



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # M152020-015 P&Z DATE 11/24/20 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. MIS2020-015

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:

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- 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 222 W. QUAIL RUN ROCKWALL TX 75087

Subdivision BARZ ACRE Lot 1 Block A

General Location North Rockwall near the Shores

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning SF-10

Current Use RESIDENTIAL

Proposed Zoning SF-10

Proposed Use RESIDENTIAL

Acreage 0.687

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 Gary Gordon

Applicant Same

Contact Person Gary Gordon

Contact Person Same

Address 222 W. QUAIL RUN

Address Same

City, State & Zip Rockwall

City, State & Zip Same

Phone 972-241-5950

Phone Same

E-Mail cecilia.gordon@gmail.com

E-Mail Same

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Gary & Cecilia Gordon [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 12th day of November, 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."

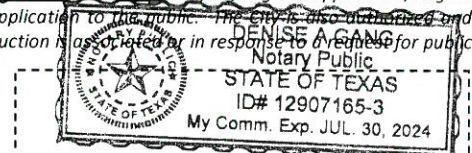
Given under my hand and seal of office on this the 12th day of November, 2020.

Owner's Signature

Gary & Cecilia Gordon

Notary Public in and for the State of Texas

[Signature]



My Commission Expires

July 30, 2024



222 WEST DUAL RUN

6 FT BACK FROM ASPHALT

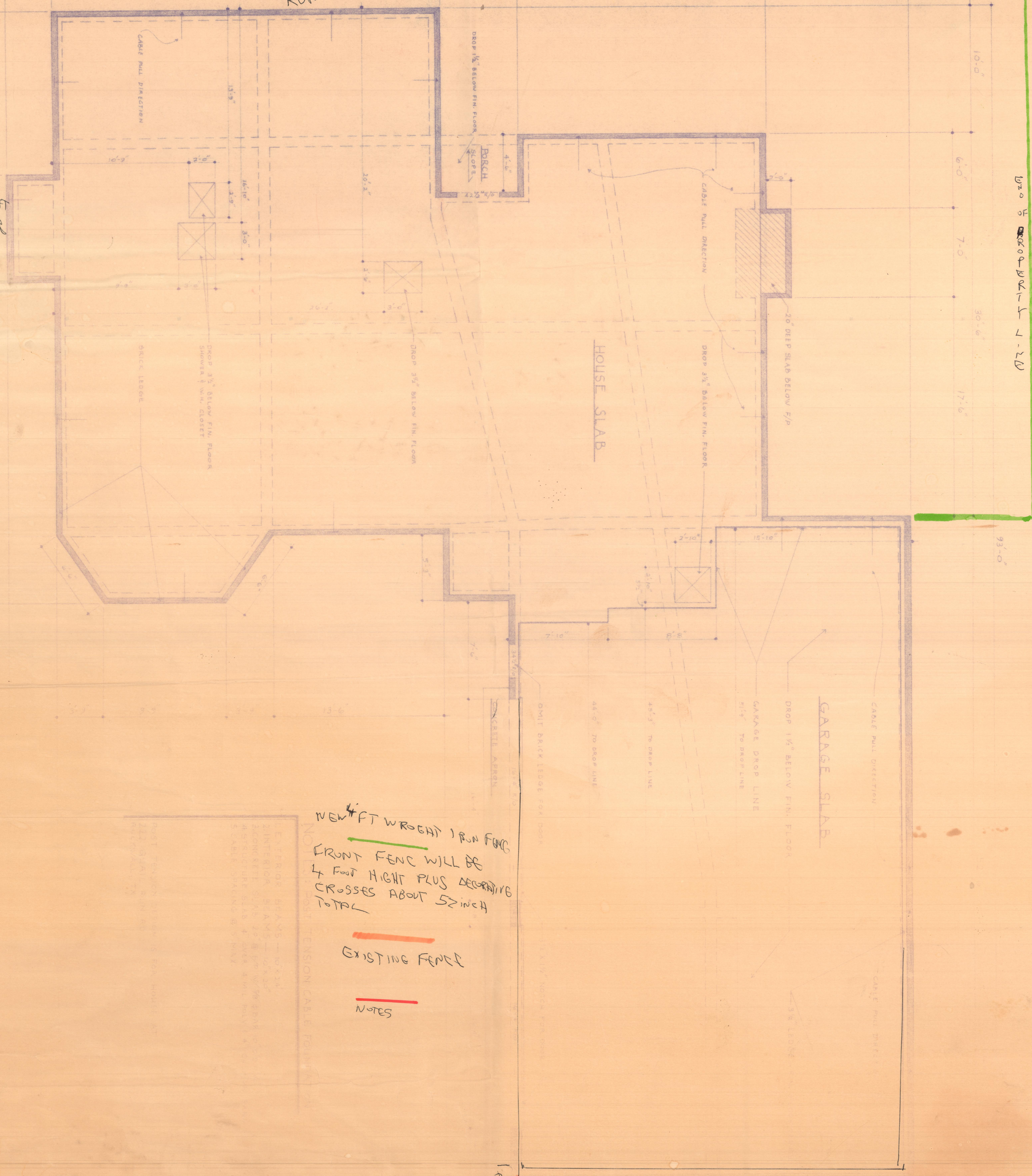
SLIDING GATE TO BE SET BACK 20 FT FROM ASPHALT

APPROX 78 FEET TO ASPHALT ON WEST DUAL RUN

FENCE WILL STOP 6 FOOT SHORT OF ASPHALT ON WEST DUAL RUN

FOUNDATION PLAN

APPROX 2 FT TO PROPERTY LINE



NEW 4 FT WROUGHT IRON FENCE
FRONT FENCE WILL BE
4 FOOT HIGH PLUS DECORATIVE
CROSSES ABOUT 52 INCH
TOTAL

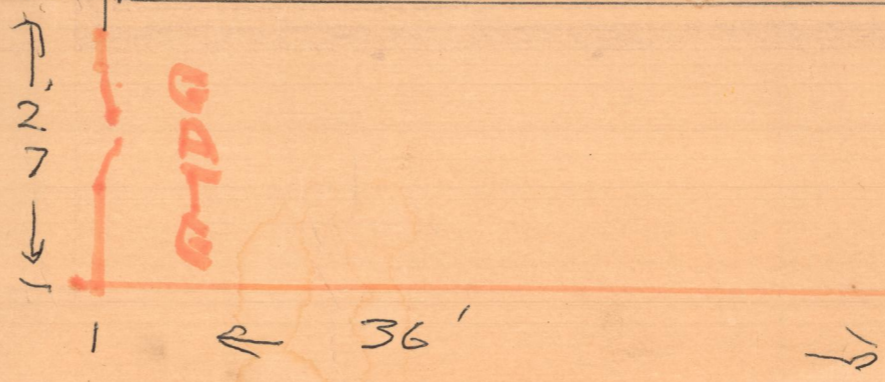
EXISTING FENCE

NOTES

DOWN TO BACK PROPERTY LINE

DOWN TO BACK PROPERTY LINE

DOWN TO BACK PROPERTY LINE



BACK FENCE WILL BE
4 FT WROG

DOWN TO BACK PROPERTY LINE



City of Rockwall
The New Horizon

CITY OF ROCKWALL

BUILDING PERMITS
BUILDING INSPECTION DEPT.

385 S. Goliad St.,
Rockwall, TX 75087

Phone #: (972) 771-7709

Permit # _____

To schedule an inspection go to: www.rockwall.com/buildinginspections/inspectionreq.asp

| | | | | | | | | |
|---|--------------------------|---|---|---|--------------------------------|--------------------------------|----------------------------|--------|
| CONSTRUCTION ADDRESS 222 WEST QUAIL RUN | | | | TYPE OF PERMIT FENCE | | | | |
| SUBDIVISION BARZ ACRE, BLOCK A, LOT 1 | | | ZONING Res | LOT 1 | BLOCK A | | | |
| BUILDING OWNER Cecilia Gordon | | MAIL ADDRESS 222 W. QUAIL RUN ROCKWALL TX | | CITY, STATE, ZIP 75087 | | PHONE # 469-223-4573 | | |
| PERSON TO BE CONTACTED REGARDING PERMIT Gary Gordon | | | E-MAIL ADDRESS mhandyman972@aol.com | | PHONE # 972-241-5950 | | | |
| EMAIL ADDRESS FOR INSPECTION REPORT ceciliagordon8@gmail.com | | | | | | | | |
| GENERAL CONTRACTOR Gary Gordon | | MAIL ADDRESS 222 W. QUAIL RUN ROCKWALL TX | | CITY, STATE, ZIP 75087 | | PHONE # 972-241-5950 | | |
| ELECTRICAL CONTRACTOR NA | | MAIL ADDRESS | | CITY, STATE, ZIP | | PHONE # | | |
| PLUMBING CONTRACTOR NA | | MAIL ADDRESS | | CITY, STATE, ZIP | | PHONE # | | |
| MECHANICAL CONTRACTOR Gary Gordon | | MAIL ADDRESS | | CITY, STATE, ZIP | | PHONE # 972-241-5950 | | |
| BUILDING INFORMATION | | | | | | | | |
| 1 st floor SF 2236 | 2 nd floor SF | Garage 1568 | Covered Porch | Covered Patio | Total SF 3804 | Height 16' | Lot Size 300x100 | Plan # |
| Permit Description: Fence with security gate 52" wrought iron | | | | | | | | |
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| AGENT OR APPLICANT _____ | | | | Building Permit \$ _____ | | | | |
| (DATE) _____ | | | | Water Meter Deposit \$ _____ | | | | |
| Subject property is _____ or not _____ within the flood hazard area. Required lowest floor elevation is _____. | | | | Meter Installation \$ _____ | | | | |
| CITY APPROVAL _____ | | | | Sewer Service \$ _____ | | | | |
| (DATE) _____ | | | | Water Impact Fees \$ _____ | | | | |
| | | | | Sewer Impact Fees \$ _____ | | | | |
| | | | | Siren Fee \$ _____ | | | | |
| | | | | Contractor Registration \$ _____ | | | | |
| | | | | Certificate of Occupancy \$ _____ | | | | |
| | | | | Total Fees \$ _____ | | | | |

222 WEST QUAIL RUN

GATE NOTES

WEST QUAIL RUN ASPHALT

↑
↓ 6FT

SLIDING

16 FT SLIDING
SOLAR POWERED

DRIVE WAY



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
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STAFF USE ONLY

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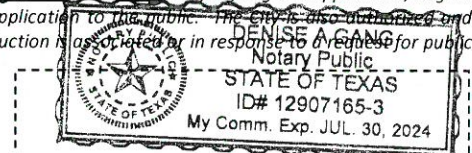
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Gary Gordon

Notary Public in and for the State of Texas

[Signature]



My Commission Expires

July 30, 2024



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.





