



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # M152020-014 P&Z DATE 10/27/20 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. MIS 2020-014

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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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 307 Wade Drive

Subdivision No Subdivision

Lot 1 Block A

General Location Washington / ~~Marion~~ Wade

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning SF7

Current Use R

Proposed Zoning SF7

Proposed Use R

Acreage 3.51

Lots [Current] 1

Lots [Proposed] 1

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

Owner Sandie Wood

Applicant

Contact Person Sandie Wood

Contact Person

Address 8718 Clearlake Dr.

Address

City, State & Zip Rowlett, TX 75088

City, State & Zip

Phone 214-282-8024

Phone

E-Mail Sandie.Wood@verizon.net

E-Mail

NOTARY VERIFICATION [REQUIRED]

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

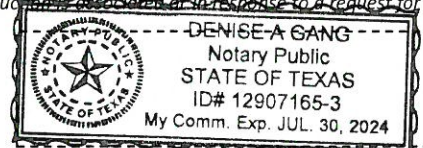
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 15 day of October, 20 20. By signing this application, 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 necessary in response to a request for public information."

Given under my hand and seal of office on this the 15th day of October, 20 20.

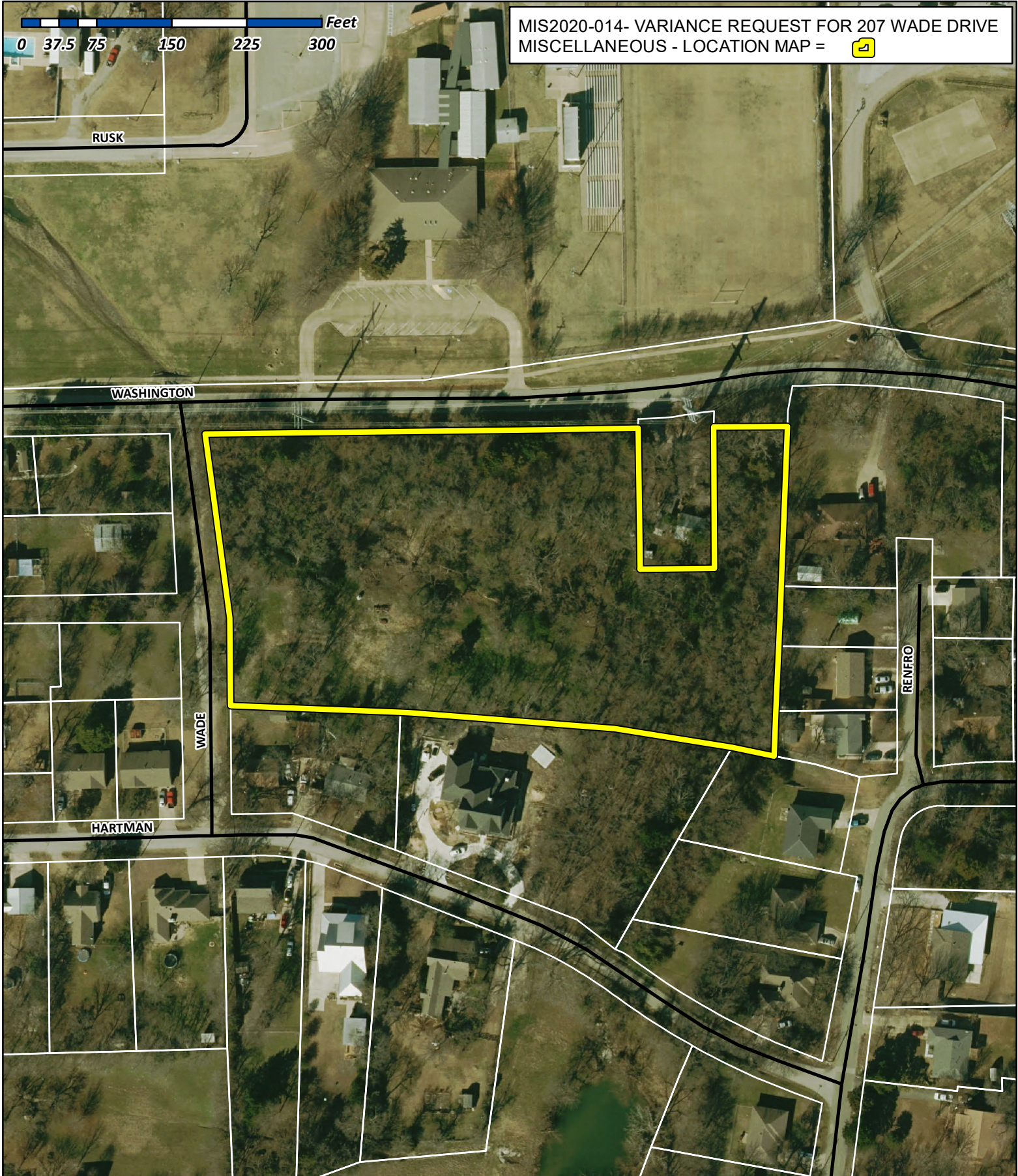
Owner's Signature

Sandie Wood

Notary Public in and for the State of Texas



My Commission Expires



City of Rockwall

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

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 Acreage 3.51 Lots [Current] 1 Lots [Proposed] 1

