



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # MIS2022 - 007 P&Z DATE 04/26/22 CC DATE _____ 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 ** Miscellaneous **
- ☒ 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.

M152022-001

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1&2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☒ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1715 AIRPORT ROAD

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

IMMEDIATELY EAST OF ROCKWALL AIRPORT

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

NONE

CURRENT USE

NONE

PROPOSED ZONING

PROPOSED USE

LIGHT IND./TECHNOLOGY

ACREAGE

6.68

LOTS [CURRENT]

2

LOTS [PROPOSED]

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

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

☒ OWNER

ADD REAL ESTATE LTD.

☐ APPLICANT

FOXTROT 46 DEVELOPMENT

CONTACT PERSON

NEIL GANDY

CONTACT PERSON

CLARK STAGGS

ADDRESS

P.O. BOX 679

ADDRESS

1601 SEASCAPE CT.

CITY, STATE & ZIP

KEWEE, TX 76248

CITY, STATE & ZIP

ROCKWALL, TX 75087

PHONE

972.832.7370

PHONE

972.897.4888

E-MAIL

ngandy@altavista-nursery.com

E-MAIL

scs@joimail.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED APRIL 22 [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 \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 22 DAY OF APRIL, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

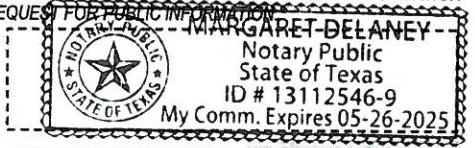
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 22 DAY OF April, 2022

OWNER'S SIGNATURE

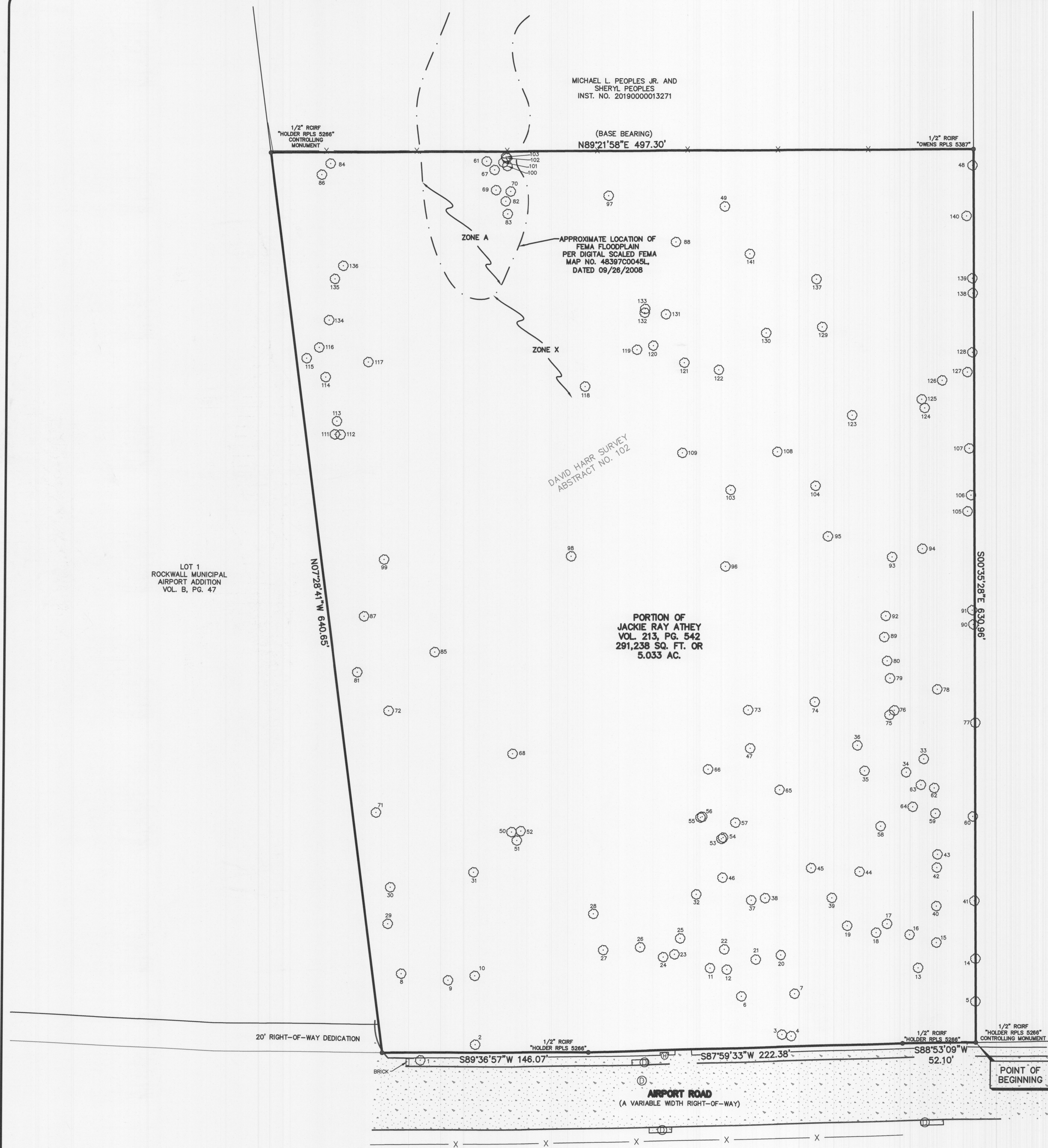
Neil Gandy

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Margaret Delaney



MY COMMISSION EXPIRES



TREES:		TREES:	
1	12"	91	17"
2	12"	92	20"
3	11"	93	13"
4	13"	94	16"
5	13"	95	14.5"
6	12"	96	11"
7	11"	97	20"
8	12"	98	12"
9	12"	99	12"
10	12"	100	7.5"
11	11"	101	6"
12	16"	102	9"
13	13"	103	11"
14	11"	104	13.5"
15	17"	105	22"
16	11"	106	13"
17	13"	107	16"
18	11"	108	17"
19	12.5"	109	11"
20	11.5"	110	12"
21	12.5"	111	11"
22	11"	112	11"
23	12"	113	11"
24	12"	114	11"
25	13"	115	11"
26	12"	116	11"
27	12"	117	12"
28	18"	118	13"
29	11"	119	18"
30	11"	120	12"
31	12"	121	14"
32	23"	122	12"
33	16"	123	11"
34	11"	124	14"
35	16"	125	33"
36	14"	126	30"
37	13"	127	30"
38	12"	128	20"
39	23"	129	19"
40	13"	130	18"
41	18"	131	24"
42	15"	132	11"
43	17"	133	11"
44	11"	134	11"
45	13"	135	12"
46	12"	136	11"
47	15"	137	11"
48	18"	138	14"
49	18"	139	12"
50	12"	140	11"
51	12"	141	18"
52	12"		
53	13"		
54	12"		
55	11"		
56	12"		
57	12"		
58	12"		
59	17"		
60	24"		
61	8"		
62	12"		
63	12"		
64	11"		
65	30"		
66	18"		
67	15.5"		
68	11"		
69	9"		
70	10"		
71	11"		
72	12"		
73	21"		
74	12"		
75	18"		
76	11.5"		
77	12"		
78	24"		
79	14.5"		
80	14.5"		
81	12"		
82	12"		
83	15"		
84	12"		
85	12"		
86	13"		
87	12"		
88	24"		
89	11.5"		
90	14"		

This is to certify that I have, this date, made an on the ground survey of the property located on Airport Road in the City of Rockwall, Texas, described as follows:

Being all that certain 5.033 acre tract of land situated in the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, and being a portion that certain tract of land conveyed to Jackie Ray Athey, by deed recorded in Volume 213, Page 542, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with "Holder RPLS 5266" red cap found for the southeast corner of the herein described tract, same being the southwest corner of that certain tract of land conveyed to City of Rockwall, by deed recorded in Volume 4358, Page 101, said Deed Records, same being in the north right-of-way line of Airport Road (variable width right-of-way);

THENCE along the common line of said Athey tract and said Airport Road as follows:
South 88 deg. 53 min. 09 sec. West, a distance of 52.10 feet to a 1/2 inch iron rod with "Holder RPLS 5266" red cap found for angle point;
South 87 deg. 59 min. 33 sec. West, a distance of 222.38 feet to a 1/2 inch iron rod with "Holder RPLS 5266" red cap found for angle point;
South 89 deg. 36 min. 57 sec. West, a distance of 146.07 feet to a point for the southwest corner of the herein described tract, same being the southeast corner of a 20 foot right-of-way dedication per Volume B, Page 47, Plat Records, Rockwall County, Texas;

THENCE North 07 deg. 28 min. 41 sec. West, continuing along the common line of said Athey tract and said Airport Road right-of-way dedication, passing the northeast corner of said Airport Road right-of-way dedication, same being the southeast corner of Lot 1, Rockwall Municipal Airport Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Volume B, Page 47, said Plat Records, and continuing along the common line of said Athey tract and said Lot 1, a total distance of 640.65 feet to a 1/2 inch iron rod with "Holder RPLS 5266" red cap found for the northwest corner of the herein described tract, same being the southwest corner of that certain tract of land conveyed to Michael L. Peoples Jr., and Sheryl Peoples, by deed recorded in Instrument Number 20190000013271, Official Public Records, Rockwall County, Texas;

THENCE North 89 deg. 21 min. 58 sec. East, through the interior of said Athey tract and along the south line of said Peoples tract, a distance of 497.30 feet to a 1/2 inch iron rod with "Owens RPLS 5387" red cap found for the northeast corner of the herein described tract, same being in the east line of said Athey tract, same being in the west line of aforesaid City of Rockwall tract;

THENCE South 00 deg. 35 min. 28 sec. East, along the common line of said Athey tract and said City of Rockwall tract, a distance of 630.96 feet to the POINT OF BEGINNING and containing 291,238 square feet or 5.033 acre of computed land, more or less.

PRIMARY PROTECTED TREES = 104" TOTAL DIAMETER
SECONDARY PROTECTED TREES = 1,927" TOTAL DIAMETER

MITIGATION TOTALS (PER CITY OF ROCKWALL UDC)
PRIMARY PROTECTED TREES = 104 INCHES
SECONDARY PROTECTED TREES = 963.5 INCHES
TOTAL: 1067.5 INCHES

NOTES:

1. IRF - Iron Rod Found
2. Basis of Bearing - Based on the South line (North 89 deg. 21 min. 58 sec. East) of that certain tract of land conveyed to Michael L. Peoples Jr., and Sheryl Peoples, by deed recorded in Instrument Number 20190000013271, Official Public Records, Rockwall County, Texas.
3. This property has not been abstracted per the client's request, and this survey was performed without the benefit of a title commitment, all easements may not be shown.

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Rockwall County, a portion of the subject property Does appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 9/26/2008 Community Panel No. 48397C0045L subject lot is located in Zones A & X.
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

The plat of survey hereon is a true, correct and accurate representation of the property as determined by an on the ground survey, subject to any and all easements, reservations and restrictions that may be of record, the lines and dimensions of said property being indicated by the plat. There are no visible encroachments, conflicts, or protrusions except as shown.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
10/20/2021

Timothy R. Mankin
Registered Professional Land Surveyor No. 6122

LEGEND			
	GAS METER		FIRE HYDRANT
	IRR. CONTROL VALVE		WATER MANHOLE
	TELEPHONE PEDESTAL		TRAFFIC SIGNAL POLE
	POWER POLE		TELEPHONE MANHOLE
	DOWN GUY		SWB MANHOLE
	S.S. MANHOLE		GAS MANHOLE
	CLEAN OUT		VAULT
			HANDICAP SPACE
			SIGN LIGHT POLE
			TYPICAL FENCE
			CONCRETE
			BOLLARD
			COVERED AREA
			A/C PAD

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

COPYRIGHT © PEISER & MANKIN SURVEYING, LLC ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID.

TREE SURVEY	
AIRPORT ROAD	
ROCKWALL, TEXAS 75087	

NO.	DATE	REVISION
1.		
2.		
3.		

JOB NO.: 21-0815	PEISER & MANKIN SURVEYING, LLC		SHEET
DATE: 10/19/2021	www.peisersurveying.com		
FIELD DATE: 10/05/2021			
SCALE: 1" = 40'			
FIELD: J.D.H.			
DRAWN: J.B.W.			
CHECKED: T.R.M.			
	1604 HART STREET SOUTH LAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	1 OF 1
	tman@peisersurveying.com	FIRM No. 100999-00	Member Since 1977

FOXTROT 46

Airport Hangar Development Project
1777 Airport Road, Rockwall, 75087

Clark Staggs, 972.897.4888

HOLCOMB TREE SERVICE, INC.
P.O. BOX 570547
DALLAS, TX 75357

PHONE: 214-327-9311

FAX: 214-327-9038

TREE #	TAG #	I.D.	GRADE	NOTES
2	2	CEDAR	6	BA/DEAD ON NORTH SIDE
3	3	CEDAR	3	MT/1 SIDE/DECAY @ BASE
4	4	CEDAR CLUSTER	4	MT/WU
5	5	BOISD'ARC	3	MT/SPLIT TOP/MISTLETOE
6	6	CEDAR CLUSTER	3	MT/DECAY/BA
7	7	CEDAR	3	MT/DECAY @ BASE
8	8	CEDAR	5	LOWER 1/3 DEAD/BA
9	9	CEDAR	4	1/2 DEAD/BA
10	10	CEDAR	3	MT/WU/3/4 DEAD
11	11	CEDAR	3	MT/1 SIDE
12	12	CEDAR	3	MT/1/2 DEAD/DECAY
13	13	CEDAR	2	BA
14	14	CEDAR CLUSTER		MT/WU/MULTI TREE HB
15	15	CEDAR CLUSTER	2	MT/WU/DECAY
16	16	CEDAR	4	1 SIDE/LEAN
17	17	CEDAR	3	MT/CO DOMINANT/DECAY
18	18	CEDAR CLUSTER	4	MT/LEAN/1 SIDE
19	19	CEDAR	4	MT/WU/LOWER 1/2 DEAD
20	20	CEDAR	3	MT/WU/LEAN/1/2 SIDE
21	21	CEDAR	3	CODOMINANT/WU/DECAY
22	22	CEDAR	4	BA/1 SIDE
23	23	CEDAR	4	CO DOMINANT
24	24	CEDAR	3	CO DOMINANT/LEAN/1 SIDE
25	25	CEDAR	5	LOWER 1/4 DEAD/BA
26	26	CEDAR	3	CODOMINANT/BA
27	27	CEDAR	5	LOWER 1/4 DEAD/BA
28	28	CEDAR	3	MT/DECAY @ BASE
29	29	CEDAR	3	BA/LOWER 2/3 DEAD/DO DOMINANT
30	30	CEDAR	4	BA/LOWER 1/3 DEAD
31	31	CEDAR	4	1/2 DEAD/BA
32	32	CEDAR	3	MT/WU/DECAY @ BASE
33	33	CEDAR	4	1 SIDE/PC
34	34	CEDAR	4	BA/LEANING/1 SIDE
35	35	CEDAR	4	1 SIDE/BA
36	36	CEDAR	1	3/4 DEAD
37	37	CEDAR CLUSTER	3	1/2 SIDE/DO DOMINANT/DECAY @ BASE
38	38	CEDAR CLUSTER	4	CO DOMINANT
39	39	CEDAR	4	CO DOMINANT/DECAY @ FORKS
40	40	CEDAR	4	1 SIDE/LEAN