City of Rockwall
The New Horizon

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| (DATE) _____ | | | | | | | | |

222 WEST QUAIL RUN

GATE NOTES

WEST QUAIL RUN ASPHALT

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↓ 6FT

SLIDING

16 FT SLIDING
SOLAR POWERED

DRIVE WAY



222 WEST DUAL RUN

6 FT BACK FROM ASPHALT

SLIDING GATE TO BE SET BACK 20 FT FROM ASPHALT
SLAP PORTED

FENCE WILL STOP 6 FOOT SHORT OF ASPHALT ON WEST DUAL RUN

APPROX 78 FEET TO ASPHALT ON WEST DUAL RUN

FOUNDATION

APPROX 2 FT TO PROPERTY LINE

DOWN TO BACK ROAD 1-22

DOWN TO BACK ROAD 1-22

DOWN TO BACK ROAD 1-22

DOWN TO BACK ROAD 1-22

DOWN TO BACK ROAD 1-22



NEW 4 FT WROUGHT IRON FENCE
FRONT FENCE WILL BE
4 FOOT HIGH PLUS DECORATING
CROSSES ABOUT 52 INCH
TOTAL

EXISTING FENCE

NOTES

BACK FENCE WILL BE
4 FT WROUGHT

DOWN TO BACK ROAD 1-22



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: November 24, 2020
APPLICANT: Gary Gordon
CASE NUMBER: MIS2020-015; *Special Exception for 222 W. Quail Run Road*

SUMMARY

Discuss and consider a request by Gary Gordon for the approval of a Special Exception to allow a front yard fence on a 0.687-acre parcel of land identified as Lot 1, Block A, Barz Acre Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 222 W. Quail Run Road, and take any action necessary.

BACKGROUND

On February 19, 1962, the subject property was annexed by the City Council through *Ordinance No. 62-01 [Case No. A1961-002]*. On September 21, 1987, the City Council approved a final plat [*Case No. PZ1987-055-01*] for the Barz Acre Subdivision. This final plat created a 0.917-acre parcel of land (*i.e. Lot 1, Block A, Barz Acre*). According to the Rockwall Central Appraisal District (RCAD), a 2,097 SF single-family home was constructed on the subject property in 1998. On April 8, 2002 a 0.23-acre portion of the 0.917-acre parcel of land (*i.e. identified as Lot 1-1, Block A, Barz Acre*) was conveyed to the adjacent property owner (*i.e. 220 W. Quail Run Road*) by metes and bounds through a warranty deed.

PURPOSE

The applicant is requesting approval of a special exception to allow for a front yard fence as stipulated by Subsection 08.03(D)(b), of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at 222 W. Quail Run Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is W. Quail Run Road, which is identified as a 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 is the Random Oaks at the Shores Subdivision, which is an established single-family neighborhood consisting of 75 residential lots that are zoned Planned Development District 3 (PD-3) for Single-Family 7 (SF-7) District land uses.

South: Directly south of the subject property is an 11.723-acre tract of vacant land (*i.e. Tract 5 of the S. King Survey, Abstract No. 131*) that is currently owned by the City of Rockwall. South of this tract is a 9.3154-acre tract of vacant land (*i.e. Tract 8 of the J. H. B. Jones Survey, Abstract No. 124*) that is currently owned by the City of Rockwall. Beyond this is S. Lakeshore Drive, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are three (3) single-family homes zoned Single-Family 10 (SF-10) District, and are which are adjacent to W. Quail Run Road. W. Quail Run Road is identified as a 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 is an ~11,000 SF strip retail building that is currently under construction. This building is zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses. Beyond this

is N. Goliad Street [SH-205], which is designated as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is one (1) single-family home zoned Single-Family 10 (SF-10) District. Beyond this is an 11.723-acre tract of vacant land (*i.e. Tract 5 of the S. King Survey, Abstract No. 131*) that is owned by the City of Rockwall and zoned Planned Development District 65 (PD-65) for Single-Family 10 (SF-10) District and General Retail (GR) District land uses.

CHARACTERISTICS OF THE REQUEST:

The applicant is proposing to install a 52-inch high wrought iron fence (*i.e. a 48-inch wrought iron fence with four [4] inch decorative crosses attached to the top of the fence*) along the perimeter of the front, rear and sides of the subject property. According to Subsection 08.03(D)(2) of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(n)o fence shall be constructed in the front yard of a residential property without being granted an *exception* from the Planning and Zoning Commission unless specifically permitted by Subsection 08.03(D)(3)." Subsection 08.03(D)(3) outlines exemptions for certain properties that do not need to request a special exception for a front yard fence. These exemptions include properties in a *Single-Family Estate* zoning district and model homes, neither of which apply to the subject property. Additionally, Subsection 08.03(D)(2)(b) of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) states that "(w)rought iron or decorative metal fences that are 50% transparent shall not exceed 48-inches in height". In this case, the applicant is requesting a special exception to construct a wrought iron fence, which does meet the requirements for the special exception request; however, the applicant is also requesting to exceed the maximum height permitted for a front yard fence by four (4) inches (*i.e. a 52-inch fence*). Staff should note that the Unified Development Code (UDC) is specific when referring to the maximum height for front yard fences, and there does not appear to be a hardship inhibiting the applicant from meeting the requirements. 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 approve the applicant's request for a special exception to allow for a front yard fence, 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 fence be limited to a maximum of 48-inches in the front yard in accordance with the requirements of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC); and,
- (3) 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.



DEVELOPMENT APPLICATION

City of Rockwall
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385 S. Goliad Street
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STAFF USE ONLY

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- 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 222 W. QUAIL RUN ROCKWALL TX 75087

Subdivision BARZ ACRE Lot 1 Block A

General Location North Rockwall near the Shores

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning SF-10

Current Use RESIDENTIAL

Proposed Zoning SF-10

Proposed Use RESIDENTIAL

Acreage 0.687

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 Gary Gordon

Applicant Same

Contact Person Gary Gordon

Contact Person Same

Address 222 W. QUAIL RUN

Address Same

City, State & Zip Rockwall

City, State & Zip Same

Phone 972-241-5950

Phone Same

E-Mail cecilia.gordon8@gmail.com

E-Mail Same

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Gary & Cecilia Gordon [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 12th day of November, 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."

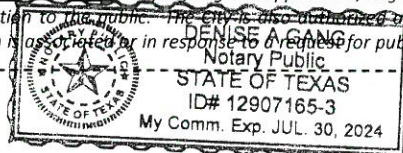
Given under my hand and seal of office on this the 12th day of November, 2020.

Owner's Signature

Gary Gordon

Notary Public in and for the State of Texas

[Signature]



My Commission Expires July 30, 2024



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.



PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 11/20/2020

PROJECT NUMBER: MIS2020-015
PROJECT NAME: Fence Exception for 222 W. Quail Run Road
SITE ADDRESS/LOCATIONS: 222 W QUAIL RUN RD, ROCKWALL, 75087

CASE MANAGER: Angelica Gamez
CASE MANAGER PHONE: 972-772-6438
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION:

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|-----------------|----------------|-------------------|
| ENGINEERING | Sarah Johnston | 11/18/2020 | Needs Review |
| 11/18/2020: M - Fence must be in property limits. There was a 25' ROW dedication in 1987 (see last page of attachments). I - If this is approved, you will need to have a surveyor stake the Right of Way/location of the fence. | | | |
| BUILDING | Rusty McDowell | 11/16/2020 | Approved |
| No Comments | | | |
| FIRE | Ariana Kistner | 11/17/2020 | Approved |
| No Comments | | | |
| GIS | Lance Singleton | 11/17/2020 | Approved |
| No Comments | | | |
| POLICE | David Gonzales | 11/20/2020 | N/A |
| No Comments | | | |
| PARKS | Travis Sales | 11/16/2020 | Approved |
| 11/16/2020: No comments | | | |
| PLANNING | David Gonzales | 11/20/2020 | Needs Review |
| 11/20/2020: MIS2020-015; Front Yard Fence - Special Exception for 222 W. Quail Run Road | | | |

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Special Exception to allow a front yard fence on a 0.687-acre parcel of land identified as Lot 1, Block A, Barz Acre Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 222 W. Quail Run Road.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (MIS2020-015) in the lower right-hand corner of all pages of all revised plan submittals.

I.4 The front yard fence shall conform to all standards and requirements of the Unified Development Code (UDC), the staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.

I.5 The following are conditions of approval for the Planning and Zoning Commission to consider:

(1) The applicant will be required to obtain a fence permit from the Building Inspections Department;

(2) The fence be limited to a maximum of 48-inches in the front yard in accordance with the requirements of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC)

I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested.

I.7 Please note the scheduled meetings for this case:

1) Planning & Zoning Commission meeting will be held on November 24, 2020.

I.8 Staff recommends that a representative be present for the meetings as scheduled above to answer any questions regarding the request. The Planning and Zoning meeting will be held in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.

222 WEST QUAIL RUN

GATE NOTES

WEST QUAIL RUN ASPHALT

~~16 FT~~

Fence must be in property limits. There was a 25' ROW dedication in 1987 (see last page).

If approved, you'll need to have the right-of-way staked by a surveyor prior to construction.

SLIDING

16 FT SLIDING
SOLAR POWERED

DRIVE WAY



City of Rockwall
The New Horizon

CITY OF ROCKWALL

BUILDING PERMITS
BUILDING INSPECTION DEPT.

385 S. Goliad St.,
Rockwall, TX 75087

Phone #: (972) 771-7709

Permit # _____

To schedule an inspection go to: www.rockwall.com/buildinginspections/inspectionreq.asp

