



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # MTS2021-003 P&Z DATE 3/9/2021 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. MIS2021-003

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 54 Shady Dale, Rockwall, Texas 75032

SUBDIVISION Best Estate LOT BLOCK

GENERAL LOCATION 2.6 acres located at the corner of Shady Dale and Ridge Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING James Best CURRENT USE Same

PROPOSED ZONING Fence variance PROPOSED USE Same

ACREAGE 2.6 acres 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 James Best APPLICANT Andrew D. Thomas

CONTACT PERSON Andrew D. Thomas CONTACT PERSON Andrew D. Thomas

ADDRESS ADDRESS 422 E I-30, Suite F

CITY, STATE & ZIP CITY, STATE & ZIP Royse City, Texas 75189

PHONE PHONE (469) 965-4500

E-MAIL E-MAIL andrew@law-adt.com

NOTARY VERIFICATION [REQUIRED]

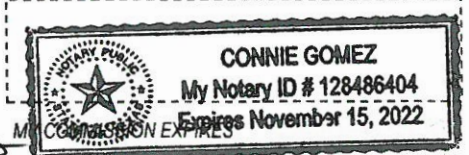
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED James Best [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

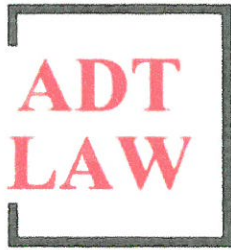
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF February 20 21. BY SIGNING THIS APPLICATION, 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 February 20 21

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





ANDREW D. THOMAS
F. DUNCAN THOMAS

LAW OFFICE OF ANDREW D. THOMAS
422 E I-30, SUITE F
ROYSE CITY, TEXAS 75189

T: (469) 965-4500
F: (469) 965-4550
ANDREW@LAW-ADT.COM

TO: City of Rockwall Planning & Zoning Department
FROM: James Best c/o Andrew D. Thomas
RE: Second Variance Request: Solid Cast Concrete 8-foot Fence
DATE: February 12, 2021

On or about October 9, 2020, the owner, Mr. James Best, submitted a variance request to the City of Rockwall Planning & Zoning Commission (**P&Z Board**) to construct a concrete cast fence on the property. *See* Ex. 1, Development Application; Ex. 2, First Variance Request.

The fencing ordinance allows homeowners to construct solid board-on-board cedar fences that are a minimum of six (6) feet and a maximum of eight (8) feet. *See* City of Rockwall Unified Development code § 08.03(B)(1). While concrete with stone face/form liner is a permitted fence material, the applicable residential solid fencing section only discusses cedar board-on-board fencing. *Compare* § 08.02(B)(1) *with* § .08.03(B)(1). Because Mr. Best did not intend to construct a fence in excess of eight (8) feet, he only requested a variance to use an alternative fence material:

Variance Request:

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

See Ex. 2, First Variance Request. In conjunction with the request, Mr. Best submitted a site plan identifying where the fence would be constructed and a schematic sheet explaining how a cast concrete fence is constructed. The schematic sheet identified how a typical 6-foot cast concrete wall is constructed.

On October 27, 2020, the P&Z Board heard the variance request. During the hearing, the height of the fence was discussed, and City of Rockwall staff represented to the P&Z Board the height would be six feet based upon Mr. Best's schematic sheet. The P&Z Board unanimously approved the variance request.

Mr. Best then applied for a building permit. His permit included plans to construct an eight-foot cast concrete fence. *See* Ex. 3, Building Permit Application. The City approved the building permit and Mr. Best constructed an eight-foot fence in accordance with the plans submitted. *See* Exhibit 4, Pictures.

On January 19, 2021, the City instructed Mr. Best to submit a second variance requesting the additional height. *See* Ex. 5.

Pursuant to the City's request, Mr. Best makes this second request for a variance to section .08.03(B)(1) allowing Mr. Best to construct an eight-foot cast concrete solid fence on the property as identified in the Building Permit Application and the submitted pictures. *See* Ex. 3, Building Permit Application; Ex. 4, Pictures.

Mr. Best never meant to mislead the P&Z Board regarding the fence height in his first request, he just misunderstood the fencing ordinance and believed a variance was only needed as to the fencing material.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. M152020-013

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 54 Shady Dale Rockwall 75032
 Subdivision Best Estate Lot _____ Block _____
 General Location 2.6 acres corner of Shady Dale + Ridge Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Residential Current Use SAME
 Proposed Zoning Fence variance Proposed Use _____
 Acreage 2.6 Lots [Current] _____ Lots [Proposed] _____

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

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

Owner James Best Applicant _____
 Contact Person _____ Contact Person _____
 Address 7235 S Fm 549 Address _____
 City, State & Zip Heath Tx 75032 City, State & Zip _____
 Phone 214-528-6060 Phone _____
 E-Mail JBest@BestLawCenter.com E-Mail _____



NOTARY VERIFICATION [REQUIRED]

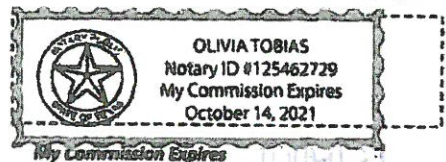
Before me, the undersigned authority, on this day personally appeared James Best [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 28 day of July, 2020.

Owner's Signature

Notary Public in and for the State of Texas



BEST, WATSON & GILBERT, P.C.

ATTORNEYS AND COUNSELORS

Date: October 9, 2020

To: City of Rockwall
Planning & Zoning Department

Re: 54 Shady Dale
Rockwall, TX 75032

Variance Request:

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

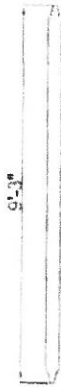


Special Exceptions. The Planning and Zoning Commission may consider alternative materials that are permitted by Subsection 8.02(B) (e.g. vinyl or split rail fencing) and/or alternative fence standards on a case-by-case basis.



PLAN NO. T21
SOUTH EDGE ROAD
PLOT PLAN
LOT # 21
SUBSECTION 8.02(B)
RECORD # 12345

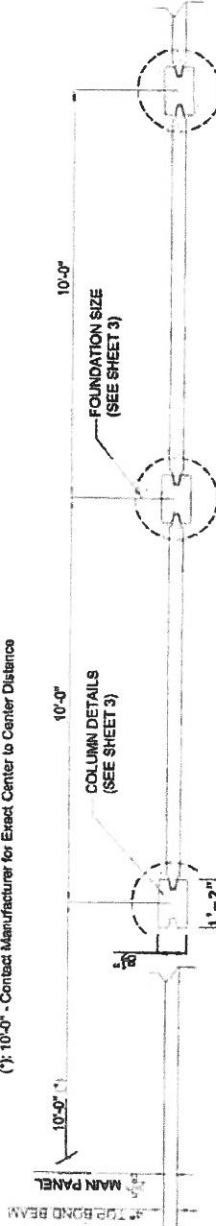
OWNER	ROCKSHIRE
ADDRESS	BEST RESIDENCE
CITY	
STATE	
ZIP	
DATE	
SCALE	
BY	
CHECKED	
APPROVED	



TYPICAL WALL PLAN VIEW

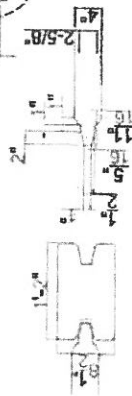
SCALE: NTS

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



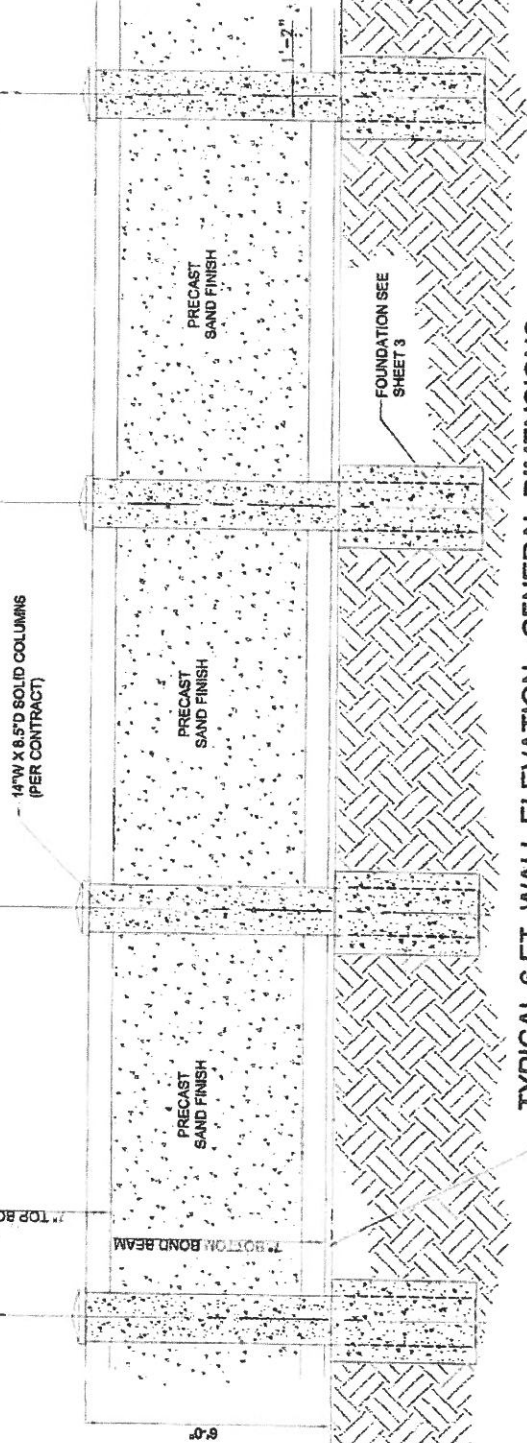
WALL PLAN VIEW - GENERAL DIMENSIONS

SCALE: NTS



TYPICAL PANEL / POST CONNECTION

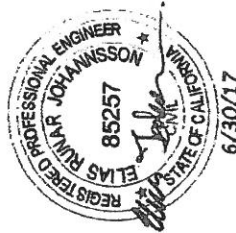
SCALE: NTS



TYPICAL 6 FT. WALL ELEVATION - GENERAL DIMENSIONS

SCALE: NTS

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



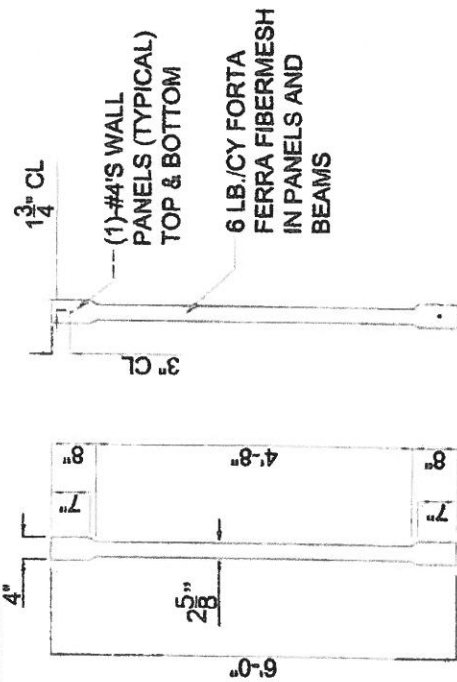
NO.	REVISION	DATE	BY	CHKD.	APP'D.
1	ISSUED FOR PERMITS	06/30/17	ELIAS RUNER		
2	ISSUED FOR PERMITS	06/30/17	ELIAS RUNER		
3	ISSUED FOR PERMITS	06/30/17	ELIAS RUNER		
4	ISSUED FOR PERMITS	06/30/17	ELIAS RUNER		
5	ISSUED FOR PERMITS	06/30/17	ELIAS RUNER		
6	ISSUED FOR PERMITS	06/30/17	ELIAS RUNER		
7	ISSUED FOR PERMITS	06/30/17	ELIAS RUNER		
8	ISSUED FOR PERMITS	06/30/17	ELIAS RUNER		
9	ISSUED FOR PERMITS	06/30/17	ELIAS RUNER		
10	ISSUED FOR PERMITS	06/30/17	ELIAS RUNER		

PERMACAST PRECAST CONCRETE FENCE
 SACRAMENTO FIRE STATION #16
 1400 S. SACRAMENTO AVENUE
 SACRAMENTO, CALIFORNIA
 WALL GENERAL DIMENSIONS
 ELIAS RUNER JOHANNSSON
 REGISTERED PROFESSIONAL ENGINEER
 NO. 85257
 STATE OF CALIFORNIA
 6/30/17

ELIAS RUNER JOHANNSSON, P.E.
 1201 East 3rd Street
 Tulsa, OK 74120
 (Office) 918-518-1124

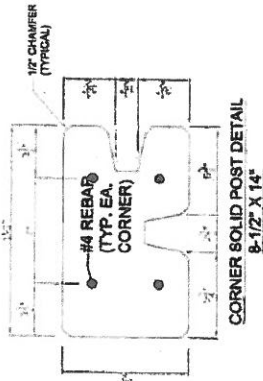
Sheet 2 of 0

5 1/8" DIA.

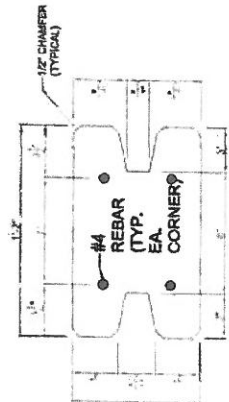


TYPICAL 6 FT. X 10 FT. PERMASAND PANEL

SCALE: NTS



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



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

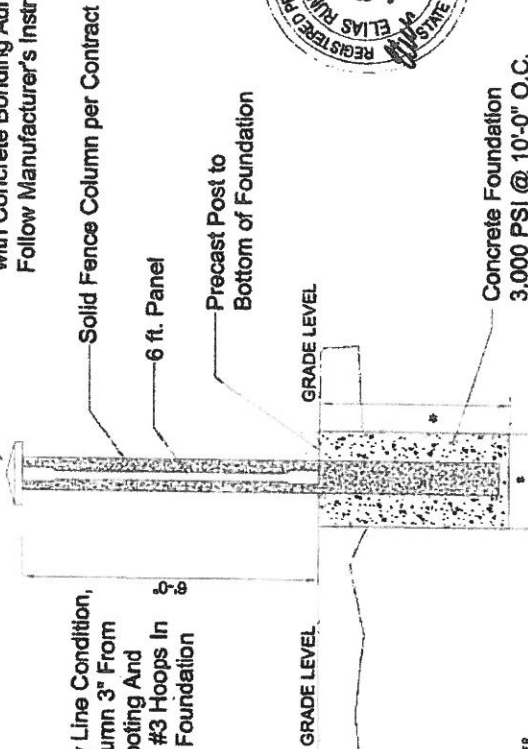
END SOLID POST DETAIL 8-1/2" X 14"

* Foundation Schedule

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

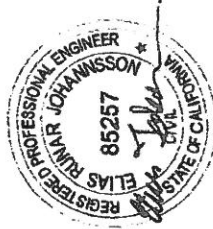
Optional Pre-Cast Column Cap (per contract). Cap to be Bonded with Concrete Bonding Adhesive. Follow Manufacturer's Instructions.

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



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

SCALE: NTS



6/30/17

PERMACAST PRECAST CONCRETE FENCE
 SACRAMENTO PIPE STATION #15
 1201 East 3rd Street
 TULSA, OK 74120
 (Office) 818-518-1124

DATE: 6/30/17
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO.: [Blank]
 SHEET NO.: 3 OF 3

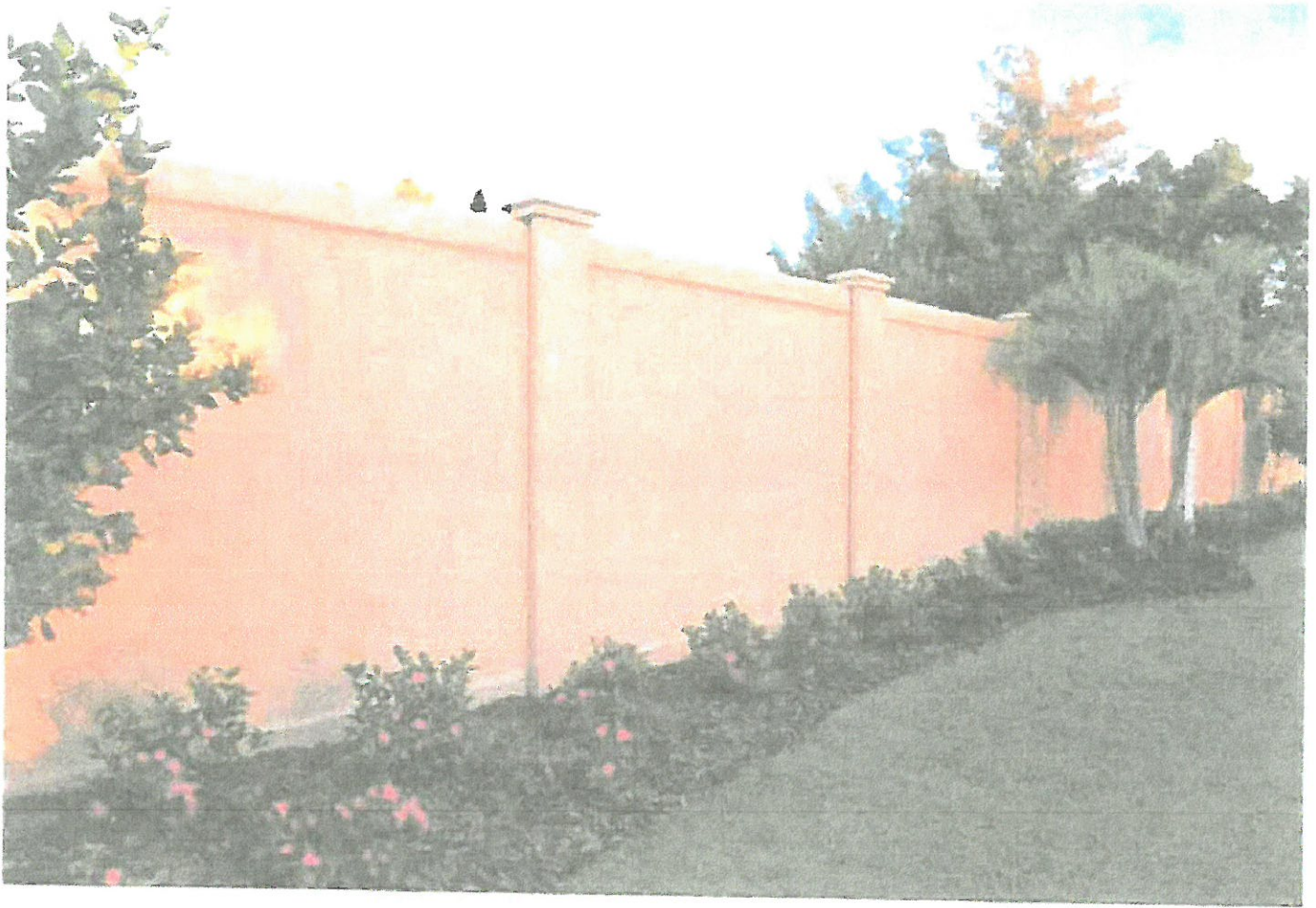
Permecast precast concrete fence



Permacast precast concrete fence



PERMAWALL SAND FINISH- WITH DECORATIVE COLUMN CAPS



Screening walls shall be designed and inspected by a Professional Engineer and an engineering report furnished to the City. Must be built as approved by the City of Rockwall.

