



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

MASTER PLAT
PRELIMINARY PLAT
FINAL PLAT
REPLAT
AMENDING OR MINOR PLAT
PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

SITE PLAN
AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

ZONING CHANGE
SPECIFIC USE PERMIT
PD DEVELOPMENT PLAN

OTHER APPLICATION

TREE REMOVAL
VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 550 La Jolla Pointe Dr, Rockwall, TX 75087

SUBDIVISION La Jolla Pointe Addition

LOT 22 & 23 BLOCK A

GENERAL LOCATION Northeast Corner of La Jolla Pointe Dr & Carmel Circle

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C

CURRENT USE Undeveloped

PROPOSED ZONING C

PROPOSED USE Office

ACREAGE 9.94

LOTS [CURRENT] 2

LOTS [PROPOSED] 1

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

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

☒ OWNER Rockwall EDC

☒ APPLICANT Kimley-Horn

CONTACT PERSON Shannon Foltz

CONTACT PERSON Todd Martin, P.E.

ADDRESS 2610 Observation Trail
Suite 104

ADDRESS 203 West Nash Street
Suite 100

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP Terrell, TX 75160

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

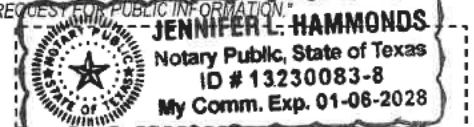
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shannon Foltz [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 14th DAY OF June, 2025 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF June, 2025

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



MY COMMISSION EXPIRES 1/6/28

Rockwall Logo: 6/18/2025 2:22 PM
Images: 6/18/2025 2:22 PM
Plotted By: JAST DAVIS
Plotted By: LAMAR DANIEL 6/18/2025 2:22 PM
DWG NAME: 550 LA JOLLA POINTE DRIVE - LANDSCAPE
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of any information contained in this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PLANS SUBMITTAL/REVIEW LOG

FIRST CITY SUBMITTAL -NOT FOR CONSTRUCTION	10/09/2024
SECOND CITY SUBMITTAL -NOT FOR CONSTRUCTION	03/28/2025
THIRD CITY SUBMITTAL -NOT FOR CONSTRUCTION	05/16/2025
FOURTH CITY SUBMITTAL -NOT FOR CONSTRUCTION	06/18/2025

OWNER



ROCKWALL ECONOMIC
DEVELOPEMENT CORPORATION
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX 75032
CONTACT: PHIL WAGNER

LANDSCAPE ARCHITECT



2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75240
PHONE: (972) 910 2925
CONTACT: BEN RANKIN, PLA

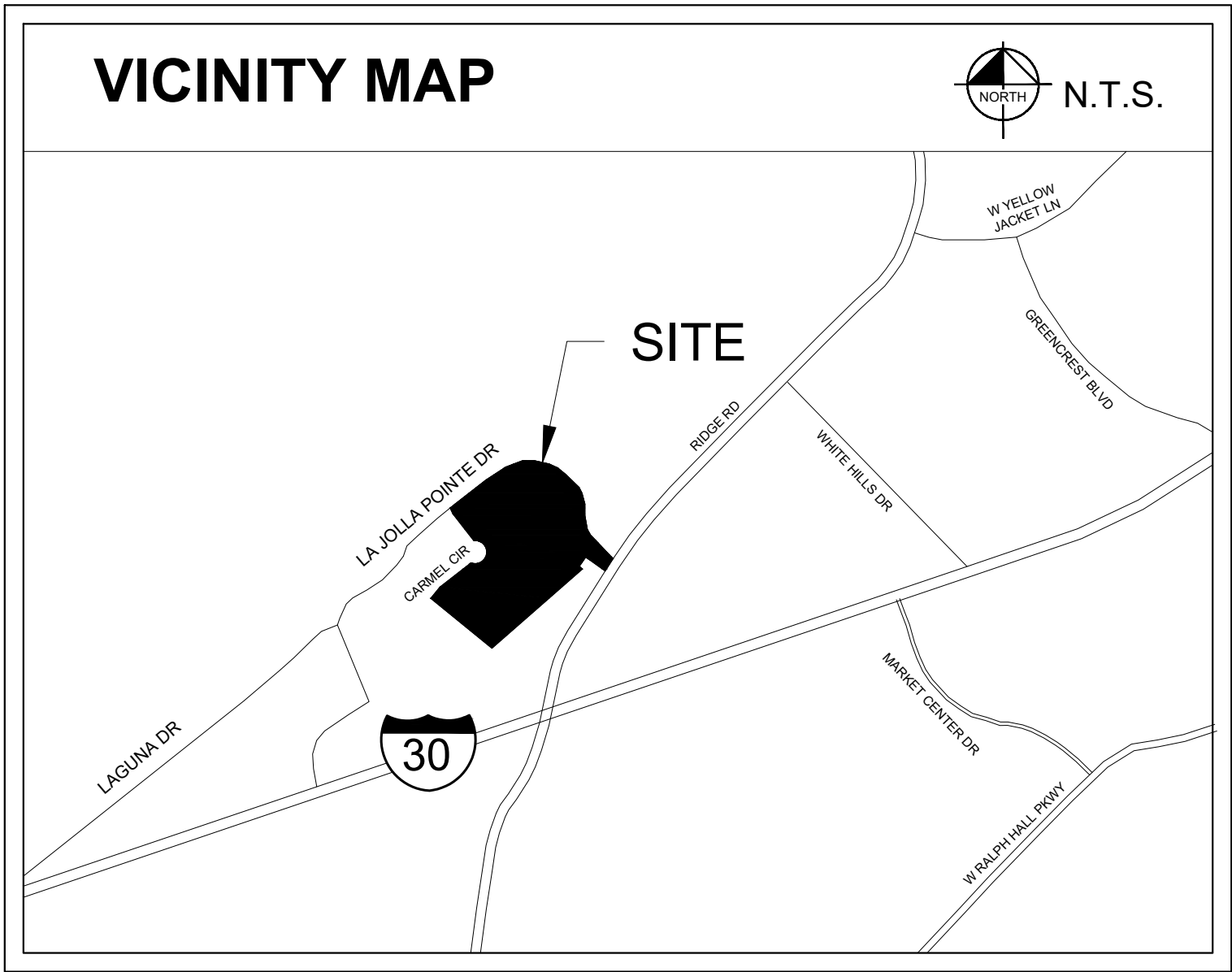
LANDSCAPE CONSTRUCTION PLANS

FOR

LA JOLLA POINTE DRIVE
PAD READY DEVELOPMENT
550 LA JOLLA POINTE DR. ROCKWALL, TX 75087
BLOCK A, LOT 22 & 23

IN

THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS



LANDSCAPE SHEET LIST TABLE	
Sheet Number	Sheet Title
LC 0.00	COVER SHEET
TP 1.00	TREE PRESERVATION & REMOVAL PLAN
TP 2.00	TREE PRESERVATION DETAILS & NOTES
LP 0.00	PLANTING SCHEDULE & NOTES
LP 1.00	LANDSCAPE PLAN
LP 2.00	PLANTING DETAILS
LP 2.01	PLANTING DETAILS
LP 2.02	PLANTING DETAILS

Kimley»Horn

13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-235-3820
WWW.KIMLEY-HORN.COM TX F-428
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PRELIMINARY

FOR REVIEW ONLY
Not for construction or permit purposes.

Kimley»Horn

PLA: BEN L. RANKIN
LA No. 2904 Date: 06/18/2025

KHA PROJECT
064584402

DATE
06/18/2025

SCALE
AS SHOWN

DESIGNED BY
DHL

DRAWN BY
DHL

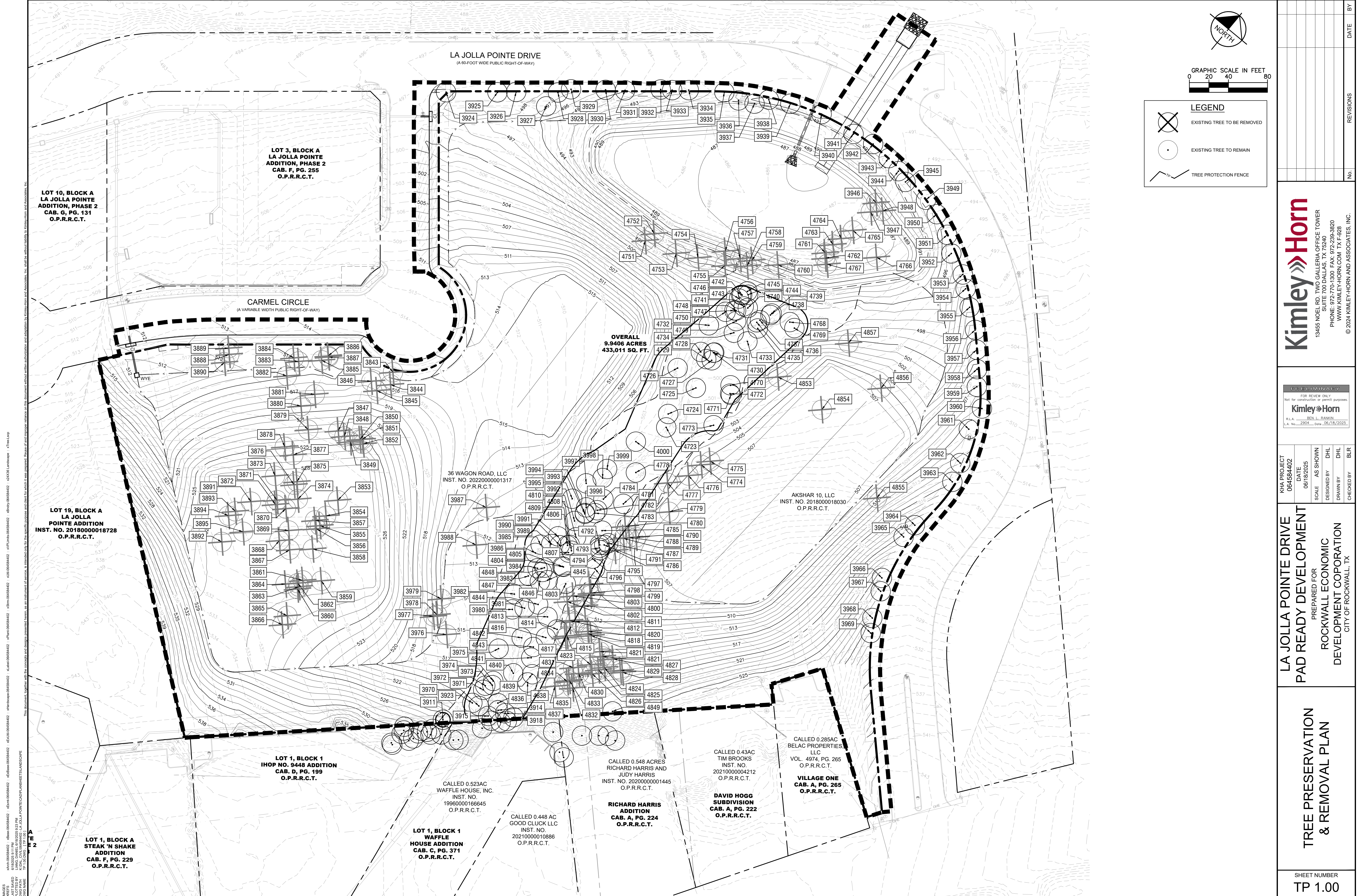
CHECKED BY
BLR

LA JOLLA POINTE DRIVE
PAD READY DEVELOPMENT

PREPARED FOR
ROCKWALL ECONOMIC
DEVELOPMENT COPORATION
CITY OF ROCKWALL, TX

COVER SHEET

SHEET NUMBER
LC 0.00



LA JOLLA POINTE DRIVE
(A 60-FOOT WIDE PUBLIC RIGHT-OF-WAY)

CARMEL CIRCLE
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

LOT 3, BLOCK A
LA JOLLA POINTE
ADDITION, PHASE 2
CAB. F, PG. 255
O.P.R.R.C.T.

LOT 10, BLOCK A
LA JOLLA POINTE
ADDITION, PHASE 2
CAB. G, PG. 131
O.P.R.R.C.T.

LOT 19, BLOCK A
LA JOLLA
POINTE ADDITION
INST. NO. 20180000018728
O.P.R.R.C.T.

LOT 1, BLOCK 1
IHOP NO. 9448 ADDITION
CAB. D, PG. 199
O.P.R.R.C.T.

LOT 1, BLOCK A
STEAK 'N SHAKE
ADDITION
CAB. F, PG. 229
O.P.R.R.C.T.

LOT 1, BLOCK 1
WAFFLE
HOUSE ADDITION
CAB. C, PG. 371
O.P.R.R.C.T.

CALLLED 0.523AC
WAFFLE HOUSE, INC.
INST. NO.
19960000166645
O.P.R.R.C.T.

CALLLED 0.448 AC
GOOD CLUCK LLC
INST. NO.
2021000010886
O.P.R.R.C.T.

CALLLED 0.548 ACRES
RICHARD HARRIS AND
JUDY HARRIS
INST. NO. 20200000001445
O.P.R.R.C.T.

RICHARD HARRIS
ADDITION
CAB. A, PG. 224
O.P.R.R.C.T.

CALLLED 0.43AC
TIM BROOKS
INST. NO.
20210000004212
O.P.R.R.C.T.

DAVID HOGG
SUBDIVISION
CAB. A, PG. 222
O.P.R.R.C.T.

CALLLED 0.285AC
BELAC PROPERTIES
LLC
VOL. 4974, PG. 265
O.P.R.R.C.T.

VILLAGE ONE
CAB. A, PG. 265
O.P.R.R.C.T.

AKSHAR 10, LLC
INST. NO. 2018000018030
O.P.R.R.C.T.

36 WAGON ROAD, LLC
INST. NO. 20220000001317
O.P.R.R.C.T.

OVERALL
9.9406 ACRES
433,011 SQ. FT.

LEGEND

EXISTING TREE TO BE REMOVED

EXISTING TREE TO REMAIN

TREE PROTECTION FENCE

GRAPHIC SCALE IN FEET

0 20 40 80

Kimley»Horn

13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-235-3820
WWW.KIMLEY-HORN.COM TX F-928
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**LA JOLLA POINTE DRIVE
PAD READY DEVELOPMENT
PREPARED FOR
ROCKWALL ECONOMIC
DEVELOPMENT COPORATION
CITY OF ROCKWALL, TX**