| | | | | | | | | |
|---|--------------------------|---|---|---|--------------------------------|--------------------------------|----------------------------|--------|
| CONSTRUCTION ADDRESS 222 WEST QUAIL RUN | | | | TYPE OF PERMIT FENCE | | | | |
| SUBDIVISION BARZ ACRE, BLOCK A, LOT 1 | | | ZONING Res | LOT 1 | BLOCK A | | | |
| BUILDING OWNER Cecilia Gordon | | MAIL ADDRESS 222 W. QUAIL RUN ROCKWALL TX | | CITY, STATE, ZIP 75087 | | PHONE # 469-223-4573 | | |
| PERSON TO BE CONTACTED REGARDING PERMIT Gary Gordon | | | E-MAIL ADDRESS mhandyman972@aol.com | | PHONE # 972-241-5950 | | | |
| EMAIL ADDRESS FOR INSPECTION REPORT ceciliagordon8@gmail.com | | | | | | | | |
| GENERAL CONTRACTOR Gary Gordon | | MAIL ADDRESS 222 W. QUAIL RUN ROCKWALL TX | | CITY, STATE, ZIP 75087 | | PHONE # 972-241-5950 | | |
| ELECTRICAL CONTRACTOR NA | | MAIL ADDRESS | | CITY, STATE, ZIP | | PHONE # | | |
| PLUMBING CONTRACTOR NA | | MAIL ADDRESS | | CITY, STATE, ZIP | | PHONE # | | |
| MECHANICAL CONTRACTOR Gary Gordon | | MAIL ADDRESS | | CITY, STATE, ZIP | | PHONE # 972-241-5950 | | |
| BUILDING INFORMATION | | | | | | | | |
| 1 st floor SF 2236 | 2 nd floor SF | Garage 1568 | Covered Porch | Covered Patio | Total SF 3804 | Height 16' | Lot Size 300x100 | Plan # |
| Permit Description: Fence with security gate 52" wrought iron | | | | | | | | |
| <small>NOTICE TO APPLICANT: THIS PERMIT IS ISSUED ON THE BASIS OF INFORMATION FURNISHED IN THIS APPLICATION AND ON ANY SUBMITTED PLANS, AND IS SUBJECT TO THE PROVISIONS IN ADDITION, REQUIREMENTS OF THE CITY OF ROCKWALL CODE OF ORDINANCES AND ANY OTHER APPLICABLE ORDINANCE. THIS PERMIT IS ISSUED ONLY FOR THE PURPOSE OF ALLOWING CONSTRUCTION OF A BUILDING OR STRUCTURE CONFORMING TO THE CODES AND ORDINANCES OF THE CITY, REGARDLESS OF INFORMATION AND/OR PLANS SUBMITTED.</small> | | | | | | | | |
| <small>SCOPE OF PERMIT: FOR NEW BUILDINGS AND FOR ADDITIONS TO EXISTING BUILDINGS, THIS PERMIT AUTHORIZES STRUCTURAL, PLUMBING, ELECTRICAL, MECHANICAL, AND WORK TO BE PERFORMED IN THE CONSTRUCTION OF THE BUILDING OR STRUCTURE AT THIS ADDRESS, IF DONE AT THE SAME TIME OF INITIAL CONSTRUCTION. NO SEPARATE SUBCONTRACTOR PERMITS ARE NEEDED FOR THOSE TRADES. HOWEVER, THE PERMIT HOLDER IS REQUIRED TO USE ONLY SUBCONTRACTORS LICENSES, REGISTERED, OR BONDED BY THE CITY OF ROCKWALL WHERE SUCH REQUIREMENT IS APPLICABLE.</small> | | | | | | | | |
| I HEREBY ACCEPT ALL CONDITIONS HEREIN ABOVE MENTIONED AND CERTIFY That ALL STATEMENTS HEREIN RECORDED BY ME ARE TRUE: | | | | ESTIMATED VALUE: (Commercial Only) | | | | |
| AGENT OR APPLICANT _____ | | | | Building Permit \$ _____ | | | | |
| (DATE) _____ | | | | Water Meter Deposit \$ _____ | | | | |
| Subject property is _____ or not _____ within the flood hazard area. Required lowest floor elevation is _____. | | | | Meter Installation \$ _____ | | | | |
| CITY APPROVAL _____ | | | | Sewer Service \$ _____ | | | | |
| (DATE) _____ | | | | Water Impact Fees \$ _____ | | | | |
| | | | | Sewer Impact Fees \$ _____ | | | | |
| | | | | Siren Fee \$ _____ | | | | |
| | | | | Contractor Registration \$ _____ | | | | |
| | | | | Certificate of Occupancy \$ _____ | | | | |
| | | | | Total Fees \$ _____ | | | | |

222 WEST QUAIL RUN

GATE NOTES

WEST QUAIL RUN ASPHALT

↑
↓ 6FT

SLIDING

16 FT SLIDING
SOLAR POWERED

DRIVE WAY



222 WEST DUAL RUN

6 FT BACK FROM ASPHALT

SLIDING GATE TO BE SET BACK 20 FT FROM ASPHALT SLAB PORTED

APPROX 18 FEET TO ASPHALT ON WEST DUAL RUN

FENCE WILL STOP 6 FOOT START OF ASPHALT ON WEST DUAL RUN

FOUNDATION PLAN

APPROX 2 FT TO PROPERTY LINE

APPROX 2 FT TO PROPERTY LINE

DOWN TO BACK PROPERTY LINE

DOWN TO BACK PROPERTY LINE

DOWN TO BACK PROPERTY LINE



NEW 4 FT WROUGHT IRON FENCE
FRONT FENCE WILL BE
4 FOOT HIGH PLUS DECORATIVE
CROSSES ABOUT 5 1/2 INCH
TOTAL

EXISTING FENCE

NOTES

BACK FENCE WILL BE
4 FT WROG

DOWN TO BACK PROPERTY LINE

Gamez, Angelica

From: Gonzales, David
Sent: Friday, November 20, 2020 3:52 PM
To: [REDACTED]
Subject: P&Z Meeting Next Week - Fence Exception
Attachments: Packet [P&Z] (11.24.2020).pdf

Gary Gordon,

Please find attached staff's memo for your request. The Planning Commission will be taking action next week on Tuesday, November 24, 2020. Please be present for the meeting to answer any questions the Commission may have regarding your request. The meeting is scheduled for 6:00 p.m. in the City's Council Chambers.

Do not hesitate to contact me should you have any questions.

Thank you,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, Gregg Barz, being owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

Being, a tract of land situated in the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, and being part of a tract as recorded in Volume 59, page 456, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning, at a point in the center of Quail Run Road, said point being the northwest corner of Reeves Addition, an addition to the City of Rockwall, an iron stake for corner;

Thence, S.9°05'40W., leaving the said center of Quail Run Road, a distance of 200.00 feet to an iron stake for corner;

Thence, S.78°45'E., a distance of 100.00 feet to an iron stake for corner;

Thence, S.9°05'40"W., a distance of 100.00 feet to an iron stake for corner;

Thence, N.78°45'W., a distance of 200.00 feet to an iron stake for corner;

Thence, N.9°05'40"E., a distance of 300.00 feet to a point in the center of Quail Run Road, an iron stake for corner;

Thence, S.78°45'E., along the center of Quail Run Road, a distance of 100.00 feet to the PLACE OF BEGINNING and containing 0.917 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Gregg Barz, being owner, does hereby adopt this plat designating the herein aboved described property as Barz Acre, to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon and do hereby reserve the right-of-way and easement strips shown on this plat for the purpose stated and for the mutual use and accommodation of all utilities desiring to use or using same, any public utility shall have the right to remove all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective systems on any of the right-of-way and easement strips: and any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the purpose of construction, reconstruction, patrolling, maintaining and either adding to or removing all or part of their respective systems without the necessity of at any time procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades of streets in this addition A) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. B) The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat.

WITNESS our hand at Rockwall, Texas, this 14th day of Oct A.D. 1987.

By Gregg Barz
Gregg Barz Owner

STATE OF TEXAS

Before Me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Gregg Barz, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration herein expressed.

GIVEN under my hand and seal of office this
14th day of October A.D. 1987.

Maxine Brown
Notary Public for the State of Texas
My Commission Expires 3-23-91

SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Bob O. Brown, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

Bob O. Brown
Bob O. Brown, Registered Public Surveyor # 1744

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Bob O. Brown, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration herein expressed.

GIVEN under my hand and seal of office this
14th day of October A.D. 1987.

Maxine Brown
Notary Public for the State of Texas
My Commission Expires 3-23-91

RECOMMENDED FOR FINAL APPROVAL:

William Egan
City Manager

Bob Smith
APPROVED
Chairman Planning and Zoning Commission

I hereby certify that the above foregoing plat of Barz Acre to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the

21st day of September A.D. 1987.

WITNESS our hand this

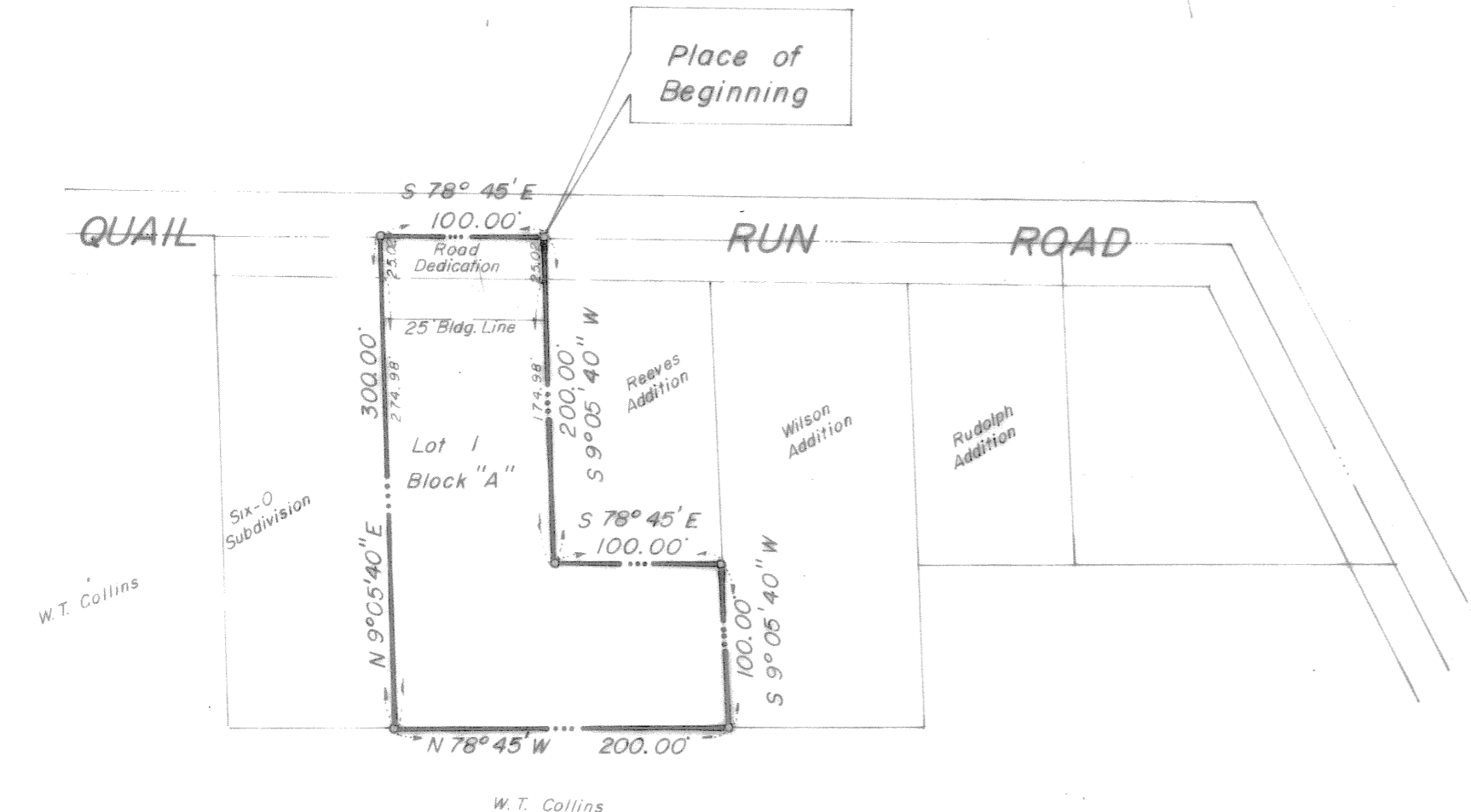
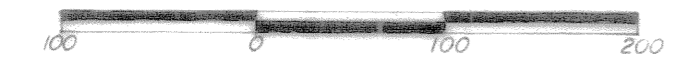
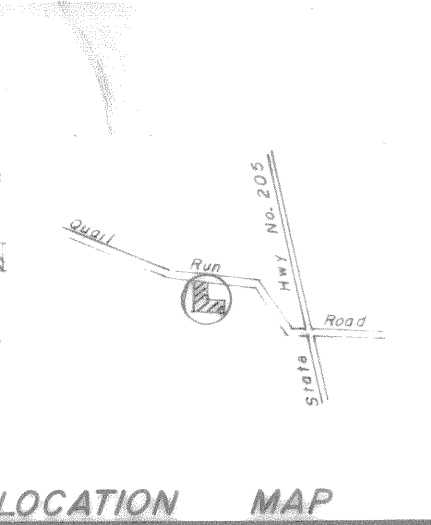
2nd day of November A.D. 1987.