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<input type="checkbox"/> Owner	<u>Sandie Wood</u>	<input checked="" type="checkbox"/> Applicant	
Contact Person	<u>Sandie Wood</u>	Contact Person	
Address	<u>8718 Clearlake Dr.</u>	Address	
City, State & Zip	<u>Rowlett, TX 75088</u>	City, State & Zip	
Phone	<u>214-282-8024</u>	Phone	
E-Mail	<u>Sandie.Wood@verizon.net</u>	E-Mail	

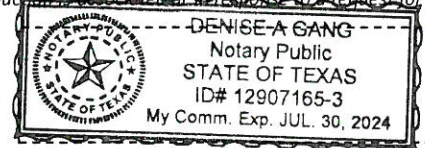
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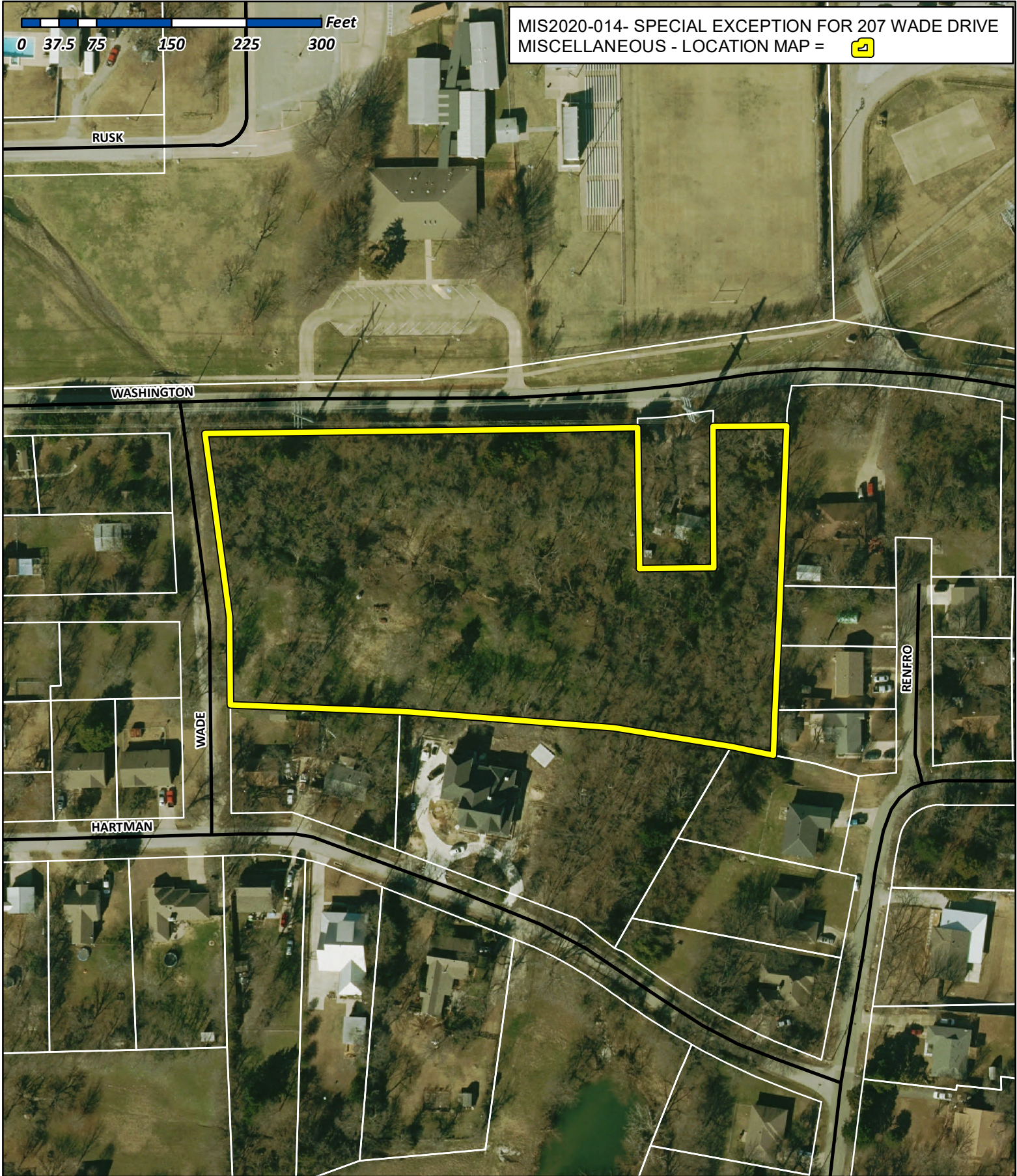
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Owner's Signature Sandie Wood
Notary Public in and for the State of Texas [Signature]