**TREE PRESERVATION
& REMOVAL PLAN**

SHEET NUMBER
TP 1.00

KHA PROJECT
064584402

DATE
06/18/2025

SCALE
AS SHOWN

DESIGNED BY
DHL

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DHL

CHECKED BY
BLR

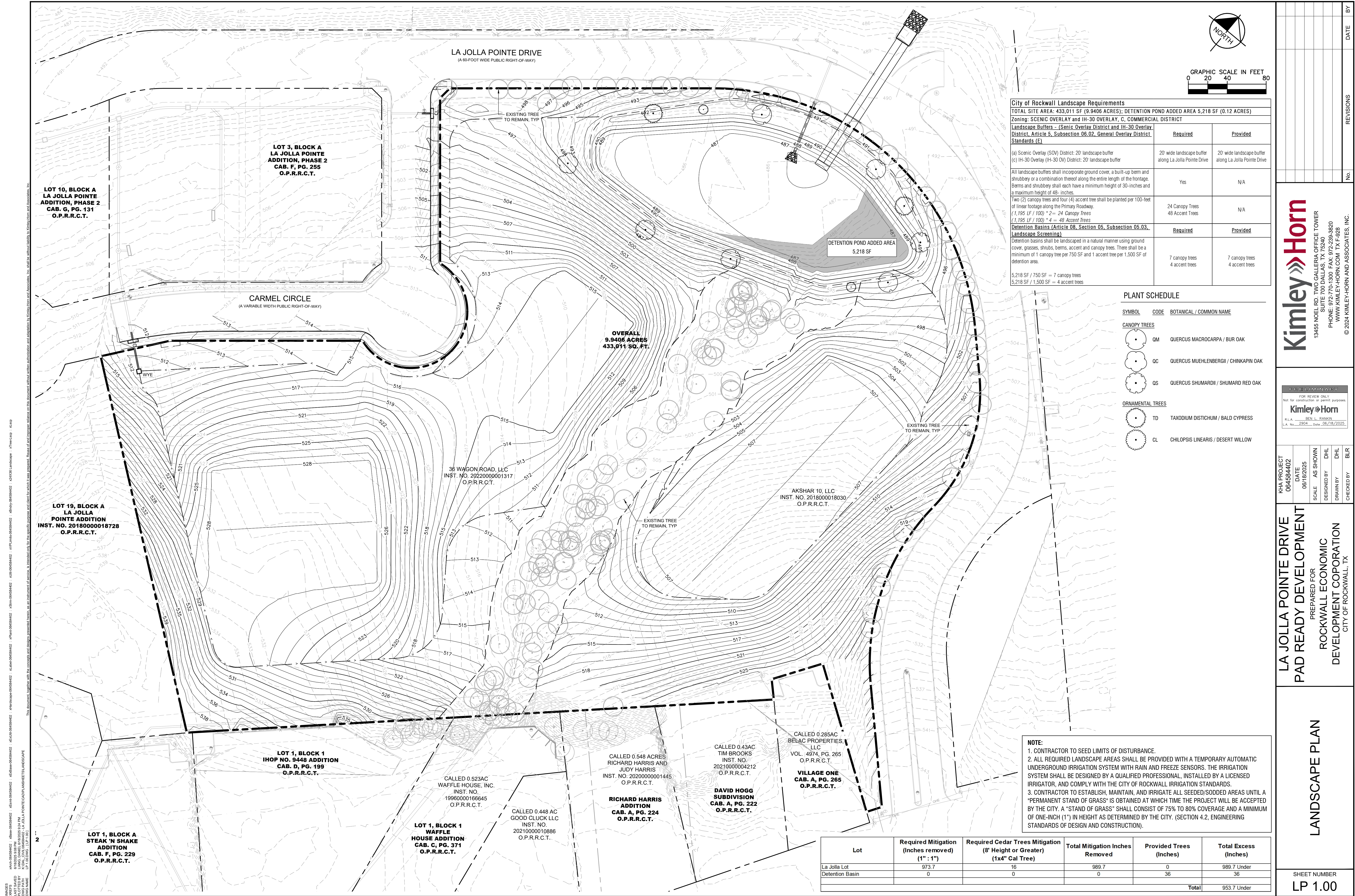
REVISIONS

BY

DATE

SITE TREES REMOVED FOR GRADING								
TAG #	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	MULTIPLE-STEMMED	PROTECTED	STATUS	MITIGATE
3843	10.2	green ash	Fraxinus pennsylvanica	Healthy		Yes	Removed	10.2
3844	8.1	green ash	Fraxinus pennsylvanica	Healthy		Yes	Removed	8.1
3845	15.8	green ash	Fraxinus pennsylvanica	Healthy	Forked	Yes	Removed	15.8
3846	9.0	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	9.0
3847	5.9	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	5.9
3848	4.2	Hercules-club	Zanthoxylum clava-herculis	Declining	Single	No	Removed	0.0
3849	6.2	Hercules-club	Zanthoxylum clava-herculis	Healthy	Multi	Yes	Removed	6.2
3850	4.5	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	4.5
3851	4.3	black hickory	Carya texana	Healthy	Multi	Yes	Removed	4.3
3852	4.8	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	4.8
3853	25.8	green ash	Fraxinus pennsylvanica	Healthy	Multi	Yes	Removed	25.8
3854	10.2	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	10.2
3855	9.2	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	9.2
3856	12.9	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	12.9
3857	9.5	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	9.5
3858	9.7	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	9.7
3859	13.8	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	13.8
3860	4.7	Hercules-club	Zanthoxylum clava-herculis	Healthy	Forked	Yes	Removed	4.7
3861	4.6	Hercules-club	Zanthoxylum clava-herculis	Healthy	Single	Yes	Removed	4.6
3862	7.6	Hercules-club	Zanthoxylum clava-herculis	Healthy	Forked	Yes	Removed	7.6
3863	6.9	cedar elm	Ulmus crassifolia	Healthy	Multi	Yes	Removed	6.9
3864	4.1	Hercules-club	Zanthoxylum clava-herculis	Healthy	Multi	Yes	Removed	4.1
3865	22.1	hackberry	Celtis laevigata	Declining	Forked	No	Removed	0.0
3866	5.3	cedar elm	Ulmus crassifolia	Healthy	Single	Yes	Removed	5.3
3867	6.3	cedar elm	Ulmus crassifolia	Healthy	Single	Yes	Removed	6.3
3868	10.2	green ash	Fraxinus pennsylvanica	Healthy	Multi	Yes	Removed	10.2
3869	19.9	cedar elm	Ulmus crassifolia	Healthy	Multi	Yes	Removed	19.9
3870	9.3	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	9.3
3871	11.1	cedar elm	Ulmus crassifolia	Healthy	Single	Yes	Removed	11.1
3872	13.8	cedar elm	Ulmus crassifolia	Hazard	Single	No	Removed	0.0
3873	11.4	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	11.4
3874	11.8	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	11.8
3875	11.0	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	11.0
3876	6.4	sweetgum	Liquidambar styraciflua	Healthy	Single	Yes	Removed	6.4
3877	11.2	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	11.2
3878	12.9	cedar elm	Ulmus crassifolia	Hazard	Single	No	Removed	0.0
3879	4.0	cedar elm	Ulmus crassifolia	Healthy	Single	Yes	Removed	4.0
3880	4.5	black hickory	Carya texana	Healthy	Multi	Yes	Removed	4.5
3881	20.7	green ash	Fraxinus pennsylvanica	Healthy	Forked	Yes	Removed	20.7
3882	9.1	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	9.1
3883	10.9	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	10.9
3884	8.1	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	8.1
3885	11.2	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	11.2
3886	7.7	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	7.7
3887	8.9	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	8.9
3888	14.7	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	14.7
3889	4.7	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	4.7
3890	4.0	Hercules-club	Zanthoxylum clava-herculis	Healthy	Single	Yes	Removed	4.0
3891	13.3	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	13.3
3892	12.2	hackberry	Celtis laevigata	Healthy	Multi	No	Removed	0.0
3893	6.9	green ash	Fraxinus pennsylvanica	Healthy	Forked	Yes	Removed	6.9
3894	4.9	Hercules-club	Zanthoxylum clava-herculis	Healthy	Forked	Yes	Removed	4.9
3895	10.9	cedar elm	Ulmus crassifolia	Healthy	Forked	Yes	Removed	10.9
3911	5.5	tree of heaven	Ailanthus altissima	Healthy	Single	Yes	Remain	0.0
3914	6.2	tree of heaven	Ailanthus altissima	Healthy	Single	Yes	Remain	0.0
3915	6.5	tree of heaven	Ailanthus altissima	Healthy	Single	Yes	Remain	0.0
3918	9.3	box elder	Acer negundo	Healthy	Single	Yes	Remain	0.0
3923	7.1	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
3946	6.4	cedar elm	Ulmus crassifolia	Healthy	Single	Yes	Removed	6.4
3947	7.2	cedar elm	Ulmus crassifolia	Healthy	Single	Yes	Removed	7.2
3948	10.2	cedar elm	Ulmus crassifolia	Healthy	Single	Yes	Removed	10.2
3970	10.7	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
3971	9.1	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
3972	11.5	hackberry	Celtis laevigata	Healthy	Single	No	Remain	0.0
3973	17.6	pecan	Carya illinoensis	Healthy	Multi	Yes	Remain	0.0
3974	20.9	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Remain	0.0
3975	22.5	southern red oak	Quercus falcata	Healthy	Single	Yes	Remain	0.0
3976	4.0	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	4.0
3977	6.6	green ash	Fraxinus pennsylvanica	Healthy	Multi	Yes	Removed	6.6
3978	4.4	green ash	Fraxinus pennsylvanica	Healthy	Forked	Yes	Removed	4.4
3979	6.6	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	6.6
3980	19.1	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Remain	0.0
3981	21.6	American elm	Ulmus americana	Healthy	Forked	Yes	Remain	0.0
3982	9.2	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
3983	9.8	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
3984	5.3	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
3985	16.1	green ash	Fraxinus pennsylvanica	Hazard	Single	No	Remain	0.0
3986	4.4	American elm	Ulmus americana	Healthy	Single	Yes	Remain	0.0
3987	4.3	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	4.3
3988	25.0	green ash	Fraxinus pennsylvanica	Healthy	Forked	Yes	Removed	25.0
3989	8.4	American elm	Ulmus americana	Healthy	Multi	Yes	Remain	0.0
3990	13.2	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Remain	0.0
3991	4.9	American elm	Ulmus americana	Healthy	Single	Yes	Remain	0.0
3992	8.9	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
3993	9.1	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
3994	4.4	American elm	Ulmus americana	Healthy	Single	Yes	Remain	0.0
3996	9.2	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
3997	20.9	green ash	Fraxinus pennsylvanica	Healthy	Forked	Yes	Remain	0.0
3998	16.1	American elm	Ulmus americana	Healthy	Single	Yes	Remain	0.0
3999	21.6	American elm	Ulmus americana	Healthy	Single	Yes	Remain	0.0
4000	16.9	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Remain	0.0
Tree tags 4001 - 4722 were not used.								
4723	21.2	American elm	Ulmus americana	Healthy	Single	Yes	Remain	0.0
4724	16.2	American elm	Ulmus americana	Healthy	Single	Yes	Remain	0.0
4725	18.1	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Remain	0.0
4726	24.6	American elm	Ulmus americana	Healthy	Single	Yes	Remain	0.0
4727	7.3	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Remain	0.0
4728	4.8	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Remain	0.0
4729	4.5	Mexican plum	Prunus mexicana	Declining	Forked	No	Remain	0.0
4730	4.0	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Remain	0.0
4731	4.0	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Remain	0.0
4732	18.7	hackberry	Celtis laevigata	Declining	Forked	No	Remain	0.0
4733	8.4	persimmon	Diospyros virginiana	Healthy	Single	Yes	Remain	0.0
4734	5.6	American elm	Ulmus americana	Healthy	Single	Yes	Remain	0.0
4735	5.2	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Remain	0.0
4736	4.1	persimmon	Diospyros virginiana	Healthy	Single	Yes	Remain	0.0
4737	6.7	persimmon	Diospyros virginiana	Healthy	Single	Yes	Remain	0.0
4738	7.5	black cherry	Prunus serotina	Healthy	Single	Yes	Remain	0.0
4739	4.0	American elm	Ulmus americana	Healthy	Single	Yes	Remain	0.0
4740	5.7	persimmon	Diospyros virginiana	Healthy	Single	Yes	Remain	0.0
4741	16.5	hackberry	Celtis laevigata	Healthy	Single	No	Remain	0.0
4742	5.5	persimmon	Diospyros virginiana	Declining	Single	No	Remain	0.0
4743	11.6	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
4744	6.5	persimmon	Diospyros virginiana	Healthy	Single	Yes	Remain	0.0
4745	4.3	persimmon	Diospyros virginiana	Healthy	Single	Yes	Remain	0.0
4746	4.8	persimmon	Diospyros virginiana	Healthy	Single	Yes	Remain	0.0
4747	7.2	persimmon	Diospyros virginiana	Healthy	Single	Yes	Remain	0.0
4748	6.9	persimmon	Diospyros virginiana	Healthy	Single	Yes	Remain	0.0

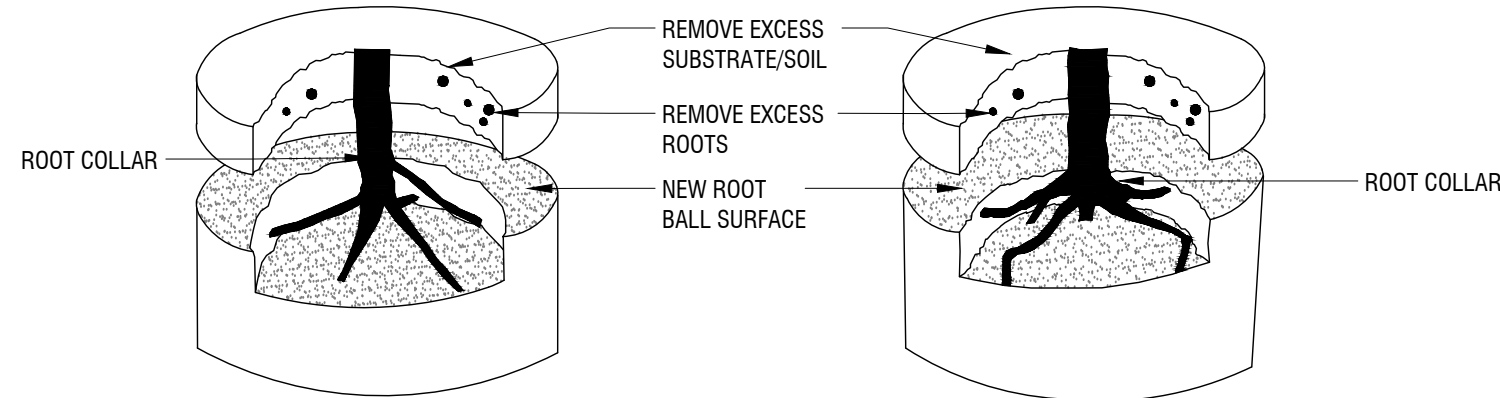
TAG #	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	MULTIPLE-STEMMED	PROTECTED	STATUS	MITIGATE
4749	7.5	persimmon	Diospyros virginiana	Healthy	Single	Yes	Remain	0.0
4750	7.1	persimmon	Diospyros virginiana	Healthy	Single	Yes	Remain	0.0
4751	4.1	live oak	Quercus virginiana	Healthy	Single	Yes	Removed	4.1
4752	4.0	live oak	Quercus virginiana	Declining	Forked	No	Removed	0.0
4753	4.2	cedar elm	Ulmus crassifolia	Declining	Single	No	Removed	0.0
4754	9.1	cedar elm	Ulmus crassifolia	Healthy	Single	Yes	Removed	9.1
4755	5.8	cedar elm	Ulmus crassifolia	Healthy	Multi	Yes	Removed	5.8
4756	5.6	cedar elm	Ulmus crassifolia	Healthy	Forked	Yes	Removed	5.6
4757	4.5	cedar elm	Ulmus crassifolia	Healthy	Forked	Yes	Removed	4.5
4758	9.2	cedar elm	Ulmus crassifolia	Healthy	Forked	Yes	Removed	9.2
4759	6.8	cedar elm	Ulmus crassifolia	Healthy	Single	Yes	Removed	6.8
4760	12.9	cedar elm	Ulmus crassifolia	Healthy	Forked	Yes	Removed	12.9
4761	7.9	live oak	Quercus virginiana	Healthy	Single	Yes	Removed	7.9
4762	12.8	live oak	Quercus virginiana	Healthy	Multi	Yes	Removed	12.8
4763	9.6	live oak	Quercus virginiana	Healthy	Forked	Yes	Removed	9.6
4764	12.9	live oak	Quercus virginiana	Healthy	Multi	Yes	Removed	12.9
4765	10.1	live oak	Quercus virginiana	Healthy	Forked	Yes	Removed	10.1
4766	32.6	pecan	Carya illinoensis	Healthy	Single	Yes	Removed	32.6
4767	14.2	live oak	Quercus virginiana	Healthy	Single	Yes	Removed	14.2
4768	16.8	hackberry	Celtis laevigata	Hazard	Single	No	Remain	0.0
4769	12.2	hackberry	Celtis laevigata	Healthy	Forked	No	Remain	0.0
4770	6.8	Hercules-club	Zanthoxylum clava-herculis	Healthy	Forked	Yes	Remain	0.0
4771	6.4	American elm	Ulmus americana	Healthy	Single	Yes	Remain	0.0
4772	4.1	American elm	Ulmus americana	Healthy	Single	Yes	Remain	0.0
4773	5.8	American elm	Ulmus americana	Healthy	Single	Yes	Remain	0.0
4774	5.1	American elm	Ulmus americana	Healthy	Single	Yes	Removed	5.1
4775	4.2	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	4.2
4776	5.4	American elm	Ulmus americana	Healthy	Single	Yes	Removed	5.4
4777	6.8	eastern redbud	Cercis canadensis	Healthy	Forked	Yes	Removed	6.8
4778	6.0	American elm	Ulmus americana	Healthy	Single	Yes	Remain	0.0
4779	42.5	pecan	Carya illinoensis	Healthy	Forked	Yes	Removed	42.5
4780	4.4	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	4.4
4781	18.3	hackberry	Celtis laevigata	Healthy	Single	No	Remain	0.0
4784	8.6	green ash	Fraxinus pennsylvanica	Declining	Single	No	Remain	0.0
4785	4.5	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Remain	0.0
4786	4.1	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	4.1
4787	5.0	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Remain	0.0
4788	4.6	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	4.6
4789	4.8	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	4.8
4790	5.3	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	5.3
4791	4.3	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Remain	0.0
4792	5.9	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Remain	0.0
4793	5.6	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Remain	0.0
4794	5.1	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Remain	0.0
4795	6.0	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Remain	0.0
4796	7.6	green ash	Fraxinus pennsylvanica	Healthy	Forked	Yes	Remain	0.0
4797	4.4	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	4.4
4798	4.0	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	4.0
4799	5.1	Hercules-club	Zanthoxylum clava-herculis	Healthy	Forked	Yes	Removed	5.1
4800	4.9	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	4.9
4801	16.4	pecan	Carya illinoensis	Declining	Single	No	Removed	0.0
4802	9.2	pecan	Carya illinoensis	Healthy	Single	Yes	Removed	9.2
4803	7.4	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
4804	7.9	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
4805	8.5	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
4806	11.0	hackberry	Celtis laevigata	Declining	Single	No	Remain	0.0
4807	10.7	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
4808	9.3	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
4809	4.9	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
4810	13.6	pecan	Carya illinoensis	Healthy	Forked	Yes	Remain	0.0
4811	8.9	southern red oak	Quercus falcata	Healthy	Single	Yes	Removed	8.9
4818	5.3	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	5.3
4819	6.5	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	6.5
4820	4.6	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	4.6
4821	7.9	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	7.9
4822	7.3	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	7.3
4823	8.7	American elm	Ulmus americana	Healthy	Single	Yes	Removed	8.7
4824	5.6	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	5.6
4825	10.5	American elm	Ulmus americana	Healthy	Single	Yes	Removed	10.5
4826	12.2	American elm	Ulmus americana	Healthy	Single	Yes	Removed	12.2
4827	5.4	American elm	Ulmus americana	Healthy	Single	Yes	Removed	5.4
4828	4.5	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	4.5
4829	4.4	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	4.4
4830	8.4	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	8.4
4831	4.5	American elm	Ulmus americana	Healthy	Single	Yes	Removed	4.5
4832	5.9	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	5.9
4833	8.0	American elm	Ulmus americana	Healthy	Single	Yes	Removed	8.0
4834	11.5	American elm	Ulmus americana	Healthy	Forked	Yes	Removed	11.5
4835	8.4	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	8.4
4836	6.4	tree of heaven	Ailanthus altissima	Healthy	Single	Yes	Remain	0.0
4837	9.7	tree of heaven	Ailanthus altissima	Healthy	Single	Yes	Remain	0.0
4838	14.1	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
4839	4.2	American elm	Ulmus americana	Healthy	Single	Yes	Remain	0.0
4840	9.9	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Remain	0.0
4841	12.9	hackberry	Celtis laevigata	Healthy	Single	No	Remain	0.0
4842	17.2	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Remain	0.0
4843	7.8	American elm	Ulmus americana	Declining	Single	No	Remain	0.0
4844	27.3	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
4845	6.4	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
4846	6.9	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
4847	6.5	pecan	Carya illinoensis	Declining	Single	No	Remain	0.0
4848	6.0	pecan	Carya illinoensis	Declining	Single	No	Remain	0.0
4849	15.7	American elm	Ulmus americana	Healthy	Single	Yes	Remain	0.0
4853	8.8	eastern redbud	Cercis canadensis	Healthy	Multi	Yes	Removed	8.8
4854	21.2	hackberry	Celtis laevigata	Healthy	Forked	No	Removed	0.0
4856	17.1	sweetgum	Liquidambar styraciflua	Healthy	Forked	Yes	Removed	17.1
4857	15.5	sweetgum	Liquidambar styraciflua	Healthy	Forked	Yes	Removed	15.5
TOTAL								973.7
3995	11.3	eastern redcedar	Juniperus virginiana	Healthy	Single	Yes	Remain	0.0
4782	13.8	eastern redcedar	Juniperus virginiana	Declining	Single	No	Remain	0.0
4783	10.2	eastern redcedar	Juniperus virginiana	Healthy	Single	Yes	Remain	0.0
4812	11.4	eastern redcedar	Juniperus virginiana	Healthy	Single	Yes	Removed	4.0
4813	11.1	eastern redcedar	Juniperus virginiana	Declining	Forked	No	Remain	0.0
4814	12.1	eastern redcedar	Juniperus virginiana	Declining	Single	No	Remain	0.0
4815	14.3	eastern redcedar	Juniperus virginiana	Healthy	Single	Yes	Removed	4.0
4816	12.2	eastern redcedar	Juniperus virginiana	Healthy	Single	Yes	Remain	0.0
4817	21.9	eastern redcedar	Juniperus virginiana	Healthy	Single	Yes	Removed	4.0
4855	11.6	eastern redcedar	Juniperus virginiana	Healthy	Multi	Yes	Removed	4.0
TOTAL								16.0
TOTAL MITIGATION INCHES THAT'S PROTECTED								-948.5
PROPOSED INCHES								+122
TOTAL INCHES								-867.7
TOTAL MITIGATION COST (\$67.7x\$200)								\$173,540.00



