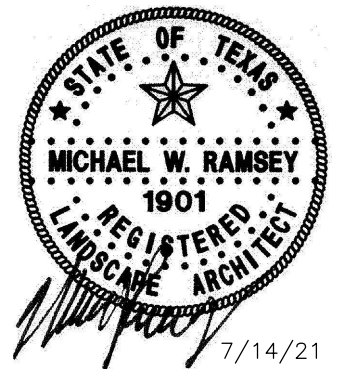
DESIGNED BY: RLA
DRAWN BY: RLA
DRAWING SCALE: 1" = 20'
DRAWING DATE: 07/14/2021
SHEET: L1 OF 40

EXISTING TREE CHART						
TREE #	SIZE	TYPE	DEM/SAVE	MITIGATE	CREDIT	MITIGATE
1	16"	LIVE OAK	SAVE	0"	-	0"
2	10'	LIVE OAK	DEMO	-10"	-	
3	8"	LIVE OAK	DEMO	-8"	-	
4	13"	LIVE OAK	DEMO	-13"	-	
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28	26"	LIVE OAK	SAVE	0"	+26"	0"
29	4"	RED BUD	SAVE	0"	-	0"
30	9"	RED BUD	SAVE	0"	-	0"
31	7"	RED BUD	SAVE	0"	-	0"
				MITIGATE	CREDIT	MITIGATE
				-31"	+26"	-243"
				PROPOSED TREES (10 X 4" =)		+40
				TOTAL MITIGATION		-250"

TREE PRESERVATION CREDITS = 250" X \$200 = \$50,000



EXISTING TREE LEGEND	
	12LO EXISTING TREE TO BE SAVED
	6LO EXISTING TREE TO BE REMOVED
LO=LIVE OAK, RB=RED BUD CP=CHINESE PISTACHE, CM=GRAPE MYRTLE	



REVISION	DATE	DESCRIPTION
	7/14/2021	CITY PERMIT SET

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889

TREESCAPE PLAN
Rockwall ISD-High School Wall Replacement
901 W Yellow Jacket Lane
Rockwall, TX

DESIGNED BY: RLA
DRAWN BY: RLA
DRAWING SCALE: 1" = 20'
DRAWING DATE: 07/14/2021
SHEET: **L2** OF



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: Henry Lee, *Planner*

DATE: July 27, 2021

SUBJECT: MIS2021-008; *Treescape Plan and Alternative Tree Mitigation Settlement Agreement for 901 W. Yellowjacket Lane*

The applicant, Ronny Klingbeil of RLK Engineering Inc., is requesting the approval of a Treescape Plan and Alternative Tree Mitigation Settlement Agreement. The subject property is located on a 35.295-acre parcel of land (*Lot 1, Block A, Rockwall High School Addition*) located within the IH-30 Overlay (IH-30 OV) District. The proposed treescape plan and landscape plan indicate that: [1] 26 trees will be removed from the site, [2] 10 trees will be planted to offset 40-inches of the mitigation balance, and [3] the remaining mitigation balance shall be paid at \$200.00 per caliper inch per the Unified Development Code (UDC) (Subsection 05, *Tree Mitigation Requirements*, of Article 09, *Tree Preservation*).

The proposed treescape plan submitted by the applicant indicates that 26 Live Oak trees shall be removed from the site creating a tree mitigation balance of 319-inches. Within the project area there is a 26-inch Live Oak that will be saved, which reduces the tree mitigation balance to 293-inches. The proposed landscape plan indicates ten (10), four (4) inch caliper canopy trees will be planted, further reducing the tree mitigation balance to 253-inches. The applicant has indicated the remaining balance will be paid in full for \$50,600 (*i.e.* \$200.00 x 253-inches = \$50,600). According to Subsection 05(F)(3), of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), "(t)ree preservation credits may be purchased at a rate of \$200.00 per inch for up to 20% of the total replacement inches." In this case the applicant is requesting an Alternative Tree Mitigation Settlement Agreement, to purchase 79.3% of their preservation credits. According to Subsection 05(G), of Article 09, *Tree Preservation*, of the Unified Development Code (UDC) "... the City Council -- upon recommendation from the Planning and Zoning Commission -- may consider an alternative tree mitigation settlement agreement..." This is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicants request, staff will be available at the meeting on July 27, 2021.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 7/23/2021

PROJECT NUMBER: MIS2021-008
PROJECT NAME: Tree Removal for 901 W. Yellowjacket Lane
SITE ADDRESS/LOCATIONS: 901 W YELLOW JACKET LN, ROCKWALL, 75087

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Ronny Klingbeil of RLK Engineering, Inc. on behalf of Will Salee of Rockwall ISD for the approval of a Treescape Plan on a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	07/22/2021	Needs Review
07/22/2021: - Show the existing utilities in the area. -Trees must be 5' away from the utility lines. - Construct design walls so it is not within or cross utility easement. Make sure that all trees or shrubs are planted a minimum of 4' from the back of curb adjacent to parking spaces			
BUILDING	Henry Lee	07/23/2021	N/A
No Comments			
FIRE	Ariana Kistner	07/21/2021	Approved
No Comments			
GIS	Lance Singleton	07/19/2021	Approved
No Comments			
POLICE	Henry Lee	07/23/2021	N/A
No Comments			
PARKS	Travis Sales	07/21/2021	Approved w/ Comments
07/21/2021: Engineering plans were reviewed last week and I believed approved.			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	07/23/2021	Approved w/ Comments

07/23/2021: MIS2021-008; Tree Removal at 901 W. Yellowjacket Lane

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Treescape Plan on a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 Treescape Plan:

1. Update the Existing Tree Legend in the top right corner, as the information is incorrect.
2. Is tree #27 being removed or staying the Table and the Plan contradict each other.
3. The fee for mitigation will be for 253-inches or \$50,600.00.
4. More than 20% of the mitigation is being paid for, which will require approval by City Council (Subsection 05. F.3, and Subsection 05. G, of Article 09). This would be considered an Alternate Tree Mitigation Settlement Agreement. If this is the route your client wants to take, please provide staff with a letter requesting an Alternate Tree Mitigation Settlement Agreement and include why it is being requested.

