

# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2022-021 P&Z DATE \_\_\_\_\_ CC DATE \_\_\_\_\_ APPROVED/DENIED \_\_\_\_\_  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input checked="" type="checkbox"/> SITE PLAN ( <i>Amended</i> )
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____



# 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 \_\_\_\_.

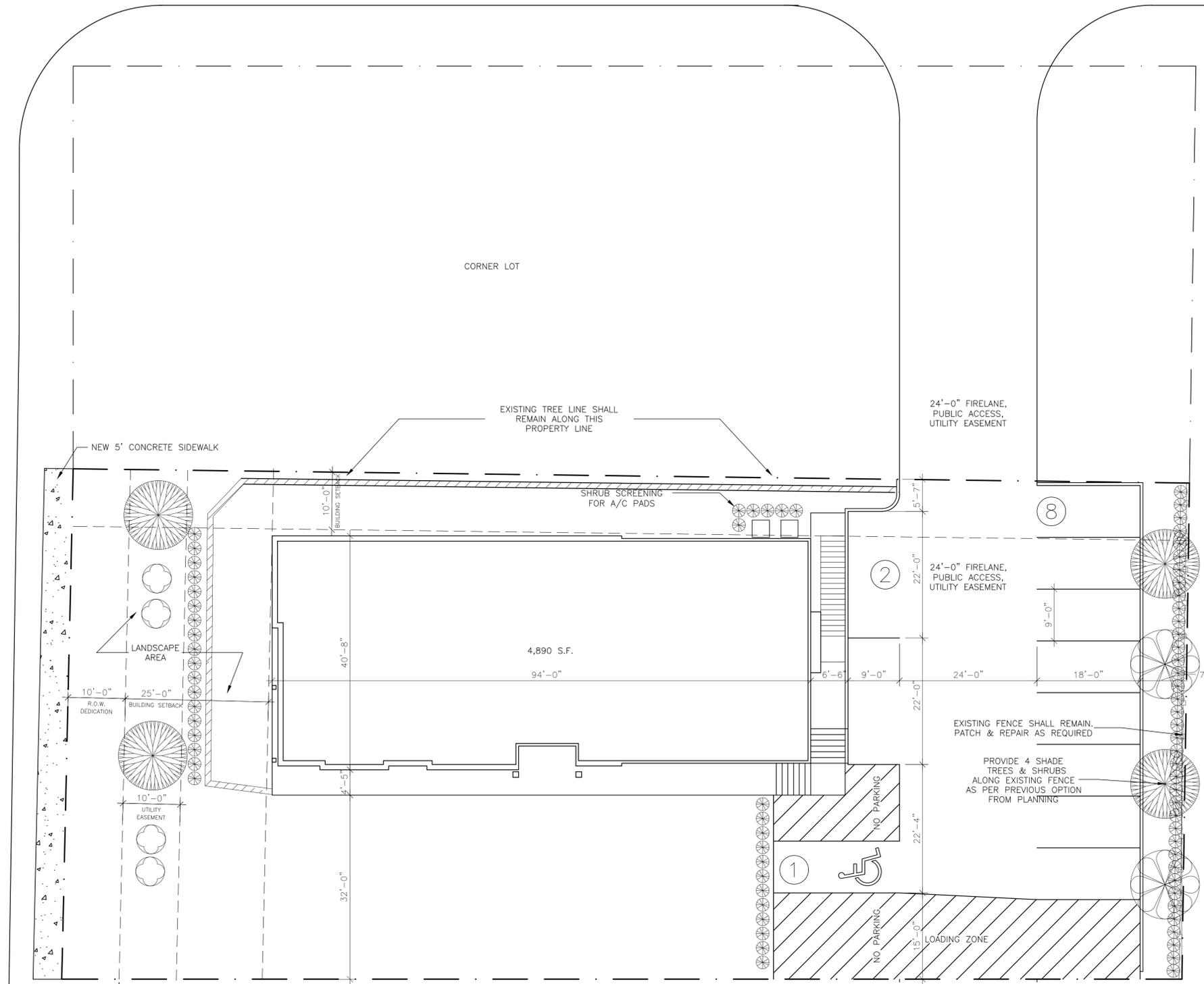
Owner's/Applicant's Signature

Notary Public in and for the State of Texas

My Commission Expires

GOLIAD STREET

HEATH STREET



1 LANDSCAPE PLAN  
SCALE: 1:10

SITE DATA TABLE	
SITE AREA	0.392 ACRES (17,080 S.F.)
R.O.W. DEDICATION	887 SF
GROSS TOTAL SITE AREA:	16,193 SF
ZONING	PD-50
PROPOSED USE	OFFICE
PROPOSED BUILDING AREA:	
FIRST FLOOR:	3,703 S.F.
SECOND FLOOR:	1,188 S.F.
TOTAL AREA:	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:
- 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.
  - 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.
  - CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
  - CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
  - 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 _____. WITNESS OUR HANDS, this _____ day of _____. 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

COPYRIGHT NOTICE: This drawing is the property of Carroll Architects, Inc. and shall not be reproduced, copied, or used in any way without the written consent of Carroll Architects, Inc. As amended January 2002. The protection of this drawing is the property of Carroll Architects, Inc. Under such protection, unauthorized use or reproduction of this drawing may result in civil or criminal penalties, including building seizure, and/or monetary liability.

