



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # MIS2021- P&Z DATE _____ 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 type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECEIPT
<input 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.

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) †
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OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
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NOTES:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 507 N Goliad ST

SUBDIVISION

LOT

BLOCK

A

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

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 HALLIE FLEMING DAVENPORT

APPLICANT

CONTACT PERSON

CONTACT PERSON

ADDRESS 507 N Goliad ST

ADDRESS

CITY, STATE & ZIP ROCKWALL, TX

CITY, STATE & ZIP

PHONE 214.763.1123

PHONE

E-MAIL Smiles@THESELVESHOP.COM

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

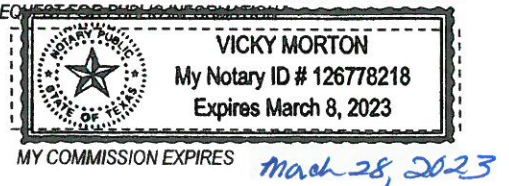
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF April, 2021. BY SIGNING THIS APPLICATION, 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."

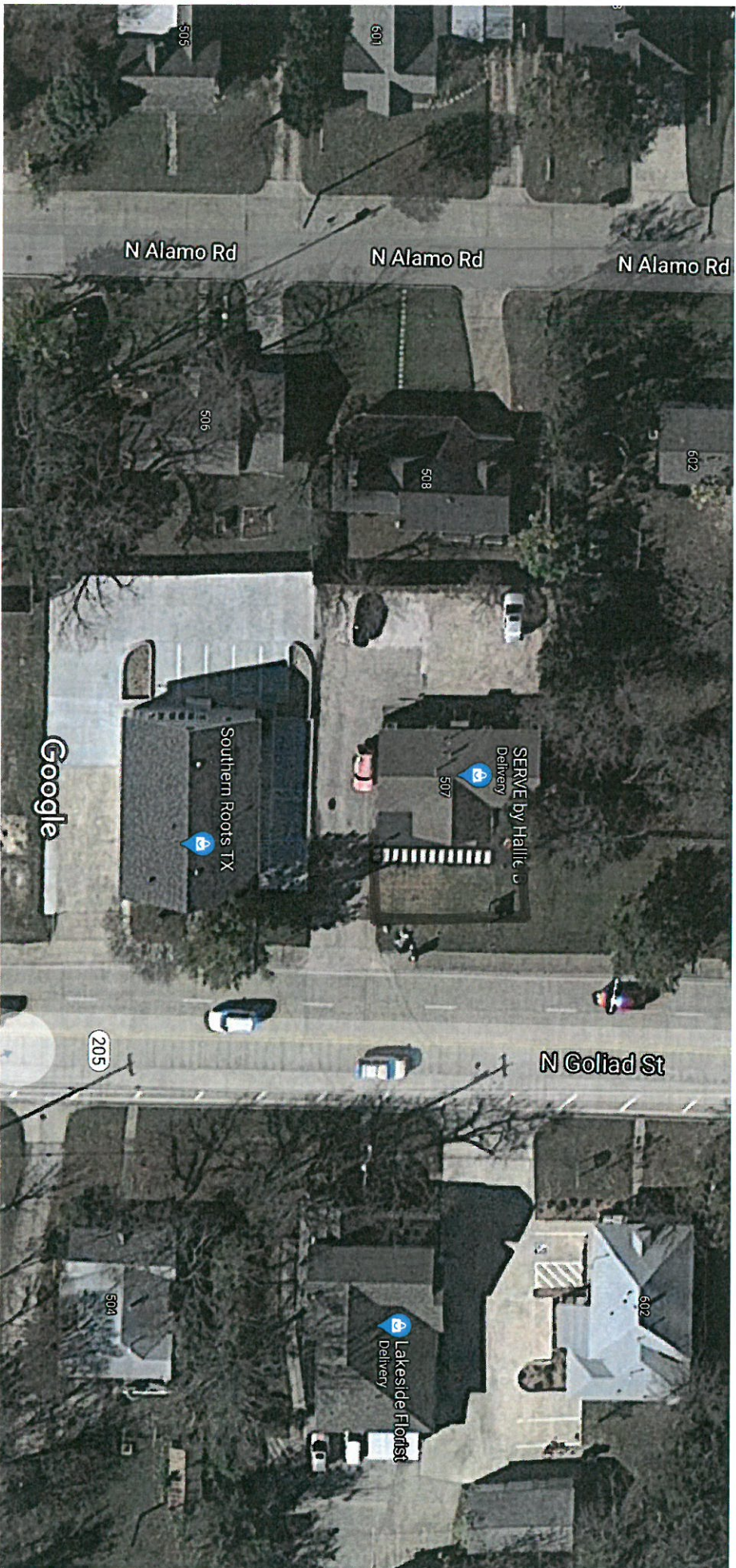
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF April, 2021

