



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 1661 Ridge Road, Rockwall, TX 75087

SUBDIVISION David Atkins Survey, Abstract No. 1

LOT

N/A

BLOCK

N/A

GENERAL LOCATION 1661 Ridge Road, Rockwall, TX 75087

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-4

CURRENT USE Undeveloped

PROPOSED ZONING PD-4

PROPOSED USE Office

ACREAGE 12.15

LOTS [CURRENT]

N/A

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]

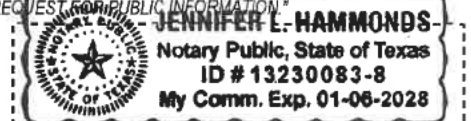
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shannon Foltz [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 19th 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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

1/6/28

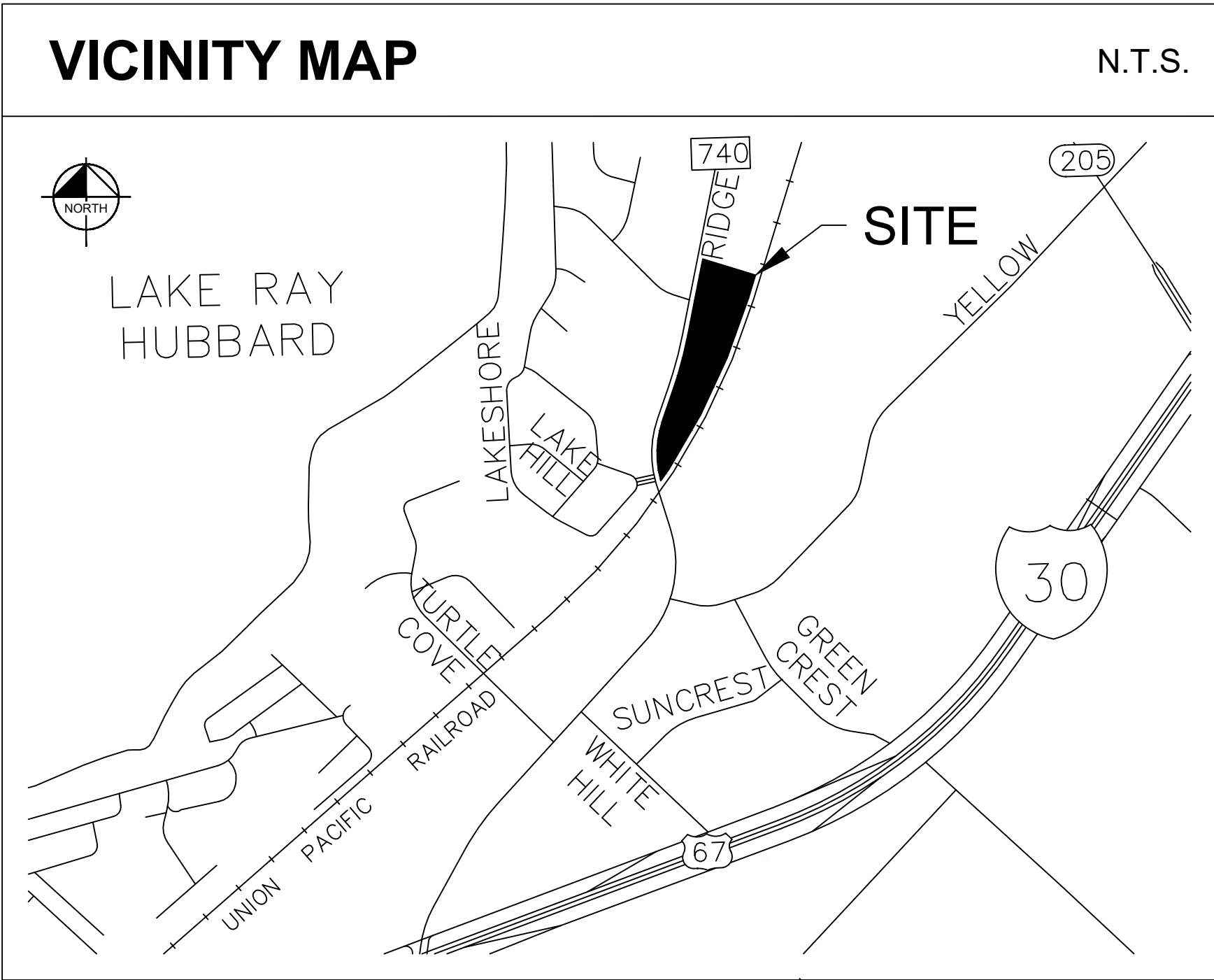
1661 Ridge Road Detention Pond Landscape Design/Construction Permit CodePLANSHET1.C - 0.00.DWG
PLANNING/DESIGN/CONSTRUCTION/PERMIT CODEPLANSHET1.C - 0.00.DWG
DESIGNED BY: LIAO, DANIEL 6/18/2025 11:31 AM
CHECKED BY: XUE, DANIEL 6/18/2025 11:31 AM
PLOTTER: HP DesignJet T120 6/18/2025 11:31 AM
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.
DESIGNED BY: LIAO, DANIEL 6/18/2025 11:31 AM
CHECKED BY: XUE, DANIEL 6/18/2025 11:31 AM
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LANDSCAPE CONSTRUCTION PLANS FOR 1661 RIDGE ROAD DETENTION POND IMPROVEMENTS

IN
1661 RIDGE RD,
ROCKWALL, TX 75087
LOT 1, BLOCK A - RIDE ROAD ADDITION
ROCKWALL COUNTY, TEXAS

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	05/30/2025
FOURTH CITY SUBMITTAL -NOT FOR CONSTRUCTION	06/18/2025



LANDSCAPE SHEET LIST TABLE	
Sheet Number	Sheet Title
LC 0.00	COVER SHEET
TP 0.00	KEY MAP
TP 1.00	TREE PRESERVATION & REMOVAL PLAN
TP 1.01	TREE PRESERVATION & REMOVAL PLAN
TP 1.02	TREE PRESERVATION & REMOVAL PLAN
TP 1.03	TREE PRESERVATION & REMOVAL PLAN
TP 2.00	TREE PRESERVATION DETAILS & NOTES
LP 0.00	PLANTING SCHEDULE & NOTES
LP 1.00	LANDSCAPE PLAN
LP 1.01	LANDSCAPE PLAN
LP 1.02	LANDSCAPE PLAN
LP 1.03	LANDSCAPE PLAN
LP 2.00	PLANTING DETAILS
LP 2.01	PLANTING DETAILS
LP 2.02	PLANTING DETAILS

CLIENT

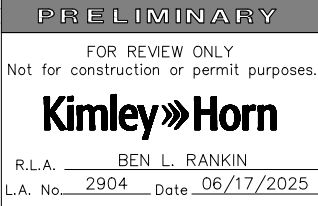


LANDSCAPE ARCHITECT



CITY OF ROCKWALL, TEXAS

JUNE 2025

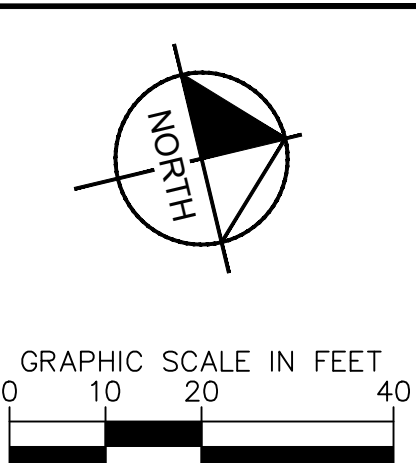


PROJECT No. 094884403	DATE: JUNE 2025	SCALE: AS SHOWN	MLM	MLM	BLR
	DESIGNED BY:	MLM	MLM	MLM	BLR
	DRAWN BY:	MLM	MLM	MLM	BLR
	CHECKED BY:	MLM	MLM	MLM	BLR

1661 RIDGE ROAD
1661 RIDGE ROAD
ROCKWALL, TX

COVER SHEET

SHEET NUMBER
LC 0.00

[illegible]

Kimley»»Horn

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972.351.2320 FAX: 972.351.2320
TELETYPE: 972.351.2320
TEXAS REGISTERED ENGINEERING FIRM E-228

The logo for Kimley-Horn is located in the top left corner. It features the company name "Kimley-Horn" in a serif font, with "Kimley" in black and "Horn" in a lighter gray. Below the name is a tagline "Engineering • Planning • Architecture" in a smaller, sans-serif font. To the right of the logo is a rectangular stamp with a gray border. The stamp contains the word "PRELIMINARY" in large, bold, black capital letters. Below this, in smaller text, it says "FOR REVIEW ONLY" and "Not for construction or permit purposes." At the bottom of the stamp, the name "BEN L. RANKIN" is printed in a bold, sans-serif font. Below the name, the text "R.L.A. No. 2904" and "Date 06/17/2025" are printed in a smaller, sans-serif font.

PROJECT No. 064584403
DATE: JUNE 2025
SCALE: AS SHOWN
DESIGNED BY: MLM
DRAWN BY: MLM
CHECKED BY: BLR

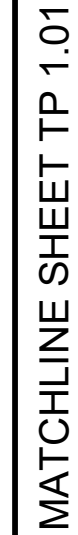
1661 RIDGE ROAD
1661 RIDGE ROAD
ROCKWALL, TX

TREE PRESERVATION & REMOVAL PLAN

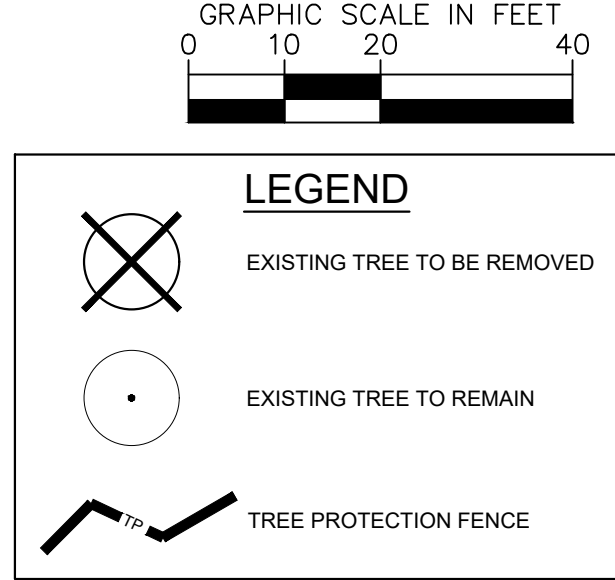
[illegible]