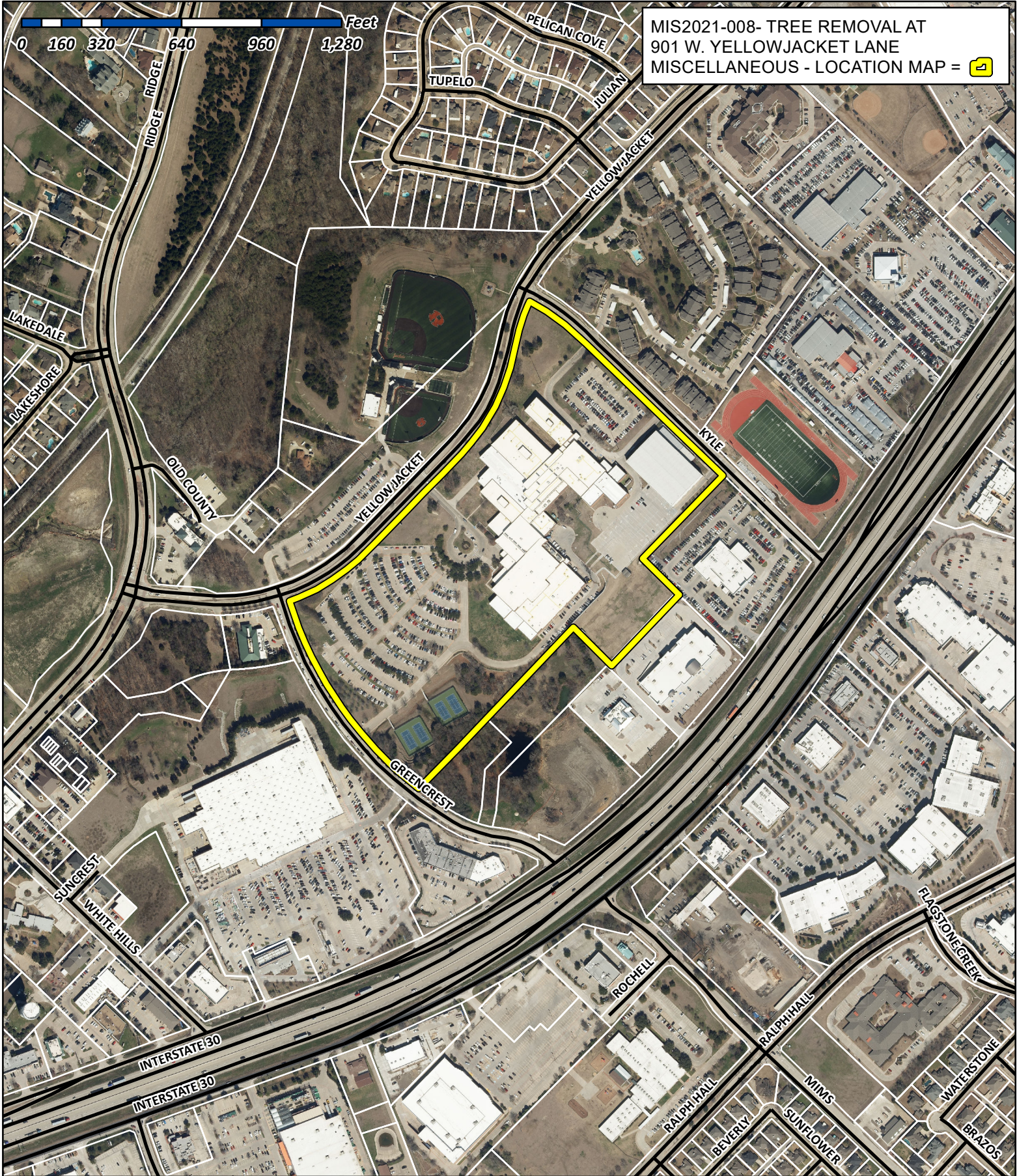
M.4 Landscape Plan:

Include a Landscape Table that includes species, quantities, size, etc. (view the site plan checklist in the development packet for the landscape plan requirements).

I.5 Please note the scheduled meeting for this case, which will go to action at the Planning and Zoning Work Session and City Council:

- 1) Planning & Zoning Work Session meeting will be held on July 27, 2021 at 6pm in the council chambers at City Hall.
- 2) City Council meeting will be held on August 2, 2021 at 6pm in the council chambers at City Hall

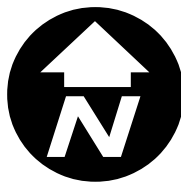
I.6 Staff recommends that a representative be present for the meetings as scheduled above to answer any questions the Commission or Council may have regarding your request. All meetings will be held in person, in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.