OWNER'S SIGNATURE

Hallie Fleming
Vicky Morton

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

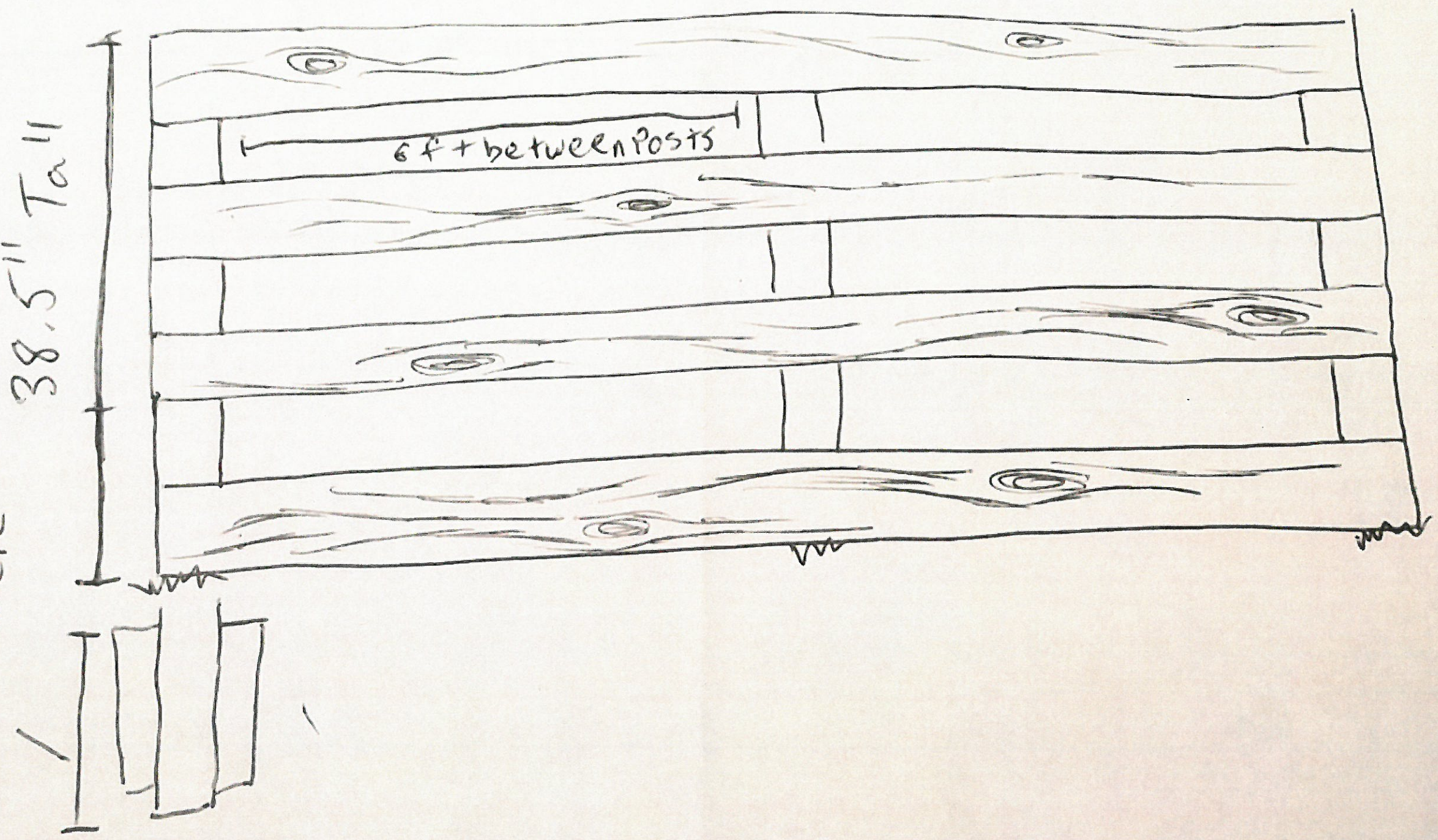




Map data ©2021, Map data ©2021 20 ft

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Anchored
24" in concrete

38.5" Tall



6 ft + between posts