City of Rockwall

Review For Code Compliance

Subject To Field Inspection
And Code Compliance

12/23/2020 By: C.Foshee

To Schedule a Inspection

rockwall.com/buildinginspections/inspectionsreq.asp

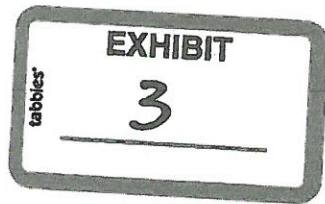


Construction according to Engineer's Specifications - any changes must be approved by the Engineer and submitted to the City of Rockwall.

BEST RESIDENCE

ROCK DARTLEY

PLAN NO. 1121



PILOT PLAN
LOT #1, 2 & 3
BEST ESTATE RESIDENCE
SOUTH RIDGE ROAD
PLAN NO. 1121

BUILDERS COPY

Keep On Job Site At All Times
For Inspection Use

CONSTRUCTION PLANS & SPECIFICATIONS FOR PERMACAST PRECAST CONCRETE FENCE

BUILDERS COPY
Keep On Job Site At All Times
For Inspection Use



- GENERAL NOTES:**
- CODES AND STANDARDS**
 - STRUCTURAL DESIGN BASED ON THE 2015 INTERNATIONAL BUILDING CODE DESIGN
 - WIND SPEED = 105 (3 SEC 301ST)
 - EXPOSURE - B
 - Kd = 0.15
 - CONSTRUCTION TYPE - I OR II (NONCOMBUSTIBLE MATERIALS)
 - RISK CATEGORY 1
 - SOIL CONDITIONS (ASSUMED)**
 - ALLOWABLE BEARING CAPACITY = 2,000 PSF
 - ALLOWABLE LATERAL SOIL CAPACITY = 150 PSF
 - MINIMUM N = 7
 - UPLIFT FORCES ASSUMED NEGLIGIBLE
 - CONCRETE STRENGTH**
 - MINIMUM 28 DAY COMPRESSIVE STRENGTH OF PRECAST ELEMENTS F_{cd} = 5,500 PSI
 - MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CAST IN PLACE CONCRETE F_c = 3,000 PSI (CLASS A)
 - MATERIALS:**
 - CEMENT PER ASTM C-150 TYPE 1
 - AGGREGATES FOR CONCRETE:**
 - NORMAL WEIGHT AGGREGATE: FINE AND COARSE AGGREGATE PROVISIONS AND TEST METHODS SHALL MEET ASTM C33. MAXIMUM AGGREGATE SIZE OF 3/4".
 - ADMIXTURES:**
 - NO ADMIXTURES SHALL CAUSE AN INCREASE IN SHRINKAGE WHEN TESTED IN ACCORDANCE WITH ASTM C494 AND C157
 - DELIVERY OF CONCRETE:**
 - DISCHARGE OF THE CONCRETE SHALL BE COMPLETED WITHIN 1 1/2 HOURS AFTER THE INTRODUCTION OF THE MIXING WATER TO THE CEMENT AND AGGREGATES OR THE INTRODUCTION OF THE CEMENT TO THE AGGREGATES.
 - WATER SHALL NOT BE ADDED IN THE FIELD UNLESS APPROVED BY THE ENGINEER.
 - UTILITIES**
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTING THE FENCE AND/OR FOUNDATIONS. CONTRACTOR SHALL NOTIFY LOCATION OF ALL UTILITIES TO BOTH THE OWNER AND SITE ENGINEER PRIOR TO CONSTRUCTING FENCE AND / OR FOUNDATIONS.

PROJECT:
JAMES P. BEST (New Residence)
54 SHADY DALE LANE
ROCKWALL, TX 75032

WALL TYPE:
8 FT. STANDARD 2.0 SAND FINISH

PROJECT NUMBER:
2074

WIND DESIGN:
105 MPH

EXPOSURE:
B

RISK CATEGORY:
1

Digitally signed by
Ralph Remmert
Date: 2020.11.30
14:19:33 -05'00'



NOTES:
1) CONTRACTOR TO REFER TO CIVIL DRAWINGS FOR WALL LAYOUT.

NOVEMBER 30, 2020

Prepared By
Ralph Remmert, P.E.
Texas Registration No. 126567

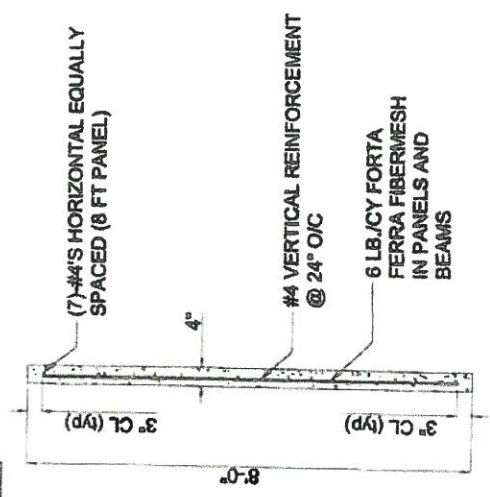
JBM & R ENGINEERING, INC.
FIRM #19215
P.O. BOX 1566 VALRICO, FL 33595

TEL: 813.598.4643 (CELL) 813.741.2109 (OFFICE) 813.655.0061 (FAX)

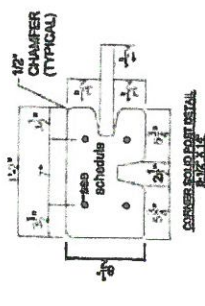
DRAWING INDEX

DWG. NO.	TITLE
SHEET 1	COVER SHEET & GENERAL NOTES
SHEET 2	8' HIGH X 2.0 WALL DIMENSIONS
SHEET 3	FOUNDATION, COLUMN, AND PANEL DETAILS

This Item has been Electronically Signed and Sealed by Ralph Remmert, Texas P.E. #126567 using a SHA-1 Authentication Code. Printed Copies of the Document are not considered Signed and Sealed and the SHA-1 Authentication Code must be verified on any electronic copies.



TYPICAL 8 FT. X 20 FT. PERMACAST 2.0 PANEL
SCALE: 1/8" = 1'-0"

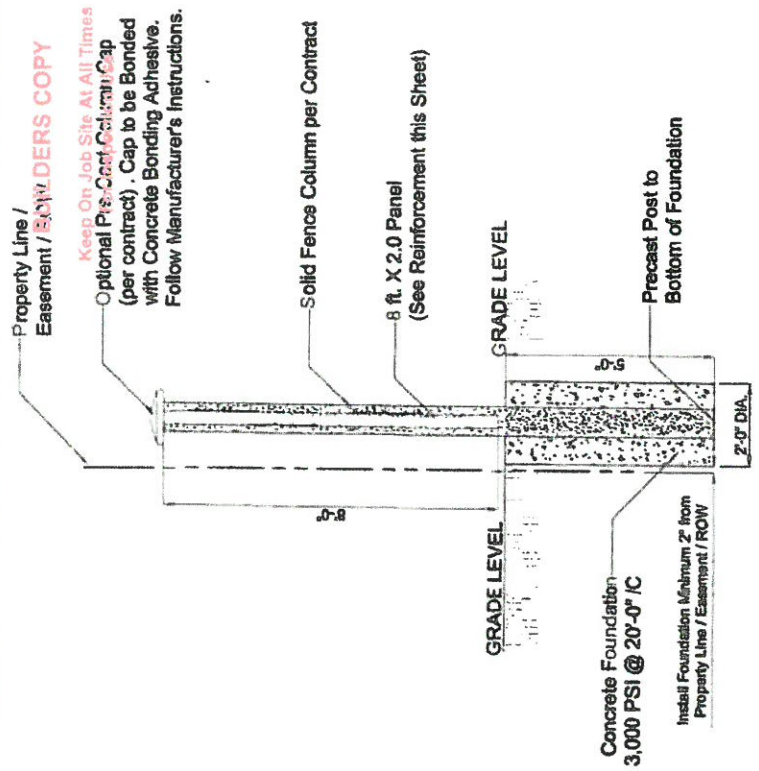


LINE SOLID POST DETAIL
8-1/2" X 14"

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

SCALE: 1" = 1'-0"

Column	Reinforcement
8 ft. High Columns on 20 ft. Centers	#5's EA. CORNER



TYPICAL FOUNDATION FOR 8 FT. COLUMNS
FOR PERMACAST 2.0 PANELS (20 FT. O/C)

SCALE: 1/8" = 1'-0"

This item has been Electronically Signed and Sealed by Ralph Remmer, Texas P.E. #128587 using a SHA-1 Authentication Code. Printed Copies of the Document are not considered Signed and Sealed and the SHA-1 Authentication Code must be verified on any electronic copies.

JBM & R
ENGINEERING, P.C.
Ralph E. Remmer, P.E.
PROJ 61878

AMER RESIT
61878788
RECONVAL TEXAS PROJ

REGISTRATION DETAILS
EXPIRES 12/31/2024
ISSUED 06/15/2024

0 SHEET 3



EXHIBIT
tabbies
4





[Print](#) | [Close Window](#)

Subject: Wall Correction for 54 Shady Dale Drive
From: "Miller, Ryan" <RMiller@rockwall.com>
Date: Tue, Jan 19, 2021 12:19 pm
To: ""jbest@bestlawcenter.com"" <jbest@bestlawcenter.com>
Attach: image001.jpg
 image002.jpg
 image003.png
 image004.png
 Packet [P&Z] (10.27.2020).pdf

Mr. Best ... Per our conversation attached is a copy of the packet that was provided to the Planning and Zoning Commission. In this packet are the wall plans provided to us at the time the original case was submitted. In these documents the only height indicated is a six (6) foot wall. To correct this you will have to go back through the process to receive permission for the additional height. Below is a link to the development application that you will need to fill out. Please submit this ASAP so that we can get you on the next Planning and Zoning Commission agenda. If you have any additional questions please let me know. Thanks.

Application: [http://www.rockwall.com/planning/Documents/Development%20Application%20\(Complete\).pdf](http://www.rockwall.com/planning/Documents/Development%20Application%20(Complete).pdf)

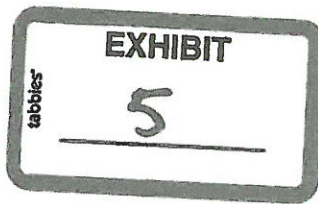


RYAN C. MILLER, AICP
 DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
 972.772.6441 OFFICE
 RMILLER@ROCKWALL.COM
 385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

NOTES

- 1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. MIS2021-003

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 54 Shady Dale, Rockwall, Texas 75032

SUBDIVISION Best Estate LOT BLOCK

GENERAL LOCATION 2.6 acres located at the corner of Shady Dale and Ridge Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING James Best CURRENT USE Same

PROPOSED ZONING Fence variance PROPOSED USE Same

ACREAGE 2.6 acres 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]

<input type="checkbox"/> OWNER	<u>James Best</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Andrew D. Thomas</u>
CONTACT PERSON	<u>Andrew D. Thomas</u>	CONTACT PERSON	<u>Andrew D. Thomas</u>
ADDRESS		ADDRESS	<u>422 E I-30, Suite F</u>
CITY, STATE & ZIP		CITY, STATE & ZIP	<u>Royse City, Texas 75189</u>
PHONE		PHONE	<u>(469) 965-4500</u>
E-MAIL		E-MAIL	<u>andrew@law-adt.com</u>

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED James Best [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

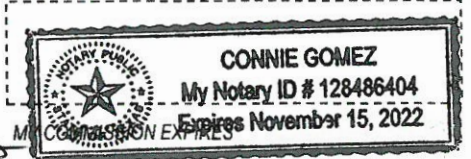
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF February 20 21. BY SIGNING THIS APPLICATION, 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 February 20 21

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

11/15/2020





P2021-006 - SCREENING FENCE FOR 54 SHADY DALE LANE
 SPECIAL EXCEPTION - LOCATION MAP = [icon]

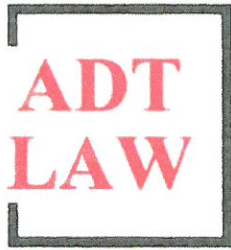


City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





ANDREW D. THOMAS
F. DUNCAN THOMAS

LAW OFFICE OF ANDREW D. THOMAS
422 E I-30, SUITE F
ROYSE CITY, TEXAS 75189

T: (469) 965-4500
F: (469) 965-4550
ANDREW@LAW-ADT.COM

TO: City of Rockwall Planning & Zoning Department
FROM: James Best c/o Andrew D. Thomas
RE: Second Variance Request: Solid Cast Concrete 8-foot Fence
DATE: February 12, 2021

On or about October 9, 2020, the owner, Mr. James Best, submitted a variance request to the City of Rockwall Planning & Zoning Commission (**P&Z Board**) to construct a concrete cast fence on the property. *See* Ex. 1, Development Application; Ex. 2, First Variance Request.

The fencing ordinance allows homeowners to construct solid board-on-board cedar fences that are a minimum of six (6) feet and a maximum of eight (8) feet. *See* City of Rockwall Unified Development code § 08.03(B)(1). While concrete with stone face/form liner is a permitted fence material, the applicable residential solid fencing section only discusses cedar board-on-board fencing. *Compare* § 08.02(B)(1) *with* § .08.03(B)(1). Because Mr. Best did not intend to construct a fence in excess of eight (8) feet, he only requested a variance to use an alternative fence material:

Variance Request:

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

See Ex. 2, First Variance Request. In conjunction with the request, Mr. Best submitted a site plan identifying where the fence would be constructed and a schematic sheet explaining how a cast concrete fence is constructed. The schematic sheet identified how a typical 6-foot cast concrete wall is constructed.

On October 27, 2020, the P&Z Board heard the variance request. During the hearing, the height of the fence was discussed, and City of Rockwall staff represented to the P&Z Board the height would be six feet based upon Mr. Best's schematic sheet. The P&Z Board unanimously approved the variance request.

Mr. Best then applied for a building permit. His permit included plans to construct an eight-foot cast concrete fence. *See* Ex. 3, Building Permit Application. The City approved the building permit and Mr. Best constructed an eight-foot fence in accordance with the plans submitted. *See* Exhibit 4, Pictures.

On January 19, 2021, the City instructed Mr. Best to submit a second variance requesting the additional height. *See* Ex. 5.

Pursuant to the City's request, Mr. Best makes this second request for a variance to section .08.03(B)(1) allowing Mr. Best to construct an eight-foot cast concrete solid fence on the property as identified in the Building Permit Application and the submitted pictures. *See* Ex. 3, Building Permit Application; Ex. 4, Pictures.

Mr. Best never meant to mislead the P&Z Board regarding the fence height in his first request, he just misunderstood the fencing ordinance and believed a variance was only needed as to the fencing material.



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

STAFF USE ONLY

PLANNING & ZONING CASE NO. M152020-013

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 54 Shady Dale Rockwall 75032
 Subdivision Best Estate Lot _____ Block _____
 General Location 2.6 acres corner of Shady Dale + Ridge Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Residential Current Use SAME
 Proposed Zoning Fence variance Proposed Use _____
 Acreage 2.6 Lots [Current] _____ Lots [Proposed] _____

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

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

Owner James Best Applicant _____
 Contact Person _____ Contact Person _____
 Address 7235 S Fm 549 Address _____
 City, State & Zip Heath Tx 75032 City, State & Zip _____
 Phone 214-528-6060 Phone _____
 E-Mail JBest@BestLawCenter.com E-Mail _____



NOTARY VERIFICATION [REQUIRED]

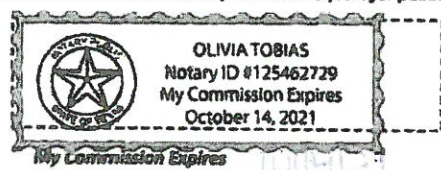
Before me, the undersigned authority, on this day personally appeared James Best [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 28 day of July, 2020.

Owner's Signature

Notary Public in and for the State of Texas



BEST, WATSON & GILBERT, P.C.

ATTORNEYS AND COUNSELORS

Date: October 9, 2020

To: City of Rockwall
Planning & Zoning Department

Re: 54 Shady Dale
Rockwall, TX 75032

Variance Request:

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



2 19645 0

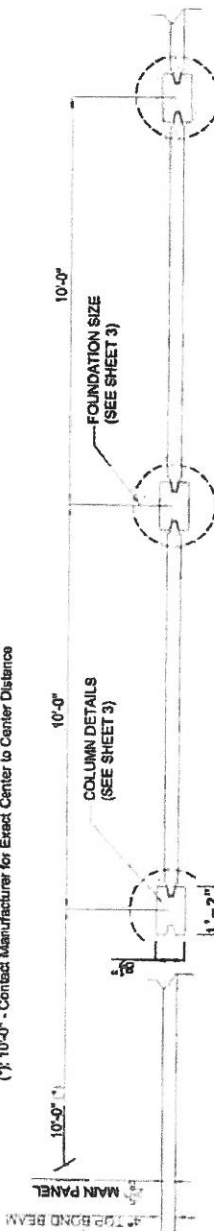


TYPICAL WALL PLAN VIEW

SCALE: NTS

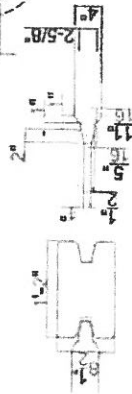
(*) 10'-0\"/>

Contact Manufacturer for Exact Center to Center Distances



WALL PLAN VIEW - GENERAL DIMENSIONS

SCALE NTS



TYPICAL PANEL / POST CONNECTION

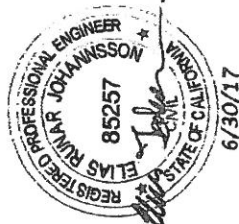
SCALE: NTS



TYPICAL 6 FT. WALL ELEVATION - GENERAL DIMENSIONS

SCALE NTS

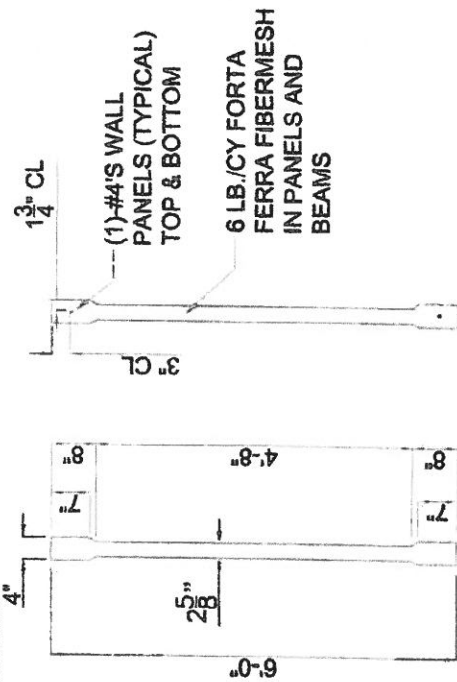
OWNER IS RESPONSIBLE FOR DRAINAGE PATTERN AROUND AND UNDERNEATH NEW FENCE. ENGINEER IS NOT RESPONSIBLE FOR SITE DRAINAGE REQUIREMENTS.



