



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # MIS2019-018 P&Z DATE 12/30/19 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 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 _____

CITY OF ROCKWALL

BUILDING PERMIT
 BUILDING INSPECTIONS DEPT.
 385 S. GOLIAD
 ROCKWALL, TX 75087
 PHONE (972) 771-7709

PERMIT NO: BLD2019-2782

ON-LINE PERMIT



City of Rockwall
The New Horizon

PERMIT TYPE
 SINGLE FAMILY

APPLIED DATE
 10/16/2019

PERMIT SUB-TYPE
 FENCE

APPROVED DATE
 11/5/2019

JOB VALUE \$0.00

ISSUED DATE
 11/5/2019

APN 3817-000D-0003-00-0R

DESCRIPTION
 7' CEDAR FENCE WITH 2 GATES

PERMIT INFORMATION

FEE SUMMARY

SITE 7130 OCONNELL DR
 ROCKWALL, TX 75087

FENCE \$50.00
 CREDIT CARD FEE \$1.00

APPLICANT WYLIE FENCE & DECK INC.
 3715 OSAGE LN.
 WYLIE TX 75058

Total Fees Collected: \$51.00

OWNER CURTIS N & ALICE M STOVALL
 7130 OCONNELL STREET
 ROCKWALL TX 75087

(214)
 5335486

CONTRACTOR WYLIE FENCE & DECK INC.
 3715 OSAGE LN.
 WYLIE TX 75058

NOTICE TO APPLICANT

INSPECTION SUMMARY

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ROCKWALL
 385 South Goliad, TX 75087

(B) *Fence Standards for Existing and Infill Single-Family and Duplex Properties.* All fences being proposed in established residential areas (*i.e. established single-family or duplex subdivision or areas*) -- *that are not regulated by a Planned Development District ordinance* -- shall be architecturally compatible with the design, materials, and colors of the existing fences in the area; however, the following minimum standards shall apply to all fences requiring a fence permit in these areas:

(1) *Solid Fencing.* All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the *public side (i.e. facing streets, alleys, open space, parks, and/or neighboring properties)*. All posts and/or framing shall be placed on the *private side (i.e. facing towards the home)* of the fence. All wood fences shall be smooth-finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited. All solid fences shall incorporate a decorative top rail and/or cap detailing the design of the fence.

(2) *Transparent Fencing:*

(a) *Wrought Iron Fences.* All new transparent fencing shall be wrought iron that is a minimum of four (4) feet in height and a maximum of eight (8) feet in height.

(b) *Chain-Link Fences.*

(I) *New Chain-Link Fences.* New chain-link fences shall be prohibited.

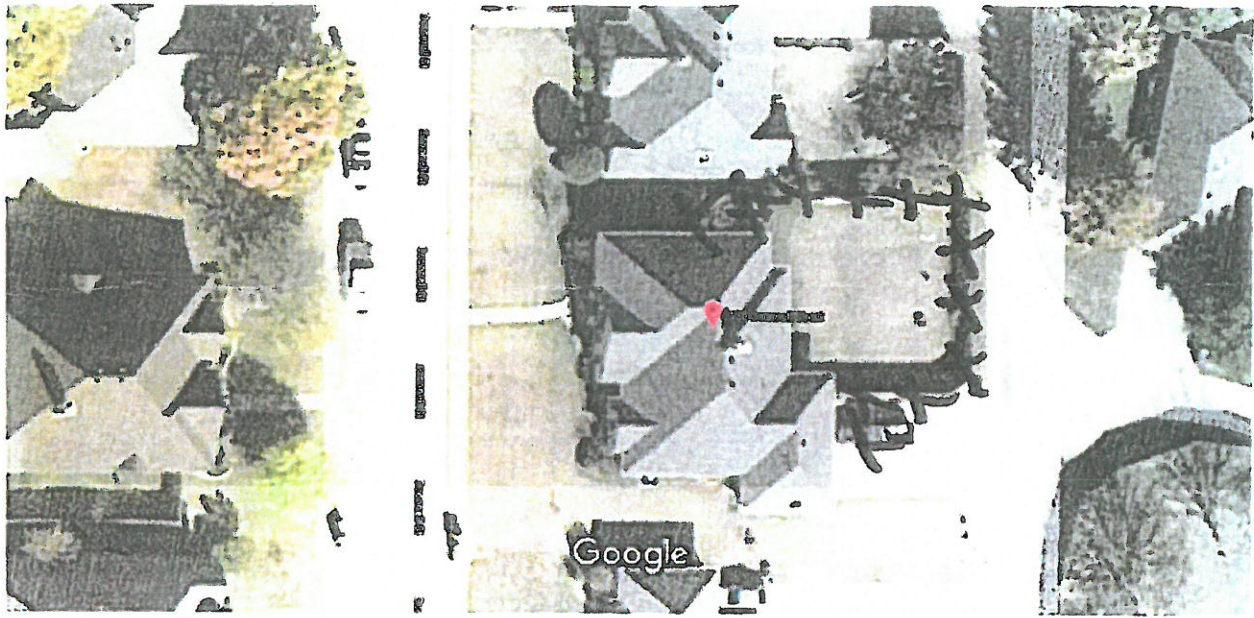
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(III) *Chain-Link Fences in Conjunction with an Accessory Use.* Chain-link fences that are integral to the design of an accessory use (*e.g. dog run, batting cage, etcetera*) may be permitted; however, the fence shall be placed a minimum of ten (10) feet from the property lines unless completely screened from adjacent properties, open spaces, right-of-way, and parkland by a structure, fence or solid landscape screen.

(3) *Special Exceptions.* The Planning and Zoning Commission may consider alternative materials that are permitted by Subsection 8.02(B) (*e.g. vinyl or split rail fencing*) on a *case-by-case* basis. These exceptions will be subject to the approval criteria and voting requirements stipulated by Section 9.01, Exceptions to the General Standards, of Article XI, Development Applications and Review Procedures.

(C) *Fence Standards for Agricultural and Single-Family Estate Properties.* Fences in the Agricultural (AG), Single-Family Estate 1.5 (SFE-1.5), Single-Family Estate 2.0 (SFE-2.0), and Single-Family Estate 4.0 (SFE- 4.0) Districts shall meet all the requirements stipulated for Subsections 8.03(A) & 8.03(B); however, a metal split-rail or pipe fencing shall be permitted in these districts. Metal split-rail or pipe fencing shall be a minimum of four (4) feet and a maximum of eight (8) feet in height.

Google Maps 7130 Oconnell St



Map data ©2019, Map data ©2019 20 ft

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7130 Oconnell St

Rockwall, TX 75087

City of Rockwall

Review For Code Compliance

Subject To Field Inspection
And Code Compliance

11/05/2019 By: C.Foshee

To Schedule a Inspection
rockwall.com/buildinginspections/inspectionsreq.asp



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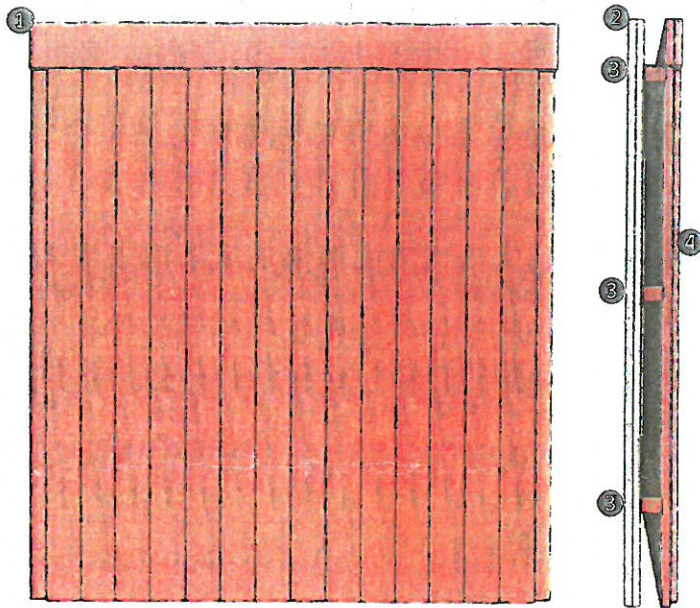
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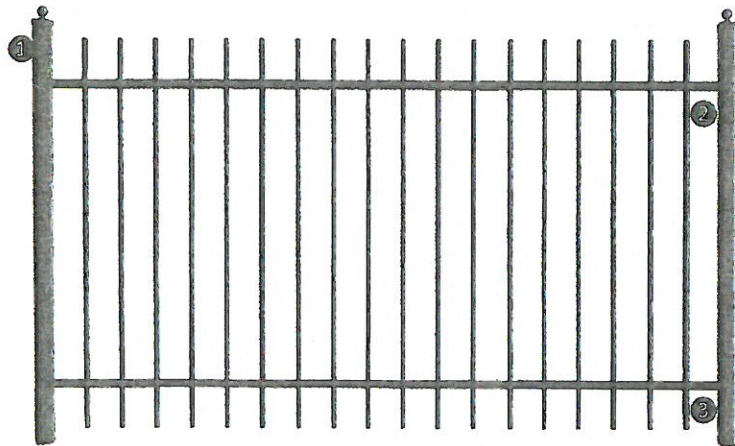
1-800-DIG-TESS

**A FENCE CANNOT
BE USED AS A
RETAINING WALL**



① Top Rail; ② Galvanized or Stainless-Steel Post (Recommended Minimum of $2\frac{3}{8}$ "); ③ Stinger Board (Recommended Minimum of 2" x 3"); ④ Minimum $\frac{1}{2}$ " Wood Screen.

(2) Wrought Iron Fence.



① Painted or Powder Coated with a Decay Resistant Paint; ② Top Rail; ③ Bottom Rail.

(3) Masonry Wall.

0 20 40 80 120 160 Feet

MIS2019-018 - 7130 OCONNEL DRIVE
MISCELLANEOUS - LOCATION MAP = 2



City of Rockwall

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

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PERMIT NO: BLD2019-2782

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City of Rockwall
The New Horizon

PERMIT TYPE SINGLE FAMILY	APPLIED DATE 10/16/2019
PERMIT SUB-TYPE FENCE	APPROVED DATE 11/5/2019
JOB VALUE \$0.00	ISSUED DATE 11/5/2019
APN 3817-000D-0003-00-0R	
DESCRIPTION 7' CEDAR FENCE WITH 2 GATES	

PERMIT INFORMATION	
SITE	7130 OCONNELL DR ROCKWALL, TX 75087
APPLICANT	WYLIE FENCE & DECK INC. 3715 OSAGE LN. WYLIE TX 75058
OWNER	CURTIS N & ALICE M STOVALL (214) 7130 OCONNELL STREET 5335486 ROCKWALL TX 75087
CONTRACTOR	WYLIE FENCE & DECK INC. 3715 OSAGE LN. WYLIE TX 75058

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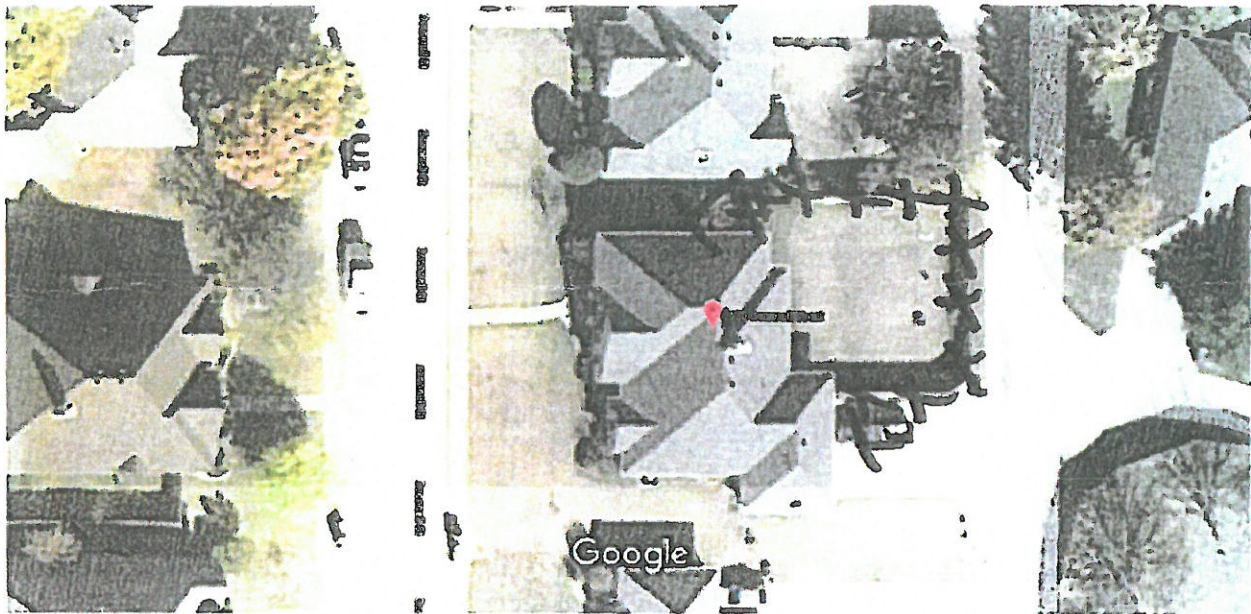
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Map data ©2019, Map data ©2019 20 ft

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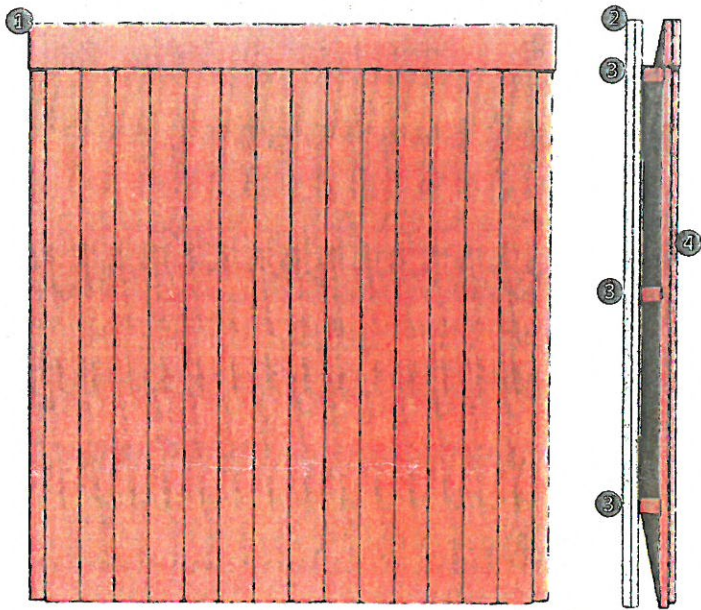
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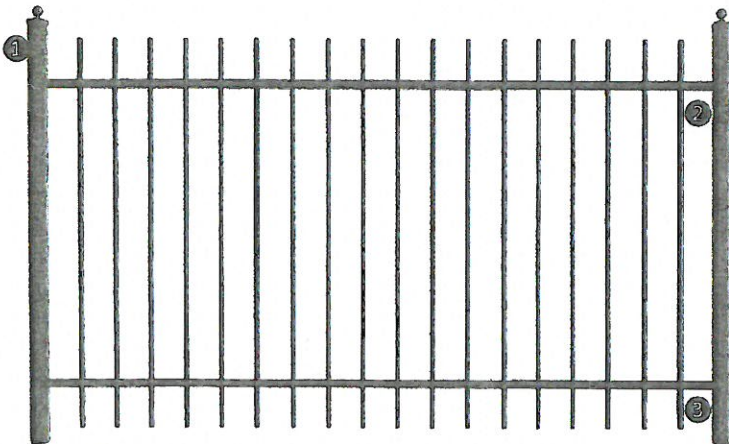
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(3) Masonry Wall.



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: Ryan Miller, *Director of Planning and Zoning*
DATE: December 30, 2019
SUBJECT: MIS2019-018; *Fence Exception for 7130 O'Connell Drive*

On October 16, 2016, the applicant -- *Wylie Fence & Deck, Inc.* -- submitted a fence permit on behalf of the owners -- *Alice and Curtis Stovall* -- for the subject property at 7130 O'Connell Drive. Currently, situated on the subject property is a single-family home that was constructed in 1996 as part of Phase 2 of the Harlan Park Subdivision. On November 5, 2019, the Building Inspections Department issued the permit indicating that the framing and posts needed to be on the private side on the fence, and the cedar pickets needed to be facing out toward the public side (*i.e. visible from the adjacent alleyway*); however, the fencing contractor constructed the fence with the framing and posts on the public side of the fence. According to Subsection 8.03(B), *Fence Standards for Existing and Infill Single-Family and Duplex Properties*, of Article VIII, *Landscape and Screening Standards*, of the Unified Development Code (UDC), "...(a)ll cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*) ... (a)ll posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) ...". In addition, the UDC goes on to allow the Planning and Zoning Commission the ability to grant variances to the fence standards on a *case-by-case* basis where unique or extraordinary conditions exist or where strict adherence to the technical requirements would create an undue hardship. In this case, the fence is already constructed and would need to be removed from the property in order to be rebuilt in conformance with the current ordinance. Staff should also point out that -- *since Phase 2 of the Harlan Park Subdivision was constructed in 1996* -- many of the existing fences have framing and posts facing outward toward the public side, and that the zoning code in place during this time period did not require pickets to be facing toward the public side. In addition, the fence in question was constructed adjacent to an alleyway and does not have visibility from a public street. Based on this assessment staff does not feel that leaving the fence in its current configuration will have an impact on the aesthetics of the neighborhood and suggested to the property owners that a variance request may be warranted; however, this request is a discretionary decision for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning this request staff will be available at the meeting on December 30, 2019.

0 20 40 80 120 160 Feet

MIS2019-018 - 7130 OCONNEL DRIVE
MISCELLANEOUS - LOCATION MAP = 2



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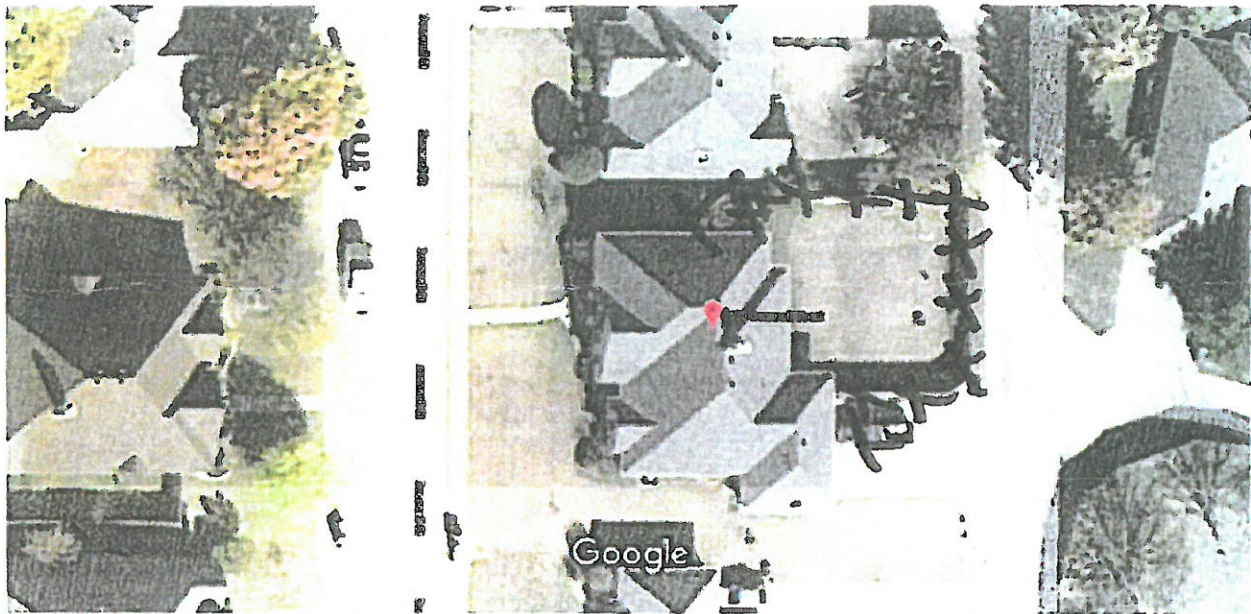
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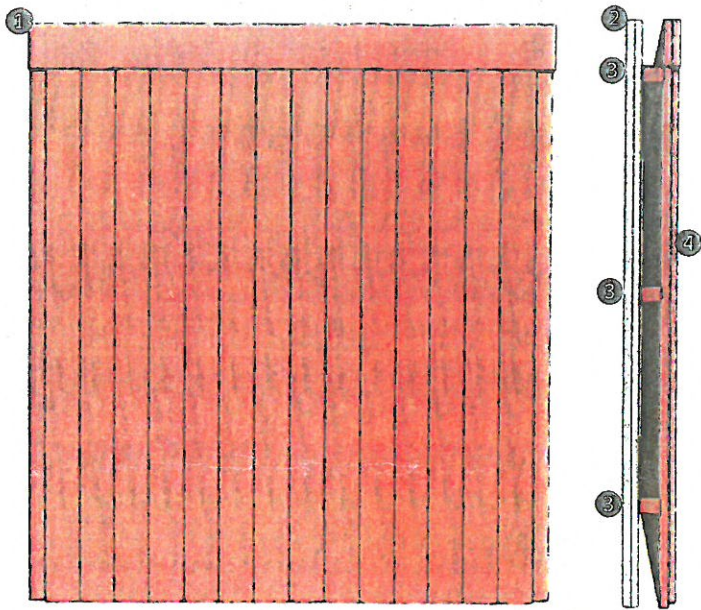
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CALL BEFORE YOU DIG

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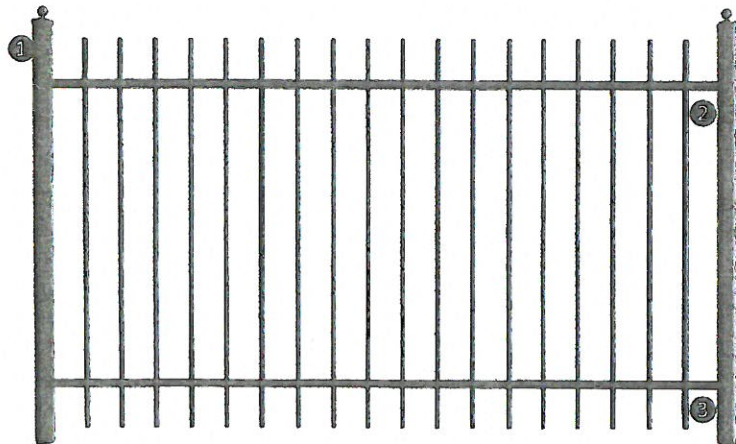
1-800-DIG-TESS

**A FENCE CANNOT
BE USED AS A
RETAINING WALL**



① Top Rail; ② Galvanized or Stainless-Steel Post (Recommended Minimum of $2\frac{3}{8}$ "); ③ Stinger Board (Recommended Minimum of 2" x 3"); ④ Minimum $\frac{1}{2}$ " Wood Screen.

(2) Wrought Iron Fence.



① Painted or Powder Coated with a Decay Resistant Paint; ② Top Rail; ③ Bottom Rail.

(3) Masonry Wall.