



# PLANNING AND ZONING CASE CHECKLIST

City of Rockwall

Planning and Zoning Department

385 S. Goliad Street

Rockwall, Texas 75087

P&Z CASE # P2021-026 P&Z DATE 06/15/21 CC DATE 06/21/21 APPROVED/DENIED

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

## ZONING APPLICATION

- ☐ SPECIFIC USE PERMIT
- ☐ ZONING CHANGE
- ☐ PD CONCEPT PLAN
- ☐ PD DEVELOPMENT PLAN

## SITE PLAN APPLICATION

- ☐ SITE PLAN
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN
- ☐ PHOTOMETRIC PLAN
- ☐ BUILDING ELEVATIONS
- ☐ MATERIAL SAMPLES
- ☐ COLOR RENDERING

## PLATTING APPLICATION

- ☐ MASTER PLAT
- ☒ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ ADMINISTRATIVE/MINOR PLAT
- ☐ VACATION PLAT
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.# \_\_\_\_\_)
- ☒ APPLICATIONS
- ☒ RECEIPT
- ☒ LOCATION MAP
- ☐ HOA MAP
- ☐ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE \_\_\_\_\_
  - ☐ CABINET # \_\_\_\_\_
  - ☐ 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. P2021-026

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 237 Clem Rd, Rockwall, TX 75087

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION SE corner of Clem Rd and FM1141

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD 21-17

CURRENT USE Farm

PROPOSED ZONING PD 21-17

PROPOSED USE Single Family

ACREAGE Approx 39

LOTS [CURRENT] 0

LOTS [PROPOSED] 56

- ☐ **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 Mark Taylor

☒ APPLICANT Humberto Johnson Jr, PE - Skorburg Company

CONTACT PERSON Mark Taylor

CONTACT PERSON Humberto Johnson Jr., PE

ADDRESS 100 N Central Expy  
237 Clem Rd

ADDRESS 8214 westchester Dr STE 900

CITY, STATE & ZIP Rockwall TX 75087

CITY, STATE & ZIP Dallas, Tx 75225

PHONE 972-772-4171

PHONE 214-522-4945

E-MAIL mtaylor1045@gmail.com

E-MAIL jjohnson@skorburgcompany.com

## NOTARY VERIFICATION [REQUIRED]

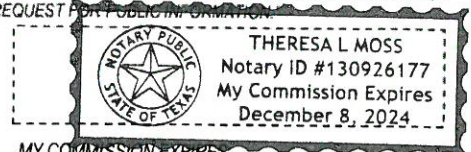
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mark Taylor [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$                     TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE                      DAY OF                     , 20                    . BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF May, 2021

OWNER'S SIGNATURE Mark Taylor

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES





# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-026

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CITY ENGINEER:

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### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **CLEM RD @ FM1141 WM Dalton, Tract 17-01**

SUBDIVISION LOT BLOCK

GENERAL LOCATION **SE corner of Clem Rd and FM1141**

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD 21-17**

CURRENT USE **Farm**

PROPOSED ZONING **PD 21-17**

PROPOSED USE **Single Family**

ACREAGE **Approx 39** LOTS [CURRENT] **0** LOTS [PROPOSED] **56**

- ☐ **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 **Alex Freeman**

☒ APPLICANT **Humberto Johnson Jr, PE - Skorborg Company**

CONTACT PERSON **Alex Freeman**

CONTACT PERSON **Humberto Johnson Jr., PE**

ADDRESS **100 N Central Expy  
STE 1008**

ADDRESS **8214 westchester Dr STE 900**

CITY, STATE & ZIP **Richardson, TX 75080**

CITY, STATE & ZIP **Dallas, Tx 75225**

PHONE **469-233-4774**

PHONE **214-522-4945**

E-MAIL **afreeman@pinnclemontessori.com**

E-MAIL **jrjohnson@skorborgcompany.com**

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Alex Freeman [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 \$\_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

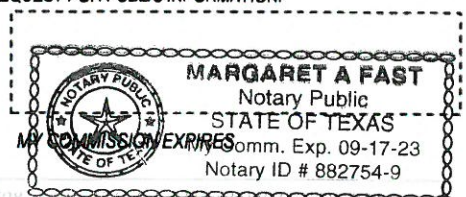
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF May, 2021.

OWNER'S SIGNATURE

*Alex Freeman*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Margaret A Fast*





# CHECKLIST FOR PLAT SUBMITTALS

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

## Case Type:

- ☐ Minor/Amending Plat  
☐ Final Plat  
☐ Master Plat  
☐ Replat  
☒ Preliminary Plat  
☐ Vacation Plat

Case Number

Reviewed By:

Review Date:

**NOTES:** The requirements listed below are based on the case type, which is indicated in the '[ ]' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements	✓ = OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (18" x 24") <b>folded</b> copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. <b>ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.</b>
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat]			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right-hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all existing and proposed easements relative to the site and include the type, purpose and width.
City Limits [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.

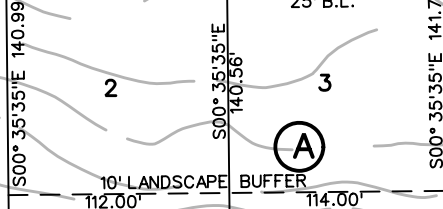


Property Lines [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings [Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements [Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources [Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal [Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.
Dedication Language [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a space for signatures attesting approval of the plat.

Compliance with Preliminary Plat [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.



$\Delta = 39^{\circ} 09' 00''$   
 $R = 533.14'$   
 $L = 364.29'$   
 $C = 357.25'$   
 $B = N18^{\circ} 58' 55'' E$

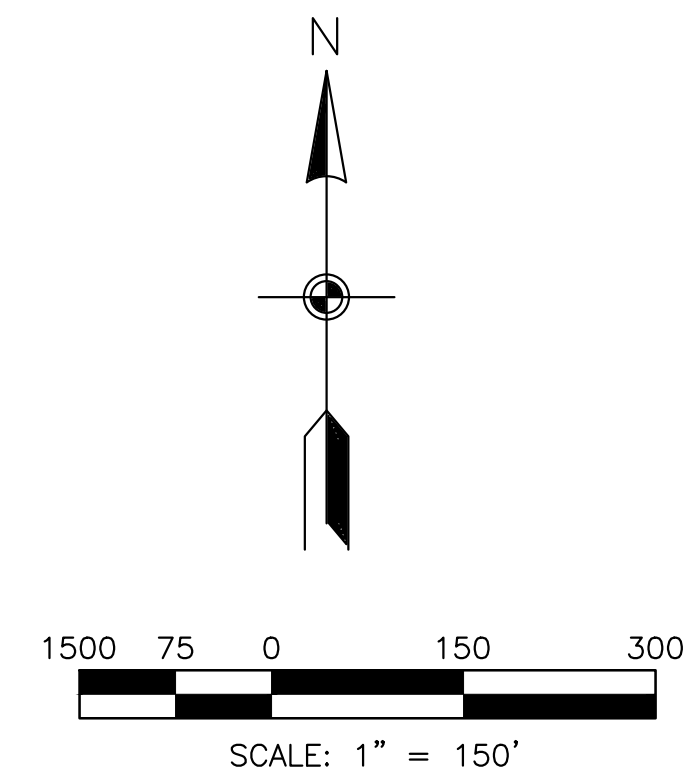
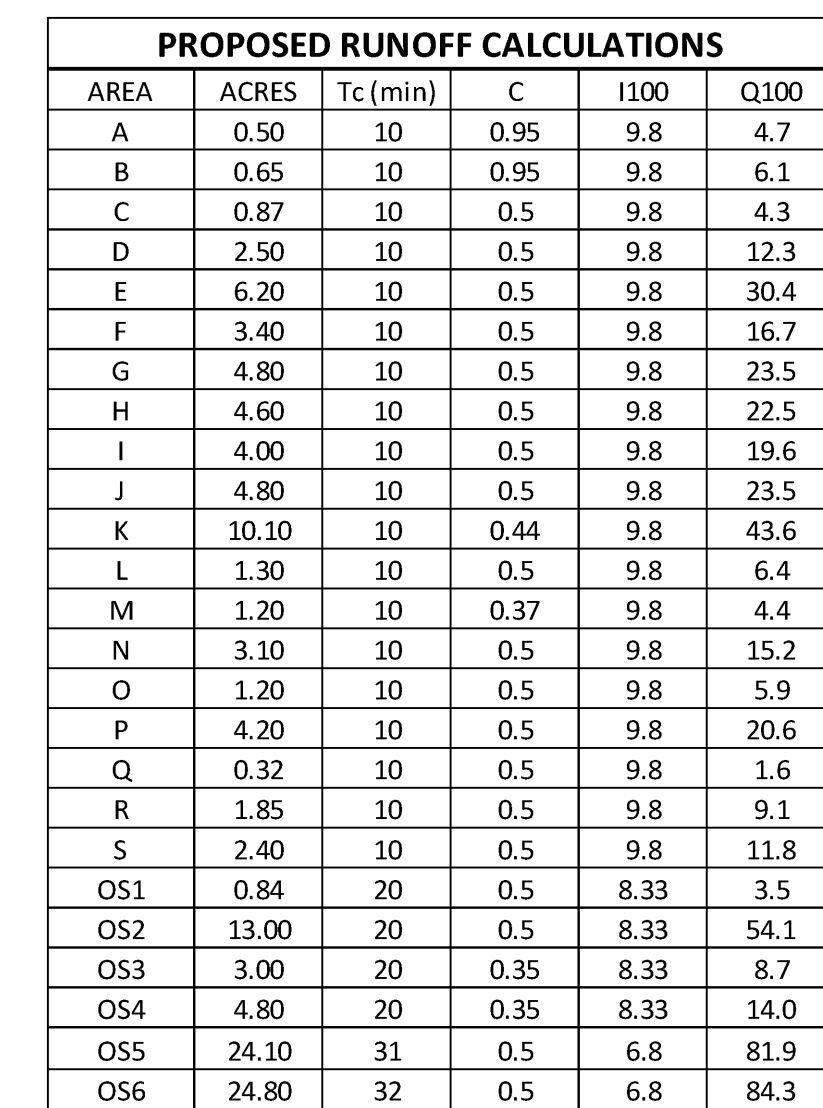


WINDING CREEK									
Block A		Block B		Block C		Block D		Block E	
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
1*	59484	1*	274837	1*	92807	1	16161	1	16745
2	16188	2	16045	2	16000	2	16258	2	16000
3	16021	3	16024	3	16038	3	17265	3	16000
4	16128	4	16024	4	17007	4	16555	4	16000
5	16040	5	16012	5	16003	5	16562	5	16000
6	16250	6	16078	6	16061	6	16589	6	16000
7	16209	7	16038	7	16053	7	17478	7	16000
8	16106	8	16227	8	16084	8	17400	8	16151
9	16010	9	16047	9	16000	9	17400		
10	16215	10	16000	10	16000	10	16093		
		11	16000	11	16000	11	16093		
		12	16172	12	16000	12	16161		
		13	16001	13	16000				
		14	16037	14	16000				
		15	16002						

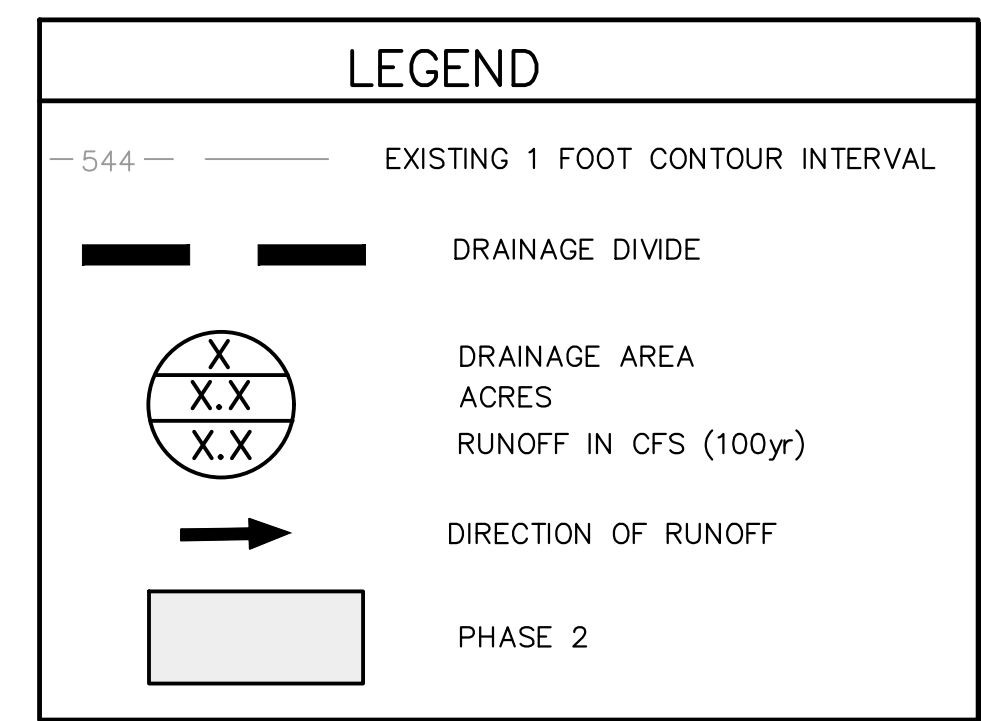
\* denotes open space

CASE #P2021-XXX





PROPOSED STORM SEWER  
LOCATIONS ARE CONCEPTUAL  
AND SUBJECT TO CHANGE  
DURING DESIGN



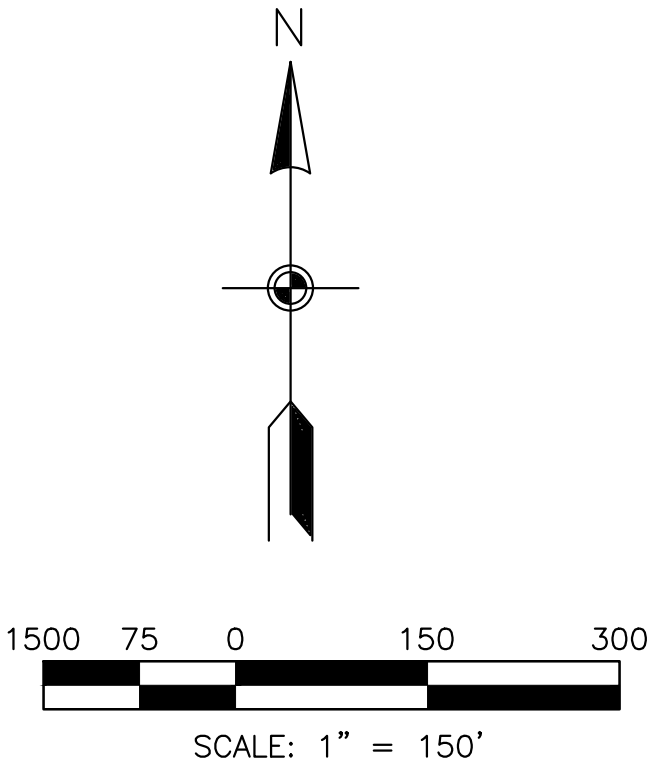
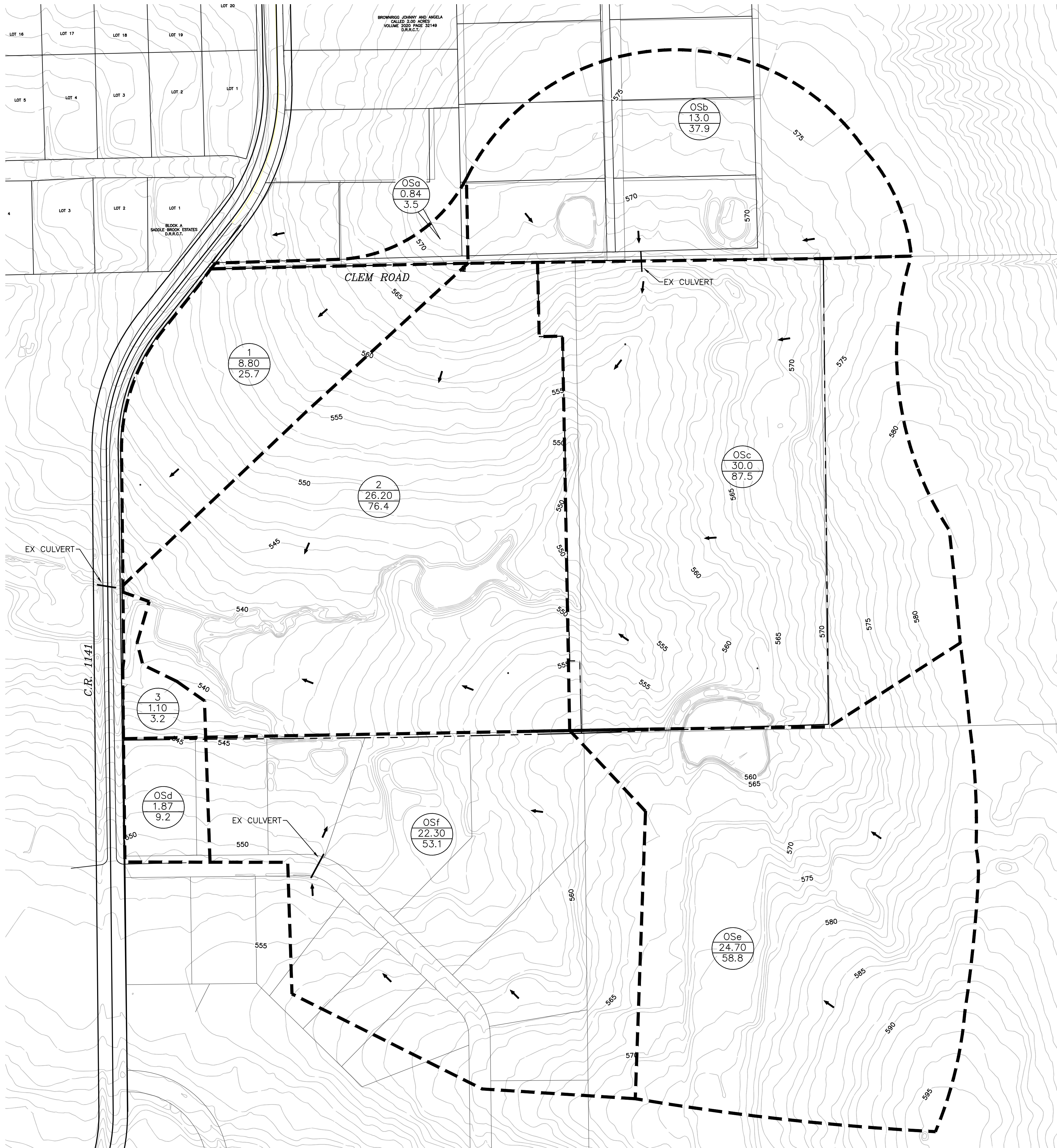
WEIGHTED "C" CALCULATION FOR AREA K	
$C = \frac{(5.2Ac \times 0.5) + (4.8 \times 0.35) + (0.14 \times 0.95)}{10.14} = 0.44$	
WEIGHTED "C" CALCULATION FOR AREA M	
$C = \frac{(0.17Ac \times 0.5) + (1.03Ac \times 0.35)}{1.2} = 0.37$	
USE	"C"
HOMES	0.5
OPEN SPACE	0.35
SIDEWALK / PARKING	0.95

PRELIMINARY  
FOR REVIEW ONLY  
DAYTON C. MACATEE, P.E., 65028



**CIVIL ENGINEERING  
DESIGN & CONSULTING**  
(Tex. Reg. No. F-456)  
12655 N. CENTRAL EXPWY, SUITE 420  
DALLAS, TEXAS 75243  
TEL 214-373-1180 \* FAX 214-373-6580  
daytonm@macatee-engineering.com  
phillipf@macatee-engineering.com





EXISTING RUNOFF CALCULATIONS					
AREA	ACRES	Tc (min)	C	I100	Q100
1	8.80	20	0.35	8.33	25.7
2	26.20	20	0.35	8.33	76.4
3	1.10	20	0.35	8.33	3.2
Osa	0.84	20	0.5	8.33	3.5
Osb	13.00	20	0.5	8.33	54.1
Osc	30.00	20	0.35	8.33	87.5
Osd	1.87	10	0.5	9.8	9.2
Ose	24.70	31	0.35	6.8	58.8
Osf	22.30	32	0.35	6.8	53.1

LEGEND

544

EXISTING 1 FOOT CONTOUR INTERVAL

DRAINAGE DIVIDE

X

X.X

X.X

DRAINAGE AREA  
ACRES  
RUNOFF IN CFS (100yr)

DIRECTION OF RUNOFF

PRELIMINARY  
FOR REVIEW ONLY  
DAYTON C. MACATEE, P.E., 65028

CONCEPTUAL DRAINAGE AREA MAP -- PRE DEVELOPMENT

WINDING CREEK

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M

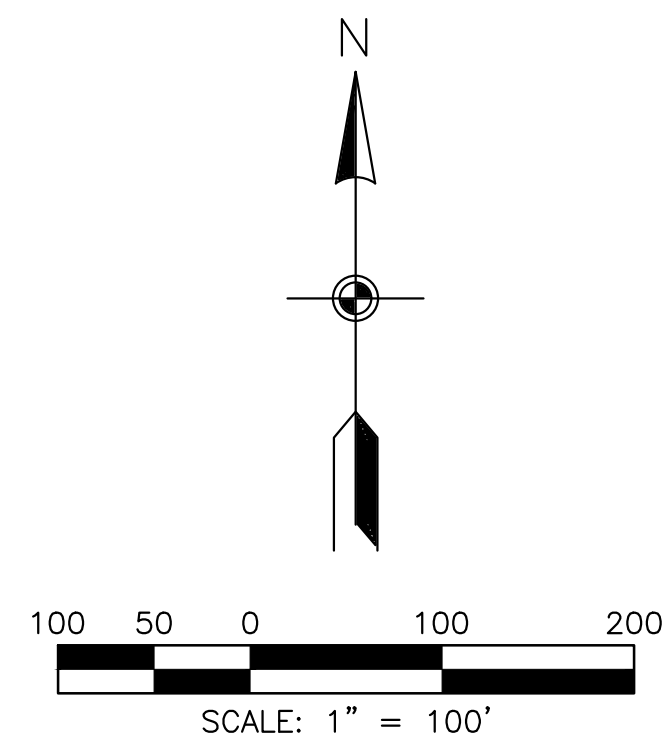
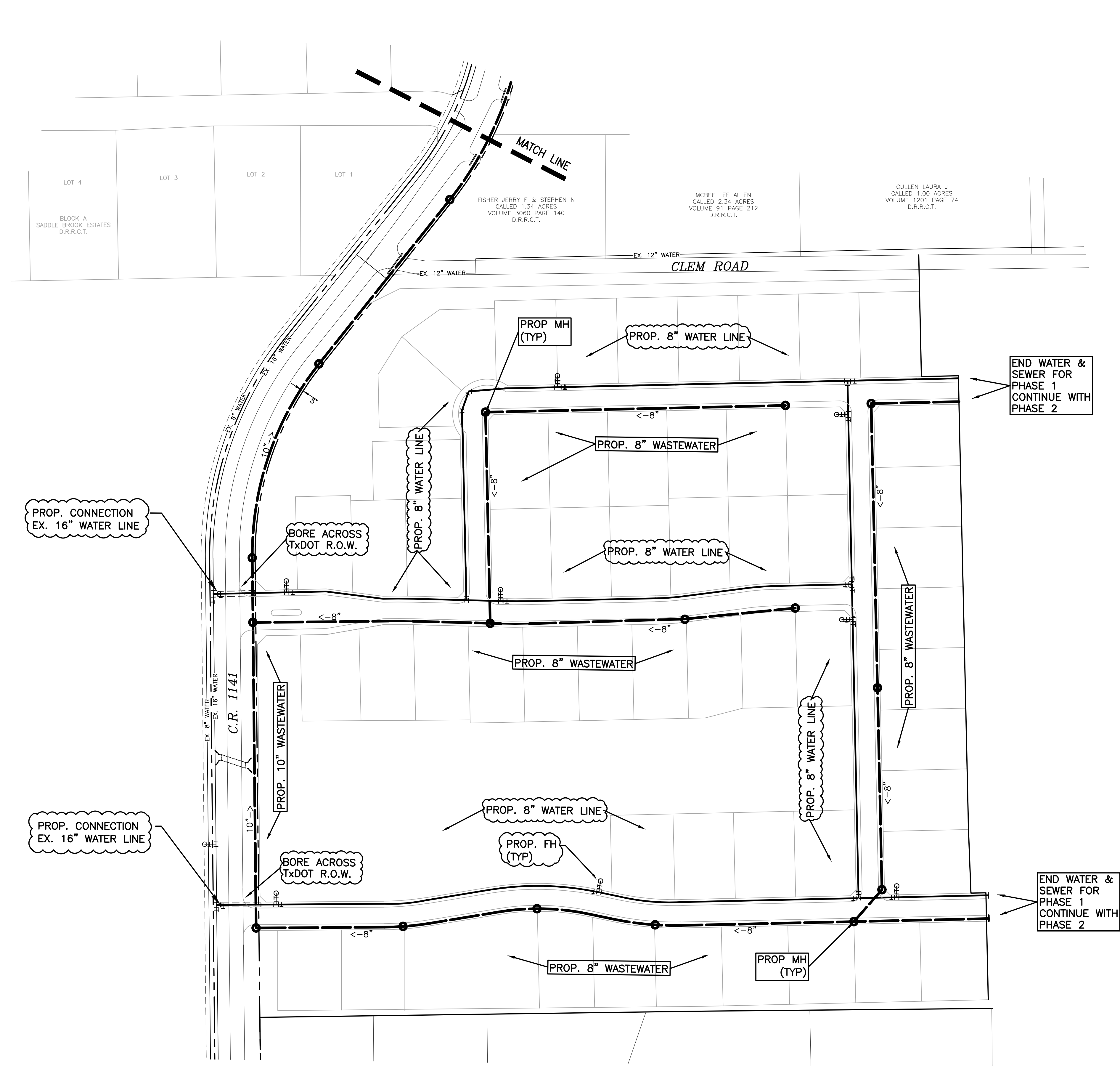
MACATEE

CIVIL ENGINEERING


CIVIL ENGINEERING  
DESIGN & CONSULTING  
(Tex. Reg. No. F-456)  
12655 N. CENTRAL EXPWY, SUITE 420  
DALLAS, TEXAS 75243  
TEL 214-373-1180 \* FAX 214-373-6580  
daytonm@macatee-engineering.com  
phillipf@macatee-engineering.com

DESIGNED	CHECKED	DATE	DWG FILE	PROJECT #	SHEET NO.
		05/13/2021			3 OF 4

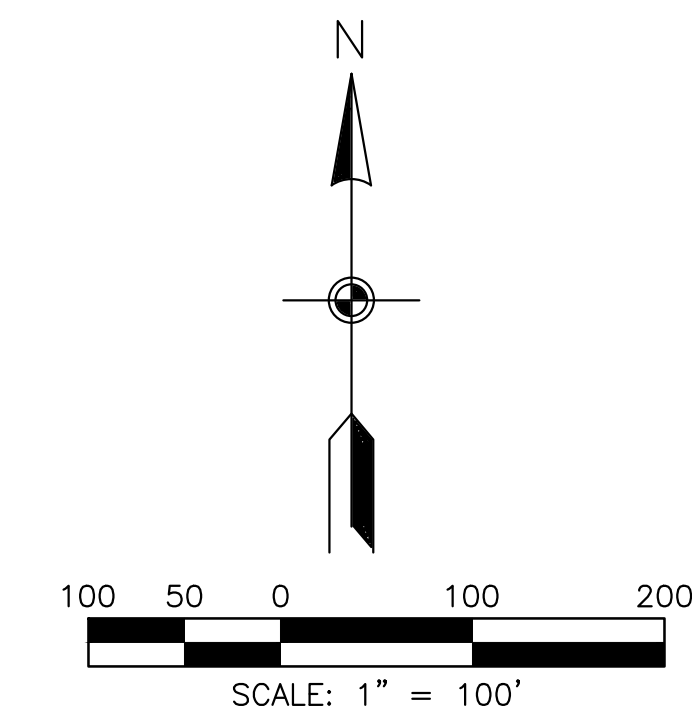
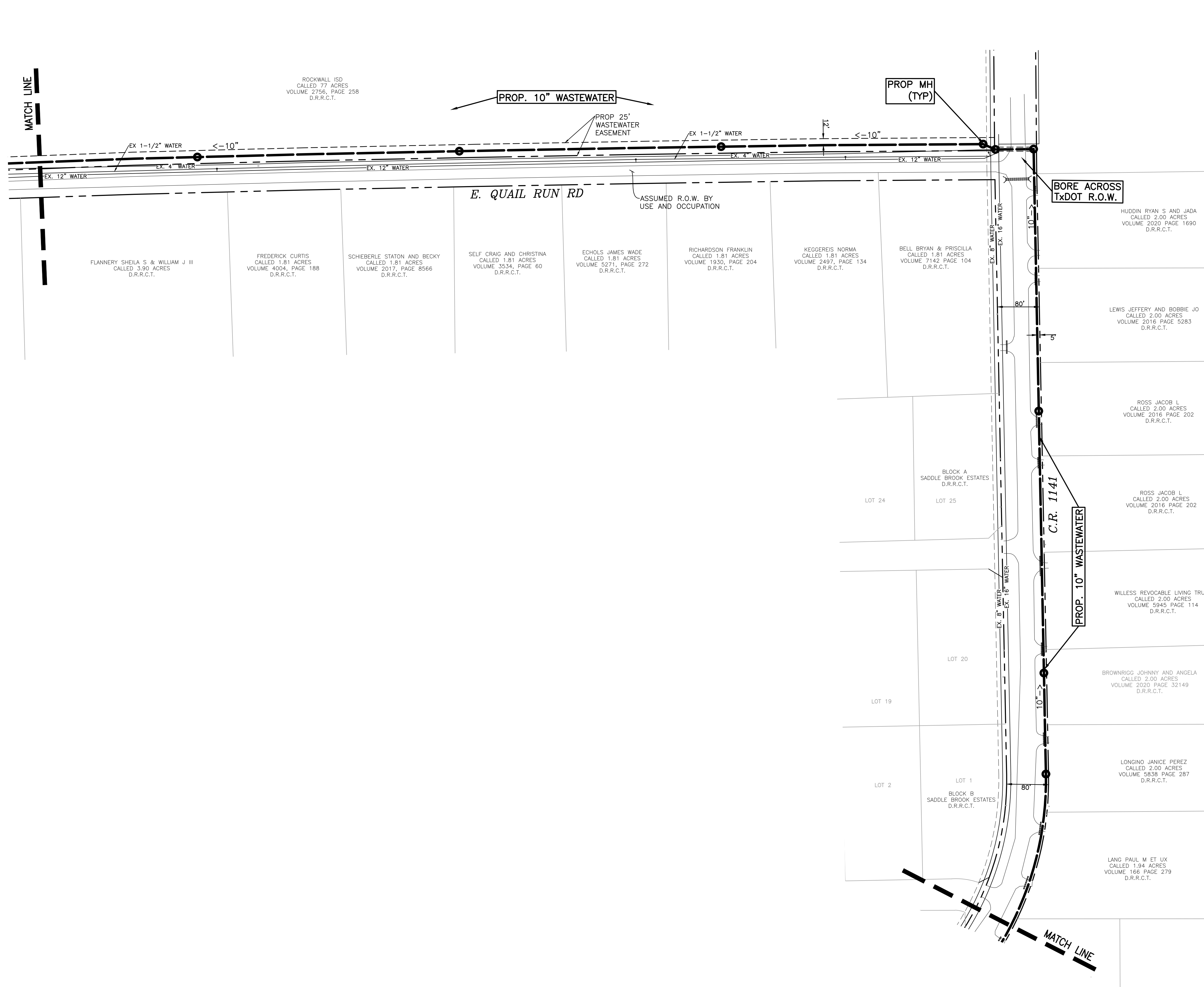





PRELIMINARY  
FOR REVIEW ONLY  
DAYTON C. MACATEE, P.E., 65028

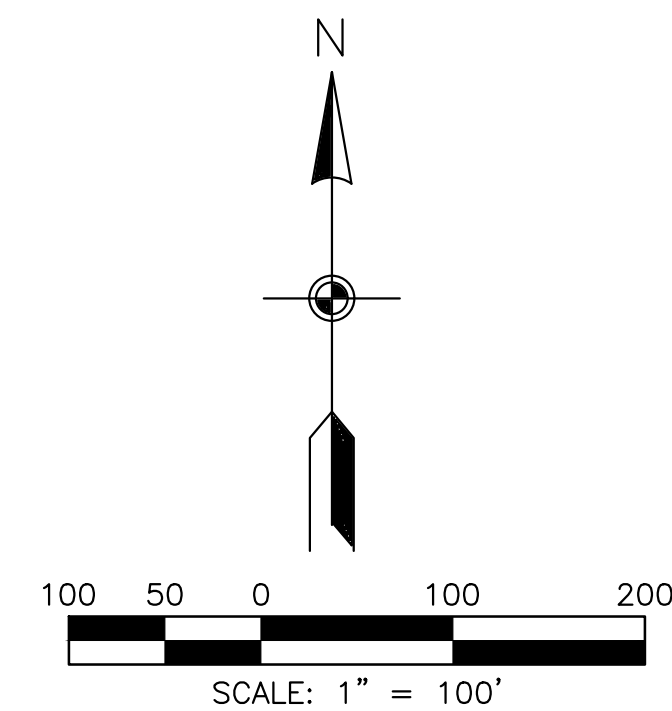
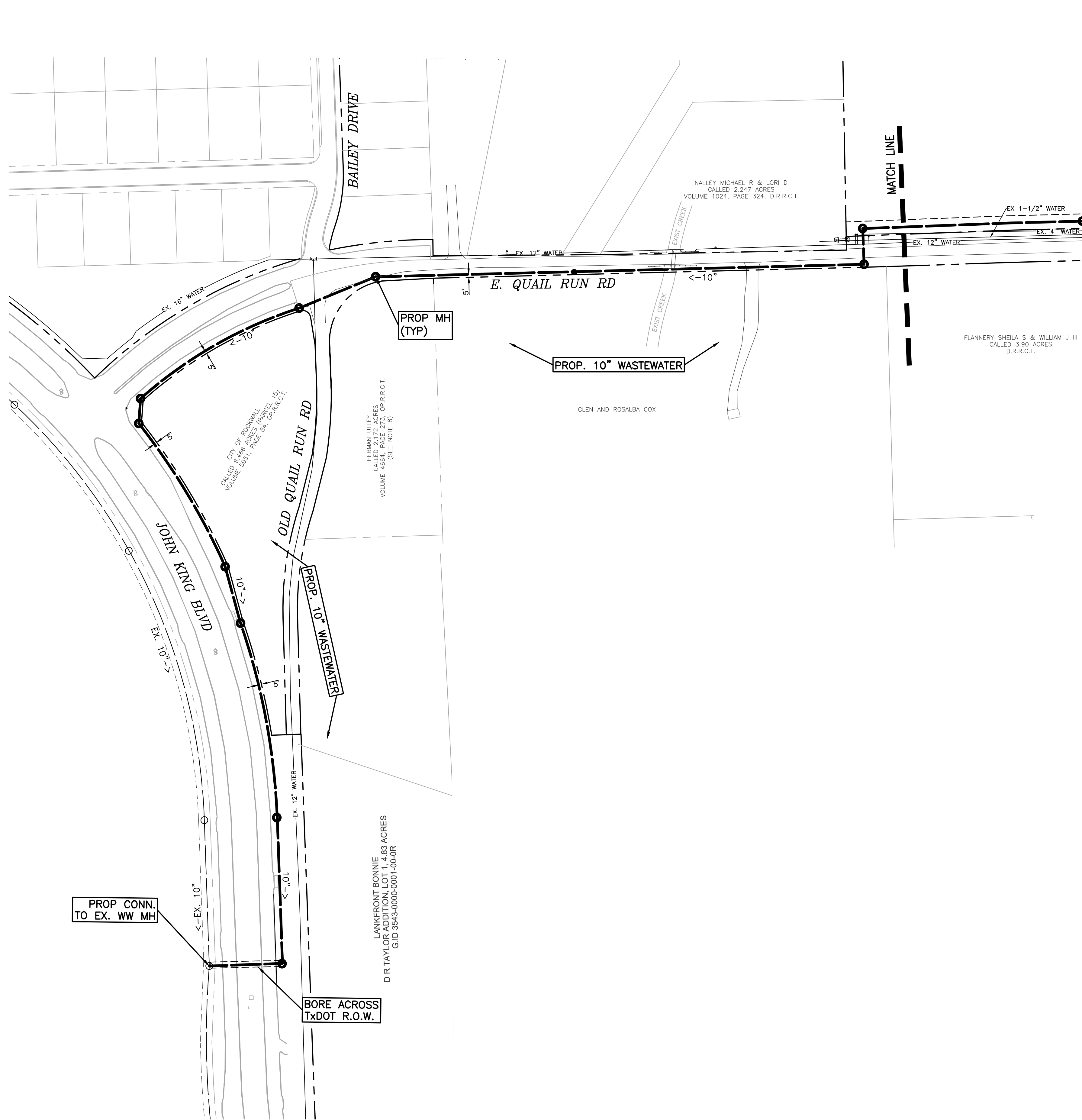
CONCEPTUAL WATER & WASTEWATER PLAN					
WINDING CREEK					
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS					
			CIVIL ENGINEERING DESIGN & CONSULTING (Tex. Reg. No. F-456) 12655 N. CENTRAL EXPWY, SUITE 420 DALLAS, TEXAS 75243 TEL 214-373-1180 * FAX 214-373-6580 daytonm@macatee-engineering.com phillipf@macatee-engineering.com		
			DESIGNED	CHECKED	DATE
					05/14/2021
			DWG FILE	PROJECT #	SHEET NO.
					1 OF 5





PRELIMINARY  
FOR REVIEW ONLY  
DAYTON C. MACATEE, P.E., 65028

CONCEPTUAL WATER & WASTEWATER PLAN					
WINDING CREEK					
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS					
			<b>CIVIL ENGINEERING DESIGN &amp; CONSULTING</b> (Tex. Reg. No. F-456) 12655 N. CENTRAL EXPWY, SUITE 420 DALLAS, TEXAS 75243 TEL 214-373-1180 * FAX 214-373-6580 daytonm@macatee-engineering.com phillipf@macatee-engineering.com		
DESIGNED	CHECKED	DATE	DWG. FILE	PROJECT #	SHEET NO.
		05/14/2021			2 OF 5



PRELIMINARY  
FOR REVIEW ONLY  
DAYTON C. MACATEE, P.E., 65028

CONCEPTUAL WATER & WASTEWATER PLAN

WINDING CREEK

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



**CIVIL ENGINEERING  
DESIGN & CONSULTING**  
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DESIGNED	CHECKED	DATE	DWG FILE	PROJECT #	SHEET NO.
		05/14/2021			3 OF 5





30' LANDSCAPE  
BUFFER

30' LANDSCAPE  
BUFFER

10' WIDE HOA MAINTAINED  
LANDSCAPE BUFFER




10' WIDE HOA MAINTAINED  
LANDSCAPE BUFFER

JL PEOPLES SUB  
A 109

FISHER  
3060 140

McBEE  
993 98

TREE LEGEND

-  PRESERVED EXISTING TREE  
 REMOVED EXISTING TREE  
 OFF-SITE OR PUBLIC ROW TREE

SITE DATA  
ACREAGE:  
LOT COUNT:

OWNER

APPLICANT  
SKORBURG COMPANY, LTD.  
8214 WESTCHESTER DRIVE, SUITE 710  
DALLAS, TEXAS 75225

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.

