





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2020-019

**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 (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

### Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
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- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
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- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 810 N. GOLIAD ST.

Subdivision BARN Addition/Boydston Survey Lot \_\_\_\_\_ Block \_\_\_\_\_

General Location SEC GOLIAD & HEATH ST.

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

Current Zoning PD. 50

Current Use N/A

Proposed Zoning PD. 50

Proposed Use OFFICE

Acreage 0.40 Ac.

Lots [Current] \_\_\_\_\_

Lots [Proposed] \_\_\_\_\_

**Required for Plats:** By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

Owner FRANK FITE II

Applicant CARROLL ARCHITECTS, INC

Contact Person FRANK FITE II

Contact Person JEFF CARROLL

Address 2701 SUNSET RIDGE  
#104

Address 750 E. INTERSTATE 30  
#110

City, State & Zip ROCKWALL, TX 75032

City, State & Zip ROCKWALL TX 75087

Phone 972.772.0540

Phone 214.632.1762

E-Mail FRANK@FITEAGENCY.COM

E-Mail JC@CARROLLARCH.COM

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Owner's/Applicant's Signature \_\_\_\_\_

Notary Public in and for the State of Texas \_\_\_\_\_

My Commission Expires \_\_\_\_\_



750 Interstate 30  
Suite 110  
Rockwall, TX 75087  
t: 972-732-6085  
f: 972-732-8058

August 11, 2020

Mr. Ryan Miller  
City of Rockwall Director of Planning  
City Hall 385 S. Goliad  
Rockwall, TX 75087

Re: SP2020- Amended Site Plan, Building Elevation Letter  
Fite Office Development  
Rockwall, TX. 75087

Mr. Miller,

This letter is a Request to allow the previous approved building elevations to serve as the same elevations for this application.

We have attached the approved rendering based on the previous site plan approval process. This building elevations have not changed shape or height and remains the same for this application.

Thank you for your consideration and reviewing our request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jeff Carroll', is written over the word 'Sincerely,'.

Jeffrey Carroll  
Carroll Architects, Inc.  
President / CEO





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Jeffrey Carroll  
Carroll Architects, Inc.  
President / CEO



# PROJECT COMMENTS



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

DATE: 8/20/2020

PROJECT NUMBER: SP2020-019  
PROJECT NAME: Amended Site Plan for 810 N. Goliad Street  
SITE ADDRESS/LOCATIONS: 810 N GOLIAD ST, ROCKWALL, 75087

CASE MANAGER: Angelica Gamez  
CASE MANAGER PHONE: 972-772-6438  
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION: Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of the owner Frank Fite, II for the approval of an Amended Site Plan for an office building on a 0.4590-acre parcel of land identified as Lot A, Block 124, B. F. Boydston Addition, City of Rockwall, Rockwall, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 810 N. Goliad Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	08/20/2020	Approved w/ Comments
<p>08/20/2020: I.1 This case is for the approval of an Amended Site Plan for an office building on a 0.4590-acre parcel of land identified as Lot A, Block 124, B. F. Boydston Addition, City of Rockwall, Rockwall, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 810 N. Goliad Street.</p> <p>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.</p> <p>M.3 For reference, include the case number (SP2020-019) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 03.04(A), Art. 11, UDC)</p> <p>M.4 There must be cross-access across the property to the property south of the site. The cross access must be platted by both the applicant and the property owner to the south (Subsection 06.02. (D)(4), of Art. 05).</p> <p>I.5 The elevations the applicant submitted were out of date and were not the ones approved from SP2019-046. Via the applicants request the elevations are not to change, so the SP2019-046 elevations will remain and the submitted elevations will not be reviewed.</p> <p>M.6 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the Planning and Zoning Commission (Subsection 03.04, Art. 11, UDC):</p> <ol style="list-style-type: none"><li>1) Correct the case number to SP2020-019 in the lower right-hand corner of all sheets (Subsection 03.04(A), Art. 11, UDC).</li><li>2) Include the standard signature block with signature space for the Planning &amp; Zoning Chairman and Planning Director (Subsection 03.04. A, Art. 11, UDC).</li><li>3) Relabel 24' access lane to "24' firelane, public access, and utility easement" (Subsection 03.04 B, Art. 11, UDC).</li><li>4) Verify the total lot or site area acreage and square footage (Subsection 03.04. B, Art. 11, UDC).</li><li>5) Verify the building square footage. The site plan and site data are not matching (Subsection 03.04. B, Art. 11, UDC).</li><li>6) Remove the monument sign (Subsection 06.02. F, Art. 11, UDC).</li><li>7) Indicate the pad mounted screening for both the utility equipment and the dumpster (Subsection 01.05. B &amp; C, Art. 05, UDC).</li><li>8) Three (3) tier screening is required along the eastern property boundary. Currently two (2) tier screening is currently shown. (Subsection 01.06. Art. 05, UDC).</li><li>9) Along N. Goliad Street [SH-205] there must be two (2) canopy trees and four (4) accent trees. (Subsection 03.04. E, Art. 05, UDC).</li><li>10) All trees must be 4" caliper and shrubs must be five (5) gallon. (Subsection 05.03., Art. 08, UDC).</li></ol> <p>I.7 Please note that failure to address all comments provided by staff by 3:00 PM on September 1, 2020 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.</p> <p>I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 1, 2020; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the September 8, 2020 Architectural Review Board (ARB) (or Planning and Zoning Commission -- if necessary) Regular Meeting.</p>			



