



PLANNING AND ZONING CASE CHECKLIST

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET
ROCKWALL, TX 75087

P&Z CASE # MIS2022-015 P&Z DATE July 12, 2022 CC DATE _____ Approved/Denied

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

Zoning Application

- Specific Use Permit
- Zoning Change
- PD Concept Plan
- PD Development Plan

Site Plan Application

- Site Plan
- Landscape Plan
- Treescape Plan
- Photometric Plan
- Building Elevations
- Material Samples
- Color Rendering

Platting Application

- Master Plat
- Preliminary Plat
- Final Plat
- Replat
- Administrative/Minor Plat
- Vacation Plat
- Landscape Plan
- Treescape Plan

HPAB Application

- Exhibit

Miscellaneous Application

- Variance/Exception Request

- Copy of Ordinance (ORD# _____)
- Applications
- Receipt
- Location Map
- HOA Map
- PON Map
- FLU Map
- Newspaper Public Notice
- 500-foot Buffer Public Notice
- Project Review
- Staff Report
- Correspondence
- Copy-all Plans Required
- Copy-Mark-Ups
- City Council Minutes – Laserfiche
- Minutes-Laserfiche
- Plat Filled Date _____
 - Cabinet # _____
 - 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. M152022-014

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	<u>54 Shady Dale</u>		
Subdivision	<u>Best Estates</u>	Lot	Block
General Location	<u>Ridge Rd + Shady Dale Corner</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 type="checkbox"/> Owner	<u>James + Kimberly Best</u>	<input type="checkbox"/> Applicant	
Contact Person		Contact Person	
Address	<u>54 Shady Dale Lane</u>	Address	
City, State & Zip	<u>Rockwall, TX 75032</u>	City, State & Zip	
Phone	<u>214-528-6060</u>	Phone	
E-Mail	<u>JBEST@BestLawCenter.com</u>	E-Mail	

NOTARY VERIFICATION [REQUIRED]

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

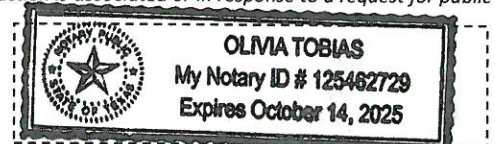
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 1st day of JUNE, 2022. By signing this application, 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 1st day of June, 2022.

Owner's Signature

JBEST
Owner

Notary Public in and for the State of Texas



My Commission Expires 10/14/25

BEST, WATSON & GILBERT, P.C.