02 - LA JOLLA POINT ECAD PLANS SHEET 1 LANDSCAPE
[11]

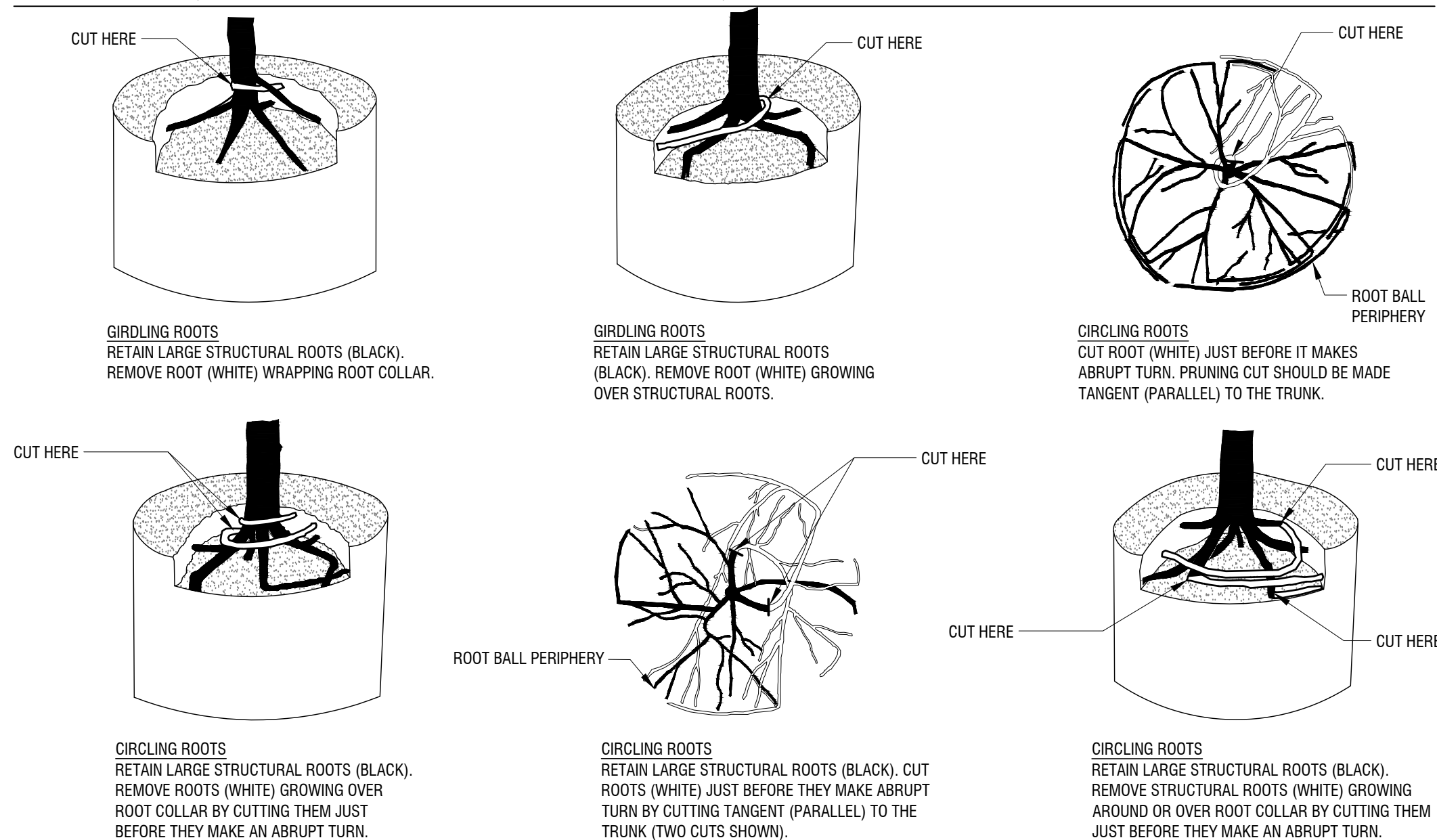
1. IF DEFECTS ARE NOTED DURING SITE OBSERVATIONS AND DEEMED CORRECTABLE BY OWNER'S REPRESENTATIVE (NOT REQUIRING TREE REPLACEMENT), CONTRACTOR MAY USE THESE MINOR ROOT PRUNING PROCEDURES TO CORRECT ROOTBALL DEFECTS. IF DEFECTS REPRESENT A LARGE LOSS OF STRUCTURE ROOTS, TREE REPLACEMENT WILL BE REQUIRED PER PLANTING SPECIFICATIONS. TREE ROOTBALL CONDITIONS MAY VARY FROM TREE TO TREE. 2. TREATED DURING CORRECTION PER PLANTING SPECIFICATIONS. PLANTING SPECIFICATIONS CRITERIA AS NOTED IN THESE DETAILS AND IN THE PLANTING SPECIFICATIONS ARE REJECTABLE UNLESS THEY UNDERGO RECOMMENDED CORRECTION. 3. ROOTS AND SOIL MAY BE REMOVED DURING THE CORRECTION PROCESS; SUBSTRATE/SOIL SHALL BE REPLACED AFTER CORRECTION HAS BEEN COMPLETED. 4. TREES SHALL MEET ROOTBALL SPECIFICATIONS CRITERIA DETAILED FOLLOWING CORRECTION. 5. TREES 1/4" OR GREATER IN DBH ON TWO FEET OR MORE OF THE ROOTBALL ARE COMMON WITH CONTAINER PLANT PRODUCTION. THESE SMALL ROOTS ARE NOT DEFINED AS DEFECTS* AND CAN BE ADDRESSED AT THE TIME OF INSTALLATION (SEE ROOT BALL SHAVING CONTAINER DETAIL). 6. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

STEP 1 - REMOVE SUBSTRATE OVER ROOT COLLAR (EXAMPLES OF POSSIBLE FIELD CONDITIONS TO BE CORRECTED IF ENCOUNTERED)



IF TREE PLANTED TOO DEEPLY IN ROOT BALL,
REMOVE EXCESS SOIL (2" MAX) AND ROOTS
TO MEET ROOTBALL SPECIFICATIONS CRITERIA
DETAIL AND PLANT SPECIFICATIONS.

STEP 2 - REMOVE DEFECTS (EXAMPLES OF POSSIBLE FIELD CONDITIONS TO BE CORRECTED IF ENCOUNTERED)



ROOTBALL CORRECTIONS - CONTAINER STOCK

Scale: NTS

1. ROOTBALL SHAVING TO BE CONDUCTED USING A SHARP BLADE OR HAND SAW ELIMINATING NO MORE THAN NEEDED TO REMOVE ALL ROOTS ON THE PERIPHERY OF ROOT BALL.
2. ROOTBALL SHAVING CAN BE PERFORMED JUST PRIOR TO PLANTING OR AFTER PLACING ROOTBALL INTO PLANTING HOLE.
3. ROOTBALL SHAVING SHOULD ONLY BE DONE IF CIRCLING ROOTS ARE ENCOUNTERED AS SHOWN IN ROOTBALL SPECIFICATIONS CRITERIA DETAIL.

ROOT BALL SHAVING - (CONTAINER STACK)

Scale: NTS

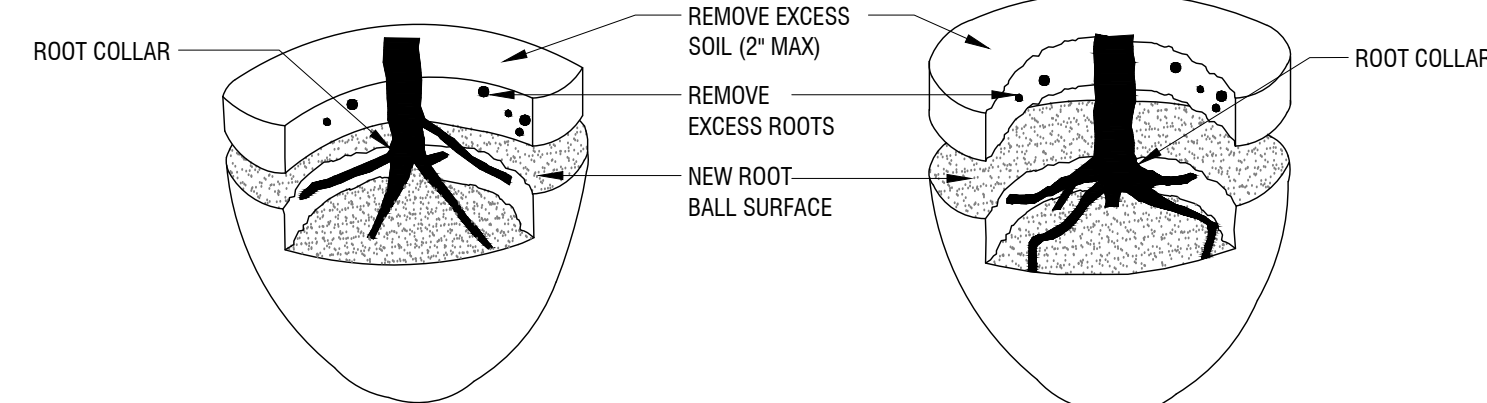
1. OBSERVATIONS OF ROOTBALL SHALL OCCUR PRIOR TO ACCEPTANCE TO ASSUME QUALITY PLANT MATERIAL. MEETS ANSI 260.1 STANDARDS FOR INDUSTRY STANDARD. ROOTS AND SUBSTRATE MAY BE REMOVED DURING THE OBSERVATION PROCESS. SUBSTRATE/SOIL SHALL BE REPLACED AFTER OBSERVATION HAS BEEN COMPLETED.
2. SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE. HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. SEE PLANTING SPECIFICATIONS FOR OBSERVATION PROCESS AND REQUIREMENTS.

ROOTBALL CRITERIA SPECIFICATIONS - CONTAINER STOCK

Scale: NTS

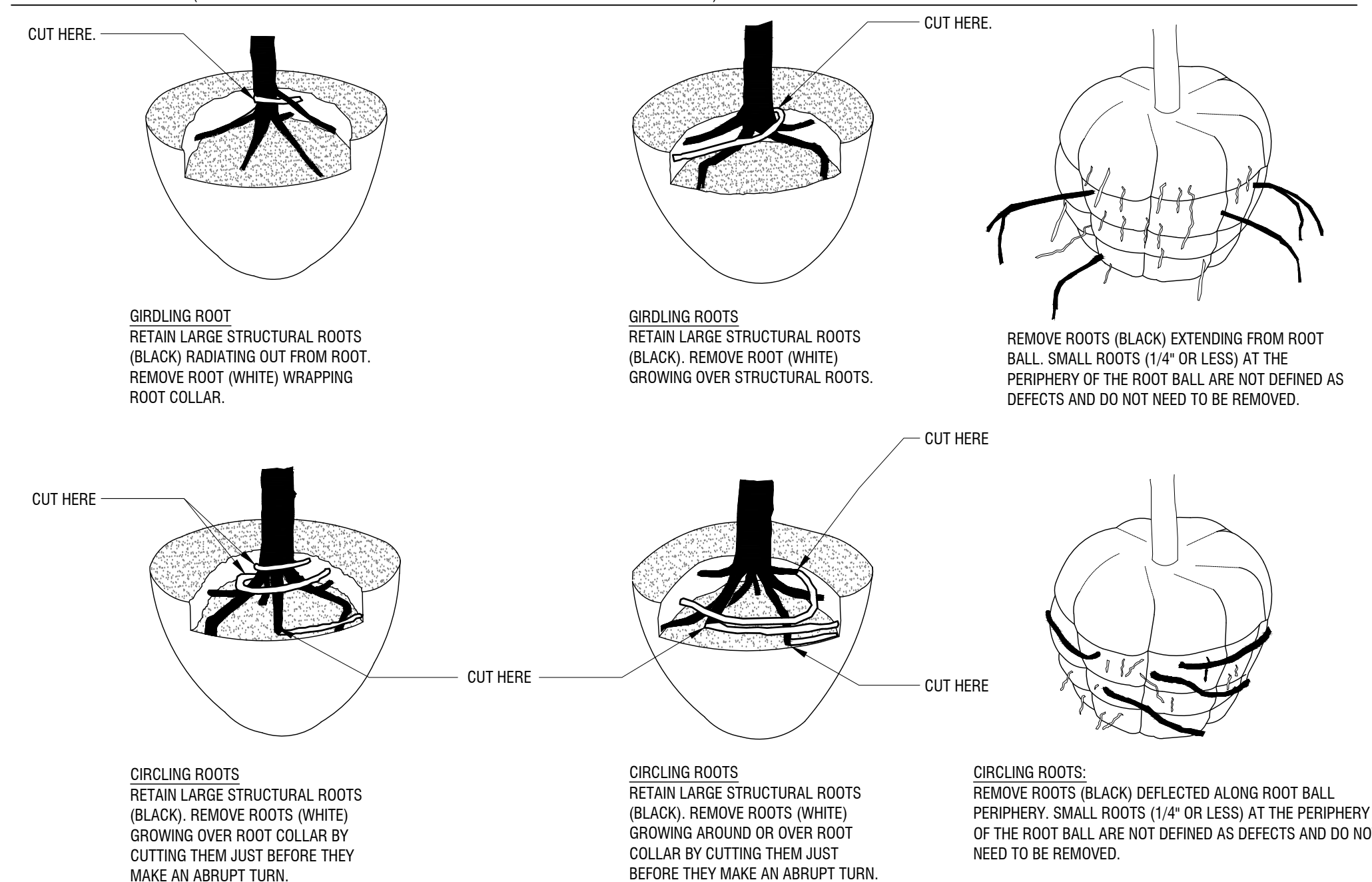
- NOTES:
- 1. IF DEFECTS ARE NOTED DURING SITE OBSERVATIONS AND DEEMED CORRECTABLE BY OWNER'S REPRESENTATIVE (NOT REQUIRING TREE REPLACEMENT), CONTRACTOR MAY USE THESE MINOR ROOT PRUNING PROCEDURES TO CORRECT ROOTBALL DEFECTS. IF DEFECTS REPRESENT A LARGE LOSS OF STRUCTURE, ROOTBALL REPLACEMENT WILL BE REQUIRED. TREE REPLACEMENT SPECIFICATION, TREE ROOTBALL CONDITIONS MAY VARY FROM TREE TO TREE. ALL TREES NOTED DURING SITE OBSERVATIONS AS NOT MEETING THE ROOTBALL SPECIFICATION CRITERIA AS NOTED IN THESE DETAILS AND IN THE PLANTING SPECIFICATIONS ARE REJECTABLE UNLESS THEY UNDERGO RECOMMENDED CORRECTION.
 - 2. ADJUST HOLE DEPTH TO ALLOW FOR THE REMOVAL OF EXCESS SOIL AND ROOTS OVER THE ROOT COLLAR.
 - 3. ROOTS AND SOIL MAY BE REMOVED DURING THE CORRECTION PROCESS, SUBSTRATE/SOIL SHALL BE REPLACED AFTER THE CORRECTION HAS BEEN COMPLETED.
 - 4. SPECIFICATIONS SHALL MEET ROOTBALL SPECIFICATIONS CRITERIA DETAIL, FOLLOWING CORRECTION.
 - 5. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

STEP 1 - REMOVE SOIL AND ROOTS OVER THE ROOT COLLAR. (EXAMPLES OF POSSIBLE FIELD CONDITIONS TO BE CORRECTED IF ENCOUNTERED)



IF TREE PLANTED TOO DEEPLY IN ROOT BALL.
REMOVE EXCESS SOIL (2"MAX) AND ROOTS TO
MEET ROOTBALL SPECIFICATIONS CRITERIA DETAIL
AND PLANT SPECIFICATIONS.