I.9 The Architectural Review Board (ARB) meeting will be held on August 25, 2020 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will provide comments or may forward a recommendation to the Planning and Zoning Commission.

I.10 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on August 25, 2020 (if required).
- 2) Architectural Review Board (ARB) meeting will be held on August 25, 2020.
- 3) Planning & Zoning regular meeting/public hearing meeting will be held on September 15, 2020 (if required).
- 4) Architectural Review Board (ARB) meeting will be held on September 15, 2020 (if required).

I.11 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. It is mandatory that a representative(s) be present for these meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jeremy White	08/19/2020	Approved w/ Comments

08/19/2020: - 4% Engineering Inspection Fees

- Impact fees for upsizing the water meter.
- Roadway impact fees.
- Min 20' utility easements.
- No structures in easements.
- Extend Fire Lane and Easement to South Property Line
- May need a new Fire Hydrant.
- Parking to be 20'x9' No dead end parking without hammerhead.
- Must construct 5' sidewalk along frontage.
- Dumpster area to drain to oil/water separator or grease trap, depending on use.
- No trees within 5' of public utilities.
- Retaining walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone. No smooth concrete walls.
- Must have detention. Manning's "c-value" is per zoning for the entire property and new access drive/firelane across property to north that connects to Heath Street.
- Detention Outfall must sheet flow at property line to match existing conditions.
- City Min Meter size is 5/8-inch, next size up is 1-inch. must use one of these std sizes.
- Monument Sign not allowed in easements.
- Construct BFR at Driveway. 2-ft off ROW
- Must meet all City Engineering Standards of Design and Construction

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	08/18/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Kevin Clark	08/18/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/19/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/17/2020	Approved

