



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # M15 2019-012 P&Z DATE 5/08/2019 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 type="checkbox"/> SITE PLAN
<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 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 # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. M15 2009-000

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)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
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)

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, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address 608 CHRISTIAN CT
 Subdivision NORTHSHORE PHASE 2B Lot 1 Block 1
 General Location _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	_____	Current Use	_____
Proposed Zoning	_____	Proposed Use	_____
Acreage	_____	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]

<input checked="" type="checkbox"/> Owner	<u>GLEN GOODRICH</u>	<input type="checkbox"/> Applicant	<u>GLEN GOODRICH</u>
Contact Person	<u>GLEN GOODRICH</u>	Contact Person	_____
Address	<u>608 CHRISTIAN CT</u>	Address	<u>608 CHRISTIAN CT</u>
City, State & Zip	<u>ROCKWALL TX 75087</u>	City, State & Zip	<u>ROCKWALL TX 75087</u>
Phone	_____	Phone	_____
E-Mail	<u>GW605U@YAHOO.COM</u>	E-Mail	<u>GW605U@YAHOO.COM</u>

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

My Commission Expires _____

Notary Public in and for the State of Texas



**DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745
Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

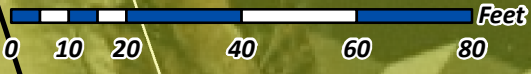
Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 5/14/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 05/24/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 5/28/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 5/28/2019 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: MIS2019-006
Project Name: 608 Christan Court
Project Type: MISCELLANEOUS
Applicant Name: GLENN GOODRICH
Owner Name: GOODRICH, GLENN W JR & KELLYE JAYE
Project Description:



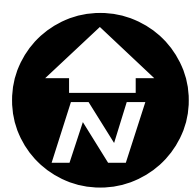
MIS2019-006 -608 CHRISTAN COURT
MISCELLANEOUS - LOCATION MAP =



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.



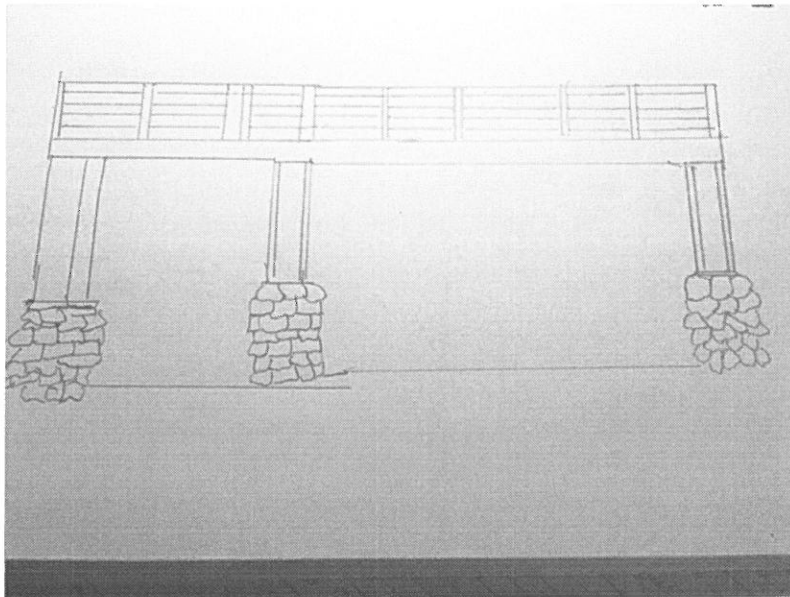
I am building a mezzanine, as pictured in the attached pics. It will be similarly clad to the red stone in my backyard with Trex decking and railing. My property has an extreme elevation change from my front yard to my back yard. The elevation changes almost 14 ft, this deck is going to be built into the hill. The metal beam work is to support this.

It will be clad in rock and stone to match the yard / house. The metal structure is to ensure safety. All steps are OSHA compliant, per attached engineered drawings.

Railing is representative – It will be minimal sight reduction, our current thinking is just like the railing at the 66 bridge.

All exposed wood / metal would be painted white. Rock will be similar to the existing stone in my back yard.

Height of the stone in the picture is representative.