Project information table with columns for description, quantity, units, and cost. Includes project name 'PERMACAST PRECAST CONCRETE FENCE', location 'SACRAMENTO FIRE STATION #16', and sheet number 'Sheet 2'.

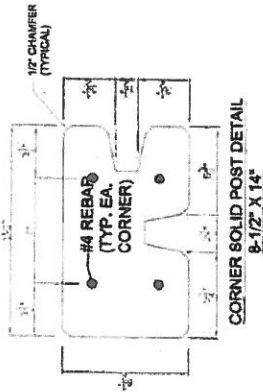
Elias Runar Johansson, P.E.
1201 East 3rd Street
Tulsa, OK 74120
(Office) 918-518-1124

5 1/8" x 1 1/2" x 1/2"

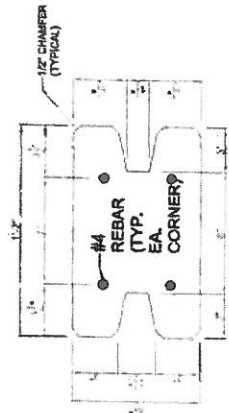


TYPICAL 6 FT. X 10 FT. PERMASAND PANEL

SCALE: NTS



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



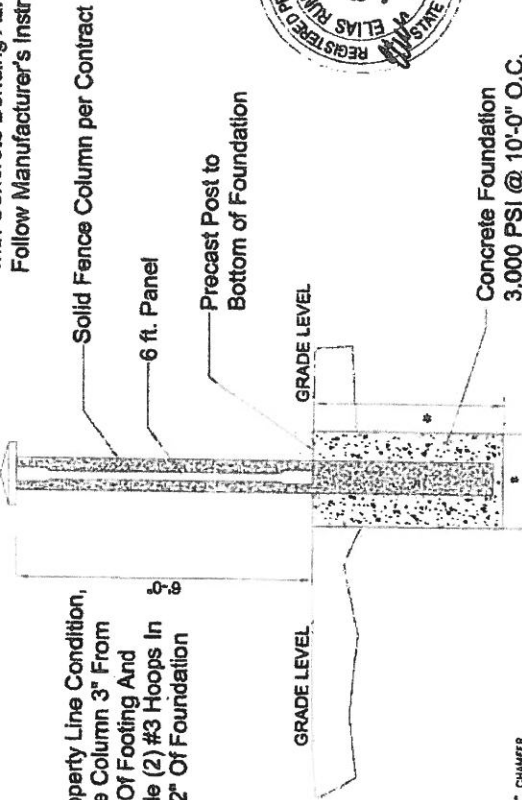
LINE SOLID POST DETAIL
8-1/2" X 14"

* Foundation Schedule

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

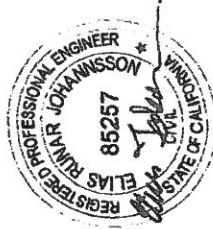
Optional Pre-Cast Column Cap (per contract). Cap to be Bonded with Concrete Bonding Adhesive. Follow Manufacturer's Instructions.

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



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

SCALE: NTS



6/30/17

PERMACAST PRECAST CONCRETE FENCE
SACRAMENTO PIPE STATION #15
1201 East 3rd Street
Tulsa, OK 74120
(Office) 818-518-1124

DATE: 6/30/17
BY: [Signature]
CHECKED: [Signature]
SCALE: NTS

Sheet 3 of 0

Permecast precast concrete fence



Permacast precast concrete fence



PERMAWALL SAND FINISH- WITH DECORATIVE COLUMN CAPS



Screening walls shall be designed and inspected by a Professional Engineer and an engineering report furnished to the City. Must be built as approved by the City of Rockwall.

City of Rockwall

Review For Code Compliance

Subject To Field Inspection
And Code Compliance

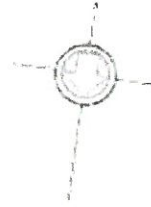
12/23/2020 By: C.Foshee

To Schedule a Inspection

rockwall.com/buildinginspections/inspectionsreq.asp



Construction according to Engineer's Specifications - any changes must be approved by the Engineer and submitted to the City of Rockwall.



LOT PLAN
LOT # 12, 13, 14
BEST ESTATE RESIDENCE
SOUTH RIDGE ROAD
PLAN NO. 1121

BUILDERS COPY

Keep On Job Site At All Times
For Inspection Use

OWNER: ROCK DARTLEY	DATE: 12/23/2020
PROJECT: BEST RESIDENCE	SCALE: AS SHOWN

CONSTRUCTION PLANS & SPECIFICATIONS FOR PERMACAST PRECAST CONCRETE FENCE

BUILDERS COPY
Keep On Job Site At All Times
For Inspection Use



- GENERAL NOTES:**
- CODES AND STANDARDS**
 - STRUCTURAL DESIGN BASED ON THE 2015 INTERNATIONAL BUILDING CODE DESIGN
 - WIND SPEED = 105 (3 SEC 301ST)
 - EXPOSURE - B
 - Kd = 0.15
 - CONSTRUCTION TYPE - I OR II (NONCOMBUSTIBLE MATERIALS)
 - RISK CATEGORY 1
 - SOIL CONDITIONS (ASSUMED)**
 - ALLOWABLE BEARING CAPACITY = 2,000 PSF
 - ALLOWABLE LATERAL SOIL CAPACITY = 150 PSF
 - MINIMUM N = 7
 - UPLIFT FORCES ASSUMED NEGLIGIBLE
 - CONCRETE STRENGTH**
 - MINIMUM 28 DAY COMPRESSIVE STRENGTH OF PRECAST ELEMENTS F_{cd} = 5,500 PSI
 - MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CAST IN PLACE CONCRETE F_c = 3,000 PSI (CLASS A)
 - MATERIALS:**
 - CEMENT PER ASTM C-150 TYPE 1
 - AGGREGATES FOR CONCRETE:**
 - NORMAL WEIGHT AGGREGATE: FINE AND COARSE AGGREGATE PROVISIONS AND TEST METHODS SHALL MEET ASTM C33. MAXIMUM AGGREGATE SIZE OF 3/4".
 - ADMIXTURES:**
 - NO ADMIXTURES SHALL CAUSE AN INCREASE IN SHRINKAGE WHEN TESTED IN ACCORDANCE WITH ASTM C494 AND C157
 - DELIVERY OF CONCRETE:**
 - DISCHARGE OF THE CONCRETE SHALL BE COMPLETED WITHIN 1 1/2 HOURS AFTER THE INTRODUCTION OF THE MIXING WATER TO THE CEMENT AND AGGREGATES OR THE INTRODUCTION OF THE CEMENT TO THE AGGREGATES.
 - WATER SHALL NOT BE ADDED IN THE FIELD UNLESS APPROVED BY THE ENGINEER.
 - UTILITIES**
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTING THE FENCE AND/OR FOUNDATIONS. CONTRACTOR SHALL NOTIFY LOCATION OF ALL UTILITIES TO BOTH THE OWNER AND SITE ENGINEER PRIOR TO CONSTRUCTING FENCE AND / OR FOUNDATIONS.

PROJECT:
JAMES P. BEST (New Residence)
54 SHADY DALE LANE
ROCKWALL, TX 75032

WALL TYPE:
8 FT. STANDARD 2.0 SAND FINISH

PROJECT NUMBER:
2074

WIND DESIGN:
105 MPH

EXPOSURE:
B

RISK CATEGORY:
1



Digitally signed by
Ralph Remmert
Date: 2020.11.30
14:19:33 -05'00'

NOTES:
1) CONTRACTOR TO REFER TO CIVIL DRAWINGS FOR WALL LAYOUT.

NOVEMBER 30, 2020

Prepared By
Ralph Remmert, P.E.
Texas Registration No. 126567

JBM & R ENGINEERING, INC.
FIRM #19215
P.O. BOX 1566 VALRICO, FL 33595

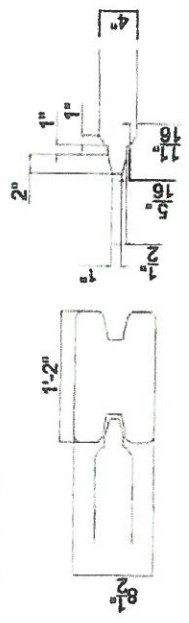
TEL: 813.598.4643 (CELL) 813.741.2109 (OFFICE) 813.655.0061 (FAX)

DRAWING INDEX

DWG. NO.	TITLE
SHEET 1	COVER SHEET & GENERAL NOTES
SHEET 2	8' HIGH X 2.0 WALL DIMENSIONS
SHEET 3	FOUNDATION, COLUMN, AND PANEL DETAILS

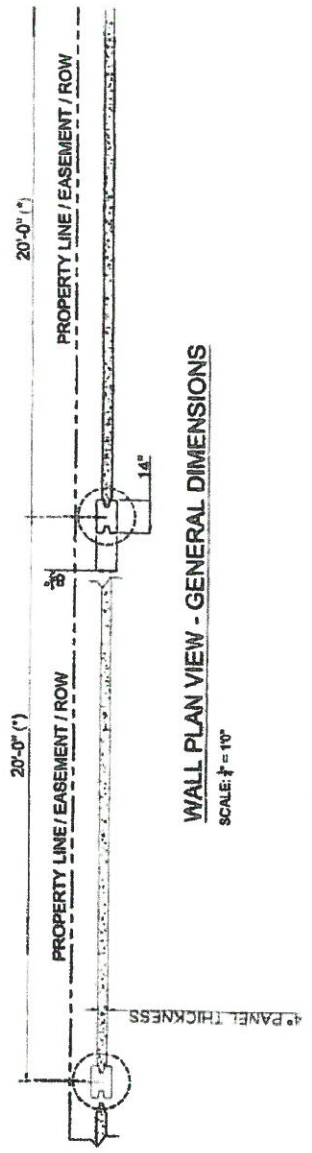
This Item has been Electronically Signed and Sealed by Ralph Remmert, Texas P.E. #126567 using a SHA-1 Authentication Code. Printed Copies of the Document are not considered Signed and Sealed and the SHA-1 Authentication Code must be verified on any electronic copies.

BUILDERS COPY
Keep On Job Site At All Times
For Inspection Use

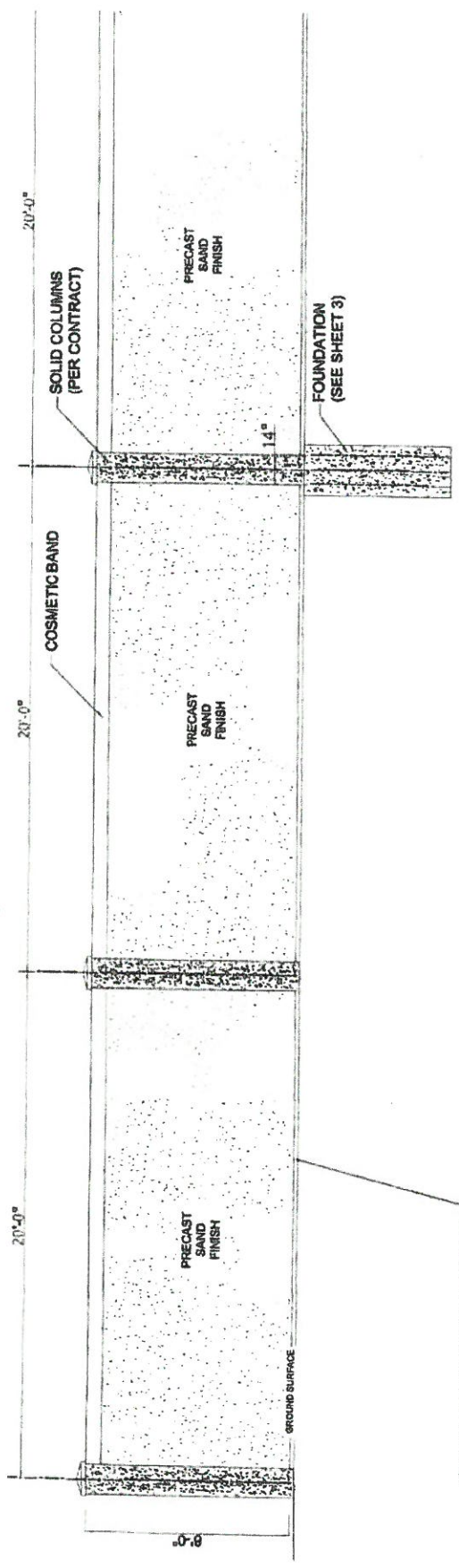


TYPICAL PANEL / POST CONNECTION
SCALE: 1"=1'-0"

(1') 20'-0" - Contact Manufacturer for Exact Center to Center Distances



WALL PLAN VIEW - GENERAL DIMENSIONS
SCALE: 3/4"=1'-0"



TYPICAL 8 FT. X 20 FT. WALL ELEVATION - GENERAL DIMENSIONS
SCALE: 3/4"=1'-0"

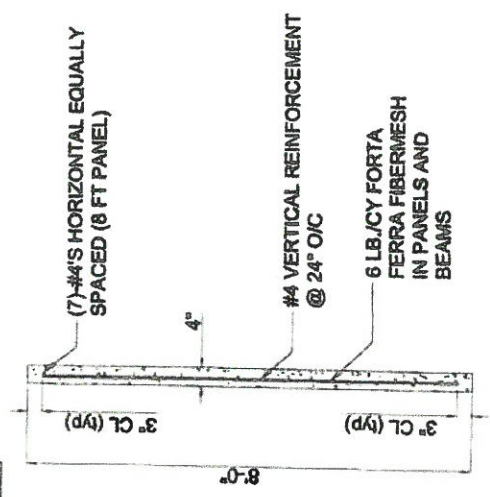
MIN. 2" CLEARANCE FOR DRAINAGE.
OWNER IS RESPONSIBLE FOR DRAINAGE
PATTERN AROUND NEW FENCE. JEM&R
ENGINEERING, INC. IS NOT RESPONSIBLE
FOR SITE DRAINAGE REQUIREMENTS.

This item has been Electronically Signed and Sealed by Ralph Rammert, Texas P.E. #128587 using a SHA-1 Authentication Code. Printed Copies of this Document are not considered Signed and Sealed and the SHA-1 Authentication Code must be verified on any electronic copies.

JEM & R ENGINEERING, INC.
Ralph E. Rammert, P.E.
12000 W. 12th Street
Tomball, TX 77375
281-351-1111
www.jemr.com

DATE: 08/14/18
BY: JEM
CHECKED: JEM
SCALE: 3/4"=1'-0"

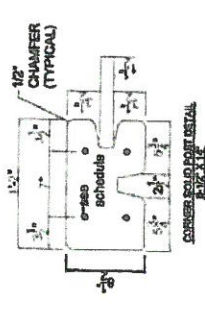
SHEET 2



TYPICAL 8 FT. X 20 FT. PERMACAST 2.0 PANEL
SCALE: 3/8" = 1'-0"

Reinforcement Schedule

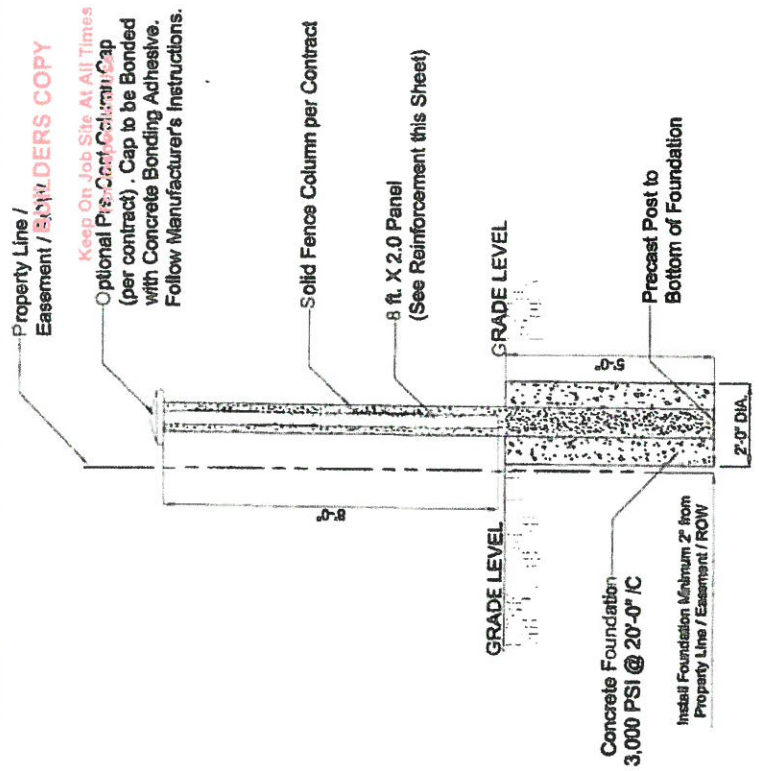
Column	Reinforcement
8 ft. High Columns on 20 ft. Centers	#5's EA. CORNER



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

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

SCALE: 1" = 1'-0"



TYPICAL FOUNDATION FOR 8 FT. COLUMNS
FOR PERMACAST 2.0 PANELS (20 FT. O/C)
SCALE: 3/8" = 1'-0"

This item has been Electronically Signed and Sealed by Ralph Remmer, Texas P.E. #128587 using a SHA-1 Authentication Code. Printed Copies of the Document are not considered Signed and Sealed and the SHA-1 Authentication Code must be verified on any electronic copies.