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PROPOSED USE

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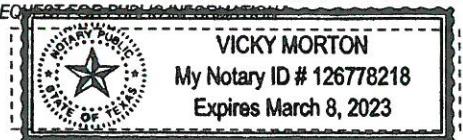
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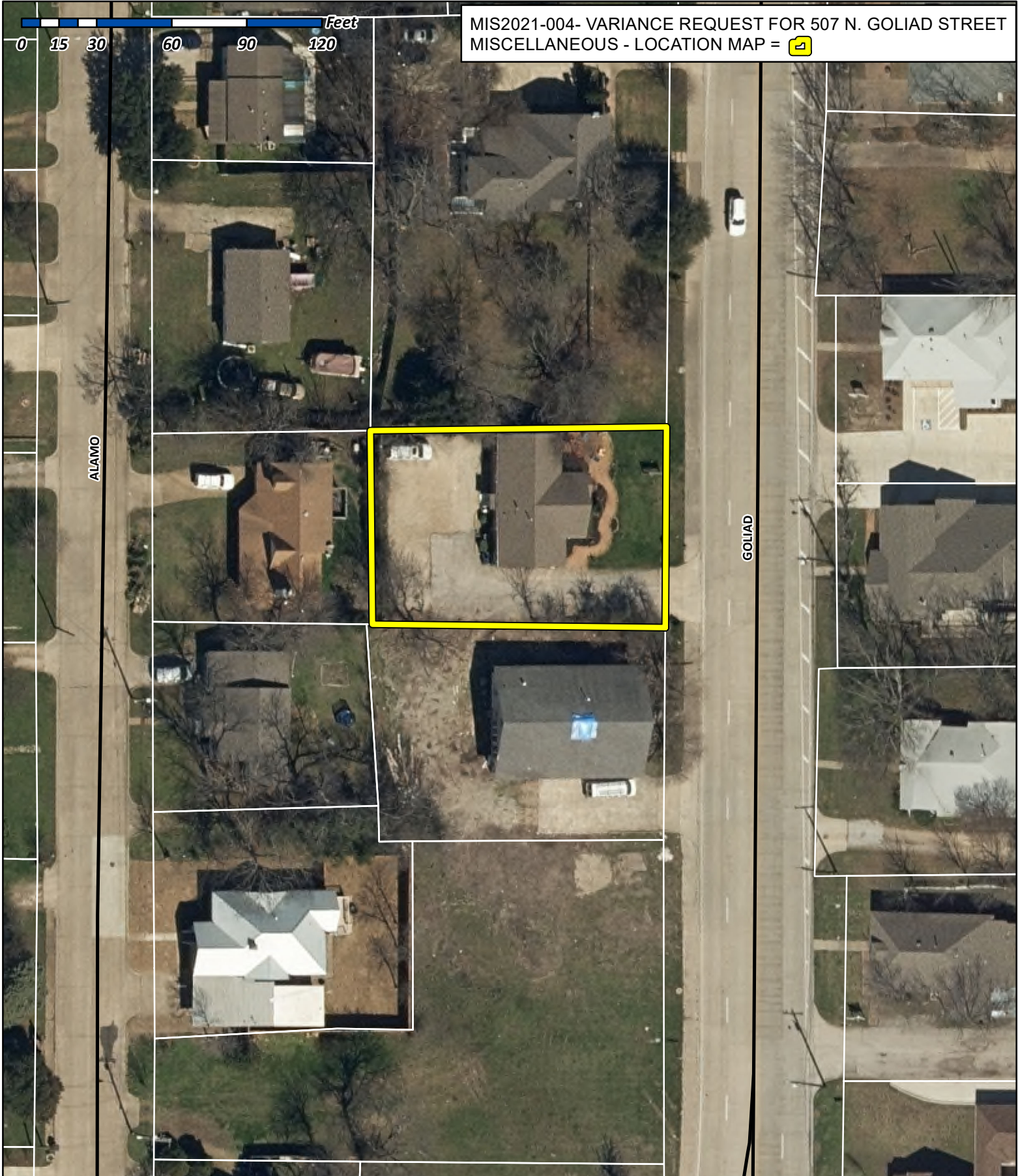
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Hallie Fleming
Vicky Morton