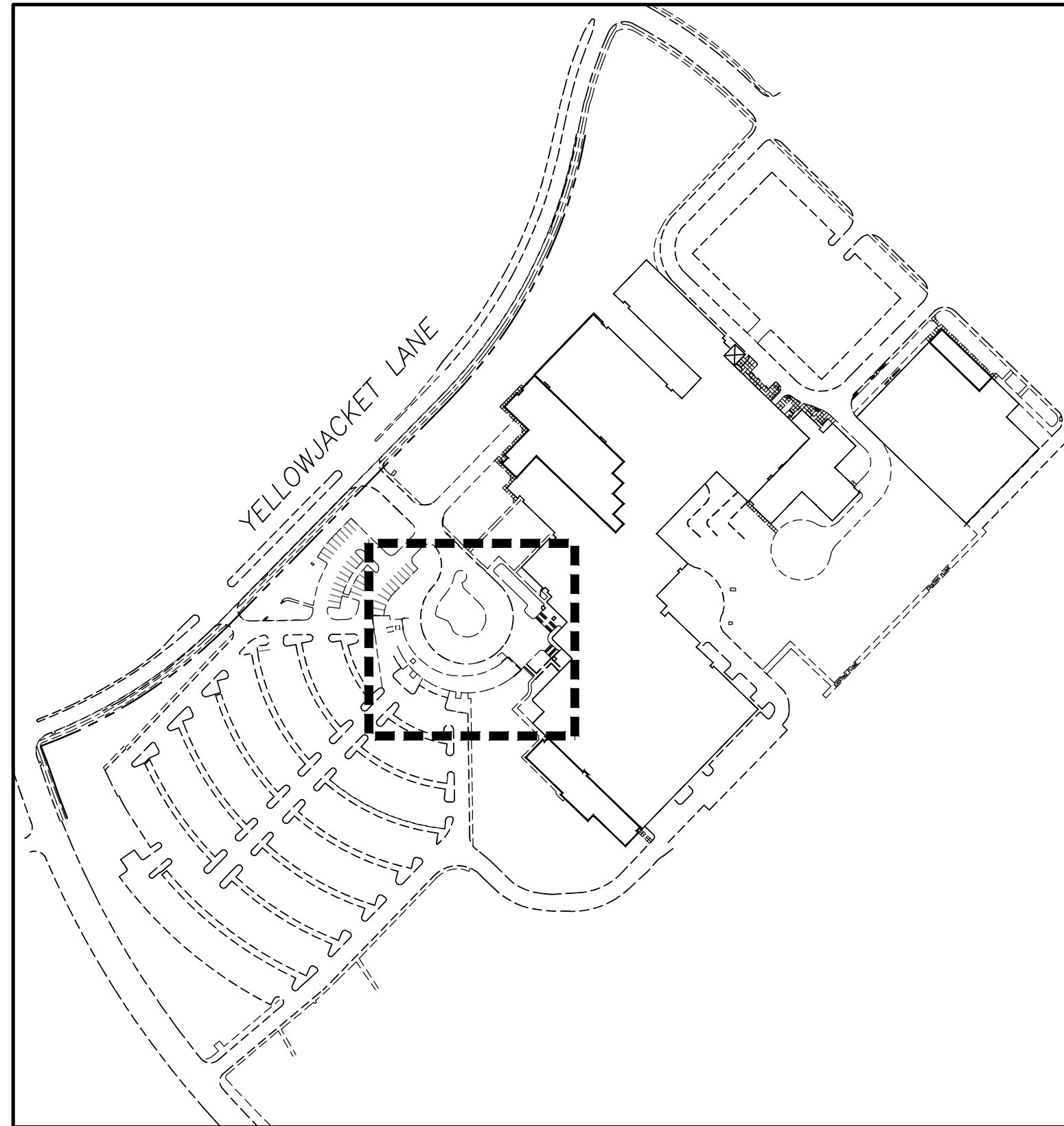


City of Rockwall

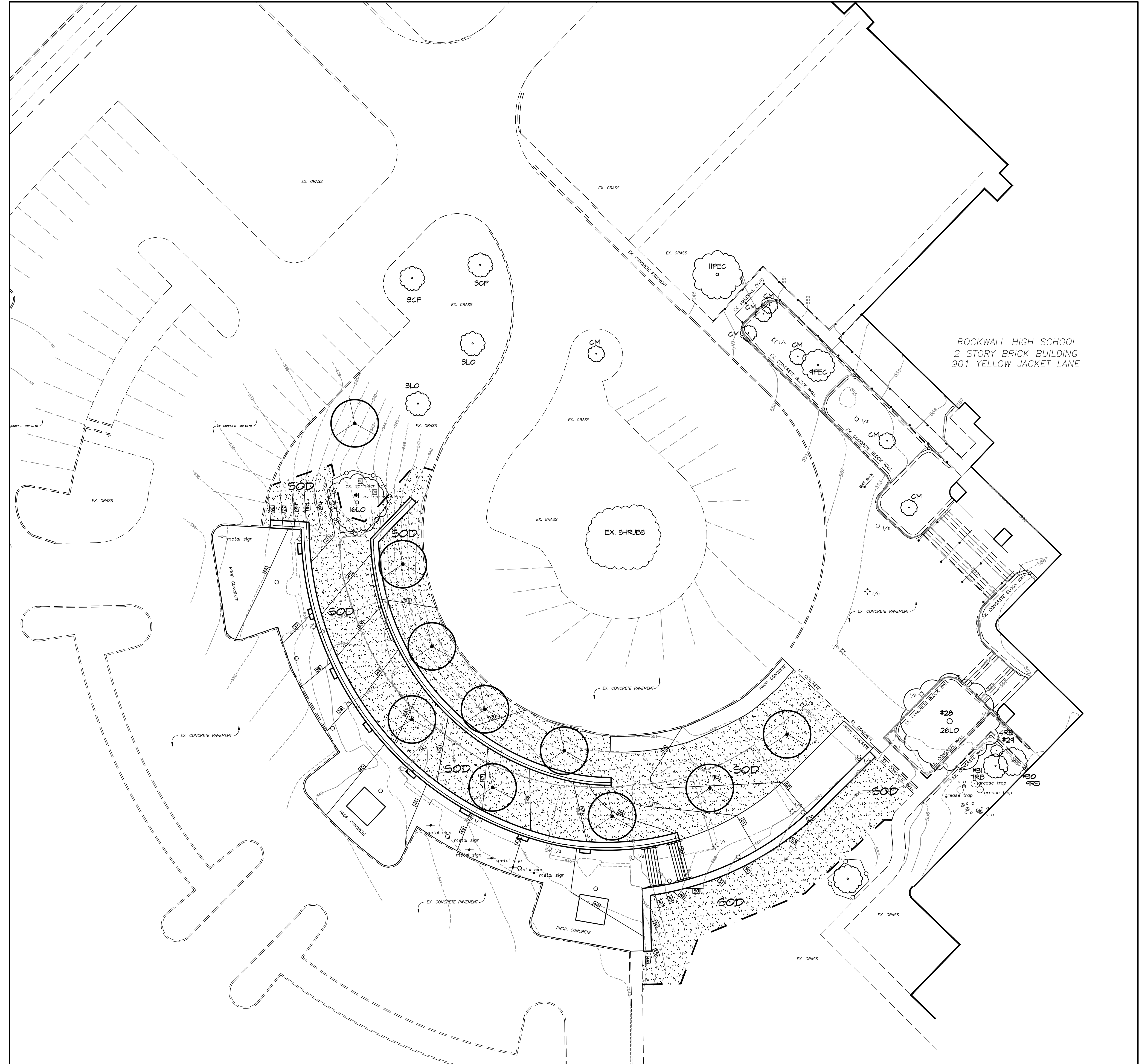
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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LIMIT OF WORK SITE MAP



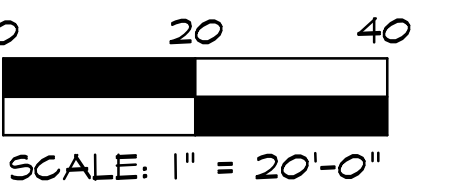
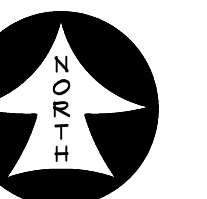
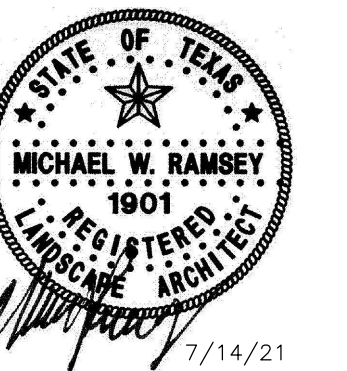
ROCKWALL HIGH SCHOOL
2 STORY BRICK BUILDING
901 YELLOW JACKET LANE

LANDSCAPE NOTES

LANDSCAPE CONTRACTOR SHALL REPLACE ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD PER THE SPECIFICATIONS UNLESS NOTED OTHERWISE ON THE PLANS.

LANDSCAPE CONTRACTOR SHOULD VISIT SITE AND REFERENCE CIVIL ENGINEER'S GRADING PLAN PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION TO VERIFY AREAS TO BE DISTURBED BY CONSTRUCTION ACTIVITIES.

REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.