IMAGES EPSG2276 Date20230517 Lat32.909829 Lon-96.462235 Mpp0.149
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 PLOTTED BY LIANG, DANIEL 6/18/2025 11:33 PM
 DWG NAME K/DAL_CIVIL/064584403 - 1661 RIDGE ROAD/DESIGN/PLANN
 ACT SAVEN 6/18/2025 11:30 AM

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE



MATCHLINE SHEET TP 1.03

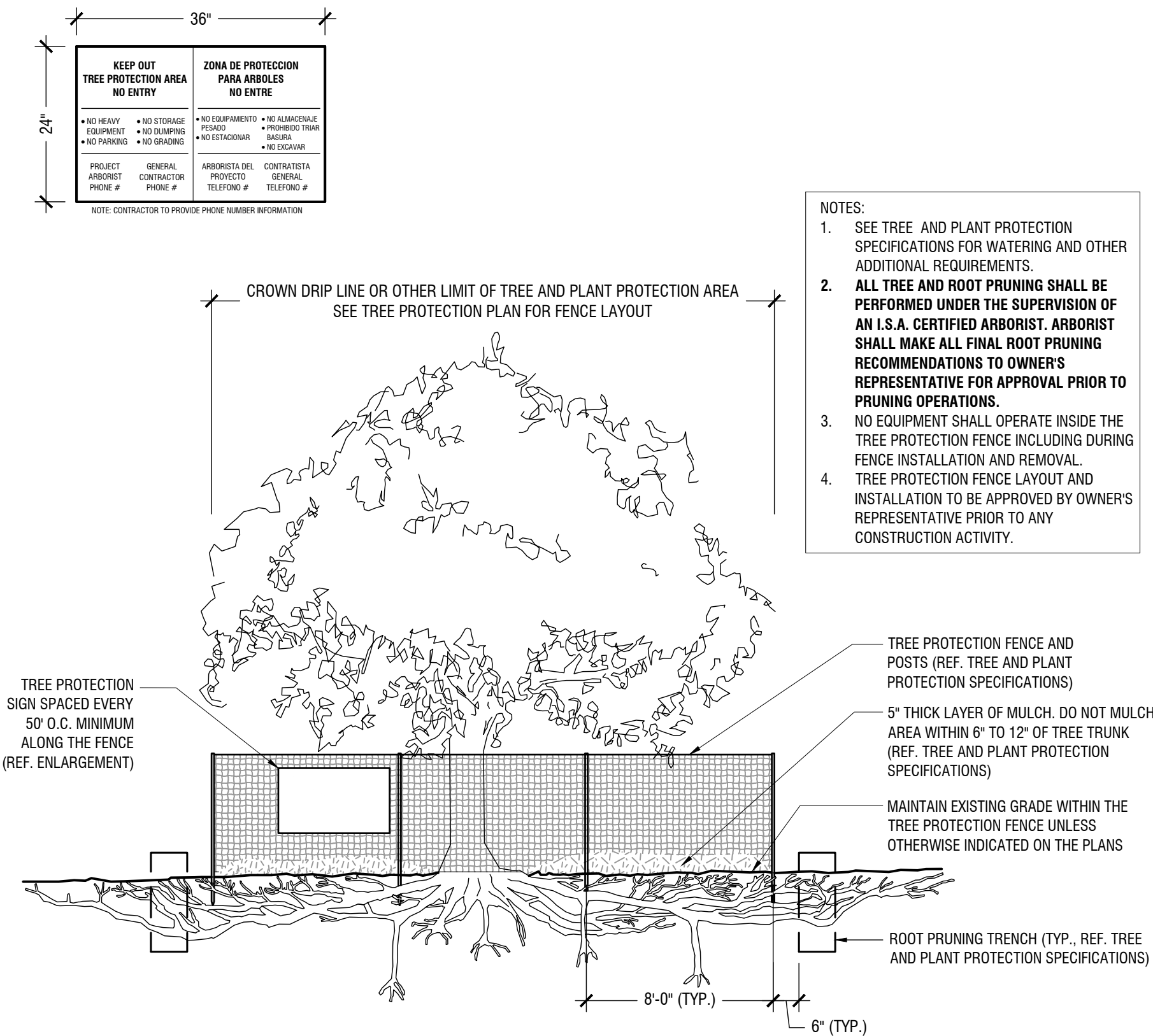


SHEET NUMBER TP 1.02		TREE PRESERVATION & REMOVAL PLAN	1661 RIDGE ROAD 1661 RIDGE ROAD ROCKWALL, TX	1661 RIDGE ROAD	PROJECT No. 064584403					
					DATE: JUNE 2025					
					SCALE: AS SHOWN					
					DESIGNED BY: MLM					
					DRAWN BY: MLM					
					CHECKED BY: BLR					
					<div><div>FOR REVIEW ONLY Not for construction or permit purposes</div><div>Kimley»Horn</div><div>R.L.A. BEN L. RANKIN I.A. No. 2904 Date 06/17/2025</div></div>					
					1661 RIDGE ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TEXAS 75245 PHONE: (972) 393-4290 FAX: (972) 393-4820 TEXAS REGISTERED ENGINEERING FIRM # 928					
					Kimley»Horn					
					13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700					
					DALLAS, TEXAS 75245 PHONE: (972) 393-4290 FAX: (972) 393-4820 TEXAS REGISTERED ENGINEERING FIRM # 928					
					BY					
					DATE					
					REVISIONS					
					No.					

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AGE	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	PROTECTED	STATUS	MITIGATE	REMARKS
6280	6.9	CEDAR ELM	ULMUS CRASSIFOLIA	HEALTHY	YES	REMAIN	0.0	POND
6285	13.8	HACKBERRY	CELTIS LAEVIGATA	DECLINING	NO	REMAIN	0.0	POND
6290	5.0	SLIPPERY ELM	ULMUS RUBRA	HEALTHY	YES	REMAIN	0.0	POND
6293	14.8	HACKBERRY	CELTIS LAEVIGATA	HEALTHY	NO	REMAIN	0.0	POND
6299	8.2	SLIPPERY ELM	ULMUS RUBRA	HEALTHY	YES	REMAIN	0.0	POND
6300	5.7	SLIPPERY ELM	ULMUS RUBRA	HEALTHY	YES	REMAIN	0.0	POND
6301	6.1	SLIPPERY ELM	ULMUS RUBRA	HEALTHY	YES	REMAIN	0.0	POND
6315	4.7	HERCULES-CLUB	ZANTHOXYLUM CLAVA - HERCULIS	HEALTHY	NO	REMAIN	0.0	POND
6317	6.7	SLIPPERY ELM	ULMUS RUBRA	HEALTHY	YES	REMOVED	6.7	POND
6318	5.3	SLIPPERY ELM	ULMUS RUBRA	HEALTHY	YES	REMOVED	5.3	POND
6319	4.9	SLIPPERY ELM	ULMUS RUBRA	HEALTHY	YES	REMOVED	4.9	POND
6320	4.0	CEDAR ELM	ULMUS CRASSIFOLIA	HEALTHY	YES	REMAIN	0.0	POND
6322	6.9	SLIPPERY ELM	ULMUS RUBRA	HEALTHY	YES	REMOVED	6.9	POND
6325	9.7	SLIPPERY ELM	ULMUS RUBRA	HEALTHY	YES	REMOVED	9.7	POND
6329	5.3	SLIPPERY ELM	ULMUS RUBRA	HEALTHY	YES	REMOVED	5.3	POND
6330	5.7	SLIPPERY ELM	ULMUS RUBRA	HEALTHY	YES	REMOVED	5.7	POND
6331	4.5	SLIPPERY ELM	ULMUS RUBRA	HEALTHY	YES	REMOVED	4.5	POND
6332	6.4	SLIPPERY ELM	ULMUS RUBRA	HEALTHY	YES	REMOVED	6.4	POND
6336	4.5	SLIPPERY ELM	ULMUS RUBRA	HEALTHY	YES	REMOVED	4.5	POND
6339	9.5	CALLERY PEAR	PYRUS CALLERYANA	HEALTHY	YES	REMOVED	9.5	POND
6341	5.3	SLIPPERY ELM	ULMUS RUBRA	HEALTHY	YES	REMOVED	5.3	POND
6342	5.2	SLIPPERY ELM	ULMUS RUBRA	HEALTHY	YES	REMOVED	5.2	POND
6378	4.1	CHITTAMWOOD	SIDEROXYLON LANUGINOSUM	HEALTHY	NO	REMAIN	0.0	POND
6419	6.3	BLACK WALNUT	JUGLANS NIGRA	HEALTHY	YES	REMOVED	6.3	POND
						TOTAL	86.2	
AGE	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	PROTECTED	STATUS	MITIGATE	REMARKS
6321	12.5	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	HEALTHY	YES	REMOVED	4.0	POND
6323	11.1	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	DECLINING	NO	REMOVED	0.0	POND
6324	11.7	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	DECLINING	NO	REMOVED	0.0	POND
6326	11.9	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	HEALTHY	YES	REMOVED	4.0	POND
6327	11.0	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	DECLINING	YES	REMOVED	0.0	POND
6328	11.0	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	DECLINING	YES	REMOVED	0.0	POND
6333	11.0	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	DECLINING	NO	REMOVED	0.0	POND
6334	14.5	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	DECLINING	NO	REMOVED	0.0	POND
6335	17.2	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	DECLINING	NO	REMOVED	0.0	POND
6337	15.2	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	HEALTHY	YES	REMOVED	4.0	POND
6338	13.2	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	HEALTHY	YES	REMOVED	4.0	POND
6340	12.5	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	HEALTHY	YES	REMOVED	4.0	POND
6414	12.3	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	HEALTHY	YES	REMAIN	0.0	POND
6416	11.2	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	DECLINING	NO	REMAIN	0.0	POND
6420	11.2	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	DECLINING	NO	REMOVED	0.0	POND
6421	11.6	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	DECLINING	NO	REMOVED	0.0	POND
6422	11.7	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	HEALTHY	YES	REMOVED	4.0	POND
6423	12.3	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	HEALTHY	YES	REMOVED	4.0	POND
6424	12.4	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	HEALTHY	YES	REMOVED	4.0	POND
6425	12.7	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	HEALTHY	YES	REMOVED	4.0	POND
6426	12.9	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	HEALTHY	YES	REMOVED	4.0	POND
6427	12.2	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	HEALTHY	YES	REMOVED	4.0	POND
						TOTAL	44.0	
							-130.2	
							+440	
							+309.8	



Scale: NTS

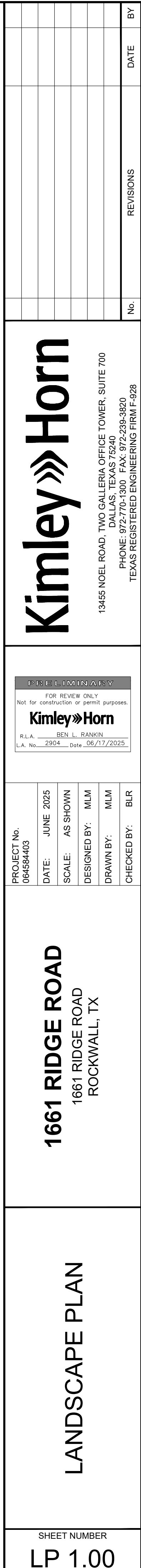
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SHEET NUMBER	TP 2.00	<p>TREE PRESERVATION DETAILS & NOTES</p>	<p>1661 RIDGE ROAD 1661 RIDGE ROAD ROCKWALL, TX</p>	<p>1661 RIDGE ROAD 1661 RIDGE ROAD ROCKWALL, TX</p>	<p>PROJECT No. 064584403</p> <p>DATE: JUNE 2025</p> <p>SCALE: AS SHOWN</p> <p>DESIGNED BY: MLM</p> <p>DRAWN BY: MLM</p> <p>CHECKED BY: BLR</p>	 <p>Kimley-Horn</p> <p>FOR REVIEW ONLY Not for construction or permit purposes.</p> <p>R.L.A. BEN L. RANKIN I.A. No. 2904 Date 06/17/2025</p>	<p>1345 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TEXAS 75244</p> <p>PHONE: 972-776-1300 FAX: 972-239-3820</p> <p>TEXAS REGISTERED ENGINEERING FIRM #28</p>	<p>Kimley-Horn</p>	<p>PROJECT No.</p> <p>DATE</p> <p>SCALE</p> <p>DESIGNED BY</p> <p>DRAWN BY</p> <p>CHECKED BY</p>	<p>NO.</p> <p>REVISIONS</p> <p>DATE</p>

PLANTING SCHEDULE:

- | SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | ROOT | CAL. | SIZE | REMARKS |
|---|------|-----|---------------------------------------|-------------|---------|---------------|---|
| TREES | | | | | | | |
|  | TD | 20 | TAXODIUM DISTICHUM / BALD CYPRESS | B & B | 4" CAL. | 16" - 18" HT. | SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING |
|  | QM | 33 | QUERCUS MACROCARPA / BUR OAK | B & B | 4" CAL. | 12" - 14" HT. | STRONG, CENTRAL LEADER, FULL |
|  | QC | 11 | QUERCUS MUEHLENBERGII / CHINKAPIN OAK | B & B | 4" CAL. | 16" - 18" HT. | SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING |
|  | CL | 36 | CHIOPSIS LINEARIS / DESERT WILLOW | CONT. | 2" CAL. | 8" - 10" HT. | SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING |
|  | CC2 | 36 | CERCIS CANADENSIS / EASTERN REDBUD | B & B | 2" CAL. | 6" - 8" H. | FULL, STAIGHT, SINGLE LEADER |
|  | QS | 10 | QUERCUS SHUMARDII / SHUMARD RED OAK | B & B | 4" CAL. | 12" - 14" HT. | STRONG, CENTRAL LEADER, FULL |
| SHRUBS | | | | | | | |
|  | LC | 148 | LOROPETALUM CHINENSE / LOROPETALUM | 5 GAL. MIN. | 36" HT. | 48" O.C. | FULL AND MATCHING |
|  | LF | 155 | LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE | 5 GAL. MIN. | 36" HT. | 48" O.C. | FULL AND MATCHING |

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PLANT SCHEDULE

City of Rockwall Landscape Requirements

--	--

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY

PROJECT No.
064584403

1661 RIDGE ROAD
ROCKWALL, TX

SHEET NUMBER
LP 1.01

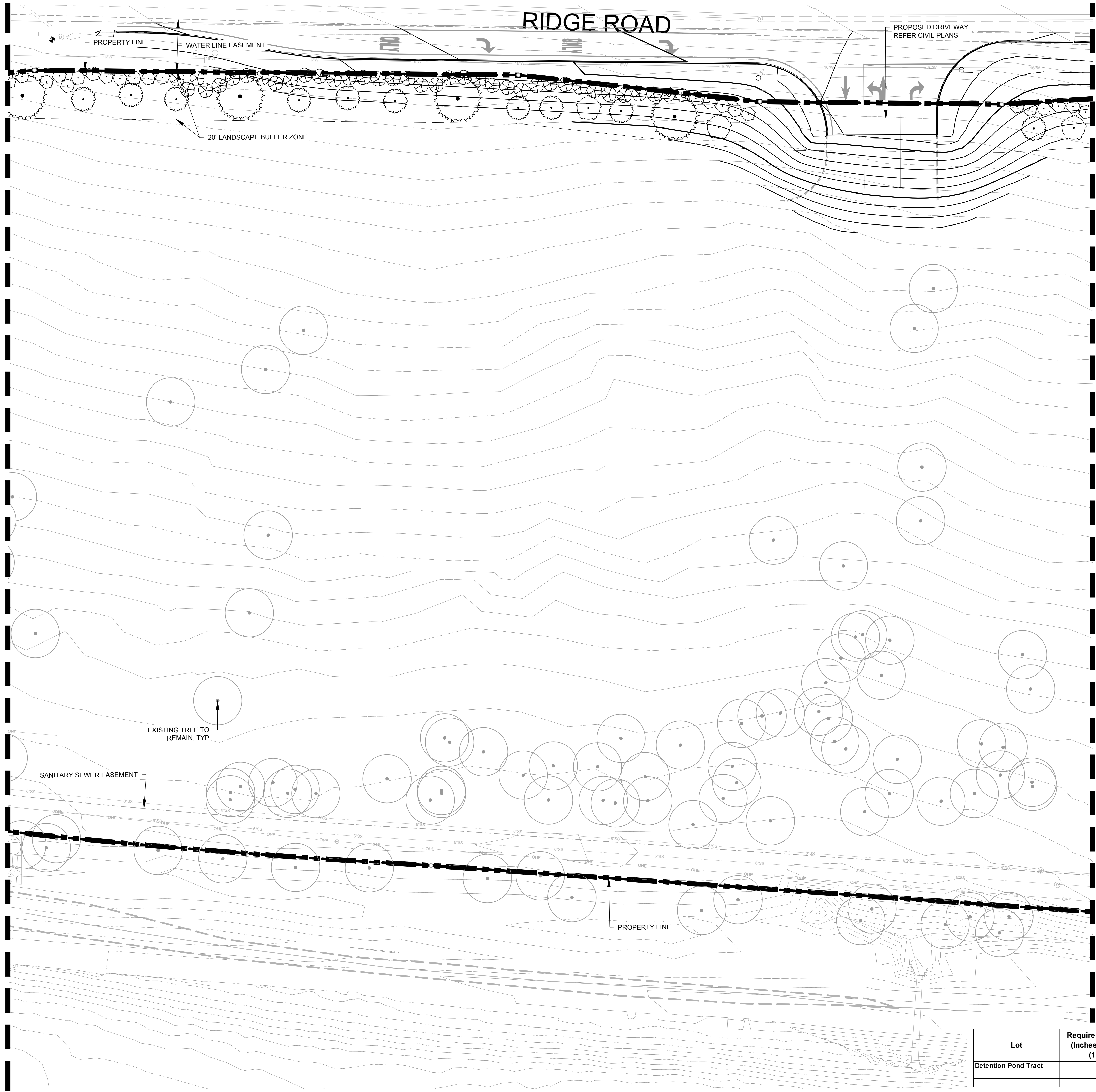
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PROJECT: 1661 Ridge Road, Rockwall, TX 75087
DATE: 06/17/2025
DRAWN BY: BEN L. RANKIN
CHECKED BY: BLR
PROJECT NO: 094584403
DATE: JUNE 2025
SCALE: AS SHOWN
DESIGNED BY: MLM
DRAWN BY: MLM
CHECKED BY: BLR

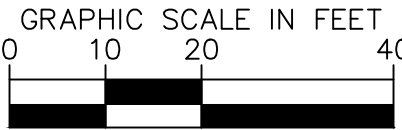
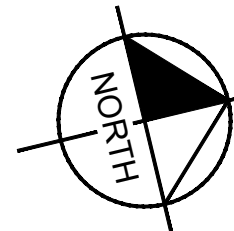
PLANNING
DESIGN
LANDSCAPE
ARCHITECTURE
P.L.L.C.
1661 RIDGE ROAD, ROCKWALL, TX 75087
PHONE: 972.770.1300 FAX: 972.693.8320
WWW.KIMLEY-HORN.COM

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MATCHLINE SHEET LP 1.01



MATCHLINE SHEET LP 1.02



PLANT SCHEDULE

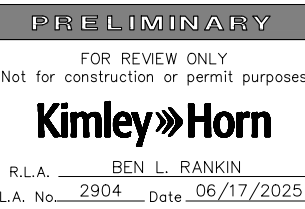
SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	QM	QUERCUS MACROCARPA / BUR OAK
	QC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	CL	CHILOPSIS LINEARIS / DESERT WILLOW
	CC2	CERCIS CANADENSIS / EASTERN REDBUD
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
SHRUBS		
	LC	LOROPETALUM CHINENSE / LOROPETALUM
	LF	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE

City of Rockwall Landscape Requirements		
TOTAL SITE AREA: 529,088 SF (12.15 ACRES); DETENTION POND TRACT AREA 64,000 SF (3.42 ACRES)		
Zoning: SCENIC OVERLAY, PD-004, RIDGE ROAD SOUTH OF THE COMMONS		
Landscape Buffers - (Scenic Overlay District, Article 5, Subsection 06.02, General Overlay District Standards (E))		
	Required	Provided
(a) Scenic Overlay (SOV) District: 20' landscape buffer	20' wide landscape buffer along Ridge Road	20' wide landscape buffer along Ridge Road
All landscape buffers shall incorporate ground cover, a built-up berm and shrubbery or a combination thereof along the entire length of the frontage. Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48-inches.	Yes	Yes
Two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear footage along the Primary Roadway. (1,370 LF / 100') * 2 = 27 Canopy Trees (1,370 LF / 100') * 4 = 55 Accent Trees	27 Canopy Trees 55 Accent Trees	27 Canopy Trees 55 Accent Trees
Landscape Screening (Article 08, Section 05, Subsection 05.02, Landscape Screening)	Required	Provided
Off-street loading docks and outside storage areas shall be screened from all public streets, open spaces, adjacent properties and any residential zoning. The screening must be in accordance with Subsection 01.05 Screening Standards, of Article 5, District Development Standards.	N/A	N/A
Trash/Recycling Enclosures shall be screened by a minimum 6' solid masonry dumpster enclosure that utilizes the same masonry material as the primary building and incorporates an opaque, self-latching gate.	N/A	N/A
Head in parking adjacent to a street shall incorporate a minimum of a 2'-berm with mature evergreen shrubs along the entire adjacency of the parking areas	N/A	N/A
Landscape Requirements (Article 08, Section 05, Subsection 05.03, Landscape Screening)	Required	Provided
Commercial Districts shall have 20% of the total site area landscaped. A minimum of 50% of the total required landscaping shall be located in front of and along the side of buildings with street frontages.	N/A	N/A
Detention Basins (Article 08, Section 05, Subsection 05.03, Landscape Screening)	Required	Provided
Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, berms, accent and canopy trees. There shall be a minimum of 1 canopy tree per 750 SF and 1 accent tree per 1,500 SF of detention area.	85 canopy trees 43 accent trees	47 canopy trees 17 accent trees
64,000 SF / 750 SF = 85 canopy trees 64,000 SF / 1,500 SF = 43 accent trees		

Lot	Required Mitigation (Inches removed) (1" = 1")	Required Cedar Trees Mitigation (8" Height or Greater) (1x4" Cal Tree)	Total Mitigation Inches Removed	Provided Trees (Inches)	Total Excess (Inches)
Detention Pond Tract	86.2	44	130.2	440	309.8 Over

Kimley»Horn

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972.770.1300 FAX: 972.693.8320
TEXAS REGISTERED ENGINEERING FIRM F-928

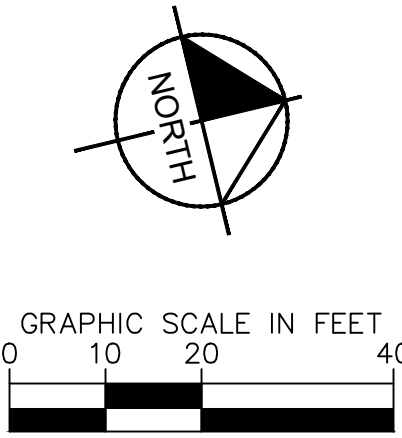
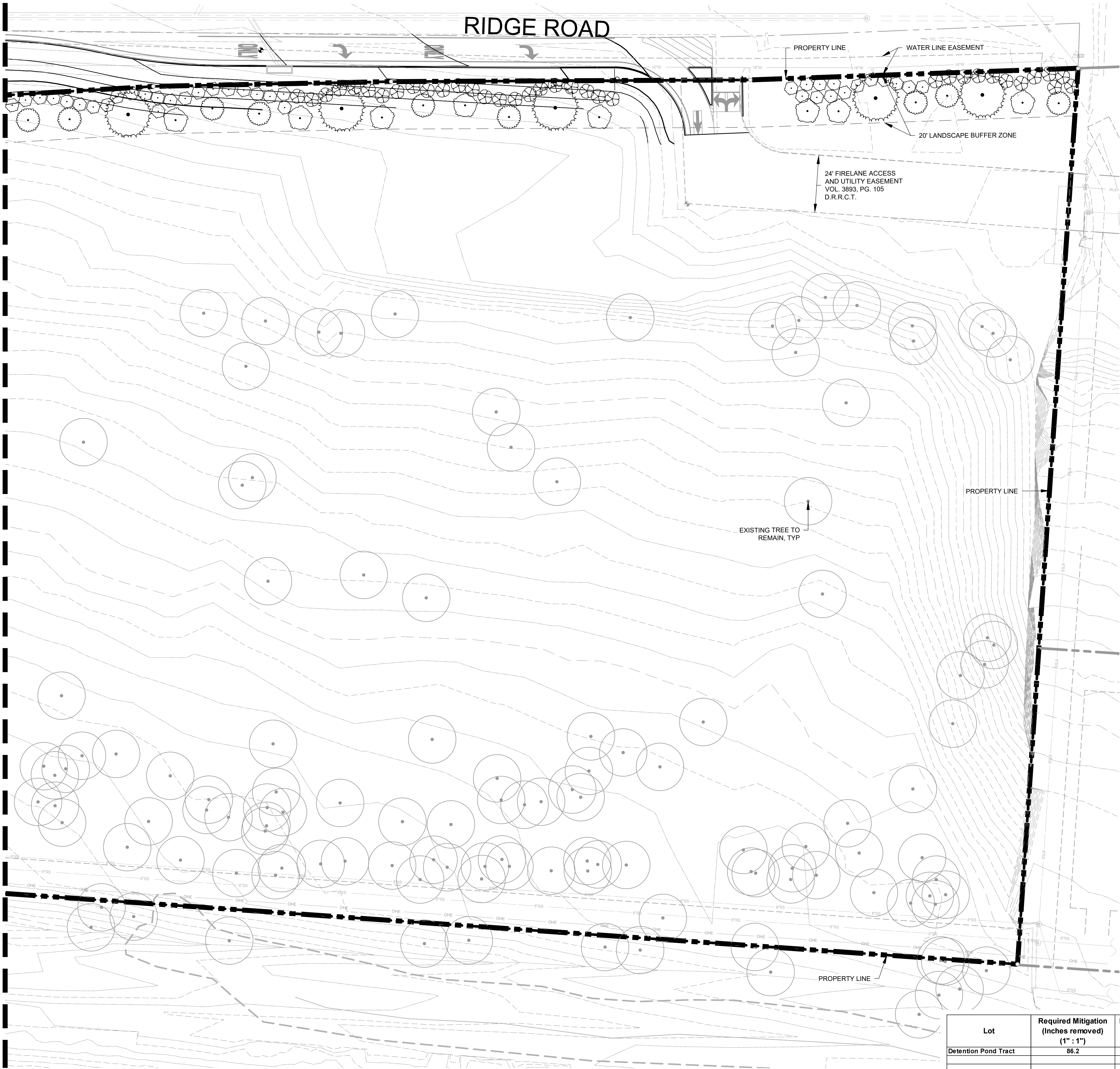


1661 RIDGE ROAD
1661 RIDGE ROAD
ROCKWALL, TX









LANDSCAPE PLAN

SHEET NUMBER
LP 1.02

MATCHLINE SHEET LP 1.02

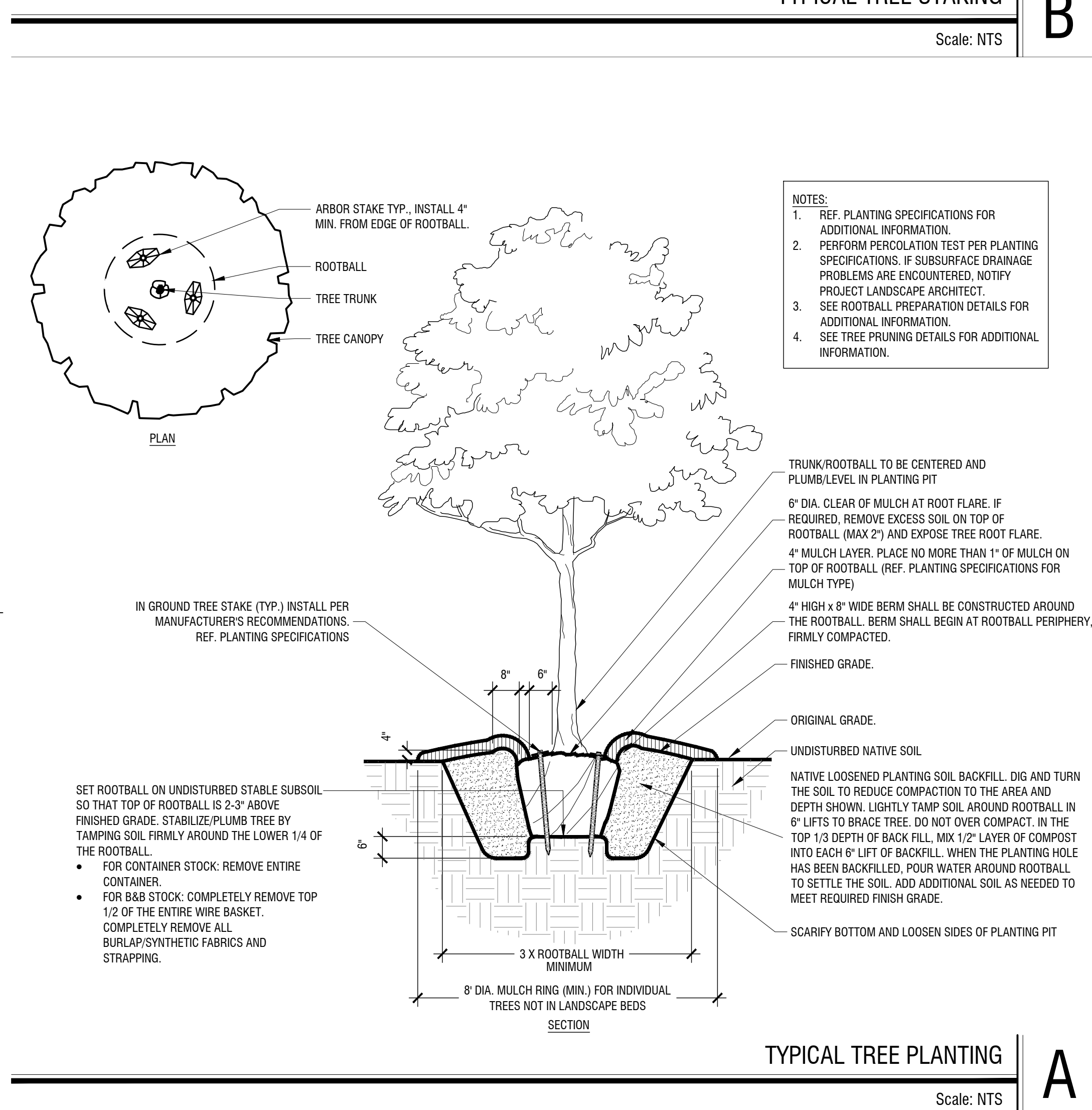


PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>
TREES		
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	QM	QUERCUS MACROCARPA / BUR OAK
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All landscape buffers shall incorporate ground cover, a built-up berm and shrubbery or a combination thereof along the entire length of the frontage. Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48-inches.	Yes	Yes
Two (2) canopy trees and four (4) accent tree shall be planted per 100-feet of linear footage along the Primary Roadway. (1,370 LF / 100') * 2' = 27 Canopy Trees (1,370 LF / 100') * 4' = 55 Accent Trees	27 Canopy Trees 55 Accent Trees	27 Canopy Trees 55 Accent Trees
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Trash/Recycling Enclosures shall be screened by a minimum 6' solid masonry dumpster enclosure that utilizes the same masonry material as the primary building and incorporates an opaque, self-latching gate.	N/A	N/A
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Detention Pond Tract	86.2	44	130.2	440	309.8 Over



Kimley»»Horn

PROJECT No. 064584403
DATE: JUNE 2025
SCALE: AS SHOWN
DESIGNED BY: MLM
DRAWN BY: MLM
CHECKED BY: BLR

PLANTING DETAILS

SHEET NUMBER
I P 2 00

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

PROJECT No. 084584403
DATE: JUNE 2025
SCALE: AS SHOWN
DESIGNED BY: MLM
DRAWN BY: MLM
CHECKED BY: BLR

1661 RIDGE ROAD
1661 RIDGE ROAD
ROCKWALL, TX

PLANTING DETAILS

SHEET NUMBER
LP 2.01

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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 STRUCTURAL ROOTS, TREE REPLACEMENT WILL BE REQUIRED PER PLANTING SPECIFICATIONS. TREE ROOTBALL CONDITIONS MAY VARY FROM TREE TO TREE.
2. ALL TREES NOTED DURING SITE OBSERVATIONS AS NOT MEETING THE TREE ROOTBALL 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 DETAIL FOLLOWING CORRECTION.
5. SMALL ROOTS (1/4" OR LESS) ON THE PERIPHERY OF THE ROOT BALL 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.