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



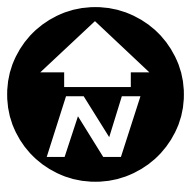
MY COMMISSION EXPIRES March 28, 2023

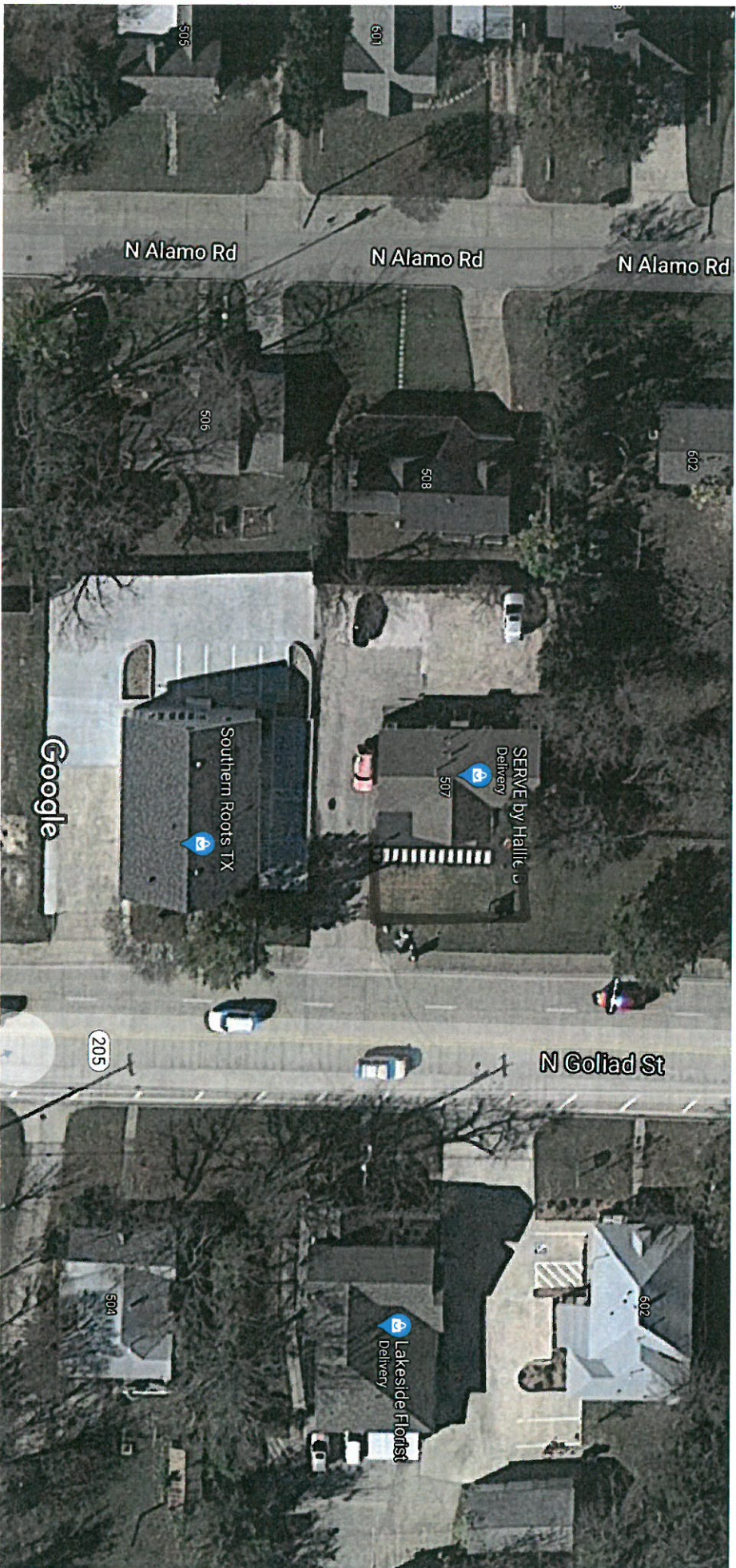


City of Rockwall

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