Jack E Miller
Mayor



Julia
City Secretary

Barz Acres



FINAL PLAT

BARZ **ACRE**

CITY OF ROCKWALL

S. KING SURVEY ABSTRACT NO. 131

ROCKWALL COUNTY, TEXAS

GREGG BARZ **OWNER**
4008 BARNES BRIDGE ROAD (1-214-681-3953) DALLAS, TEXAS 75228

B.L.S. & ASSOCIATES, INC. **SURVEYORS**
RT. 1 BOX 142-E SIDS ROAD (1-214-722-3036) ROCKWALL, TEXAS 75087

SCALE 1" = 100' AUGUST 18, 1987

MIS2020-015; Front Yard Fence - Special Exception for 222 W. Quail Run Road

Please address the following comments (*M= Mandatory Comments; I = Informational Comments*)

- I.1 This is a request for the approval of a *Special Exception* to allow a front yard fence on a 0.687-acre parcel of land identified as Lot 1, Block A, Barz Acre Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 222 W. Quail Run Road.
- I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.
- M.3 For reference, include the case number (*MIS2020-015*) in the lower right-hand corner of all pages of all revised plan submittals.
- I.4 The front yard fence shall conform to all standards and requirements of the Unified Development Code (UDC), the staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.
- I.5 The following are conditions of approval for the Planning and Zoning Commission to consider:
 - (1) The applicant will be required to obtain a fence permit from the Building Inspections Department;
 - (2) The fence be limited to a maximum of 48-inches in the front yard in accordance with the requirements of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC)
- I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested.
- I.7 Please note the scheduled meetings for this case:
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City of Rockwall
The New Horizon

CITY OF ROCKWALL

BUILDING PERMITS
BUILDING INSPECTION DEPT.

385 S. Goliad St.,
Rockwall, TX 75087

Phone #: (972) 771-7709

Permit # _____

To schedule an inspection go to: www.rockwall.com/buildinginspections/inspectionreq.asp

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--------------------------|---|---|--|-------------------------|--------------------------------|----------------------------|-----------------|----------|---------------------|----------|--------------------|----------|---------------|----------|-------------------|----------|-------------------|----------|-----------|----------|-------------------------|----------|--------------------------|----------|-------------------|-----------------|
| CONSTRUCTION ADDRESS 222 WEST QUAIL RUN | | | | TYPE OF PERMIT FENCE | | | | | | | | | | | | | | | | | | | | | | | |
| SUBDIVISION BARB ACRE, BLOCK A, LOT 1 | | | ZONING Res | LOT 1 | BLOCK A | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING OWNER Cecilia Gordon | | MAIL ADDRESS 222 W. QUAIL RUN ROCKWALL TX | | CITY, STATE, ZIP 75087 | | PHONE # 469-223-4573 | | | | | | | | | | | | | | | | | | | | | |
| PERSON TO BE CONTACTED REGARDING PERMIT Gary Gordon | | | E-MAIL ADDRESS mhandyman972@aol.com | | | PHONE # 972-241-5950 | | | | | | | | | | | | | | | | | | | | | |
| <u>EMAIL ADDRESS FOR INSPECTION REPORT</u> ceciliagordon8@gmail.com | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GENERAL CONTRACTOR Gary Gordon | | MAIL ADDRESS 222 W. QUAIL RUN ROCKWALL TX | | CITY, STATE, ZIP 75087 | | PHONE # 972-241-5950 | | | | | | | | | | | | | | | | | | | | | |
| ELECTRICAL CONTRACTOR NA | | MAIL ADDRESS | | CITY, STATE, ZIP | | PHONE # | | | | | | | | | | | | | | | | | | | | | |
| PLUMBING CONTRACTOR NA | | MAIL ADDRESS | | CITY, STATE, ZIP | | PHONE # | | | | | | | | | | | | | | | | | | | | | |
| MECHANICAL CONTRACTOR Gary Gordon | | MAIL ADDRESS | | CITY, STATE, ZIP | | PHONE # 972-241-5950 | | | | | | | | | | | | | | | | | | | | | |
| BUILDING INFORMATION | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 st floor SF 2236 | 2 nd floor SF | Garage 1568 | Covered Porch | Covered Patio | Total SF 3804 | Height 16' | Lot Size 300x100 | Plan #: | | | | | | | | | | | | | | | | | | | |
| Permit Description: Fence with security gate 52" wrought IRON .687 acres | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>NOTICE TO APPLICANT: THIS PERMIT IS ISSUED ON THE BASIS OF INFORMATION FURNISHED IN THIS APPLICATION AND ON ANY SUBMITTED PLANS, AND IS SUBJECT TO THE PROVISIONS IN ADDITION, REQUIREMENTS OF THE CITY OF ROCKWALL CODE OF ORDINANCES AND ANY OTHER APPLICABLE ORDINANCE. THIS PERMIT IS ISSUED ONLY FOR THE PURPOSE OF ALLOWING CONSTRUCTION OF A BUILDING OR STRUCTURE CONFORMING TO THE CODES AND ORDINANCES OF THE CITY, REGARDLESS OF INFORMATION AND/OR PLANS SUBMITTED.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>SCOPE OF PERMIT: FOR NEW BUILDINGS AND FOR ADDITIONS TO EXISTING BUILDINGS, THIS PERMIT AUTHORIZES STRUCTURAL, PLUMBING, ELECTRICAL, MECHANICAL, AND WORK TO BE PERFORMED IN THE CONSTRUCTION OF THE BUILDING OR STRUCTURE AT THIS ADDRESS, IF DONE AT THE SAME TIME OF INITIAL CONSTRUCTION. NO SEPARATE SUBCONTRACTOR PERMITS ARE NEEDED FOR THOSE TRADES. HOWEVER, THE PERMIT HOLDER IS REQUIRED TO USE ONLY SUBCONTRACTORS LICENSES, REGISTERED, OR BONDED BY THE CITY OF ROCKWALL WHERE SUCH REQUIREMENT IS APPLICABLE.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>I HEREBY ACCEPT ALL CONDITIONS HEREIN ABOVE MENTIONED AND CERTIFY THAT ALL STATEMENTS HEREIN RECORDED BY ME ARE TRUE:</p> <p>AGENT OR APPLICANT _____</p> <p>(DATE) _____</p> <p>Subject property is _____ or is not _____ within the flood hazard area. Required lowest floor elevation is _____.</p> <p>CITY APPROVAL _____</p> <p>(DATE) _____</p> | | | | <p>ESTIMATED VALUE: (Commercial Only)</p> <table border="1"> <tr><td>Building Permit</td><td>\$ _____</td></tr> <tr><td>Water Meter Deposit</td><td>\$ _____</td></tr> <tr><td>Meter Installation</td><td>\$ _____</td></tr> <tr><td>Sewer Service</td><td>\$ _____</td></tr> <tr><td>Water Impact Fees</td><td>\$ _____</td></tr> <tr><td>Sewer Impact Fees</td><td>\$ _____</td></tr> <tr><td>Siren Fee</td><td>\$ _____</td></tr> <tr><td>Contractor Registration</td><td>\$ _____</td></tr> <tr><td>Certificate of Occupancy</td><td>\$ _____</td></tr> <tr><td>Total Fees</td><td>\$ _____</td></tr> </table> | | | | Building Permit | \$ _____ | Water Meter Deposit | \$ _____ | Meter Installation | \$ _____ | Sewer Service | \$ _____ | Water Impact Fees | \$ _____ | Sewer Impact Fees | \$ _____ | Siren Fee | \$ _____ | Contractor Registration | \$ _____ | Certificate of Occupancy | \$ _____ | Total Fees | \$ _____ |
| Building Permit | \$ _____ | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Water Meter Deposit | \$ _____ | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Meter Installation | \$ _____ | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sewer Service | \$ _____ | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Water Impact Fees | \$ _____ | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sewer Impact Fees | \$ _____ | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Siren Fee | \$ _____ | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contractor Registration | \$ _____ | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Certificate of Occupancy | \$ _____ | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Fees | \$ _____ | | | | | | | | | | | | | | | | | | | | | | | | | | |

222 WEST QUAIL RUN

GATE NOTES

WEST QUAIL RUN ASPHALT

~~16 FT~~

Fence must be in property limits. There was a 25' ROW dedication in 1987 (see last page).

If approved, you'll need to have the right-of-way staked by a surveyor prior to construction.

SLIDING

16 FT SLIDING
SOLAR POWERED

DRIVE WAY



222 WEST DUAL RUN

6 FT BACK FROM ASPHALT

SLIDING GATE TO BE SET BACK 20 FT FROM ASPHALT SLAB POWERED

Fence must be in property limits. There was a 25' ROW dedication in 1987 (see last page).

APPROX 78 FEET TO ASPHALT ON WEST DUAL RUN

FENCE WILL STOP 6 FOOT SHORT OF ASPHALT ON WEST DUAL RUN

FOUNDATION

APPROX 2 FT TO PROPERTY LINE

HOUSE SLAB

GARAGE SLAB

NEW 4 FT WROUGHT IRON FENCE
FRONT FENCE WILL BE 4 FOOT HEIGHT PLUS DECORATIVE CROSSES ABOUT 52 INCH TOTAL

EXISTING FENCE

NOTES

ADJACENT PROPERTY LINE

DOWN TO BACK PROPERTY LINE

DOWN TO BACK PROPERTY LINE

M I C H A E L H U S T E R S O N T A X I D S 5 1 0 8

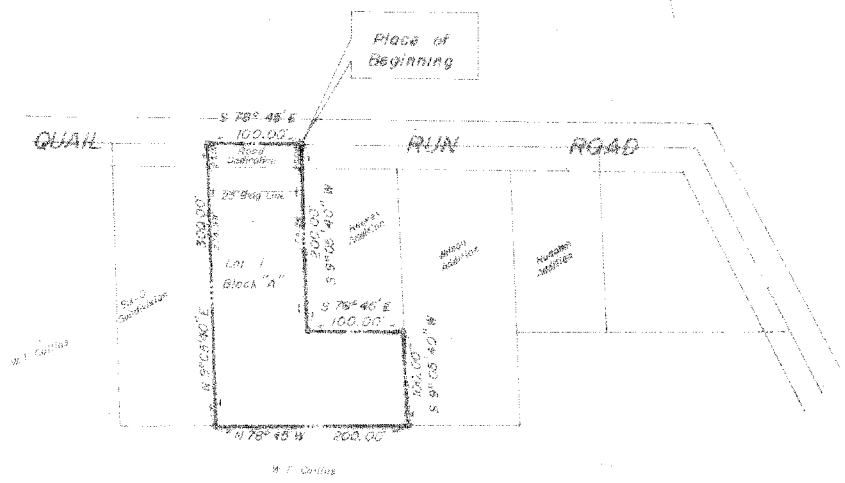
22.7
6-100

36'

BACK FENCE WILL BE 4 FT WRG

DOWN TO BACK PROPERTY LINE
GATE
1 FT
DOWN

LOCATION MAP



FINAL PLAT

BARZ **ACRE**
 CITY OF ROCKWALL
 S KING SURVEY ABSTRACT NO. 131
 ROCKWALL COUNTY, TEXAS
GREGG BARZ **OWNER**
 4008 BARNES BRIDGE ROAD (1-214-881-3953) DALLAS, TEXAS 75228
B.L.S. & ASSOCIATES, INC. **SURVEYORS**
 P.O. BOX 192-E SIDES ROAD (1-214-722-4036) ROCKWALL, TEXAS 75087
 SCALE 1"=100' **AUGUST 13, 1987**