JBM & R
ENGINEERING, INC.
Ralph E. Remmer, P.E.
PROJ 61878

AMER RESIT
61878788
RECONVAL TEXAS PROJ

REGISTRATION DETAILS
EXPIRES 12/31/2024
ISSUED 06/15/2024
SHEET 3



EXHIBIT
tabbies
4





[Print](#) | [Close Window](#)

Subject: Wall Correction for 54 Shady Dale Drive
From: "Miller, Ryan" <RMiller@rockwall.com>
Date: Tue, Jan 19, 2021 12:19 pm
To: ""jbest@bestlawcenter.com"" <jbest@bestlawcenter.com>
Attach: image001.jpg
 image002.jpg
 image003.png
 image004.png
 Packet [P&Z] (10.27.2020).pdf

Mr. Best ... Per our conversation attached is a copy of the packet that was provided to the Planning and Zoning Commission. In this packet are the wall plans provided to us at the time the original case was submitted. In these documents the only height indicated is a six (6) foot wall. To correct this you will have to go back through the process to receive permission for the additional height. Below is a link to the development application that you will need to fill out. Please submit this ASAP so that we can get you on the next Planning and Zoning Commission agenda. If you have any additional questions please let me know. Thanks.

Application: [http://www.rockwall.com/planning/Documents/Development%20Application%20\(Complete\).pdf](http://www.rockwall.com/planning/Documents/Development%20Application%20(Complete).pdf)



RYAN C. MILLER, AICP
 DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
 972.772.6441 OFFICE
 RMILLER@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](#) | [UNIFIED DEVELOPMENT CODE](#)

NOTES

- 1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: October 27, 2020
APPLICANT: James Best
CASE NUMBER: MIS2020-013; *Special Exception for 54 Shadydale Drive*

SUMMARY

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

BACKGROUND

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

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

PURPOSE

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

ADJACENT LAND USES AND ACCESS

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

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

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

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

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

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

CHARACTERISTICS OF THE REQUEST:

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

CONDITIONS OF APPROVAL

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

- (1) The applicant will be required to obtain a fence permit from the Building Inspections Department;
- (2) Any construction resulting from the approval of this special exception shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. M152020-013

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 54 Shady Dale Rockwall 75032

Subdivision Best Estate Lot _____ Block _____

General Location 2.6 acres corner of Shady Dale + Ridge Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Residential Current Use _____

Proposed Zoning Fence variance Proposed Use SAME

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

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

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

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

NOTARY VERIFICATION [REQUIRED]

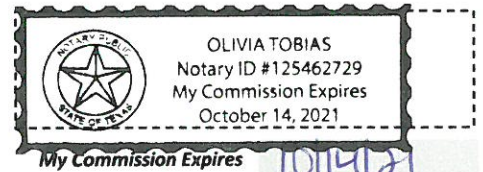
Before me, the undersigned authority, on this day personally appeared James Best [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100, to cover the cost of this application, has been paid to the City of Rockwall on this the 28 day of July, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 28 day of July, 2020

Owner's Signature _____

Notary Public in and for the State of Texas _____





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



City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



BEST, WATSON & GILBERT, P.C.

ATTORNEYS AND COUNSELORS

Date: October 9, 2020

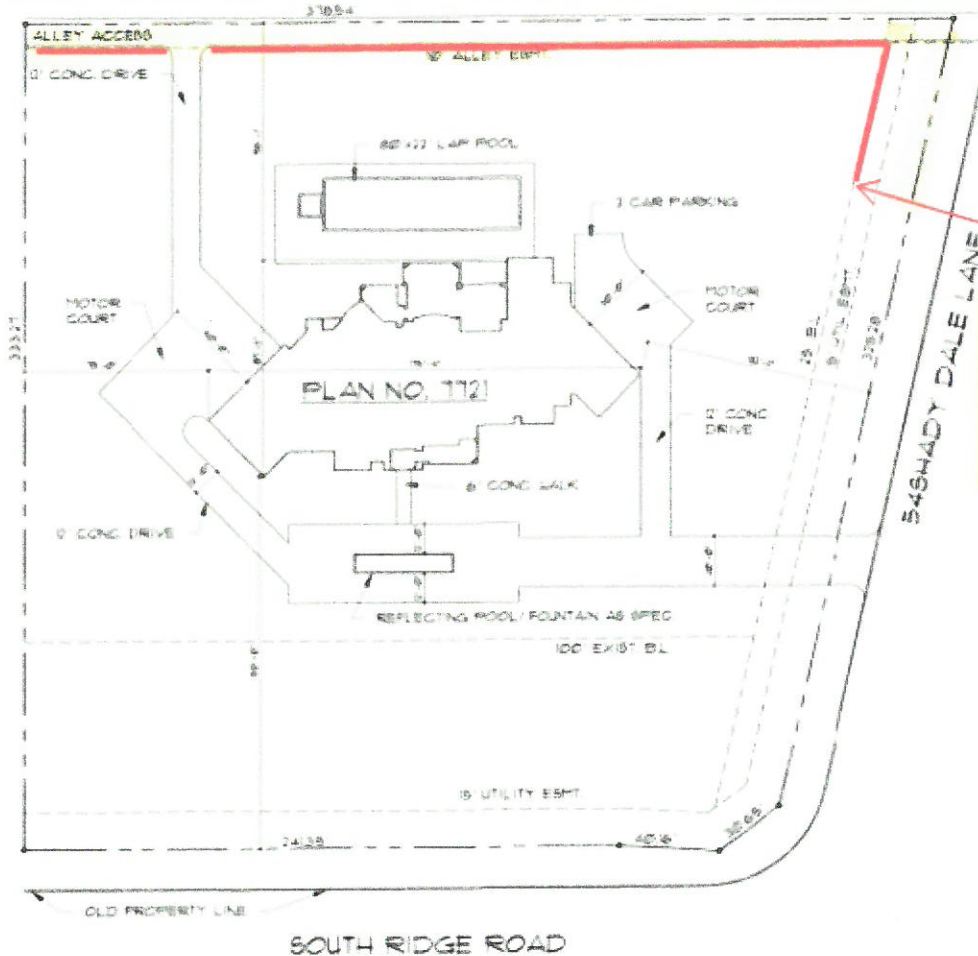
To: City of Rockwall
Planning & Zoning Department

Re: 54 Shady Dale
Rockwall, TX 75032

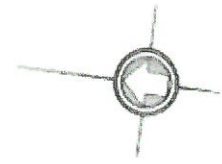
Variance Request:

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

Special Exceptions. The Planning and Zoning Commission may consider alternative materials that are permitted by Subsection 8.02(B) (e.g. vinyl or split rail fencing) and/or alternative fence standards on a case-by-case basis.

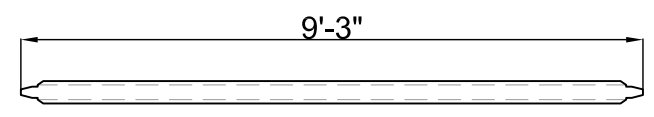


WALL WOULD HAVE TO STOP AT THE BUILD LINE AND NOT BE LOCATED WITHIN ANY EASEMENTS INCLUDING THE ALLEY



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

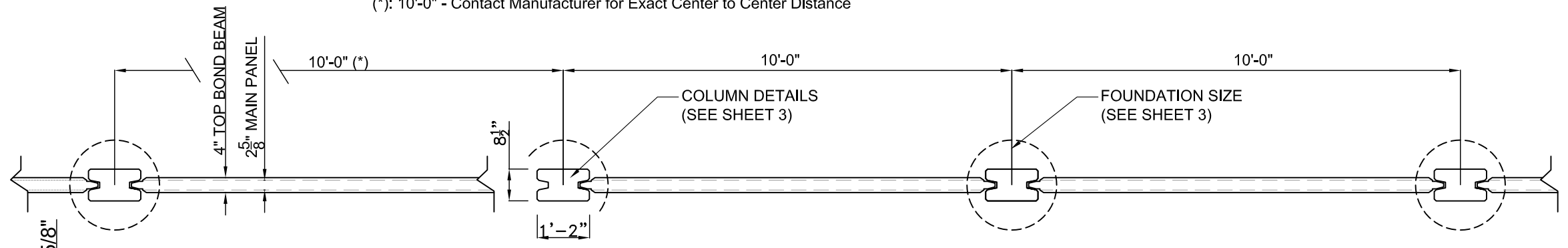
BEST RESIDENCE	
M. SHADY DALE LN. ROCKWALL, TX 75087 LOT #1, BLK 1A1, BEST ESTATE ADDITION	
RICK SHIPLEY	CUSTOM HOMES
DESIGN, BUILD, SERVICE	
11	11
10	10
9	9
8	8
7	7
6	6
5	5
4	4
3	3
2	2
1	1
PLOT	
6 1	



TYPICAL WALL PLAN VIEW

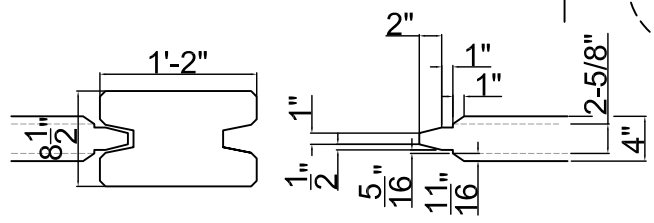
SCALE: NTS

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



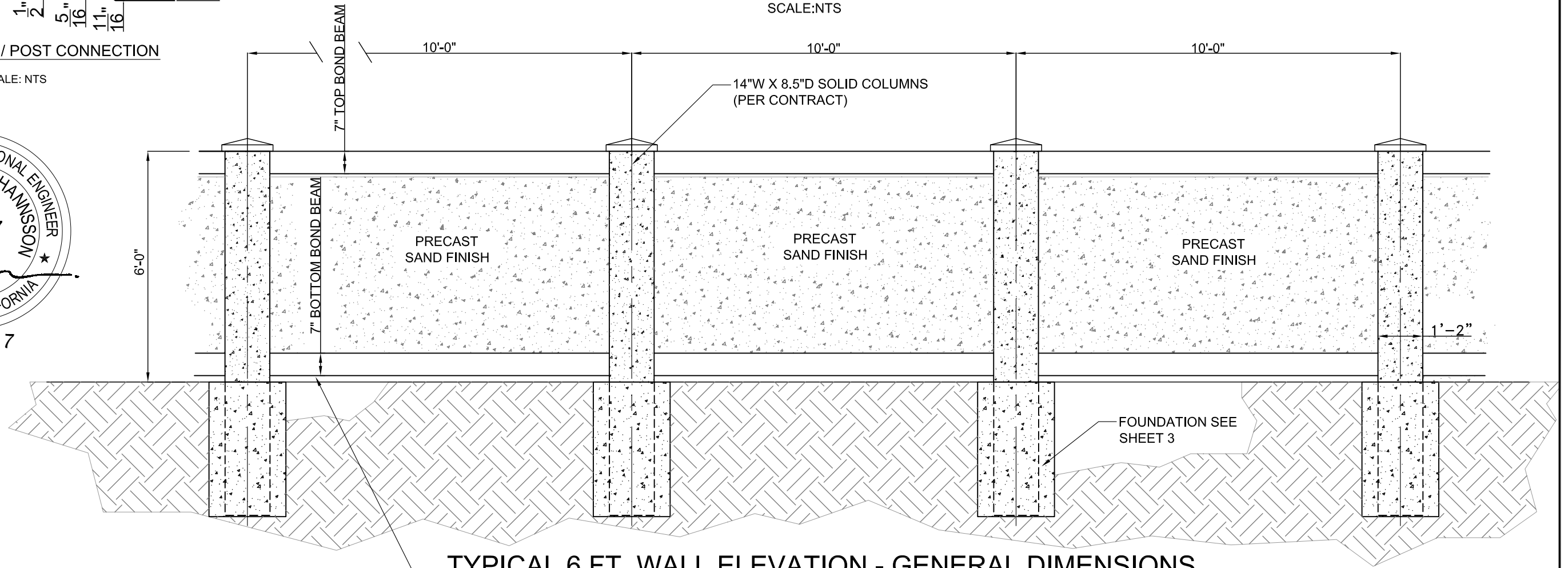
WALL PLAN VIEW - GENERAL DIMENSIONS

SCALE: NTS



TYPICAL PANEL / POST CONNECTION

SCALE: NTS



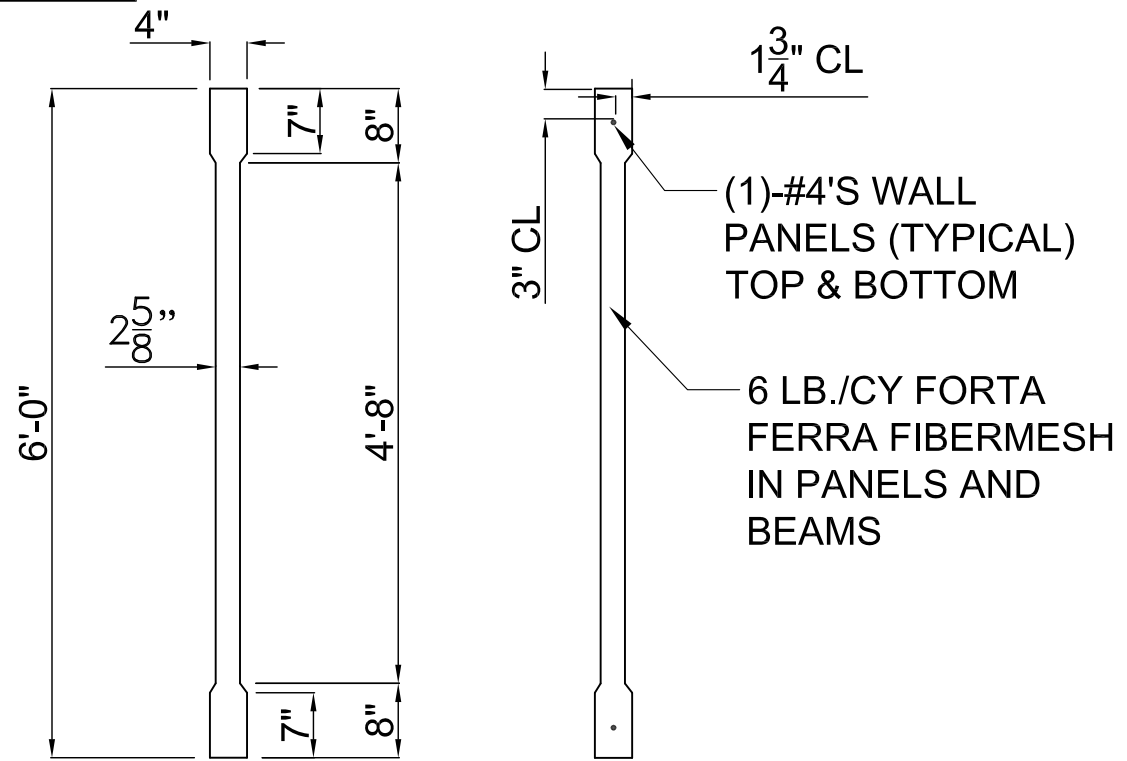
TYPICAL 6 FT. WALL ELEVATION - GENERAL DIMENSIONS

SCALE: NTS



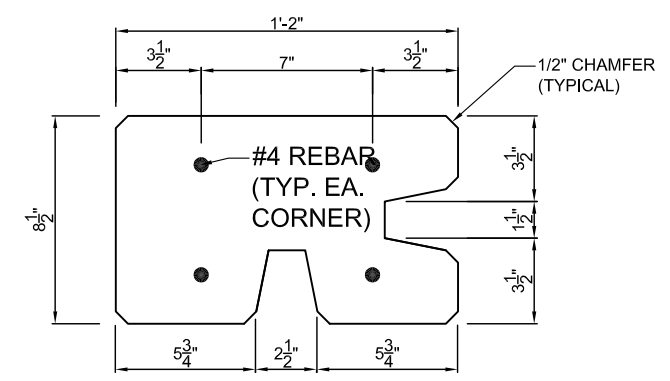
OWNER IS RESPONSIBLE FOR DRAINAGE PATTERN AROUND AND UNDERNEATH NEW FENCE.
ENGINEER IS NOT RESPONSIBLE FOR SITE DRAINAGE REQUIREMENTS.