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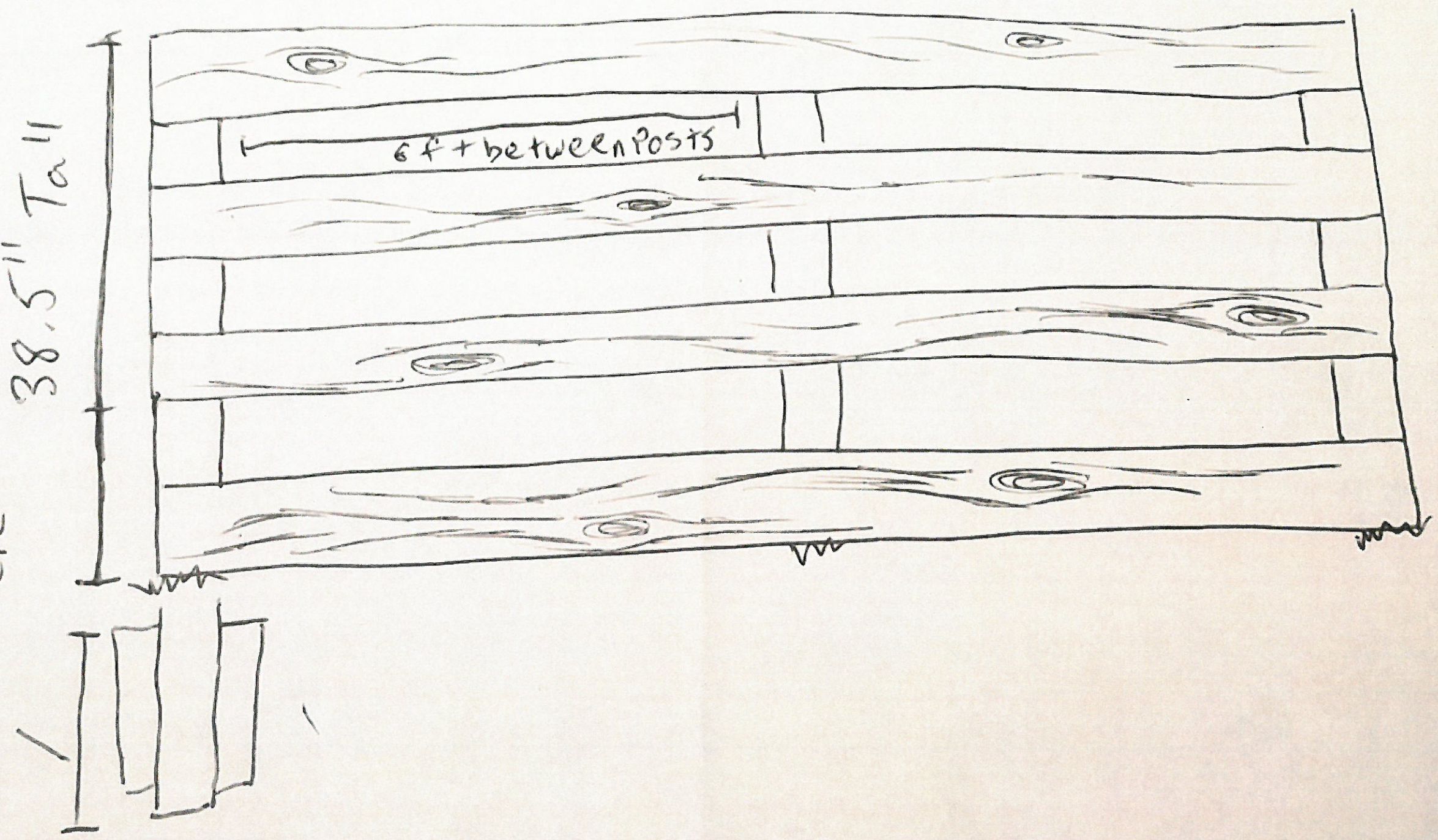




Map data ©2021, Map data ©2021 20 ft

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38.5" Tall



6 ft + between posts



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: David Gonzales, *Planning and Zoning Manager*

