



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # MIS 2022-003 P&Z DATE _____ 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. M152022-003
NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.
DIRECTOR OF PLANNING: _____
CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:
 MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
 PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
 FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
 REPLAT (\$300.00 + \$20.00 ACRE) ¹
 AMENDING OR MINOR PLAT (\$150.00)
 PLAT REINSTATEMENT REQUEST (\$100.00)
SITE PLAN APPLICATION FEES:
 SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
 AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:
 ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
 SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
 PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹
OTHER APPLICATION FEES:
 TREE REMOVAL (\$75.00)
 VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²
NOTES:
¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 237 Clem Rd, Rockwall, TX 75087
 SUBDIVISION _____ LOT _____ BLOCK _____
 GENERAL LOCATION SEC FM 1141 and Clem Rd intersection

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD	CURRENT USE	PD
PROPOSED ZONING	N/A	PROPOSED USE	N/A
ACREAGE	78.41	LOTS [CURRENT]	132
		LOTS [PROPOSED]	N/A

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

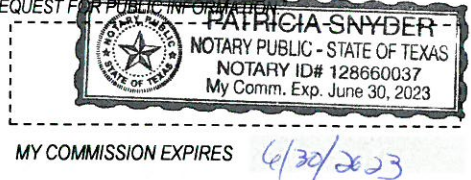
<input type="checkbox"/> OWNER	Falcon Place SF, LTD	<input checked="" type="checkbox"/> APPLICANT	Skorburg Company
CONTACT PERSON	John Arnold	CONTACT PERSON	Humberto Johnson Jr, PE
ADDRESS	8214 westchester Dr STE 900	ADDRESS	8214 westchester Dr STE 900
CITY, STATE & ZIP	Dallas, Tx 75225	CITY, STATE & ZIP	Dallas, Tx 75225
PHONE	214-535-2090	PHONE	682-225-5834
E-MAIL	jarnold@skorburgcompany.com	E-MAIL	jrjohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

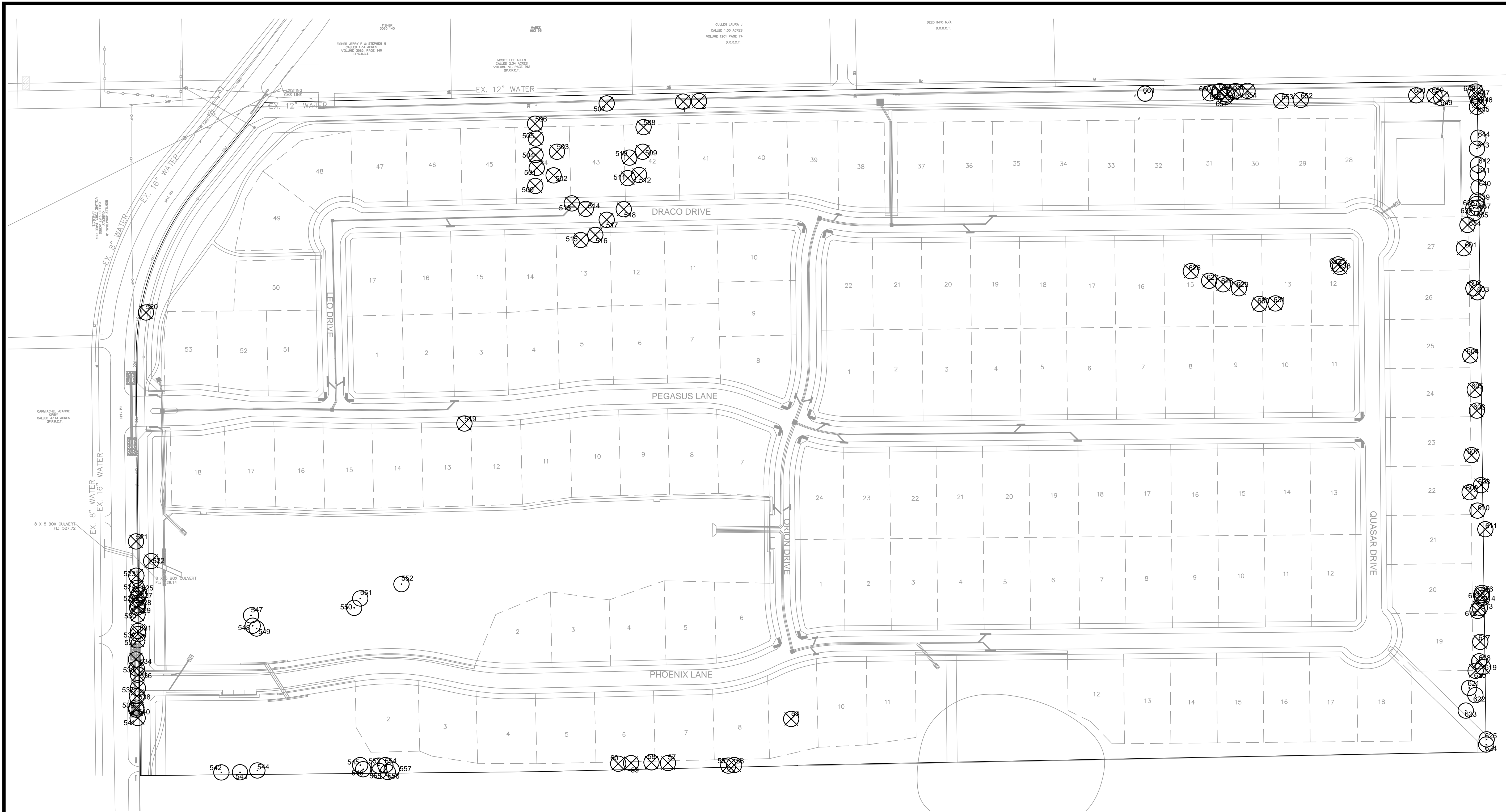
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Humberto Johnson [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 25th DAY OF January, 2022. 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 25th DAY OF January, 2022
 OWNER'S SIGNATURE [Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Patricia Snyder



File: B:\Clients\090 (Storburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\L-1.0 Tree Preservation Plan.dwg | Date Plotted: 1/26/2022 10:02 AM | Plotted By: mwilson



TOTAL MITIGATION REQUIRED	1,120.0
TOTAL MITIGATION REQUIRED (OFFSITE SEWER)	128.0
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	152.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	288.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	396.0
INCHES OF TREE TO BE PLANTED ON RESIDENTIAL LOTS*	412.0
REMAINING MITIGATION REQUIRED	0.0