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 STRUCTURAL ROOTS, TREE REPLACEMENT WILL BE REQUIRED PER PLANTING SPECIFICATIONS. TREE ROOTBALL CONDITIONS MAY VARY FROM TREE TO TREE.
2. 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.
3. ADJUST HOLE DEPTH TO ALLOW FOR THE REMOVAL OF EXCESS SOIL AND ROOTS OVER THE ROOT COLLAR.
4. ROOTS AND SOIL MAY BE REMOVED DURING THE CORRECTION PROCESS; SUBSTRATE/SOIL SHALL BE REPLACED AFTER THE CORRECTION HAS BEEN COMPLETED.
5. TREES SHALL MEET ROOTBALL SPECIFICATIONS CRITERIA DETAIL FOLLOWING CORRECTION.
6. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

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

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

ROOTBALL CORRECTIONS - CONTAINER STOCK

Scale: NTS

NOTES:
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

NOTES:
1. OBSERVATIONS OF ROOTBALL SHALL OCCUR PRIOR TO ACCEPTANCE TO ASSUME QUALITY PLANT MATERIAL MEETS ANSI Z60.1 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. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3. SEE PLANTING SPECIFICATIONS FOR OBSERVATION PROCESS AND REQUIREMENTS.

ROOTBALL CRITERIA SPECIFICATIONS - CONTAINER STOCK

Scale: NTS

NOTES:
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

Kimley»Horn

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972.770.1980 FAX: 972.259.3820
TEXAS REGISTERED ENGINEERING FIRM F-528

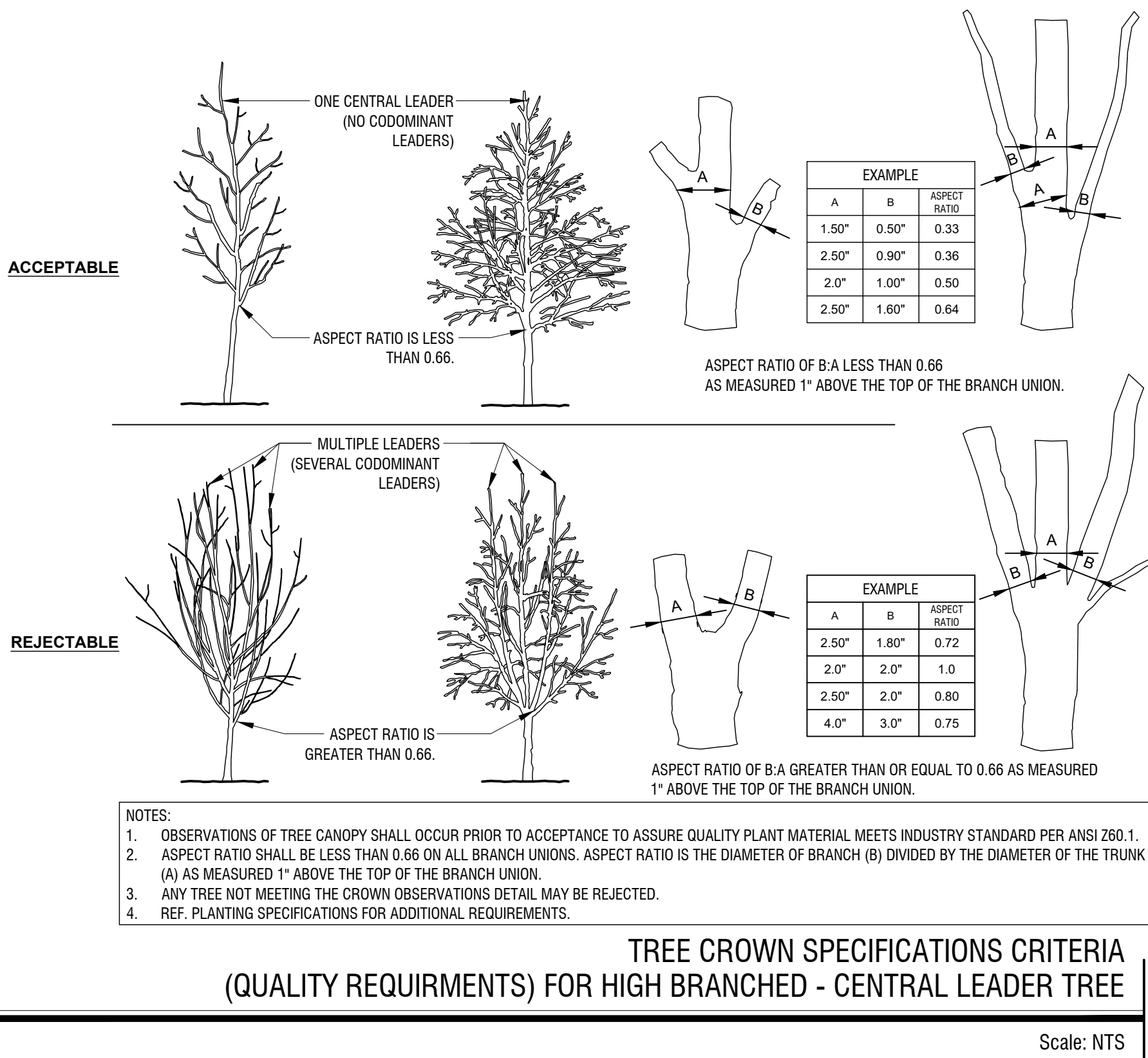
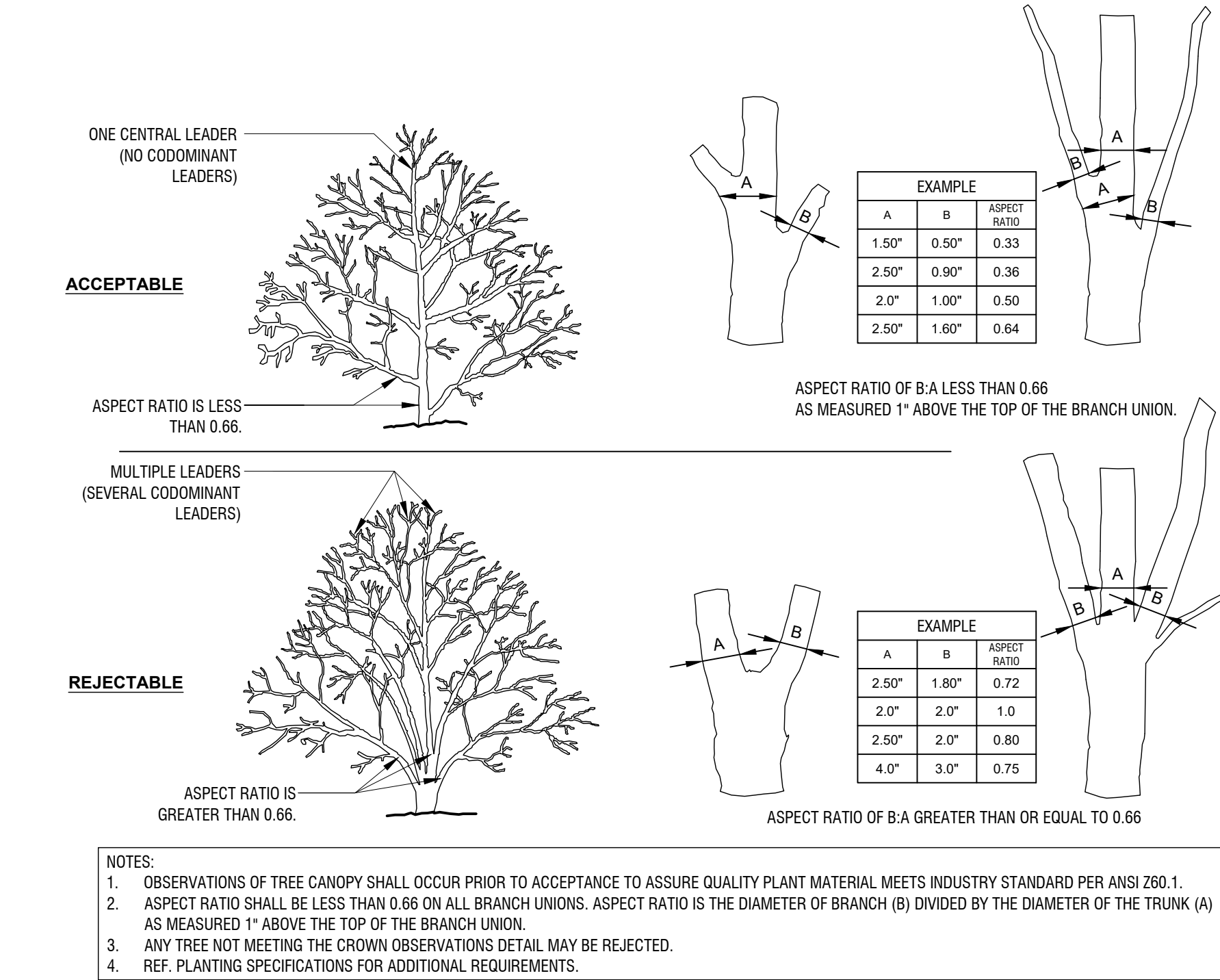
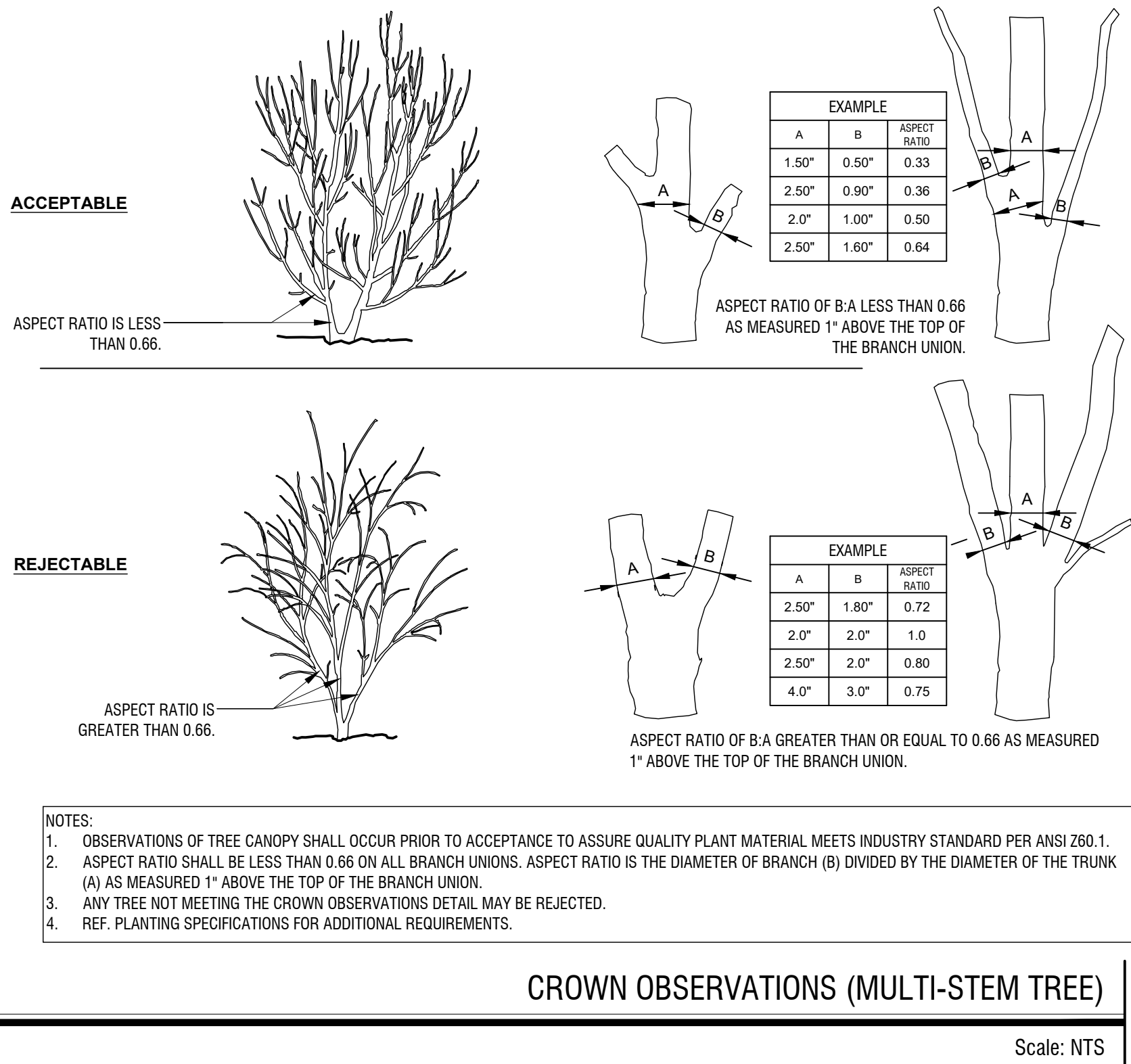
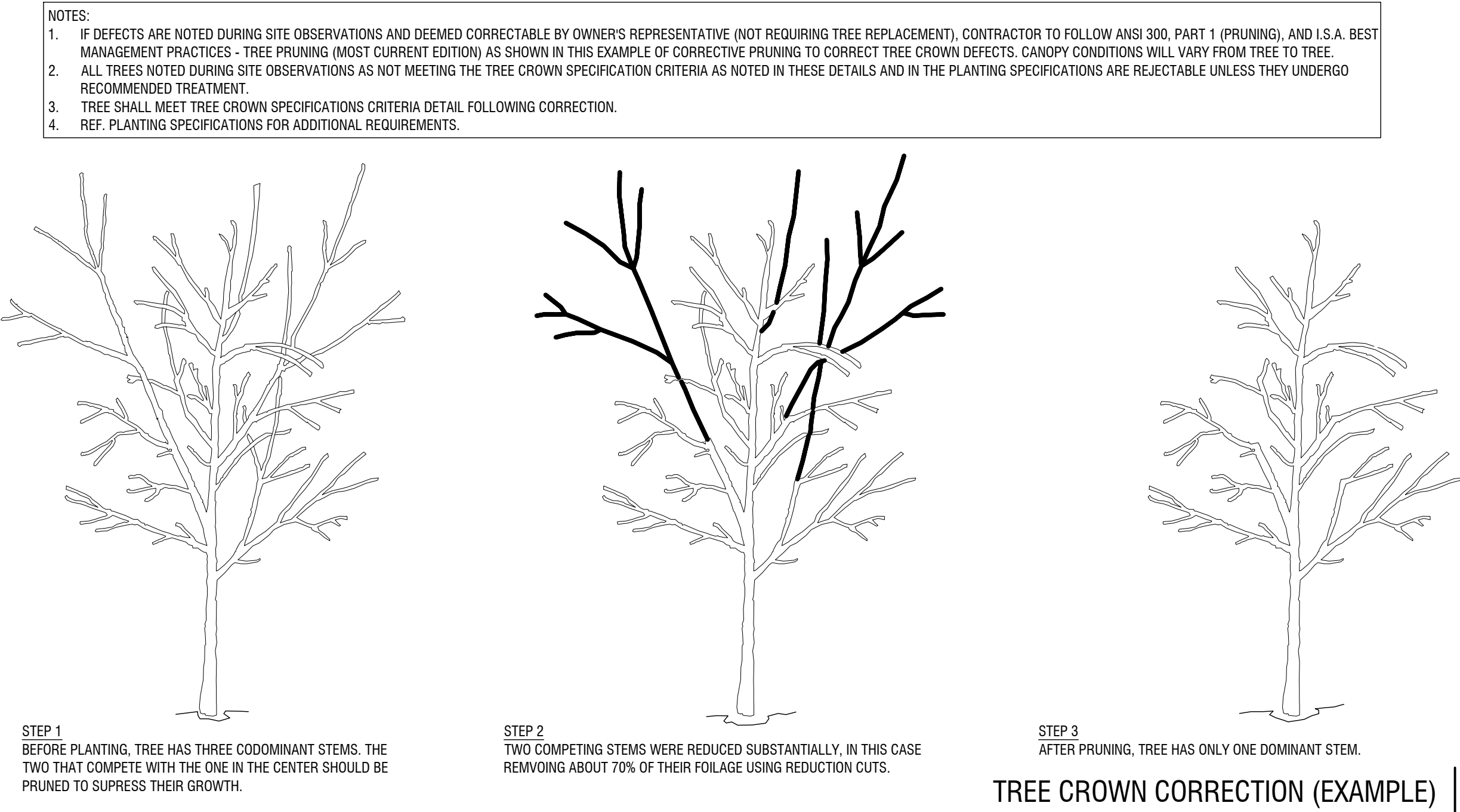
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
R.L.A. _____ SEN. L. RANKIN
L.A. No. _____ Date: 06/17/2025

1661 RIDGE ROAD
1661 RIDGE ROAD
ROCKWALL, TX

PLANTING DETAILS

SHEET NUMBER
LP 2.01

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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: SP2025-027; *Treescape Plan for Ridge Road*

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 providing landscaping on the subject property. The subject property is a 12.1148-acre vacant tract of land (*i.e. Tract 2 of the D. Atkins Survey, Abstract No. 1*) zoned Planned Development District 4 (PD-4) for limited General Retail (GR) District land uses, situated within Scenic Overlay (SOV) District, and generally located east of the intersection of Ridge Road [FM-740] and Becky Lane. On January 2, 2024, the City Council approved an amendment to Planned Development District 4 (PD-4) to [1] limit the permitted uses within Planned Development District 4 (PD-4), [2] allow *Office Buildings* greater than 25,000 SF, and [3] 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 130.20 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 130.20 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: 7/10/2025

PROJECT NUMBER: SP2025-027
PROJECT NAME: Amended Site Plan for 1661 Ridge Road
SITE ADDRESS/LOCATIONS: 1661 Ridge Road

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 12.1148-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, situated within the Scenic Overlay (SOV) District, zoned Planned Development District 4 (PD-4) for limited General Retail (GR) District land uses, generally located east of the intersection of Ridge Road [FM-740] and Becky Lane, 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 12.1148-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, situated within the Scenic Overlay (SOV) District, zoned Planned Development District 4 (PD-4) for limited General Retail (GR) District land uses, generally located east of the intersection of Ridge Road [FM-740] and Becky Lane.

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 (SP2025-027) 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.” Based on the proposed Treescape Plan, 130.2 caliper inches are being removed and the balance will be deferred until the subject property is developed

I.6 Please note the scheduled meetings for this case:

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

I.7 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
GIS	Lance Singleton	07/10/2025	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 1661 Ridge Road, Rockwall, TX 75087

SUBDIVISION David Atkins Survey, Abstract No. 1

LOT

N/A

BLOCK

N/A

GENERAL LOCATION 1661 Ridge Road, Rockwall, TX 75087

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-4

CURRENT USE Undeveloped

PROPOSED ZONING PD-4

PROPOSED USE Office

ACREAGE 12.15

LOTS [CURRENT]

N/A

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]

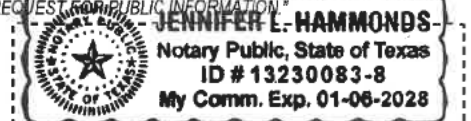
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shannon Foltz [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 19th 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.

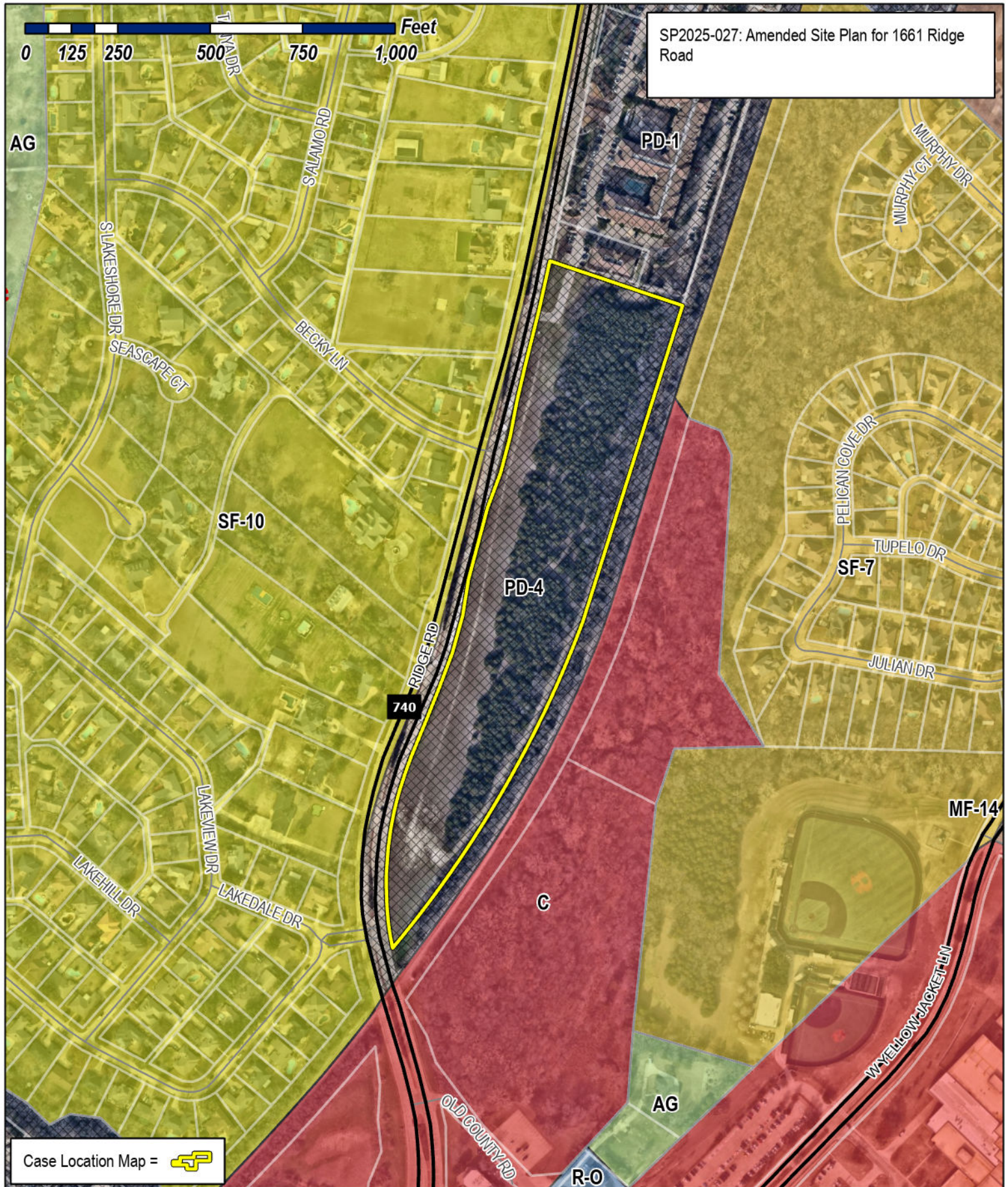
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

1/6/28

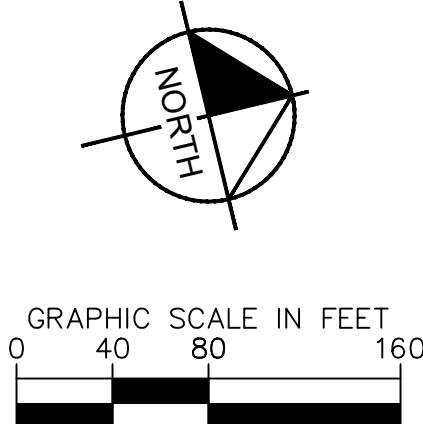


City of Rockwall

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.



[illegible]

1661 RIDGE ROAD
1661 RIDGE ROAD
ROCKWALL, TX

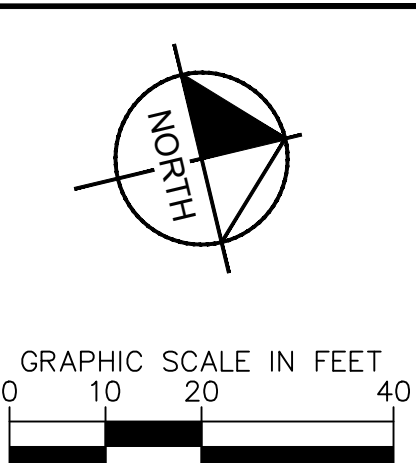
Kimley»»Horn

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3920
TEXAS REGISTERED ENGINEERING FIRM F-928

[illegible]

SHEET NUMBER
TP 0.00

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.

[illegible]

Kimley»»Horn

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972.351.2320 FAX: 972.351.2320
TELETYPE: 972.351.2320
TEXAS REGISTERED ENGINEERING FIRM E-228

The logo for Kimley-Horn is located in the top left corner. It consists of the word "Kimley" in a bold, sans-serif font, followed by a stylized graphic of three vertical bars of increasing height, and then the word "Horn" in a bold, sans-serif font. Below the logo is a rectangular stamp with a grey border. The stamp contains the word "PRELIMINARY" in large, bold, capital letters. Below that, in smaller text, it says "FOR REVIEW ONLY" and "Not for construction or permit purposes." At the bottom of the stamp, it says "R.L.A. No. 2904" and "Date 06/17/2025".

PROJECT No. 064584403
DATE: JUNE 2025
SCALE: AS SHOWN
DESIGNED BY: MLM
DRAWN BY: MLM
CHECKED BY: BLR

1661 RIDGE ROAD
1661 RIDGE ROAD
ROCKWALL, TX

TREE PRESERVATION & REMOVAL PLAN

EPSC0276 Doc2023017 Loc-96-62355 Mptd149 -
XREF-def - XREF afshodrain - XREF-fxalcul C/S - XREF-fxres - XREF-fxscvrs - XREF-fxtres - ONLY POND DEMO - XREF-vz4ch Landscape - XREF-laspclear entire site-streetscape and pond req no demo REDUCED_POND - XREF-ldbody
PLOTBY LIAH.DANIEL 6/8/2025 11:31 PM
LANSVC 0686465 - 1661 RIDGE ROAD DESIGN FOR NANNING CO PERMIT CODE PLAN SHEET TYP - 1:60 DWG
LAST SAVE 6/8/2025 1:29 AM

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS REPRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND MODIFICATIONS BEYOND THE AUTHORIZATION AND ADAPTATION BY KIM F-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIM F-HORN AND ASSOCIATES, INC.

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TP1.00.DWG
XREFS
LAST SAVED 6/8/2025 11:29 AM
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE

GRAPHIC SCALE IN FEET

0 10 20 40

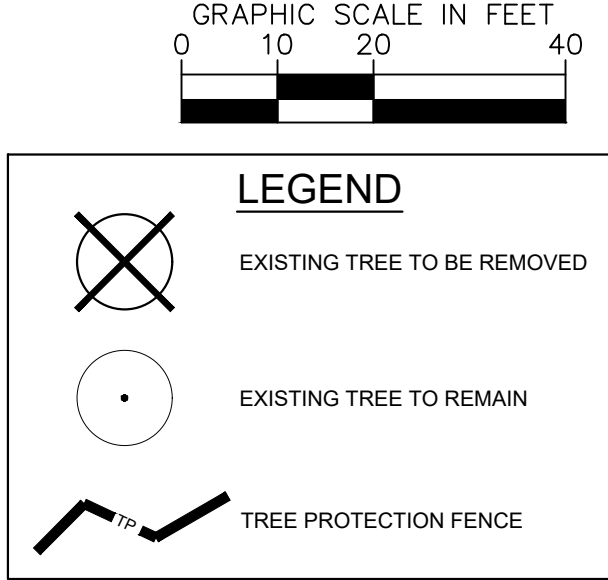
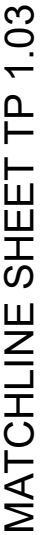
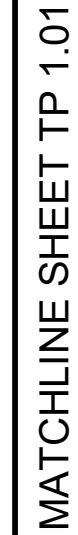
North Arrow

NORTH

PROJECT No. 094584403		DATE: JUNE 2025	SCALE: AS SHOWN	DESIGNED BY: MLM	DRAWN BY: MLM	CHECKED BY: BLR
1661 RIDGE ROAD 1661 RIDGE ROAD ROCKWALL, TX		SHEET NUMBER TP 1.01		REVISIONS		
TREE PRESERVATION & REMOVAL PLAN		Kimley»Horn		No.		
1661 RIDGE ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TEXAS 75240 PHONE: 972.770.1300 FAX: 972.69.3320 TEXAS REGISTERED ENGINEERING FIRM F-528		Kimley»Horn		DATE		
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.		FOR REVIEW ONLY Not for construction or permit purposes.		BY		
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TEXAS 75240 PHONE: 972.770.1300 FAX: 972.69.3320 TEXAS REGISTERED ENGINEERING FIRM F-528		Kimley»Horn		DATE		
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TEXAS 75240 PHONE: 972.770.1300 FAX: 972.69.3320 TEXAS REGISTERED ENGINEERING FIRM F-528		Kimley»Horn		DATE		

IMAGES EPSG2276 Date20230517 Lat32.909829 Lon-96.462235 Mpp0.149
 XREFS XREF aOG - XREF aFloodplain - XREF xExUnit GIS - XREF xExU
 PLOTTED BY LIANG, DANIEL 6/18/2025 11:33 PM
 DWG NAME K/DAL_CIVIL/064584403 - 1661 RIDGE ROAD/DESIGN/PLANN
 ACT SAVEN 6/18/2025 11:30 AM

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE

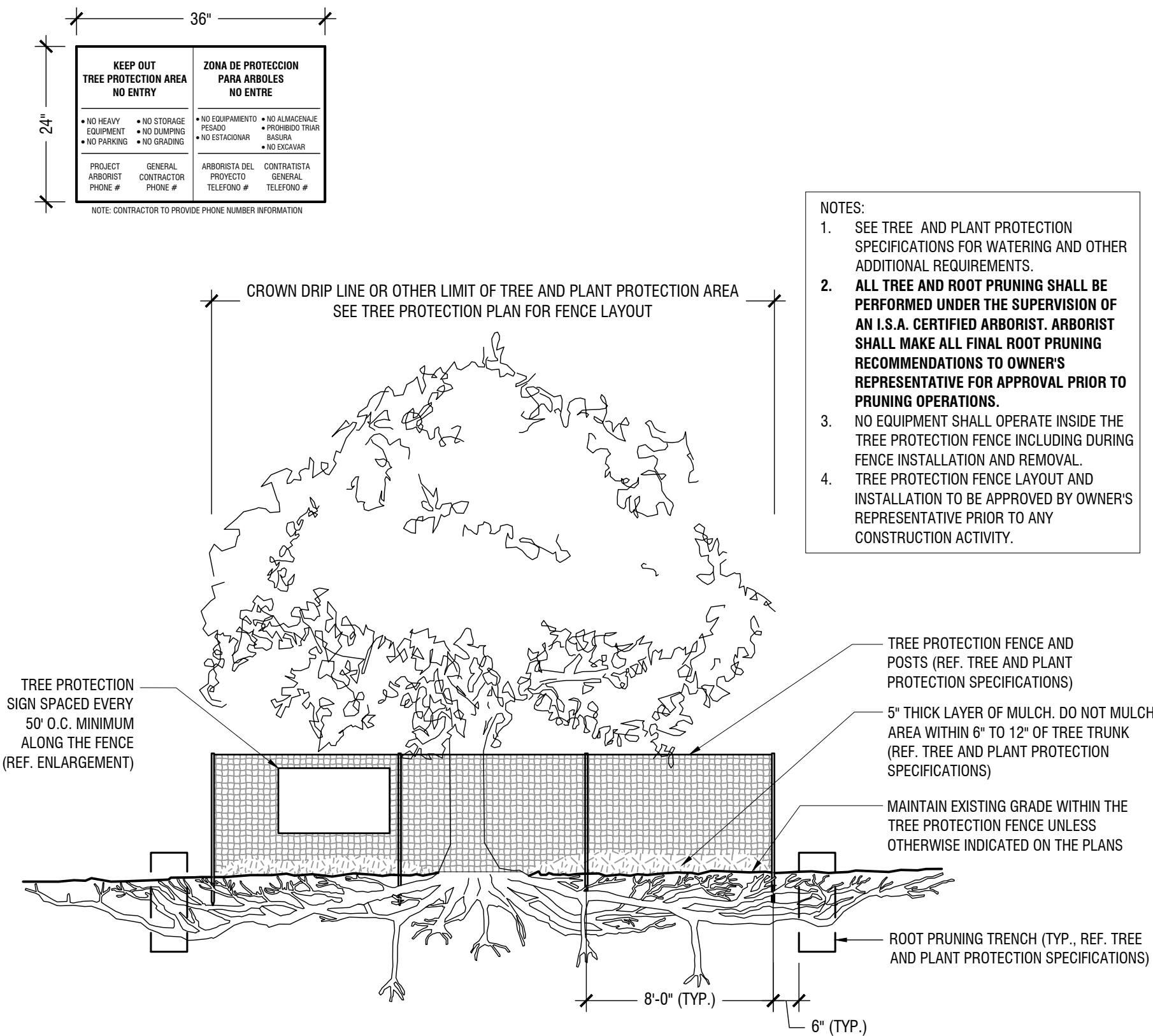


SHEET NUMBER TP 1.02	TREE PRESERVATION & REMOVAL PLAN	1661 RIDGE ROAD 1661 RIDGE ROAD ROCKWALL, TX	PROJECT No. 064584403	DATE: JUNE 2025	SCALE: AS SHOWN	DESIGNED BY: MLM	DRAWN BY: MLM	CHECKED BY: BLR	FOR REVIEW ONLY Not for construction or permit purposes Kimley»Horn R.L.A. BEN L. RANKIN I.A. No. 2904 Date 06/17/2025										1661 RIDGE ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TEXAS 75245 PHONE: (972) 393-4820 FAX: (972) 393-4820 TEXAS REGISTERED ENGINEERING FIRM # 928										REVISIONS		DATE		BY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			

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THIS INSTRUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.


AGE	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	PROTECTED	STATUS	MITIGATE	REMARKS
6280	6.9	CEDAR ELM	ULMUS CRASSIFOLIA	HEALTHY	YES	REMAIN	0.0	POND
6285	13.8	HACKBERRY	CELTIS LAEVIGATA	DECLINING	NO	REMAIN	0.0	POND
6290	5.0	SLIPPERY ELM	ULMUS RUBRA	HEALTHY	YES	REMAIN	0.0	POND
6293	14.8	HACKBERRY	CELTIS LAEVIGATA	HEALTHY	NO	REMAIN	0.0	POND
6299	8.2	SLIPPERY ELM	ULMUS RUBRA	HEALTHY	YES	REMAIN	0.0	POND
6300	5.7	SLIPPERY ELM	ULMUS RUBRA	HEALTHY	YES	REMAIN	0.0	POND
6301	6.1	SLIPPERY ELM	ULMUS RUBRA	HEALTHY	YES	REMAIN	0.0	POND
6315	4.7	HERCULES-CLUB	ZANTHOXYLUM CLAVA - HERCULIS	HEALTHY	NO	REMAIN	0.0	POND
6317	6.7	SLIPPERY ELM	ULMUS RUBRA	HEALTHY	YES	REMOVED	6.7	POND
6318	5.3	SLIPPERY ELM	ULMUS RUBRA	HEALTHY	YES	REMOVED	5.3	POND
6319	4.9	SLIPPERY ELM	ULMUS RUBRA	HEALTHY	YES	REMOVED	4.9	POND
6320	4.0	CEDAR ELM	ULMUS CRASSIFOLIA	HEALTHY	YES	REMAIN	0.0	POND
6322	6.9	SLIPPERY ELM	ULMUS RUBRA	HEALTHY	YES	REMOVED	6.9	POND
6325	9.7	SLIPPERY ELM	ULMUS RUBRA	HEALTHY	YES	REMOVED	9.7	POND
6329	5.3	SLIPPERY ELM	ULMUS RUBRA	HEALTHY	YES	REMOVED	5.3	POND
6330	5.7	SLIPPERY ELM	ULMUS RUBRA	HEALTHY	YES	REMOVED	5.7	POND
6331	4.5	SLIPPERY ELM	ULMUS RUBRA	HEALTHY	YES	REMOVED	4.5	POND
6332	6.4	SLIPPERY ELM	ULMUS RUBRA	HEALTHY	YES	REMOVED	6.4	POND
6336	4.5	SLIPPERY ELM	ULMUS RUBRA	HEALTHY	YES	REMOVED	4.5	POND
6339	9.5	CALLERY PEAR	PYRUS CALLERYANA	HEALTHY	YES	REMOVED	9.5	POND
6341	5.3	SLIPPERY ELM	ULMUS RUBRA	HEALTHY	YES	REMOVED	5.3	POND
6342	5.2	SLIPPERY ELM	ULMUS RUBRA	HEALTHY	YES	REMOVED	5.2	POND
6378	4.1	CHITTAMWOOD	SIDEROXYLON LANUGINOSUM	HEALTHY	NO	REMAIN	0.0	POND
6419	6.3	BLACK WALNUT	JUGLANS NIGRA	HEALTHY	YES	REMOVED	6.3	POND
						TOTAL	86.2	
AGE	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	PROTECTED	STATUS	MITIGATE	REMARKS
6321	12.5	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	HEALTHY	YES	REMOVED	4.0	POND
6323	11.1	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	DECLINING	NO	REMOVED	0.0	POND
6324	11.7	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	DECLINING	NO	REMOVED	0.0	POND
6326	11.9	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	HEALTHY	YES	REMOVED	4.0	POND
6327	11.0	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	DECLINING	YES	REMOVED	0.0	POND
6328	11.0	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	DECLINING	YES	REMOVED	0.0	POND
6333	11.0	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	DECLINING	NO	REMOVED	0.0	POND
6334	14.5	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	DECLINING	NO	REMOVED	0.0	POND
6335	17.2	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	DECLINING	NO	REMOVED	0.0	POND
6337	15.2	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	HEALTHY	YES	REMOVED	4.0	POND
6338	13.2	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	HEALTHY	YES	REMOVED	4.0	POND
6340	12.5	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	HEALTHY	YES	REMOVED	4.0	POND
6414	12.3	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	HEALTHY	YES	REMAIN	0.0	POND
6416	11.2	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	DECLINING	NO	REMAIN	0.0	POND
6420	11.2	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	DECLINING	NO	REMOVED	0.0	POND
6421	11.6	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	DECLINING	NO	REMOVED	0.0	POND
6422	11.7	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	HEALTHY	YES	REMOVED	4.0	POND
6423	12.3	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	HEALTHY	YES	REMOVED	4.0	POND
6424	12.4	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	HEALTHY	YES	REMOVED	4.0	POND
6425	12.7	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	HEALTHY	YES	REMOVED	4.0	POND
6426	12.9	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	HEALTHY	YES	REMOVED	4.0	POND
6427	12.2	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	HEALTHY	YES	REMOVED	4.0	POND
						TOTAL	44.0	
							-130.2	
							+440	
							+309.8	



TYPICAL TREE PROTECTION FENCING

Scale: NTS

A

SHEET NUMBER	TP 2.00	<p>TREE PRESERVATION DETAILS & NOTES</p>	<p>1661 RIDGE ROAD 1661 RIDGE ROAD ROCKWALL, TX</p>	<p>1661 RIDGE ROAD 1661 RIDGE ROAD ROCKWALL, TX</p>	<p>PROJECT No. 064584403</p> <p>DATE: JUNE 2025</p> <p>SCALE: AS SHOWN</p> <p>DESIGNED BY: MLM</p> <p>DRAWN BY: MLM</p> <p>CHECKED BY: BLR</p>	 <p>Kimley-Horn</p> <p>FOR REVIEW ONLY Not for construction or permit purposes.</p> <p>R.L.A. BEN L. RANKIN I.A. No. 2904 Date 06/17/2025</p>	<p>1345 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TEXAS 75244</p> <p>PHONE: 972-776-1300 FAX: 972-239-3820</p> <p>TEXAS REGISTERED ENGINEERING FIRM #28</p>	<p>Kimley-Horn</p>	<p>PROJECT No.</p> <p>DATE</p> <p>SCALE</p> <p>DESIGNED BY</p> <p>DRAWN BY</p> <p>CHECKED BY</p>	<p>NO.</p> <p>REVISIONS</p> <p>DATE</p>



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: SP2025-027; *Amended Site Plan for Ridge Road*

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