TREE #	TAG #	I.D.	GRADE	NOTES
41	41	CEDAR	3	MT/WU/SPLIT
42	42	CEDAR	3	MT/WU/DECAY @ BASE
43	43	CEDAR CLUSTER	3	MT/WU/DECAY @ BASE
44	44	CEDAR	4	2/3 DEAD
45	45	CEDAR	3	MT/WU/DECAY @ FORK
46	46	CEDAR	3	1 SIDE/1/2 DEAD
47	47	CEDAR	4	NORTH SIDE BROKE
48	48	CEDAR	4	MT/HB GIRDLE/WU
49	49	CEDAR	3	MT/GIRDLED LIMBS
50	50	CEDAR	3	MT/1/2 DEAD/DECAY
51	51	CEDAR	4	1/2 DEAD/BA
52	52	CEDAR	3	CO DOMINANT/DECAY @ BASE
53	53	CEDAR	4	MT/SPLIT/WU
54	54	CEDAR	4	MT/SPLIT/WU
55	55	CEDAR	3	MT/DECAY @ BASE
56	56	CEDAR	2	MT/DECAY @ BASE
56	56	CEDAR	3	MT/DECAY @ BASE
57	57	CEDAR	4	LOWER 1/4 DEAD/BA
58	58	CEDAR CLUSTER	3	MT/WU/PC/LOWER 1/2 DEAD/DECAY
59	59	CEDAR	4	MT/BA/WU
60	60	CEDAR	3	MT/WU/1 SIDE
61	61	CEDAR ELM	3	CROOKED GROWTH/WK
62	62	CEDAR CLUSTER	4	LEANING/WU/MT
63	63	CEDAR	4	BA/LEANING/BOTTOM 1/2 DEAD
64	64	CEDAR	5	BOTTOM 1/2 DEAD/BA
65	65	CEDAR	3	MT/WU/LOWER 1/4 DEAD/BA
66	66	CEDAR	3	CO DOMINANT/SPLIT @ BASE
67	67	CEDAR ELM	4	MISTLETOE/WK
68	68	CEDAR	3	MT/SPLIT @ BASE
69	69	CEDAR ELM	5	POOR GROWTH PATTERN
70	70	CEDAR ELM	4	MISTLETOE/1 SIDE
71	71	CEDAR	4	BA
72	72	CEDAR	4	MT/BA
73	73	CEDAR	3	MT/WU
74	74	CEDAR	6	GOOD
75	75	CEDAR CLUSTER	3	MT/1 SIDE/PC
76	76	CEDAR	4	LEANING/1/2 SIDE/DECAY
77	77	BOIS D'ARC	4	WK/IN FENCE/CO DOMINANT
78	78	CEDAR	4	MT/WU/CO DOMINANT

HOLCOMB TREE SERVICE, INC.
PHONE: 214-327-9311
P.O. BOX 570547
FAX: 214-327-9038
DALLAS, TX 75357

TREE #	TAG #	I.D.	GRADE	NOTES
80	80	CEDAR CLUSTER	3	MT/WU/TRUNK DECAY
81	81	CEDAR	3	CO DOMINANT/1/2 DEAD/1 SIDE DECAY
82	82	CEDAR ELM	6	MISTLETOE
83	83	CEDAR ELM	5	MISTLETOE/LOWER PART DEAD
84	84	CEDAR ELM		
85	85	CEDAR	4	CO DOMINANT/BA/LOWER 1/3 DEAD
86	86	CEDAR ELM	5	MT/BA
87	87	CEDAR	3	MT/CAVITY/WU
88	88	CEDAR	3	MT/ROOT BALL LEANING
89	89	CEDAR CLUSTER	4	MT/WU
90	90	BOIS D'ARC CLUSTER	3	WK/MISTLETOE/IN FENCE
91	91	BOISD'ARC CLUSTER	3	WK/MISTLETOE/SPLIT TOP
92	92	CEDAR CLUSTER	3	MT/WU
93	93	CEDAR	4	WU/GRAPEVINE
94	94	CEDAR CLUSTER	3	MT/WU
95	95	CEDAR	3	MT/1 SIDE/TRUNK DECAY
96	96	CEDAR	4	MT/BA
97	97	CEDAR	3	CO DOMINANT/MT/WK/DECAY
98	98	CEDAR	5	MT
99	99	CEDAR	3	CAVITY/BA
100	100	CEDAR ELM	3	1/2 DEAD/MISTLETOE
101	101	CEDAR ELM	4	MISTLETOE/BROKEN TOP
102	283	CEDAR ELM	4	GIRDLING TRUNK/MISTLETOE/STUBS
103	275	CEDAR	2	MT/1/2 DEAD
103	284	CEDAR ELM	4	GIRDLING TRUNK/MISTLETOE/STUBS
104	273	CEDAR	4	MT/BA
105	256	CEDAR	3	MT/SPLIT @ BASE
106	367	CEDAR	3	1 SIDE/IN FENCE/BA
107	257	CEDAR	4	MT/IN FENCE/LOPSIDED
108	274	CEDAR	3	MT/CRACK @ BASE
109	290	CEDAR	3	MT/GIRDLED LIMBS
111	111	CEDAR	3	MT/WU/BA/1/2 DEAD
112	112	CEDAR	3	MT/WU/BA/1/2 DECAY
113	113	CEDAR	4	CO DOMINANT/DECAY @ BASE
114	114	CEDAR	4	MT/BA
115	115	CEDAR	4	BA/1/4 DEAD/1 SIDE
116	116	CEDAR	3	MT/DECAY @ BASE
117	117	CEDAR	4	LEANING/LOOSE ROOT BALL
118	291	CEDAR	2	MT/2/3 DEAD

HOLCOMB TREE SERVICE, INC.**PHONE: 214-327-9311****P.O. BOX 570547****FAX: 214-327-9038****DALLAS, TX 75357**

TREE #	TAG #	I.D.	GRADE	NOTES
120	288	CEDAR	3	CO DOMINANT/1/2 DEAD/WU
121	289	CEDAR	4	MT/1/2 DEAD
122	276	CEDAR	6	SINGLE TRUNK
123	279	CEDAR	4	MT/WU
124	369	CEDAR	4	1 SIDE/BA
125	368	CEDAR CLUSTER	3	MT/BA/WU
126	293	CEDAR CLUSTER	4	MT/BA/WU
127	370	CEDAR CLUSTER	4	MT/BA/WU
128	371	BOIS D'ARC	4	WK/MISTLETOE/IN FENCE
129	285	CEDAR	4	MT/DECAY @ BASE
130	280	CEDAR	6	MT
131	277	CEDAR	3	DECAY/MT
132	286	CEDAR	3	1 SIDE 1/2 DEAD
133	278	CEDAR	3	1 SIDE 1/2 DEAD
134	125	CEDAR	3	CO DOMINANT/DECAY @ BASE
135	127	CEDAR	3	MT/1/2 DEAD/WU
136	126	CEDAR	3	MT/1/2 DEAD/WU
137	281	CEDAR	4	LEANING/1 SIDE
138	372		5	BA/G VINE/HB
139	295	CEDAR	5	BA/GRAPEVINE
140	294	CEDAR	5	MT/BA LOWER 1/3 DEAD
141	282	CEDAR	4	MT/BROKEN TOP

ID KEY

MT: MULTI TRUNK
WU: WEAK UNION
CO DOMINANT: CO DOMINANT LEADERS
1 SIDE: GROWTH PATTERN INHIBITED BY SURROUNDING TREES
BA: BORER ACTIVITY



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

M152022-001

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1&2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☒ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1715 AIRPORT ROAD

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

IMMEDIATELY EAST OF ROCKWALL AIRPORT

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

NONE

CURRENT USE

NONE

PROPOSED ZONING

PROPOSED USE

LIGHT IND./TECHNOLOGY

ACREAGE

6.68

LOTS [CURRENT]

2

LOTS [PROPOSED]

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

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

☒ OWNER

ADD REAL ESTATE LTD.

☐ APPLICANT

FOXTROT 46 DEVELOPMENT

CONTACT PERSON

NEIL GANDY

CONTACT PERSON

CLARK STAGGS

ADDRESS

P.O. BOX 679

ADDRESS

1601 SEASCAPE CT.

CITY, STATE & ZIP

KEWEE, TX 76248

CITY, STATE & ZIP

ROCKWALL, TX 75087

PHONE

972.832.7370

PHONE

972.897.4888

E-MAIL

ngandy@altavista-nursery.com

E-MAIL

scs@joimail.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED APRIL 22 [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 \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 22 DAY OF April, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

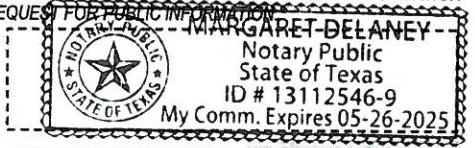
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 22 DAY OF April, 2022

OWNER'S SIGNATURE

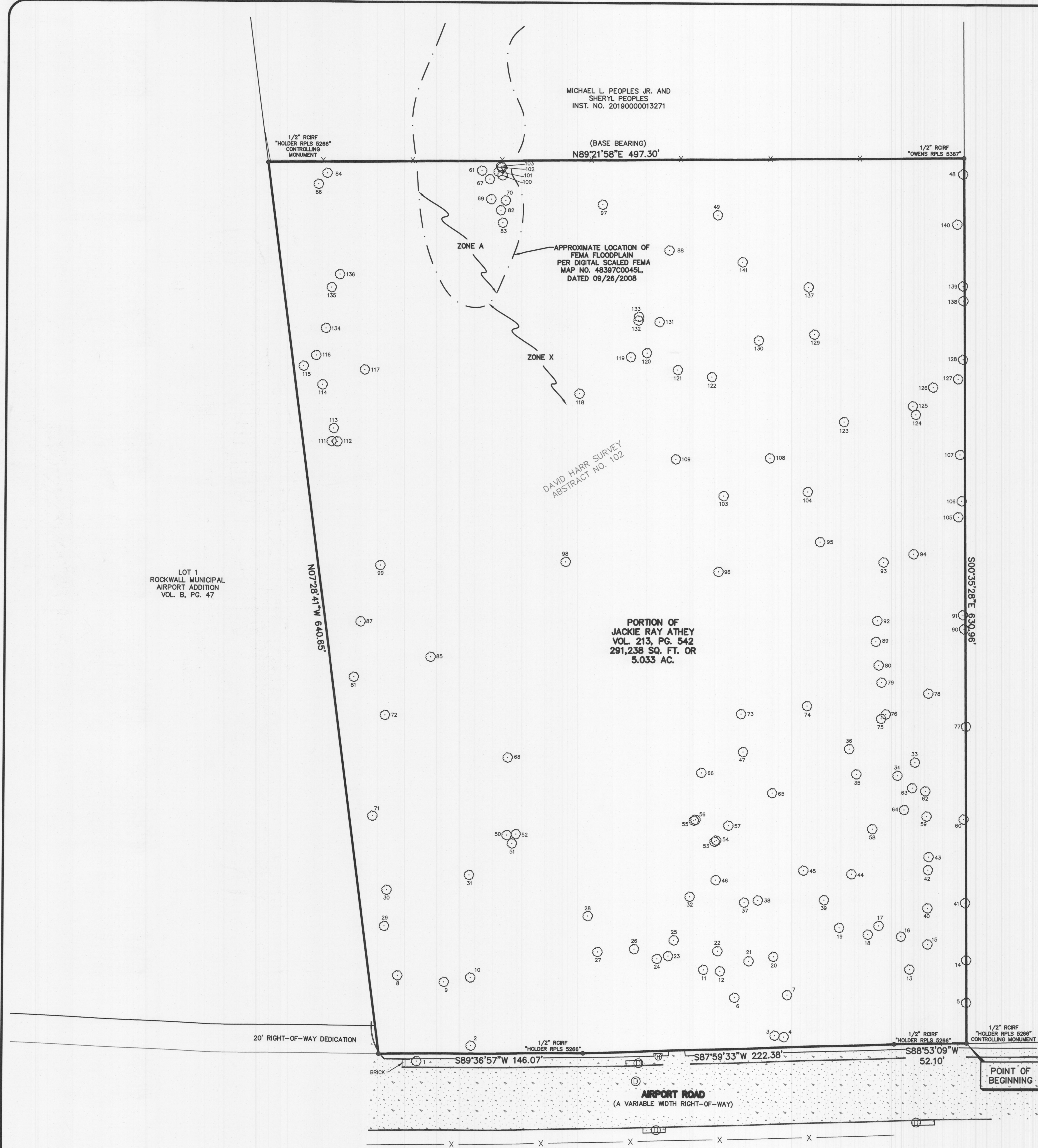
Neil Gandy

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Margaret Delaney



MY COMMISSION EXPIRES



TREES:		TREES:	
1	12"	91	17"
2	12"	92	20"
3	11"	93	13"
4	13"	94	16"
5	13"	95	14.5"
6	12"	96	11"
7	11"	97	20"
8	12"	98	12"
9	12"	99	12"
10	12"	100	7.5"
11	11"	101	6"
12	16"	102	9"
13	13"	103	11"
14	11"	104	13.5"
15	17"	105	22"
16	11"	106	13"
17	13"	107	16"
18	11"	108	17"
19	12.5"	109	11"
20	11.5"	110	12"
21	12.5"	111	11"
22	11"	112	11"
23	12"	113	11"
24	12"	114	11"
25	13"	115	11"
26	12"	116	11"
27	12"	117	12"
28	18"	118	13"
29	11"	119	18"
30	11"	120	12"
31	12"	121	14"
32	23"	122	12"
33	16"	123	11"
34	11"	124	14"
35	16"	125	33"
36	14"	126	30"
37	13"	127	30"
38	12"	128	20"
39	23"	129	19"
40	13"	130	18"
41	18"	131	24"
42	15"	132	11"
43	17"	133	11"
44	11"	134	11"
45	13"	135	12"
46	12"	136	11"
47	15"	137	11"
48	18"	138	14"
49	18"	139	14"
50	12"	140	11"
51	12"	141	18"
52	12"		
53	13"		
54	12"		
55	11"		
56	12"		
57	12"		
58	12"		
59	17"		
60	24"		
61	8"		
62	12"		
63	12"		
64	11"		
65	30"		
66	18"		
67	15.5"		
68	11"		
69	9"		
70	10"		
71	11"		
72	12"		
73	21"		
74	12"		
75	18"		
76	11.5"		
77	12"		
78	24"		
79	14.5"		
80	14.5"		
81	12"		
82	12"		
83	15"		
84	12"		
85	12"		
86	13"		
87	12"		
88	24"		
89	11.5"		
90	14"		

This is to certify that I have, this date, made an on the ground survey of the property located on Airport Road in the City of Rockwall, Texas, described as follows:

Being all that certain 5.033 acre tract of land situated in the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, and being a portion that certain tract of land conveyed to Jackie Ray Athey, by deed recorded in Volume 213, Page 542, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with "Holder RPLS 5266" red cap found for the southeast corner of the herein described tract, same being the southwest corner of that certain tract of land conveyed to City of Rockwall, by deed recorded in Volume 4358, Page 101, said Deed Records, same being in the north right-of-way line of Airport Road (variable width right-of-way);

THENCE along the common line of said Athey tract and said Airport Road as follows:

South 88 deg. 53 min. 09 sec. West, a distance of 52.10 feet to a 1/2 inch iron rod with "Holder RPLS 5266" red cap found for angle point;

South 87 deg. 59 min. 33 sec. West, a distance of 222.38 feet to a 1/2 inch iron rod with "Holder RPLS 5266" red cap found for angle point;

South 89 deg. 36 min. 57 sec. West, a distance of 146.07 feet to a point for the southwest corner of the herein described tract, same being the southeast corner of a 20 foot right-of-way dedication per Volume B, Page 47, Plat Records, Rockwall County, Texas;

THENCE North 07 deg. 28 min. 41 sec. West, continuing along the common line of said Athey tract and said Airport Road right-of-way dedication, passing the northeast corner of said Airport Road right-of-way dedication, same being the southeast corner of Lot 1, Rockwall Municipal Airport Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Volume B, Page 47, said Plat Records, and continuing along the common line of said Athey tract and said Lot 1, a total distance of 640.65 feet to a 1/2 inch iron rod with "Holder RPLS 5266" red cap found for the northwest corner of the herein described tract, same being the southwest corner of that certain tract of land conveyed to Michael L. Peoples Jr., and Sheryl Peoples, by deed recorded in Instrument Number 20190000013271, Official Public Records, Rockwall County, Texas;

THENCE North 89 deg. 21 min. 58 sec. East, through the interior of said Athey tract and along the south line of said Peoples tract, a distance of 497.30 feet to a 1/2 inch iron rod with "Owens RPLS 5387" red cap found for the northeast corner of the herein described tract, same being in the east line of said Athey tract, same being in the west line of aforesaid City of Rockwall tract;

THENCE South 00 deg. 35 min. 28 sec. East, along the common line of said Athey tract and said City of Rockwall tract, a distance of 630.96 feet to the POINT OF BEGINNING and containing 291,238 square feet or 5.033 acre of computed land, more or less.

PRIMARY PROTECTED TREES = 104" TOTAL DIAMETER
SECONDARY PROTECTED TREES = 1,927" TOTAL DIAMETER

MITIGATION TOTALS (PER CITY OF ROCKWALL UDC)
PRIMARY PROTECTED TREES = 104 INCHES
SECONDARY PROTECTED TREES = 963.5 INCHES
TOTAL: 1067.5 INCHES

NOTES:

1. IRF - Iron Rod Found
2. Basis of Bearing - Based on the South line (North 89 deg. 21 min. 58 sec. East) of that certain tract of land conveyed to Michael L. Peoples Jr., and Sheryl Peoples, by deed recorded in Instrument Number 20190000013271, Official Public Records, Rockwall County, Texas.
3. This property has not been abstracted per the client's request, and this survey was performed without the benefit of a title commitment, all easements may not be shown.

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Rockwall County, a portion of the subject property Does appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 9/26/2008 Community Panel No. 48397C0045L subject lot is located in Zones A & X. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

The plat of survey hereon is a true, correct and accurate representation of the property as determined by an on the ground survey, subject to any and all easements, reservations and restrictions that may be of record, the lines and dimensions of said property being indicated by the plat. There are no visible encroachments, conflicts, or protrusions except as shown.

PRELIMINARY, THIS
DOCUMENT SHALL NOT BE
RECORDED FOR ANY
PURPOSE
10/20/2021

Timothy R. Mankin
Registered Professional Land Surveyor No. 6122

LEGEND			
	GAS METER		FIRE HYDRANT
	IRR. CONTROL VALVE		WATER METER
	TELEPHONE PEDESTAL		FUEL PORT
	POWER POLE		WATER VALVE
	DOWN GUY		TRANSFORMER PAD
	S.S. MANHOLE		ELECTRIC METER
	CLEAN OUT		STORM DRAIN MANHOLE
	WATER MANHOLE		TRAFFIC SIGNAL POLE
	TELEPHONE MANHOLE		TYPICAL FENCE
	SWB MANHOLE		CONCRETE
	GAS MANHOLE		BOLLARD
	VAULT		COVERED AREA
	HANDICAP SPACE		A/C PAD
	SIGN		LIGHT POLE
	TELEPHONE POLE		TYPICAL FENCE
	TYPICAL FENCE		CONCRETE
	CONCRETE		BOLLARD
	BOLLARD		COVERED AREA
	COVERED AREA		A/C PAD
	A/C PAD		

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

COPYRIGHT © PEISER & MANKIN SURVEYING, LLC ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID.

TREE SURVEY	
AIRPORT ROAD	
ROCKWALL, TEXAS 75087	

NO.	DATE	REVISION
1.		
2.		
3.		

JOB NO.: 21-0815	DATE: 10/19/2021	FIELD DATE: 10/05/2021	SCALE: 1" = 40'	FIELD: J.D.H.	DRAWN: J.B.W.	CHECKED: T.R.M.
PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com				1604 HART STREET SOUTH LAKE, TEXAS 76092 817-481-1806 (O)		
COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE				Texas Society of Professional Surveyors Member Since 1977		

FOXTROT 46

Airport Hangar Development Project
1777 Airport Road, Rockwall, 75087

Clark Staggs, 972.897.4888

HOLCOMB TREE SERVICE, INC.
P.O. BOX 570547
DALLAS, TX 75357

PHONE: 214-327-9311

FAX: 214-327-9038

TREE #	TAG #	I.D.	GRADE	NOTES
2	2	CEDAR	6	BA/DEAD ON NORTH SIDE
3	3	CEDAR	3	MT/1 SIDE/DECAY @ BASE
4	4	CEDAR CLUSTER	4	MT/WU
5	5	BOISD'ARC	3	MT/SPLIT TOP/MISTLETOE
6	6	CEDAR CLUSTER	3	MT/DECAY/BA
7	7	CEDAR	3	MT/DECAY @ BASE
8	8	CEDAR	5	LOWER 1/3 DEAD/BA
9	9	CEDAR	4	1/2 DEAD/BA
10	10	CEDAR	3	MT/WU/3/4 DEAD
11	11	CEDAR	3	MT/1 SIDE
12	12	CEDAR	3	MT/1/2 DEAD/DECAY
13	13	CEDAR	2	BA
14	14	CEDAR CLUSTER		MT/WU/MULTI TREE HB
15	15	CEDAR CLUSTER	2	MT/WU/DECAY
16	16	CEDAR	4	1 SIDE/LEAN
17	17	CEDAR	3	MT/CO DOMINANT/DECAY
18	18	CEDAR CLUSTER	4	MT/LEAN/1 SIDE
19	19	CEDAR	4	MT/WU/LOWER 1/2 DEAD
20	20	CEDAR	3	MT/WU/LEAN/1/2 SIDE
21	21	CEDAR	3	CODOMINANT/WU/DECAY
22	22	CEDAR	4	BA/1 SIDE
23	23	CEDAR	4	CO DOMINANT
24	24	CEDAR	3	CO DOMINANT/LEAN/1 SIDE
25	25	CEDAR	5	LOWER 1/4 DEAD/BA
26	26	CEDAR	3	CODOMINANT/BA
27	27	CEDAR	5	LOWER 1/4 DEAD/BA
28	28	CEDAR	3	MT/DECAY @ BASE
29	29	CEDAR	3	BA/LOWER 2/3 DEAD/DO DOMINANT
30	30	CEDAR	4	BA/LOWER 1/3 DEAD
31	31	CEDAR	4	1/2 DEAD/BA
32	32	CEDAR	3	MT/WU/DECAY @ BASE
33	33	CEDAR	4	1 SIDE/PC
34	34	CEDAR	4	BA/LEANING/1 SIDE
35	35	CEDAR	4	1 SIDE/BA
36	36	CEDAR	1	3/4 DEAD
37	37	CEDAR CLUSTER	3	1/2 SIDE/DO DOMINANT/DECAY @ BASE
38	38	CEDAR CLUSTER	4	CO DOMINANT
39	39	CEDAR	4	CO DOMINANT/DECAY @ FORKS
40	40	CEDAR	4	1 SIDE/LEAN

TREE #	TAG #	I.D.	GRADE	NOTES
41	41	CEDAR	3	MT/WU/SPLIT
42	42	CEDAR	3	MT/WU/DECAY @ BASE
43	43	CEDAR CLUSTER	3	MT/WU/DECAY @ BASE
44	44	CEDAR	4	2/3 DEAD
45	45	CEDAR	3	MT/WU/DECAY @ FORK
46	46	CEDAR	3	1 SIDE/1/2 DEAD
47	47	CEDAR	4	NORTH SIDE BROKE
48	48	CEDAR	4	MT/HB GIRDLE/WU
49	49	CEDAR	3	MT/GIRDLED LIMBS
50	50	CEDAR	3	MT/1/2 DEAD/DECAY
51	51	CEDAR	4	1/2 DEAD/BA
52	52	CEDAR	3	CO DOMINANT/DECAY @ BASE
53	53	CEDAR	4	MT/SPLIT/WU
54	54	CEDAR	4	MT/SPLIT/WU
55	55	CEDAR	3	MT/DECAY @ BASE
56	56	CEDAR	2	MT/DECAY @ BASE
56	56	CEDAR	3	MT/DECAY @ BASE
57	57	CEDAR	4	LOWER 1/4 DEAD/BA
58	58	CEDAR CLUSTER	3	MT/WU/PC/LOWER 1/2 DEAD/DECAY
59	59	CEDAR	4	MT/BA/WU
60	60	CEDAR	3	MT/WU/1 SIDE
61	61	CEDAR ELM	3	CROOKED GROWTH/WK
62	62	CEDAR CLUSTER	4	LEANING/WU/MT
63	63	CEDAR	4	BA/LEANING/BOTTOM 1/2 DEAD
64	64	CEDAR	5	BOTTOM 1/2 DEAD/BA
65	65	CEDAR	3	MT/WU/LOWER 1/4 DEAD/BA
66	66	CEDAR	3	CO DOMINANT/SPLIT @ BASE
67	67	CEDAR ELM	4	MISTLETOE/WK
68	68	CEDAR	3	MT/SPLIT @ BASE
69	69	CEDAR ELM	5	POOR GROWTH PATTERN
70	70	CEDAR ELM	4	MISTLETOE/1 SIDE
71	71	CEDAR	4	BA
72	72	CEDAR	4	MT/BA
73	73	CEDAR	3	MT/WU
74	74	CEDAR	6	GOOD
75	75	CEDAR CLUSTER	3	MT/1 SIDE/PC
76	76	CEDAR	4	LEANING/1/2 SIDE/DECAY
77	77	BOIS D'ARC	4	WK/IN FENCE/CO DOMINANT
78	78	CEDAR	4	MT/WU/CO DOMINANT

HOLCOMB TREE SERVICE, INC.
PHONE: 214-327-9311
P.O. BOX 570547
FAX: 214-327-9038
DALLAS, TX 75357

TREE #	TAG #	I.D.	GRADE	NOTES
80	80	CEDAR CLUSTER	3	MT/WU/TRUNK DECAY
81	81	CEDAR	3	CO DOMINANT/1/2 DEAD/1 SIDE DECAY
82	82	CEDAR ELM	6	MISTLETOE
83	83	CEDAR ELM	5	MISTLETOE/LOWER PART DEAD
84	84	CEDAR ELM		
85	85	CEDAR	4	CO DOMINANT/BA/LOWER 1/3 DEAD
86	86	CEDAR ELM	5	MT/BA
87	87	CEDAR	3	MT/CAVITY/WU
88	88	CEDAR	3	MT/ROOT BALL LEANING
89	89	CEDAR CLUSTER	4	MT/WU
90	90	BOIS D'ARC CLUSTER	3	WK/MISTLETOE/IN FENCE
91	91	BOISD'ARC CLUSTER	3	WK/MISTLETOE/SPLIT TOP
92	92	CEDAR CLUSTER	3	MT/WU
93	93	CEDAR	4	WU/GRAPEVINE
94	94	CEDAR CLUSTER	3	MT/WU
95	95	CEDAR	3	MT/1 SIDE/TRUNK DECAY
96	96	CEDAR	4	MT/BA
97	97	CEDAR	3	CO DOMINANT/MT/WK/DECAY
98	98	CEDAR	5	MT
99	99	CEDAR	3	CAVITY/BA
100	100	CEDAR ELM	3	1/2 DEAD/MISTLETOE
101	101	CEDAR ELM	4	MISTLETOE/BROKEN TOP
102	283	CEDAR ELM	4	GIRDLING TRUNK/MISTLETOE/STUBS
103	275	CEDAR	2	MT/1/2 DEAD
103	284	CEDAR ELM	4	GIRDLING TRUNK/MISTLETOE/STUBS
104	273	CEDAR	4	MT/BA
105	256	CEDAR	3	MT/SPLIT @ BASE
106	367	CEDAR	3	1 SIDE/IN FENCE/BA
107	257	CEDAR	4	MT/IN FENCE/LOPSIDED
108	274	CEDAR	3	MT/CRACK @ BASE
109	290	CEDAR	3	MT/GIRDLED LIMBS
111	111	CEDAR	3	MT/WU/BA/1/2 DEAD
112	112	CEDAR	3	MT/WU/BA/1/2 DECAY
113	113	CEDAR	4	CO DOMINANT/DECAY @ BASE
114	114	CEDAR	4	MT/BA
115	115	CEDAR	4	BA/1/4 DEAD/1 SIDE
116	116	CEDAR	3	MT/DECAY @ BASE
117	117	CEDAR	4	LEANING/LOOSE ROOT BALL
118	291	CEDAR	2	MT/2/3 DEAD

HOLCOMB TREE SERVICE, INC.**PHONE: 214-327-9311****P.O. BOX 570547****FAX: 214-327-9038****DALLAS, TX 75357**

TREE #	TAG #	I.D.	GRADE	NOTES
120	288	CEDAR	3	CO DOMINANT/1/2 DEAD/WU
121	289	CEDAR	4	MT/1/2 DEAD
122	276	CEDAR	6	SINGLE TRUNK
123	279	CEDAR	4	MT/WU
124	369	CEDAR	4	1 SIDE/BA
125	368	CEDAR CLUSTER	3	MT/BA/WU
126	293	CEDAR CLUSTER	4	MT/BA/WU
127	370	CEDAR CLUSTER	4	MT/BA/WU
128	371	BOIS D'ARC	4	WK/MISTLETOE/IN FENCE
129	285	CEDAR	4	MT/DECAY @ BASE
130	280	CEDAR	6	MT
131	277	CEDAR	3	DECAY/MT
132	286	CEDAR	3	1 SIDE 1/2 DEAD
133	278	CEDAR	3	1 SIDE 1/2 DEAD
134	125	CEDAR	3	CO DOMINANT/DECAY @ BASE
135	127	CEDAR	3	MT/1/2 DEAD/WU
136	126	CEDAR	3	MT/1/2 DEAD/WU
137	281	CEDAR	4	LEANING/1 SIDE
138	372		5	BA/G VINE/HB
139	295	CEDAR	5	BA/GRAPEVINE
140	294	CEDAR	5	MT/BA LOWER 1/3 DEAD
141	282	CEDAR	4	MT/BROKEN TOP

ID KEY

MT: MULTI TRUNK
WU: WEAK UNION
CO DOMINANT: CO DOMINANT LEADERS
1 SIDE: GROWTH PATTERN INHIBITED BY SURROUNDING TREES
BA: BORER ACTIVITY



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

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

DATE: April 26, 2022

SUBJECT: MIS2022-007; *Alternative Tree Mitigation Settlement Agreement for 1775 Airport Road*

The subject property is a 6.60-acre tract of land (*i.e. a portion of Tract 21 of the D. Harr Survey, Abstract No. 102*) that is generally located on the north side of Airport Road, east of the intersection of Airport Road and John King Boulevard. On February 15, 2022, the Planning and Zoning Commission approved a *Treescape Plan* for the subject property by a vote of 7-0. As part of this motion, the Planning and Zoning Commission also recommended denial of an *Alternative Tree Mitigation Settlement Agreement*. The approved *Treescape Plan* -- prepared by *Holcomb Tree Services* -- indicated that 1,067.50 caliper inches of trees will be removed from the subject property, and based on this balance the applicant was proposing an *Alternative Tree Mitigation Settlement Agreement* requesting to change the mitigation fee depending on the grade of the tree established by *Holcomb Tree Services*. After the Planning and Zoning Commission's recommendation, the applicant requested to withdraw the *Alternative Tree Mitigation Settlement Agreement* prior to the City Council meeting on February 21, 2022. Since this withdraw request, the applicant has met with the Director of Parks and Recreation (*the City's Arborist*) to review the grades of the trees on the subject property. After this review, the City's Arborist has determined that only trees with a *Grade 6* or higher should warrant mitigation. This means the outstanding tree mitigation balance would be 39 caliper inches. According to Section 05, *Tree Mitigation Requirements*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), "(t)he developer/property owner can provide the required number of trees -- *four (4) inch caliper DBH minimum* -- on the subject property to offset the total mitigation balance..." or "(t)ree preservation credits may be purchased at a rate of \$200.00 per inch for up to 20% of the total replacement inches." This would equate to either ten (10), four (4) inch caliper trees, or eight (8), four (4) inch caliper trees and \$1,560.00 paid into the *Tree Fund*. As an alternative to this, the applicant is requesting an *Alternative Tree Mitigation Settlement Agreement* proposing to pay the balance at a rate of \$200.00 per inch for all 39 inches of trees, which equates to \$7,800.00. According to Subsection 05(G) of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), "(i)n certain cases, the City Council -- *upon recommendation from the Planning and Zoning Commission* -- may consider an alternative tree mitigation settlement agreement ... (t)hese funds will be deposited in the City's tree mitigation fund and will be used for planting trees in the City's parks, medians, street rights-of-way, or other similar areas as determined by the parks and recreation department." In this case, since the applicant is proposing to pay the outstanding tree mitigation balance in full, this case has been placed on the consent agenda. Should the Planning and Zoning Commission have any questions concerning *Case No. MIS2022-007*, staff will be available at the meeting on April 26, 2022.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

M152022-001

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1&2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☒ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1715 AIRPORT ROAD

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

IMMEDIATELY EAST OF ROCKWALL AIRPORT

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

NONE

CURRENT USE

NONE

PROPOSED ZONING

PROPOSED USE

LIGHT IND./TECHNOLOGY

ACREAGE

6.68

LOTS [CURRENT]

2

LOTS [PROPOSED]

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

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

☒ OWNER

ADD REAL ESTATE LTD.

☐ APPLICANT

FOXTROT 46 DEVELOPMENT

CONTACT PERSON

NEIL GANDY

CONTACT PERSON

CLARK STAGGS

ADDRESS

P.O. BOX 679

ADDRESS

1601 SEASCAPE CT.

CITY, STATE & ZIP

KEWEE, TX 76248

CITY, STATE & ZIP

ROCKWALL, TX 75087

PHONE

972.832.7370

PHONE

972.897.4888

E-MAIL

ngandy@altavista-nursery.com

E-MAIL

scs@joimail.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED APRIL 22 [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 \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 22 DAY OF April, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

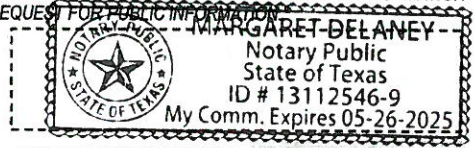
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 22 DAY OF April, 2022

OWNER'S SIGNATURE

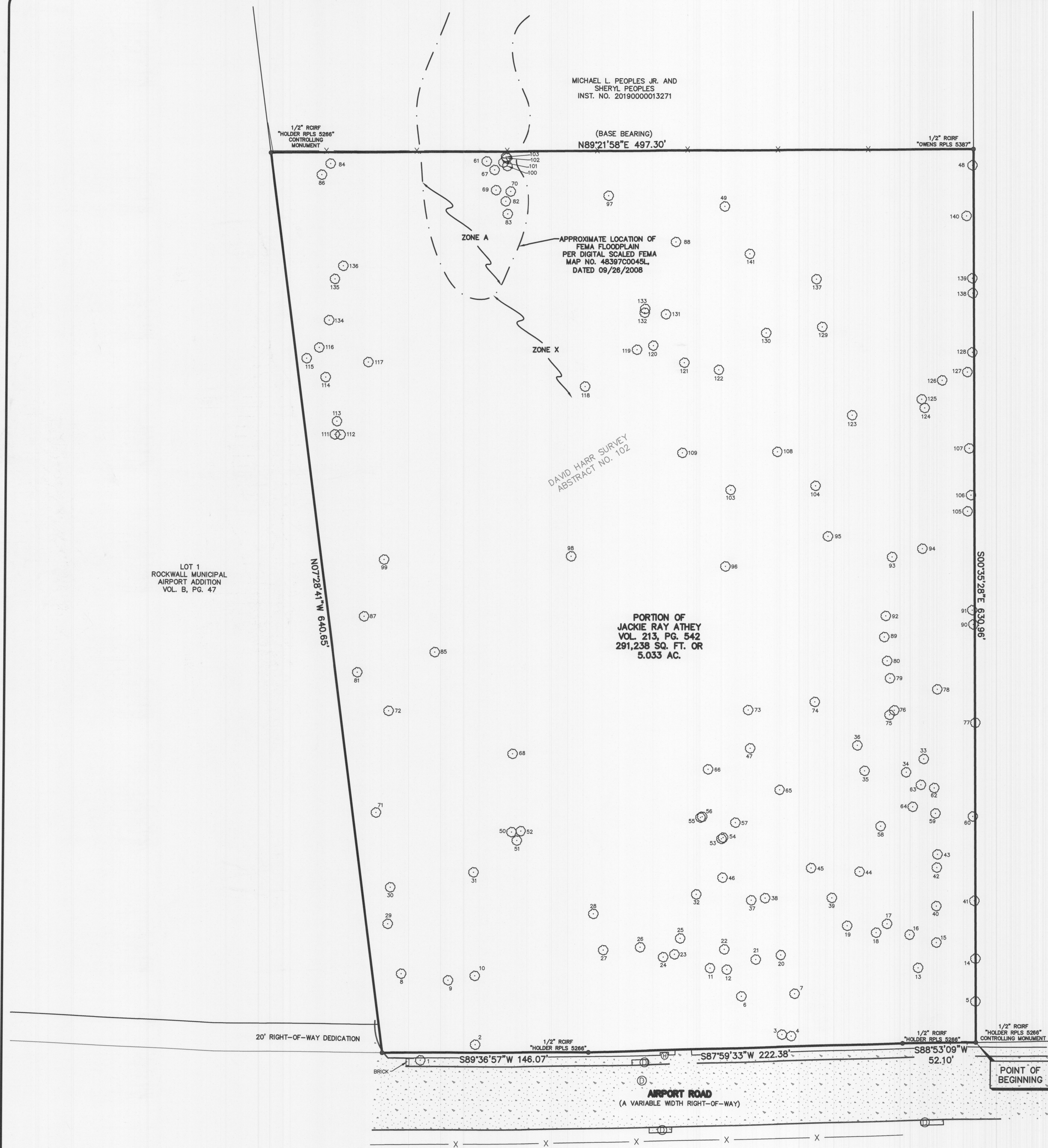
Neil Gandy

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Margaret Delaney



MY COMMISSION EXPIRES



TREES:		TREES:	
1	12"	91	17"
2	12"	92	20"
3	11"	93	13"
4	13"	94	16"
5	13"	95	14.5"
6	12"	96	11"
7	11"	97	20"
8	12"	98	12"
9	12"	99	12"
10	12"	100	7.5"
11	11"	101	6"
12	16"	102	9"
13	13"	103	11"
14	11"	104	13.5"
15	17"	105	22"
16	11"	106	13"
17	13"	107	16"
18	11"	108	17"
19	12.5"	109	11"
20	11.5"	110	12"
21	12.5"	111	11"
22	11"	112	11"
23	12"	113	11"
24	12"	114	11"
25	13"	115	11"
26	12"	116	11"
27	12"	117	12"
28	18"	118	13"
29	11"	119	18"
30	11"	120	12"
31	12"	121	14"
32	23"	122	12"
33	16"	123	11"
34	11"	124	14"
35	16"	125	33"
36	14"	126	30"
37	13"	127	30"
38	12"	128	20"
39	23"	129	19"
40	13"	130	18"
41	18"	131	24"
42	15"	132	11"
43	17"	133	11"
44	11"	134	11"
45	13"	135	12"
46	12"	136	11"
47	15"	137	11"
48	18"	138	14"
49	18"	139	14"
50	12"	140	11"
51	12"	141	18"
52	12"		
53	13"		
54	12"		
55	11"		
56	12"		
57	12"		
58	12"		
59	17"		
60	24"		
61	8"		
62	12"		
63	12"		
64	11"		
65	30"		
66	18"		
67	15.5"		
68	11"		
69	9"		
70	10"		
71	11"		
72	12"		
73	21"		
74	12"		
75	18"		
76	11.5"		
77	12"		
78	24"		
79	14.5"		
80	14.5"		
81	12"		
82	12"		
83	15"		
84	12"		
85	12"		
86	13"		
87	12"		
88	24"		
89	11.5"		
90	14"		

This is to certify that I have, this date, made an on the ground survey of the property located on Airport Road in the City of Rockwall, Texas, described as follows:

Being all that certain 5.033 acre tract of land situated in the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, and being a portion that certain tract of land conveyed to Jackie Ray Athey, by deed recorded in Volume 213, Page 542, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with "Holder RPLS 5266" red cap found for the southeast corner of the herein described tract, same being the southwest corner of that certain tract of land conveyed to City of Rockwall, by deed recorded in Volume 4358, Page 101, said Deed Records, same being in the north right-of-way line of Airport Road (variable width right-of-way);

THENCE along the common line of said Athey tract and said Airport Road as follows:
South 88 deg. 53 min. 09 sec. West, a distance of 52.10 feet to a 1/2 inch iron rod with "Holder RPLS 5266" red cap found for angle point;
South 87 deg. 59 min. 33 sec. West, a distance of 222.38 feet to a 1/2 inch iron rod with "Holder RPLS 5266" red cap found for angle point;
South 89 deg. 36 min. 57 sec. West, a distance of 146.07 feet to a point for the southwest corner of the herein described tract, same being the southeast corner of a 20 foot right-of-way dedication per Volume B, Page 47, Plat Records, Rockwall County, Texas;

THENCE North 07 deg. 28 min. 41 sec. West, continuing along the common line of said Athey tract and said Airport Road right-of-way dedication, passing the northeast corner of said Airport Road right-of-way dedication, same being the southeast corner of Lot 1, Rockwall Municipal Airport Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Volume B, Page 47, said Plat Records, and continuing along the common line of said Athey tract and said Lot 1, a total distance of 640.65 feet to a 1/2 inch iron rod with "Holder RPLS 5266" red cap found for the northwest corner of the herein described tract, same being the southwest corner of that certain tract of land conveyed to Michael L. Peoples Jr., and Sheryl Peoples, by deed recorded in Instrument Number 20190000013271, Official Public Records, Rockwall County, Texas;

THENCE North 89 deg. 21 min. 58 sec. East, through the interior of said Athey tract and along the south line of said Peoples tract, a distance of 497.30 feet to a 1/2 inch iron rod with "Owens RPLS 5387" red cap found for the northeast corner of the herein described tract, same being in the east line of said Athey tract, same being in the west line of aforesaid City of Rockwall tract;

THENCE South 00 deg. 35 min. 28 sec. East, along the common line of said Athey tract and said City of Rockwall tract, a distance of 630.96 feet to the POINT OF BEGINNING and containing 291,238 square feet or 5.033 acre of computed land, more or less.

PRIMARY PROTECTED TREES = 104" TOTAL DIAMETER
SECONDARY PROTECTED TREES = 1,927" TOTAL DIAMETER

MITIGATION TOTALS (PER CITY OF ROCKWALL UDC)
PRIMARY PROTECTED TREES = 104 INCHES
SECONDARY PROTECTED TREES = 963.5 INCHES
TOTAL: 1067.5 INCHES

NOTES:

1. IRF - Iron Rod Found
2. Basis of Bearing - Based on the South line (North 89 deg. 21 min. 58 sec. East) of that certain tract of land conveyed to Michael L. Peoples Jr., and Sheryl Peoples, by deed recorded in Instrument Number 20190000013271, Official Public Records, Rockwall County, Texas.
3. This property has not been abstracted per the client's request, and this survey was performed without the benefit of a title commitment, all easements may not be shown.

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Rockwall County, a portion of the subject property Does appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 9/26/2008 Community Panel No. 48397C0045L subject lot is located in Zones A & X. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

The plat of survey hereon is a true, correct and accurate representation of the property as determined by an on the ground survey, subject to any and all easements, reservations and restrictions that may be of record, the lines and dimensions of said property being indicated by the plat. There are no visible encroachments, conflicts, or protrusions except as shown.

PRELIMINARY, THIS
DOCUMENT SHALL NOT BE
RECORDED FOR ANY
PURPOSE
10/20/2021

Timothy R. Mankin
Registered Professional Land Surveyor No. 6122

LEGEND			
	GAS METER		FIRE HYDRANT
	IRR. CONTROL VALVE		WATER METER
	TELEPHONE PEDESTAL		FUEL PORT
	POWER POLE		WATER VALVE
	DOWN GUY		TRANSFORMER PAD
	S.S. MANHOLE		ELECTRIC METER
	CLEAN OUT		STORM DRAIN MANHOLE
	WATER MANHOLE		TRAFFIC SIGNAL POLE
	TELEPHONE MANHOLE		TYPICAL FENCE
	SWB MANHOLE		CONCRETE
	GAS MANHOLE		BOLLARD
	VAULT		COVERED AREA
	HANDICAP SPACE		A/C PAD
	SIGN		LIGHT POLE
	POLE		FENCE

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

COPYRIGHT © PEISER & MANKIN SURVEYING, LLC ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID.

