



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # M152020-005 P&Z DATE 03/31/20 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 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. MIS 2020-005

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 [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)
- Variance Request (\$100.00) ✓

### 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, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 1020 IVY LANE

Subdivision PARK PLACE WEST

Lot 6 Block D

General Location

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

Current Zoning PD-59 (residential)

Current Use Single family residence

Proposed Zoning Same

Proposed Use Same

Acreage .2

Lots [Current] 1

Lots [Proposed] 1

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner Adam Archer

Applicant BUZZ CUSTOM FENCE

Contact Person

Contact Person JACK CANNEDY

Address 1020 Ivy Lane

Address 5104 W. VICKERY

City, State & Zip Rockwall, TX 75087

City, State & Zip FORT WORTH, TX 76107

Phone 214-532-6935

Phone 214 384 0432

E-Mail adam.w.archer@gmail.com

E-Mail JCANNEDY@BUZZFENCE.COM

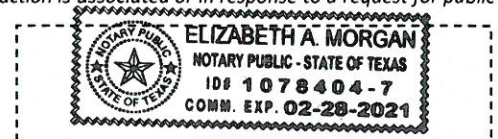
## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Adam Archer [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am 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 19 day of March, 20 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 19 day of March, 20 20.

Owner's Signature



Notary Public in and for the State of Texas

Elizabeth A Morgan

My Commission Expires

02-28-2021

## **ARC Request**

Adam and Shauna Archer are kindly requesting ARC approval to install a brown vinyl fence along the rear of our property that will blend in with the natural environment.

The next few slides show the current conditions of our home, which has changed the backyard views our home was designed around, as well as introducing a new privacy concern with construction and new drainage for Phase III.

We have included the brand, style and color of the fence we would like to purchase and install.

As we believe, there are currently only 2 vinyl fences in the neighborhood: a tan fence that we installed at 1008 Ivy Lane in 2008 and another that is white at 914 Ivy Lane.

With additional construction underway in Phase III, we would like to suggest an additional fence option that the ARC can easily approve in order to provide a more natural landscape as well as privacy along these lots, for current and future homeowners.



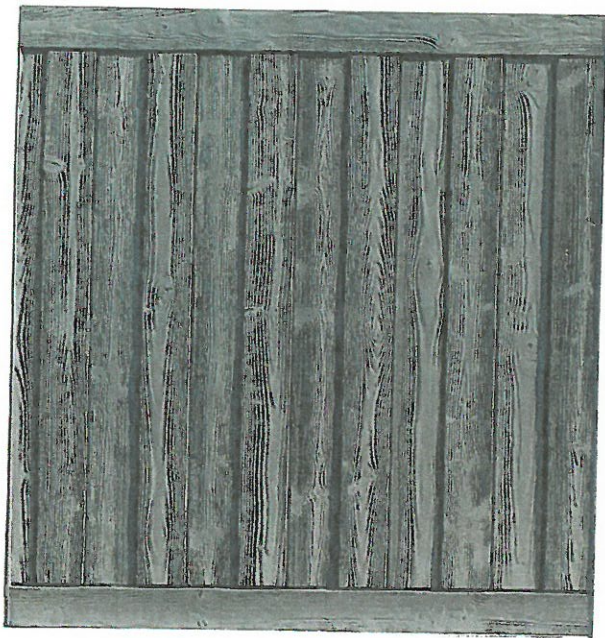
**Park Place construction and installation approval by Park Place West HOA ARC**

Homeowner	Address		
Archer	1020 Ivy Lane		
Item	Description	Date	ARC Signature
Home plans and design, style approval	_____	_____	_____
Site plan, grading and drainage plan approval	_____	_____	_____
Permit letter issued to City for start of construction	_____	_____	_____
House main body color approval	_____	_____	_____
Trim color approval	_____	_____	_____
Door type approval if different from plan	_____	_____	_____
Door color approval	_____	_____	_____
Roof material and color approval	_____	_____	_____
Foundation material and color	_____	_____	_____
Stone or brick chimney color and material approval	_____	_____	_____
Material for porch or sidewalk if not natural concrete	_____	_____	_____
Porch railing style, type and color	_____	_____	_____
Flower bed design, edging and materials	_____	_____	_____
Rear porche details if not on plan	_____	_____	_____
Fencing location, type and color approval	<u>As submitted</u>	<u>11-20</u>	<u>AW Bricker</u>
Diviation from plan request approval (if any)	_____	_____	_____
Diviation from plan request approval (if any)	_____	_____	_____
Mailbox ordered from HOA (billed to owner)	_____	_____	_____
House number plaque issued (provided)	_____	_____	_____

*Ashland 6x6 Walnut Brown - rear property line only.*



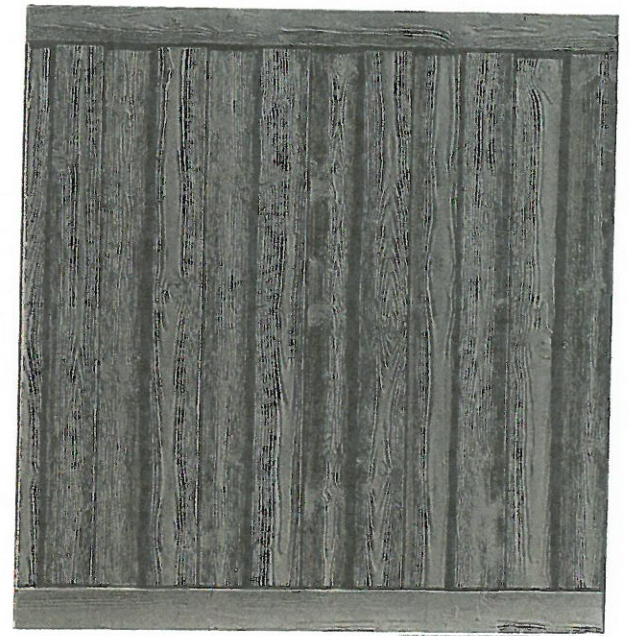
**Other colors available**



**Nantucket Gray**



**Red Cedar**



**Walnut Brown**



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

Phone: (972) 771-7745  
Email: [Planning@Rockwall.com](mailto: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: 3/19/2020

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, 03/26/2020. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 3/26/2020 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 3/31/2020 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:** MIS2020-005  
**Project Name:** 1020 IVY LANE  
**Project Type:** MISCELLANEOUS  
**Applicant Name:** JACK CANNEDY  
**Owner Name:** ADAM ARCHER  
**Project Description:**





# RECEIPT

Project Number: MIS2020-005  
Job Address: 1020 IVY LANE  
ROCKWALL, TX 75087

Receipt Number: B88614

Printed: 3/19/2020 2:39 pm

Fee Description	Account Number	Fee Amount
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VARIANCE REQUEST		
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	01-4280	
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		\$ 100.00
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**Total Fees Paid:**

**\$ 100.00**

Date Paid: 3/19/2020 12:00:00AM

Paid By: JACK CANNEDY

Pay Method: CHECK 2061

Received By: AG



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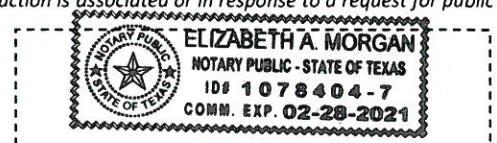
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Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires 02-28-2021



MIS2020-005- FENCE EXCEPTION FOR 1020 IVY LANE  
MISCELLANEOUS - LOCATION MAP = 



## City of Rockwall

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



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**Other colors available**



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**Red Cedar**



**Walnut Brown**

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*Ashland 6x6 Walnut Brown - rear property line only.*





# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**DATE:** April 14, 2020  
**APPLICANT:** Jack Cannedy; *Buzz Custom Fence*  
**CASE NUMBER:** MIS2020-005; *Special Exception for 1020 Ivy Lane*

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### SUMMARY

Discuss and consider a request by Jack Cannedy of Buzz Custom Fence on behalf of Adam Archer for the approval of a Special Exception to the fence standards contained in Ordinance No. 19-08 and the Unified Development Code (UDC) for a 0.1843-acre parcel of land identified as Lot 6, Block D, Park Place West, Phase II Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development 59 (PD-59) for Single-Family 7 (SF-7) District land uses, and take any action necessary.

### BACKGROUND

On March 7, 2005, the City Council approved a final plat [P2005-007] for the Park Place West, Phase 2 subdivision, which established the subject property. The subject property is zoned Planned Development District 59 (PD-59) [Ordinance No. 19-08] for Single Family 7 (SF-7) District land uses. This Planned Development District originally established on October 18, 2004 by Ordinance No. 04-59, and was later amended on February 4, 2019 by Ordinance No. 19-08. According to the Rockwall Central Appraisal District there is a ~3,241 SF single-family home situated on the subject property that was constructed in 2017.

### PURPOSE

The applicant is requesting approval of a special exception to allow a fence material that does not meet the requirements stipulated by Ordinance No. 19-08 (i.e. Planned Development District 59 [PD-59]).

### ADJACENT LAND USES AND ACCESS

The subject property is located at 1020 Ivy Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Ivy Lane, which is identified as a R2 (residential, two [2]-lane, undivided roadway) on the City's Master Thoroughfare Plan. Beyond this, there are several single-family homes within the Park Place Subdivision, followed by E. Washington Street, which is identified as a TxDOT4D (Texas Department of Transportation, four [4]-lane, divided roadway) on the City's Master Thoroughfare Plan. These areas are zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses.

South: Directly south of the subject property is a large vacant tract of land, which will be the third phase of the Park Place West Subdivision. Following this, is Park Place Boulevard, which is identified as a Minor Collector on the City's Master Thoroughfare Plan. Further south, there is a railroad (i.e. Union Pacific/Dallas Garland N. E. Railroad) and several light industrial facilities (i.e. Rockwall County Maintenance Facility, Whitmore Manufacturing, etc.). These areas are zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses and Light Industrial (LI) District.

East: Directly east of the subject property there are several single-family homes within the Park Place Subdivision followed by Park Place Boulevard, which is identified as a Minor Collector on the City's Master Thoroughfare Plan. Beyond this, there are several single-family homes within the Park Place Subdivision followed by a light industrial facility (i.e. SPR Manufacturing). These areas are zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses and Light Industrial (LI) District.

West: Directly west of the subject property there are several single-family homes within the Park Place Subdivision followed by Renfro Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this, there are several single-family homes followed by Clark Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. These areas are zoned Planned Development District 59 (PD-59) and Single-Family 7 (SF-7) District land uses.

### **CHARACTERISTICS OF THE REQUEST:**

The applicant is proposing to install a SimTek fence along the rear property line. The proposed fence will be approximately 73-feet in length, and will be constructed of a composite polyethylene material that will have a look that is similar to a cedar fence. The panel will be six (6) feet in height and have a nominal thickness of two (2) inches. According to the district development standards contained within *Ordinance No. 19-08* of Planned Development District 59 (PD-59), all fences shall be required to be wrought-iron, tubular steel, or vinyl. Since the proposed fence is not one of these materials, the applicant is requesting a fence exception in accordance with Section 08.03(B)(3), *Special Exceptions*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), which states that "(t)he Planning and Zoning Commission may consider alternative materials that are permitted by Subsection 08.02(B) (e.g. vinyl or split rail fencing) and/or alternative fence standards on a case-by-case basis..." Staff should note that the composite polyethylene material is very similar to a vinyl fence, and that there are currently several vinyl fences in the Park Place Subdivision. It should also be noted that staff has spoken to a representative from the Homeowner's Association (HOA) [i.e. *Bill Bricker*] who expressed that there was no issue with this fence material. With this being said, this request is a discretionary decision for the Planning and Zoning Commission.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a special exception to the fence material, then staff would propose the following conditions of approval:

- (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.

4/8/2020

# City of Rockwall Project Plan Review History



<b>Project Number</b>	MIS2020-005	<b>Owner</b>	ADAM ARCHER	<b>Applied</b>	3/19/2020	AG
<b>Project Name</b>	1020 IVY LANE	<b>Applicant</b>	JACK CANNEDY	<b>Approved</b>		
<b>Type</b>	MISCELLANEOUS			<b>Closed</b>		
<b>Subtype</b>				<b>Expired</b>		
<b>Status</b>	Staff Review			<b>Status</b>		

<b>Site Address</b>	<b>City, State Zip</b>	<b>Zoning</b>
1020 IVY LANE	ROCKWALL, TX 75087	

<b>Subdivision</b>	<b>Tract</b>	<b>Block</b>	<b>Lot No</b>	<b>Parcel No</b>	<b>General Plan</b>
PARK PLACE WEST PH 2	6	D	6	4621-000D-0006-00-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Building Inspections Di	Russell McDowell	3/23/2020		3/23/2020		APPROVED	
ENGINEERING	Sarah Johnston	3/26/2020	4/2/2020	3/26/2020		APPROVED	
Fire Department	Ariana Hargrove	3/25/2020		3/25/2020		APPROVED	
PLANNING	Korey Brooks	3/26/2020	4/2/2020	4/8/2020	13	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
MIS2020-005; Special Exception for Fence						
Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
I.1 This is a request request by Jack Cannedy of Buzz Custom Fence on behalf of Adam Archer for the approval of a Special Exception to the fence standards contained in Ordinance No. 19-08 and the Unified Development Code (UDC) for a 0.1843-acre parcel of land identified as Lot 6, Block D, Park Place West, Phase II Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development 8 (PD-8) for Single-Family 7 (SF-7) District land uses.						
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at(972) 772-6434 or email kbrooks@rockwall.com.						
M.3 For reference, include the case number (MIS2020-005) in the lower right-hand corner of all pages on future submittals.						
I.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC).						
M.5 Please make the following clarifications on the replat to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:						
1) Although you have provide a spec for the fence, please provide an updated letter stating that this is a composite fence, not a vinyl fence.						
I.6 Please note that failure to address all comments provided by staff by5:00 PM on April 21, 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.						
I.7 The Planning & Zoning Meeting April 14, 2020.						
i.8 Due to the current COVID-19 situation and the City's disaster declaration, the Planning and Zoning Commission Work Session Meeting will require a representative to answer the Planning and Zoning Commission's questions over the phone (i.e. the meeting will be held as regularly scheduled, but will be closed to applicants and the public). Staff is currently unsure of how the April28, 2020 Planning and Zoning Commission Public Hearing will be held (i.e. virtually through zoom, closed to the public, or as regularly scheduled) and will inform applicants and the public of the City's plans closer to that date.						



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- 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)
- Variance Request (\$100.00) ✓

### 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, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 1020 IVY LANE

Subdivision PARK PLACE WEST

Lot 6 Block D

General Location

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

Current Zoning PD-59 (residential)

Current Use Single family residence

Proposed Zoning Same

Proposed Use Same

Acreage .2

Lots [Current] 1

Lots [Proposed] 1

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner Adam Archer

Applicant BUZZ CUSTOM FENCE

Contact Person

Contact Person JACK CANNEDY

Address 1020 Ivy Lane

Address 5104 W. VICKERY

City, State & Zip Rockwall, TX 75087

City, State & Zip FORT WORTH, TX 76107

Phone 214-532-6935

Phone 214 384 0432

E-Mail adam.w.archer@gmail.com

E-Mail JCANNEDY@BUZZFENCE.COM

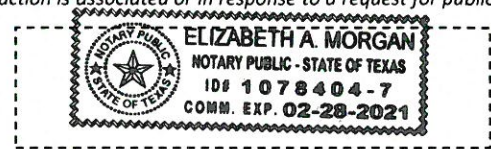
## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Adam Archer [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am 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 19 day of March, 20 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 19 day of March, 20 20.

Owner's Signature




Notary Public in and for the State of Texas

Elizabeth A Morgan

My Commission Expires

02-28-2021



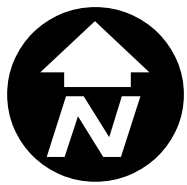
MIS2020-005- FENCE EXCEPTION FOR 1020 IVY LANE  
MISCELLANEOUS - LOCATION MAP = 



## City of Rockwall

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



## **ARC Request**

Adam and Shauna Archer are kindly requesting ARC approval to install a brown vinyl fence along the rear of our property that will blend in with the natural environment.

The next few slides show the current conditions of our home, which has changed the backyard views our home was designed around, as well as introducing a new privacy concern with construction and new drainage for Phase III.

We have included the brand, style and color of the fence we would like to purchase and install.

As we believe, there are currently only 2 vinyl fences in the neighborhood: a tan fence that we installed at 1008 Ivy Lane in 2008 and another that is white at 914 Ivy Lane.

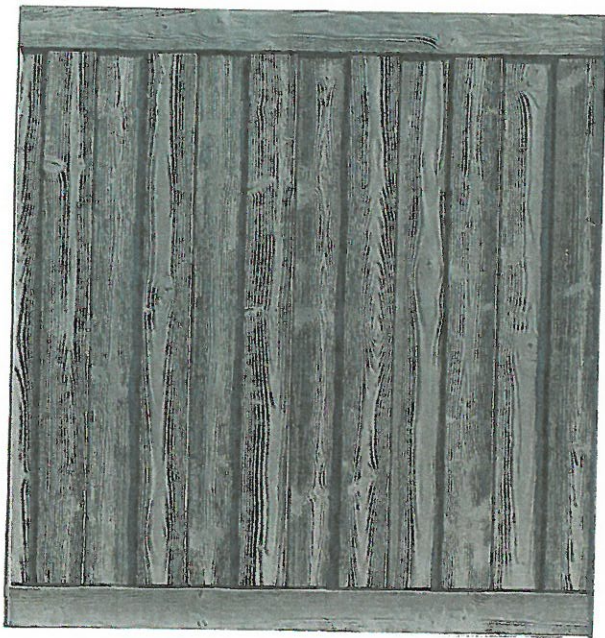
With additional construction underway in Phase III, we would like to suggest an additional fence option that the ARC can easily approve in order to provide a more natural landscape as well as privacy along these lots, for current and future homeowners.







**Other colors available**



**Nantucket Gray**



**Red Cedar**



**Walnut Brown**

**Park Place construction and installation approval by Park Place West HOA ARC**

Homeowner	Address		
Archer	1020 Ivy Lane		
Item	Description	Date	ARC Signature
Home plans and design, style approval	_____	_____	_____
Site plan, grading and drainage plan approval	_____	_____	_____
Permit letter issued to City for start of construction	_____	_____	_____
House main body color approval	_____	_____	_____
Trim color approval	_____	_____	_____
Door type approval if different from plan	_____	_____	_____
Door color approval	_____	_____	_____
Roof material and color approval	_____	_____	_____
Foundation material and color	_____	_____	_____
Stone or brick chimney color and material approval	_____	_____	_____
Material for porch or sidewalk if not natural concrete	_____	_____	_____
Porch railing style, type and color	_____	_____	_____
Flower bed design, edging and materials	_____	_____	_____
Rear porche details if not on plan	_____	_____	_____
Fencing location, type and color approval	<u>As submitted</u>	<u>11-20</u>	<u>AW Brubaker</u>
Diviation from plan request approval (if any)	_____	_____	_____
Diviation from plan request approval (if any)	_____	_____	_____
Mailbox ordered from HOA (billed to owner)	_____	_____	_____
House number plaque issued (provided)	_____	_____	_____

*Ashland 6x6 Walnut Brown - rear property line only.*

## Brooks, Korey

---

**From:** Adam Archer <adam.archer@davacoinc.com>  
**Sent:** Friday, March 20, 2020 8:08 AM  
**To:** Brooks, Korey  
**Cc:** Adam Archer  
**Subject:** RE: [EXTERNAL]Fwd: Fence Exception for 1020 Ivy Lane

Good Morning Korey,

Below is a link to the fence we have purchased.

It is a composite polyethylene plastic that is a lot stronger and durable than vinyl.

[https://www.homedepot.com/p/SimTek-Ashland-6-ft-H-x-6-ft-W-Walnut-Brown-Composite-Fence-Panel-WP72X72DBR/206111370?mtc=Shopping-VF-F\\_D21-G-D21-21\\_8\\_FENCING-Generic-NA-Feed-PLA-NA-NA-FENCING\\_WoodFencing&cm\\_mmc=Shopping-VF-F\\_D21-G-D21-21\\_8\\_FENCING-Generic-NA-Feed-PLA-NA-NA-FENCING\\_WoodFencing-71700000053477051-58700005129260861-92700045041679631&gclid=Cj0KCQjw09HzBRDrARIsAG60GP-IPCu7JjSaFIVkqwZKz25KYZiFC49Yg4JcehsLHGOKVlrieqBSDOMaArUREALw\\_wcB&gclsrc=aw.ds](https://www.homedepot.com/p/SimTek-Ashland-6-ft-H-x-6-ft-W-Walnut-Brown-Composite-Fence-Panel-WP72X72DBR/206111370?mtc=Shopping-VF-F_D21-G-D21-21_8_FENCING-Generic-NA-Feed-PLA-NA-NA-FENCING_WoodFencing&cm_mmc=Shopping-VF-F_D21-G-D21-21_8_FENCING-Generic-NA-Feed-PLA-NA-NA-FENCING_WoodFencing-71700000053477051-58700005129260861-92700045041679631&gclid=Cj0KCQjw09HzBRDrARIsAG60GP-IPCu7JjSaFIVkqwZKz25KYZiFC49Yg4JcehsLHGOKVlrieqBSDOMaArUREALw_wcB&gclsrc=aw.ds)

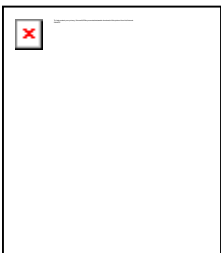
Please let me know if you have any questions once you have a chance to review.

Thanks,  
Adam

**Adam Archer**  
Project Manager

4050 Valley View Lane | Suite 150 | Irving, TX 75038  
direct (214) 706-6674 | mobile (214) 532-6935  
tel (214) 373-4700 | toll free (877) 732-8226

[www.davacoinc.com](http://www.davacoinc.com)



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**From:** "Brooks, Korey" <>  
**Date:** March 19, 2020 at 2:18:32 PM CDT  
**To:** "[adam.w.archer@gmail.com](mailto:adam.w.archer@gmail.com)" <[adam.w.archer@gmail.com](mailto:adam.w.archer@gmail.com)>  
**Subject:** Fence Exception for 1020 Ivy Lane

Hello Adam,

I have received your request for the exception to allow your fence; however, in your letter it states that the fence is vinyl. It is my understanding that the fence is a different material, correct?

Korey M. Brooks, AICP  
Senior Planner  
Planning and Zoning Department  
City of Rockwall  
385 S. Goliad  
Rockwall, Texas 75087  
T 972.772.6434

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May 14, 2020

TO: Jack Cannedy  
Buzz Custom Fence  
5104 W. Vickery Boulevard  
Fort Worth, TX 76107

CC: Adam Archer  
1020 Ivy Lane  
Rockwall, TX 75087

FROM: Ryan Miller, AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: MIS2020-005; Fence Exception for 1020 Ivy Lane

Mr. Cannedy:

This letter serves to notify you that the above referenced site plan case, that you submitted for consideration by the City of Rockwall, was approved by the Planning and Zoning Commission on April 14, 2020. The following is a record of all recommendations, voting records and conditions of approval:

Conditions of Approval

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 14, 2020, the Planning and Zoning Commission made a motion to approve a special exception to the fence standards contained in *Ordinance No. 19-08* and the Unified Development Code (UDC) as requested. The motion was approved by a vote of 6-0, with Commission Chodun absent.

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 'R Miller'.

Ryan Miller, AICP  
Director of Planning and Zoning