*TREES ON RESIDENTIAL LOTS SHALL BE 4" CAL. MINIMUM AND PLANTED BY BUILDER AT TIME OF BUILDING PERMITTING

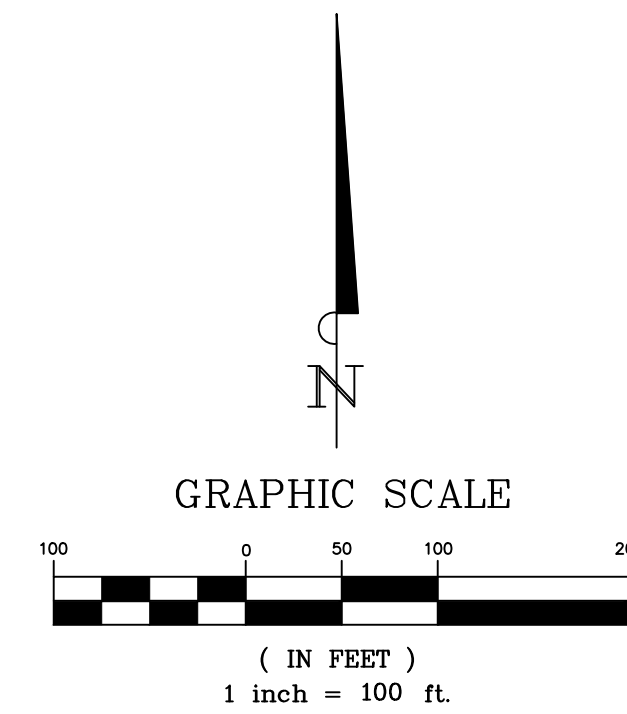
- TREE LEGEND**
- PRESERVED EXISTING TREE
 - REMOVED EXISTING TREE

SITE DATA

ACREAGE: 36.567
 LOT COUNT: 59
 (56 RESIDENTIAL,
 3 OPEN SPACE)

OWNER / DEVELOPER

FALCON PLACE SF, LTD.
 8214 WESTCHESTER DRIVE
 SUITE 710
 DALLAS, TX 75225
 PHONE: 214-522-4945
 CONTACT: JOHN ARNOLD

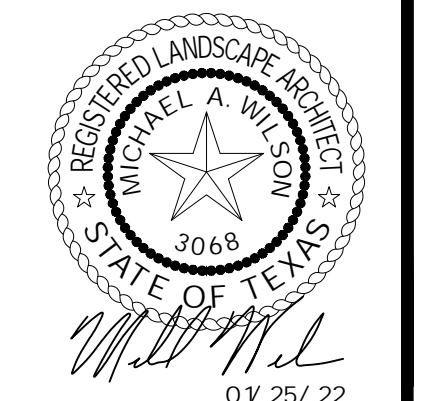


BANNISTER
 ENGINEERING
 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
 REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
 ROCKWALL, TEXAS
TREESCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: TEMPLATE



SHEET NUMBER
L-3.00

Tree #	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving	
1	32.0	sugarberry	20	Yes	Damaged	REMOVED	-	-	-	-	-	
2	17.0	sugarberry	18	No	Healthy	REMOVED	-	-	8.5	-	-	
53	26.6	eastern red cedar	20	Yes	Healthy	REMOVED	53.2	-	-	-	-	
55	26.5	eastern red cedar	20	Yes	Healthy	REMOVED	53.0	-	-	-	-	
56	20.4	eastern red cedar	20	Yes	Healthy	REMOVED	-	-	10.2	-	-	
57	11.9	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.9	-	-	
58	11.6	eastern red cedar	11	No	Healthy	REMOVED	-	-	5.8	-	-	
59	11.0	eastern red cedar	10	No	Healthy	REMOVED	-	-	5.5	-	-	
60	12.2	eastern red cedar	12	No	Healthy	REMOVED	-	-	6.1	-	-	
500	9.4	Scotch pine	7	No	Healthy	REMOVED	-	9.4	-	-	-	
501	6.9	Scotch pine	5	No	Healthy	REMOVED	-	6.9	-	-	-	
502	16.0	silver maple	16	No	Healthy	REMOVED	-	16.0	-	-	-	
503	15.1	Scotch pine	13	No	Healthy	REMOVED	-	15.1	-	-	-	
504	11.2	Scotch pine	6	No	Healthy	REMOVED	-	11.2	-	-	-	
505	6.0	Scotch pine	4	No	Healthy	REMOVED	-	6.0	-	-	-	
506	8.9	Scotch pine	7	No	Healthy	REMOVED	-	8.9	-	-	-	
507	11.6	sugarberry	11	No	Healthy	REMOVED	-	-	5.8	-	-	
508	15.1	Scotch pine	11	No	Healthy	REMOVED	-	15.1	-	-	-	
509	11.9	Scotch pine	11	No	Healthy	REMOVED	-	11.9	-	-	-	
510	27.1	Bradford pear	21	Yes	Healthy	REMOVED	54.2	-	-	-	-	
511	6.0	bald cypress	6	No	Healthy	REMOVED	-	6.0	-	-	-	
512	10.5	Scotch pine	7	No	Healthy	REMOVED	-	10.5	-	-	-	
513	17.6	live oak	18	No	Healthy	REMOVED	-	17.6	-	-	-	
514	20.3	live oak	22	No	Healthy	REMOVED	-	20.3	-	-	-	
515	6.6	Shumard's oak	7	No	Damaged	REMOVED	-	-	-	-	-	
516	15.6	live oak	14	Yes	Damaged	REMOVED	-	-	-	-	-	
517	30.2	Bradford pear	25	Yes	Healthy	REMOVED	60.4	-	-	-	-	
518	14.7	Shumard's oak	17	No	Healthy	REMOVED	-	14.7	-	-	-	
519	11.8	cottonwood	7	No	Damaged	REMOVED	-	-	-	-	-	
520	15.8	eastern red cedar	10	No	Healthy	REMOVED	-	-	7.9	-	-	
521	13.1	sugarberry	12	No	Damaged	REMOVED	-	-	-	-	-	
522	13.0	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-	
523	14.3	sugarberry	15	No	Damaged	REMOVED	-	-	-	-	-	
524	13.6	sugarberry	16	No	Healthy	REMOVED	-	-	6.8	-	-	
525	11.8	sugarberry	12	No	Damaged	REMOVED	-	-	-	-	-	
526	11.2	sugarberry	11	No	Healthy	REMOVED	-	-	5.6	-	-	
527	12.9	sugarberry	18	No	Healthy	REMOVED	-	-	6.4	-	-	
528	12.5	sugarberry	16	No	Damaged	REMOVED	-	-	-	-	-	
529	12.5	sugarberry	17	No	Healthy	REMOVED	-	-	6.3	-	-	
530	11.2	sugarberry	13	No	Healthy	REMOVED	-	-	5.6	-	-	
531	12.5	sugarberry	17	No	Healthy	REMOVED	-	-	6.3	-	-	
532	17.2	sugarberry	20	No	Healthy	REMOVED	-	-	8.6	-	-	
533	21.7	sugarberry	27	No	Damaged	REMOVED	-	-	-	-	-	
534	11.0	sugarberry	16	No	Healthy	REMOVED	-	-	5.5	-	-	
535	22.3	sugarberry	24	No	Damaged	REMOVED	-	-	-	-	-	
536	15.1	sugarberry	16	Yes	Damaged	REMOVED	-	-	-	-	-	
537	13.5	sugarberry	15	No	Damaged	REMOVED	-	-	-	-	-	
538	11.7	sugarberry	13	No	Healthy	REMOVED	-	-	5.8	-	-	
539	11.0	sugarberry	13	No	Damaged	REMOVED	-	-	-	-	-	
540	11.2	sugarberry	13	No	Damaged	REMOVED	-	-	-	-	-	
541	16.8	sugarberry	15	No	Damaged	REMOVED	-	-	-	-	-	
542	22.8	sugarberry	23	No	Healthy	PRESERVED	-	-	-	-	-	
543	11.0	sugarberry	12	No	Damaged	PRESERVED	-	-	-	-	-	
544	11.1	sugarberry	12	No	Damaged	PRESERVED	-	-	-	-	-	
545	11.5	eastern red cedar	15	No	Damaged	PRESERVED	-	-	-	-	-	
546	12.3	sugarberry	16	No	Damaged	PRESERVED	-	-	-	-	-	
547	24.2	black w flow	26	Yes	Healthy	PRESERVED	-	-	-	-	-	
548	13.5	black w flow	10	No	Healthy	PRESERVED	-	-	-	-	-	
549	5.7	Hercules-club	6	Yes	Healthy	PRESERVED	-	-	-	-	-	
550	6.5	gum bumelia	6	Yes	Healthy	PRESERVED	-	-	-	-	-	
551	8.0	gum bumelia	6	Yes	Healthy	PRESERVED	-	-	-	-	-	
552	4.2	common persimmon	5	No	Healthy	PRESERVED	-	-	-	-	-	
553	12.4	sugarberry	13	No	Damaged	PRESERVED	-	-	-	-	-	
554	11.4	eastern red cedar	14	No	Healthy	PRESERVED	-	-	-	-	-	
555	11.0	sugarberry	10	No	Damaged	PRESERVED	-	-	-	-	-	
556	11.1	sugarberry	11	No	Healthy	PRESERVED	-	-	-	-	-	
557	15.7	sugarberry	16	No	Damaged	PRESERVED	-	-	-	-	-	
							220.8	169.6	112.6	-	-	
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving	

