



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # M152072-004 P&Z DATE 02/28/22 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. 1552072

**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)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

#### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	<u>54 Shadydale Lane</u>		
SUBDIVISION	<u>Best Estate Addition</u>	LOT	<u>1</u> BLOCK <u>A</u>
GENERAL LOCATION	<u>Ridge Road at Shadydale</u>		

## 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]

<input checked="" type="checkbox"/> OWNER	<u>James Best</u>	<input checked="" type="checkbox"/> APPLICANT	<u>James Best</u>
CONTACT PERSON	<u>James Best</u>	CONTACT PERSON	<u>James Best</u>
ADDRESS	<u>54 Shadydale</u>	ADDRESS	<u>54 Shadydale</u>
CITY, STATE & ZIP	<u>Rockwall, Tx 75032</u>	CITY, STATE & ZIP	<u>Rockwall, Tx 75032</u>
PHONE	<u>214-927-8331</u>	PHONE	<u>214-927-8331</u>
E-MAIL	<u>sharkmanjame@yahoo.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:

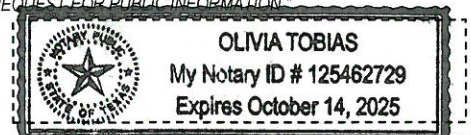
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 2nd DAY OF February, 2022 BY SIGNING THIS APPLICATION, 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 2nd DAY OF February, 2022

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



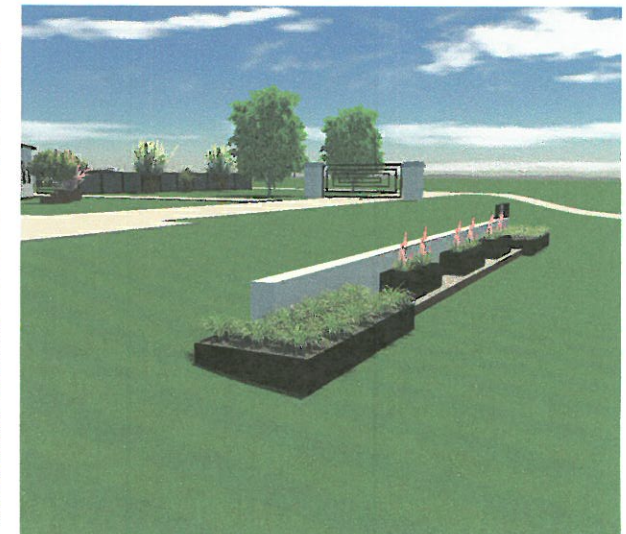
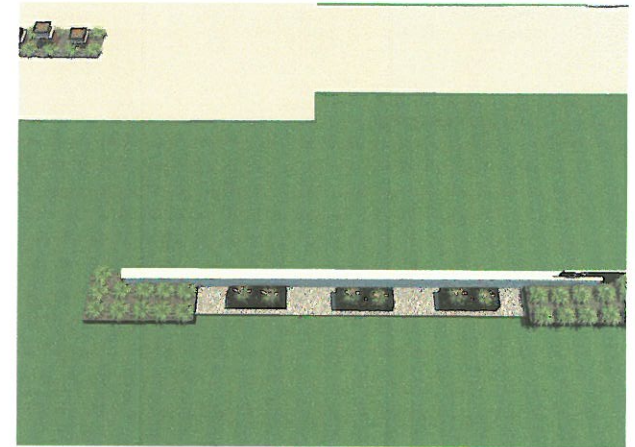
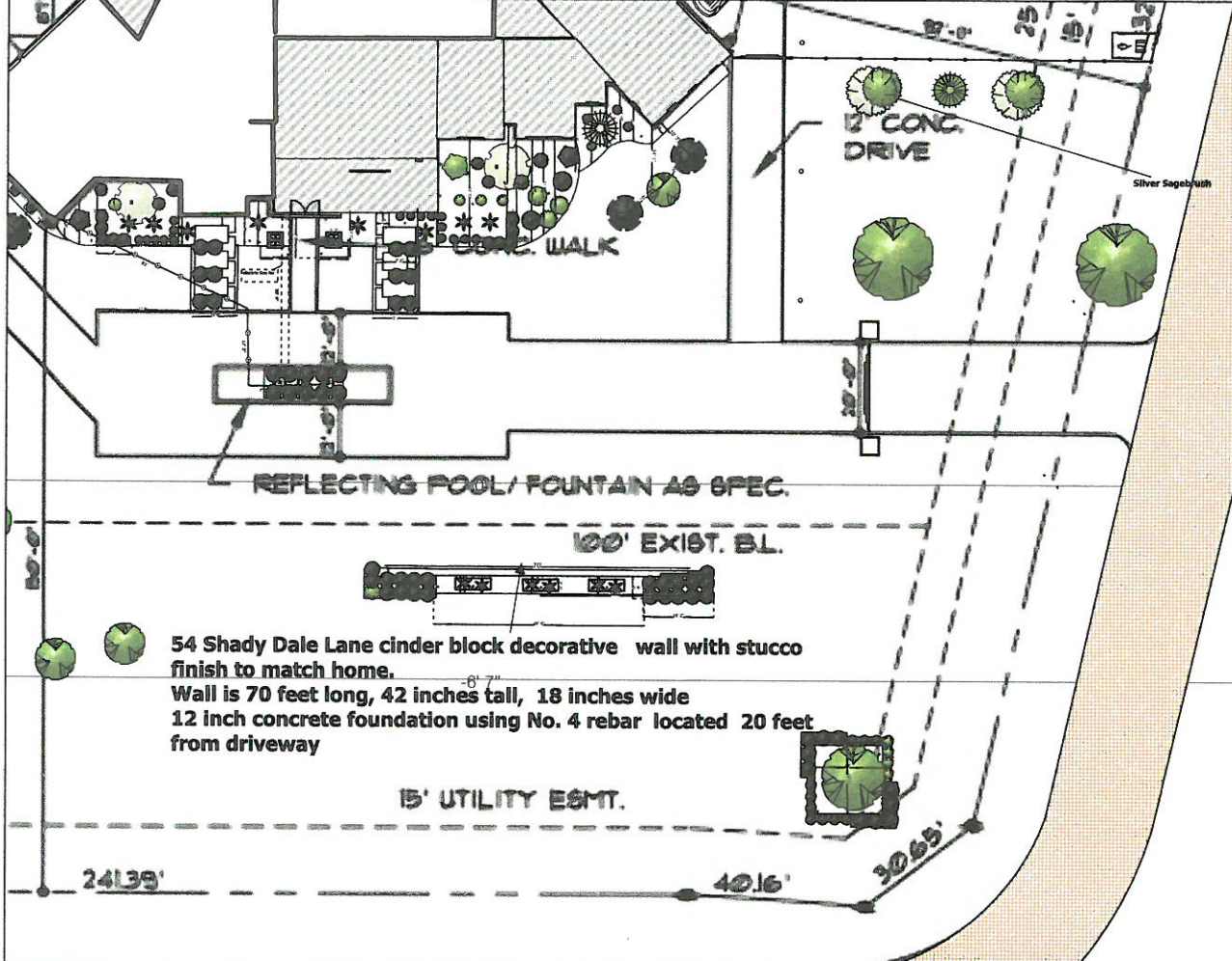
MY COMMISSION EXPIRES

10/14/25





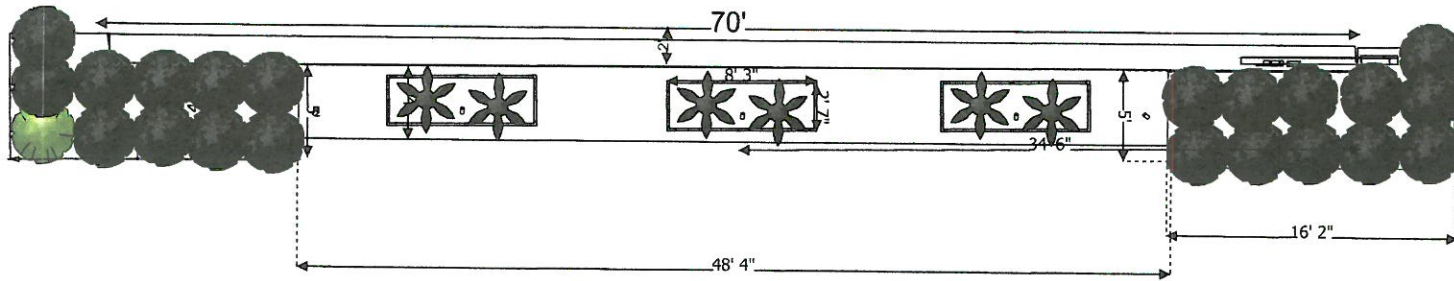
Best Landscape plan 54 Shady Dale Lane, Rockwall



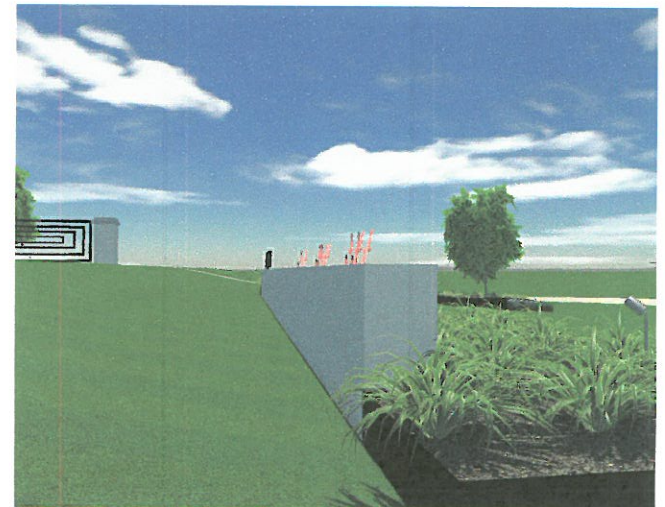


EXISTING POOL/ FOUNTAIN AS SP

100' EXIST. E



Scale: 1/8" = 1 ft







# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 1552072

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CITY ENGINEER:

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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 54 Shadydale Lane  
 SUBDIVISION Best Estate Addition LOT 1 BLOCK A  
 GENERAL LOCATION Ridge Road at Shadydale

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PROPOSED ZONING	PROPOSED USE
ACREAGE	LOTS [CURRENT]      LOTS [PROPOSED]

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CONTACT PERSON <u>James Best</u>	CONTACT PERSON <u>James Best</u>
ADDRESS <u>54 Shadydale</u>	ADDRESS <u>54 Shadydale</u>
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PHONE <u>214-927-8331</u>	PHONE <u>214-927-8331</u>
E-MAIL <u>sharkmanjame@yahoo.com</u>	E-MAIL

## NOTARY VERIFICATION [REQUIRED]

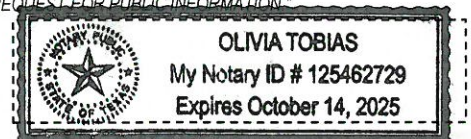
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 2nd DAY OF February, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS




MY COMMISSION EXPIRES

10/14/25





Case Location Map =   
 MIS2022-004- Special Exception for a  
 Front Yard Fence at 54 Shadydale Drive



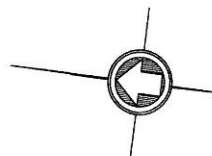
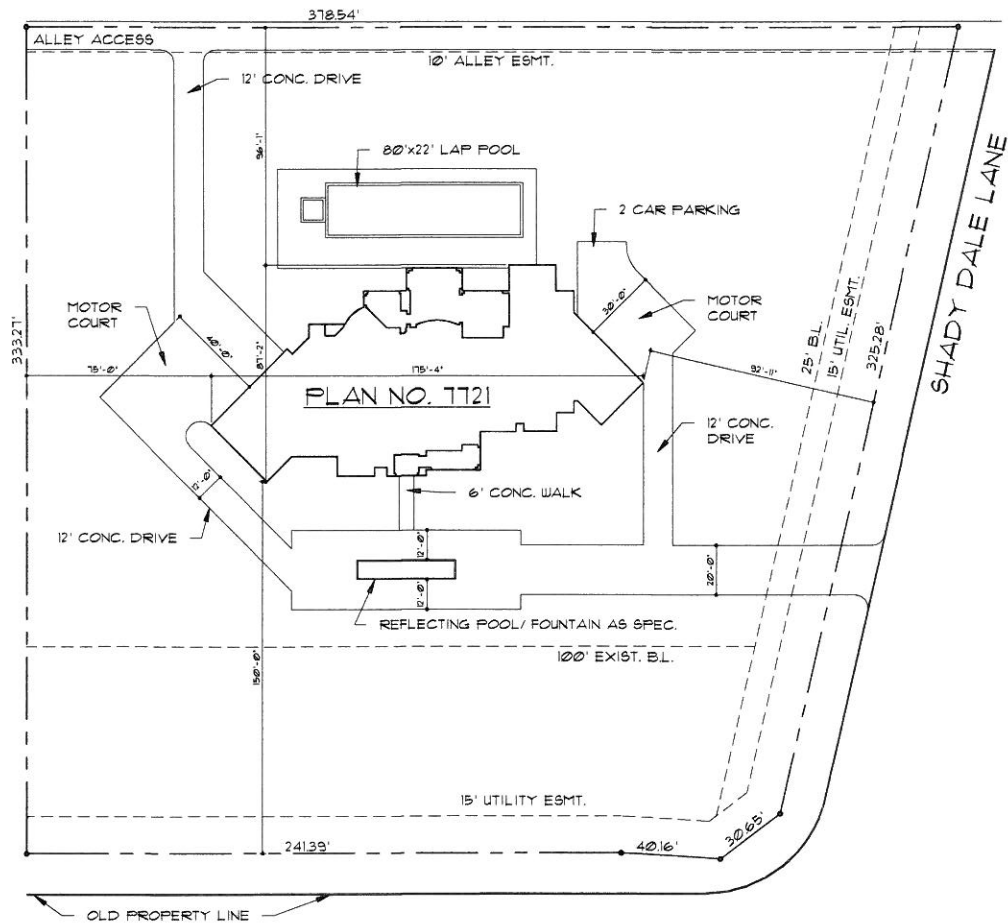
# City of Rockwall

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







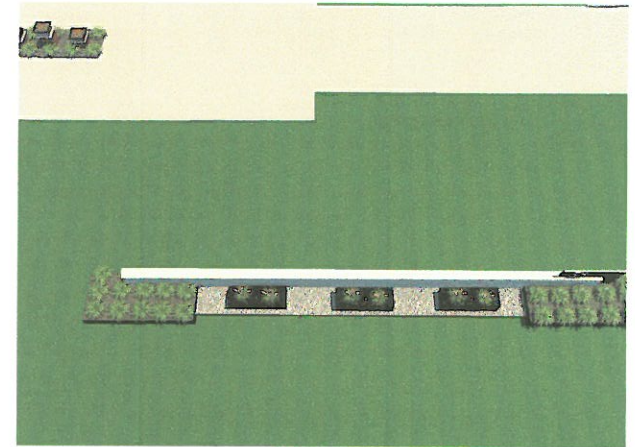
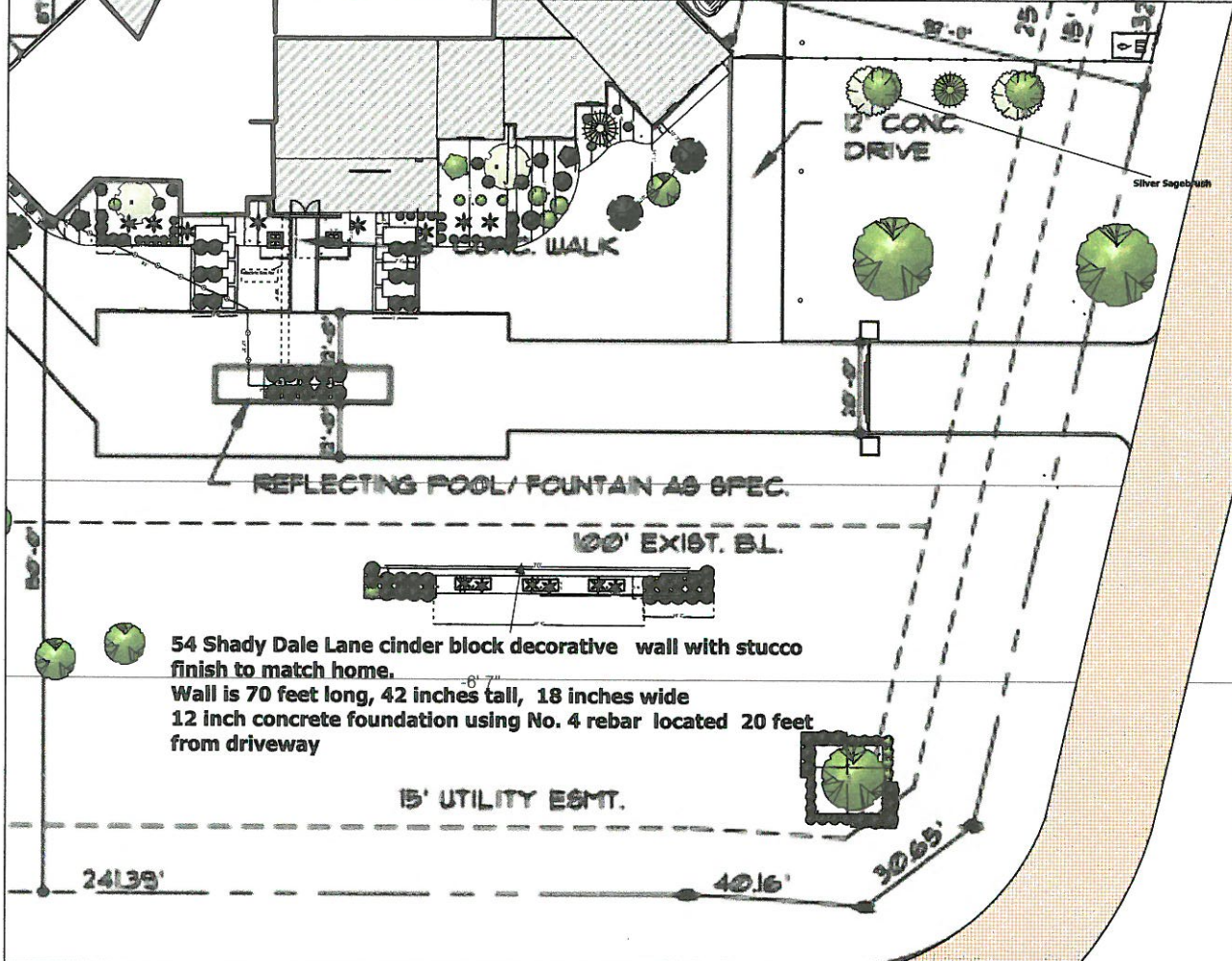
**PLOT PLAN**  
 SCALE: 1" = 20'-0"  
 LOT #1, BLK. 'A'  
 BEST ESTATE ADDITION  
 ROCKWALL, TEXAS  
 PLAN NO. 1121

OLD PROPERTY LINE  
 3189 SOUTH RIDGE ROAD

REVISIONS	BY
<b>BEST RESIDENCE</b> 3189 SOUTH RIDGE RD. ROCKWALL, TX. 75032 LOT #1, BLK. 'A' BEST ESTATE ADDITION	
<b>LIK6 DESIGNS</b> <small>4024 W. Kings Road          #110 Irving, Texas 75038          972.251.1111</small>	
Date	5-21-19
Scale	
Drawn By	DEC
Job	
Sheet	<b>PLOT</b>
Of	6 Sheets



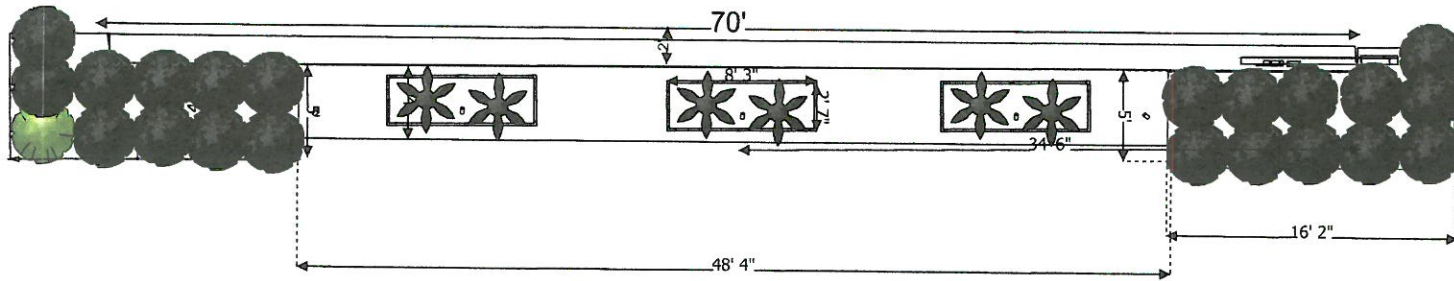
Best Landscape plan 54 Shady Dale Lane, Rockwall



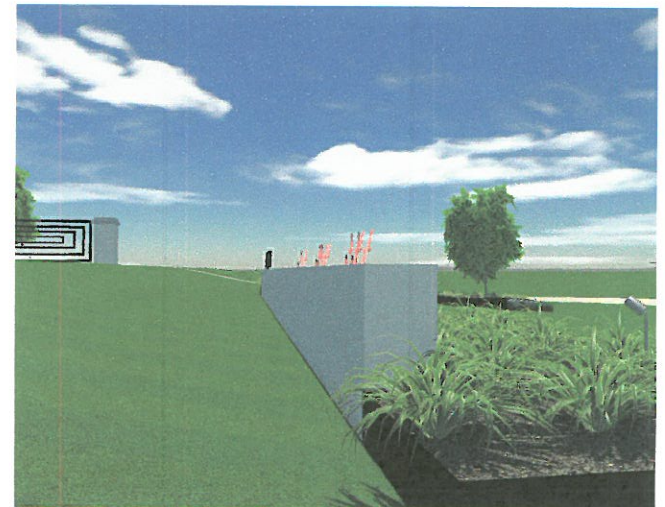


EXISTING POOL/ FOUNTAIN AS SP

100' EXIST. E



Scale: 1/8" = 1 ft







# 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:** Henry Lee, *Planner*  
**DATE:** June 29, 2021  
**SUBJECT:** MIS2022-004; *Variance for a Front Yard Fence for 54 Shadydale Lane*

---

The applicant, James Best, is requesting the approval of a variance for a front yard fence. The subject property is located on a 2.60-acre parcel of land (*i.e. Lot 1, Block A, Best Estate Addition*) addressed as 54 Shadydale Lane. The proposed elevations indicate that the front yard fence will be: [1] constructed using Concrete Masonry Units (CMU) finished with stucco; [2] will be 70-feet long, 42-inches tall, and 18-inches wide; and [3] will be opaque.

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, Subsection 08.03(D)(2) of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) states, “(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...” This section goes on to lay out 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 requirements for a front yard fence. Specifically, the fence is opaque. Staff should 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, and that the applicant’s fence *does not* appear to be intended to enclose or impair visibility of the primary structure. It does appear to be only decorative in nature; however, front yard fences are discretionary decisions for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant’s request, staff will be available at the meeting on February 28, 2022.



# PROJECT COMMENTS



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

DATE: 2/25/2022

PROJECT NUMBER: MIS2022-004  
PROJECT NAME: Special Exception for a Front Yard Fence at 54 Shadydale Lane  
SITE ADDRESS/LOCATIONS: 54 SHADYDALE LN, ROCKWALL, 75032

CASE MANAGER: Henry Lee  
CASE MANAGER PHONE: 972.772.6434  
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by James Best for the approval of a Miscellaneous Case for a Special Exception to allow the construction of a front yard fence for a single-family home 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	02/25/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Henry Lee	02/25/2022	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Henry Lee	02/25/2022	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/22/2022	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	02/25/2022	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Henry Lee	02/25/2022	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	02/25/2022	Approved

02/25/2022: 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 to allow the construction of a front yard fence for a single-family home 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.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (MIS2022-004) in the lower right-hand corner of all pages on future submittals.

I.4 Subsection 08.03 (D)(2), Fences in the Front Yard, Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC):

Fences in the Front Yard. No 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). For the purposes of this provision the front yard is defined as the area between the front façade of the primary structure and the front property line. The Planning and Zoning Commission may authorize the issuance of an exception for the construction of a front yard fence subject to the following provisions:

- (a) Wood Fences. Wood fences that are 50% transparent (e.g. as depicted in Figure 14) shall not exceed 42-inches in height.
- (b) Wrought Iron or Decorative Metal Fences. Wrought iron or decorative metal fences that are 50% transparent (e.g. as depicted in Figure 14) shall not exceed 48-inches in height.
- (c) Opaque Fences. Opaque fences are prohibited in the front yard of residential properties.

I.5 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."

I.6 In this case the applicant is requesting a 42-inch opaque "decorative wall", which according to the definition above is a 42-inch opaque front yard fence.

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

- 1) Planning & Zoning Work Session meeting will be held on February 28, 2022 at 6pm in the council chambers at City Hall.
- 2) Planning & Zoning Public Hearing meeting will be held on March 15, 2022 at 6pm in the council chambers at City Hall.

I.8 Staff recommends that a representative be present for the meetings as scheduled above to answer any questions the Commission or Council may have regarding your request. All meetings will be held in person, in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 15207200

**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)<sup>1</sup>
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- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
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## PROPERTY INFORMATION [PLEASE PRINT]

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GENERAL LOCATION	<u>Ridge Road at Shadydale</u>		

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	CURRENT USE	
PROPOSED ZONING	PROPOSED USE	
ACREAGE	LOTS [CURRENT]	LOTS [PROPOSED]

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CONTACT PERSON	<u>James Best</u>	CONTACT PERSON	<u>James Best</u>
ADDRESS	<u>54 Shadydale</u>	ADDRESS	<u>54 Shadydale</u>
CITY, STATE & ZIP	<u>Rockwall, Tx 75032</u>	CITY, STATE & ZIP	<u>Rockwall, Tx 75032</u>
PHONE	<u>214-927-8331</u>	PHONE	<u>214-927-8331</u>
E-MAIL	<u>sharkmanjame@yahoo.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:

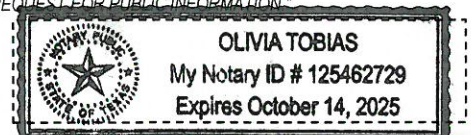
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 2nd DAY OF February, 2022 BY SIGNING THIS APPLICATION, 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 2nd DAY OF February, 2022

OWNER'S SIGNATURE

*[Handwritten Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS




MY COMMISSION EXPIRES

10/14/25





Case Location Map =   
 MIS2022-004- Special Exception for a  
 Front Yard Fence at 54 Shadydale Drive



# City of Rockwall

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

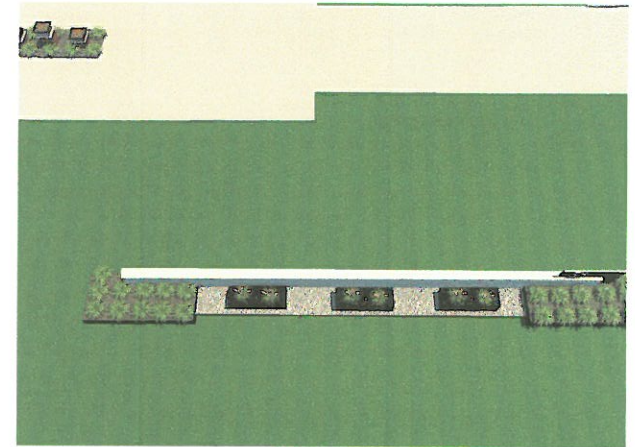
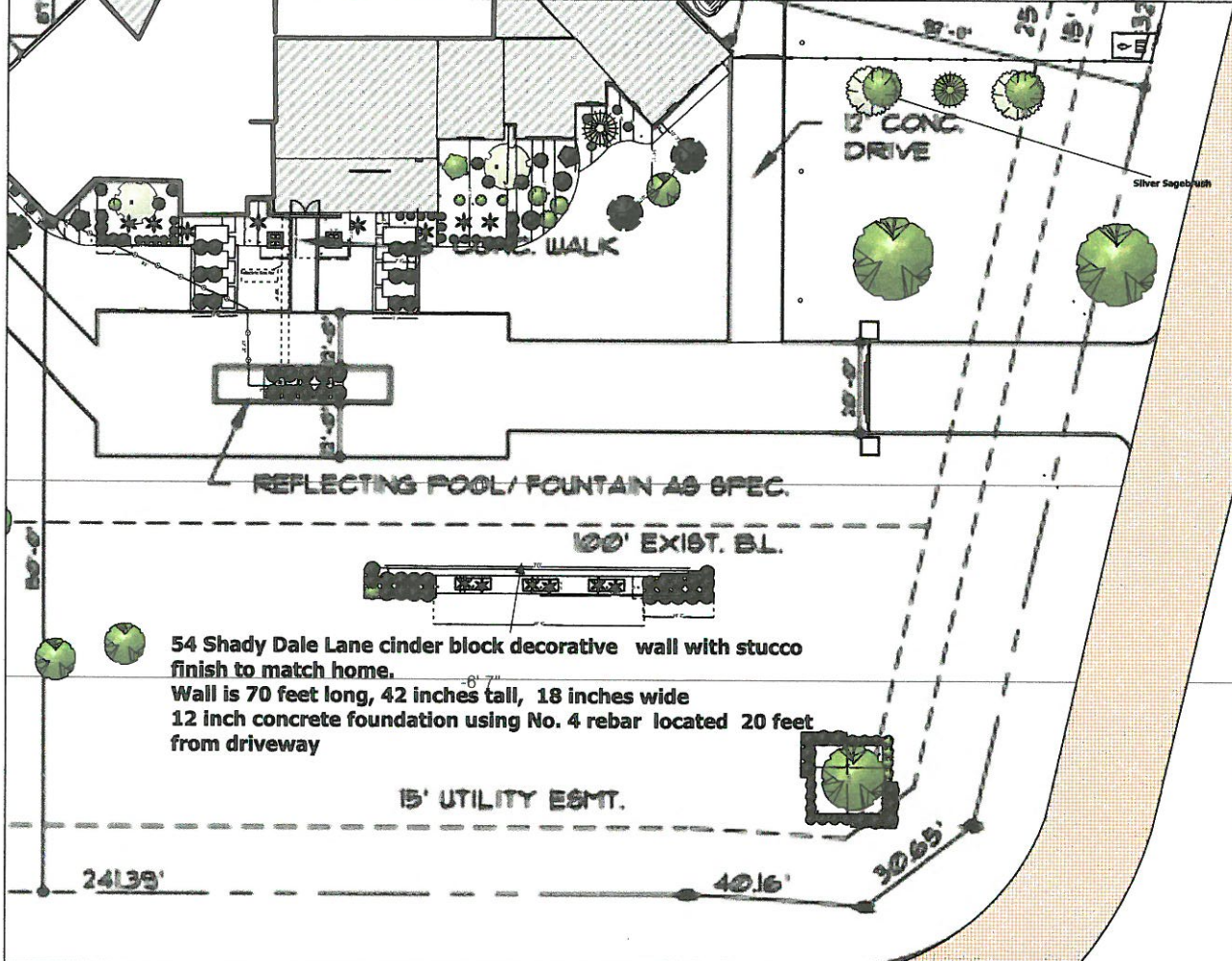








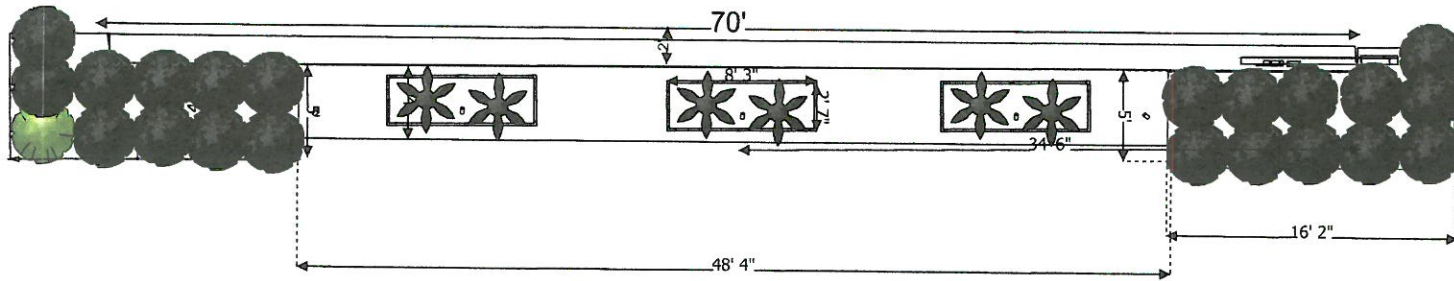
Best Landscape plan 54 Shady Dale Lane, Rockwall



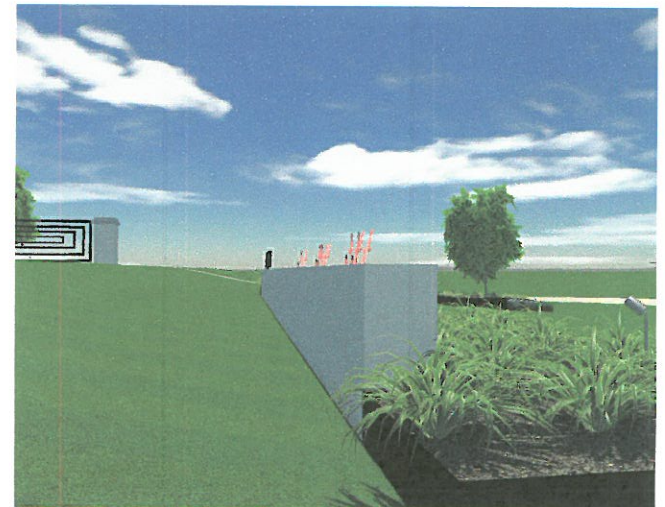


EXISTING POOL/ FOUNTAIN AS SP

100' EXIST. E



Scale: 1/8" = 1 ft







# 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](mailto:PLANNING@ROCKWALL.COM)

---

**TO:** Planning and Zoning Commission

**FROM:** Henry Lee, *Planner*

**DATE:** March 15, 2022

**SUBJECT:** MIS2022-004; *Variance for a Front Yard Fence for 54 Shadydale Lane*

---

The applicant, James Best, is requesting the approval of a variance for a front yard fence. The subject property is located on a 2.60-acre parcel of land (*i.e. Lot 1, Block A, Best Estate Addition*) addressed as 54 Shadydale Lane. The proposed elevations indicate that the front yard fence will be: [1] constructed using Concrete Masonry Units (CMU) finished with stucco; [2] will be 70-feet long, 42-inches tall, and 18-inches wide; and [3] will be opaque.

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, Subsection 08.03(D)(2) of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) states, “(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...” This section goes on to lay out some guidelines for the Planning and Zoning Commission’s consideration when reviewing exceptions: [1] the fence is 50% transparent, [2] the fence does not exceed four (4) feet in height, and [3] opaque fences should be prohibited. In this case, the fence does not meet the requirements for a front yard fence. Specifically, the fence is opaque. Staff should 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, and that the applicant’s fence does not appear to be intended to enclose or impair visibility of the primary structure. It does appear to be only decorative in nature; however, front yard fences are discretionary decisions for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant’s request, staff will be available at the meeting on March 15, 2022.

# PROJECT COMMENTS



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

DATE: 2/25/2022

PROJECT NUMBER: MIS2022-004  
PROJECT NAME: Special Exception for a Front Yard Fence at 54 Shadydale Lane  
SITE ADDRESS/LOCATIONS: 54 SHADYDALE LN, ROCKWALL, 75032

CASE MANAGER: Henry Lee  
CASE MANAGER PHONE: 972.772.6434  
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by James Best for the approval of a Miscellaneous Case for a Special Exception to allow the construction of a front yard fence for a single-family home 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	02/25/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Henry Lee	02/25/2022	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Henry Lee	02/25/2022	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/22/2022	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	02/25/2022	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Henry Lee	02/25/2022	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	02/25/2022	Approved

02/25/2022: 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 to allow the construction of a front yard fence for a single-family home 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.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (MIS2022-004) in the lower right-hand corner of all pages on future submittals.

I.4 Subsection 08.03 (D)(2), Fences in the Front Yard, Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC):

Fences in the Front Yard. No 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). For the purposes of this provision the front yard is defined as the area between the front façade of the primary structure and the front property line. The Planning and Zoning Commission may authorize the issuance of an exception for the construction of a front yard fence subject to the following provisions:

- (a) Wood Fences. Wood fences that are 50% transparent (e.g. as depicted in Figure 14) shall not exceed 42-inches in height.
- (b) Wrought Iron or Decorative Metal Fences. Wrought iron or decorative metal fences that are 50% transparent (e.g. as depicted in Figure 14) shall not exceed 48-inches in height.
- (c) Opaque Fences. Opaque fences are prohibited in the front yard of residential properties.

I.5 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."

I.6 In this case the applicant is requesting a 42-inch opaque "decorative wall", which according to the definition above is a 42-inch opaque front yard fence.

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

- 1) Planning & Zoning Work Session meeting will be held on February 28, 2022 at 6pm in the council chambers at City Hall.
- 2) Planning & Zoning Public Hearing meeting will be held on March 15, 2022 at 6pm in the council chambers at City Hall.

I.8 Staff recommends that a representative be present for the meetings as scheduled above to answer any questions the Commission or Council may have regarding your request. All meetings will be held in person, in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 1552072

**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)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

#### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	<u>54 Shadydale Lane</u>		
SUBDIVISION	<u>Best Estate Addition</u>	LOT	<u>1</u> BLOCK <u>A</u>
GENERAL LOCATION	<u>Ridge Road at Shadydale</u>		

## 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]

<input checked="" type="checkbox"/> OWNER	<u>James Best</u>	<input checked="" type="checkbox"/> APPLICANT	<u>James Best</u>
CONTACT PERSON	<u>James Best</u>	CONTACT PERSON	<u>James Best</u>
ADDRESS	<u>54 Shadydale</u>	ADDRESS	<u>54 Shadydale</u>
CITY, STATE & ZIP	<u>Rockwall, Tx 75032</u>	CITY, STATE & ZIP	<u>Rockwall, Tx 75032</u>
PHONE	<u>214-927-8331</u>	PHONE	<u>214-927-8331</u>
E-MAIL	<u>sharkmanjame@yahoo.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:

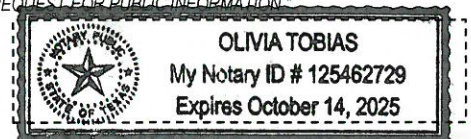
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 2nd DAY OF February, 2022

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS




MY COMMISSION EXPIRES

10/14/25





Case Location Map =   
 MIS2022-004- Special Exception for a  
 Front Yard Fence at 54 Shadydale Drive



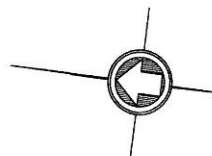
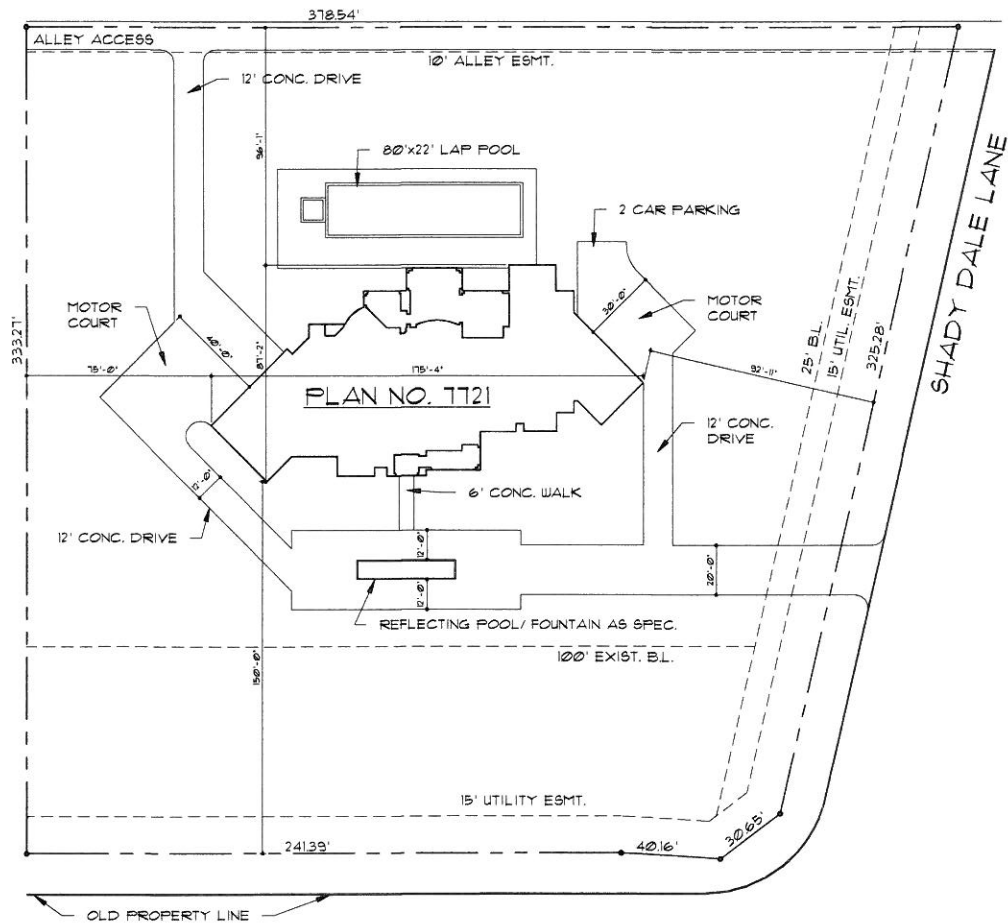
# City of Rockwall

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

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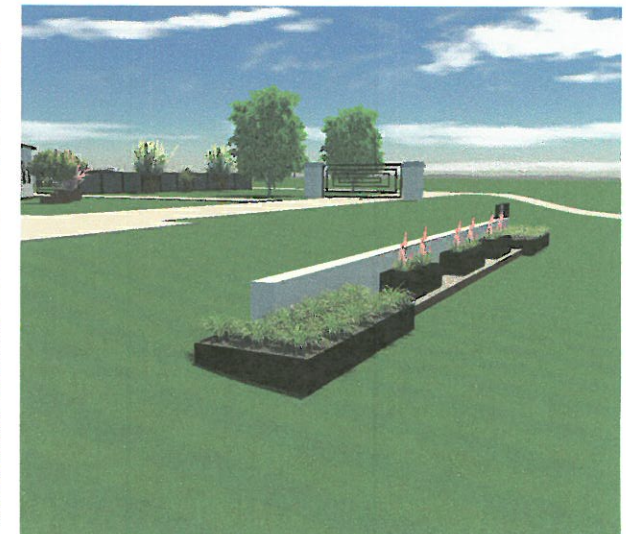
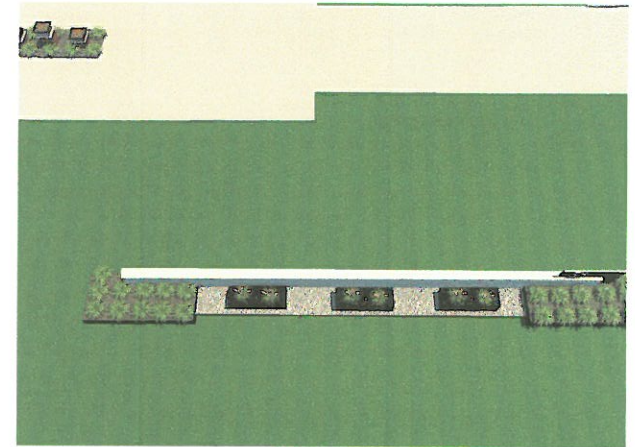
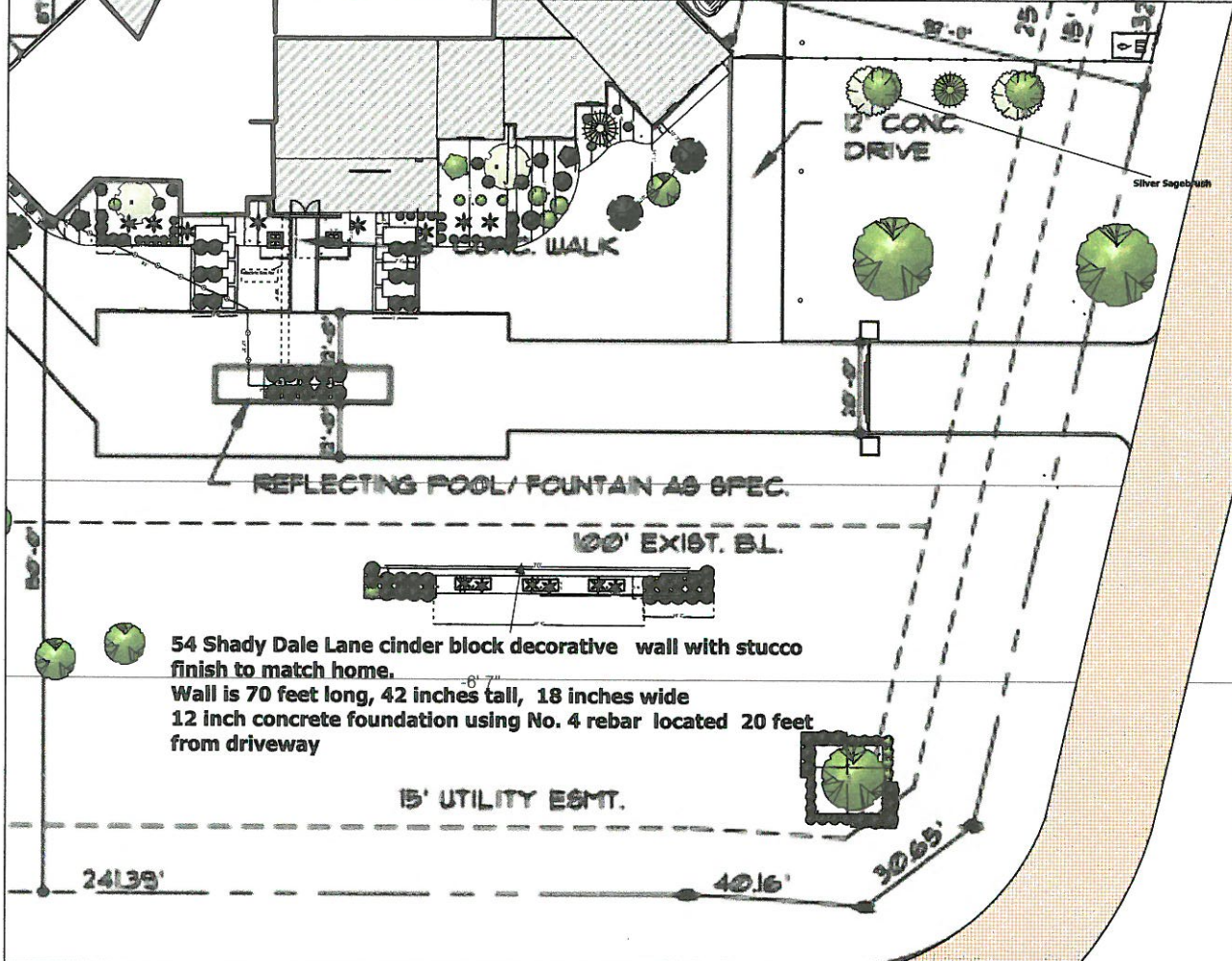
**PLOT PLAN**  
 SCALE: 1" = 20'-0"  
 LOT #1, BLK. 'A'  
 BEST ESTATE ADDITION  
 ROCKWALL, TEXAS  
 PLAN NO. 1121

OLD PROPERTY LINE  
 3189 SOUTH RIDGE ROAD

REVISIONS	BY
<b>BEST RESIDENCE</b> 3189 SOUTH RIDGE RD. ROCKWALL, TX. 75032 LOT #1, BLK. 'A' BEST ESTATE ADDITION	
<b>LIK6 DESIGNS</b> <small>4024 W. Loop West          #110 Irving, Texas 75038          972.251.1111</small>	
Date	5-21-19
Scale	
Drawn By	
Job	
Sheet	<b>PLOT</b>
Of	6 Sheets



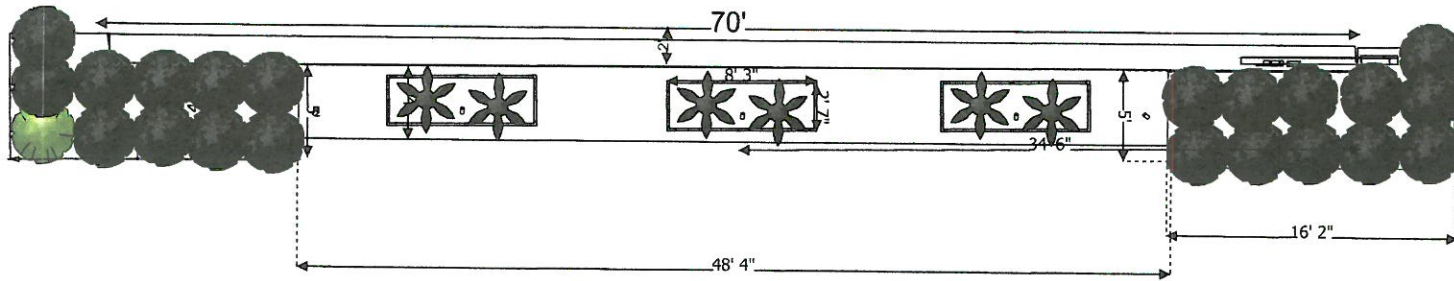
Best Landscape plan 54 Shady Dale Lane, Rockwall



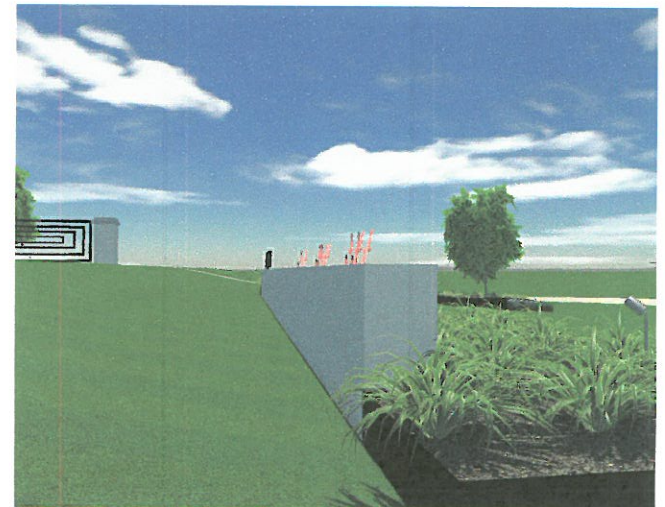


EXISTING POOL/ FOUNTAIN AS SP

100' EXIST. E



Scale: 1/8" = 1 ft





## Lee, Henry

---

**From:** Lee, Henry  
**Sent:** Friday, February 25, 2022 2:54 PM  
**To:** 'sharkmanjame@yahoo.com'; 'jbest@bestlawcenter.com'  
**Subject:** Project Comments MIS2022-004  
**Attachments:** Project Comments (02.25.2022).pdf

Good Afternoon,

Attached are the project comments for Case No. MIS2022-004. The schedule for this case is as follows:

Planning and Zoning Commission Meeting Work Session Meeting: February 28, 2022

All meetings will be held at 6:00 PM in the City Council Chambers of City Hall at 385 S. Goliad Street. Please note that a representative will need to be present at all meetings for this case to be approved. If you have any additional questions please let me know.

Thank you,



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087





March 18, 2022

TO: James Best  
54 Shadydale Lane  
Rockwall, TX 75032

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

SUBJECT: MIS2022-004; *Variance for a Front Yard Fence for 54 Shadydale Lane*

James Best:

This letter serves to notify you that the above referenced case (*i.e. Miscellaneous Case*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on March 15, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) Any construction resulting from the approval of this Miscellaneous Case shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On March 15, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the miscellaneous case by a vote of 4-0, with Commissioners Chodun, Thomas, and Conway absent..

Should you have any questions or concerns regarding your zoning case, 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*  
City of Rockwall Planning and Zoning Department