



# 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 (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>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)

### 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 GOLIAD ST. (SH 205)  
 Subdivision: B.F. BOYDSTON ADDITION Lot: 124 Block: A  
 General Location: SH 205 ACROSS FROM YMCA

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

Current Zoning: PD-50 Current Use: OPEN  
 Proposed Zoning: N/A Proposed Use: OFFICE  
 Acreage: 0.392 AC Lots [Current]: 1 Lots [Proposed]: 1

**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]

<input type="checkbox"/> Owner	FITE AGENCY, LLC	<input type="checkbox"/> Applicant	CARROLL ARCHITECTS
Contact Person	FRANK FITE	Contact Person	JEFF CARROLL
Address		Address	750 E. INTERSTATE 30 #110
City, State & Zip		City, State & Zip	ROCKWALL, TX
Phone	469.733.8369	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:

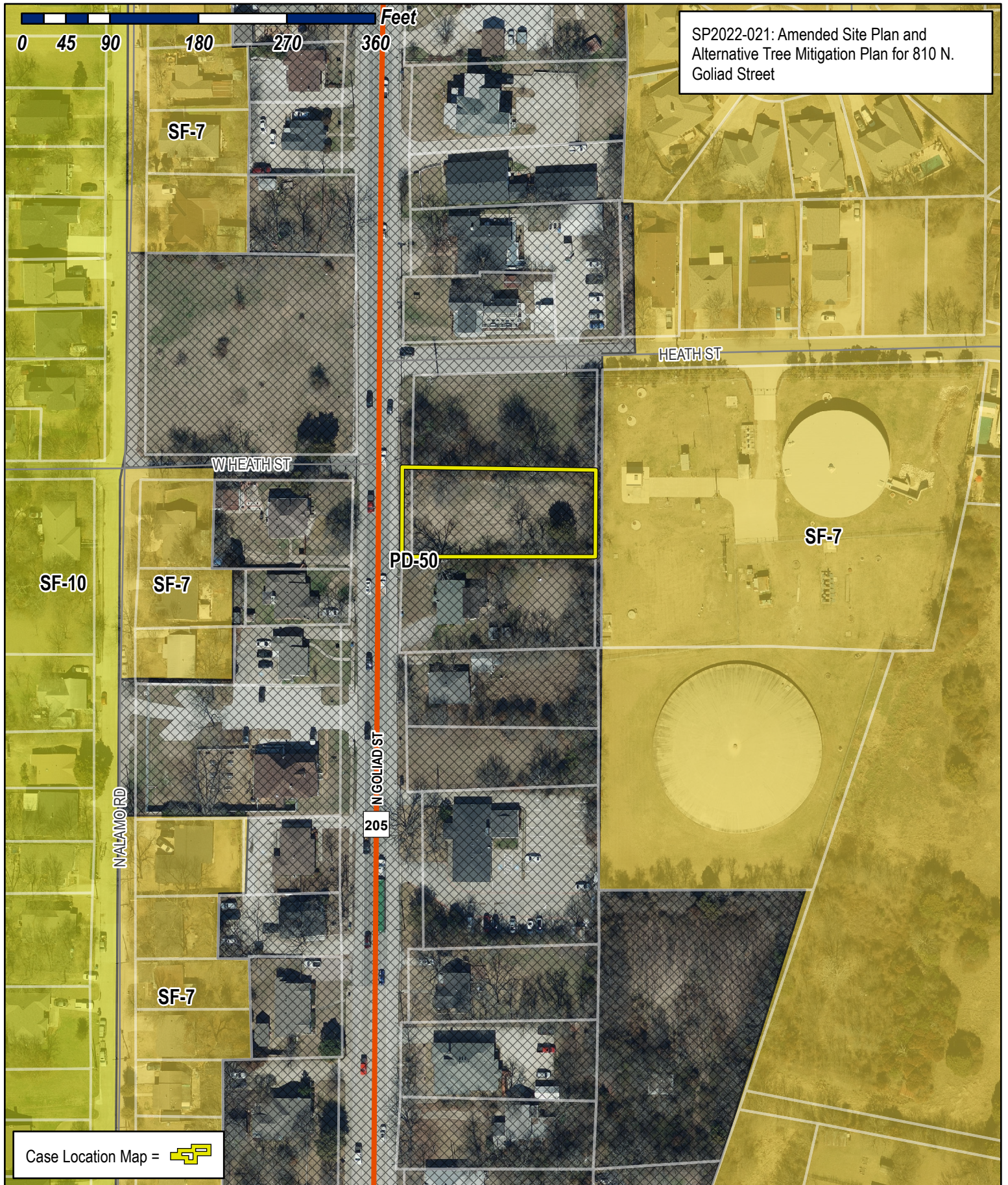
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the \_\_\_\_\_ 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



SP2022-021: Amended Site Plan and Alternative Tree Mitigation Plan for 810 N. Goliad Street

Case Location Map = 



# City of Rockwall

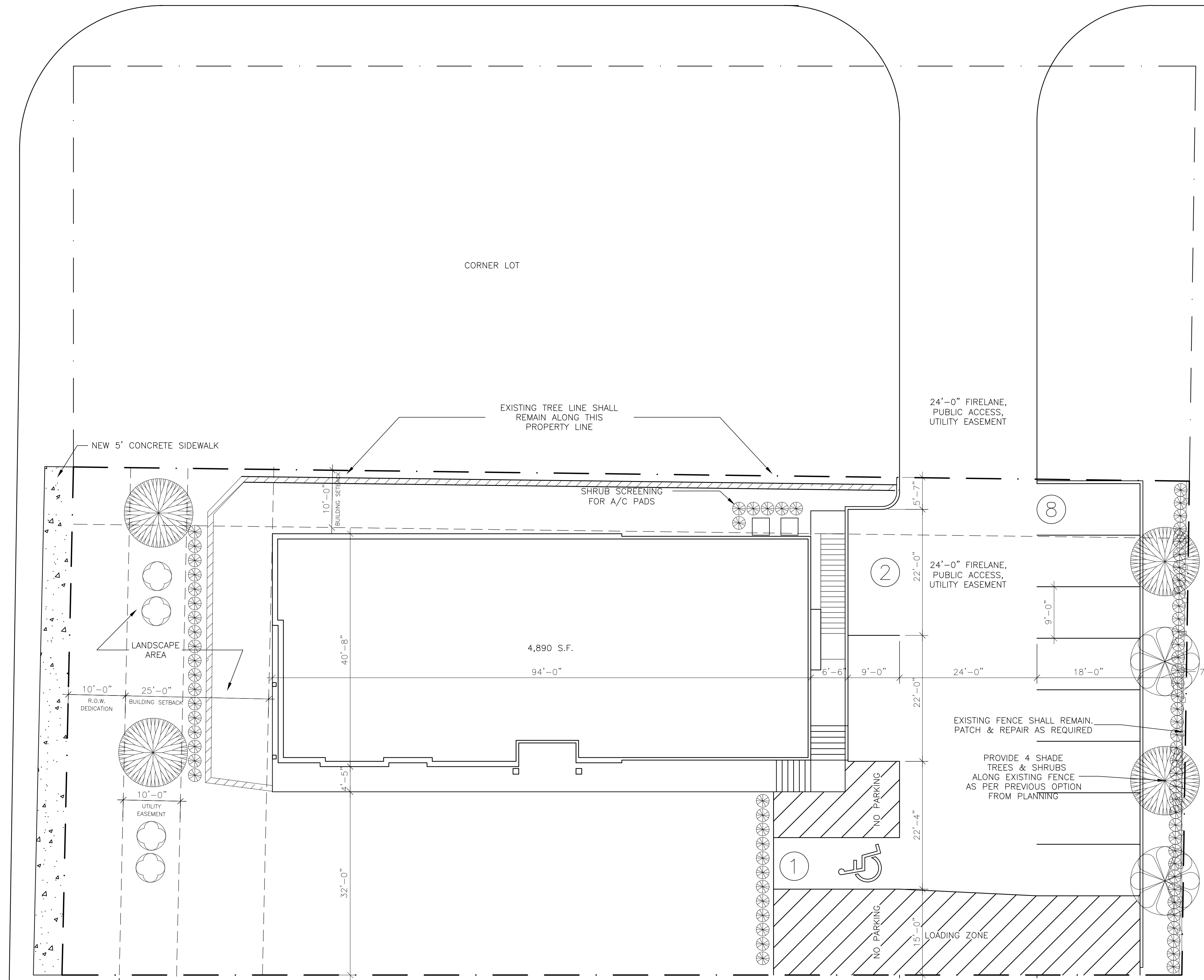
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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.



GOLIAD STREET

HEATH STREET



1 LANDSCAPE PLAN  
SCALE: 1:10

SITE DATA TABLE	
SITE AREA R.O.W. DEDICATION: GROSS TOTAL SITE AREA:	0.392 ACRES (17,080 S.F.) 887 SF 16,193 SF
ZONING	PD-50
PROPOSED USE	OFFICE
PROPOSED BUILDING AREA: FIRST FLOOR: SECOND FLOOR: TOTAL AREA:	3,703 S.F. 1,188 S.F. 4,891 S.F.
LOT COVERAGE (GROSS AREA)	21.68%
FLOOR TO AREA RATIO	4.62 : 1
BUILDING HEIGHT MAX.	35'-0"

PARKING TABLE	
OFFICE PARKING	1/500 SF = 10
PARKING REQUIRED	10 SPACES W/ (1 ADA)
PARKING PROVIDED	11 SPACES W/ (1 ADA)

LANDSCAPE TABULATION	
NET AREA	0.392 ACRES (17,080 S.F.)
REQUIRED LANDSCAPE AREA-- 15% OF 17,080 S.F.	2,562 S.F.
PROVIDED LANDSCAPE AREA-- 45% OF 17,080 S.F.	7,747 S.F.
IMPERVIOUS COVERAGE-- 55% OF 17,080 S.F.	9,333 S.F.

- NOTES:
- Irrigation shall be provided to all landscaped areas.
  - Tree mitigation for this project for existing trees on this property.
  - All perimeter parking are within 50'-0" of a shade tree.
  - No trees within 5' of public utilities less than 10".
  - No trees within 10' of public utilities 10" or greater

TREE/SHRUB LEGEND	
TREES, INSTALLED W/ MINIMUM 4" CALIPER	
SHUMARD OAK 6" HIGH @ INSTALLATION	WINTER BOXWOOD (SHRUB) 5 GALLON @ INSTALLATION
CEDAR ELM 6" MIN. CALIPER	ACCENT TREE GRAPE MYRTLE 4" MIN. CALIPER

- GENERAL NOTES:
1. REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50'-FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
  2. ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA. OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
  3. CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
  4. CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
  5. DUMPSTER IS NOT REQUIRED FOR THIS PROJECT.

THE FITE AGENCY	
LEGAL DESCRIPTION AND/OR ADDRESS: THE FITE AGENCY, LLC. DOCUMENT #2018000022302 O.P.R.R.C.T.	
OWNER The Fite Agency 2701 Sunset Ridge Ste.104 Rockwall, TX 75087	
APPLICANT Carroll Architects, INC. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: je@carrollarch.com ATTN: Jeff Carroll	
CITY OF ROCKWALL CASE NUMBER: SP-2020-019	
SITE PLAN SIGNATURE BLOCK 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 _____, 2020. WITNESS OUR HANDS, this _____ day of _____, 2020. Director of Planning & Zoning	

ISSUE:	OWNER REVIEW:
CITY COMMENTS:	07-27-2020
PERMIT:	08-26-2020
RETAIN WALL:	11-02-2020
FENCE NOTE:	10-26-2021
FREE UPDATE:	11-10-2021
	03-23-2022

DEC 07, 2020

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PROPOSED OFFICE BUILDING FOR  
**THE FITE AGENCY**  
810 Goliad St.  
Rockwall, Texas 75087

THE FITE AGENCY  
2701 Sunset Ridge, Ste. 104  
Rockwall, TX, 75087

**CARROLL architects**  
750 E. Interstate 30  
Suite 110  
Rockwall, TX 75087  
t: 972-732-6085  
f: 972-732-8058

LANDSCAPE PLAN

DATE:	JUL 2020	SHEET NO.:	L1
PROJECT NO.:	2018055		
DRAWN BY:	KR		
CHECKED BY:	JC		