Tree #	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving	
601	11.5	eastern red cedar	14	No	Healthy	REMOVED	-	-	5.8	-	-	
602	26.5	sugarberry	27	Yes	Healthy	REMOVED	53.0	-	-	-	-	
603	13.4	sugarberry	14	No	Healthy	REMOVED	-	-	6.7	-	-	
604	14.3	sugarberry	15	Yes	Healthy	REMOVED	-	-	7.2	-	-	
605	11.3	eastern red cedar	1	No	Healthy	REMOVED	-	-	5.7	-	-	
606	28.9	sugarberry	30	No	Healthy	REMOVED	57.8	-	-	-	-	
607	13.0	sugarberry	14	No	Healthy	REMOVED	-	-	6.5	-	-	
608	23.7	sugarberry	24	No	Healthy	REMOVED	-	-	11.9	-	-	
609	14.6	eastern red cedar	15	No	Healthy	REMOVED	-	-	7.3	-	-	
610	12.3	sugarberry	13	No	Healthy	REMOVED	-	-	6.2	-	-	
611	33.3	sugarberry	30	Yes	Healthy	REMOVED	66.6	-	-	-	-	
612	12.1	sugarberry	12	No	Healthy	REMOVED	-	-	6.1	-	-	
613	11.6	sugarberry	12	No	Healthy	REMOVED	-	-	5.8	-	-	
614	12.1	sugarberry	12	No	Healthy	REMOVED	-	-	6.1	-	-	
615	14.9	sugarberry	15	No	Healthy	REMOVED	-	-	7.4	-	-	
616	12.6	gum bumelia	13	No	Healthy	REMOVED	-	12.6	-	-	-	
617	13.8	sugarberry	14	No	Healthy	REMOVED	-	-	6.9	-	-	
618	18.8	Osage-orange	20	Yes	Healthy	REMOVED	-	-	-	N/A	-	
619	30.3	Osage-orange	30	Yes	Healthy	REMOVED	-	-	-	N/A	-	
620	6.0	American elm	6	No	Healthy	REMOVED	-	6.0	-	-	-	
621	13.6	eastern red cedar	14	No	Healthy	PRESERVED	-	-	-	-	-	
622	14.6	eastern red cedar	15	No	Healthy	PRESERVED	-	-	-	-	-	
623	11.7	eastern red cedar	13	No	Healthy	PRESERVED	-	-	-	-	-	
624	19.4	sugarberry	20	No	Healthy	PRESERVED	-	-	-	-	-	
625	37.5	sugarberry	30	No	Healthy	PRESERVED	-	-	-	-	-	
626	7.2	Bradford pear	8	No	Healthy	REMOVED	-	7.2	-	-	-	
627	11.1	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.6	-	-	
628	6.2	Bradford pear	6	No	Healthy	REMOVED	-	6.2	-	-	-	
629	29.8	sugarberry	30	Yes	Healthy	REMOVED	59.6	-	-	-	-	
630	13.1	eastern red cedar	14	No	Healthy	REMOVED	-	-	6.6	-	-	
631	11.1	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.6	-	-	
632	11.0	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.5	-	-	
633	13.3	eastern red cedar	14	Yes	Healthy	REMOVED	-	-	6.7	-	-	
634	23.7	sugarberry	24	Yes	Healthy	REMOVED	-	-	11.9	-	-	
635	14.4	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-	
636	11.8	sugarberry	12	No	Healthy	PRESERVED	-	-	-	-	-	
637	13.5	sugarberry	14	No	Damaged	PRESERVED	-	-	-	-	-	
638	13.6	sugarberry	14	No	Healthy	PRESERVED	-	-	-	-	-	
639	14.0	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-	
640	11.1	sugarberry	12	No	Healthy	PRESERVED	-	-	-	-	-	
641	19.3	sugarberry	20	No	Healthy	PRESERVED	-	-	-	-	-	
642	15.0	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-	
643	16.6	sugarberry	17	No	Healthy	PRESERVED	-	-	-	-	-	
644	16.9	sugarberry	17	No	Healthy	PRESERVED	-	-	-	-	-	
645	16.7	sugarberry	17	Yes	Healthy	REMOVED	-	-	8.4	-	-	
646	12.4	sugarberry	13	No	Healthy	REMOVED	-	-	6.2	-	-	
647	12.4	sugarberry	13	No	Healthy	REMOVED	-	-	6.2	-	-	
648	14.6	sugarberry	15	No	Healthy	REMOVED	-	-	7.3	-	-	
649	14.8	sugarberry	15	No	Healthy	REMOVED	-	-	7.4	-	-	
650	27.1	eastern red cedar	28	No	Healthy	REMOVED	54.2	-	-	-	-	
651	5.3	Hercules-club	6	No	Healthy	REMOVED	-	-	-	N/A	-	
652	25.7	sugarberry	26	No	Healthy	REMOVED	51.4	-	-	-	-	
653	27.2	sugarberry	28	No	Healthy	REMOVED	54.4	-	-	-	-	
654	11.4	Osage-orange	11	No	Healthy	REMOVED	-	-	-	N/A	-	
655	27.6	Osage-orange	28	Yes	Healthy	REMOVED	-	-	-	N/A	-	
656	15.7	Osage-orange	17	Yes	Healthy	REMOVED	-	-	-	N/A	-	
657	11.8	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.9	-	-	
658	18.4	sugarberry	20	No	Healthy	REMOVED	-	-	9.2	-	-	
659	17.8	Osage-orange	18	No	Healthy	REMOVED	-	-	-	N/A	-	
660	11.8	sugarberry	12	No	Healthy	REMOVED	-	-	5.9	-	-	
661	38.9	sugarberry	42	Yes	Healthy	PRESERVED	-	-	-	-	-	
							397.0	32.0	188.0	-	-	
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving	