08/17/2020: No comments



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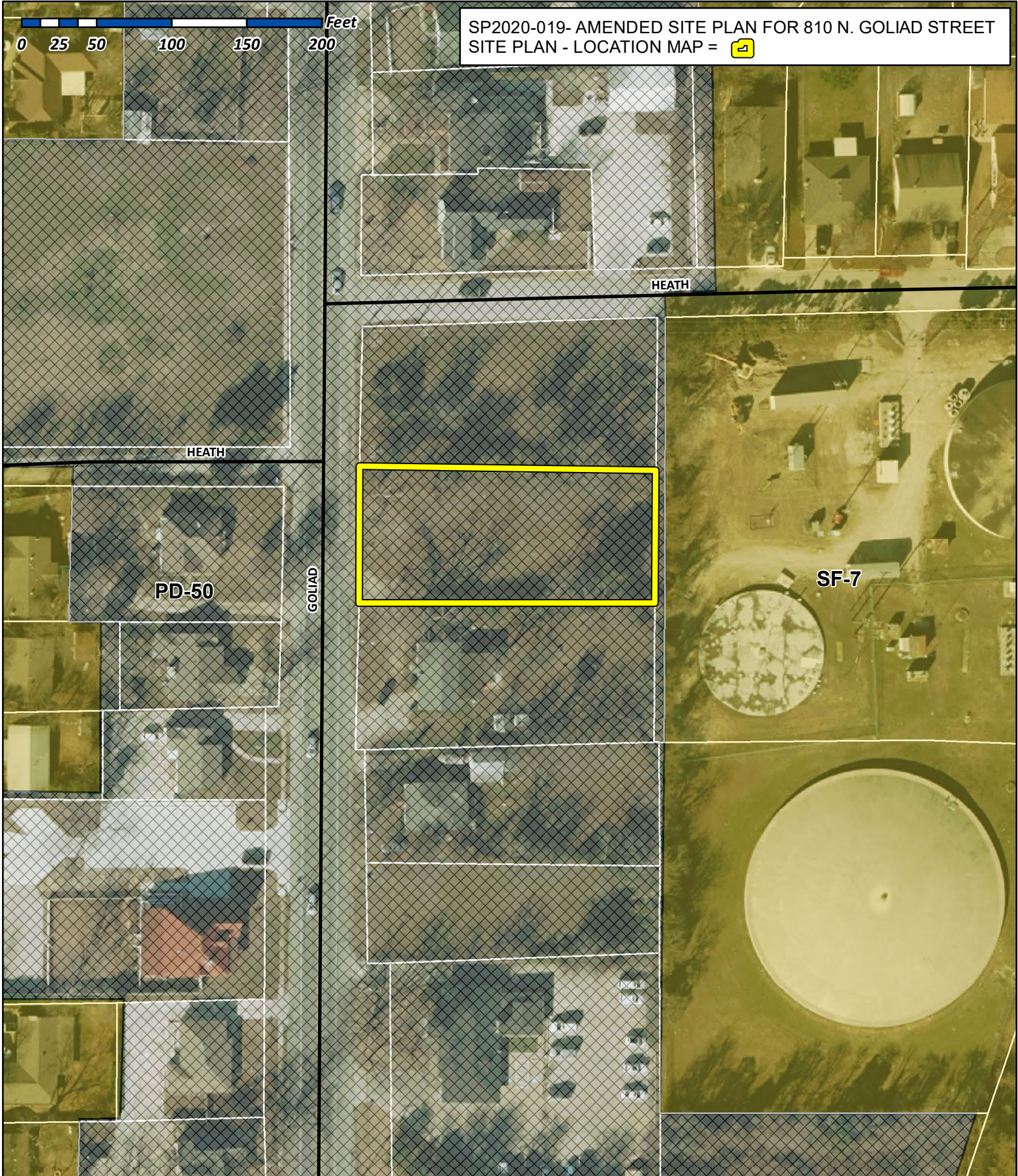
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 (P): (972) 771-7745  
 (W): www.rockwall.com

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.