REVISION	DATE	DESCRIPTION
	7/14/2021	CITY PERMIT SET

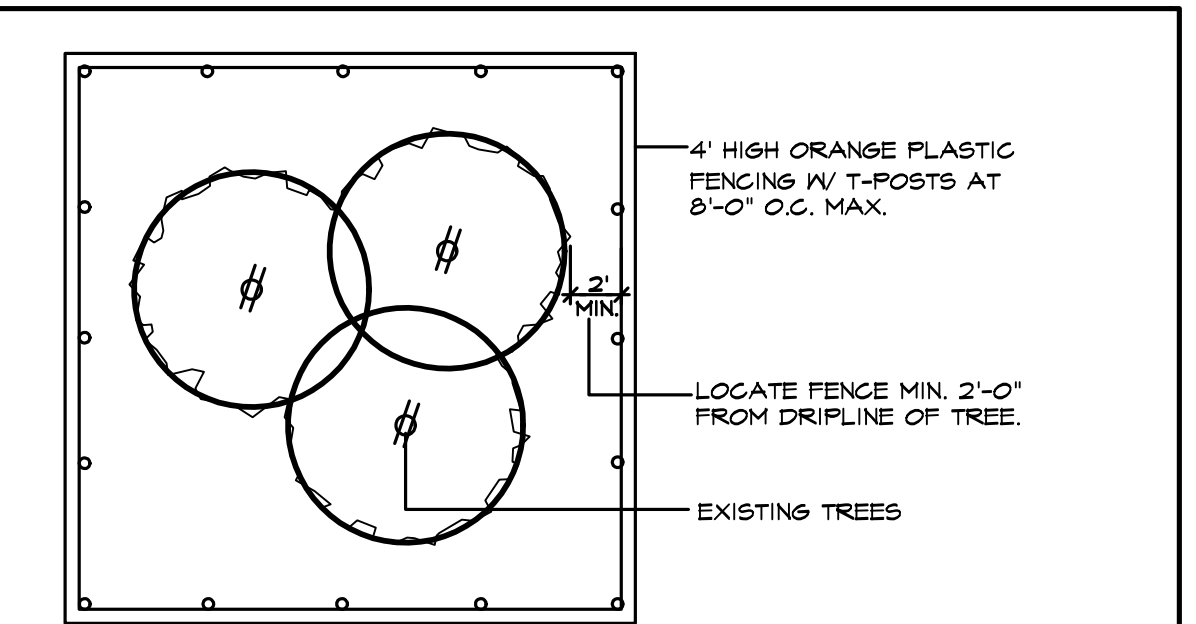
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889

LANDSCAPE PLAN
Rockwall ISD—High School Wall Replacement
901 W Yellow Jacket Lane
Rockwall, TX

DESIGNED BY: RLA
DRAWN BY: RLA
DRAWING SCALE: 1" = 20'
DRAWING DATE: 07/14/2021
SHEET: L1 OF 40

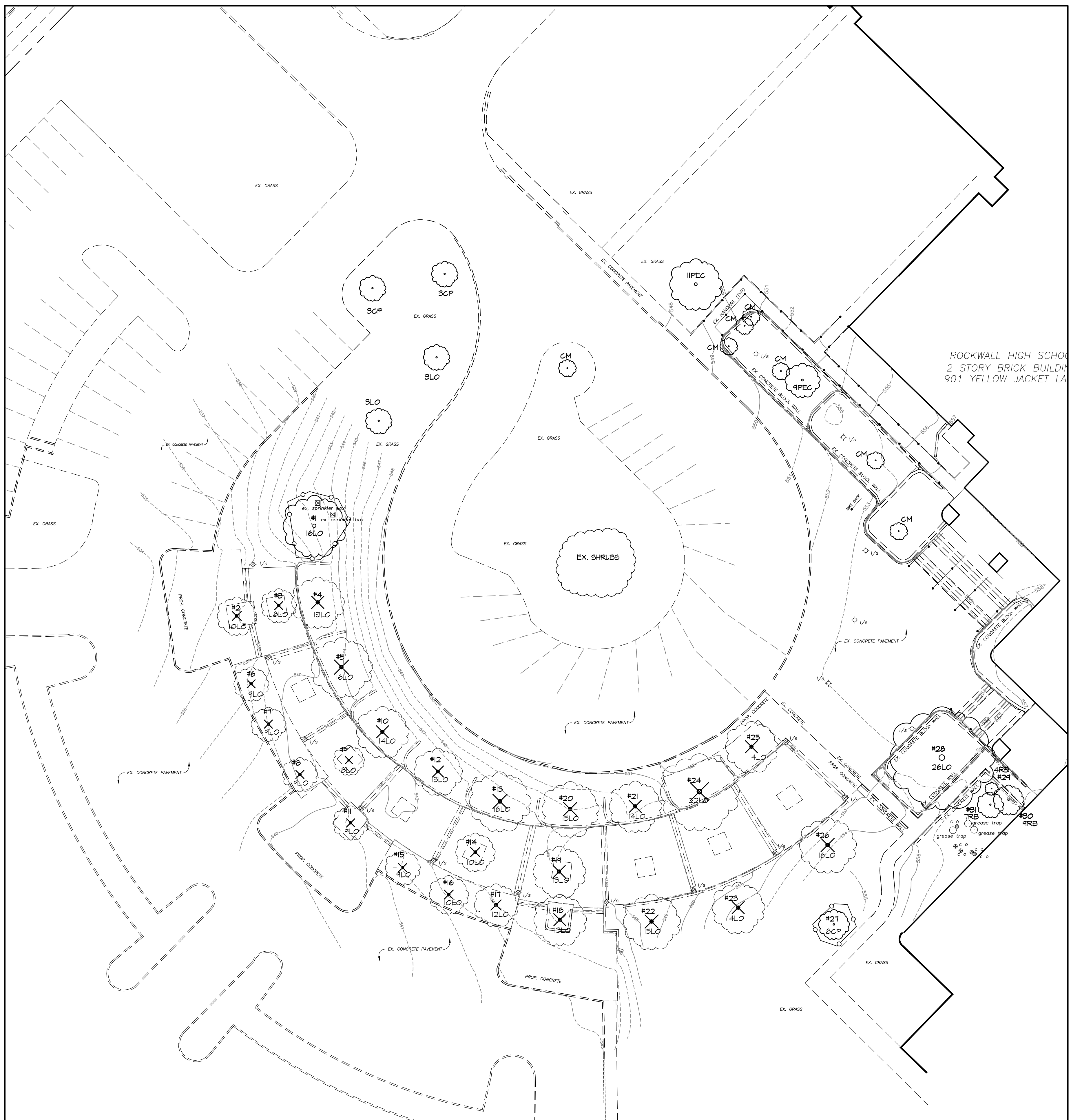
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30	9"	RED BUD	SAVE	0"	-	0"
31	7"	RED BUD	SAVE	0"	-	0"
				MITIGATE	CREDIT	MITIGATE
				-31"	+26"	-245"
				PROPOSED TREES (10 X 4" =)		+40
				TOTAL MITIGATION		-250"

TREE PRESERVATION CREDITS = 250" X \$200 = \$50,000



- EXISTING TREES WITHIN CONTRACT LIMITS ARE SHOWN ON THE DRAWINGS. EXISTING TREES DESIGNATED FOR REMOVAL SHALL BE FLAGGED AT THE PROJECT SITE WITH FLAGGING BY THE CONTRACTOR.
- PROTECT ALL INDIVIDUAL TREES OR GROUPS OF TREES TO BE PRESERVED BY ERECTING A BARRIER AROUND EACH TREE OR GROUP OF TREES. INSTALL AND MAINTAIN BARRIER AT TREE DRIPLINE AND MAINTAIN BARRIER AT TREE DRIPLINE. BARRIERS SHALL REMAIN IN PLACE UNTIL REMOVAL IS NECESSARY.
- IN THE EVENT THAT HEAVY CONSTRUCTION IS SCHEDULED TO OCCUR WITHIN THE DRIPLINE OF AN EXISTING TREE, CONTRACTOR SHALL ERECT A PROTECTION FENCE OUTSIDE THE DRIPLINE UNTIL THIS CONSTRUCTION IS SCHEDULED TO OCCUR. THE PROTECTION FENCE MAY THEN BE ADJUSTED AS REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION. AFTER CONSTRUCTION IN THIS AREA IS COMPLETED, THE PROTECTION FENCE SHALL BE ADJUSTED TO ITS ORIGINAL LOCATION.
- CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
- ALL ROOTS OVER 1" IN DIAMETER SHALL BE CUT CLEAN WITH A HAND SAW.