617.8	201.6	300.6	-	-	1,120.0
Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving	TOTAL

TOTAL MITIGATION REQUIRED	1,120.0
TOTAL MITIGATION REQUIRED (OFF SITE SEWER)	128.0
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	152.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	288.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	396.0
INCHES OF TREE TO BE PLANTED ON RESIDENTIAL LOTS*	412.0
REMAINING MITIGATION REQUIRED	0.0
*TREES ON RESIDENTIAL LOTS SHALL BE 4" CAL. MINIMUM AND PLANTED BY BUILDER AT TIME OF BUILDING PERMITTING	

SPECIES	CLASSIFICATION
GREEN ASH	PRIMARY
CEDAR ELM	PRIMARY
GUM BUMELIA	PRIMARY
COMMON PERSIMMON	PRIMARY
AMERICAN ELM	PRIMARY
LIVE OAK	PRIMARY
BUR OAK	PRIMARY
BRADFORD PEAR	PRIMARY
RED MULBERRY	PRIMARY
BALD CYPRESS	PRIMARY
CRAPE MYRTLE	PRIMARY
YAUAPON	PRIMARY
SCOTCH PINE	PRIMARY
SILVER MAPLE	PRIMARY
SHUMARD'S OAK	PRIMARY
SUGARBERRY (HACKBERRY)	SECONDARY
EASTERN REDCEDAR	SECONDARY
COTTONWOOD	NON-PROTECTED
BLACK WILLOW	NON-PROTECTED
HERCULES-CLUB	NON-PROTECTED
OSAGE-ORANGE	NON-PROTECTED
HONEY-LOCUST	NON-PROTECTED
JAPANESE PRIVET	NON-PROTECTED

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES (1 OF 1

File: B:\Clients\090 (Storburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civ\Sheet Set\Tree Preservation Plan-Offsite Sewer.dwg || Date Plotted: 1/26/2022 10:02 AM || Plotted By: mwilson

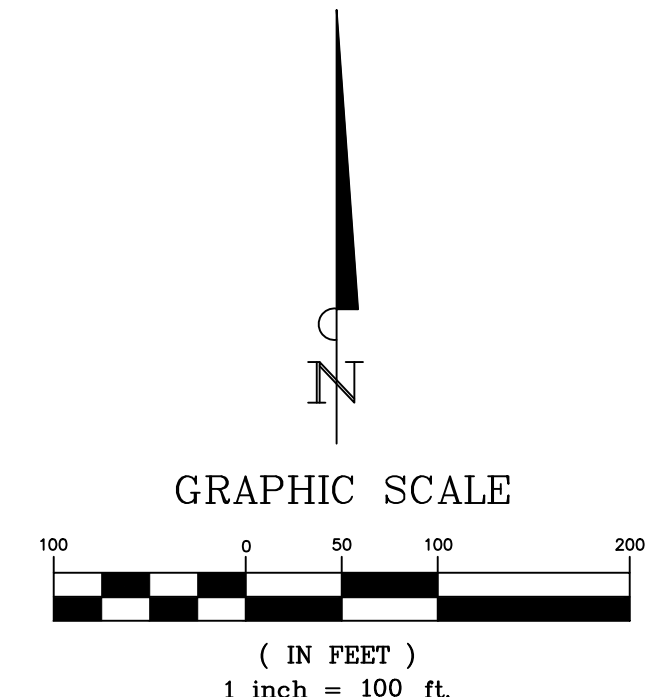


TOTAL MITIGATION REQUIRED (OFFSITE SEWER)	128.0
TOTAL MITIGATION REQUIRED (PRIMARY SITE)	1,120.0
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	152.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	288.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	396.0
INCHES OF TREE TO BE PLANTED ON RESIDENTIAL LOTS*	412.0
REMAINING MITIGATION REQUIRED	0.0

*TREES ON RESIDENTIAL LOTS SHALL BE 4" CAL. MINIMUM AND PLANTED BY BUILDER AT TIME OF BUILDING PERMITTING

- TREE LEGEND**
- PRESERVED EXISTING TREE
 - REMOVED EXISTING TREE

OWNER / DEVELOPER
 FALCON PLACE SF, LTD.
 8214 WESTCHESTER DRIVE
 SUITE 710
 DALLAS, TX 75225
 PHONE: 214-522-4945
 CONTACT: JOHN ARNOLD



INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

BANNISTER
 ENGINEERING
 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
 REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
 ROCKWALL, TEXAS

OFFSITE SEWER TREESCPE PLAN

No.	Date	Revision Description



SHEET NUMBER
L-4.00

PROJECT NO.: TEMPLATE

01/25/22



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: February 15, 2022
SUBJECT: MIS2022-003; *Treescape Plan for the Winding Creek Subdivision*

The applicant, Humberto Johnson of the Skorborg Company, is requesting the approval of a *Treescape Plan*. The subject property is located on a 78.41-acre tract of land (*i.e. Tracts 17, 17-01, 22, 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72*), which is generally located at the southeast corner of the intersection of FM-1141 and Clem Road. The proposed *Treescape Plan* indicates that 1,248 caliper inches of trees will be removed and replaced *inch-for-inch* with the development of the Winding Creek Subdivision. Staff should note that a *Treescape Plan* was approved previously along with the *Preliminary Plat* [Case No. P2021-051] for the subject property.