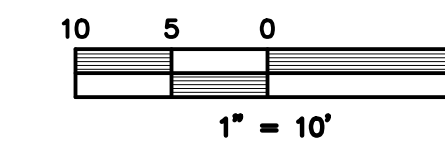
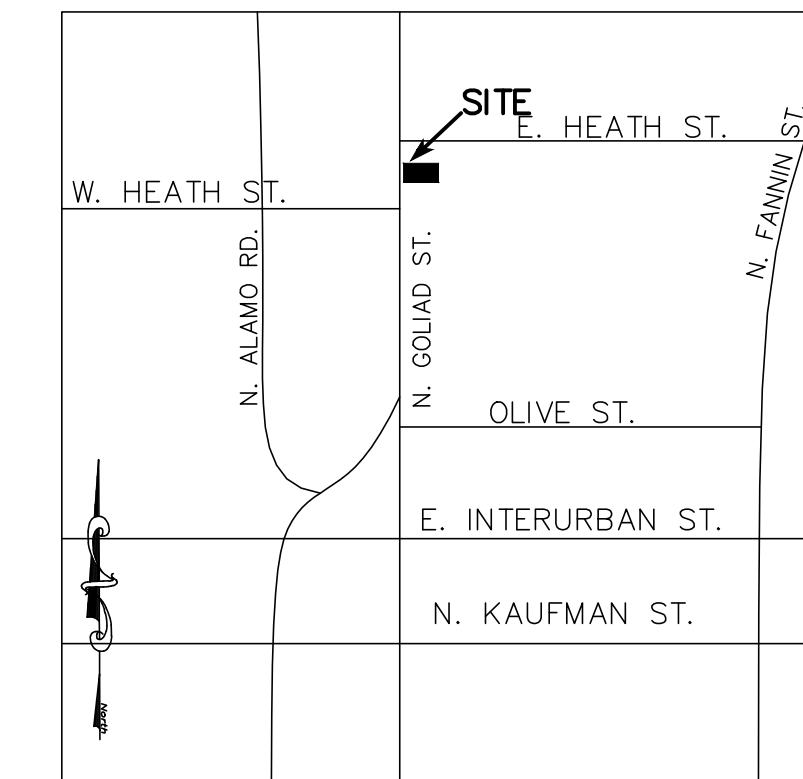




HEATH STREET  
(CONCRETE)

REMOVE EX. CURB  
AND INSTALL APPROACH  
PER CITY DETAIL

LONGITUDINAL BUTT  
JOINT



SITE DATA:

LOT AREA:  
0.40 Acres, 17,424 sq.ft.  
LOT COVERAGE:  
20.9%  
FLOOR TO AREA RATIO:  
4.78:1  
BUILDING AREA:  
1st Floor: 3,646 sq.ft.  
2nd Floor: 1,640 sq.ft.  
Total: 4,986 sq.ft.  
BUILDING HEIGHT:  
2 STORY (35' MAX)  
PROPOSED FUTURE USE:  
General Office  
IMPERVIOUS AREA  
(including buildings):  
9,603.1 sq.ft.  
ZONING:  
PD-50  
PARKING:  
Required: Office (1/500sf) =10  
Handicap = 1  
Provided:  
Standard=10  
Handicapped =1  
Total Provided = 11  
LANDSCAPE AREA:  
Required: (15%) 2,613.6 sq.ft.  
Provided: 7,820.9 sq.ft.  
FIRESPRINKLER:  
NO

VICINITY MAP  
NOT TO SCALE

LEGEND

- = PROPERTY LINE
- - - - - = EXISTING SANITARY SEWER LINE
- - - - - = EXISTING WATER LINE
- ⊙ FH = EXISTING FIRE HYDRANT
- M WM = EXISTING WATER METER
- ⊙ PP = EXISTING POWER POLE
- ⊙ LP = EXISTING LIGHT POLE
- ⊙ S = EXISTING SS MANHOLE
- ⊙ T = EX. TELEPHONE BOX
- EXIST. or EX. = EXISTING
- ⊙ C = CENTERLINE
- PROP. = PROPOSED
- LS = LANDSCAPE
- RCP = REINFORCED CONCRETE PIPE
- min = MINIMUM
- max = MAXIMUM
- B-B = BACK OF CURB TO BACK OF CURB
- = PROPOSED FIRELANE

\* THERE ARE NO EXIST.  
BUILDINGS ON THIS SITE

ONLY DRAWINGS STAMPED "RELEASED FOR  
CONSTRUCTION" BY THE CITY OF ROCKWALL  
TO BE USED FOR CONSTRUCTION.



PROJECT #

SITE PLAN

THE FITE AGENCY, LLC.