STATE OF TEXAS
COUNTY OF ROCKWALL

Gregg Barz, being owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

Being a tract of land situated in the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, and being more particularly described as follows:

Beginning, at a point in the center of Quail Run Road, said point being the northwest corner of Reeves Addition, an addition to the City of Rockwall, an iron stake for corner:

- Thence, S 9°05'40"W, leaving the said center of Quail Run Road, a distance of 200.00 feet to an iron stake for corner;
- Thence, S 78°45'E, a distance of 100.00 feet to an iron stake for corner;
- Thence, S 89°05'40"W, a distance of 100.00 feet to an iron stake for corner;
- Thence, N 78°45'W, a distance of 200.00 feet to an iron stake for corner;
- Thence, S 9°05'40"W, a distance of 300.00 feet to a point in the center of Quail Run Road, an iron stake for corner;
- Thence, S 78°45'E, along the center of Quail Run Road, a distance of 100.00 feet to the PLACE OF BEGINNING and containing 0.917 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Gregg Barz, being owner, does hereby grant this plat designating the herein above described property as Barz Acres, to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon and do hereby reserve the right-of-way and easement strips shown on this plat for the purpose stated and for the actual use and accommodation of all utilities desiring to use or using same, any public utility shall have the right to remove all or part of any buildings, fences, trees, shrub or other growths or improvements which in any way impede or interfere with construction, maintenance or efficiency of their respective systems on any of the right-of-way and easement strips and any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the purpose of construction, reconstruction, patrolling, maintaining and either adding to or removing all or part of their respective systems without the necessity of at any time crossing the possession of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades of streets in this addition. It shall be the policy of the City of Rockwall to withhold issue of building permits until all streets, water, sewer and storm drainage systems have been accepted by the city. No approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permitted to be erected thereon. No shall ever approval constitute any representation, assurance or guarantee by the title of the secondary and availability of water for personal use and fire protection within such plat.

WITNESSE our hand at Rockwall, Texas, this 14th day of Oct, A.D. 1987.

Gregg Barz
Gregg Barz
Owner

STATE OF TEXAS
Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Gregg Barz, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration herein expressed.

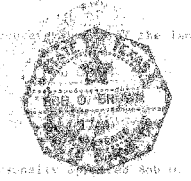
GIVEN under my hand and seal of office this 14th day of October, A.D. 1987.

Margie Brown
Margie Brown
My Commission Expires 3-23-91

SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That I, Bob O. Brown, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

Bob O. Brown
Bob O. Brown, Registered Public Surveyor # 1745
STATE OF TEXAS
COUNTY OF ROCKWALL



Before me, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Bob O. Brown, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration herein expressed.

GIVEN under my hand and seal of office this 14th day of October, A.D. 1987.

Margie Brown
Margie Brown
My Commission Expires 3-23-91

RECOMMENDED FOR FINAL APPROVAL:

William Davis
City Manager

John Blasing
City Planning and Zoning Commission

I hereby certify that the above foregoing plat of Barz acres to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the

21st day of September, A.D. 1987.

WITNESSE our hand this 21st day of September, A.D. 1987.

John Blasing
City Manager



Walter
City Secretary

Barz Acres



222 WEST DUAL RUN

6 FT BACK FROM ASPHALT

SLIDING GATE TO BE SET BACK 20 FT FROM ASPHALT

APPROX 78 FEET TO ASPHALT ON WEST DUAL RUN

FENCE WILL STOP 6 FOOT SHORT OF ASPHALT ON WEST DUAL RUN

FOUNDATION PLAN

APPROX 2 FT TO PROPERTY LINE

APPROX 2 FT TO PROPERTY LINE

DOWN TO BACK PROPERTY LINE

DOWN TO BACK PROPERTY LINE

DOWN TO BACK PROPERTY LINE



NEW 4 FT WROUGHT IRON FENCE
FRONT FENCE WILL BE
4 FOOT HIGH PLUS DECORATIVE
CROSSES ABOUT 5 1/2 INCH
TOTAL

EXISTING FENCE

NOTES

BACK FENCE WILL BE
4 FT WROG

DOWN TO BACK PROPERTY LINE

APPLICATION AND FINAL PLAT CHECKLIST

Date 8-20-87

Name of Proposed Development Barz Acre

Name of Developer Gregg Barz

Address 4008 Barnes Bridge Road, Dallas, Texas 75228 Phone 681-3953

Owner of Record same as above

Address _____ Phone _____

Name of Land Planner/Surveyor/Engineer B.L.S. & Associates

Address Rt. 1 Box 142-E Sids Road, Rockwall, Texas 75087 Phone 722-3036

Total Acreage 0.917 acres Current Zoning S.F. 10

Number of Lots/Units One

Signed *Bob O. Brewer*

The Final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data on a satisfactory scale, usually not smaller than one inch equals 100 feet. The Final Plat shall be submitted on a drawing which is 18" x 24".

The following Final Plat Checklist is a summary of the requirements listed under Section VIII of the Rockwall Subdivision Ordinance. Section VIII should be reviewed and followed when preparing a Final Plat. The following checklist is intended only as a reminder and a guide for those requirements.

INFORMATION

| <u>Provided or</u> | <u>Not</u> |
|----------------------|-------------------|
| <u>Shown on Plat</u> | <u>Applicable</u> |

1. Title or name of development, written and graphic scale, north point, date of plat and key map

2. Location of the development by City, County and State

3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark

4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines

5. If no engineering is provided show contours of 5 ft. intervals

6. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground

7. Approved name and right-of-way width of each street, both within and adjacent to the development

8. Locations, dimensions and purposes of any easements or other rights-of-way

9. Identification of each lot or site and block by letter and number and building lines

10. Record owners of contiguous parcels of unsubdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats or adjoining platted land by record name and by deed record volume and page

11. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development

12. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners (see wording)

13. Designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the City of such responsibility, a waiver releasing the City for damages in establishment or alteration of grades (see wording)

14. Statement of developer responsibility for storm drainage improvements (see wording)

15. Instrument of dedication or adoption signed by the owner or owners (see wording)

16. Space for signatures attesting approval of the plat (see wording)

17. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat (see wording)

18. Compliance with all special requirements developed in preliminary plat review

19. Statements indicating that no building permits will be issued until all public improvements are accepted by the City (see wording)

20. Submit Along with plat a calculation sheet indicating the area of each lot.

21. Attach copy of any proposed deed restrictions for proposed subdivision.

Page 4 of 4

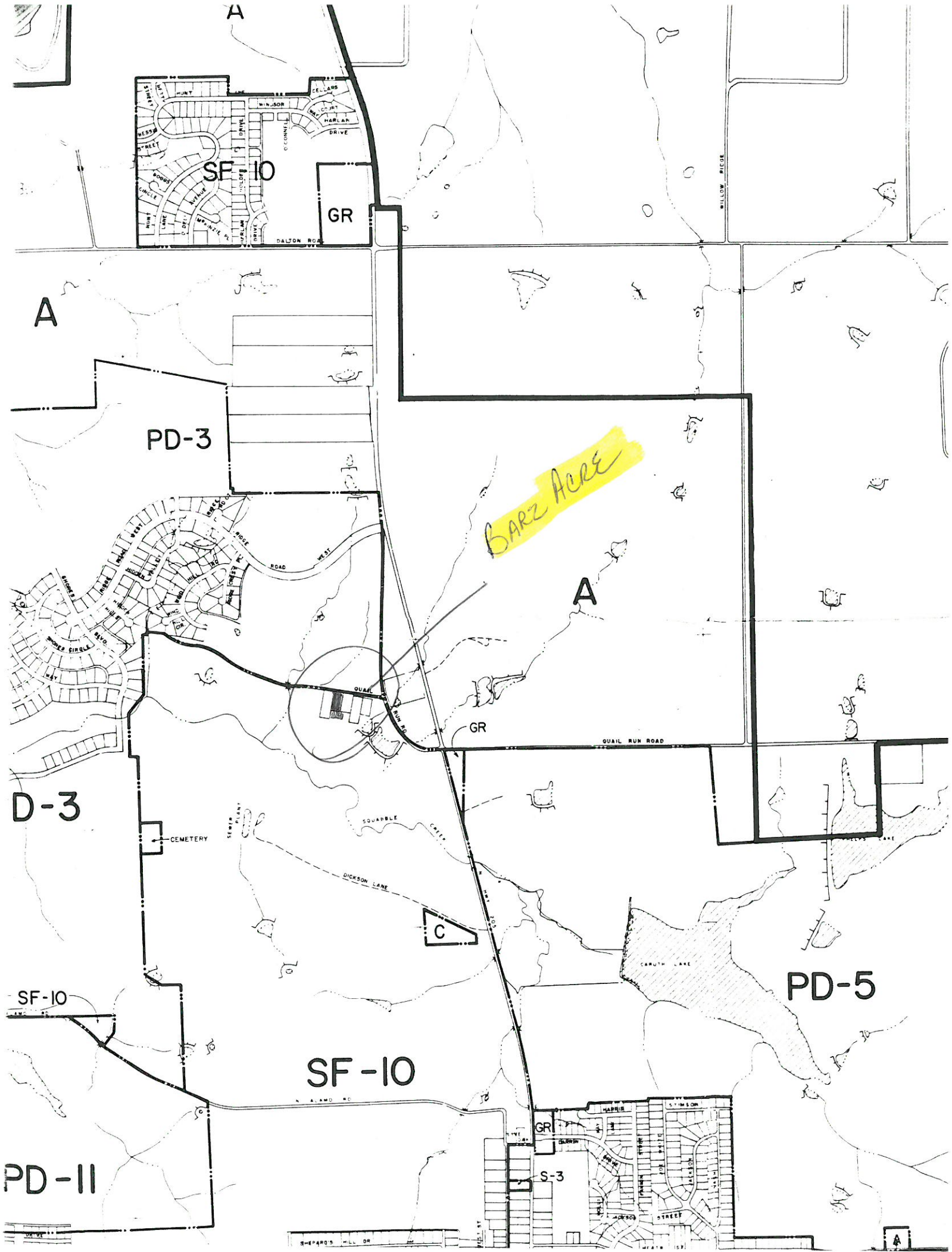
Taken by: _____

File No.: _____

Date: _____

Fee: _____

Receipt No.: _____



SF-10

GR

PD-3

BARZ Acre

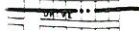
D-3

SF-10

PD-5

PD-II

S-3



PLAT REVIEW

* Preliminary Plat

* Final Plat

* Name of Proposed Subdivision BARZ ACRE

* Location of Proposed Subdivision 222 QUAIL RUN ROAD

* Name of Subdivider GREG BARZ

* Date Submitted 8/21/87 Date of Review _____

* Total Acreage .917 * No. of Lots 1

Review Checklist

| | <u>Yes</u> | <u>No</u> | <u>N/A</u> |
|---|------------|-----------|------------|
| * 1. Was the proper application submitted and checklist? (attach copy) | | | |
| * 2. Were the proper number of copies submitted? | <u>✓</u> | _____ | _____ |
| * 3. Is scale 1" = 100' (Specify scale if different) Scale = _____ | <u>✓</u> | _____ | _____ |
| * 4. Is the subdivision name acceptable? | <u>✓</u> | _____ | _____ |
| 5. Comments: | | | |