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		



# 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:

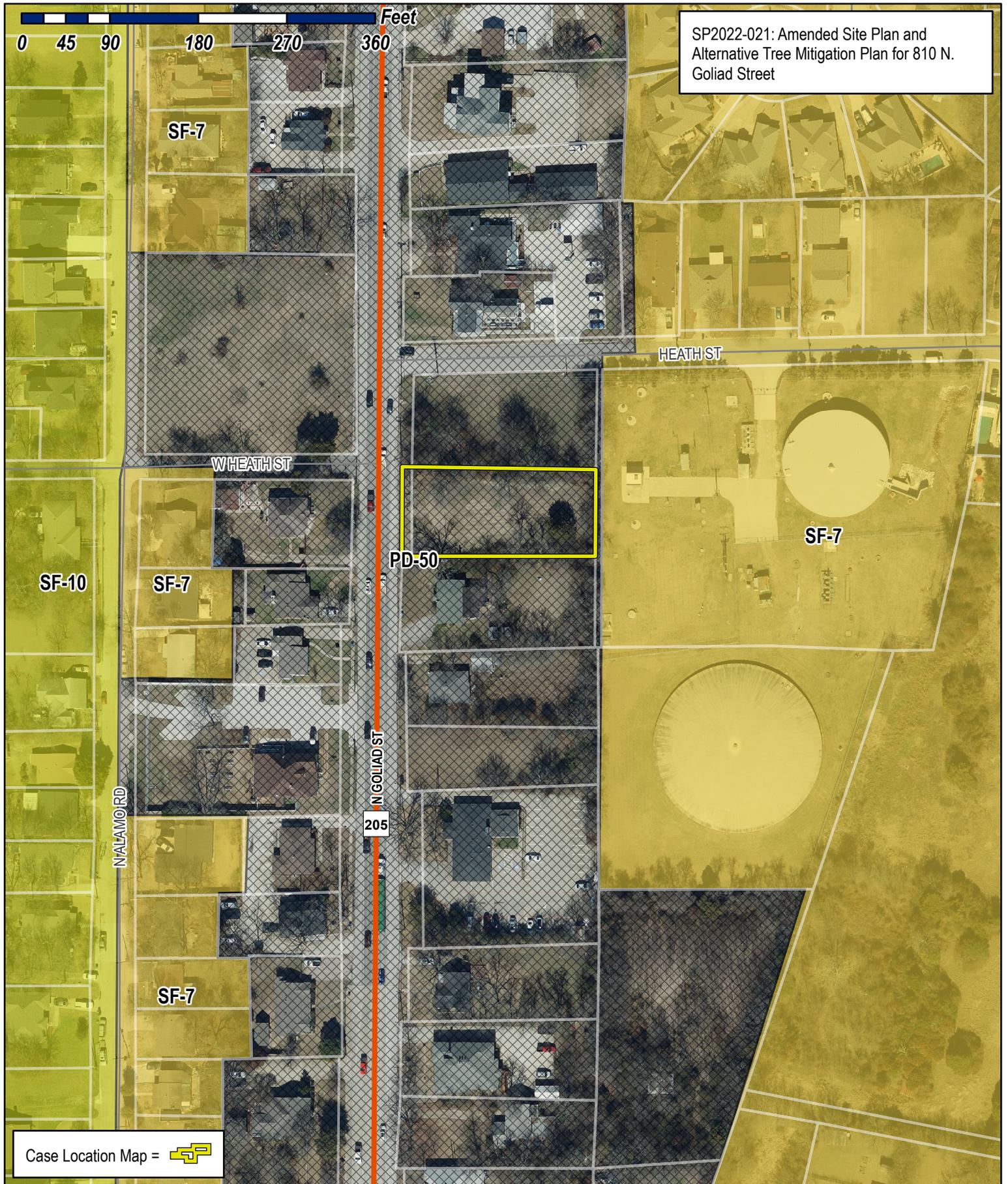
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the \_\_\_\_\_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







# 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](mailto:PLANNING@ROCKWALL.COM)

---

**TO:** Planning and Zoning Commission

**FROM:** Henry Lee, *Planner*

**DATE:** April 26, 2022

**SUBJECT:** SP2022-021; *Amended Site Plan and Alternative Tree Mitigation Settlement Agreement for 810 N. Goliad Street*

---

The applicant, Jeff Carroll of the Carroll Architects, is requesting the approval of an *Amended Site Plan and Alternative Tree Mitigation Settlement Agreement*. The subject property is located on a 0.392-acre parcel of land (*i.e. Lot 1, Block A, Fite Office Addition*), situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 810 N. Goliad Street [*SH-205*]. The proposed *Treescape Plan* indicates that 78.4 caliper inches of trees will be removed and the *Landscape Plan* indicates that 36 caliper inches of tree will be planted with the development. This leaves a remaining mitigation balance of 42.4 caliper inches. The applicant is proposing to satisfy this balance by paying \$100.00 per inch in accordance with the requirements of the Unified Development Code (UDC). This means the applicant will pay a total of \$4,240.00 (*i.e. 42.4 caliper inches x \$100.00 = \$4,240.00*), which equates to a total of 54.00% of their total mitigation balance or 34% higher than what is permitted to be paid by Section 05, *Tree Mitigation Requirements*, of Article 09, *General Provisions*, of the Unified Development Code (UDC). According to Section 05(G) of Article 09, *Tree Preservation*, of the Unified Development Code (UDC) "...the City Council -- upon recommendation from the Planning and Zoning Commission -- may consider an alternative tree mitigation settlement agreement where, due to hardship, the applicant is unable to meet the requirements of this Article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant." The Planning and Zoning Commission is charged with acting upon the proposed *Amended Site Plan* and providing a recommendation to the City Council concerning the proposed *Alternative Tree Mitigation Settlement Agreement*. Since the applicant is requesting to pay the remaining mitigation balance in full and the *Amended Site Plan* meets all of the technical requirements of the Unified Development Code (UDC), staff has placed this item on the consent agenda. Should the Planning and Zoning Commission have any questions concerning the applicants request, staff will be available at the meeting on April 26, 2022.