Clem Development FM 1141/Clem Rd  
ROCKWALL, TEXAS

TREESCAPE PLAN

[illegible]

SHEET NUMBER

L-1.0



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	ROW DEDIC	-	-	-	-	-
2	17.0	sugarberry	18	No	Healthy	ROW DEDIC	-	-	-	-	-
3	15.5	Osage-orange	15	No	Healthy	OUTSIDE DEV	-	-	-	-	-
4	21.2	black w ilow	20	No	Healthy	OUTSIDE DEV	-	-	-	-	-
5	18.5	sugarberry	18	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
6	7.1	live oak	6	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
7	5.2	live oak	5	No	Healthy	OUTSIDE DEV	-	-	-	-	-
8	7.2	bur oak	7	No	Healthy	OUTSIDE DEV	-	-	-	-	-
9	7.3	bur oak	7	No	Healthy	OUTSIDE DEV	-	-	-	-	-
10	21.4	Osage-orange	15	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
11	20.7	black w ilow	15	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
12	11.8	sugarberry	12	No	Healthy	OUTSIDE DEV	-	-	-	-	-
13	6.5	live oak	6	No	Healthy	OUTSIDE DEV	-	-	-	-	-
14	23.0	live oak	20	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
15	20.0	cedar elm	20	No	Healthy	OUTSIDE DEV	-	-	-	-	-
16	10.7	live oak	8	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
17	6.8	live oak	6	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
18	27.6	cottonw ood	28	No	Healthy	OUTSIDE DEV	-	-	-	-	-
19	5.1	Bradford pear	5	No	Healthy	OUTSIDE DEV	-	-	-	-	-
20	18.3	red mulberry	18	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
21	5.8	bald cypress	6	No	Healthy	OUTSIDE DEV	-	-	-	-	-
22	6.0	bald cypress	6	No	Healthy	OUTSIDE DEV	-	-	-	-	-
23	30.6	crape myrtle	16	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
24	17.3	live oak	18	No	Healthy	OUTSIDE DEV	-	-	-	-	-
25	13.7	cedar elm	14	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
26	6.4	live oak	6	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
27	5.7	live oak	6	No	Healthy	OUTSIDE DEV	-	-	-	-	-
28	13.4	cedar elm	15	No	Healthy	OUTSIDE DEV	-	-	-	-	-
29	19.2	live oak	20	No	Healthy	OUTSIDE DEV	-	-	-	-	-
30	10.4	yaupon	8	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
31	26.6	live oak	20	No	Healthy	OUTSIDE DEV	-	-	-	-	-
32	7.9	bald cypress	8	No	Healthy	OUTSIDE DEV	-	-	-	-	-
33	14.0	eastern red cedar	12	No	Healthy	OUTSIDE DEV	-	-	-	-	-
34	13.7	eastern red cedar	12	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
35	20.7	black w ilow	18	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
38	22.5	black w ilow	18	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
36	11.3	eastern red cedar	10	No	Healthy	OUTSIDE DEV	-	-	-	-	-
37	37.5	black w ilow	18	Yes	Damaged	OUTSIDE DEV	-	-	-	-	-
39	12.8	eastern red cedar	12	No	Healthy	OUTSIDE DEV	-	-	-	-	-
40	11.1	eastern red cedar	10	No	Healthy	OUTSIDE DEV	-	-	-	-	-
41	11.7	eastern red cedar	12	No	Healthy	OUTSIDE DEV	-	-	-	-	-
42	4.1	common persimmo	4	No	Healthy	OUTSIDE DEV	-	-	-	-	-
43	12.3	eastern red cedar	12	No	Healthy	OUTSIDE DEV	-	-	-	-	-
44	11.5	eastern red cedar	10	No	Healthy	OUTSIDE DEV	-	-	-	-	-
45	13.7	eastern red cedar	12	No	Healthy	OUTSIDE DEV	-	-	-	-	-
46	4.4	common persimmo	5	No	Healthy	OUTSIDE DEV	-	-	-	-	-
47	11.2	eastern red cedar	10	No	Healthy	OUTSIDE DEV	-	-	-	-	-
48	11.0	eastern red cedar	11	No	Healthy	OUTSIDE DEV	-	-	-	-	-
49	4.0	gum bumelia	4	No	Healthy	OUTSIDE DEV	-	-	-	-	-
50	11.5	sugarberry	12	No	Damaged	OUTSIDE DEV	-	-	-	-	-
51	11.2	sugarberry	12	No	Damaged	OUTSIDE DEV	-	-	-	-	-
52	13.3	sugarberry	14	No	Healthy	OUTSIDE DEV	-	-	-	-	-
53	26.6	eastern red cedar	20	Yes	Healthy	REMOVED	53.2	-	-	-	-
54	12.9	sugarberry	14	No	Healthy	OUTSIDE DEV	-	-	-	-	-
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	-	-
							106.2	-	33.5	-	-
								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
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	PRESERVED	-	-	-	-	-
507	11.6	sugarberry	11	No	Healthy	ROW DEDIC	-	-	-	-	-
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	cottonw ood	7	No	Damaged	REMOVED	-	-	-	-	-
520	15.8	eastern red cedar	10	No	Healthy	PRESERVED	-	-	-	-	-
521	13.1	sugarberry	12	No	Damaged	ROW DEDIC	-	-	-	-	-
522	13.0	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
523	14.3	sugarberry	15	No	Damaged	ROW DEDIC	-	-	-	-	-
524	13.6	sugarberry	16	No	Healthy	ROW DEDIC	-	-	-	-	-
525	11.8	sugarberry	12	No	Damaged	ROW DEDIC	-	-	-	-	-
526	11.2	sugarberry	11	No	Healthy	ROW DEDIC	-	-	-	-	-
527	12.9	sugarberry	18	No	Healthy	ROW DEDIC	-	-	-	-	-
528	12.5	sugarberry	16	No	Damaged	ROW DEDIC	-	-	-	-	-
529	12.5	sugarberry	17	No	Healthy	ROW DEDIC	-	-	-	-	-
530	11.2	sugarberry	13	No	Healthy	ROW DEDIC	-	-	-	-	-
531	12.5	sugarberry	17	No	Healthy	ROW DEDIC	-	-	-	-	-
532	17.2	sugarberry	20	No	Healthy	ROW DEDIC	-	-	-	-	-
533	21.7	sugarberry	27	No	Damaged	ROW DEDIC	-	-	-	-	-
534	11.0	sugarberry	16	No	Healthy	ROW DEDIC	-	-	-	-	-
535	22.3	sugarberry	24	No	Damaged	ROW DEDIC	-	-	-	-	-
536	15.1	sugarberry	16	Yes	Damaged	ROW DEDIC	-	-	-	-	-
537	13.5	sugarberry	15	No	Damaged	ROW DEDIC	-	-	-	-	-
538	11.7	sugarberry	13	No	Healthy	ROW DEDIC	-	-	-	-	-
539	11.0	sugarberry	13	No	Damaged	ROW DEDIC	-	-	-	-	-
540	11.2	sugarberry	13	No	Damaged	ROW DEDIC	-	-	-	-	-
541	16.8	sugarberry	15	No	Damaged	ROW DEDIC	-	-	-	-	-
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 ilow	26	Yes	Healthy	REMOVED	-	-	-	N/A	-
548	13.5	black w ilow	10	No	Healthy	REMOVED	-	-	-	N/A	-
549	5.7	Hercules-club	6	Yes	Healthy	REMOVED	-	-	-	N/A	-
550	6.5	gum bumelia	6	Yes	Healthy	REMOVED	-	6.5	-	-	-
551	8.0	gum bumelia	6	Yes	Healthy	REMOVED	-	8.0	-	-	-
552	4.2	common persimmo	5	No	Healthy	REMOVED	-	4.2	-	-	-
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	-	-	-	-	-
							114.6	179.4	-	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

220.8	179.4	33.5	-	-	433.8
Featured	Protected	Protected	Protected	Preserving	TOTAL

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
GRAPE MYRTLE	PRIMARY
YAUPON	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)



SHEET NUMBER

L-1.1

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.



# PROJECT COMMENTS



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

DATE: 5/20/2021

PROJECT NUMBER: P2021-026  
PROJECT NAME: Winding Creek  
SITE ADDRESS/LOCATIONS: 237 CLEM RD, ROCKWALL, 75087

CASE MANAGER: David Gonzales  
CASE MANAGER PHONE: (972) 772-6488  
CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: Discuss and consider a request by Humberto Johnson of the Skorborg Co. on behalf of Alex Freeman and Mark G. & Jessica K. Taylor for the approval of a Preliminary Plat for the Winding Creek Subdivision consisting of 39 single-family residential lots on a 38.012-acre tract of land identified as Tracts 17 & 17-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	05/20/2021	Approved w/ Comments

05/20/2021: P2021-026; Preliminary Plat for the Winding Creek Subdivision

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

I.1 This is a request for the approval of a Preliminary Plat for the Winding Creek Subdivision consisting of 39 single-family residential lots on a 38.012-acre tract of land identified as Tracts 17 & 17-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses, generally located at the southeast corner of the intersection of FM-1141 and Clem Road.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (P2021-026) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by Planned Development District 91 (PD-91), the Unified Development Code (UDC) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.5 Indicate the subdivision boundary lines, and acreage and square footage. Verify the acreage for the subject property. PD-91 was approved indicating 38.012-acres. The preliminary plat indicates 36.567-acres. [Ordinance No. 21-17, PD-91]

M.6 Verify the density for the subdivision. PD-91 allows for a maximum density of 1.48 dwelling units per acre. The preliminary plat indicates 1.531-acres. [Ordinance No. 21-17, PD-91]

M.7 The lot width for the following lots do not conform to PD-91 standards. Please make the following adjustments. [Ordinance No. 21-17, PD-91]

a) Lot 4, Block C – minimum 90-ft frontage

b) Lots 6 & 7, Block C – minimum lot frontage on a curvilinear street is 72-ft at the building setback line. Adjust and/or provide a label indicating the minimum lot frontage for these lots.

M.8 Label all proposed streets with the proposed names for GIS approval. Contact Lance Singleton, GIS Supervisor for street name approval at LSingleton@rockwall.com

[Subsection 04.01, of Article 11, UDC]

M.9 Indicate the location and dimensions of any proposed right-of-way dedication. 17.5-ft additional right-of-way to be placed in reserve for FM-1141 (TXDOT Roadway).

[Subsection 04.01, of Article 11, UDC]

M.10 Locate and identify existing and/or proposed median openings and left turn channelization. [Subsection 04.01, of Article 11, UDC]

M.11 Please revise the Treescape Plans per the following comments: [Section 05, of Article 09, UDC]

a) Mitigation required for Hackberry Trees being removed along FM-1141.

b) Remove all trees from page L-1.0 that are not within the city limits of the City of Rockwall. Additionally, remove the same trees from the Treescape Plan Table, page L-1.1 that are being considered for mitigation as these do not count towards mitigation (i.e. not within the corporate limits of the city).

I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections, and provide any additional information that is requested by staff. Revisions for this case will be due as soon as possible or within 30 days of approval.

M.13 Please provide one (1) hard copy and a PDF/electronic version for review by staff.

I.14 Please note the scheduled meetings for this case:

(1) Planning & Zoning work session meeting will be held on May 25, 2021.

(2) Parks and Recreation Board meeting will be held on June 1, 2021.

(3) Planning & Zoning regular meeting will be held on June 15, 2021.

(4) City Council regular meeting will be held on June 21, 2021.

I.15 All meetings will be held in person in the City's Council Chambers and are scheduled to begin at 6:00 PM in the City's Council Chambers. The City requires that a representative(s) be present for all scheduled meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/20/2021	Approved w/ Comments

05/20/2021: Informational Comments for continuing the development process.

General Items:

M - Must meet City Standards of Design and Construction

I - 4% Engineering Inspection Fees

I - Impact Fees (Water, Wastewater & Roadway)

I - Minimum easement width is 20' for new easements. No structures allowed in easements.

I - Retaining walls 3' and over must be engineered.

I - All retaining walls must be rock or stone face. No smooth concrete walls.

I - Must include a 10' utility easement along all street frontage.

Drainage Items:

I - Detention is required. Manning's C-value is by zoning.

I - Detention for 20 or more acres must be calculated using the unit hydrograph method and perform a detention/flood study. Review fees apply. (Must meet design requirements for Squabble Creek Basin)

I - No lot-to-lot drainage is allowed.

- I - Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
- I - No vertical walls are allowed in detention easements.
- I - Must delineate the 100-yr fully developed localized floodplain for all creek, stream and low areas. Detention must be above the 100-year Water Surface Elevation.
- I - Must establish drainage easements per erosion hazard setback and floodplain requirements.
- I - Floodplain and erosion hazard setback to be in its own separate lot to be owned and maintained by the HOA. Lot/property line will vary based on this.

Water and Wastewater Items:

- I - Must loop the water line on site. Only one use allowed off a dead end line.
- I - Pursue opting out of the Mt. Zion water district.
- I - Will need a letter from Mt. Zion stating that they can serve domestic and fire protection to meet City requirements if not opting out of Mt. Zion WD.
- I - Will need to connect the subdivision's sewer to the ex. sewer system that is located the west (approx. 3000ft). You may need additional easements.

Roadway Paving Items:

- I - Required 10' utility easement required along all street frontage.
- I - All streets to be concrete. Min. 50' ROW, 29' back-to-back paving. Streets must be curb and gutter style. No asphalt or rock streets.
- I - Alleys to be 20' ROW, 12' wide paving.
- I - No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- I - Must meet driveway spacing requirements.
- I - TXDOT permit required for driveway on FM 1141 This will require TIA to be submitted.
- I - Dedicate ROW for FM 1141. 85' ROW for an M4D four lane divided roadway. Must dedicate 42.5' from the centerline if not existing. Reserve 17.5' for future FM 1141 right-of-way for TXDOT

Landscaping:

- I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- I - "Open spaces to be maintained by the property owner/HOA" add note to preliminary plat.

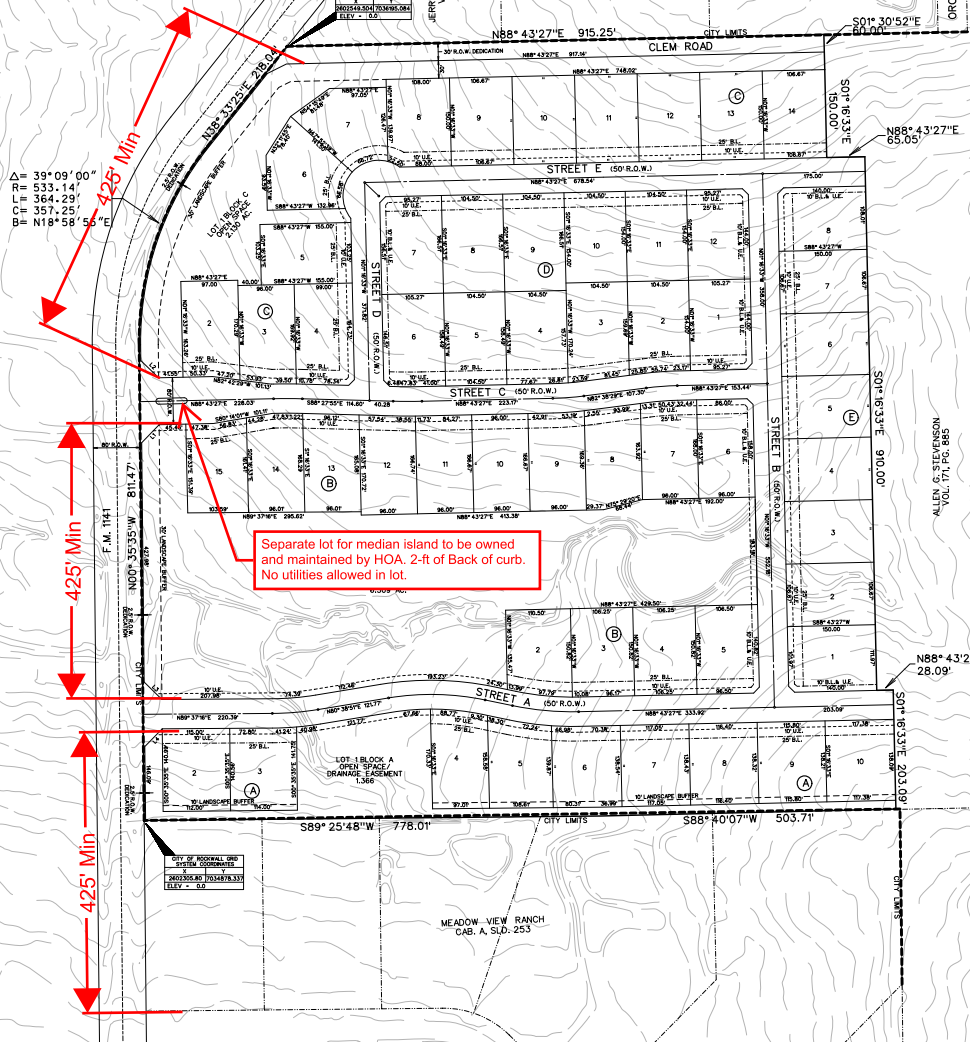
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/18/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/17/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/17/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	05/20/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/17/2021	Approved w/ Comments
05/17/2021: 1. P2021-026 (David Gonzalez)			
Park District 8			
Cash in Lieu of Land \$609.00 x 39 = \$23,751.00			



Pro Rata Equipment Fees  $\$577.00 \times 39 = \$22,503.00$   
Total per lot (1) Lot \$1,186.00 & Total for 39 lots \$46,254.00

# LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 44°03'56" E	42.68'
2.	N 45°56'04" W	42.18'
3.	N 45°29'10" W	42.51'
4.	S 44°30'50" W	42.35'



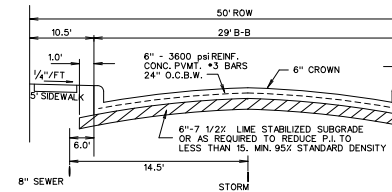
Reviewed for preliminary Approval

Planning & Zoning Commission Chairman Date

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

This approval shall be invalid unless the approved plat for such addition is County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days of approval.

Mayor, City of Rockwall City Secretary City Engineer



TYPICAL PAVEMENT SECTION (25' B-B)  
N.T.S.

WINDING CREEK											
Block A			Block B			Block C			Block D		
Int	CE	Int	Int	CE	Int	Int	CE	Int	Int	CE	Int
1*	59484	1*	274837	1*	92807	1	16161	1	16145		
2	16188	2	16045	2	16000	2	16258	2	16000		
3	16021	3	16024	3	16018	3	17265	3	16000		
4	16038	4	16024	4	17007	4	16055	4	16000		
5	16040	5	16012	5	16003	5	16062	5	16000		
6	16250	6	16078	6	16061	6	16089	6	16000		
7	16209	7	16038	7	16053	7	17478	7	16000		
8	16006	8	16027	8	16084	8	17420	8	16158		
9	16010	9	16047	9	16000	9	17400				
10	16215	10	16000	10	16000	10	16093				
11	16000	11	16000	11	16000	11	16093				
12	16172	12	16000	12	16161						
13	16001	13	16000								
14	16037	14	16000								
15	16002										

\* denotes open space

## General Items:

- M - Must meet City Standards of Design and Construction
- I - 4% Engineering Inspection Fees
- I - Impact Fees (Water, Wastewater & Roadway)
- I - Minimum easement width is 20' for new easements. No structures allowed in easements.
- I - Retaining walls 3' and over must be engineered.
- I - All retaining walls must be rock or stone face. No smooth concrete walls.
- I - Must include a 10' utility easement along all street frontage.

## Drainage Items:

- I - Detention is required. Manning's C-value is by zoning.
- I - Detention for 20 or more acres must be calculated using the unit hydrograph method and perform a detention/flood study. Review fees apply. (Must meet design requirements for Squabble Creek Basin)
- I - No lot-to-lot drainage is allowed.
- I - Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
- I - No vertical walls are allowed in detention easements.
- I - Must delineate the 100-yr fully developed localized floodplain for all creek, stream and low areas. Detention must be above the 100-year Water Surface Elevation.
- I - Must established drainage easements per erosion hazard setback and floodplain requirements.
- I - Floodplain and erosion hazard setback to be in its own separate lot to be owned and maintained by the HOA. lot/property line will vary based on this.

## Water and Wastewater Items:

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- I - Pursue opting out of the Mt. Zion water district.
- I - Will need a letter from Mt. Zion stating that they can serve domestic and fire protection to meet City requirements if not opting out of Mt. Zion WD.
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M.G. & J.K. TAYLOR LIVING TRUST  
237 CLEM ROAD  
ROCKWALL, TEXAS 75087

APPLICANT  
SKORBURG COMPANY, LTD.  
8214 WESTCHESTER DRIVE, SUITE 710  
DALLAS, TEXAS 75225  
214-522-4945

MAY 2021 SCALE 1" = 100'

CASE #P2021-XX





# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-026

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>  
☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1</sup>  
☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)  
☐ VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 237 Clem Rd, Rockwall, TX 75087

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION SE corner of Clem Rd and FM1141

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD 21-17

CURRENT USE Farm

PROPOSED ZONING PD 21-17

PROPOSED USE Single Family

ACREAGE Approx 39

LOTS [CURRENT] 0

LOTS [PROPOSED] 56

- ☐ **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 Mark Taylor

☒ APPLICANT Humberto Johnson Jr, PE - Skorburg Company

CONTACT PERSON Mark Taylor

CONTACT PERSON Humberto Johnson Jr., PE

ADDRESS 100 N Central Expy  
237 Clem Rd

ADDRESS 8214 westchester Dr STE 900

CITY, STATE & ZIP Rockwall TX 75087

CITY, STATE & ZIP Dallas, Tx 75225

PHONE 972-772-4171

PHONE 214-522-4945

E-MAIL mtaylor1045@gmail.com

E-MAIL jjohnson@skorburgcompany.com

## NOTARY VERIFICATION [REQUIRED]

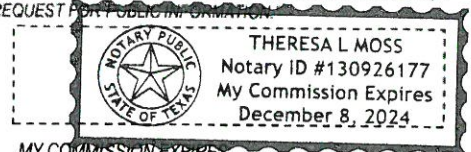
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mark Taylor [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$                     TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE                      DAY OF                     , 20                    . BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF May, 2021

OWNER'S SIGNATURE Mark Taylor

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES





# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-026

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CITY ENGINEER:

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<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **CLEM RD @ FM1141 WM Dalton, Tract 17-01**

SUBDIVISION LOT BLOCK

GENERAL LOCATION **SE corner of Clem Rd and FM1141**

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	<b>PD 21-17</b>	CURRENT USE	<b>Farm</b>
PROPOSED ZONING	<b>PD 21-17</b>	PROPOSED USE	<b>Single Family</b>
ACREAGE	<b>Approx 39</b>	LOTS [CURRENT]	<b>0</b>
		LOTS [PROPOSED]	<b>56</b>

- ☐ **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	<b>Alex Freeman</b>	<input checked="" type="checkbox"/> APPLICANT	<b>Humberto Johnson Jr, PE - Skorborg Company</b>
CONTACT PERSON	<b>Alex Freeman</b>	CONTACT PERSON	<b>Humberto Johnson Jr., PE</b>
ADDRESS	<b>100 N Central Expy STE 1008</b>	ADDRESS	<b>8214 westchester Dr STE 900</b>
CITY, STATE & ZIP	<b>Richardson, TX 75080</b>	CITY, STATE & ZIP	<b>Dallas, Tx 75225</b>
PHONE	<b>469-233-4774</b>	PHONE	<b>214-522-4945</b>
E-MAIL	<b>afreeman@pinnclemontessori.com</b>	E-MAIL	<b>jrjohnson@skorborgcompany.com</b>

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Alex Freeman [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 \$\_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

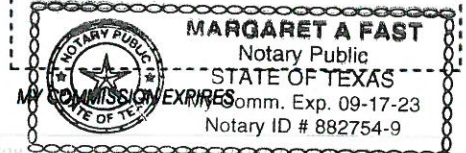
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF May, 2021.

OWNER'S SIGNATURE

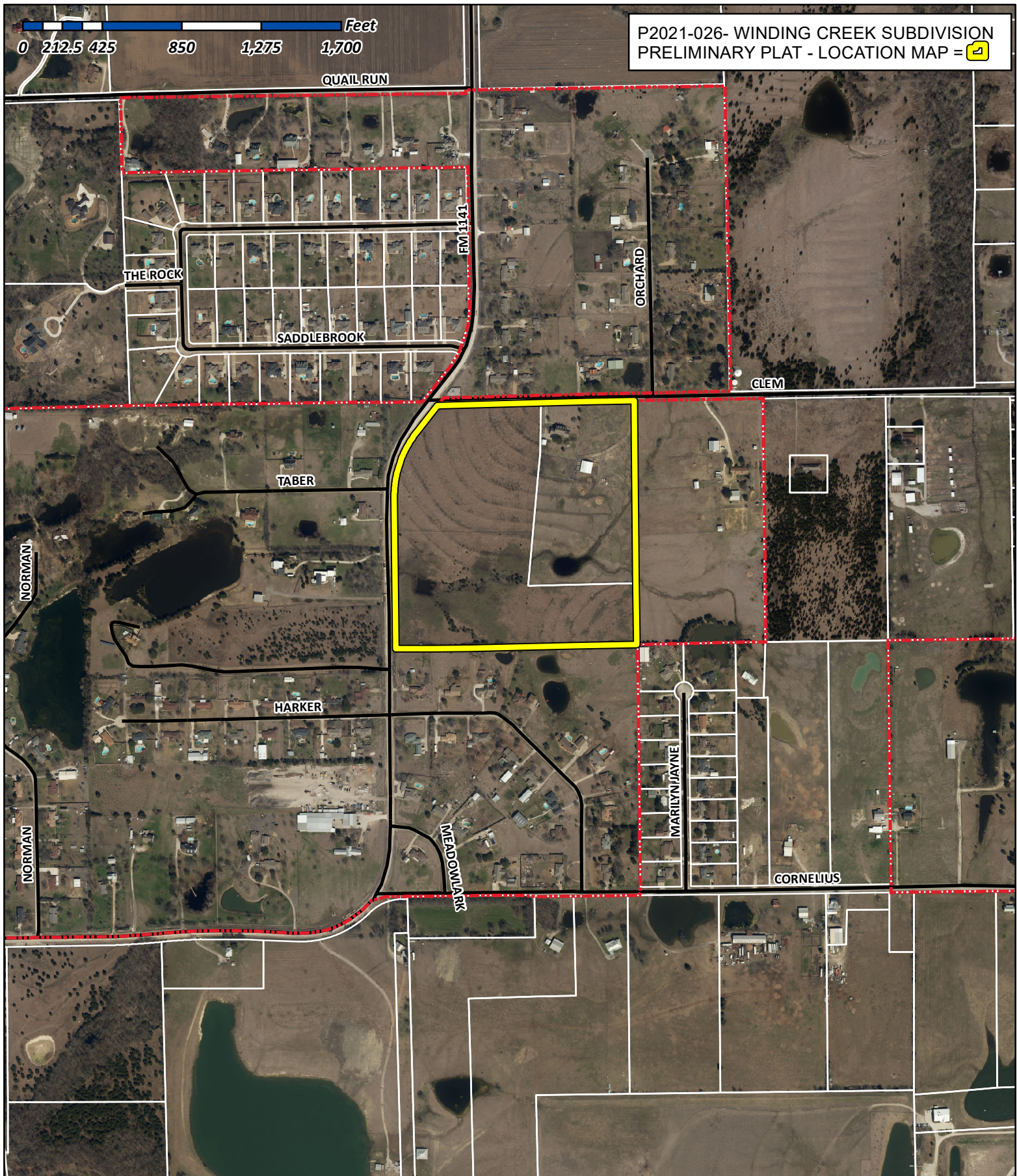
*Alex Freeman*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Margaret A Fast*







## City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

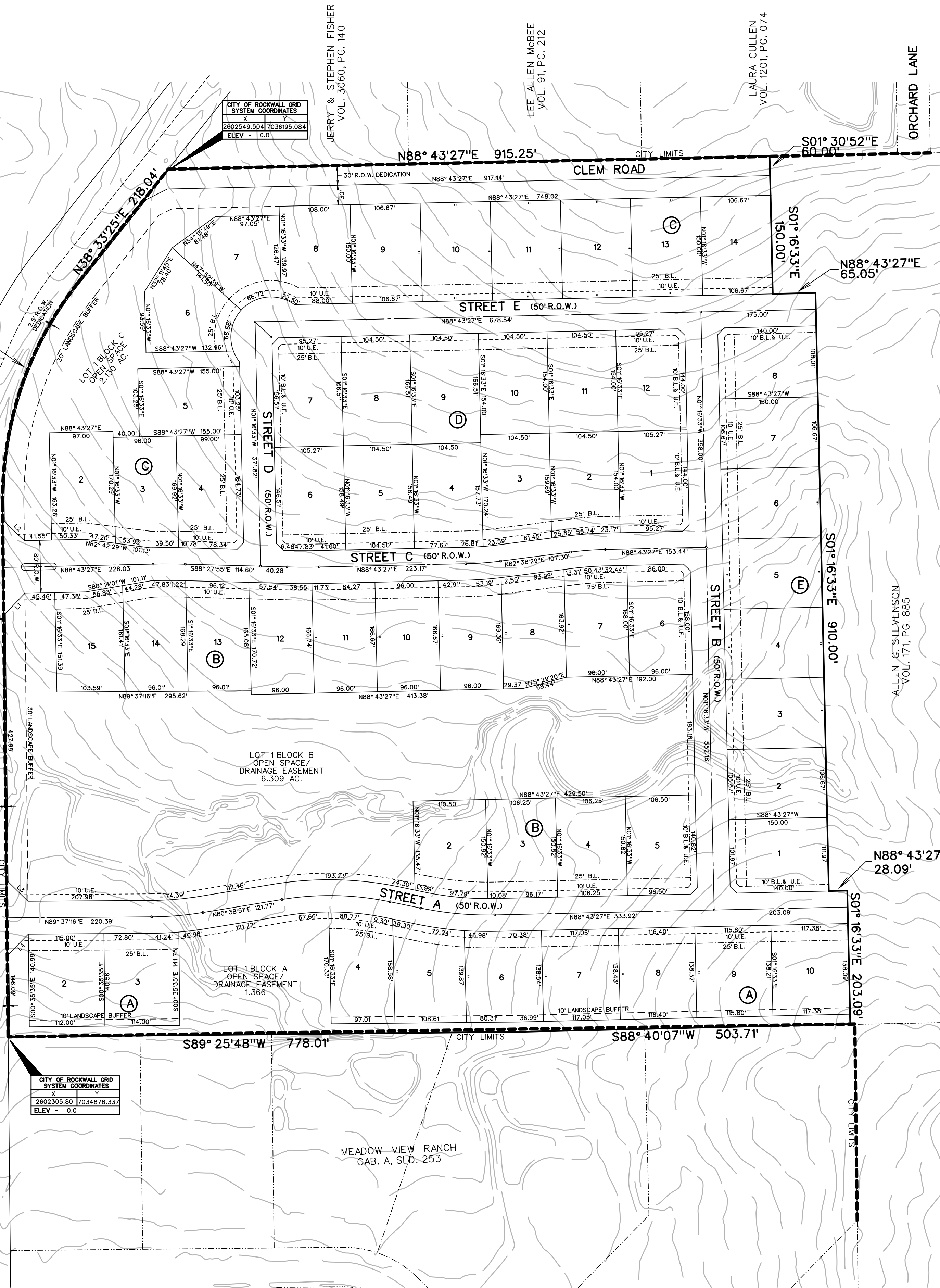




LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 44°03'56" E	42.68'
2.	N 45°56'04" W	42.18'
3.	N 45°29'10" W	42.51'
4.	S 44°30'50" W	42.35'

Δ = 39°09'00"  
R = 533.14'  
L = 364.29'  
C = 357.25'  
B = N18°58'55"E



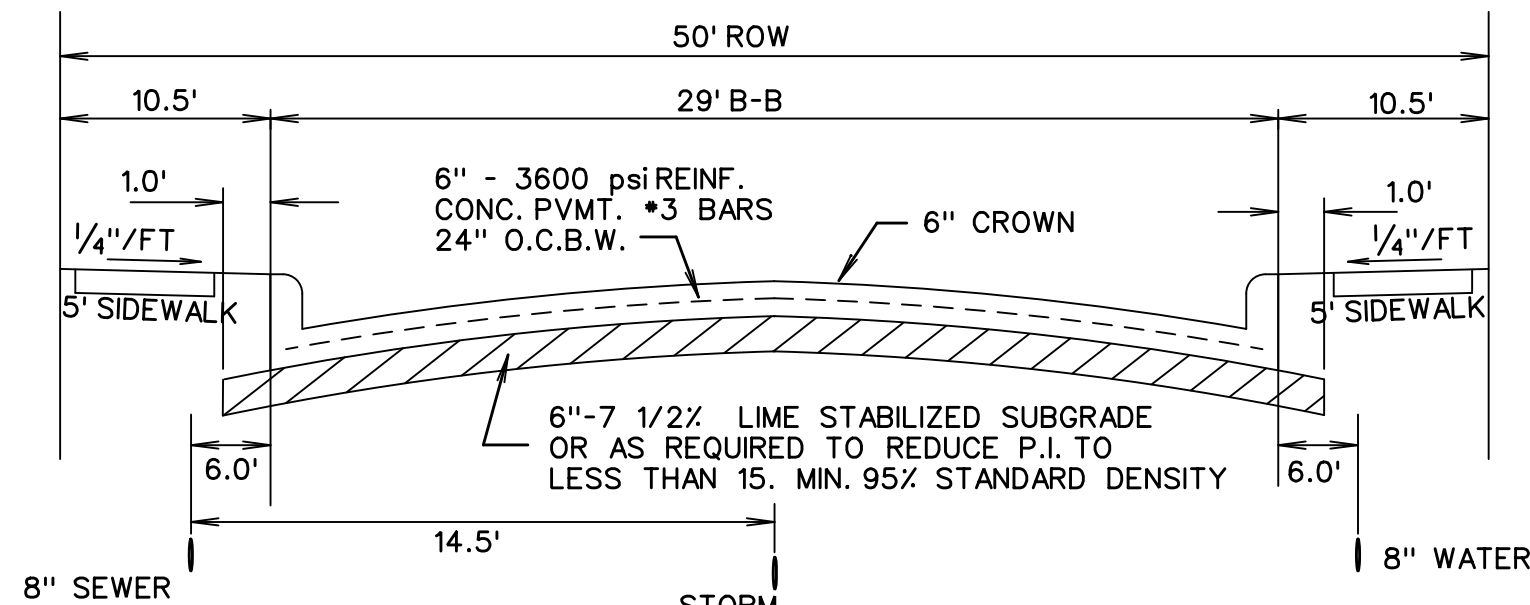
Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman \_\_\_\_\_ Date \_\_\_\_\_

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the \_\_\_\_\_ of \_\_\_\_\_, 2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Mayor, City of Rockwall \_\_\_\_\_ City Secretary \_\_\_\_\_ City Engineer \_\_\_\_\_



TYPICAL PAVEMENT SECTION (25' B-B)  
N.T.S.