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

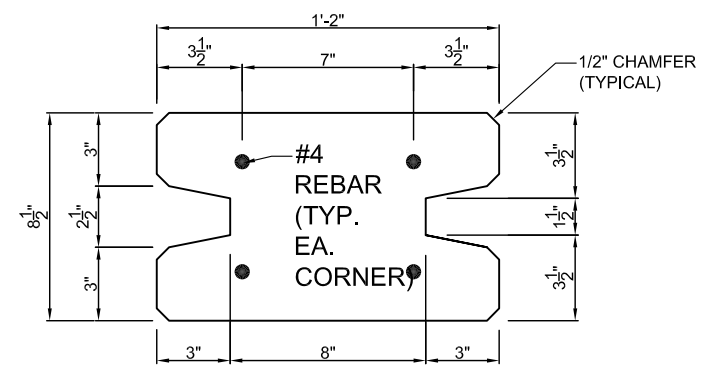


TYPICAL 6 ft. X 10 FT. PERMASAND PANEL

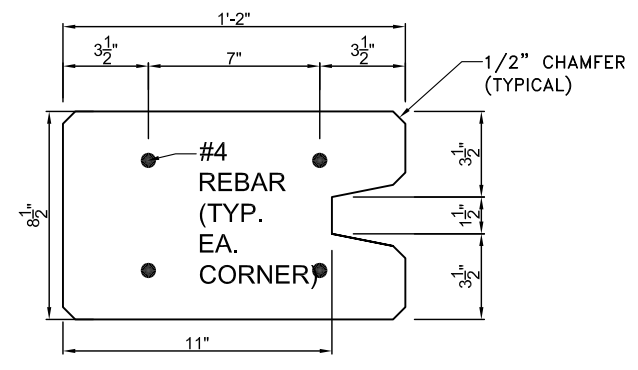
SCALE: NTS



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



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

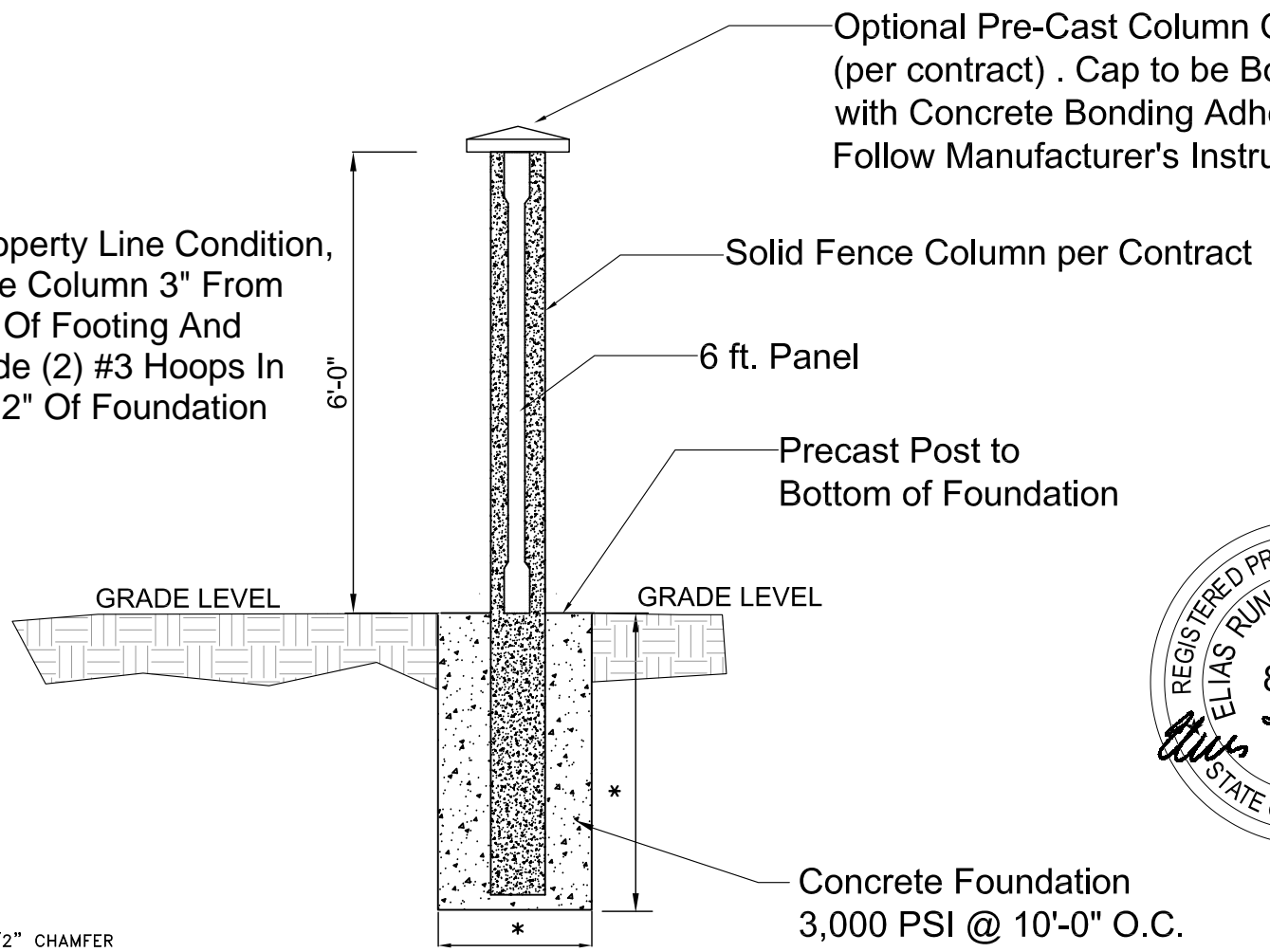


END SOLID POST DETAIL
8-1/2" X 14"

* Foundation Schedule

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

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



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

SCALE: NTS



6/30/17

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

Permacast precast concrete fence



Permacast precast concrete fence



PERMAWALL SAND FINISH- WITH DECORATIVE COLUMN CAPS





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: February 23, 2021
SUBJECT: MIS2021-002; *Special Exception for a Fence at 54 Shadydale Lane*

On October 27, 2020, the Planning and Zoning Commission approved a special exception [Case No. MIS2020-013] allowing a six (6) foot, pre-cast concrete screening wall to be constructed on the subject property at 54 Shadydale Lane. In accordance with this approval, the applicant submitted an application for a fence permit on December 23, 2020, and was issued a permit from the Building Inspection's Department [Permit No. RES2020-4944] on December 28, 2020. Recently, it was brought to staff's attention that the screening wall constructed on the subject property is eight (8) feet in height, or two (2) feet higher than what was approved by the Planning and Zoning Commission. Staff reviewed the fence permit submitted by the applicant and found that the exhibit provided with the permit was different from the exhibit that was provided with the special exception case. Regardless, the applicant did construct the screening wall in accordance with the permit issued by the Building Inspections Department; however, this -- *not being consistent with the Planning and Zoning Commission's approval and not being an allowed by-right fence standard for residential properties* -- requires the applicant to come back to the Planning and Zoning Commission to request approval of the additional two (2) feet. Staff should note that the applicant has stated that it was always his intention to construct an eight (8) foot screening wall; however, staff should also note that the applicant was not present at the meeting where the special exception was originally granted.

For the Planning and Zoning Commission's review, staff has provided all materials submitted by the applicant with Case No. MIS2020-013 and Permit No. RES2020-4944. Staff has also provided the information submitted by the applicant as part of this case. Staff should note that if denied the applicant would be required to bring the fence into conformance with the Planning and Zoning Commission's original approval. Should the Planning and Zoning Commission have any questions staff will be available at the meeting on February 23, 2021.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. MIS2021-003

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 54 Shady Dale, Rockwall, Texas 75032

SUBDIVISION Best Estate LOT BLOCK

GENERAL LOCATION 2.6 acres located at the corner of Shady Dale and Ridge Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING James Best CURRENT USE Same

PROPOSED ZONING Fence variance PROPOSED USE Same

ACREAGE 2.6 acres 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 James Best APPLICANT Andrew D. Thomas

CONTACT PERSON Andrew D. Thomas CONTACT PERSON Andrew D. Thomas

ADDRESS ADDRESS 422 E I-30, Suite F

CITY, STATE & ZIP CITY, STATE & ZIP Royse City, Texas 75189

PHONE PHONE (469) 965-4500

E-MAIL E-MAIL andrew@law-adt.com

NOTARY VERIFICATION [REQUIRED]

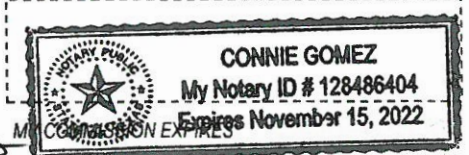
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED James Best [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF February 20 21. 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 February 20 21

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2021-006 - SCREENING FENCE FOR 54 SHADY DALE LANE
 SPECIAL EXCEPTION - LOCATION MAP = [icon]

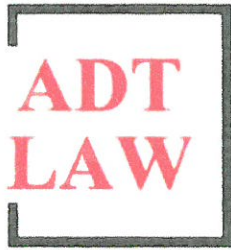


City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





ANDREW D. THOMAS
F. DUNCAN THOMAS

LAW OFFICE OF ANDREW D. THOMAS
422 E I-30, SUITE F
ROYSE CITY, TEXAS 75189

T: (469) 965-4500
F: (469) 965-4550
ANDREW@LAW-ADT.COM

TO: City of Rockwall Planning & Zoning Department
FROM: James Best c/o Andrew D. Thomas
RE: Second Variance Request: Solid Cast Concrete 8-foot Fence
DATE: February 12, 2021

On or about October 9, 2020, the owner, Mr. James Best, submitted a variance request to the City of Rockwall Planning & Zoning Commission (**P&Z Board**) to construct a concrete cast fence on the property. *See* Ex. 1, Development Application; Ex. 2, First Variance Request.

The fencing ordinance allows homeowners to construct solid board-on-board cedar fences that are a minimum of six (6) feet and a maximum of eight (8) feet. *See* City of Rockwall Unified Development code § 08.03(B)(1). While concrete with stone face/form liner is a permitted fence material, the applicable residential solid fencing section only discusses cedar board-on-board fencing. *Compare* § 08.02(B)(1) *with* § .08.03(B)(1). Because Mr. Best did not intend to construct a fence in excess of eight (8) feet, he only requested a variance to use an alternative fence material:

Variance Request:

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

See Ex. 2, First Variance Request. In conjunction with the request, Mr. Best submitted a site plan identifying where the fence would be constructed and a schematic sheet explaining how a cast concrete fence is constructed. The schematic sheet identified how a typical 6-foot cast concrete wall is constructed.

On October 27, 2020, the P&Z Board heard the variance request. During the hearing, the height of the fence was discussed, and City of Rockwall staff represented to the P&Z Board the height would be six feet based upon Mr. Best's schematic sheet. The P&Z Board unanimously approved the variance request.

Mr. Best then applied for a building permit. His permit included plans to construct an eight-foot cast concrete fence. *See* Ex. 3, Building Permit Application. The City approved the building permit and Mr. Best constructed an eight-foot fence in accordance with the plans submitted. *See* Exhibit 4, Pictures.

On January 19, 2021, the City instructed Mr. Best to submit a second variance requesting the additional height. *See* Ex. 5.

Pursuant to the City's request, Mr. Best makes this second request for a variance to section .08.03(B)(1) allowing Mr. Best to construct an eight-foot cast concrete solid fence on the property as identified in the Building Permit Application and the submitted pictures. *See* Ex. 3, Building Permit Application; Ex. 4, Pictures.

Mr. Best never meant to mislead the P&Z Board regarding the fence height in his first request, he just misunderstood the fencing ordinance and believed a variance was only needed as to the fencing material.



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

STAFF USE ONLY

PLANNING & ZONING CASE NO. M152020-013

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 54 Shady Dale Rockwall 75032
 Subdivision Best Estate Lot _____ Block _____
 General Location 2.6 acres corner of Shady Dale + Ridge Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Residential Current Use SAME
 Proposed Zoning Fence variance Proposed Use _____
 Acreage 2.6 Lots [Current] _____ Lots [Proposed] _____

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

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

Owner James Best Applicant _____
 Contact Person _____ Contact Person _____
 Address 7235 S Fm 549 Address _____
 City, State & Zip Heath Tx 75032 City, State & Zip _____
 Phone 214-528-6060 Phone _____
 E-Mail JBest@BestLawCenter.com E-Mail _____



NOTARY VERIFICATION [REQUIRED]

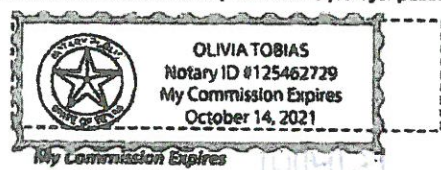
Before me, the undersigned authority, on this day personally appeared James Best [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 28 day of July, 2020.

Owner's Signature

Notary Public in and for the State of Texas



BEST, WATSON & GILBERT, P.C.

ATTORNEYS AND COUNSELORS

Date: October 9, 2020

To: City of Rockwall
Planning & Zoning Department

Re: 54 Shady Dale
Rockwall, TX 75032

Variance Request:

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

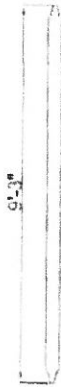


Special Exceptions. The Planning and Zoning Commission may consider alternative materials that are permitted by Subsection 8.02(B) (e.g. vinyl or split rail fencing) and/or alternative fence standards on a case-by-case basis.



PLAN NO. T21
SOUTH EDGE ROAD
PLOT PLAN
LOT # 21
SUBSECTION 8.02(B)
RECORD # 12345
PLC
1/6/2021

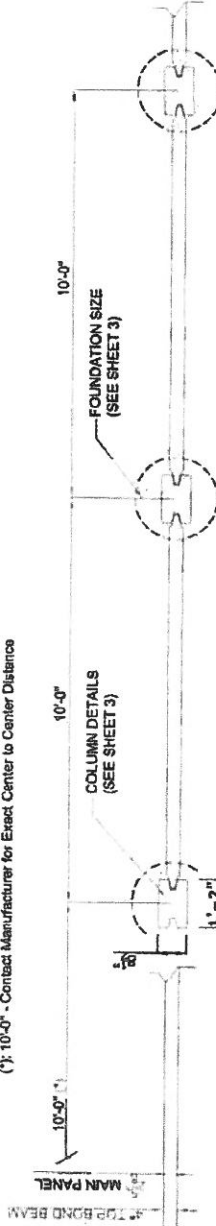
BEST RESIDENCE	ROCKSHIRE



TYPICAL WALL PLAN VIEW

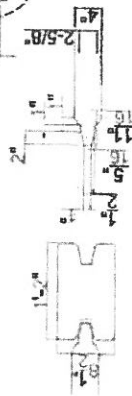
SCALE: NTS

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



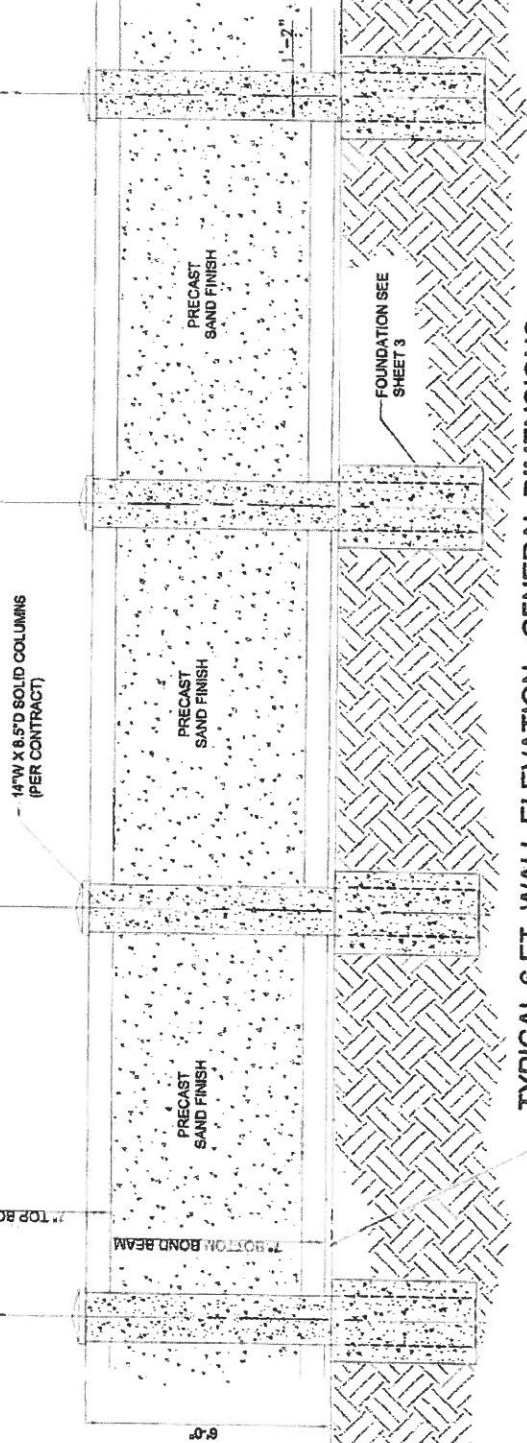
WALL PLAN VIEW - GENERAL DIMENSIONS

SCALENTS



TYPICAL PANEL / POST CONNECTION

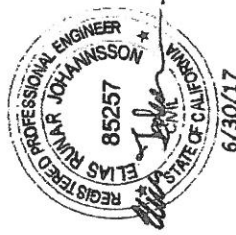
SCALE: NTS



TYPICAL 6 FT. WALL ELEVATION - GENERAL DIMENSIONS

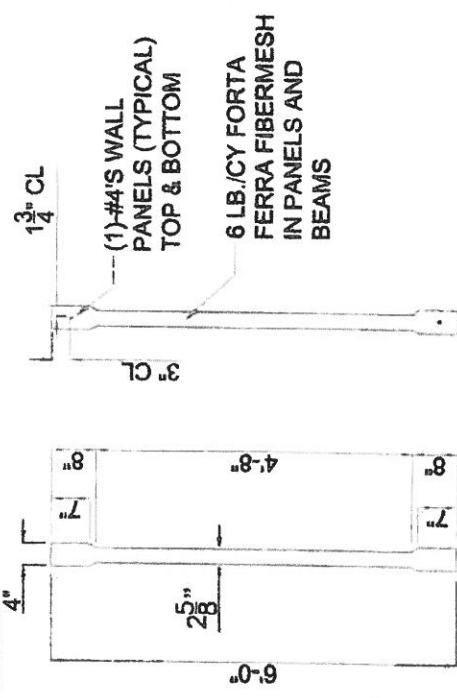
SCALENTS

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



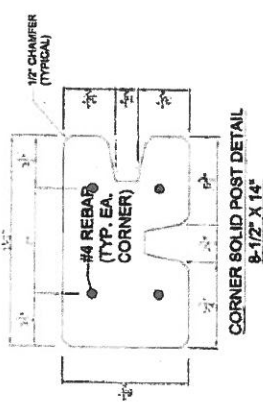
PERMACAST PRECAST CONCRETE FENCE SACRAMENTO FIRE STATION #16 1500 W. SULLY AVENUE SACRAMENTO, CALIFORNIA E. WALL GENERAL (L) 04-28208		Sheet 2	0
ELIAS RUNAR JOHANSSON, P.E. 1201 East 3rd Street Tulsa, OK 74120 (Office) 918-518-1124			

5 1/8" x 1 1/2"

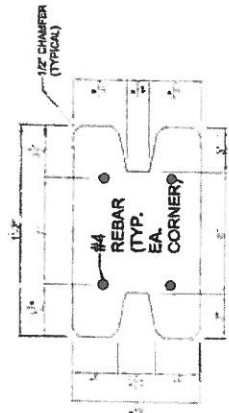


TYPICAL 6 FT. X 10 FT. PERMASAND PANEL

SCALE: NTS



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



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

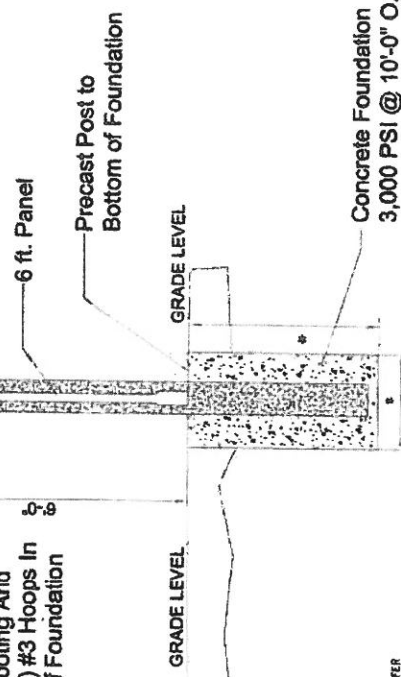
* Foundation Schedule

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

Optional Pre-Cast Column Cap
(per contract). Cap to be Bonded
with Concrete Bonding Adhesive.
Follow Manufacturer's Instructions.