STEP 2 - REMOVE DEFECTS. (EXAMPLES OF POSSIBLE FIELD CONDITIONS TO BE CORRECTED IF ENCOUNTERED)



ROOTBALL CORRECTIONS - BALLED AND BURLAPPED STOCK

Scale: NTS

1. OBSERVATIONS OF ROOTBALL SHALL OCCUR PRIOR TO ACCEPTANCE TO ASSURE QUALITY PLANT MATERIAL MEETS INDUSTRY STANDARD PER ANSI Z60.1. ROOTS AND SOIL MAY BE REMOVED DURING THE OBSERVATION PROCESS; SUBSTRATE/SOIL SHALL BE REPLACED AFTER THE OBSERVATIONS HAVE BEEN COMPLETED.
2. SEE PLANTING SPECIFICATIONS FOR OBSERVATION PROCESS AND REQUIREMENTS.

ROOTBALL SPECIFICATIONS CRITERIA (QUALITY REQUIREMENTS) - BALLED AND BURLAPPED STOCK

Scale: NTS

[illegible]

Kimley»»Horn

455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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PRELIMINARY

FOR REVIEW ONLY
Not for construction or permit purposes.

Kimley»Horn

R.L.A. BEN L. RANKIN
L.A. No. 2904 Date 06/18/2025

KHA PROJECT 064584402	DATE 06/18/2025	SCALE AS SHOWN	DESIGNED BY DHU	DRAWN BY DHU	CHECKED BY BLR
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LA JOLLA POINTE DRIVE
PAD READY DEVELOPMENT
PREPARED FOR
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
CITY OF ROCKWALL, TX

PLANTING DETAILS

SHEET NUMBER
LP 2.01

[202.4402]

Scale: NTS

EXAMPLE		
A	B	ASPECT RATIO
2.50"	1.80"	0.72
2.0"	2.0"	1.0
2.50"	2.0"	0.80
4.0"	3.0"	0.75

PLANTING DETAILS	SHEET NUMBER LP 2.02
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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

FROM: Henry Lee, *Senior Planner*

DATE: July 15, 2025

SUBJECT: SP2025-026; *Treescape Plan for La Jolla Pointe Drive*

The applicant -- *Todd Martin, P.E. of Kimley-Horn on behalf of the Rockwall Economic Development Corporation (REDC)* --, is requesting the approval of a Treescape Plan for the purpose of removing trees and establishing a mitigation balance against the future development on the subject property. The subject property is a 10.241-acre vacant tract of land (*i.e. Lots 22 & 23, Block A, La Jolla Pointe Phase 2 Addition*) zoned Commercial (C) District, situated within Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, and generally located east of the intersection of La Jolla Pointe and Carmel Circle. On January 2, 2024, the City Council approved a Specific Use Permit (SUP) to allow the maximum permissible building height to be increased in order to facilitate the future construction of multi-story *Office Building* on the subject property. Following this approval, the REDC is preparing the subject property to be pad ready for development by completing the necessary grading and detention work. As part of this process trees will need to be removed, which is prompting the applicant to submit a Treescape Plan.

According to Section 03, *Treescape Plan*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), before any trees may be removed from a non-residential property a Treescape Plan must be submitted to the Director of Planning and Zoning or his/her designee and go before the Planning and Zoning Commission for action. According to Subsection 03.01, *Treescape Plan*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), "(a) treescape plan is a plan showing the exact location, size (*i.e. trunk diameter and height*), and common name of all trees, four (4) inches and greater and indicating the trees that are proposed to be removed, transplanted or replaced." Based on this, the applicant has submitted a Treescape Plan indicating the location, size, and species for every tree on the subject property. In accordance with the *Tree Mitigation Requirements -- outlined in Section 05, of Article 09, of the UDC* -- the applicant has indicated that the total mitigation balance is 1,074.40 caliper inches. In addition, the applicant has indicated that the required detention pond landscaping will be provided at this time, for a total of seven (7), four (4) inch caliper canopy trees (*i.e. 7 canopy trees x 4 caliper inches = 28 caliper inches*). This reduces the mitigation balance to 1,046.4 caliper inches. Since the site is being made pad ready and the REDC does not have a prospect for this property, it is not possible to ascertain what landscaping will be provided in the future. Given this, the outstanding mitigation balance of 1,046.4 caliper inches will remain with the subject property and be applied against the Landscape Plan at the time of Site Plan. Based on future conformance to the requirements -- *and the fact that the applicant is not requesting variances, exceptions, or relief from the tree planting requirements* -- this item is being placed on the consent agenda. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the July 15, 2025 Planning and Zoning Commission meeting.

PROJECT COMMENTS



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

DATE: 7/9/2025

PROJECT NUMBER: SP2025-026
PROJECT NAME: Amended Site Plan for 550 La Jolla Pointe Drive
SITE ADDRESS/LOCATIONS: 550 LA JOLLA POINTE DR

CASE CAPTION: Consider a request by Todd Martin, P.E. of Kimley-Horn on behalf of Shannon Foltz of the Rockwall Economic Development Corporation (REDC) for the approval of a Treescape Plan on a 10.241-acre parcel of land identified as Lots 22 & 23, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, zoned Commercial (C) District, generally located east of the intersection of La Jolla Pointe Drive and Carmel Circle, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	07/09/2025	Approved w/ Comments

07/09/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Treescape Plan on a 10.241-acre parcel of land identified as Lots 22 & 23, Block A, La Jolla Pointe Phase 2 Addition, City of Rockwall, Rockwall County, Texas, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, zoned Commercial (C) District, generally located east of the intersection of La Jolla Pointe and Carmel Circle.

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

M.3 For reference, include the case number (SP2025-026) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, ____.

WITNESS OUR HANDS, this ____ day of _____, ____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

I.5 According to Subsection 03.01, Treescape Plan, of Article 09, Tree Preservation, of the Unified Development Code (UDC), “(a) treescape plan is a plan showing the exact location, size (i.e. trunk diameter and height), and common name of all trees, four (4) inches and greater and indicating the trees that are proposed to be removed, transplanted or replaced.”

M.6 Based on the proposed Treescape Plan 1,074.4 caliper inches are being removed from the subject property. This number varies from the total mitigation indicated on the plan

as the trees over 25 caliper inches being removed were not mitigated for double their size. Trees 3853, 3988, 4766, and 4779 require double mitigation given they are over 25-inches in diameter. This requirement is detailed in Section 05(C), of Article 09, of the Unified Development Code (UDC). Please update the Treescape Plan to reflect this.

I.7 The applicant has indicated that seven (7) canopy trees will be planted with the detention pond, and they are committing to planting the minimum of 24 canopy trees required for the La Jolla Pointe landscape buffer at the time of development. Given this, the applicant will plant seven (7) canopy trees with the development of the detention pond. This reduces the mitigation balance to 1,046.4. The applicant is then deferring this remaining balance until the subject property is developed; at that time the applicant will plant the La Jolla Pointe landscape buffer trees and any additional trees required by Unified Development Code (UDC).

I.8 Please note the scheduled meetings for this case:

(1) Planning & Zoning meeting/public hearing meeting will be held on July 15, 2025.

I.9 All meetings will be held in person and in the City’s Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Henry Lee	07/09/2025	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Henry Lee	07/09/2025	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	07/09/2025	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Henry Lee	07/09/2025	N/A

No Comments



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 550 La Jolla Pointe Dr, Rockwall, TX 75087

SUBDIVISION La Jolla Pointe Addition

LOT 22 & 23 BLOCK A

GENERAL LOCATION Northeast Corner of La Jolla Pointe Dr & Carmel Circle

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C

CURRENT USE Undeveloped

PROPOSED ZONING C

PROPOSED USE Office

ACREAGE 9.94

LOTS [CURRENT] 2

LOTS [PROPOSED] 1

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

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

☒ OWNER Rockwall EDC

☒ APPLICANT Kimley-Horn

CONTACT PERSON Shannon Foltz

CONTACT PERSON Todd Martin, P.E.

ADDRESS 2610 Observation Trail
Suite 104

ADDRESS 203 West Nash Street
Suite 100

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP Terrell, TX 75160

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

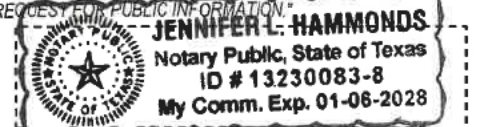
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shannon Foltz [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 14th DAY OF June, 2025 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

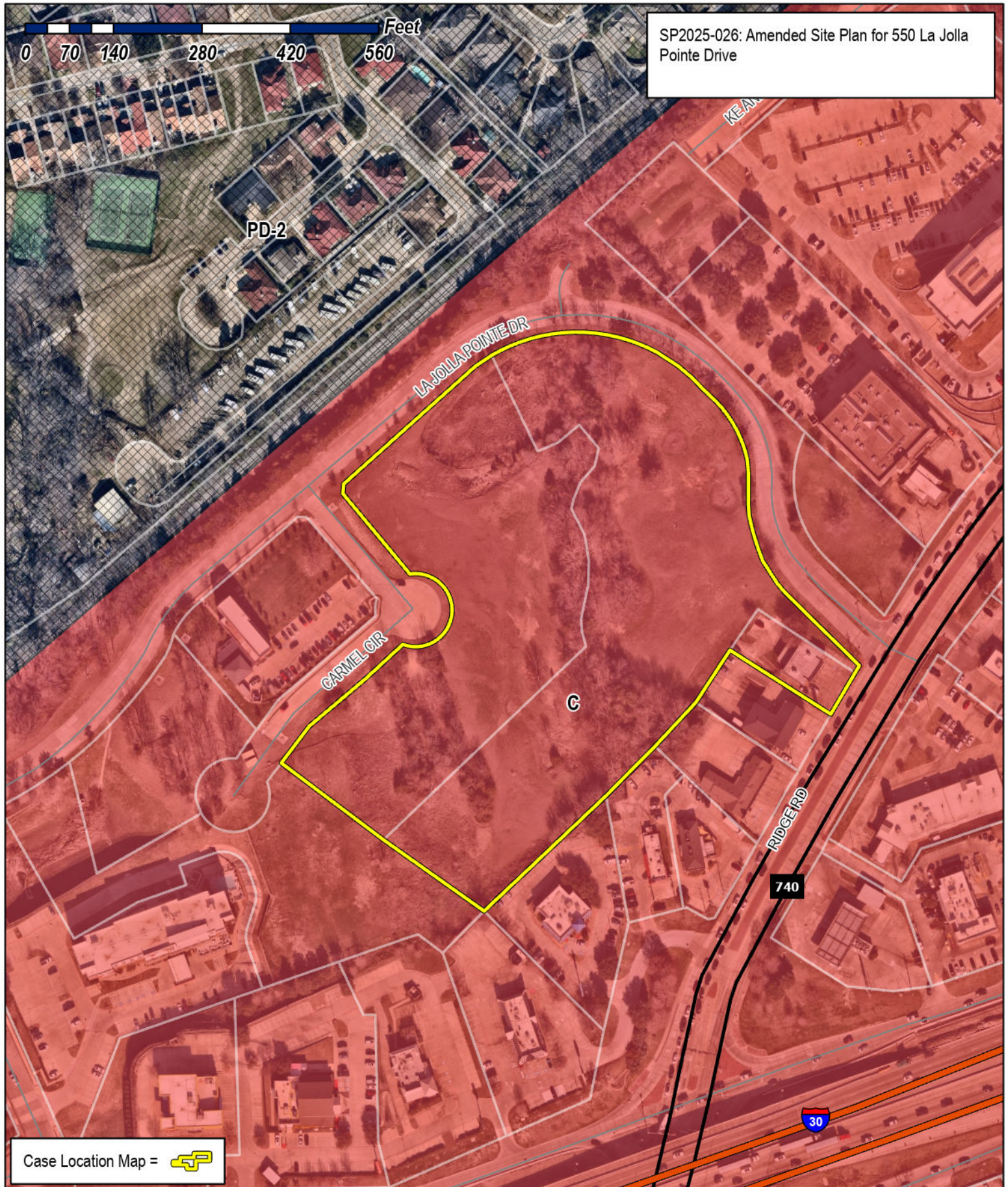
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF June, 2025

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



MY COMMISSION EXPIRES 1/6/28



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



LANDSCAPE CONSTRUCTION PLANS

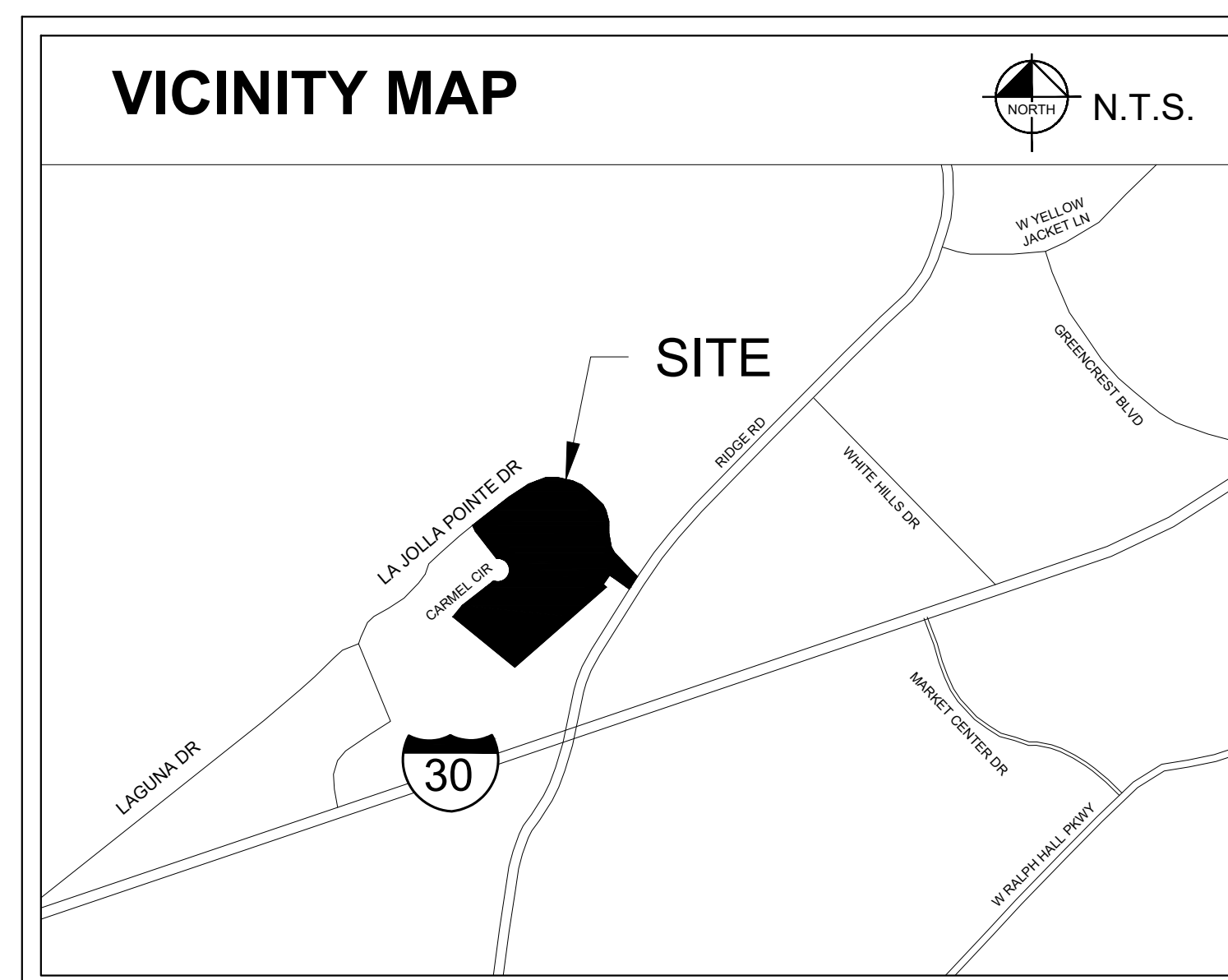
FOR

LA JOLLA POINTE DRIVE
PAD READY DEVELOPMENT

550 LA JOLLA POINTE DR. ROCKWALL, TX 75087
BLOCK A, LOT 22 & 23

IN
THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

LANDSCAPE SHEET LIST TABLE	
Sheet Number	Sheet Title
LC 0.00	COVER SHEET
TP 1.00	TREE PRESERVATION & REMOVAL PLAN
TP 2.00	TREE PRESERVATION DETAILS & NOTES
LP 0.00	PLANTING SCHEDULE & NOTES
LP 1.00	LANDSCAPE PLAN
LP 2.00	PLANTING DETAILS
LP 2.01	PLANTING DETAILS
LP 2.02	PLANTING DETAILS