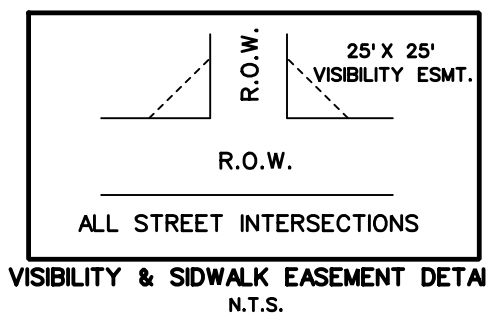
WINDING CREEK									
Block A	Block B		Block C		Block D		Block E		
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
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\* denotes open space

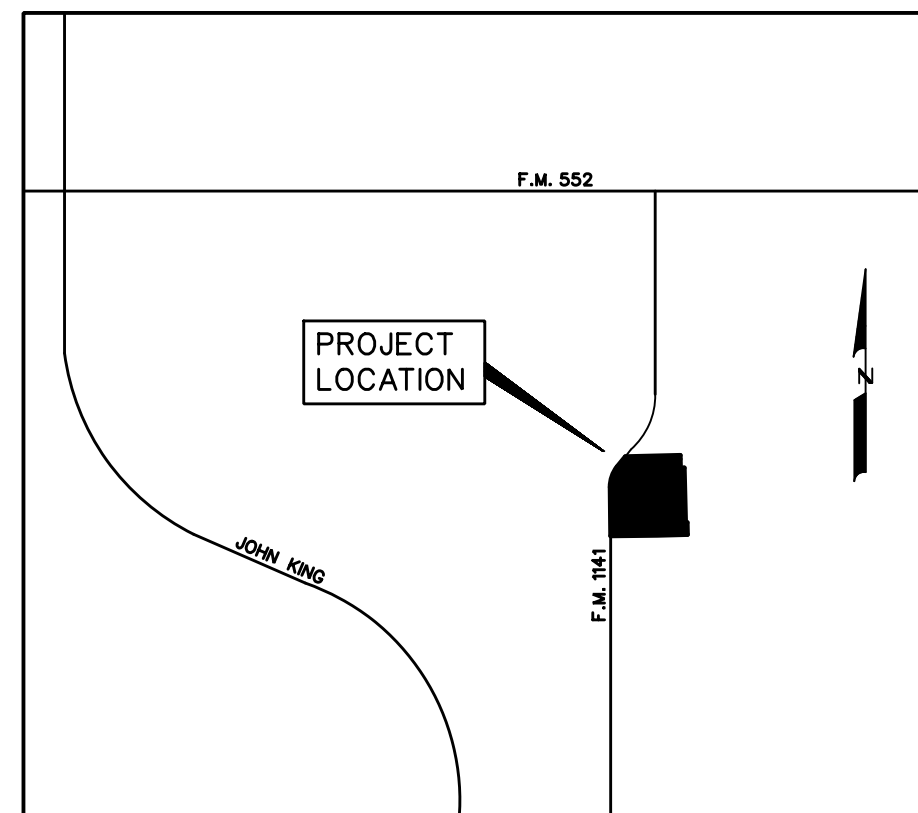
NOTES:

ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.  
HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

0 50 100 200  
SCALE: 1" = 100'



VISIBILITY & SIDEWALK EASEMENT DETAIL  
N.T.S.



LEGEND  
B.L. - BUILDING LINE  
D.E. - DRAINAGE EASEMENT  
U.E. - UTILITY EASEMENT  
R.O.W. - RIGHT OF WAY  
H.O.A. - HOMEOWNERS ASSOCIATION

TOTAL ACRES 36.567  
TOTAL RESIDENTIAL LOTS 56  
DENSITY 1.531  
EX. ZONING PD-91  
LAND USE SINGLE FAMILY DEVELOPMENT

PRELIMINARY PLAT  
OF  
WINDING CREEK

LOTS 1-10, BLOCK A  
LOTS 1-15, BLOCK B  
LOTS 1-14, BLOCK C  
LOTS 1-12, BLOCK D  
LOTS 1-8, BLOCK E

TOTAL ACRES 36.567  
TOTAL RESIDENTIAL LOTS 56  
TOTAL OPEN SPACE LOTS 3

OUT OF THE  
J.M. GLASS SURVEY, ABSTRACT NO. 88

IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNERS

REDDY K. VASUNDHARA &  
ALEX R. FREEMAN  
100 N. CENTRAL EXPRESSWAY, STE. 108  
DALLAS, TEXAS 75080

M.G. & J.K. TAYLOR LIVING TRUST  
237 CLEM ROAD  
ROCKWALL, TEXAS 75087

MAY 2021 SCALE 1" = 100'

APPLICANT  
SKORBURG COMPANY, LTD.  
8214 WESTCHESTER DRIVE., SUITE 710  
DALLAS, TEXAS 75225  
214-522-4945

CASE #P2021-XXX





30' LANDSCAPE  
BUFFER

30' LANDSCAPE  
BUFFER

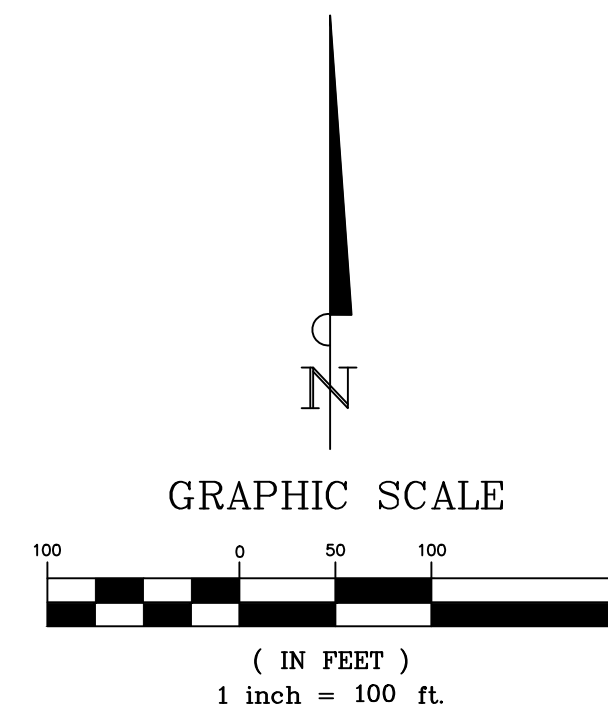
10' WIDE HOA MAINTAINED  
LANDSCAPE BUFFER

10' WIDE HOA MAINTAINED  
LANDSCAPE BUFFER




JL PEOPLES SUB  
A 109

FISHER  
3060 140

McBEE  
993 98



GRAPHIC SCALE

- TREE LEGEND**
- 
-  PRESERVED EXISTING TREE
-  REMOVED EXISTING TREE
-  OFF-SITE OR PUBLIC ROW TREE

SITE DATA  
ACREAGE:  
LOT COUNT:

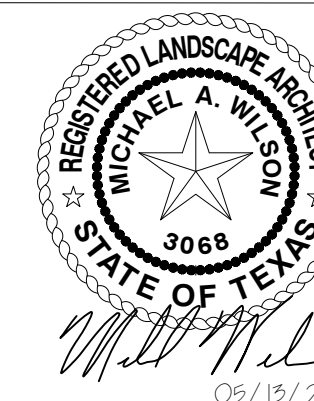
OWNER

APPLICANT  
SKORBURG COMPANY, LTD.  
8214 WESTCHESTER DRIVE, SUITE 710  
DALLAS, TEXAS 75225

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.

Clem Development FM 1141/Clem Rd  
ROCKWALL, TEXAS

TREESCAPE PLAN

[illegible]

SHEET NUMBER

L-1.0



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	ROW DEDIC	-	-	-	-	-
2	17.0	sugarberry	18	No	Healthy	ROW DEDIC	-	-	-	-	-
3	15.5	Osage-orange	15	No	Healthy	OUTSIDE DEV	-	-	-	-	-
4	21.2	black w ilow	20	No	Healthy	OUTSIDE DEV	-	-	-	-	-
5	18.5	sugarberry	18	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
6	7.1	live oak	6	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
7	5.2	live oak	5	No	Healthy	OUTSIDE DEV	-	-	-	-	-
8	7.2	bur oak	7	No	Healthy	OUTSIDE DEV	-	-	-	-	-
9	7.3	bur oak	7	No	Healthy	OUTSIDE DEV	-	-	-	-	-
10	21.4	Osage-orange	15	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
11	20.7	black w ilow	15	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
12	11.8	sugarberry	12	No	Healthy	OUTSIDE DEV	-	-	-	-	-
13	6.5	live oak	6	No	Healthy	OUTSIDE DEV	-	-	-	-	-
14	23.0	live oak	20	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
15	20.0	cedar elm	20	No	Healthy	OUTSIDE DEV	-	-	-	-	-
16	10.7	live oak	8	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
17	6.8	live oak	6	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
18	27.6	cottonw ood	28	No	Healthy	OUTSIDE DEV	-	-	-	-	-
19	5.1	Bradford pear	5	No	Healthy	OUTSIDE DEV	-	-	-	-	-
20	18.3	red mulberry	18	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
21	5.8	bald cypress	6	No	Healthy	OUTSIDE DEV	-	-	-	-	-
22	6.0	bald cypress	6	No	Healthy	OUTSIDE DEV	-	-	-	-	-
23	30.6	crape myrtle	16	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
24	17.3	live oak	18	No	Healthy	OUTSIDE DEV	-	-	-	-	-
25	13.7	cedar elm	14	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
26	6.4	live oak	6	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
27	5.7	live oak	6	No	Healthy	OUTSIDE DEV	-	-	-	-	-
28	13.4	cedar elm	15	No	Healthy	OUTSIDE DEV	-	-	-	-	-
29	19.2	live oak	20	No	Healthy	OUTSIDE DEV	-	-	-	-	-
30	10.4	yaupon	8	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
31	26.6	live oak	20	No	Healthy	OUTSIDE DEV	-	-	-	-	-
32	7.9	bald cypress	8	No	Healthy	OUTSIDE DEV	-	-	-	-	-
33	14.0	eastern red cedar	12	No	Healthy	OUTSIDE DEV	-	-	-	-	-
34	13.7	eastern red cedar	12	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
35	20.7	black w ilow	18	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
38	22.5	black w ilow	18	Yes	Healthy	OUTSIDE DEV	-	-	-	-	-
36	11.3	eastern red cedar	10	No	Healthy	OUTSIDE DEV	-	-	-	-	-
37	37.5	black w ilow	18	Yes	Damaged	OUTSIDE DEV	-	-	-	-	-
39	12.8	eastern red cedar	12	No	Healthy	OUTSIDE DEV	-	-	-	-	-
40	11.1	eastern red cedar	10	No	Healthy	OUTSIDE DEV	-	-	-	-	-
41	11.7	eastern red cedar	12	No	Healthy	OUTSIDE DEV	-	-	-	-	-
42	4.1	common persimmo	4	No	Healthy	OUTSIDE DEV	-	-	-	-	-
43	12.3	eastern red cedar	12	No	Healthy	OUTSIDE DEV	-	-	-	-	-
44	11.5	eastern red cedar	10	No	Healthy	OUTSIDE DEV	-	-	-	-	-
45	13.7	eastern red cedar	12	No	Healthy	OUTSIDE DEV	-	-	-	-	-
46	4.4	common persimmo	5	No	Healthy	OUTSIDE DEV	-	-	-	-	-
47	11.2	eastern red cedar	10	No	Healthy	OUTSIDE DEV	-	-	-	-	-
48	11.0	eastern red cedar	11	No	Healthy	OUTSIDE DEV	-	-	-	-	-
49	4.0	gum bumelia	4	No	Healthy	OUTSIDE DEV	-	-	-	-	-
50	11.5	sugarberry	12	No	Damaged	OUTSIDE DEV	-	-	-	-	-
51	11.2	sugarberry	12	No	Damaged	OUTSIDE DEV	-	-	-	-	-
52	13.3	sugarberry	14	No	Healthy	OUTSIDE DEV	-	-	-	-	-
53	26.6	eastern red cedar	20	Yes	Healthy	REMOVED	53.2	-	-	-	-
54	12.9	sugarberry	14	No	Healthy	OUTSIDE DEV	-	-	-	-	-
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	-	-
							106.2	-	33.5	-	-
								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
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	PRESERVED	-	-	-	-	-
507	11.6	sugarberry	11	No	Healthy	ROW DEDIC	-	-	-	-	-
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	cottonw ood	7	No	Damaged	REMOVED	-	-	-	-	-
520	15.8	eastern red cedar	10	No	Healthy	PRESERVED	-	-	-	-	-
521	13.1	sugarberry	12	No	Damaged	ROW DEDIC	-	-	-	-	-
522	13.0	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
523	14.3	sugarberry	15	No	Damaged	ROW DEDIC	-	-	-	-	-
524	13.6	sugarberry	16	No	Healthy	ROW DEDIC	-	-	-	-	-
525	11.8	sugarberry	12	No	Damaged	ROW DEDIC	-	-	-	-	-
526	11.2	sugarberry	11	No	Healthy	ROW DEDIC	-	-	-	-	-
527	12.9	sugarberry	18	No	Healthy	ROW DEDIC	-	-	-	-	-
528	12.5	sugarberry	16	No	Damaged	ROW DEDIC	-	-	-	-	-
529	12.5	sugarberry	17	No	Healthy	ROW DEDIC	-	-	-	-	-
530	11.2	sugarberry	13	No	Healthy	ROW DEDIC	-	-	-	-	-
531	12.5	sugarberry	17	No	Healthy	ROW DEDIC	-	-	-	-	-
532	17.2	sugarberry	20	No	Healthy	ROW DEDIC	-	-	-	-	-
533	21.7	sugarberry	27	No	Damaged	ROW DEDIC	-	-	-	-	-
534	11.0	sugarberry	16	No	Healthy	ROW DEDIC	-	-	-	-	-
535	22.3	sugarberry	24	No	Damaged	ROW DEDIC	-	-	-	-	-
536	15.1	sugarberry	16	Yes	Damaged	ROW DEDIC	-	-	-	-	-
537	13.5	sugarberry	15	No	Damaged	ROW DEDIC	-	-	-	-	-
538	11.7	sugarberry	13	No	Healthy	ROW DEDIC	-	-	-	-	-
539	11.0	sugarberry	13	No	Damaged	ROW DEDIC	-	-	-	-	-
540	11.2	sugarberry	13	No	Damaged	ROW DEDIC	-	-	-	-	-
541	16.8	sugarberry	15	No	Damaged	ROW DEDIC	-	-	-	-	-
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 ilow	26	Yes	Healthy	REMOVED	-	-	-	N/A	-
548	13.5	black w ilow	10	No	Healthy	REMOVED	-	-	-	N/A	-
549	5.7	Hercules-club	6	Yes	Healthy	REMOVED	-	-	-	N/A	-
550	6.5	gum bumelia	6	Yes	Healthy	REMOVED	-	6.5	-	-	-
551	8.0	gum bumelia	6	Yes	Healthy	REMOVED	-	8.0	-	-	-
552	4.2	common persimmo	5	No	Healthy	REMOVED	-	4.2	-	-	-
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	-	-	-	-	-
							114.6	179.4	-	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

220.8	179.4	33.5	-	-	433.8
Featured	Protected	Protected	Protected	Preserving	TOTAL

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
GRAPE MYRTLE	PRIMARY
YAUPON	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)



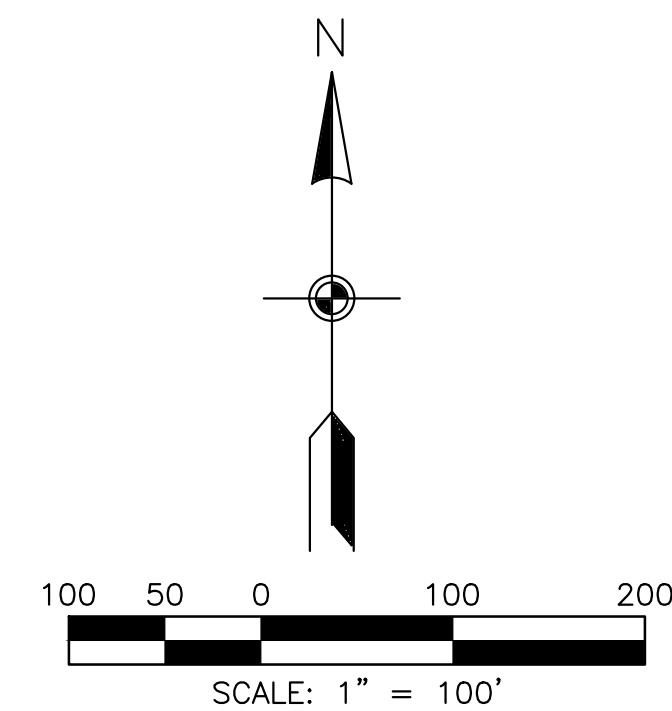
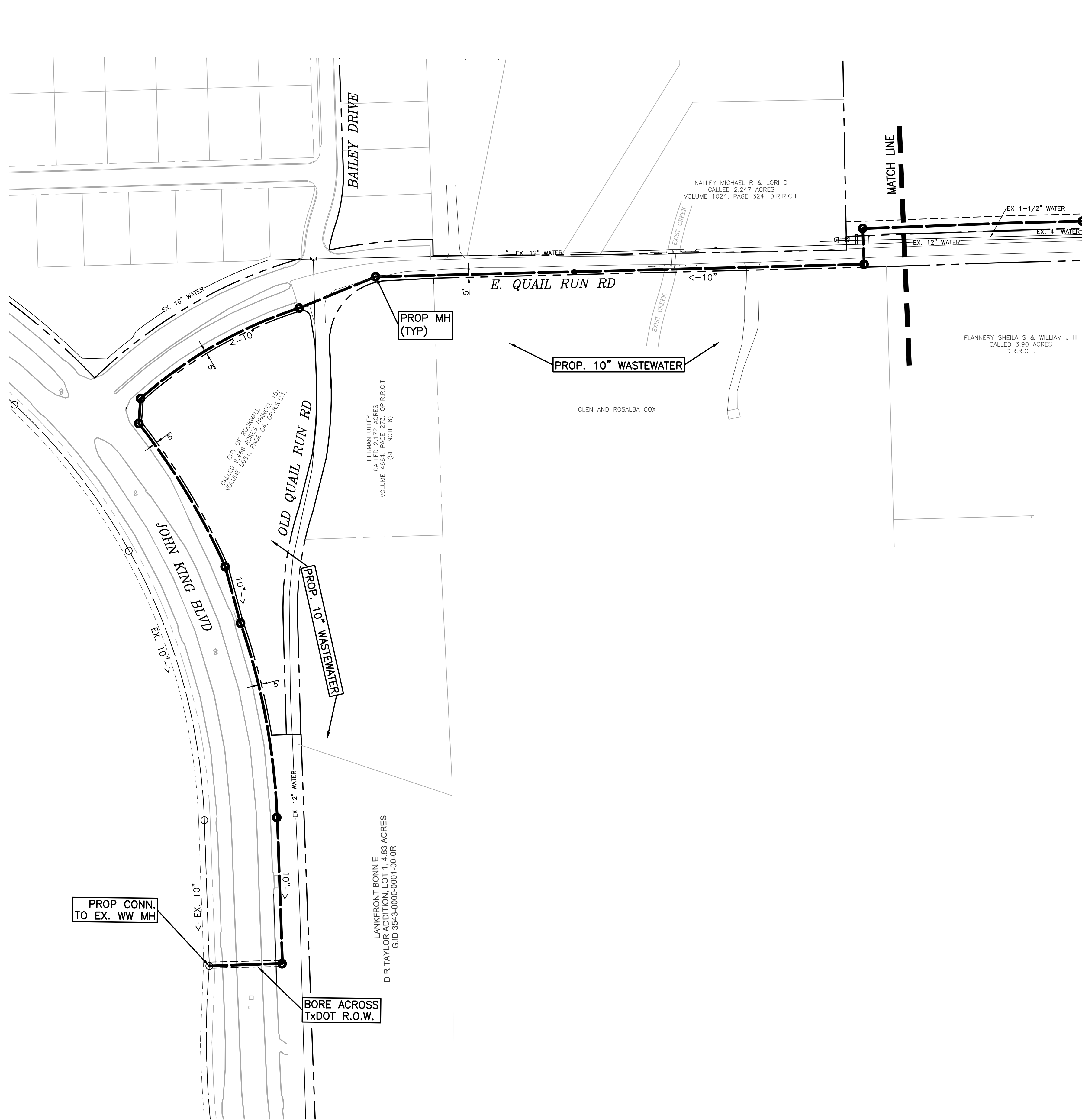
SHEET NUMBER

L-1.1

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.

BANNISTERENGINEERING240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 faxREGISTRATION # F-10599 (TEXAS)





PRELIMINARY  
FOR REVIEW ONLY  
DAYTON C. MACATEE, P.E., 65028

CONCEPTUAL WATER & WASTEWATER PLAN

WINDING CREEK

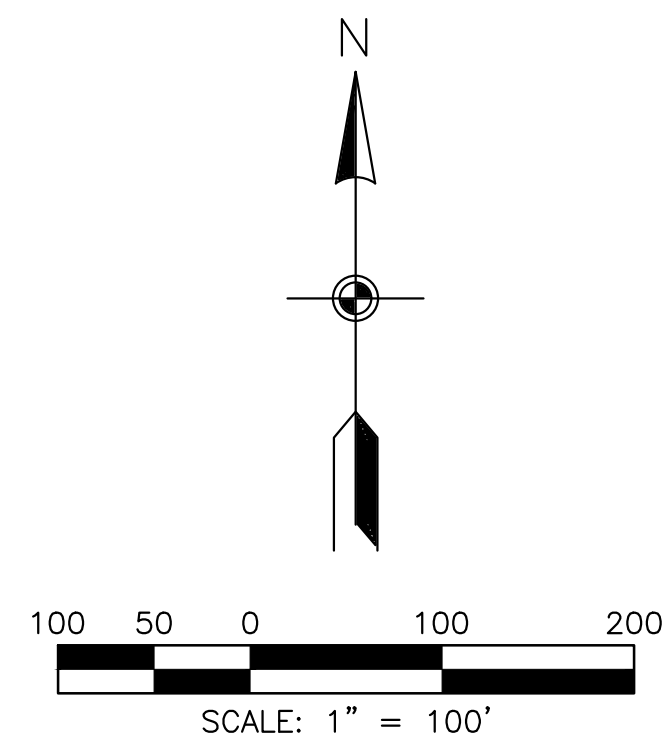
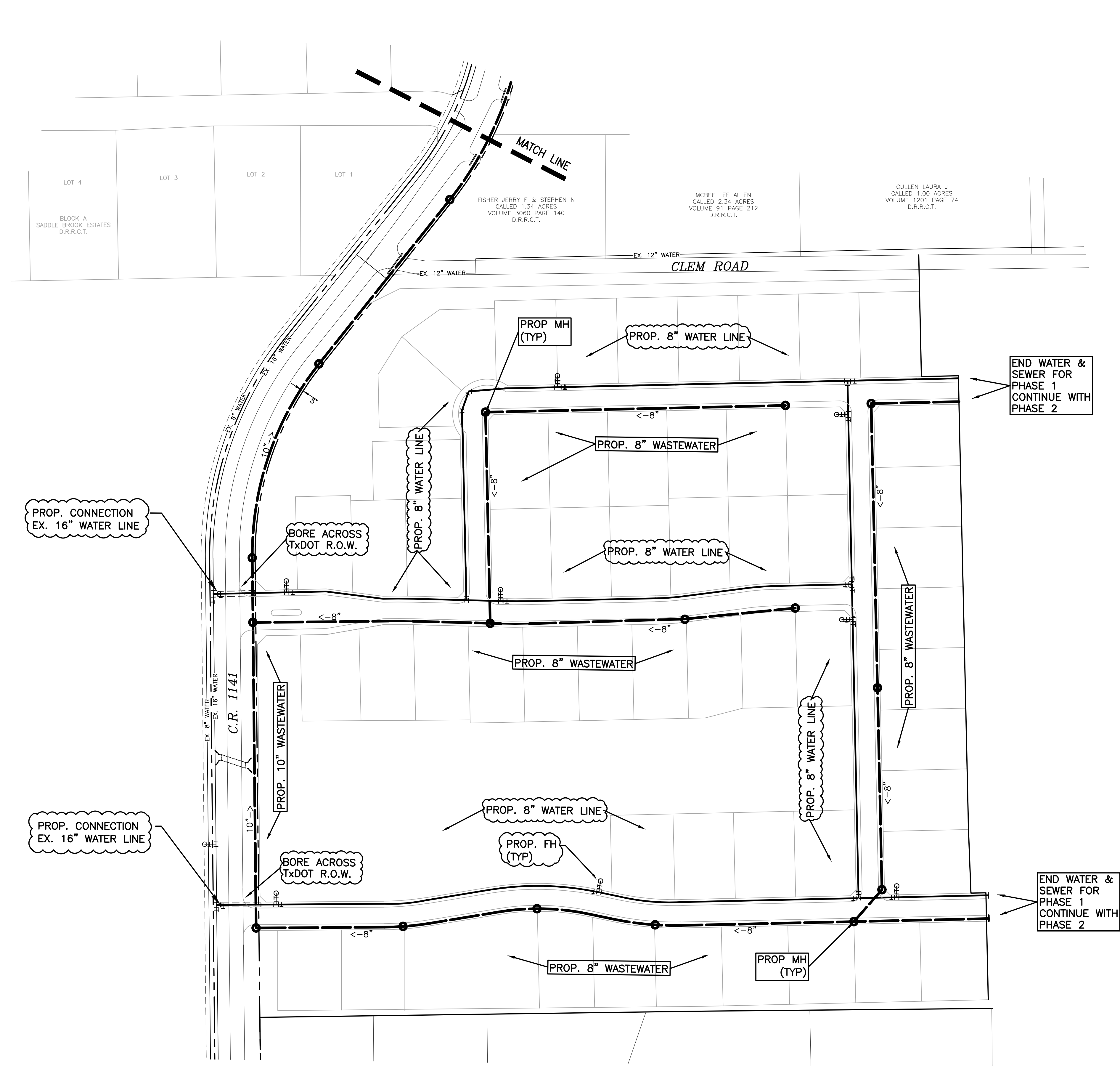
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



**CIVIL ENGINEERING  
DESIGN & CONSULTING**  
(Tex. Reg. No. F-456)  
12655 N. CENTRAL EXPWY, SUITE 420  
DALLAS, TEXAS 75243  
TEL 214-373-1180 \* FAX 214-373-6580  
daytonm@macatee-engineering.com  
phillipf@macatee-engineering.com

DESIGNED	CHECKED	DATE	DWG FILE	PROJECT #	SHEET NO.
		05/14/2021			3 OF 5





PRELIMINARY  
FOR REVIEW ONLY  
DAYTON C. MACATEE, P.E., 65028

CONCEPTUAL WATER & WASTEWATER PLAN

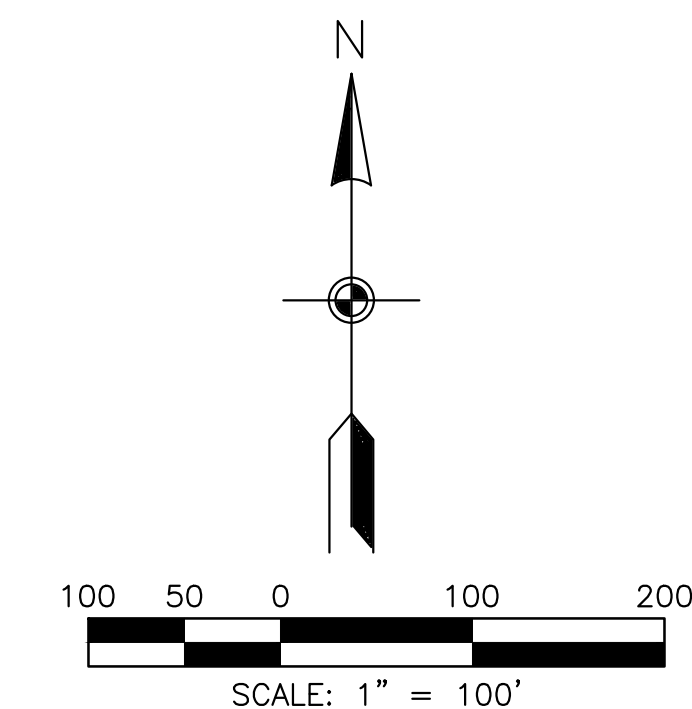
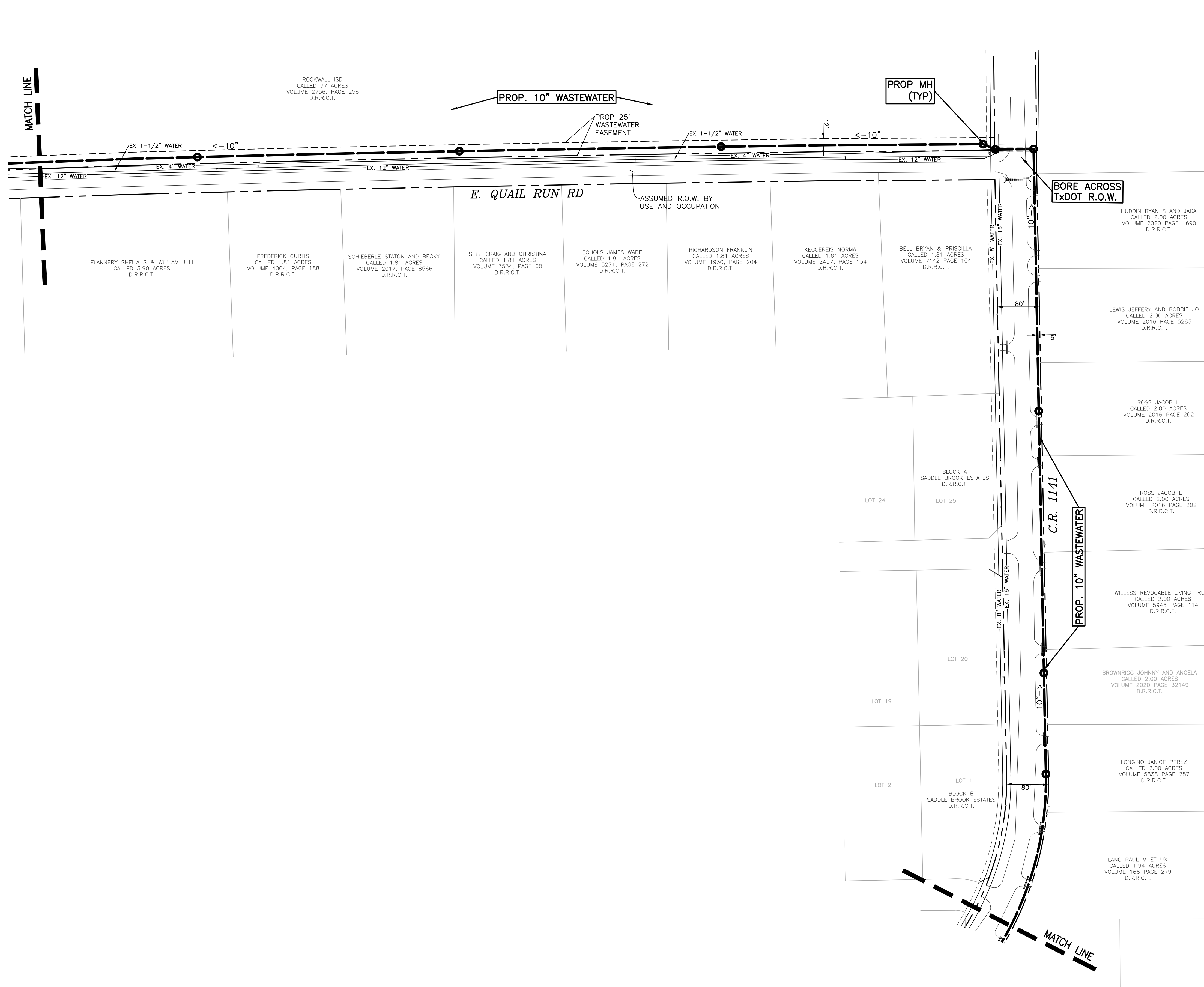
WINDING CREEK

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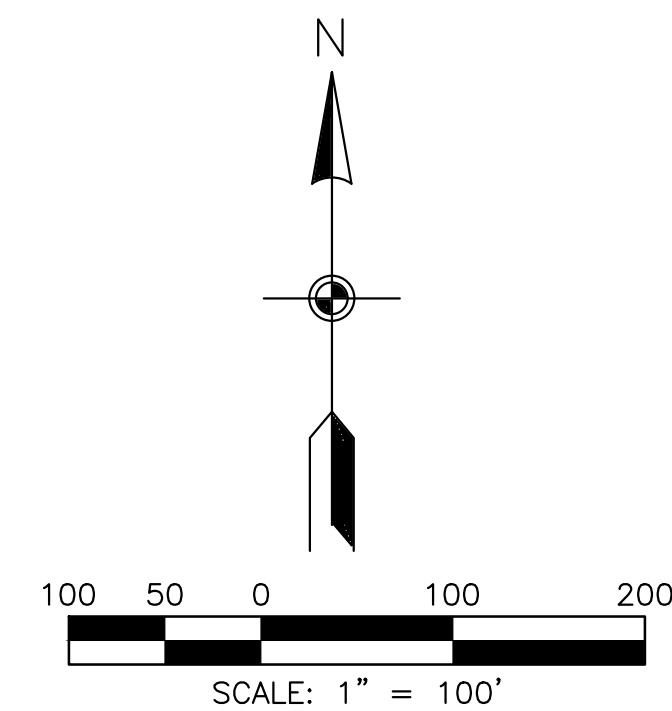
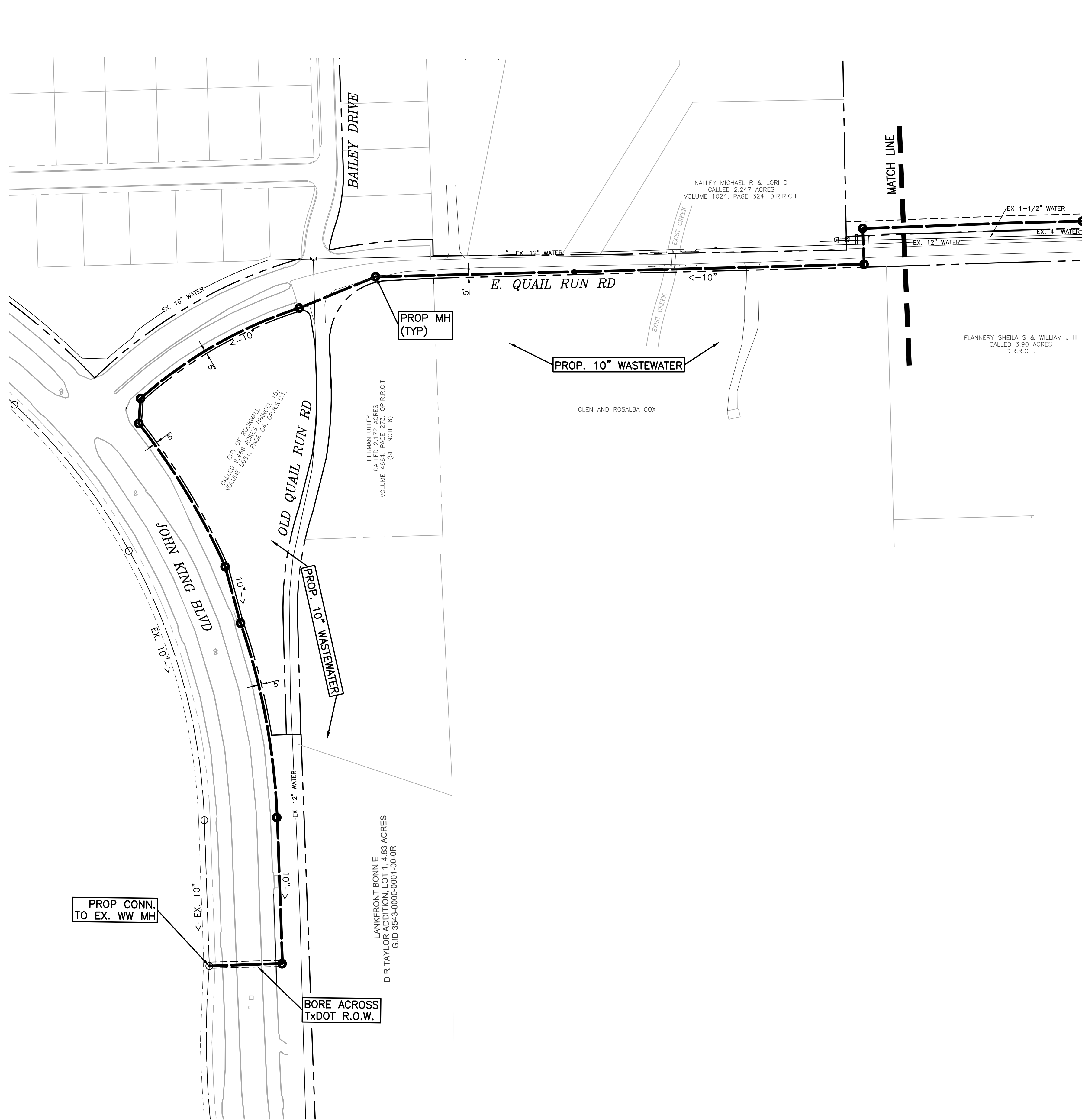
DESIGNED	CHECKED	DATE	DWG FILE	PROJECT #	SHEET NO.
		05/14/2021			1 OF 5



PRELIMINARY  
FOR REVIEW ONLY  
DAYTON C. MACATEE, P.E., 65028

CONCEPTUAL WATER & WASTEWATER PLAN					
WINDING CREEK					
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS					
			<b>CIVIL ENGINEERING DESIGN &amp; CONSULTING</b> (Tex. Reg. No. F-456) 12655 N. CENTRAL EXPWY, SUITE 420 DALLAS, TEXAS 75243 TEL 214-373-1180 * FAX 214-373-6580 daytonm@macatee-engineering.com phillipf@macatee-engineering.com		
DESIGNED	CHECKED	DATE	DWG. FILE	PROJECT #	SHEET NO.
		05/14/2021			2 OF 5





PRELIMINARY  
FOR REVIEW ONLY  
DAYTON C. MACATEE, P.E., 65028

CONCEPTUAL WATER & WASTEWATER PLAN

WINDING CREEK

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



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DESIGNED	CHECKED	DATE	DWG FILE	PROJECT #	SHEET NO.
		05/14/2021			3 OF 5





## CITY OF ROCKWALL

### PLANNING AND ZONING COMMISSION CASE MEMO

#### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)

---

**TO:** Planning and Zoning Commission  
**DATE:** June 15, 2021  
**APPLICANT:** Humberto Johnson; *Skorburg Co.*  
**CASE NUMBER:** P2021-026; *Preliminary Plat for the Winding Creek Subdivision*

---

#### **SUMMARY**

Discuss and consider a request by Humberto Johnson of the Skorburg Co. on behalf of Alex Freeman and Mark G. & Jessica K. Taylor for the approval of a Preliminary Plat for the Winding Creek Subdivision consisting of 56 single-family residential lots on a 38.012-acre tract of land identified as Tracts 17 & 17-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

#### **PLAT INFORMATION**

- ☒ The purpose of the applicant's request is to Preliminary Plat the Winding Creek Subdivision. This subdivision is comprised of 56 single-family residential lots on a 38.012-acre tract of land. The proposed development will incorporate 9.80-acres (or 25.7%) of open space and will consist of lots constructed utilizing the Single-Family 16 (SF-16) District density and dimensional standards. Each lot will consist of a minimum size of 16,000 SF (*i.e. a minimum of 90' x 100'*). In addition to the Preliminary Plat, the applicant has also submitted preliminary drainage and utility plans showing how the development can be adequately served. With this submittal, the applicant also submitted a preliminary treescape plan; however, these plans will not be finalized until the submittal of the PD Site Plan.
- ☒ On January 18, 2011, the City Council annexed the subject property by adopting *Ordinance No. 11-03 [Case No. A2010-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 15, 2021, the City Council approved a request to rezone the subject property from Agricultural (AG) District to Planned Development District 91 (PD-91) [*i.e. Ordinance No. 21-17*] for Single-Family 16 (SF-16) District land uses.
- ☒ On April 6, 2021, the Parks and Recreation Board reviewed the Preliminary Plat and made the following recommendations concerning the proposed subdivision:
  - (1) The property owner shall pay pro-rata equipment fees of \$32,312.00 (*i.e. \$577.00 x 56 Lots*), which will be due prior to the issuance of a building permit.
  - (2) The property owner shall pay cash-in-lieu of land fees of \$34,104.00 (*i.e. \$609.00 x 56 Lots*), which will be due prior to the issuance of a building permit.
- ☒ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☒ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☒ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of a *Preliminary Plat* for the *Winding Creek Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,
- (2) The development shall adhere to the recommendations of the Parks and Recreation Board; and
- (3) Any construction resulting from the approval of this plat 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.





# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-026

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 237 Clem Rd, Rockwall, TX 75087

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION SE corner of Clem Rd and FM1141

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD 21-17

CURRENT USE Farm

PROPOSED ZONING PD 21-17

PROPOSED USE Single Family

ACREAGE Approx 39

LOTS [CURRENT] 0

LOTS [PROPOSED] 56

- ☐ **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 Mark Taylor

☒ APPLICANT Humberto Johnson Jr, PE - Skorburg Company

CONTACT PERSON Mark Taylor

CONTACT PERSON Humberto Johnson Jr., PE

ADDRESS 100 N Central Expy  
237 Clem Rd

ADDRESS 8214 westchester Dr STE 900

CITY, STATE & ZIP Rockwall TX 75087

CITY, STATE & ZIP Dallas, Tx 75225

PHONE 972-772-4171

PHONE 214-522-4945

E-MAIL mtaylor1045@gmail.com

E-MAIL jjohnson@skorburgcompany.com

## NOTARY VERIFICATION [REQUIRED]

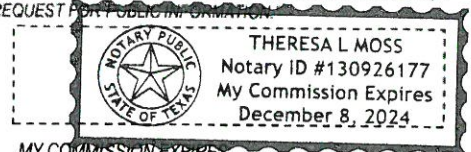
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mark Taylor [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF May, 2021

OWNER'S SIGNATURE Mark Taylor

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES





# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-026

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>  
☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1</sup>  
☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)  
☐ VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **CLEM RD @ FM1141 WM Dalton, Tract 17-01**

SUBDIVISION LOT BLOCK

GENERAL LOCATION **SE corner of Clem Rd and FM1141**

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD 21-17** CURRENT USE **Farm**  
PROPOSED ZONING **PD 21-17** PROPOSED USE **Single Family**  
ACREAGE **Approx 39** LOTS [CURRENT] **0** LOTS [PROPOSED] **56**

- ☐ **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 <b>Alex Freeman</b>	<input checked="" type="checkbox"/> APPLICANT <b>Humberto Johnson Jr, PE - Skorborg Company</b>
CONTACT PERSON <b>Alex Freeman</b>	CONTACT PERSON <b>Humberto Johnson Jr., PE</b>
ADDRESS <b>100 N Central Expy STE 1008</b>	ADDRESS <b>8214 westchester Dr STE 900</b>
CITY, STATE & ZIP <b>Richardson, TX 75080</b>	CITY, STATE & ZIP <b>Dallas, Tx 75225</b>
PHONE <b>469-233-4774</b>	PHONE <b>214-522-4945</b>
E-MAIL <b>afreeman@pinnclemontessori.com</b>	E-MAIL <b>jrjohnson@skorborgcompany.com</b>

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Alex Freeman [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 \$\_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

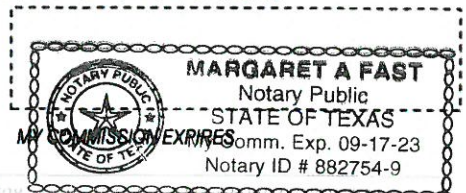
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF May, 2021.

OWNER'S SIGNATURE

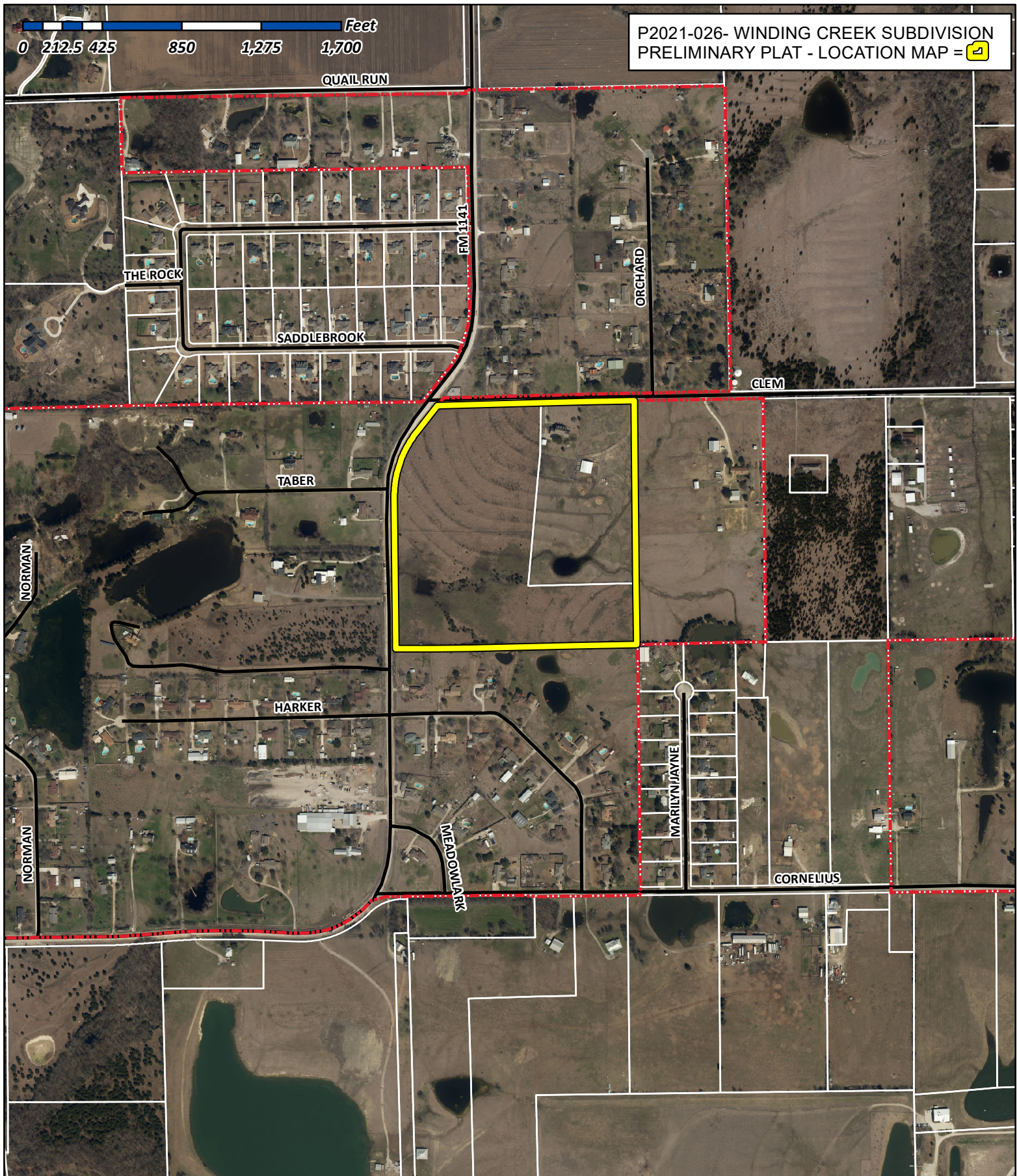
*Alex Freeman*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Margaret A Fast*







## City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

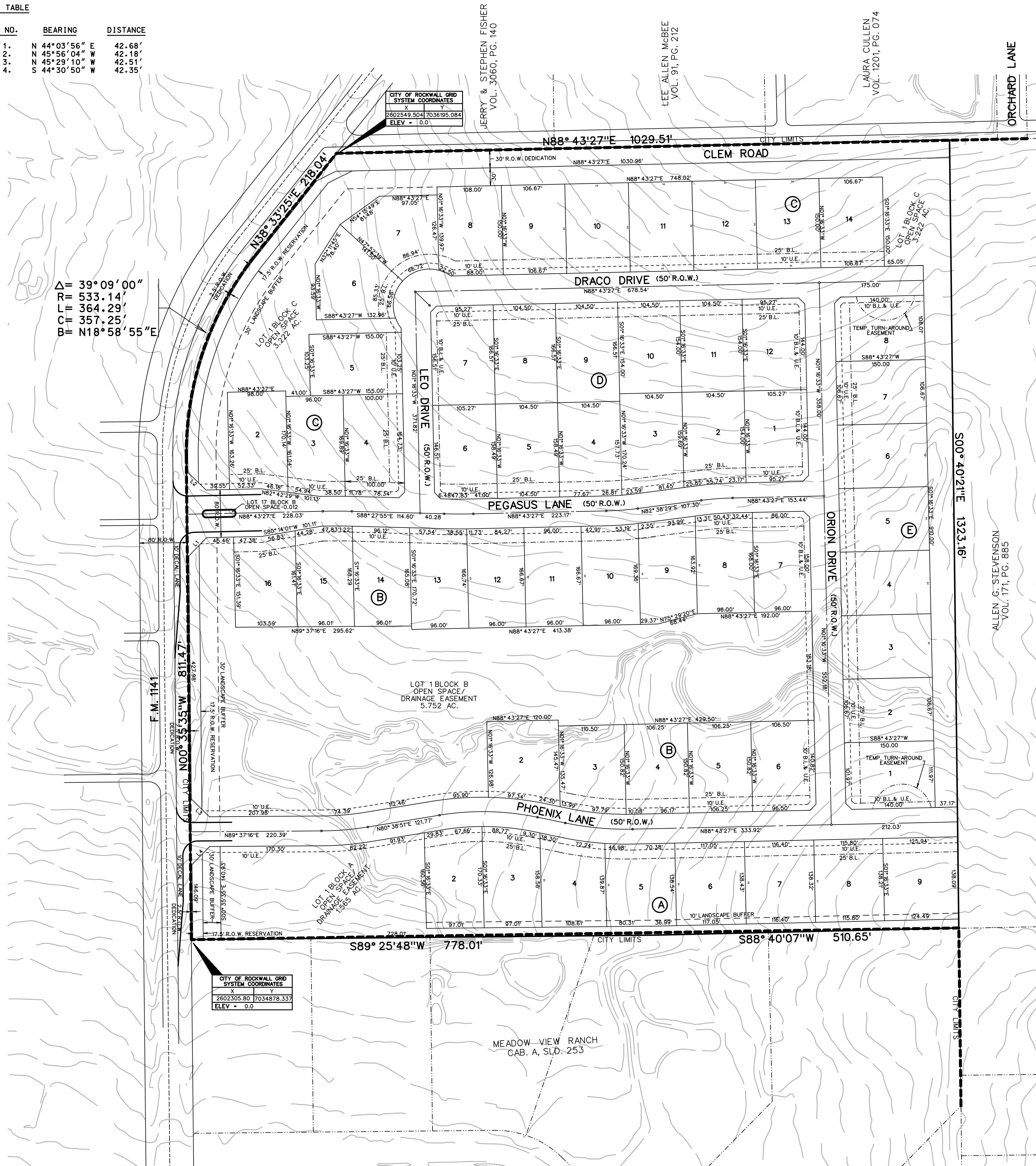




LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 44°03'56" E	42.68'
2.	N 45°56'04" W	42.18'
3.	N 45°29'10" W	42.51'
4.	S 44°30'50" W	42.35'

Δ = 39°09'00"  
R = 533.14'  
L = 364.29'  
C = 357.25'  
B = N18°58'55"E



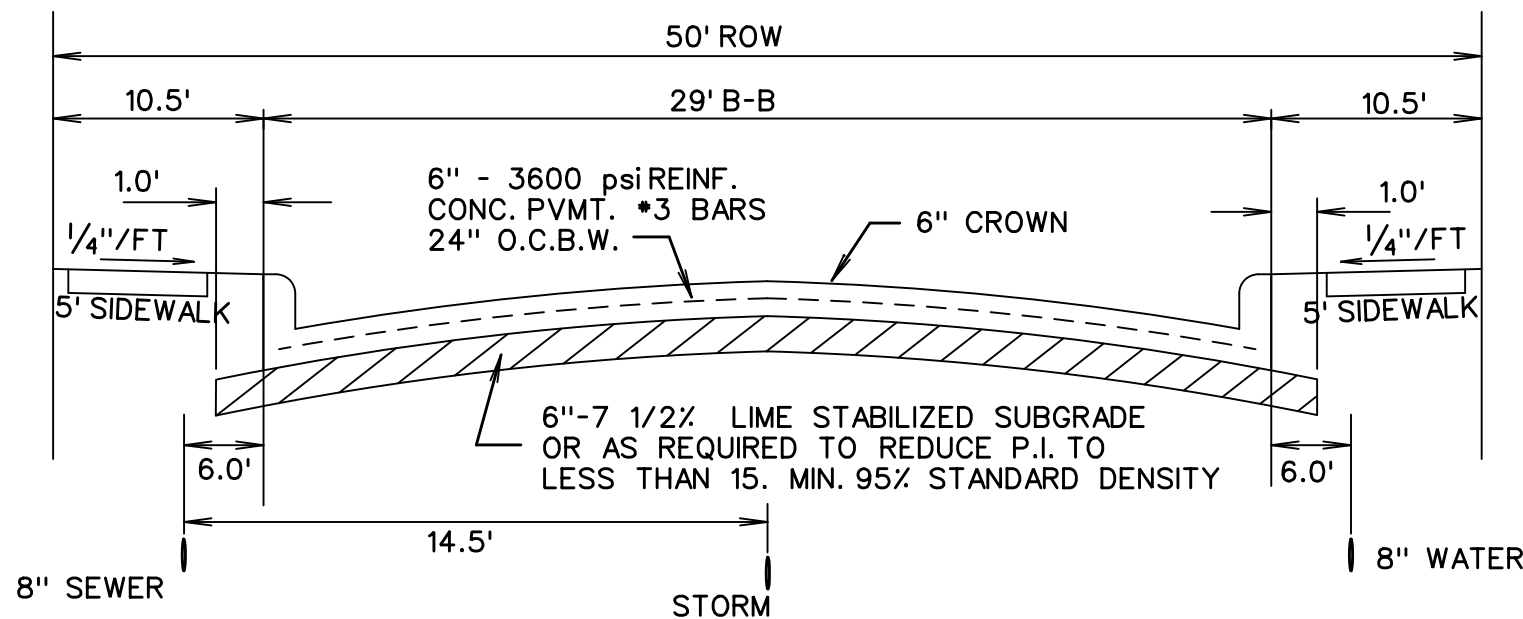
Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman \_\_\_\_\_ Date \_\_\_\_\_

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the \_\_\_\_\_ of \_\_\_\_\_, 2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Mayor, City of Rockwall \_\_\_\_\_ City Secretary \_\_\_\_\_ City Engineer \_\_\_\_\_



TYPICAL PAVEMENT SECTION (25' B-B)  
N.T.S.

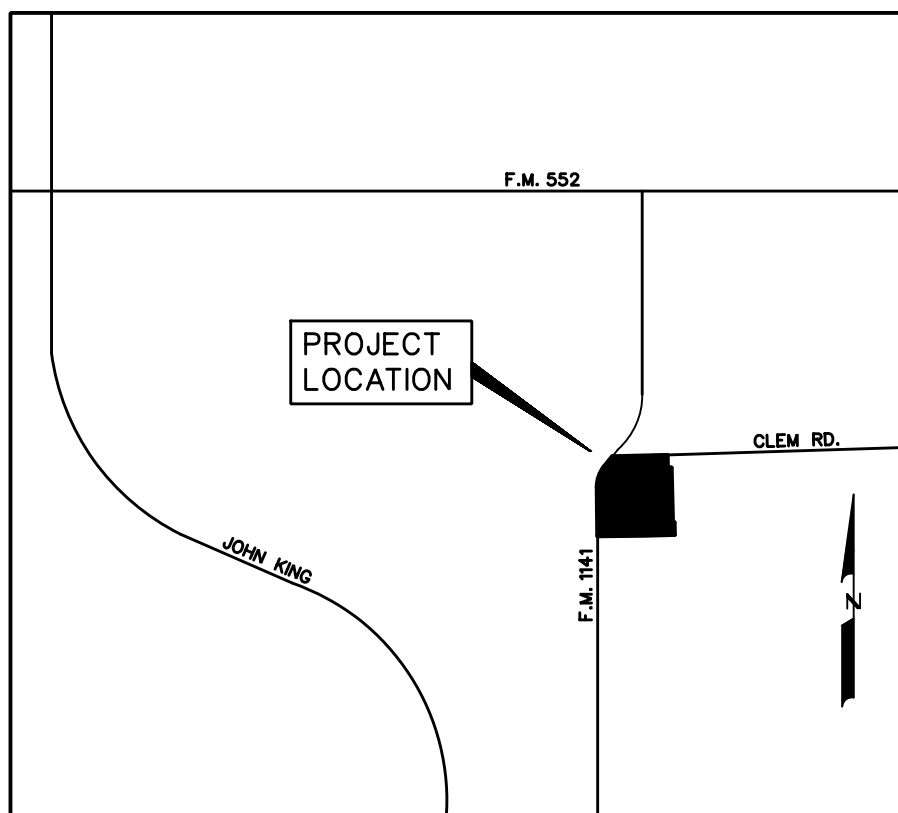
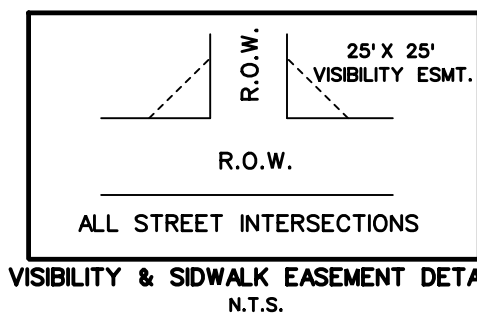
WINDING CREEK									
Block A		Block B		Block C		Block D		Block E	
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
1*	68296	1*	250559	1*	140384	1	16161	1	16745
2	16177	2	16091	2	16156	2	16258	2	16000
3	16109	3	16045	3	16030	3	17265	3	16000
4	16028	4	16024	4	17177	4	16555	4	16000
5	16247	5	16024	5	16003	5	16562	5	16000
6	16209	6	16012	6	16061	6	16589	6	16000
7	16106	7	16078	7	16053	7	17478	7	16000
8	16010	8	16038	8	16084	8	17400	8	16151
9	17297	9	16227	9	16000	9	17400		
		10	16047	10	16000	10	16093		
		11	16000	11	16000	11	16093		
		12	16000	12	16000	12	16161		
		13	16172	13	16000				
		14	16001	14	16000				
		15	16037						
		16	16002						
		17*	511						

\* denotes open space

NOTES:

ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.  
HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

0 50 100 200  
SCALE: 1" = 100'



LEGEND

B.L. - BUILDING LINE  
D.E. - DRAINAGE EASEMENT  
U.E. - UTILITY EASEMENT  
R.O.W. - RIGHT OF WAY  
H.O.A. - HOMEOWNERS ASSOCIATION

TOTAL ACRES 38.026

TOTAL RESIDENTIAL LOTS 56

DENSITY 1.473

EX. ZONING PD-91

LAND USE SINGLE FAMILY DEVELOPMENT

PRELIMINARY PLAT  
OF  
WINDING CREEK

LOTS 1-11, BLOCK A  
LOTS 1-16, BLOCK B  
LOTS 1-14, BLOCK C  
LOTS 1-12, BLOCK D  
LOTS 1-8, BLOCK E  
TOTAL ACRES 38.026

TOTAL RESIDENTIAL LOTS 56  
TOTAL OPEN SPACE LOTS 3

OUT OF THE  
J.M. GLASS SURVEY, ABSTRACT NO. 88

IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNERS

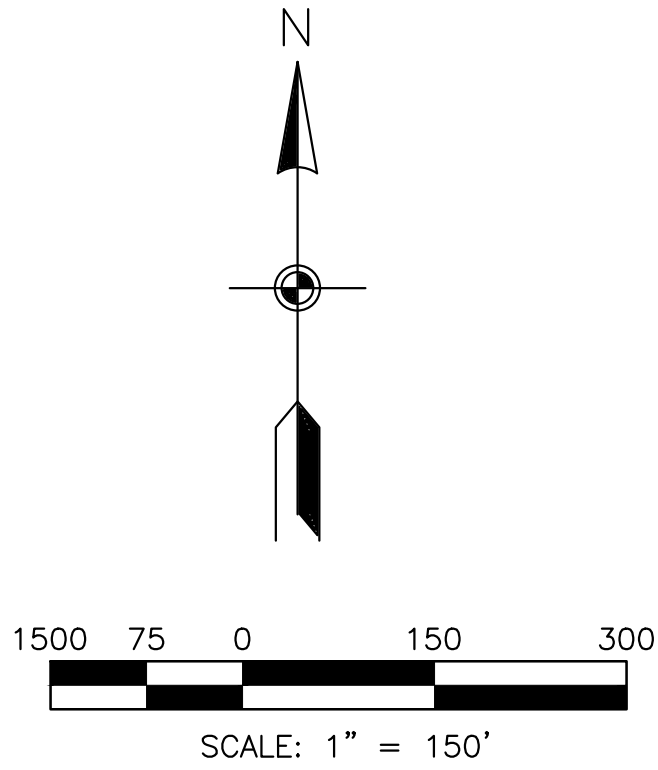
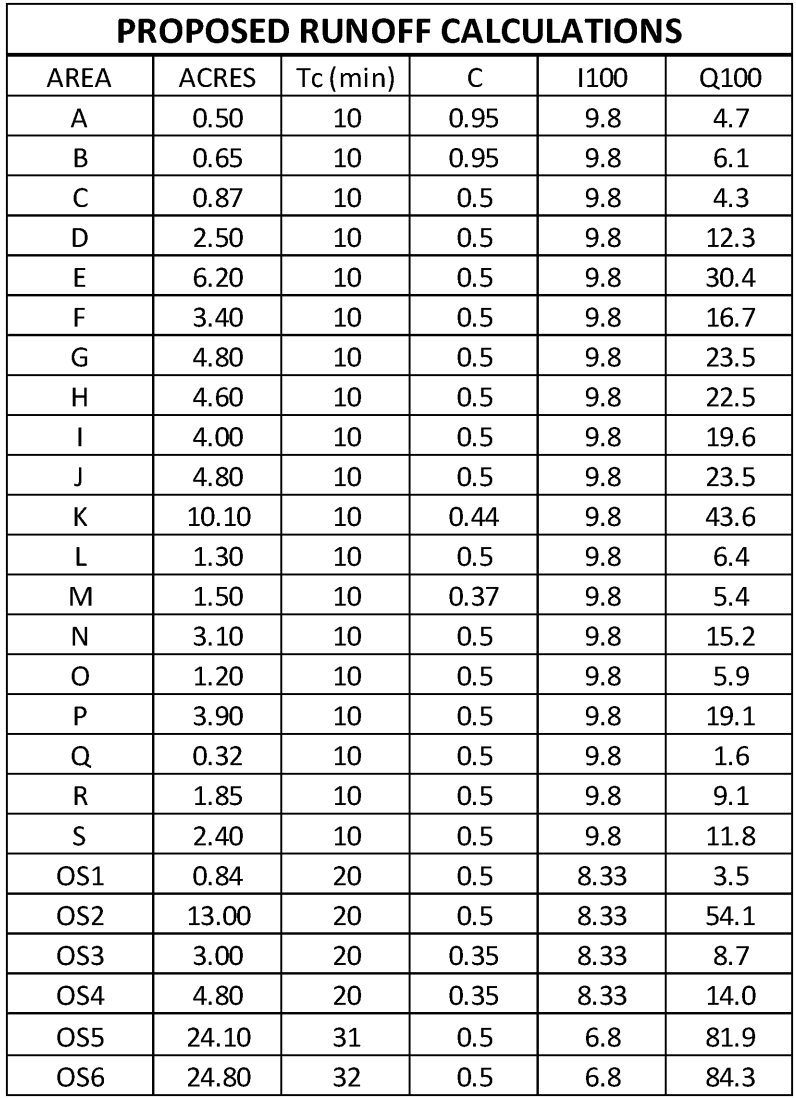
REDDY K. VASUNDHARA &  
ALEX R. FREEMAN  
100 N. CENTRAL EXPRESSWAY, STE. 108  
DALLAS, TEXAS 75080

M.G. & J.K. TAYLOR LIVING TRUST  
237 CLEM ROAD  
ROCKWALL, TEXAS 75087

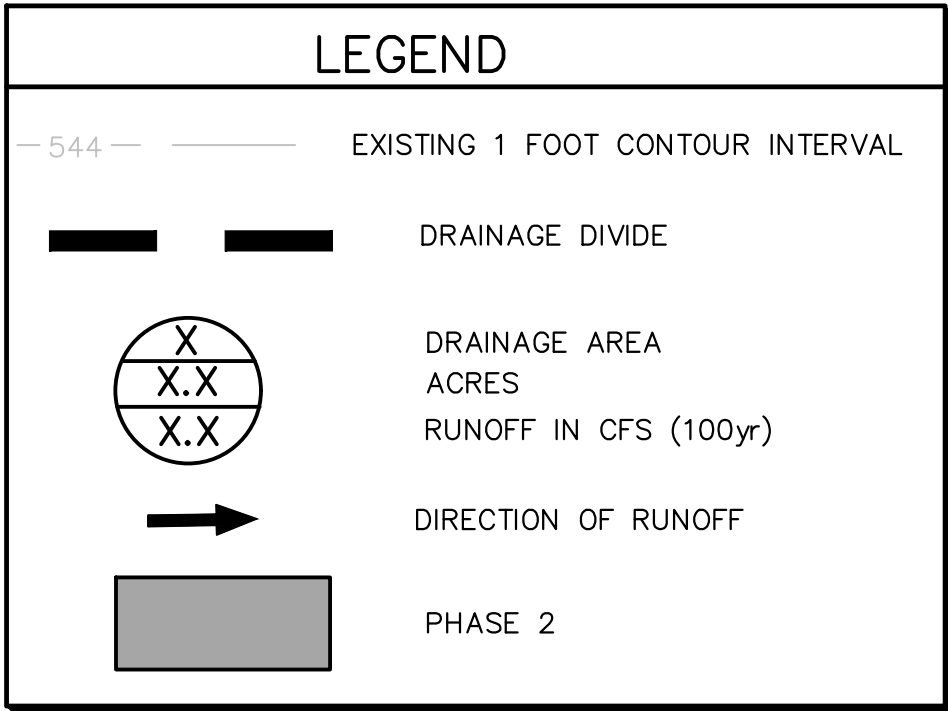
MAY 2021 SCALE 1" = 100'

APPLICANT  
SKORBURG COMPANY, LTD.  
8214 WESTCHESTER DRIVE., SUITE 710  
DALLAS, TEXAS 75225  
214-522-4945





PROPOSED STORM SEWER  
LOCATIONS ARE CONCEPTUAL  
AND SUBJECT TO CHANGE  
DURING DESIGN



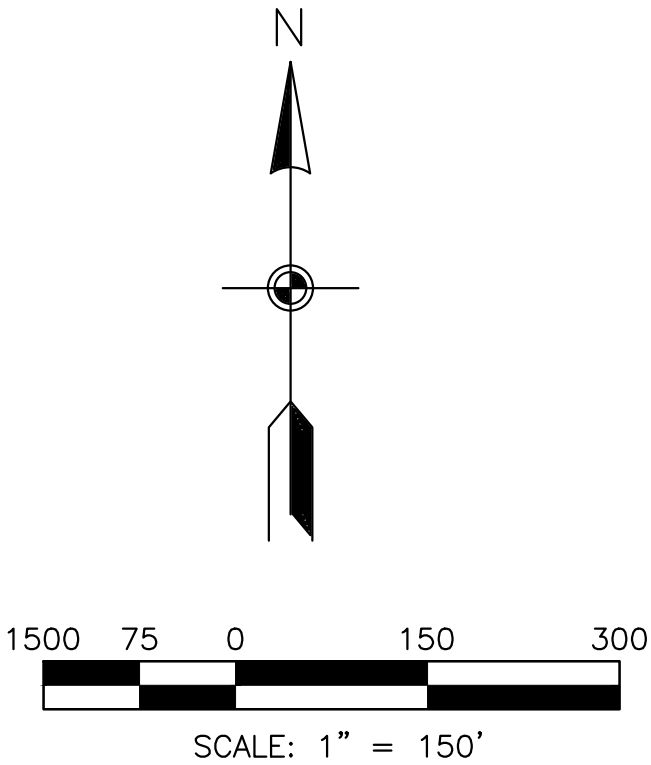
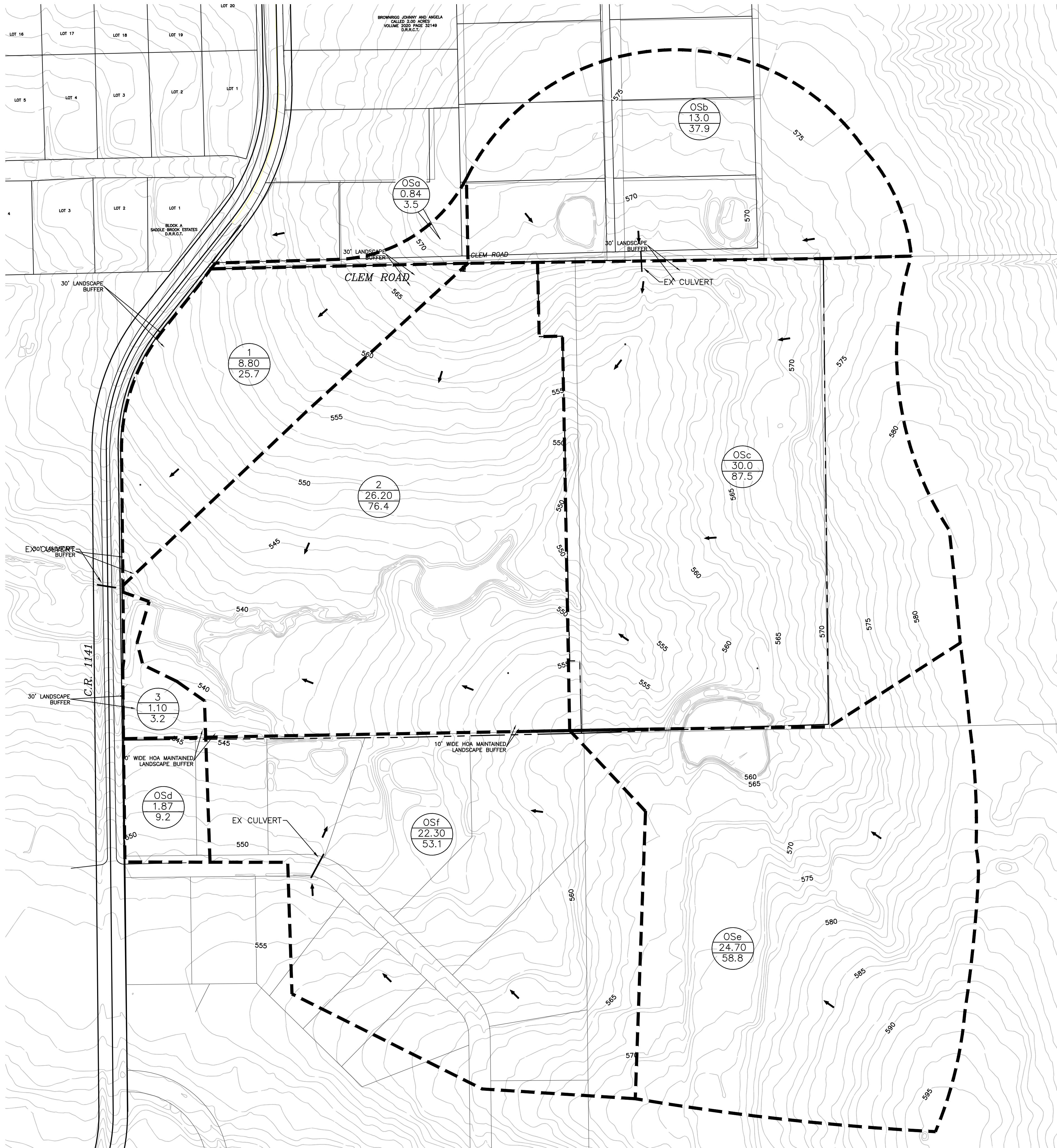
WEIGHTED "C" CALCULATION FOR AREA K	
$C = \frac{(5.2A_c \times 0.5) + (4.8 \times 0.35) + (0.14 \times 0.95)}{10.14} = 0.44$	
WEIGHTED "C" CALCULATION FOR AREA M	
$C = \frac{(0.17A_c \times 0.5) + (1.03A_c \times 0.35)}{1.2} = 0.37$	
USE	"C"
HOMES	0.5
OPEN SPACE	0.35
SIDEWALK / PARKING	0.95

PRELIMINARY  
FOR REVIEW ONLY  
DAYTON C. MACATEE, P.E., 65028



**CIVIL ENGINEERING  
DESIGN & CONSULTING**  
(Tex. Reg. No. F-456)  
12655 N. CENTRAL EXPWY, SUITE 420  
DALLAS, TEXAS 75243  
TEL 214-373-1180 \* FAX 214-373-6580  
daytonm@macatee-engineering.com  
phillipf@macatee-engineering.com





EXISTING RUNOFF CALCULATIONS					
AREA	ACRES	Tc (min)	C	I100	Q100
1	8.80	20	0.35	8.33	25.7
2	26.20	20	0.35	8.33	76.4
3	1.10	20	0.35	8.33	3.2
Osa	0.84	20	0.5	8.33	3.5
Os b	13.00	20	0.5	8.33	54.1
Osc	30.00	20	0.35	8.33	87.5
Osd	1.87	10	0.5	9.8	9.2
Ose	24.70	31	0.35	6.8	58.8
Osf	22.30	32	0.35	6.8	53.1

LEGEND

544

EXISTING 1 FOOT CONTOUR INTERVAL

DRAINAGE DIVIDE

X

X.X

X.X

DRAINAGE AREA  
ACRES  
RUNOFF IN CFS (100yr)