My Commission Expires



MIS2020-014- SPECIAL EXCEPTION FOR 207 WADE DRIVE
MISCELLANEOUS - LOCATION MAP = 



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Planning & Zoning Department
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Timeline Prepared by the Building Inspections Department for 207 Wade St.

- Mrs. Wood contacted the building inspection department multiple times years ago. At that time she stressed to us the need for a fence around her property to keep people from illegally dumping trash. I explained to her that she would need a permit for a fence and that most areas of her property could not be fenced because of a flood plain.
- 6/12/2020: After seeing the fence installed without permit our building inspector, Mike Tiehen, contacted Mrs. Wood and her builder, Perry Bowen. Over the speaker phone he explained that the fence did not meet the fence material requirement and would require a permit and this could hold up the final inspection.
- 8/19/2020: Our Plans Examiner, Craig Foshee, sent Mrs. Wood an email detailing the fence permitting requirements. He also notified her about the installed fence deficiency and zoning requirements.
- 9/21/2020: Perry Bowen visited City Hall and spoke with our Plans Examiner, Craig Foshee. He once again explained the fence requirements and gave him a copy of the email he sent to Mrs. Wood on 8/19/2020.
- 10/15/2020: Mrs. Wood visited City Hall and spoke with Rusty McDowell, BI Supervisor and with Angelica Gamez and Henry Lee from the Planning Zoning Department. Mrs. Wood explained to the staff once again her needs of having fence and that the fence that was installed was donated to her. She stated that she had no idea that she needed a permit for the fence. It was explained to her once again that she needed a permit to build a fence and that the location of the installed fence would not be acceptable. We explained this was because of the location of the flood plain, also that the fence may be located past the front of the house, and the use of material (chain link) is not allowed. Mrs. Wood asked the staff if the fence would hold up her final inspection and she was told that it would. After staff discussion with management, Mrs. Wood was given permission to move into her house after she completed the remaining items listed on her disapproved final inspection. She was told she needed to complete an application for a variance with the Planning and Zoning Department.

Foshee, Craig

From: Foshee, Craig
Sent: Wednesday, August 19, 2020 10:51 AM
To: 'SANDIE.WOOD@VERIZON.NET'
Cc: Gamez, Angelica
Subject: 207 Wade Drive 6' chain link fence - Permit Application
Attachments: SPECIAL EXCEPTION Application.pdf

Importance: High

Please be advised we were unable to approve your fence permit application due to new chain link fences are not permitted within residential districts, and fencing installed past the front façade is considered a front yard fence which requires a Special Exception by the Planning and Zoning Commission. If you wish to apply for a Special Exception for a front yard fence please contact the Planning & Zoning Dept. @ 972-771-7745 or Angelica Gamez who is also attached to this email.

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. These exceptions will not be subject to the approval criteria and voting requirements stipulated by Section 09.01, Exceptions to the General Standards, of Article 11, Development Applications and Review Procedures.

Approved front yard fencing for residential properties are as follows:

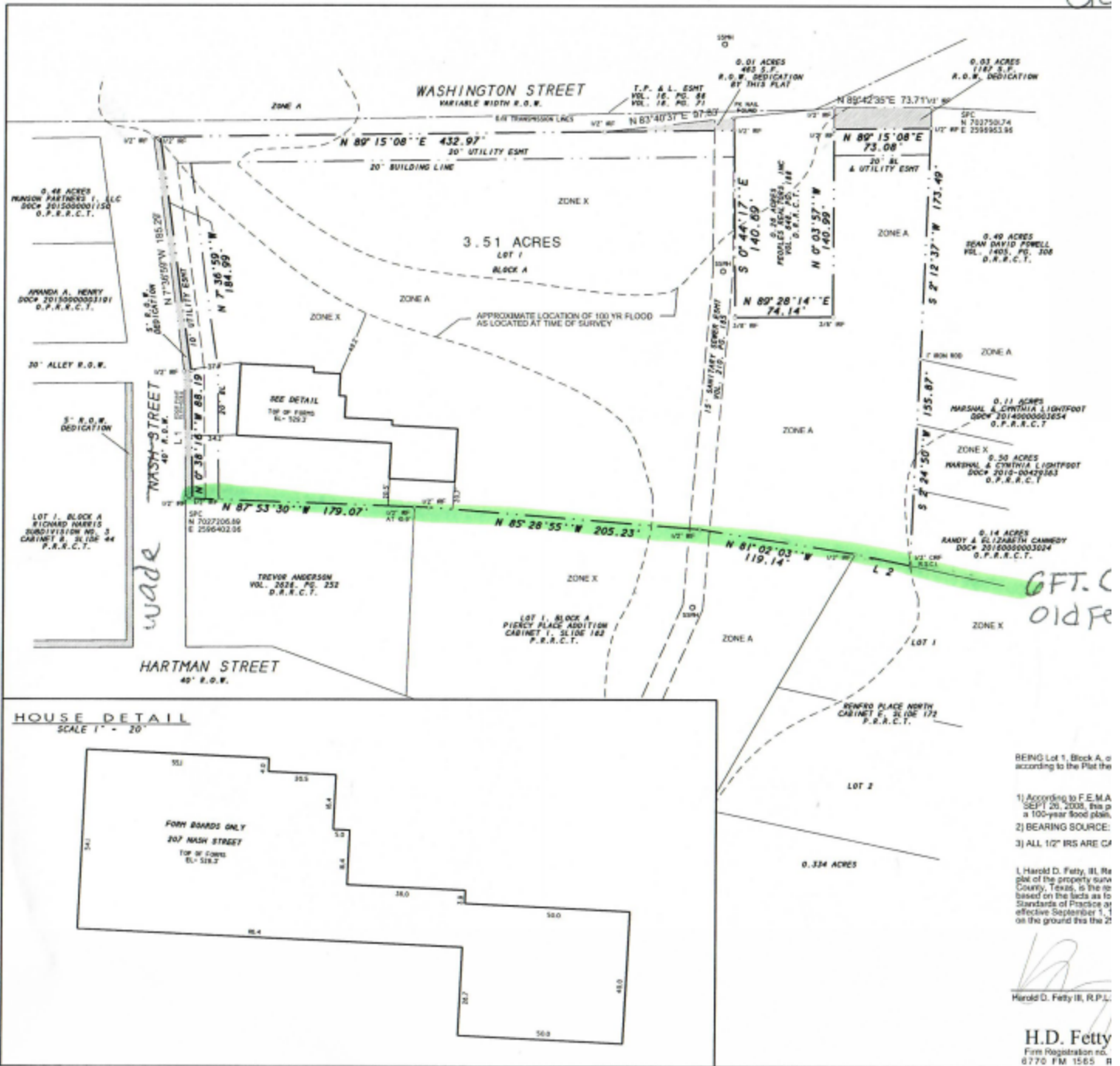
- (1) **Fences in the Front Yard.** No fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission. For the purposes of this provision the front yard is defined as the area between the front façade of the primary structure and the front property line. The Planning and Zoning Commission may authorize the issuance of an exception for the construction of a front yard fence subject to the following provisions:
 - (a) **Wood Fences.** Wood fences that are 50% transparent shall not exceed 42-inches in height.
 - (b) **Wrought Iron or Decorative Metal Fences.** Wrought iron or decorative metal fences that are 50% transparent shall not exceed 48-inches in height.
 - (c) **Opaque Fences.** Opaque fences are prohibited in the front yard of residential properties.

In considering a front yard fence, the Planning and Zoning Commission may require applicants to provide additional information, plans, drawings, and/or other information concerning the proposed front yard fence. In addition, the Planning and Zoning Commission may establish additional conditions of construction for any fence.

Approved perimeter fencing (behind the front façade) for residential properties are as follows:

Permitted 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.

1. **Wrought Iron** -All 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.
2. **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 and all posts and/or framing shall be placed on the private side when adjacent to a public street (excluding alleyway), open space, public park, and/or neighboring properties. Painting a fence with oil or latex based paint shall be prohibited.)



Thank you,

Craig Foshee
Plans Examiner
Building Inspection
City of Rockwall



PRIVATE
PROPERTY
NO TRESPASSING

207









PRIVATE
PROPERTY
NO TRESPASSING

U.S. MAIL
207





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: Sandie Wood
CASE NUMBER: MIS2020-014; *Special Exception for 207 Wade Drive*

SUMMARY

Discuss and consider a request by Sandie Wood for the approval of a Special Exception to the material standards for residential fences to allow a previously constructed chain-link fence on a 3.574-acre parcel of land identified as Lot 1, Block A, Wood Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 207 Wade Drive, and take any action necessary.

BACKGROUND

The subject property is considered to be a part of the Old Town Rockwall Addition, and was annexed prior to 1934 based on the August 25, 1934 Sanborn Maps. According to the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. Between January 3, 1972 and May 16, 1983, the subject property was rezoned to a Single-Family 7 (SF-7) District. The property remains zoned Single-Family 7 (SF-7) District.