PLANS SUBMITTAL/REVIEW LOG

FIRST CITY SUBMITTAL -NOT FOR CONSTRUCTION	10/09/2024
SECOND CITY SUBMITTAL -NOT FOR CONSTRUCTION	03/28/2025
THIRD CITY SUBMITTAL -NOT FOR CONSTRUCTION	05/16/2025
FOURTH CITY SUBMITTAL -NOT FOR CONSTRUCTION	06/18/2025

OWNER



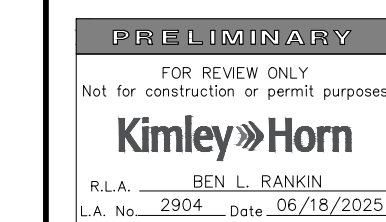
**ROCKWALL ECONOMIC
DEVELOPEMENT CORPORATION**
2610 OBSERVATION TRAIL, SUITE 104
ROCKWALL, TX 75032
CONTACT: PHIL WAGNER

LANDSCAPE ARCHITECT



2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75240
PHONE: (972) 910 2925
CONTACT: BEN RANKIN, PLA

LA JOLLA POINTE ADDITION PH2
JUNE 18, 2025



KHA PROJECT	DATE
064584402	06/18/2025
CALE	AS SHOWN
DESIGNED BY	DHL
DRAWN BY	DHL

LA JOLLA POINTE DRIVE
PAD READY DEVELOPMENT
PREPARED FOR
ROCKWALL ECONOMIC
DEVELOPMENT COPORATION
CITY OF ROCKWALL, TEXAS

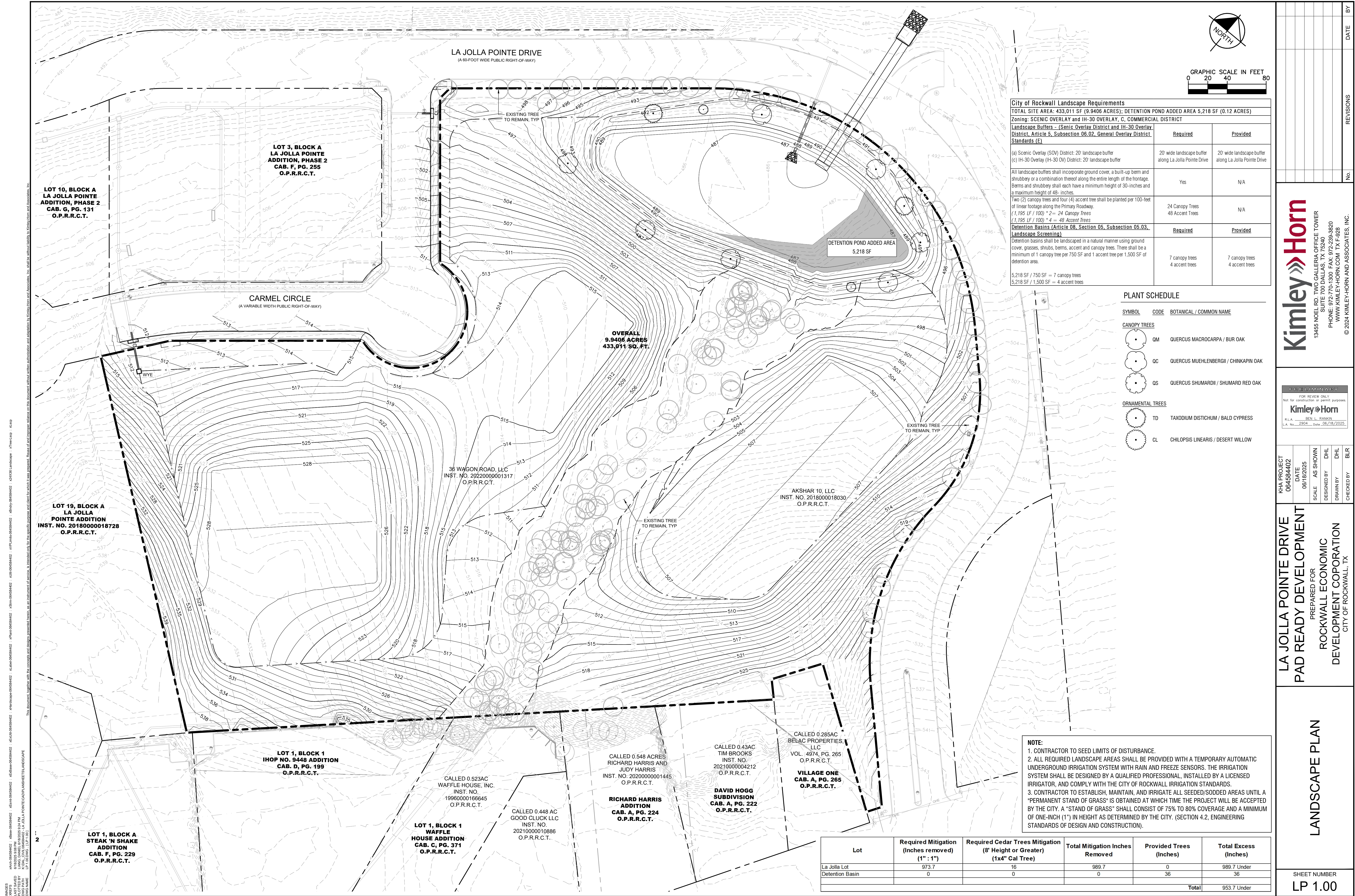
COVER SHEET

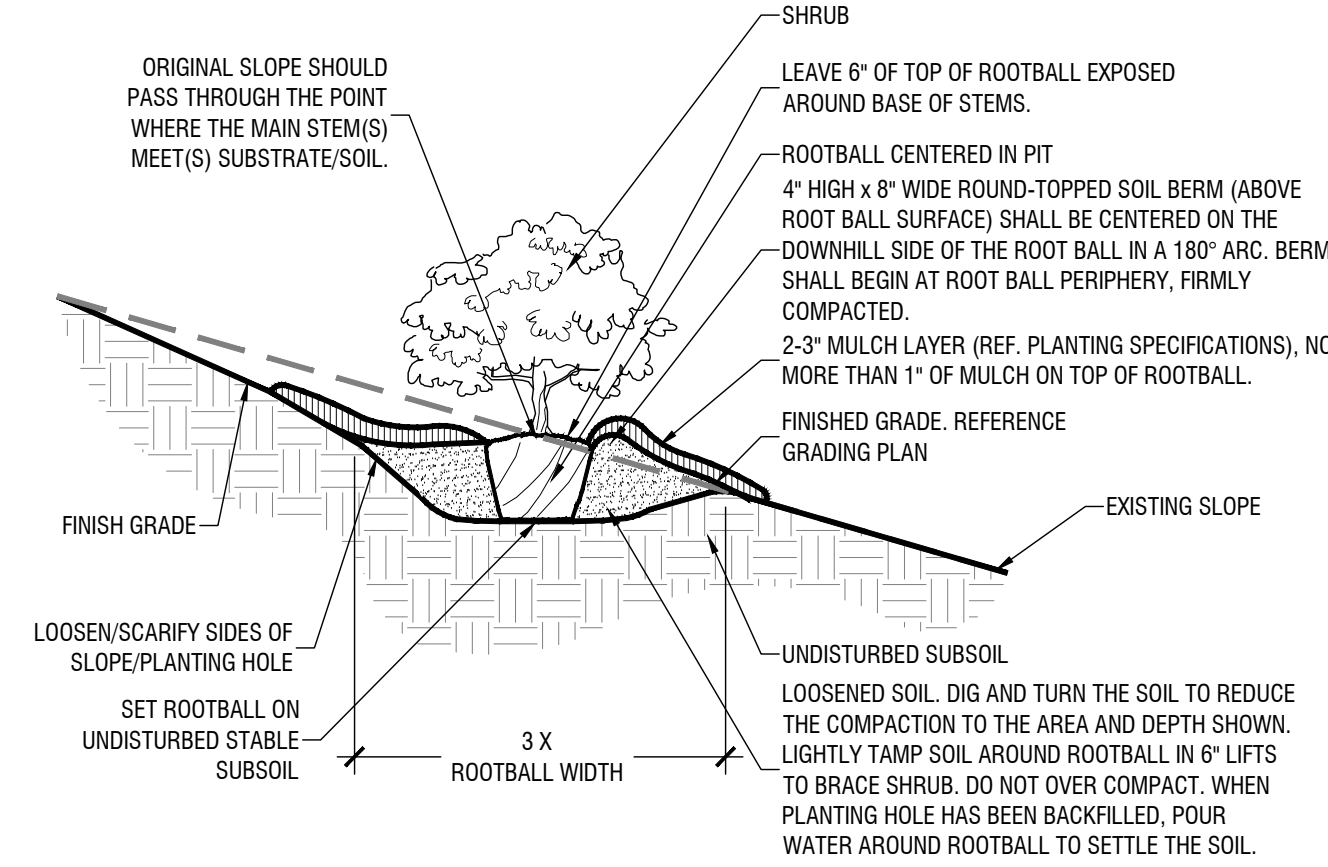
SHEET NUMBER
LC 0.00

This document, together with the appropriate and relevant associated papers, is to be treated as a work in progress. Review of and comments on the document should be sent to the Editor, who will be responsible for its publication. The document should be submitted to the Editor, who will be responsible for its publication. The document should be submitted to the Editor, who will be responsible for its publication.

SITE TREES REMOVED FOR GRADING								
TAG #	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	MULTIPLE-STEMMED	PROTECTED	STATUS	MITIGATE
3843	10.2	green ash	Fraxinus pennsylvanica	Healthy		Yes	Removed	10.2
3844	8.1	green ash	Fraxinus pennsylvanica	Healthy		Yes	Removed	8.1
3845	15.8	green ash	Fraxinus pennsylvanica	Healthy	Forked	Yes	Removed	15.8
3846	9.0	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	9.0
3847	5.9	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	5.9
3848	4.2	Hercules-club	Zanthoxylum clava-herculis	Declining	Single	No	Removed	0.0
3849	6.2	Hercules-club	Zanthoxylum clava-herculis	Healthy	Multi	Yes	Removed	6.2
3850	4.5	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	4.5
3851	4.3	black hickory	Carya texana	Healthy	Multi	Yes	Removed	4.3
3852	4.8	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	4.8
3853	25.8	green ash	Fraxinus pennsylvanica	Healthy	Multi	Yes	Removed	25.8
3854	10.2	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	10.2
3855	9.2	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	9.2
3856	12.9	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	12.9
3857	9.5	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	9.5
3858	9.7	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	9.7
3859	13.8	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	13.8
3860	4.7	Hercules-club	Zanthoxylum clava-herculis	Healthy	Forked	Yes	Removed	4.7
3861	4.6	Hercules-club	Zanthoxylum clava-herculis	Healthy	Single	Yes	Removed	4.6
3862	7.6	Hercules-club	Zanthoxylum clava-herculis	Healthy	Forked	Yes	Removed	7.6
3863	6.9	cedar elm	Ulmus crassifolia	Healthy	Multi	Yes	Removed	6.9
3864	4.1	Hercules-club	Zanthoxylum clava-herculis	Healthy	Multi	Yes	Removed	4.1
3865	22.1	hackberry	Celtis laevigata	Declining	Forked	No	Removed	0.0
3866	5.3	cedar elm	Ulmus crassifolia	Healthy	Single	Yes	Removed	5.3
3867	6.3	cedar elm	Ulmus crassifolia	Healthy	Single	Yes	Removed	6.3
3868	10.2	green ash	Fraxinus pennsylvanica	Healthy	Multi	Yes	Removed	10.2
3869	19.9	cedar elm	Ulmus crassifolia	Healthy	Multi	Yes	Removed	19.9
3870	9.3	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	9.3
3871	11.1	cedar elm	Ulmus crassifolia	Healthy	Single	Yes	Removed	11.1
3872	13.8	cedar elm	Ulmus crassifolia	Hazard	Single	No	Removed	0.0
3873	11.4	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	11.4
3874	11.8	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	11.8
3875	11.0	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	11.0
3876	6.4	sweetgum	Liquidambar styraciflua	Healthy	Single	Yes	Removed	6.4
3877	11.2	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	11.2
3878	12.9	cedar elm	Ulmus crassifolia	Hazard	Single	No	Removed	0.0
3879	4.0	cedar elm	Ulmus crassifolia	Healthy	Single	Yes	Removed	4.0
3880	4.5	black hickory	Carya texana	Healthy	Multi	Yes	Removed	4.5
3881	20.7	green ash	Fraxinus pennsylvanica	Healthy	Forked	Yes	Removed	20.7
3882	9.1	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	9.1
3883	10.9	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	10.9
3884	8.1	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	8.1
3885	11.2	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	11.2
3886	7.7	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	7.7
3887	8.9	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	8.9
3888	14.7	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	14.7
3889	4.7	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	4.7
3890	4.0	Hercules-club	Zanthoxylum clava-herculis	Healthy	Single	Yes	Removed	4.0
3891	13.3	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	13.3
3892	12.2	hackberry	Celtis laevigata	Healthy	Multi	No	Removed	0.0
3893	6.9	green ash	Fraxinus pennsylvanica	Healthy	Forked	Yes	Removed	6.9
3894	4.9	Hercules-club	Zanthoxylum clava-herculis	Healthy	Forked	Yes	Removed	4.9
3895	10.9	cedar elm	Ulmus crassifolia	Healthy	Forked	Yes	Removed	10.9
3911	5.5	tree of heaven	Ailanthus altissima	Healthy	Single	Yes	Remain	0.0
3914	6.2	tree of heaven	Ailanthus altissima	Healthy	Single	Yes	Remain	0.0
3915	6.5	tree of heaven	Ailanthus altissima	Healthy	Single	Yes	Remain	0.0
3918	9.3	box elder	Acer negundo	Healthy	Single	Yes	Remain	0.0
3923	7.1	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
3946	6.4	cedar elm	Ulmus crassifolia	Healthy	Single	Yes	Removed	6.4
3947	7.2	cedar elm	Ulmus crassifolia	Healthy	Single	Yes	Removed	7.2
3948	10.2	cedar elm	Ulmus crassifolia	Healthy	Single	Yes	Removed	10.2
3970	10.7	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
3971	9.1	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
3972	11.5	hackberry	Celtis laevigata	Healthy	Single	No	Remain	0.0
3973	17.6	pecan	Carya illinoensis	Healthy	Multi	Yes	Remain	0.0
3974	20.9	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Remain	0.0
3975	22.5	southern red oak	Quercus falcata	Healthy	Single	Yes	Remain	0.0
3976	4.0	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	4.0
3977	6.6	green ash	Fraxinus pennsylvanica	Healthy	Multi	Yes	Removed	6.6
3978	4.4	green ash	Fraxinus pennsylvanica	Healthy	Forked	Yes	Removed	4.4
3979	6.6	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	6.6
3980	19.1	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Remain	0.0
3981	21.6	American elm	Ulmus americana	Healthy	Forked	Yes	Remain	0.0
3982	9.2	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
3983	9.8	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
3984	5.3	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
3985	16.1	green ash	Fraxinus pennsylvanica	Hazard	Single	No	Remain	0.0
3986	4.4	American elm	Ulmus americana	Healthy	Single	Yes	Remain	0.0
3987	4.3	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	4.3
3988	25.0	green ash	Fraxinus pennsylvanica	Healthy	Forked	Yes	Removed	25.0
3989	8.4	American elm	Ulmus americana	Healthy	Multi	Yes	Remain	0.0
3990	13.2	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Remain	0.0
3991	4.9	American elm	Ulmus americana	Healthy	Single	Yes	Remain	0.0
3992	8.9	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
3993	9.1	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
3994	4.4	American elm	Ulmus americana	Healthy	Single	Yes	Remain	0.0
3996	9.2	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
3997	20.9	green ash	Fraxinus pennsylvanica	Healthy	Forked	Yes	Remain	0.0
3998	16.1	American elm	Ulmus americana	Healthy	Single	Yes	Remain	0.0
3999	21.6	American elm	Ulmus americana	Healthy	Single	Yes	Remain	0.0
4000	16.9	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Remain	0.0
Tree tags 4001 - 4722 were not used.								
4723	21.2	American elm	Ulmus americana	Healthy	Single	Yes	Remain	0.0
4724	16.2	American elm	Ulmus americana	Healthy	Single	Yes	Remain	0.0
4725	18.1	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Remain	0.0
4726	24.6	American elm	Ulmus americana	Healthy	Single	Yes	Remain	0.0
4727	7.3	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Remain	0.0
4728	4.8	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Remain	0.0
4729	4.5	Mexican plum	Prunus mexicana	Declining	Forked	No	Remain	0.0
4730	4.0	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Remain	0.0
4731	4.0	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Remain	0.0
4732	18.7	hackberry	Celtis laevigata	Declining	Forked	No	Remain	0.0
4733	8.4	persimmon	Diospyros virginiana	Healthy	Single	Yes	Remain	0.0
4734	5.6	American elm	Ulmus americana	Healthy	Single	Yes	Remain	0.0
4735	5.2	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Remain	0.0
4736	4.1	persimmon	Diospyros virginiana	Healthy	Single	Yes	Remain	0.0
4737	6.7	persimmon	Diospyros virginiana	Healthy	Single	Yes	Remain	0.0
4738	7.5	black cherry	Prunus serotina	Healthy	Single	Yes	Remain	0.0
4739	4.0	American elm	Ulmus americana	Healthy	Single	Yes	Remain	0.0
4740	5.7	persimmon	Diospyros virginiana	Healthy	Single	Yes	Remain	0.0
4741	16.5	hackberry	Celtis laevigata	Healthy	Single	No	Remain	0.0
4742	5.5	persimmon	Diospyros virginiana	Declining	Single	No	Remain	0.0
4743	11.6	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
4744	6.5	persimmon	Diospyros virginiana	Healthy	Single	Yes	Remain	0.0
4745	4.3	persimmon	Diospyros virginiana	Healthy	Single	Yes	Remain	0.0
4746	4.8	persimmon	Diospyros virginiana	Healthy	Single	Yes	Remain	0.0
4747	7.2	persimmon	Diospyros virginiana	Healthy	Single	Yes	Remain	0.0
4748	6.9	persimmon	Diospyros virginiana	Healthy	Single	Yes	Remain	0.0