810 N. GOLIAD STREET  
0.40 ACRES  
City of Rockwall, Rockwall County, Texas

owner  
Fite Agency  
Trend Tower, 2701 Sunset Ridge Dr #104  
Rockwall, TX 75032

prepared by  
MONK CONSULTING ENGINEERS  
1200 W. State Street, Garland Texas 75040  
972 272-1763 Fax 972 272-8761

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PROJECT NO.: 2019-12 REG. NO.: F-2567

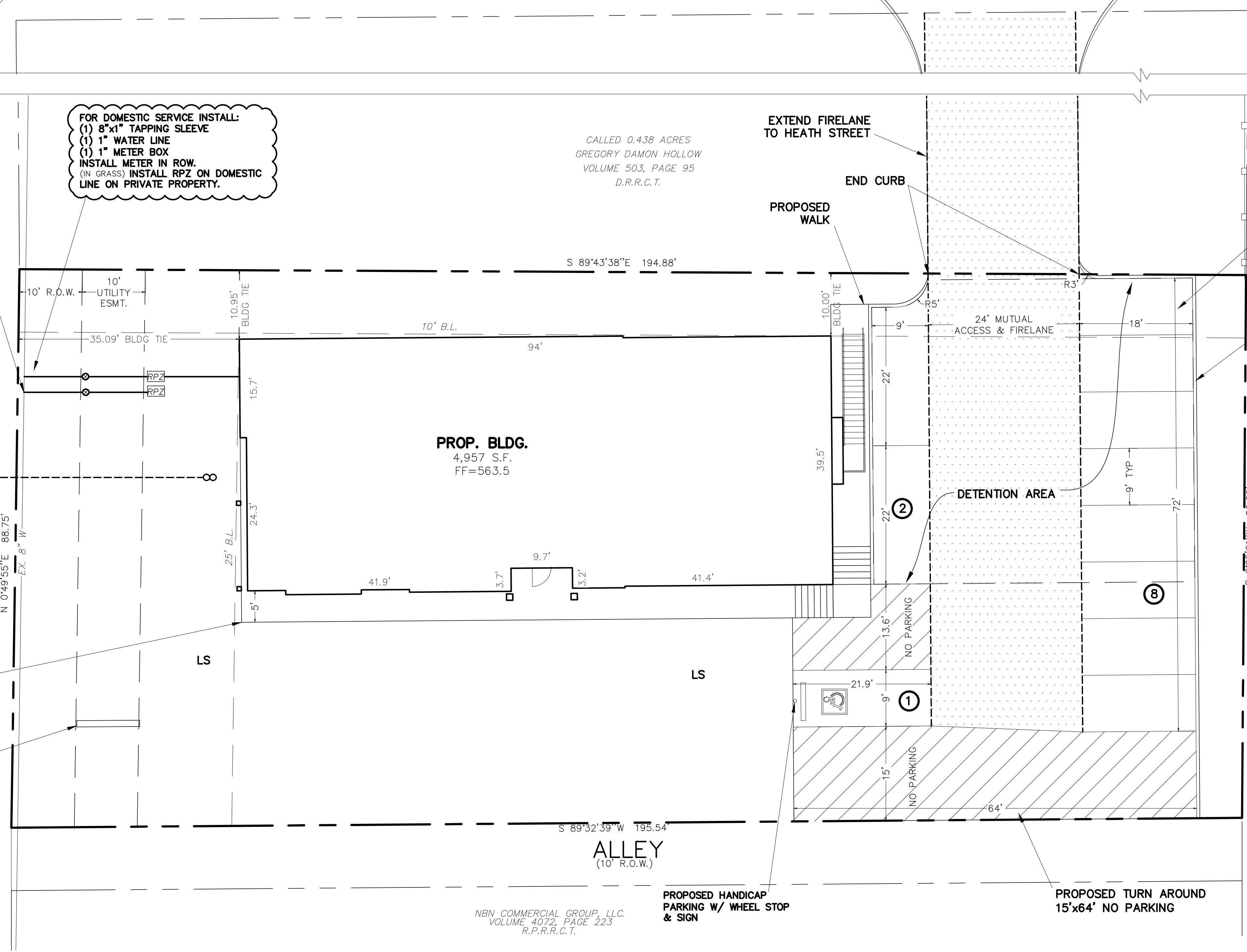
date: 7/27/20 scale: 1"=10' sheet: C101

FOR IRRIGATION SERVICE INSTALL:  
(1) 8"x1" TAPPING SLEEVE  
(1) 3/4" METER BOX  
INSTALL METER IN ROW.  
(IN GRASS) INSTALL RPZ ON DOMESTIC  
LINE ON PRIVATE PROPERTY.