On March 13, 2019, the applicant submitted a request to the Board of Adjustments (BOA) to construct an accessory building that exceeded the maximum square footage permitted for accessory structures (*Case No. BOA2019-0004*). This request was denied administratively due to changes in the ordinance dealing with how these types of requests were processed. The applicant then submitted a Specific Use Permit (SUP) application on March 15, 2019 for a guest quarters/secondary living unit and accessory building that exceeded the maximum size (*Case No. Z2019-004*). After attending the Planning and Zoning Commission Work Session meeting on March 26, 2019, the applicant submitted request to withdraw the case. On June 21, 2019, the applicant submitted a building permit for a 6,350 SF single-family home (*Permit No. BLD2019-1658*). This permit was approved and issued on November 21, 2019 and construction is still on-going; however, the project is close to receiving final approval.

During the construction of single-family home, it was noticed by the Building Inspector that the applicant had constructed a six (6) foot chain-link fence along the southern property line of the subject property. The fence was not a part of the original building permit and had not been permitted under a separate permit. In addition, the fence extended into both the required front yard building setback and the floodplain. According to staff in the Building Inspections Department, multiple conversations concerning fencing had taken place with the applicant prior to and after the issuance of the building permit for the single-family home. All of these conversations were centered around the applicant's concerns that people were illegally dumping on the subject property. During these conversations staff explained [1] that a building permit would be required to build a fence on the subject property, [2] the material requirements for fences in a residential area, and [3] that fences could not be constructed in a floodplain; however, despite these conversations the aforementioned fence was constructed. Since the fence did not meet the material or placement requirements, staff contacted the applicant's builder -- *Perry Bowen of Perry Bowen Homes, LLC* -- and requested that the fence be removed. On August 3, 2020, the applicant submitted a fence permit for the previously constructed chain-link fence. This permit was denied by staff on August 19, 2020, and an email was sent to the applicant detailing the City's fence requirements and indicating that the fence was in violation. The email also stated that the applicant would either need to request a special exception or remove the fence from the property. On September 21, 2020, staff again explained to Mr. Bowen that the fence needed to be removed and provided Mr. Bowen a copy of the email sent to the applicant. Finally, on October 15, 2020 the applicant met with representatives from the Building Inspections and Planning and Zoning Departments. At this meeting, the applicant stated that she was unaware that she needed to get a fence permit for the fence and asked to request a special exception.

For the Planning and Zoning Commission's review staff has provided a timeline of events prepared by the Building Inspections Department along with the email sent to the applicant on August 19, 2020. These items are in the attached packet.

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 a six (6) foot chain-link fence that was constructed without a building permit, and which does not conform to the permitted material requirements.

ADJACENT LAND USES AND ACCESS

The subject property is located at 207 Wade Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Washington Street, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an 18.407-acre parcel of land that is occupied with an elementary school (*i.e. Dobbs Elementary School*). This property is zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property are three (3) single-family homes situated on two (2) parcels of land (*i.e. Lot 1, Block A, Piercy Place Addition and Tract 60 of the R. Ballard Survey, Abstract No. 29*). Beyond this is Hartman Street, which is identified as a R2 (*i.e. residential, two [2] lane, roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this roadway are three (3) single-family homes and a 3.983-acre tract of vacant land. All of these properties are zoned Single-Family 7 (SF-7) District and two (2) of the homes fronting on to Hartman Street are located within the Old Town Rockwall Historic District.

East: Directly east of the subject property are five (5) single-family homes on six (6) tracts of land that front onto Renfro Street. This section of Renfro Street is identified as a R2 (*i.e. residential, two [2] lane, roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) single-family homes on four (4) tracts of land. All of the properties are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is Wade Drive, which is identified as a R2 (*i.e. residential, two [2] lane, roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this thoroughfare are six (6) single-family homes on nine (9) tracts of land that are zoned Single-Family 7 (SF-7) District. Two (2) tracts of land with one (1) single-family home situated on one (1) of the tracts are located within the Old Town Rockwall Historic District. Beyond these homes is S. Clark Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan.

CHARACTERISTICS OF THE REQUEST:

According to Subsection 08.03(B)(2)(b), *Chain-Link Fences*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(n)ew chain-link fences shall be prohibited." There are provisions within the chapter that allow the replacement of an existing chain-link fence; however, the code requires replacement chain-link fences to be vinyl coated. In this case, the applicant has constructed a new six (6) foot chain-link fence (*i.e. that is not vinyl coated*), and is not replacing an existing chain-link fence. As stated above, these fence standards were relayed to the applicant prior to the construction of the unpermitted fence.