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: David Gonzales, *Planning and Zoning Manager*
DATE: May 28, 2019
SUBJECT: MIS2019-006; *Masonry Exception for 608 Christian Court*

The applicant, Glenn Goodrich, is requesting an exception to the minimum masonry requirements stipulated by Section 3.01.A(1), *Materials and Masonry Composition*, of Article V, *District Development Standards*, of the Unified Development Code (UDC). The purpose of this request is to accommodate the construction of a 360 SF raised deck on the subject property at 608 Christian Court. The subject property is zoned Single Family 10 (SF-10) District, and is located adjacent to the entryway into the Northshore Subdivision. The proposed raised deck will be two (2) stories or 13-feet in total height, and be constructed of metal and *Trex Composite Board*. It will be situated 3½-feet from the rear property line and 3½-feet from the side yard property line, and will be partially screened by a six (6) foot vinyl fence. The second story of the proposed structure will be visible from both N. Lakeshore Drive and Stoneybrook Drive. On May 28, 2019, the Board of Adjustments approved the following variances to the proposed structure [Case No. BOA-2019-5-V]:

- (1) Reduce the side yard setback from 15-feet to 3½-feet.
- (2) Reduce the rear yard setback from 20-feet to 3½-feet.
- (3) Reduce the distance between buildings from six (6) feet to zero (0) feet to allow an existing accessory building to be contiguous to the proposed accessory building.
- (4) Increase the maximum size permitted for an accessory building from 225 SF to 360 SF.

Once the applicant received these variances from the Board of Adjustments, it was necessary to bring the case before the Planning and Zoning Commission for a masonry exception. According to Section 3.01, *General Residential District Standards*, of Article V, *District Development Standards*, "(a)ll buildings with a building footprint of 120 SF or greater that are over 10-feet in height shall consist of a minimum of 80% Primary Materials and/or a maximum of 20% Secondary Materials." A *Primary Material* is defined as stone, brick and/or cementitious materials, and a *Secondary Material* is defined as any material that is not a *Primary Material*. In this case, the applicant is requesting an exception to use 100% secondary materials. The UDC grants the Planning and Zoning Commission the discretion to approve exceptions to the material requirements on a case-by-case basis upon the submission of material samples and building elevations. In approving an exception, the Planning and Zoning Commission is asked to review the applicant's justification for the request, and the "...unique or extraordinary condition that exist and/or the undue hardship created by strict adherence to the technical requirements." In this case, there does not appear to be a hardship preventing the applicant from meeting the requirements; however, this request is a discretionary decision for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions staff will be available at the May 28, 2019 meeting.

City of Rockwall Project Plan Review History



Project Number MIS2019-006	Owner GOODRICH, GLENN W JR & KELLYE JAYE	Applied 5/14/2019	LM
Project Name 608 Christan Court	Applicant GLENN GOODRICH	Approved	
Type MISCELLANEOUS		Closed	
Subtype		Expired	
Status Staff Review		Status	
Site Address 608 CHRISTAN CT		City, State Zip ROCKWALL, TX 75087	
		Zoning	
Subdivision NORTHSHORE PH 2A	Tract 1	Block I	Lot No 1
		Parcel No 4576-0001-0001-00-OR	General Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
BUILDING	Russell McDowell	5/21/2019	5/28/2019	5/21/2019	COMMENTS	
ENGINEERING	Amy Williams	5/21/2019	5/28/2019	5/21/2019	COMMENTS	See Comment
(5/21/2019 7:52 AM AW) Need a site plan to see where this is going to be built before we can review						
PLANNING	David Gonzales	5/23/2019	5/30/2019	5/23/2019	COMMENTS	See comments
Discuss and consider a request by Glen Goodrich for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, General Residential District Standards, of Article V, District Development Standards, of the Unified Development Code for an accessory structure on a 0.2296-acre parcel of land identified as Lot 1, Block I, Northshore, Phase 2B Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 608 Christian Court, and take any action necessary.						
1. Request requires approval by the Planning and Zoning Commission for an exception to the material requirements of the UDC as outlined in staff's report.						
Scheduled Meeting Dates to Attend:						
Planning - Action Item: May 28, 2019 (Tuesday at 6:00p.m.)						