Based on the *Treescape Plan* the total tree mitigation balance is 1,248 caliper inches. Of the 1,248-inch mitigation balance, 1,120-inches are for removal of trees on the subject property, and 128-inches are for the removal of trees associate with offsite sewer improvements necessary to serve the proposed subdivision. To mitigate for the removed trees, the applicant is proposing to [1] plant 152-inches along FM-1141 in the landscape buffer, [2] plant 288-inches along Clem Road in the landscape buffer, [3] plant 396-inches in buffers along the south property line, and [4] plant 412-inches of trees on the 132 residential lots. The four (4) proposed methods bring the mitigation balance to zero (0), which means the applicant will not be required to pay a tree mitigation fee. The Planning and Zoning Commission is charged with acting upon the proposed *Treescape Plan*. Since this plan is in conformance with all of the requirements of the Unified Development Code (UDC), staff has placed it on the consent agenda. Should the Planning and Zoning Commission have any questions concerning the applicants request, staff will be available at the meeting on February 15, 2022.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. M152022-003
NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.
DIRECTOR OF PLANNING: _____
CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:
 MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
 PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
 FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
 REPLAT (\$300.00 + \$20.00 ACRE) ¹
 AMENDING OR MINOR PLAT (\$150.00)
 PLAT REINSTATEMENT REQUEST (\$100.00)
SITE PLAN APPLICATION FEES:
 SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
 AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:
 ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
 SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
 PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹
OTHER APPLICATION FEES:
 TREE REMOVAL (\$75.00)
 VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²
NOTES:
¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 237 Clem Rd, Rockwall, TX 75087
 SUBDIVISION _____ LOT _____ BLOCK _____
 GENERAL LOCATION SEC FM 1141 and Clem Rd intersection

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	<u>PD</u>	CURRENT USE	<u>PD</u>
PROPOSED ZONING	<u>N/A</u>	PROPOSED USE	<u>N/A</u>
ACREAGE	<u>78.41</u>	LOTS [CURRENT]	<u>132</u>
		LOTS [PROPOSED]	<u>N/A</u>

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

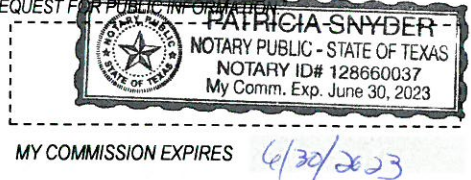
<input type="checkbox"/> OWNER	<u>Falcon Place SF, LTD</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Skorburg Company</u>
CONTACT PERSON	<u>John Arnold</u>	CONTACT PERSON	<u>Humberto Johnson Jr, PE</u>
ADDRESS	<u>8214 westchester Dr STE 900</u>	ADDRESS	<u>8214 westchester Dr STE 900</u>
CITY, STATE & ZIP	<u>Dallas, Tx 75225</u>	CITY, STATE & ZIP	<u>Dallas, Tx 75225</u>
PHONE	<u>214-535-2090</u>	PHONE	<u>682-225-5834</u>
E-MAIL	<u>jarnold@skorburgcompany.com</u>	E-MAIL	<u>jrjohnson@skorburgcompany.com</u>

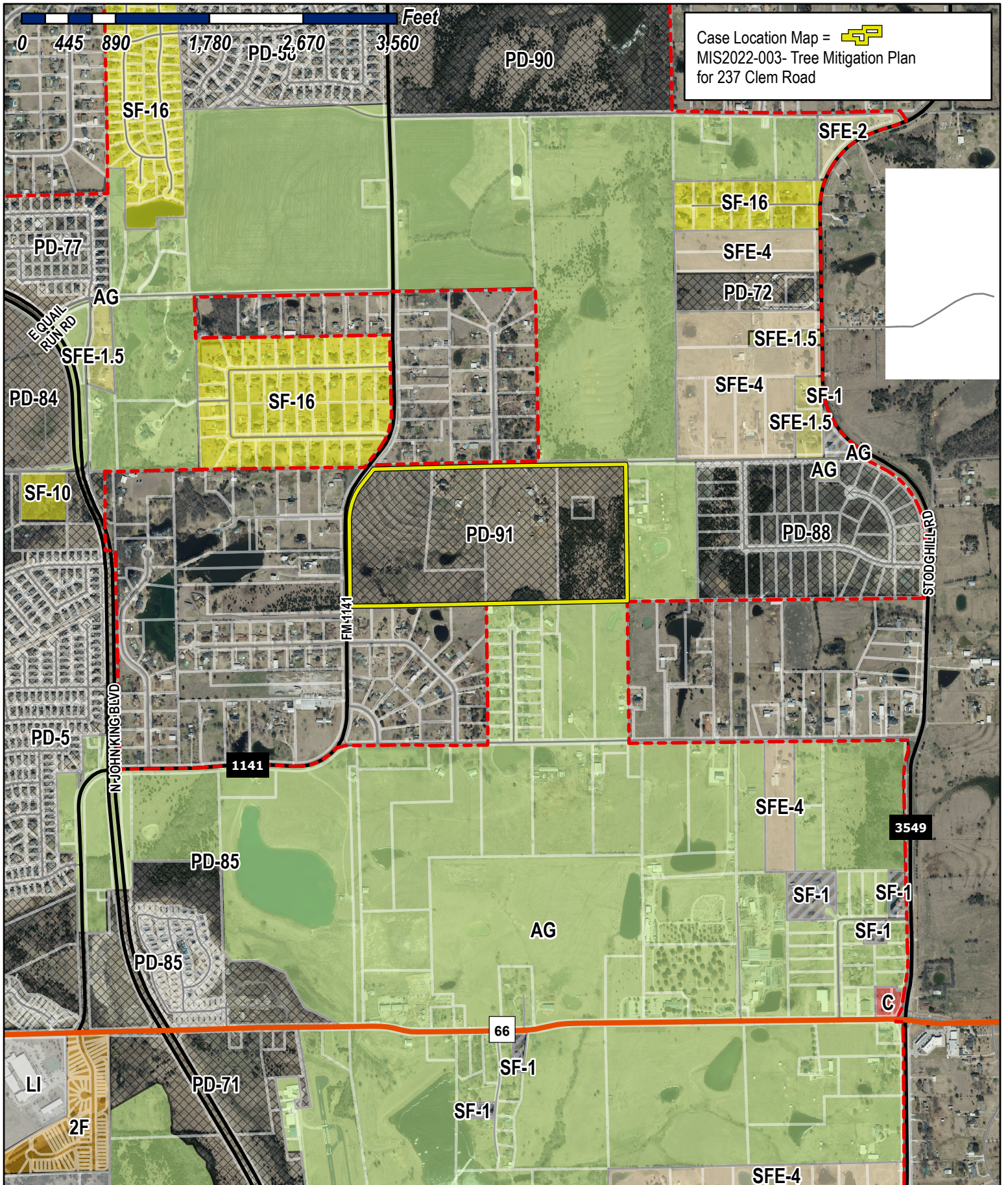
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Humberto Johnson [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 25th DAY OF January, 2022. 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 25th DAY OF January, 2022
 OWNER'S SIGNATURE [Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Patricia Snyder