DATE: April 27, 2021

SUBJECT: MIS2021-004; *Special Exception for a Front Yard Fence at 507 N. Goliad Street*

The applicant, Hallie Fleming is requesting approval of a special exception that would allow for the construction of a front yard fence located at 507 N. Goliad Street. The subject property is zoned Planned Development District 50 (PD-50) for *Residential Office (RO)* District land uses. According to Subsection 08.04(D)(2), *Front Yard Fences*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) “(n)o fence shall be constructed in the front yard of a non-residential property without being granted an exception from the Planning and Zoning Commission.” The front yard is defined as the area between the front façade and the front property line. The applicant has indicated to staff that she is proposing to construct a ~38 ½ inch tall split rail, wood fence in the front yard of the subject property. Front yard fences constructed of wood are typically picket styled fences. According to Subsection 08.02(B)(1), *General Fence Standards*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), “...fencing materials are limited to wood pickets...” However, Subsection 08.04(D), *Front Yard Fences*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), “...the Planning and Zoning Commission may require applicants to provide additional information, plans, drawings, and/or other information concerning the proposed front yard fence...the Planning and Zoning Commission may establish additional conditions of construction for any fence.” In this case, the applicant’s fence would not be constructed as a wood picket fence, rather a split rail (*i.e. horizontal members*), wood fence. Staff should note that if approved, this would be the first front yard fence constructed within Planned Development District 50 (PD-50). The subject property is considered to be a part of the Old Town Rockwall Addition, and was annexed prior to 1934 based on the August 25, 1934 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), in 1950 a 1,352 SF single-family home was constructed on the subject property. In November of 2012, the applicant -- *Hallie Fleming* -- submitted a request for the approval of a Specific Use Permit (SUP) for *General Retail Sales* in conjunction with a photography studio [*Case No. Z2012-018*]. This request was approved by the City Council on January 7, 2013 by *Ordinance No. 13-01 [S-101]*. This ordinance allowed the applicant to dedicate up to 250 SF of the 1,352 SF building for general retail sales. Following this approval, the applicant submitted and was approved for a Certificate of Occupancy (CO) on January 10, 2013. The Certificate of Occupancy (CO) was issued on February 11, 2013. On August 10, 2020, the City Council approved a Specific Use Permit (SUP) [*i.e. Ordinance No. 20-28*] allowing for a *General Retail Store and Hair Salon and/or Manicurist* on the subject property. The approval of a special exception requires a passage by a simple majority vote of the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions, staff and the applicant will be available at the April 27, 2021 meeting.

PROJECT COMMENTS



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

DATE: 4/21/2021

PROJECT NUMBER: MIS2021-004
PROJECT NAME: Variance Request for 507 N. Goliad Street
SITE ADDRESS/LOCATIONS: 507 N GOLIAD ST, ROCKWALL, 75087

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

CASE CAPTION: Discuss and consider a request by Hallie Fleming for the approval of a Miscellaneous Case for a special exception for a front yard fence on a 0.2254-acre parcel of land identified as Lot 1, Block A, Artventures Studio Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District, addressed as 507 N. Goliad Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/19/2021	Approved

04/19/2021: No comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	04/21/2021	Approved w/ Comments

04/21/2021: MIS2021-004; Special Exception for a Front Yard Fence at 507 N. Goliad Street
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Miscellaneous Case for a special exception for a front yard fence on a 0.2254-acre parcel of land identified as Lot 1, Block A, Artventures Studio Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District, addressed as 507 N. Goliad Street.

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

M.3 For reference, include the case number (MIS2021-004) in the lower right-hand corner of all pages on future submittals (if applicable).

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the standards established by Specific Use Permit, and the Development Standards of Article 05 that are applicable to the subject property.

I.5 Please note the scheduled meetings for this case:

(1) Planning & Zoning work session meeting will be held on April 27, 2021.

I.6 Staff recommends that a representative be present for the meeting as indicated above. The meeting is scheduled to begin at 6:00 PM in the City Council Chambers.