TREE SURVEY	
AIRPORT ROAD	
ROCKWALL, TEXAS 75087	

NO.	DATE	REVISION
1.		
2.		
3.		

JOB NO.: 21-0815	PEISER & MANKIN SURVEYING, LLC		SHEET
DATE: 10/19/2021	www.peisersurveying.com		
FIELD DATE: 10/05/2021			
SCALE: 1" = 40'			
FIELD: J.D.H.			
DRAWN: J.B.W.			
CHECKED: T.R.M.			
1604 HART STREET SOUTH LAKE, TEXAS 76092 817-481-1806 (O)		COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	1 OF 1
tmankin@peisersurveying.com		FIRM No. 100999-00	Member Since 1977

FOXTROT 46

Airport Hangar Development Project
1777 Airport Road, Rockwall, 75087

Clark Staggs, 972.897.4888

HOLCOMB TREE SERVICE, INC.
P.O. BOX 570547
DALLAS, TX 75357

PHONE: 214-327-9311

FAX: 214-327-9038

TREE #	TAG #	I.D.	GRADE	NOTES
2	2	CEDAR	6	BA/DEAD ON NORTH SIDE
3	3	CEDAR	3	MT/1 SIDE/DECAY @ BASE
4	4	CEDAR CLUSTER	4	MT/WU
5	5	BOISD'ARC	3	MT/SPLIT TOP/MISTLETOE
6	6	CEDAR CLUSTER	3	MT/DECAY/BA
7	7	CEDAR	3	MT/DECAY @ BASE
8	8	CEDAR	5	LOWER 1/3 DEAD/BA
9	9	CEDAR	4	1/2 DEAD/BA
10	10	CEDAR	3	MT/WU/3/4 DEAD
11	11	CEDAR	3	MT/1 SIDE
12	12	CEDAR	3	MT/1/2 DEAD/DECAY
13	13	CEDAR	2	BA
14	14	CEDAR CLUSTER		MT/WU/MULTI TREE HB
15	15	CEDAR CLUSTER	2	MT/WU/DECAY
16	16	CEDAR	4	1 SIDE/LEAN
17	17	CEDAR	3	MT/CO DOMINANT/DECAY
18	18	CEDAR CLUSTER	4	MT/LEAN/1 SIDE
19	19	CEDAR	4	MT/WU/LOWER 1/2 DEAD
20	20	CEDAR	3	MT/WU/LEAN/1/2 SIDE
21	21	CEDAR	3	CODOMINANT/WU/DECAY
22	22	CEDAR	4	BA/1 SIDE
23	23	CEDAR	4	CO DOMINANT
24	24	CEDAR	3	CO DOMINANT/LEAN/1 SIDE
25	25	CEDAR	5	LOWER 1/4 DEAD/BA
26	26	CEDAR	3	CODOMINANT/BA
27	27	CEDAR	5	LOWER 1/4 DEAD/BA
28	28	CEDAR	3	MT/DECAY @ BASE
29	29	CEDAR	3	BA/LOWER 2/3 DEAD/DO DOMINANT
30	30	CEDAR	4	BA/LOWER 1/3 DEAD
31	31	CEDAR	4	1/2 DEAD/BA
32	32	CEDAR	3	MT/WU/DECAY @ BASE
33	33	CEDAR	4	1 SIDE/PC
34	34	CEDAR	4	BA/LEANING/1 SIDE
35	35	CEDAR	4	1 SIDE/BA
36	36	CEDAR	1	3/4 DEAD
37	37	CEDAR CLUSTER	3	1/2 SIDE/DO DOMINANT/DECAY @ BASE
38	38	CEDAR CLUSTER	4	CO DOMINANT
39	39	CEDAR	4	CO DOMINANT/DECAY @ FORKS
40	40	CEDAR	4	1 SIDE/LEAN

TREE #	TAG #	I.D.	GRADE	NOTES
41	41	CEDAR	3	MT/WU/SPLIT
42	42	CEDAR	3	MT/WU/DECAY @ BASE
43	43	CEDAR CLUSTER	3	MT/WU/DECAY @ BASE
44	44	CEDAR	4	2/3 DEAD
45	45	CEDAR	3	MT/WU/DECAY @ FORK
46	46	CEDAR	3	1 SIDE/1/2 DEAD
47	47	CEDAR	4	NORTH SIDE BROKE
48	48	CEDAR	4	MT/HB GIRDLE/WU
49	49	CEDAR	3	MT/GIRDLED LIMBS
50	50	CEDAR	3	MT/1/2 DEAD/DECAY
51	51	CEDAR	4	1/2 DEAD/BA
52	52	CEDAR	3	CO DOMINANT/DECAY @ BASE
53	53	CEDAR	4	MT/SPLIT/WU
54	54	CEDAR	4	MT/SPLIT/WU
55	55	CEDAR	3	MT/DECAY @ BASE
56	56	CEDAR	2	MT/DECAY @ BASE
56	56	CEDAR	3	MT/DECAY @ BASE
57	57	CEDAR	4	LOWER 1/4 DEAD/BA
58	58	CEDAR CLUSTER	3	MT/WU/PC/LOWER 1/2 DEAD/DECAY
59	59	CEDAR	4	MT/BA/WU
60	60	CEDAR	3	MT/WU/1 SIDE
61	61	CEDAR ELM	3	CROOKED GROWTH/WK
62	62	CEDAR CLUSTER	4	LEANING/WU/MT
63	63	CEDAR	4	BA/LEANING/BOTTOM 1/2 DEAD
64	64	CEDAR	5	BOTTOM 1/2 DEAD/BA
65	65	CEDAR	3	MT/WU/LOWER 1/4 DEAD/BA
66	66	CEDAR	3	CO DOMINANT/SPLIT @ BASE
67	67	CEDAR ELM	4	MISTLETOE/WK
68	68	CEDAR	3	MT/SPLIT @ BASE
69	69	CEDAR ELM	5	POOR GROWTH PATTERN
70	70	CEDAR ELM	4	MISTLETOE/1 SIDE
71	71	CEDAR	4	BA
72	72	CEDAR	4	MT/BA
73	73	CEDAR	3	MT/WU
74	74	CEDAR	6	GOOD
75	75	CEDAR CLUSTER	3	MT/1 SIDE/PC
76	76	CEDAR	4	LEANING/1/2 SIDE/DECAY
77	77	BOIS D'ARC	4	WK/IN FENCE/CO DOMINANT
78	78	CEDAR	4	MT/WU/CO DOMINANT

HOLCOMB TREE SERVICE, INC.
PHONE: 214-327-9311
P.O. BOX 570547
FAX: 214-327-9038
DALLAS, TX 75357

TREE #	TAG #	I.D.	GRADE	NOTES
80	80	CEDAR CLUSTER	3	MT/WU/TRUNK DECAY
81	81	CEDAR	3	CO DOMINANT/1/2 DEAD/1 SIDE DECAY
82	82	CEDAR ELM	6	MISTLETOE
83	83	CEDAR ELM	5	MISTLETOE/LOWER PART DEAD
84	84	CEDAR ELM		
85	85	CEDAR	4	CO DOMINANT/BA/LOWER 1/3 DEAD
86	86	CEDAR ELM	5	MT/BA
87	87	CEDAR	3	MT/CAVITY/WU
88	88	CEDAR	3	MT/ROOT BALL LEANING
89	89	CEDAR CLUSTER	4	MT/WU
90	90	BOIS D'ARC CLUSTER	3	WK/MISTLETOE/IN FENCE
91	91	BOIS D'ARC CLUSTER	3	WK/MISTLETOE/SPLIT TOP
92	92	CEDAR CLUSTER	3	MT/WU
93	93	CEDAR	4	WU/GRAPEVINE
94	94	CEDAR CLUSTER	3	MT/WU
95	95	CEDAR	3	MT/1 SIDE/TRUNK DECAY
96	96	CEDAR	4	MT/BA
97	97	CEDAR	3	CO DOMINANT/MT/WK/DECAY
98	98	CEDAR	5	MT
99	99	CEDAR	3	CAVITY/BA
100	100	CEDAR ELM	3	1/2 DEAD/MISTLETOE
101	101	CEDAR ELM	4	MISTLETOE/BROKEN TOP
102	283	CEDAR ELM	4	GIRDLING TRUNK/MISTLETOE/STUBS
103	275	CEDAR	2	MT/1/2 DEAD
103	284	CEDAR ELM	4	GIRDLING TRUNK/MISTLETOE/STUBS
104	273	CEDAR	4	MT/BA
105	256	CEDAR	3	MT/SPLIT @ BASE
106	367	CEDAR	3	1 SIDE/IN FENCE/BA
107	257	CEDAR	4	MT/IN FENCE/LOPSIDED
108	274	CEDAR	3	MT/CRACK @ BASE
109	290	CEDAR	3	MT/GIRDLED LIMBS
111	111	CEDAR	3	MT/WU/BA/1/2 DEAD
112	112	CEDAR	3	MT/WU/BA/1/2 DECAY
113	113	CEDAR	4	CO DOMINANT/DECAY @ BASE
114	114	CEDAR	4	MT/BA
115	115	CEDAR	4	BA/1/4 DEAD/1 SIDE
116	116	CEDAR	3	MT/DECAY @ BASE
117	117	CEDAR	4	LEANING/LOOSE ROOT BALL
118	291	CEDAR	2	MT/2/3 DEAD

HOLCOMB TREE SERVICE, INC.**PHONE: 214-327-9311****P.O. BOX 570547****FAX: 214-327-9038****DALLAS, TX 75357**

TREE #	TAG #	I.D.	GRADE	NOTES
120	288	CEDAR	3	CO DOMINANT/1/2 DEAD/WU
121	289	CEDAR	4	MT/1/2 DEAD
122	276	CEDAR	6	SINGLE TRUNK
123	279	CEDAR	4	MT/WU
124	369	CEDAR	4	1 SIDE/BA
125	368	CEDAR CLUSTER	3	MT/BA/WU
126	293	CEDAR CLUSTER	4	MT/BA/WU
127	370	CEDAR CLUSTER	4	MT/BA/WU
128	371	BOIS D'ARC	4	WK/MISTLETOE/IN FENCE
129	285	CEDAR	4	MT/DECAY @ BASE
130	280	CEDAR	6	MT
131	277	CEDAR	3	DECAY/MT
132	286	CEDAR	3	1 SIDE 1/2 DEAD
133	278	CEDAR	3	1 SIDE 1/2 DEAD
134	125	CEDAR	3	CO DOMINANT/DECAY @ BASE
135	127	CEDAR	3	MT/1/2 DEAD/WU
136	126	CEDAR	3	MT/1/2 DEAD/WU
137	281	CEDAR	4	LEANING/1 SIDE
138	372		5	BA/G VINE/HB
139	295	CEDAR	5	BA/GRAPEVINE
140	294	CEDAR	5	MT/BA LOWER 1/3 DEAD
141	282	CEDAR	4	MT/BROKEN TOP

ID KEY

MT: MULTI TRUNK
WU: WEAK UNION
CO DOMINANT: CO DOMINANT LEADERS
1 SIDE: GROWTH PATTERN INHIBITED BY SURROUNDING TREES
BA: BORER ACTIVITY

TREE MITIGATION FOR 1775 AIRPORT ROAD

UDC Scenarios		Cash @ \$200.00	Trees (4" Caliper)
1:	100% Trees	N/A	10.00
2:	20% TC/80% Trees	\$ 1,560.00	8.00
3:	100% TC (Cash)	\$ 7,800.00	-

NOTE : If the applicant provides an approved landscape plan the dollar value halves.

Tag	Caliper Inches	Type	Class	Pre-Mitigation without Grades	Grade	Mitigation Required	Rockwall Cost Per Tree @ \$200
1	12.00	Cedar	Secondary	6.00		-	-
2	12.00	Cedar	Secondary	6.00	6	6.00	1,200.00
3	11.00	Cedar	Secondary	5.50	3	-	-
4	13.00	Cedar	Secondary	6.50	4	-	-
5	13.00	Bois D'Arc	Non Protected	-	3	-	-
6	12.00	Cedar	Secondary	6.00	3	-	-
7	11.00	Cedar	Secondary	5.50	3	-	-
8	12.00	Cedar	Secondary	6.00	5	-	-
9	12.00	Cedar	Secondary	6.00	4	-	-
10	12.00	Cedar	Secondary	6.00	3	-	-
11	11.00	Cedar	Secondary	5.50	3	-	-
12	16.00	Cedar	Secondary	8.00	3	-	-
13	13.00	Cedar	Secondary	6.50	2	-	-
14	11.00	Cedar	Secondary	5.50		-	-
15	17.00	Cedar	Secondary	8.50	2	-	-
16	11.00	Cedar	Secondary	5.50	4	-	-
17	13.00	Cedar	Secondary	6.50	3	-	-
18	11.00	Cedar	Secondary	5.50	4	-	-
19	12.50	Cedar	Secondary	6.25	4	-	-
20	11.50	Cedar	Secondary	5.75	3	-	-
21	12.50	Cedar	Secondary	6.25	3	-	-
22	11.00	Cedar	Secondary	5.50	4	-	-
23	12.00	Cedar	Secondary	6.00	4	-	-
24	12.00	Cedar	Secondary	6.00	3	-	-
25	13.00	Cedar	Secondary	6.50	5	-	-
26	12.00	Cedar	Secondary	6.00	3	-	-
27	12.00	Cedar	Secondary	6.00	5	-	-
28	18.00	Cedar	Secondary	9.00	3	-	-
29	11.00	Cedar	Secondary	5.50	3	-	-
30	11.00	Cedar	Secondary	5.50	4	-	-
31	12.00	Cedar	Secondary	6.00	4	-	-
32	23.00	Cedar	Secondary	11.50	3	-	-
33	16.00	Cedar	Secondary	8.00	4	-	-
34	11.00	Cedar	Secondary	5.50	4	-	-
35	16.00	Cedar	Secondary	8.00	4	-	-
36	14.00	Cedar	Secondary	7.00	1	-	-
37	13.00	Cedar	Secondary	6.50	3	-	-
38	12.00	Cedar	Secondary	6.00	4	-	-
39	23.00	Cedar	Secondary	11.50	4	-	-
40	13.00	Cedar	Secondary	6.50	4	-	-
41	18.00	Cedar	Secondary	9.00	3	-	-
42	15.00	Cedar	Secondary	7.50	3	-	-
43	17.00	Cedar	Secondary	8.50	3	-	-
44	11.00	Cedar	Secondary	5.50	4	-	-