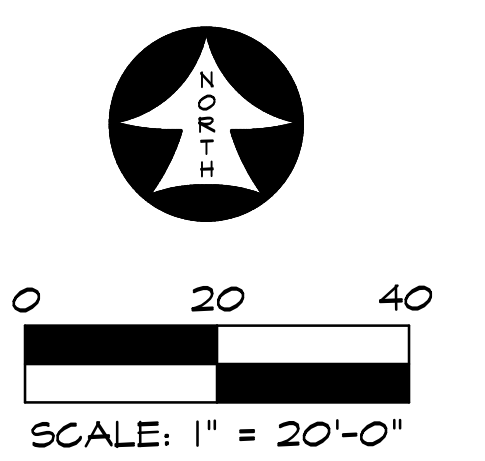
TREE PROTECTION FENCE AND NOTES
SCALE: N.T.S.



EXISTING TREE LEGEND

	12LO	EXISTING TREE TO BE SAVED
	6LO	EXISTING TREE TO BE REMOVED

LO=LIVE OAK, RB=RED BUD
CP=CHINESE PISTACHE,
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REVISION	DATE	DESCRIPTION
	7/14/2021	CITY PERMIT SET

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889

TREESCAPE PLAN
Rockwall ISD-High School Wall Replacement
901 W Yellow Jacket Lane
Rockwall, TX

DESIGNED BY: RLA
DRAWN BY: RLA
DRAWING SCALE: 1" = 20'
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SHEET: **L2** OF



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

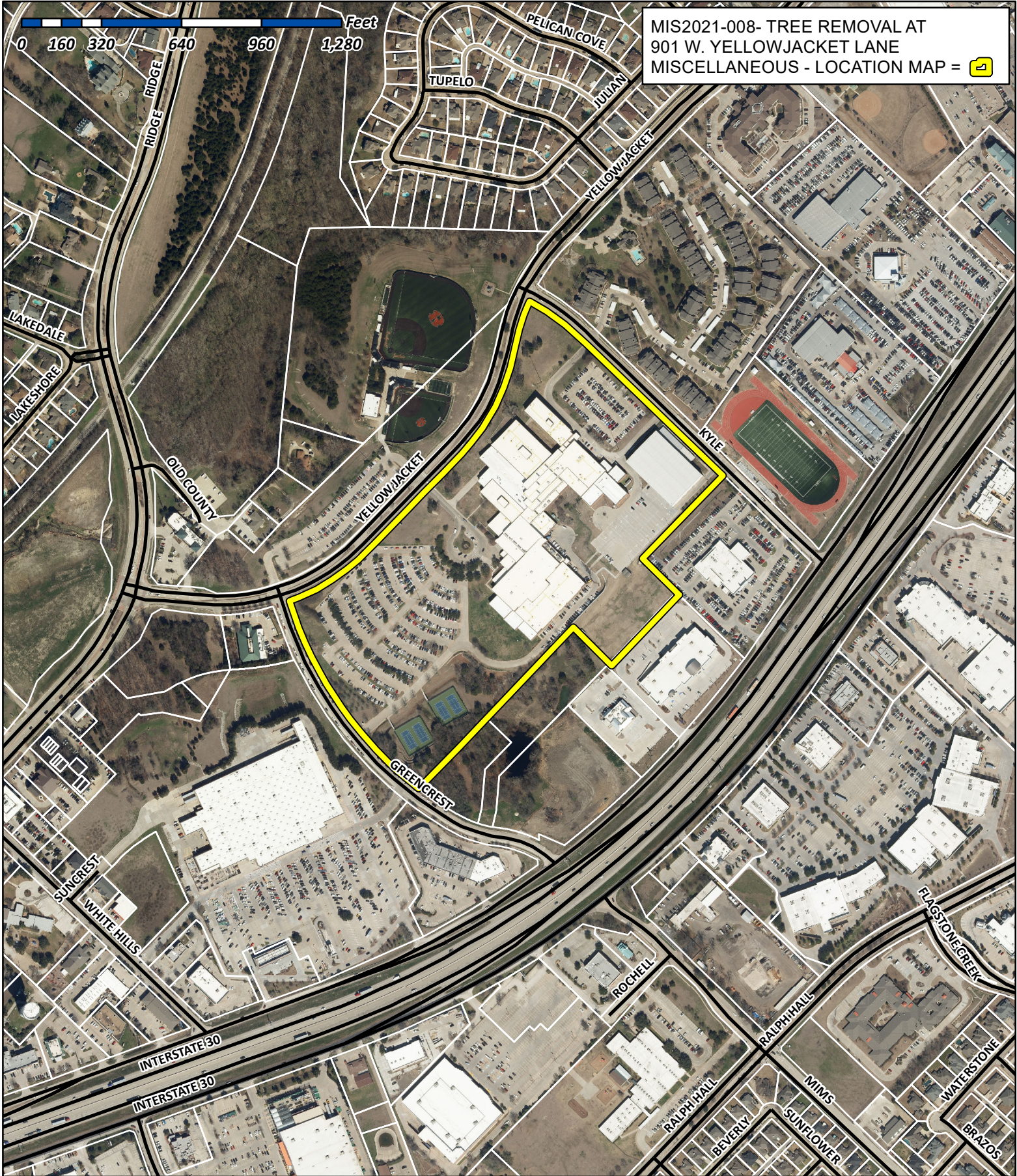
CC: Mary Smith, *Interim City Manager*
Joey Boyd, *Assistant City Manager*

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

DATE: August 2, 2021

SUBJECT: MIS2021-008; *Alternative Tree Mitigation Settlement Agreement for 901 W. Yellow Jacket Lane*