DEVELOPMENT APPLICATION

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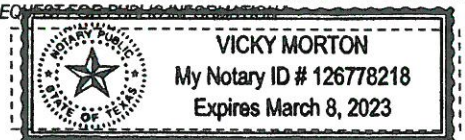
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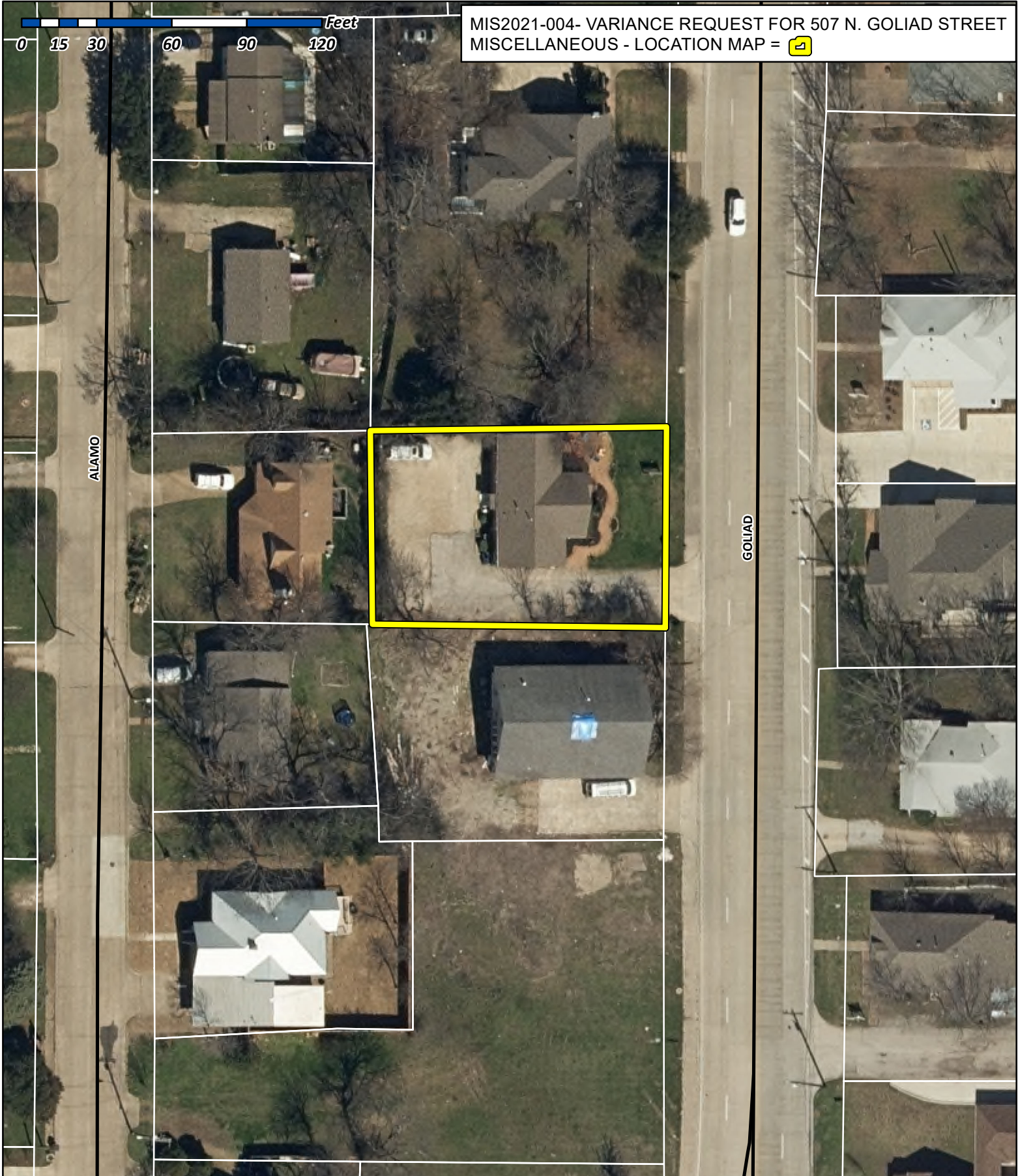
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MY COMMISSION EXPIRES March 28, 2023



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0 25 50 75 100 Feet

MIS2021-004 VARIANCE REQUEST FOR 507 N. GOLIAD ST
FENCE LIMIT

 507 N Goliad St

 Proposed Fence Limits



N GOLIAD ST



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