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 should point out that Subsection 08.02(B) does not allow bare chain-link fencing, only vinyl coated chain-link fencing. Staff should also note that since the fence material requirements were explained to the applicant prior to the fence being constructed, staff is unable to determine a hardship that would prevent the applicant from meeting the ordinance; 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) The applicant will be required to remove the portions of the chain-link fence that are located within the front yard and the floodplain areas on the subject property within 30-days of the Planning and Zoning Commission's action; and,
- (3) 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.



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Applicant

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Contact Person

Address 8718 Clearlake Dr.

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City, State & Zip

Phone 214-282-8024

Phone

E-Mail Sandie.Wood@verizon.net

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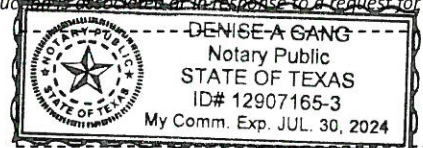
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 15 day of October, 20 20. By signing this application, 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 necessary in response to a request for public information."

Given under my hand and seal of office on this the 15th day of October, 20 20.

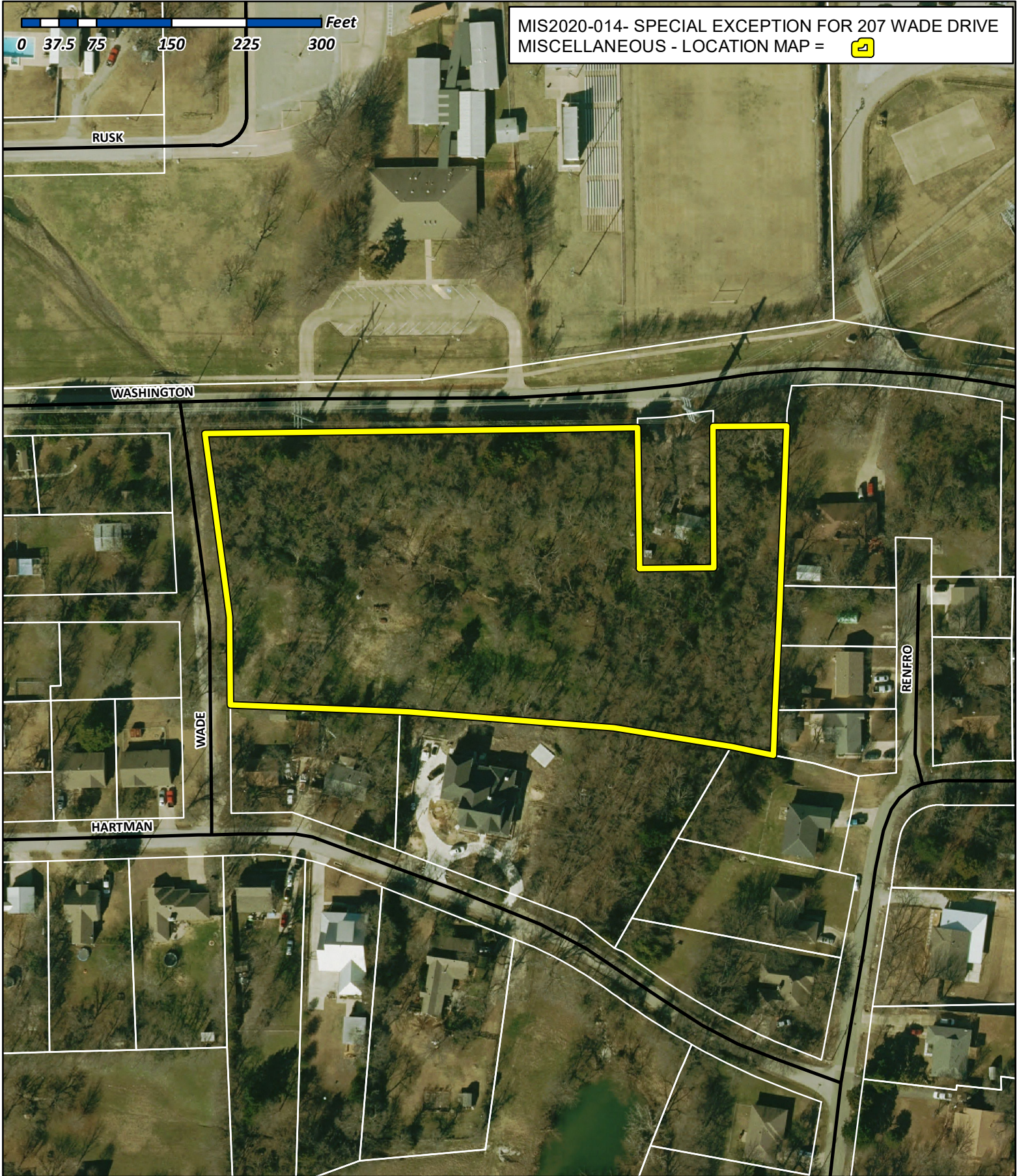
Owner's Signature

Sandie Wood

Notary Public in and for the State of Texas



My Commission Expires



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.