The applicant, Ronny Klingbeil of RLK Engineering, Inc., is requesting the approval of an Alternative Tree Mitigation Settlement Agreement. The subject property is located on a 35.295-acre parcel of land (*Lot 1, Block A, Rockwall High School Addition*) addressed as 901 W. Yellow Jacket and which is the site of Rockwall High School. On July 27, 2021, the Planning and Zoning Commission approved a Treescape Plan allowing the removal of certain required trees. This Treescape Plan also showed an outstanding tree mitigation balance of 253-inches. Typically, tree mitigation balances can be satisfied by [1] providing additional trees on the subject property equal to the amount necessary for mitigation, [2] providing the number of trees equal to the amount necessary for mitigation to the Parks and Recreation Department, or [3] purchasing 20% of the inches in tree credits and doing [1] or [2] with the remaining 80% of the balance. In this case, the applicant has chosen to request an Alternative Tree Mitigation Settlement Agreement to pay 100% of the balance to the Tree Fund. This equates to \$25,300.00 (*i.e. \$100.00 x 253-inches = \$25,300.00*). Staff should note that the tree preservation credit reduces from \$200.00 per inch to \$100.00 per inch when trees are being added on-site, and in this case the applicant is proposing to plant ten (10) additional trees on-site. According to Section 05(G) of Article 09, *Tree Preservation*, of the Unified Development Code (UDC) -- allows "...the City Council -- upon recommendation from the Planning and Zoning Commission -- may [to] consider an alternative tree mitigation settlement agreement where, due to hardship, the applicant is unable to meet the requirements of this Article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant." In this case, the applicant will be installing a new retaining wall adjacent to the parking areas and is concerned that if they plant the additional trees it could create a future issue with the wall. On July 27, 2021, the Planning and Zoning Commission reviewed the applicant's request and approved a motion to recommend approval of the Alternative Tree Mitigation Settlement Agreement. Since the applicant is proposing to pay the full amount for the tree preservation credits staff has placed this item on the consent agenda; however, should the City Council have any questions staff will be available at the August 2, 2021 City Council meeting.