ATTORNEYS AND COUNSELORS

P&Z Hearing

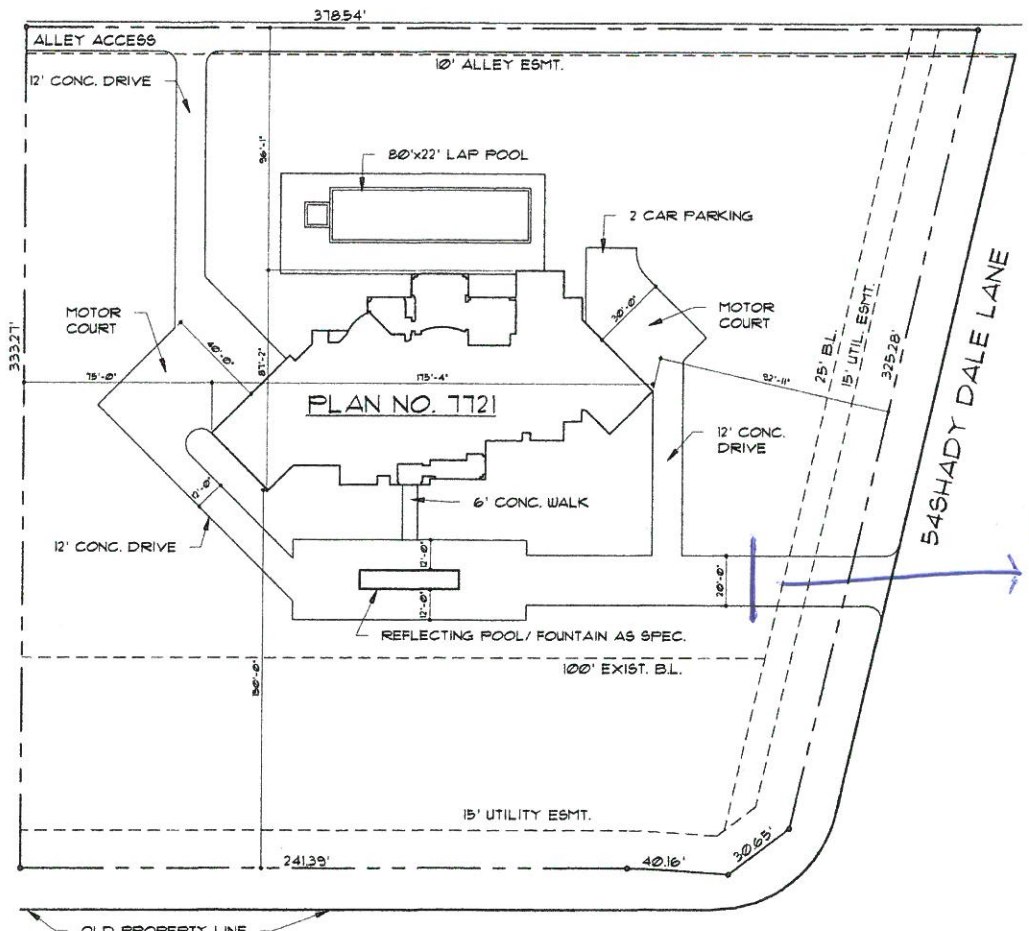
Owners would like a variance to install a 5-foot gated entrance across the driveway to 54 Shady Dale Lane.

Owners want to stop public traffic from almost daily intrusions onto property. Police have been called on one occasion. People told to leave premises on numerous occasions.

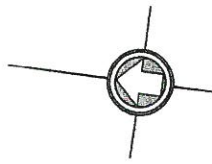
Owners are seniors, out of town often and wish to be secure in their home.

Surrounding Ridge Road properties all have gated entranceways.

5 ft gate instead of the allowed 4 ft gate better fits the 2.6 acre, large house property



Proposed Gated Entrance



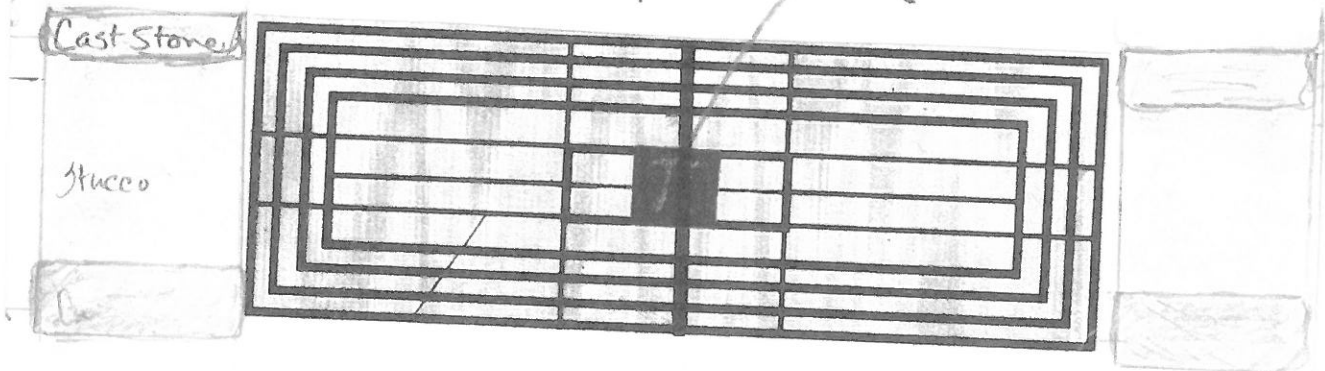
PLOT PLAN
SCALE: 1" = 20'-0"
LOT #1, BLK. 'A'
BEST ESTATE ADDITION
ROCKWALL, TEXAS