# PROJECT COMMENTS



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

DATE: 4/22/2022

PROJECT NUMBER: SP2022-021  
PROJECT NAME: Amended Site Plan and Alternative Tree Mitigation Plan for 810 N. Goliad  
SITE ADDRESS/LOCATIONS: 810 N GOLIAD ST, ROCKWALL, 75087

CASE MANAGER: Henry Lee  
CASE MANAGER PHONE: 972.772.6434  
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Jeff Carroll Architects on behalf of Frank Fite of the Fite Agency, LLC for the approval of an Amended Site Plan for an Office Building on a 0.392-acre parcel of land identified as Lot 1, Block A, Fite Office Addition, City of Rockwall, Rockwall County, 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 [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	04/22/2022	Approved w/ Comments

04/22/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan and Alternative Tree Mitigation Settlement Agreement for an Office Building on a 0.392-acre parcel of land identified as Lot 1, Block A, Fite Office Addition, City of Rockwall, Rockwall County, 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 [SH-205], and take any action necessary.

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. May 3, 2022 is the deadline to have all comments; please provide staff revised plans before May 3, 2022 to ensure all comments are addressed.

M.3 For reference, include the case number (SP2022-021) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Provide a graphic scale. (03.04.A of Article 11)

M.5 Provide a standard signature block with signature space for the Planning and Zoning Chairman and Director of Planning and Zoning. (03.04.A of Article 11)

I.6 Landscape Plan:

(1) Based on the landscape plan provided you are requesting an Alternative Tree Mitigation Settlement Agreement to pay the remaining mitigation balance of 42.4 caliper inches, which is a fee of \$4,240.00.

I.7 Please note that failure to address all comments provided by staff by 3:00 PM on May 3, 2022 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.

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 May 3, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case.

I.9 Please note the scheduled meetings for this case:

- (1) Planning & Zoning meeting will be held on April 26, 2022.
- (2) City Council meeting will be held on May 2, 2022.

I.10 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 prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present

their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/22/2022	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Henry Lee	04/22/2022	N/A
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2022	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	04/22/2022	N/A
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Henry Lee	04/22/2022	N/A
No Comments			



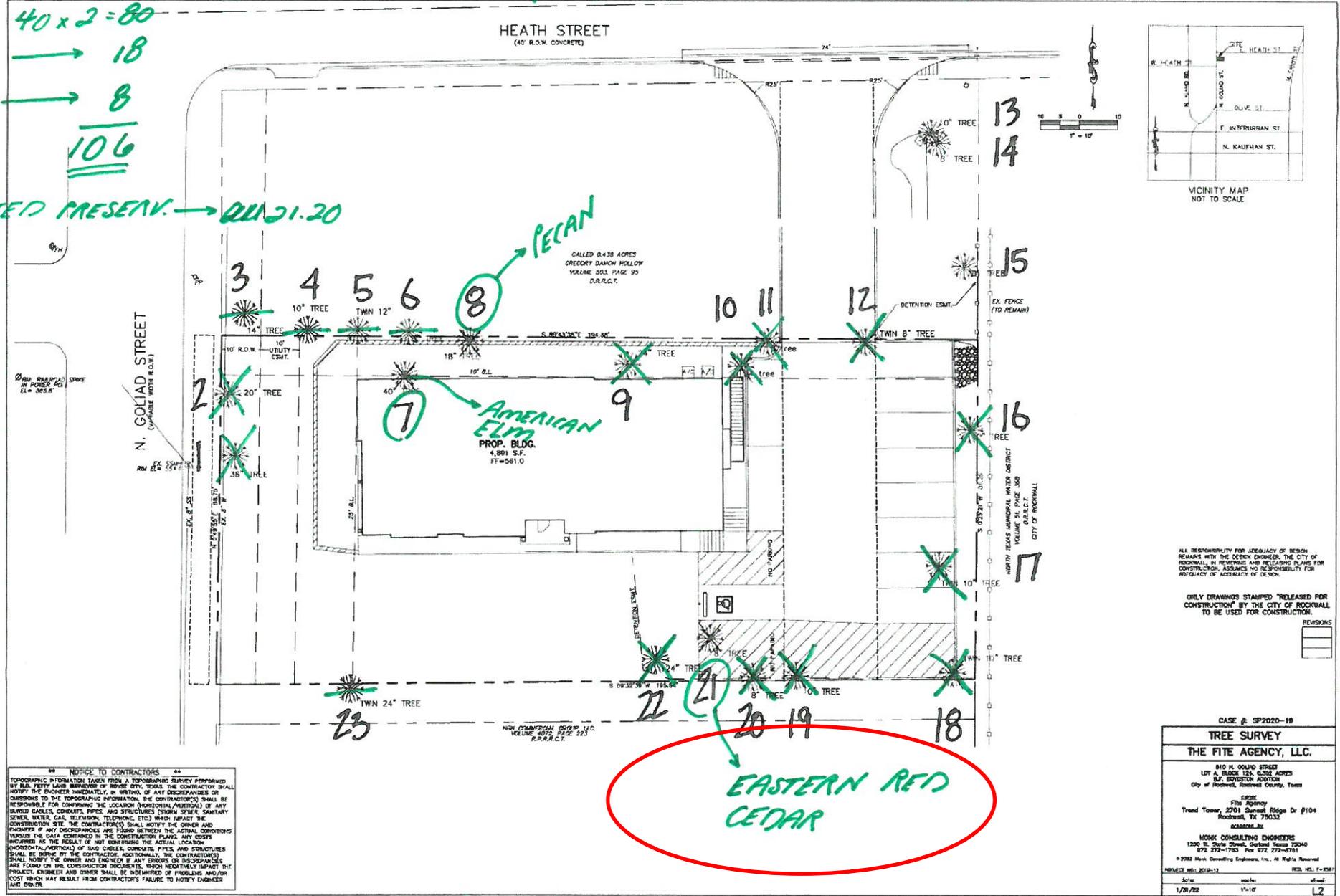
OPTIONS → 1: TREES = ~~25~~ 24  
 2: TREES = 16 + CASH = \$4,100,000 2,120.00  
 3: CASH = \$4,100,000 8,480.00

MITIGATION

#7 40 x 2 = 80  
 #8 → 18  
 #21 → 8  
106

↳ W/ OUT LANDSCAPING PLAN

GRANTED PRESEV. → QU 21.20



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

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

REVISIONS

CASE # SP2020-10

**TREE SURVEY**  
**THE FITE AGENCY, LLC.**

510 N. GOLIAD STREET  
 LOT A, BLOCK 12A, 0.202 ACRES  
 241 DIVISION AVENUE  
 City of Rockwall, Rockwall County, Texas

63020  
 Fite Agency  
 Trend Tower, 2701 Shattuck Ridge Dr #104  
 Rockwall, TX 75087  
 6362626131

USKY CONSULTING ENGINEERS  
 1200 E. State Street, Garland, Texas 75040  
 972 272-1763 Fax 972 272-8761

© 2023 Usky Consulting Engineers, Inc., All Rights Reserved

DATE: 1/29/22	SCALE: 1"=10'	REV. NO.: 1-1204

NOTICE TO CONTRACTORS

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY M.A. FERTY LAND SURVEYING OF IRVING CITY, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN WRITING OF ANY DISCREPANCIES OR DISCREPANCIES TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (OTHER THAN SANITARY SEWER, WATER, GAS, TELEPHONE, TELEVISION, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS AND THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CORRECTING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION INSTRUMENTS, WHEN NOTICED. THE PROJECT ENGINEER AND OWNER SHALL BE ADVISED OF PROBLEMS AND/OR COSTS WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.



# CITY OF ROCKWALL

## CITY COUNCIL MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council

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

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

**DATE:** May 2, 2022

**SUBJECT:** SP2022-021; *Alternative Tree Mitigation Settlement Agreement for 810 N. Goliad Street*

---

The applicant, Jeff Carroll of the Carroll Architects, is requesting the approval of an *Alternative Tree Mitigation Settlement Agreement*. The subject property is located on a 0.392-acre parcel of land (*i.e. Lot 1, Block A, Fite Office Addition*), situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 810 N. Goliad Street [SH-205]. The proposed *Treescape Plan* indicates that 78.4 caliper inches of trees will be removed and the *Landscape Plan* indicates that 36 caliper inches of tree will be planted with the development. This leaves a remaining mitigation balance of 42.4 caliper inches. The applicant is proposing to satisfy this balance by paying \$100.00 per inch in accordance with the requirements of the Unified Development Code (UDC). This means the applicant will pay a total of \$4,240.00 into the *Tree Fund* (*i.e. 42.4 caliper inches x \$100.00 = \$4,240.00*), which equates to a total of 54.00% of their total mitigation balance or 34% higher than what is permitted to be paid by Section 05, *Tree Mitigation Requirements*, of Article 09, *General Provisions*, of the Unified Development Code (UDC). According to Section 05(G) of Article 09, *Tree Preservation*, of the Unified Development Code (UDC) "...the City Council -- upon recommendation from the Planning and Zoning Commission -- may consider an alternative tree mitigation settlement agreement where, due to hardship, the applicant is unable to meet the requirements of this Article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant." On April 26, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the *Alternative Tree Mitigation Settlement Agreement* by a vote of 6-0, with Commissioner Womble absent. Since the applicant is requesting to pay the remaining mitigation balance in full, staff has placed this item on the consent agenda. Should the City Council have any questions concerning the applicants request, staff will be available at the meeting on May 2, 2022.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO.

**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:

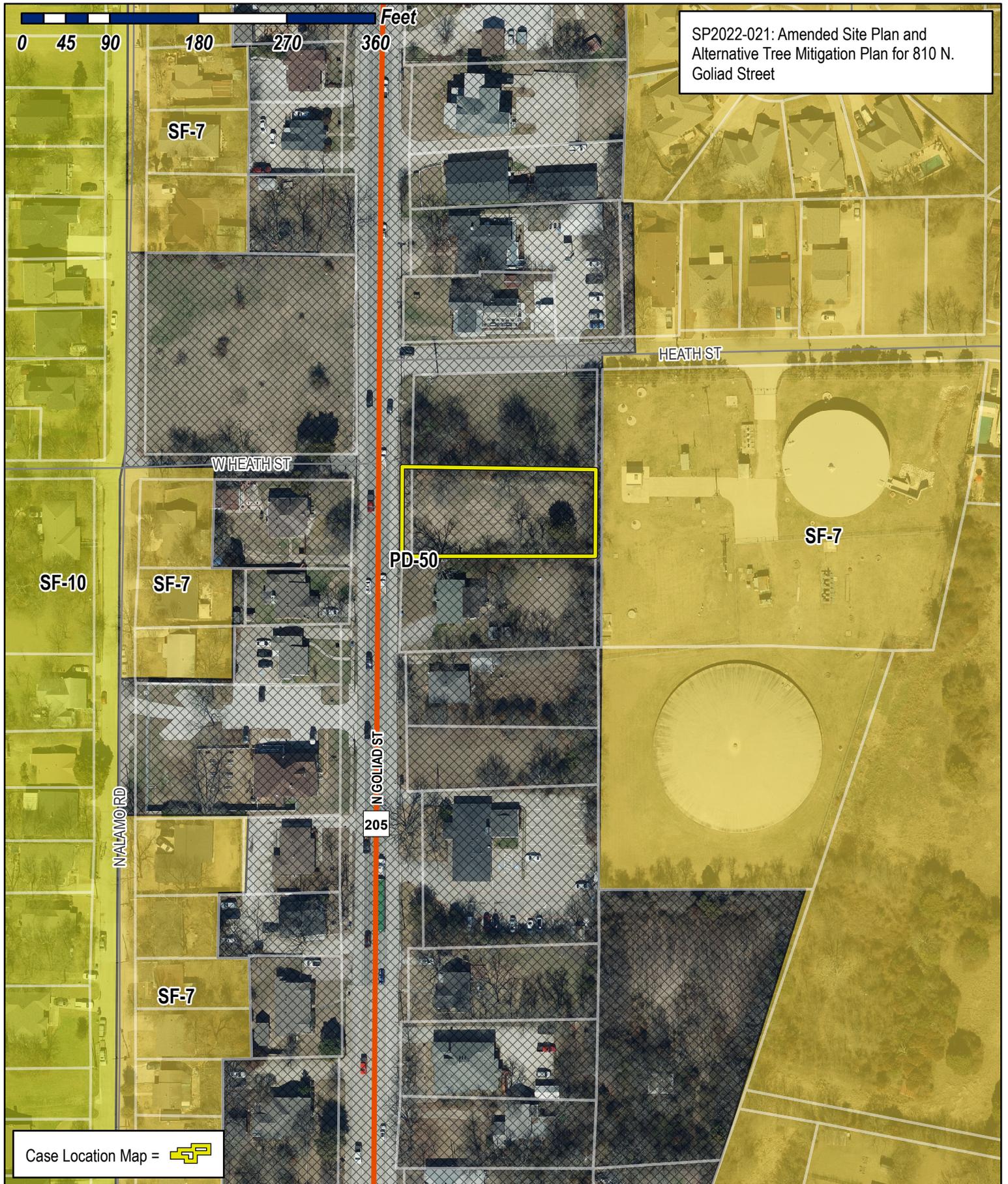
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the \_\_\_\_\_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

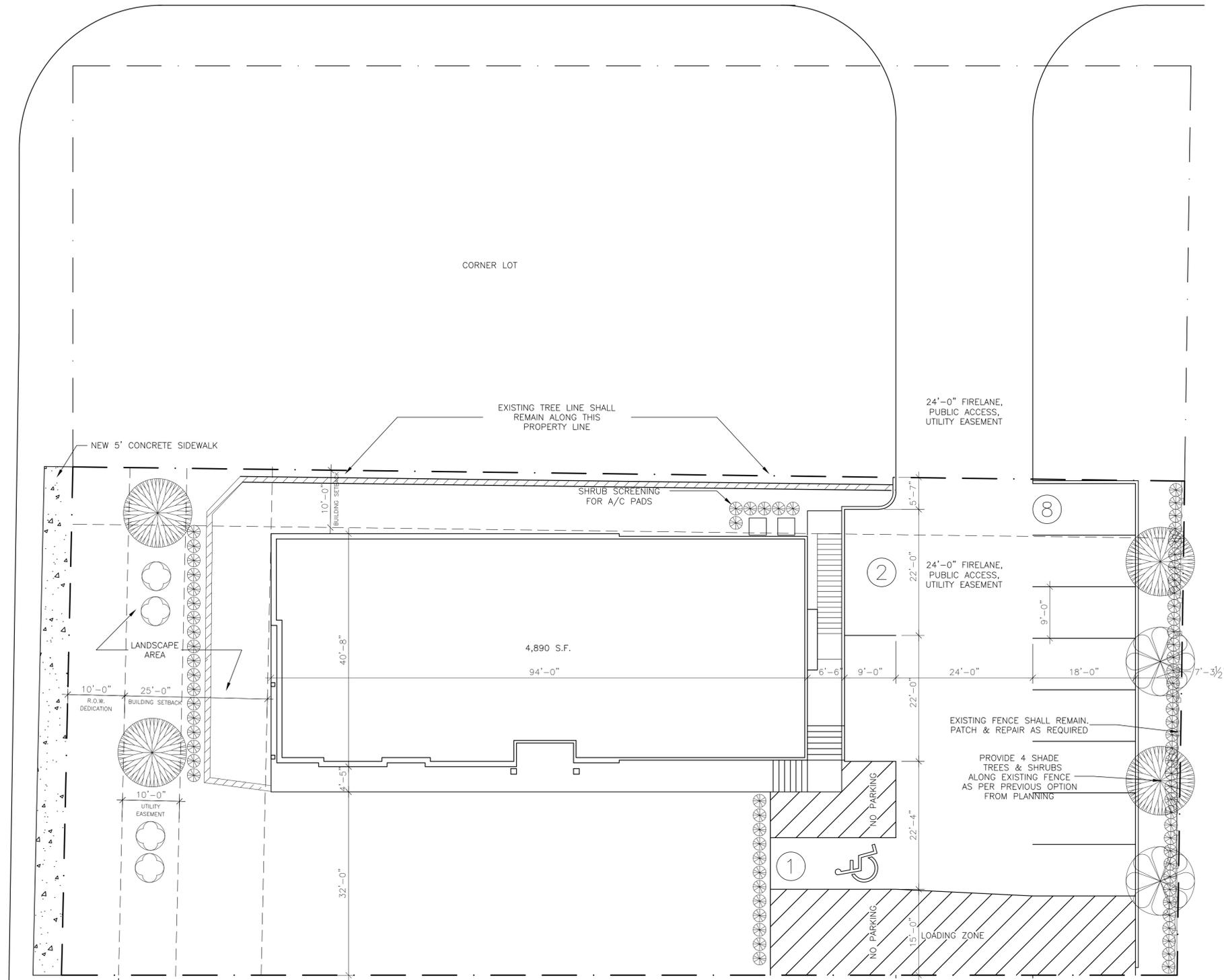
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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	0.392 ACRES (17,080 S.F.)
R.O.W. DEDICATION	887 SF
GROSS TOTAL SITE AREA:	16,193 SF
ZONING	PD-50
PROPOSED USE	OFFICE
PROPOSED BUILDING AREA:	
FIRST FLOOR:	3,703 S.F.
SECOND FLOOR:	1,188 S.F.
TOTAL AREA:	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 _____.	
WITNESS OUR HANDS, this _____ day of _____.	
Director of Planning & Zoning	

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

DEC 07, 2020

**COPYRIGHT NOTICE:**  
This drawing is the property of Carroll Architects, Inc. and is not to be reproduced, copied, or used in any way without the written consent of Carroll Architects, Inc. As amended January 2002. The protection of this drawing is the property of Carroll Architects, Inc. Under such protection, unauthorized use of this drawing, or any portion thereof, may result in cessation of consultation, building seizure, and/or monetary liability.

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		

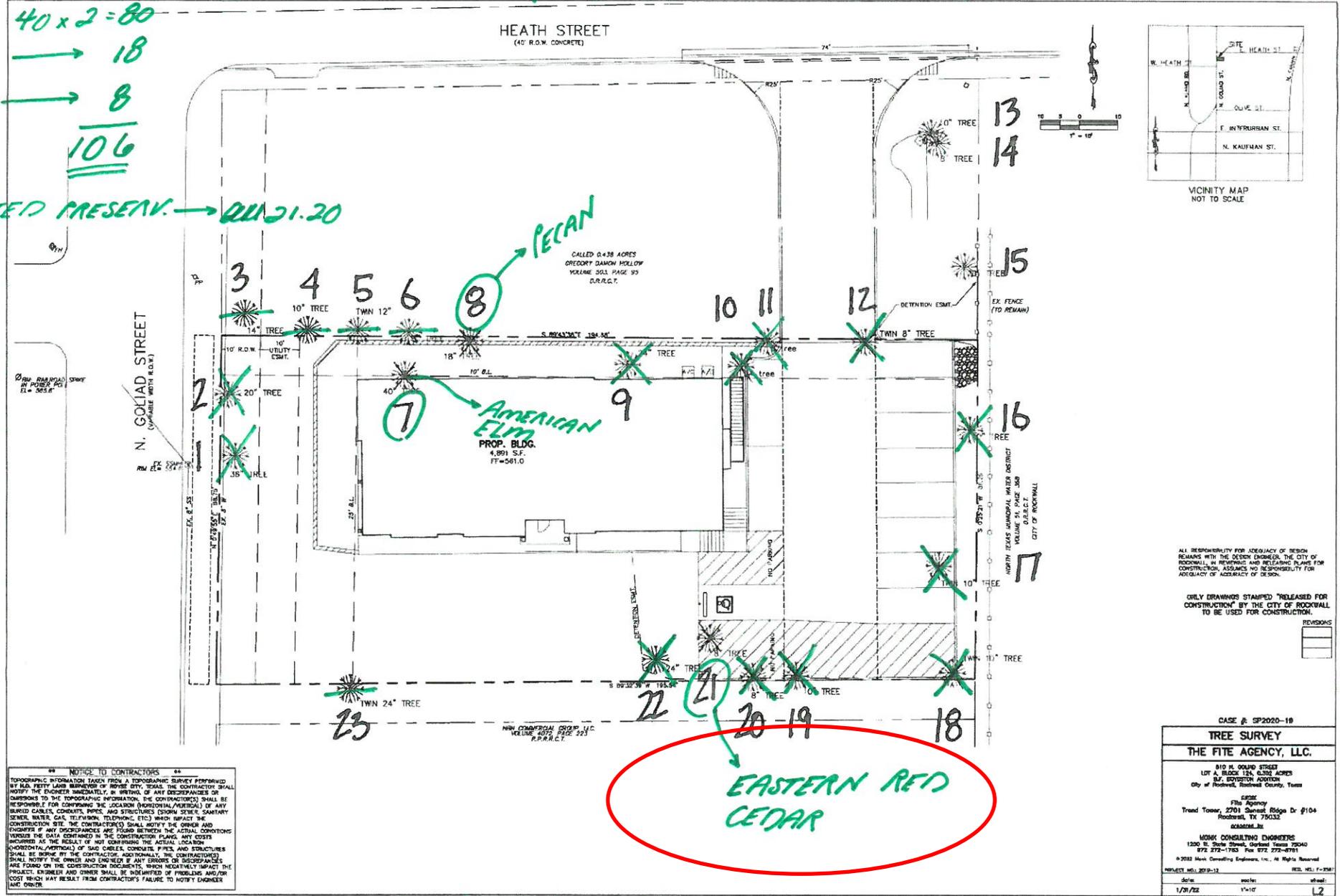
OPTIONS → 1: TREES = ~~25~~ 24  
 2: TREES = 16 + CASH = \$4,100,000 2,120.00  
 3: CASH = \$4,100,000 8,480.00

MITIGATION

#7 40 x 2 = 80  
 #8 → 18  
 #21 → 8  
106

LOW OUT LANDSCAPING PLAN

GRANTED PRESEV. → 21-20



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

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

REVISIONS

CASE # SP2020-10

**TREE SURVEY**  
**THE FITE AGENCY, LLC.**

510 N. SOUND STREET  
 LOT A, BLOCK 12A, 0.202 ACRES  
 241 DIVISION AVENUE  
 City of Rockwall, Rockwall County, Texas

63020  
 Fite Agency  
 Trend Tower, 2701 Shattuck Ridge Dr #104  
 Rockwall, TX 75087  
 6362626131

LUISK CONSULTING ENGINEERS  
 1200 E. State Street, Garland, Texas 75040  
 972 272-1763 Fax 972 272-8761

© 2023 Lusk Consulting Engineers, Inc., All Rights Reserved

PROJECT NO. 2023-12	DATE	REV. NO. 1-1/2023
1/29/22	1*1/17	L2

**NOTICE TO CONTRACTORS**

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY M.A. FERTY LAND SURVEYING OF IRVING CITY, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN WRITING OF ANY DISCREPANCIES OR DISCREPANCIES TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (OTHER THAN SANITARY SEWER, WATER, GAS, TELEPHONE, TELEVISION, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS AND THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CORRECTING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION INSTRUMENTS, WHEN NOTICED. THE PROJECT ENGINEER AND OWNER SHALL BE ADVISED OF PROBLEMS AND/OR COSTS WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

## Lee, Henry

---

**From:** Lee, Henry  
**Sent:** Friday, April 22, 2022 4:31 PM  
**To:** 'Jeff Carroll'; Frank Fite II (frank@fiteagency.com)  
**Subject:** Project Comments SP2022-021  
**Attachments:** Project Comments (04.22.2022).pdf

Good Afternoon,

Attached are the project comments in reference to your case, SP2022-021. Make note of the meeting dates; let staff know if you have any questions.

Thank you,



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

## Lee, Henry

---

**From:** Jeff Carroll <jc@carrollarch.com>  
**Sent:** Friday, April 22, 2022 4:47 PM  
**To:** Lee, Henry; Frank Fite II (frank@fiteagency.com)  
**Subject:** RE: Project Comments SP2022-021

Got it, will have this back to you Monday.

Thx,  
JC



Jeffrey Carroll, Architect  
**Carroll Architects, Inc.**  
750 E. Interstate 30, Ste. 110  
Rockwall, Texas 75087  
T. 972.732.6085  
C. 214.632.1762

---

**From:** Lee, Henry <HLee@rockwall.com>  
**Sent:** Friday, April 22, 2022 4:31 PM  
**To:** Jeff Carroll <jc@carrollarch.com>; Frank Fite II (frank@fiteagency.com) <frank@fiteagency.com>  
**Subject:** Project Comments SP2022-021

Good Afternoon,

Attached are the project comments in reference to your case, SP2022-021. Make note of the meeting dates; let staff know if you have any questions.

Thank you,



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

This email was scanned by Bitdefender

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**



May 11, 2022

TO: Jeff Carroll  
Carroll Architects  
750 E. Interstate 30, Suite 110  
Rockwall, TX 75087

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

SUBJECT: SP2022-021; *Amended Site Plan and Alternative Tree Mitigation Settlement Agreement for 810 N. Goliad Street*

Jeff Carroll:

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 City Council on May 2, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) 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 April 26, 2022, the Planning and Zoning Commission approved a motion to approve the amended Site Plan and recommend approval of the Alternative Tree Mitigation Settlement Agreement by a vote of 6-0, with Commissioner Womble absent.