TAG #	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	MULTIPLE-STEMMED	PROTECTED	STATUS	MITIGATE
4749	7.5	persimmon	Diospyros virginiana	Healthy	Single	Yes	Remain	0.0
4750	7.1	persimmon	Diospyros virginiana	Healthy	Single	Yes	Remain	0.0
4751	4.1	live oak	Quercus virginiana	Healthy	Single	Yes	Removed	4.1
4752	4.0	live oak	Quercus virginiana	Declining	Forked	No	Removed	0.0
4753	4.2	cedar elm	Ulmus crassifolia	Declining	Single	No	Removed	0.0
4754	9.1	cedar elm	Ulmus crassifolia	Healthy	Single	Yes	Removed	9.1
4755	5.8	cedar elm	Ulmus crassifolia	Healthy	Multi	Yes	Removed	5.8
4756	5.6	cedar elm	Ulmus crassifolia	Healthy	Forked	Yes	Removed	5.6
4757	4.5	cedar elm	Ulmus crassifolia	Healthy	Forked	Yes	Removed	4.5
4758	9.2	cedar elm	Ulmus crassifolia	Healthy	Forked	Yes	Removed	9.2
4759	6.8	cedar elm	Ulmus crassifolia	Healthy	Single	Yes	Removed	6.8
4760	12.9	cedar elm	Ulmus crassifolia	Healthy	Forked	Yes	Removed	12.9
4761	7.9	live oak	Quercus virginiana	Healthy	Single	Yes	Removed	7.9
4762	12.8	live oak	Quercus virginiana	Healthy	Multi	Yes	Removed	12.8
4763	9.6	live oak	Quercus virginiana	Healthy	Forked	Yes	Removed	9.6
4764	12.9	live oak	Quercus virginiana	Healthy	Multi	Yes	Removed	12.9
4765	10.1	live oak	Quercus virginiana	Healthy	Forked	Yes	Removed	10.1
4766	32.6	pecan	Carya illinoensis	Healthy	Single	Yes	Removed	32.6
4767	14.2	live oak	Quercus virginiana	Healthy	Single	Yes	Removed	14.2
4768	16.8	hackberry	Celtis laevigata	Hazard	Single	No	Remain	0.0
4769	12.2	hackberry	Celtis laevigata	Healthy	Forked	No	Remain	0.0
4770	6.8	Hercules-club	Zanthoxylum clava-herculis	Healthy	Forked	Yes	Remain	0.0
4771	6.4	American elm	Ulmus americana	Healthy	Single	Yes	Remain	0.0
4772	4.1	American elm	Ulmus americana	Healthy	Single	Yes	Remain	0.0
4773	5.8	American elm	Ulmus americana	Healthy	Single	Yes	Remain	0.0
4774	5.1	American elm	Ulmus americana	Healthy	Single	Yes	Removed	5.1
4775	4.2	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	4.2
4776	5.4	American elm	Ulmus americana	Healthy	Single	Yes	Removed	5.4
4777	6.8	eastern redbud	Cercis canadensis	Healthy	Forked	Yes	Removed	6.8
4778	6.0	American elm	Ulmus americana	Healthy	Single	Yes	Remain	0.0
4779	42.5	pecan	Carya illinoensis	Healthy	Forked	Yes	Removed	42.5
4780	4.4	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	4.4
4781	18.3	hackberry	Celtis laevigata	Healthy	Single	No	Remain	0.0
4784	8.6	green ash	Fraxinus pennsylvanica	Declining	Single	No	Remain	0.0
4785	4.5	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Remain	0.0
4786	4.1	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	4.1
4787	5.0	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Remain	0.0
4788	4.6	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	4.6
4789	4.8	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	4.8
4790	5.3	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	5.3
4791	4.3	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Remain	0.0
4792	5.9	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Remain	0.0
4793	5.6	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Remain	0.0
4794	5.1	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Remain	0.0
4795	6.0	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Remain	0.0
4796	7.6	green ash	Fraxinus pennsylvanica	Healthy	Forked	Yes	Remain	0.0
4797	4.4	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	4.4
4798	4.0	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	4.0
4799	5.1	Hercules-club	Zanthoxylum clava-herculis	Healthy	Forked	Yes	Removed	5.1
4800	4.9	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	4.9
4801	16.4	pecan	Carya illinoensis	Declining	Single	No	Removed	0.0
4802	9.2	pecan	Carya illinoensis	Healthy	Single	Yes	Removed	9.2
4803	7.4	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
4804	7.9	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
4805	8.5	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
4806	11.0	hackberry	Celtis laevigata	Declining	Single	No	Remain	0.0
4807	10.7	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
4808	9.3	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
4809	4.9	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
4810	13.6	pecan	Carya illinoensis	Healthy	Forked	Yes	Remain	0.0
4811	8.9	southern red oak	Quercus falcata	Healthy	Single	Yes	Removed	8.9
4818	5.3	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	5.3
4819	6.5	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	6.5
4820	4.6	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	4.6
4821	7.9	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	7.9
4822	7.3	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	7.3
4823	8.7	American elm	Ulmus americana	Healthy	Single	Yes	Removed	8.7
4824	5.6	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	5.6
4825	10.5	American elm	Ulmus americana	Healthy	Single	Yes	Removed	10.5
4826	12.2	American elm	Ulmus americana	Healthy	Single	Yes	Removed	12.2
4827	5.4	American elm	Ulmus americana	Healthy	Single	Yes	Removed	5.4
4828	4.5	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	4.5
4829	4.4	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	4.4
4830	8.4	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	8.4
4831	4.5	American elm	Ulmus americana	Healthy	Single	Yes	Removed	4.5
4832	5.9	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	5.9
4833	8.0	American elm	Ulmus americana	Healthy	Single	Yes	Removed	8.0
4834	11.5	American elm	Ulmus americana	Healthy	Forked	Yes	Removed	11.5
4835	8.4	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Removed	8.4
4836	6.4	tree of heaven	Ailanthus altissima	Healthy	Single	Yes	Remain	0.0
4837	9.7	tree of heaven	Ailanthus altissima	Healthy	Single	Yes	Remain	0.0
4838	14.1	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
4839	4.2	American elm	Ulmus americana	Healthy	Single	Yes	Remain	0.0
4840	9.9	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Remain	0.0
4841	12.9	hackberry	Celtis laevigata	Healthy	Single	No	Remain	0.0
4842	17.2	green ash	Fraxinus pennsylvanica	Healthy	Single	Yes	Remain	0.0
4843	7.8	American elm	Ulmus americana	Declining	Single	No	Remain	0.0
4844	27.3	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
4845	6.4	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
4846	6.9	pecan	Carya illinoensis	Healthy	Single	Yes	Remain	0.0
4847	6.5	pecan	Carya illinoensis	Declining	Single	No	Remain	0.0
4848	6.0	pecan	Carya illinoensis	Declining	Single	No	Remain	0.0
4849	15.7	American elm	Ulmus americana	Healthy	Single	Yes	Remain	0.0
4853	8.8	eastern redbud	Cercis canadensis	Healthy	Multi	Yes	Removed	8.8
4854	21.2	hackberry	Celtis laevigata	Healthy	Forked	No	Removed	0.0
4856	17.1	sweetgum	Liquidambar styraciflua	Healthy	Forked	Yes	Removed	17.1
4857	15.5	sweetgum	Liquidambar styraciflua	Healthy	Forked	Yes	Removed	15.5
TOTAL								973.7
3995	11.3	eastern redcedar	Juniperus virginiana	Healthy	Single	Yes	Remain	0.0
4782	13.8	eastern redcedar	Juniperus virginiana	Declining	Single	No	Remain	0.0
4783	10.2	eastern redcedar	Juniperus virginiana	Healthy	Single	Yes	Remain	0.0
4812	11.4	eastern redcedar	Juniperus virginiana	Healthy	Single	Yes	Removed	4.0
4813	11.1	eastern redcedar	Juniperus virginiana	Declining	Forked	No	Remain	0.0
4814	12.1	eastern redcedar	Juniperus virginiana	Declining	Single	No	Remain	0.0
4815	14.3	eastern redcedar	Juniperus virginiana	Healthy	Single	Yes	Removed	4.0
4816	12.2	eastern redcedar	Juniperus virginiana	Healthy	Single	Yes	Remain	0.0
4817	21.9	eastern redcedar	Juniperus virginiana	Healthy	Single	Yes	Removed	4.0
4855	11.6	eastern redcedar	Juniperus virginiana	Healthy	Multi	Yes	Removed	4.0
TOTAL								16.0
TOTAL MITIGATION INCHES THAT'S PROTECTED								-948.5
PROPOSED INCHES								+122
TOTAL INCHES								-867.7
TOTAL MITIGATION COST (\$67.7x\$200)								\$173,540.0

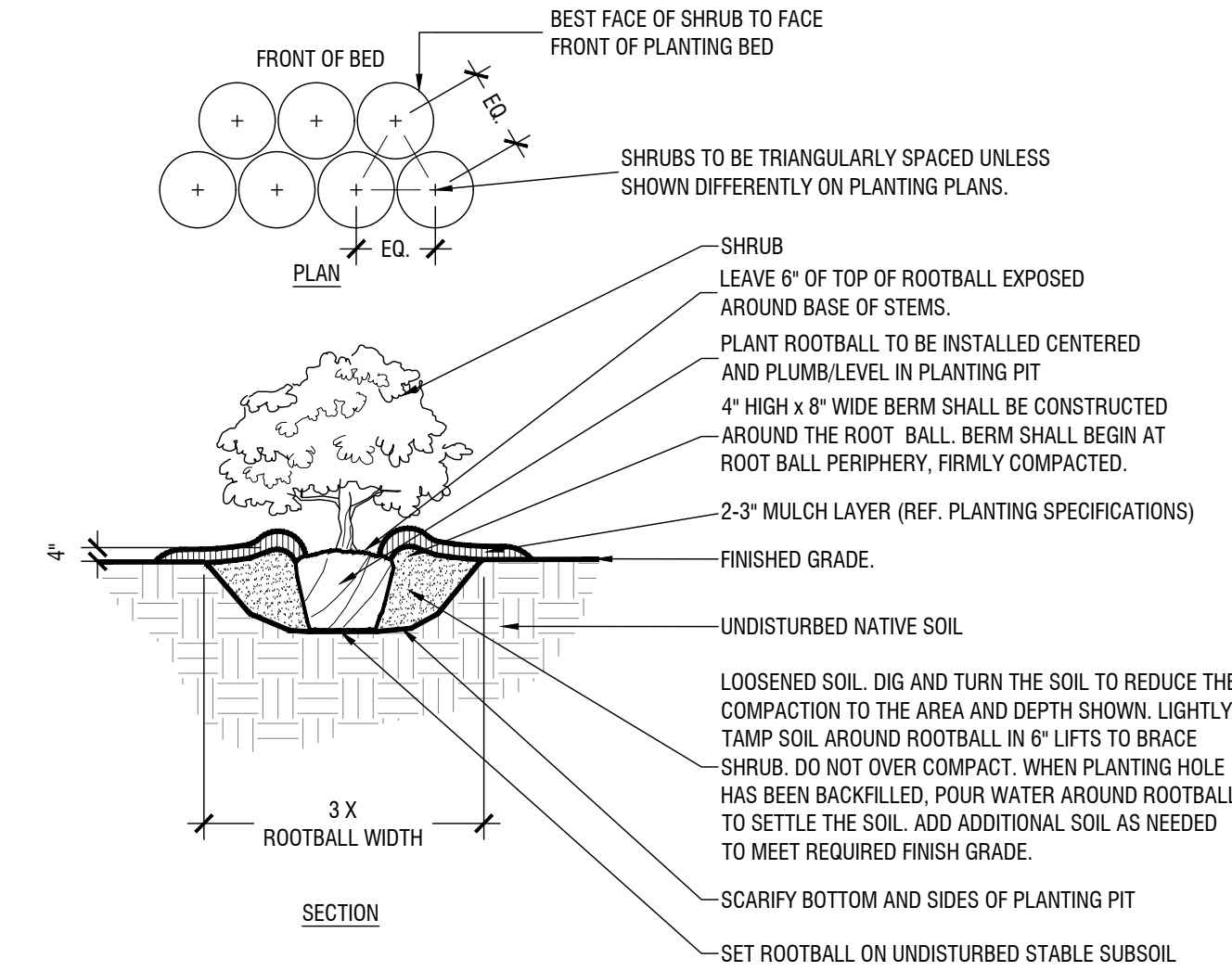




SHRUB PLANTING ON 5-50% (20:1 to 2:1) SLOPE

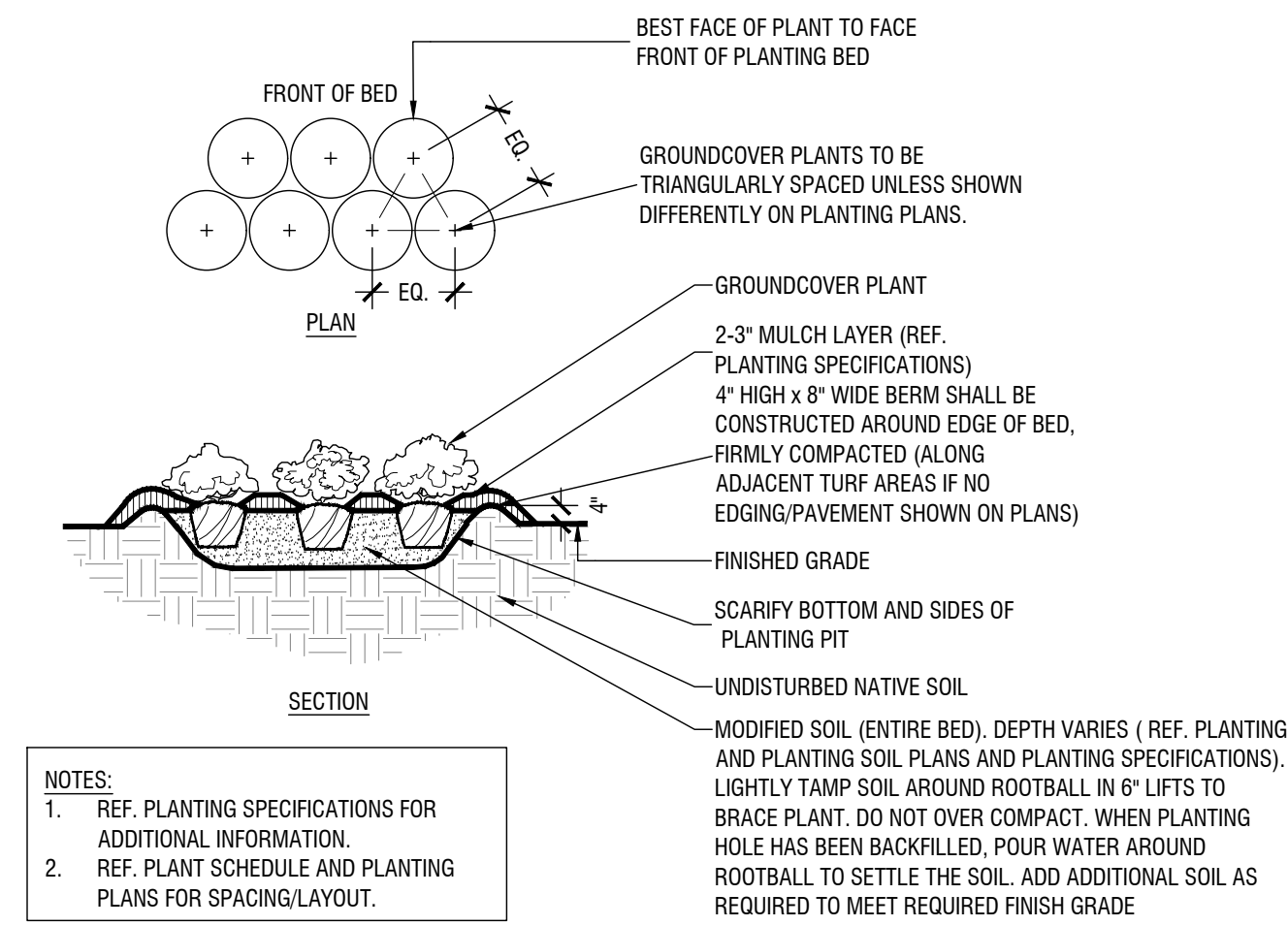
Scale: NTS

- NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 2. WHEN SHRUBS MASSED TOGETHER WITH GROUND COVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)
 3. WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT.
 4. REF. TO PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.