45	13.00	Cedar	Secondary	6.50	3	-	-
46	12.00	Cedar	Secondary	6.00	3	-	-
47	15.00	Cedar	Secondary	7.50	4	-	-
48	18.00	Cedar	Secondary	9.00	4	-	-
49	18.00	Cedar	Secondary	9.00	3	-	-
50	12.00	Cedar	Secondary	6.00	3	-	-
51	12.00	Cedar	Secondary	6.00	4	-	-
52	12.00	Cedar	Secondary	6.00	3	-	-
53	13.00	Cedar	Secondary	6.50	4	-	-
54	12.00	Cedar	Secondary	6.00	4	-	-
55	11.00	Cedar	Secondary	5.50	3	-	-
56	12.00	Cedar	Secondary	6.00	2	-	-
57	12.00	Cedar	Secondary	6.00	4	-	-
58	12.00	Cedar	Secondary	6.00	3	-	-
59	17.00	Cedar	Secondary	8.50	4	-	-
60	24.00	Cedar	Secondary	12.00	3	-	-
61	8.00	Elm	Primary	8.00	3	-	-
62	12.00	Cedar	Secondary	6.00	4	-	-
63	12.00	Cedar	Secondary	6.00	4	-	-
64	11.00	Cedar	Secondary	5.50	5	-	-
65	30.00	Cedar	Secondary	60.00	3	-	-
66	18.00	Cedar	Secondary	9.00	3	-	-
67	15.50	Elm	Primary	15.50	4	-	-
68	11.00	Cedar	Secondary	5.50	3	-	-
69	9.00	Elm	Primary	9.00	5	-	-
70	10.00	Elm	Primary	10.00	4	-	-
71	11.00	Cedar	Secondary	5.50	4	-	-
72	12.00	Cedar	Secondary	6.00	4	-	-
73	21.00	Cedar	Secondary	10.50	3	-	-
74	12.00	Cedar	Secondary	6.00	6	6.00	1,200.00
75	18.00	Cedar	Secondary	9.00	3	-	-
76	11.50	Cedar	Secondary	5.75	4	-	-
77	12.00	Bois D'Arc	Non Protected	-	4	-	-
78	24.00	Cedar	Secondary	12.00	4	-	-
79	14.50	Cedar	Secondary	7.25		-	-
80	14.50	Cedar	Secondary	7.25	3	-	-
81	12.00	Cedar	Secondary	6.00	3	-	-
82	12.00	Elm	Primary	12.00	6	12.00	2,400.00
83	15.00	Elm	Primary	15.00	5	-	-
84	12.00	Cedar	Secondary	6.00		-	-
85	12.00	Cedar	Secondary	6.00	4	-	-
86	13.00	Cedar	Secondary	6.50	5	-	-
87	12.00	Cedar	Secondary	6.00	3	-	-
88	24.00	Cedar	Secondary	12.00	3	-	-
89	11.50	Cedar	Secondary	5.75	4	-	-
90	14.00	Bois D'Arc	Non Protected	-	3	-	-
91	17.00	Bois D'Arc	Non Protected	-	3	-	-
92	20.00	Cedar	Secondary	10.00	3	-	-
93	13.00	Cedar	Secondary	6.50	4	-	-
94	16.00	Cedar	Secondary	8.00	3	-	-
95	14.50	Cedar	Secondary	7.25	3	-	-
96	11.00	Cedar	Secondary	5.50	4	-	-
97	20.00	Cedar	Secondary	10.00	3	-	-
98	12.00	Cedar	Secondary	6.00	5	-	-

99	12.00	Cedar	Secondary	6.00	3	-	-
100	7.50	Elm	Primary	7.50	3	-	-
101	6.00	Elm	Primary	6.00	4	-	-
102	9.00	Elm	Primary	9.00	4	-	-
103	11.00	Cedar	Secondary	5.50	4	-	-
104	13.50	Cedar	Secondary	6.75	4	-	-
105	22.00	Cedar	Secondary	11.00	3	-	-
106	13.00	Cedar	Secondary	6.50	3	-	-
107	16.00	Cedar	Secondary	8.00	4	-	-
108	17.00	Cedar	Secondary	8.50	3	-	-
109	11.00	Cedar	Secondary	5.50	3	-	-
110	12.00	Elm	Primary	12.00		-	-
111	11.00	Cedar	Secondary	5.50	3	-	-
112	11.00	Cedar	Secondary	5.50	3	-	-
113	11.00	Cedar	Secondary	5.50	4	-	-
114	11.00	Cedar	Secondary	5.50	4	-	-
115	11.00	Cedar	Secondary	5.50	4	-	-
116	11.00	Cedar	Secondary	5.50	3	-	-
117	12.00	Cedar	Secondary	6.00	4	-	-
118	13.00	Cedar	Secondary	6.50	2	-	-
119	18.00	Cedar	Secondary	9.00		-	-
120	12.00	Cedar	Secondary	6.00	3	-	-
121	14.00	Cedar	Secondary	7.00	4	-	-
122	12.00	Cedar	Secondary	6.00	6	6.00	1,200.00
123	11.00	Cedar	Secondary	5.50	4	-	-
124	14.00	Cedar	Secondary	7.00	4	-	-
125	33.00	Cedar	Secondary	66.00	3	-	-
126	30.00	Cedar	Secondary	60.00	4	-	-
127	30.00	Cedar	Secondary	60.00	4	-	-
128	20.00	Bois D'Arc	Non Protected	-	4	-	-
129	19.00	Cedar	Secondary	9.50	4	-	-
130	18.00	Cedar	Secondary	9.00	6	9.00	1,800.00
131	24.00	Cedar	Secondary	12.00	3	-	-
132	11.00	Cedar	Secondary	5.50	3	-	-
133	11.00	Cedar	Secondary	5.50	3	-	-
134	11.00	Cedar	Secondary	5.50	3	-	-
135	12.00	Cedar	Secondary	6.00	3	-	-
136	11.00	Cedar	Secondary	5.50	3	-	-
137	11.00	Cedar	Secondary	5.50	4	-	-
138	14.00	Cedar	Secondary	7.00	5	-	-
139	12.00	Cedar	Secondary	6.00	5	-	-
140	11.00	Cedar	Secondary	5.50	5	-	-
141	18.00	Cedar	Secondary	9.00	4	-	-
1,976.50				1,186.75	39.00	\$	7,800.00



CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

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

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

DATE: May 2, 2022

SUBJECT: MIS2022-007; *Alternative Tree Mitigation Settlement Agreement for 1775 Airport Road*

The subject property is a 6.60-acre tract of land (*i.e. a portion of Tract 21 of the D. Harr Survey, Abstract No. 102*) that is generally located on the north side of Airport Road, east of the intersection of Airport Road and John King Boulevard. On February 15, 2022, the Planning and Zoning Commission approved a *Treescape Plan* for the subject property by a vote of 7-0. As part of this motion, the Planning and Zoning Commission also recommended denial of an *Alternative Tree Mitigation Settlement Agreement*. The approved *Treescape Plan -- prepared by Holcomb Tree Services --* indicated that 1,067.50 caliper inches of trees will be removed from the subject property, and based on this balance the applicant was proposing an *Alternative Tree Mitigation Settlement Agreement* requesting to change the mitigation fee depending on the grade of the tree established by *Holcomb Tree Services*. After the Planning and Zoning Commission's recommendation, the applicant requested to withdraw the *Alternative Tree Mitigation Settlement Agreement* prior to the City Council meeting on February 21, 2022. Since this withdraw request, the applicant has met with the Director of Parks and Recreation (*the City's Arborist*) to review the grades of the trees on the subject property. After this review, the City's Arborist has determined that only trees with a *Grade 6* or higher should warrant mitigation. This means the outstanding tree mitigation balance would be 39 caliper inches. According to Section 05, *Tree Mitigation Requirements*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), "(t)he developer/property owner can provide the required number of trees -- *four (4) inch caliper DBH minimum* -- on the subject property to offset the total mitigation balance..." or "(t)ree preservation credits may be purchased at a rate of \$200.00 per inch for up to 20% of the total replacement inches." This would equate to either ten (10), four (4) inch caliper trees, or eight (8), four (4) inch caliper trees and \$1,560.00 paid into the *Tree Fund*. As an alternative to this, the applicant is requesting an *Alternative Tree Mitigation Settlement Agreement* proposing to pay the balance at a rate of \$200.00 per inch for all 39 inches of trees, which equates to \$7,800.00. According to Subsection 05(G) of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), "(i)n certain cases, the City Council -- *upon recommendation from the Planning and Zoning Commission* -- may consider an alternative tree mitigation settlement agreement ... (t)hese funds will be deposited in the City's tree mitigation fund and will be used for planting trees in the City's parks, medians, street rights-of-way, or other similar areas as determined by the parks and recreation department." On April 26, 2022, the Planning and Zoning Commission reviewed the applicant's request and approved a motion to recommend approval by a vote of 6-0, with Commissioner Womble absent. Staff should note that in this case, since the applicant is proposing to pay the outstanding tree mitigation balance in full, this case has been placed on the consent agenda. Should the City Council have any questions concerning *Case No. MIS2022-007*, staff will be available at the meeting on May 2, 2022.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

M152022-001

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1&2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☒ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1715 AIRPORT ROAD

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

IMMEDIATELY EAST OF ROCKWALL AIRPORT

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

NONE

CURRENT USE

NONE

PROPOSED ZONING

PROPOSED USE

LIGHT IND./TECHNOLOGY

ACREAGE

6.68

LOTS [CURRENT]

2

LOTS [PROPOSED]

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

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

☒ OWNER

ADD REAL ESTATE LTD.

☐ APPLICANT

FOXTROT 46 DEVELOPMENT

CONTACT PERSON

NEIL GANDY

CONTACT PERSON

CLARK STAGGS

ADDRESS

P.O. BOX 679

ADDRESS

1601 SEASCAPE CT.

CITY, STATE & ZIP

KEWEE, TX 76248

CITY, STATE & ZIP

ROCKWALL, TX 75087

PHONE

972.832.7370

PHONE

972.897.4888

E-MAIL

ngandy@altavista-nursery.com

E-MAIL

scs@joimail.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED APRIL 22 [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 \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 22 DAY OF April, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

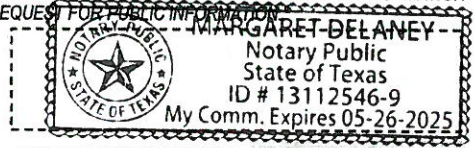
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 22 DAY OF April, 2022

OWNER'S SIGNATURE

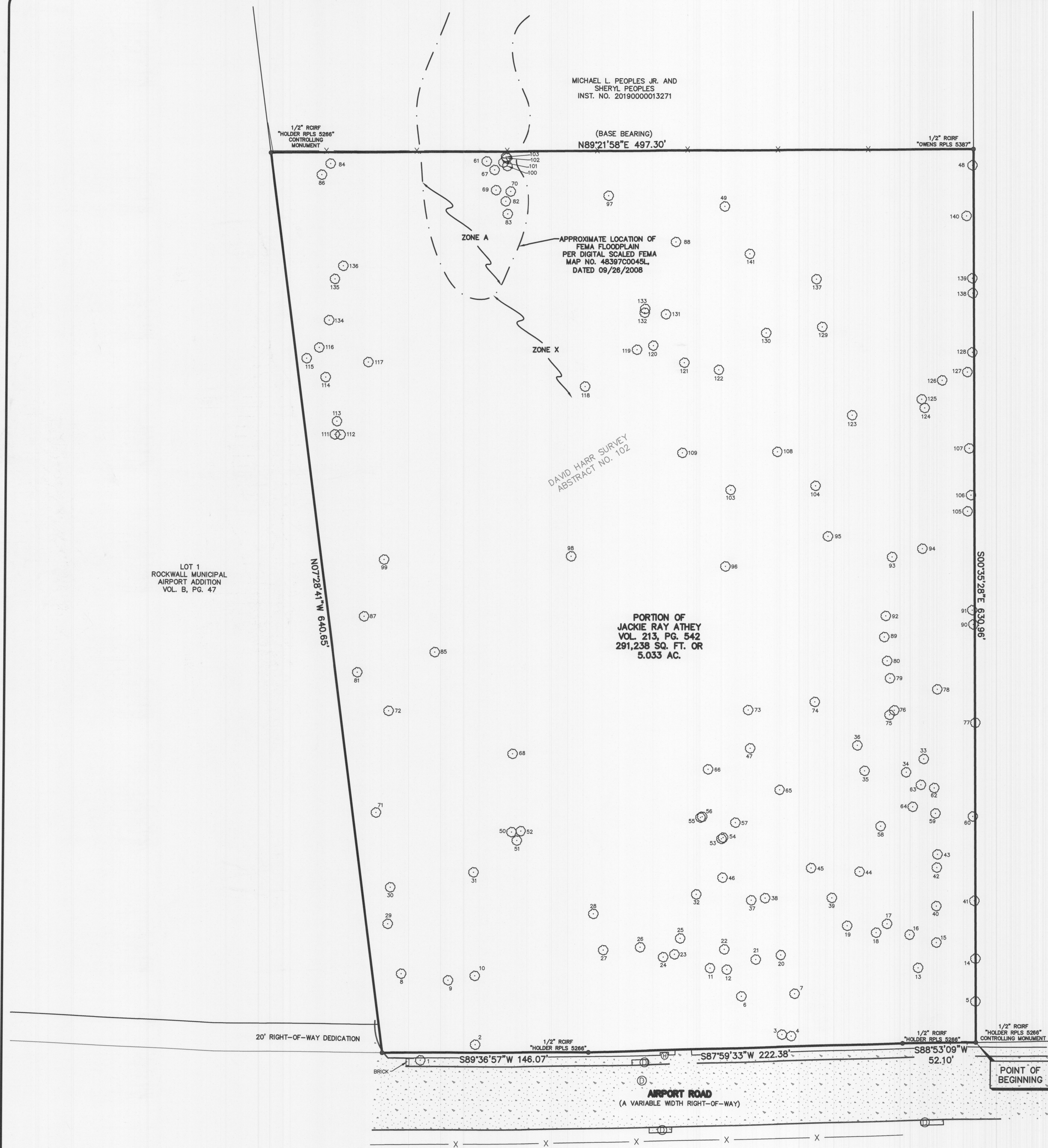
Neil Gandy

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Margaret Delaney



MY COMMISSION EXPIRES



TREES:		TREES:		TREES:	
1	12"	CEDAR	91	17"	BOID D'ARC CLUSTER
2	12"	CEDAR	92	20"	CEDAR CLUSTER
3	11"	CEDAR CLUSTER	93	13"	CEDAR
4	13"	CEDAR CLUSTER	94	16"	CEDAR CLUSTER
5	13"	BOIS D'ARC CLUSTER	95	14.5"	CEDAR CLUSTER
6	12"	CEDAR CLUSTER	96	11"	CEDAR
7	11"	CEDAR CLUSTER	97	20"	CEDAR
8	12"	CEDAR	98	12"	CEDAR CLUSTER
9	12"	CEDAR	99	12"	CEDAR
10	12"	CEDAR	100	7.5"	ELM
11	11"	CEDAR CLUSTER	101	6"	ELM
12	16"	CEDAR CLUSTER	102	9"	ELM
13	13"	CEDAR	103	11"	CEDAR CLUSTER
14	11"	CEDAR CLUSTER	104	13.5"	CEDAR CLUSTER
15	17"	CEDAR CLUSTER	105	22"	CEDAR CLUSTER
16	11"	CEDAR	106	13"	CEDAR
17	13"	CEDAR CLUSTER	107	16"	CEDAR
18	11"	CEDAR CLUSTER	108	17"	CEDAR CLUSTER
19	12.5"	CEDAR CLUSTER	109	11"	CEDAR CLUSTER
20	11.5"	CEDAR CLUSTER	110	12"	ELM
21	12.5"	CEDAR CLUSTER	111	11"	CEDAR
22	11"	CEDAR	112	11"	CEDAR
23	12"	CEDAR	113	11"	CEDAR
24	12"	CEDAR	114	11"	CEDAR
25	13"	CEDAR	115	11"	CEDAR
26	12"	CEDAR CLUSTER	116	11"	CEDAR
27	12"	CEDAR	117	12"	CEDAR
28	18"	CEDAR CLUSTER	118	13"	CEDAR CLUSTER
29	11"	CEDAR	119	18"	CEDAR CLUSTER
30	11"	CEDAR	120	12"	CEDAR
31	12"	CEDAR	121	14"	CEDAR CLUSTER
32	23"	CEDAR CLUSTER	122	12"	CEDAR
33	16"	CEDAR	123	11"	CEDAR CLUSTER
34	11"	CEDAR	124	14"	CEDAR
35	16"	CEDAR	125	33"	CEDAR CLUSTER
36	14"	CEDAR	126	30"	CEDAR CLUSTER
37	13"	CEDAR CLUSTER	127	30"	CEDAR CLUSTER
38	12"	CEDAR CLUSTER	128	20"	BOIS D'ARC CLUSTER
39	23"	CEDAR	129	19"	CEDAR CLUSTER
40	13"	CEDAR	130	18"	CEDAR CLUSTER
41	18"	CEDAR CLUSTER	131	24"	CEDAR CLUSTER
42	15"	CEDAR CLUSTER	132	11"	CEDAR
43	17"	CEDAR CLUSTER	133	11"	CEDAR
44	11"	CEDAR	134	11"	CEDAR
45	13"	CEDAR CLUSTER	135	12"	CEDAR
46	12"	CEDAR	136	11"	CEDAR
47	15"	CEDAR	137	11"	CEDAR
48	18"	CEDAR CLUSTER	138	14"	CEDAR
49	18"	CEDAR CLUSTER	139	12"	CEDAR
50	12"	CEDAR	140	11"	CEDAR
51	12"	CEDAR	141	18"	CEDAR CLUSTER
52	12"	CEDAR			
53	13"	CEDAR			
54	12"	CEDAR			
55	11"	CEDAR			
56	12"	CEDAR			
57	12"	CEDAR			
58	12"	CEDAR CLUSTER			
59	17"	CEDAR CLUSTER			
60	24"	CEDAR CLUSTER			
61	8"	ELM			
62	12"	CEDAR CLUSTER			
63	12"	CEDAR			
64	11"	CEDAR			
65	30"	CEDAR CLUSTER			
66	18"	CEDAR CLUSTER			
67	15.5"	ELM			
68	11"	CEDAR			
69	9"	ELM			
70	10"	ELM			
71	11"	CEDAR			
72	12"	CEDAR			
73	21"	CEDAR CLUSTER			
74	12"	CEDAR			
75	18"	CEDAR CLUSTER			
76	11.5"	CEDAR			
77	12"	BOIS D'ARC			
78	24"	CEDAR			
79	14.5"	CEDAR CLUSTER			
80	14.5"	CEDAR CLUSTER			
81	12"	CEDAR			
82	12"	ELM			
83	15"	ELM			
84	12"	CEDAR			
85	12"	CEDAR			
86	13"	CEDAR CLUSTER			
87	12"	CEDAR			
88	24"	CEDAR CLUSTER			
89	11.5"	CEDAR CLUSTER			
90	14"	BOID D'ARC CLUSTER			

This is to certify that I have, this date, made an on the ground survey of the property located on Airport Road in the City of Rockwall, Texas, described as follows:

Being all that certain 5.033 acre tract of land situated in the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, and being a portion that certain tract of land conveyed to Jackie Ray Athey, by deed recorded in Volume 213, Page 542, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with "Holder RPLS 5266" red cap found for the southeast corner of the herein described tract, same being the southwest corner of that certain tract of land conveyed to City of Rockwall, by deed recorded in Volume 4358, Page 101, said Deed Records, same being in the north right-of-way line of Airport Road (variable width right-of-way);

THENCE along the common line of said Athey tract and said Airport Road as follows:
South 88 deg. 53 min. 09 sec. West, a distance of 52.10 feet to a 1/2 inch iron rod with "Holder RPLS 5266" red cap found for angle point;
South 87 deg. 59 min. 33 sec. West, a distance of 222.38 feet to a 1/2 inch iron rod with "Holder RPLS 5266" red cap found for angle point;
South 89 deg. 36 min. 57 sec. West, a distance of 146.07 feet to a point for the southwest corner of the herein described tract, same being the southeast corner of a 20 foot right-of-way dedication per Volume B, Page 47, Plat Records, Rockwall County, Texas;

THENCE North 07 deg. 28 min. 41 sec. West, continuing along the common line of said Athey tract and said Airport Road right-of-way dedication, passing the northeast corner of said Airport Road right-of-way dedication, same being the southeast corner of Lot 1, Rockwall Municipal Airport Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Volume B, Page 47, said Plat Records, and continuing along the common line of said Athey tract and said Lot 1, a total distance of 640.65 feet to a 1/2 inch iron rod with "Holder RPLS 5266" red cap found for the northwest corner of the herein described tract, same being the southwest corner of that certain tract of land conveyed to Michael L. Peoples Jr., and Sheryl Peoples, by deed recorded in Instrument Number 20190000013271, Official Public Records, Rockwall County, Texas;

THENCE North 89 deg. 21 min. 58 sec. East, through the interior of said Athey tract and along the south line of said Peoples tract, a distance of 497.30 feet to a 1/2 inch iron rod with "Owens RPLS 5387" red cap found for the northeast corner of the herein described tract, same being in the east line of said Athey tract, same being in the west line of aforesaid City of Rockwall tract;

THENCE South 00 deg. 35 min. 28 sec. East, along the common line of said Athey tract and said City of Rockwall tract, a distance of 630.96 feet to the POINT OF BEGINNING and containing 291,238 square feet or 5.033 acre of computed land, more or less.

PRIMARY PROTECTED TREES = 104" TOTAL DIAMETER
SECONDARY PROTECTED TREES = 1,927" TOTAL DIAMETER
MITIGATION TOTALS (PER CITY OF ROCKWALL UDC)
PRIMARY PROTECTED TREES = 104 INCHES
SECONDARY PROTECTED TREES = 963.5 INCHES
TOTAL: 1067.5 INCHES

NOTES:

1. IRF - Iron Rod Found
2. Basis of Bearing - Based on the South line (North 89 deg. 21 min. 58 sec. East) of that certain tract of land conveyed to Michael L. Peoples Jr., and Sheryl Peoples, by deed recorded in Instrument Number 20190000013271, Official Public Records, Rockwall County, Texas.
3. This property has not been abstracted per the client's request, and this survey was performed without the benefit of a title commitment, all easements may not be shown.

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Rockwall County, a portion of the subject property Does appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 9/26/2008 Community Panel No. 48397C0045L subject lot is located in Zones A & X.

If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

The plat of survey hereon is a true, correct and accurate representation of the property as determined by an on the ground survey, subject to any and all easements, reservations and restrictions that may be of record, the lines and dimensions of said property being indicated by the plat. There are no visible encroachments, conflicts, or protrusions except as shown.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
10/20/2021

Timothy R. Mankin
Registered Professional Land Surveyor No. 6122

LEGEND			
	GAS METER		FIRE HYDRANT
	IRR. CONTROL VALVE		WATER METER
	TELEPHONE PEDESTAL		FUEL PORT
	POWER POLE		WATER VALVE
	DOWN GUY		TRANSFORMER PAD
	S.S. MANHOLE		ELECTRIC METER
	CLEAN OUT		STORM DRAIN MANHOLE
	WATER MANHOLE		TRAFFIC SIGNAL POLE
	TELEPHONE MANHOLE		TYPICAL FENCE
	SWB MANHOLE		CONCRETE
	GAS MANHOLE		BOLLARD
	VAULT		COVERED AREA
	HANDICAP SPACE		A/C PAD
	SIGN		LIGHT POLE
	POLE		FENCE

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

COPYRIGHT © PEISER & MANKIN SURVEYING, LLC ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID.

TREE SURVEY	
AIRPORT ROAD	
ROCKWALL, TEXAS 75087	

NO.	DATE	REVISION
1.		
2.		
3.		

JOB NO.: 21-0815	DATE: 10/19/2021	PEISER & MANKIN SURVEYING, LLC		SHEET
FIELD DATE: 10/05/2021		www.peisersurveying.com		1
SCALE: 1" = 40'		1604 HART STREET		OF
FIELD: J.D.H.		SOUTH LAKE, TEXAS 76092		1
DRAWN: J.B.W.		817-481-1806 (O)		
CHECKED: T.R.M.		COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE		
		tman@peisersurveying.com FIRM No. 100999-00		
		Member Since 1977		

FOXTROT 46

Airport Hangar Development Project
1777 Airport Road, Rockwall, 75087

Clark Staggs, 972.897.4888

HOLCOMB TREE SERVICE, INC.
P.O. BOX 570547
DALLAS, TX 75357

PHONE: 214-327-9311

FAX: 214-327-9038

TREE #	TAG #	I.D.	GRADE	NOTES
2	2	CEDAR	6	BA/DEAD ON NORTH SIDE
3	3	CEDAR	3	MT/1 SIDE/DECAY @ BASE
4	4	CEDAR CLUSTER	4	MT/WU
5	5	BOISD'ARC	3	MT/SPLIT TOP/MISTLETOE
6	6	CEDAR CLUSTER	3	MT/DECAY/BA
7	7	CEDAR	3	MT/DECAY @ BASE
8	8	CEDAR	5	LOWER 1/3 DEAD/BA
9	9	CEDAR	4	1/2 DEAD/BA
10	10	CEDAR	3	MT/WU/3/4 DEAD
11	11	CEDAR	3	MT/1 SIDE
12	12	CEDAR	3	MT/1/2 DEAD/DECAY
13	13	CEDAR	2	BA
14	14	CEDAR CLUSTER		MT/WU/MULTI TREE HB
15	15	CEDAR CLUSTER	2	MT/WU/DECAY
16	16	CEDAR	4	1 SIDE/LEAN
17	17	CEDAR	3	MT/CO DOMINANT/DECAY
18	18	CEDAR CLUSTER	4	MT/LEAN/1 SIDE
19	19	CEDAR	4	MT/WU/LOWER 1/2 DEAD
20	20	CEDAR	3	MT/WU/LEAN/1/2 SIDE
21	21	CEDAR	3	CODOMINANT/WU/DECAY
22	22	CEDAR	4	BA/1 SIDE
23	23	CEDAR	4	CO DOMINANT
24	24	CEDAR	3	CO DOMINANT/LEAN/1 SIDE
25	25	CEDAR	5	LOWER 1/4 DEAD/BA
26	26	CEDAR	3	CODOMINANT/BA
27	27	CEDAR	5	LOWER 1/4 DEAD/BA
28	28	CEDAR	3	MT/DECAY @ BASE
29	29	CEDAR	3	BA/LOWER 2/3 DEAD/DO DOMINANT
30	30	CEDAR	4	BA/LOWER 1/3 DEAD
31	31	CEDAR	4	1/2 DEAD/BA
32	32	CEDAR	3	MT/WU/DECAY @ BASE
33	33	CEDAR	4	1 SIDE/PC
34	34	CEDAR	4	BA/LEANING/1 SIDE
35	35	CEDAR	4	1 SIDE/BA
36	36	CEDAR	1	3/4 DEAD
37	37	CEDAR CLUSTER	3	1/2 SIDE/DO DOMINANT/DECAY @ BASE
38	38	CEDAR CLUSTER	4	CO DOMINANT
39	39	CEDAR	4	CO DOMINANT/DECAY @ FORKS
40	40	CEDAR	4	1 SIDE/LEAN

TREE #	TAG #	I.D.	GRADE	NOTES
41	41	CEDAR	3	MT/WU/SPLIT
42	42	CEDAR	3	MT/WU/DECAY @ BASE
43	43	CEDAR CLUSTER	3	MT/WU/DECAY @ BASE
44	44	CEDAR	4	2/3 DEAD
45	45	CEDAR	3	MT/WU/DECAY @ FORK
46	46	CEDAR	3	1 SIDE/1/2 DEAD
47	47	CEDAR	4	NORTH SIDE BROKE
48	48	CEDAR	4	MT/HB GIRDLE/WU
49	49	CEDAR	3	MT/GIRDLED LIMBS
50	50	CEDAR	3	MT/1/2 DEAD/DECAY
51	51	CEDAR	4	1/2 DEAD/BA
52	52	CEDAR	3	CO DOMINANT/DECAY @ BASE
53	53	CEDAR	4	MT/SPLIT/WU
54	54	CEDAR	4	MT/SPLIT/WU
55	55	CEDAR	3	MT/DECAY @ BASE
56	56	CEDAR	2	MT/DECAY @ BASE
56	56	CEDAR	3	MT/DECAY @ BASE
57	57	CEDAR	4	LOWER 1/4 DEAD/BA
58	58	CEDAR CLUSTER	3	MT/WU/PC/LOWER 1/2 DEAD/DECAY
59	59	CEDAR	4	MT/BA/WU
60	60	CEDAR	3	MT/WU/1 SIDE
61	61	CEDAR ELM	3	CROOKED GROWTH/WK
62	62	CEDAR CLUSTER	4	LEANING/WU/MT
63	63	CEDAR	4	BA/LEANING/BOTTOM 1/2 DEAD
64	64	CEDAR	5	BOTTOM 1/2 DEAD/BA
65	65	CEDAR	3	MT/WU/LOWER 1/4 DEAD/BA
66	66	CEDAR	3	CO DOMINANT/SPLIT @ BASE
67	67	CEDAR ELM	4	MISTLETOE/WK
68	68	CEDAR	3	MT/SPLIT @ BASE
69	69	CEDAR ELM	5	POOR GROWTH PATTERN
70	70	CEDAR ELM	4	MISTLETOE/1 SIDE
71	71	CEDAR	4	BA
72	72	CEDAR	4	MT/BA
73	73	CEDAR	3	MT/WU
74	74	CEDAR	6	GOOD
75	75	CEDAR CLUSTER	3	MT/1 SIDE/PC
76	76	CEDAR	4	LEANING/1/2 SIDE/DECAY
77	77	BOIS D'ARC	4	WK/IN FENCE/CO DOMINANT
78	78	CEDAR	4	MT/WU/CO DOMINANT

HOLCOMB TREE SERVICE, INC.
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DALLAS, TX 75357

TREE #	TAG #	I.D.	GRADE	NOTES
80	80	CEDAR CLUSTER	3	MT/WU/TRUNK DECAY
81	81	CEDAR	3	CO DOMINANT/1/2 DEAD/1 SIDE DECAY
82	82	CEDAR ELM	6	MISTLETOE
83	83	CEDAR ELM	5	MISTLETOE/LOWER PART DEAD
84	84	CEDAR ELM		
85	85	CEDAR	4	CO DOMINANT/BA/LOWER 1/3 DEAD
86	86	CEDAR ELM	5	MT/BA
87	87	CEDAR	3	MT/CAVITY/WU
88	88	CEDAR	3	MT/ROOT BALL LEANING
89	89	CEDAR CLUSTER	4	MT/WU
90	90	BOIS D'ARC CLUSTER	3	WK/MISTLETOE/IN FENCE
91	91	BOISD'ARC CLUSTER	3	WK/MISTLETOE/SPLIT TOP
92	92	CEDAR CLUSTER	3	MT/WU
93	93	CEDAR	4	WU/GRAPEVINE
94	94	CEDAR CLUSTER	3	MT/WU
95	95	CEDAR	3	MT/1 SIDE/TRUNK DECAY
96	96	CEDAR	4	MT/BA
97	97	CEDAR	3	CO DOMINANT/MT/WK/DECAY
98	98	CEDAR	5	MT
99	99	CEDAR	3	CAVITY/BA
100	100	CEDAR ELM	3	1/2 DEAD/MISTLETOE
101	101	CEDAR ELM	4	MISTLETOE/BROKEN TOP
102	283	CEDAR ELM	4	GIRDLING TRUNK/MISTLETOE/STUBS
103	275	CEDAR	2	MT/1/2 DEAD
103	284	CEDAR ELM	4	GIRDLING TRUNK/MISTLETOE/STUBS
104	273	CEDAR	4	MT/BA
105	256	CEDAR	3	MT/SPLIT @ BASE
106	367	CEDAR	3	1 SIDE/IN FENCE/BA
107	257	CEDAR	4	MT/IN FENCE/LOPSIDED
108	274	CEDAR	3	MT/CRACK @ BASE
109	290	CEDAR	3	MT/GIRDLED LIMBS
111	111	CEDAR	3	MT/WU/BA/1/2 DEAD
112	112	CEDAR	3	MT/WU/BA/1/2 DECAY
113	113	CEDAR	4	CO DOMINANT/DECAY @ BASE
114	114	CEDAR	4	MT/BA
115	115	CEDAR	4	BA/1/4 DEAD/1 SIDE
116	116	CEDAR	3	MT/DECAY @ BASE
117	117	CEDAR	4	LEANING/LOOSE ROOT BALL
118	291	CEDAR	2	MT/2/3 DEAD

HOLCOMB TREE SERVICE, INC.**PHONE: 214-327-9311****P.O. BOX 570547****FAX: 214-327-9038****DALLAS, TX 75357**

TREE #	TAG #	I.D.	GRADE	NOTES
120	288	CEDAR	3	CO DOMINANT/1/2 DEAD/WU
121	289	CEDAR	4	MT/1/2 DEAD
122	276	CEDAR	6	SINGLE TRUNK
123	279	CEDAR	4	MT/WU
124	369	CEDAR	4	1 SIDE/BA
125	368	CEDAR CLUSTER	3	MT/BA/WU
126	293	CEDAR CLUSTER	4	MT/BA/WU
127	370	CEDAR CLUSTER	4	MT/BA/WU
128	371	BOIS D'ARC	4	WK/MISTLETOE/IN FENCE
129	285	CEDAR	4	MT/DECAY @ BASE
130	280	CEDAR	6	MT
131	277	CEDAR	3	DECAY/MT
132	286	CEDAR	3	1 SIDE 1/2 DEAD
133	278	CEDAR	3	1 SIDE 1/2 DEAD
134	125	CEDAR	3	CO DOMINANT/DECAY @ BASE
135	127	CEDAR	3	MT/1/2 DEAD/WU
136	126	CEDAR	3	MT/1/2 DEAD/WU
137	281	CEDAR	4	LEANING/1 SIDE
138	372		5	BA/G VINE/HB
139	295	CEDAR	5	BA/GRAPEVINE
140	294	CEDAR	5	MT/BA LOWER 1/3 DEAD
141	282	CEDAR	4	MT/BROKEN TOP

ID KEY

MT: MULTI TRUNK
WU: WEAK UNION
CO DOMINANT: CO DOMINANT LEADERS
1 SIDE: GROWTH PATTERN INHIBITED BY SURROUNDING TREES
BA: BORER ACTIVITY

TREE MITIGATION FOR 1775 AIRPORT ROAD

UDC Scenarios		Cash @ \$200.00	Trees (4" Caliper)
1:	100% Trees	N/A	10.00
2:	20% TC/80% Trees	\$ 1,560.00	8.00
3:	100% TC (Cash)	\$ 7,800.00	-

NOTE : If the applicant provides an approved landscape plan the dollar value halves.

Tag	Caliper Inches	Type	Class	Pre-Mitigation without Grades	Grade	Mitigation Required	Rockwall Cost Per Tree @ \$200
1	12.00	Cedar	Secondary	6.00		-	-
2	12.00	Cedar	Secondary	6.00	6	6.00	1,200.00
3	11.00	Cedar	Secondary	5.50	3	-	-
4	13.00	Cedar	Secondary	6.50	4	-	-
5	13.00	Bois D'Arc	Non Protected	-	3	-	-
6	12.00	Cedar	Secondary	6.00	3	-	-
7	11.00	Cedar	Secondary	5.50	3	-	-
8	12.00	Cedar	Secondary	6.00	5	-	-
9	12.00	Cedar	Secondary	6.00	4	-	-
10	12.00	Cedar	Secondary	6.00	3	-	-
11	11.00	Cedar	Secondary	5.50	3	-	-
12	16.00	Cedar	Secondary	8.00	3	-	-
13	13.00	Cedar	Secondary	6.50	2	-	-
14	11.00	Cedar	Secondary	5.50		-	-
15	17.00	Cedar	Secondary	8.50	2	-	-
16	11.00	Cedar	Secondary	5.50	4	-	-
17	13.00	Cedar	Secondary	6.50	3	-	-
18	11.00	Cedar	Secondary	5.50	4	-	-
19	12.50	Cedar	Secondary	6.25	4	-	-
20	11.50	Cedar	Secondary	5.75	3	-	-
21	12.50	Cedar	Secondary	6.25	3	-	-
22	11.00	Cedar	Secondary	5.50	4	-	-
23	12.00	Cedar	Secondary	6.00	4	-	-
24	12.00	Cedar	Secondary	6.00	3	-	-
25	13.00	Cedar	Secondary	6.50	5	-	-
26	12.00	Cedar	Secondary	6.00	3	-	-
27	12.00	Cedar	Secondary	6.00	5	-	-
28	18.00	Cedar	Secondary	9.00	3	-	-
29	11.00	Cedar	Secondary	5.50	3	-	-
30	11.00	Cedar	Secondary	5.50	4	-	-
31	12.00	Cedar	Secondary	6.00	4	-	-
32	23.00	Cedar	Secondary	11.50	3	-	-
33	16.00	Cedar	Secondary	8.00	4	-	-
34	11.00	Cedar	Secondary	5.50	4	-	-
35	16.00	Cedar	Secondary	8.00	4	-	-
36	14.00	Cedar	Secondary	7.00	1	-	-
37	13.00	Cedar	Secondary	6.50	3	-	-
38	12.00	Cedar	Secondary	6.00	4	-	-
39	23.00	Cedar	Secondary	11.50	4	-	-
40	13.00	Cedar	Secondary	6.50	4	-	-
41	18.00	Cedar	Secondary	9.00	3	-	-
42	15.00	Cedar	Secondary	7.50	3	-	-
43	17.00	Cedar	Secondary	8.50	3	-	-
44	11.00	Cedar	Secondary	5.50	4	-	-

45	13.00	Cedar	Secondary	6.50	3	-	-
46	12.00	Cedar	Secondary	6.00	3	-	-
47	15.00	Cedar	Secondary	7.50	4	-	-
48	18.00	Cedar	Secondary	9.00	4	-	-
49	18.00	Cedar	Secondary	9.00	3	-	-
50	12.00	Cedar	Secondary	6.00	3	-	-
51	12.00	Cedar	Secondary	6.00	4	-	-
52	12.00	Cedar	Secondary	6.00	3	-	-
53	13.00	Cedar	Secondary	6.50	4	-	-
54	12.00	Cedar	Secondary	6.00	4	-	-
55	11.00	Cedar	Secondary	5.50	3	-	-
56	12.00	Cedar	Secondary	6.00	2	-	-
57	12.00	Cedar	Secondary	6.00	4	-	-
58	12.00	Cedar	Secondary	6.00	3	-	-
59	17.00	Cedar	Secondary	8.50	4	-	-
60	24.00	Cedar	Secondary	12.00	3	-	-
61	8.00	Elm	Primary	8.00	3	-	-
62	12.00	Cedar	Secondary	6.00	4	-	-
63	12.00	Cedar	Secondary	6.00	4	-	-
64	11.00	Cedar	Secondary	5.50	5	-	-
65	30.00	Cedar	Secondary	60.00	3	-	-
66	18.00	Cedar	Secondary	9.00	3	-	-
67	15.50	Elm	Primary	15.50	4	-	-
68	11.00	Cedar	Secondary	5.50	3	-	-
69	9.00	Elm	Primary	9.00	5	-	-
70	10.00	Elm	Primary	10.00	4	-	-
71	11.00	Cedar	Secondary	5.50	4	-	-
72	12.00	Cedar	Secondary	6.00	4	-	-
73	21.00	Cedar	Secondary	10.50	3	-	-
74	12.00	Cedar	Secondary	6.00	6	6.00	1,200.00
75	18.00	Cedar	Secondary	9.00	3	-	-
76	11.50	Cedar	Secondary	5.75	4	-	-
77	12.00	Bois D'Arc	Non Protected	-	4	-	-
78	24.00	Cedar	Secondary	12.00	4	-	-
79	14.50	Cedar	Secondary	7.25		-	-
80	14.50	Cedar	Secondary	7.25	3	-	-
81	12.00	Cedar	Secondary	6.00	3	-	-
82	12.00	Elm	Primary	12.00	6	12.00	2,400.00
83	15.00	Elm	Primary	15.00	5	-	-
84	12.00	Cedar	Secondary	6.00		-	-
85	12.00	Cedar	Secondary	6.00	4	-	-
86	13.00	Cedar	Secondary	6.50	5	-	-
87	12.00	Cedar	Secondary	6.00	3	-	-
88	24.00	Cedar	Secondary	12.00	3	-	-
89	11.50	Cedar	Secondary	5.75	4	-	-
90	14.00	Bois D'Arc	Non Protected	-	3	-	-
91	17.00	Bois D'Arc	Non Protected	-	3	-	-
92	20.00	Cedar	Secondary	10.00	3	-	-
93	13.00	Cedar	Secondary	6.50	4	-	-
94	16.00	Cedar	Secondary	8.00	3	-	-
95	14.50	Cedar	Secondary	7.25	3	-	-
96	11.00	Cedar	Secondary	5.50	4	-	-
97	20.00	Cedar	Secondary	10.00	3	-	-
98	12.00	Cedar	Secondary	6.00	5	-	-

99	12.00	Cedar	Secondary	6.00	3	-	-
100	7.50	Elm	Primary	7.50	3	-	-
101	6.00	Elm	Primary	6.00	4	-	-
102	9.00	Elm	Primary	9.00	4	-	-
103	11.00	Cedar	Secondary	5.50	4	-	-
104	13.50	Cedar	Secondary	6.75	4	-	-
105	22.00	Cedar	Secondary	11.00	3	-	-
106	13.00	Cedar	Secondary	6.50	3	-	-
107	16.00	Cedar	Secondary	8.00	4	-	-
108	17.00	Cedar	Secondary	8.50	3	-	-
109	11.00	Cedar	Secondary	5.50	3	-	-
110	12.00	Elm	Primary	12.00		-	-
111	11.00	Cedar	Secondary	5.50	3	-	-
112	11.00	Cedar	Secondary	5.50	3	-	-
113	11.00	Cedar	Secondary	5.50	4	-	-
114	11.00	Cedar	Secondary	5.50	4	-	-
115	11.00	Cedar	Secondary	5.50	4	-	-
116	11.00	Cedar	Secondary	5.50	3	-	-
117	12.00	Cedar	Secondary	6.00	4	-	-
118	13.00	Cedar	Secondary	6.50	2	-	-
119	18.00	Cedar	Secondary	9.00		-	-
120	12.00	Cedar	Secondary	6.00	3	-	-
121	14.00	Cedar	Secondary	7.00	4	-	-
122	12.00	Cedar	Secondary	6.00	6	6.00	1,200.00
123	11.00	Cedar	Secondary	5.50	4	-	-
124	14.00	Cedar	Secondary	7.00	4	-	-
125	33.00	Cedar	Secondary	66.00	3	-	-
126	30.00	Cedar	Secondary	60.00	4	-	-
127	30.00	Cedar	Secondary	60.00	4	-	-
128	20.00	Bois D'Arc	Non Protected	-	4	-	-
129	19.00	Cedar	Secondary	9.50	4	-	-
130	18.00	Cedar	Secondary	9.00	6	9.00	1,800.00
131	24.00	Cedar	Secondary	12.00	3	-	-
132	11.00	Cedar	Secondary	5.50	3	-	-
133	11.00	Cedar	Secondary	5.50	3	-	-
134	11.00	Cedar	Secondary	5.50	3	-	-
135	12.00	Cedar	Secondary	6.00	3	-	-
136	11.00	Cedar	Secondary	5.50	3	-	-
137	11.00	Cedar	Secondary	5.50	4	-	-
138	14.00	Cedar	Secondary	7.00	5	-	-
139	12.00	Cedar	Secondary	6.00	5	-	-
140	11.00	Cedar	Secondary	5.50	5	-	-
141	18.00	Cedar	Secondary	9.00	4	-	-
1,976.50				1,186.75	39.00	\$	7,800.00



May 12, 2022

TO: Clark Staggs
Foxtrot 46 Development
1601 Seascapes Court
Rockwall, Texas 75087

CC: Neil Gandy
Add Real Estate LTD.
P. O. Box 679
Keller, Texas 76248

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

SUBJECT: MIS2022-007; Alternative Tree Mitigation Settlement Agreement for 1775 Airport Road

Mr. Staggs:

This letter serves to notify you that the above referenced case, that you submitted for consideration by the City of Rockwall, was approved by the City Council on May 2, 2022. Per this approval, you will be required to pay a total \$7,800.00 into the City's *Tree Fund* prior to the removal of any trees on the subject property. The following is a record of all recommendations, voting records and conditions of approval:

Planning and Zoning Commission

On April 26, 2022, the Planning and Zoning Commission reviewed the applicant's request and approved a motion to recommend approval by a vote of 6-0, with Commissioner Womble absent.

City Council

On May 2, 2022, the City Council approved a motion to approve the alternative tree mitigation with the conditions of approval by a vote of 7-0.

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

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning