



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # M152020-013 P&Z DATE 11/10/20 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 # _____
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. M152020-013

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)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
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- Variance Request (\$100.00)

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, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 54 Shady Dale Rockwall 75032

Subdivision Best Estate Lot _____ Block _____

General Location 2.6 acres corner of Shady Dale + Ridge Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Residential Current Use _____

Proposed Zoning Fence variance Proposed Use SAME

Acreeage 2.6 Lots [Current] _____ Lots [Proposed] _____

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

<input checked="" type="checkbox"/> Owner <u>James Best</u>	<input type="checkbox"/> Applicant _____
Contact Person _____	Contact Person _____
Address <u>7235 S. Fm 549</u>	Address _____
City, State & Zip <u>Heath Tx 75032</u>	City, State & Zip _____
Phone <u>214-528-6060</u>	Phone _____
E-Mail <u>JBest@BestLawCenter.com</u>	E-Mail _____

NOTARY VERIFICATION [REQUIRED]

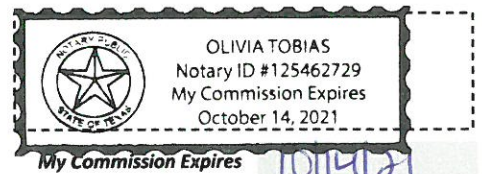
Before me, the undersigned authority, on this day personally appeared James Best [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 100, to cover the cost of this application, has been paid to the City of Rockwall on this the 28 day of July, 2020. 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 28 day of July, 2020

Owner's Signature _____

Notary Public in and for the State of Texas _____



BEST, WATSON & GILBERT, P.C.

ATTORNEYS AND COUNSELORS

Date: October 9, 2020

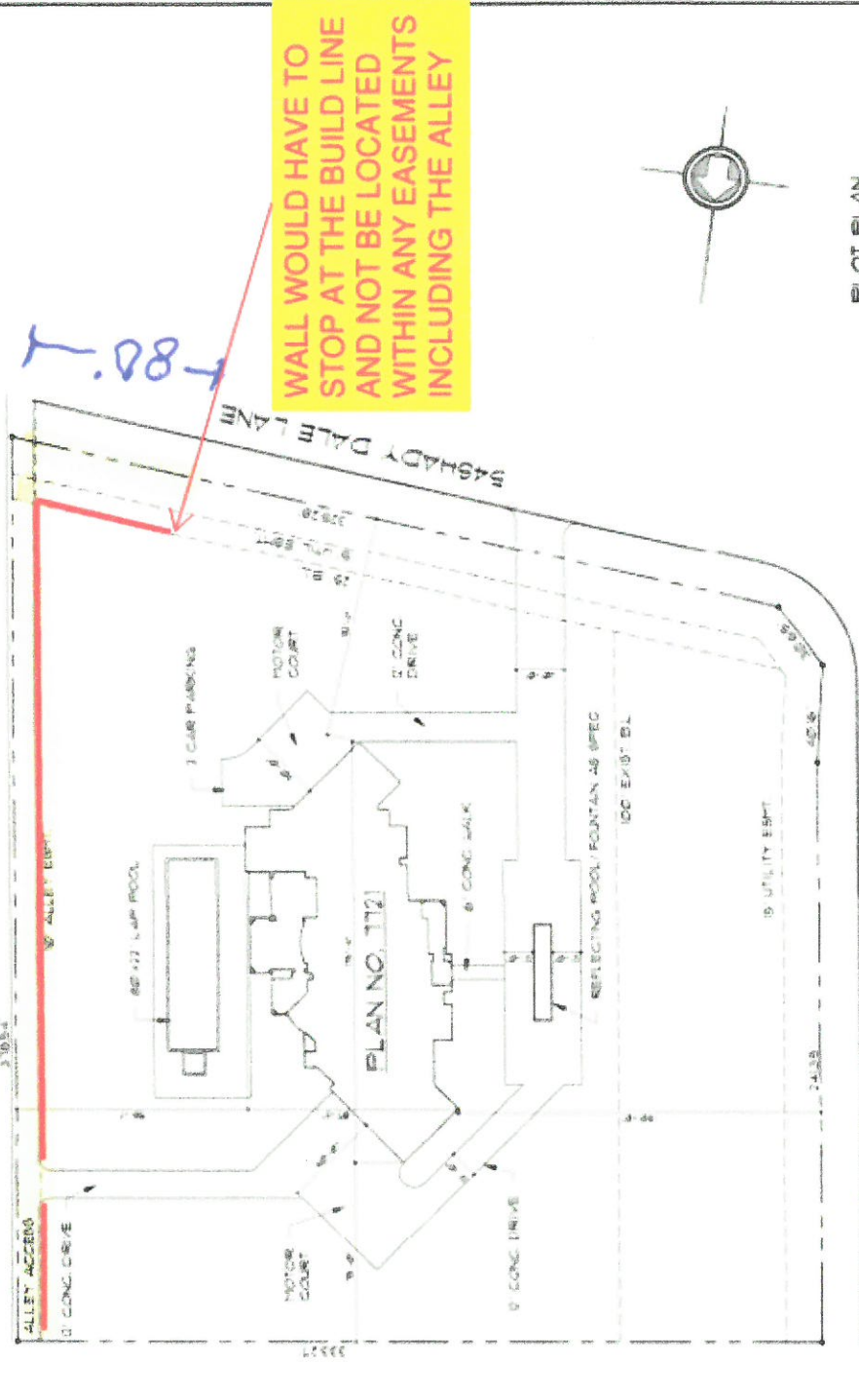
To: City of Rockwall
Planning & Zoning Department

Re: 54 Shady Dale
Rockwall, TX 75032

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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) and/or alternative fence standards on a case-by-case basis.



WALL WOULD HAVE TO STOP AT THE BUILD LINE AND NOT BE LOCATED WITHIN ANY EASEMENTS INCLUDING THE ALLEY

PLOT PLAN
 SCALE: 1/8" = 1'-0"
 LOT # 1, BLK "A"
 BEST ESTATE ADDITION
 ROCKWALL, TEXAS
 PLAN NO. TT21

Permacast precast concrete fence



Permacast precast concrete fence





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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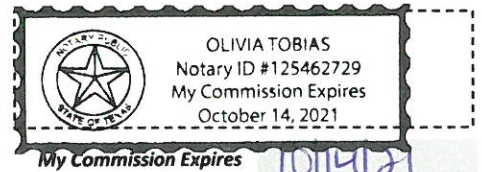
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Owner's Signature _____

Notary Public in and for the State of Texas _____





MIS2020-013- SPECIAL EXCEPTION FOR 54 SHADY DALE LANE
 MISCELLANEOUS - LOCATION MAP = [yellow square icon]



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.



BEST, WATSON & GILBERT, P.C.

ATTORNEYS AND COUNSELORS

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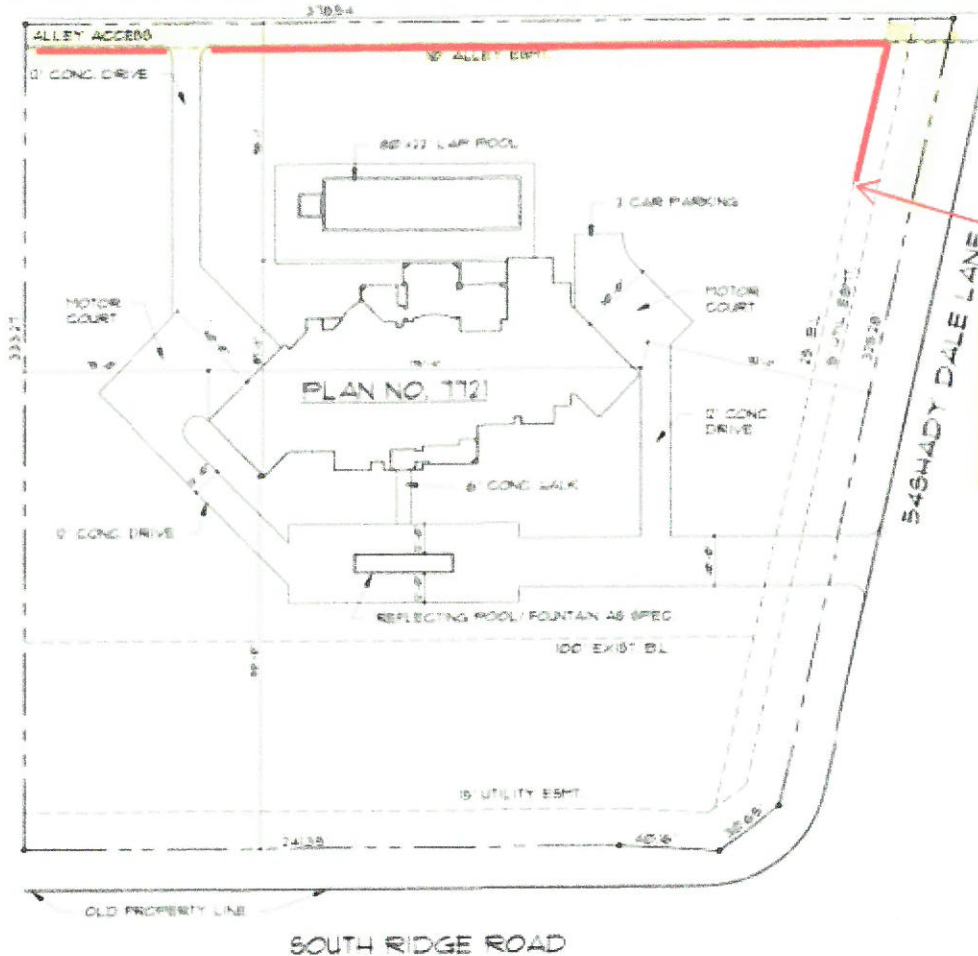
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Re: 54 Shady Dale
Rockwall, TX 75032

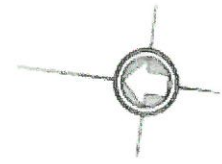
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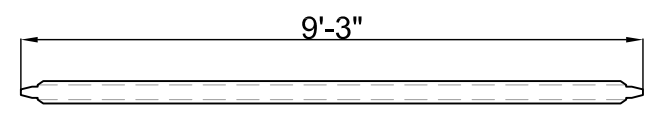


WALL WOULD HAVE TO STOP AT THE BUILD LINE AND NOT BE LOCATED WITHIN ANY EASEMENTS INCLUDING THE ALLEY



PLOT PLAN
 SCALE: 1/8" = 1'-0"
 LOT #1, BLK 1A1
 BEST ESTATE ADDITION
 ROCKWALL, TEXAS
 PLAN NO. 1121

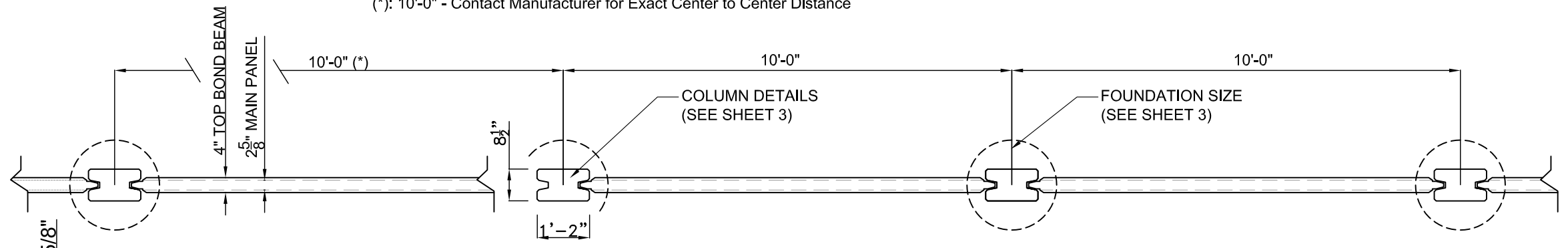
BEST RESIDENCE <small>MURRAY DALE LN, ROCKWALL, TX 75087 LOT #1, BLK 1A1, BEST ESTATE ADDITION</small>	
RICK SHIPLEY <small>CUSTOM HOMES DESIGN, BUILD, MANAGE</small>	PLOT <small>6 11</small>



TYPICAL WALL PLAN VIEW

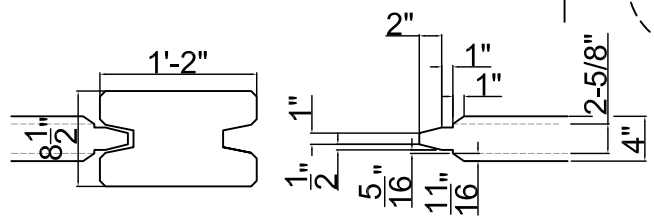
SCALE: NTS

(*): 10'-0" - Contact Manufacturer for Exact Center to Center Distance



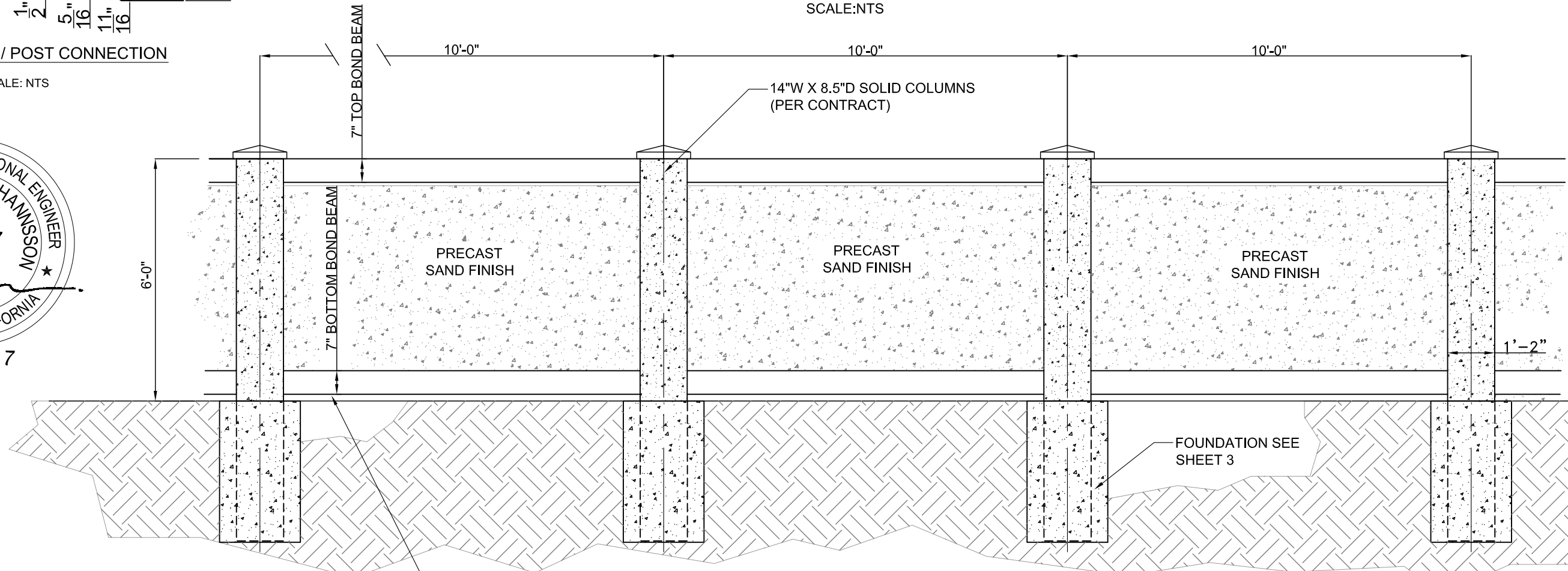
WALL PLAN VIEW - GENERAL DIMENSIONS

SCALE: NTS



TYPICAL PANEL / POST CONNECTION

SCALE: NTS



TYPICAL 6 FT. WALL ELEVATION - GENERAL DIMENSIONS

SCALE: NTS



OWNER IS RESPONSIBLE FOR DRAINAGE PATTERN AROUND AND UNDERNEATH NEW FENCE.
ENGINEER IS NOT RESPONSIBLE FOR SITE DRAINAGE REQUIREMENTS.

PERMACAST PRECAST CONCRETE FENCE SACRAMENTO FIRE STATION #15 1640 WEST EL CAMINO AVE. SACRAMENTO, CA 95833 6' WALL GENERAL DIMENSIONS				Elias Runar Johannsson, P.E. 1201 East 3rd Street Tulsa, OK 74120 (Office) 918-518-1124			
REFERENCE DRAWINGS	NO.	DATE	REVISION	BY	CK	APP	P.O. BOX 1566 Valrico, FL 33595 Tel: 813.598.4643 (C) 813.741.2109 (O) 813.655.0061 (Fax)
	1						DISCIPLINE: CIVIL PROJECT: PERMACAST FENCING
	0						
THIS DRAWING IS THE PROPERTY OF JRNAR ENGINEERING, INC. AND IS LOANED SUBJECT TO THE CONDITION THAT IT IS NOT TO BE COPIED, REPRODUCED, OR DISTRIBUTED IN WHOLE OR IN PART, EXCEPT BY WRITTEN PERMISSION FROM JRNAR ENGINEERING, INC.			PLOT SCALE: AS NOTED ACTUAL SCALE: AS SHOWN		CAD FILE: Permacast Fencing.dwg DATE: RER 06-25-17		DR: RER 06-25-17
						SHEET 2 OF 0	

Permacast precast concrete fence



Permacast precast concrete fence



PERMAWALL SAND FINISH- WITH DECORATIVE COLUMN CAPS





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: October 27, 2020
APPLICANT: James Best
CASE NUMBER: MIS2020-013; *Special Exception for 54 Shadydale Drive*

SUMMARY

Discuss and consider a request by James Best for the approval of a Special Exception to the material standards for residential fences to allow the construction of a masonry screening wall on a 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and take any action necessary.

BACKGROUND

The subject property was platted on July 30, 1968 as Lots 1 & 2, Block B, Highland Acres Addition. In 1980, a 2,475 SF single-family home was constructed on Lot 1, Block B, Highland Acres Addition, which was addressed as 10 Shadydale Lane. On January 9, 1984, the City Council annexed a portion of the subject property (*i.e. Lot 1, Block B, Highland Acres Addition*) by approving *Ordinance No. 84-05 [Case No. A1984-001]*. At the time of annexation, this portion of the subject property was zoned Agricultural (AG) District. In 1986, a 4,068 SF single-family home was constructed on Lot 2, Block B, Highland Acres Addition, which was addressed as 3189 S. Ridge Road. On January 3, 1989, this portion of the subject property was annexed by the City Council through the adoption of *Ordinance No. 88-67*. At the time of annexation, this portion of the subject property was zoned Agricultural (AG) District.

On May 15, 1989, the subject property -- *along with the remaining properties in the Highland Acres Addition* -- were rezoned from an Agricultural (AG) District to a Single-Family 16 (SF-16) District by *Ordinance No. 89-13 [Case No. PZ1989-001]*. The single-family home on Lot 2, Block B, Highland Acres Addition was demolished on April 30, 2007 by *Permit No. DEM2007-0016*. The subject property was replatted from Lots 1 & 2, Block B, Highland Acres Addition to Lot 1, Block A, Best Estates Addition by *Case No. P2018-032*. Following this plat, a permit [*i.e. BLD2019-2107*] to demolish the existing home (*i.e. the home on the previous Lot 1, Block B, Highland Acres Addition*) was issued on August 8, 2019. On August 3, 2020, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2020-023; S-228; Ordinance No. 20-26*] for *Residential Infill Adjacent to an Established Subdivision*. This Specific Use Permit (SUP) allows the applicant to build a 7,721 SF single-family home on the subject property. The applicant was issued a building permit [*RES2020-2306*] for the new home on August 16, 2020.

PURPOSE

The applicant is requesting approval of a special exception in accordance with Subsection 08.02(B), *Fence Standards for Existing and Infill Single-Family and Duplex Properties*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) for the purpose of permitting the construction of a six (6) foot tall pre-cast fence adjacent to the southern and western property boundaries in conjunction with a single-family home.

ADJACENT LAND USES AND ACCESS

The subject property is located at 54 Shadydale Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) parcels of land (*i.e. Lots 3 & 4, Block B, Highland Addition*) with two (2) single-family homes situated on them. These properties are zoned Single-Family 16 (SF-16) District. Beyond this is Phase 1 of the Fox Chase Subdivision, which was platted on January 16, 1989 and consists of 32

single-family homes. This subdivision is zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF-10) District land uses.

South: Directly south of the subject property is Shady Dale Lane, which is identified R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) tracts of land (*i.e. Tracts 35 & 54 of the E. Teal Survey, Abstract No. 207*) with two (2) single-family homes situated on them. These properties are zoned Single-Family 16 (SF-16) District. South of these properties is the Benton Woods Subdivision, which was platted on January 13, 1993 and consists of 34 single-family homes. This subdivision is zoned Planned Development District 40 (PD-40) for Single-Family 10 (SF-10) District land uses.

East: Directly east of the subject property is the Shadydale Estates Subdivision, which was platted on March 5, 2014 and consists of 14 single-family homes. This subdivision is zoned Planned Development District 9 (PD-9) for Single-Family 12.5 (SF-12.5) District land uses. Beyond this is Phase 4 of the Fox Chase Subdivision, which was platted on February 22, 1995 and consists of 40 single-family homes. This subdivision is zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property is Ridge Road [FM-740], which is identified as M4D (*i.e. minor collector, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this thoroughfare is Phase 19 of the Chandler's Landing Subdivision, which was platted on June 27, 1985 and consists of 77 single-family residential lots. This property is zoned Planned Development District 8 (PD-8) for single-family residential land uses.

CHARACTERISTICS OF THE REQUEST:

According to Subsection 08.02(B), *Material Requirements*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), the "(p)ermitted fencing materials are limited to wood pickets, vinyl coated chain link, wrought iron, decorative metal (*i.e. with the appearance of wrought iron but is made of powder-coated steel, aluminum or covered with a corrosion protection finish*), brick, stone, split face CMU or burnished block, vinyl, fiberglass composite, and concrete with stone face/form liner ..."; however, Subsection 08.03(B), *Fence Standards for Existing and Infill Single-Family and Duplex Properties*, of this same section, requires that all solid fencing for infill single-family properties "... be constructed utilizing standard cedar fencing materials ...". In this case, the applicant is proposing to construct a six (6) foot tall precast fence that will have posts on ten (10) foot centers. The proposed fence will be situated along the western or rear property line adjacent to the alleyway serving Phase 1 of the Foxchase Subdivision. The fence will also share a common lot line with 52 Shadydale Drive, which is a part of the Shadydale Estates Subdivision. At the front yard building line adjacent to Shadydale Drive -- *and which is shared by the subject property and 52 Shadydale Drive* -- the fence will turn west and extend 80-feet along this frontage. According to Subsection 08.03(B)(2), *Special Exceptions*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(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 is obligated to point out that there are no other solid screening fences in the area, and that the other estate properties fronting onto Ridge Road all appear to have transparent fencing (*i.e. picket, wrought iron, or split rail*); however, these types of requests are discretionary decisions for the Planning and Zoning Commission.

CONDITIONS OF APPROVAL

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

- (1) The applicant will be required to obtain a fence permit from the Building Inspections Department;
- (2) Any construction resulting from the approval of this special exception 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.



DEVELOPMENT APPLICATION

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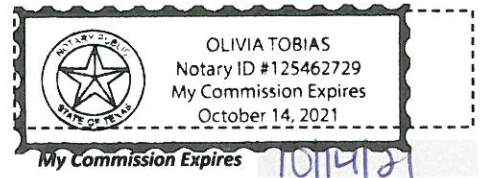
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 (W): www.rockwall.com

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BEST, WATSON & GILBERT, P.C.

ATTORNEYS AND COUNSELORS

Date: October 9, 2020

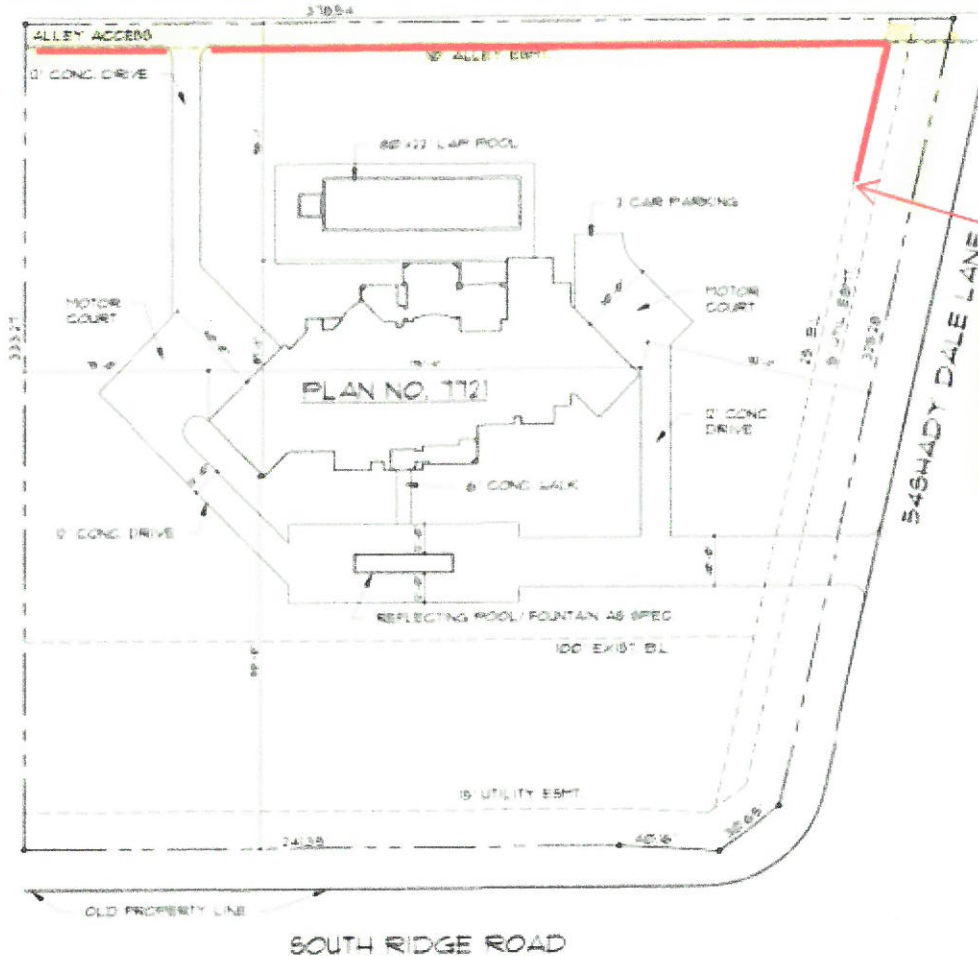
To: City of Rockwall
Planning & Zoning Department

Re: 54 Shady Dale
Rockwall, TX 75032

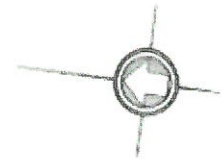
Variance Request:

Owner would like a variance to use an alternative fence material, i.e. a concrete cast fence. Cast concrete fence is more durable and requires less maintenance than cedar wood fences. Fence is at rear of property and 80 feet down Shady Dale Lane and will restrict views of swimming pool area and provide security.

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) and/or alternative fence standards on a case-by-case basis.

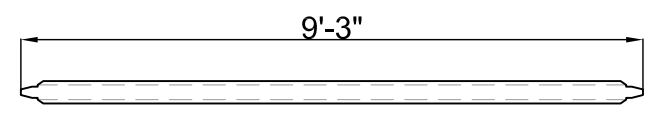


WALL WOULD HAVE TO STOP AT THE BUILD LINE AND NOT BE LOCATED WITHIN ANY EASEMENTS INCLUDING THE ALLEY



PLOT PLAN
 SCALE: 1/8" = 1'-0"
 LOT #1, BLK 1A1
 BEST ESTATE ADDITION
 ROCKWALL, TEXAS
 PLAN NO. 1121

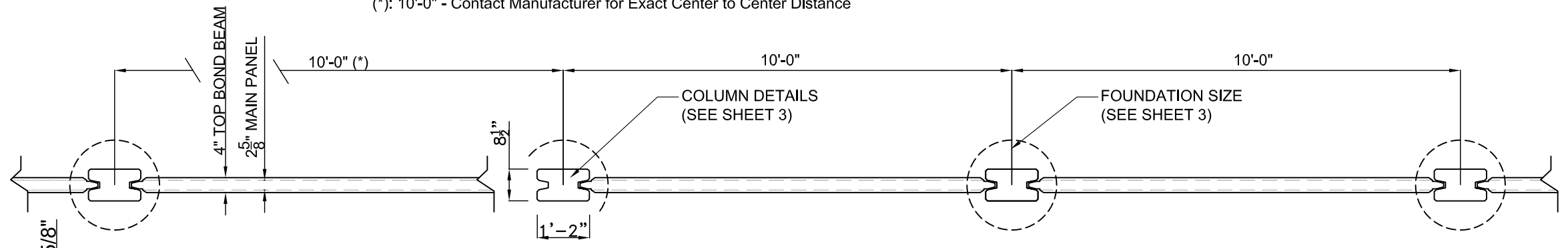
BEST RESIDENCE <small>MURRAY DALE LN, ROCKWALL, TX 75087 LOT #1, BLK 1A1, BEST ESTATE ADDITION</small>	
RICK SHIPLEY <small>CUSTOM HOMES DESIGN, BUILD, MANAGE</small>	PLOT <small>6 11</small>



TYPICAL WALL PLAN VIEW

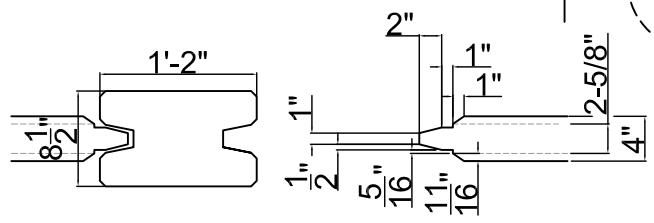
SCALE: NTS

(*): 10'-0" - Contact Manufacturer for Exact Center to Center Distance



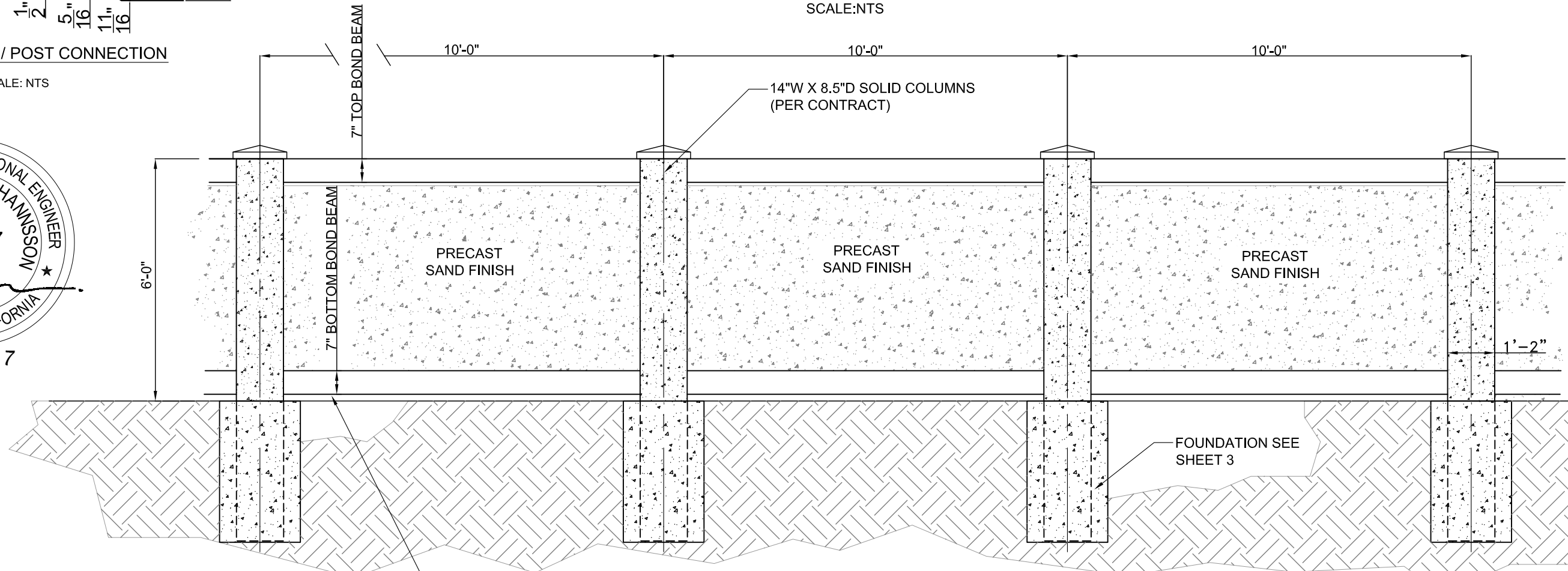
WALL PLAN VIEW - GENERAL DIMENSIONS

SCALE:NTS



TYPICAL PANEL / POST CONNECTION

SCALE: NTS



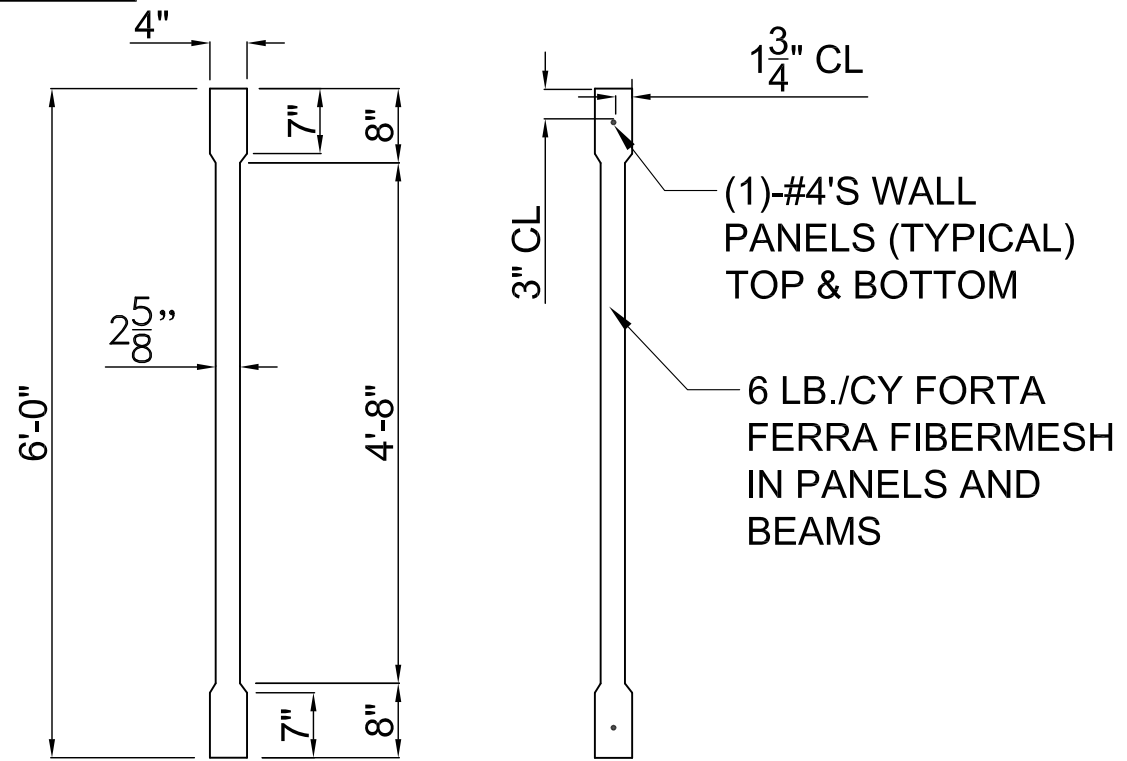
TYPICAL 6 FT. WALL ELEVATION - GENERAL DIMENSIONS

SCALE:NTS



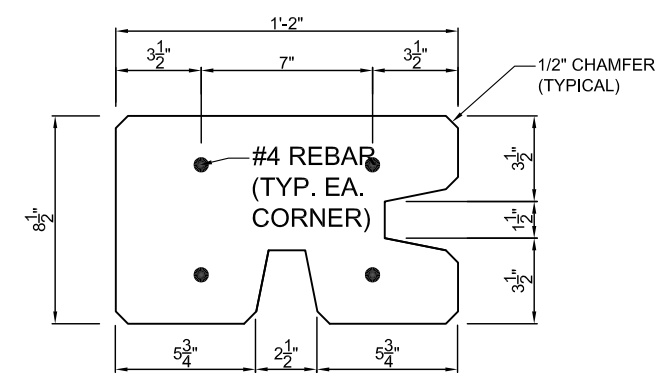
OWNER IS RESPONSIBLE FOR DRAINAGE PATTERN AROUND AND UNDERNEATH NEW FENCE.
ENGINEER IS NOT RESPONSIBLE FOR SITE DRAINAGE REQUIREMENTS.

PERMACAST PRECAST CONCRETE FENCE SACRAMENTO FIRE STATION #15 1640 WEST EL CAMINO AVE. SACRAMENTO, CA 95833 6' WALL GENERAL DIMENSIONS				Elias Runar Johannsson, P.E. 1201 East 3rd Street Tulsa, OK 74120 (Office) 918-518-1124			
REFERENCE DRAWINGS	NO.	DATE	REVISION	BY	CK	APP	P.O. BOX 1566 Valrico, FL 33595 Tel: 813.598.4643 (C) 813.741.2109 (O) 813.655.0061 (Fax)
	1						DISCIPLINE: CIVIL
	0						
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ACTUAL SCALE: AS SHOWN		CHECK BY: RER 06-25-17		DATE: RER 06-25-17			
							Sheet 2
							REV: 0

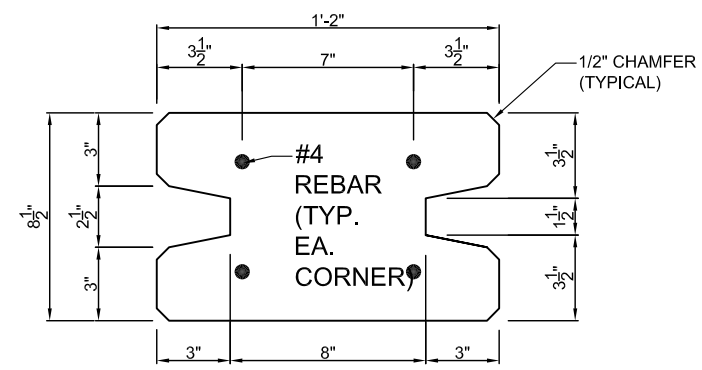


TYPICAL 6 ft. X 10 FT. PERMASAND PANEL

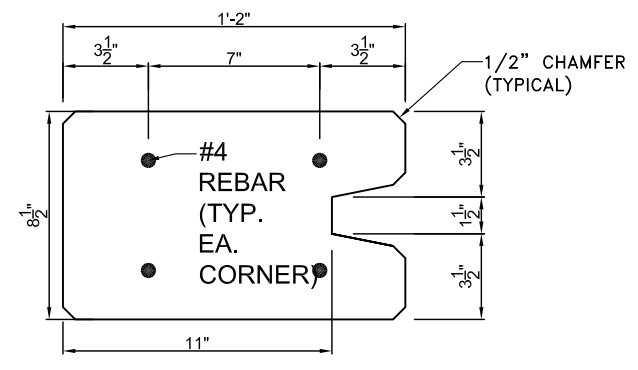
SCALE: NTS



CORNER SOLID POST DETAIL
 8-1/2" X 14"



LINE SOLID POST DETAIL
 8-1/2" X 14"

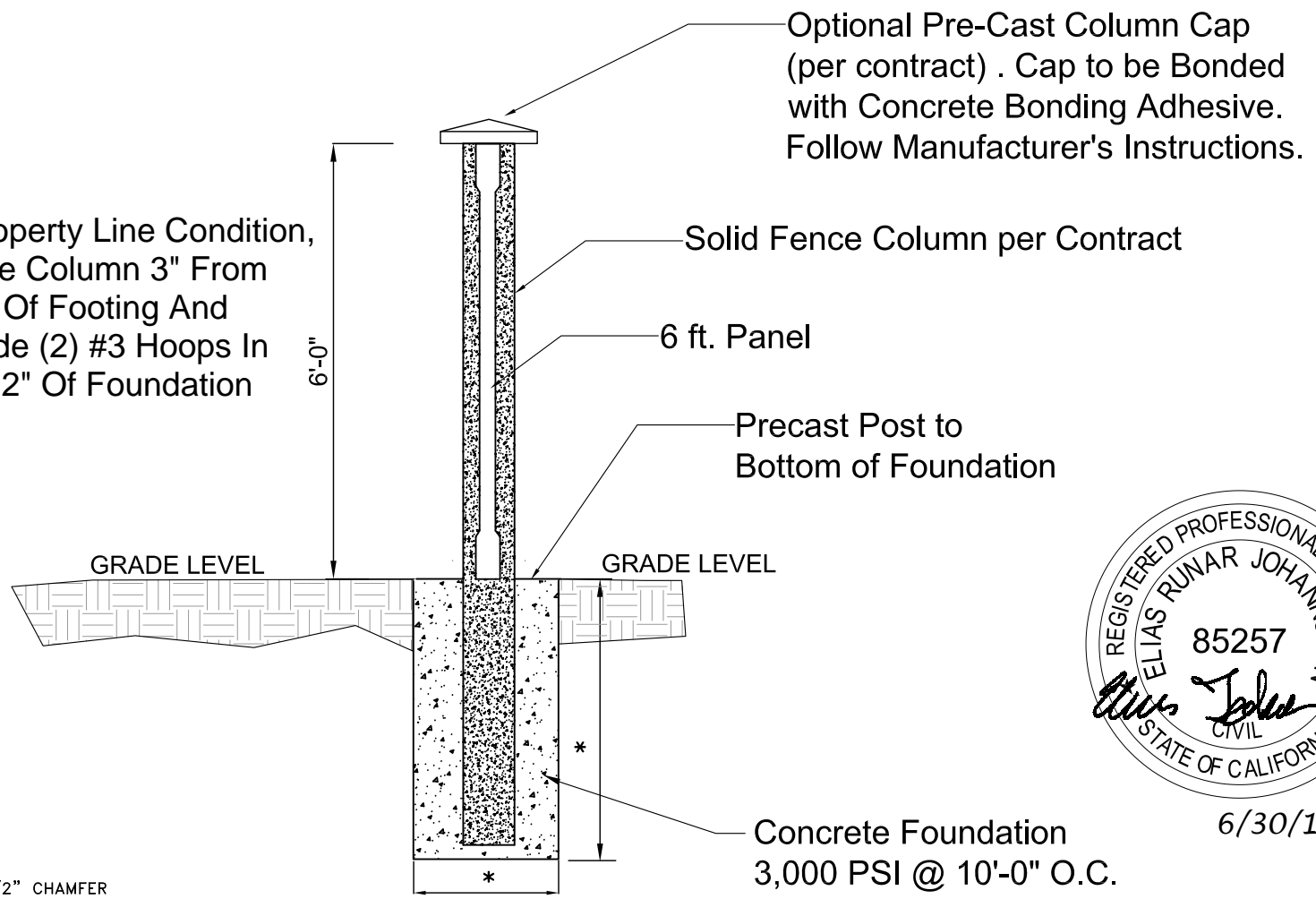


END SOLID POST DETAIL
 8-1/2" X 14"

* Foundation Schedule

Wall Height	Foundation Diameter (Inches)	Foundation Depth (Inches)
STANDARD 1.0 6 ft. Wall Height on 10 ft. Centers	24" Diameter	46" Depth
	30" Diameter	44" Depth
	36" Diameter	42" Depth

At Property Line Condition, Locate Column 3" From Edge Of Footing And Provide (2) #3 Hoops In Top 12" Of Foundation Pier.



TYPICAL FOUNDATION for 6 FT. COLUMN FOR PERMASAND (10 FT. O/C)

SCALE: NTS



6/30/17

PERMACAST PRECAST CONCRETE FENCE SACRAMENTO FIRE STATION #15 1640 WEST EL CAMINO AVE. SACRAMENTO, CA 95833				Elias Runar Johannsson, P.E. 1201 East 3rd Street Tulsa, OK 74120 (Office) 918-518-1124			
FOUNDATION, PANEL, & COLUMN DETAILS				P.O. BOX 1566 Valrico, FL 33595 Tel: 813.598.4643 (C) 813.741.2109 (O) 813.655.0061 (Fax)			
NO.	DATE	REVISION	BY	CK	APP	DISCIPLINE: CIVIL	Sheet 3
1							0
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REFERENCE DRAWINGS				PROJECT: PERMACAST PRECAST CONCRETE FENCE			
NO. DATE REVISION BY CK APP				PLOT SCALE: AS NOTED			
1				CIVIL FILE: Permacast Fence.dwg			
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				CHECK BY: RER 06-25-17			
				APP BY: RER 06-25-17			
				DATE: RER 06-25-17			
				PROJECT: PERMACAST PRECAST CONCRETE FENCE			
				DISCIPLINE: CIVIL			
				SHEET: 3			
				REV: 0			

Permacast precast concrete fence



Permacast precast concrete fence



PERMAWALL SAND FINISH- WITH DECORATIVE COLUMN CAPS





CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: November 02, 2020
APPLICANT: James Best
CASE NUMBER: MIS2020-013; *Special Exception for 54 Shadydale Drive*

SUMMARY

Discuss and consider a request by James Best for the approval of a Special Exception to the material standards for residential fences to allow the construction of a masonry screening wall on a 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and take any action necessary.

BACKGROUND

The subject property was platted on July 30, 1968 as Lots 1 & 2, Block B, Highland Acres Addition. In 1980, a 2,475 SF single-family home was constructed on Lot 1, Block B, Highland Acres Addition, which was addressed as 10 Shadydale Lane. On January 9, 1984, the City Council annexed a portion of the subject property (*i.e. Lot 1, Block B, Highland Acres Addition*) by approving *Ordinance No. 84-05 [Case No. A1984-001]*. At the time of annexation, this portion of the subject property was zoned Agricultural (AG) District. In 1986, a 4,068 SF single-family home was constructed on Lot 2, Block B, Highland Acres Addition, which was addressed as 3189 S. Ridge Road. On January 3, 1989, this portion of the subject property was annexed by the City Council through the adoption of *Ordinance No. 88-67*. At the time of annexation, this portion of the subject property was zoned Agricultural (AG) District.

On May 15, 1989, the subject property -- *along with the remaining properties in the Highland Acres Addition* -- were rezoned from an Agricultural (AG) District to a Single-Family 16 (SF-16) District by *Ordinance No. 89-13 [Case No. PZ1989-001]*. The single-family home on Lot 2, Block B, Highland Acres Addition was demolished on April 30, 2007 by *Permit No. DEM2007-0016*. The subject property was replatted from Lots 1 & 2, Block B, Highland Acres Addition to Lot 1, Block A, Best Estates Addition by *Case No. P2018-032*. Following this plat, a permit [*i.e. BLD2019-2107*] to demolish the existing home (*i.e. the home on the previous Lot 1, Block B, Highland Acres Addition*) was issued on August 8, 2019. On August 3, 2020, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2020-023; S-228; Ordinance No. 20-26*] for *Residential Infill Adjacent to an Established Subdivision*. This Specific Use Permit (SUP) allows the applicant to build a 7,721 SF single-family home on the subject property. The applicant was issued a building permit [*RES2020-2306*] for the new home on August 16, 2020.

PURPOSE

The applicant is requesting approval of a special exception in accordance with Subsection 08.02(B), *Fence Standards for Existing and Infill Single-Family and Duplex Properties*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) for the purpose of permitting the construction of a six (6) foot tall pre-cast fence adjacent to the southern and western property boundaries in conjunction with a single-family home.

ADJACENT LAND USES AND ACCESS

The subject property is located at 54 Shadydale Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) parcels of land (*i.e. Lots 3 & 4, Block B, Highland Addition*) with two (2) single-family homes situated on them. These properties are zoned Single-Family 16 (SF-16) District. Beyond this is Phase 1 of the Fox Chase Subdivision, which was platted on January 16, 1989 and consists of 32

single-family homes. This subdivision is zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF-10) District land uses.

South: Directly south of the subject property is Shady Dale Lane, which is identified R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) tracts of land (*i.e. Tracts 35 & 54 of the E. Teal Survey, Abstract No. 207*) with two (2) single-family homes situated on them. These properties are zoned Single-Family 16 (SF-16) District. South of these properties is the Benton Woods Subdivision, which was platted on January 13, 1993 and consists of 34 single-family homes. This subdivision is zoned Planned Development District 40 (PD-40) for Single-Family 10 (SF-10) District land uses.

East: Directly east of the subject property is the Shadydale Estates Subdivision, which was platted on March 5, 2014 and consists of 14 single-family homes. This subdivision is zoned Planned Development District 9 (PD-9) for Single-Family 12.5 (SF-12.5) District land uses. Beyond this is Phase 4 of the Fox Chase Subdivision, which was platted on February 22, 1995 and consists of 40 single-family homes. This subdivision is zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property is Ridge Road [FM-740], which is identified as M4D (*i.e. minor collector, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this thoroughfare is Phase 19 of the Chandler's Landing Subdivision, which was platted on June 27, 1985 and consists of 77 single-family residential lots. This property is zoned Planned Development District 8 (PD-8) for single-family residential land uses.

CHARACTERISTICS OF THE REQUEST:

According to Subsection 08.02(B), *Material Requirements*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), the "(p)ermitted fencing materials are limited to wood pickets, vinyl coated chain link, wrought iron, decorative metal (*i.e. with the appearance of wrought iron but is made of powder-coated steel, aluminum or covered with a corrosion protection finish*), brick, stone, split face CMU or burnished block, vinyl, fiberglass composite, and concrete with stone face/form liner ..."; however, Subsection 08.03(B), *Fence Standards for Existing and Infill Single-Family and Duplex Properties*, of this same section, requires that all solid fencing for infill single-family properties "... be constructed utilizing standard cedar fencing materials ..." In this case, the applicant is proposing to construct a six (6) foot tall precast fence that will have posts on ten (10) foot centers. The proposed fence will be situated along the eastern or rear property line adjacent to the alleyway serving Phase 1 of the Foxchase Subdivision. The fence will also share a common lot line with 52 Shadydale Drive, which is a part of the Shadydale Estates Subdivision. At the front yard building line adjacent to Shadydale Drive -- *and which is shared by the subject property and 52 Shadydale Drive* -- the fence will turn west and extend 80-feet along this frontage. According to Subsection 08.03(B)(2), *Special Exceptions*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(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 is obligated to point out that there are no other solid screening fences in the area, and that the other estate properties fronting onto Ridge Road all appear to have transparent fencing (*i.e. picket, wrought iron, or split rail*); however, these types of requests are discretionary decisions for the Planning and Zoning Commission.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a special exception to the permitted material requirements for fences, then staff would propose the following conditions of approval:

- (1) The applicant will be required to obtain a fence permit from the Building Inspections Department;
- (2) Any construction resulting from the approval of this special exception 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 October 27, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the special request with the conditions of approval by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. MIS2020-013

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)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)
- Variance Request (\$100.00)

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, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 54 Shady Dale Rockwall 75032

Subdivision Best Estate Lot _____ Block _____

General Location 2.6 acres corner of Shady Dale + Ridge Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Residential Current Use _____

Proposed Zoning Fence variance Proposed Use SAME

Acreeage 2.6 Lots [Current] _____ Lots [Proposed] _____

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]

<input checked="" type="checkbox"/> Owner <u>James Best</u>	<input type="checkbox"/> Applicant _____
Contact Person _____	Contact Person _____
Address <u>7235 S. Fm 549</u>	Address _____
City, State & Zip <u>Heath Tx 75032</u>	City, State & Zip _____
Phone <u>214-528-6060</u>	Phone _____
E-Mail <u>JBest@BestLawCenter.com</u>	E-Mail _____

NOTARY VERIFICATION [REQUIRED]

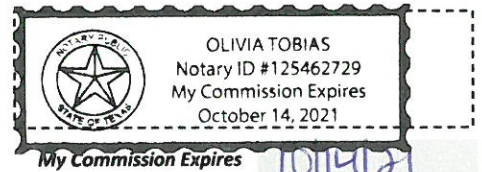
Before me, the undersigned authority, on this day personally appeared James Best [Owner] the undersigned, who stated the information on this application to be true and certified the following:


"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 \$ 100, to cover the cost of this application, has been paid to the City of Rockwall on this the 28 day of July, 2020. 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 28 day of July, 2020

Owner's Signature _____

Notary Public in and for the State of Texas _____



MIS2020-013- SPECIAL EXCEPTION FOR 54 SHADY DALE LANE
MISCELLANEOUS - LOCATION MAP = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
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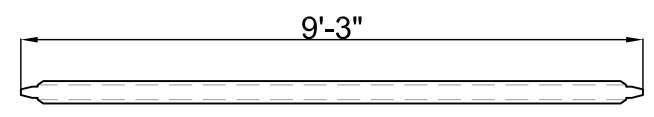
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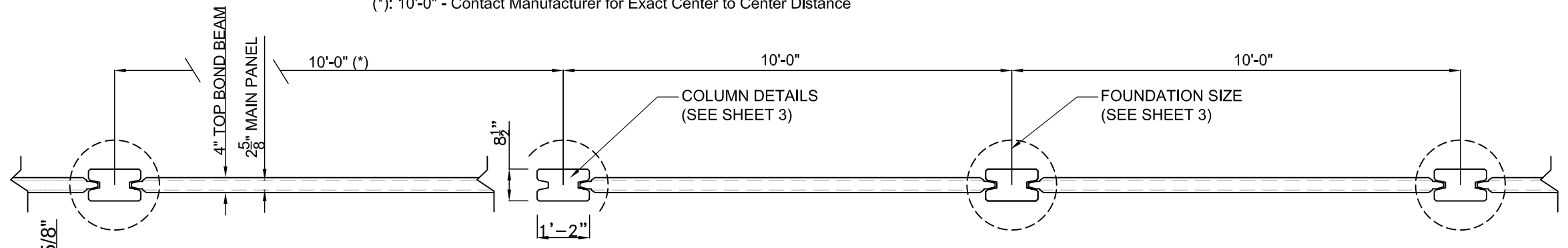
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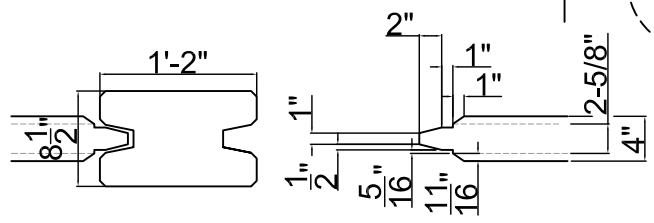
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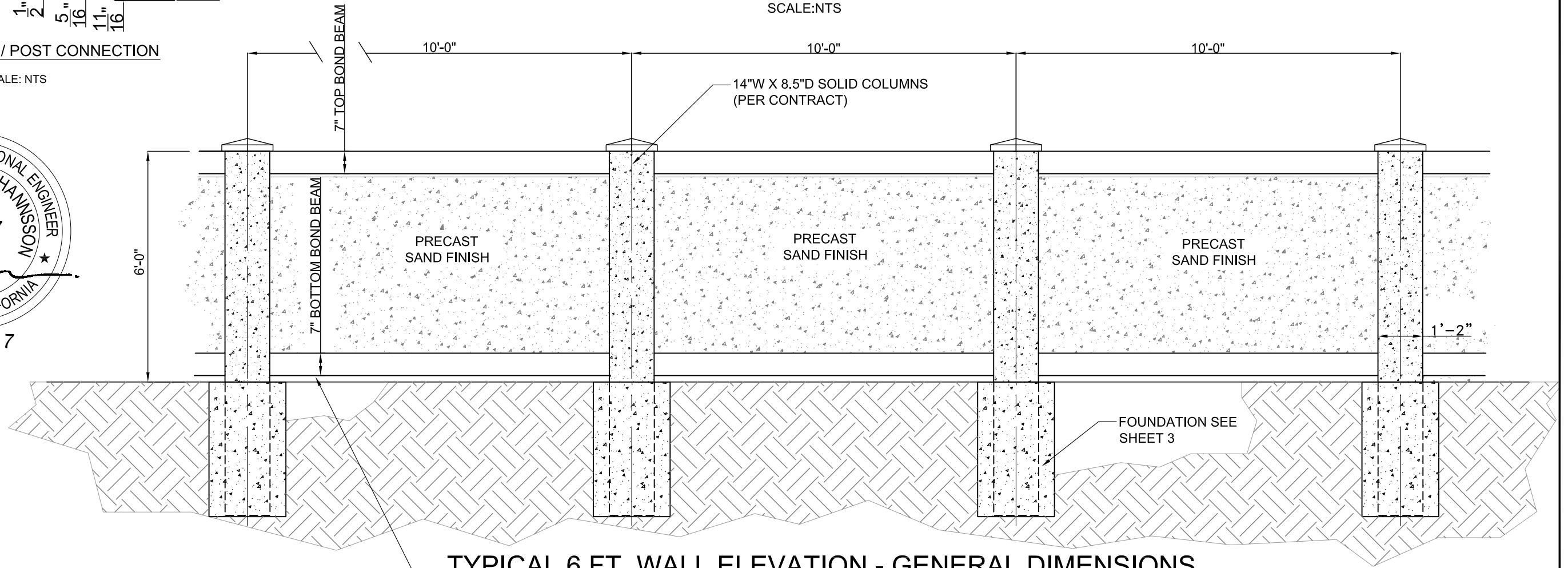
WALL PLAN VIEW - GENERAL DIMENSIONS

SCALE: NTS



TYPICAL PANEL / POST CONNECTION

SCALE: NTS



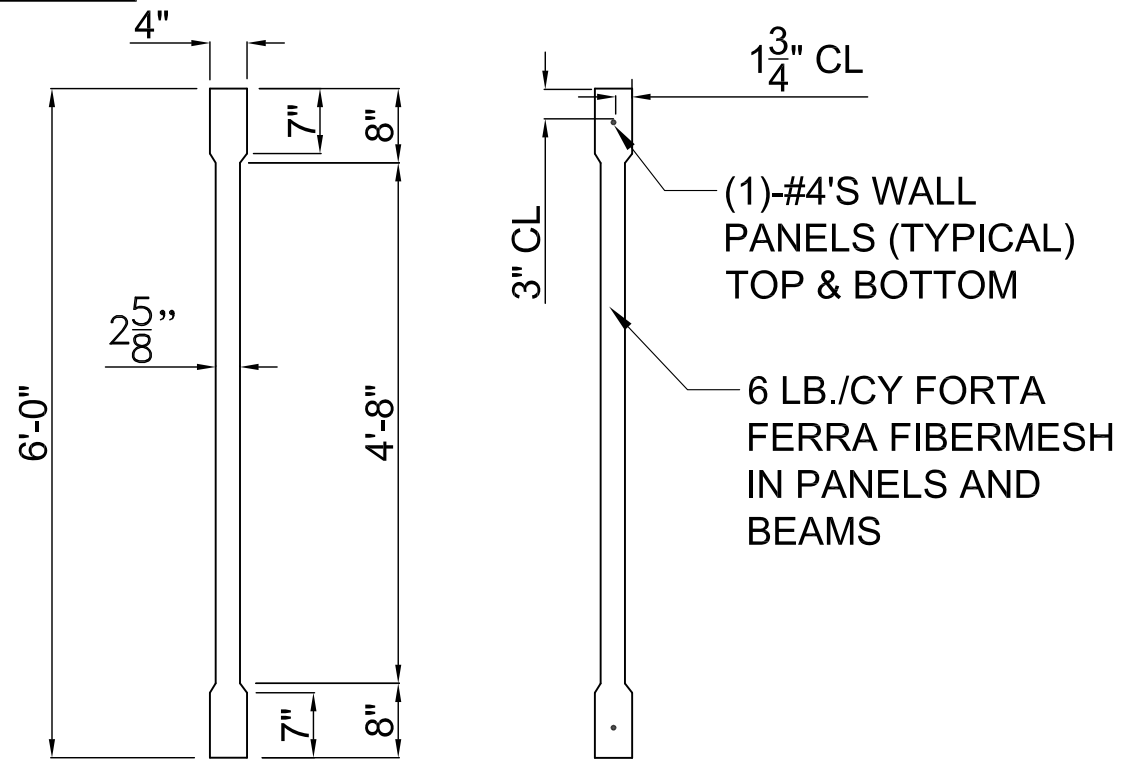
TYPICAL 6 FT. WALL ELEVATION - GENERAL DIMENSIONS

SCALE: NTS



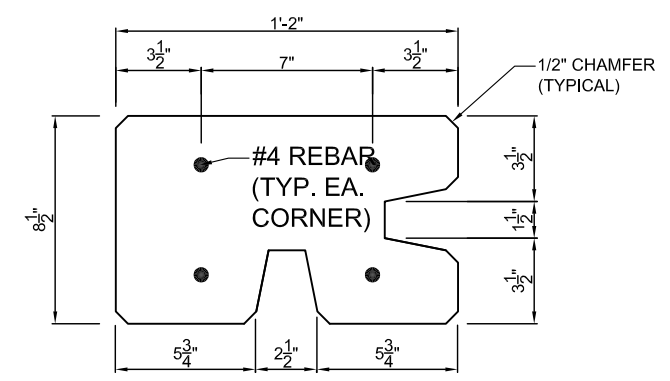
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PERMACAST PRECAST CONCRETE FENCE SACRAMENTO FIRE STATION #15 1640 WEST EL CAMINO AVE. SACRAMENTO, CA 95833 6' WALL GENERAL DIMENSIONS				Elias Runar Johannsson, P.E. 1201 East 3rd Street Tulsa, OK 74120 (Office) 918-518-1124			
REFERENCE DRAWINGS	NO.	DATE	REVISION	BY	CK	APP	P.O. BOX 1566 Valrico, FL 33595 Tel: 813.598.4643 (C) 813.741.2109 (O) 813.655.0061 (Fax)
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						DISCIPLINE: CIVIL	SHEET: 2
						PROJECT:	REV: 0

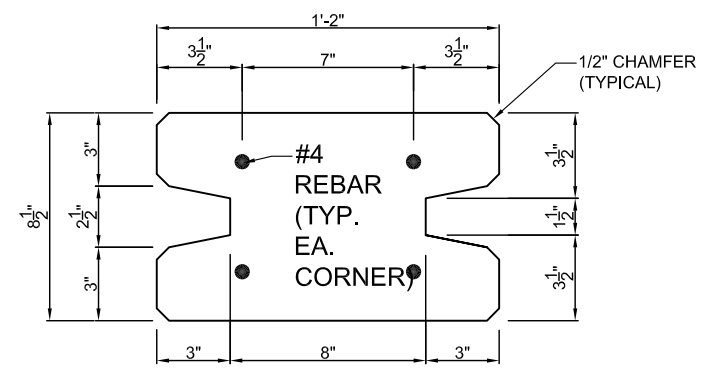


TYPICAL 6 ft. X 10 FT. PERMASAND PANEL

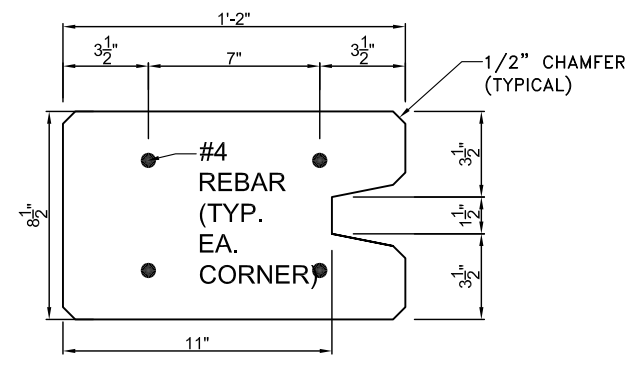
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CORNER SOLID POST DETAIL
 8-1/2" X 14"



LINE SOLID POST DETAIL
 8-1/2" X 14"

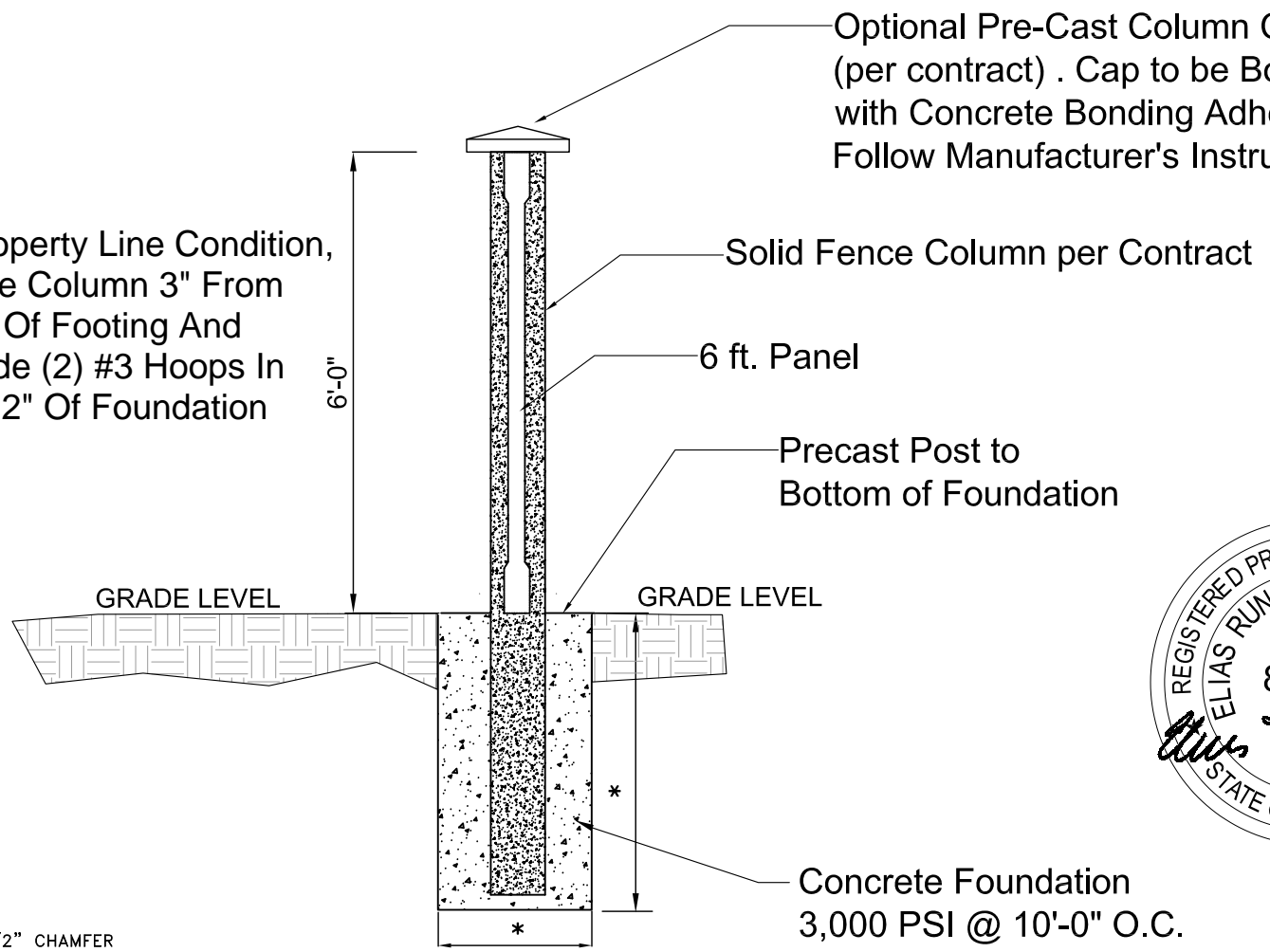


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* Foundation Schedule

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At Property Line Condition, Locate Column 3" From Edge Of Footing And Provide (2) #3 Hoops In Top 12" Of Foundation Pier.



TYPICAL FOUNDATION for 6 FT. COLUMN FOR PERMASAND (10 FT. O/C)

SCALE: NTS



6/30/17

PERMACAST PRECAST CONCRETE FENCE SACRAMENTO FIRE STATION #15 1640 WEST EL CAMINO AVE. SACRAMENTO, CA 95833				Elias Runar Johannsson, P.E. 1201 East 3rd Street Tulsa, OK 74120 (Office) 918-518-1124			
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NO.	DATE	REVISION	BY	CK	APP	DISCIPLINE: CIVIL	Sheet 3
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REFERENCE DRAWINGS				PROJECT: PERMACAST PRECAST CONCRETE FENCE			
NO. DATE REVISION BY CK APP				PLOT SCALE: AS NOTED CAD FILE: Permacast Fence.dwg DRAWN BY: RER 06-25-17			
THE DRAWING IS THE PROPERTY OF JAHAR ENGINEERING, INC. AND IS LOANED SUBJECT TO THE CONDITION THAT IT IS NOT TO BE COPIED, REPRODUCED, OR DISTRIBUTED IN WHOLE OR IN PART, EXCEPT BY WRITTEN PERMISSION FROM JAHAR ENGINEERING, INC.				CHECK BY: RER 06-25-17 APP BY: RER 06-25-17			
ACTUAL SCALE: AS SHOWN				PROJECT: PERMACAST PRECAST CONCRETE FENCE			

Permacast precast concrete fence



Permacast precast concrete fence



PERMAWALL SAND FINISH- WITH DECORATIVE COLUMN CAPS



Lee, Henry

From: Lee, Henry
Sent: Tuesday, November 3, 2020 4:14 PM
To: 'jbest@bestlawcenter.com'
Subject: MIS2020-013 Approval Letter
Attachments: Approval Letter (11.03.2020).pdf

Good Afternoon,

This email serves to inform you that your miscellaneous case, MIS2020-013, was approved. Attached is the approval letter, which will also be mailed to you. If you have any questions feel free to contact me.

Thank you,



HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087



November 03, 2020

TO: James Best
7235 S. FM-549
Heath, TX 75032

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

SUBJECT: MIS2020-013; *Variance Request for 54 Shadydale Lane*

James Best:

This letter serves to notify you that the above referenced miscellaneous case, that you submitted for consideration by the City of Rockwall, was approved by the Planning and Zoning Commission on October 27, 2020. The following is a record of all recommendations, voting records and conditions of approval:

Conditions of Approval

- (1) The applicant will be required to obtain a fence permit from the Building Inspections Department; and
- (2) Any construction resulting from the approval of this request 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 October 27, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the special request with the conditions of approval by a vote of 7-0.

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 'Henry Lee', is written over a light blue horizontal line.

Henry Lee
Planner