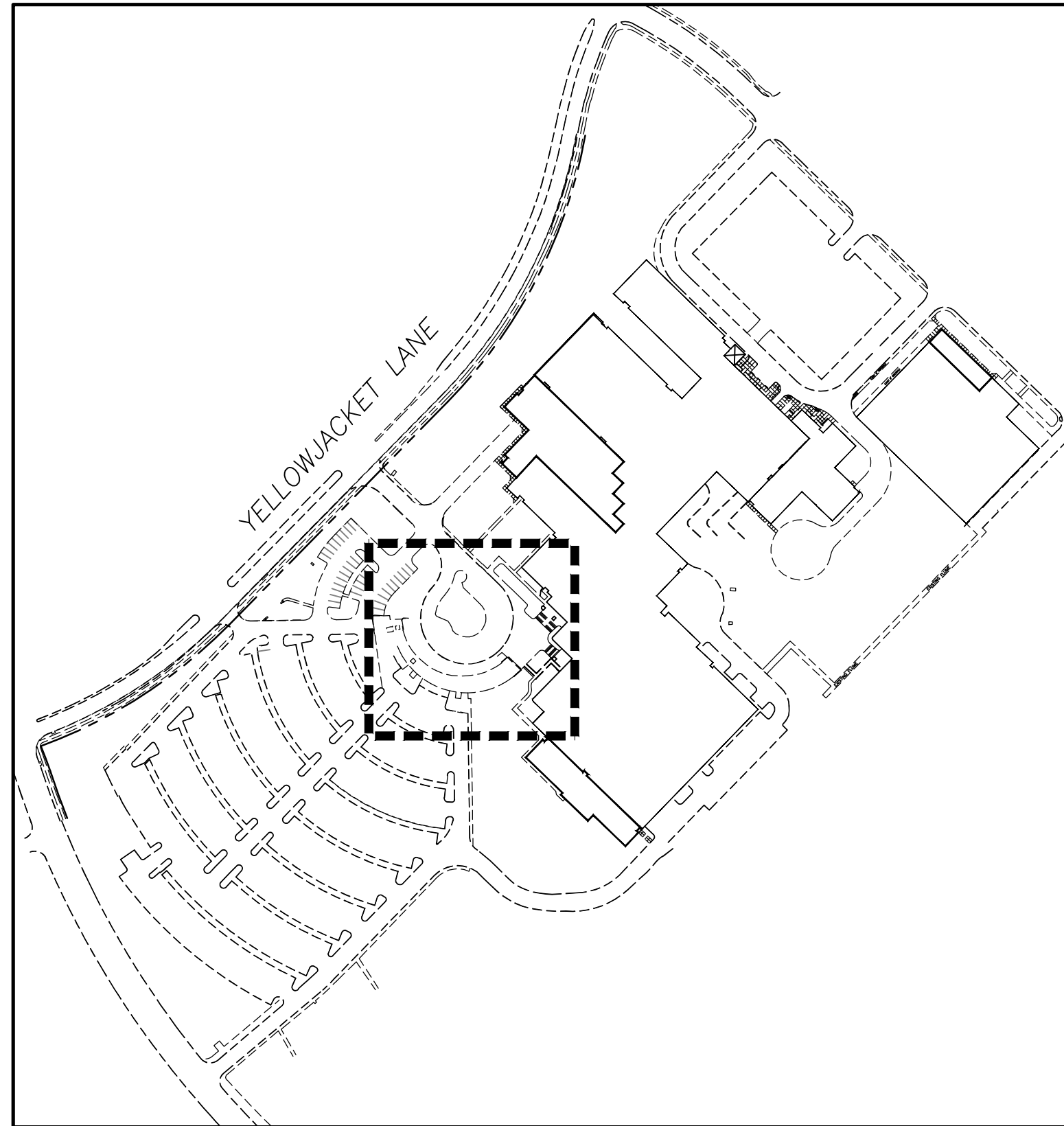


City of Rockwall

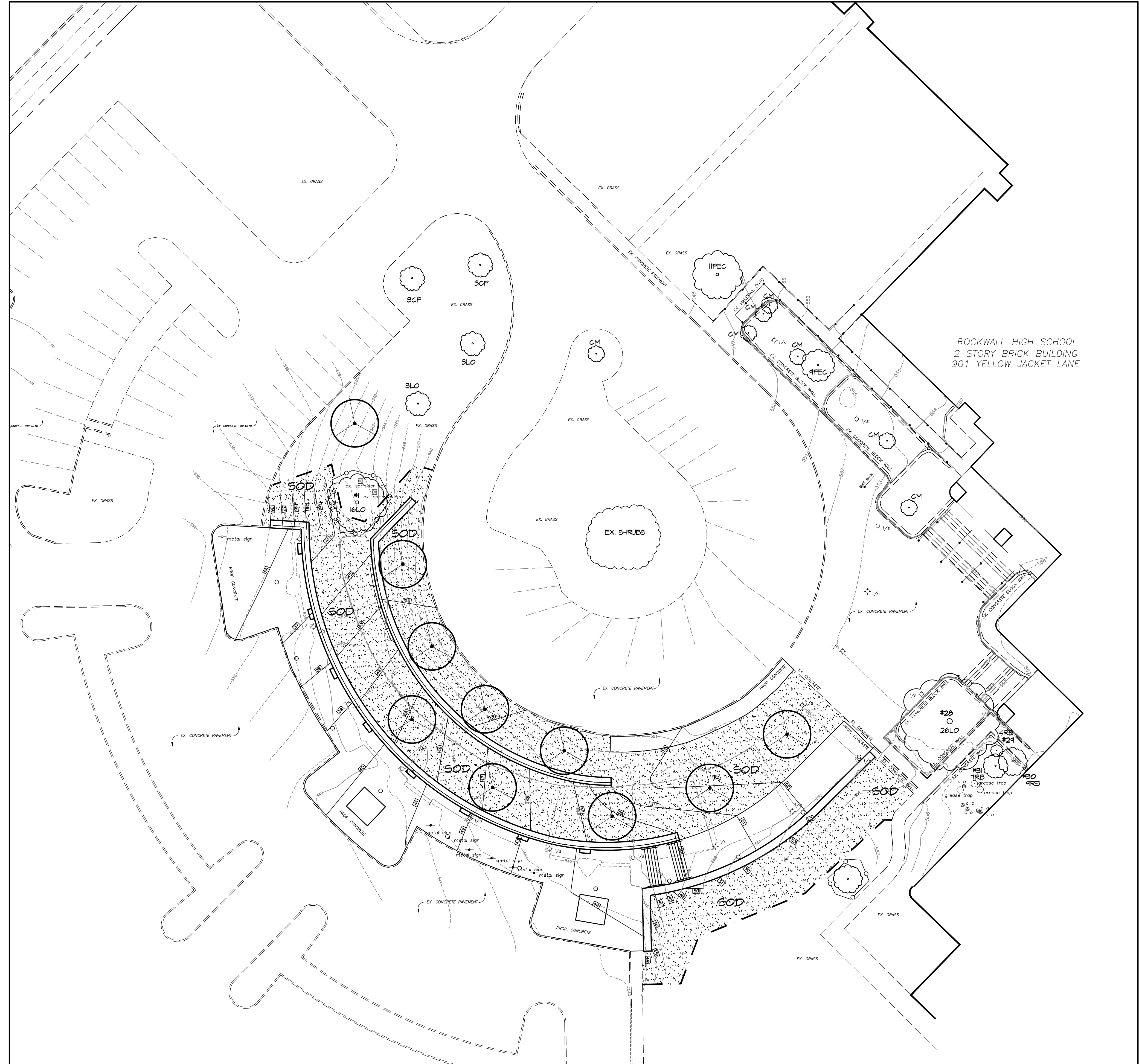
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LIMIT OF WORK SITE MAP



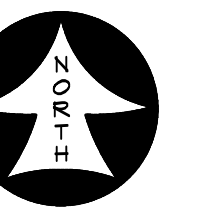
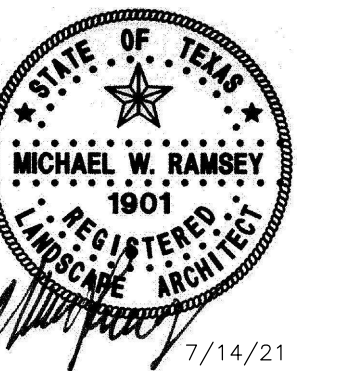
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LANDSCAPE NOTES

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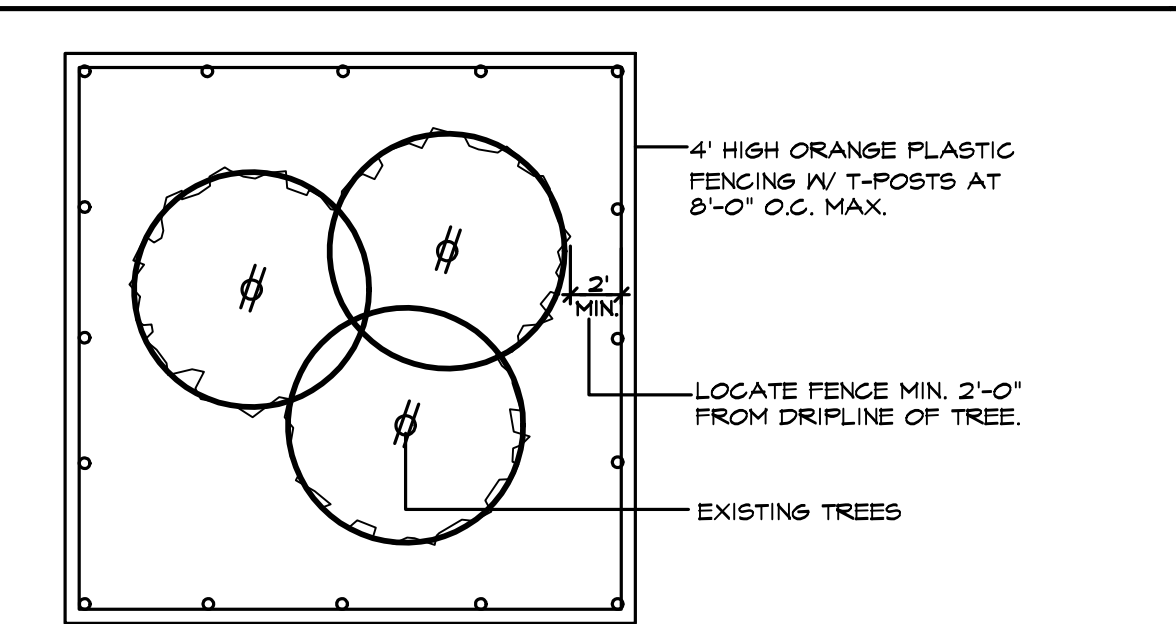
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LANDSCAPE PLAN
Rockwall ISD—High School Wall Replacement
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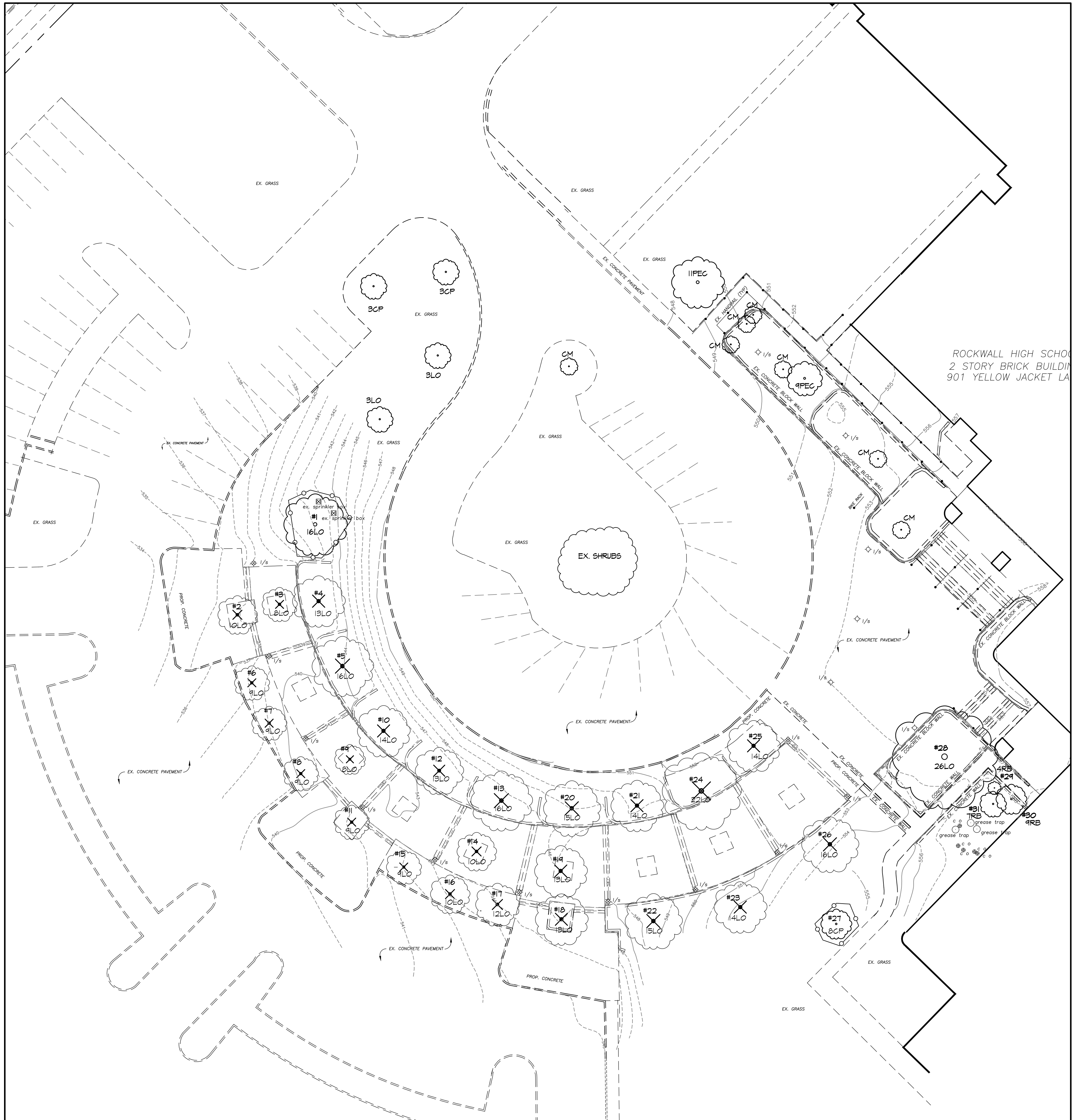
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31	7"	RED BUD	SAVE	0"	-	0"
				MITIGATE	CREDIT	MITIGATE
				-31"	+26"	-245"
				PROPOSED TREES (10 X 4" =)		+40
				TOTAL MITIGATION		-250"

TREE PRESERVATION CREDITS = 250" X \$200 = \$50,000



- EXISTING TREES WITHIN CONTRACT LIMITS ARE SHOWN ON THE DRAWINGS. EXISTING TREES DESIGNATED FOR REMOVAL SHALL BE FLAGGED AT THE PROJECT SITE WITH FLAGGING BY THE CONTRACTOR.
- PROTECT ALL INDIVIDUAL TREES OR GROUPS OF TREES TO BE PRESERVED BY ERECTING A BARRIER AROUND EACH TREE OR GROUP OF TREES. INSTALL AND MAINTAIN BARRIER AT TREE DRIPLINE. BARRIERS SHALL REMAIN IN PLACE UNTIL REMOVAL IS NECESSARY.
- IN THE EVENT THAT HEAVY CONSTRUCTION IS SCHEDULED TO OCCUR WITHIN THE DRIPLINE OF AN EXISTING TREE, CONTRACTOR SHALL ERECT A PROTECTION FENCE OUTSIDE THE DRIPLINE UNTIL THIS CONSTRUCTION IS SCHEDULED TO OCCUR. THE PROTECTION FENCE MAY THEN BE ADJUSTED AS REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION. AFTER CONSTRUCTION IN THIS AREA IS COMPLETED, THE PROTECTION FENCE SHALL BE ADJUSTED TO ITS ORIGINAL LOCATION.
- CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
- ALL ROOTS OVER 1" IN DIAMETER SHALL BE CUT CLEAN WITH A HAND SAW.

TREE PROTECTION FENCE AND NOTES
SCALE: N.T.S.

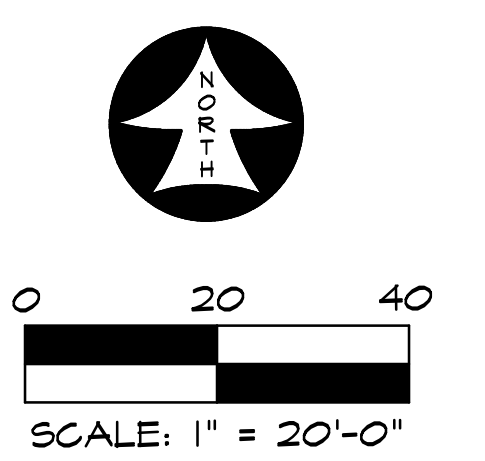


EXISTING TREE LEGEND

○ 12LO EXISTING TREE TO BE SAVED

⊗ 6LO EXISTING TREE TO BE REMOVED

LO=LIVE OAK, RB=RED BUD
CP=CHINESE PISTACHE,
CM=GRAPE MYRTLE



REVISION	DATE	DESCRIPTION
	7/14/2021	CITY PERMIT SET

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889

TREESCAPE PLAN
Rockwall ISD—High School Wall Replacement
901 W Yellow Jacket Lane
Rockwall, TX

DESIGNED BY: RLA
DRAWN BY: RLA
DRAWING SCALE: 1" = 20'
DRAWING DATE: 07/14/2021
SHEET: L2 OF



August 3, 2021

TO: Ronny Klingbeil
RLK Engineering, Inc.
111 W. Main Street
Allen, TX 75013

COPY: Will Salee
Rockwall ISD
1191 T.L. Townsend Drive
Rockwall, TX 75087

FROM: Henry Lee
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: MIS2021-008; *Tree Mitigation and Alternative Mitigation Settlement Agreement*

Ronny Klingbeil:

This letter serves to notify you that the above referenced miscellaneous case, that you submitted for consideration by the City of Rockwall, was approved by the City Council on August 2, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Planning and Zoning Commission

On July 27, 2021, the Planning and Zoning Commission approved a motion to recommend approval the Miscellaneous Case by a vote of 7-0.

City Council

On August 2, 2021, the City Council approved a motion to approve the miscellaneous case with the conditions of approval by a vote of 6-0, with Council Member Johannesen absent.

Should you have any questions or concerns regarding your miscellaneous case or the miscellaneous case process, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a light blue horizontal line.

Henry Lee
Planner