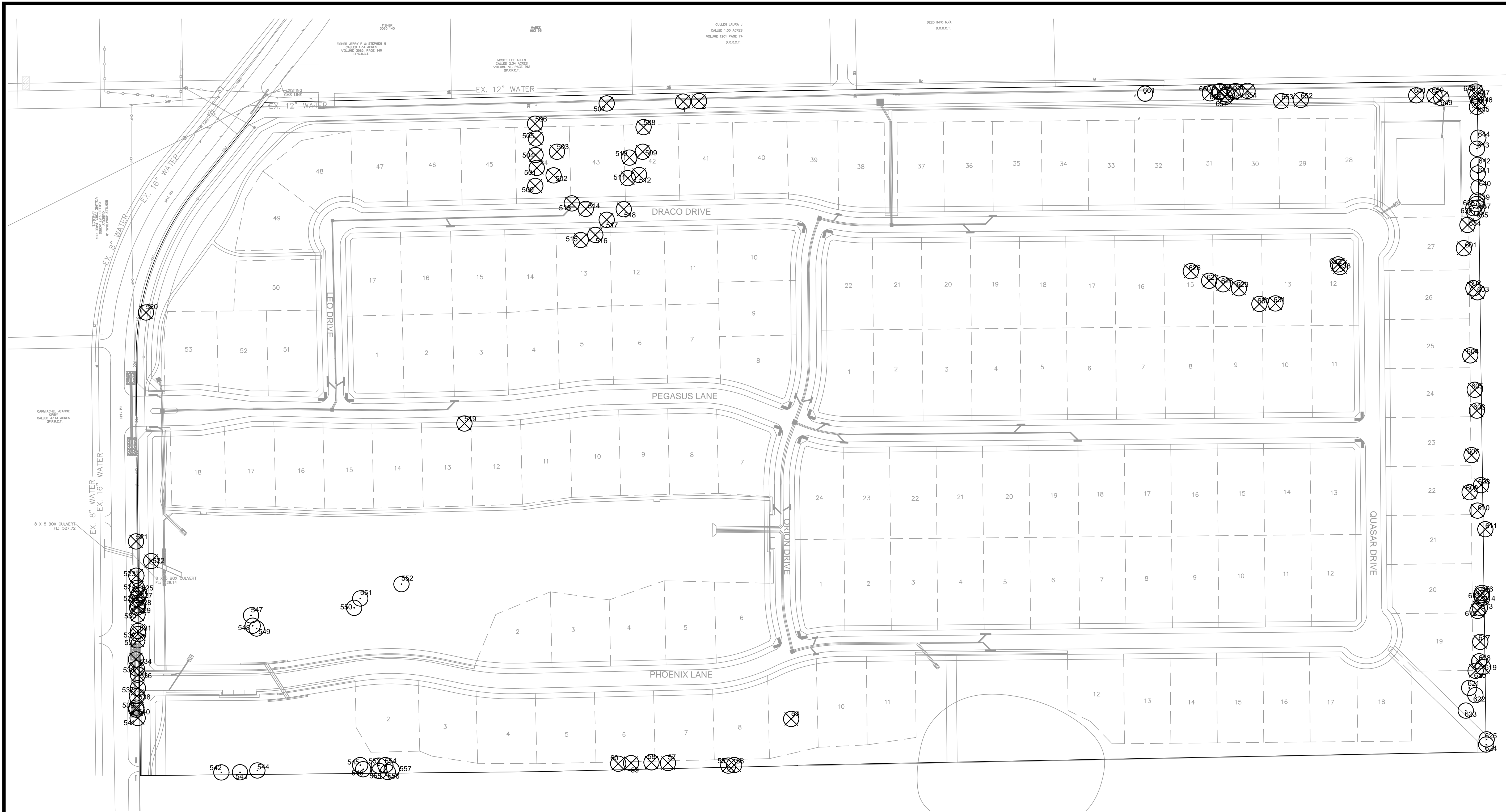


City of Rockwall

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.





TOTAL MITIGATION REQUIRED	1,120.0
TOTAL MITIGATION REQUIRED (OFFSITE SEWER)	128.0
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	152.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	288.0
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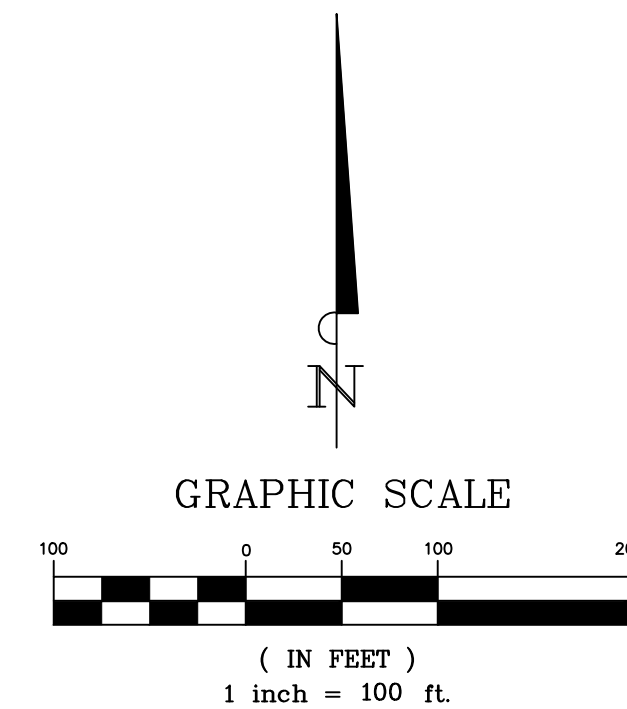
- TREE LEGEND**
- PRESERVED EXISTING TREE
 - REMOVED EXISTING TREE

SITE DATA

ACREAGE: 36.567
 LOT COUNT: 59
 (56 RESIDENTIAL,
 3 OPEN SPACE)

OWNER / DEVELOPER

FALCON PLACE SF, LTD.
 8214 WESTCHESTER DRIVE
 SUITE 710
 DALLAS, TX 75225
 PHONE: 214-522-4945
 CONTACT: JOHN ARNOLD



BANNISTER
ENGINEERING

240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
 REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
 ROCKWALL, TEXAS
TREESCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: TEMPLATE