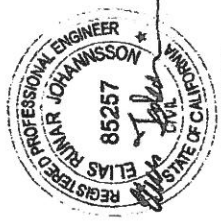
Solid Fence Column per Contract

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



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

SCALE: NTS



6/30/17

PERMACAST PRECAST CONCRETE FENCE
SACRAMENTO PIPE STATION #15
SACRAMENTO, CA 95833
SACRAMENTO, CA 95833

ELIAS RINJAR JOHANNSSON, P.E.
1201 East 3rd Street
Tulsa, OK 74120
(Office) 818-518-1124

DATE: 6/30/17
BY: [Signature]
CHECKED BY: [Signature]
SCALE: NTS

Sheet 3 of 0

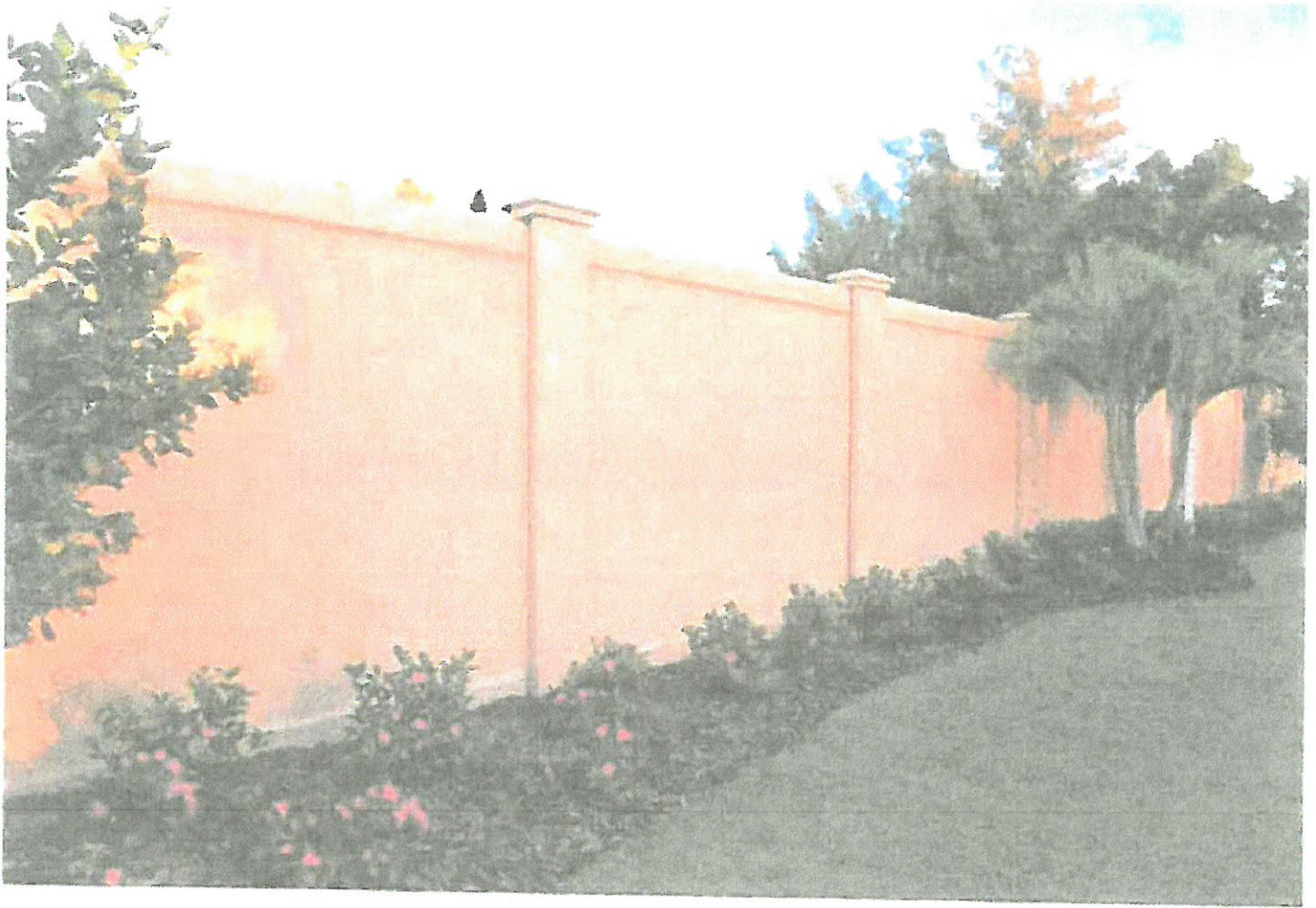
Permecast precast concrete fence



Permacast precast concrete fence



PERMAWALL SAND FINISH- WITH DECORATIVE COLUMN CAPS



Screening walls shall be designed and inspected by a Professional Engineer and an engineering report furnished to the City. Must be built as approved by the City of Rockwall.

City of Rockwall

Review For Code Compliance

Subject To Field Inspection
And Code Compliance

12/23/2020 By: C.Foshee

To Schedule a Inspection

rockwall.com/buildinginspections/inspectionsreq.asp

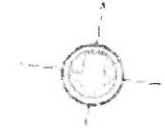


Construction according to Engineer's Specifications - any changes must be approved by the Engineer and submitted to the City of Rockwall.

BEST RESIDENCE

ROCK DAIRY

PLAN NO. 1121



PILOT PLAN
LOT #1, 2 & 3
BEST ESTATE RESIDENCE
SOUTH RIDGE ROAD
PLAN NO. 1121

BUILDERS COPY

Keep On Job Site At All Times
For Inspection Use



CONSTRUCTION PLANS & SPECIFICATIONS FOR PERMACAST PRECAST CONCRETE FENCE

BUILDERS COPY
Keep On Job Site At All Times
For Inspection Use



- GENERAL NOTES:**
- CODES AND STANDARDS**
 - STRUCTURAL DESIGN BASED ON THE 2015 INTERNATIONAL BUILDING CODE DESIGN
 - WIND SPEED = 105 (3 SEC 301ST)
 - EXPOSURE - B
 - Kd = 0.15
 - CONSTRUCTION TYPE - I OR II (NONCOMBUSTIBLE MATERIALS)
 - RISK CATEGORY 1
 - SOIL CONDITIONS (ASSUMED)**
 - ALLOWABLE BEARING CAPACITY = 2,000 PSF
 - ALLOWABLE LATERAL SOIL CAPACITY = 150 PSF
 - MINIMUM N = 7
 - UPLIFT FORCES ASSUMED NEGLIGIBLE
 - CONCRETE STRENGTH**
 - MINIMUM 28 DAY COMPRESSIVE STRENGTH OF PRECAST ELEMENTS F_{cd} = 5,500 PSI
 - MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CAST IN PLACE CONCRETE F_c = 3,000 PSI (CLASS A)
 - MATERIALS:**
 - CEMENT PER ASTM C-150 TYPE 1
 - AGGREGATES FOR CONCRETE:**
 - NORMAL WEIGHT AGGREGATE: FINE AND COARSE AGGREGATE PROVISIONS AND TEST METHODS SHALL MEET ASTM C33. MAXIMUM AGGREGATE SIZE OF 3/4".
 - ADMIXTURES:**
 - NO ADMIXTURES SHALL CAUSE AN INCREASE IN SHRINKAGE WHEN TESTED IN ACCORDANCE WITH ASTM C494 AND C157
 - DELIVERY OF CONCRETE:**
 - DISCHARGE OF THE CONCRETE SHALL BE COMPLETED WITHIN 1 1/2 HOURS AFTER THE INTRODUCTION OF THE MIXING WATER TO THE CEMENT AND AGGREGATES OR THE INTRODUCTION OF THE CEMENT TO THE AGGREGATES.
 - WATER SHALL NOT BE ADDED IN THE FIELD UNLESS APPROVED BY THE ENGINEER.
 - UTILITIES**
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTING THE FENCE AND/OR FOUNDATIONS. CONTRACTOR SHALL NOTIFY LOCATION OF ALL UTILITIES TO BOTH THE OWNER AND SITE ENGINEER PRIOR TO CONSTRUCTING FENCE AND / OR FOUNDATIONS.

PROJECT:
JAMES P. BEST (New Residence)
54 SHADY DALE LANE
ROCKWALL, TX 75032

WALL TYPE:
8 FT. STANDARD 2.0 SAND FINISH

PROJECT NUMBER:
2074

WIND DESIGN:
105 MPH

EXPOSURE:
B

RISK CATEGORY:
1



Digitally signed by
Ralph Remmert
Date: 2020.11.30
14:19:33 -05'00'

NOTES:
1) CONTRACTOR TO REFER TO CIVIL DRAWINGS FOR WALL LAYOUT.

NOVEMBER 30, 2020

Prepared By
Ralph Remmert, P.E.
Texas Registration No. 126567

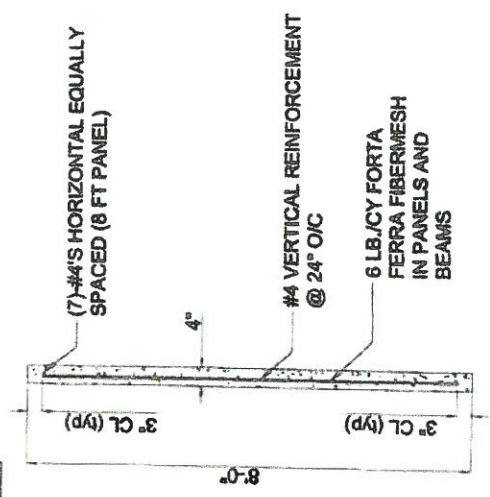
JBM & R ENGINEERING, INC.
FIRM #19215
P.O. BOX 1566 VALRICO, FL 33595

TEL: 813.598.4643 (CELL) 813.741.2109 (OFFICE) 813.655.0061 (FAX)

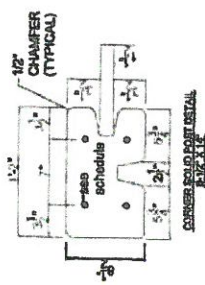
DRAWING INDEX

DWG. NO.	TITLE
SHEET 1	COVER SHEET & GENERAL NOTES
SHEET 2	8' HIGH X 2.0 WALL DIMENSIONS
SHEET 3	FOUNDATION, COLUMN, AND PANEL DETAILS

This Item has been Electronically Signed and Sealed by Ralph Remmert, Texas P.E. #126567 using a SHA-1 Authentication Code. Printed Copies of the Document are not considered Signed and Sealed and the SHA-1 Authentication Code must be verified on any electronic copies.

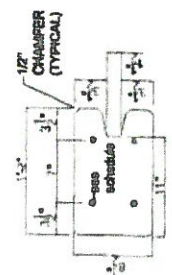


TYPICAL 8 FT. X 20 FT. PERMACAST 2.0 PANEL
SCALE: 1/8" = 1'-0"



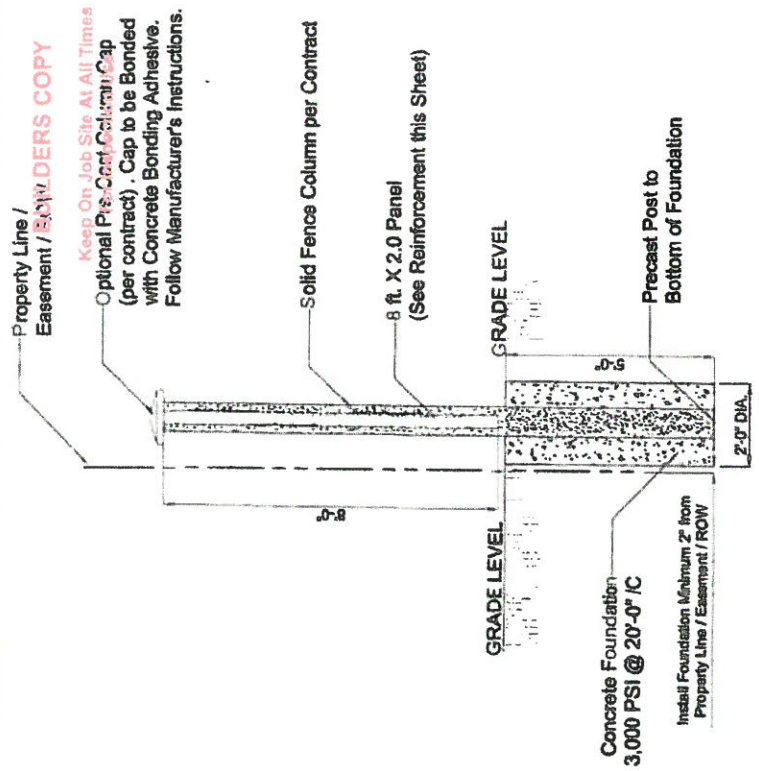
CORNER SOLID POST DETAIL
8-1/2" X 14"

Column	Reinforcement
8 ft. High Columns on 20 ft. Centers	#5's EA. CORNER



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

SCALE: 1" = 1'-0"



TYPICAL FOUNDATION FOR 8 FT. COLUMNS
FOR PERMACAST 2.0 PANELS (20 FT. O/C)

SCALE: 1/8" = 1'-0"

This item has been Electronically Signed and Sealed by Ralph Remmer, Texas P.E. #128587 using a SHA-1 Authentication Code. Printed Copies of the Document are not considered Signed and Sealed and the SHA-1 Authentication Code must be verified on any electronic copies.

JBM & R ENGINEERING, INC.
 JAMES REEST
 6810 WYOMING
 ROCKWELL, TEXAS 78068
 REGISTRATION DETAILS
 REGISTRATION NUMBER: 128587
 EXPIRES: 12/31/2024
 SHEET 3 OF 3



EXHIBIT
tabbies
4





[Print](#) | [Close Window](#)

Subject: Wall Correction for 54 Shady Dale Drive
From: "Miller, Ryan" <RMiller@rockwall.com>
Date: Tue, Jan 19, 2021 12:19 pm
To: ""jbest@bestlawcenter.com"" <jbest@bestlawcenter.com>
Attach: image001.jpg
 image002.jpg
 image003.png
 image004.png
 Packet [P&Z] (10.27.2020).pdf

Mr. Best ... Per our conversation attached is a copy of the packet that was provided to the Planning and Zoning Commission. In this packet are the wall plans provided to us at the time the original case was submitted. In these documents the only height indicated is a six (6) foot wall. To correct this you will have to go back through the process to receive permission for the additional height. Below is a link to the development application that you will need to fill out. Please submit this ASAP so that we can get you on the next Planning and Zoning Commission agenda. If you have any additional questions please let me know. Thanks.

Application: [http://www.rockwall.com/planning/Documents/Development%20Application%20\(Complete\).pdf](http://www.rockwall.com/planning/Documents/Development%20Application%20(Complete).pdf)



RYAN C. MILLER, AICP
 DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
 972.772.6441 OFFICE
 RMILLER@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](#) | [UNIFIED DEVELOPMENT CODE](#)

NOTES

- 1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: October 27, 2020
APPLICANT: James Best
CASE NUMBER: MIS2020-013; *Special Exception for 54 Shadydale Drive*

SUMMARY

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

BACKGROUND

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

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

PURPOSE

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

ADJACENT LAND USES AND ACCESS

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

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

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

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

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

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

CHARACTERISTICS OF THE REQUEST:

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

CONDITIONS OF APPROVAL

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

- (1) The applicant will be required to obtain a fence permit from the Building Inspections Department;
- (2) Any construction resulting from the approval of this special exception shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. M152020-013

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 54 Shady Dale Rockwall 75032

Subdivision Best Estate Lot _____ Block _____

General Location 2.6 acres corner of Shady Dale + Ridge Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Residential Current Use _____

Proposed Zoning Fence variance Proposed Use SAME

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

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

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

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

NOTARY VERIFICATION [REQUIRED]

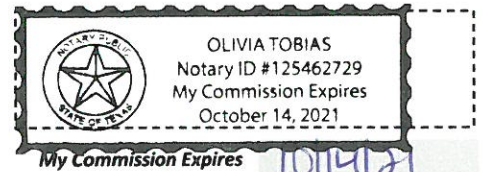
Before me, the undersigned authority, on this day personally appeared James Best [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100, to cover the cost of this application, has been paid to the City of Rockwall on this the 28 day of July, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 28 day of July, 2020

Owner's Signature _____

Notary Public in and for the State of Texas _____





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



City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



BEST, WATSON & GILBERT, P.C.

ATTORNEYS AND COUNSELORS

Date: October 9, 2020

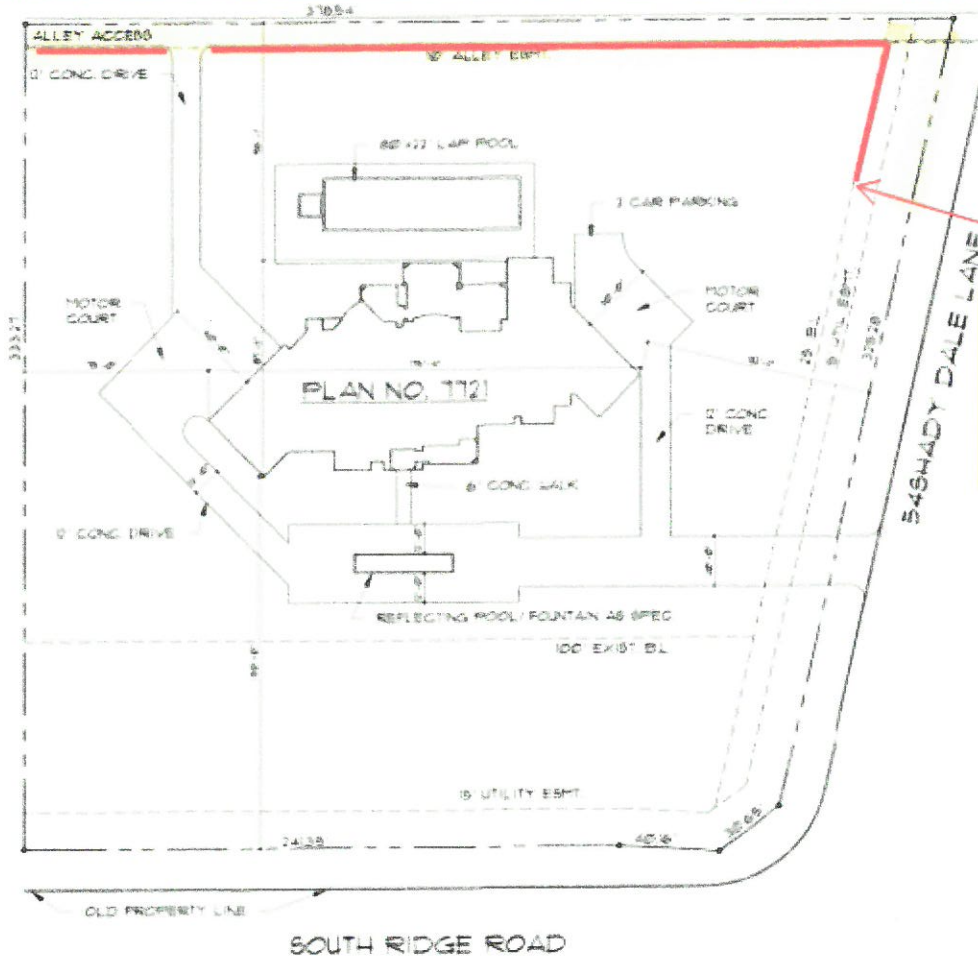
To: City of Rockwall
Planning & Zoning Department

Re: 54 Shady Dale
Rockwall, TX 75032

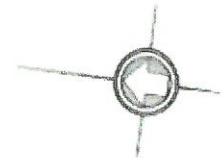
Variance Request:

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

Special Exceptions. The Planning and Zoning Commission may consider alternative materials that are permitted by Subsection 8.02(B) (e.g. vinyl or split rail fencing) and/or alternative fence standards on a case-by-case basis.