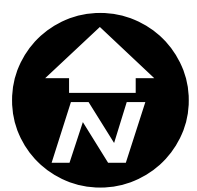
MIS2019-006 -608 CHRISTAN COURT
MISCELLANEOUS - LOCATION MAP =



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**ORDER OF THE BOARD OF ADJUSTMENT
OF THE CITY OF ROCKWALL, TEXAS**

ORDER NO. BOA 2019-6-V

WHEREAS, the Board of Adjustment held a public hearing on the 9th day of May, 2019. To consider the application of Glenn Goodrich for the approval of a variance from the Residential Single Family 10 (SF10) zoning to reduce the required side set back from 15ft. to 3ft., to reduce the rear set back from 20 ft. to 3.5ft., to allow the accessory structure to exceed maximum square footage from 225 ft. to 360 ft., and reduce the minimum required separation between accessory structures from 6ft. to zero. The legal description known as Northshore PH 2B, Block1, Lot 1, addressed as 608 Christan Ct., in order to construct a 360 sq. ft. mezzanine.

WHEREAS, the applicant requested a variance from the said zoning which requires zoning to reduce the required side set back from 15ft. to 3ft., to reduce the rear set back from 20 ft. to 3.5ft., to allow the accessory structure to exceed maximum square footage from 225 ft. to 360 ft., and reduce the minimum required separation between accessory structures from 6ft. to zero

WHEREAS, after due consideration and discussion it appears that the granting of such a variance would not cause an adverse effect on the surrounding properties and would not be contrary to the public interest.

**NOW, THEREFORE BE IT ORDERED BY THE BOARD OF ADJUSTMENT
OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That all of the above premises are found and determined to be true and correct and are incorporated into the body of this order as if copied in their entirety.

Section 2. That the request from the applicant for this Board to grant a variance from the zoning, be and in the same is hereby granted so as to reduce the required side set back from 15ft. to 3ft., to reduce the rear set back from 20 ft. to 3.5ft., to allow the accessory structure to exceed maximum square footage from 225 ft. to 360 ft., and reduce the minimum required separation between accessory structures from 6ft. to zero. The legal description known as Northshore PH 2B, Block1, Lot 1, addressed as 608 Christan Ct., in order to construct a 360sq. ft. mezzanine.

Section 3. That the Building Official of the City is hereby authorized and directed to issue the appropriate permits, if any, for the above described property under the terms and conditions of this Order.

Section 4. That this Order was passed by the concurring vote of at least four (4) members of the Board of Adjustment and is effective as of the 9th day of May, 2019.

ATTEST:


Secretary

APPROVED:


Chairman

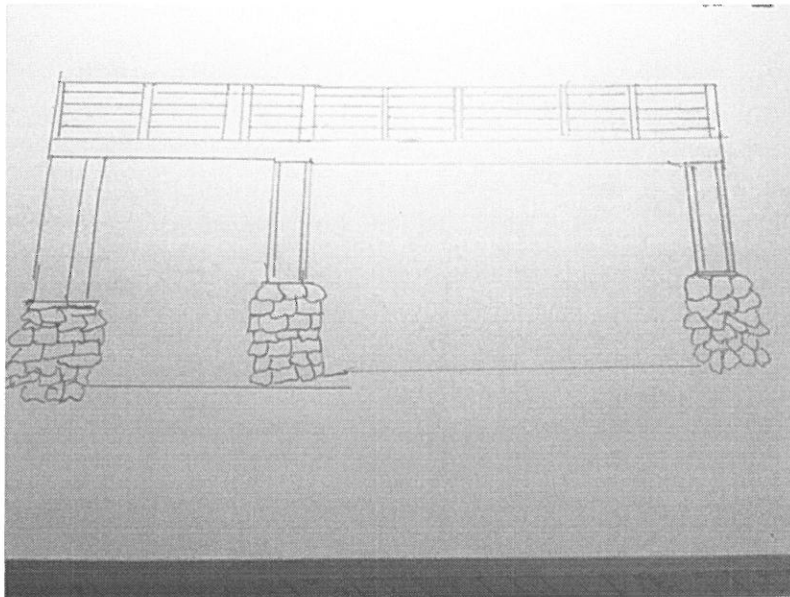
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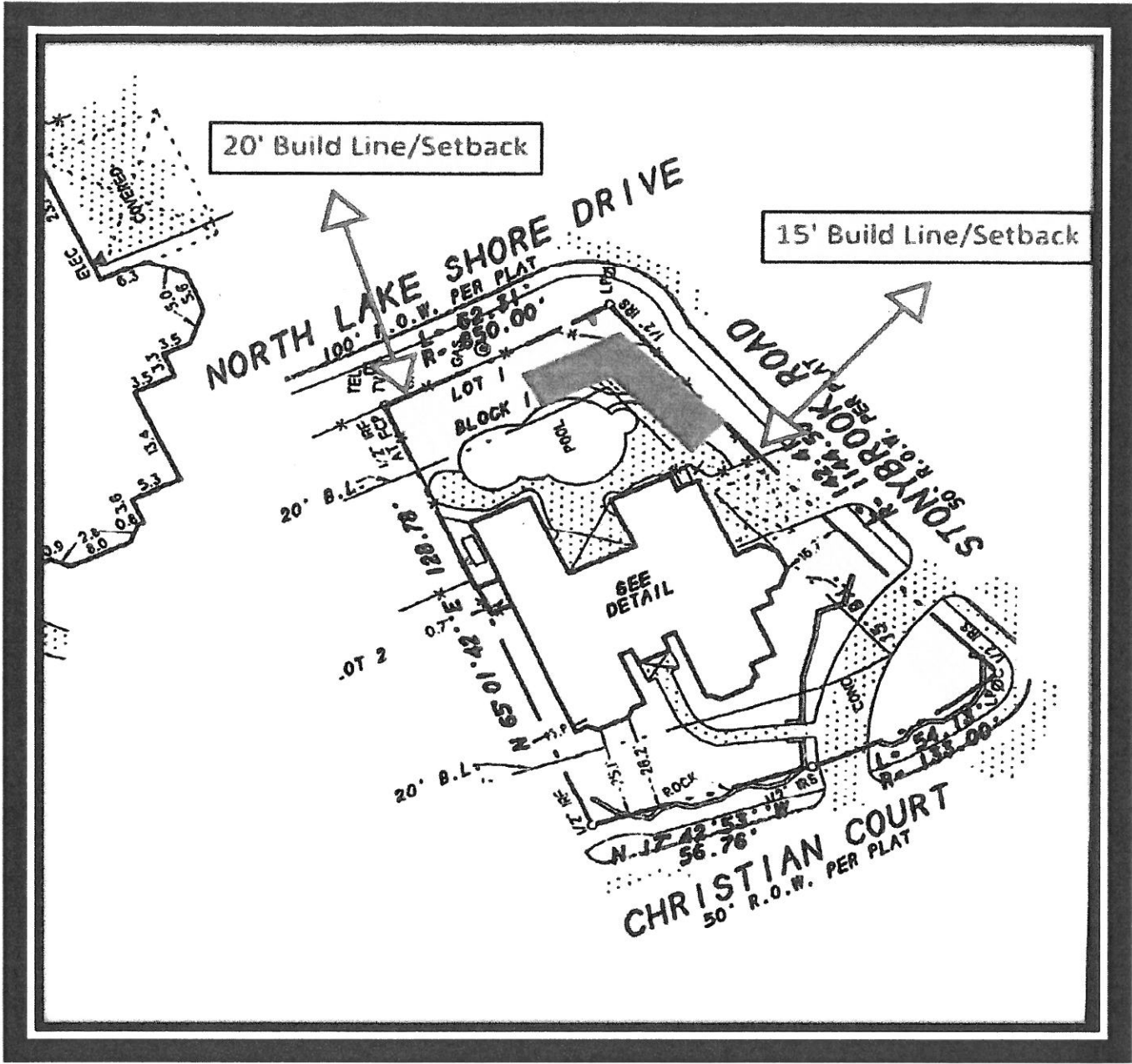
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Railing is representative – It will be minimal sight reduction, our current thinking is just like the railing at the 66 bridge.

All exposed wood / metal would be painted white. Rock will be similar to the existing stone in my back yard.

Height of the stone in the picture is representative.





20' Build Line/Setback

15' Build Line/Setback

NORTH LAKE SHORE DRIVE

STONY BROOK ROAD

CHRISTIAN COURT

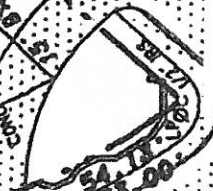
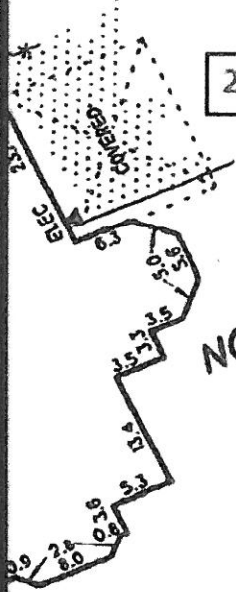
LOT 1