TYPICAL SHRUB PLANTING

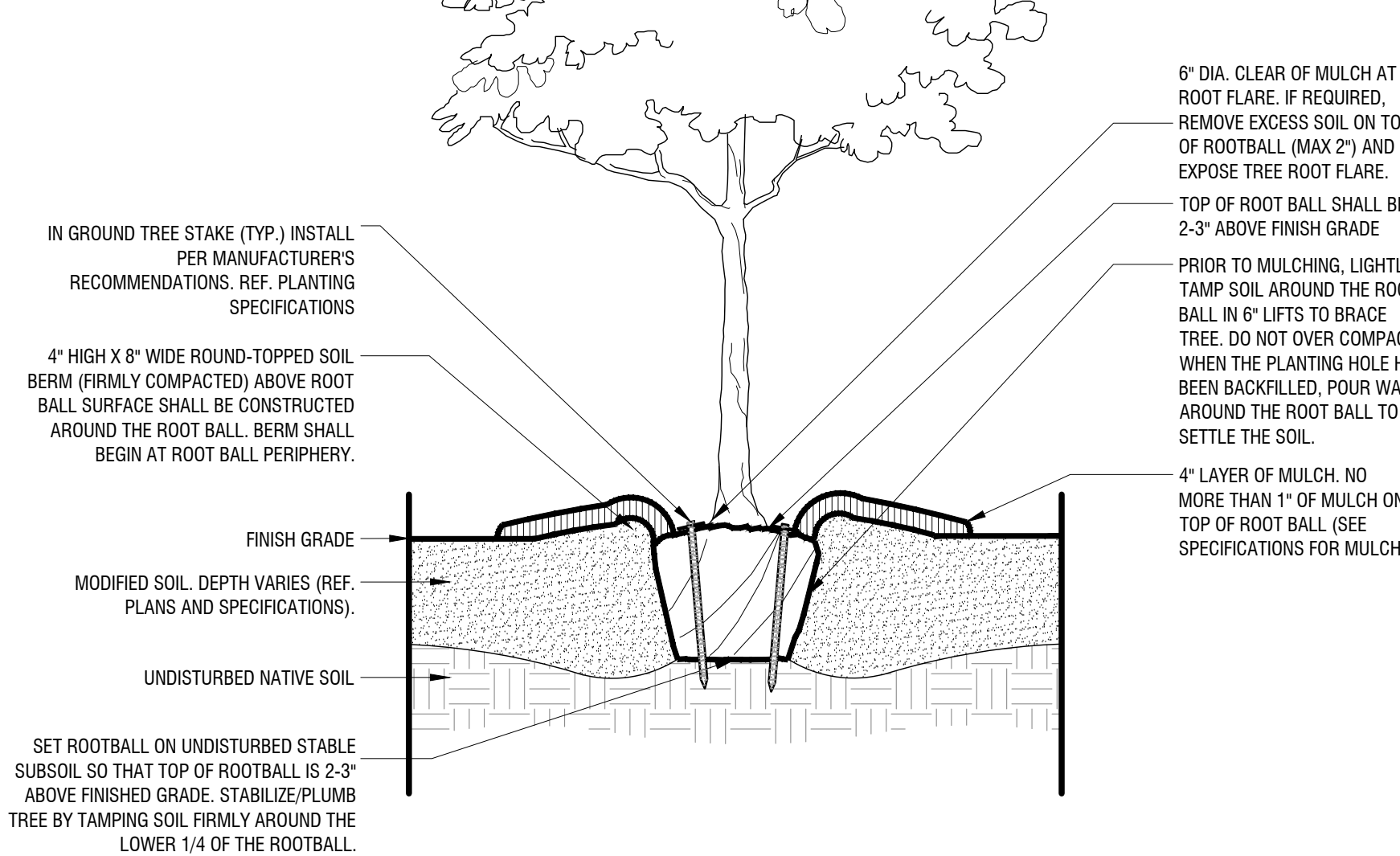
Scale: NTS



TYPICAL GROUNDCOVER PLANTING

Scale: NTS

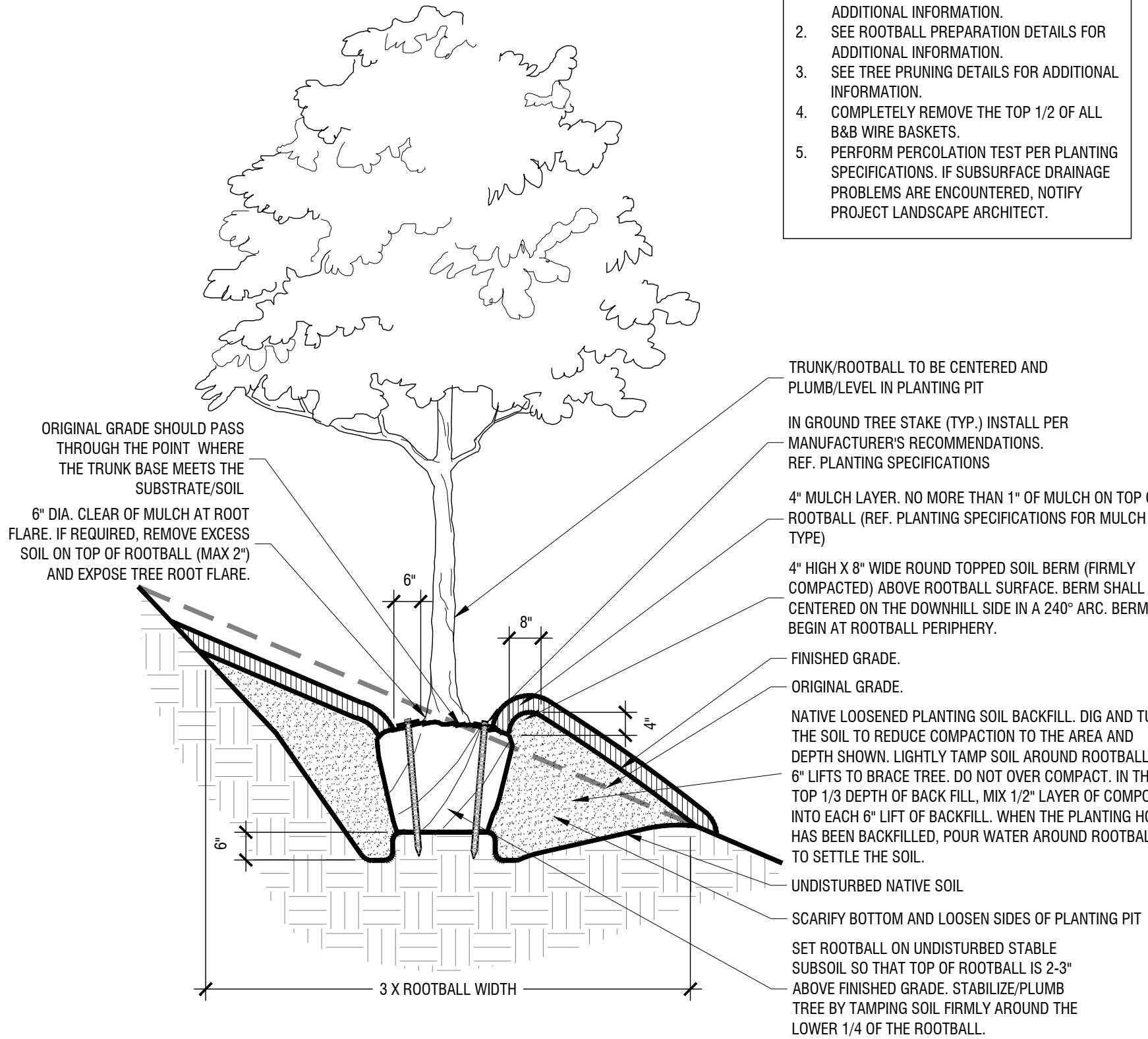
- NOTES:
1. THIS DETAIL IS FOR TREE PLANTING WHERE FULL DEPTH SOD IS BEING REPLACED ONLY. REF. DETAIL A THIS SHEET FOR TYPICAL TREE PLANTING.
 2. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 3. SEE ROOTBALL PREPARATION DETAILS FOR ADDITIONAL INFORMATION.
 4. SEE TREE PRUNING DETAILS FOR ADDITIONAL INFORMATION.
 5. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, REF. DETAIL B THIS SHEET AND NOTIFY PROJECT LANDSCAPE ARCHITECT.



TYPICAL TREE PLANTING (IN SOIL MODIFIED LANDSCAPE BED)

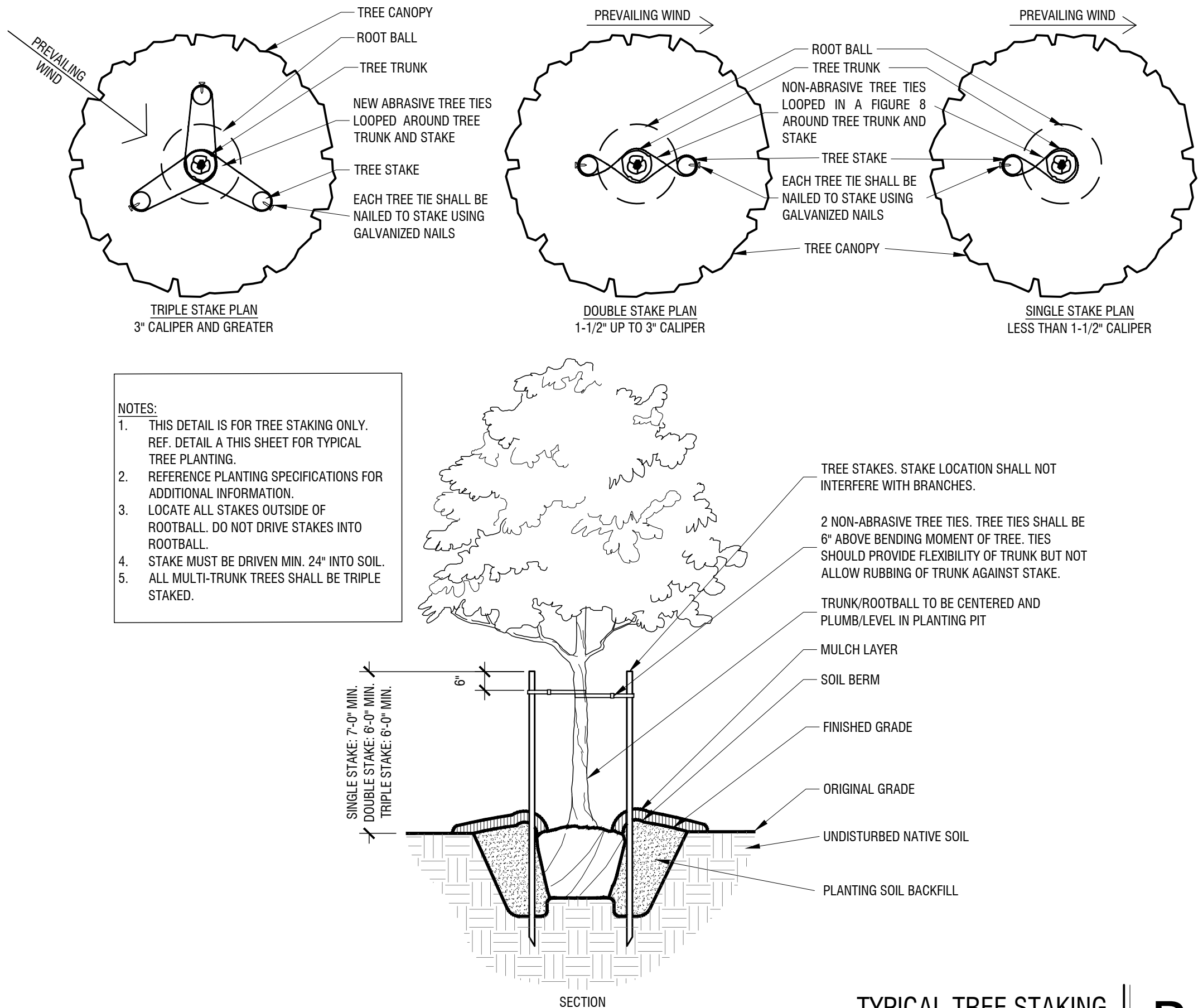
Scale: NTS

- NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 2. SEE ROOTBALL PREPARATION DETAILS FOR ADDITIONAL INFORMATION.
 3. SEE TREE PRUNING DETAILS FOR ADDITIONAL INFORMATION.
 4. COMPLETELY REMOVE THE TOP 1/2 OF ALL B&B WIRE BASKETS.
 5. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.



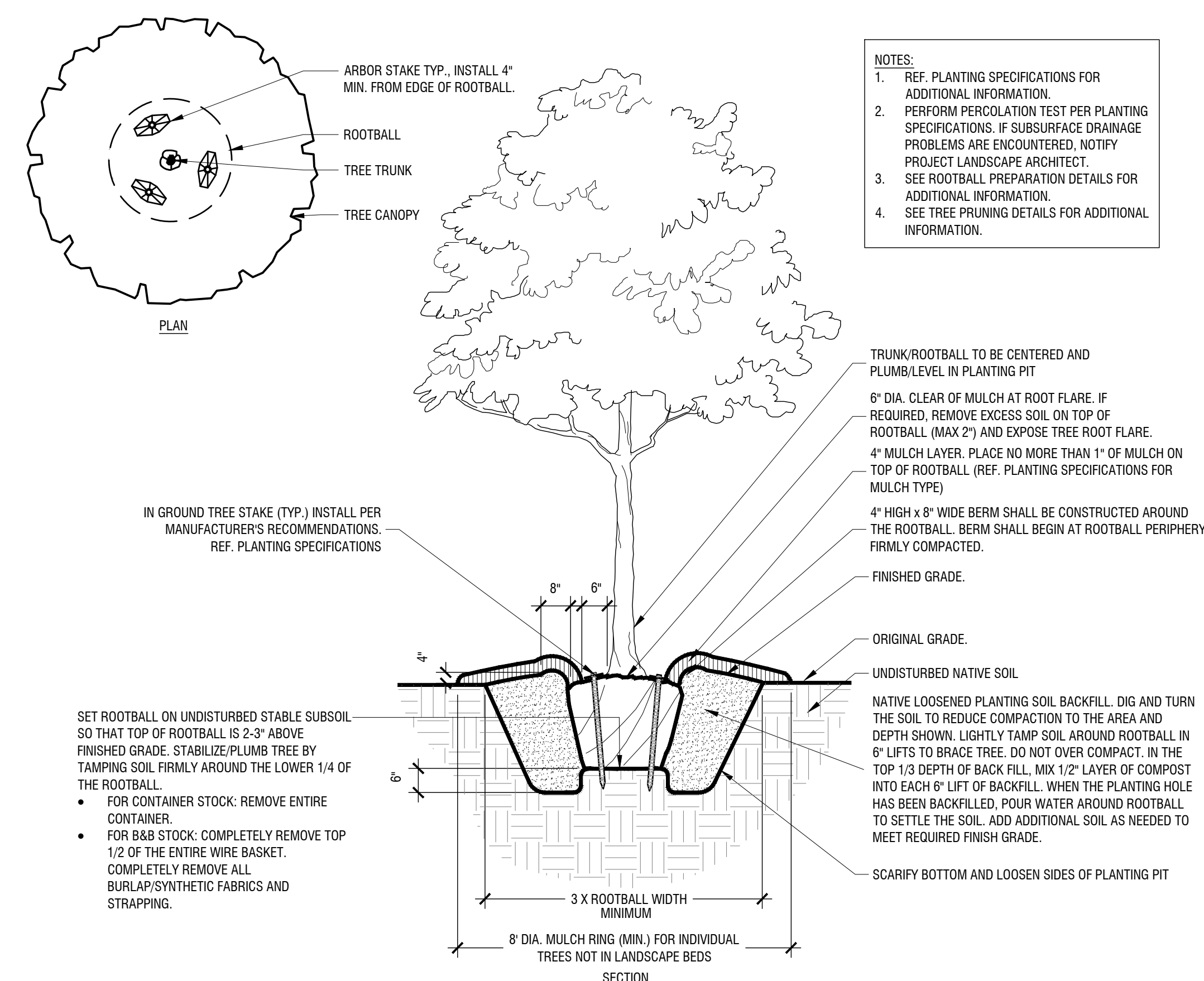
TREE PLANTING ON 5-50% SLOPE'S (20:1 TO 2:1 SLOPES)