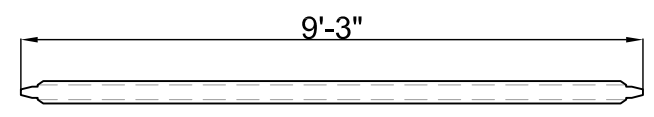


WALL WOULD HAVE TO STOP AT THE BUILD LINE AND NOT BE LOCATED WITHIN ANY EASEMENTS INCLUDING THE ALLEY



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

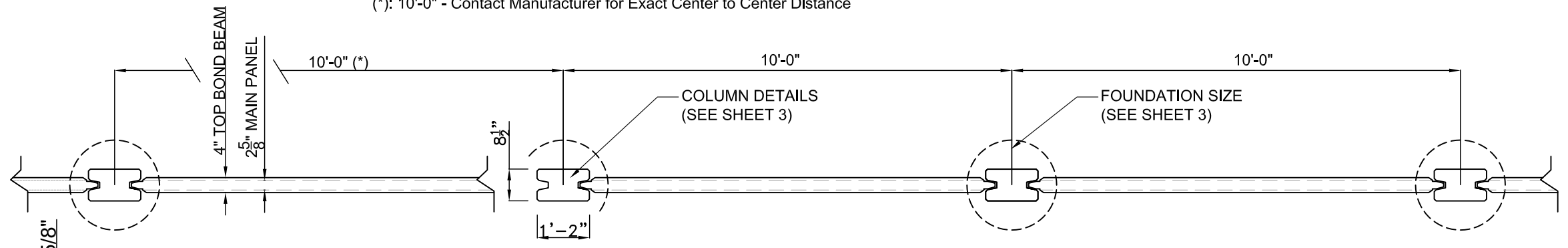
BEST RESIDENCE <small>MARSHY DALE LN, ROCKWALL, TX 75087 LOT #1, BLK 1A1, BEST ESTATE ADDITION</small>	
RICK SHIPLEY <small>CUSTOM HOMES DESIGN, BUILD, MANAGE</small>	PLOT <small>6 11</small>



TYPICAL WALL PLAN VIEW

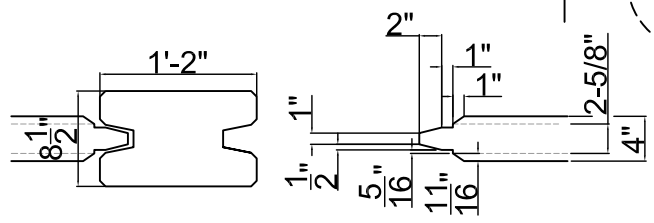
SCALE: NTS

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



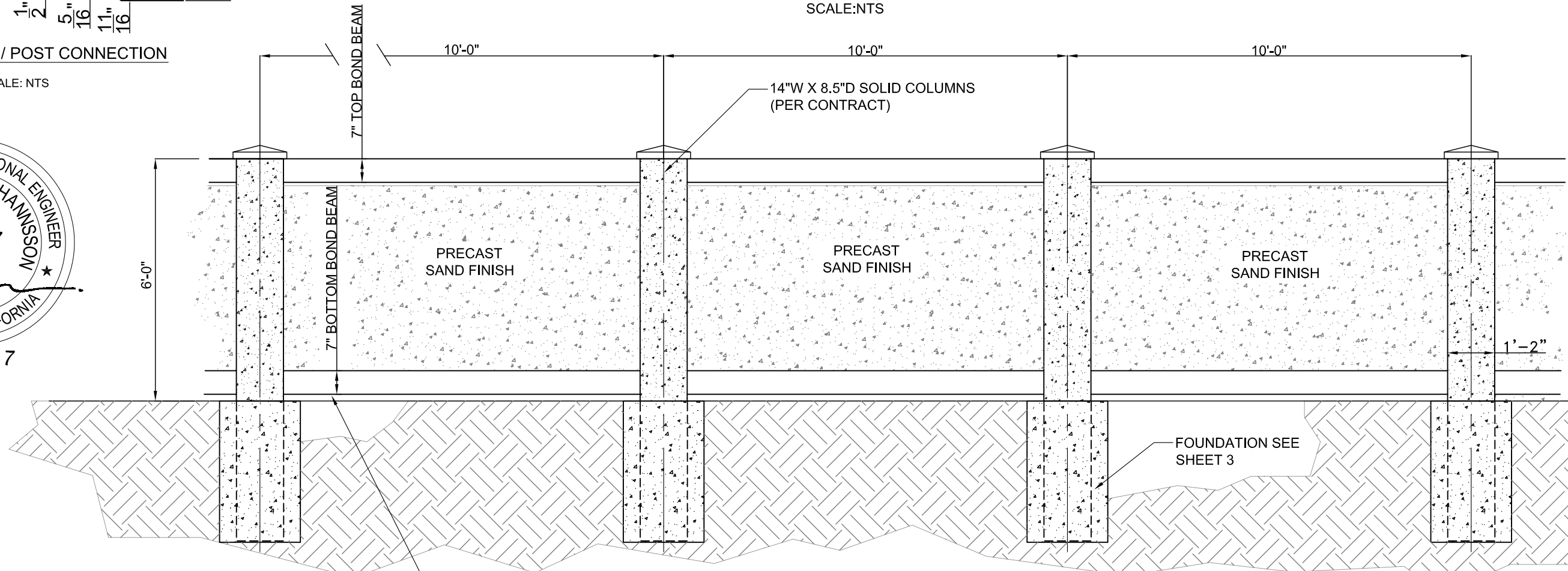
WALL PLAN VIEW - GENERAL DIMENSIONS

SCALE:NTS



TYPICAL PANEL / POST CONNECTION

SCALE: NTS



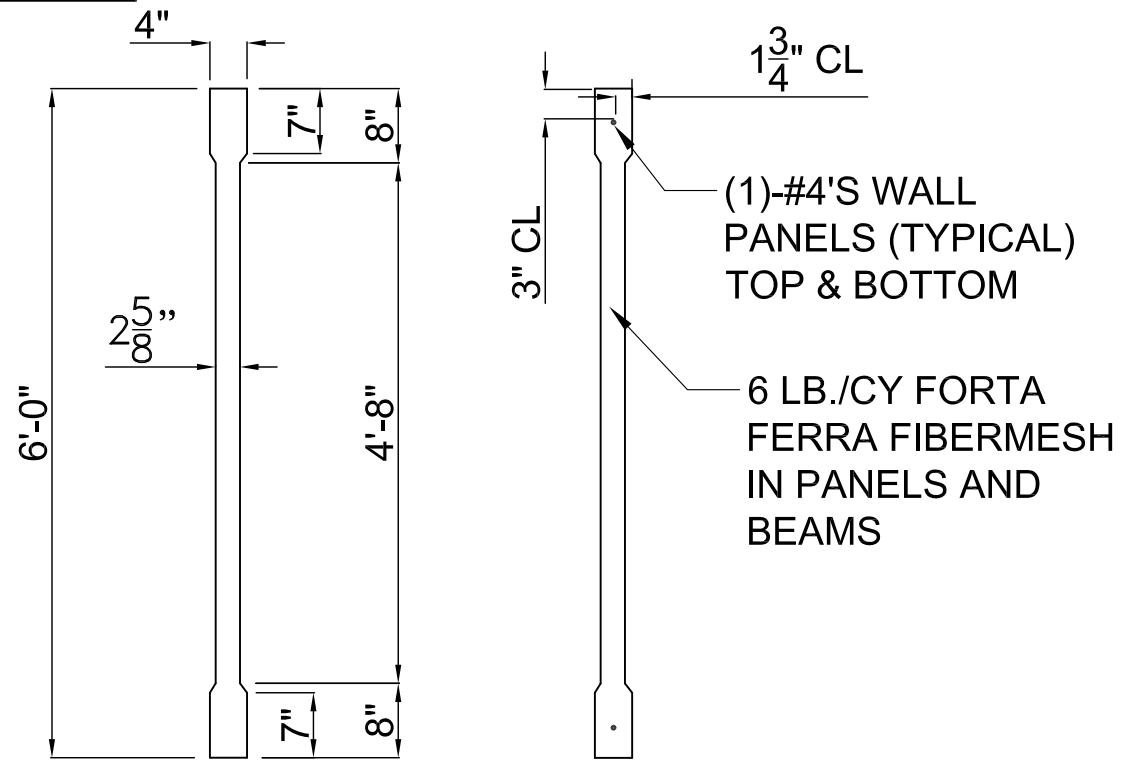
TYPICAL 6 FT. WALL ELEVATION - GENERAL DIMENSIONS

SCALE:NTS



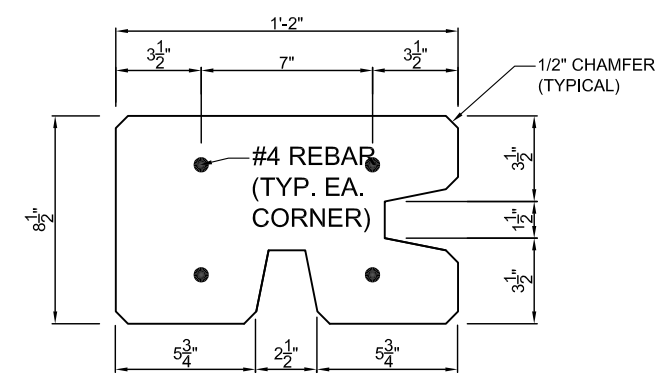
OWNER IS RESPONSIBLE FOR DRAINAGE PATTERN AROUND AND UNDERNEATH NEW FENCE.
ENGINEER IS NOT RESPONSIBLE FOR SITE DRAINAGE REQUIREMENTS.

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

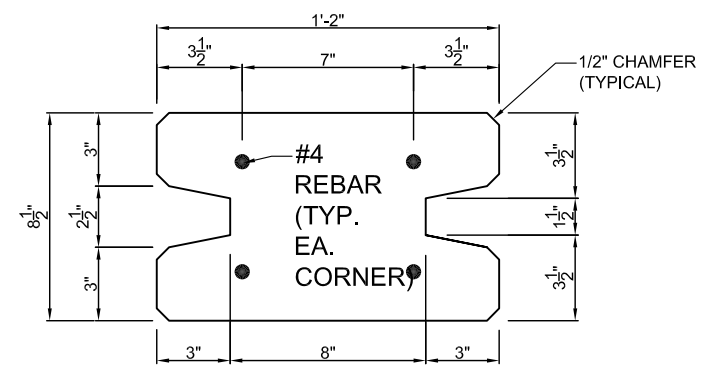


TYPICAL 6 ft. X 10 FT. PERMASAND PANEL

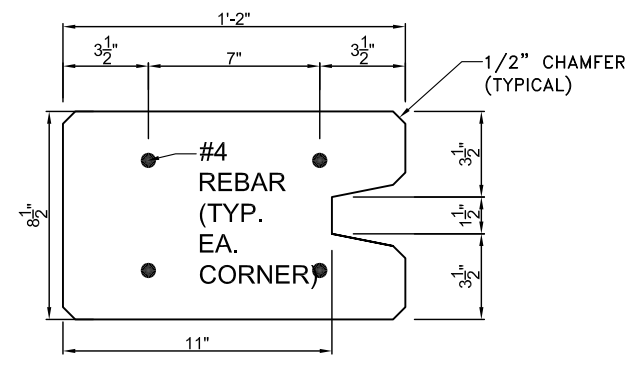
SCALE: NTS



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



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

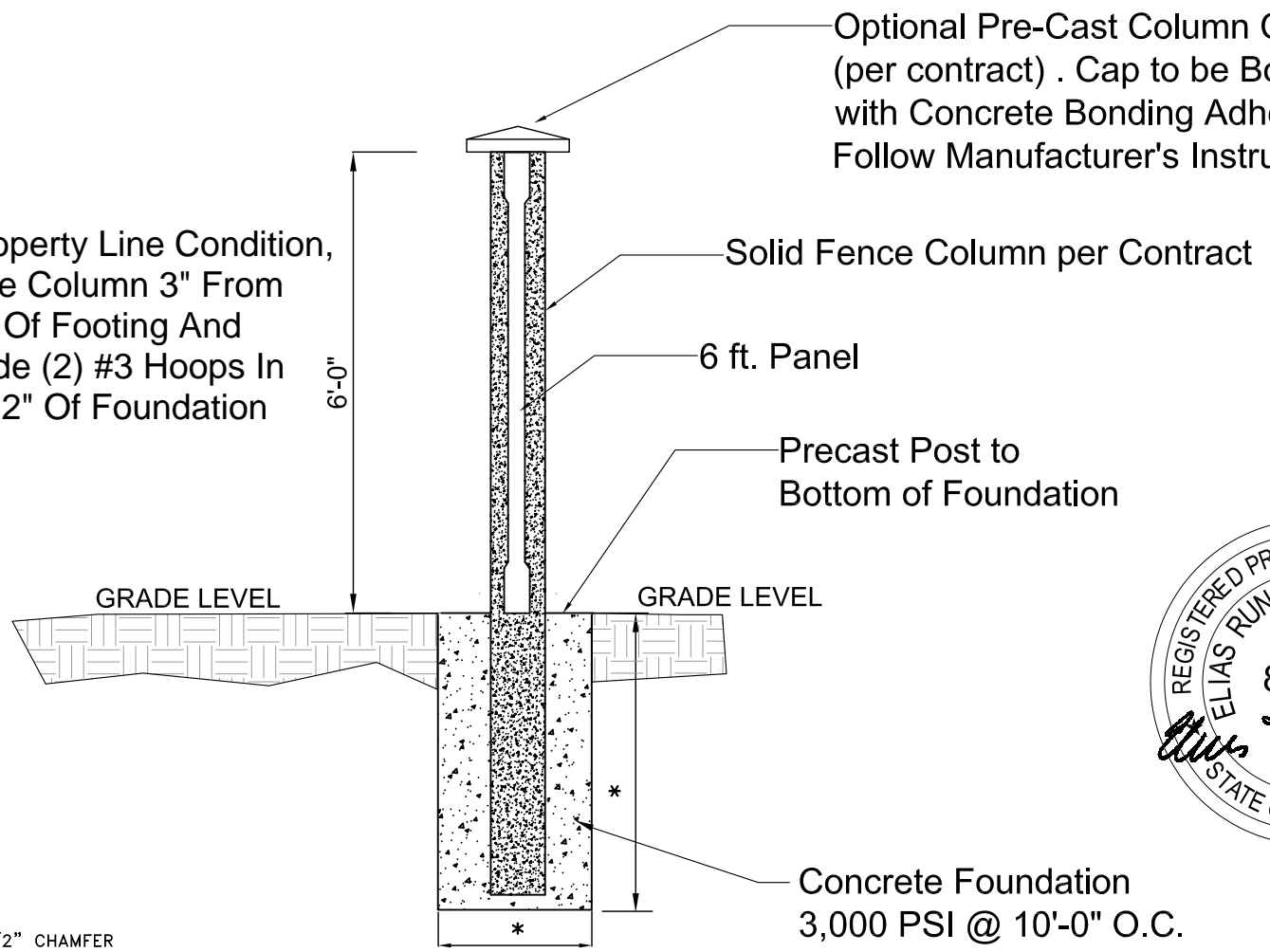


END SOLID POST DETAIL
8-1/2" X 14"

* Foundation Schedule

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

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



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

SCALE: NTS



6/30/17

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

Permacast precast concrete fence



Permacast precast concrete fence



PERMAWALL SAND FINISH- WITH DECORATIVE COLUMN CAPS



CONSTRUCTION PLANS & SPECIFICATIONS FOR PERMACAST PRECAST CONCRETE FENCE

GENERAL NOTES:

CODES AND STANDARDS

- STRUCTURAL DESIGN BASED ON THE 2015 INTERNATIONAL BUILDING CODE DESIGN
- WIND SPEED = 105 (3 SEC GUST)
- EXPOSURE - B
- $K_d = 0.85$
- CONSTRUCTION TYPE - I OR II (NONCOMBUSTIBLE MATERIALS)
- RISK CATEGORY 1

SOIL CONDITIONS (ASSUMED)

- ALLOWABLE BEARING CAPACITY = 2,000 PSF
- ALLOWABLE LATERAL SOIL CAPACITY = 150 PSF
- MINIMUM $N = 7$
- UPLIFT FORCES ASSUMED NEGLIGIBLE

CONCRETE STRENGTH

- MINIMUM 28 DAY COMPRESSIVE STRENGTH OF PRECAST ELEMENTS $F'_c = 5,500$ PSI
- MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CAST IN PLACE CONCRETE $F'_c = 3,000$ PSI (CLASS A)

MATERIALS:

- CEMENT PER ASTM C-150 TYPE 1

AGGREGATES FOR CONCRETE:

- NORMAL WEIGHT AGGREGATE: FINE AND COARSE AGGREGATE PROVISIONS AND TEST METHODS SHALL MEET ASTM C33. MAXIMUM AGGREGATE SIZE OF 3/4".

ADMIXTURES:

- NO ADMIXTURES SHALL CAUSE AN INCREASE IN SHRINKAGE WHEN TESTED IN ACCORDANCE WITH ASTM C494 AND C157

DELIVERY OF CONCRETE:

- DISCHARGE OF THE CONCRETE SHALL BE COMPLETED WITHIN 1-1/2 HOURS AFTER THE INTRODUCTION OF THE MIXING WATER TO THE CEMENT AND AGGREGATES OR THE INTRODUCTION OF THE CEMENT TO THE AGGREGATES.
- WATER SHALL NOT BE ADDED IN THE FIELD UNLESS APPROVED BY THE ENGINEER.

UTILITIES

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTING THE FENCE AND/OR FOUNDATIONS. CONTRACTOR SHALL NOTIFY LOCATION OF ALL UTILITIES TO BOTH THE OWNER AND SITE ENGINEER PRIOR TO CONSTRUCTING FENCE AND / OR FOUNDATIONS.

This item has been Electronically Signed and Sealed by Ralph Remmert, Texas P.E. #126567 using a SHA-1 Authentication Code. Printed Copies of the Document are not considered Signed and Sealed and the SHA-1 Authentication Code must be verified on any electronic copies.



PROJECT:

JAMES P. BEST (New Residence)
54 SHADY DALE LANE
ROCKWALL, TX 75032

WALL TYPE:

8 FT. STANDARD 2.0 SAND FINISH

PROJECT NUMBER:

2074

WIND DESIGN:

105 MPH

EXPOSURE:

B

RISK CATEGORY:

1

NOVEMBER 30, 2020

Prepared By

Ralph Remmert, P.E.
Texas Registration No. 126567

JBM & R ENGINEERING, INC.
FIRM #19215

P.O. BOX 1566 VALRICO, FL 33595

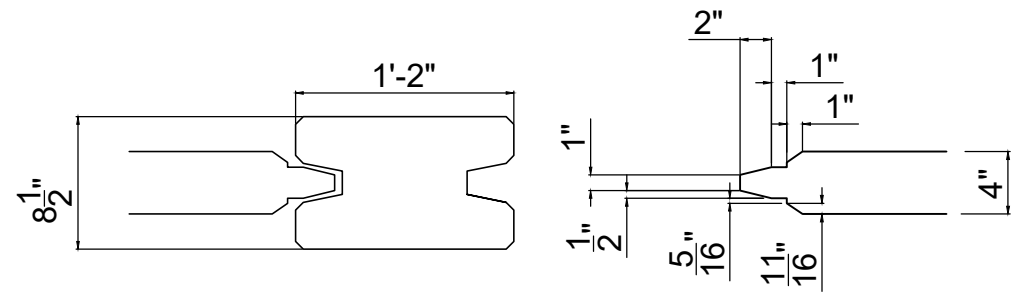
TEL: 813.598.4643 (CELL) 813.741.2109 (OFFICE) 813.655.0061 (FAX)

NOTES:

- 1) CONTRACTOR TO REFER TO CIVIL DRAWINGS FOR WALL LAYOUT.

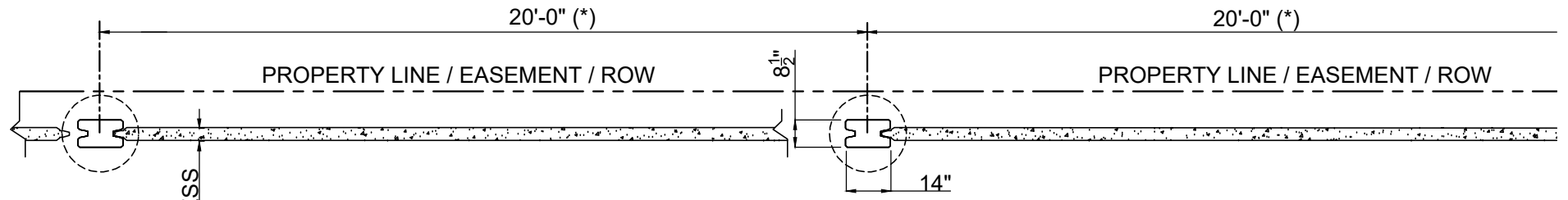
DRAWING INDEX

DWG. NO.	TITLE
SHEET 1	COVER SHEET & GENERAL NOTES
SHEET 2	8' HIGH X 2.0 WALL DIMENSIONS
SHEET 3	FOUNDATION, COLUMN, AND PANEL DETAILS

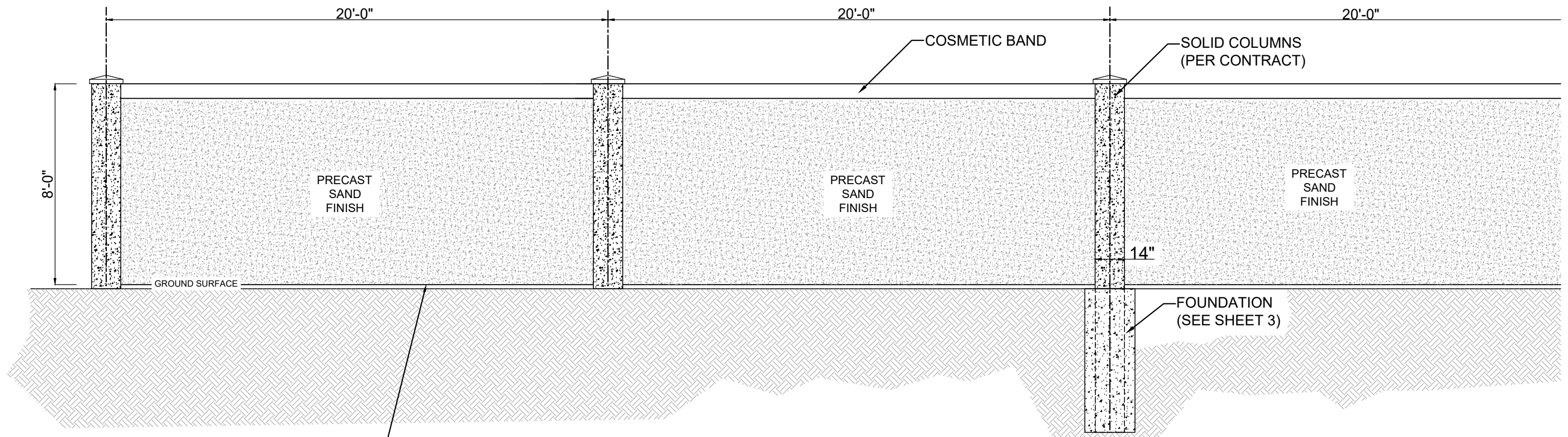


TYPICAL PANEL / POST CONNECTION
SCALE: 1"=1'-0"

(*): 20'-0" - Contact Manufacturer for Exact Center to Center Distance



WALL PLAN VIEW - GENERAL DIMENSIONS
SCALE: 1/4" = 1'0"



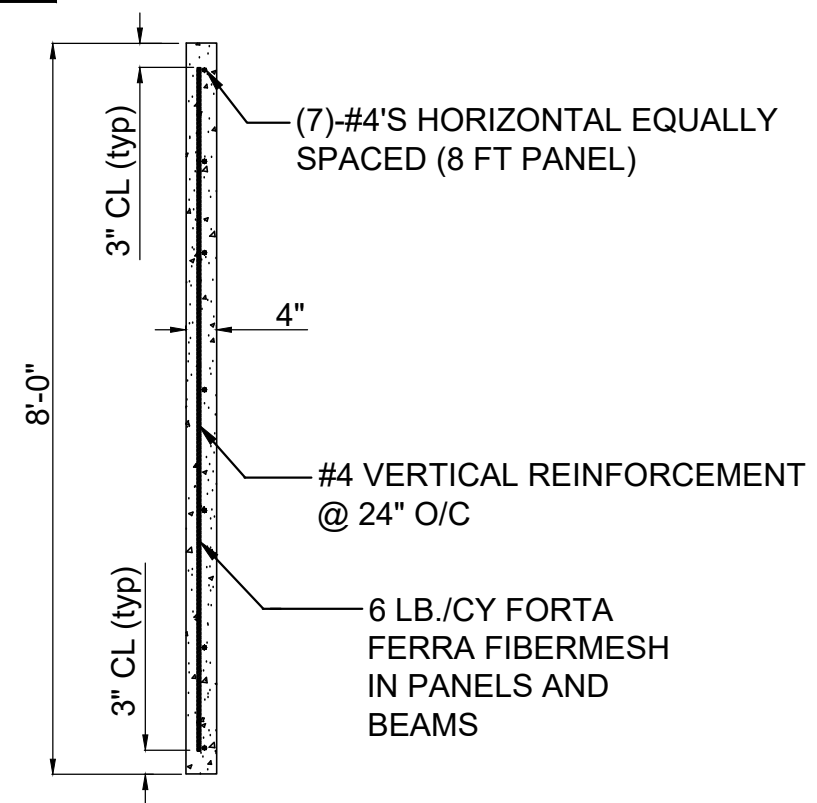
TYPICAL 8 FT. X 20 FT. WALL ELEVATION - GENERAL DIMENSIONS
SCALE: 1/4" = 1'0"

MIN. 2" CLEARANCE FOR DRAINAGE. OWNER IS RESPONSIBLE FOR DRAINAGE PATTERN AROUND NEW FENCE. JBM&R ENGINEERING, INC. IS NOT RESPONSIBLE FOR SITE DRAINAGE REQUIREMENTS.

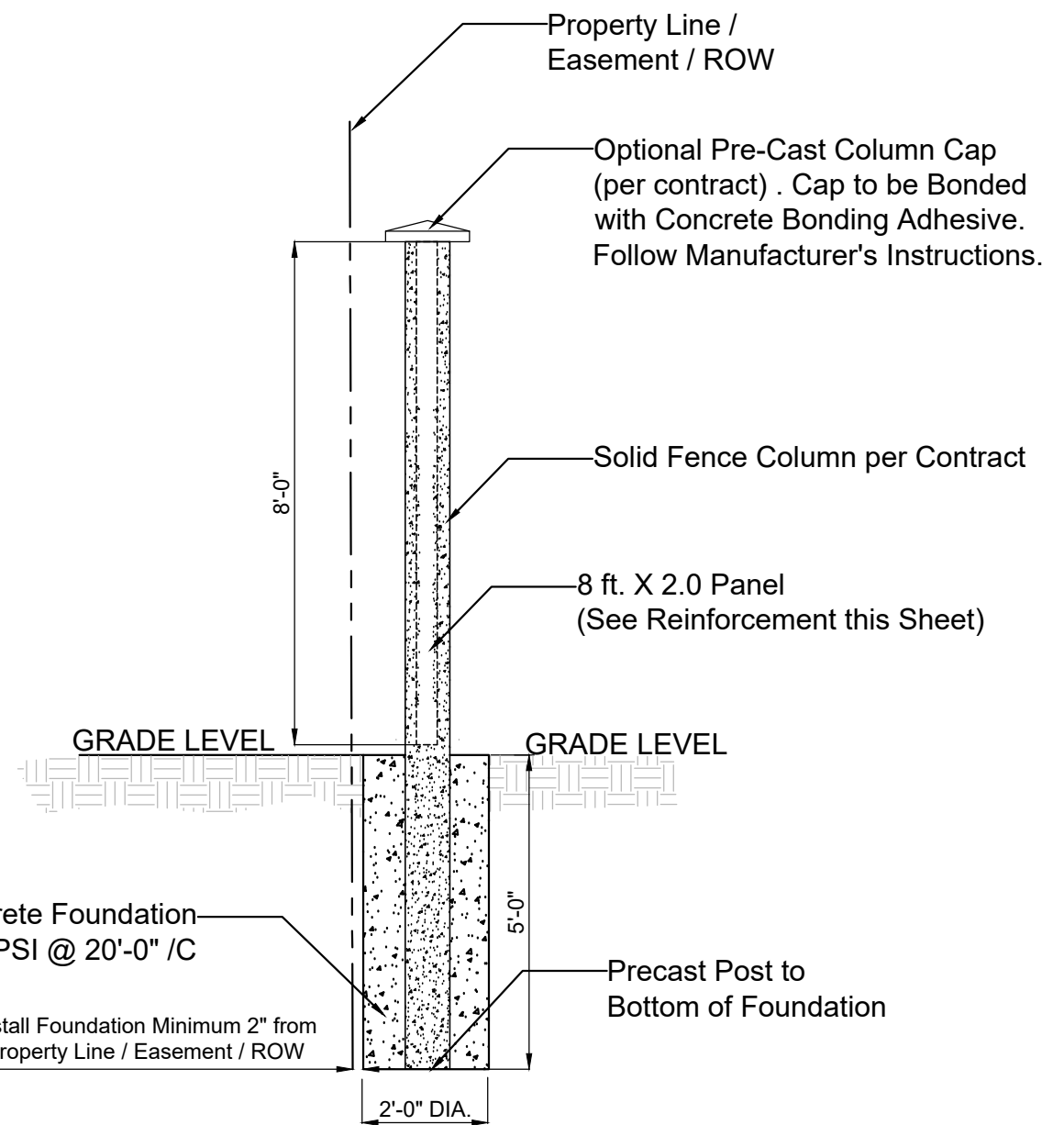
This item has been Electronically Signed and Sealed by Ralph Remmert, Texas P.E. #126567 using a SHA-1 Authentication Code. Printed Copies of the Document are not considered Signed and Sealed and the SHA-1 Authentication Code must be verified on any electronic copies.

REFERENCE DRAWINGS				NO.	DATE	REVISION	BY	CK	APP	JAMES BEST 54 SHADY DALE LANE ROCKWALL, TEXAS 75032 8 FT x 2.0 GENERAL WALL DIMENSIONS PO Box 1566 Valrico, FL 33595 Tel: 813.598.4643 (C) 813.741.2109 (O) 813.655.0061 (Fax)			
THIS DRAWING IS THE PROPERTY OF JBM&R ENGINEERING, INC. AND IS LOANED SUBJECT TO THE CONDITION THAT IT IS NOT TO BE COPIED, REPRODUCED, OR DISTRIBUTED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM JBM&R ENGINEERING, INC.										DISCIPLINE: CIVIL / STRUCTURAL PROJECT: 2074 SHEET 2 REV: 0			

JBM & R ENGINEERING, INC.
 Ralph E. Remmert, P.E.
 TEXAS P.E. 126567
 FIRM #19215



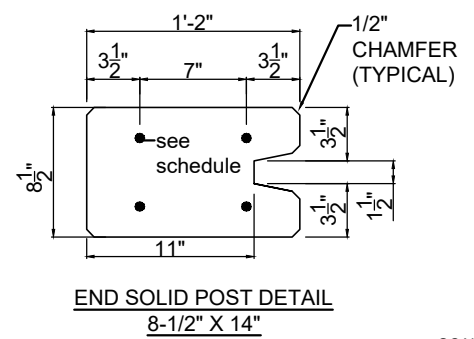
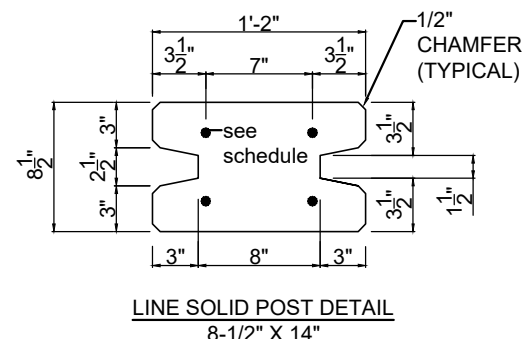
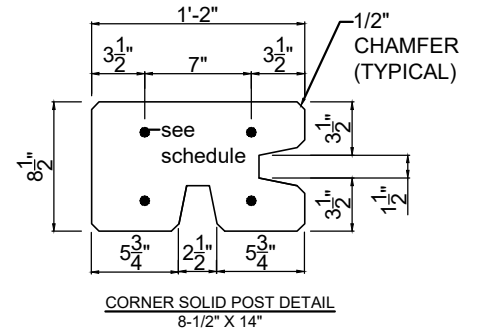
TYPICAL 8 FT. X 20 FT. PERMACAST 2.0 PANEL
SCALE: 1/2" = 1'-0"



TYPICAL FOUNDATION for 8 FT. COLUMNS FOR PERMACAST 2.0 PANELS (20 FT. O/C)
SCALE: 3/8" = 1'-0"

*** Reinforcement Schedule**

Column	Reinforcement
8 ft. High Columns on 20 ft. Centers	#5's EA. CORNER



SCALE: 1" = 1'-0"

This item has been Electronically Signed and Sealed by Ralph Remmert, Texas P.E. #126567 using a SHA-1 Authentication Code. Printed Copies of the Document are not considered Signed and Sealed and the SHA-1 Authentication Code must be verified on any electronic copies.

JAMES BEST 54 SHADY DALE LANE ROCKWALL, TEXAS 75032 Tel: 813.598.4643 (C) 813.741.2109 (O) 813.655.0061 (Fax)				JBM & R ENGINEERING, INC. Ralph E. Remmert, P.E. TEXAS P.E. 126567 FIRM #19215	
FOUNDATION DETAILS					
REFERENCE DRAWINGS	NO.	DATE	REVISION	BY	CK APP
THIS DRAWING IS THE PROPERTY OF JBM&R ENGINEERING, INC. AND IS LOANED SUBJECT TO THE CONDITION THAT IT IS NOT TO BE COPIED, REPRODUCED, OR DISTRIBUTED IN WHOLE OR IN PART, EXCEPT BY WRITTEN PERMISSION FROM JBM&R ENGINEERING, INC.		PLOT SCALE: AS NOTED ACTUAL SCALE: AS NOTED	CAD FILE: local DATE: REE 8-30-20 CHECK BY: REE 8-30-20	DRAWN BY: REE 8-30-20 APP BY: REE 8-30-20	DISCIPLINE: CIVIL / STRUCTURAL PROJECT: 2074
				SHEET 3	REV: 0



March 17, 2020

TO: Andrew Thomas
422 E. I-30, Suite F
Royse City, TX 75189

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

SUBJECT: MIS2021-003; *Special Exception for 54 Shadydale Lane*

Andrew Thomas:

This letter serves to notify you that the above referenced miscellaneous case, that you submitted for consideration by the City of Rockwall, was approved by the Planning and Zoning Commission on February 23, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Planning and Zoning Commission

On February 23, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the Miscellaneous Case by a vote of 5-0, with Commissioners Thomas and Womble absent.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Henry Lee". The signature is stylized and cursive.

Henry Lee
Planner