FOR DOMESTIC SERVICE INSTALL:  
(1) 8"x1" TAPPING SLEEVE  
(1) 1" WATER LINE  
(1) 1" METER BOX  
INSTALL METER IN ROW.  
(IN GRASS) INSTALL RPZ ON DOMESTIC  
LINE ON PRIVATE PROPERTY.

CONNECT TO EX MH  
INSTALL 37 LF OF  
PRIVATE 6" SDR-26  
& CO @ BLDG

N. GOLIAD STREET  
(VARIABLE WIDTH R.O.W.)



CALLED 0.438 ACRES  
GREGORY DAMON HOLLOW  
VOLUME 503, PAGE 95  
D.R.R.C.T.

PROP. BLDG.  
4,957 S.F.  
FF=563.5

NBN COMMERCIAL GROUP, LLC.  
VOLUME 4072, PAGE 223  
R.P.R.C.T.

**\*\* NOTICE TO CONTRACTORS \*\***  
TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY H.D. FETTY LAND SURVEYOR OF ROYSE CITY, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

- NOTES:**
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 4th EDITION.
  - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
  - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
  - 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - 5) PRIVATE TRASH SERVICE

- PAVING NOTES:**
- 1) APPROACHES AND FIRELANE TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
  - 2) ALL NON-FIRELANE PAVING CAN BE 6" THICK, 3000 psi, 6 SACK MIX, REINFORCED WITH #4 BARS @ 18" O.C.
  - 3) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +4% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
  - 4) SIDEWALK TO BE 4" THICK CONCRETE #3 @ 24" O.C.E.W., 3000 psi, 5.5 SACK MIX IN R.O.W.
  - 5) NO SAND UNDER PAVING.

**WARNING:**  
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

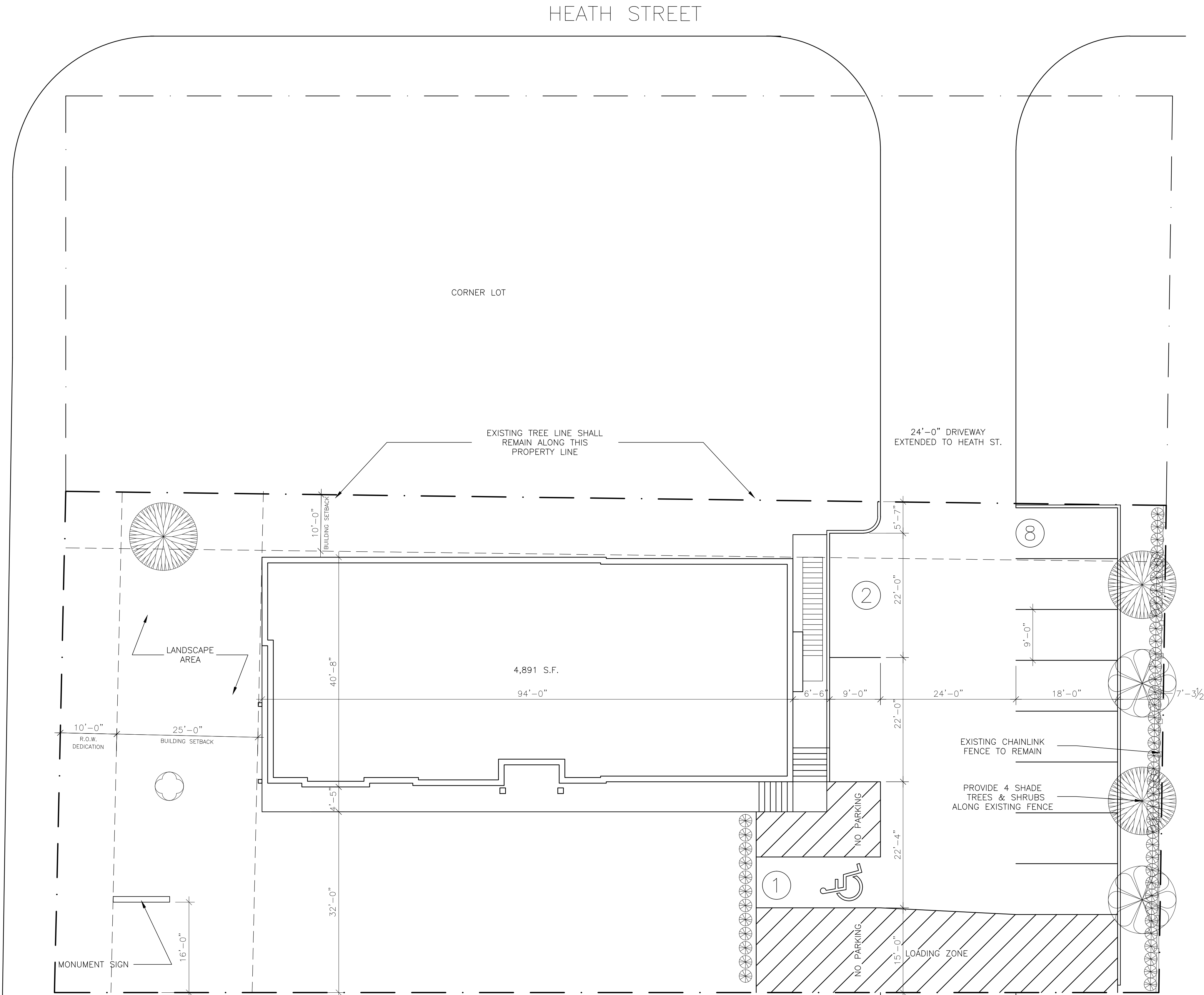
**NOTE:**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