Timeline Prepared by the Building Inspections Department for 207 Wade St.

- Mrs. Wood contacted the building inspection department multiple times years ago. At that time she stressed to us the need for a fence around her property to keep people from illegally dumping trash. I explained to her that she would need a permit for a fence and that most areas of her property could not be fenced because of a flood plain.
- 6/12/2020: After seeing the fence installed without permit our building inspector, Mike Tiehen, contacted Mrs. Wood and her builder, Perry Bowen. Over the speaker phone he explained that the fence did not meet the fence material requirement and would require a permit and this could hold up the final inspection.
- 8/19/2020: Our Plans Examiner, Craig Foshee, sent Mrs. Wood an email detailing the fence permitting requirements. He also notified her about the installed fence deficiency and zoning requirements.
- 9/21/2020: Perry Bowen visited City Hall and spoke with our Plans Examiner, Craig Foshee. He once again explained the fence requirements and gave him a copy of the email he sent to Mrs. Wood on 8/19/2020.
- 10/15/2020: Mrs. Wood visited City Hall and spoke with Rusty McDowell, BI Supervisor and with Angelica Gamez and Henry Lee from the Planning Zoning Department. Mrs. Wood explained to the staff once again her needs of having fence and that the fence that was installed was donated to her. She stated that she had no idea that she needed a permit for the fence. It was explained to her once again that she needed a permit to build a fence and that the location of the installed fence would not be acceptable. We explained this was because of the location of the flood plain, also that the fence may be located past the front of the house, and the use of material (chain link) is not allowed. Mrs. Wood asked the staff if the fence would hold up her final inspection and she was told that it would. After staff discussion with management, Mrs. Wood was given permission to move into her house after she completed the remaining items listed on her disapproved final inspection. She was told she needed to complete an application for a variance with the Planning and Zoning Department.

Foshee, Craig

From: Foshee, Craig
Sent: Wednesday, August 19, 2020 10:51 AM
To: 'SANDIE.WOOD@VERIZON.NET'
Cc: Gamez, Angelica
Subject: 207 Wade Drive 6' chain link fence - Permit Application
Attachments: SPECIAL EXCEPTION Application.pdf

Importance: High

Please be advised we were unable to approve your fence permit application due to new chain link fences are not permitted within residential districts, and fencing installed past the front façade is considered a front yard fence which requires a Special Exception by the Planning and Zoning Commission. If you wish to apply for a Special Exception for a front yard fence please contact the Planning & Zoning Dept. @ 972-771-7745 or Angelica Gamez who is also attached to this email.

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. These exceptions will not be subject to the approval criteria and voting requirements stipulated by Section 09.01, Exceptions to the General Standards, of Article 11, Development Applications and Review Procedures.

Approved front yard fencing for residential properties are as follows:

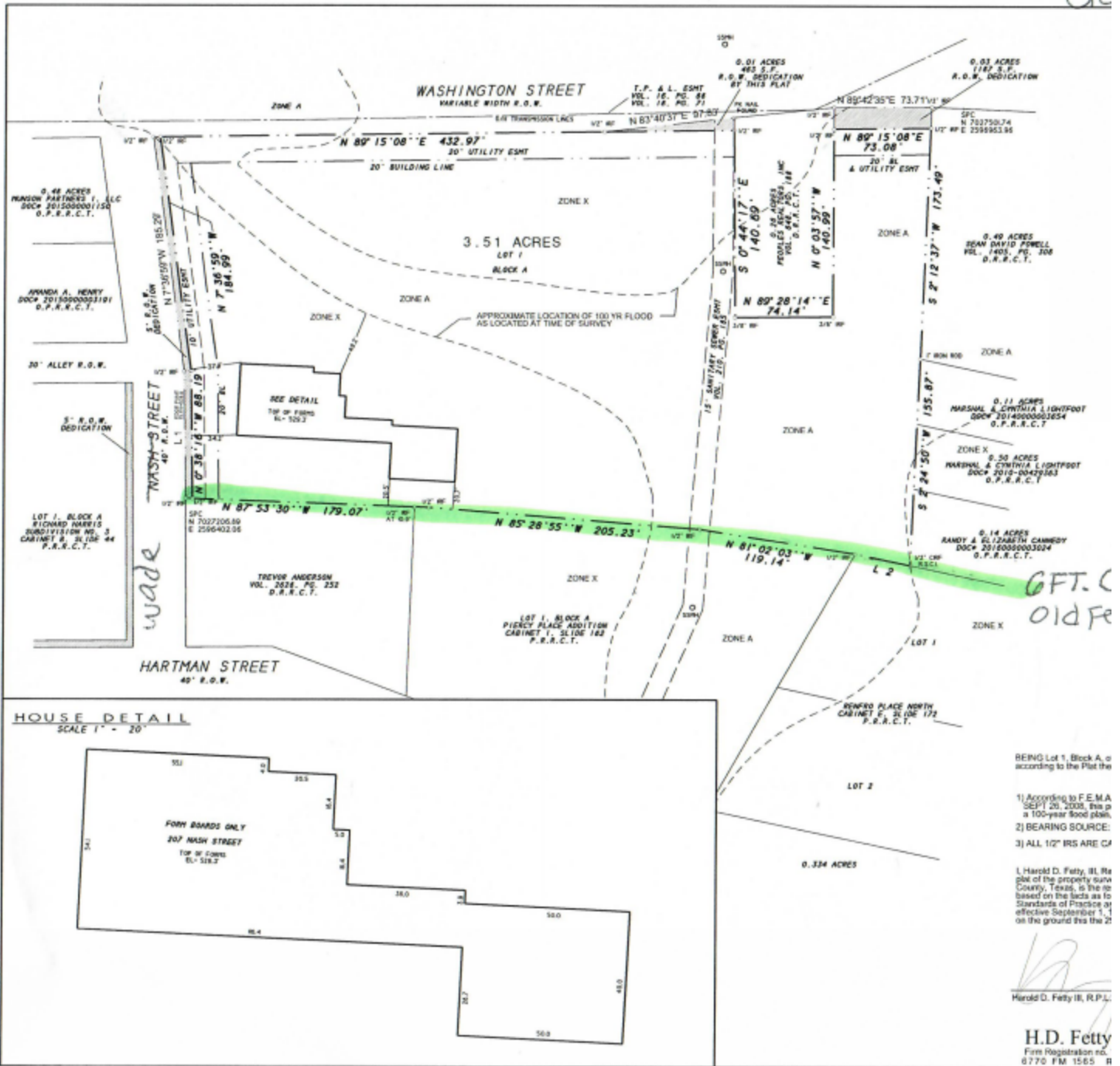
- (1) **Fences in the Front Yard.** No fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission. For the purposes of this provision the front yard is defined as the area between the front façade of the primary structure and the front property line. The Planning and Zoning Commission may authorize the issuance of an exception for the construction of a front yard fence subject to the following provisions:
 - (a) **Wood Fences.** Wood fences that are 50% transparent shall not exceed 42-inches in height.
 - (b) **Wrought Iron or Decorative Metal Fences.** Wrought iron or decorative metal fences that are 50% transparent shall not exceed 48-inches in height.
 - (c) **Opaque Fences.** Opaque fences are prohibited in the front yard of residential properties.

In considering a front yard fence, the Planning and Zoning Commission may require applicants to provide additional information, plans, drawings, and/or other information concerning the proposed front yard fence. In addition, the Planning and Zoning Commission may establish additional conditions of construction for any fence.

Approved perimeter fencing (behind the front façade) for residential properties are as follows:

Permitted 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.

1. **Wrought Iron** -All 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.
2. **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 and all posts and/or framing shall be placed on the private side when adjacent to a public street (excluding alleyway), open space, public park, and/or neighboring properties. Painting a fence with oil or latex based paint shall be prohibited.)



Thank you,

Craig Foshee
Plans Examiner
Building Inspection
City of Rockwall



207

PRIVATE
PROPERTY
NO TRESPASSING









PRIVATE
PROPERTY
NO TRESPASSING

U.S. MAIL
207





November 2, 2020

TO: Sandi Wood
8718 Clearlake Drive
Rowlett, Texas 75088

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

SUBJECT: MIS2020-014; Fence Exception for 207 Wade Drive

Ms. Wood:

This letter serves to notify you that the above referenced case, that you submitted for consideration by the City of Rockwall, was denied by the Planning and Zoning Commission on October 27, 2020 by a vote of 7-0. According to Subsection 01.05, *Reapplication*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a) request for site plan, plat, miscellaneous case, Certificate of Appropriateness (COA), small matching grant, or building permit fee waiver which has been previously denied with prejudice by the Historic Preservation Advisory Board (HPAB), Planning and Zoning Commission, or City Council may be resubmitted within one (1) year if there is: [1] an actual change in condition relating to the lot or tract of land -- or any portion thereof -- or any surrounding properties, or [2] the new request is more restrictive or less intense than the previous request." Please note that a failure to indicate a denial is with or without prejudice in making a motion to deny a request shall be considered a denial with prejudice. Should you have any questions or concerns regarding the denial of your site plan or the site planning process, please feel free to contact me a (972) 771-7745.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning