



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # M152021-009 P&Z DATE 08/31/21 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. M152021-009

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

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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
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- 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 751 Turtle Cove Blvd

Subdivision Turtle Cove

Lot 61-R Block A

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-2

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 Francisco Alvarez

Applicant

Contact Person Francisco Alvarez

Contact Person

Address 751 Turtle Cove Blvd

Address

City, State & Zip Rockwall, TX 75087

City, State & Zip

Phone 972 757 1647

Phone

E-Mail falvarezm15@gmail.com

E-Mail

NOTARY VERIFICATION [REQUIRED]

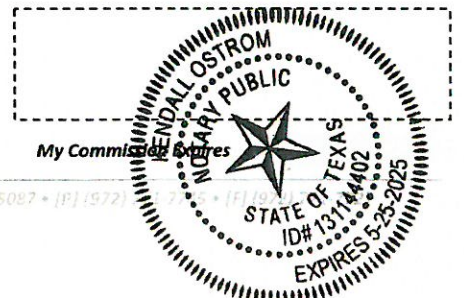
Before me, the undersigned authority, on this day personally appeared Francisco Alvarez [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 20th day of August, 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 22 day of JULY, 20 21.

Owner's Signature

Notary Public in and for the State of Texas



Francisco Alvarez
751 Turtle Cove Blvd
Rockwall, TX 75087
Falvarezm15@gmail.com
972 757 1047

TO: Ms. Angelica Gamez, *Planning and Zoning Coordinator*
FROM: Francisco J. Alvarez
DATE: August 18th, 2021
RE: Applicant's Letter of Explanation for a Development Application (Variance Request)

Dear Ms. Gamez:

Pursuant to the 2021 Development Application Schedule at City of Rockwall's Planning and Zoning Department, please consider this letter of explanation as part of your **Special Exception** approval process.

My family wishes to install a wrought iron fence consisting of vertical pickets spaced out every four inches (4") along eight-foot (8') posts with a height of forty-eight inches (48") in our front yard. The fence would include two (2) four-foot (4') side-by-side gates for a total access gate of eight feet (8'). The subject fence has been unanimously approved by the Turtle Cove HOA Board so we plan to install the fence shortly after hearing back from your Department. We have requested markings from utility companies via "Texas 811" and have a legal start date of August 19th, 2021.

Please let me know if you have any questions whatsoever.

Sincerely,

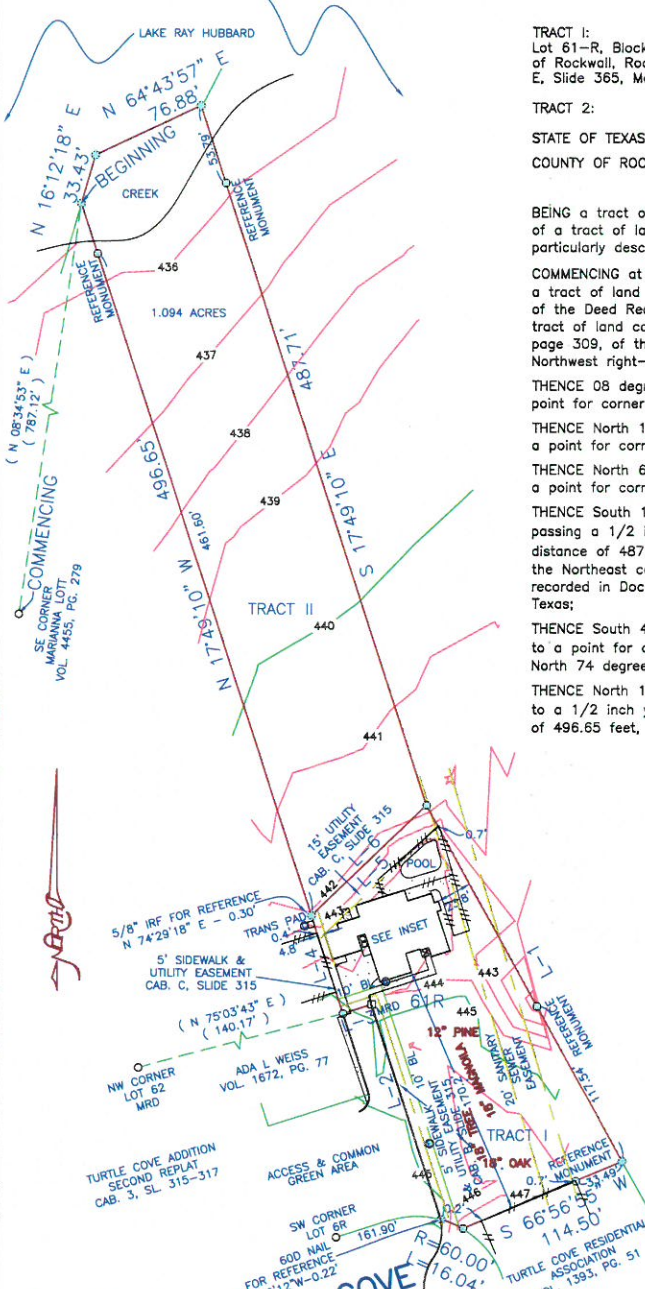


Francisco J. Alvarez

(972) 757-1047

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 751 TURTLE COVE BOULEVARD, in the city of ROCKWALL, ROCKWALL COUNTY Texas.



TRACT 1:
Lot 61-R, Block A, TURTLE COVE ADDITION, SECOND REPLAT, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat recorded in Cabinet E, Slide 365, Map Records of Rockwall County, Texas.

TRACT 2:
STATE OF TEXAS:
COUNTY OF ROCKWALL:

BEING a tract of land situated in the City of Dallas Takeline Area and being a portion of a tract of land leased to the City of Rockwall, Rockwall County, Texas, and being particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner being the Southeast corner of a tract of land conveyed to Marianna Lott, as recorded in Volume 4455, Page 279, of the Deed Records of Rockwall County, Texas, and being the Southwest corner of a tract of land conveyed to Patricia and Ricky D. Smith, as recorded in Volume 530, page 309, of the Deed Records of Rockwall County, Texas, and being on the Northwest right-of-way line of Turtle Cove Boulevard;

THENCE 08 degrees 34 minutes 53 seconds East, a distance of 787.12 feet, to a point for corner said point being the PLACE OF BEGINNING;

THENCE North 16 degrees 12 minutes 18 seconds East, a distance of 33.43 feet, to a point for corner;

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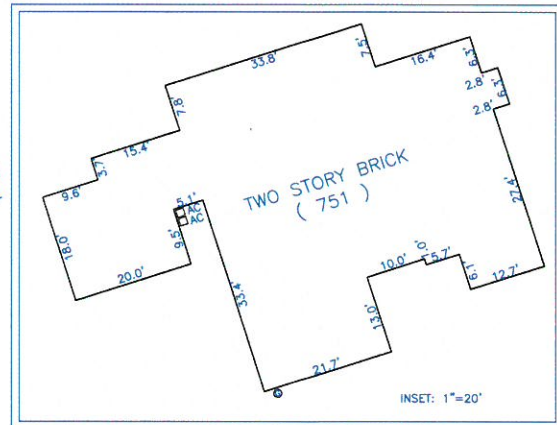
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EASEMENTS RECORDED IN THE FOLLOWING VOLUME & PAGES TO THE BEST OF MY KNOWLEDGE AND BELIEF DO NOT EFFECT THE ABOVE DESCRIBED PROPERTY.
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VOL. 98, PG. 549
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ACCEPTED BY: _____

PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS
VOL. 1153, PG. 1
VOL. 3785, PG. 32
VOL. 3875, PG. 45
VOL. 3936, PG. 197
VOL. 4547, PG. 242
C.C.# 2007-00388944
C.C.# 2011-00459786
C.C.# 2011-00459787
C.C.# 2011-00459788
C.C.# 2011-00459789
C.C.# 2011-00459790
C.C.# 20130000500736
C.C.# 20130000502033
C.C.# 20170000018465

TURTLE COVE BOULEVARD

Line #	Direction	Length
L-1	S 28°45'43" E	289.67'
L-2	N 17°49'10" W	150.00'
L-3	S 72°10'50" W	20.00'
L-4	N 17°49'10" W	68.15'
L-5	N 45°01'56" E	105.76'
L-6	S 45°01'56" W	105.76'

Capital Title
A Shaddock's Company

MRD'S SHOWN HEREON ARE BASIS FOR DIRECTIONAL CONTROL

1529 E. I-30, STE. 106, GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052
The plot hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.
Scale: 1" = 80'
Date: 07/13/2020
G. F. No.: 20-502708-RW
Job no.: 107232
Drawn by: CR

LEGEND
WOOD FENCE - - - - -
CHAIN LINK - - - - -
IRON FENCE - - - - -
WIRE FENCE - - - - -
RESIDENCE
1/2" IRON ROD FOUND
1/2" YELLOW-CAPPED IRON ROD SET
SET "X"
1/2" YELLOW-CAPPED IRON ROD FOUND
3/8" IRON ROD FOUND
POINT FOR CORNER
OM - CONTROL MONUMENT
CO - CLEAN OUT
OM - GAS METER
PH - FIRE HYDRANT
LP - LIGHT POLE
WM - WASTE
PP - POWER POLE
PE - POOL EQUIP
PP - POWER POLE
WM - WATER METER
WV - WATER VALVE
WM - WASTE
(UNLESS OTHERWISE NOTED)

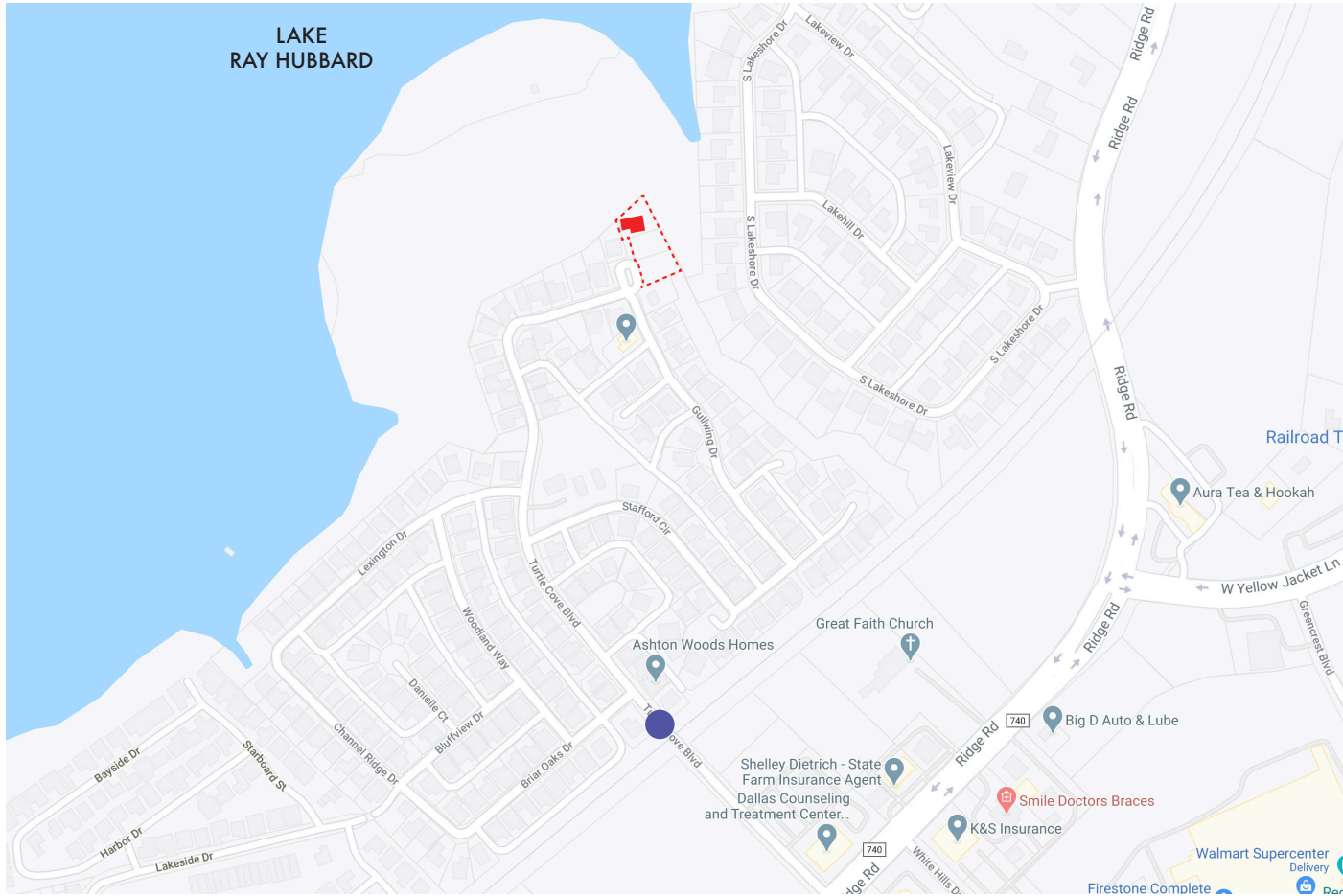




ALVAREZ RESIDENCE

751 Turtle Cove Blvd, Rockwall, TX 75087
August 20th, 2021

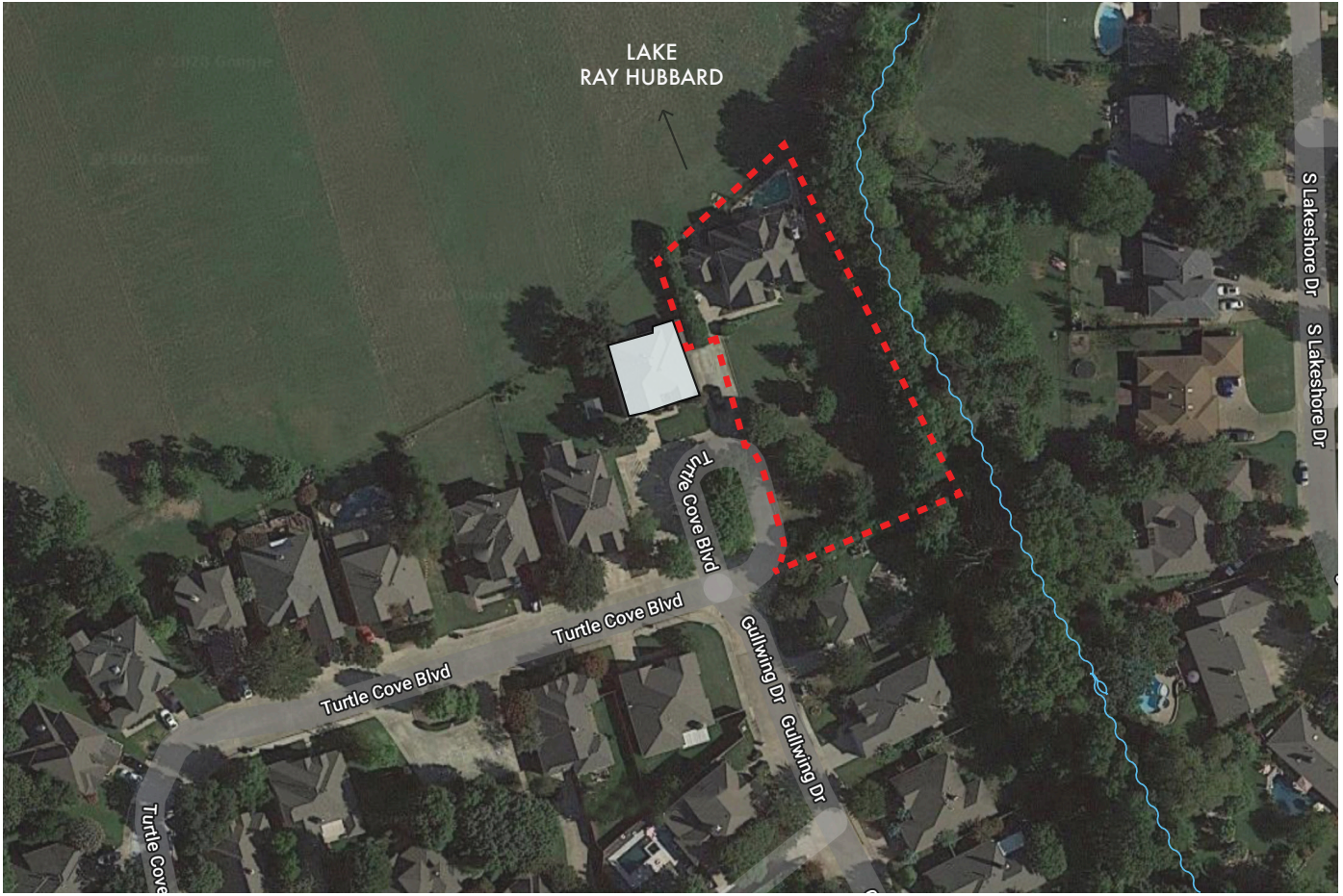
LOCATION



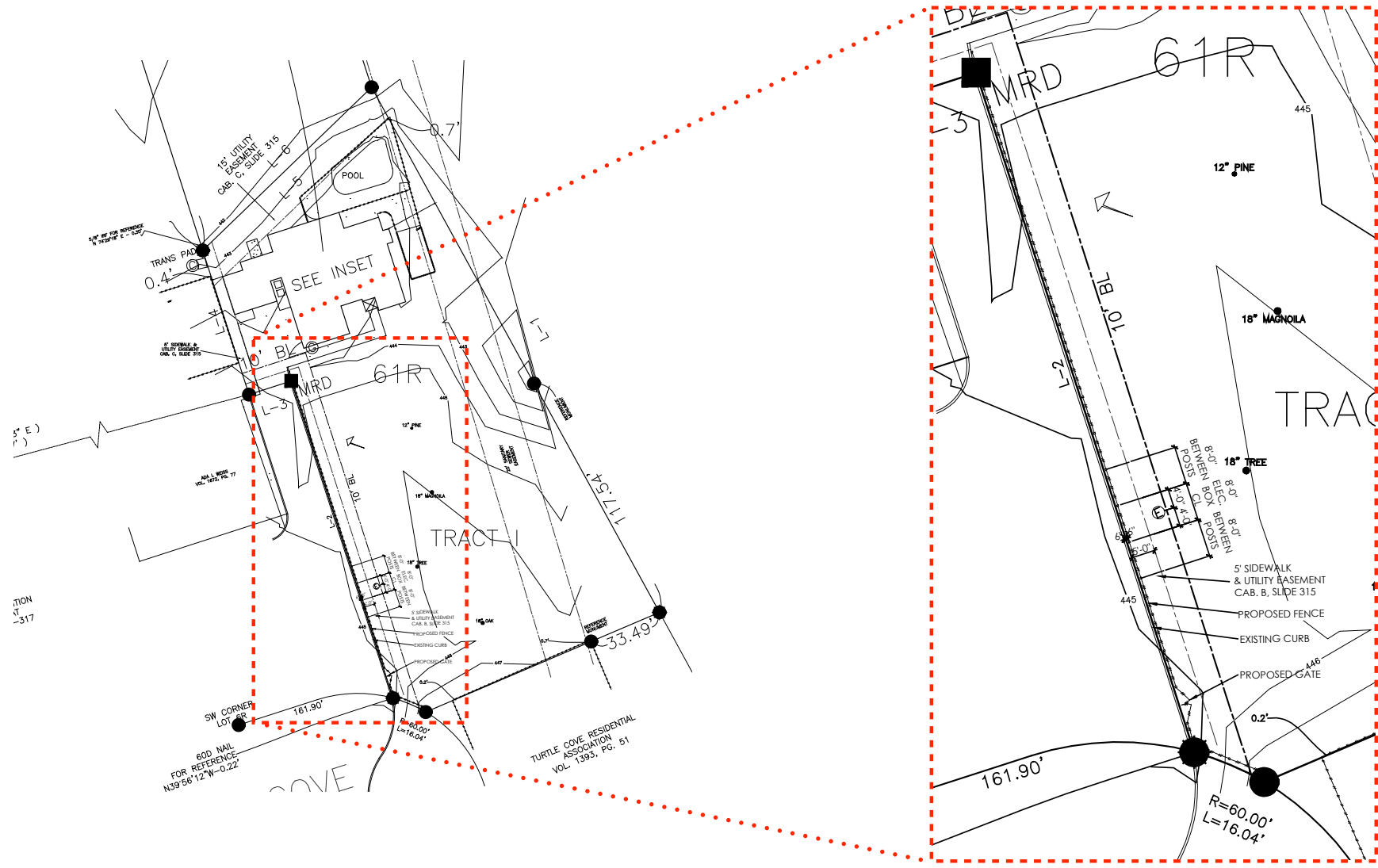
-  Turtle Cove Entry
-  Property
-  House Location on Property



- Property
- House Location on Property
- Main Turtle Creek Blvd street
- Secondary Turtle Creek Blvd circle



- Property
- Creek
- Single Neighbor



15' UTILITY EASEMENT CAB. B, SLIDE 315

POOL

TRANS PAD

SEE INSET

MRD 61R

TRACT I

TURTLE COVE RESIDENTIAL ASSOCIATION VOL. 1393, PG. 51

MRD

61R

12" PINE

18" MAGNOLIA

TRACT II

18" TREE

8.0' ELEC. BENCHES
BETWEEN BOX POSTS
8.0' x 8.0'

5' SIDEWALK & UTILITY EASEMENT
CAB. B, SLIDE 315

PROPOSED FENCE

EXISTING CURB

PROPOSED GATE

R=60.00'
L=16.04'

161.90'

60D NAIL FOR REFERENCE N39 56' 12" W-0.22'

COVE

33.49'

177.54'

161.90'

161.90'

L=16.04'

↑

L-2

L-3

L-1

L-4

L-5

L-6

L-7

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DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. MIS2021-009

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Owner Francisco Alvarez

Applicant

Contact Person Francisco Alvarez

Contact Person

Address 751 Turtle Cove Blvd

Address

City, State & Zip Rockwall, TX 75087

City, State & Zip

Phone 972 757 1647

Phone

E-Mail falvarezmis@gmail.com

E-Mail

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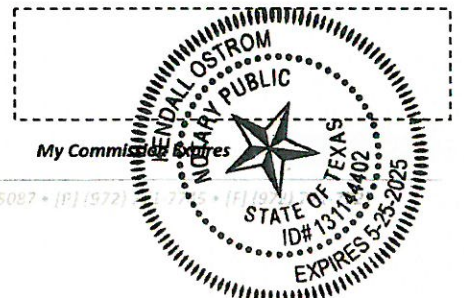
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Owner's Signature

Notary Public in and for the State of Texas





MIS2021-009- SPECIAL EXCEPTION FOR A FENCE
AT 751 TURTLE COVE
MISCELLANEOUS - LOCATION MAP = 



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.



Francisco Alvarez
751 Turtle Cove Blvd
Rockwall, TX 75087
Falvarezm15@gmail.com
972 757 1047

TO: Ms. Angelica Gamez, *Planning and Zoning Coordinator*
FROM: Francisco J. Alvarez
DATE: August 18th, 2021
RE: Applicant's Letter of Explanation for a Development Application (Variance Request)

Dear Ms. Gamez:

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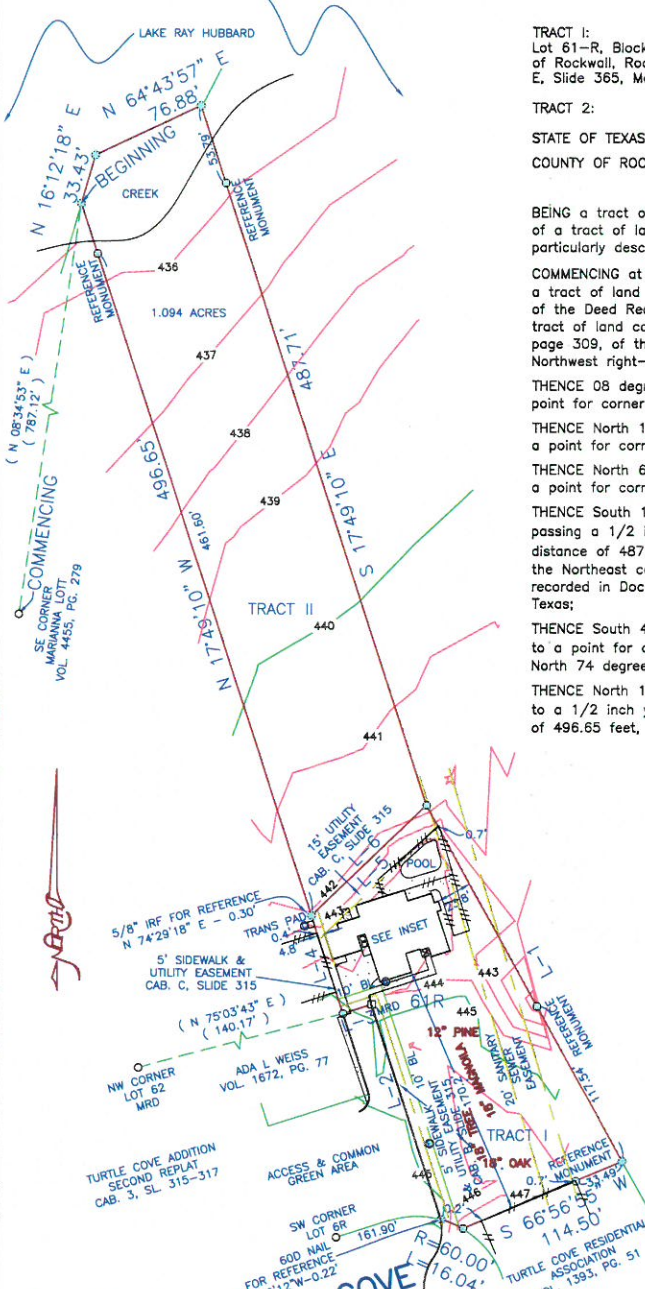


Francisco J. Alvarez

(972) 757-1047

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940

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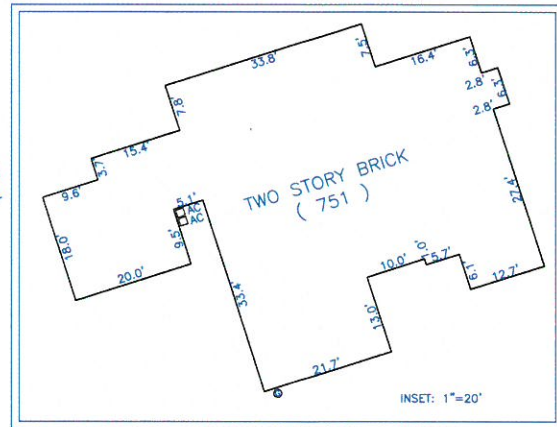
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VOL. 1153, PG. 1



ACCEPTED BY: _____

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C.C.# 2011-00459790
C.C.# 20130000500736
C.C.# 20130000502033
C.C.# 20170000018465

TURTLE COVE BOULEVARD

Line #	Direction	Length
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Capital Title
A Shaddock's Company

MRD'S SHOWN HEREON ARE BASIS FOR DIRECTIONAL CONTROL

1529 E. I-30, STE. 106, GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052
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TITLE AND ABSTRACTING WORK FURNISHED BY CAPITAL TITLE
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 80'
Date: 07/13/2020
G. F. No.: 20-502708-RW
Job no.: 107232
Drawn by: CR

LEGEND
WOOD FENCE --- TEXT
CHAIN LINK --- IMPROVEMENTS
IRON FENCE --- BOUNDARY LINE
WIRE FENCE --- EASEMENT SETBACK
RESIDENCE
O 1/2" IRON ROD FOUND
O 1/2" YELLOW-CAPPED IRON ROD SET
O SET "X"
O 1/2" YELLOW-CAPPED IRON ROD FOUND
O 3/8" IRON ROD FOUND
O POINT FOR CORNER
OM - CONTROL MONUMENT
OC - CLEAN OUT
OP - POOL EQUIP
OM - GAS METER
PP - POWER POLE
PH - FIRE HYDRANT
WM - WATER METER
LP - LIGHT POLE
WV - WATER VALVE
WM - MANHOLE
(UNLESS OTHERWISE NOTED)



TAKELINE SURVEY

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 751 TURTLE COVE BOULEVARD, in the city of ROCKWALL, ROCKWALL COUNTY Texas.

TRACT I:
Lot 61-R, Block A, TURTLE COVE ADDITION, SECOND REPLAT, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat recorded in Cabinet E, Slide 365, Map Records of Rockwall County, Texas.

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COUNTY OF ROCKWALL:

BEING a tract of land situated in the City of Dallas Takeline Area and being a portion of a tract of land leased to the City of Rockwall, Rockwall County, Texas, and being particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner being the Southeast corner of a tract of land conveyed to Marianna Lott, as recorded in Volume 4455, Page 279, of the Deed Records of Rockwall County, Texas, and being the Southwest corner of a tract of land conveyed to Patricia and Ricky D. Smith, as recorded in Volume 530, page 309, of the Deed Records of Rockwall County, Texas, and being on the Northwest right-of-way line of Turtle Cove Boulevard;

THENCE 08 degrees 34 minutes 53 seconds East, a distance of 787.12 feet, to a point for corner said point being the PLACE OF BEGINNING;

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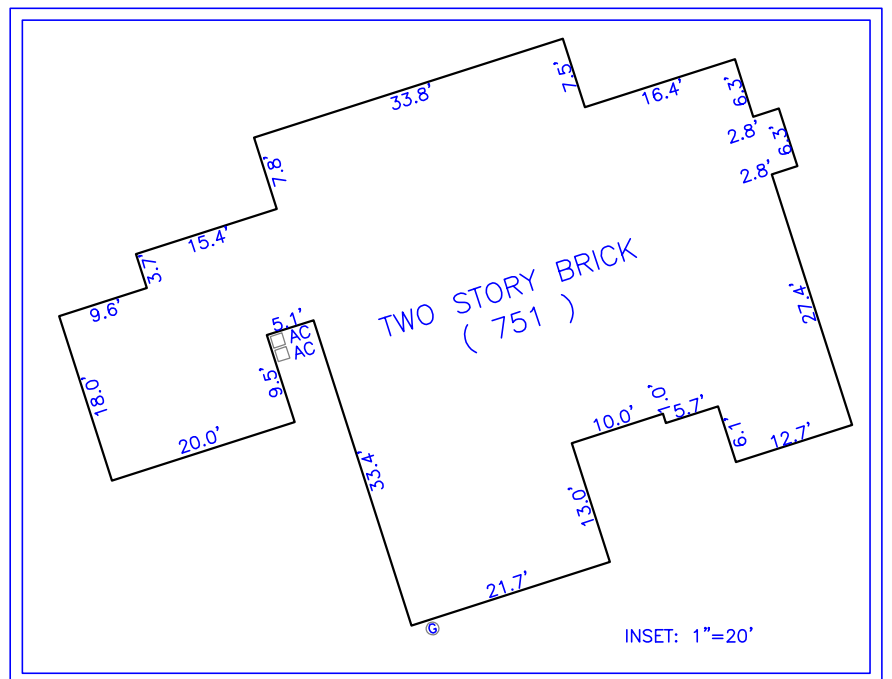
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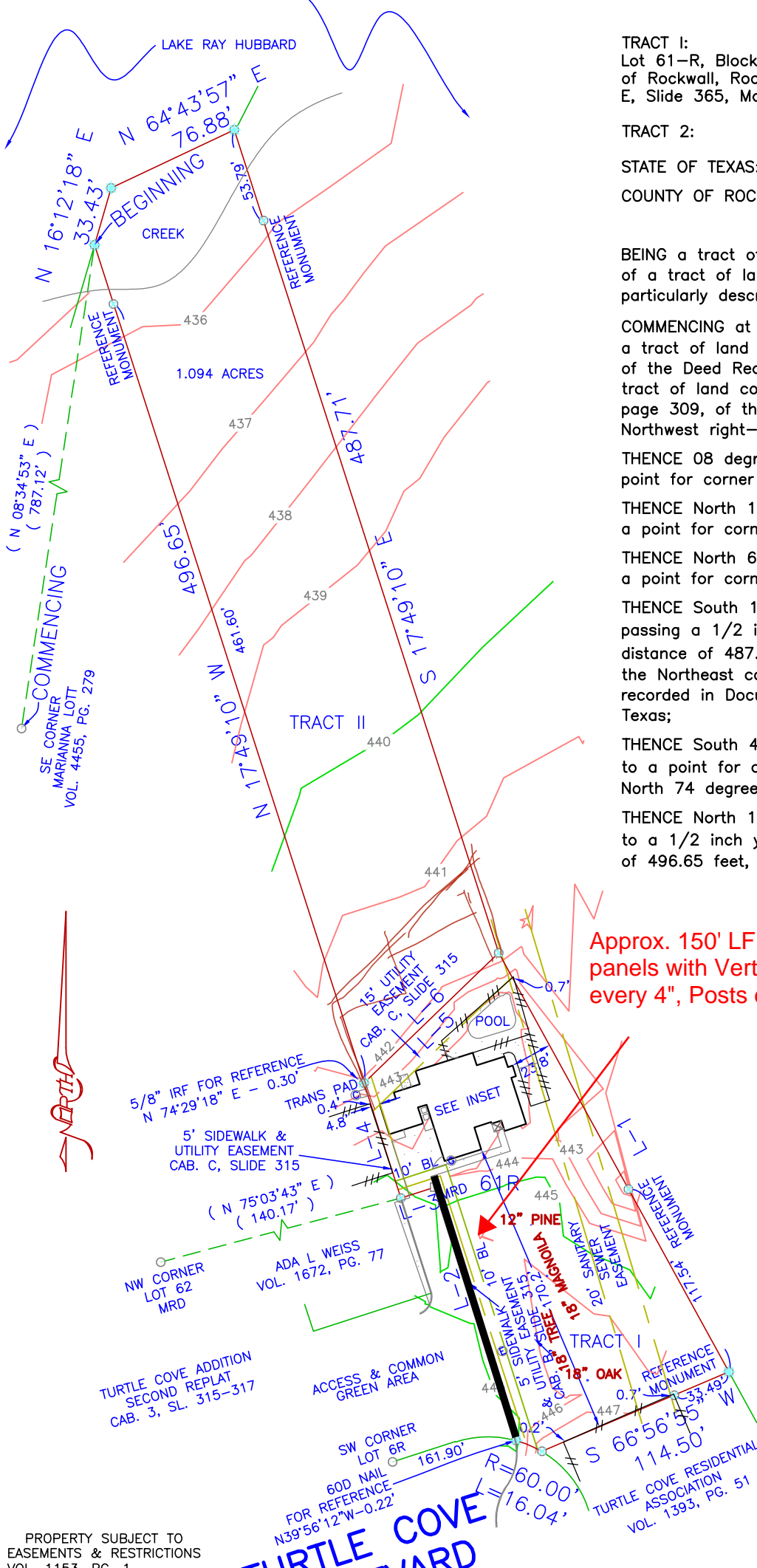
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Approx. 150' LF of Fence, panels with Vertical bars every 4", Posts every 8'.

EASEMENTS RECORDED IN THE FOLLOWING VOLUME & PAGES TO THE BEST OF MY KNOWLEDGE AND BELIEF DO NOT EFFECT THE ABOVE DESCRIBED PROPERTY.
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PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS
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C.C.# 2007-00388944
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C.C.# 2011-00459789
C.C.# 2011-00459790
C.C.# 20130000500736
C.C.# 20130000502033
C.C.# 20170000018465

TURTLE COVE BOULEVARD

Line #	Direction	Length
L-1	S 28°45'43" E	269.67'
L-2	N 17°49'10" W	150.00'
L-3	S 72°10'50" W	20.00'
L-4	N 17°49'10" W	68.15'
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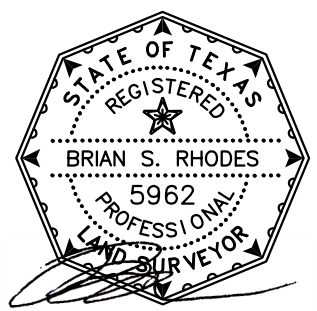
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The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY CAPITAL TITLE
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.
Scale: 1" = 80'
Date: 07/13/2020
G. F. No.: 20-502708-RW
Job no.: 107232
Drawn by: CR
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR CAPITAL TITLE

LEGEND

WOOD FENCE	--- TEXT	
CHAIN LINK	--- IMPROVEMENTS	
IRON FENCE	--- BOUNDARY LINE	
WIRE FENCE	--- EASEMENT SETBACK	
RESIDENCE		
○ 1/2" IRON ROD FOUND		
○ 1/2" YELLOW-CAPPED IRON ROD SET		
□ SET X		
○ 1/2" YELLOW-CAPPED IRON ROD FOUND		
○ 5/8" IRON ROD FOUND		
○ POINT FOR CORNER		
CM - CONTROL MONUMENT		
CO - CLEAN OUT	PE - POOL EQUIP	
GM - GAS METER	PP - POWER POLE	
FH - FIRE HYDRANT	WM - WATER METER	
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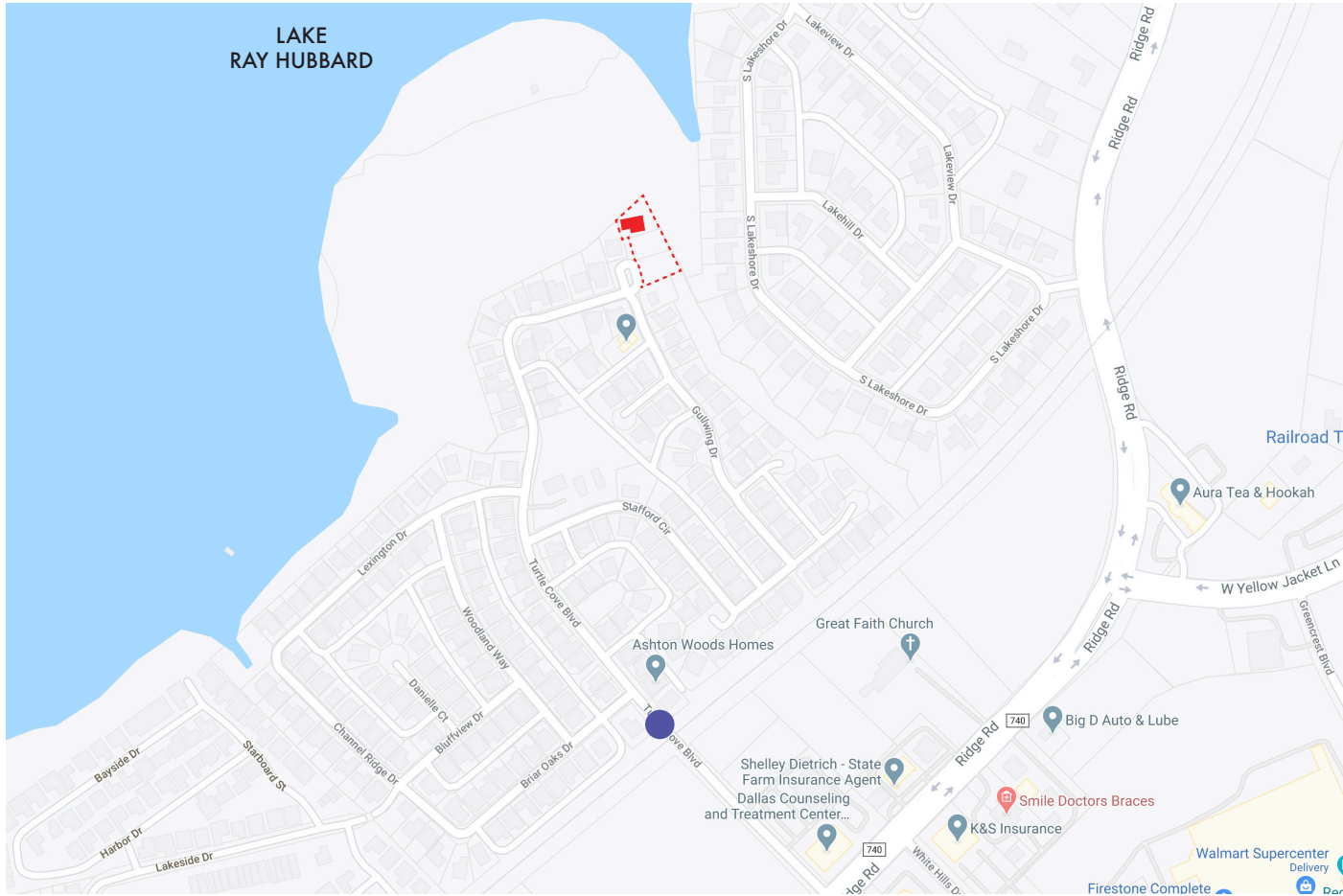




ALVAREZ RESIDENCE

751 Turtle Cove Blvd, Rockwall, TX 75087
August 20th, 2021

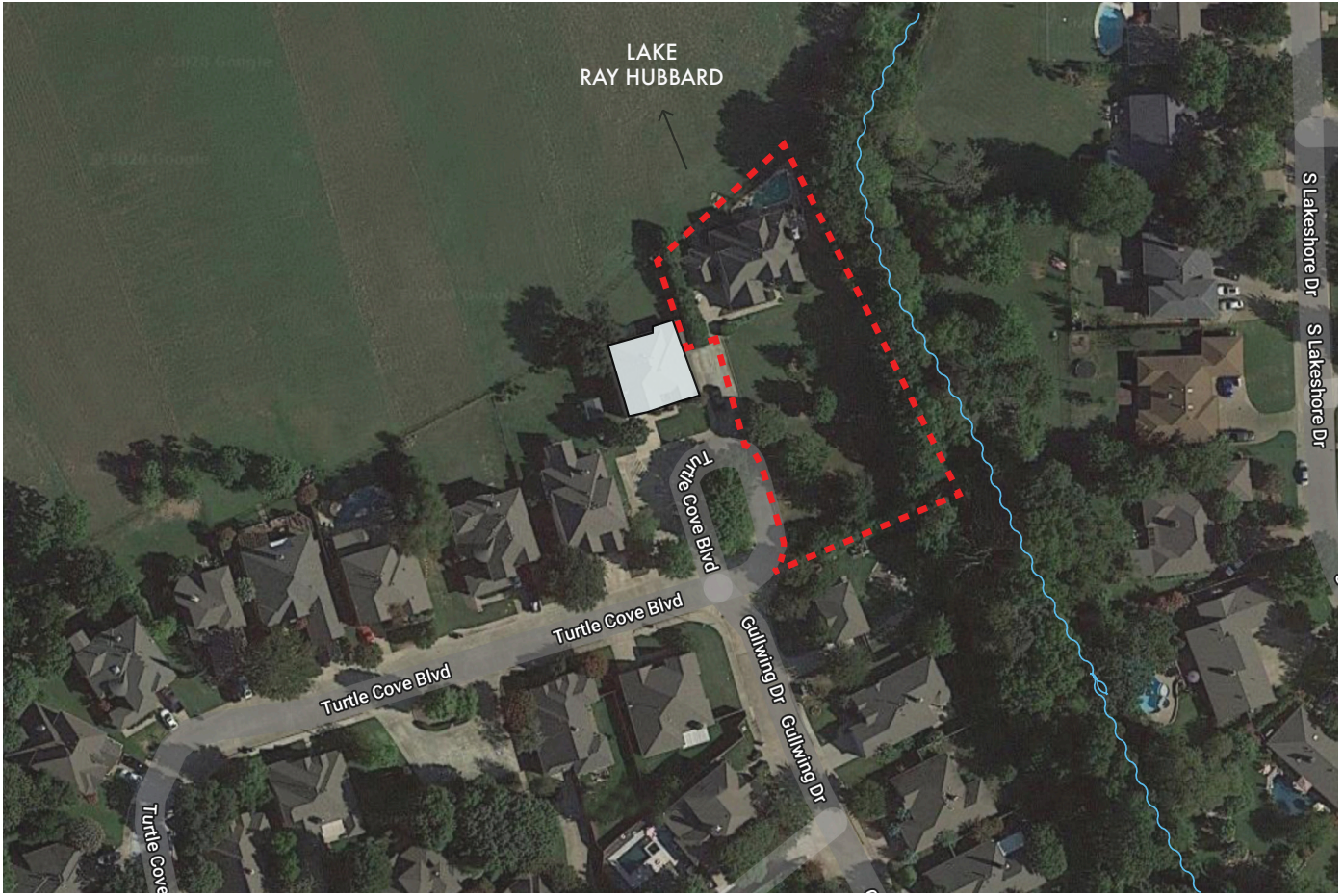
LOCATION



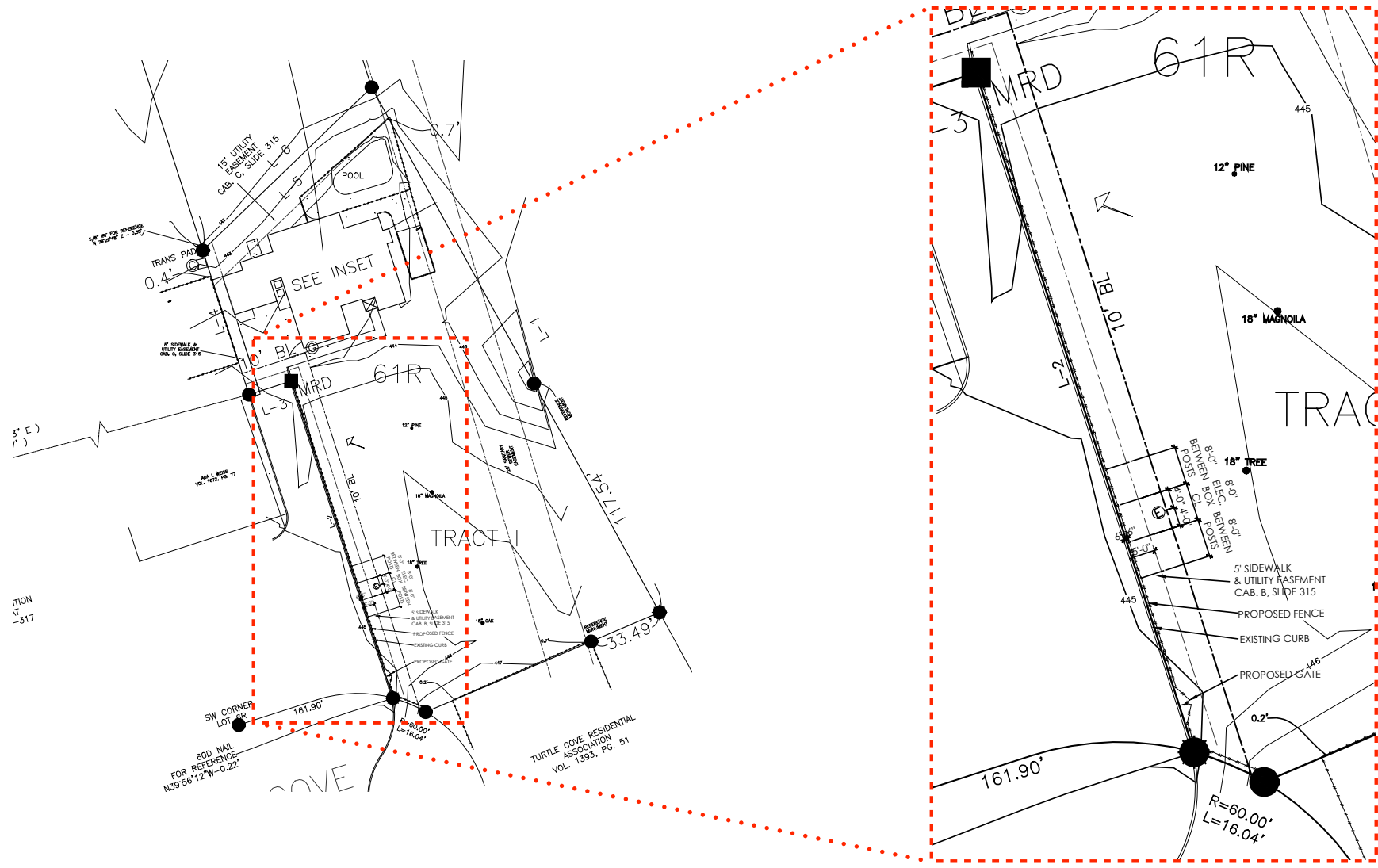
-  Turtle Cove Entry
-  Property
-  House Location on Property



- Property
- House Location on Property
- Main Turtle Creek Blvd street
- Secondary Turtle Creek Blvd circle



- Property
- Creek
- Single Neighbor





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: August 31, 2021
APPLICANT: Francisco Alvarez
CASE NUMBER: MIS2021-009; *Exception for a Front Yard Fence at 751 Turtle Cove Boulevard*

SUMMARY

Discuss and consider a request Francisco Alvarez for the approval of an Exception to allow the construction of a front yard fence for an existing single-family home on a 0.628-acre parcel of land identified as Lot 61-R, Block A, Turtle Cove Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2) for single-family detached land uses, addressed as 751 Turtle Cove Boulevard, and take any action necessary.

BACKGROUND

On September 5, 1960, the subject property was annexed -- *along with the other properties that make up the Turtle Cove Subdivision* -- by the City Council through *Ordinance No. 60-02 [Case No. A1960-002]*. According to the January 3, 1972 zoning map, the subject property was rezoned from an Agricultural (AG) District to Planned Development District 2 (PD-2) prior to the establishment of this map. On September 4, 1973, the City Council approved an amendment to Planned Development District 2 (PD-2) [*Ordinance No. 73-32*] designating the area that makes up the current boundaries of the Turtle Cove Subdivision for single-family, multi-family, neighborhood services, office, and shopping center land uses. On March 18, 1985, the City Council adopted *Ordinance No. 85-16* amending Planned Development District 2 (PD-2) and establishing the Turtle Cove Subdivision as a single-family subdivision. On June 20, 1985, the City Council approved a final plat [*Case No. PZ 1985-025-01*] for the Turtle Cove Subdivision; this final plat created the subject property (*i.e. Lots 17-20, Block C, Turtle Cove Addition*). On January 5, 1993, the City Council approved a replat for the subject property and establishing Lots 8R, 9R, and 10R, Block C, Turtle Cove Addition. On April 1, 1996, the City Council approved a subsequent replat that establish the subject property as Lots 59-61, Block C, Turtle Cove Addition. According to the Rockwall Central Appraisal District (RCAD), a 2,966 SF single-family home was constructed on the subject property in 1997. On November 14, 2003, the City Council approved a replat that established the subject property as Lot 61R, Block C, Turtle Cove Addition.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 751 Turtle Cove Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the Takeline for Lake Ray Hubbard. Beyond this is the corporate limits of the City of Rockwall followed by Lake Ray Hubbard.

South: Directly south of the subject property is Phase 2 of Turtle Cove Subdivision, which was established on February 17, 1998 and consists of 55 single-family homes. This phase of the Turtle Cove Subdivision is zoned Planned Development District 2 (PD-2). Beyond this is a 100-foot right-of-way for the Union Pacific Railroad.

East: Directly east of the subject property is a small floodway that is a part of the Takeline for Lake Ray Hubbard. Beyond this is the Lakeridge Park Subdivision, which was established on September 29, 1972 and consists of 87 single-family homes. This subdivision is zoned Single Family 10 (SF-10) District.

West: Directly west of the subject property is a parcel of land identified as *Common Area No. 4*, which is owned by the Turtle Cove Residential Association. Beyond this are seven (7) parcels of land developed with single-family homes and situated within Phase 1 of the Turtle Cove Subdivision. These properties are zoned Planned Development District 2 (PD-2). Beyond this is the Takeline for Lake Ray Hubbard.

CHARACTERISTICS OF THE REQUEST:

The applicant is proposing to install a 48-inch high wrought iron fence with a gate along the southwestern property line, which is shared with a parking area to the west that is owned by the Turtle Cove Residential Association. According to Subsection 08.03(D)(2) of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), “(n)o fence shall be constructed in the front yard of a residential property without being granted an *exception* from the Planning and Zoning Commission unless specifically permitted by Subsection 08.03(D)(3).” Subsection 08.03(D)(3) outlines exemptions for certain properties that do not need to request a special exception for a front yard fence. These exemptions include properties in a *Single-Family Estate* zoning district and model homes, neither of which apply to the subject property. Additionally, Subsection 08.03(D)(2)(b) of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) states that “(w)rought iron or decorative metal fences that are 50% transparent shall not exceed 48-inches in height”. In this case, the applicant is requesting a special exception to construct a wrought iron fence, which does meet the requirements for the special exception request; however, front yard fences 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 an exception to allow for a front yard fence, then staff would propose the following conditions of approval:

- (1) The applicant will be required to obtain a fence permit from the Building Inspections Department;
- (2) The fence be limited to a maximum of 48-inches in the front yard in accordance with the requirements of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC); and,
- (3) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. M152021-009

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 751 Turtle Cove Blvd

Subdivision Turtle Cove

Lot 61-R Block A

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-2

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 Francisco Alvarez

Applicant

Contact Person Francisco Alvarez

Contact Person

Address 751 Turtle Cove Blvd

Address

City, State & Zip Rockwall, TX 75087

City, State & Zip

Phone 972 757 1647

Phone

E-Mail falvarezm15@gmail.com

E-Mail

NOTARY VERIFICATION [REQUIRED]

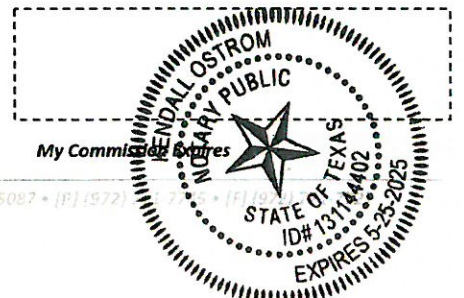
Before me, the undersigned authority, on this day personally appeared Francisco Alvarez [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 20th day of August, 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 22 day of JULY, 20 21.

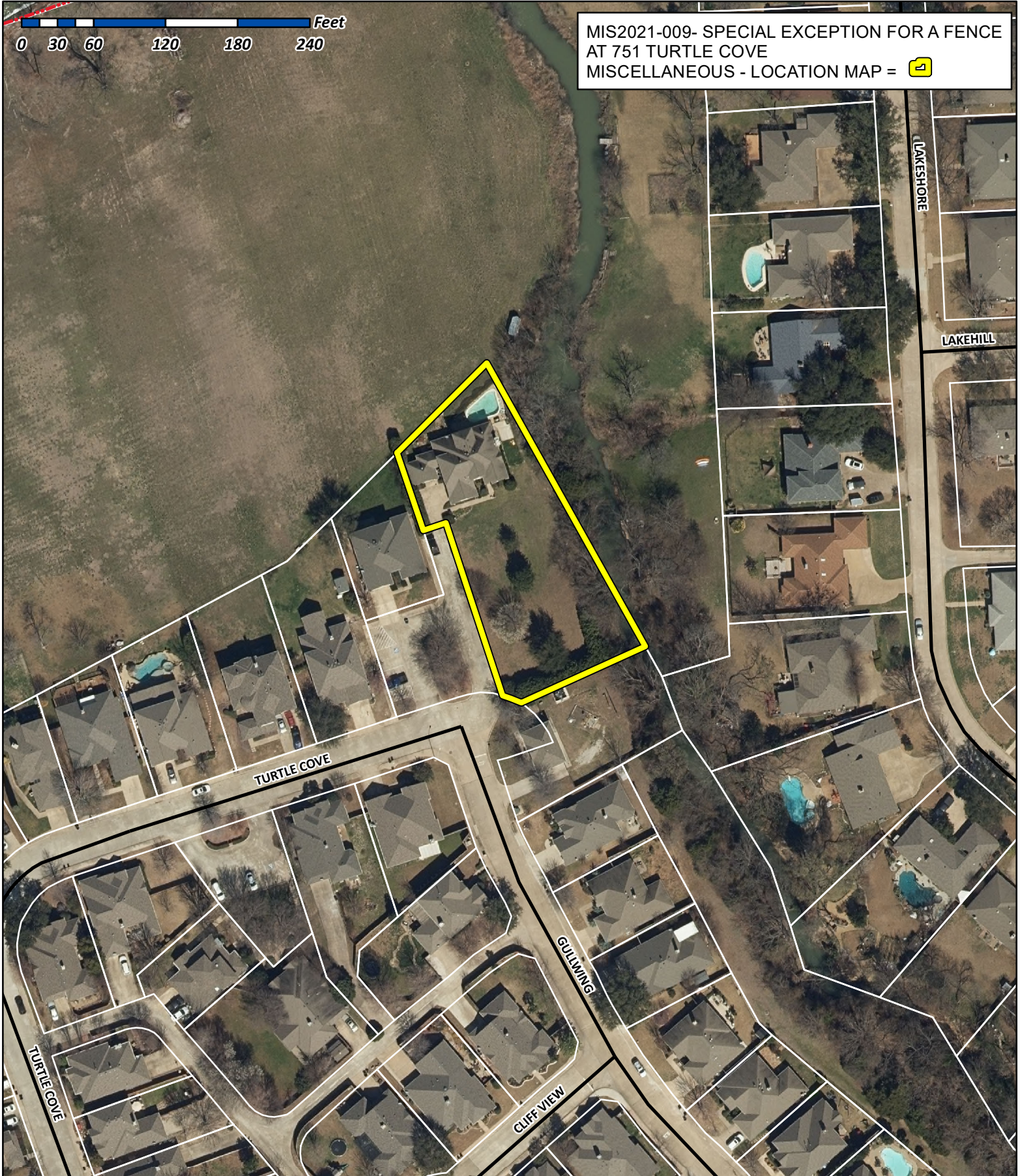
Owner's Signature

Notary Public in and for the State of Texas





MIS2021-009- SPECIAL EXCEPTION FOR A FENCE
AT 751 TURTLE COVE
MISCELLANEOUS - LOCATION MAP = 



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.



Francisco Alvarez
751 Turtle Cove Blvd
Rockwall, TX 75087
Falvarezm15@gmail.com
972 757 1047

TO: Ms. Angelica Gamez, *Planning and Zoning Coordinator*
FROM: Francisco J. Alvarez
DATE: August 18th, 2021
RE: Applicant's Letter of Explanation for a Development Application (Variance Request)

Dear Ms. Gamez:

Pursuant to the 2021 Development Application Schedule at City of Rockwall's Planning and Zoning Department, please consider this letter of explanation as part of your **Special Exception** approval process.

My family wishes to install a wrought iron fence consisting of vertical pickets spaced out every four inches (4") along eight-foot (8') posts with a height of forty-eight inches (48") in our front yard. The fence would include two (2) four-foot (4') side-by-side gates for a total access gate of eight feet (8'). The subject fence has been unanimously approved by the Turtle Cove HOA Board so we plan to install the fence shortly after hearing back from your Department. We have requested markings from utility companies via "Texas 811" and have a legal start date of August 19th, 2021.

Please let me know if you have any questions whatsoever.

Sincerely,

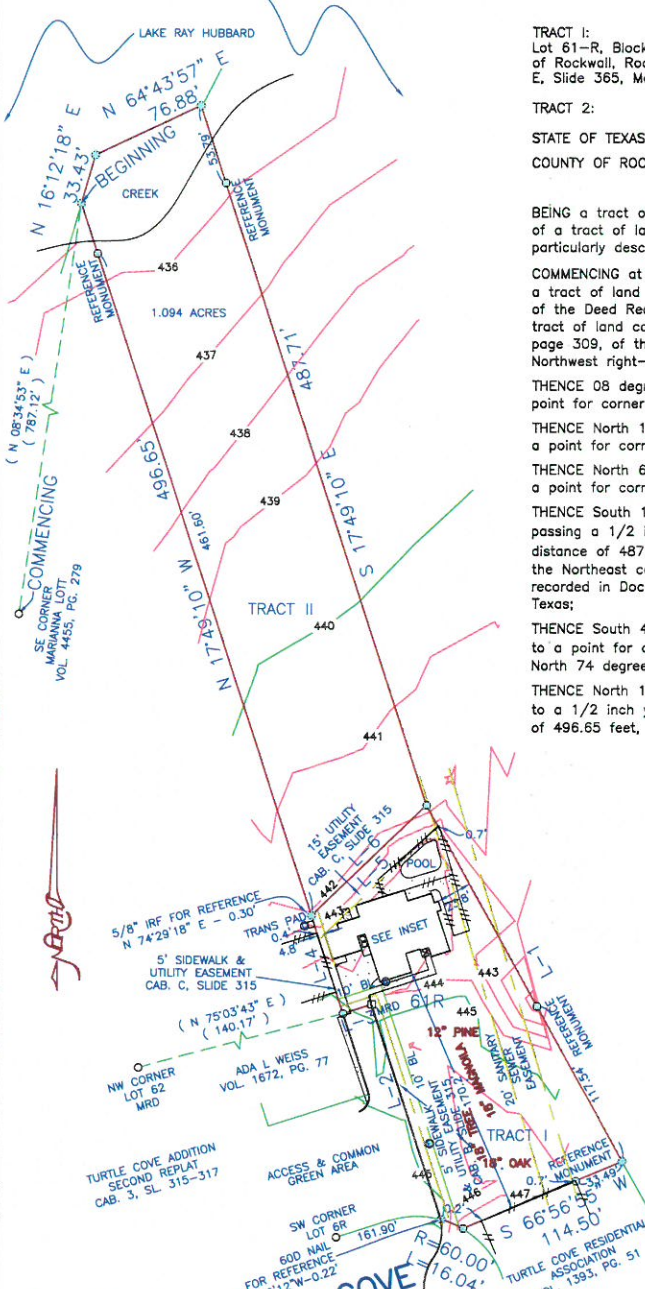


Francisco J. Alvarez

(972) 757-1047

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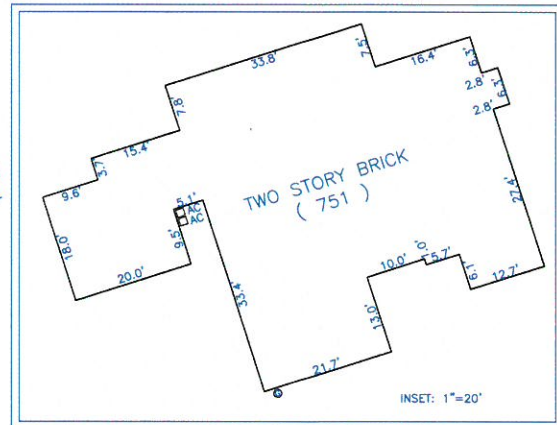
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Capital Title
A Shaddock's Company

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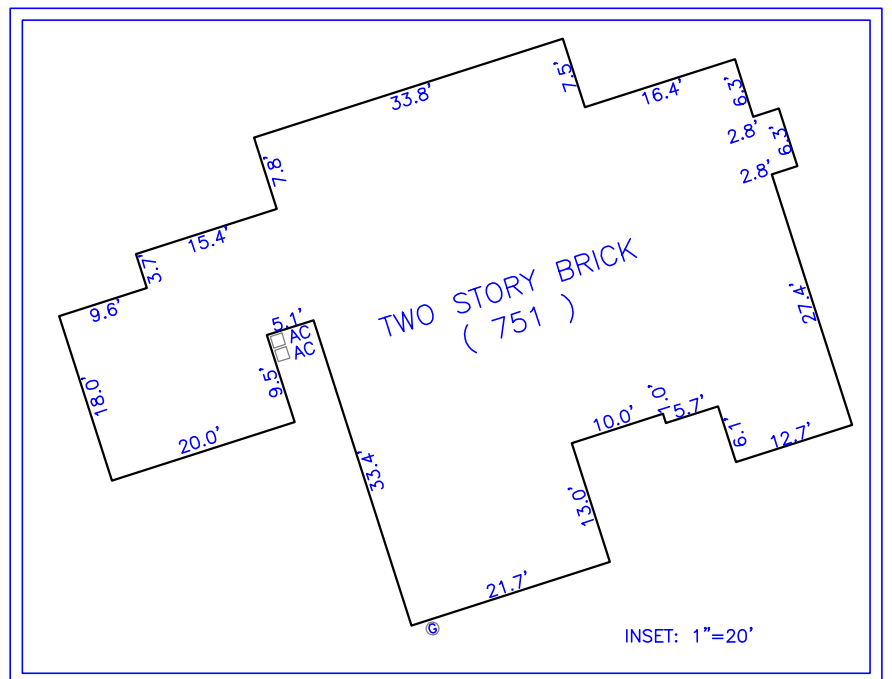
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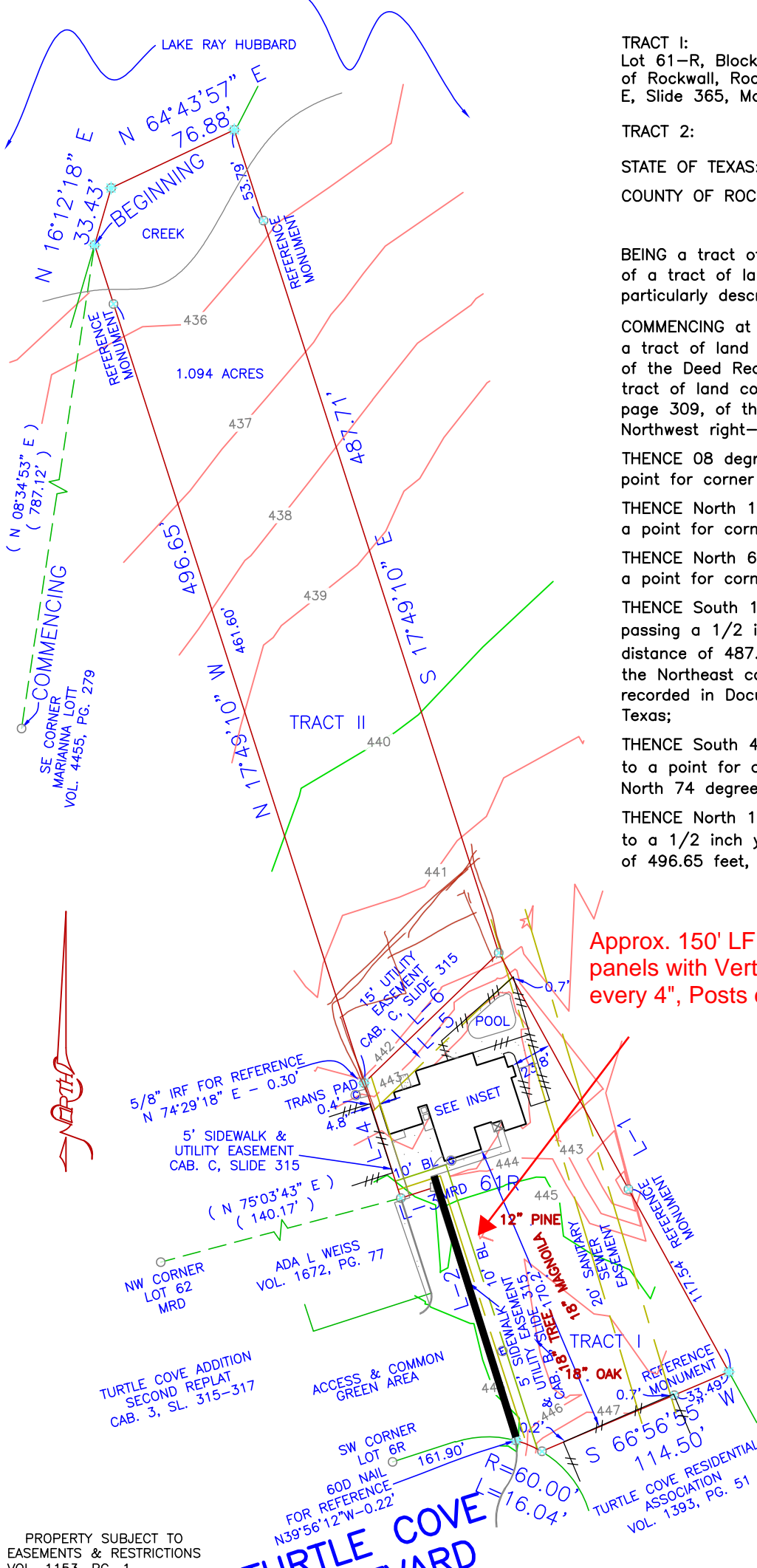
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VOL. 98, PG. 549
VOL. 100, PG. 379
VOL. 105, PG. 877
VOL. 109, PG. 214
VOL. 124, PG. 937
VOL. 147, PG. 931
VOL. 105, PG. 883
VOL. 105, PG. 887
VOL. 1153, PG. 1



ACCEPTED BY: _____



PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS
VOL. 1153, PG. 1
VOL. 3785, PG. 32
VOL. 3875, PG. 45
VOL. 3936, PG. 197
VOL. 4547, PG. 242
C.C.# 2007-00388944
C.C.# 2011-00459786
C.C.# 2011-00459787
C.C.# 2011-00459788
C.C.# 2011-00459789
C.C.# 2011-00459790
C.C.# 20130000500736
C.C.# 20130000502033
C.C.# 20170000018465

Line #	Direction	Length
L-1	S 28°45'43" E	269.67'
L-2	N 17°49'10" W	150.00'
L-3	S 72°10'50" W	20.00'
L-4	N 17°49'10" W	68.15'
L-5	N 46°01'56" E	105.76'
L-6	S 46°01'56" W	105.76'



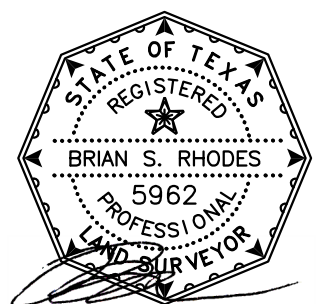
MRD'S SHOWN HEREON ARE BASIS FOR DIRECTIONAL CONTROL
1529 E. I-30, STE. 106, GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY CAPITAL TITLE
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.
Scale: 1" = 80'
Date: 07/13/2020
G. F. No.: 20-502708-RW
Job no.: 107232
Drawn by: CR
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR CAPITAL TITLE

LEGEND

WOOD FENCE	--- TEXT	■
CHAIN LINK	--- IMPROVEMENTS	■
IRON FENCE	--- BOUNDARY LINE	■
WIRE FENCE	--- EASEMENT SETBACK	■
RESIDENCE		
○ 1/2" IRON ROD FOUND		
○ 1/2" YELLOW-CAPPED IRON ROD SET		
□ SET X		
○ 1/2" YELLOW-CAPPED IRON ROD FOUND		
○ 5/8" IRON ROD FOUND		
○ POINT FOR CORNER		
CM - CONTROL MONUMENT		
CO - CLEAN OUT	PE - POOL EQUIP	
GM - GAS METER	PP - POWER POLE	
FH - FIRE HYDRANT	WM - WATER METER	
LP - LIGHT POLE	WV - WATER VALVE	
MH - MANHOLE		

(UNLESS OTHERWISE NOTED)

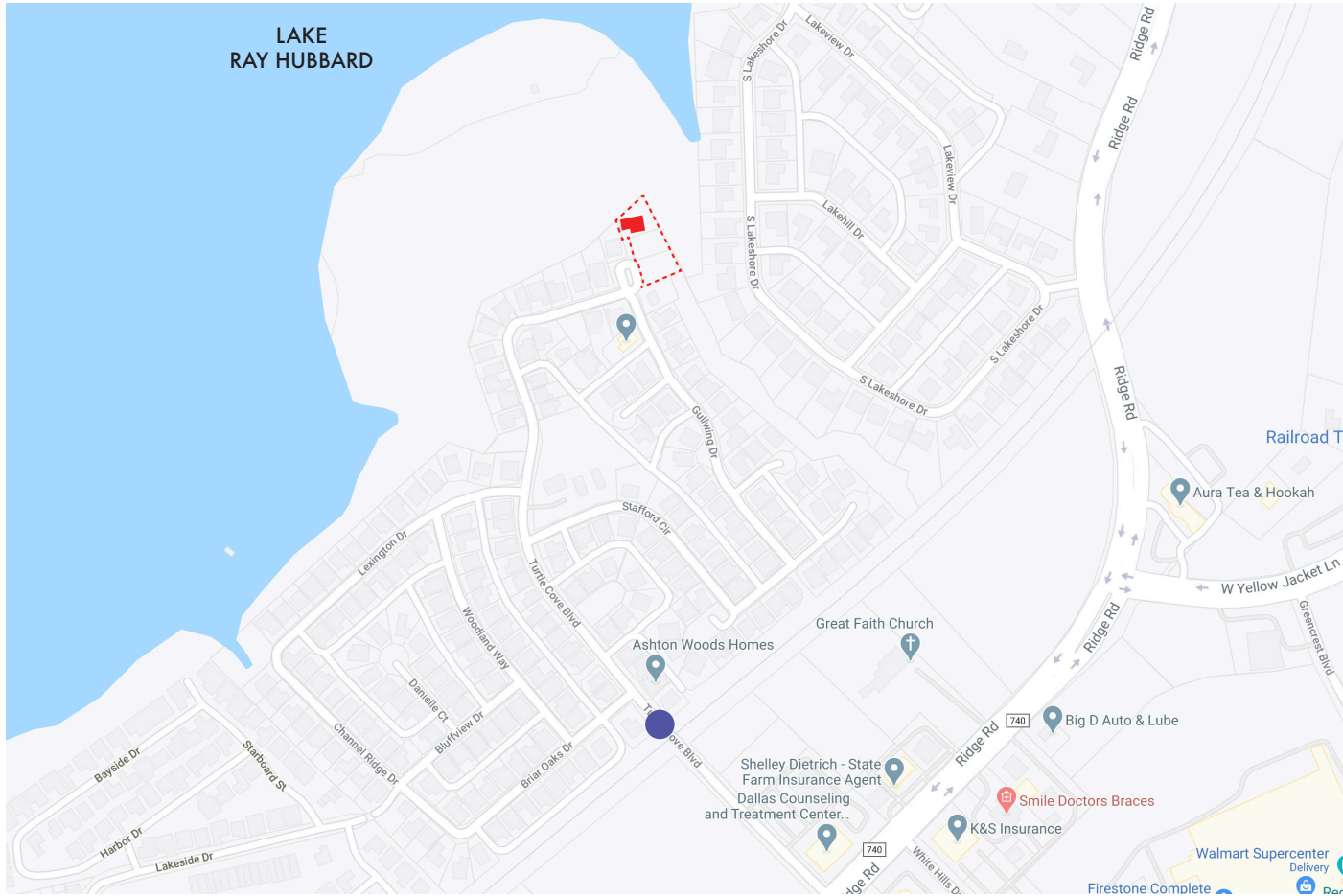




ALVAREZ RESIDENCE

751 Turtle Cove Blvd, Rockwall, TX 75087
August 20th, 2021

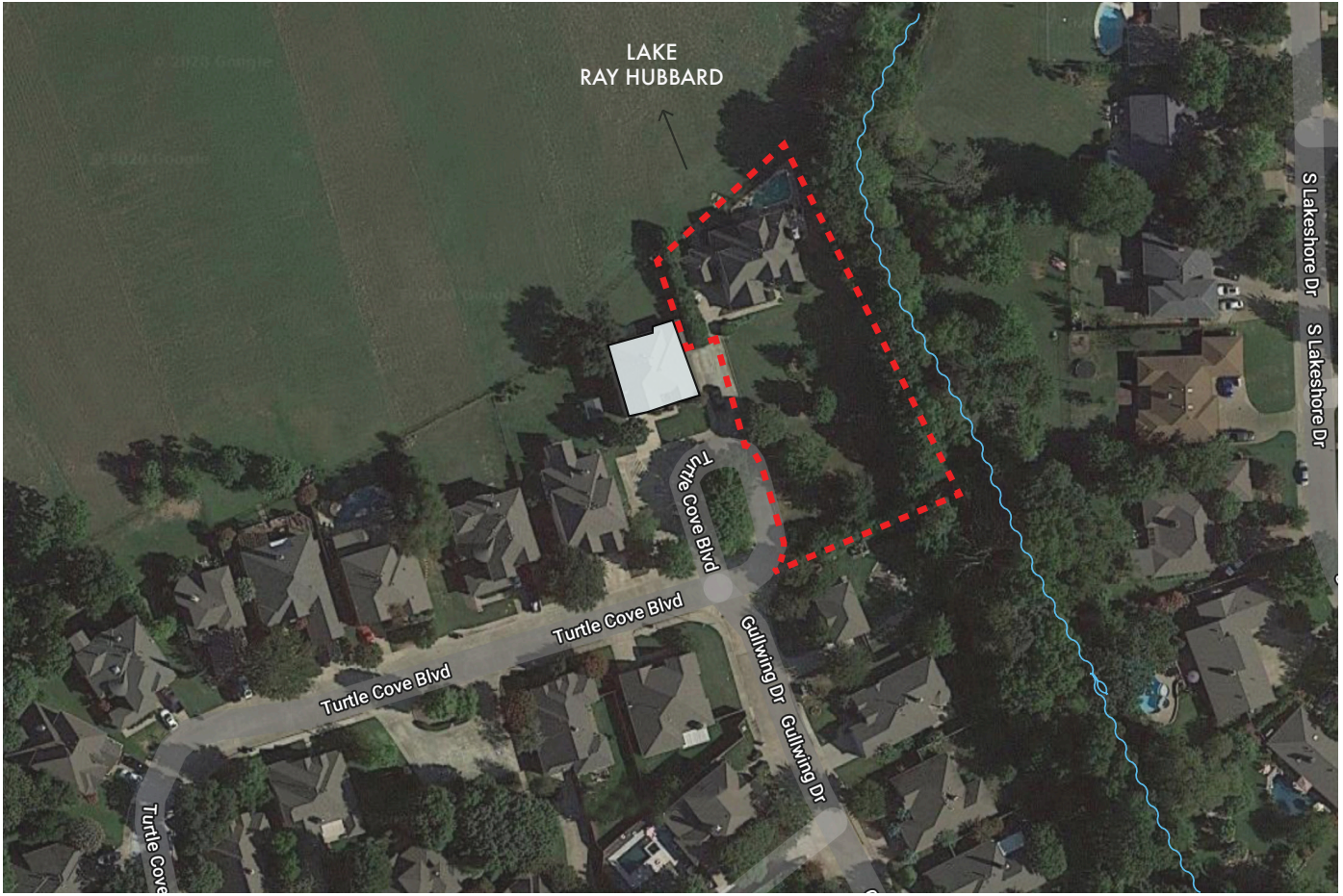
LOCATION



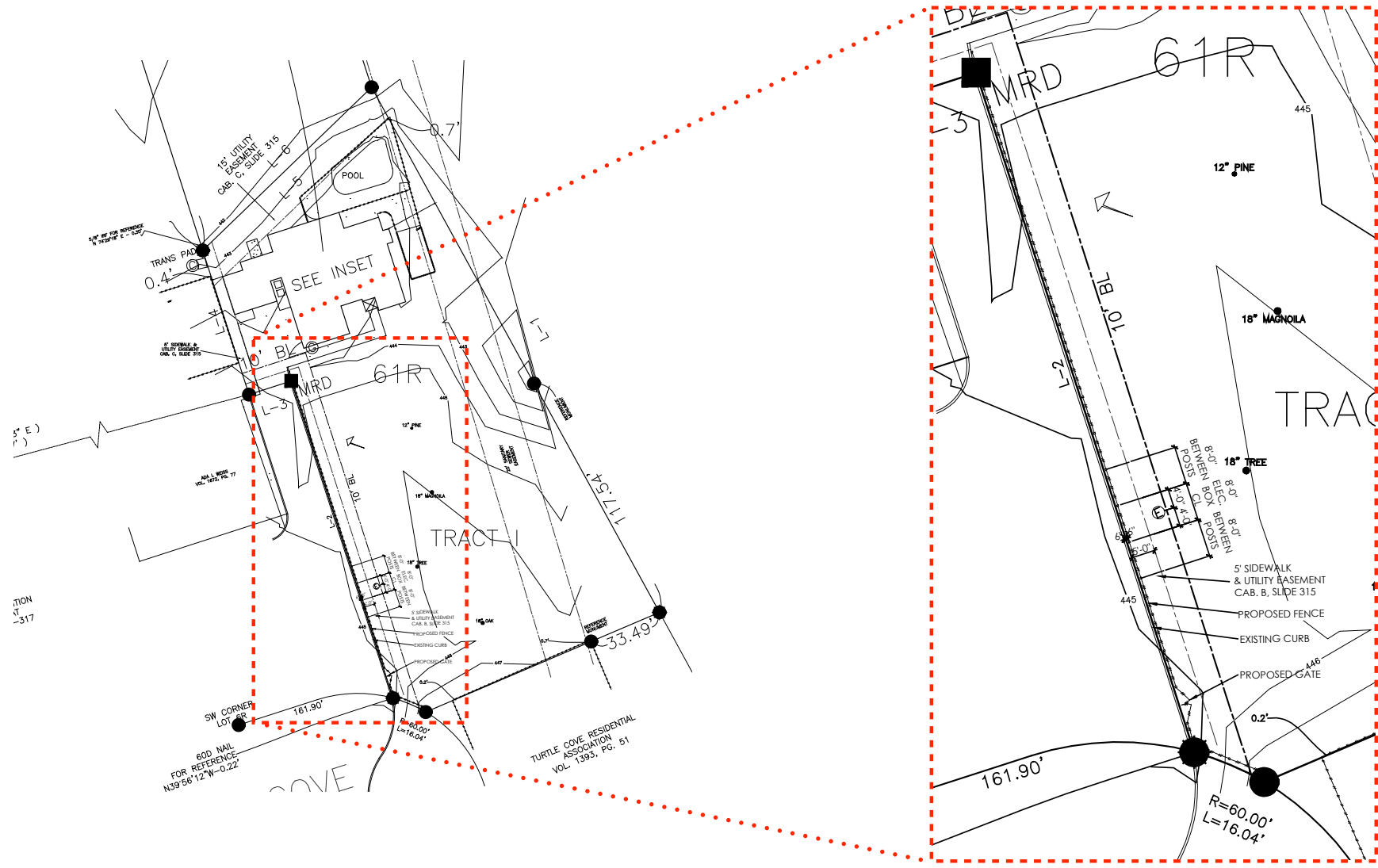
- Turtle Cove Entry
- Property
- House Location on Property



- Property
- House Location on Property
- Main Turtle Creek Blvd street
- Secondary Turtle Creek Blvd circle



- Property
- Creek
- Single Neighbor



TURTLE COVE RESIDENTIAL
 ASSOCIATION
 VOL. 1393, PG. 51



September 2, 2021

TO: Francisco Alvarez
751 Turtle Cove Boulevard
Rockwall, TX 75087

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

SUBJECT: MIS2021-009; *Front Yard Fence at 751 Turtle Cove Boulevard*

Francisco Alvarez:

This letter serves to notify you that the above referenced miscellaneous case, that you submitted for consideration by the City of Rockwall, was denied by the Planning and Zoning Commission on August 31, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Planning and Zoning Commission

On August 31, 2021, the Planning and Zoning Commission approved a motion to deny the miscellaneous case with the conditions of approval by a vote of 6-0, with Commissioner 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", is written over a light blue horizontal line.

Henry Lee
Planner