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

- GENERAL NOTES**
1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
  2. Fire lanes shall be designed and constructed per city standards.
  3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
  4. Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance
  5. All signage contingent upon Building Inspection Department.
  6. Approval of the site plan is not final until all engineering plans are approved.
  7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance
  8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
  9. All electrical transmission, distribution and service lines must be underground.

**Offsite BM:**  
RAILROAD SPIKE IN POWER POLE ALONG GOLIAD ST. ACROSS THE STREET FROM THE NW CORNER OF PROPERTY LINE  
Elev=565.6

GOLIAD STREET



HEATH STREET

CORNER LOT

EXISTING TREE LINE SHALL REMAIN ALONG THIS PROPERTY LINE

24'-0" DRIVEWAY EXTENDED TO HEATH ST.

LANDSCAPE AREA

4,891 S.F.

10'-0" R.O.W. DEDICATION

25'-0" BUILDING SETBACK

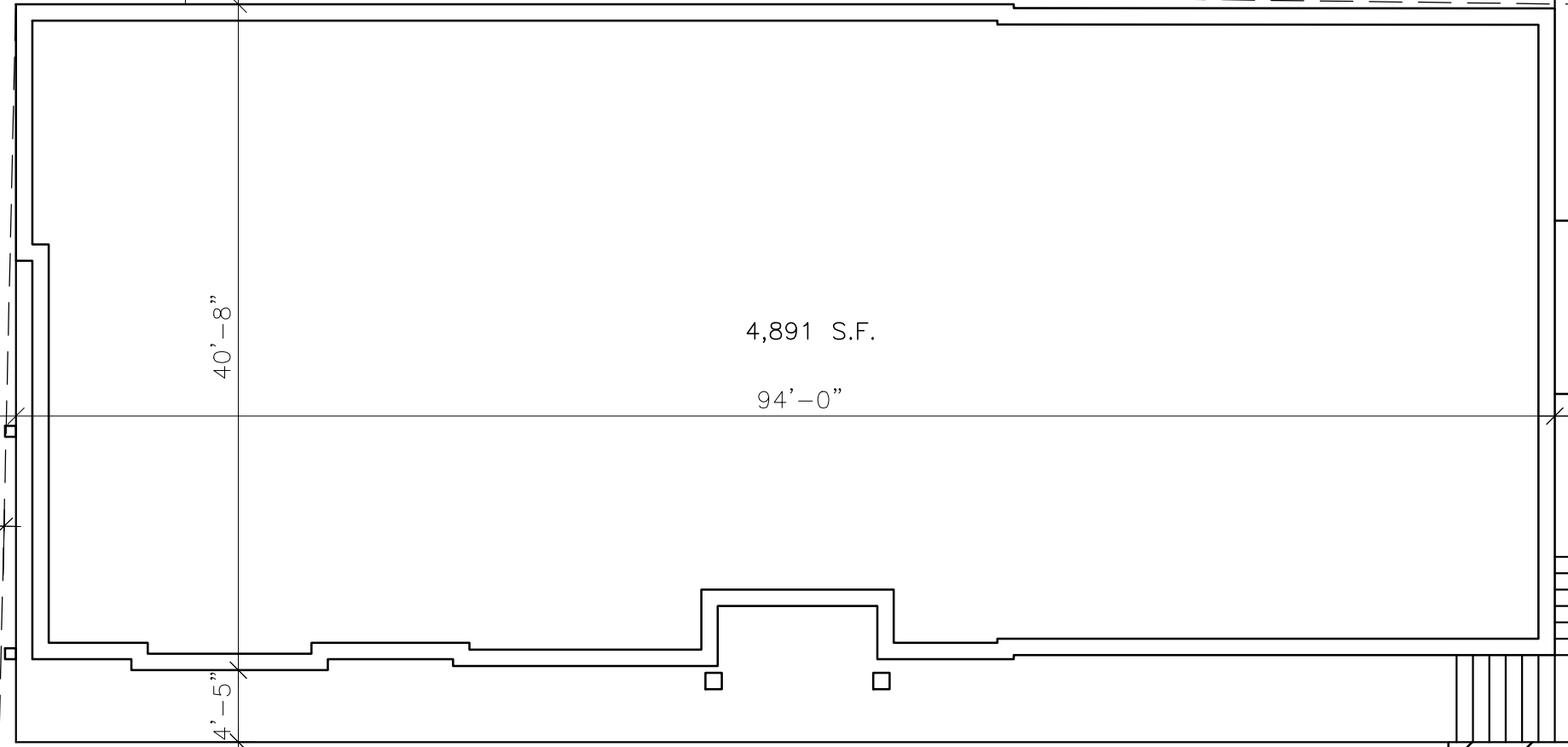
MONUMENT SIGN

16'-0"

10'-0" BUILDING SETBACK

4'-5"

32'-0"



2

5'-7"

22'-4"

15'-0"

22'-0"

9'-0"

24'-0"

18'-0"

7'-3/2"

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DATE: 09/24/2020

TO: Jeff Carroll  
750 E. Interstate 30 # 110  
Rockwall, Texas, 75087

FROM: Henry Lee  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75098

SUBJECT: SP2020-019; 810 N. Goliad Street (Amended Site Plan)

Jeff Carroll:

This letter serves to notify you that the above referenced case, that you submitted for consideration by the City of Rockwall, was approved by the Planning Director on 09/24/2020. The following is a record of all conditions of approval:

Conditions of Approval

- 1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- 2) The applicant is required to make their 7.8-foot-wide parking space 9 feet wide, thereby slightly decreasing their 15-foot-wide turnaround, prior to the issuance of a building permit; and
- 3) 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.

Prior to submitting your civil engineering plans to the Engineering Department, you will need to submit bonded and digital copies of the site plan showing that all outstanding comments have been addressed. Please note that site plans that have not been completed within two (2) years of the final approval date shall be deemed to have expired. An extension may be granted by the Planning and Zoning Commission upon submission of a written request at least 90-days prior to the expiration date. Should you have any questions or concerns regarding your site plan or the site plan process, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a white background.

Henry Lee  
Planner