PLAN NO. 7721

Columns
• 6' tall
• Stucco
• Cast Stone

Double
5' tall gate
• Iron

Delete
Center square



No fence at columns



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. M152022-014

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	<u>54 Shady Dale</u>		
Subdivision	<u>Best Estates</u>	Lot	Block
General Location	<u>Ridge Rd + Shady Dale Corner</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 type="checkbox"/> Owner	<u>James + Kimberly Best</u>	<input type="checkbox"/> Applicant	
Contact Person		Contact Person	
Address	<u>54 Shady Dale Lane</u>	Address	
City, State & Zip	<u>Rockwall, TX 75032</u>	City, State & Zip	
Phone	<u>214-528-6060</u>	Phone	
E-Mail	<u>JBEST@BestLawCenter.com</u>	E-Mail	

NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 1st day of JUNE, 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."

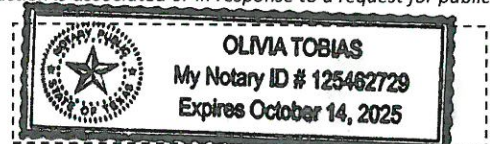
Given under my hand and seal of office on this the 1st day of JUNE, 2022.

Owner's Signature

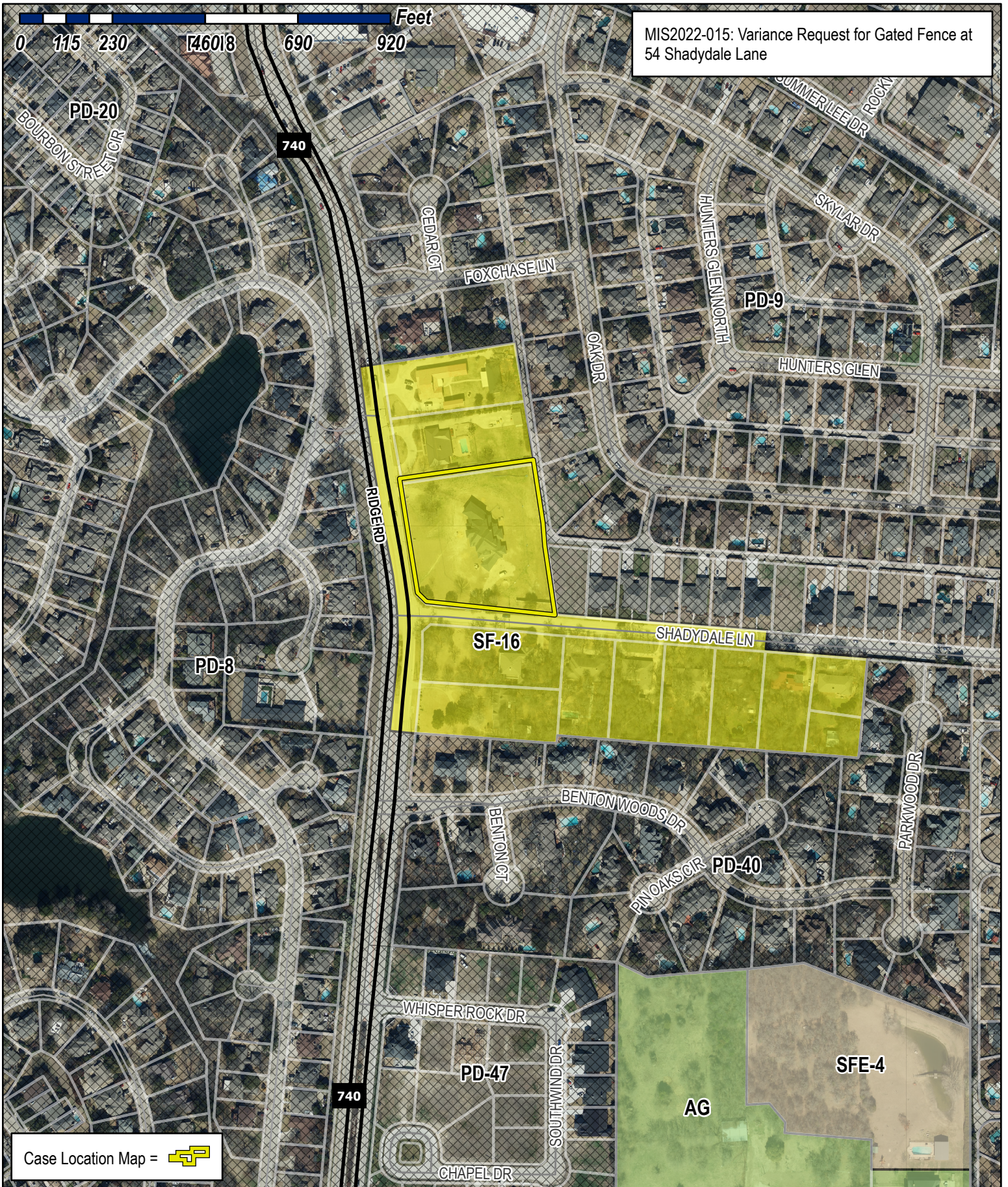
JBEST

Notary Public in and for the State of Texas


[Signature]



My Commission Expires 10/14/25



MIS2022-015: Variance Request for Gated Fence at 54 Shadydale Lane

Case 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.



BEST, WATSON & GILBERT, P.C.

ATTORNEYS AND COUNSELORS

P&Z Hearing

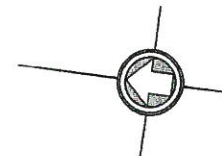
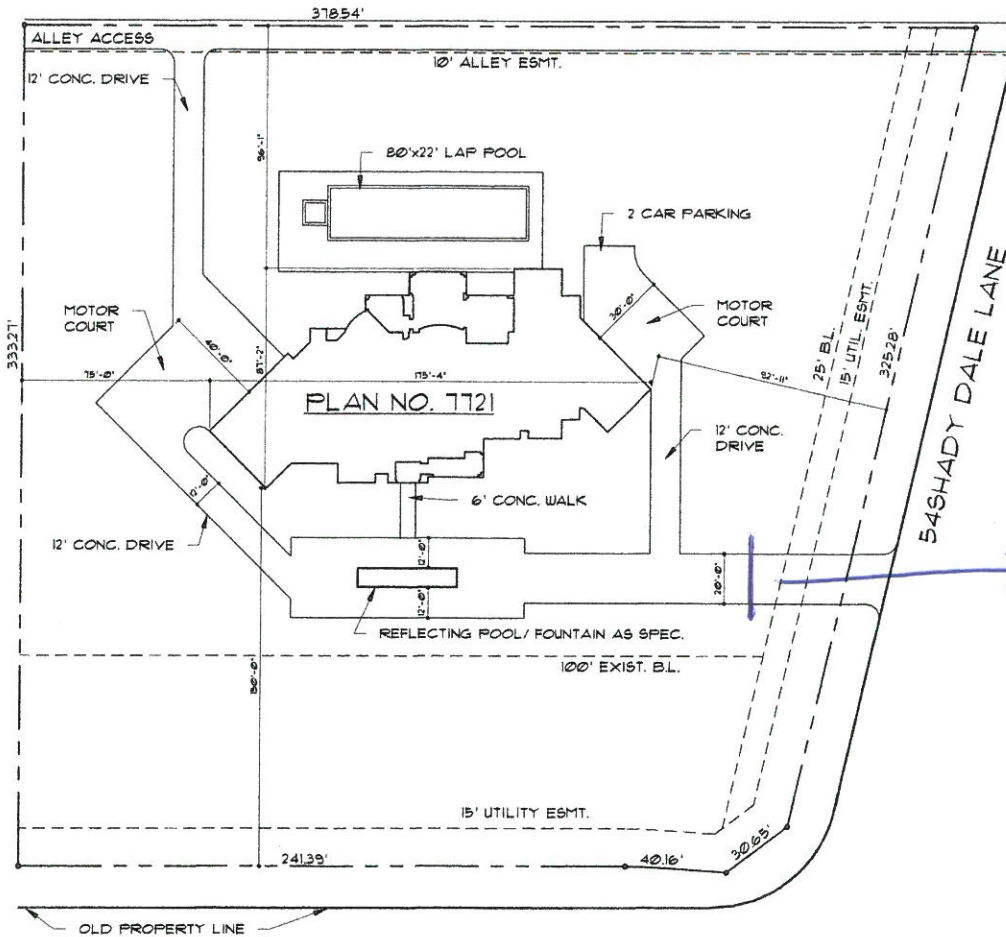
Owners would like a variance to install a 5-foot gated entrance across the driveway to 54 Shady Dale Lane.

Owners want to stop public traffic from almost daily intrusions onto property. Police have been called on one occasion. People told to leave premises on numerous occasions.

Owners are seniors, out of town often and wish to be secure in their home.

Surrounding Ridge Road properties all have gated entranceways.

5 ft gate instead of the allowed 4 ft gate better fits the 2.6 acre, large house property



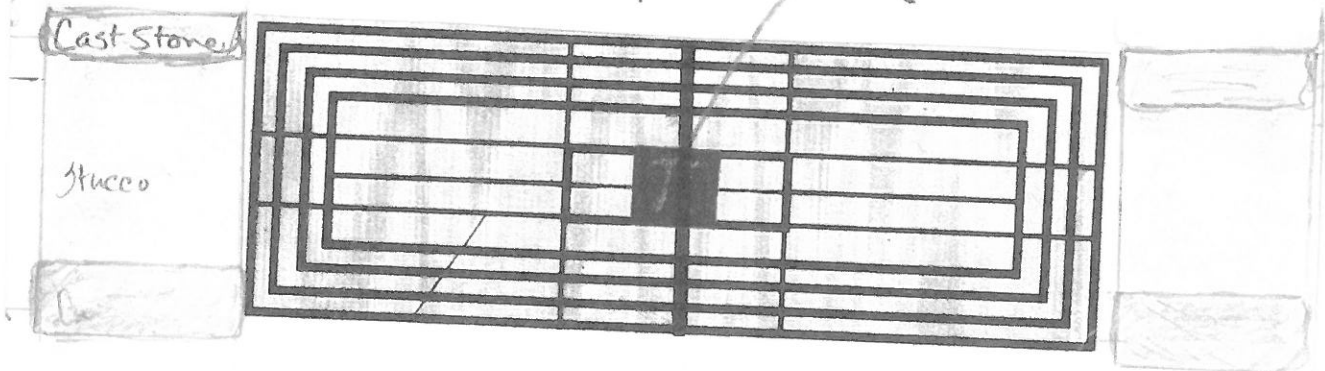
PLOT PLAN
 SCALE: 1" = 20'-0"
 LOT #1, BLK. 'A'
 BEST ESTATE ADDITION
 ROCKWALL, TEXAS
 PLAN NO. 7721

REVISIONS	01
BEST RESIDENCE	
54 SHADY DALE LN. ROCKWALL, TX. 75087 LOT #1, BLK. "A" BEST ESTATE ADDITION	
RICK SHIPLEY	CUSTOM HOMES
DESIGN - BUILD - DEVELOP	
www.rickshingley.com • 972.987.8888	
Date	1-16-10
Scale	
Drawn	GPC
By	
Sheet	PLOT
Of	6 Sheets

Columns
• 6' tall
• Stucco
• Cast Stone

Double
5' tall gate
• Iron

Delete
Center square



No fence at columns

BEST, WATSON & GILBERT, P.C.

ATTORNEYS AND COUNSELORS

June 23, 2022

Rockwall County
Planning & Zoning Department

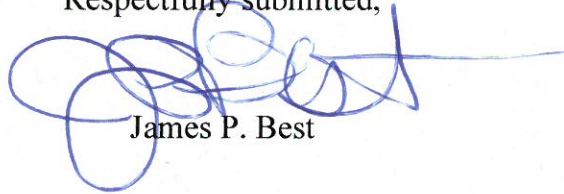
Re: Best Estates – 54 Shady Dale Lane
Application Submitted 6/17/2022

Dear Planning & Zoning:

Please remove my request and application for a hearing from the Agenda. My wife and landscaper have decided not to install a gate across the driveway.

Thank you for your time.

Respectfully submitted,



James P. Best