Planning and Zoning

- | | | | | |
|-----|---|------------|-----------|------------|
| 1. | What is the proposed use? | SF | | |
| 2. | What is the proposed density? | N/A | | |
| 3. | What is the existing zoning? | SF-10 | | |
| | | <u>Yes</u> | <u>No</u> | <u>N/A</u> |
| 4. | Is the plan zoned properly? | ✓ | _____ | _____ |
| 5. | Does the use conform to the Land Use Plan? | ✓ | _____ | _____ |
| 6. | Is this tract taken out of a larger tract | ✓ | _____ | _____ |
| 7. | Will the development landlock another property? | _____ | ✓ | _____ |
| 8. | Is this project subject to the provisions of the Concept Plan Ordinance? | _____ | ✓ | _____ |
| 9. | Has a Concept Plan been been Provided and Approved | _____ | ✓ | _____ |
| 10. | Does the plan conform to the Master Park Plan? | _____ | _____ | _____ |
| 11. | Does plan conform to the Comprehensive Zoning Ordinance of approved PD Ordinance? | | | |
| | a. Lot Size | ✓ | _____ | _____ |
| | b. Building Line | ✓ | _____ | _____ |
| | c. Parking | ✓ | _____ | _____ |
| | d. Buffering | | _____ | ✓ |
| | e. Site Plan | _____ | _____ | ✓ |
| | f. Other | _____ | _____ | ✓ |
| 12. | Has the City Planner reviewed and commented on the plan? (If so, attach copy of Review) | _____ | ✓ | _____ |

13. Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation?

14. Comments:

Yes

No

N/A

Engineering

1. Streets and Traffic

a. Does the plan conform to the Master Thoroughfare Plan?

✓ _____

b. Is adequate right-of-way provided for any major thoroughfares or collectors?

✓ _____

c. Is any additional right-of-way provided for all streets and alleys?

✓ _____

d. Is any additional right-of-way required?

✓ _____

e. Is there adequate road access to the proposed project?

✓ _____

f. Will escrowing of funds or construction of sub-standard roads be required?

never waived

✓ _____

g. Do proposed streets and alleys align with adjacent right-of-way?

_____ ✓

h. Do the streets and alleys conform to City regulations and specifications?

_____ ✓

- * i. Are the street names acceptable? NA
- j. Is a traffic analysis needed? ✓
- k. Comments:

2. Utilities

- a. Does the Plan conform to the Master Utility Plan?
- b. Are all lines sized adequately to handle development?
 - 1. Water ✓
 - 2. Sewer *none*
- c. Is additional line size needed to handle future development?
 - 1. Water ✓
 - 2. Sewer *none*
- d. Is there adequate capacity in sewer outfall mains, treatment plants and water transmission lines to handle the proposed development? ✓
- e. Are all necessary easements provided?
- f. Do all easements have adequate access?
- g. Are any off site easements required? ✓
- h. Have all appropriate agencies reviewed and approved plans?
 - 1. Electric ✓
 - 2. Gas ✓
 - 3. Telephone ✓
 - 4. Cable ✓

- i. Does the drainage conform to City regulations and specifications?
- j. Do the water and sewer plans conform to City regulations and specifications?
- k. Is there adequate fire protection existing or planned?
- l. Comments:

| | | |
|--------|-------|--------|
| _____ | _____ | _____ |
| _____ | _____ | _____✓ |
| _____✓ | _____ | _____ |

General Requirements

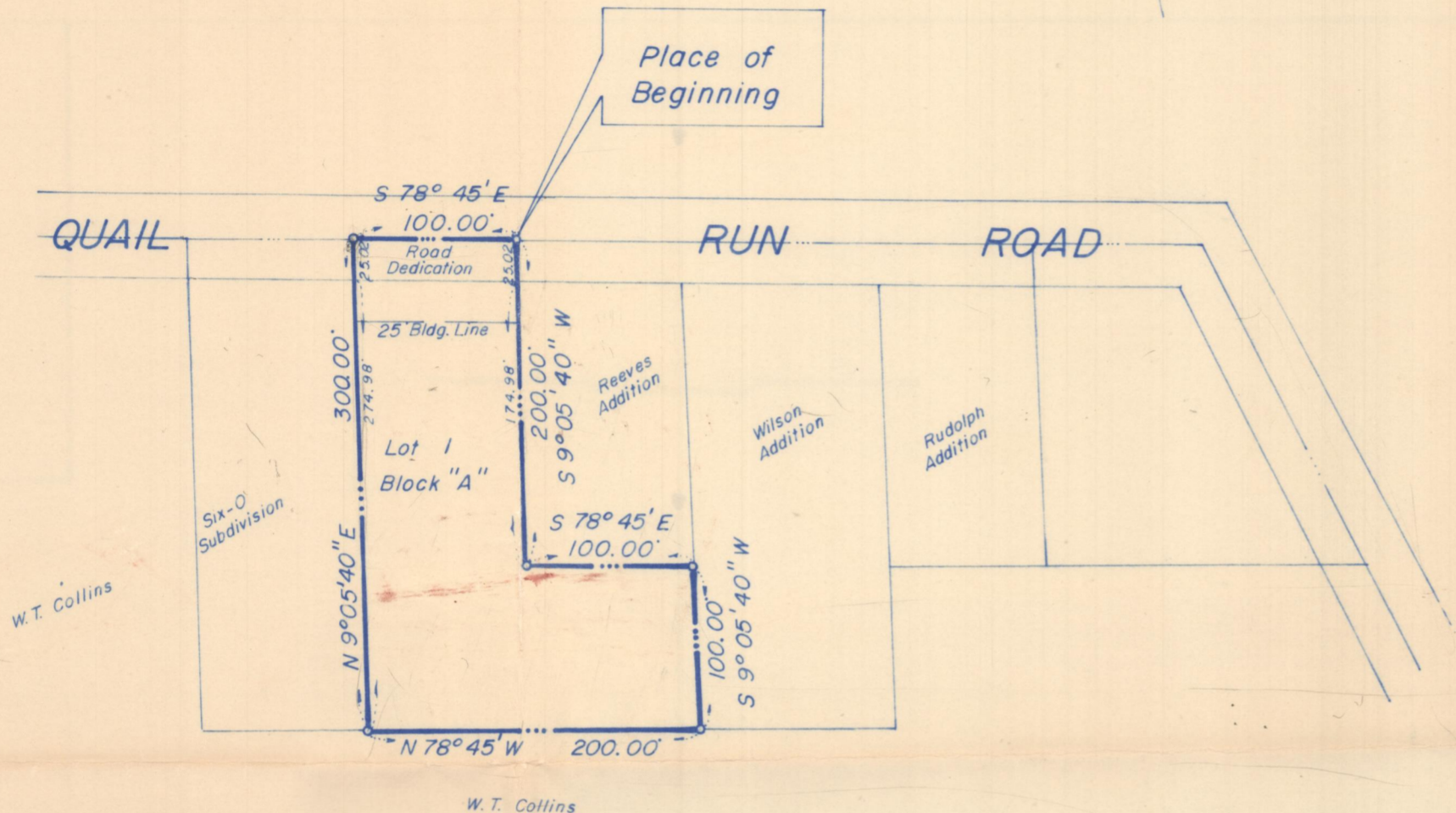
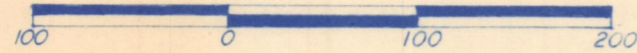
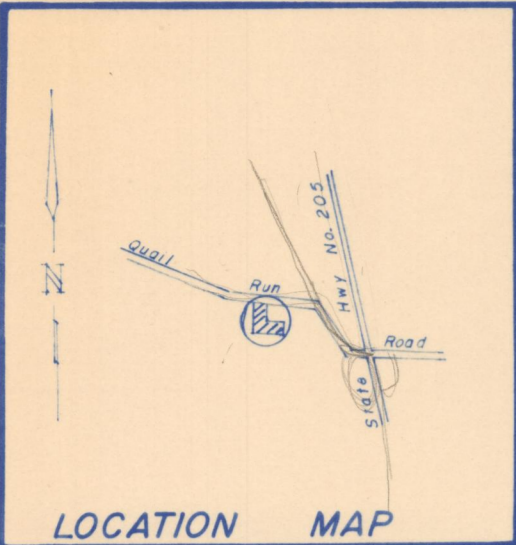
- 1. Has the City Engineer reviewed and approved the plan?
- 2. Does the final plat conform to the City's Flood Plain Regulations?
- 3. Does the final plat conform to the preliminary plat as approved?
- 4. Staff Comments:

| | | |
|--------|-------|--------|
| _____ | _____ | _____ |
| _____✓ | _____ | _____ |
| _____ | _____ | _____✓ |

Time Spent on Review

| <u>Name</u> | <u>Date</u> | <u>Time Spent (hours)</u> |
|-------------------|---------------|---------------------------|
| <u>Julie Lamb</u> | <u>9/7/07</u> | <u>30 min</u> |
| <u> </u> | <u> </u> | <u> </u> |
| <u> </u> | <u> </u> | <u> </u> |
| <u> </u> | <u> </u> | <u> </u> |

LOCATION MAP



FINAL PLAT

BARZ **ACRE**

CITY OF ROCKWALL

S. KING SURVEY ABSTRACT NO. 131

ROCKWALL COUNTY, TEXAS

GREGG BARZ **OWNER**

4008 BARNES BRIDGE ROAD (1-214-681-3953) DALLAS, TEXAS 75228

B.L.S. & ASSOCIATES, INC. **SURVEYORS**

RT. 1 BOX 142-E SIDS ROAD (1-214-722-3036) ROCKWALL, TEXAS 75087

SCALE 1" = 100' AUGUST 18, 1987

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, Gregg Barz, being owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

Being, a tract of land situated in the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, and being part of a tract as recorded in Volume 59, page 456, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning, at a point in the center of Quail Run Road, said point being the northwest corner of Reeves Addition, an addition to the City of Rockwall, an iron stake for corner;
Thence, S. 9°05'40"W., leaving the said center of Quail Run Road, a distance of 200.00 feet to an iron stake for corner;
Thence, S. 78°45'E., a distance of 100.00 feet to an iron stake for corner;
Thence, S. 9°05'40"W., a distance of 100.00 feet to an iron stake for corner;
Thence, N. 78°45'W., a distance of 200.00 feet to an iron stake for corner;
Thence, N. 9°05'40"E., a distance of 300.00 feet to a point in the center of Quail Run Road, an iron stake for corner;
Thence, S. 78°45'E., along the center of Quail Run Road, a distance of 100.00 feet to the PLACE OF BEGINNING and containing 0.917 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Gregg Barz, being owner, does hereby adopt this plat designating the herein aboved described property as Barz Acre, to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon and do hereby reserve the right-of-way and easement strips shown on this plat for the purpose stated and for the mutual use and accommodation of all utilities desiring to use or using same, any public utility shall have the right to remove all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective systems on any of the right-of-way and easement strips: and any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the purpose of construction, reconstruction, patrolling, maintaining and either adding to or removing all or part of their respective systems without the necessity of at any time procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades of streets in this addition A) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. B) The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat.

WITNESS our hand at Rockwall, Texas, this _____ day of _____ A.D. 1987.

By _____
Gregg Barz Owner

State OF TEXAS
Before Me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Gregg Barz, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration herein expressed.

GIVEN under my hand and seal of office this _____ day of _____ A.D. 1987.

Notary Public for the State of Texas
My Commission Expires _____

SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Bob O. Brown, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

Bob O. Brown, Registered Public Surveyor # 1744

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Bob O. Brown, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration herein expressed.

GIVEN under my hand and seal of office this _____ day of _____ A.D. 1987.

Notary Public for the State of Texas
My Commission Expires _____

RECOMMENDED FOR FINAL APPROVAL:

APPROVED

City Manager

Chairman Planning and Zoning Commission

I hereby certify that the above foregoing plat of Barz Acre to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the

_____ day of _____ A.D. 1987.

WITNESS our hand this

_____ day of _____ A.D. 1987.

Mayor

City Secretary

PRELIMINARY/FINAL PLAT

ACTION RECORD

Project Name: BARZ ACRE

Case No.: P&Z 87-55-FP

Application Reviewed..... ✓

File Created..... ✓

Fee paid/receipt in file..... ✓

Issued receipt for application..... ✓

Review Form prepared/initial review completed..... ✓

Circulated review through:

Staff Review.....

Assistant City Manager..... ✓

Community Services.....

Engineering.....

Scheduled for P&Z meeting..... 9/10/87

Prepared notes & supporting documents for P&Z..... ✓

Notified applicant of results of P&Z meeting and date of Council meeting..... 9/11

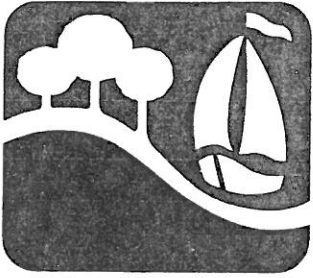
If Approved:

Scheduled for City Council..... 9/21/87

Prepared notes and supporting information for council..... ✓

Notified applicant of results.....

| | |
|--------------------------|----------|
| Texas Utilities..... | <u>✓</u> |
| County Tax office..... | <u>✓</u> |
| Property Owner..... | <u>✓</u> |
| Chamber of Commerce..... | <u>✓</u> |
| Appraisal District..... | <u>✓</u> |



CITY OF ROCKWALL
"THE NEW HORIZON"

September 3, 1987

Mr. Greg Barz
4008 Barnes Bridge Road
Dallas, Texas 75228

Dear Mr. Barz:

Your application for a final plat and \$35.00 filing fee have been received by this office. Your request is scheduled to be considered by the Planning and Zoning Commission on September 10, 1987, at 7:30 P.M. and by the City Council on September 21, 1987, at 7:00 P.M. in City Hall, 205 West Rusk.

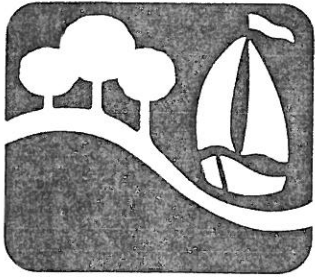
Please make certain that one week prior to the Council date we receive an additional seven copies of the plat for Council review. Do not hesitate to call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

CC: B.L.S. & Associates
MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

September 11, 1987

Mr. Greg Barz
4008 Barnes Bridge Rd.
Dallas, TX 75228

Dear Mr. Barz,

On September 10, 1987, the Planning and Zoning Commission recommended approval of a final plat for the Barz Acre with the following conditions:

- (1) dedication of required right-of-way
- (2) waiving escrow requirement for street improvements

The Rockwall City Council will consider approval of the plat on September 21, 1987, at 7:00 P.M. in City Hall, 205 West Rusk.

Please call me, if you have any questions.

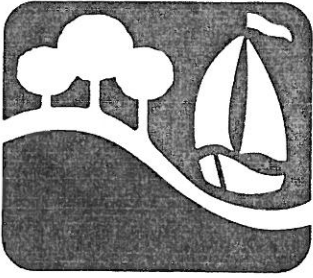
Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols
Assistant City Secretary

MN/ss

cc B.L.S. and Associates



CITY OF ROCKWALL
"THE NEW HORIZON"

September 25, 1987

Mr. Greg Barz
4008 Barnes Bridge Rd.
Dallas, TX 75228

Dear Mr. Barz,

On September 21, the City Council approved a final plat on the Barz Acre, subject to the following conditions:

1. dedication of 25 feet of right-of-way
2. waiving street escrow requirements

All final plats must be filed of record at the County Courthouse by this office within 120 days of approval or the approval becomes void. Please submit sixteen executed copies of the plat and two mylars not later than December 30. Plats submitted late cannot be guaranteed timely filing.

Please feel free to call me, if you have any questions.

Sincerely,

Mary Nichols
Mary Nichols
Assistant City Secretary

MN/ss

cc: B.L.S. & Associates

Agenda Notes

Planning & Zoning Commission - 9/10/87

- V. A. P&Z 87-55-FP - Discuss and Consider Approval of a Final Plat for the Barz Acres, a .917 Acre Tract of Land Located at 222 Quail Run Road

An additional item needs to be addressed regarding the final plat application for Greg Barz. Mr. Barz is platting a lot that is currently located on what we would classify as a substandard road. Quail Run Road is a residential street that currently has 8 houses that access it. It is unlikely that we will have more than one or two additional homes built that would access it. The Shores owns all of the property on the north side of Quail Run and they plan to put all of their access to Ridge Road West. There is only room for one or two lots on the south side due to the Squabble Creek flood plain.

Under our Street Improvement Ordinance Mr. Barz would be required to dedicate his portion of the right-of-way and also escrow the cost of 1/2 of the road. Mr. Barz is dedicating 25 feet of ROW. He is requesting a waiver from the escrow requirements on the same basis that other waivers have been considered. This is his home and because he was unaware of this requirement he did not include it in the construction cost of his house. We estimate that his escrow requirement would amount to \$4,600.00. Mr. Barz will address this Thursday night.

Agenda Notes

Planning and Zoning Commission - 9/10/87

- V. A. P&Z 87-55-FP - Discuss and Consider Approval of a Final Plat for the Barz Acre, a .917 Acre Tract of Land Located at 222 Quail Run Road

We have received a request from Greg Barz for approval of a final plat for a single lot subdivision located on Quail Run Road. The plat as submitted meets all of our requirements with the exception that it does not meet the lot size requirements for a lot with a septic tank. Mr. Barz did take a request for a variance to the lot size requirements to the Board of Adjustments several months ago and was granted a variance.

At the time Mr. Barz applied for his variance he indicated that he owned a platted lot on Quail Run that had been platted prior to the current requirements known as the Reeves Addition. We processed his application under the assumption that he was planning to build on the Reeves. The variance was granted and a building permit was issued. The house is now almost complete. Several weeks ago it came to our attention through the title company that Mr. Barz was not building on the lot we thought he was, but on an unplatted lot of identical size next door.

We then contacted Mr. Barz and indicated that a Certificate of Occupancy could not be issued on the house until the property was platted. He has now submitted a plat for the site where his house is located. A copy of the plat is enclosed.

Agenda Notes
City Council - 9/21/87

P&Z 87-55-FP - Discuss and Consider Approval of a Final Plat for the Barz Acre, a .917 Acre Tract of Land Located at 222 Quail Run Road

We have received a request from Greg Barz for approval of a final plat for a single lot subdivision located on Quail Run Road. The plat as submitted meets all of our requirements with the exception that it does not meet the lot size requirements for a lot with a septic tank. Mr. Barz did take a request for a variance to the lot size requirements to the Board of Adjustments several months ago and was granted a variance.

At the time Mr. Barz applied for his variance he indicated that he owned a platted lot on Quail Run that had been platted prior to the current requirements known as the Reeves Addition. We processed his application under the assumption that he was planning to build on the Reeves Addition. The variance was granted and a building permit was issued. The house is now almost complete. Several weeks ago it came to our attention through the title company that Mr. Barz was not building on the lot we thought he was, but on an unplatted lot of identical size next door.

We then contacted Mr. Barz and indicated that a Certificate of Occupancy could not be issued on the house until the property was platted. He has now submitted a plat for the site where his house is located. A copy of the plat is enclosed.

An additional item needs to be addressed regarding the final plat application for Greg Barz. Mr. Barz is platting a lot that is currently located on what we would classify as a substandard road. Quail Run road is a residential street that currently has 8 houses that access it. It is unlikely that we will have more than one or two additional homes built that would access it. The Shores owns all of the property on the north side of Quail Run and they plan to access Ridge Road West. There is only room for one or two lots on the south side due to the Squabble Creek flood plain.

Under our Street Improvement Ordinance Mr. Barz would be required to dedicate his portion of the right-of-way and also escrow the cost of 1/2 of the road. Mr. Barz is dedicating 25 feet of ROW. He is requesting a waiver from the escrow requirements on the same basis that other waivers have been considered. This is his home and because he was unaware of this requirement he did not include it in the construction cost of his house. We estimate that his escrow requirement would amount to \$4,600.00.

The Planning and Zoning Commission has recommended approval of the plat and has also recommended that the waiver be granted.

MINUTES OF THE ROCKWALL CITY COUNCIL
September 21, 1987

Mayor Frank Miller called the meeting to order at 7:00 P.M. with the following members present: Nell Wellborn, Ken Jones, Jean Holt, John Bullock, Bill Fox and Pat Luby.

The Council first considered approval of the Consent Agenda which consisted of: (a) the minutes of the regular meeting and Special Session September 8, 1987 (b) an ordinance regulating the temporary sale of Christmas Trees on second reading (c) an ordinance amending Ordinance 86-51 pertaining to conformance with screening requirements on second reading (d) an ordinance amending the Comprehensive Zoning Ordinance as it pertains to accessory structures in residential areas on second reading (e) an ordinance amending the Code of Ordinances to regulate parades within the City on second reading (f) an ordinance regulating wrecker operations within the City on second reading (g) an ordinance regulating mass gatherings on second reading (h) a resolution commending Fran Bagley for community involvement, and (i) a resolution commending Barbara Hill for community involvement. Assistant City Manager Julie Couch read the ordinance captions. Welborn pulled the minutes of September 8. Holt pulled items H and I. Bullock made a motion to approve the Consent Agenda minus these items. Jones seconded the motion. The same was voted on and carried unanimously.

Welborn pointed out a verbal correction in the minutes. She made a motion to approve the minutes with the correction. Bullock seconded the motion. The motion was voted on and passed unanimously. Holt requested items H and I be read in their entirety. Couch read both resolutions aloud. Jones made a motion to approve both resolutions. Holt seconded the motion. The motion was voted on and passed unanimously. Miller presented framed resolutions to Ms. Bagley and Ms. Hill and thanked them for their contributions toward a better community.

Don Smith gave the Planning & Zoning Chairman's report in which he discussed items on the agenda which had been considered by the Commission and he outlined the Commission's recommendation on each.

Randy Taggart at 403 E. Boydston addressed the Council to request a 30 day extension regarding enforcement of special restrictions in the revised animal control ordinance pertaining to Pit Bull dogs. He asked Council to consider amending the ordinance to enforce the same requirements for pit bulls on other potentially dangerous dog breeds. Council discussed the insurance requirement, the severity of injuries inflicted by

pit bulls as opposed to other breeds, and the number of identified pit bulls within the City limits. Police Chief Bruce Beaty told Council that within the last six months, the last five dog bite fatalities had been inflicted by pit bulls. He added that 8% of all dog related fatalities were by pit bulls, a breed that represents only 2% of the dog population in the U.S. Frank Faus told Council that pit bulls had gained notoriety through irresponsible owners. He asked Council to regulate vicious dogs as done in Farmers Branch without singling out one breed. Welborn made a motion to postpone implementation of specific requirements for pit bulls until November 1 pending further study of the ordinance regarding the inclusion of other vicious breeds. Jones seconded the motion. Bullock offered an amendment to the motion to include in the study, a review of the Farmers Branch ordinance. Miller seconded the motion. The amendment was voted on and passed unanimously. The motion as amended passed 6 to 1 with Luby voting against the motion.

Virginia Peddie of 106 Joe White told Council that the ordinance was discriminatory. She complained of ill treatment upon receipt of a notice of violation to the ordinance. Welborn stated that Chief Beaty had probably reviewed the circumstances and that conduct of personnel should be discussed in Executive Session. John Peddie expressed displeasure regarding the incident and stated that he didn't think the number of dogs a person owned should be governed by ordinance.

Ray Helm addressed Council to discuss procedures for determining appraisal values, particularly agricultural properties. He outlined guidelines of the State for determining agricultural exemptions, provided a survey of other cities' total appraised values compared to amounts of agricultural exemptions, and discussed the appeal process for persons denied an agricultural exemption. Council discussed with Helm the amount of exemptions in Rockwall, percentages of increased value assigned by the State, and a State requirement that tied an agricultural exemption to the use of the land and not the percentages of income received from the land. Hal Davenport, a member of the Appraisal District Board of Directors, stated that the same concerns expressed by the Council were problems that existed all over the State.

Bob Dransfield then addressed Council to discuss self-insurance. He explained some advantages of self-insurance, discussed re-insurance and pointed out the need for actuarial studies due to a lack of accumulated research on history of claims.

Council then considered approval of an agreement with the Wyatt Company for actuarial services. Welborn made a motion to approve the agreement. Bullock seconded the motion. Council briefly discussed insurance bids that would be advertised in January. The motion was voted on and passed unanimously.

Council then held a public hearing and considered approval of an ordinance authorizing a change in zoning from "SF-10" Single Family to "GR" General Retail on a portion of a lot located at 106 Ross Avenue. Eloise Cullum told Council that the existing building was being renovated in an attempt to upgrade the area. She stated that she did intend to curb and gutter. Jones made a motion to approve the request and the ordinance on first reading. Holt seconded the motion. The motion was voted on and passed unanimously.

Council then held a public hearing and considered approval of an ordinance authorizing a conditional use permit for a church site located at SH-205 and Damascus Rd. Couch explained that the church existed when the Zoning Ordinance was adopted requiring a CUP for church facilities in residential areas. The First Methodist Church was now required to obtain a CUP prior to expansion. Richard Slaughter told Council that the church proposed to add a music room, classrooms and a fellowship hall. Couch read the ordinance caption, Bullock made a motion to approve the ordinance. Luby seconded the motion. The motion was voted on and passed unanimously.

Council then held a public hearing and considered approval of a temporary change in zoning from "C" Commercial to "PD" Planned Development with auto repair, retail and office uses. Couch explained that the applicant had leased the property thinking auto repair was an allowed use. The only other appropriate zoning category would be heavy commercial. Couch pointed out that the Land Use Plan recommended heavy commercial to be located away from the interstate, and the applicant had therefore requested PD zoning for 2 years, allowing time to relocate. She explained the recommendations of the Planning and Zoning Commission, outlined the site plan and discussed proposed improvements. Diane Payne explained that the location was temporary as she preferred another location and the owner intended to use the property for auto sales in the future. Council discussed prohibiting outside storage, paint and body, and construction of additional buildings. After additional discussion, Fox made a motion to approve the site plan and an ordinance authorizing a change in zoning subject to (1) no outside storage (2) no paint and body (3) no additional construction (4) review of zoning by the Commission in six months for compliance with parking, landscaping, and outside storage requirements, and (5) all the recommendations of the Commission which were to change

the zoning back to Commercial in 2 years or when the company changes in name, ownership or organization if said changes take place prior to two years, requiring all improvements to be completed within 60 days of issuance of a certificate of occupancy, waiving irrigation requirements and allowing a gravel drive. Bullock seconded the motion. The motion was voted on and passed unanimously. Fox then made a motion to approve a final plat for Newman Center No. 1. Bullock seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of a final plat for the Barz Acre, a .917 acre tract of land located at 222 Quail Run Road. Couch outlined circumstances surrounding the issuance of a building permit to build a house on an unplatted lot, explained that the applicant would need to dedicate 25 feet of right-of-way and that the Commission had recommended a waiver of escrow requirements estimated at \$4600. Fox confirmed that when sewer became available the applicant would be required to tie on. Welborn made a motion to approve the final plat requiring dedication of 25 feet of right-of-way and waiving street escrow requirements. Bullock seconded the motion. The motion was voted on and passed unanimously.

James Flinchum, 609 Sunset Hill, addressed Council to discuss a proposed ordinance requiring notification when certain construction takes place in residential areas. Flinchum told Council of an incident where construction in an easement left a deep ditch less than two feet from his residence. He urged Council to require two weeks notice, a contact, a temporary fence and a clear definition of who assumed liability. City Attorney Pete Eckert stated that City requirements regarding direction of screening would result in the City assuming liability. The Council discussed requiring the contractors to return the property to its original condition as opposed to "good maintainable" condition as stated in the proposed ordinance. Director of Public Works Ed Heath pointed out that residents sometimes planted shrubbery, built fences or poured concrete over an easement. Eisen suggested staff review the ordinance and develop another recommendation addressing these items. Holt made a motion to table the ordinance. Jones seconded the motion. The motion was voted on and passed unanimously.

Council then continued a public hearing and considered approval of a change in zoning from "SF-10" Single Family to "PD" Planned Development on 97 acres located North of Alamo. Harold Evans presented a site plan and outlined changes made in the plan based on Council direction indicated at the Worksession. Sanders Thompson asked Council to allow a minimum of 262 lots and a maximum of 275. Council discussed the number of lots

under 8000 square feet, the location of 10,000 square feet and the proposed park land. Eckert reminded Council that by ordinance PD's were reviewed every two years. Couch outlined recommendations of the Commission including (1) a minimum 7000 square foot lot size and 2F-7 area requirements (2) a minimum 1500 square foot dwelling (3) dedication of park land prior to platting (4) completion of a traffic analysis prior to platting (5) determination of the final alignment of North Lakeshore Drive prior to platting and (6) providing a phasing plan prior to development if development is planned in stages. Holt made a motion to approve the zone change including all the previously listed conditions, allowing a minimum of 262 lots with percentages of lot sizes generally as submitted, and providing that 50% of all lots in excess of 262 will be over 8000 square feet. Jones seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of an ordinance amending the Comprehensive Zoning Ordinance to add a Scenic Overlay District to the list of zoning categories. Couch outlined changes in the ordinance made resulting from direction received in the Worksession. Welborn made a motion to approve the ordinance. Fox seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of an amendment to the Sign Ordinance to provide special restrictions for signs within the Scenic Overlay District. Couch outlined the requirements in the ordinance and read the ordinance caption. Jones made a motion to approve the ordinance. Fox seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of (1) an ordinance setting the 1987 tax rate at .3400 per \$100.00 valuation, levying taxes and continuing the over 65 homestead exemption (2) an ordinance adopting the 1987-1988 operating budget (3) a resolution approving the 1987-88 revenue sharing budget (4) an ordinance approving the amended 1986-87 operating budget and (5) a resolution approving water and sewer rates for 1987-88 fiscal year. Welborn made a motion to approve all five items. Fox seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of an agreement with the City of Heath for Animal Control. Eisen explained that Rockwall would provide emergency animal control service to Heath as outlined in the agreement. Council discussed the charges for service and impound fees. Jones made a motion to approve the agreement. Luby seconded the motion. The motion was voted on and passed unanimously.

Council then considered appointing auditors to conduct the 1986-87 annual audit. Eisen addressed some concerns Council had regarding contracting Arthur Andersen for another year. Director of Finance Michael Phemister stated that a specific time table would be adhered to and the books would be closed making the audit easier to conduct than in previous years. Fox made a motion to appoint Arthur Andersen to conduct the audit. Bullock seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of a resolution appointing Michael Phemister to the Rockwall Property Finance Authority Board of Directors. Fox made a motion to approve the resolution. Holt seconded the motion. The motion was voted on and passed unanimously.

Council then adjourned into Executive Session to discuss personnel regarding appointments to the Airport Planning Committee. Upon reconvening into regular session, the following people were appointed: John Bullock, Ken Jones, Lyn Broyles, James Flinchum, Keith Barrett and Bobby Holt. Broyles, Flinchum, and Barrett were appointed pending acceptance of the positions and Holt was appointed pending acceptance and confirmation that the Charter allowed the appointment.

As there were no further items to come before the Council for consideration, the meeting was adjourned at 12:45 A.M.

APPROVED:

Mayor

ATTEST:

By _____

PLANNING AND ZONING ACTION SHEET

PLANNING AND ZONING ACTION SHEET

Applicant Craig Barz Case No. 81-55-FP
Property Description 222 Quail Run Road
Case Subject Matter final plat on .917 acres

CASE ACTION

Approved Disapproved Tabled
Date to P&Z 9/10/89 ✓
Conditions _____

Date to City Council _____ ✓
Conditions 9/21/89
waving street escrow req.
req. 25' of ROW

Ordinance no. _____ Date _____

ITEMS IN FILE

Zoning Cases

- ___ Application
- ___ Site Plan
- ___ Filing Fee
- ___ Notice to Paper
- ___ Notice to Residents
- ___ List of Residents Notified
- ___ Residents' Responses
- ___ Consultant's Review
- ___ Agenda Notes
- ___ Minutes
- ___ Ordinance
- ___ Correspondence
- ___ Applicant Receipts

Plat/Site Plan Cases

- ✓ Application
- ✓ Filing Fee
- ✓ Plat/Plan
- ___ Engineer's Review
- ___ Consultant's Review
- ✓ Agenda Notes
- ✓ Minutes
- ✓ Correspondence
- C14 County File Number
- ___ Applicant Receipts



December 14, 2020

TO: Gary Gordon
222 W. Quail Run Road
Rockwall, Texas 75087

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

SUBJECT: MIS2020-015; *Special Exception for 222 W. Quail Run Road*

Mr. Gordon:

This letter serves to notify you that the above referenced case that you submitted for consideration by the City of Rockwall was approved by the City Council on November 24, 2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant will be required to obtain a fence permit from the Building Inspections Department;
- (2) The fence be limited to a maximum of 48-inches in the front yard in accordance with the requirements of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC); and,
- (3) 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 November 24, 2020, the Planning and Zoning Commission approved a motion to approve a front yard fence with the conditions of approval and that the front yard fence would not exceed 48-inches in height and would not be constructed within the right-of-way (i.e. on the subject property). The motion passed by a vote of 4-0, with Commissioners Chodun, Thomas, and Deckard absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,


David Gonzales, AICP
Planning and Zoning Manager