



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # M152021-016 P&Z DATE 12/28/21 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. RES2021-6426

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:

1152021-016

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)

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- 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 213 Crestbrook Drive, Rockwall, TX 75087

Subdivision Stone Creek Phase 1, Block I, Lot 5

Lot

Block

General Location

NEC Lakeshore/Goliad

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 Trace Johannesen

Applicant [Same as owner]

Contact Person

Contact Person

Address 213 Crestbrook Drive

Address

City, State & Zip Rockwall, TX 75087

City, State & Zip

Phone 972-342-2410

Phone

E-Mail Trace.Johannesen@gmail.com

E-Mail

NOTARY VERIFICATION [REQUIRED]

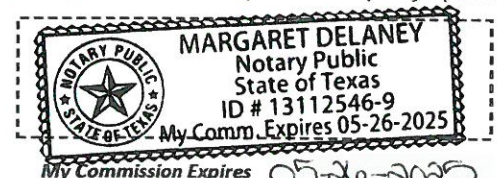
Before me, the undersigned authority, on this day personally appeared Trace Johannesen [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 15th day of December, 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 15th day of December, 2021.

Owner's Signature

Notary Public in and for the State of Texas



Rockwall Stone Creek Estates HOA

1024 S. Greenville Ave., Suite 230

Allen TX 75002

Main Phone: 972-359-1548

Date: 8/12/2021 9:16:56 AM

Architectural Control Committee Approval

Notice

Trace & Amy Johannesen

213 Crestbrook Drive

Rockwall TX 75087-7145

Re: 213 Crestbrook Drive: Landscape Changes

Dear **Trace**:

Thank you for submitting your written request to the Rockwall Stone Creek Estates HOA Architectural Control Committee (ACC), as required by the governing documents for Rockwall Stone Creek Estates HOA. We are pleased to let you know that your request has been approved by the Committee.

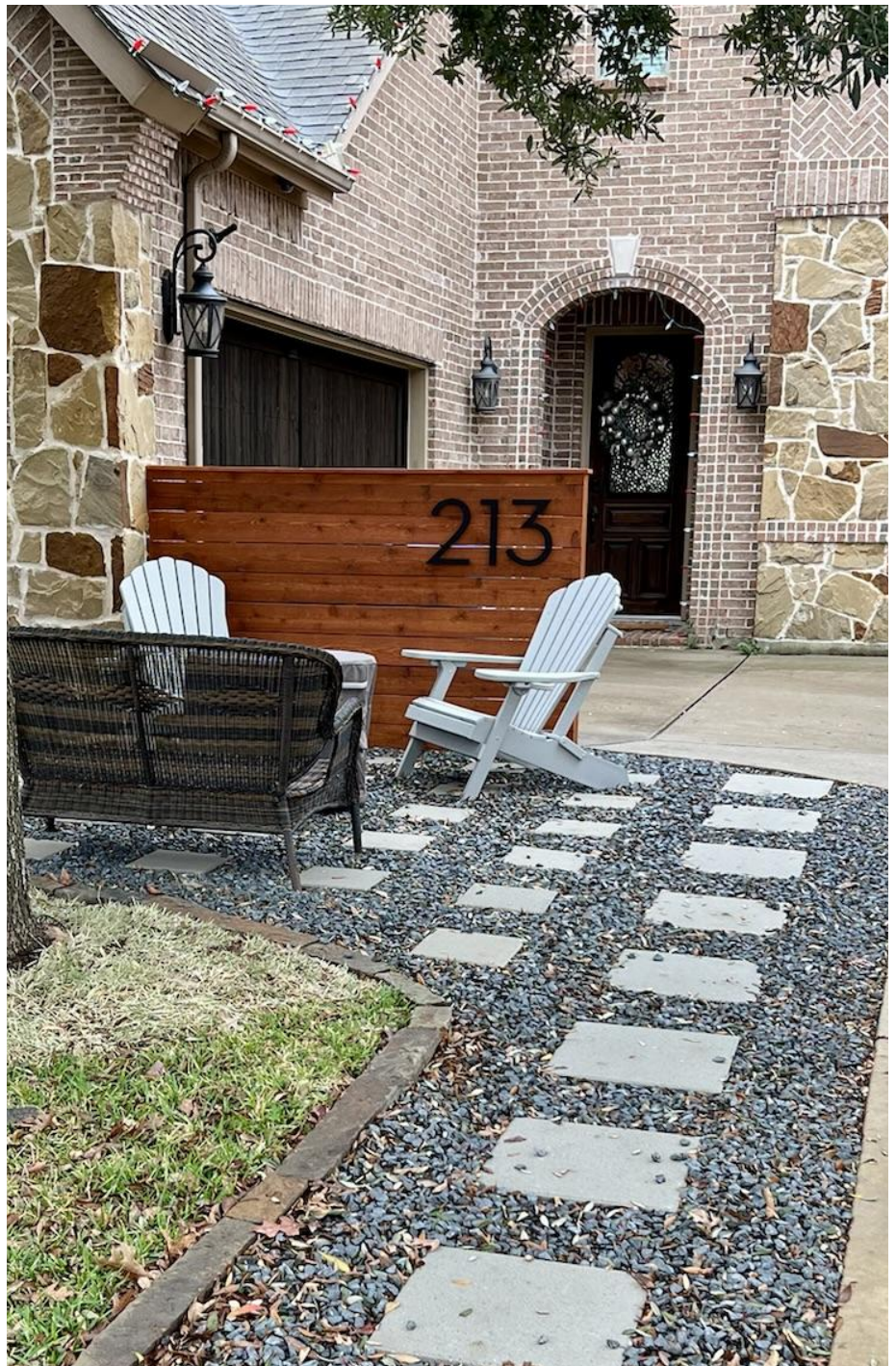
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Thank you again for your compliance. Please keep this letter for your records.

Sincerely,

Rockwall Stone Creek Estates HOA

Architectural Control Committee





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

1152021-016

PLANNING & ZONING CASE NO. RES2021-6426

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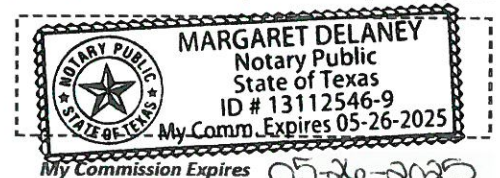
Given under my hand and seal of office on this the 15th day of December, 2021.

Owner's Signature

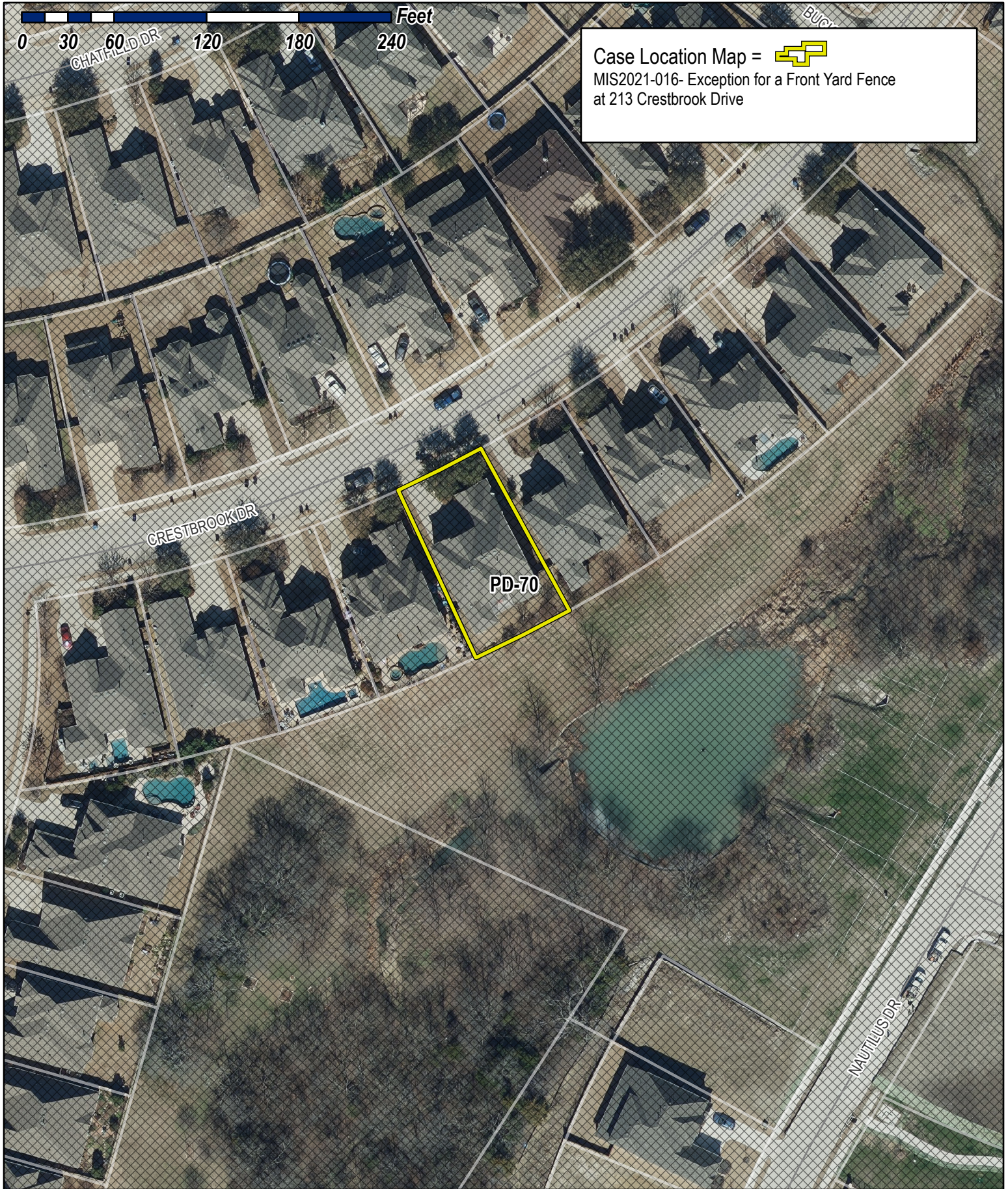
[Handwritten Signature]

Notary Public in and for the State of Texas

[Handwritten Signature: Margaret Delaney]



My Commission Expires 05-26-2025



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.



Rockwall Stone Creek Estates HOA

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Main Phone: 972-359-1548

Date: 8/12/2021 9:16:56 AM

Architectural Control Committee Approval

Notice

Trace & Amy Johannesen

213 Crestbrook Drive

Rockwall TX 75087-7145

Re: 213 Crestbrook Drive: Landscape Changes

Dear **Trace**:

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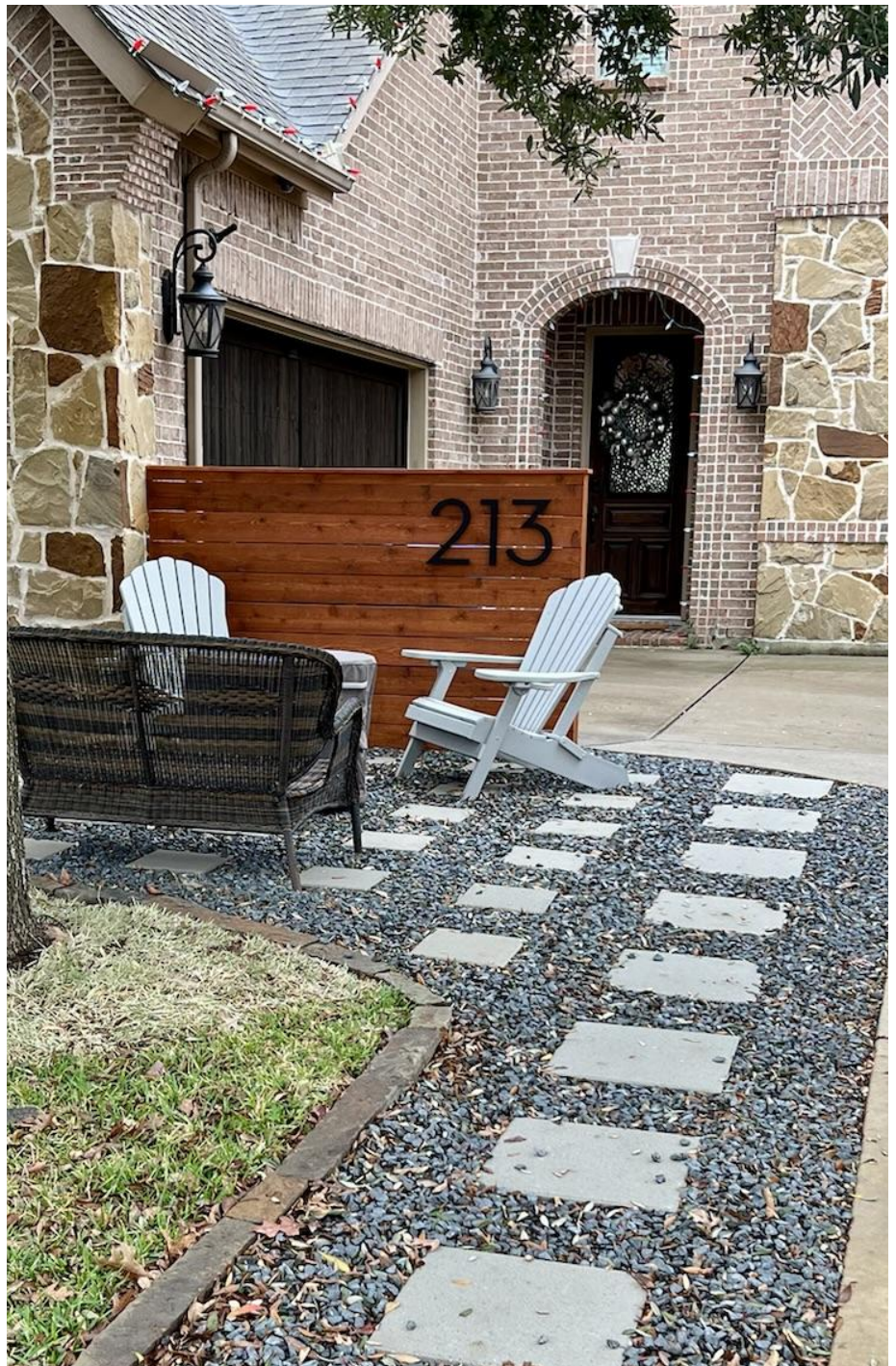
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Thank you again for your compliance. Please keep this letter for your records.

Sincerely,

Rockwall Stone Creek Estates HOA

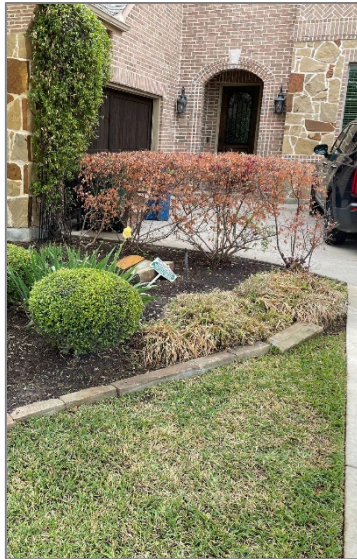
Architectural Control Committee



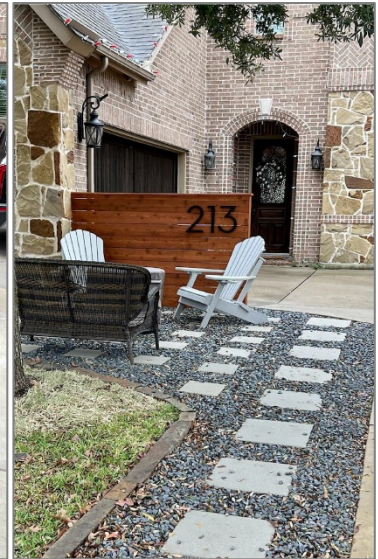


TO: Planning and Zoning Commission
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: December 28, 2021
SUBJECT: MIS2021-016; *Exception for a Front Yard Fence at 213 Crestbrook Drive*

On December 17, 2021, the applicant -- *Trace Johannesen* -- submitted an application requesting an exception for a front yard fence. The subject property is addressed as 213 Crestbrook Drive, is located within the Stone Creek Subdivision, and is zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses. This request was submitted as a referral from the Neighborhood Improvement Service Department after a code compliant was filed with the department on November 8, 2022 (*Case No. CE2021-6278*). The existing front yard fence is four (4) feet tall, extends approximately six (6) feet off of the existing garage, and is constructed with cedar fencing materials (*see Picture 2 at right*). The applicant has stated to staff that the intent of the fence is to replace landscaping that died from the storms last winter, and to provide a seating area in front of the home (*see Picture 1 & 2 at right*). Staff should point out that the applicant [1] did receive approval from the Stone Creek Homeowner's Association (HOA) prior to commencing work on the project (*see attached letter from the HOA*), and [2] did confer with City staff prior to commencing work within the area concerning all elements of the project except for the front yard fence. The reason behind this is the applicant was unaware that this would be classified as a front yard fence.



PICTURE 1: BEFORE



PICTURE 2: AFTER

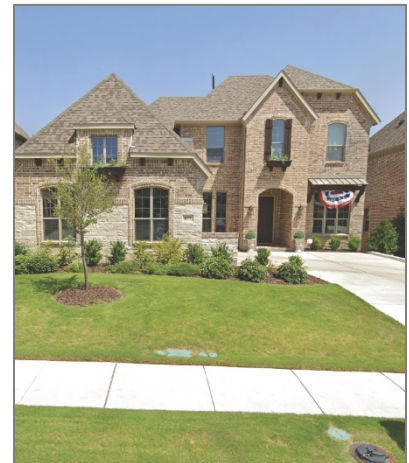
According to Article 13, *Definitions*, of the Unified Development Code (UDC), a fence is defined as "(a)ny wall or structure of any material for which the purpose is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building, or structure." In addition, Article 08, *Landscape and Screening*, of the Unified Development Code (UDC), states that "(n)o fence shall be constructed in the front yard of a



EXAMPLE 1



EXAMPLE 2



EXAMPLE 3

residential property without being granted an exception from the Planning and Zoning Commission.” This section goes on to layout some guidelines for the Planning and Zoning Commission’s consideration when reviewing exceptions: (a) the fence is 50% transparent, (b) the fence does not exceed four (4) feet in height, and (c) opaque fences should be prohibited. In this case, the fence does not meet the exact requirements for a front yard fence; however, it is important to note that the front yard fence requirements were written with the intent of restricting front yard fences that completely or partially enclose or impair visibility of the primary structure. The applicant’s fence does not and is not intended to enclose or impair visibility of the primary structure. In addition, staff is obligated to point out that other houses in the Stone Creek Subdivision have been designed to incorporate masonry wing walls adjacent to *J-Swing (or Traditional Swing)* garages, which is effectively similar to or the same as to what the applicant has done on the subject property (*see Examples 1-3 on the previous page*). With all this being said, approval of an exception to the front yard fence requirements is a discretionary decision for the Planning and Zoning Commission. If the Planning and Zoning Commission has any questions, staff and the applicant will be available at the December 28, 2021 Planning and Zoning Commission Work Session meeting.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

11-152021-016

PLANNING & ZONING CASE NO. RES2021-6426

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Owner Trace Johannesen

Applicant

[Same as owner]

Contact Person

Contact Person

Address 213 Crestbrook Drive

Address

City, State & Zip Rockwall, TX 75087

City, State & Zip

Phone 972-342-2410

Phone

E-Mail Trace.Johannesen@gmail.com

E-Mail

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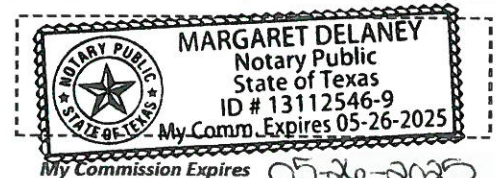
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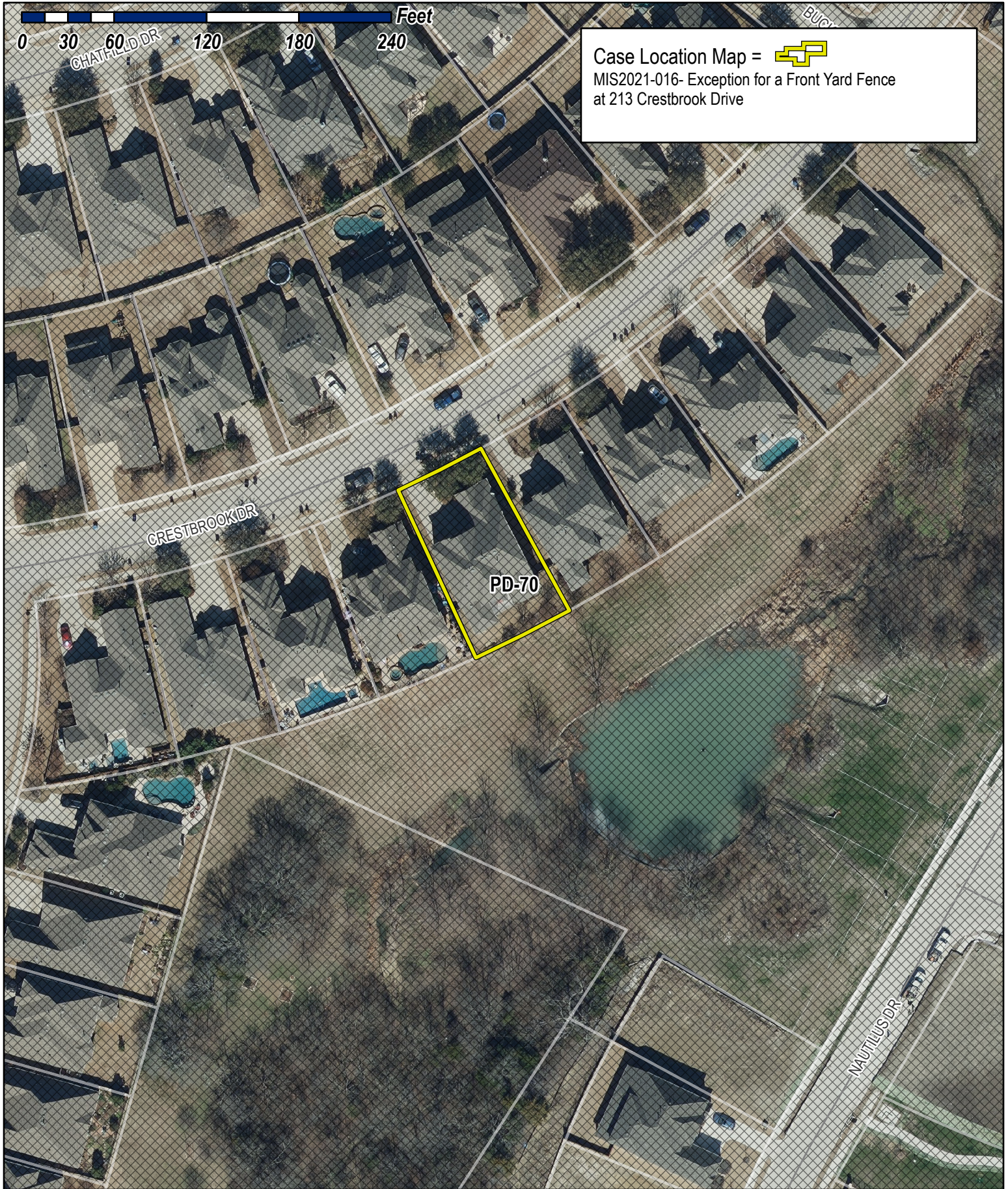
Given under my hand and seal of office on this the 15th day of December, 2021.

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires 05-26-2025



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
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Rockwall Stone Creek Estates HOA

1024 S. Greenville Ave., Suite 230

Allen TX 75002

Main Phone: 972-359-1548

Date: 8/12/2021 9:16:56 AM

Architectural Control Committee Approval

Notice

Trace & Amy Johannesen

213 Crestbrook Drive

Rockwall TX 75087-7145

Re: 213 Crestbrook Drive: Landscape Changes

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Thank you again for your compliance. Please keep this letter for your records.

Sincerely,

Rockwall Stone Creek Estates HOA

Architectural Control Committee





January 10, 2022

TO: Trace Johannesen
213 Crestbrook Drive
Rockwall, Texas 75087

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

SUBJECT: MIS2021-016; *Exception for a Front Yard Fence at 213 Crestbrook Drive*

Mr. Johannesen,

This letter serves to notify you that the above referenced case that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on December 28, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Planning and Zoning Commission

On December 28, 2021, the Planning and Zoning Commission approved a motion to approve the front yard fence exception by a vote of 5-0, with Commissioners Womble and Welch absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-6441.

Sincerely,

A handwritten signature in black ink, appearing to read 'R Miller'.

Ryan Miller, AICP
Director of Planning and Zoning

Miller, Ryan

From: Trace Johannesen <trace.johannesen@gmail.com>
Sent: Thursday, December 16, 2021 10:40 AM
To: Foshee, Craig
Cc: McDowell, Russell; Gamez, Angelica; Miller, Ryan
Subject: Re: RES2021-6426 213 CRESTBROOK DR Fence Permit
Attachments: Approval Letter.pdf; RES2021-6426 Before and After Photos.pdf

All,

Please find the attached to be added to the packet for the 28 December P&Z meeting. Ryan, anything else I should add?

Thanks!

Trace Johannesen
trace.johannesen@gmail.com
M: 972.342.2410

On Thu, Dec 9, 2021 at 2:28 PM Foshee, Craig <cfoshee@rockwall.com> wrote:

Good afternoon,

In speaking with Ryan Miller, you will need a Special Exception Approval from the Planning & Zoning Commission for the fence section constructed in front of the house. I have attached the application and the meeting calendar for their submittals, as the next submittal date is next Friday December 17th. I have included Angelica Gamez and Ryan Miller in this email as well to help answer any questions you may have with the submittal process. If approved, the Building Inspection Department can issue the fence permit the next business day.

Thank you,



Craig Foshee

Plans Examiner | Building Inspection Dept. | City of Rockwall

385 S. Goliad Street | Rockwall, TX 75087 | www.rockwall.com

972.772.6774 | <https://cityworks.rockwall.com/PublicAccess>

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Miller, Ryan

From: Miller, Ryan
Sent: Tuesday, December 21, 2021 10:43 AM
To: 'Trace Johannesen'; Johannesen, Trace
Subject: Case Memo for MIS2021-016
Attachments: Packet [P&Z] (12.28.2021).pdf

Trace ... Per our conversation yesterday attached is the packet that will be provided to the Planning and Zoning Commission for their meeting on December 28, 2021. If you have any questions or need anything else please let me know. Thanks.



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