City Council

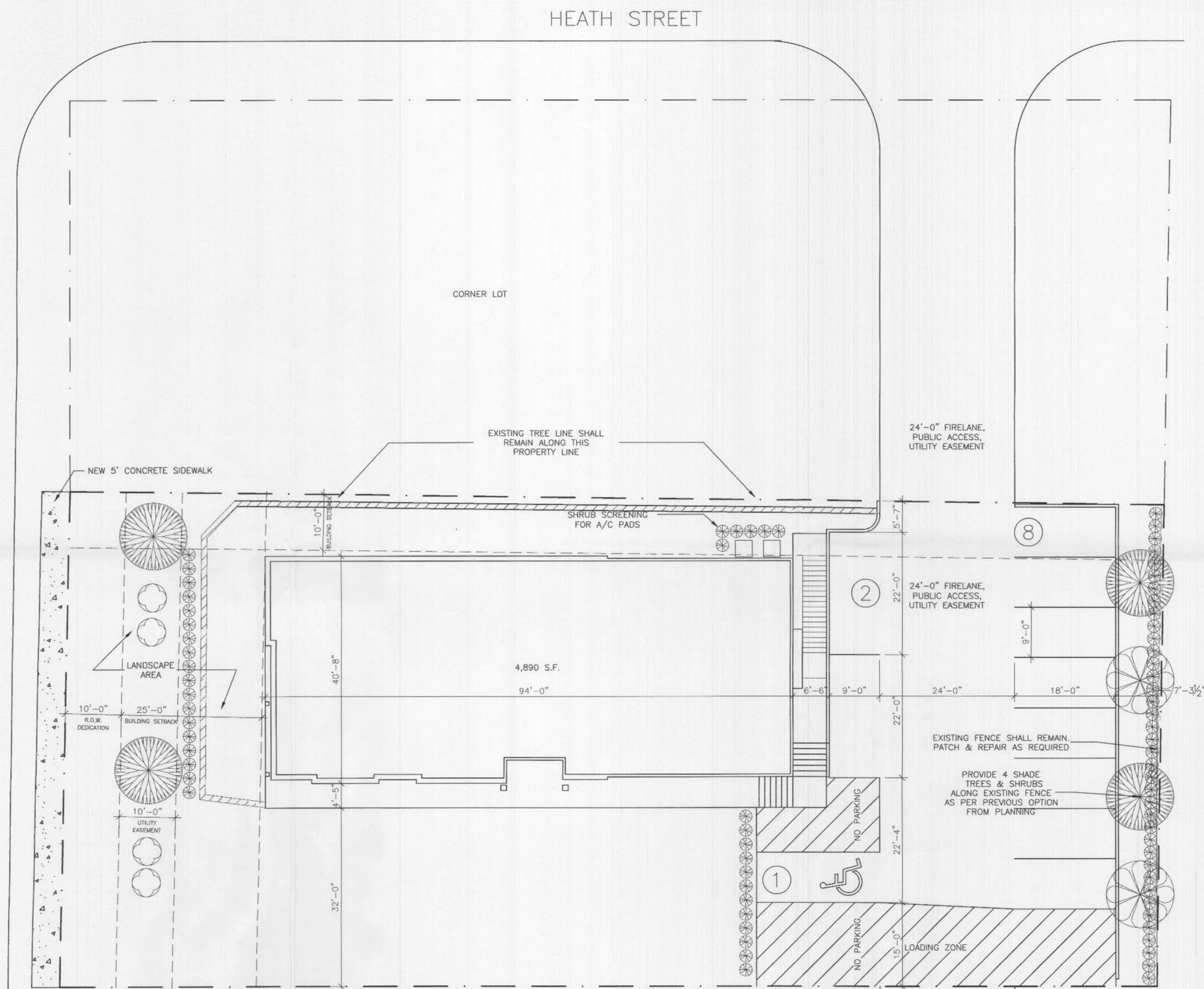
On May 2, 2022, the City Council approved a motion to approve the Alternative Tree Mitigation Settlement Agreement with the conditions of approval by a vote of 7-0.

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

Sincerely,

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

GOLIAD STREET



HEATH STREET

CORNER LOT

SITE DATA TABLE	
SITE AREA R.O.W. DEDICATION: 887 SF GROSS TOTAL SITE AREA: 16,183 SF	0.392 ACRES (17,080 S.F.)
ZONING	PD-50
PROPOSED USE	OFFICE
PROPOSED BUILDING AREA: FIRST FLOOR: 3,703 S.F. SECOND FLOOR: 1,188 S.F. TOTAL AREA: 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 CRAPE MYRTLE 4" MIN. CALIPER

- GENERAL NOTES:
- 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 RAINFEST.
  - ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDRONMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA. OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
  - CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
  - CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
  - 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: jc@carrollarch.com ATTN: Jeff Carroll	
CITY OF ROCKWALL CASE NUMBER: SP2022-021	
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 <u>12</u> day of <u>May</u> , 2022.	
WITNESS OUR HANDS, this <u>12</u> day of <u>May</u> , 2022.	
 Planning & Zoning Commission, Chairman Director of Planning and Zoning	

1 LANDSCAPE PLAN  
SCALE: 1:10

ISSUE	OWNER REVIEW:
07-27-2020	08-26-2020
CITY COMMENTS:	PERMIT:
11-02-2020	10-26-2021
RETAIN WALL:	FENCE NOTE:
11-10-2021	03-23-2022
TREE UPDATE:	COMMENTS:
04-25-2022	

DEC 07, 2020

COPYRIGHT NOTICE: This document is the property of Carroll Architects, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Carroll Architects, Inc. Under no circumstances shall the liability of Carroll Architects, Inc. be limited in any way by the use of this document. Carroll Architects, Inc. is not responsible for any errors or omissions in this document. Carroll Architects, Inc. is not responsible for any damage or injury resulting from the use of this document. Carroll Architects, Inc. is not responsible for any delay in construction of any building, structure, or facility.

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

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

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		