DIRECTION OF RUNOFF

PRELIMINARY  
FOR REVIEW ONLY  
DAYTON C. MACATEE, P.E., 65028

CONCEPTUAL DRAINAGE AREA MAP -- PRE DEVELOPMENT

WINDING CREEK

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M

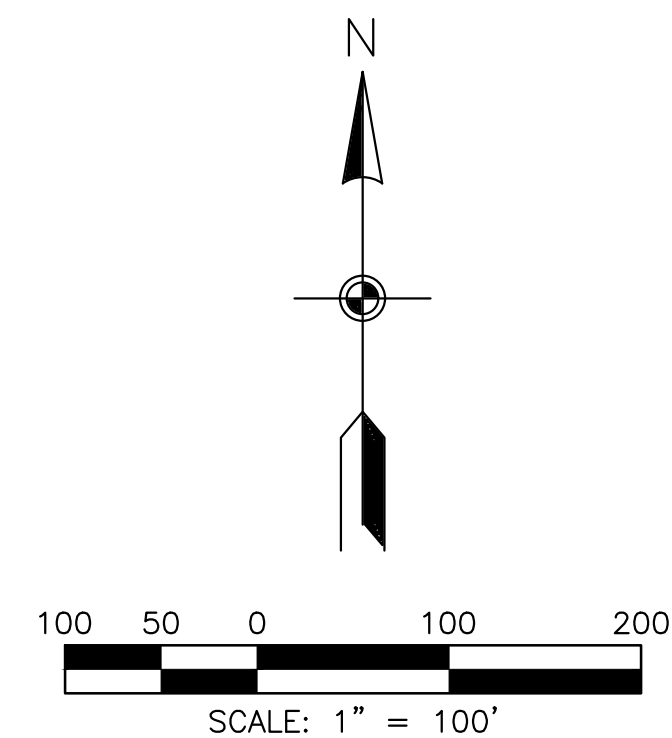
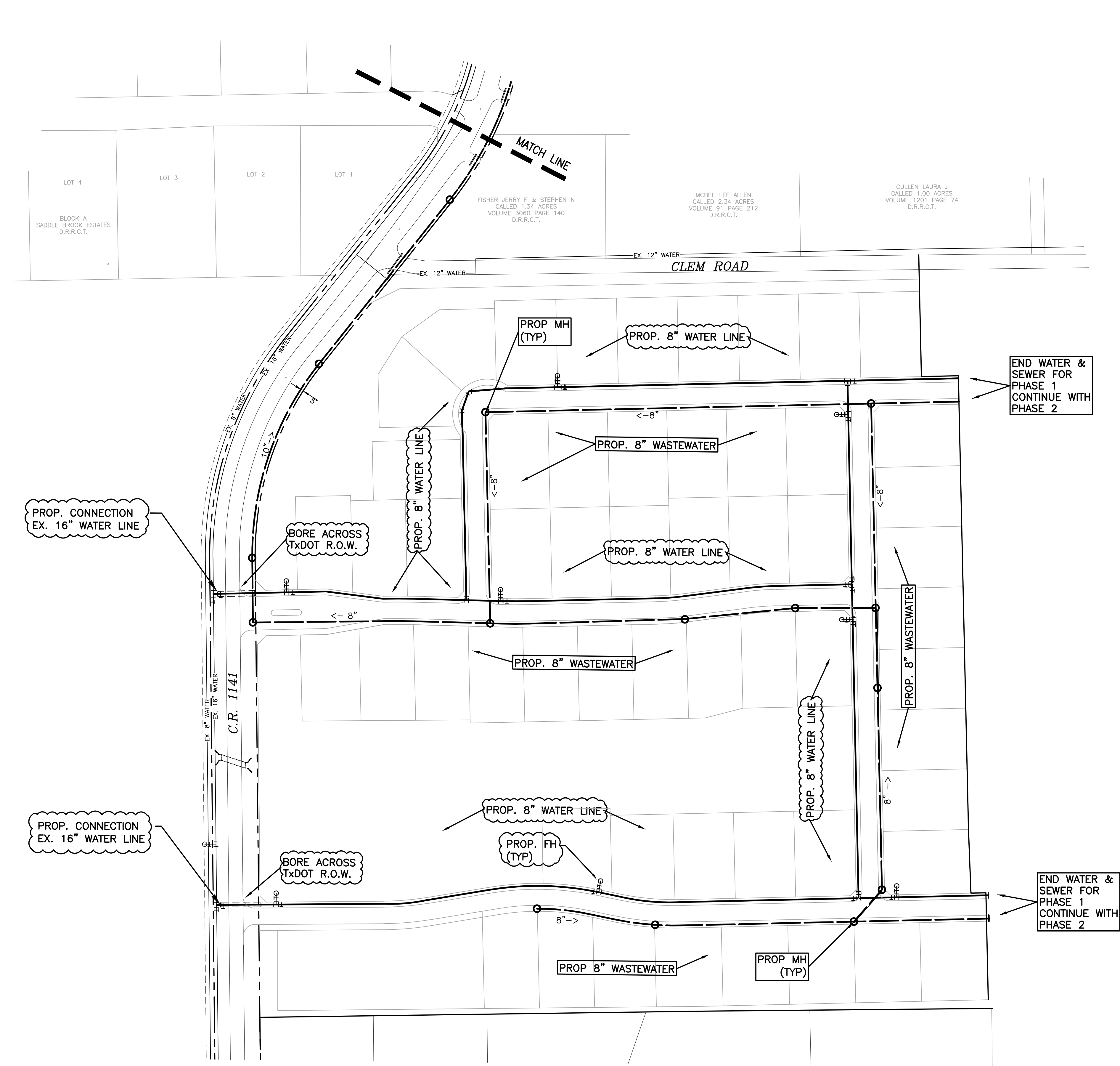
MACATEE

CIVIL ENGINEERING


CIVIL ENGINEERING  
DESIGN & CONSULTING  
(Tex. Reg. No. F-456)  
12655 N. CENTRAL EXPWY, SUITE 420  
DALLAS, TEXAS 75243  
TEL 214-373-1180 \* FAX 214-373-6580  
daytonm@macatee-engineering.com  
phillipf@macatee-engineering.com

DESIGNED	CHECKED	DATE	DWG FILE	PROJECT #	SHEET NO.
		05/28/2021			4 OF 5

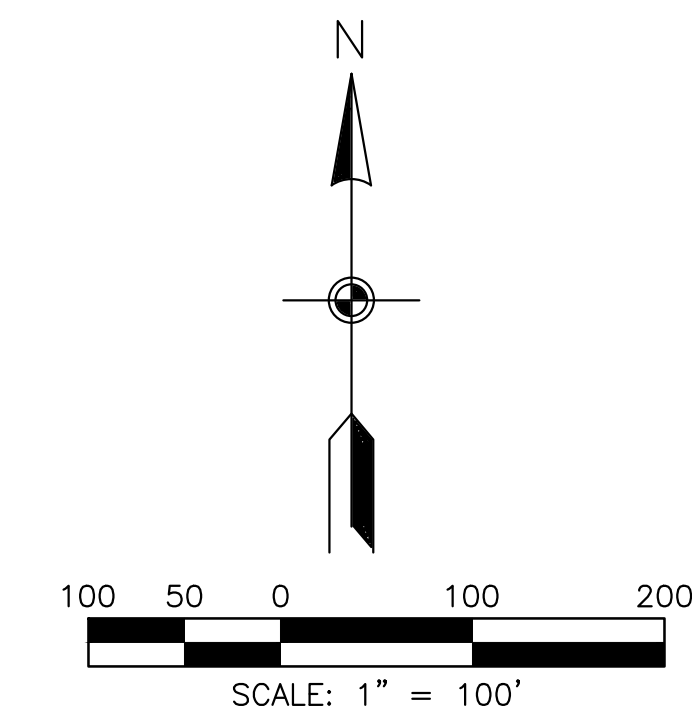
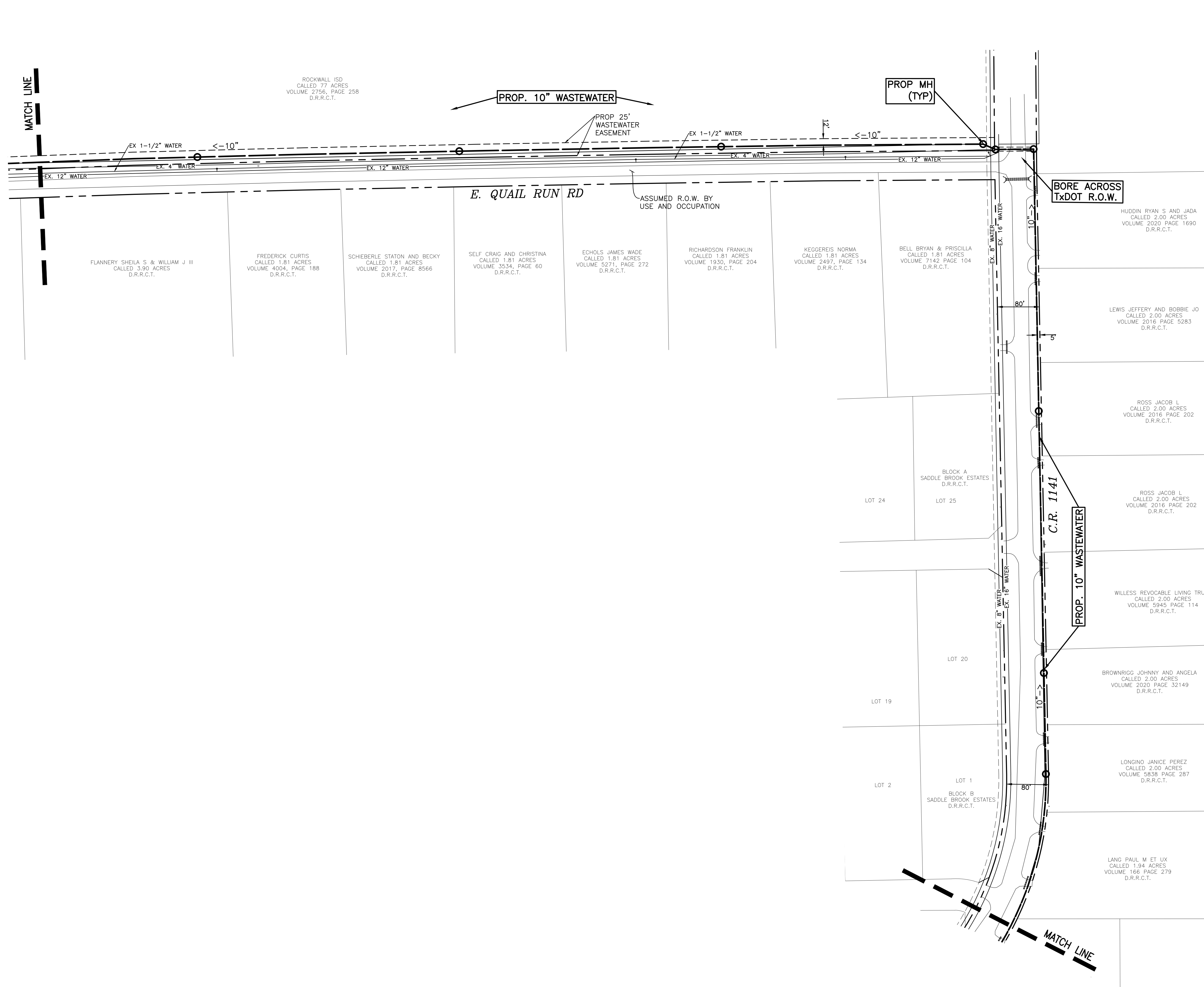





PRELIMINARY  
FOR REVIEW ONLY  
DAYTON C. MACATEE, P.E., 65028

CONCEPTUAL WATER & WASTEWATER PLAN					
WINDING CREEK					
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS					
			<b>CIVIL ENGINEERING DESIGN &amp; CONSULTING</b> (Tex. Reg. No. F-456) 12655 N. CENTRAL EXPWY, SUITE 420 DALLAS, TEXAS 75243 TEL 214-373-1180 * FAX 214-373-6580 daytonm@macatee-engineering.com phillipf@macatee-engineering.com		
			DESIGNED	CHECKED	DATE
		05/28/2021	DWG FILE	PROJECT #	SHEET NO.
					1 OF 5

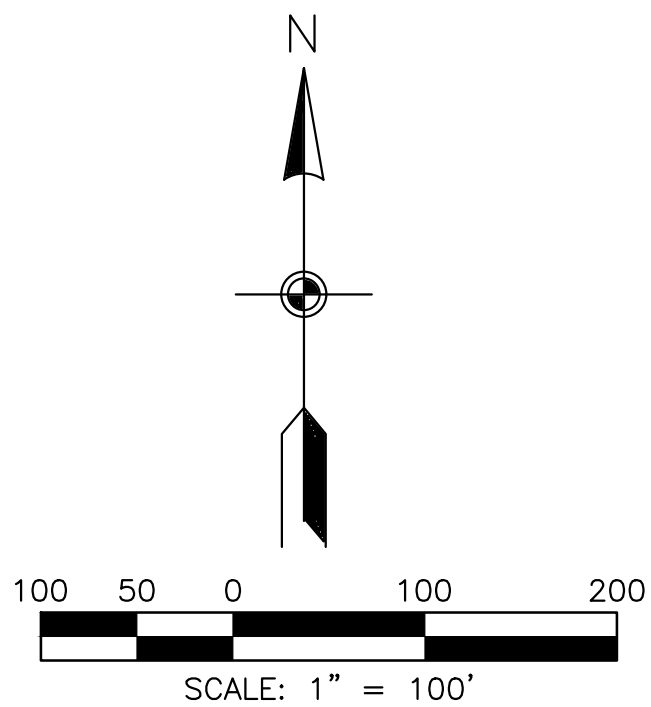
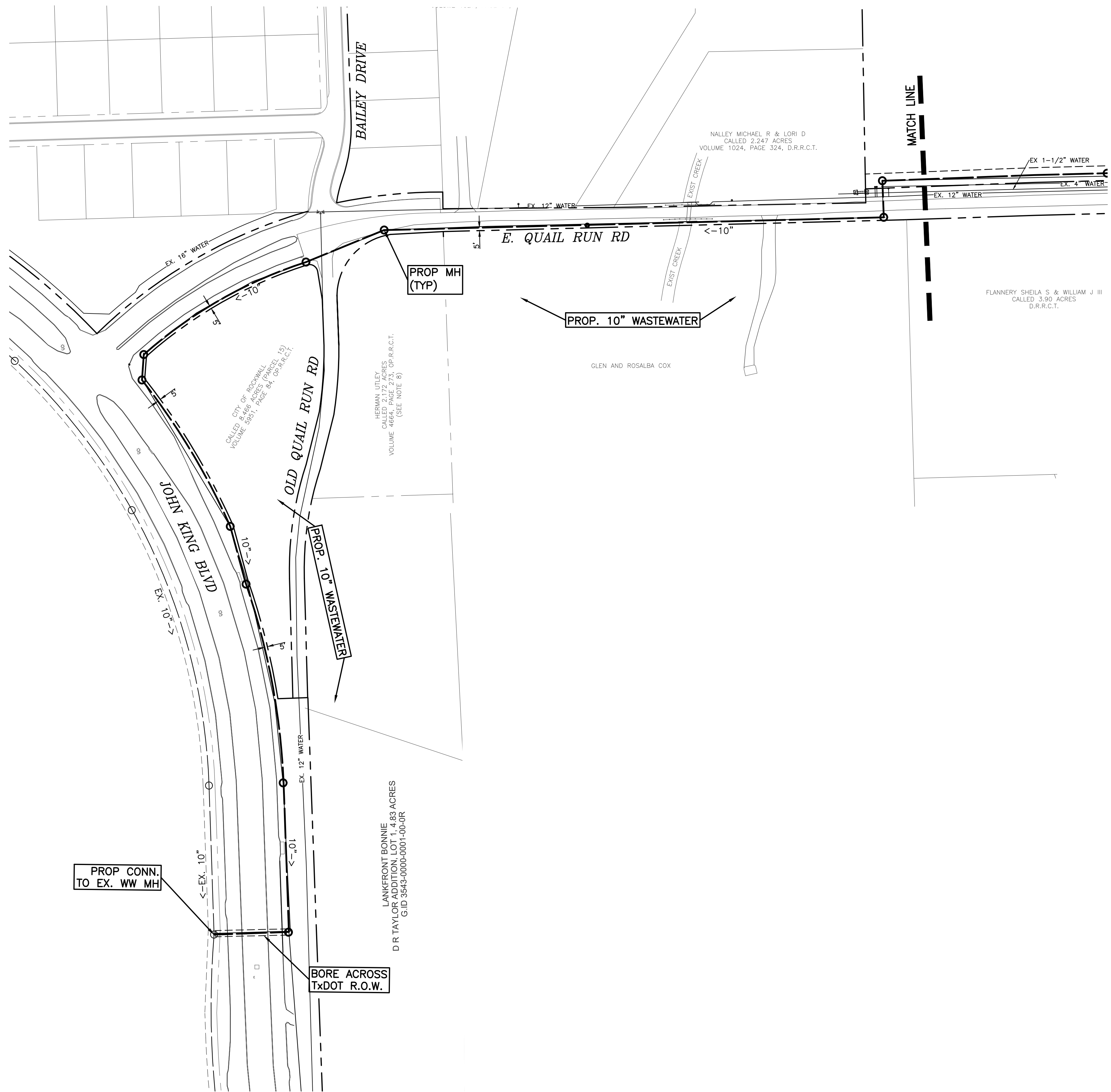





PRELIMINARY  
FOR REVIEW ONLY  
DAYTON C. MACATEE, P.E., 65028

CONCEPTUAL WATER & WASTEWATER PLAN					
WINDING CREEK					
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS					
			<b>CIVIL ENGINEERING DESIGN &amp; CONSULTING</b> (Tex. Reg. No. F-456) 12655 N. CENTRAL EXPWY, SUITE 420 DALLAS, TEXAS 75243 TEL 214-373-1180 * FAX 214-373-6580 daytonm@macatee-engineering.com phillipf@macatee-engineering.com		
DESIGNED	CHECKED	DATE 05/28/2021	DWG FILE	PROJECT #	SHEET NO. 2 OF 5





PRELIMINARY  
FOR REVIEW ONLY  
DAYTON C. MACATEE, P.E., 65028

CONCEPTUAL WATER & WASTEWATER PLAN					
WINDING CREEK					
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS					
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DESIGNED	CHECKED	DATE	DWG FILE	PROJECT #	SHEET NO.
		05/28/2021			3 OF 5





SITE DATA

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

OWNERS

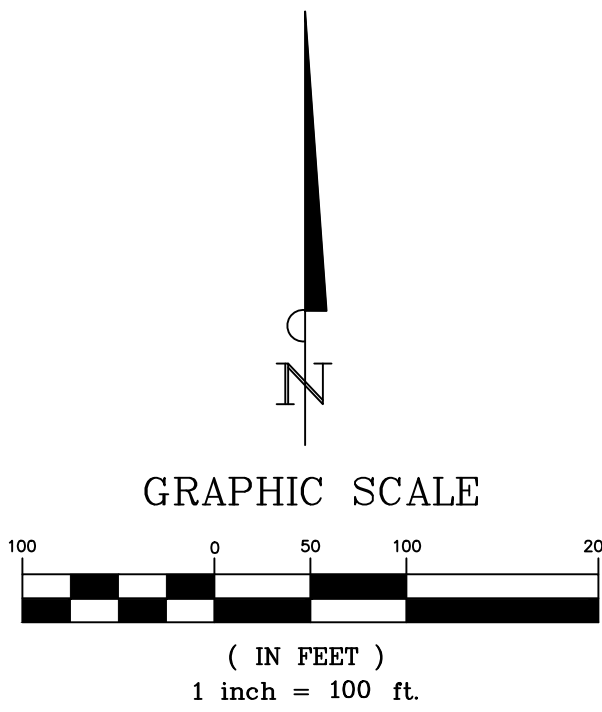
REDDY K VASUNDHARA & ALEX R.  
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237 CLEM ROAD  
ROCKWALL, TEXAS 75087

APPLICANT

SKORBURG COMPANY, LTD.  
8214 WESTCHESTER DRIVE, SUITE 710  
DALLAS, TEXAS 75225

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.



### TREE LEGEND



PRESERVED EXISTING TREE

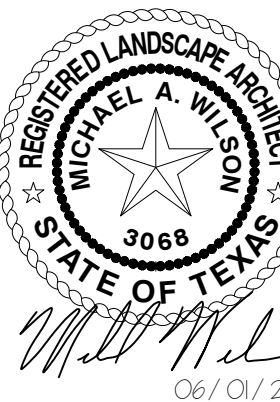


REMOVED EXISTING TREE



Clem Development FM 1141/Clem Rd  
ROCKWALL, TEXAS

# TREESCAPE PLAN

[illegible]

SHEET NUMBER

**L-1.0**





# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

---

**TO:** Mayor and City Council

**DATE:** June 21, 2021

**APPLICANT:** Humberto Johnson; *Skorburg Co.*

**CASE NUMBER:** P2021-026; *Preliminary Plat for the Winding Creek Subdivision*

---

### SUMMARY

Discuss and consider a request by Humberto Johnson of the Skorburg Co. on behalf of Alex Freeman and Mark G. & Jessica K. Taylor for the approval of a Preliminary Plat for the Winding Creek Subdivision consisting of 56 single-family residential lots on a 38.012-acre tract of land identified as Tracts 17 & 17-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

### PLAT INFORMATION

- ☒ The purpose of the applicant's request is to Preliminary Plat the Winding Creek Subdivision. This subdivision is comprised of 56 single-family residential lots on a 38.012-acre tract of land. The proposed development will incorporate 9.80-acres (or 25.7%) of open space and will consist of lots constructed utilizing the Single-Family 16 (SF-16) District density and dimensional standards. Each lot will consist of a minimum size of 16,000 SF (*i.e. a minimum of 90' x 100'*). In addition to the Preliminary Plat, the applicant has also submitted preliminary drainage and utility plans showing how the development can be adequately served. With this submittal, the applicant also submitted a preliminary treescape plan; however, these plans will not be finalized until the submittal of the PD Site Plan.
- ☒ On January 18, 2011, the City Council annexed the subject property by adopting *Ordinance No. 11-03 [Case No. A2010-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 15, 2021, the City Council approved a request to rezone the subject property from Agricultural (AG) District to Planned Development District 91 (PD-91) [*i.e. Ordinance No. 21-17*] for Single-Family 16 (SF-16) District land uses.
- ☒ On April 6, 2021, the Parks and Recreation Board reviewed the Preliminary Plat and made the following recommendations concerning the proposed subdivision:
  - (1) The property owner shall pay pro-rata equipment fees of \$32,312.00 (*i.e. \$577.00 x 56 Lots*), which will be due prior to the issuance of a building permit.
  - (2) The property owner shall pay cash-in-lieu of land fees of \$34,104.00 (*i.e. \$609.00 x 56 Lots*), which will be due prior to the issuance of a building permit.
- ☒ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☒ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☒ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.



## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the *Preliminary Plat* for the *Winding Creek Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,
- (2) The development shall adhere to the recommendations of the Parks and Recreation Board; and
- (3) Any construction resulting from the approval of this plat 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 June 15, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the preliminary plat with the conditions of approval by a vote of 6-0, with Commissioner Moeller absent.





# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-026

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- ☒ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
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- ☐ REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **237 Clem Rd, Rockwall, TX 75087**

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION **SE corner of Clem Rd and FM1141**

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD 21-17**

CURRENT USE **Farm**

PROPOSED ZONING **PD 21-17**

PROPOSED USE **Single Family**

ACREAGE **Approx 39**

LOTS [CURRENT] **0**

LOTS [PROPOSED] **56**

- ☐ **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 **Mark Taylor**

☒ APPLICANT **Humberto Johnson Jr, PE - Skorburg Company**

CONTACT PERSON **Mark Taylor**

CONTACT PERSON **Humberto Johnson Jr., PE**

ADDRESS **100 N Central Expy  
237 Clem Rd**

ADDRESS **8214 westchester Dr STE 900**

CITY, STATE & ZIP **Rockwall TX 75087**

CITY, STATE & ZIP **Dallas, Tx 75225**

PHONE **972-772-4171**

PHONE **214-522-4945**

E-MAIL **mtaylor1045@gmail.com**

E-MAIL **jrjohnson@skorburgcompany.com**

## NOTARY VERIFICATION [REQUIRED]

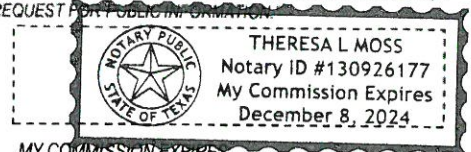
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mark Taylor [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF May, 2021

OWNER'S SIGNATURE Mark Taylor

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES





# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-026

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>  
☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1</sup>  
☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)  
☐ VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **CLEM RD @ FM1141 WM Dalton, Tract 17-01**

SUBDIVISION LOT BLOCK

GENERAL LOCATION **SE corner of Clem Rd and FM1141**

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	<b>PD 21-17</b>	CURRENT USE	<b>Farm</b>
PROPOSED ZONING	<b>PD 21-17</b>	PROPOSED USE	<b>Single Family</b>
ACREAGE	<b>Approx 39</b>	LOTS [CURRENT]	<b>0</b>
		LOTS [PROPOSED]	<b>56</b>

- ☐ **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	<b>Alex Freeman</b>	<input checked="" type="checkbox"/> APPLICANT	<b>Humberto Johnson Jr, PE - Skorborg Company</b>
CONTACT PERSON	<b>Alex Freeman</b>	CONTACT PERSON	<b>Humberto Johnson Jr., PE</b>
ADDRESS	<b>100 N Central Expy STE 1008</b>	ADDRESS	<b>8214 westchester Dr STE 900</b>
CITY, STATE & ZIP	<b>Richardson, TX 75080</b>	CITY, STATE & ZIP	<b>Dallas, Tx 75225</b>
PHONE	<b>469-233-4774</b>	PHONE	<b>214-522-4945</b>
E-MAIL	<b>afreeman@pinnclmontessori.com</b>	E-MAIL	<b>jrjohnson@skorborgcompany.com</b>

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Alex Freeman [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 \$\_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

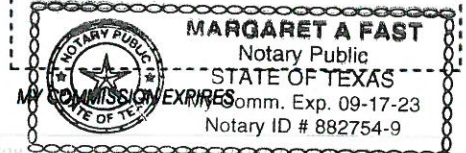
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF May, 2021.

OWNER'S SIGNATURE

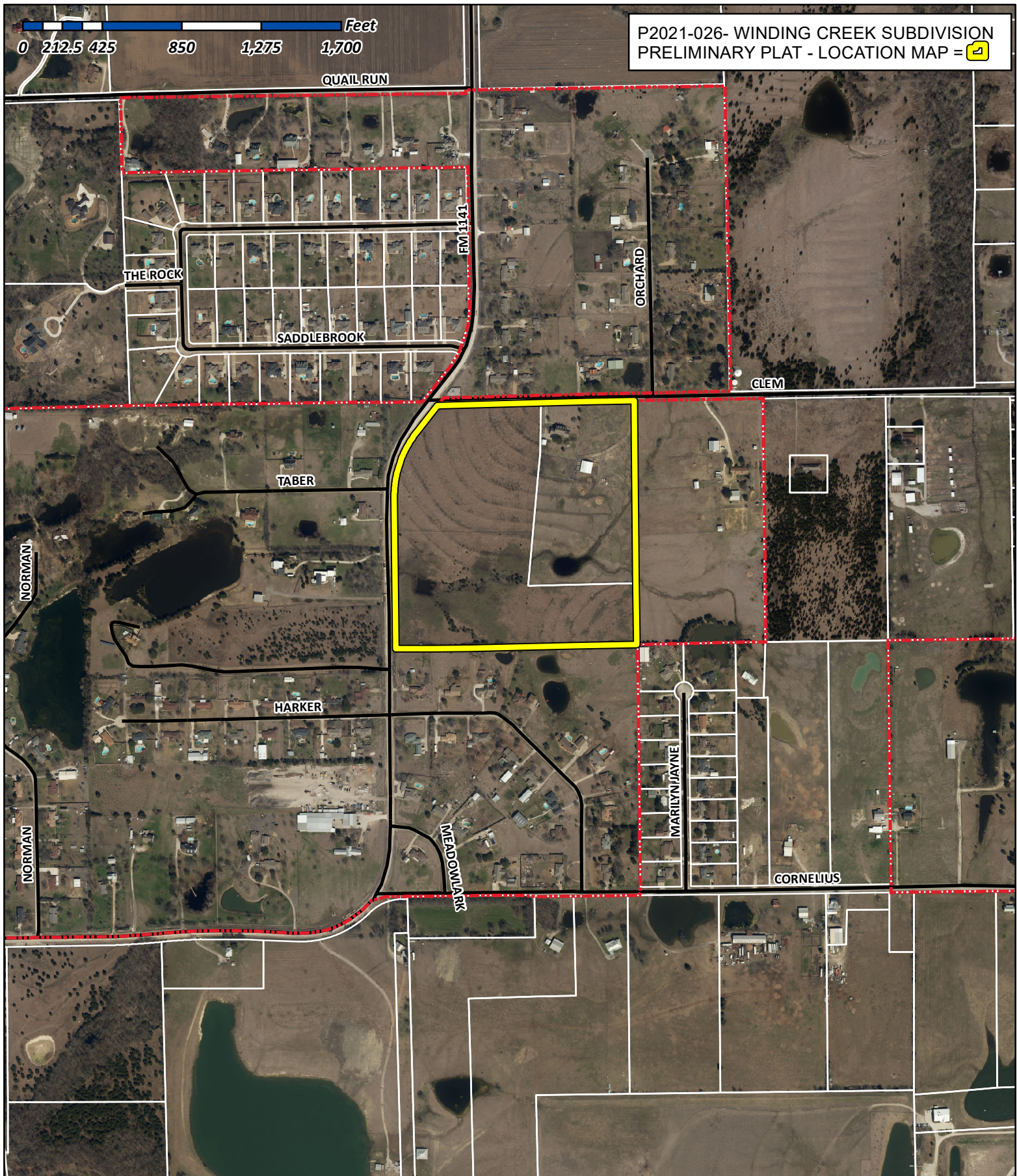
*Alex Freeman*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Margaret A Fast*







## City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

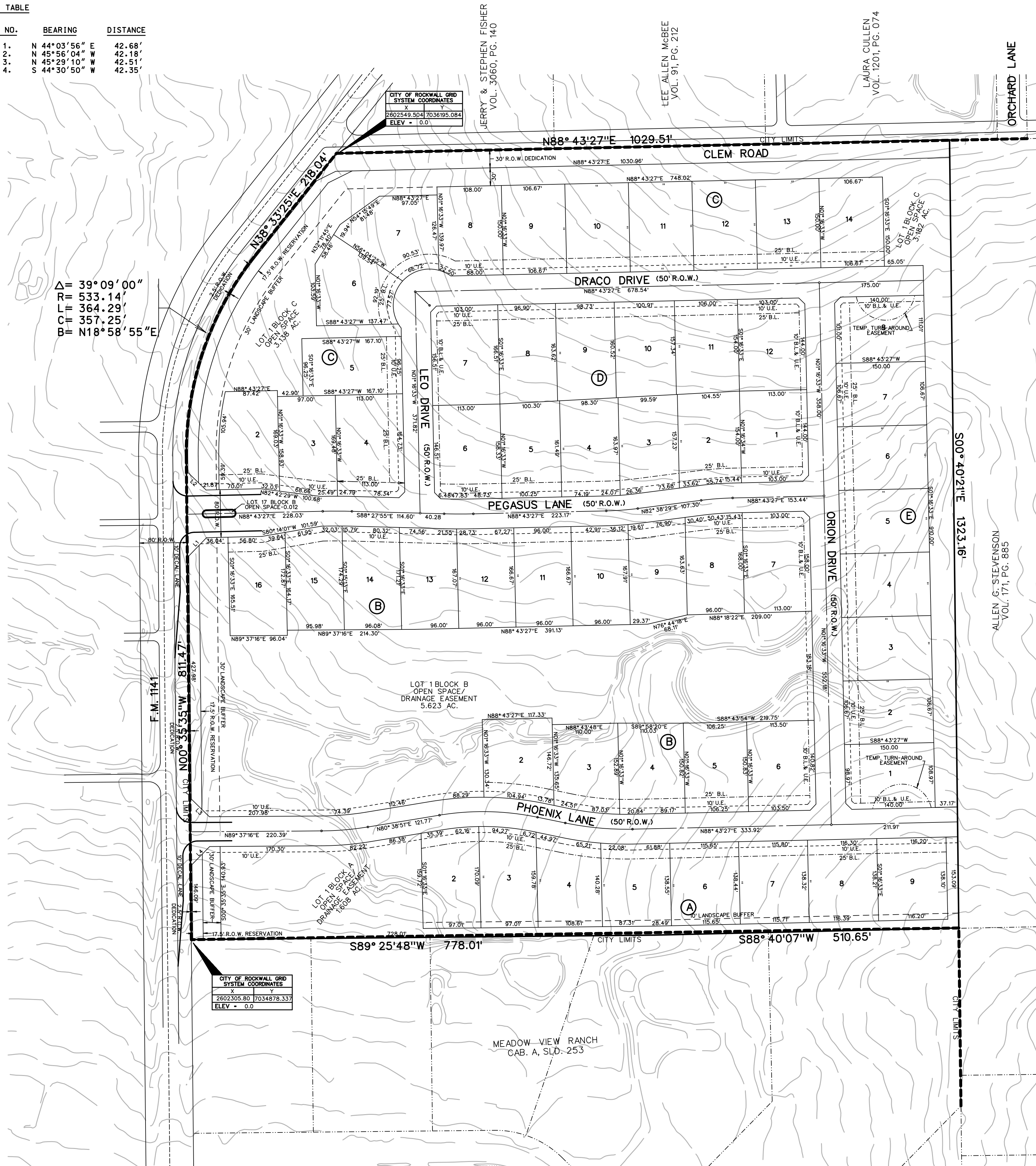




LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 44°03'56" E	42.68'
2.	N 45°56'04" W	42.18'
3.	N 45°29'10" W	42.51'
4.	S 44°30'50" W	42.35'

Δ = 39°09'00"  
R = 533.14'  
L = 364.29'  
C = 357.25'  
B = N18°58'55"E



Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman

Date

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the \_\_\_\_\_ of \_\_\_\_\_, 2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Mayor, City of Rockwall

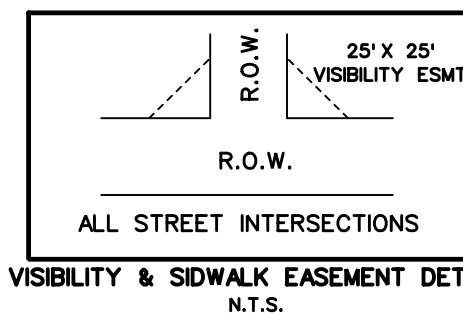
City Secretary

City Engineer

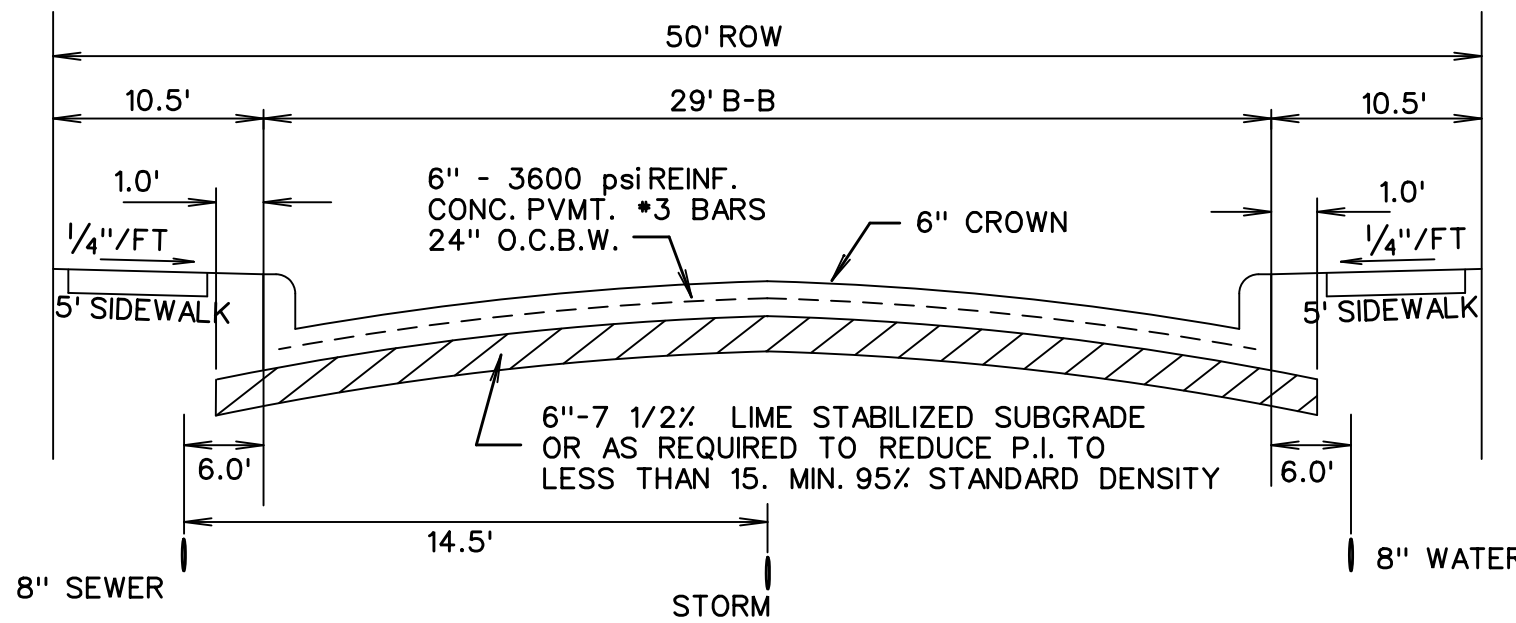
NOTES:

ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.  
HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

0 50 100 200  
SCALE: 1" = 100'



VISIBILITY & SIDEWALK EASEMENT DETAIL  
N.T.S.



