



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

407 W. WASHINGTON ST Rockwall TX 75087

SUBDIVISION

Lowe & Allen Addition

LOT

212

BLOCK

A

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

1

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER

Huybb Properties LP

APPLICANT

CONTACT PERSON

Jimmy McClinton

CONTACT PERSON

ADDRESS

3021 Ridge Rd Aubrey

ADDRESS

CITY, STATE & ZIP

Rockwall TX 75087

CITY, STATE & ZIP

PHONE

972-443-7222

PHONE

E-MAIL

luc@we@gmail.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jimmy McClinton [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 \$ 600.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10 DAY OF February, 2025 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."

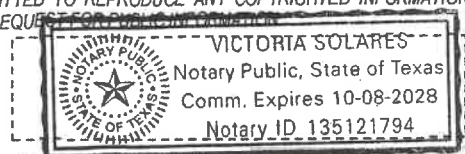
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th DAY OF February, 2025.

OWNER'S SIGNATURE

Jimmy McClinton

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Victoria Solares



MY COMMISSION EXPIRES

SF-7
0 25 50 100 150 200 Feet

SP2025-003: Amended Site Plan for 407 W. Washington Street


S SECOND ST

66

DT

S FIRST ST

CEM

Case Location Map = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.





ARCHITECTONICS TEXAS, LLC
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087



REV.	DATE	DESCRIPTION
1		RESPONSE TO CITY COMMENTS

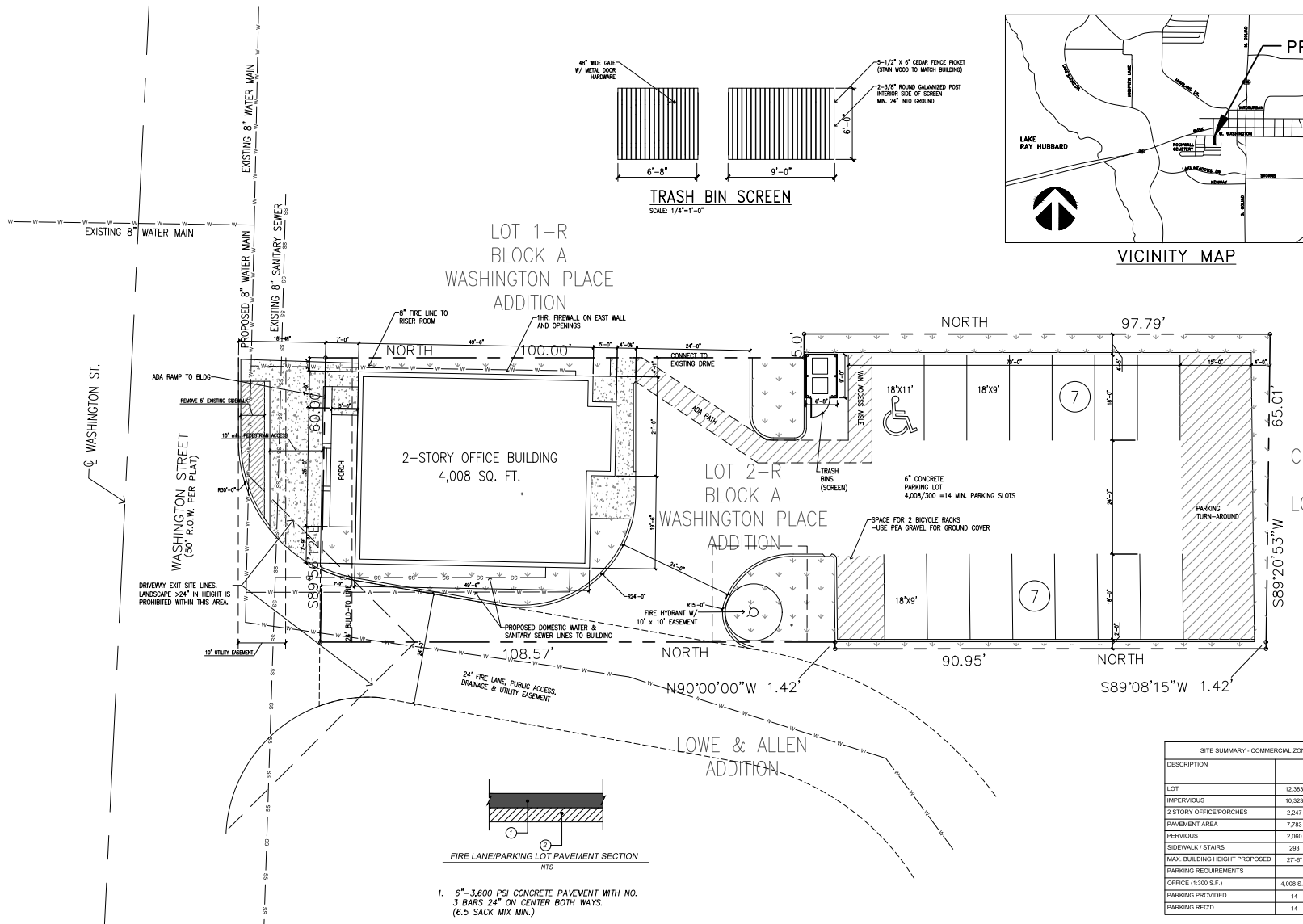
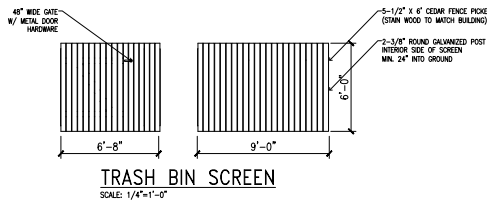
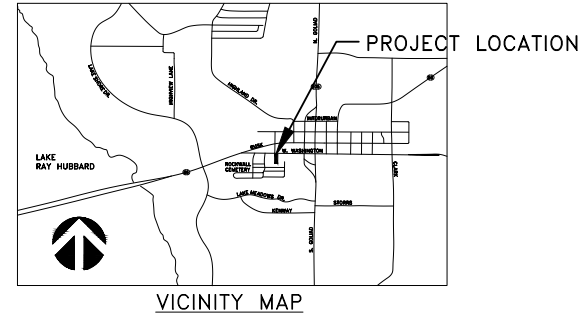
PROJECT NAME AND ADDRESS
LMCC, LLC OFFICE
407 W WASHINGTON
ROCKWALL, TX 75087

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	06/28/2021
SCALE	1" = 10'
SHEET No.	of

DRAWING NAME:
SITE PLAN

S1.0

SP2020-017



SITE SUMMARY - COMMERCIAL ZONING

DESCRIPTION	LOT PERCENTAGE
LOT	12.363 100%
IMPERVIOUS	10.323 84%
2 STORY OFFICE/PORCHES	2.247 18%
PAVEMENT AREA	7.793 64%
PERVIOUS	2.060 16%
SIDEWALK/STAIRS	293 2%
MAX. BUILDING HEIGHT PROPOSED	27'-0"
PARKING REQUIREMENTS	
OFFICE (1:300 S.F.)	4,008 S.F.
PARKING PROVIDED	14
PARKING REQ'D	14

- FIRE LANE/PARKING LOT PAVEMENT SECTION**
NTS
- 8"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
 - 8" COMPACTED LIME STABILIZED SUBGRADE SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF _____

WITNESS OUR HANDS, THIS ___ DAY OF _____

PLANNING AND ZONING COMMISSION DIRECTOR OF PLANNING AND ZONING

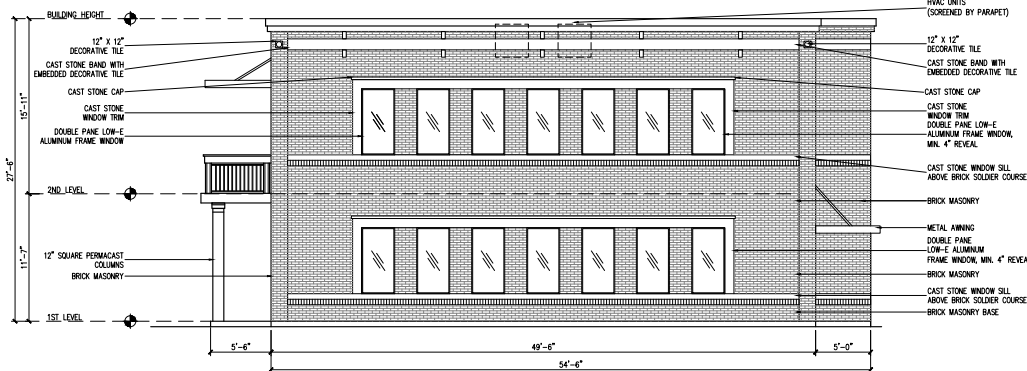
BUILDERS COPY

Keep On Job Site At All Times
For Inspection Use

OWNER/DEVELOPER:
LMCC, LLC
JIMMY MCCLINTOCK
(972)983-2222
3021 RIDGE RD.
ROCKWALL, TEXAS 75087

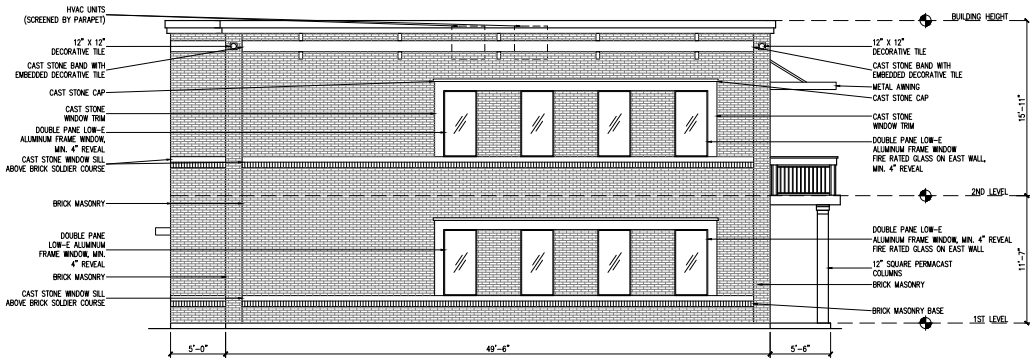
ARCHITECT/PLANNER:
ARCHITECTONICS TEXAS, LLC
ROSS RAMSAY
(214)536-5306
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087

SITE PLAN
SCALE: 1"=10'



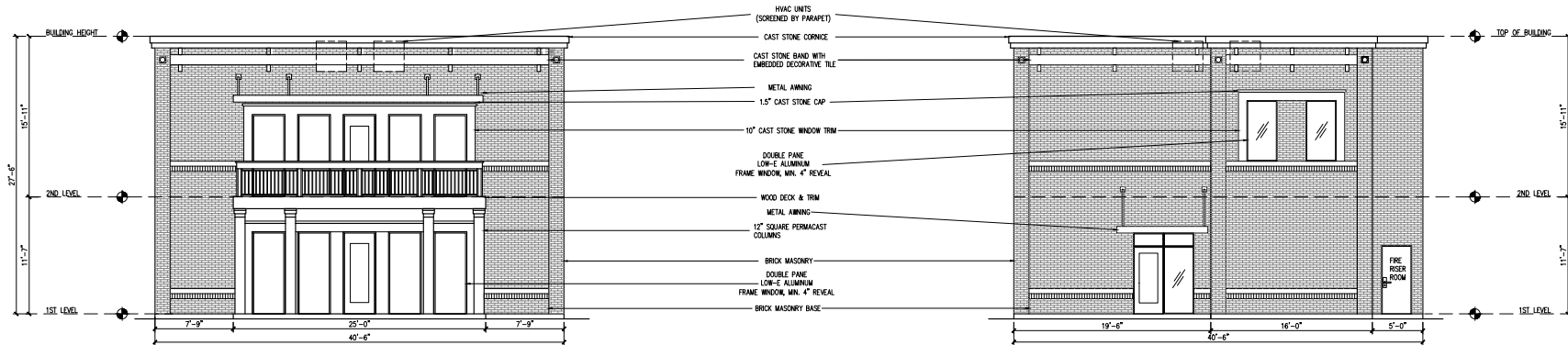
WEST ELEVATION

SCALE: 3/16" = 1'



EAST ELEVATION

SCALE: 3/16" = 1'



NORTH ELEVATION (FACING W. WASHINGTON)

SCALE: 3/16" = 1'

SOUTH ELEVATION

SCALE: 3/16" = 1'

MATERIAL USAGE (%) - WEST

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,586	
DOORS & WINDOWS (DEDUCTED)		216	
ACCOUNTABLE AREA		1,370	100%
MASONRY - BRICK		1,176	86%
CAST STONE		194	14%

MATERIAL USAGE (%) - EAST

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,586	
DOORS & WINDOWS (DEDUCTED)		144	
ACCOUNTABLE AREA		1,442	100%
MASONRY - BRICK		1,248	86%
CAST STONE		194	14%

MATERIAL USAGE (%) - NORTH (FACING WASHINGTON)

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,127	
DOORS & WINDOWS (DEDUCTED)		294	
ACCOUNTABLE AREA		863	100%
MASONRY - BRICK		621	72%
CAST STONE		242	28%

MATERIAL USAGE (%) - SOUTH

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,127	
DOORS & WINDOWS (DEDUCTED)		219	
ACCOUNTABLE AREA		908	100%
MASONRY - BRICK		790	86%
CAST STONE		128	14%

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WITNESS OUR HANDS, THIS ____ DAY OF ____.

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING

BUILDERS COPY

Keep On Job Site At All Times
For Inspection Use



ARCHITECTONICS TEXAS, LLC

ARCHITECTURE - MANAGEMENT

2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087



DATE	REVISION
06/28/2021	1 RESPONSE TO CITY COMMENTS

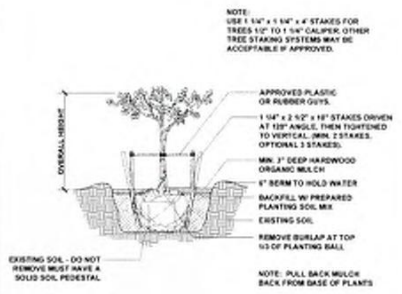
PROJECT NAME AND ADDRESS:
LMGC, LLC OFFICE
407 W WASHINGTON
ROCKWALL, TX 75087

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	06/28/2021
SCALE	
SHEET NO.	of
DRAWING NAME:	

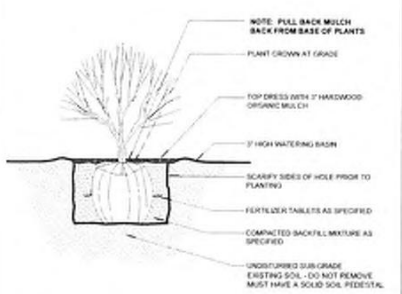
ELEVATIONS

A2.0

SP2020-017



C TREE PLANTING DETAIL



D SHRUB PLANTING DETAIL

EXCERPTS FROM ROCKWALL LANDSCAPE STANDARDS:
 Sec. 5.7 - Street Landscaping
 A street landscape buffer strip with a minimum width of ten feet, must be provided along the entire length of the property to be developed that is adjacent to a major arterial or collector street, as defined in the city's thoroughfare plan, exclusive of driveways and access ways. Large trees, as herein defined, shall be provided in the required buffer in numbers equal to one tree for each 50 feet of street frontage.
 Sec. 5.8 - Right-of-way Landscaping Requirements
 All street rights-of-way located adjacent to the proposed development shall be improved with grass or ground cover material and shall be maintained. It shall be the responsibility of the developer to design the irrigation system within the lot to ensure that the grass planted in the right-of-way is watered and maintained and to ensure that excess water will enter the street drain. The design of the irrigation system shall have the design on the ultimate proposed width of the street when designing the system. The plans for design of the irrigation system shall be approved by the city prior to installation.
 Sec. 5.9 - Parking lot Landscaping
 A. Any parking lot with more than two rows of spaces shall have a minimum of five percent or 200 square feet, whichever is greater, in the interior of the parking lot in landscaping. Such landscaping shall be counted toward the total landscaping.
 B. If the parking and maneuvering space exceeds 20,000 square feet one large canopy tree for every ten required parking spaces shall be required internal to the parking lot. No tree shall be planted closer than 21 feet to the pavement.
 1. No required parking space may be located more than 80 feet from the trunk of a large canopy tree.
 2. No tree may be planted closer than 25 feet to the pavement.
 3. All trees must be internal to the parking lot.
 Sec. 5.11 - Discontinuity of Landscaping
 All required landscaping shall be no less than five feet wide and a minimum of 25 square feet in area unless it is within ten feet of the building.
 Sec. 5.12 - Required Landscaping
 A. Amount of Landscaping
 1. Minimum square footage requirements for landscaping shall be provided and maintained in the zoning districts set forth as follows. The requirements shall be applied to the total site area to be developed.
 Commercial 15 33
 The total site area required for landscaping may be reduced by no more than five percent in accordance with the provisions of section 6. For example, the required percentage of 15 percent for commercial zoning could be reduced to a total of ten percent under the terms of section 6.

A. Location of Landscaping: No less than 50 percent of the total requirement shall be located in front of and along side buildings with street frontage on the following zoning districts: "M", "L", "C", "I", "T", and "R1". One hundred percent of the total requirement shall be located in front of and along side buildings with street frontage on the following zoning districts: "C", "L", "I", "T", "R1".
 B. Obstruction to Views: Obstruction to views shall be landscaped in a natural manner using ground cover, grasses, shrubs and trees in all dry land areas. There shall be a minimum of one tree for each 150 square feet of dry land area.
SECTION - LANDSCAPE CREDITS
 Credits toward achieving landscape requirements may be achieved as follows:
 Sec. 6.1 - Credits for required landscape buffer strips between residential and nonresidential zoning.
 The overall landscaping requirement may be reduced by 2.5 percent when a surface parking lot located adjacent to a public street is situated as follows:
 A. The system must be voluntary, not required by this Unified Development Code.
 B. The screening must be located along the entire length of street frontage of the parking lot, exclusive of driveways, accessways, and visibility triangles. Visibility triangles will be maintained at all driveway intersections.
 C. The screening must be at least three feet in height utilizing only evergreen planting materials, bushes, and/or nursery walls.
 D. The adjacent street must be generally at the same grade level of the parking lot or below for each credit to qualify. Sec. 6.3 - Credit for right-of-way landscaping. ROCKWALL LANDSCAPE STANDARDS
 The overall landscaping requirement may be reduced by 2.5 percent when the public right-of-way adjacent to a proposed development is landscaped meeting the following requirements:
 A. All landscaping in the right-of-way shall be provided sufficient irrigation for maintenance.
 B. Plants used in landscaping in the right-of-way shall only be varieties included on the approved plant list.
 C. The plan for landscaping in right-of-way shall be submitted and approved by the city prior to any work being done in the right-of-way.
 D. In certain cases, the city may determine that landscaping in the right-of-way may be infeasible and in such cases this credit shall not apply.
 E. Landscaping shall include ground cover, shrubs, trees and/or other plant materials and must cover at least 50 percent of the adjacent right-of-way, exclusive of driveways, to qualify for this credit. Grass areas shall not qualify for this credit.
 F. If the city has an adopted landscape plan for the street adjacent to the proposed project, any proposed improvements must be in compliance with said plan. Sec. 6.4 - Credit for screening.
 The overall landscaping requirement may be reduced by 2.5 percent when the planning director or his/her designee determines that the standards stipulated by sections 5.7-10, landscaping standards of this article have been satisfied.

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT.	QTY.	MITIGATION
(A)	O	Chippewa / Lucena Hamilton / Desert Willow 2" cal. *ROCKWALL APPROVED TREE	0.8 B	1	3"
(B)	Pe	Pinus edulis / Palmyra Pine 1 1/2" cal. *ROCKWALL APPROVED TREE	0.8 B	1	6"
(C)	Sa	Sapindus saponaria / Texas Mountain Laurel 2" cal.	20' Box	1	2"
(D)	Vc	Vincetoxicum / Chinese Tree 2" cal.	0.8 B	1	3"
14"					
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY.	
(E)	Bry	Buxus microphylla / Lateral Boxwood	3 gal.	10	
(F)	He	Heptamelia parviflora / Red Yucca *ROCKWALL APPROVED PLANT	5 gal.	10	
(G)	Lr	Lantana montevidensis / New Gold / Gold Lantana	5 gal.	13	
(H)	Lc	Leucophyllum fulgens / Green Cloud / Texas Ramper *ROCKWALL APPROVED PLANT	5 gal.	9	
(I)	Ls	Ligustrum sinense / Sunshine / Sunshine Ligustrum	5 gal.	8	
(J)	Ld	Leucophaea diversica / Purple Diamond / Freesia Flower *ROCKWALL APPROVED PLANT	5 gal.	3	
(K)	Mh	Muhlenbergia capillaris / Soft Grass Muhlenbergia	3 gal.	11	
(L)	Md	Miscanthus sinensis / Dwarf Maiden Grass *ROCKWALL APPROVED PLANT	5 gal.	1	
(M)	Mu	Muhlenbergia capillaris / Muley Grass *ROCKWALL APPROVED PLANT	3 gal.	9	
(N)	Pe	Pennisetum a. / Henslow / Dwarf Fountain Grass *ROCKWALL APPROVED PLANT	5 gal.	13	
(O)	Pv	Pithecolobium tobira / Variegated Mock Orange	5 gal.	20	
(P)	Ro	Rosemaria officinalis / Prostratus / Trailing Rosemary *ROCKWALL APPROVED PLANT	1 gal.	6	
(Q)	Sg	Salvia greggii / Pink / Pink Autumn Sage	3 gal.	3	
GRAZERS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY.	
(R)	At	Agave ovatifolia / Freely Blue / White's Tongue Agave	5 gal.	2	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT.	QTY.	
(S)	Ch	Cynodon dactylon / 419 Hybrid / Bermuda Grass *ROCKWALL APPROVED PLANT	sq ft	294 sf	
(T)	Dg	Decomposed Granite 1/4" minus screened Orange D.G. over filter fabric	2" deep	163 sf	
(U)	Hs	Hardwood / Mulch	2" deep	834 sf	
(V)	Ts	Texas Black / SIF	2" deep	963 sf	

B PLANT SCHEDULE

SITE SUMMARY - COMMERCIAL ZONING

DESCRIPTION	LOT PERCENTAGE
LOT	12.383 100%
IMPERVIOUS	10.323 84%
2 STORY OFFICE/RETAIL	2.247 18%
PAVEMENT AREA	7.763 64%
PERVIOUS	2.096 16%
SIDEWALK SPACES	290 2%
MAX. BUILDING HEIGHT PROPOSED	27'-0"
PARKING REQUIREMENTS	4,000 S.P.
OFFICE (1:300 S.P.)	14
PARKING PROVIDED	14
PARKING REQ'D	14



A PLANTING PLAN

REQUIRED PLANTINGS
 A. STREET TREES:
 1 TREE FOR EVERY 50 L.F. OF FRONTAGE
 W Washington Street - 60 / 50 = 1.2 (1) 3" TREE REQUIRED (1) 3" TREE PROVIDED

THE IRRIGATION SYSTEM FOR THIS PROJECT IS TO CONSIST OF A B-STATION SMART CONTROLLER WITH WIFI CAPABILITIES AND A WIRELESS RAIN / FREEZE SENSOR. SHRUBS WILL BE IRRIGATED WITH IN-LINE DRIP TUBE FED FROM 1" DRIP ZONE VALVE ASSEMBLIES. LAWN AREAS TO BE IRRIGATED WITH LOW FLOW ROTARY NOZZLES ON 4" POP-UP BODIES. POINT OF CONNECTION, BACKFLOW WYE STRAINER AND SHUT OFF VALVE TO BE INSTALLED PER CITY OF ROCKWALL STANDARD IRRIGATION REQUIREMENTS.

NOTE:
 NO TREES TO BE WITHIN 5' OF PUBLIC UTILITIES

APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 2020.
 WITNESS OUR HANDS, THIS _____ DAY OF _____, 2020.
 PLANNING AND ZONING COMMISSION DIRECTOR OF PLANNING AND ZONING

REQUIRED PLANTINGS

RELEASED FOR CONSTRUCTION
 ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING THESE PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

OWNER/DEVELOPER:
 LMGC, LLC
 21455 RAMSAY
 (972) 983-2222
 3021 RIDGE RD.
 ROCKWALL, TEXAS 75087

ARCHITECT/PLANNER:
 ARCHITECTONICS TEXAS, LLC
 8032 RAMSAY
 (214) 538-5308
 2255 RIDGE RD., STE 201
 ROCKWALL, TEXAS 75087

DATE: 20-10-103
 SEPTEMBER 11, 2020

SCALE: 1/16" = 1'-0"

PLANTING PLAN

407 W WASHINGTON
 LANDSCAPE PLANS

LMGC, LLC
 21455 RAMSAY
 ROCKWALL, TX 75087
 (972) 983-2222
 mlgc@myarchitectstudio.com

STATE OF TEXAS
 PLANNING AND ZONING COMMISSION

TREES TO BE PRESERVED

TREE PROTECTION SCHEDULE

NO.	SCIENTIFIC NAME	COMMON NAME	TYPE	TRUNK	CALIPER	MITIGATION RATIO	ADJUSTED	RESULT
1	Celtis occidentalis	Hackberry	SECONDARY	STANDARD	24"	1 : 0.5	12"	PROTECT
2	Fraxinus texensis	Texas Ash	PROTECTED	STANDARD	8"	1 : 1	8"	PROTECT
3	Celtis occidentalis	Hackberry	SECONDARY	STANDARD	24"	1 : 0.5	12"	PROTECT
4	Carya texana	Black Hickory	PROTECTED	STANDARD	17"	1 : 1	17"	PROTECT
5	Celtis occidentalis	Hackberry	SECONDARY	STANDARD	7"	1 : 0.5	3.5"	PROTECT
6	Celtis occidentalis	Hackberry	SECONDARY	STANDARD	8"	1 : 0.5	4"	PROTECT
7	Celtis occidentalis	Hackberry	SECONDARY	STANDARD	7"	1 : 0.5	3.5"	PROTECT
8	Celtis occidentalis	Hackberry	SECONDARY	STANDARD	13"	1 : 0.5	6.5"	PROTECT
TOTAL CALIPER INCHES OF TREES TO BE PRESERVED							69.2"	

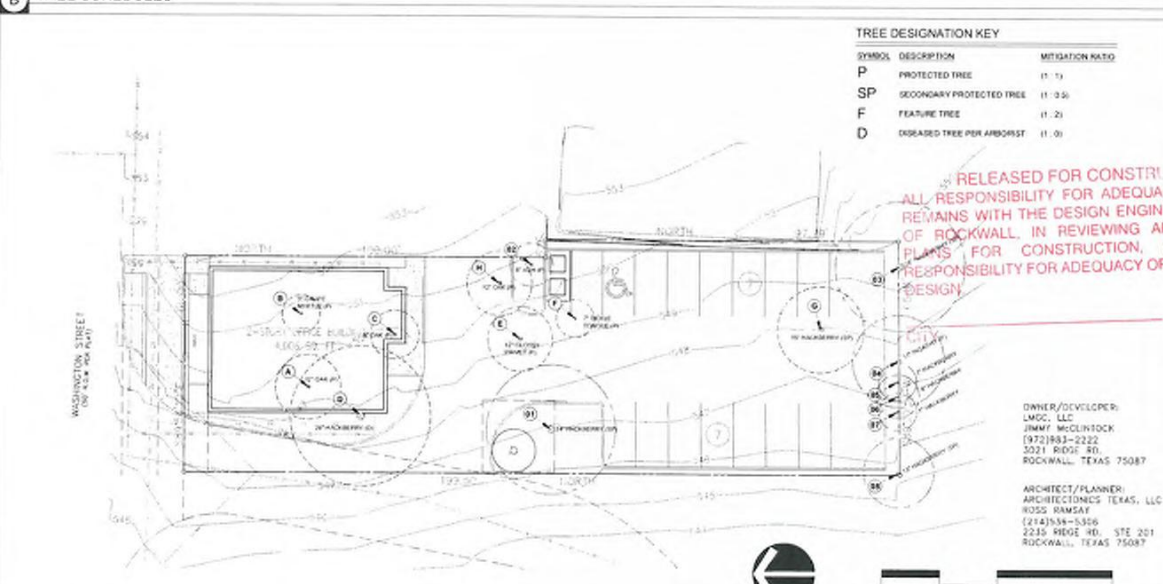
TREES TO BE REMOVED

TREE REMOVAL SCHEDULE

NO.	SCIENTIFIC NAME	COMMON NAME	TYPE	TRUNK	CALIPER	MITIGATION RATIO	ADJUSTED	RESULT
1	Quercus sp	Oak	PROTECTED	STANDARD	12"	1 : 1	12"	REMOVE
2	Ligustrum indica	Crape Myrtle	PROTECTED	MULTI	7"	1 : 1	7"	REMOVE
3	Quercus sp	Oak	PROTECTED	STANDARD	9"	1 : 1	9"	REMOVE
4	Celtis occidentalis	Hackberry	DAMAGED	STANDARD	25"	1 : 0.0	0"	REMOVE
5	Ligustrum lucidum	Glossy Privet	PROTECTED	MULTI	12"	1 : 1	12"	REMOVE
6	Zanthoxylum clavatum	Tickle Tongue tree	PROTECTED	STANDARD	7"	1 : 1	7"	REMOVE
7	Celtis occidentalis	Hackberry	SECONDARY	STANDARD	16"	1 : 0.5	8"	REMOVE
8	Quercus sp	Oak	PROTECTED	STANDARD	12"	1 : 1	12"	REMOVE
TOTAL CALIPER INCHES OF TREES TO BE REMOVED							60"	

55' x 20% = 11 x \$100 = 1,340 \$1,100 to be paid to the City of Rockwall tree fund
 55' x 60% = 44 44' minimum to be planted as mitigation
 The City of Rockwall has agreed to waive mitigation requirements on tree 1' - 12" Oak.
 Tree D is diseased and should be removed to prevent property damage.

B TREE SCHEDULES



A TREESCAPE PLAN



SITE SUMMARY - COMMERCIAL ZONING

DESCRIPTION	LOT PERCENTAGE
LOT	12.383
IMPERVIOUS	10.373
2 STORY OFFICE/PORCHES	2.241
PAVEMENT AREA	7.783
PERVAOUS	2.386
SCREENING / STAIRS	263
MAX BUILDING HEIGHT PROPOSED	27' 6"
PARKING REQUIREMENTS	
OFFICE (1'300 S.F.)	4,000 S.F.
PARKING PROVIDED	14
PARKING REQ'D	14

APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____.
 WITNESS OUR HANDS, THIS ____ DAY OF ____.
 PLANNING AND ZONING COMMISSION DIRECTOR OF PLANNING AND ZONING

The intent of this drawing is to show existing trees to be preserved or removed in order to develop the proposed project. Property owner will be responsible for any fees or penalties owed at the discretion of the City of Rockwall. Demolition contractor is responsible for ensuring all required permits and paperwork from the City of Rockwall are in place before beginning demolition.

Refer to The City of Rockwall - Article 84 - TREE PRESERVATION also The City of Rockwall - Article VII - LANDSCAPE STANDARDS

THERE IS ONE EXISTING FEATURE TREES ON THIS SITE (ie 25" caliper or more of the protected species) THAT TREE IS TO BE REMOVED - THE TREE IS DAMAGED AND ROTTING.

NOTE ALL BOUNDARY TREES ALONG THE SOUTH PROPERTY LINE ARE TO REMAIN. PROTECT ANY TREES THAT ARE CLOSE PROXIMITY TO GRADING OR CONSTRUCTION ACTIVITIES

SECTION 5 - TREE MITIGATION REQUIREMENTS

The tree mitigation requirements shall apply for all properties that do not fall under the exemptions listed in section 1.3. Exemptions, if this article in addition, if a landscape plan or tree removal permit allows for the removal of a protected or feature tree(s), the applicant and/or property owner shall account for the number of inches of tree being removed using the following criteria:

- Primary protected trees: Primary protected trees measuring four inches through 24 inches DBH shall be replaced on an inch-for-inch basis (i.e. the total number of caliper inches of tree being replaced shall equal the total number of caliper inches being removed).
- Secondary protected trees: Hackberry and cedar trees measuring 11 inches through 25 inches DBH shall be replaced with a half-inch for every inch removed (i.e. the total number of caliper inches of tree required to be replaced shall be half (1/2) of the inches being removed).
- Featured trees: Featured trees (i.e. all trees greater than 25 inches) shall be replaced with twice the number of inches being removed (i.e. the total number of caliper inches of tree being replaced shall be twice the number of caliper inches being removed).
- Non-protected tree: No mitigation will be required for the removal of any tree that is less than four inches DBH or less than 11 inches DBH for hackberry and cedar trees. In addition, no mitigation shall be required for the removal of live oaks, yellow redbarked, sycamore and Chinquapin trees.
- Tree preservation credits: For each saved oak, pecan or elm trunk 25 inches DBH or greater the mitigation balance can be reduced on an inch-for-inch basis for up to 20 percent of the total mitigation balance (i.e. total mitigation balance + 20 percent = total eligible tree preservation credits).
- Mitigation balance: The total mitigation balance (i.e. mitigation balance - tree preservation credits + total mitigation balance) may be satisfied through one or a combination of the following:
 - The developer/property owner can provide the required number of trees three-inch caliper DBH minimum on the subject property to offset the total mitigation balance (e.g. if the total mitigation balance is nine inches then three three-inch caliper trees could be planted on site to satisfy the mitigation requirements).
 - The developer/property owner may petition the parks and recreation department to accept the required number of trees three-inch caliper DBH minimum to offset the total mitigation balance (e.g. if the total mitigation balance is nine inches then three three-inch caliper trees could be submitted to the parks and recreation department to satisfy the mitigation requirements). Depending on the number of trees being submitted the director of parks and recreation or his/her designee could require a facility agreement be approved prior to accepting the trees.
 - Tree preservation credits may be purchased at a rate of \$200.00 per inch for up to 20 percent of the total replacement inches (e.g. if total mitigation required was 100 inches the developer/property owner could pay a total of \$4,000.00 (i.e. 20% x 100) + \$200.00 = \$4,200.00) into the city's tree fund. However, the developer/property owner would still be required to satisfy a remaining tree mitigation balance of 80 inches. In addition, if the developer/property owner places a tree on (a) the property for which the tree preservation credit was awarded or on a location that is mutually agreed upon by the city and the developer/property owner, the developer/property owner shall be eligible for a reduction in the cost of tree preservation credits of up to 50 percent. 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, street right-of-way, or other similar areas as determined by the parks and recreation department.
 - Trees required by article VIII, landscape standards, of the Unified Development Code shall be permitted to be subtracted from the total mitigation balance if provided on site as part of the proposed landscaping.
- Alternative tree mitigation/offsetment agreements: In certain cases, the city council, upon recommendation from the planning and zoning commission, may consider an alternative tree mitigation/offsetment agreement. Due to the fact that the applicant is unable to meet the requirements of the article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant, 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, street right-of-way, or other similar areas as determined by the parks and recreation department.

C TREE PRESERVATION NOTES

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 Rockwall, TX 75087
 Phone: (972) 339-1825
 Fax: (972) 339-1825
 mayer@mayersstudio.com

MAYER
 LANDSCAPE STUDIO



DATE: _____
 BY: _____
 FOR: _____

RELEASED FOR CONSTRUCTION DESIGN
 ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

DATE: _____
 FOR: **LMGC, LLC OFFICE**
 407 W WASHINGTON ST
 ROCKWALL, TX 75087

20-10-103
 SEPTEMBER 11, 2020
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