SHEET NUMBER
L-3.00

Tree #	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving	
1	32.0	sugarberry	20	Yes	Damaged	REMOVED	-	-	-	-	-	
2	17.0	sugarberry	18	No	Healthy	REMOVED	-	-	8.5	-	-	
53	26.6	eastern red cedar	20	Yes	Healthy	REMOVED	53.2	-	-	-	-	
55	26.5	eastern red cedar	20	Yes	Healthy	REMOVED	53.0	-	-	-	-	
56	20.4	eastern red cedar	20	Yes	Healthy	REMOVED	-	-	10.2	-	-	
57	11.9	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.9	-	-	
58	11.6	eastern red cedar	11	No	Healthy	REMOVED	-	-	5.8	-	-	
59	11.0	eastern red cedar	10	No	Healthy	REMOVED	-	-	5.5	-	-	
60	12.2	eastern red cedar	12	No	Healthy	REMOVED	-	-	6.1	-	-	
500	9.4	Scotch pine	7	No	Healthy	REMOVED	-	9.4	-	-	-	
501	6.9	Scotch pine	5	No	Healthy	REMOVED	-	6.9	-	-	-	
502	16.0	silver maple	16	No	Healthy	REMOVED	-	16.0	-	-	-	
503	15.1	Scotch pine	13	No	Healthy	REMOVED	-	15.1	-	-	-	
504	11.2	Scotch pine	6	No	Healthy	REMOVED	-	11.2	-	-	-	
505	6.0	Scotch pine	4	No	Healthy	REMOVED	-	6.0	-	-	-	
506	8.9	Scotch pine	7	No	Healthy	REMOVED	-	8.9	-	-	-	
507	11.6	sugarberry	11	No	Healthy	REMOVED	-	-	5.8	-	-	
508	15.1	Scotch pine	11	No	Healthy	REMOVED	-	15.1	-	-	-	
509	11.9	Scotch pine	11	No	Healthy	REMOVED	-	11.9	-	-	-	
510	27.1	Bradford pear	21	Yes	Healthy	REMOVED	54.2	-	-	-	-	
511	6.0	bald cypress	6	No	Healthy	REMOVED	-	6.0	-	-	-	
512	10.5	Scotch pine	7	No	Healthy	REMOVED	-	10.5	-	-	-	
513	17.6	live oak	18	No	Healthy	REMOVED	-	17.6	-	-	-	
514	20.3	live oak	22	No	Healthy	REMOVED	-	20.3	-	-	-	
515	6.6	Shumard's oak	7	No	Damaged	REMOVED	-	-	-	-	-	
516	15.6	live oak	14	Yes	Damaged	REMOVED	-	-	-	-	-	
517	30.2	Bradford pear	25	Yes	Healthy	REMOVED	60.4	-	-	-	-	
518	14.7	Shumard's oak	17	No	Healthy	REMOVED	-	14.7	-	-	-	
519	11.8	cottonwood	7	No	Damaged	REMOVED	-	-	-	-	-	
520	15.8	eastern red cedar	10	No	Healthy	REMOVED	-	-	7.9	-	-	
521	13.1	sugarberry	12	No	Damaged	REMOVED	-	-	-	-	-	
522	13.0	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-	
523	14.3	sugarberry	15	No	Damaged	REMOVED	-	-	-	-	-	
524	13.6	sugarberry	16	No	Healthy	REMOVED	-	-	6.8	-	-	
525	11.8	sugarberry	12	No	Damaged	REMOVED	-	-	-	-	-	
526	11.2	sugarberry	11	No	Healthy	REMOVED	-	-	5.6	-	-	
527	12.9	sugarberry	18	No	Healthy	REMOVED	-	-	6.4	-	-	
528	12.5	sugarberry	16	No	Damaged	REMOVED	-	-	-	-	-	
529	12.5	sugarberry	17	No	Healthy	REMOVED	-	-	6.3	-	-	
530	11.2	sugarberry	13	No	Healthy	REMOVED	-	-	5.6	-	-	
531	12.5	sugarberry	17	No	Healthy	REMOVED	-	-	6.3	-	-	
532	17.2	sugarberry	20	No	Healthy	REMOVED	-	-	8.6	-	-	
533	21.7	sugarberry	27	No	Damaged	REMOVED	-	-	-	-	-	
534	11.0	sugarberry	16	No	Healthy	REMOVED	-	-	5.5	-	-	
535	22.3	sugarberry	24	No	Damaged	REMOVED	-	-	-	-	-	
536	15.1	sugarberry	16	Yes	Damaged	REMOVED	-	-	-	-	-	
537	13.5	sugarberry	15	No	Damaged	REMOVED	-	-	-	-	-	
538	11.7	sugarberry	13	No	Healthy	REMOVED	-	-	5.8	-	-	
539	11.0	sugarberry	13	No	Damaged	REMOVED	-	-	-	-	-	
540	11.2	sugarberry	13	No	Damaged	REMOVED	-	-	-	-	-	
541	16.8	sugarberry	15	No	Damaged	REMOVED	-	-	-	-	-	
542	22.8	sugarberry	23	No	Healthy	PRESERVED	-	-	-	-	-	
543	11.0	sugarberry	12	No	Damaged	PRESERVED	-	-	-	-	-	
544	11.1	sugarberry	12	No	Damaged	PRESERVED	-	-	-	-	-	
545	11.5	eastern red cedar	15	No	Damaged	PRESERVED	-	-	-	-	-	
546	12.3	sugarberry	16	No	Damaged	PRESERVED	-	-	-	-	-	
547	24.2	black w flow	26	Yes	Healthy	PRESERVED	-	-	-	-	-	
548	13.5	black w flow	10	No	Healthy	PRESERVED	-	-	-	-	-	
549	5.7	Hercules-club	6	Yes	Healthy	PRESERVED	-	-	-	-	-	
550	6.5	gum bumelia	6	Yes	Healthy	PRESERVED	-	-	-	-	-	
551	8.0	gum bumelia	6	Yes	Healthy	PRESERVED	-	-	-	-	-	
552	4.2	common persimmon	5	No	Healthy	PRESERVED	-	-	-	-	-	
553	12.4	sugarberry	13	No	Damaged	PRESERVED	-	-	-	-	-	
554	11.4	eastern red cedar	14	No	Healthy	PRESERVED	-	-	-	-	-	
555	11.0	sugarberry	10	No	Damaged	PRESERVED	-	-	-	-	-	
556	11.1	sugarberry	11	No	Healthy	PRESERVED	-	-	-	-	-	
557	15.7	sugarberry	16	No	Damaged	PRESERVED	-	-	-	-	-	
							220.8	169.6	112.6	-	-	
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving	