Scale: NTS



TYPICAL TREE STAKING

Scale: NTS



TYPICAL TREE PLANTING

Scale: NTS

NO.	REVISIONS	DATE	BY

13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972.770.1300 FAX: 972.235.3820
WWW.KIMLEY-HORN.COM TX F-928
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KHA PROJECT				DATE				SCALE				DESIGNED BY				DRAWN BY				CHECKED BY			
064584402				06/19/2025				AS SHOWN				DHL				DHL				BLR			

LA JOLLA POINTE DRIVE
PAD READY DEVELOPMENT

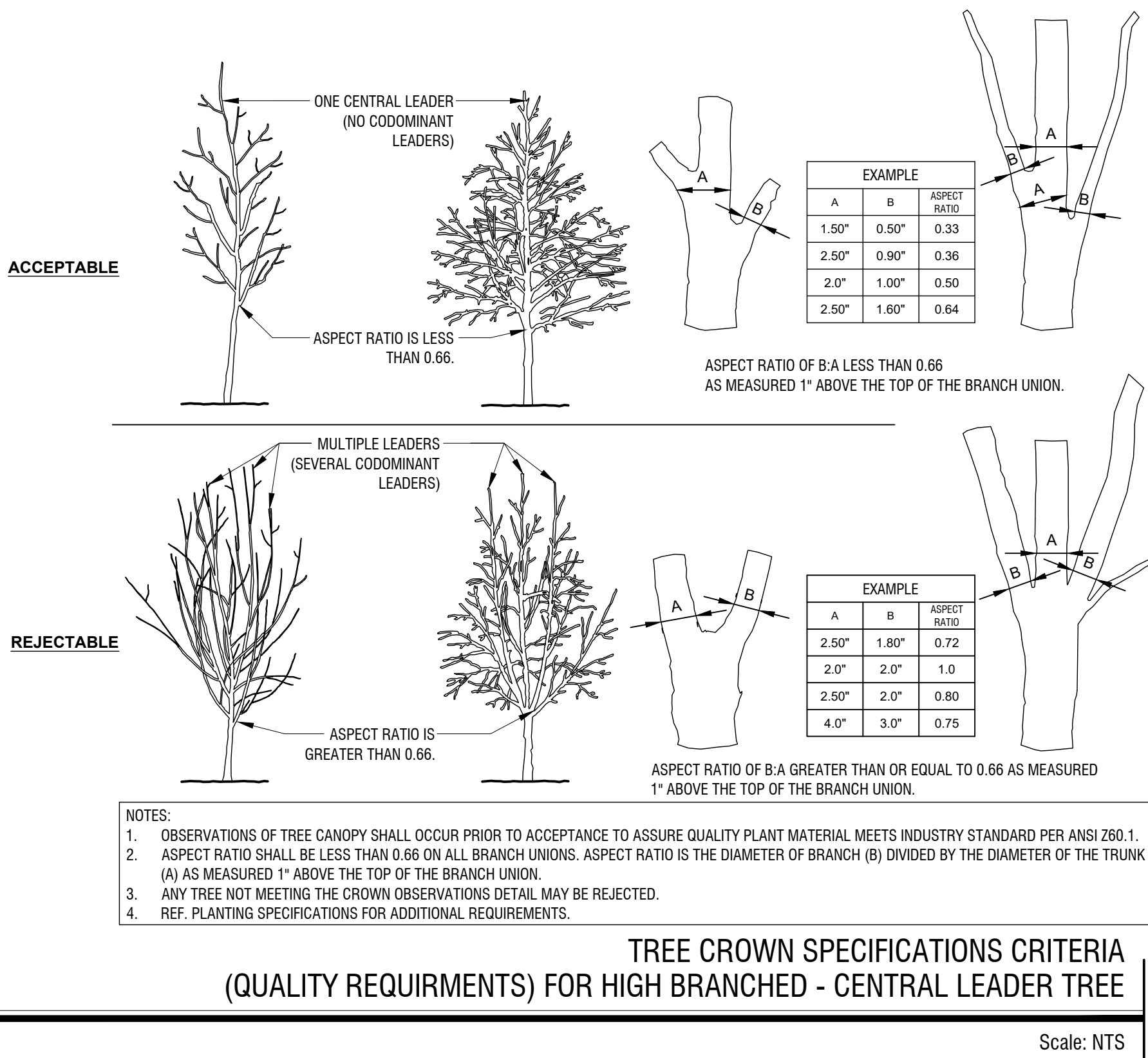
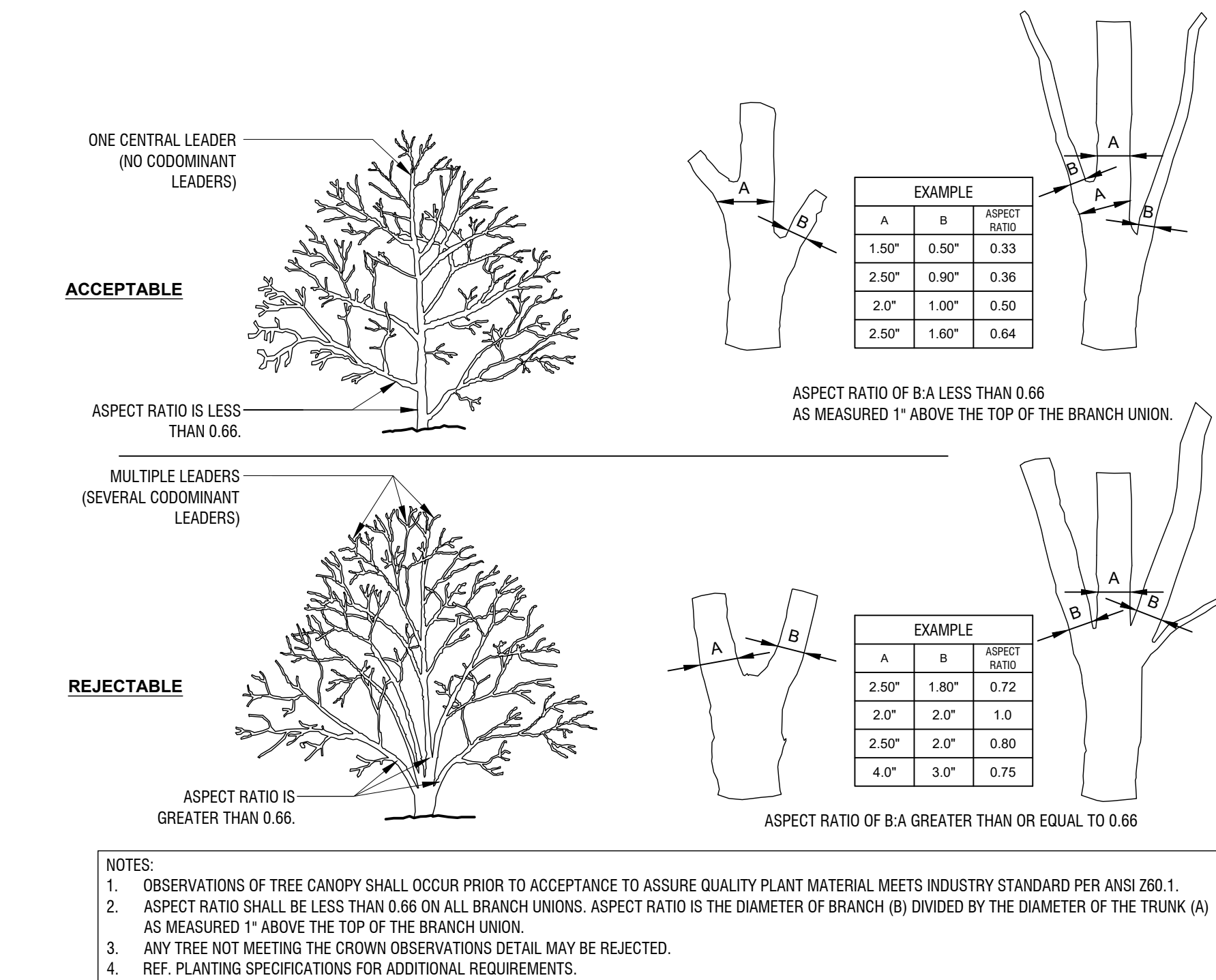
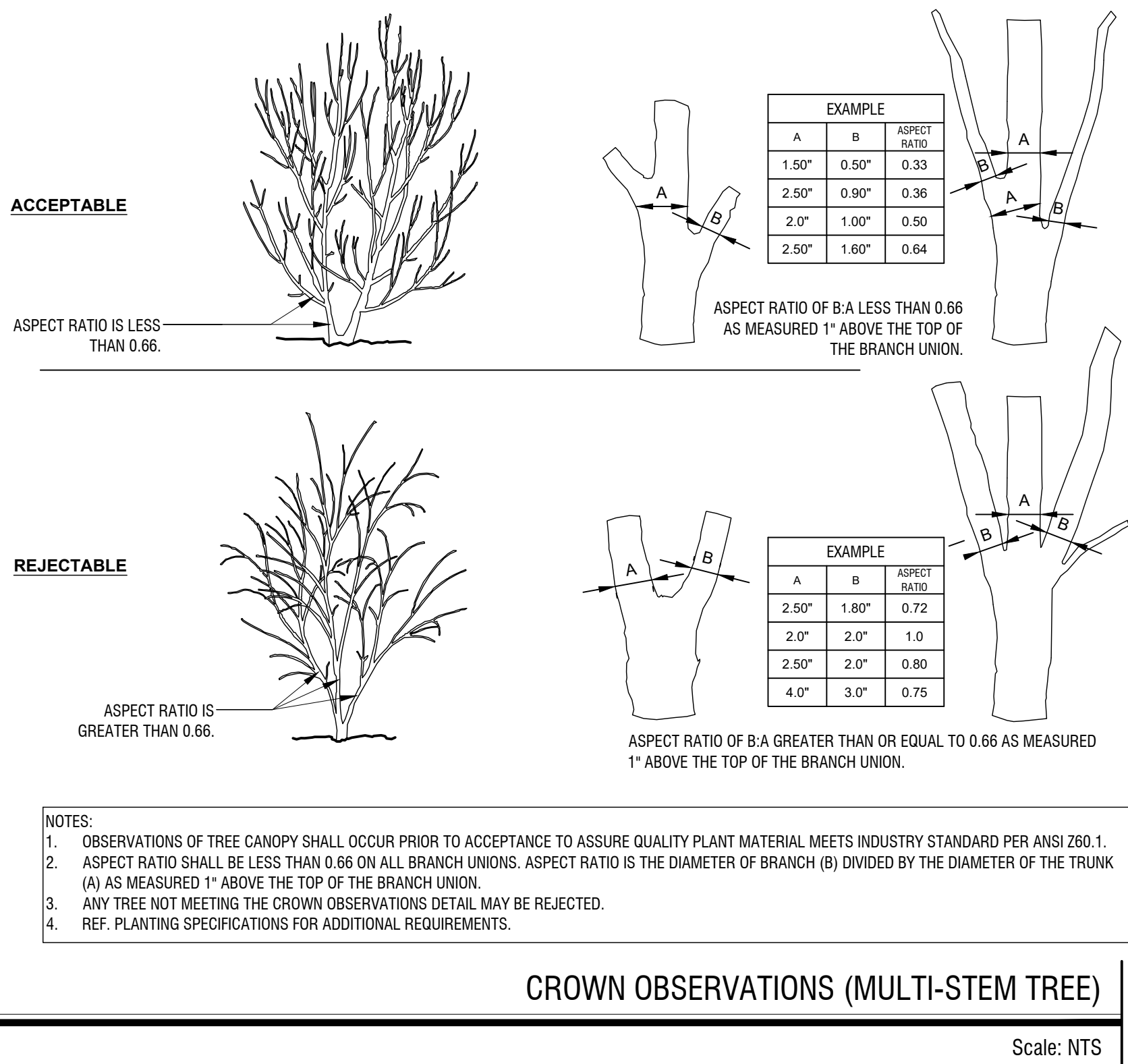
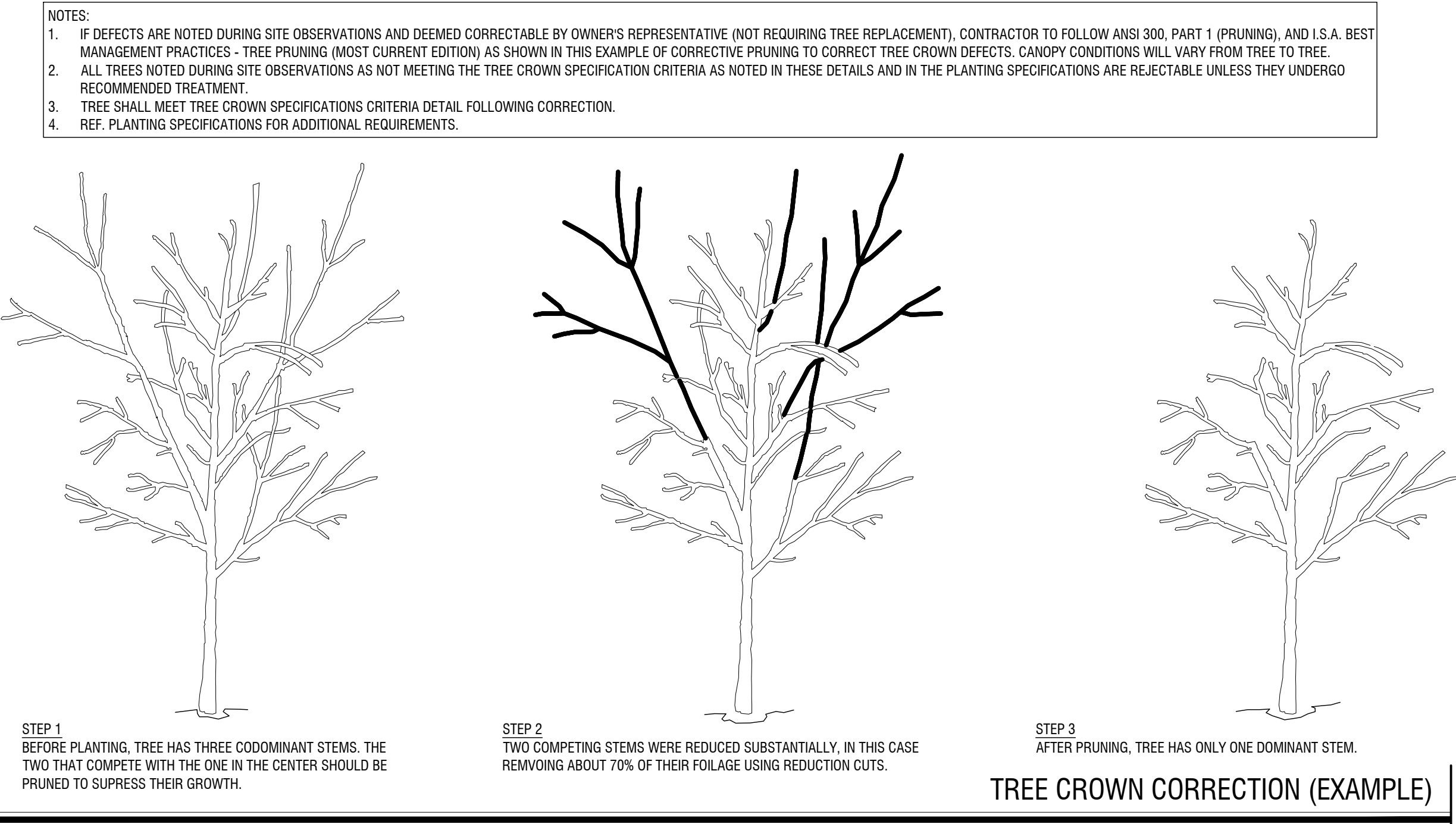
PREPARED FOR
ROCKWALL ECONOMIC
DEVELOPMENT COPORATION
CITY OF ROCKWALL, TX

PLANTING DETAILS

SHEET NUMBER
LP 2.00

Images: Kimley-Horn
Plotted by: Liana Daniel
DWG Name: LA JOLLA POINTE DRIVE ANSCAPE
UP 2.00 DWG - (P 2)

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DATE: July 29, 2025

TO: Todd Martin, P.E.
Kimley-Horn & Associates
203 W. Nash Street, Suite 100
Terrell, TX 75160

CC: Shannon Foltz
Rockwall EDC
2610 Observation Trail, Suite 104
Rockwall, TX 75032

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

SUBJECT: SP2025-026; *Amended Site Plan for La Jolla Pointe*

Todd Martin, P.E.,

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on July 15, 2025. The following is a record of all recommendations, voting records:

Conditions of Approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans; and,
- (2) Any construction resulting from the approval of this *Site Plan* 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 July 15, 2025, the Planning and Zoning Commission approved a motion to approve the treescape plan by a vote of 7-0.

Should you have any questions or concerns regarding your site plan case, please feel free to contact me at (972) 772-6434.

Sincerely,

Henry Lee, AICP, *Senior Planner*
City of Rockwall Planning and Zoning Department