TYPICAL PAVEMENT SECTION (25' B-B)  
N.T.S.

WINDING CREEK									
Block A		Block B		Block C		Block D		Block E	
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
1*	70040	1*	244944	1*	136708	1	17351	1	16295
2	16122	2	16000	2	16159	2	16134	2	16000
3	16011	3	16082	3	16054	3	16015	3	16000
4	16083	4	16727	4	19383	4	16012	4	16000
5	16049	5	16026	5	16083	5	16030	5	16000
6	16016	6	17068	6	16007	6	17796	6	16000
7	16018	7	18980	7	17461	7	18783	7	16000
8	16086	8	16066	8	16084	8	16002	8	16601
9	16053	9	16106	9	16000	9	16000		
		10	16015	10	16000	10	16036		
		11	16000	11	16000	11	16500		
		12	16004	12	16000	12	17352		
		13	16241	13	16000				
		14	16595	14	16000				
		15	16418						
		16	16081						

\* denotes open space

LOCATION MAP  
N.T.S.

LEGEND  
B.L. - BUILDING LINE  
D.E. - DRAINAGE EASEMENT  
U.E. - UTILITY EASEMENT  
R.O.W. - RIGHT OF WAY  
H.O.A. - HOMEOWNERS ASSOCIATION

TOTAL ACRES **38.026**  
TOTAL RESIDENTIAL LOTS **56**  
DENSITY **1.473**  
EX. ZONING **PD-91**  
LAND USE **SINGLE FAMILY DEVELOPMENT**

PRELIMINARY PLAT  
OF  
WINDING CREEK

LOTS 1-11, BLOCK A  
LOTS 1-16, BLOCK B  
LOTS 1-14, BLOCK C  
LOTS 1-12, BLOCK D  
LOTS 1-8, BLOCK E  
TOTAL ACRES 38.026  
TOTAL RESIDENTIAL LOTS 56  
TOTAL OPEN SPACE LOTS 3

OUT OF THE  
J.M. GLASS SURVEY, ABSTRACT NO. 88

IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNERS

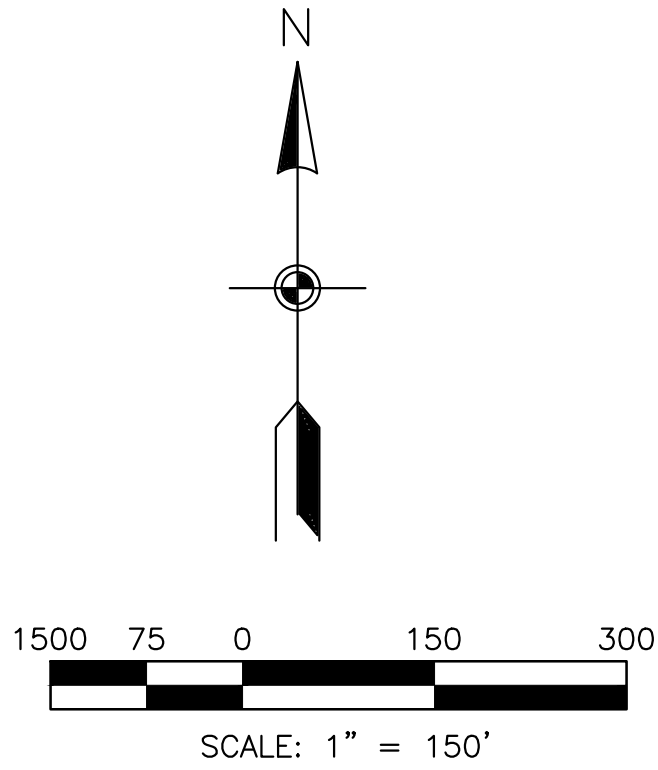
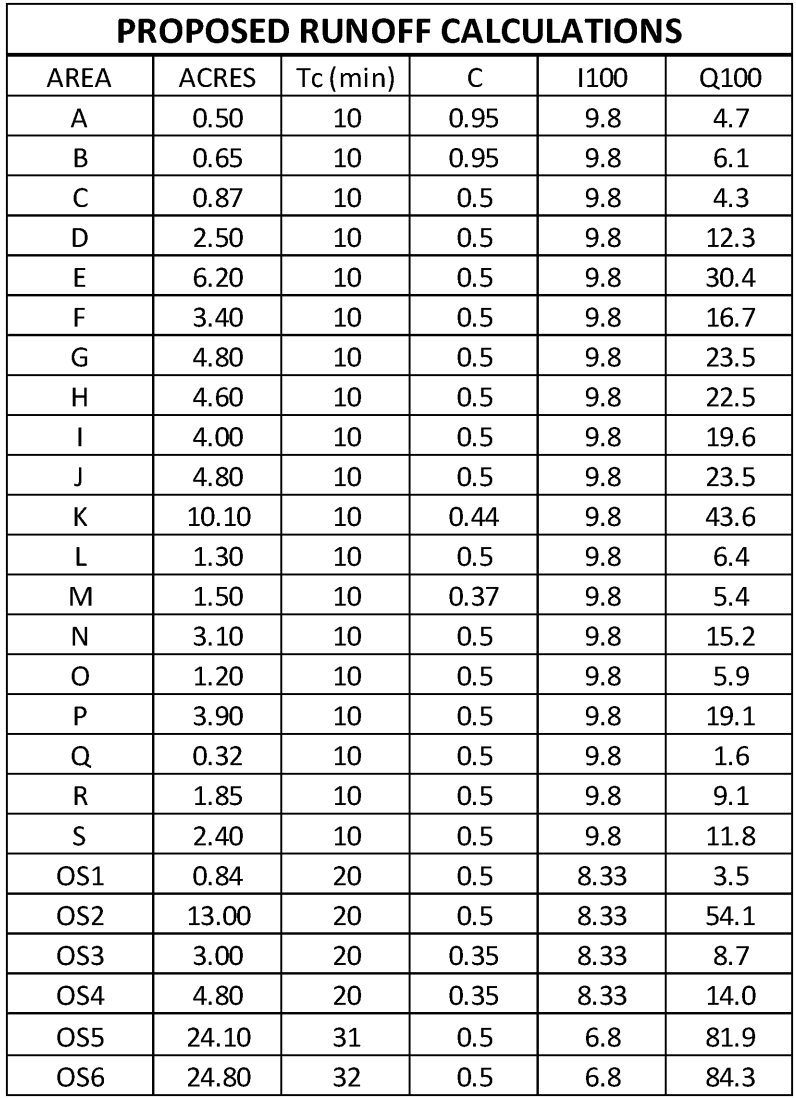
REDDY K. VASUNDHARA &  
ALEX R. FREEMAN  
100 N. CENTRAL EXPRESSWAY, STE. 108  
DALLAS, TEXAS 75080

M.G. & J.K. TAYLOR LIVING TRUST  
237 CLEM ROAD  
ROCKWALL, TEXAS 75087

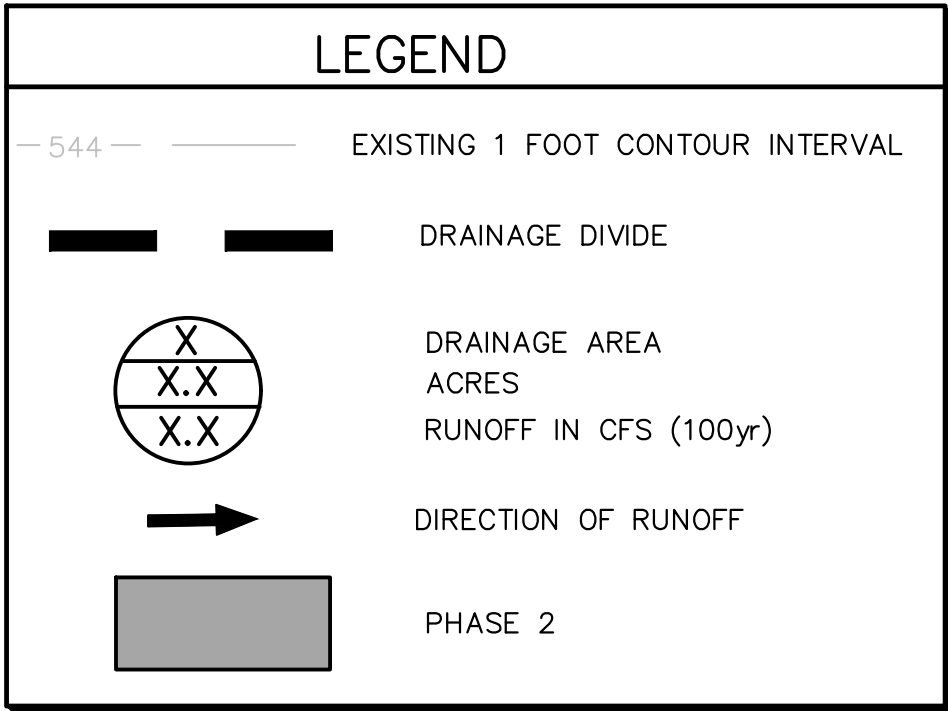
MAY 2021 SCALE 1" = 100'

APPLICANT  
SKORBURG COMPANY, LTD.  
8214 WESTCHESTER DRIVE., SUITE 710  
DALLAS, TEXAS 75225  
214-522-4945





PROPOSED STORM SEWER  
LOCATIONS ARE CONCEPTUAL  
AND SUBJECT TO CHANGE  
DURING DESIGN



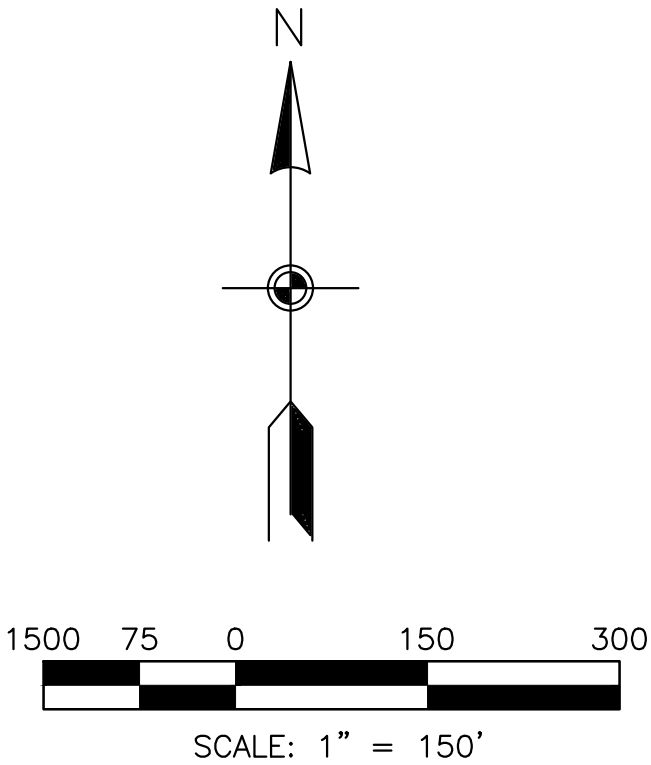
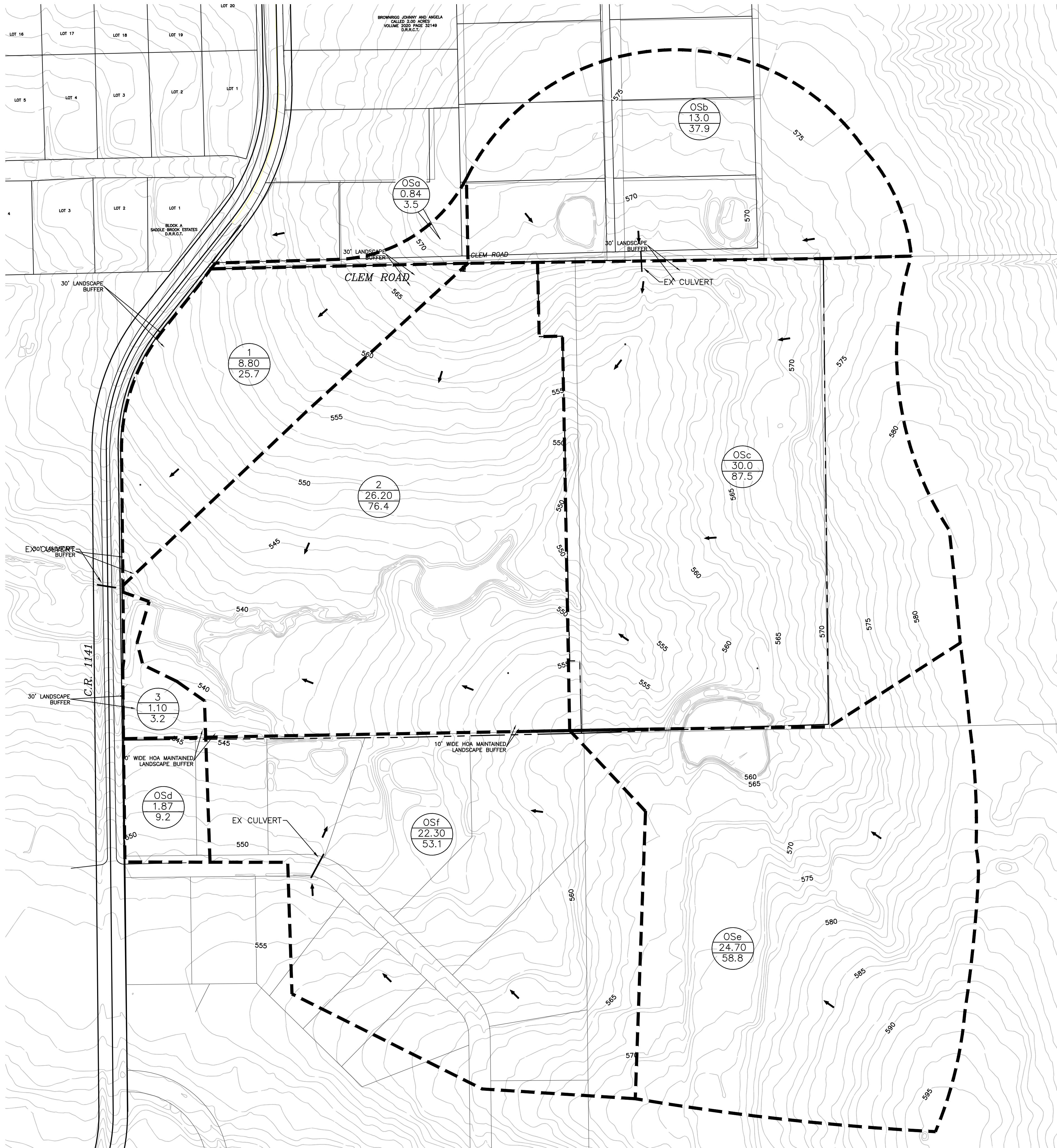
WEIGHTED "C" CALCULATION FOR AREA K	
$C = \frac{(5.2A_c \times 0.5) + (4.8 \times 0.35) + (0.14 \times 0.95)}{10.14} = 0.44$	
WEIGHTED "C" CALCULATION FOR AREA M	
$C = \frac{(0.17A_c \times 0.5) + (1.03A_c \times 0.35)}{1.2} = 0.37$	
USE	"C"
HOMES	0.5
OPEN SPACE	0.35
SIDEWALK / PARKING	0.95

PRELIMINARY  
FOR REVIEW ONLY  
DAYTON C. MACATEE, P.E., 65028



**CIVIL ENGINEERING  
DESIGN & CONSULTING**  
(Tex. Reg. No. F-456)  
12655 N. CENTRAL EXPWY, SUITE 420  
DALLAS, TEXAS 75243  
TEL 214-373-1180 \* FAX 214-373-6580  
daytonm@macatee-engineering.com  
phillipf@macatee-engineering.com





EXISTING RUNOFF CALCULATIONS					
AREA	ACRES	Tc (min)	C	I100	Q100
1	8.80	20	0.35	8.33	25.7
2	26.20	20	0.35	8.33	76.4
3	1.10	20	0.35	8.33	3.2
Osa	0.84	20	0.5	8.33	3.5
Osb	13.00	20	0.5	8.33	54.1
Osc	30.00	20	0.35	8.33	87.5
Osd	1.87	10	0.5	9.8	9.2
Ose	24.70	31	0.35	6.8	58.8
Osf	22.30	32	0.35	6.8	53.1

LEGEND

544

EXISTING 1 FOOT CONTOUR INTERVAL

DRAINAGE DIVIDE

X

X.X

X.X

DRAINAGE AREA  
ACRES  
RUNOFF IN CFS (100yr)

DIRECTION OF RUNOFF

PRELIMINARY  
FOR REVIEW ONLY  
DAYTON C. MACATEE, P.E., 65028

CONCEPTUAL DRAINAGE AREA MAP -- PRE DEVELOPMENT

WINDING CREEK

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M

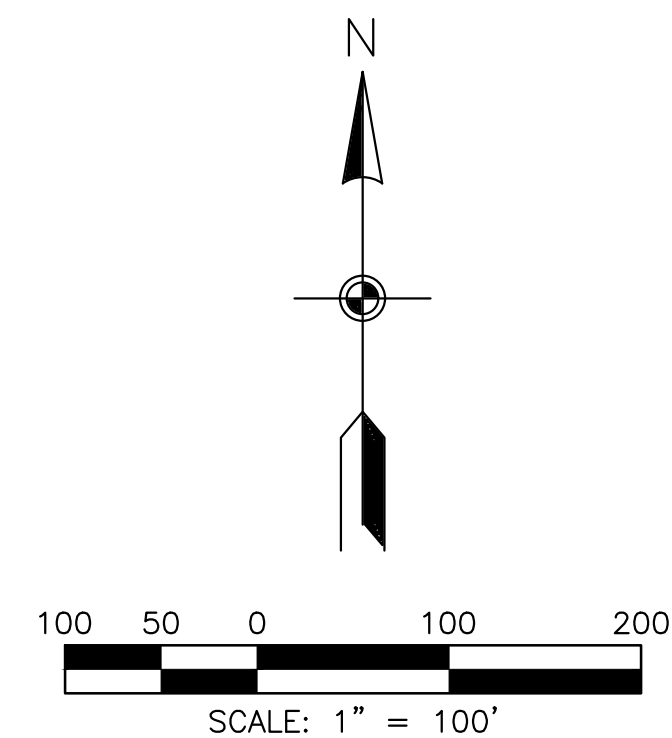
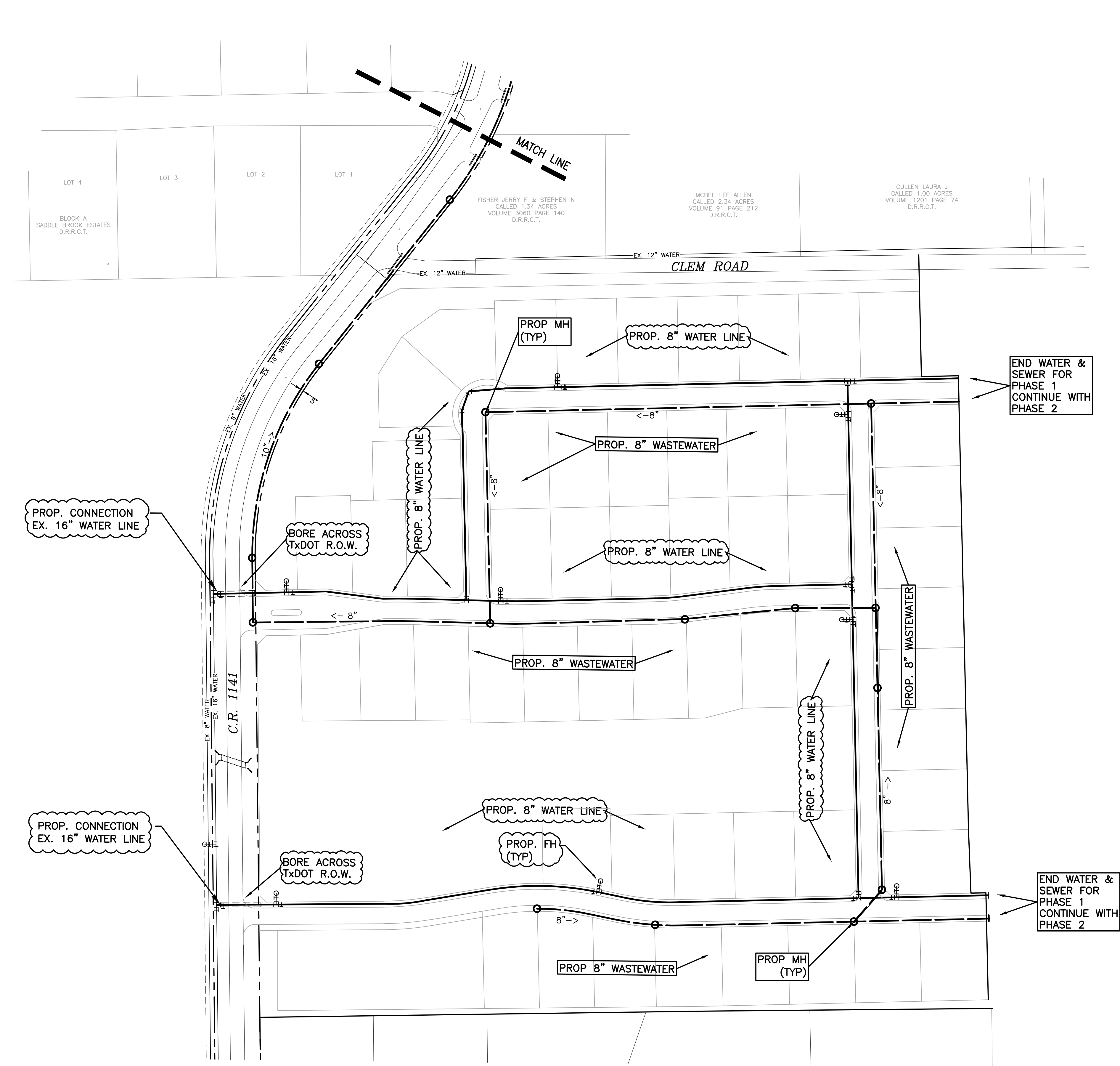
MACATEE

CIVIL ENGINEERING


CIVIL ENGINEERING  
DESIGN & CONSULTING  
(Tex. Reg. No. F-456)  
12655 N. CENTRAL EXPWY, SUITE 420  
DALLAS, TEXAS 75243  
TEL 214-373-1180 \* FAX 214-373-6580  
daytonm@macatee-engineering.com  
phillipf@macatee-engineering.com

DESIGNED	CHECKED	DATE	DWG FILE	PROJECT #	SHEET NO.
		05/28/2021			4 OF 5

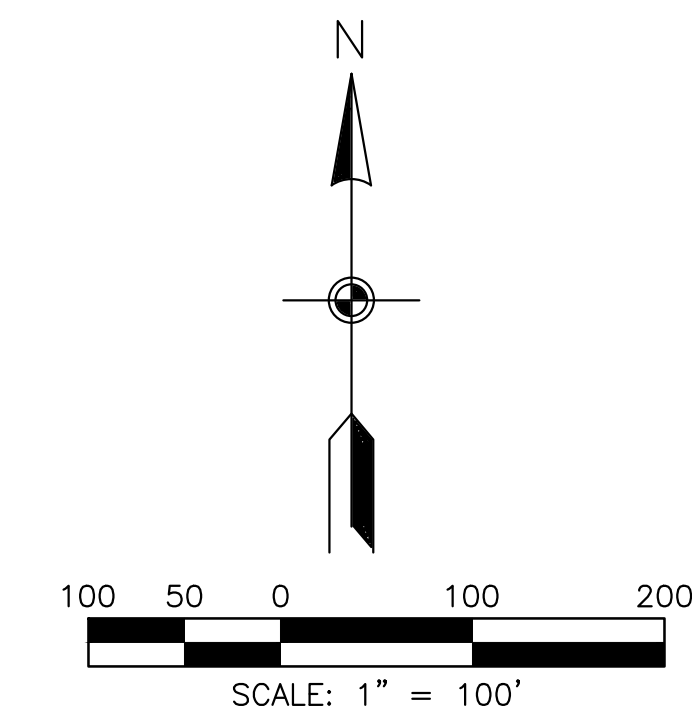
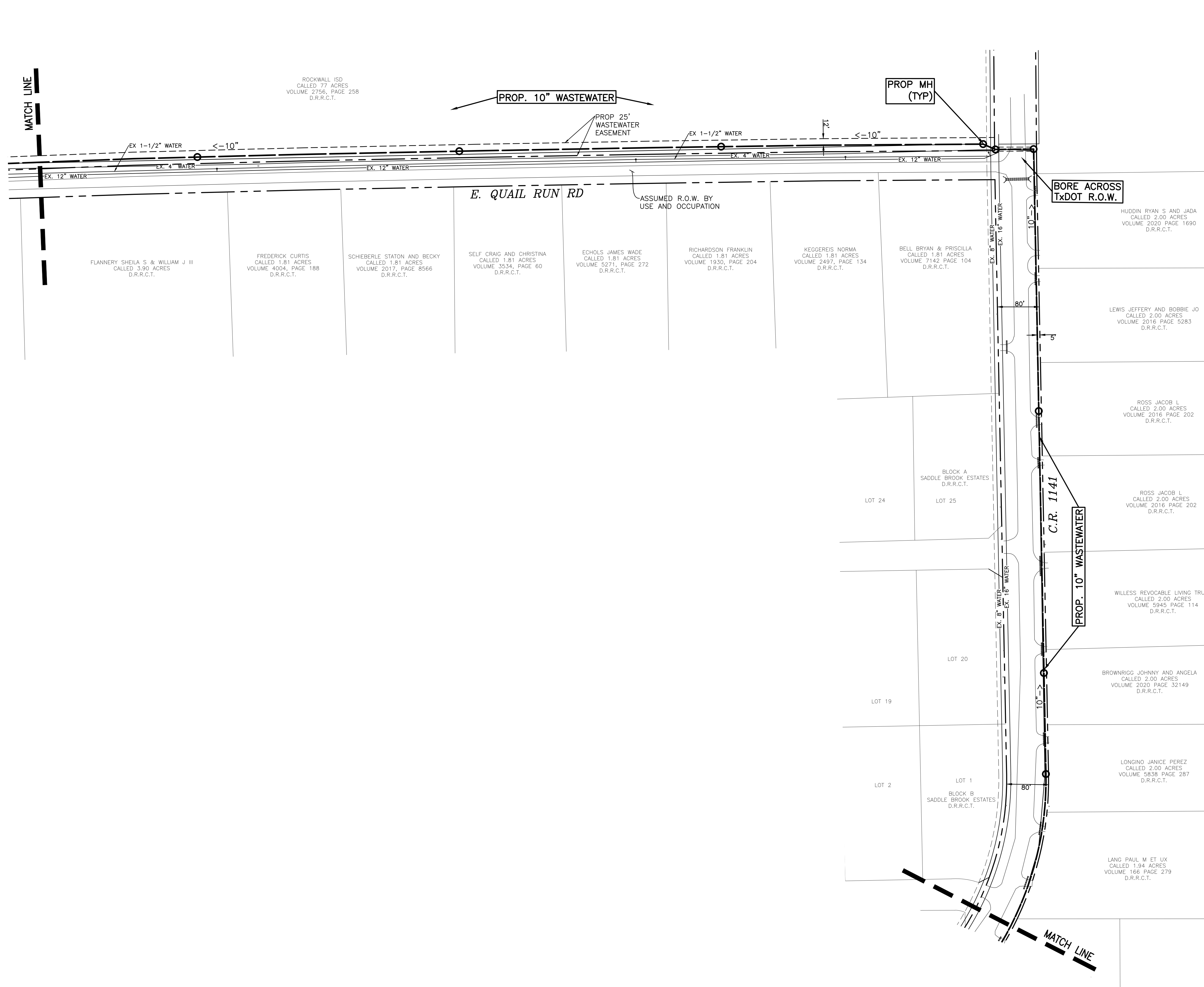





PRELIMINARY  
FOR REVIEW ONLY  
DAYTON C. MACATEE, P.E., 65028

CONCEPTUAL WATER & WASTEWATER PLAN					
WINDING CREEK					
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS					
			<b>CIVIL ENGINEERING DESIGN &amp; CONSULTING</b> (Tex. Reg. No. F-456) 12655 N. CENTRAL EXPWY, SUITE 420 DALLAS, TEXAS 75243 TEL 214-373-1180 * FAX 214-373-6580 daytonm@macatee-engineering.com phillipf@macatee-engineering.com		
			DESIGNED	CHECKED	DATE
		05/28/2021	DWG FILE	PROJECT #	SHEET NO.
					1 OF 5

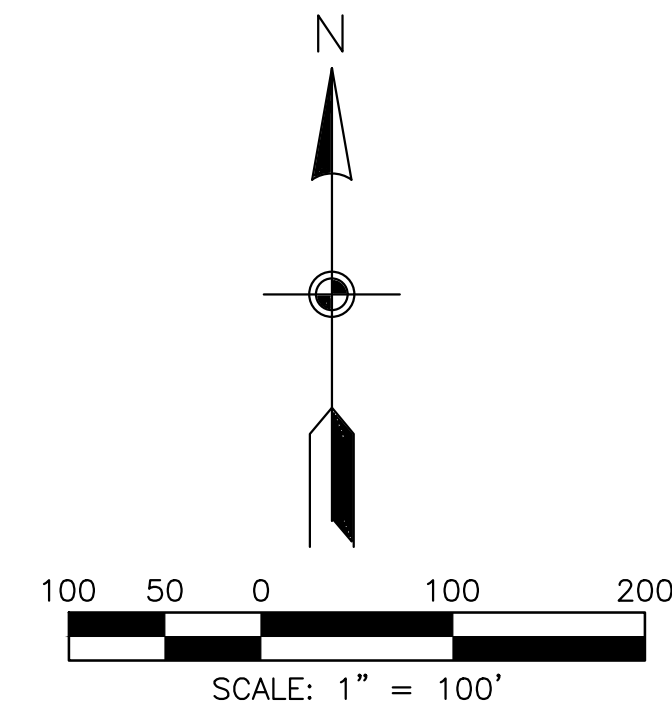
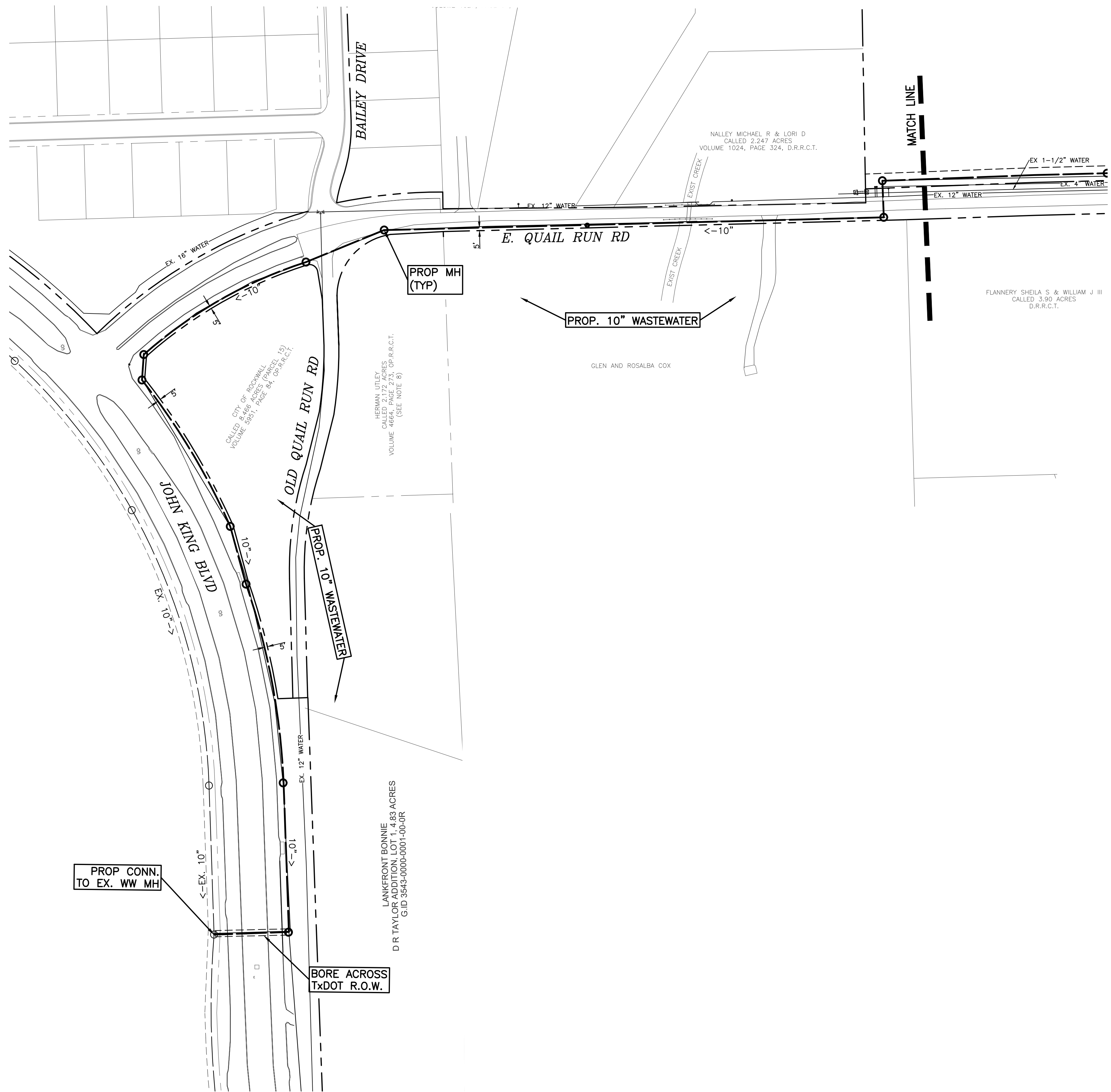





PRELIMINARY  
FOR REVIEW ONLY  
DAYTON C. MACATEE, P.E., 65028

CONCEPTUAL WATER & WASTEWATER PLAN					
WINDING CREEK					
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS					
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DESIGNED	CHECKED	DATE	DWG. FILE	PROJECT #	SHEET NO.
		05/28/2021			2 OF 5





PRELIMINARY  
FOR REVIEW ONLY  
DAYTON C. MACATEE, P.E., 65028

CONCEPTUAL WATER & WASTEWATER PLAN					
WINDING CREEK					
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS					
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DESIGNED	CHECKED	DATE	DWG FILE	PROJECT #	SHEET NO.
		05/28/2021			3 OF 5





SITE DATA

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

OWNERS

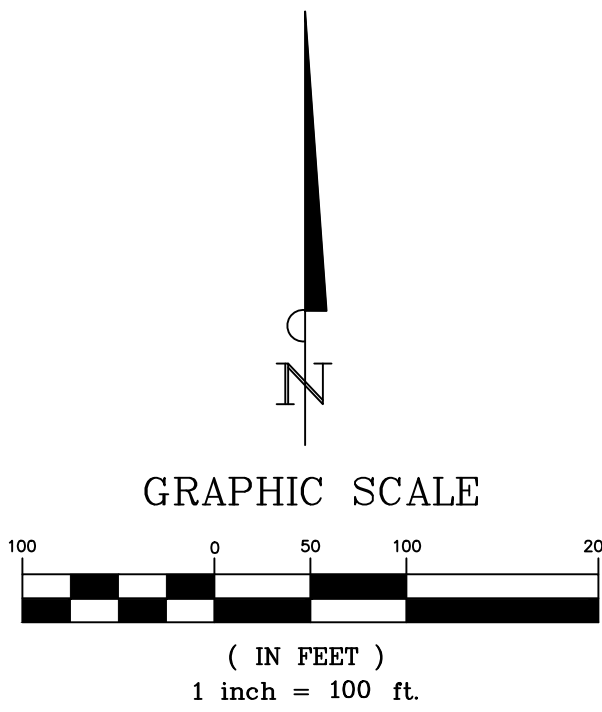
REDDY K VASUNDHARA & ALEX R.  
FREEMAN  
100 N. CENTRAL EXPRESSWAY, STE. 108  
DALLAS, TEXAS 75080

M.G. & J.K. TAYLOR LIVING TRUST  
237 CLEM ROAD  
ROCKWALL, TEXAS 75087

APPLICANT

SKORBURG COMPANY, LTD.  
8214 WESTCHESTER DRIVE, SUITE 710  
DALLAS, TEXAS 75225

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.



### TREE LEGEND



PRESERVED EXISTING TREE

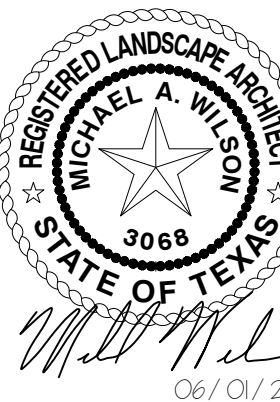


REMOVED EXISTING TREE



Clem Development FM 1141/Clem Rd  
ROCKWALL, TEXAS

# TREESCAPE PLAN

[illegible]

SHEET NUMBER

**L-1.0**



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	PRESERVED	-	-	-	-	-
2	17.0	sugarberry	18	No	Healthy	PRESERVED	-	-	-	-	-
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	PRESERVED	-	-	-	-	-
507	11.6	sugarberry	11	No	Healthy	PRESERVED	-	-	-	-	-
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	cottonw ood	7	No	Damaged	REMOVED	-	-	-	-	-
520	15.8	eastern red cedar	10	No	Healthy	PRESERVED	-	-	-	-	-
521	13.1	sugarberry	12	No	Damaged	PRESERVED	-	-	-	-	-
522	13.0	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
523	14.3	sugarberry	15	No	Damaged	PRESERVED	-	-	-	-	-
524	13.6	sugarberry	16	No	Healthy	PRESERVED	-	-	-	-	-
							220.8	160.7	33.5	-	-
							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
525	11.8	sugarberry	12	No	Damaged	PRESERVED	-	-	-	-	-
526	11.2	sugarberry	11	No	Healthy	PRESERVED	-	-	-	-	-
527	12.9	sugarberry	18	No	Healthy	PRESERVED	-	-	-	-	-
528	12.5	sugarberry	16	No	Damaged	PRESERVED	-	-	-	-	-
529	12.5	sugarberry	17	No	Healthy	PRESERVED	-	-	-	-	-
530	11.2	sugarberry	13	No	Healthy	PRESERVED	-	-	-	-	-
531	12.5	sugarberry	17	No	Healthy	PRESERVED	-	-	-	-	-
532	17.2	sugarberry	20	No	Healthy	PRESERVED	-	-	-	-	-
533	21.7	sugarberry	27	No	Damaged	PRESERVED	-	-	-	-	-
534	11.0	sugarberry	16	No	Healthy	PRESERVED	-	-	-	-	-
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	PRESERVED	-	-	-	-	-
540	11.2	sugarberry	13	No	Damaged	PRESERVED	-	-	-	-	-
541	16.8	sugarberry	15	No	Damaged	PRESERVED	-	-	-	-	-
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 ilow	26	Yes	Healthy	REMOVED	-	-	-	N/A	-
548	13.5	black w ilow	10	No	Healthy	REMOVED	-	-	-	N/A	-
549	5.7	Hercules-club	6	Yes	Healthy	REMOVED	-	-	-	N/A	-
550	6.5	gum bumelia	6	Yes	Healthy	REMOVED	-	6.5	-	-	-
551	8.0	gum bumelia	6	Yes	Healthy	REMOVED	-	8.0	-	-	-
552	4.2	common persimmo	5	No	Healthy	REMOVED	-	4.2	-	-	-
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	-	-	-	-	-
							-	18.7	5.8	-	-
							Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving

220.8	179.4	39.3	-	-	439.5
Featured	Primary Protected	Secondary Protected	Non-Protected	Credit For Preserving	TOTAL

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
GRAPE MYRTLE	PRIMARY
YAUPON	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)



SHEET NUMBER

L-1.1

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.



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	PRESERVED	-	-	-	-	-
2	17.0	sugarberry	18	No	Healthy	PRESERVED	-	-	-	-	-
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	PRESERVED	-	-	-	-	-
507	11.6	sugarberry	11	No	Healthy	PRESERVED	-	-	-	-	-
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	cottonw ood	7	No	Damaged	REMOVED	-	-	-	-	-
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521	13.1	sugarberry	12	No	Damaged	PRESERVED	-	-	-	-	-
522	13.0	sugarberry	15	No	Healthy	PRESERVED	-	-	-	-	-
523	14.3	sugarberry	15	No	Damaged	PRESERVED	-	-	-	-	-
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528	12.5	sugarberry	16	No	Damaged	PRESERVED	-	-	-	-	-
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536	15.1	sugarberry	16	Yes	Damaged	REMOVED	-	-	-	-	-
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546	12.3	sugarberry	16	No	Damaged	PRESERVED	-	-	-	-	-
547	24.2	black w ilow	26	Yes	Healthy	REMOVED	-	-	-	N/A	-
548	13.5	black w ilow	10	No	Healthy	REMOVED	-	-	-	N/A	-
549	5.7	Hercules-club	6	Yes	Healthy	REMOVED	-	-	-	N/A	-
550	6.5	gum bumelia	6	Yes	Healthy	REMOVED	-	6.5	-	-	-
551	8.0	gum bumelia	6	Yes	Healthy	REMOVED	-	8.0	-	-	-
552	4.2	common persimmo	5	No	Healthy	REMOVED	-	4.2	-	-	-
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	-	-	-	-	-
							-	18.7	5.8	-	-
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SCOTCH PINE	PRIMARY
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Clem Development FM 1141/Clem Rd  
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES (1 OF 1)



SHEET NUMBER

L-1.1

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June 22, 2021

TO: Humberto Johnson Jr., PE  
Skorburg Company  
8214 Westchester Ste. 900  
Dallas, TX 75225

COPY: Mark Taylor  
237 Clem Road  
Rockwall, TX 75087

FROM: David Gonzales, AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: P2021-020; *Preliminary Plat for Lots 1-6, Block A, Fit Sport Life Addition*

Mr. Johnson:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on June 21, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,
- (2) The development shall adhere to the recommendations of the Parks and Recreation Board; and
- (3) Any construction resulting from the approval of this plat 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 June 15, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the preliminary plat with the conditions of approval by a vote of 6-0, with Commissioner Moeller absent.

City Council

On June 21, 2021, the City Council approved a motion to approve the preliminary plat with the conditions of approval by a vote of 7-0.

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



Sincerely,



David Gonzales, AICP  
Planning and Zoning Manager



## Gonzales, David

---

**From:** Gonzales, David  
**Sent:** Friday, June 11, 2021 10:58 AM  
**To:** 'JR Johnson'  
**Cc:** 'mtaylor1045@gmail.com'  
**Subject:** P&Z Meeting Next Week  
**Attachments:** Packet [P&Z] (06.15.2021).pdf

Mr. Johnson,

Please find attached staff's report for next week's Planning and Zoning meeting scheduled for June 15, 2021. The meeting will begin at 6:00 PM in the City's Council Chambers. Although this item is on the consent agenda, staff requests the applicant or a representative be present for this meeting. As a note, the City Council meeting will be held on June 21, 2021 (this will be on consent as well).

Let me know if you have any questions.

Thank you,



**DAVID GONZALES, AICP**

PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6488 OFFICE

[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)  
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

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## Gonzales, David

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**From:** Johnston, Sarah  
**Sent:** Wednesday, June 9, 2021 11:09 AM  
**To:** Gonzales, David  
**Subject:** RE: Winding Creek Revised Plat

Approved.

---

**From:** Gonzales, David  
**Sent:** Wednesday, June 9, 2021 11:06 AM  
**To:** Johnston, Sarah ; Kistner, Ariana  
**Subject:** Winding Creek Revised Plat

Please review the preliminary plat for Winding Creek Subdivision [P2021-026] and provide any comments in CW.

Thank you,



**DAVID GONZALES, AICP**

PLANNING & ZONING MANAGER  
PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6488 OFFICE  
[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)

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This email was scanned by Bitdefender



## Gonzales, David

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**From:** Singleton, Lance  
**Sent:** Monday, June 7, 2021 9:02 AM  
**To:** Gonzales, David  
**Subject:** RE: Clem - Winding Creek - Rockwall

David – they all look good! They can proceed as they have it.

---

**Lance Singleton** | GIS Supervisor

City of Rockwall | Geographic Information Systems Division | 385 S. Goliad St. | Rockwall, TX 75087  
O 972.772.6785 | F 972.771.7748 | [lsingleton@rockwall.com](mailto:lsingleton@rockwall.com) / [GIS Webpage](#)

---

**From:** Gonzales, David  
**Sent:** Monday, June 7, 2021 8:48 AM  
**To:** Singleton, Lance  
**Subject:** FW: Clem - Winding Creek - Rockwall

Lance,

When you have a moment, please confirm the proposed names for the Winding Creek Subdivision Preliminary Plat [P2021-026]. Let me know if you have any issues or if this is OK.

Thank you,



**DAVID GONZALES, AICP**

PLANNING & ZONING MANAGER  
PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6488 OFFICE  
[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)

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[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

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**From:** JR Johnson [<mailto:jrjohnson@skorburgcompany.com>]  
**Sent:** Monday, June 7, 2021 8:24 AM  
**To:** Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>  
**Subject:** FW: Clem - Winding Creek - Rockwall

David,

Please see attached updated plat package for Winding Creek. Please let me know if the street names work or not.

Thank you!

Regards,

Humberto Johnson Jr., P.E. | Land Development Engineer



Skorburg Company  
8214 Westchester Drive, Suite 900  
Dallas, Texas 75225  
O: 214.888.8857 | C: 682-225-5834

---

**From:** Pat Baldasaro <[pat@pjbsurv.com](mailto:pat@pjbsurv.com)>

**Sent:** Friday, June 4, 2021 8:32 AM

**To:** JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)>; Michael Wilson <[mwilson@bannistereng.com](mailto:mwilson@bannistereng.com)>; Phillip Fisher <[phillipf@macatee-engineering.com](mailto:phillipf@macatee-engineering.com)>

**Cc:** John Arnold <[jarnold@skorburgcompany.com](mailto:jarnold@skorburgcompany.com)>; Michael Hunnicutt <[Mhunnicutt@skorburgcompany.com](mailto:Mhunnicutt@skorburgcompany.com)>; Adam Buczek <[abuczek@skorburgcompany.com](mailto:abuczek@skorburgcompany.com)>

**Subject:** RE: Clem - Winding Creek - Rockwall

Patrick J Baldasaro, RPLS  
President



200 W. Belmont Drive, Suite D  
Allen, Texas 75013  
TBPELS Firm No. 10194303  
Office 972-649-6669  
Cell 972-740-7389  
MBE/DBE/SBE/HUB Certified

---

**From:** JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)>

**Sent:** Thursday, June 3, 2021 3:09 PM

**To:** Pat Baldasaro <[pat@pjbsurv.com](mailto:pat@pjbsurv.com)>; Michael Wilson <[mwilson@bannistereng.com](mailto:mwilson@bannistereng.com)>; Phillip Fisher <[phillipf@macatee-engineering.com](mailto:phillipf@macatee-engineering.com)>

**Cc:** John Arnold <[jarnold@skorburgcompany.com](mailto:jarnold@skorburgcompany.com)>; Michael Hunnicutt <[Mhunnicutt@skorburgcompany.com](mailto:Mhunnicutt@skorburgcompany.com)>; Adam Buczek <[abuczek@skorburgcompany.com](mailto:abuczek@skorburgcompany.com)>

**Subject:** RE: Clem - Winding Creek - Rockwall

Pat,

City has requested street names. Please see attached street names. Please add the plat and resend.

Tomorrow delivery is fine.

Thank you!

Regards,

Humberto Johnson Jr., P.E. | Land Development Engineer  
Skorburg Company  
8214 Westchester Drive, Suite 900  
Dallas, Texas 75225  
O: 214.888.8857 | C: 682-225-5834

---

**From:** Pat Baldasaro <[pat@pjbsurv.com](mailto:pat@pjbsurv.com)>

**Sent:** Wednesday, June 2, 2021 11:39 AM



**To:** JR Johnson <[jjohnson@skorburgcompany.com](mailto:jjohnson@skorburgcompany.com)>; Michael Wilson <[mwilson@bannistereng.com](mailto:mwilson@bannistereng.com)>; Phillip Fisher <[phillipf@macatee-engineering.com](mailto:phillipf@macatee-engineering.com)>  
**Cc:** John Arnold <[jarnold@skorburgcompany.com](mailto:jarnold@skorburgcompany.com)>; Michael Hunnicutt <[Mhunnicut@skorburgcompany.com](mailto:Mhunnicut@skorburgcompany.com)>; Adam Buczek <[abuczek@skorburgcompany.com](mailto:abuczek@skorburgcompany.com)>  
**Subject:** RE: Clem - Winding Creek - Rockwall

See attached

We used the file provided to us for the prelim plat, which did not match the boundary survey we prepared.  
We updated, see attached

Patrick J Baldasaro, RPLS  
President



200 W. Belmont Drive, Suite D  
Allen, Texas 75013  
TBPELS Firm No. 10194303  
Office 972-649-6669  
Cell 972-740-7389  
MBE/DBE/SBE/HUB Certified

---

**From:** JR Johnson <[jjohnson@skorburgcompany.com](mailto:jjohnson@skorburgcompany.com)>  
**Sent:** Wednesday, June 2, 2021 9:42 AM  
**To:** Pat Baldasaro <[pat@pjbsurv.com](mailto:pat@pjbsurv.com)>; Michael Wilson <[mwilson@bannistereng.com](mailto:mwilson@bannistereng.com)>; Phillip Fisher <[phillipf@macatee-engineering.com](mailto:phillipf@macatee-engineering.com)>  
**Cc:** John Arnold <[jarnold@skorburgcompany.com](mailto:jarnold@skorburgcompany.com)>; Michael Hunnicutt <[Mhunnicut@skorburgcompany.com](mailto:Mhunnicut@skorburgcompany.com)>; Adam Buczek <[abuczek@skorburgcompany.com](mailto:abuczek@skorburgcompany.com)>  
**Subject:** RE: Clem - Winding Creek - Rockwall  
**Importance:** High

Pat,

We have a couple comments from the city, David Gonzales.

- Lot 6 Block C – BL length needs to be cleaned up. See attached marked preliminary plat.
- Our surveys attached and PD stated we have about 38.0233 AC with a 1.48 density ratio maximum. We are missing 1.4563 AC with a density of 1.531 dwelling units/ac. See attached preliminary plat where I think we left out the 1.4563 AC.
  - Label this area as HOA maintained like the rest.
  - Update acres and density values on the right side of sheet.

I have attached the Reddy and Taylor surveys for quick reference.

Is it possible to have this corrected by today? David Gonzales needs a correct plat soon so he can float to staff.

Thank you!

Regards,

Humberto Johnson Jr., P.E. | Land Development Engineer  
Skorburg Company  
8214 Westchester Drive, Suite 900



Dallas, Texas 75225  
O: 214.888.8857 | C: 682-225-5834

---

**From:** Pat Baldasaro <[pat@pjbsurv.com](mailto:pat@pjbsurv.com)>  
**Sent:** Tuesday, June 1, 2021 9:35 AM  
**To:** Michael Wilson <[mwilson@bannistereng.com](mailto:mwilson@bannistereng.com)>; JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)>; Phillip Fisher <[phillipf@macatee-engineering.com](mailto:phillipf@macatee-engineering.com)>  
**Cc:** John Arnold <[jarnold@skorburgcompany.com](mailto:jarnold@skorburgcompany.com)>; Michael Hunnicutt <[Mhunnicut@skorburgcompany.com](mailto:Mhunnicut@skorburgcompany.com)>; Adam Buczek <[abuczek@skorburgcompany.com](mailto:abuczek@skorburgcompany.com)>  
**Subject:** RE: Clem - Winding Creek - Rockwall

Patrick J Baldasaro, RPLS  
President



200 W. Belmont Drive, Suite D  
Allen, Texas 75013  
TBPELS Firm No. 10194303  
Office 972-649-6669  
Cell 972-740-7389  
MBE/DBE/SBE/HUB Certified

---

**From:** Michael Wilson <[mwilson@bannistereng.com](mailto:mwilson@bannistereng.com)>  
**Sent:** Tuesday, June 1, 2021 9:12 AM  
**To:** JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)>; Phillip Fisher <[phillipf@macatee-engineering.com](mailto:phillipf@macatee-engineering.com)>  
**Cc:** Pat Baldasaro <[pat@pjbsurv.com](mailto:pat@pjbsurv.com)>; John Arnold <[jarnold@skorburgcompany.com](mailto:jarnold@skorburgcompany.com)>; Michael Hunnicutt <[Mhunnicut@skorburgcompany.com](mailto:Mhunnicut@skorburgcompany.com)>; Adam Buczek <[abuczek@skorburgcompany.com](mailto:abuczek@skorburgcompany.com)>  
**Subject:** RE: Clem - Winding Creek - Rockwall

Revised Tree Preservation Plan is attached.

Michael Wilson, RLA  
*Landscape Architect*



Bannister Engineering, LLC  
240 N. Mitchell Road  
Mansfield, Texas 76063  
O: 817.842.2094

---

**From:** JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)>  
**Sent:** Tuesday, June 1, 2021 8:40 AM  
**To:** Phillip Fisher <[phillipf@macatee-engineering.com](mailto:phillipf@macatee-engineering.com)>  
**Cc:** Pat Baldasaro <[pat@pjbsurv.com](mailto:pat@pjbsurv.com)>; Michael Wilson <[mwilson@bannistereng.com](mailto:mwilson@bannistereng.com)>; John Arnold <[jarnold@skorburgcompany.com](mailto:jarnold@skorburgcompany.com)>; Michael Hunnicutt <[Mhunnicut@skorburgcompany.com](mailto:Mhunnicut@skorburgcompany.com)>; Adam Buczek <[abuczek@skorburgcompany.com](mailto:abuczek@skorburgcompany.com)>  
**Subject:** RE: Clem - Winding Creek - Rockwall

Michael,



Any update on this, please?

Thank you!

Regards,

Humberto Johnson Jr., P.E. | Land Development Engineer  
Skorburg Company  
8214 Westchester Drive, Suite 900  
Dallas, Texas 75225  
O: 214.888.8857 | C: 682-225-5834

---

**From:** JR Johnson  
**Sent:** Friday, May 28, 2021 3:03 PM  
**To:** Phillip Fisher <[phillipf@macatee-engineering.com](mailto:phillipf@macatee-engineering.com)>  
**Cc:** Pat Baldasaro <[pat@pjbsurv.com](mailto:pat@pjbsurv.com)>; Michael Wilson <[mwilson@bannistereng.com](mailto:mwilson@bannistereng.com)>; John Arnold <[jarnold@skorburgcompany.com](mailto:jarnold@skorburgcompany.com)>; Michael Hunnicutt <[Mhunnicut@skorburgcompany.com](mailto:Mhunnicut@skorburgcompany.com)>; Adam Buczek <[abuczek@skorburgcompany.com](mailto:abuczek@skorburgcompany.com)>  
**Subject:** RE: Clem - Winding Creek - Rockwall

Michael,

Attached the site plan change for you sheets. Please update and send back.

Thank you!

Regards,

Humberto Johnson Jr., P.E. | Land Development Engineer  
Skorburg Company  
8214 Westchester Drive, Suite 900  
Dallas, Texas 75225  
O: 214.888.8857 | C: 682-225-5834

---

**From:** Phillip Fisher <[phillipf@macatee-engineering.com](mailto:phillipf@macatee-engineering.com)>  
**Sent:** Friday, May 28, 2021 2:14 PM  
**To:** JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)>  
**Cc:** Pat Baldasaro <[pat@pjbsurv.com](mailto:pat@pjbsurv.com)>; Michael Wilson <[mwilson@bannistereng.com](mailto:mwilson@bannistereng.com)>; John Arnold <[jarnold@skorburgcompany.com](mailto:jarnold@skorburgcompany.com)>; Michael Hunnicutt <[Mhunnicut@skorburgcompany.com](mailto:Mhunnicut@skorburgcompany.com)>; Adam Buczek <[abuczek@skorburgcompany.com](mailto:abuczek@skorburgcompany.com)>  
**Subject:** Re: Clem - Winding Creek - Rockwall

On sheet 2 - there's an existing waterline there that prevents us from doing what you have drawn. That's why we are jogging the sewer main

On sheet 5 - are you just wanting us to add that note?

Will you please send the grading file and sewer PDF that was in the share file you sent? I can't download from that FTP site.



Thanks,

Phillip J. Fisher  
*Vice President*



*12655 N. Central Expressway, Suite 420  
Dallas, Texas 75243 - (214) 373-1180*

On Fri, May 28, 2021 at 1:45 PM JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)> wrote:

Phillip,

I have some corrections for you.

Pat and Michael,

I am still checking yours. I will give you comments by 5 pm if any. We'll submit Tuesday morning.

Thank you!

Regards,

Humberto Johnson Jr., P.E. | Land Development Engineer

Skorburg Company

8214 Westchester Drive, Suite 900

Dallas, Texas 75225

O: 214.888.8857 | C: 682-225-5834



---

**From:** Phillip Fisher <[phillipf@macatee-engineering.com](mailto:phillipf@macatee-engineering.com)>  
**Sent:** Friday, May 28, 2021 11:15 AM  
**To:** JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)>  
**Cc:** Pat Baldasaro <[pat@pjbsurv.com](mailto:pat@pjbsurv.com)>; Michael Wilson <[mwilson@bannistereng.com](mailto:mwilson@bannistereng.com)>; John Arnold <[jarnold@skorburgcompany.com](mailto:jarnold@skorburgcompany.com)>; Michael Hunnicutt <[Mhunnicut@skorburgcompany.com](mailto:Mhunnicut@skorburgcompany.com)>; Adam Buczek <[abuczek@skorburgcompany.com](mailto:abuczek@skorburgcompany.com)>  
**Subject:** Re: Clem - Winding Creek - Rockwall

Here ya go.

Thanks,

Phillip J. Fisher

*Vice President*



*12655 N. Central Expressway, Suite 420*

*Dallas, Texas 75243 - (214) 373-1180*

On Fri, May 28, 2021 at 10:46 AM JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)> wrote:

Phillip,

Did you send me your prelim engineering sheets? Don't see them in my email. Apologize if you did.

Thank you!

Regards,

Humberto Johnson Jr., P.E. | Land Development Engineer

Skorburg Company

8214 Westchester Drive, Suite 900

Dallas, Texas 75225

O: 214.888.8857 | C: 682-225-5834

---

**From:** Pat Baldasaro <[pat@pjbsurv.com](mailto:pat@pjbsurv.com)>

**Sent:** Thursday, May 27, 2021 1:17 PM

**To:** Phillip Fisher <[phillipf@macatee-engineering.com](mailto:phillipf@macatee-engineering.com)>

**Cc:** JR Johnson <[jjohnson@skorburgcompany.com](mailto:jjohnson@skorburgcompany.com)>; Michael Wilson <[mwilson@bannistereng.com](mailto:mwilson@bannistereng.com)>; John Arnold <[jarnold@skorburgcompany.com](mailto:jarnold@skorburgcompany.com)>; Michael Hunnicutt <[Mhunnicut@skorburgcompany.com](mailto:Mhunnicut@skorburgcompany.com)>; Adam Buczek <[abuczek@skorburgcompany.com](mailto:abuczek@skorburgcompany.com)>

**Subject:** RE: Clem - Winding Creek - Rockwall

We didn't see it in the file we got....see attached for revised

Patrick J Baldasaro, RPLS

President



200 W. Belmont Drive, Suite D

Allen, Texas 75013

TBPELS Firm No. 10194303

Office 972-649-6669

Cell 972-740-7389

MBE/DBE/SBE/HUB Certified



---

**From:** Phillip Fisher <[phillipf@macatee-engineering.com](mailto:phillipf@macatee-engineering.com)>

**Sent:** Thursday, May 27, 2021 12:52 PM

**To:** Pat Baldasaro <[pat@pjbsurv.com](mailto:pat@pjbsurv.com)>

**Cc:** JR Johnson <[jjohnson@skorburgcompany.com](mailto:jjohnson@skorburgcompany.com)>; Michael Wilson <[mwilson@bannistereng.com](mailto:mwilson@bannistereng.com)>; John Arnold <[jarnold@skorburgcompany.com](mailto:jarnold@skorburgcompany.com)>; Michael Hunnicutt <[Mhunnicutt@skorburgcompany.com](mailto:Mhunnicutt@skorburgcompany.com)>; Adam Buczek <[abuczek@skorburgcompany.com](mailto:abuczek@skorburgcompany.com)>

**Subject:** Re: Clem - Winding Creek - Rockwall

Need to remove lots 2 & 3, Block A. Don't see the temporary turnarounds.

Thanks,

Phillip J. Fisher

*Vice President*



*12655 N. Central Expressway, Suite 420*

*Dallas, Texas 75243 - (214) 373-1180*

On Thu, May 27, 2021 at 10:53 AM Pat Baldasaro <[pat@pjbsurv.com](mailto:pat@pjbsurv.com)> wrote:

Patrick J Baldasaro, RPLS

President



200 W. Belmont Drive, Suite D

Allen, Texas 75013

TBPELS Firm No. 10194303

Office 972-649-6669

Cell 972-740-7389

MBE/DBE/SBE/HUB Certified

---

**From:** JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)>

**Sent:** Thursday, May 27, 2021 9:29 AM

**To:** Phillip Fisher <[phillipf@macatee-engineering.com](mailto:phillipf@macatee-engineering.com)>

**Cc:** Pat Baldasaro <[pat@pjbsurv.com](mailto:pat@pjbsurv.com)>; Michael Wilson <[mwilson@bannistereng.com](mailto:mwilson@bannistereng.com)>; John Arnold <[jarnold@skorburgcompany.com](mailto:jarnold@skorburgcompany.com)>; Michael Hunnicutt <[Mhunnicut@skorburgcompany.com](mailto:Mhunnicut@skorburgcompany.com)>; Adam Buczek <[abuczek@skorburgcompany.com](mailto:abuczek@skorburgcompany.com)>

**Subject:** RE: Clem - Winding Creek - Rockwall

**Importance:** High

Pat,

Can we get the plat updated today?

Thank you!

Regards,

Humberto Johnson Jr., P.E. | Land Development Engineer

Skorburg Company

8214 Westchester Drive, Suite 900

Dallas, Texas 75225

O: 214.888.8857 | C: 682-225-5834



---

**From:** Phillip Fisher <[phillipf@macatee-engineering.com](mailto:phillipf@macatee-engineering.com)>  
**Sent:** Thursday, May 27, 2021 8:20 AM  
**To:** JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)>  
**Cc:** Pat Baldasaro <[pat@pjbsurv.com](mailto:pat@pjbsurv.com)>; Michael Wilson <[mwilson@bannistereng.com](mailto:mwilson@bannistereng.com)>; John Arnold <[jarnold@skorburgcompany.com](mailto:jarnold@skorburgcompany.com)>; Michael Hunnicutt <[Mhunnicutt@skorburgcompany.com](mailto:Mhunnicutt@skorburgcompany.com)>; Adam Buczek <[abuczek@skorburgcompany.com](mailto:abuczek@skorburgcompany.com)>  
**Subject:** Re: Clem - Winding Creek - Rockwall

Here you go.

Thanks,

Phillip J. Fisher  
*Vice President*



*12655 N. Central Expressway, Suite 420  
Dallas, Texas 75243 - (214) 373-1180*

On Thu, May 27, 2021 at 8:01 AM JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)> wrote:

Phillip,

Yes, please add those easements.

Second, at the SE corner add a 20' water line easement wrapping around the lot. This is for the future property to the east.

Thank you!

Regards,

Humberto Johnson Jr., P.E. | Land Development Engineer

Skorburg Company

8214 Westchester Drive, Suite 900

Dallas, Texas 75225

O: 214.888.8857 | C: 682-225-5834

---

**From:** Phillip Fisher <[phillipf@macatee-engineering.com](mailto:phillipf@macatee-engineering.com)>

**Sent:** Wednesday, May 26, 2021 4:07 PM

**To:** JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)>

**Cc:** Pat Baldasaro <[pat@pjbsurv.com](mailto:pat@pjbsurv.com)>; Michael Wilson <[mwilson@bannistereng.com](mailto:mwilson@bannistereng.com)>; John Arnold <[jarnold@skorburgcompany.com](mailto:jarnold@skorburgcompany.com)>; Michael Hunnicutt <[Mhunnicutt@skorburgcompany.com](mailto:Mhunnicutt@skorburgcompany.com)>; Adam Buczek <[abuczek@skorburgcompany.com](mailto:abuczek@skorburgcompany.com)>

**Subject:** Re: Clem - Winding Creek - Rockwall

Here's the revised base file with the changes clouded. Do we want to add easements for temporary tun arounds on Lot 8, Block E and Lot 10, Block A to address their 'no dead-end' street comment?

Thanks,

Phillip J. Fisher

*Vice President*



12655 N. Central Expressway, Suite 420



Dallas, Texas 75243 - (214) 373-1180

On Wed, May 26, 2021 at 12:09 PM JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)> wrote:

Phillip,

Please make the changes and give everyone an updated cad file please.

Thank you!

Regards,

Humberto Johnson Jr., P.E. | Land Development Engineer

Skorburg Company

8214 Westchester Drive, Suite 900

Dallas, Texas 75225

O: 214.888.8857 | C: 682-225-5834

---

**From:** Pat Baldasaro <[pat@pjbsurv.com](mailto:pat@pjbsurv.com)>

**Sent:** Wednesday, May 26, 2021 8:19 AM

**To:** JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)>

**Cc:** Phillip Fisher <[phillipf@macatee-engineering.com](mailto:phillipf@macatee-engineering.com)>; Michael Wilson <[mwilson@bannistereng.com](mailto:mwilson@bannistereng.com)>; John Arnold <[jarnold@skorburgcompany.com](mailto:jarnold@skorburgcompany.com)>; Michael Hunnicutt <[Mhunnicut@skorburgcompany.com](mailto:Mhunnicut@skorburgcompany.com)>; Adam Buczek <[abuczek@skorburgcompany.com](mailto:abuczek@skorburgcompany.com)>

**Subject:** RE: Clem - Winding Creek - Rockwall

If there are changes to the lot layout, we will need new cad file

Patrick J Baldasaro, RPLS

President



200 W. Belmont Drive, Suite D

Allen, Texas 75013

TBPELS Firm No. 10194303

Office 972-649-6669

Cell 972-740-7389

MBE/DBE/SBE/HUB Certified

---

**From:** JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)>

**Sent:** Wednesday, May 26, 2021 8:17 AM

**To:** Pat Baldasaro <[pat@pjbsurv.com](mailto:pat@pjbsurv.com)>

**Cc:** Phillip Fisher <[phillipf@macatee-engineering.com](mailto:phillipf@macatee-engineering.com)>; Michael Wilson <[mwilson@bannistereng.com](mailto:mwilson@bannistereng.com)>; John Arnold <[jarnold@skorburgcompany.com](mailto:jarnold@skorburgcompany.com)>; Michael Hunnicutt <[Mhunnicut@skorburgcompany.com](mailto:Mhunnicut@skorburgcompany.com)>; Adam Buczek <[abuczek@skorburgcompany.com](mailto:abuczek@skorburgcompany.com)>

**Subject:** RE: Clem - Winding Creek - Rockwall

**Importance:** High

All,

Please see attached preliminary plat comments. We had to move the 2 southwestern lots to the east. Macatee engineering had other site plan changes as well.

Phillip,

Please provide everyone an updated site plan cad file.

Thank you!



Regards,

Humberto Johnson Jr., P.E. | Land Development Engineer

Skorburg Company

8214 Westchester Drive, Suite 900

Dallas, Texas 75225

O: 214.888.8857 | C: 682-225-5834

---

**From:** Pat Baldasaro <[pat@pjbsurv.com](mailto:pat@pjbsurv.com)>

**Sent:** Wednesday, May 26, 2021 8:12 AM

**To:** JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)>

**Cc:** Phillip Fisher <[phillipf@macatee-engineering.com](mailto:phillipf@macatee-engineering.com)>; Michael Wilson <[mwilson@bannistereng.com](mailto:mwilson@bannistereng.com)>; John Arnold <[jarnold@skorburgcompany.com](mailto:jarnold@skorburgcompany.com)>; Michael Hunnicutt <[Mhunnicut@skorburgcompany.com](mailto:Mhunnicut@skorburgcompany.com)>; Adam Buczek <[abuczek@skorburgcompany.com](mailto:abuczek@skorburgcompany.com)>

**Subject:** Re: Clem - Winding Creek - Rockwall

JR

We didn't do anything with engineering

If there are any changes to the Prelim Plat, can you send the updates/markup?

Sent from my iPhone

On May 26, 2021, at 8:02 AM, JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)> wrote:

Phillip and Pat,

Where do we stand on the preliminary plat/engineering changes?

We need to submit Friday.

Michael,

I received your sheets and will be checking them today.

Thank you!

Regards,

Humberto Johnson Jr., P.E. | Land Development Engineer

Skorburg Company

8214 Westchester Drive, Suite 900

Dallas, Texas 75225

O: 214.888.8857 | C: 682-225-5834

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## Gonzales, David

---

**From:** JR Johnson <jrjohnson@skorburgcompany.com>  
**Sent:** Monday, June 7, 2021 8:24 AM  
**To:** Gonzales, David  
**Subject:** FW: Clem - Winding Creek - Rockwall  
**Attachments:** Winding Creek submittal 06012021 complete.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

David,

Please see attached updated plat package for Winding Creek. Please let me know if the street names work or not.

Thank you!

Regards,

Humberto Johnson Jr., P.E. | Land Development Engineer  
Skorburg Company  
8214 Westchester Drive, Suite 900  
Dallas, Texas 75225  
O: 214.888.8857 | C: 682-225-5834

---

**From:** Pat Baldasaro  
**Sent:** Friday, June 4, 2021 8:32 AM  
**To:** JR Johnson ; Michael Wilson ; Phillip Fisher  
**Cc:** John Arnold ; Michael Hunnicutt ; Adam Buczek  
**Subject:** RE: Clem - Winding Creek - Rockwall

Patrick J Baldasaro, RPLS  
President



200 W. Belmont Drive, Suite D  
Allen, Texas 75013  
TBPELS Firm No. 10194303  
Office 972-649-6669  
Cell 972-740-7389  
MBE/DBE/SBE/HUB Certified

---

**From:** JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)>  
**Sent:** Thursday, June 3, 2021 3:09 PM  
**To:** Pat Baldasaro <[pat@pjbsurv.com](mailto:pat@pjbsurv.com)>; Michael Wilson <[mwilson@bannistereng.com](mailto:mwilson@bannistereng.com)>; Phillip Fisher <[phillipf@macatee-engineering.com](mailto:phillipf@macatee-engineering.com)>

**Cc:** John Arnold <[jarnold@skorburgcompany.com](mailto:jarnold@skorburgcompany.com)>; Michael Hunnicutt <[Mhunnicutt@skorburgcompany.com](mailto:Mhunnicutt@skorburgcompany.com)>; Adam Buczek <[abuczek@skorburgcompany.com](mailto:abuczek@skorburgcompany.com)>

**Subject:** RE: Clem - Winding Creek - Rockwall

Pat,

City has requested street names. Please see attached street names. Please add the plat and resend.

Tomorrow delivery is fine.

Thank you!

Regards,

Humberto Johnson Jr., P.E. | Land Development Engineer  
Skorburg Company  
8214 Westchester Drive, Suite 900  
Dallas, Texas 75225  
O: 214.888.8857 | C: 682-225-5834

---

**From:** Pat Baldasaro <[pat@pjbsurv.com](mailto:pat@pjbsurv.com)>

**Sent:** Wednesday, June 2, 2021 11:39 AM

**To:** JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)>; Michael Wilson <[mwilson@bannistereng.com](mailto:mwilson@bannistereng.com)>; Phillip Fisher <[phillipf@macatee-engineering.com](mailto:phillipf@macatee-engineering.com)>

**Cc:** John Arnold <[jarnold@skorburgcompany.com](mailto:jarnold@skorburgcompany.com)>; Michael Hunnicutt <[Mhunnicutt@skorburgcompany.com](mailto:Mhunnicutt@skorburgcompany.com)>; Adam Buczek <[abuczek@skorburgcompany.com](mailto:abuczek@skorburgcompany.com)>

**Subject:** RE: Clem - Winding Creek - Rockwall

See attached

We used the file provided to us for the prelim plat, which did not match the boundary survey we prepared.

We updated, see attached

Patrick J Baldasaro, RPLS  
President



200 W. Belmont Drive, Suite D  
Allen, Texas 75013  
TBPELS Firm No. 10194303  
Office 972-649-6669  
Cell 972-740-7389  
MBE/DBE/SBE/HUB Certified

---

**From:** JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)>

**Sent:** Wednesday, June 2, 2021 9:42 AM

**To:** Pat Baldasaro <[pat@pjbsurv.com](mailto:pat@pjbsurv.com)>; Michael Wilson <[mwilson@bannistereng.com](mailto:mwilson@bannistereng.com)>; Phillip Fisher <[phillipf@macatee-engineering.com](mailto:phillipf@macatee-engineering.com)>

**Cc:** John Arnold <[jarnold@skorburgcompany.com](mailto:jarnold@skorburgcompany.com)>; Michael Hunnicutt <[Mhunnicutt@skorburgcompany.com](mailto:Mhunnicutt@skorburgcompany.com)>; Adam Buczek <[abuczek@skorburgcompany.com](mailto:abuczek@skorburgcompany.com)>



**Subject:** RE: Clem - Winding Creek - Rockwall

**Importance:** High

Pat,

We have a couple comments from the city, David Gonzales.

- Lot 6 Block C – BL length needs to be cleaned up. See attached marked preliminary plat.
- Our surveys attached and PD stated we have about 38.0233 AC with a 1.48 density ratio maximum. We are missing 1.4563 AC with a density of 1.531 dwelling units/ac. See attached preliminary plat where I think we left out the 1.4563 AC.
  - Label this area as HOA maintained like the rest.
  - Update acres and density values on the right side of sheet.

I have attached the Reddy and Taylor surveys for quick reference.

Is it possible to have this corrected by today? David Gonzales needs a correct plat soon so he can float to staff.

Thank you!

Regards,

Humberto Johnson Jr., P.E. | Land Development Engineer  
Skorburg Company  
8214 Westchester Drive, Suite 900  
Dallas, Texas 75225  
O: 214.888.8857 | C: 682-225-5834

---

**From:** Pat Baldasaro <[pat@pjbsurv.com](mailto:pat@pjbsurv.com)>

**Sent:** Tuesday, June 1, 2021 9:35 AM

**To:** Michael Wilson <[mwilson@bannistereng.com](mailto:mwilson@bannistereng.com)>; JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)>; Phillip Fisher <[phillipf@macatee-engineering.com](mailto:phillipf@macatee-engineering.com)>

**Cc:** John Arnold <[jarnold@skorburgcompany.com](mailto:jarnold@skorburgcompany.com)>; Michael Hunnicutt <[Mhunnicutt@skorburgcompany.com](mailto:Mhunnicutt@skorburgcompany.com)>; Adam Buczek <[abuczek@skorburgcompany.com](mailto:abuczek@skorburgcompany.com)>

**Subject:** RE: Clem - Winding Creek - Rockwall

Patrick J Baldasaro, RPLS  
President



200 W. Belmont Drive, Suite D  
Allen, Texas 75013  
TBPELS Firm No. 10194303  
Office 972-649-6669  
Cell 972-740-7389  
MBE/DBE/SBE/HUB Certified

---

**From:** Michael Wilson <[mwilson@bannistereng.com](mailto:mwilson@bannistereng.com)>  
**Sent:** Tuesday, June 1, 2021 9:12 AM  
**To:** JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)>; Phillip Fisher <[phillipf@macatee-engineering.com](mailto:phillipf@macatee-engineering.com)>  
**Cc:** Pat Baldasaro <[pat@pjbsurv.com](mailto:pat@pjbsurv.com)>; John Arnold <[jarnold@skorburgcompany.com](mailto:jarnold@skorburgcompany.com)>; Michael Hunnicutt <[Mhunnicutt@skorburgcompany.com](mailto:Mhunnicutt@skorburgcompany.com)>; Adam Buczek <[abuczek@skorburgcompany.com](mailto:abuczek@skorburgcompany.com)>  
**Subject:** RE: Clem - Winding Creek - Rockwall

Revised Tree Preservation Plan is attached.

**Michael Wilson, RLA**  
*Landscape Architect*



**Bannister Engineering, LLC**  
240 N. Mitchell Road  
Mansfield, Texas 76063  
O: 817.842.2094

---

**From:** JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)>  
**Sent:** Tuesday, June 1, 2021 8:40 AM  
**To:** Phillip Fisher <[phillipf@macatee-engineering.com](mailto:phillipf@macatee-engineering.com)>  
**Cc:** Pat Baldasaro <[pat@pjbsurv.com](mailto:pat@pjbsurv.com)>; Michael Wilson <[mwilson@bannistereng.com](mailto:mwilson@bannistereng.com)>; John Arnold <[jarnold@skorburgcompany.com](mailto:jarnold@skorburgcompany.com)>; Michael Hunnicutt <[Mhunnicutt@skorburgcompany.com](mailto:Mhunnicutt@skorburgcompany.com)>; Adam Buczek <[abuczek@skorburgcompany.com](mailto:abuczek@skorburgcompany.com)>  
**Subject:** RE: Clem - Winding Creek - Rockwall

Michael,

Any update on this, please?

Thank you!

Regards,

Humberto Johnson Jr., P.E. | Land Development Engineer  
Skorburg Company  
8214 Westchester Drive, Suite 900  
Dallas, Texas 75225  
O: 214.888.8857 | C: 682-225-5834

---

**From:** JR Johnson  
**Sent:** Friday, May 28, 2021 3:03 PM  
**To:** Phillip Fisher <[phillipf@macatee-engineering.com](mailto:phillipf@macatee-engineering.com)>  
**Cc:** Pat Baldasaro <[pat@pjbsurv.com](mailto:pat@pjbsurv.com)>; Michael Wilson <[mwilson@bannistereng.com](mailto:mwilson@bannistereng.com)>; John Arnold <[jarnold@skorburgcompany.com](mailto:jarnold@skorburgcompany.com)>; Michael Hunnicutt <[Mhunnicutt@skorburgcompany.com](mailto:Mhunnicutt@skorburgcompany.com)>; Adam Buczek <[abuczek@skorburgcompany.com](mailto:abuczek@skorburgcompany.com)>  
**Subject:** RE: Clem - Winding Creek - Rockwall

Michael,

Attached the site plan change for you sheets. Please update and send back.



Thank you!

Regards,

Humberto Johnson Jr., P.E. | Land Development Engineer  
Skorburg Company  
8214 Westchester Drive, Suite 900  
Dallas, Texas 75225  
O: 214.888.8857 | C: 682-225-5834

---

**From:** Phillip Fisher <[phillipf@macatee-engineering.com](mailto:phillipf@macatee-engineering.com)>  
**Sent:** Friday, May 28, 2021 2:14 PM  
**To:** JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)>  
**Cc:** Pat Baldasaro <[pat@pjbsurv.com](mailto:pat@pjbsurv.com)>; Michael Wilson <[mwilson@bannistereng.com](mailto:mwilson@bannistereng.com)>; John Arnold <[jarnold@skorburgcompany.com](mailto:jarnold@skorburgcompany.com)>; Michael Hunnicutt <[Mhunnicut@skorburgcompany.com](mailto:Mhunnicut@skorburgcompany.com)>; Adam Buczek <[abuczek@skorburgcompany.com](mailto:abuczek@skorburgcompany.com)>  
**Subject:** Re: Clem - Winding Creek - Rockwall

On sheet 2 - there's an existing waterline there that prevents us from doing what you have drawn. That's why we are jogging the sewer main

On sheet 5 - are you just wanting us to add that note?

Will you please send the grading file and sewer PDF that was in the share file you sent? I can't download from that FTP site.

Thanks,

Phillip J. Fisher  
*Vice President*

12655 N. Central Expressway, Suite 420  
Dallas, Texas 75243 - (214) 373-1180

On Fri, May 28, 2021 at 1:45 PM JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)> wrote:

Phillip,

I have some corrections for you.

Pat and Michael,

I am still checking yours. I will give you comments by 5 pm if any. We'll submit Tuesday morning.

Thank you!

Regards,

Humberto Johnson Jr., P.E. | Land Development Engineer

Skorburg Company

8214 Westchester Drive, Suite 900

Dallas, Texas 75225

O: 214.888.8857 | C: 682-225-5834

---

**From:** Phillip Fisher <[phillipf@macatee-engineering.com](mailto:phillipf@macatee-engineering.com)>

**Sent:** Friday, May 28, 2021 11:15 AM

**To:** JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)>

**Cc:** Pat Baldasaro <[pat@pjbsurv.com](mailto:pat@pjbsurv.com)>; Michael Wilson <[mwilson@bannistereng.com](mailto:mwilson@bannistereng.com)>; John Arnold <[jarnold@skorburgcompany.com](mailto:jarnold@skorburgcompany.com)>; Michael Hunnicutt <[Mhunnicut@skorburgcompany.com](mailto:Mhunnicut@skorburgcompany.com)>; Adam Buczek <[abuczek@skorburgcompany.com](mailto:abuczek@skorburgcompany.com)>

**Subject:** Re: Clem - Winding Creek - Rockwall

Here ya go.

Thanks,

Phillip J. Fisher

*Vice President*



12655 N. Central Expressway, Suite 420

Dallas, Texas 75243 - (214) 373-1180

On Fri, May 28, 2021 at 10:46 AM JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)> wrote:

Phillip,

Did you send me your prelim engineering sheets? Don't see them in my email. Apologize if you did.

Thank you!

Regards,

Humberto Johnson Jr., P.E. | Land Development Engineer

Skorburg Company

8214 Westchester Drive, Suite 900

Dallas, Texas 75225

O: 214.888.8857 | C: 682-225-5834

---

**From:** Pat Baldasaro <[pat@pjbsurv.com](mailto:pat@pjbsurv.com)>

**Sent:** Thursday, May 27, 2021 1:17 PM

**To:** Phillip Fisher <[phillipf@macatee-engineering.com](mailto:phillipf@macatee-engineering.com)>

**Cc:** JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)>; Michael Wilson <[mwilson@bannistereng.com](mailto:mwilson@bannistereng.com)>; John Arnold <[jarnold@skorburgcompany.com](mailto:jarnold@skorburgcompany.com)>; Michael Hunnicutt <[Mhunnicuttt@skorburgcompany.com](mailto:Mhunnicuttt@skorburgcompany.com)>; Adam Buczek

<[abuczek@skorburgcompany.com](mailto:abuczek@skorburgcompany.com)>

**Subject:** RE: Clem - Winding Creek - Rockwall

We didn't see it in the file we got....see attached for revised

Patrick J Baldasaro, RPLS

President



200 W. Belmont Drive, Suite D

Allen, Texas 75013

TBPELS Firm No. 10194303

Office 972-649-6669

Cell 972-740-7389

MBE/DBE/SBE/HUB Certified

---

**From:** Phillip Fisher <[phillipf@macatee-engineering.com](mailto:phillipf@macatee-engineering.com)>

**Sent:** Thursday, May 27, 2021 12:52 PM

**To:** Pat Baldasaro <[pat@pjbsurv.com](mailto:pat@pjbsurv.com)>

**Cc:** JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)>; Michael Wilson <[mwilson@bannistereng.com](mailto:mwilson@bannistereng.com)>; John Arnold <[jarnold@skorburgcompany.com](mailto:jarnold@skorburgcompany.com)>; Michael Hunnicutt <[Mhunnicut@skorburgcompany.com](mailto:Mhunnicut@skorburgcompany.com)>; Adam Buczek <[abuczek@skorburgcompany.com](mailto:abuczek@skorburgcompany.com)>

**Subject:** Re: Clem - Winding Creek - Rockwall

Need to remove lots 2 & 3, Block A. Don't see the temporary turnarounds.

Thanks,

Phillip J. Fisher



Vice President

12655 N. Central Expressway, Suite 420

Dallas, Texas 75243 - (214) 373-1180

On Thu, May 27, 2021 at 10:53 AM Pat Baldasaro <[pat@pjbsurv.com](mailto:pat@pjbsurv.com)> wrote:

Patrick J Baldasaro, RPLS

President



200 W. Belmont Drive, Suite D

Allen, Texas 75013

TBPELS Firm No. 10194303

Office 972-649-6669

Cell 972-740-7389

MBE/DBE/SBE/HUB Certified

---

**From:** JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)>

**Sent:** Thursday, May 27, 2021 9:29 AM

**To:** Phillip Fisher <[phillipf@macatee-engineering.com](mailto:phillipf@macatee-engineering.com)>

**Cc:** Pat Baldasaro <[pat@pjbsurv.com](mailto:pat@pjbsurv.com)>; Michael Wilson <[mwilson@bannistereng.com](mailto:mwilson@bannistereng.com)>; John Arnold <[jarnold@skorburgcompany.com](mailto:jarnold@skorburgcompany.com)>; Michael Hunnicutt <[Mhunnicutt@skorburgcompany.com](mailto:Mhunnicutt@skorburgcompany.com)>; Adam Buczek <[abuczek@skorburgcompany.com](mailto:abuczek@skorburgcompany.com)>

**Subject:** RE: Clem - Winding Creek - Rockwall

**Importance:** High

Pat,

Can we get the plat updated today?

Thank you!

Regards,

Humberto Johnson Jr., P.E. | Land Development Engineer

Skorburg Company

8214 Westchester Drive, Suite 900

Dallas, Texas 75225

O: 214.888.8857 | C: 682-225-5834

---

**From:** Phillip Fisher <[phillipf@macatee-engineering.com](mailto:phillipf@macatee-engineering.com)>

**Sent:** Thursday, May 27, 2021 8:20 AM

**To:** JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)>

**Cc:** Pat Baldasaro <[pat@pjbsurv.com](mailto:pat@pjbsurv.com)>; Michael Wilson <[mwilson@bannistereng.com](mailto:mwilson@bannistereng.com)>; John Arnold <[jarnold@skorburgcompany.com](mailto:jarnold@skorburgcompany.com)>; Michael Hunnicutt <[Mhunnicutt@skorburgcompany.com](mailto:Mhunnicutt@skorburgcompany.com)>; Adam Buczek <[abuczek@skorburgcompany.com](mailto:abuczek@skorburgcompany.com)>

**Subject:** Re: Clem - Winding Creek - Rockwall

Here you go.

Thanks,



Phillip J. Fisher

*Vice President*

*12655 N. Central Expressway, Suite 420*

*Dallas, Texas 75243 - (214) 373-1180*

On Thu, May 27, 2021 at 8:01 AM JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)> wrote:

Phillip,

Yes, please add those easements.

Second, at the SE corner add a 20' water line easement wrapping around the lot. This is for the future property to the east.

Thank you!

Regards,

Humberto Johnson Jr., P.E. | Land Development Engineer

Skorburg Company

8214 Westchester Drive, Suite 900

Dallas, Texas 75225

O: 214.888.8857 | C: 682-225-5834

---

**From:** Phillip Fisher <[phillipf@macatee-engineering.com](mailto:phillipf@macatee-engineering.com)>  
**Sent:** Wednesday, May 26, 2021 4:07 PM  
**To:** JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)>  
**Cc:** Pat Baldasaro <[pat@pjbsurv.com](mailto:pat@pjbsurv.com)>; Michael Wilson <[mwilson@bannistereng.com](mailto:mwilson@bannistereng.com)>; John Arnold <[jarnold@skorburgcompany.com](mailto:jarnold@skorburgcompany.com)>; Michael Hunnicutt <[Mhunnicutt@skorburgcompany.com](mailto:Mhunnicutt@skorburgcompany.com)>; Adam Buczek <[abuczek@skorburgcompany.com](mailto:abuczek@skorburgcompany.com)>  
**Subject:** Re: Clem - Winding Creek - Rockwall

Here's the revised base file with the changes clouded. Do we want to add easements for temporary tun arounds on Lot 8, Block E and Lot 10, Block A to address their 'no dead-end' street comment?

Thanks,

Phillip J. Fisher

*Vice President*

*12655 N. Central Expressway, Suite 420*

*Dallas, Texas 75243 - (214) 373-1180*

On Wed, May 26, 2021 at 12:09 PM JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)> wrote:

Phillip,

Please make the changes and give everyone an updated cad file please.

Thank you!



Regards,

Humberto Johnson Jr., P.E. | Land Development Engineer

Skorburg Company

8214 Westchester Drive, Suite 900

Dallas, Texas 75225

O: 214.888.8857 | C: 682-225-5834

---

**From:** Pat Baldasaro <[pat@pjbsurv.com](mailto:pat@pjbsurv.com)>

**Sent:** Wednesday, May 26, 2021 8:19 AM

**To:** JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)>

**Cc:** Phillip Fisher <[phillipf@macatee-engineering.com](mailto:phillipf@macatee-engineering.com)>; Michael Wilson <[mwilson@bannistereng.com](mailto:mwilson@bannistereng.com)>; John Arnold <[jarnold@skorburgcompany.com](mailto:jarnold@skorburgcompany.com)>; Michael Hunnicutt <[Mhunnicuttt@skorburgcompany.com](mailto:Mhunnicuttt@skorburgcompany.com)>; Adam Buczek <[abuczek@skorburgcompany.com](mailto:abuczek@skorburgcompany.com)>

**Subject:** RE: Clem - Winding Creek - Rockwall

If there are changes to the lot layout, we will need new cad file

Patrick J Baldasaro, RPLS

President



200 W. Belmont Drive, Suite D

Allen, Texas 75013

TBPELS Firm No. 10194303

Office 972-649-6669

Cell 972-740-7389

---

**From:** JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)>

**Sent:** Wednesday, May 26, 2021 8:17 AM

**To:** Pat Baldasaro <[pat@pjbsurv.com](mailto:pat@pjbsurv.com)>

**Cc:** Phillip Fisher <[phillipf@macatee-engineering.com](mailto:phillipf@macatee-engineering.com)>; Michael Wilson <[mwilson@bannistereng.com](mailto:mwilson@bannistereng.com)>; John Arnold <[jarnold@skorburgcompany.com](mailto:jarnold@skorburgcompany.com)>; Michael Hunnicutt <[Mhunnicutt@skorburgcompany.com](mailto:Mhunnicutt@skorburgcompany.com)>; Adam Buczek <[abuczek@skorburgcompany.com](mailto:abuczek@skorburgcompany.com)>

**Subject:** RE: Clem - Winding Creek - Rockwall

**Importance:** High

All,

Please see attached preliminary plat comments. We had to move the 2 southwestern lots to the east. Macatee engineering had other site plan changes as well.

Phillip,

Please provide everyone an updated site plan cad file.

Thank you!

Regards,

Humberto Johnson Jr., P.E. | Land Development Engineer

Skorburg Company

8214 Westchester Drive, Suite 900

Dallas, Texas 75225

O: 214.888.8857 | C: 682-225-5834



---

**From:** Pat Baldasaro <[pat@pjbsurv.com](mailto:pat@pjbsurv.com)>  
**Sent:** Wednesday, May 26, 2021 8:12 AM  
**To:** JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)>  
**Cc:** Phillip Fisher <[phillipf@macatee-engineering.com](mailto:phillipf@macatee-engineering.com)>; Michael Wilson <[mwilson@bannistereng.com](mailto:mwilson@bannistereng.com)>; John Arnold <[jarnold@skorburgcompany.com](mailto:jarnold@skorburgcompany.com)>; Michael Hunnicutt <[Mhunnicutt@skorburgcompany.com](mailto:Mhunnicutt@skorburgcompany.com)>; Adam Buczek <[abuczek@skorburgcompany.com](mailto:abuczek@skorburgcompany.com)>  
**Subject:** Re: Clem - Winding Creek - Rockwall

JR

We didn't do anything with engineering

If there are any changes to the Prelim Plat, can you send the updates/markup?

Sent from my iPhone

On May 26, 2021, at 8:02 AM, JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)> wrote:

Phillip and Pat,

Where do we stand on the preliminary plat/engineering changes?

We need to submit Friday.

Michael,

I received your sheets and will be checking them today.

Thank you!

Regards,

Humberto Johnson Jr., P.E. | Land Development Engineer

Skorburg Company

8214 Westchester Drive, Suite 900

Dallas, Texas 75225

O: 214.888.8857 | C: 682-225-5834

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## Gonzales, David

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**From:** JR Johnson <jrjohnson@skorburgcompany.com>  
**Sent:** Wednesday, June 2, 2021 4:19 PM  
**To:** Gonzales, David  
**Subject:** RE: P&Z Work Session Next Week

Dang! I knew I forgot something. Let me cook up some names. Probably will be tomorrow. Is that okay?

Thank you!

Regards,

Humberto Johnson Jr., P.E. | Land Development Engineer  
Skorburg Company  
8214 Westchester Drive, Suite 900  
Dallas, Texas 75225  
O: 214.888.8857 | C: 682-225-5834

---

**From:** Gonzales, David  
**Sent:** Wednesday, June 2, 2021 4:18 PM  
**To:** JR Johnson  
**Subject:** RE: P&Z Work Session Next Week

JR, it looks like I still need the proposed street names for the subdivision. Replace 'Street A' with a proposed name, 'Street B', etc. Thanks,



**DAVID GONZALES, AICP**

PLANNING & ZONING MANAGER  
PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6488 OFFICE  
[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)

385 S. GOLIAD STREET • ROCKWALL, TX 75087

---

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)  
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

---

---

**From:** JR Johnson [<mailto:jrjohnson@skorburgcompany.com>]  
**Sent:** Wednesday, June 2, 2021 3:46 PM  
**To:** Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>  
**Subject:** RE: P&Z Work Session Next Week  
**Importance:** High

David,

Please see attached correct preliminary plat. The surveyor was using the engineers phase line vs his actual boundary he preformed (eastern edge). He corrected the acerage and density numbers on the plat. The other sheets did not change at all.

Let me know if you need anything else.

Thank you!

Regards,

Humberto Johnson Jr., P.E. | Land Development Engineer  
Skorburg Company  
8214 Westchester Drive, Suite 900  
Dallas, Texas 75225  
O: 214.888.8857 | C: 682-225-5834

---

**From:** Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>  
**Sent:** Tuesday, June 1, 2021 1:42 PM  
**To:** JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)>  
**Subject:** RE: P&Z Work Session Next Week

Thank you, JR. I will let you know if there are any further comments once staff has an opportunity to review.



**DAVID GONZALES, AICP**  
PLANNING & ZONING MANAGER  
PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6488 OFFICE  
[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)  
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

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**From:** JR Johnson [<mailto:jrjohnson@skorburgcompany.com>]  
**Sent:** Tuesday, June 1, 2021 12:27 PM  
**To:** Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>  
**Subject:** RE: P&Z Work Session Next Week  
**Importance:** High

David,

Please see attached revised preliminary plat and utility sheets. Please let me know if you need hard copies.

Thank you!

Regards,

Humberto Johnson Jr., P.E. | Land Development Engineer  
Skorburg Company  
8214 Westchester Drive, Suite 900  
Dallas, Texas 75225  
O: 214.888.8857 | C: 682-225-5834



---

**From:** Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>  
**Sent:** Monday, May 24, 2021 12:09 PM  
**To:** JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)>  
**Subject:** RE: P&Z Work Session Next Week

You're welcome.



**DAVID GONZALES, AICP**

PLANNING & ZONING MANAGER  
PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6488 OFFICE  
[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

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**From:** JR Johnson [<mailto:jrjohnson@skorburgcompany.com>]  
**Sent:** Monday, May 24, 2021 12:08 PM  
**To:** Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>  
**Subject:** RE: P&Z Work Session Next Week

David,

Thank you for the dead line clarity! We are almost done, but we have a few clean up items to be addressed. Should be able to get it back to you by the end of the week.

If you need anything between now and then please let me know.

Thank you!

Regards,

Humberto Johnson Jr., P.E. | Land Development Engineer  
Skorburg Company  
8214 Westchester Drive, Suite 900  
Dallas, Texas 75225  
O: 214.888.8857 | C: 682-225-5834

---

**From:** Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>  
**Sent:** Monday, May 24, 2021 12:07 PM  
**To:** JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)>  
**Subject:** RE: P&Z Work Session Next Week

The revisions are due as soon as possible and no later than 30 days after approval. Generally speaking, I would like to have those by June 1, 2021.



**DAVID GONZALES, AICP**

PLANNING & ZONING MANAGER

---

**From:** JR Johnson [<mailto:jrjohnson@skorburgcompany.com>]  
**Sent:** Monday, May 24, 2021 10:04 AM  
**To:** Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>  
**Subject:** RE: P&Z Work Session Next Week

David,

When do I need to get revisions back to you?

Thank you!

Regards,

Humberto Johnson Jr., P.E. | Land Development Engineer  
Skorburg Company  
8214 Westchester Drive, Suite 900  
Dallas, Texas 75225  
O: 214.888.8857 | C: 682-225-5834

---

**From:** Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>  
**Sent:** Friday, May 21, 2021 2:04 PM  
**To:** JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)>  
**Cc:** 'mtaylor1045@gmail.com' <[mtaylor1045@gmail.com](mailto:mtaylor1045@gmail.com)>  
**Subject:** P&Z Work Session Next Week

Mr. Johnson,

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Thank you,



**DAVID GONZALES, AICP**

PLANNING & ZONING MANAGER  
PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6488 OFFICE  
[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)  
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## Gonzales, David

---

**From:** JR Johnson <jrjohnson@skorburgcompany.com>  
**Sent:** Wednesday, June 2, 2021 3:46 PM  
**To:** Gonzales, David  
**Subject:** RE: P&Z Work Session Next Week  
**Attachments:** Winding Creek submittal 06012021 complete.pdf

**Importance:** High

David,

Please see attached correct preliminary plat. The surveyor was using the engineers phase line vs his actual boundary he preformed (eastern edge). He corrected the acreage and density numbers on the plat. The other sheets did not change at all.

Let me know if you need anything else.

Thank you!

Regards,

Humberto Johnson Jr., P.E. | Land Development Engineer  
Skorburg Company  
8214 Westchester Drive, Suite 900  
Dallas, Texas 75225  
O: 214.888.8857 | C: 682-225-5834

---

**From:** Gonzales, David  
**Sent:** Tuesday, June 1, 2021 1:42 PM  
**To:** JR Johnson  
**Subject:** RE: P&Z Work Session Next Week

Thank you, JR. I will let you know if there are any further comments once staff has an opportunity to review.



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**Sent:** Tuesday, June 1, 2021 12:27 PM  
**To:** Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>



**Subject:** RE: P&Z Work Session Next Week

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**Sent:** Monday, May 24, 2021 12:09 PM

**To:** JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)>

**Subject:** RE: P&Z Work Session Next Week

You're welcome.



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**To:** Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>

**Subject:** RE: P&Z Work Session Next Week

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**To:** JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)>  
**Subject:** RE: P&Z Work Session Next Week

The revisions are due as soon as possible and no later than 30 days after approval. Generally speaking, I would like to have those by June 1, 2021.



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**From:** JR Johnson [<mailto:jrjohnson@skorburgcompany.com>]  
**Sent:** Monday, May 24, 2021 10:04 AM  
**To:** Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>  
**Subject:** RE: P&Z Work Session Next Week

David,

When do I need to get revisions back to you?

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**Subject:** RE: P&Z Work Session Next Week

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**Subject:** RE: P&Z Work Session Next Week  
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PLANNING & ZONING MANAGER



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## Gonzales, David

---

**From:** Gonzales, David  
**Sent:** Tuesday, June 1, 2021 1:43 PM  
**To:** Johnston, Sarah; Kistner, Ariana  
**Subject:** FW: P&Z Work Session Next Week  
**Attachments:** Winding Creek submittal 06012021 complete.pdf

**Importance:** High

Please review the preliminary plat for Winding Creek Subdivision [P2021-026] and provide any comments in CW.

Thank you,



**DAVID GONZALES, AICP**

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**Cc:** 'mtaylor1045@gmail.com' <[mtaylor1045@gmail.com](mailto:mtaylor1045@gmail.com)>  
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## Gonzales, David

---

**From:** JR Johnson <jrjohnson@skorburgcompany.com>  
**Sent:** Monday, May 24, 2021 2:10 PM  
**To:** Gonzales, David; 'Michael Wilson'  
**Subject:** RE: Winding Creek (P2021-026) - Tree Preservation Plan Comments

David,

Txdot does not mind and my experience is that they prefer not having trees in their ROW (safety). All this will be handled when applying for a driveway permit.

However, if it's not owned or maintained by the city how can the city impose their mitigation requirements? How does the tree mitigation apply when developing/staying in the county/etj? We just think it's in a grey area of which we do not have to mitigate for trees being removed. Again, we're only removing the trees necessary for the driveway/street. I don't see the need to remove the rest unless the city wants to submit a formal request.

Please let us know what you think.

Thank you!

Regards,

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Dallas, Texas 75225  
O: 214.888.8857 | C: 682-225-5834

---

**From:** Gonzales, David  
**Sent:** Monday, May 24, 2021 2:02 PM  
**To:** 'Michael Wilson'  
**Cc:** JR Johnson  
**Subject:** RE: Winding Creek (P2021-026) - Tree Preservation Plan Comments

Michael, thank you for your email; however, that section of the code refers to City maintained property. This is TxDOT property, which is not owned or maintained by the city; therefore, mitigation would be required. It TxDOT OK with you removing the trees?



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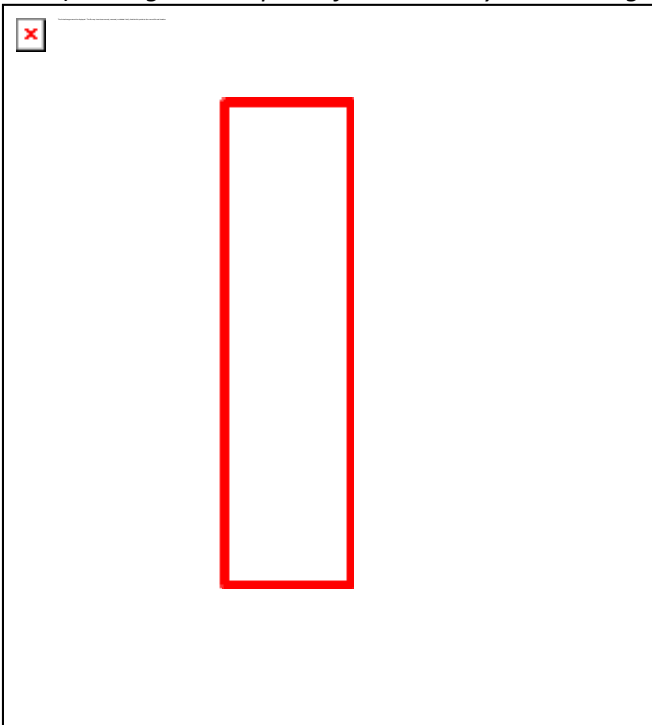
**From:** Michael Wilson [<mailto:mwilson@bannistereng.com>]  
**Sent:** Monday, May 24, 2021 12:05 PM  
**To:** Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>  
**Cc:** JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)>  
**Subject:** Winding Creek (P2021-026) - Tree Preservation Plan Comments

Good morning David,

I have a question regarding comment M.11a from our latest submittal for Winding Creek P2021-026 (see below). The highlighted trees are currently located within existing TxDOT ROW, so according to Article 9, subsection 1.03G it was our assumption that no mitigation would be required for these trees. Most of the trees can be kept, but trees 535, 536, 537, 538 will need to be removed in order to accommodate the driveway.

Is there some sort of agreement between the city and TxDOT concerning trees within their ROW? I assume TxDOT would likely want them removed anyway ahead of future expansion of the roadway. They already appear to be heavily pruned back because of interference with the overhead lines.

*a) Mitigation required for Hackberry Trees being removed along FM-1141*



**Michael Wilson, RLA**  
*Landscape Architect*



**Bannister Engineering, LLC**  
240 N. Mitchell Road  
Mansfield, Texas 76063  
O: 817.842.2094



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## Gonzales, David

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**From:** Gonzales, David  
**Sent:** Monday, May 24, 2021 2:02 PM  
**To:** 'Michael Wilson'  
**Cc:** JR Johnson  
**Subject:** RE: Winding Creek (P2021-026) - Tree Preservation Plan Comments

Michael, thank you for your email; however, that section of the code refers to City maintained property. This is TxDOT property, which is not owned or maintained by the city; therefore, mitigation would be required. It TxDOT OK with you removing the trees?



**DAVID GONZALES, AICP**

PLANNING & ZONING MANAGER  
PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6488 OFFICE  
[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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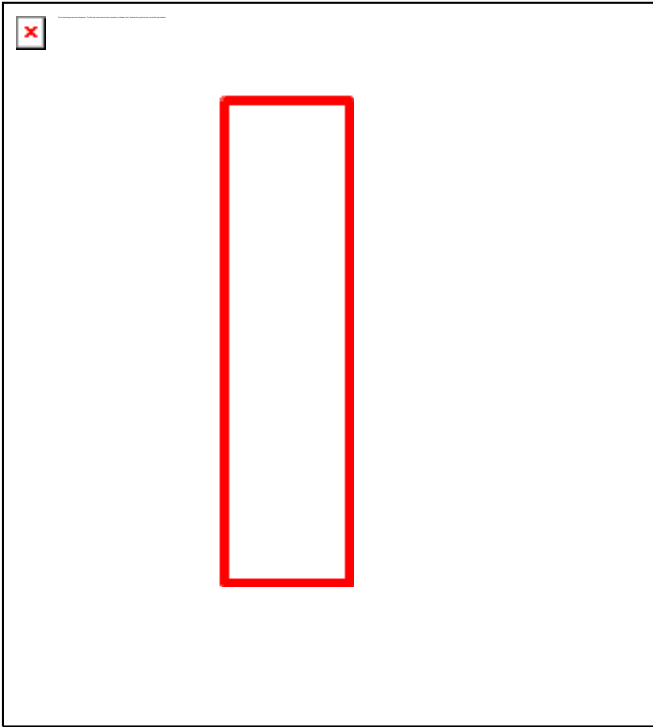
**From:** Michael Wilson [mailto:mwilson@bannistereng.com]  
**Sent:** Monday, May 24, 2021 12:05 PM  
**To:** Gonzales, David  
**Cc:** JR Johnson  
**Subject:** Winding Creek (P2021-026) - Tree Preservation Plan Comments

Good morning David,

I have a question regarding comment M.11a from our latest submittal for Winding Creek P2021-026 (see below). The highlighted trees are currently located within existing TxDOT ROW, so according to Article 9, subsection 1.03G it was our assumption that no mitigation would be required for these trees. Most of the trees can be kept, but trees 535, 536, 537, 538 will need to be removed in order to accommodate the driveway.

Is there some sort of agreement between the city and TxDOT concerning trees within their ROW? I assume TxDOT would likely want them removed anyway ahead of future expansion of the roadway. They already appear to be heavily pruned back because of interference with the overhead lines.

a) *Mitigation required for Hackberry Trees being removed along FM-1141*



Michael Wilson, RLA  
*Landscape Architect*



**Bannister Engineering, LLC**  
240 N. Mitchell Road  
Mansfield, Texas 76063  
O: 817.842.2094

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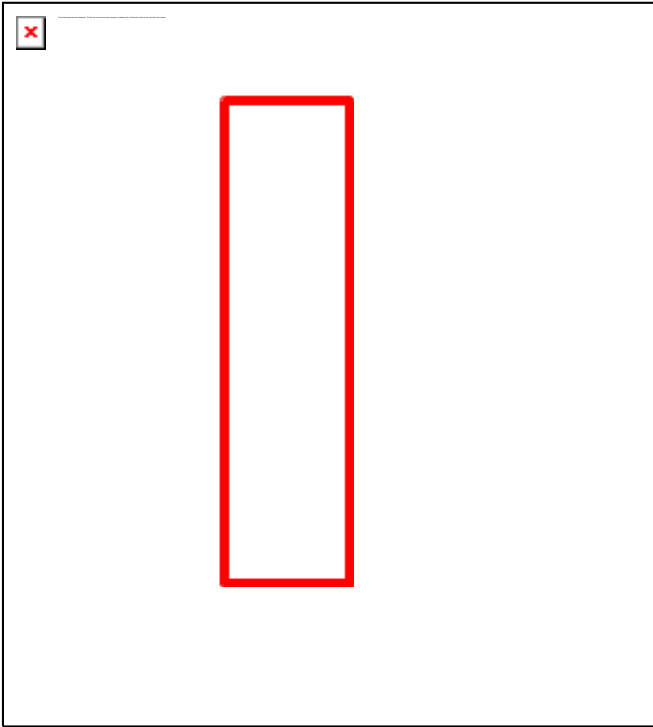
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## Gonzales, David

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**From:** Gonzales, David  
**Sent:** Monday, May 24, 2021 12:07 PM  
**To:** 'JR Johnson'  
**Subject:** RE: P&Z Work Session Next Week

The revisions are due as soon as possible and no later than 30 days after approval. Generally speaking, I would like to have those by June 1, 2021.



**DAVID GONZALES, AICP**

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**From:** JR Johnson [mailto:[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)]  
**Sent:** Monday, May 24, 2021 10:04 AM  
**To:** Gonzales, David  
**Subject:** RE: P&Z Work Session Next Week

David,

When do I need to get revisions back to you?

Thank you!

Regards,

Humberto Johnson Jr., P.E. | Land Development Engineer  
Skorburg Company  
8214 Westchester Drive, Suite 900  
Dallas, Texas 75225  
O: 214.888.8857 | C: 682-225-5834

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**From:** Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>  
**Sent:** Friday, May 21, 2021 2:04 PM  
**To:** JR Johnson <[jrjohnson@skorburgcompany.com](mailto:jrjohnson@skorburgcompany.com)>  
**Cc:** 'mtaylor1045@gmail.com' <[mtaylor1045@gmail.com](mailto:mtaylor1045@gmail.com)>  
**Subject:** P&Z Work Session Next Week

Mr. Johnson,

Here are staff comments regarding your project for next week's Planning and Zoning Commission (P&Z) work session on Tuesday, May 25, 2021. The meeting will begin at 6:00 PM in the City's Council Chambers. As the applicant, you will be presenting your case before the P&Z for discussion. Please refer to the comments for all dates regarding this request.



Thank you,



**DAVID GONZALES, AICP**

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## Gonzales, David

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**From:** Gonzales, David  
**Sent:** Friday, May 21, 2021 2:04 PM  
**To:** 'JR Johnson'  
**Cc:** 'mtaylor1045@gmail.com'  
**Subject:** P&Z Work Session Next Week  
**Attachments:** Packet [WS] (05.25.2021).pdf

Mr. Johnson,

Here are staff comments regarding your project for next week's Planning and Zoning Commission (P&Z) work session on Tuesday, May 25, 2021. The meeting will begin at 6:00 PM in the City's Council Chambers. As the applicant, you will be presenting your case before the P&Z for discussion. Please refer to the comments for all dates regarding this request.

Thank you,



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