BLOCK 1

LOT 2

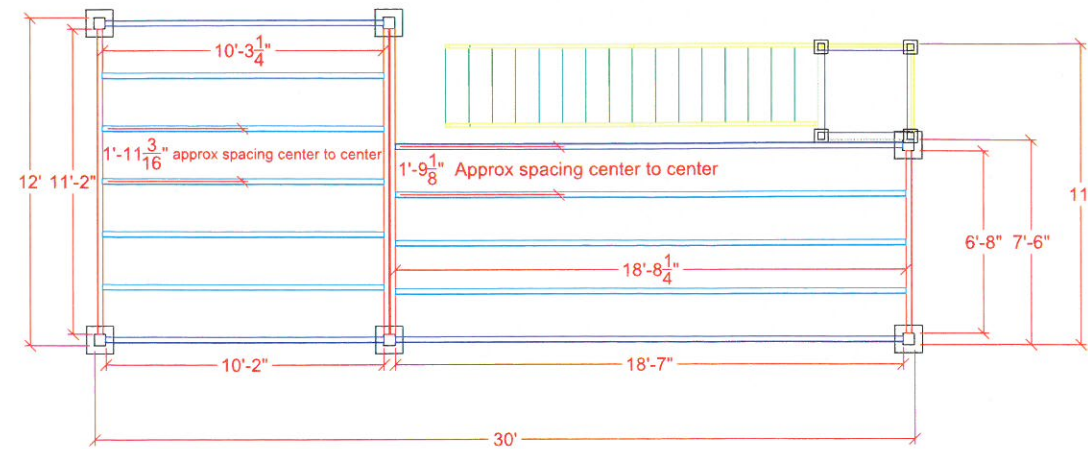
SEE DETAIL

ROCK



Revision Details

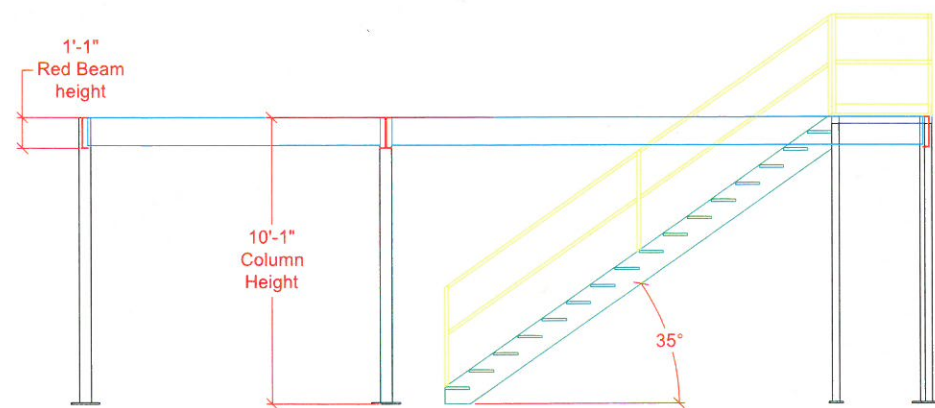
moved stairs



Top View

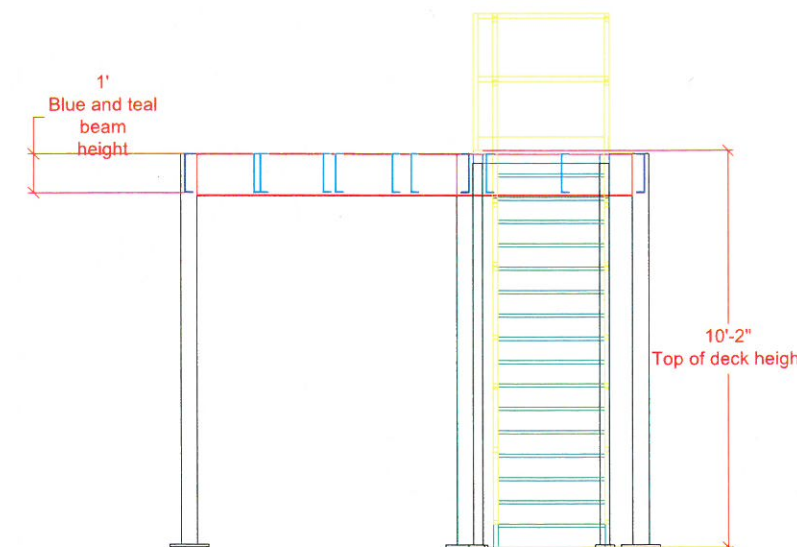


3D View



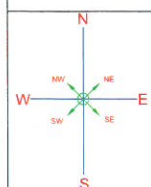
Front Elevation

Columns - 5"x5"
Baseplates - 12"x12"



Detail View

Customer will be supplying his own deck of 1"H



CONCEPTUAL DRAWING ONLY
SIZES BASED ON PRODUCT AVAILABLE
AT TIME OF ORDER.



THE BEST IN MATERIAL HANDLING
AND STORAGE EQUIPMENT

PROJECT: 136603

PROVIDED BY:
AMERICAN SURPLUS INC
1 NOYES AVENUE
EAST PROVIDENCE, RI 02916
PHONE 800-989-7176 EXT: 220
FAX 401-434-7414
SALES REP: Russ Surette

SIZE D	SCALE
	Not to Scale
DATE	12/04/2018
REVISIONS	2

DRAWN BY: American Surplus

PROVIDED TO: Glenn Goodrich
608 Christan Court
Rockwall, TX 75087

Glenn Goodrich
(972) 975-0324
gwgosu@yahoo.com

ASI Team Sign Off

Date:

Production Manger:

Salesperson:

Sales Manager:

**ORDER OF THE BOARD OF ADJUSTMENT
OF THE CITY OF ROCKWALL, TEXAS**

ORDER NO. BOA 2019-6-V

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WHEREAS, after due consideration and discussion it appears that the granting of such a variance would not cause an adverse effect on the surrounding properties and would not be contrary to the public interest.

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Section 1. That all of the above premises are found and determined to be true and correct and are incorporated into the body of this order as if copied in their entirety.

Section 2. That the request from the applicant for this Board to grant a variance from the zoning, be and in the same is hereby granted so as to reduce the required side set back from 15ft. to 3ft., to reduce the rear set back from 20 ft. to 3.5ft., to allow the accessory structure to exceed maximum square footage from 225 ft. to 360 ft., and reduce the minimum required separation between accessory structures from 6ft. to zero. The legal description known as Northshore PH 2B, Block1, Lot 1, addressed as 608 Christan Ct., in order to construct a 360sq. ft. mezzanine.

Section 3. That the Building Official of the City is hereby authorized and directed to issue the appropriate permits, if any, for the above described property under the terms and conditions of this Order.

Section 4. That this Order was passed by the concurring vote of at least four (4) members of the Board of Adjustment and is effective as of the 9th day of May, 2019.

ATTEST:


Secretary

APPROVED:


Chairman

Gonzales, David

From: Gonzales, David
Sent: Tuesday, May 28, 2019 9:53 AM
To: 'gwgosu@yahoo.com'
Subject: RE: P&Z Meeting Next Week

Thank you, I will proceed and have this case withdrawn this evening.



DAVID GONZALES, AICP

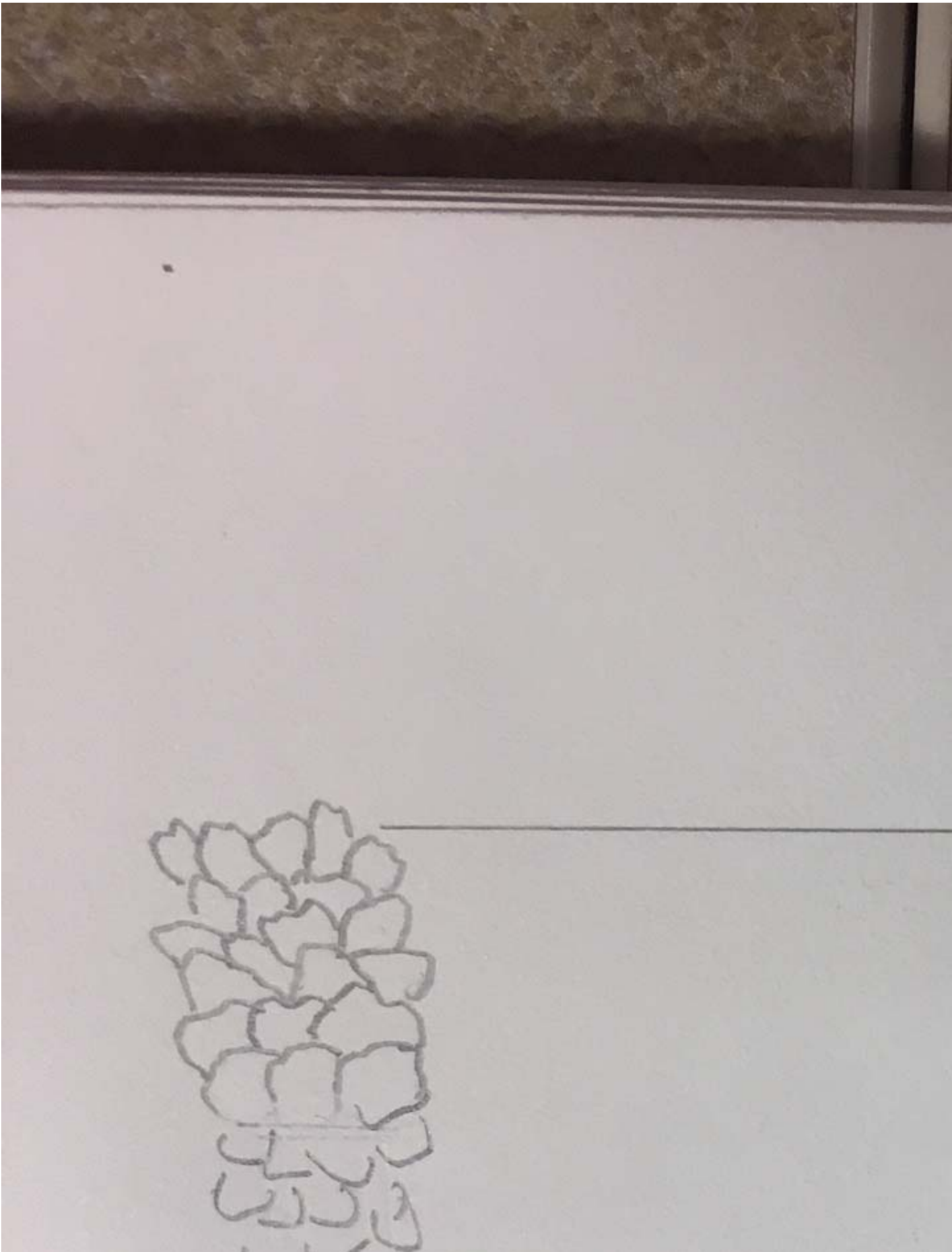
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE

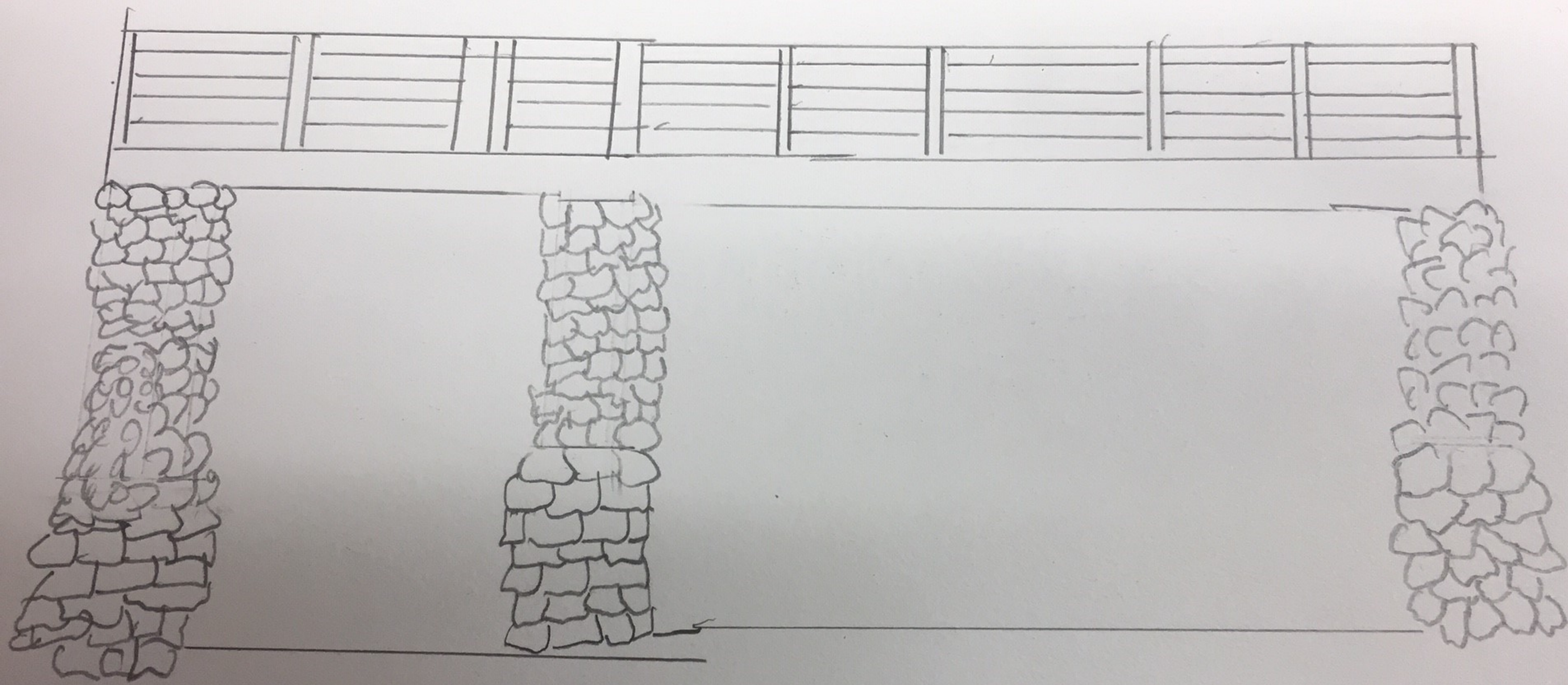
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

[HELPFUL LINKS](#) | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: G Goodrich [mailto:gwgosu@yahoo.com]
Sent: Tuesday, May 28, 2019 9:45 AM
To: Gonzales, David <DGonzales@rockwall.com>; Miller, Ryan <RMiller@rockwall.com>; Brooks, Korey <kbrooks@rockwall.com>
Cc: Foshee, Craig <cfoshee@rockwall.com>
Subject: RE: P&Z Meeting Next Week





This is an updated drawing showing the stone going all the way up the pillars. Per our conversation, this will satisfy the city requirements for permitting. If there are no other objections, I withdraw the claim as there is no need for the meeting.

Thanks,
Glenn Goodrich

[Sent from Yahoo Mail on Android](#)

On Tue, May 28, 2019 at 9:31 AM, Gonzales, David
<DGonzales@rockwall.com> wrote:

Good morning Mr. Goodrich,

Thank you for taking the time to speak with me this morning. As per our conversation, if your plan is to meet the minimum masonry requirement (*i.e. columns to be cladded in a masonry product with a minimum of 80% coverage*), then this case would not require the Planning and Zoning Commission to consider the request for an exception to the masonry standards. If this is accurate, please provide me a request to withdraw this case.

Additionally, you will need to contact Craig Foshee, Plans Examiner, to update your permit request by providing a drawing that reflects a masonry product for the columns meeting the minimum standard for coverage and any other permitting related questions.

If you have any additional questions, please do not hesitate to contact myself (or Craig for building related questions).

Thank you,



David Gonzales, AICP
planning & zoning manager

Planning & Zoning Division • City of Rockwall
972.772.6488 OFFICE

dgonzales@rockwall.com

385 S. Goliad Street • Rockwall, TX 75087

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[GIS Division Website](#) | [City of Rockwall Interactive Maps](#) | [MAIN STREET DIVISION](#)

From: G Goodrich [<mailto:gwgosu@yahoo.com>]
Sent: Friday, May 24, 2019 6:55 PM
To: Gonzales, David <DGonzales@rockwall.com>; Miller, Ryan <RMiller@rockwall.com>; Brooks, Korey <kbrooks@rockwall.com>
Subject: Re: P&Z Meeting Next Week

Your statements are not accurate. This structure will be wrapped in stone / wood to meet the city code. The metal is for framework only. The only exposed metal when complete will be the underside of the deck and possibly the beams.

Please call me Tuesday to discuss.

Thanks,

Glenn Goodrich

972.975.0324

On Friday, May 24, 2019, 4:08:30 PM CDT, Gonzales, David <DGonzales@rockwall.com> wrote:

Mr. Goodrich,

This is just a reminder that the Planning and Zoning Commission will be taking action on your request next week on Tuesday, May 28, 2019. The meeting will begin at 6:00 p.m. Please be sure that you are present to make your request and answer any question the Planning Commission may have regarding this request. I have attached a staff report for your records.

If you have any questions, please do not hesitate to contact me.

Thank you,



David Gonzales, AICP
planning & zoning manager

Planning & Zoning Division • City of Rockwall
972.772.6488 OFFICE

dgonzales@rockwall.com

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