Tree #	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	PRESERVED/REMOVED	Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving	
601	11.5	eastern red cedar	14	No	Healthy	REMOVED	-	-	5.8	-	-	
602	26.5	sugarberry	27	Yes	Healthy	REMOVED	53.0	-	-	-	-	
603	13.4	sugarberry	14	No	Healthy	REMOVED	-	-	6.7	-	-	
604	14.3	sugarberry	15	Yes	Healthy	REMOVED	-	-	7.2	-	-	
605	11.3	eastern red cedar	1	No	Healthy	REMOVED	-	-	5.7	-	-	
606	28.9	sugarberry	30	No	Healthy	REMOVED	57.8	-	-	-	-	
607	13.0	sugarberry	14	No	Healthy	REMOVED	-	-	6.5	-	-	
608	23.7	sugarberry	24	No	Healthy	REMOVED	-	-	11.9	-	-	
609	14.6	eastern red cedar	15	No	Healthy	REMOVED	-	-	7.3	-	-	
610	12.3	sugarberry	13	No	Healthy	REMOVED	-	-	6.2	-	-	
611	33.3	sugarberry	30	Yes	Healthy	REMOVED	66.6	-	-	-	-	
612	12.1	sugarberry	12	No	Healthy	REMOVED	-	-	6.1	-	-	
613	11.6	sugarberry	12	No	Healthy	REMOVED	-	-	5.8	-	-	
614	12.1	sugarberry	12	No	Healthy	REMOVED	-	-	6.1	-	-	
615	14.9	sugarberry	15	No	Healthy	REMOVED	-	-	7.4	-	-	
616	12.6	gum bumelia	13	No	Healthy	REMOVED	-	12.6	-	-	-	
617	13.8	sugarberry	14	No	Healthy	REMOVED	-	-	6.9	-	-	
618	18.8	Osage-orange	20	Yes	Healthy	REMOVED	-	-	-	N/A	-	
619	30.3	Osage-orange	30	Yes	Healthy	REMOVED	-	-	-	N/A	-	
620	6.0	American elm	6	No	Healthy	REMOVED	-	6.0	-	-	-	
621	13.6	eastern red cedar	14	No	Healthy	PRESERVED	-	-	-	-	-	
622	14.6	eastern red cedar	15	No	Healthy	PRESERVED	-	-	-	-	-	
623	11.7	eastern red cedar	13	No	Healthy	PRESERVED	-	-	-	-	-	
624	19.4	sugarberry	20	No	Healthy	PRESERVED	-	-	-	-	-	
625	37.5	sugarberry	30	No	Healthy	PRESERVED	-	-	-	-	-	
626	7.2	Bradford pear	8	No	Healthy	REMOVED	-	7.2	-	-	-	
627	11.1	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.6	-	-	
628	6.2	Bradford pear	6	No	Healthy	REMOVED	-	6.2	-	-	-	
629	29.8	sugarberry	30	Yes	Healthy	REMOVED	59.6	-	-	-	-	
630	13.1	eastern red cedar	14	No	Healthy	REMOVED	-	-	6.6	-	-	
631	11.1	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.6	-	-	
632	11.0	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.5	-	-	
633	13.3	eastern red cedar	14	Yes	Healthy	REMOVED	-	-	6.7	-	-	
634	23.7	sugarberry	24	Yes	Healthy	REMOVED	-	-	11.9	-	-	
635	14.4	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-	
636	11.8	sugarberry	12	No	Healthy	PRESERVED	-	-	-	-	-	
637	13.5	sugarberry	14	No	Damaged	PRESERVED	-	-	-	-	-	
638	13.6	sugarberry	14	No	Healthy	PRESERVED	-	-	-	-	-	
639	14.0	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-	
640	11.1	sugarberry	12	No	Healthy	PRESERVED	-	-	-	-	-	
641	19.3	sugarberry	20	No	Healthy	PRESERVED	-	-	-	-	-	
642	15.0	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-	
643	16.6	sugarberry	17	No	Healthy	PRESERVED	-	-	-	-	-	
644	16.9	sugarberry	17	No	Healthy	PRESERVED	-	-	-	-	-	
645	16.7	sugarberry	17	Yes	Healthy	REMOVED	-	-	8.4	-	-	
646	12.4	sugarberry	13	No	Healthy	REMOVED	-	-	6.2	-	-	
647	12.4	sugarberry	13	No	Healthy	REMOVED	-	-	6.2	-	-	
648	14.6	sugarberry	15	No	Healthy	REMOVED	-	-	7.3	-	-	
649	14.8	sugarberry	15	No	Healthy	REMOVED	-	-	7.4	-	-	
650	27.1	eastern red cedar	28	No	Healthy	REMOVED	54.2	-	-	-	-	
651	5.3	Hercules-club	6	No	Healthy	REMOVED	-	-	-	N/A	-	
652	25.7	sugarberry	26	No	Healthy	REMOVED	51.4	-	-	-	-	
653	27.2	sugarberry	28	No	Healthy	REMOVED	54.4	-	-	-	-	
654	11.4	Osage-orange	11	No	Healthy	REMOVED	-	-	-	N/A	-	
655	27.6	Osage-orange	28	Yes	Healthy	REMOVED	-	-	-	N/A	-	
656	15.7	Osage-orange	17	Yes	Healthy	REMOVED	-	-	-	N/A	-	
657	11.8	eastern red cedar	12	No	Healthy	REMOVED	-	-	5.9	-	-	
658	18.4	sugarberry	20	No	Healthy	REMOVED	-	-	9.2	-	-	
659	17.8	Osage-orange	18	No	Healthy	REMOVED	-	-	-	N/A	-	
660	11.8	sugarberry	12	No	Healthy	REMOVED	-	-	5.9	-	-	
661	38.9	sugarberry	42	Yes	Healthy	PRESERVED	-	-	-	-	-	
							397.0	32.0	188.0	-	-	
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving	

617.8	201.6	300.6	-	-	1,120.0
Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving	TOTAL

TOTAL MITIGATION REQUIRED	1,120.0
TOTAL MITIGATION REQUIRED (OFF SITE SEWER)	128.0
TOTAL CREDITS PROVIDED	
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	152.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD	288.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE	396.0
INCHES OF TREE TO BE PLANTED ON RESIDENTIAL LOTS*	412.0
REMAINING MITIGATION REQUIRED	0.0
*TREES ON RESIDENTIAL LOTS SHALL BE 4" CAL. MINIMUM AND PLANTED BY BUILDER AT TIME OF BUILDING PERMITTING	

SPECIES	CLASSIFICATION
GREEN ASH	PRIMARY
CEDAR ELM	PRIMARY
GUM BUMELIA	PRIMARY
COMMON PERSIMMON	PRIMARY
AMERICAN ELM	PRIMARY
LIVE OAK	PRIMARY
BUR OAK	PRIMARY
BRADFORD PEAR	PRIMARY
RED MULBERRY	PRIMARY
BALD CYPRESS	PRIMARY
CRAPE MYRTLE	PRIMARY
YAUAPON	PRIMARY
SCOTCH PINE	PRIMARY
SILVER MAPLE	PRIMARY
SHUMARD'S OAK	PRIMARY
SUGARBERRY (HACKBERRY)	SECONDARY
EASTERN RED CEDAR	SECONDARY
COTTONWOOD	NON-PROTECTED
BLACK WILLOW	NON-PROTECTED
HERCULES-CLUB	NON-PROTECTED
OSAGE-ORANGE	NON-PROTECTED
HONEY-LOCUST	NON-PROTECTED
JAPANESE PRIVET	NON-PROTECTED

Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES (1 OF 1



February 18, 2022

TO: Humberto Johnson Jr, PE
Skorburg Company
8214 Westchester Dr, Suite 900
Dallas, TX 75225

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

SUBJECT: MIS2022-003; *Tree Mitigation Plan for Winding Creek*

Humberto Johnson Jr:

This letter serves to notify you that the above referenced case (*i.e. Miscellaneous Case*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on February 15, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) Any construction resulting from the approval of this Miscellaneous Case shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On February 15, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Treescape Plan by a vote of 7-0.

Should you have any questions or concerns regarding your zoning case, 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*
City of Rockwall Planning and Zoning Department